

# Quarterly Indicators



## Q3-2014

Percent changes calculated using year-over-year comparisons.

Markets across the nation seem to be back on the recovery track after a brief pause. One of the more encouraging aspects of this renewed recovery is that new construction of single-family homes reached six-year highs in August, according to the U.S. Commerce Department. Consumers are also finding more listings in their search results than they have in years. Inventory is rising in many neighborhoods as higher prices have motivated more sellers to list.

New Listings were down 17.9 percent for single family homes and 6.5 percent for townhouse-condo properties. Pending Sales increased 7.2 percent for single family homes and 37.8 percent for townhouse-condo properties.

The Median Sales Price was up 26.9 percent to \$530,000 for single family homes and 8.8 percent to \$329,650 for townhouse-condo properties. Months Supply of Inventory decreased 7.8 percent for single family units and 12.3 percent for townhouse-condo units.

The departure of investors from the scene should benefit first-time homebuyers, but student debt and sluggish wage growth have slowed that transition. The economy is growing, but it's growing at a slower pace than desired. Thankfully, inflation remains tame, partly enabling the Federal Reserve to keep rates low for longer, contrary to the forecasts of most economists.

## Activity Snapshot

**+ 7.0%**      **+ 16.9%**      **- 5.7%**

One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties	One-Year Change in <b>Active Listings</b> All Properties
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Residential real estate activity in zip codes 80487, 81639 and 80467, comprised of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

Single Family Market Overview	<b>2</b>
Townhouse-Condo Market Overview	<b>3</b>
New Listings	<b>4</b>
Pending Sales	<b>5</b>
Sold Listings	<b>6</b>
Median Sales Price	<b>7</b>
Average Sales Price	<b>8</b>
Percent of List Price Received	<b>9</b>
Days on Market Until Sale	<b>10</b>
Housing Affordability Index	<b>11</b>
Inventory of Active Listings	<b>12</b>
Months Supply of Inventory	<b>13</b>
Total Market Overview	<b>14</b>
Closed Sales and Inventory by Price Range	<b>15</b>
Glossary of Terms	<b>16</b>

# Single Family Market Overview

Key metrics by report quarter and for year-to-date (YTD) starting from the first of the year.



Key Metrics	Historical Sparkbars	Q3-2013	Q3-2014	Percent Change	YTD 2013	YTD 2014	Percent Change
<b>New Listings</b>		156	<b>128</b>	- 17.9%	496	<b>453</b>	- 8.7%
<b>Pending Sales</b>		83	<b>89</b>	+ 7.2%	218	<b>220</b>	+ 0.9%
<b>Sold Listings</b>		86	<b>77</b>	- 10.5%	210	<b>199</b>	- 5.2%
<b>Median Sales Price</b>		\$417,500	<b>\$530,000</b>	+ 26.9%	\$437,000	<b>\$550,000</b>	+ 25.9%
<b>Avg. Sales Price</b>		\$618,399	<b>\$796,710</b>	+ 28.8%	\$645,674	<b>\$782,377</b>	+ 21.2%
<b>Pct. of List Price Received</b>		93.9%	<b>95.9%</b>	+ 2.1%	93.8%	<b>94.3%</b>	+ 0.5%
<b>Days on Market</b>		160	<b>154</b>	- 3.8%	174	<b>175</b>	+ 0.6%
<b>Affordability Index</b>		80	<b>64</b>	- 20.0%	76	<b>62</b>	- 18.4%
<b>Active Listings</b>		350	<b>317</b>	- 9.4%	--	<b>--</b>	--
<b>Months Supply</b>		15.3	<b>14.1</b>	- 7.8%	--	<b>--</b>	--

# Townhouse-Condo Market Overview

Key metrics by report quarter and for year-to-date (YTD) starting from the first of the year.

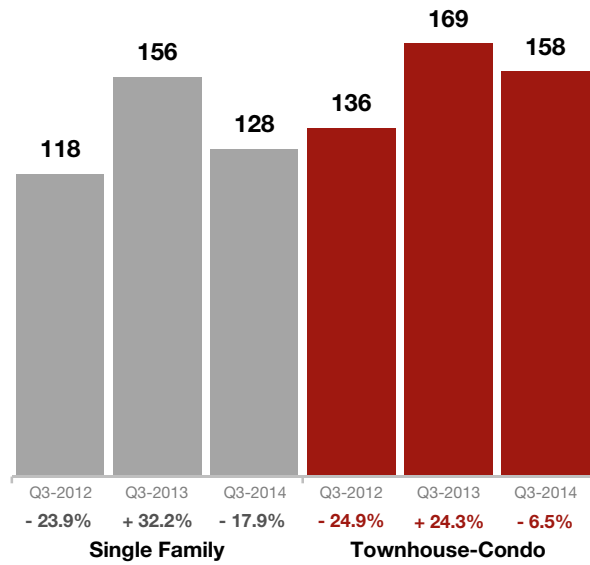


Key Metrics	Historical Sparkbars	Q3-2013	Q3-2014	Percent Change	YTD 2013	YTD 2014	Percent Change
<b>New Listings</b>		169	<b>158</b>	- 6.5%	543	<b>558</b>	+ 2.8%
<b>Pending Sales</b>		98	<b>135</b>	+ 37.8%	269	<b>330</b>	+ 22.7%
<b>Sold Listings</b>		99	<b>121</b>	+ 22.2%	253	<b>296</b>	+ 17.0%
<b>Median Sales Price</b>		\$303,038	<b>\$329,650</b>	+ 8.8%	\$301,500	<b>\$313,875</b>	+ 4.1%
<b>Avg. Sales Price</b>		\$377,726	<b>\$416,690</b>	+ 10.3%	\$409,137	<b>\$429,972</b>	+ 5.1%
<b>Pct. of List Price Received</b>		95.6%	<b>95.6%</b>	0.0%	94.7%	<b>95.1%</b>	+ 0.4%
<b>Days on Market</b>		169	<b>159</b>	- 5.9%	180	<b>169</b>	- 6.1%
<b>Affordability Index</b>		110	<b>103</b>	- 6.4%	111	<b>108</b>	- 2.7%
<b>Active Listings</b>		373	<b>365</b>	- 2.1%	--	--	--
<b>Months Supply</b>		13.0	<b>11.4</b>	- 12.3%	--	--	--

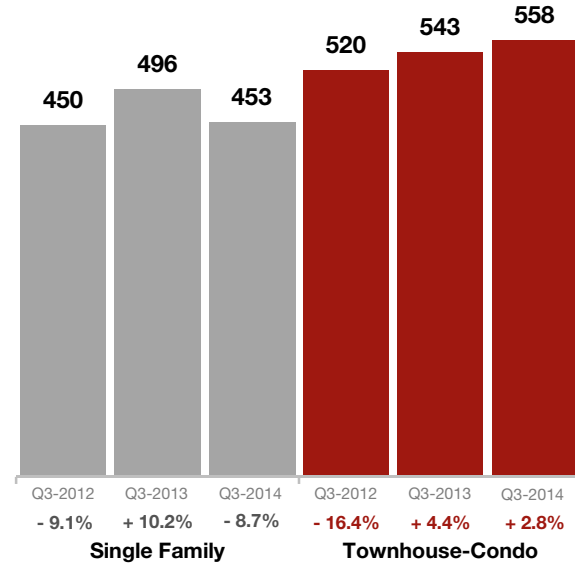
# New Listings



## Q3-2014

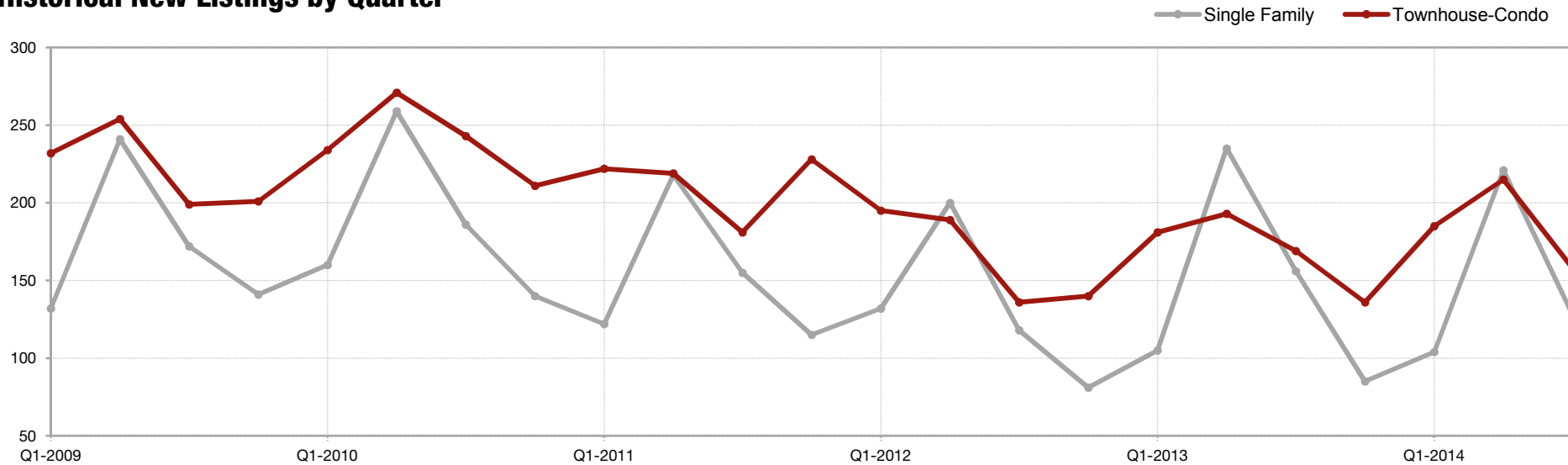


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Q4-2011	115	-17.9%	228	+8.1%
Q1-2012	132	+8.2%	195	-12.2%
Q2-2012	200	-8.3%	189	-13.7%
Q3-2012	118	-23.9%	136	-24.9%
Q4-2012	81	-29.6%	140	-38.6%
Q1-2013	105	-20.5%	181	-7.2%
Q2-2013	235	+17.5%	193	+2.1%
Q3-2013	156	+32.2%	169	+24.3%
Q4-2013	85	+4.9%	136	-2.9%
Q1-2014	104	-1.0%	185	+2.2%
Q2-2014	221	-6.0%	215	+11.4%
<b>Q3-2014</b>	<b>128</b>	<b>-17.9%</b>	<b>158</b>	<b>-6.5%</b>

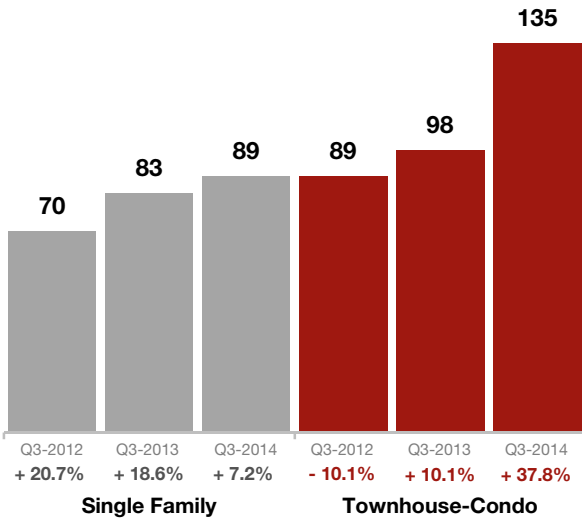
## Historical New Listings by Quarter



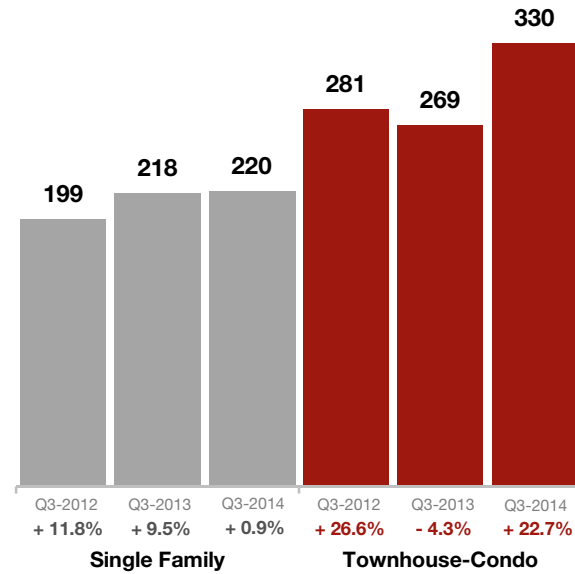
# Pending Sales



## Q3-2014

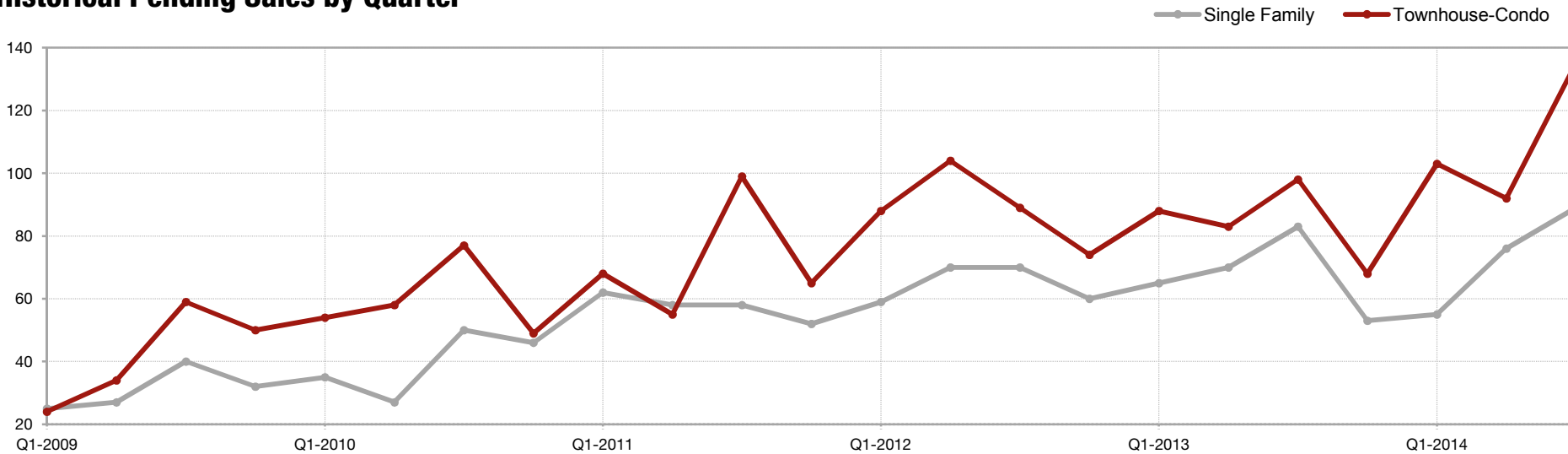


## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Q4-2011	52	+13.0%	65	+32.7%
Q1-2012	59	-4.8%	88	+29.4%
Q2-2012	70	+20.7%	104	+89.1%
Q3-2012	70	+20.7%	89	-10.1%
Q4-2012	60	+15.4%	74	+13.8%
Q1-2013	65	+10.2%	88	0.0%
Q2-2013	70	0.0%	83	-20.2%
Q3-2013	83	+18.6%	98	+10.1%
Q4-2013	53	-11.7%	68	-8.1%
Q1-2014	55	-15.4%	103	+17.0%
Q2-2014	76	+8.6%	92	+10.8%
<b>Q3-2014</b>	<b>89</b>	<b>+7.2%</b>	<b>135</b>	<b>+37.8%</b>

## Historical Pending Sales by Quarter

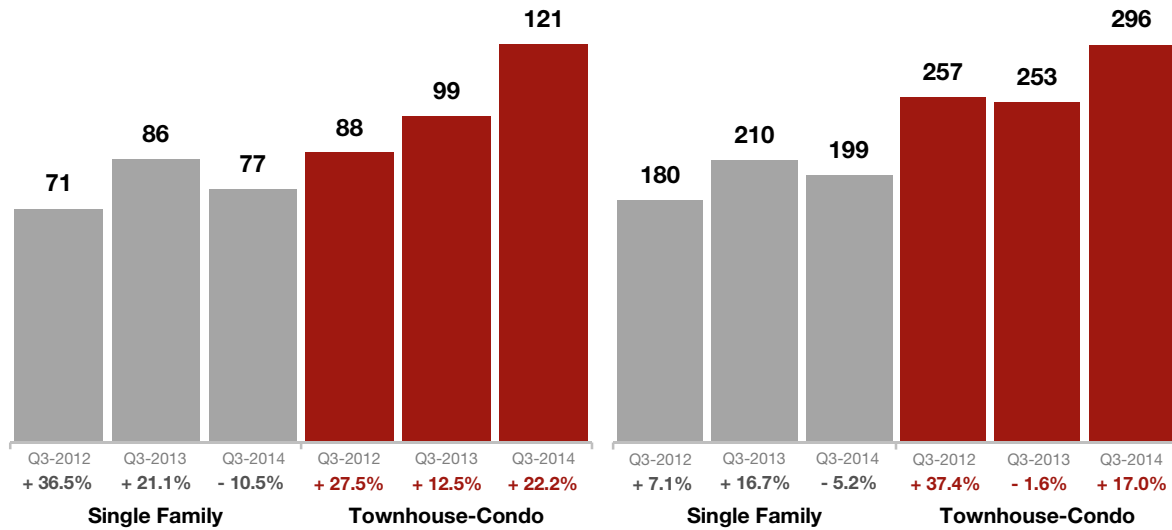


# Sold Listings



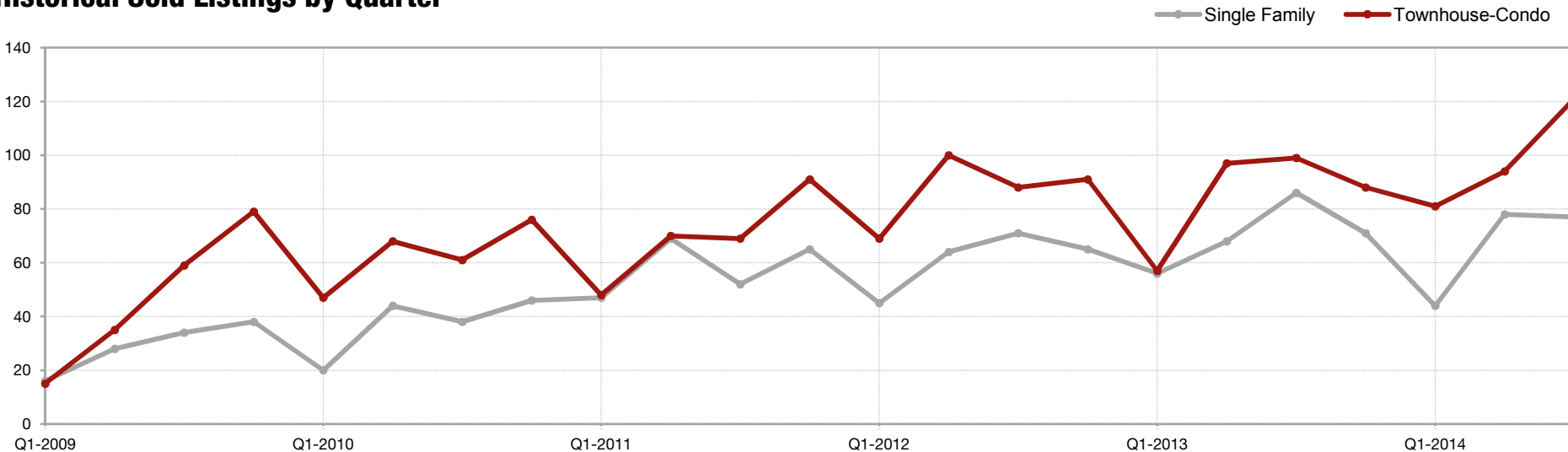
## Q3-2014

## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Q4-2011	65	+41.3%	91	+19.7%
Q1-2012	45	-4.3%	69	+43.8%
Q2-2012	64	-7.2%	100	+42.9%
Q3-2012	71	+36.5%	88	+27.5%
Q4-2012	65	0.0%	91	0.0%
Q1-2013	56	+24.4%	57	-17.4%
Q2-2013	68	+6.3%	97	-3.0%
Q3-2013	86	+21.1%	99	+12.5%
Q4-2013	71	+9.2%	88	-3.3%
Q1-2014	44	-21.4%	81	+42.1%
Q2-2014	78	+14.7%	94	-3.1%
<b>Q3-2014</b>	<b>77</b>	<b>-10.5%</b>	<b>121</b>	<b>+22.2%</b>

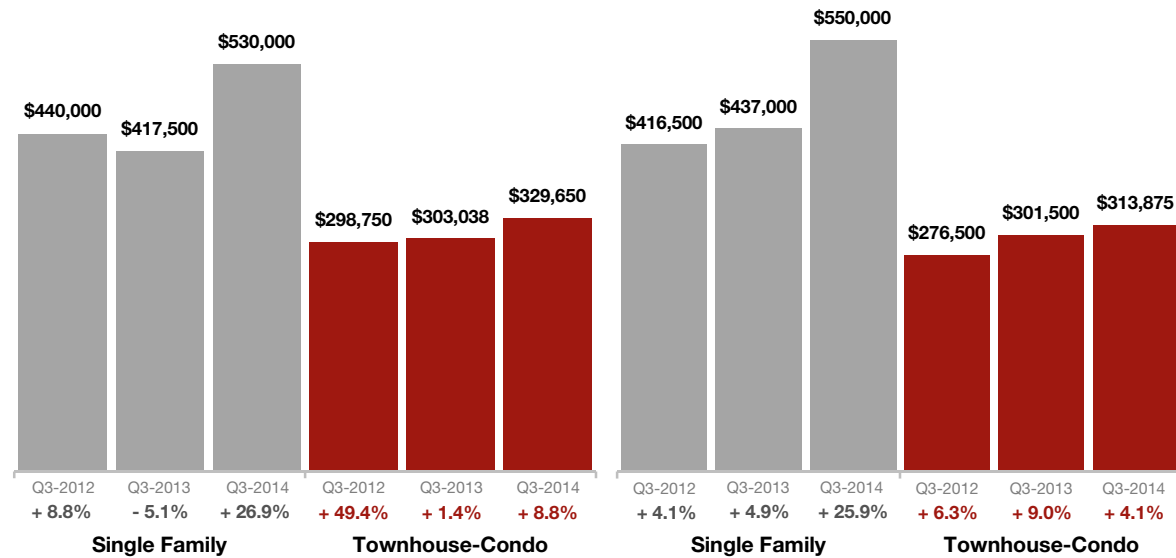
## Historical Sold Listings by Quarter



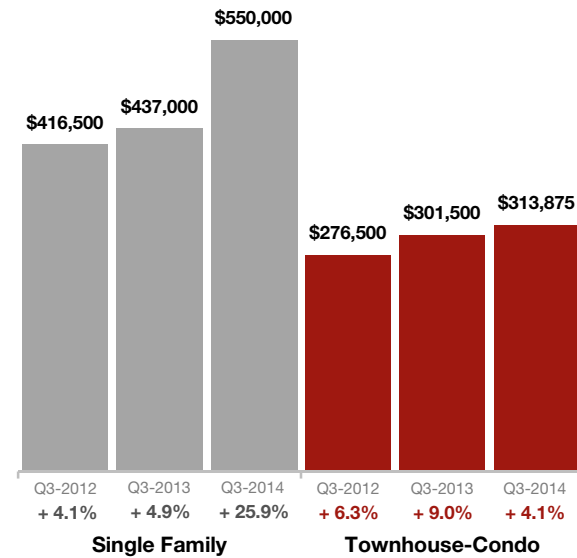
# Median Sales Price



## Q3-2014

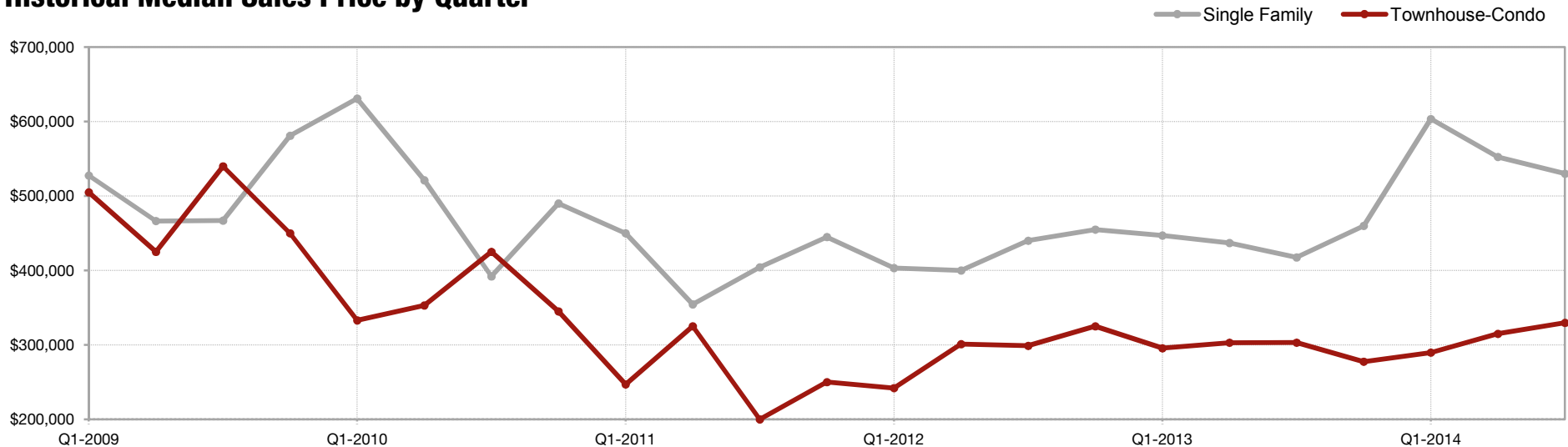


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Q4-2011	\$445,000	-9.2%	\$250,000	-27.5%
Q1-2012	\$403,250	-10.4%	\$242,000	-2.0%
Q2-2012	\$400,000	+12.8%	\$301,000	-7.4%
Q3-2012	\$440,000	+8.8%	\$298,750	+49.4%
Q4-2012	\$455,000	+2.2%	\$325,000	+30.0%
Q1-2013	\$447,000	+10.8%	\$295,500	+22.1%
Q2-2013	\$437,000	+9.3%	\$303,000	+0.7%
Q3-2013	\$417,500	-5.1%	\$303,038	+1.4%
Q4-2013	\$460,000	+1.1%	\$277,500	-14.6%
Q1-2014	\$603,500	+35.0%	\$289,750	-1.9%
Q2-2014	\$552,565	+26.4%	\$314,875	+3.9%
<b>Q3-2014</b>	<b>\$530,000</b>	<b>+26.9%</b>	<b>\$329,650</b>	<b>+8.8%</b>

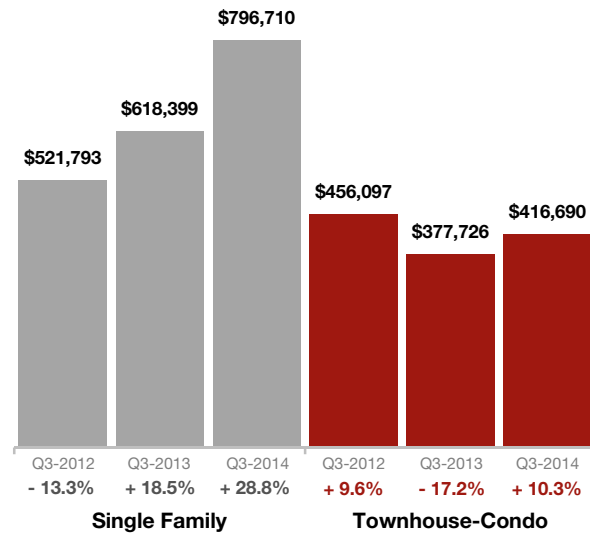
## Historical Median Sales Price by Quarter



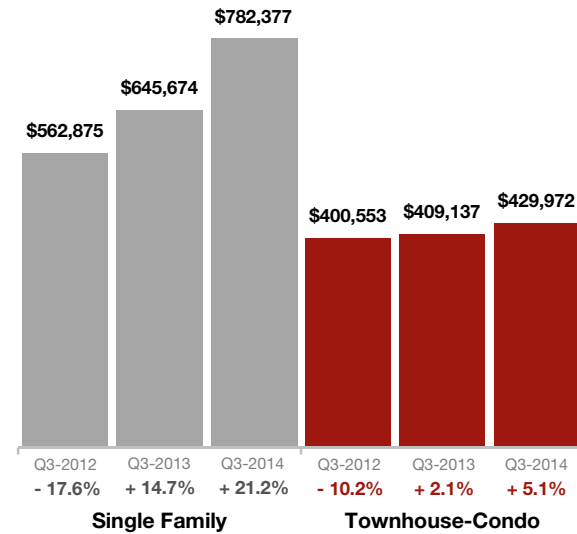
# Average Sales Price



## Q3-2014

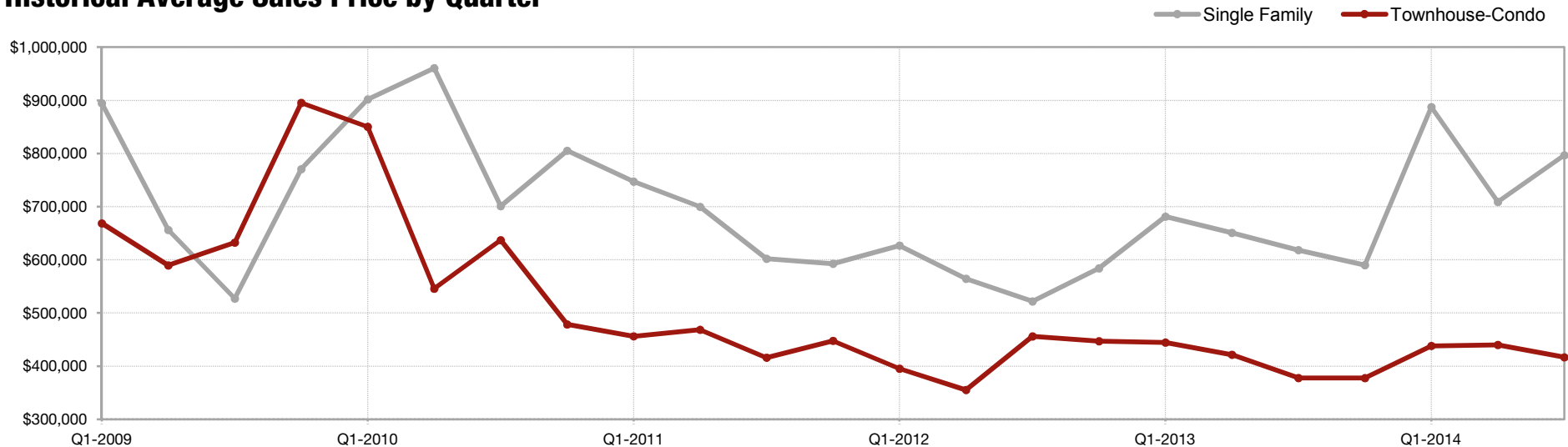


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Q4-2011	\$592,711	-26.4%	\$447,692	-6.4%
Q1-2012	\$626,860	-16.1%	\$395,271	-13.4%
Q2-2012	\$564,485	-19.3%	\$355,265	-24.2%
Q3-2012	\$521,793	-13.3%	\$456,097	+9.6%
Q4-2012	\$584,039	-1.5%	\$447,050	-0.1%
Q1-2013	\$681,287	+8.7%	\$444,390	+12.4%
Q2-2013	\$650,840	+15.3%	\$421,571	+18.7%
Q3-2013	\$618,399	+18.5%	\$377,726	-17.2%
Q4-2013	\$590,124	+1.0%	\$377,603	-15.5%
Q1-2014	\$887,478	+30.3%	\$438,203	-1.4%
Q2-2014	\$708,941	+8.9%	\$439,976	+4.4%
<b>Q3-2014</b>	<b>\$796,710</b>	<b>+28.8%</b>	<b>\$416,690</b>	<b>+10.3%</b>

## Historical Average Sales Price by Quarter

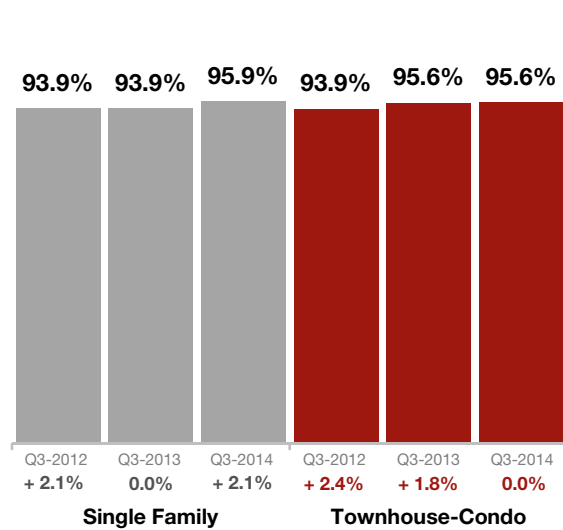




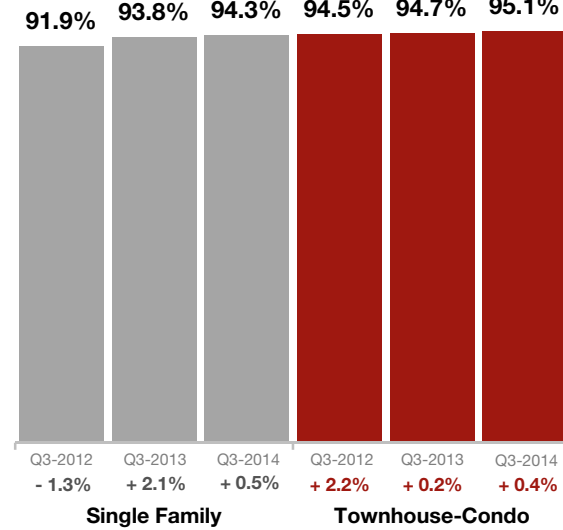
# Percent of List Price Received



## Q3-2014

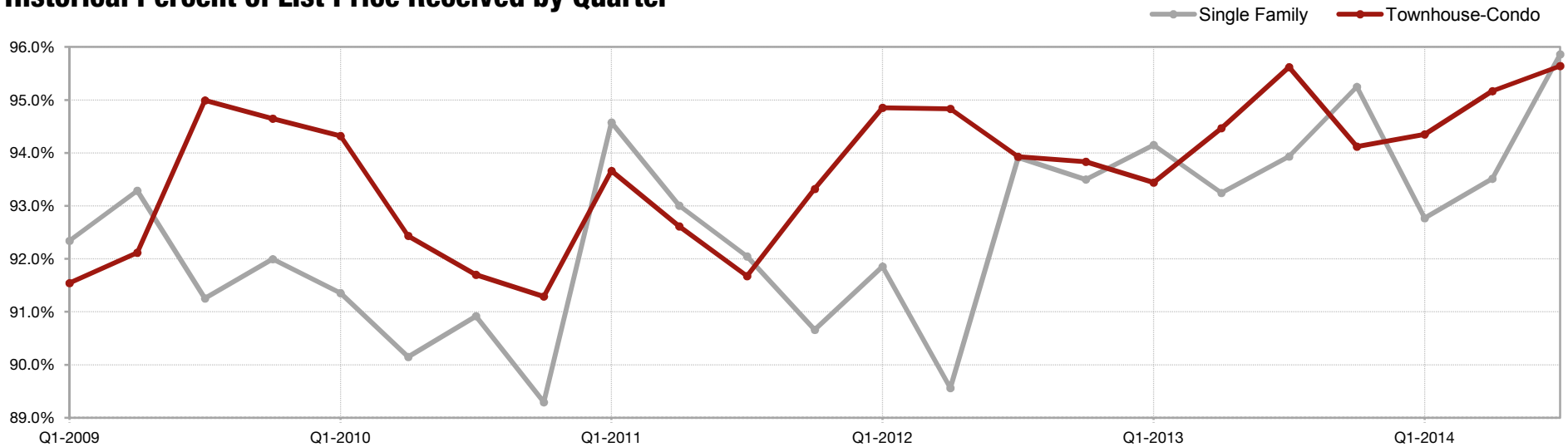


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Q4-2011	90.7%	+1.6%	93.3%	+2.2%
Q1-2012	91.9%	-2.9%	94.9%	+1.3%
Q2-2012	89.6%	-3.7%	94.8%	+2.4%
Q3-2012	93.9%	+2.1%	93.9%	+2.4%
Q4-2012	93.5%	+3.1%	93.8%	+0.5%
Q1-2013	94.1%	+2.4%	93.4%	-1.6%
Q2-2013	93.2%	+4.1%	94.5%	-0.3%
Q3-2013	93.9%	0.0%	95.6%	+1.8%
Q4-2013	95.2%	+1.8%	94.1%	+0.3%
Q1-2014	92.8%	-1.4%	94.4%	+1.1%
Q2-2014	93.5%	+0.3%	95.2%	+0.7%
<b>Q3-2014</b>	<b>95.9%</b>	<b>+2.1%</b>	<b>95.6%</b>	<b>0.0%</b>

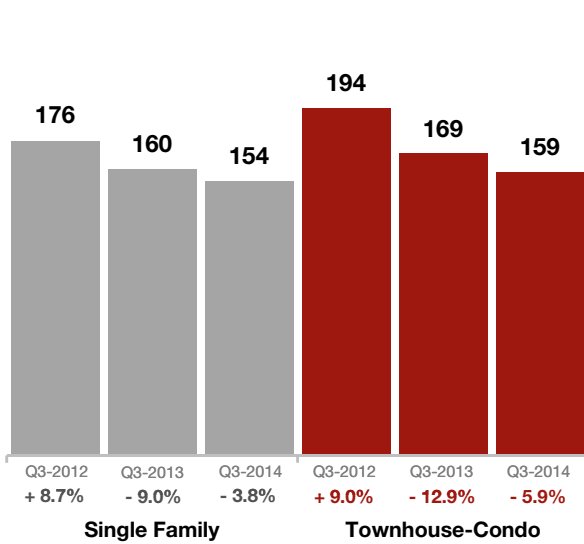
## Historical Percent of List Price Received by Quarter



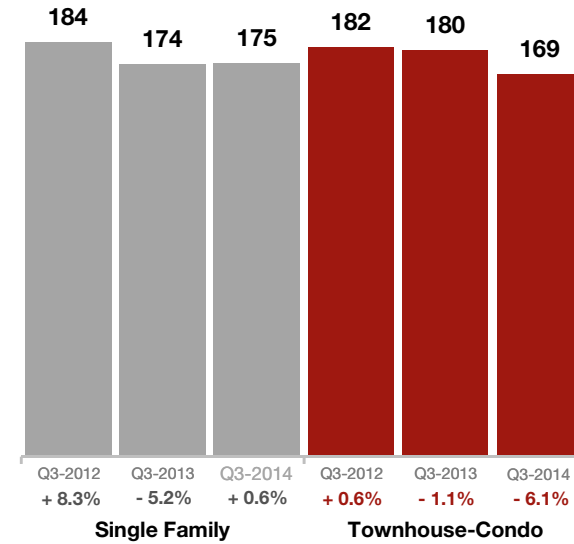
# Days on Market Until Sale



## Q3-2014

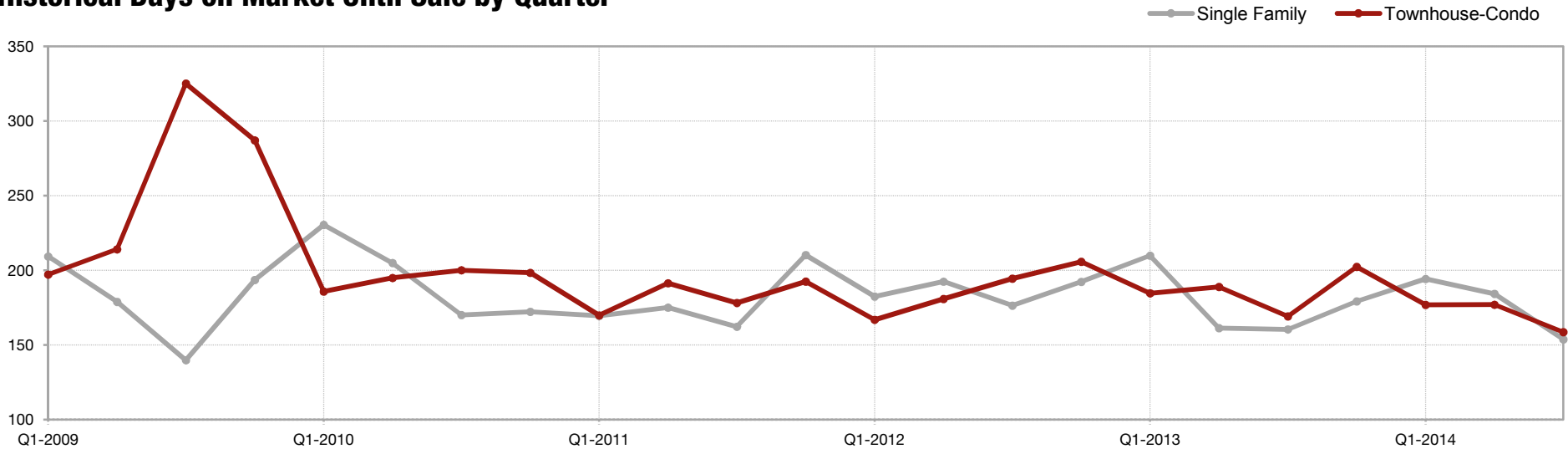


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Q4-2011	210	+22.1%	193	-2.5%
Q1-2012	182	+7.7%	167	-1.8%
Q2-2012	192	+9.7%	181	-5.2%
Q3-2012	176	+8.6%	194	+9.0%
Q4-2012	192	-8.6%	206	+6.7%
Q1-2013	210	+15.4%	185	+10.8%
Q2-2013	161	-16.1%	189	+4.4%
Q3-2013	160	-9.1%	169	-12.9%
Q4-2013	179	-6.8%	202	-1.9%
Q1-2014	194	-7.6%	177	-4.3%
Q2-2014	184	+14.3%	177	-6.3%
<b>Q3-2014</b>	<b>154</b>	<b>-3.8%</b>	<b>159</b>	<b>-5.9%</b>

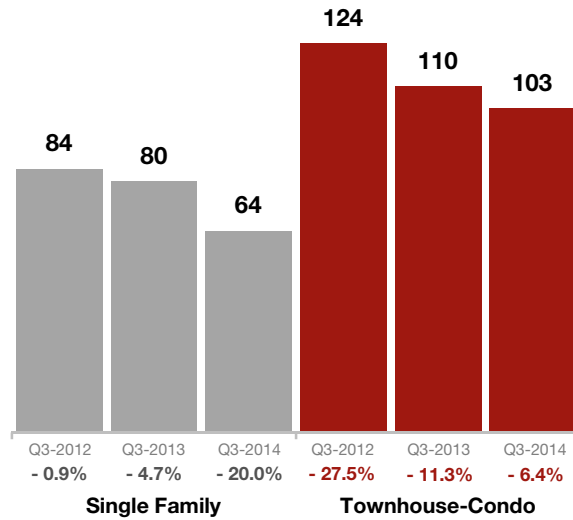
## Historical Days on Market Until Sale by Quarter



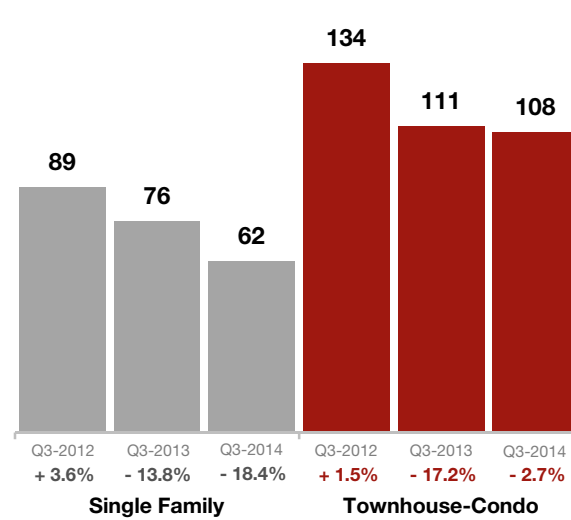
# Housing Affordability Index



## Q3-2014

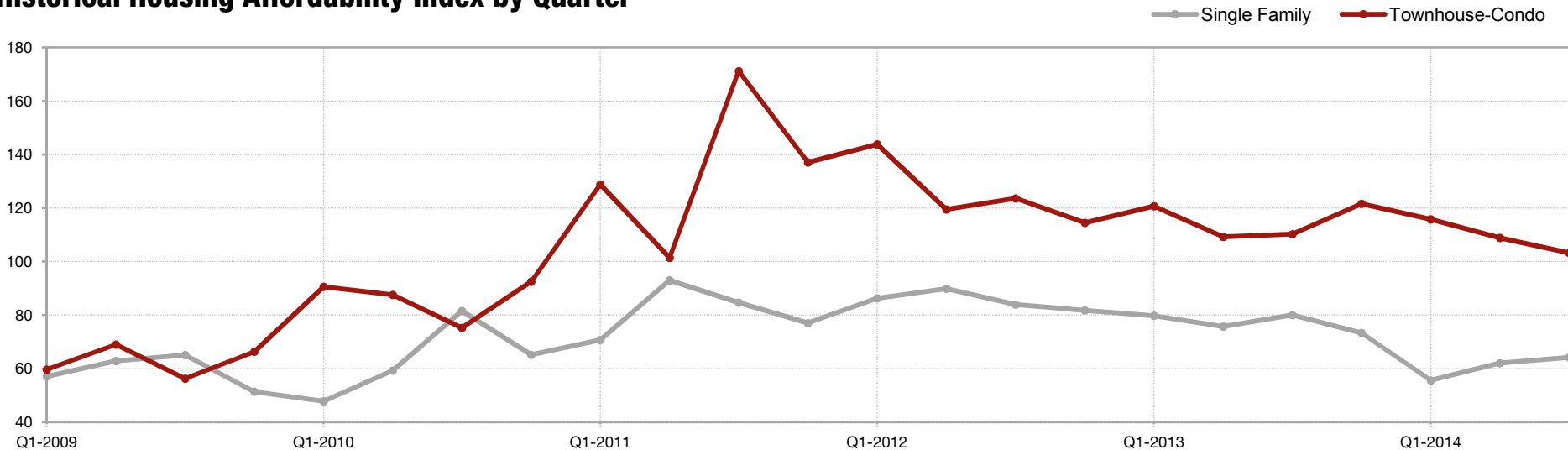


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Q4-2011	77	+18.5%	137	+47.3%
Q1-2012	86	+21.1%	144	+11.6%
Q2-2012	90	-3.2%	119	+17.8%
Q3-2012	84	-1.2%	124	-27.5%
Q4-2012	82	+6.5%	114	-16.8%
Q1-2013	80	-7.0%	121	-16.0%
Q2-2013	76	-15.6%	109	-8.4%
Q3-2013	80	-4.8%	110	-11.3%
Q4-2013	73	-11.0%	122	+7.0%
Q1-2014	56	-30.0%	116	-4.1%
Q2-2014	62	-18.4%	109	0.0%
<b>Q3-2014</b>	<b>64</b>	<b>-20.0%</b>	<b>103</b>	<b>-6.4%</b>

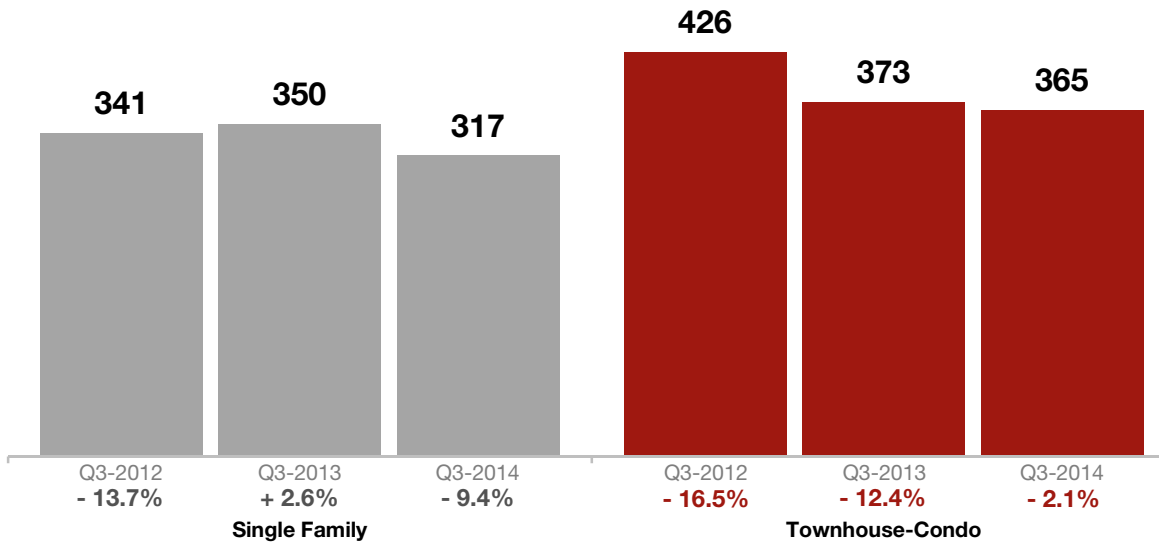
## Historical Housing Affordability Index by Quarter



# Inventory of Active Listings

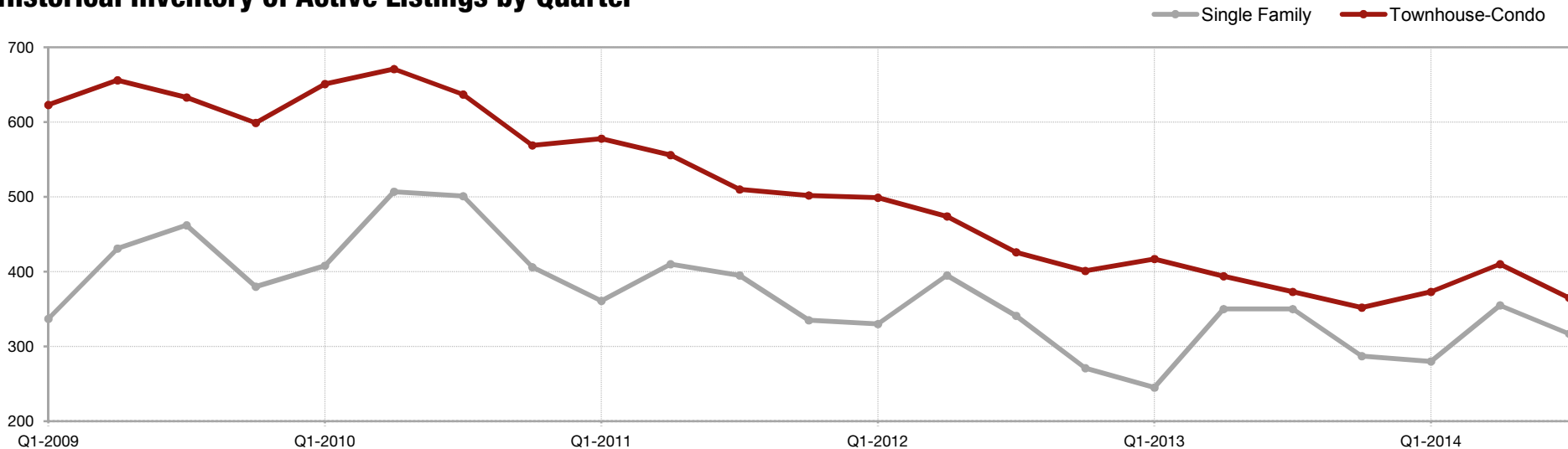


## Q3-2014



Inventory of Active Listings	Single Family	Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Q4-2011	335	-17.5%	502	-11.8%
Q1-2012	330	-8.6%	499	-13.7%
Q2-2012	395	-3.7%	474	-14.7%
Q3-2012	341	-13.7%	426	-16.5%
Q4-2012	271	-19.1%	401	-20.1%
Q1-2013	245	-25.8%	417	-16.4%
Q2-2013	350	-11.4%	394	-16.9%
Q3-2013	350	+2.6%	373	-12.4%
Q4-2013	287	+5.9%	352	-12.2%
Q1-2014	280	+14.3%	373	-10.6%
Q2-2014	355	+1.4%	410	+4.1%
<b>Q3-2014</b>	<b>317</b>	<b>-9.4%</b>	<b>365</b>	<b>-2.1%</b>

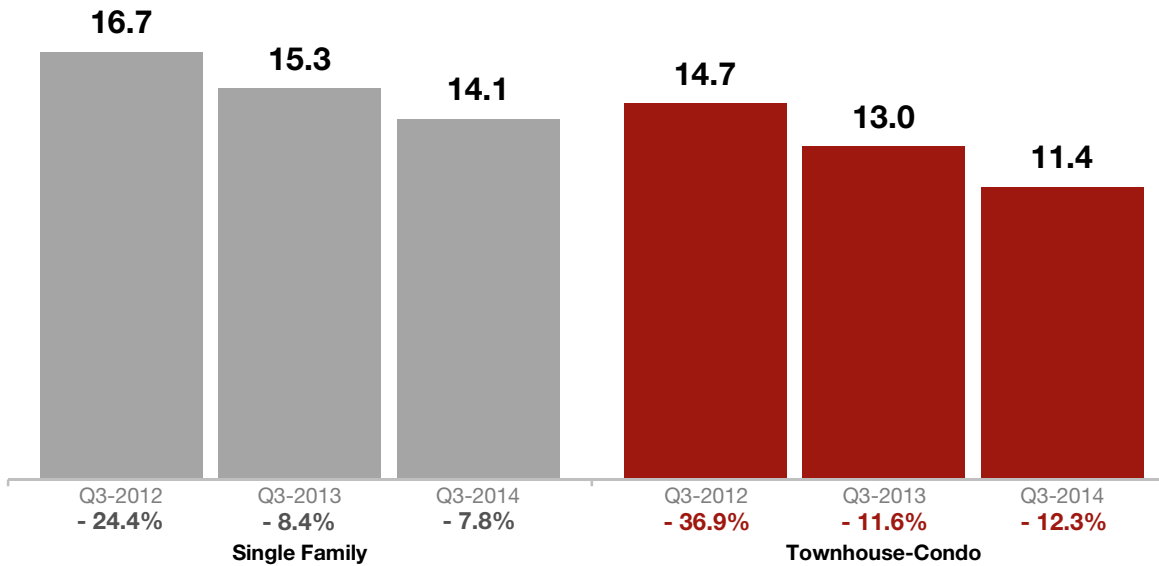
## Historical Inventory of Active Listings by Quarter



# Months Supply of Inventory

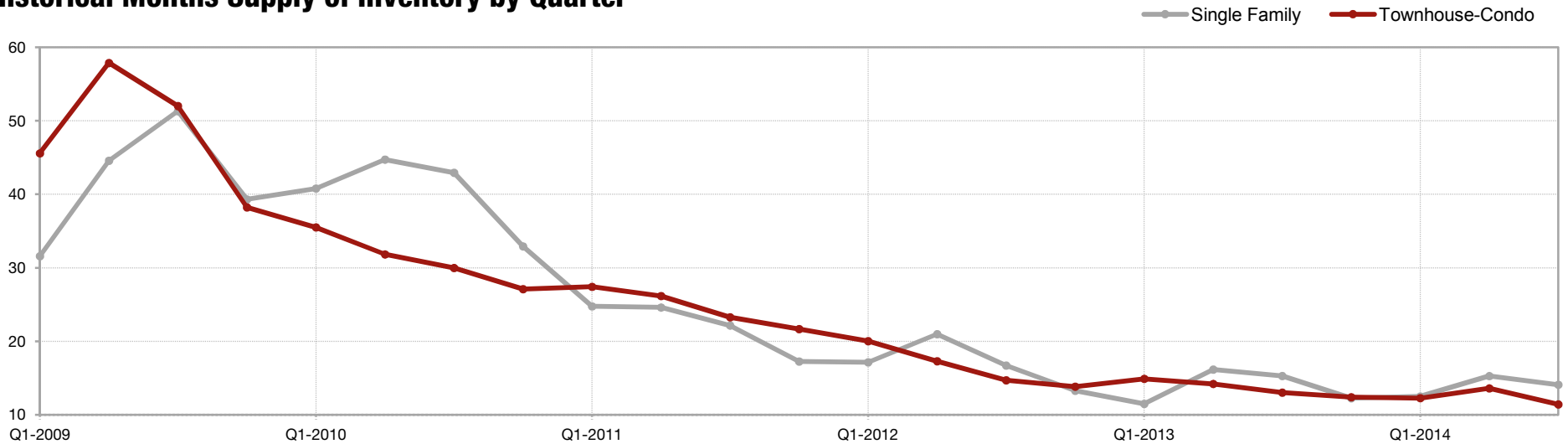


## Q3-2014



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Q4-2011	17.3	-47.4%	21.7	-19.9%
Q1-2012	17.1	-31.0%	20.0	-27.0%
Q2-2012	21.0	-14.6%	17.3	-34.0%
Q3-2012	16.7	-24.4%	14.7	-36.9%
Q4-2012	13.3	-23.1%	13.8	-36.4%
Q1-2013	11.5	-32.7%	14.9	-25.5%
Q2-2013	16.2	-22.9%	14.2	-17.9%
Q3-2013	15.3	-8.4%	13.0	-11.6%
Q4-2013	12.3	-7.5%	12.4	-10.1%
Q1-2014	12.5	+8.7%	12.3	-17.4%
Q2-2014	15.3	-5.6%	13.6	-4.2%
<b>Q3-2014</b>	<b>14.1</b>	<b>-7.8%</b>	<b>11.4</b>	<b>-12.3%</b>

## Historical Months Supply of Inventory by Quarter



# Total Market Overview

Key metrics by report quarter and for year-to-date (YTD) starting from the first of the year.



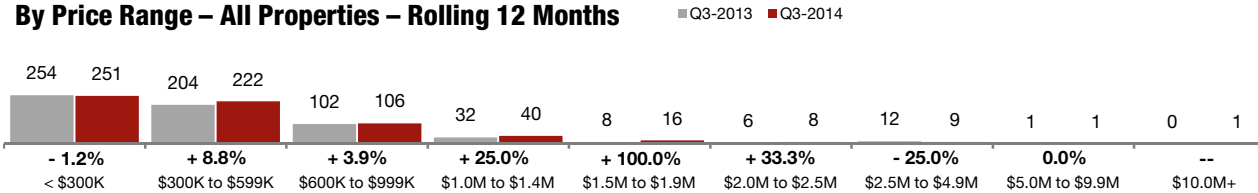
Key Metrics	Historical Sparkbars	Q3-2013	Q3-2014	Percent Change	YTD 2013	YTD 2014	Percent Change
<b>New Listings</b>		325	<b>286</b>	- 12.0%	1,039	<b>1,011</b>	- 2.7%
<b>Pending Sales</b>		181	<b>224</b>	+ 23.8%	487	<b>550</b>	+ 12.9%
<b>Sold Listings</b>		185	<b>198</b>	+ 7.0%	463	<b>495</b>	+ 6.9%
<b>Median Sales Price</b>		\$335,000	<b>\$391,750</b>	+ 16.9%	\$345,000	<b>\$389,000</b>	+ 12.8%
<b>Avg. Sales Price</b>		\$489,606	<b>\$564,476</b>	+ 15.3%	\$517,121	<b>\$571,646</b>	+ 10.5%
<b>Pct. of List Price Received</b>		94.8%	<b>95.7%</b>	+ 0.9%	94.3%	<b>94.8%</b>	+ 0.5%
<b>Days on Market</b>		165	<b>157</b>	- 4.8%	177	<b>172</b>	- 2.8%
<b>Affordability Index</b>		100	<b>87</b>	- 13.0%	97	<b>87</b>	- 10.3%
<b>Active Listings</b>		723	<b>682</b>	- 5.7%	--	<b>--</b>	--
<b>Months Supply</b>		14.0	<b>12.5</b>	- 10.7%	--	<b>--</b>	--

# Closed Sales

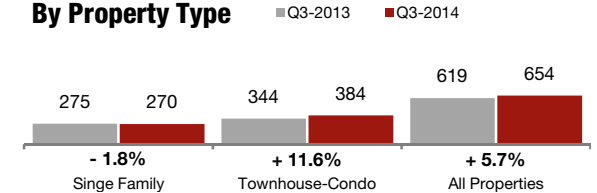
Actual sales that have closed in a given quarter.



## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	Q3-2013	Q3-2014	Change	Q3-2013	Q3-2014	Change
\$299,999 and Below	88	70	-20.5%	166	181	+9.0%
\$300,000 to \$599,999	96	88	-8.3%	108	134	+24.1%
\$600,000 to \$999,999	48	66	+37.5%	54	40	-25.9%
\$1,000,000 to \$1,499,999	24	21	-12.5%	8	19	+137.5%
\$1,500,000 to \$1,999,999	5	11	+120.0%	3	5	+66.7%
\$2,000,000 to \$2,499,999	3	4	+33.3%	3	4	+33.3%
\$2,500,000 to \$4,999,999	10	8	-20.0%	2	1	-50.0%
\$5,000,000 to \$9,999,999	1	1	0.0%	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
<b>All Price Ranges</b>	<b>275</b>	<b>270</b>	<b>-1.8%</b>	<b>344</b>	<b>384</b>	<b>+11.6%</b>

### Compared to Prior Quarter

By Price Range	Single Family			Condo		
	Q2-2014	Q3-2014	Change	Q2-2014	Q3-2014	Change
\$299,999 and Below	22	16	-27.3%	44	44	0.0%
\$300,000 to \$599,999	23	32	+39.1%	31	55	+77.4%
\$600,000 to \$999,999	18	17	-5.6%	10	17	+70.0%
\$1,000,000 to \$1,499,999	8	6	-25.0%	8	3	-62.5%
\$1,500,000 to \$1,999,999	3	2	-33.3%	0	1	--
\$2,000,000 to \$2,499,999	1	1	0.0%	0	1	--
\$2,500,000 to \$4,999,999	3	2	-33.3%	1	0	-100.0%
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
<b>All Price Ranges</b>	<b>78</b>	<b>77</b>	<b>-1.3%</b>	<b>94</b>	<b>121</b>	<b>+28.7%</b>

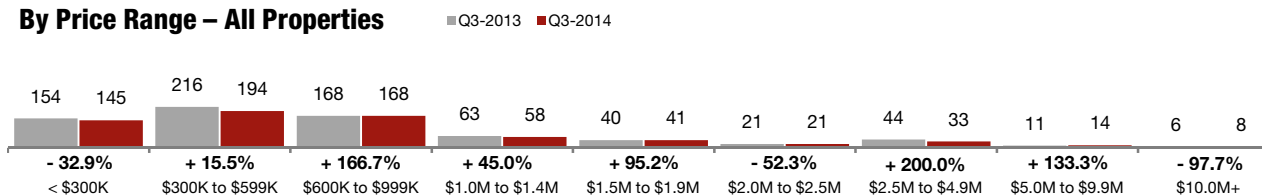
### Year to Date

By Price Range	Single Family			Condo		
	Q3-2013	Q3-2014	Change	Q3-2013	Q3-2014	Change
\$299,999 and Below	72	48	-33.3%	126	133	+5.6%
\$300,000 to \$599,999	65	66	+1.5%	79	107	+35.4%
\$600,000 to \$999,999	39	47	+20.5%	35	33	-5.7%
\$1,000,000 to \$1,499,999	18	18	0.0%	8	15	+87.5%
\$1,500,000 to \$1,999,999	4	8	+100.0%	1	4	+300.0%
\$2,000,000 to \$2,499,999	2	3	+50.0%	3	3	0.0%
\$2,500,000 to \$4,999,999	9	7	-22.2%	1	1	0.0%
\$5,000,000 to \$9,999,999	1	1	0.0%	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
<b>All Price Ranges</b>	<b>210</b>	<b>199</b>	<b>-5.2%</b>	<b>253</b>	<b>296</b>	<b>+17.0%</b>

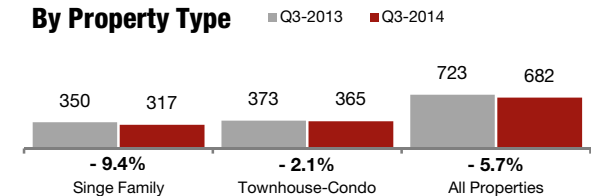
# Inventory of Active Listings

A measure of the number of homes available for sale at a given time.

## By Price Range – All Properties



## By Property Type



### Quarter over Quarter

By Price Range	Single Family			Condo		
	Q3-2013	Q3-2014	Change	Q3-2013	Q3-2014	Change
\$299,999 and Below	50	59	+18.0%	104	86	-17.3%
\$300,000 to \$599,999	81	55	-32.1%	135	139	+3.0%
\$600,000 to \$999,999	76	74	-2.6%	92	94	+2.2%
\$1,000,000 to \$1,499,999	45	35	-22.2%	18	23	+27.8%
\$1,500,000 to \$1,999,999	27	28	+3.7%	13	13	0.0%
\$2,000,000 to \$2,499,999	13	17	+30.8%	8	4	-50.0%
\$2,500,000 to \$4,999,999	41	29	-29.3%	3	4	+33.3%
\$5,000,000 to \$9,999,999	11	14	+27.3%	0	0	--
\$10,000,000 and Above	6	6	0.0%	0	2	--
<b>All Price Ranges</b>	<b>350</b>	<b>317</b>	<b>-9.4%</b>	<b>373</b>	<b>365</b>	<b>-2.1%</b>

### Compared to Prior Quarter

By Price Range	Single Family			Condo		
	Q2-2014	Q3-2014	Change	Q2-2014	Q3-2014	Change
\$299,999 and Below	62	59	-4.8%	114	86	-24.6%
\$300,000 to \$599,999	78	55	-29.5%	162	139	-14.2%
\$600,000 to \$999,999	89	74	-16.9%	89	94	+5.6%
\$1,000,000 to \$1,499,999	32	35	+9.4%	17	23	+35.3%
\$1,500,000 to \$1,999,999	30	28	-6.7%	16	13	-18.8%
\$2,000,000 to \$2,499,999	15	17	+13.3%	7	4	-42.9%
\$2,500,000 to \$4,999,999	32	29	-9.4%	3	4	+33.3%
\$5,000,000 to \$9,999,999	12	14	+16.7%	0	0	--
\$10,000,000 and Above	5	6	+20.0%	2	2	0.0%
<b>All Price Ranges</b>	<b>355</b>	<b>317</b>	<b>-10.7%</b>	<b>410</b>	<b>365</b>	<b>-11.0%</b>

### Year to Date

By Price Range	Single Family			Condo		
	Q3-2013	Q3-2014	Change	Q3-2013	Q3-2014	Change
\$299,999 and Below	72	48	-33.3%	126	133	+5.6%
\$300,000 to \$599,999	65	66	+1.5%	79	107	+35.4%
\$600,000 to \$999,999	39	47	+20.5%	35	33	-5.7%
\$1,000,000 to \$1,499,999	18	18	0.0%	8	15	+87.5%
\$1,500,000 to \$1,999,999	4	8	+100.0%	1	4	+300.0%
\$2,000,000 to \$2,499,999	2	3	+50.0%	3	3	0.0%
\$2,500,000 to \$4,999,999	9	7	-22.2%	1	1	0.0%
\$5,000,000 to \$9,999,999	1	1	0.0%	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
<b>All Price Ranges</b>	<b>210</b>	<b>199</b>	<b>-5.2%</b>	<b>253</b>	<b>296</b>	<b>+17.0%</b>

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

# Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers (e.g., Q3 New Listings are those listings with a system list date from July 1 through September 30).
<b>Pending Sales</b>	A count of all the listings that went into pending status during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Housing Affordability Index</b>	A measure of how affordable a region's housing is to its consumers. A higher number means greater affordability. The index is based on interest rates, median sales price and average income by county.
<b>Inventory of Active Listings</b>	A measure of the number of homes available for sale at a given time. The availability of homes for sale has a big effect on supply-demand dynamics and home prices.
<b>Months Supply of Inventory</b>	A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale, given current levels of home sales. A balanced market ranges from 4 to 7 months of supply. A buyer's market has a higher number, reflecting fewer buyers relative to homes for sale. A seller's market has a lower number, reflecting more buyers relative to homes for sale.