

# Monthly Indicators



## April 2022

Percent changes calculated using year-over-year comparisons.

New Listings were up 9.4 percent for single family homes but decreased 9.1 percent for townhouse-condo properties. Under Contracts increased 8.2 percent for single family homes but decreased 6.6 percent for townhouse-condo properties.

The Median Sales Price was up 17.4 percent to \$660,000 for single family homes and 18.3 percent to \$445,000 for townhouse-condo properties. Days on Market decreased 14.3 percent for single family homes and 57.1 percent for townhouse-condo properties.

Affordability challenges are limiting buying activity, and early signs suggest competition for homes may be cooling somewhat. Nationally, existing home sales are down 2.7% as of last measure, while pending sales dropped 1.2%, marking 5 straight months of under contract declines, according to the National Association of REALTORS®. Inventory remains low, with only 2 months supply at present, and home prices continue to rise, with the median existing home at \$373,500, a 15% increase from this time last year. Homes are still selling quickly, however, and multiple offers are common in many markets.

## Activity Snapshot

**- 17.0%**      **- 7.2%**      **+ 18.4%**

One-Year Change in <b>Active Listings</b> All Properties	One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties
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All residential real estate activity in the MLS of REcolorado® composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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# Single Family Market Overview



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

Key Metrics	Historical Sparkbars	4-2021	4-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		3,575	<b>3,451</b>	- 3.5%	--	--	--
Under Contract		4,776	<b>5,168</b>	+ 8.2%	16,977	<b>16,400</b>	- 3.4%
New Listings		5,762	<b>6,306</b>	+ 9.4%	17,870	<b>18,552</b>	+ 3.8%
Sold Listings		4,711	<b>4,410</b>	- 6.4%	15,128	<b>14,136</b>	- 6.6%
Days on Market		14	<b>12</b>	- 14.3%	21	<b>16</b>	- 23.8%
Median Sales Price		\$562,000	<b>\$660,000</b>	+ 17.4%	\$530,000	<b>\$627,000</b>	+ 18.3%
Average Sales Price		\$683,287	<b>\$793,486</b>	+ 16.1%	\$644,891	<b>\$744,168</b>	+ 15.4%
Pct. of List Price Received		104.8%	<b>106.5%</b>	+ 1.6%	103.1%	<b>104.9%</b>	+ 1.7%
Affordability Index		74	<b>49</b>	- 33.8%	78	<b>52</b>	- 33.3%

# Townhouse-Condo Market Overview



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

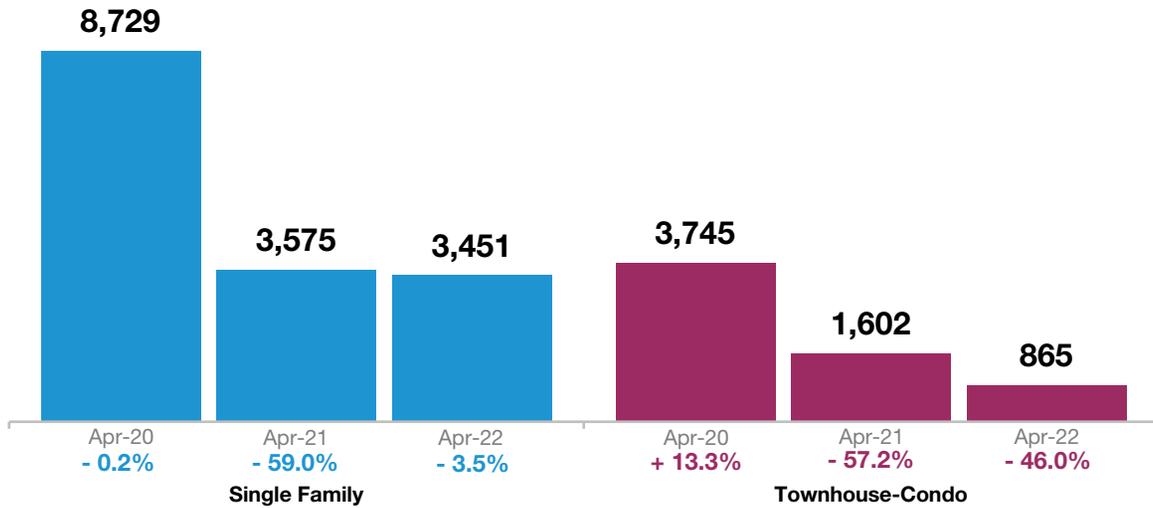
Key Metrics	Historical Sparkbars	4-2021	4-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
<b>Active Listings</b>		1,602	<b>865</b>	- 46.0%	--	--	--
<b>Under Contract</b>		1,996	<b>1,864</b>	- 6.6%	7,233	<b>6,232</b>	- 13.8%
<b>New Listings</b>		2,252	<b>2,046</b>	- 9.1%	7,334	<b>6,570</b>	- 10.4%
<b>Sold Listings</b>		1,831	<b>1,657</b>	- 9.5%	6,549	<b>5,558</b>	- 15.1%
<b>Days on Market</b>		21	<b>9</b>	- 57.1%	29	<b>14</b>	- 51.7%
<b>Median Sales Price</b>		\$376,250	<b>\$445,000</b>	+ 18.3%	\$352,052	<b>\$421,000</b>	+ 19.6%
<b>Average Sales Price</b>		\$446,949	<b>\$523,693</b>	+ 17.2%	\$422,779	<b>\$496,226</b>	+ 17.4%
<b>Pct. of List Price Received</b>		102.7%	<b>106.2%</b>	+ 3.4%	101.3%	<b>104.7%</b>	+ 3.4%
<b>Affordability Index</b>		110	<b>73</b>	- 33.6%	118	<b>77</b>	- 34.7%

# Inventory of Active Listings

The number of properties available for sale in active status at the end of a given month.

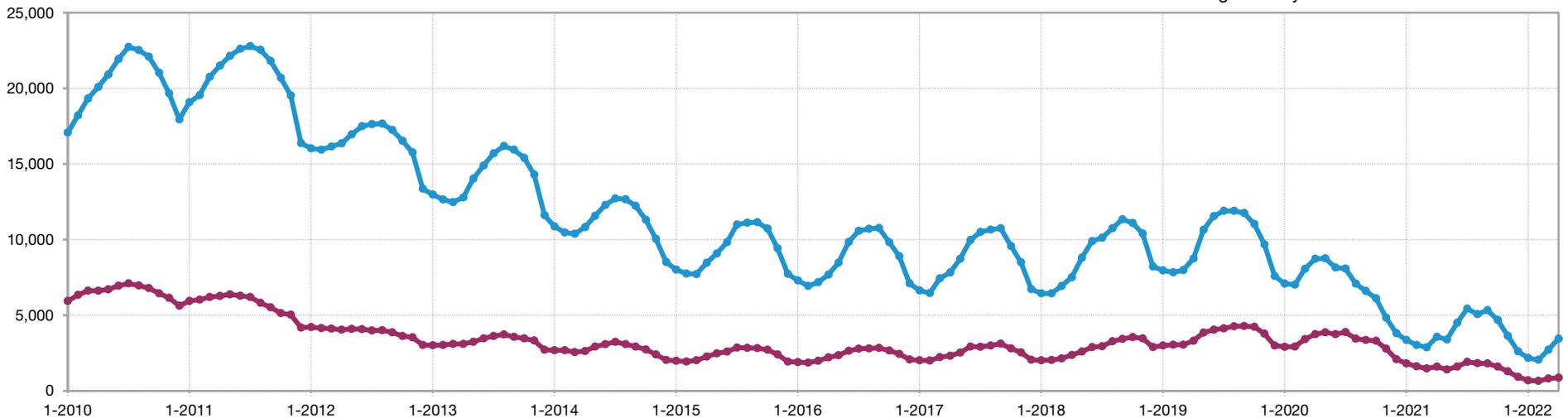


## April



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	3,395	-61.2%	1,403	-63.7%
Jun-2021	4,490	-44.9%	1,606	-57.2%
Jul-2021	5,425	-32.9%	1,911	-50.7%
Aug-2021	5,064	-28.6%	1,830	-46.9%
Sep-2021	5,328	-19.2%	1,811	-46.1%
Oct-2021	4,682	-23.3%	1,607	-51.5%
Nov-2021	3,636	-24.9%	1,288	-53.8%
Dec-2021	2,617	-31.3%	928	-55.5%
Jan-2022	2,168	-35.5%	693	-61.6%
Feb-2022	2,052	-32.3%	652	-59.5%
Mar-2022	2,709	-5.5%	810	-45.3%
<b>Apr-2022</b>	<b>3,451</b>	<b>-3.5%</b>	<b>865</b>	<b>-46.0%</b>

## Historical Inventory of Active Listings by Month

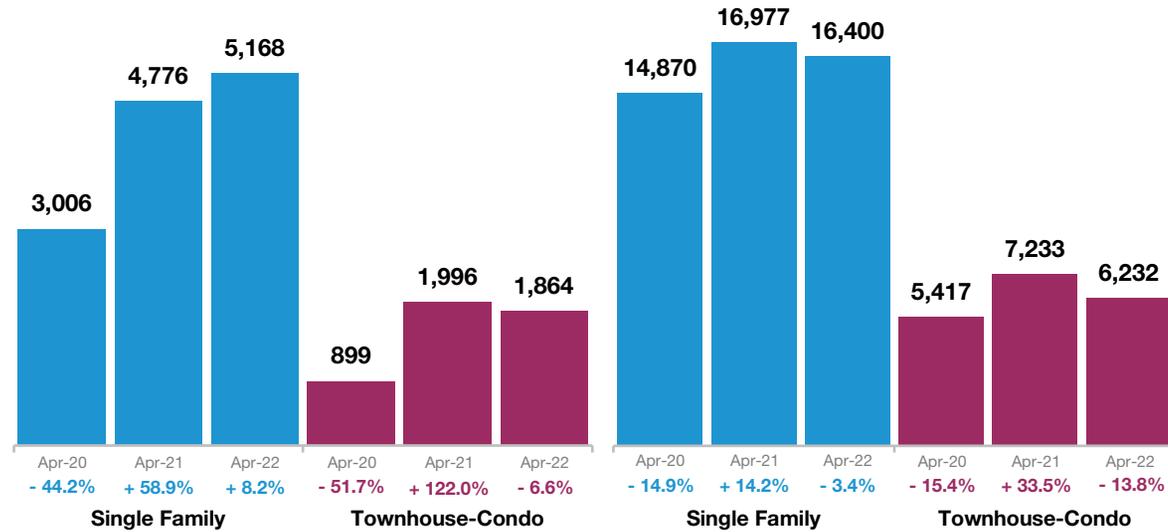


# Under Contract

A count of the properties that have offers accepted on them in a given month.

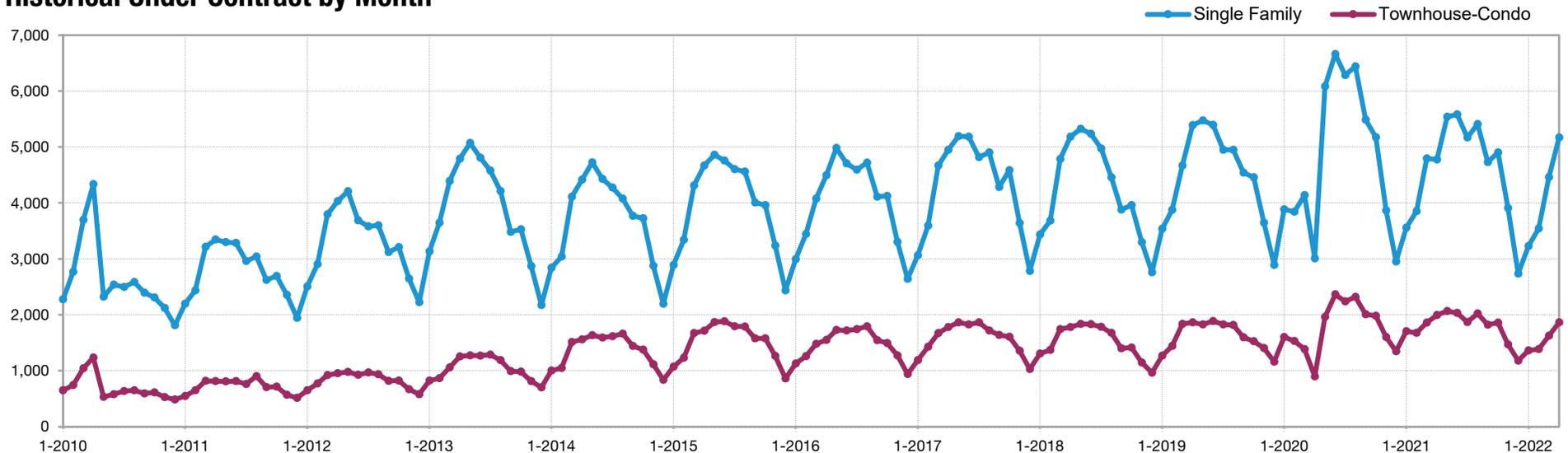


## April



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	5,540	-8.9%	2,063	+5.2%
Jun-2021	5,581	-16.2%	2,033	-14.0%
Jul-2021	5,168	-17.8%	1,866	-16.6%
Aug-2021	5,407	-16.0%	2,022	-12.7%
Sep-2021	4,726	-13.9%	1,820	-9.5%
Oct-2021	4,901	-5.3%	1,857	-6.3%
Nov-2021	3,908	+1.1%	1,471	-8.1%
Dec-2021	2,736	-7.3%	1,181	-12.3%
Jan-2022	3,229	-9.2%	1,362	-20.0%
Feb-2022	3,541	-8.0%	1,384	-17.4%
Mar-2022	4,462	-6.9%	1,622	-12.7%
<b>Apr-2022</b>	<b>5,168</b>	<b>+8.2%</b>	<b>1,864</b>	<b>-6.6%</b>

## Historical Under Contract by Month

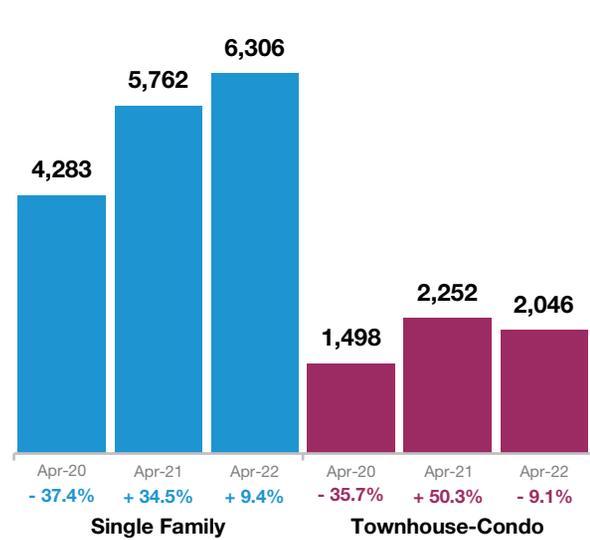


# New Listings

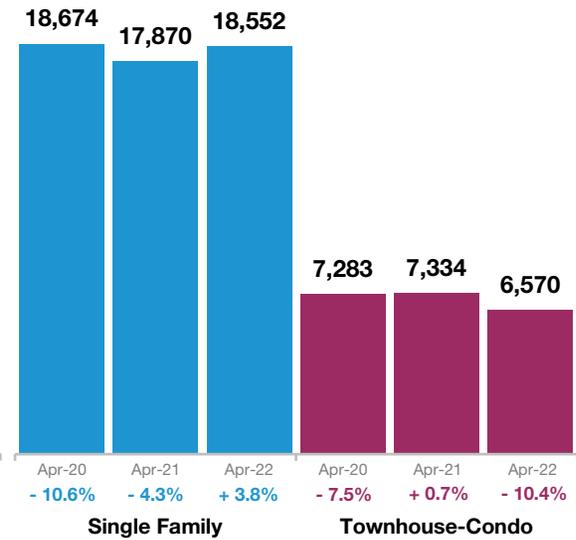
A count of the properties that have been newly listed on the market in a given month.



## April

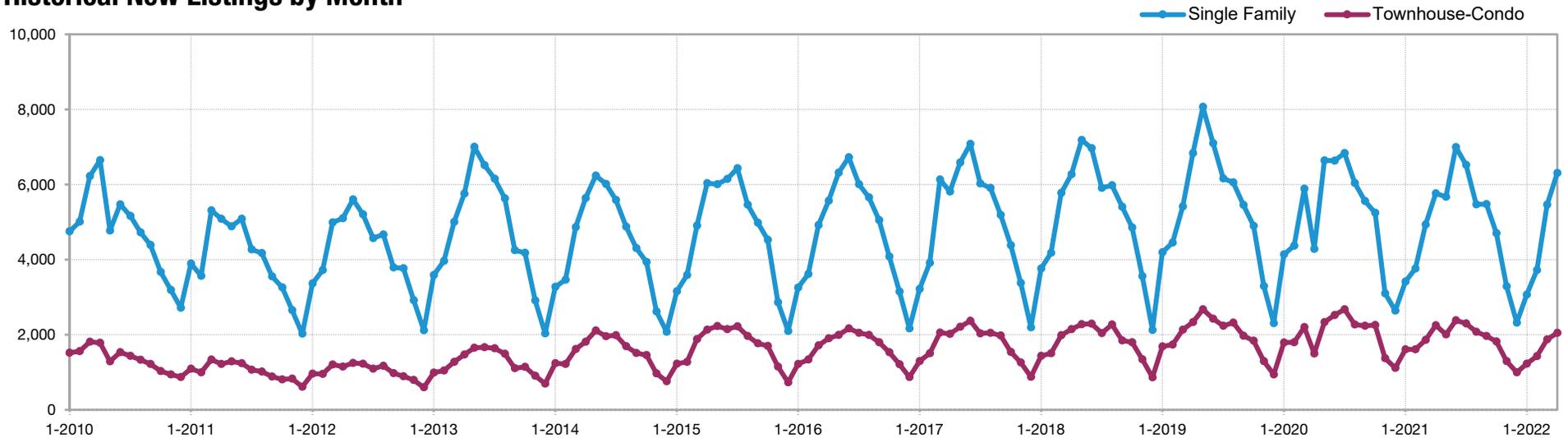


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	5,672	-14.6%	2,004	-14.1%
Jun-2021	6,996	+5.5%	2,382	-5.5%
Jul-2021	6,519	-4.7%	2,301	-14.0%
Aug-2021	5,471	-9.4%	2,075	-8.7%
Sep-2021	5,479	-1.5%	1,963	-12.3%
Oct-2021	4,701	-10.4%	1,817	-19.5%
Nov-2021	3,287	+6.1%	1,292	-5.8%
Dec-2021	2,317	-12.1%	995	-10.5%
Jan-2022	3,062	-10.4%	1,225	-23.9%
Feb-2022	3,718	-1.1%	1,428	-11.4%
Mar-2022	5,466	+10.8%	1,871	+0.5%
<b>Apr-2022</b>	<b>6,306</b>	<b>+9.4%</b>	<b>2,046</b>	<b>-9.1%</b>

## Historical New Listings by Month

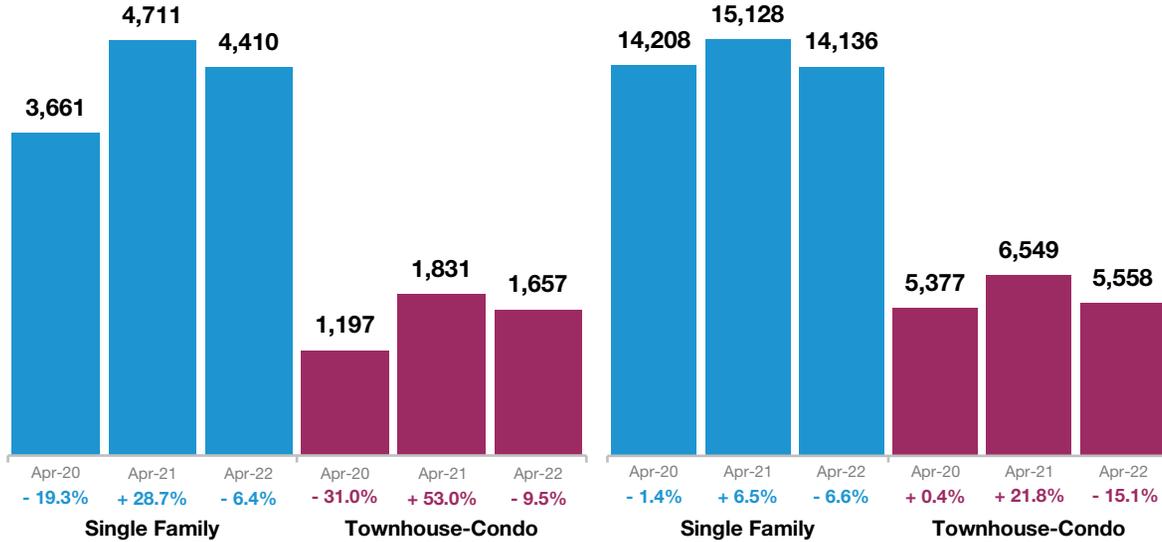


# Sold Listings

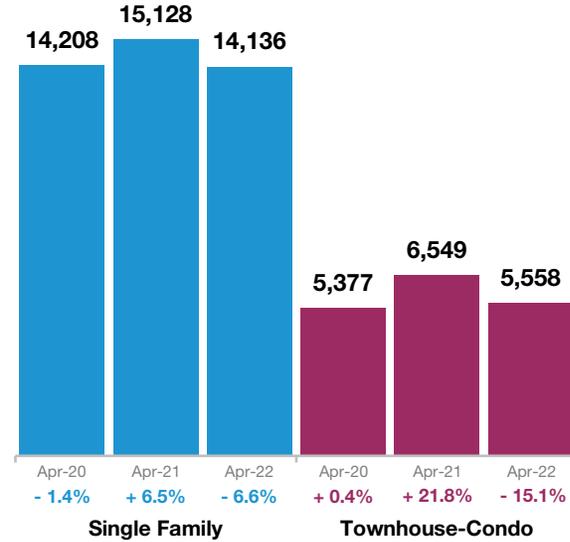
A count of the actual sales that closed in a given month.



## April

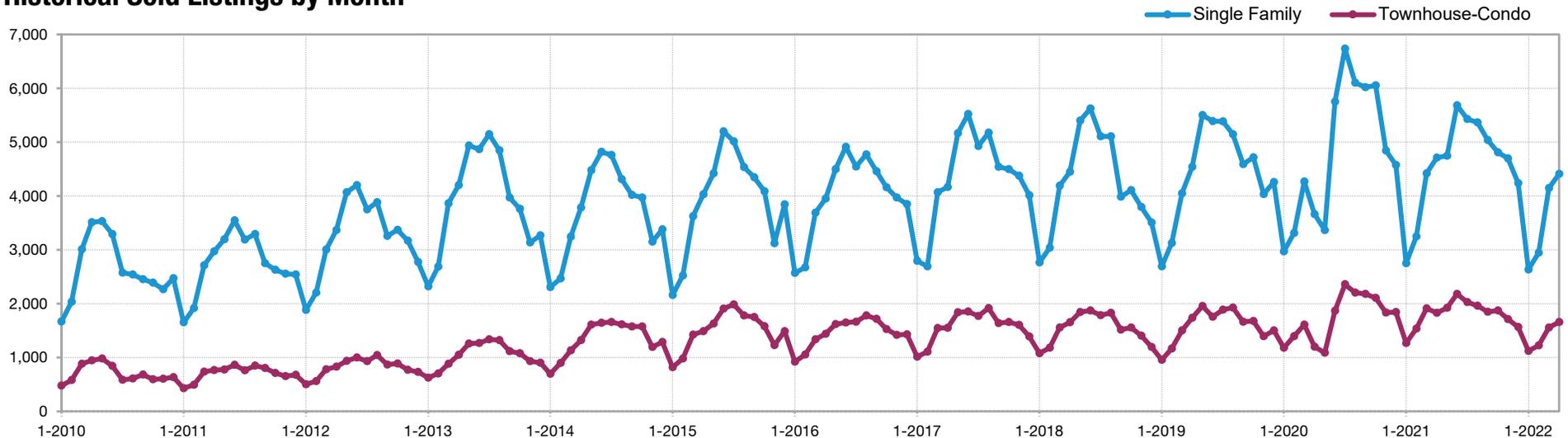


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	4,746	+41.1%	1,920	+76.3%
Jun-2021	5,681	-1.2%	2,181	+16.8%
Jul-2021	5,429	-19.4%	2,029	-14.0%
Aug-2021	5,367	-12.0%	1,960	-11.0%
Sep-2021	5,038	-16.3%	1,850	-15.1%
Oct-2021	4,809	-20.5%	1,874	-11.0%
Nov-2021	4,699	-3.0%	1,713	-6.6%
Dec-2021	4,238	-7.4%	1,564	-15.0%
Jan-2022	2,634	-4.3%	1,119	-11.8%
Feb-2022	2,948	-9.2%	1,226	-20.1%
Mar-2022	4,144	-6.2%	1,556	-18.7%
<b>Apr-2022</b>	<b>4,410</b>	<b>-6.4%</b>	<b>1,657</b>	<b>-9.5%</b>

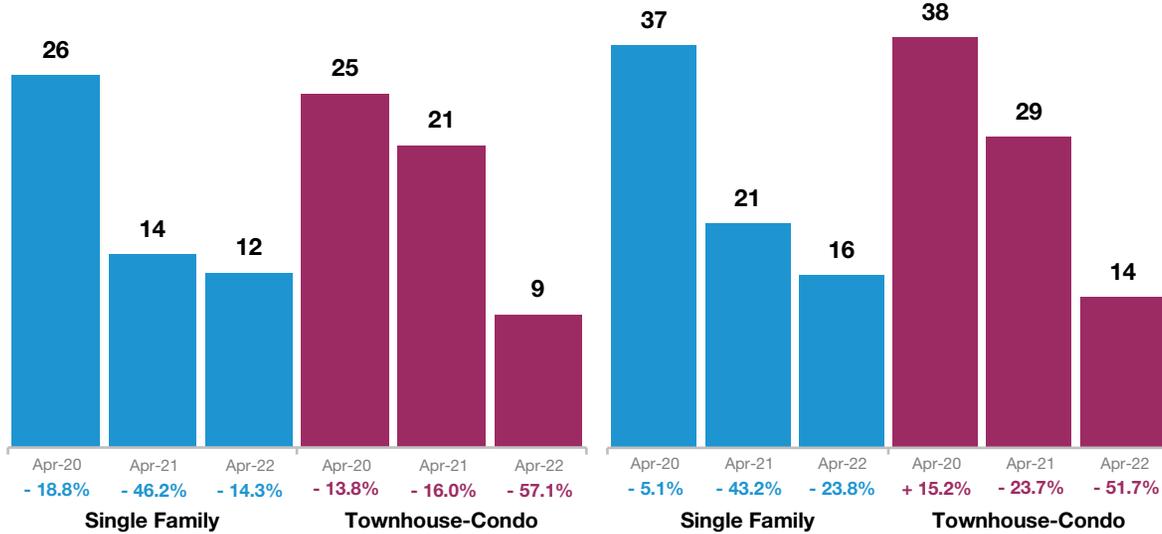
## Historical Sold Listings by Month



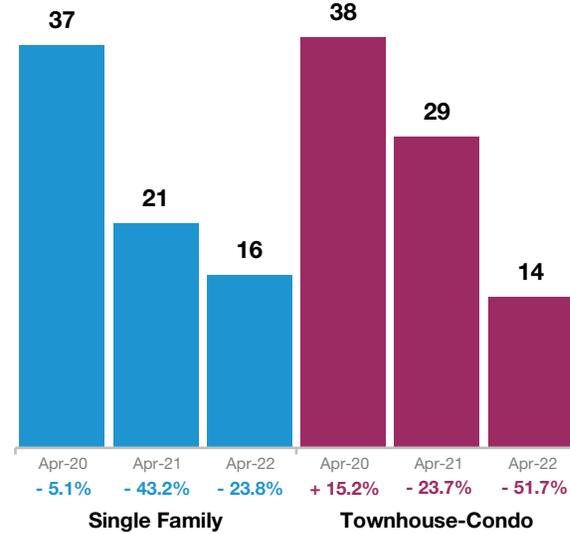
# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

## April

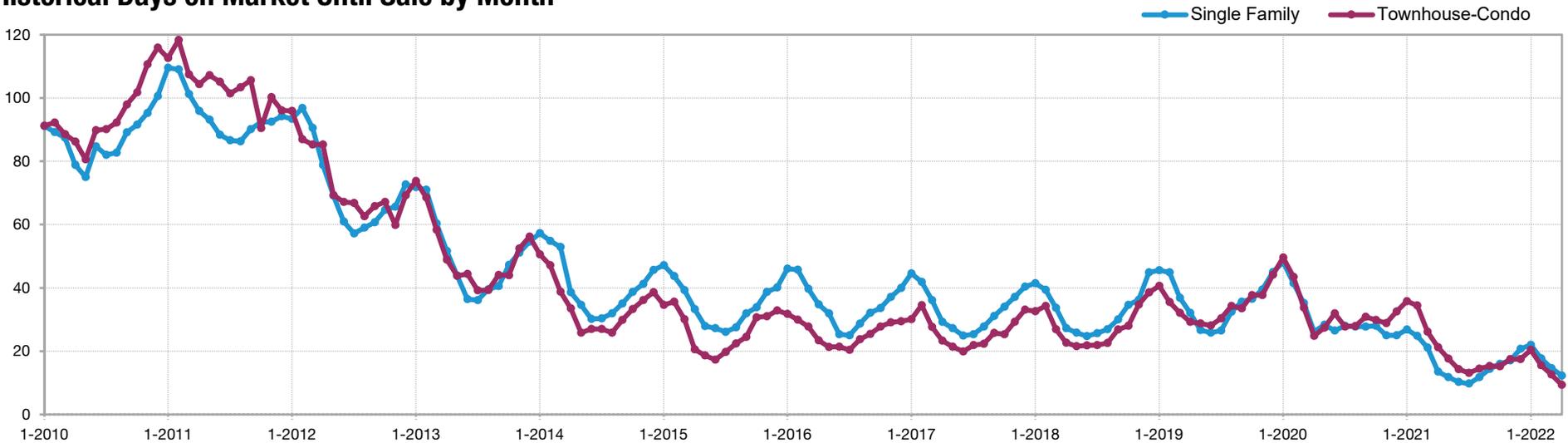


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	12	-57.1%	18	-33.3%
Jun-2021	10	-63.0%	14	-56.3%
Jul-2021	10	-64.3%	13	-53.6%
Aug-2021	12	-57.1%	14	-50.0%
Sep-2021	14	-50.0%	15	-51.6%
Oct-2021	16	-42.9%	15	-50.0%
Nov-2021	17	-32.0%	17	-41.4%
Dec-2021	21	-16.0%	17	-48.5%
Jan-2022	22	-18.5%	20	-44.4%
Feb-2022	18	-28.0%	16	-52.9%
Mar-2022	15	-28.6%	13	-50.0%
<b>Apr-2022</b>	<b>12</b>	<b>-14.3%</b>	<b>9</b>	<b>-57.1%</b>

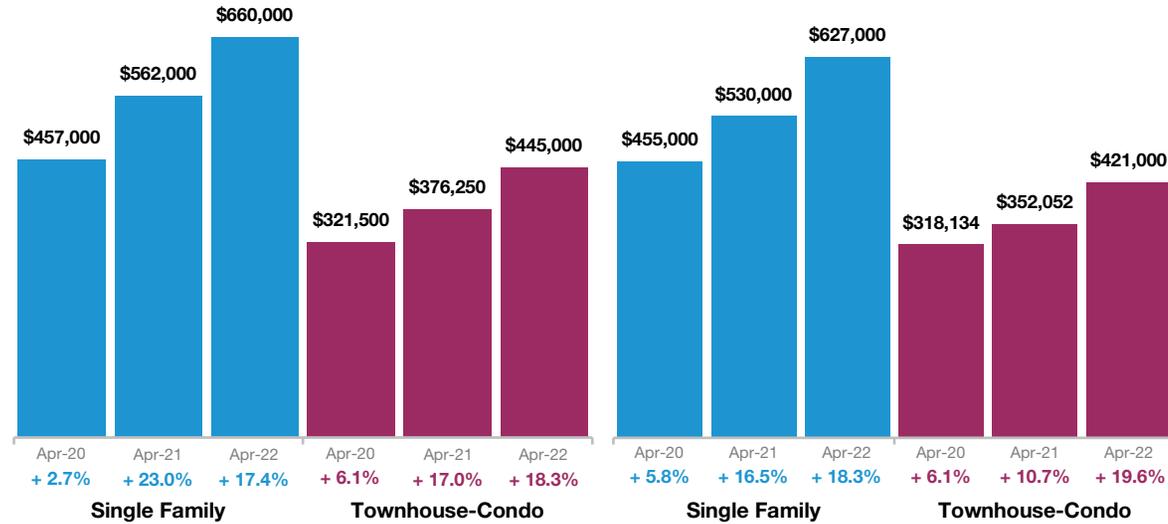
## Historical Days on Market Until Sale by Month



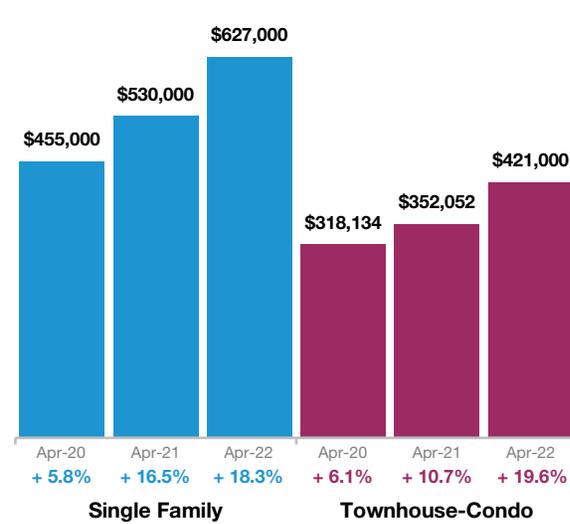
# Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

## April

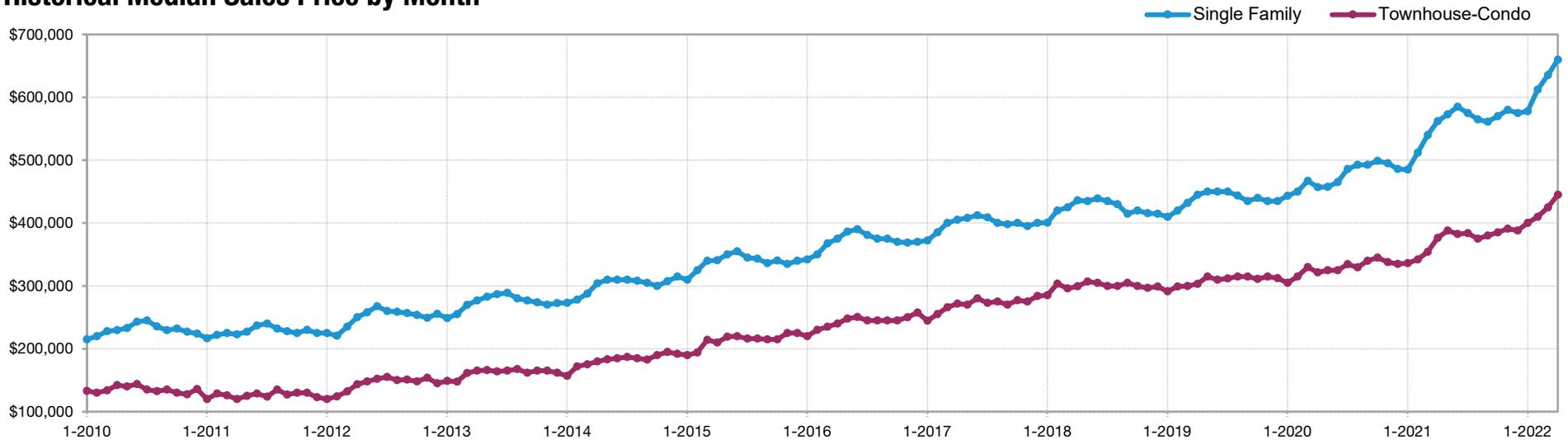


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	\$572,750	+25.2%	\$388,115	+19.4%
Jun-2021	\$585,000	+25.8%	\$382,500	+17.7%
Jul-2021	\$575,000	+18.3%	\$384,000	+14.8%
Aug-2021	\$565,000	+14.7%	\$375,000	+13.7%
Sep-2021	\$561,250	+14.0%	\$380,000	+11.8%
Oct-2021	\$570,000	+14.2%	\$384,950	+11.6%
Nov-2021	\$580,000	+17.2%	\$391,000	+15.8%
Dec-2021	\$575,000	+18.3%	\$388,000	+15.8%
Jan-2022	\$577,952	+19.2%	\$400,000	+19.0%
Feb-2022	\$612,000	+19.5%	\$410,000	+19.8%
Mar-2022	\$635,000	+17.6%	\$425,000	+20.1%
<b>Apr-2022</b>	<b>\$660,000</b>	<b>+17.4%</b>	<b>\$445,000</b>	<b>+18.3%</b>

## Historical Median Sales Price by Month

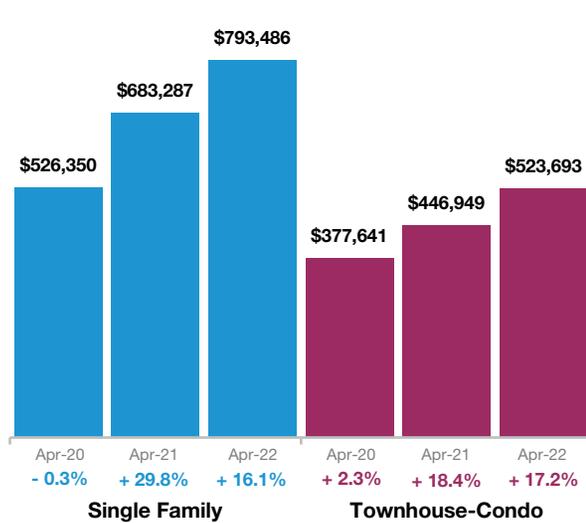


# Average Sales Price

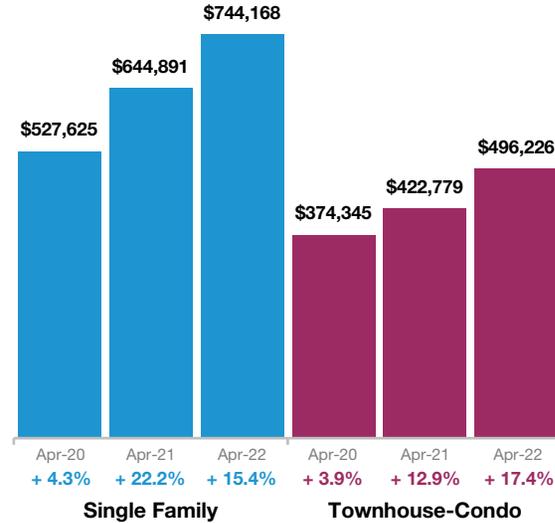
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## April

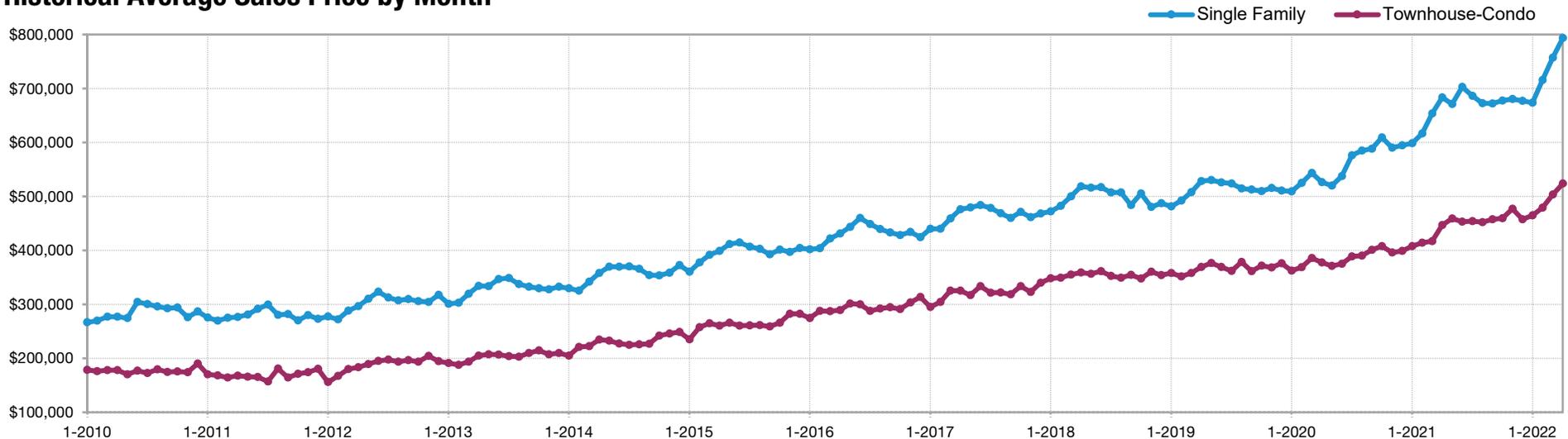


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	\$671,010	+29.0%	\$459,144	+23.7%
Jun-2021	\$702,781	+30.8%	\$453,279	+20.8%
Jul-2021	\$686,252	+19.1%	\$454,309	+16.8%
Aug-2021	\$672,703	+15.0%	\$452,308	+16.0%
Sep-2021	\$672,235	+14.2%	\$457,300	+14.1%
Oct-2021	\$677,788	+11.3%	\$459,334	+12.7%
Nov-2021	\$680,716	+15.3%	\$476,892	+20.4%
Dec-2021	\$677,183	+13.9%	\$457,675	+14.7%
Jan-2022	\$673,474	+12.5%	\$464,683	+14.0%
Feb-2022	\$715,724	+16.1%	\$478,912	+15.7%
Mar-2022	\$756,850	+15.8%	\$503,304	+20.7%
<b>Apr-2022</b>	<b>\$793,486</b>	<b>+16.1%</b>	<b>\$523,693</b>	<b>+17.2%</b>

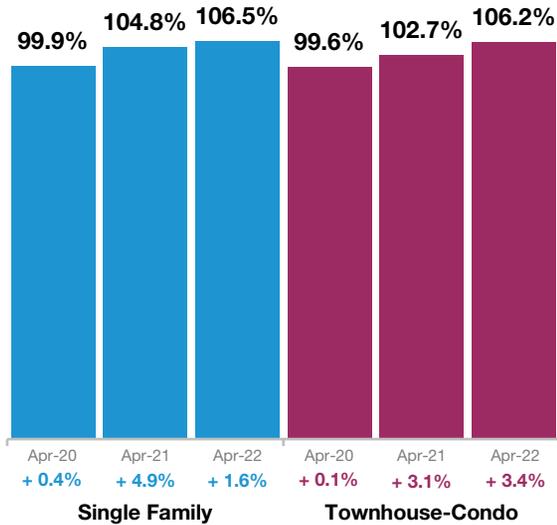
## Historical Average Sales Price by Month



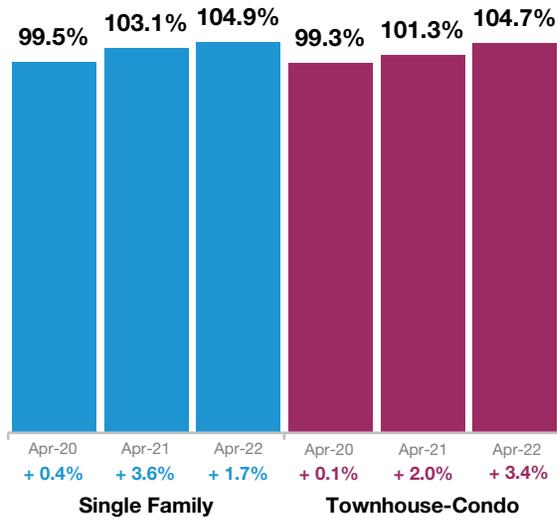
# Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## April

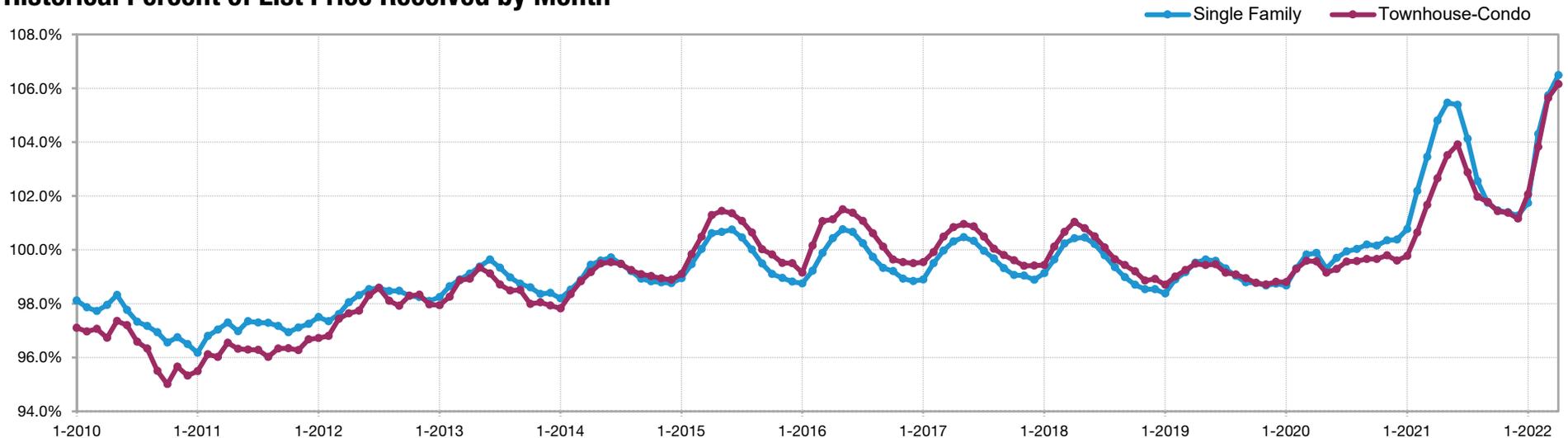


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	105.5%	+6.2%	103.5%	+4.3%
Jun-2021	105.4%	+5.7%	103.9%	+4.6%
Jul-2021	104.1%	+4.2%	102.9%	+3.3%
Aug-2021	102.6%	+2.6%	102.0%	+2.4%
Sep-2021	101.7%	+1.5%	101.8%	+2.1%
Oct-2021	101.5%	+1.3%	101.4%	+1.7%
Nov-2021	101.4%	+1.0%	101.4%	+1.6%
Dec-2021	101.3%	+0.9%	101.2%	+1.6%
Jan-2022	101.7%	+0.9%	102.1%	+2.3%
Feb-2022	104.3%	+2.1%	103.8%	+3.2%
Mar-2022	105.7%	+2.2%	105.6%	+3.8%
<b>Apr-2022</b>	<b>106.5%</b>	<b>+1.6%</b>	<b>106.2%</b>	<b>+3.4%</b>

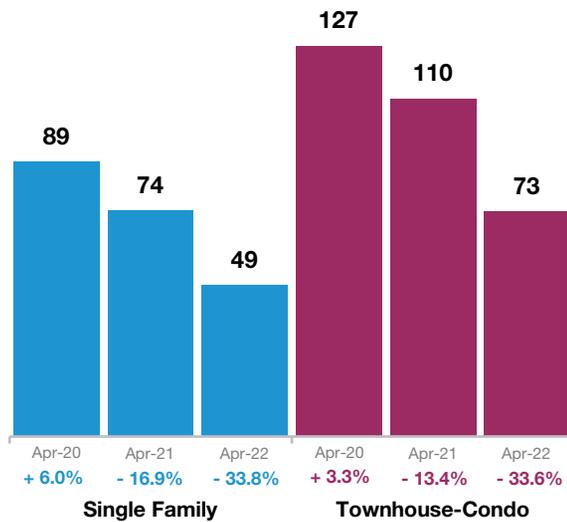
## Historical Percent of List Price Received by Month



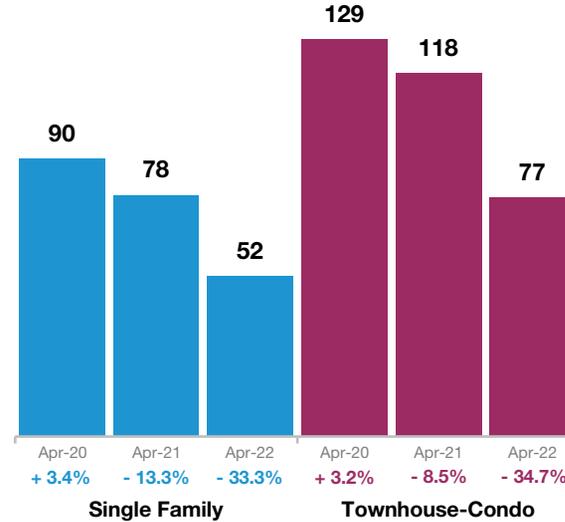
# Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## April

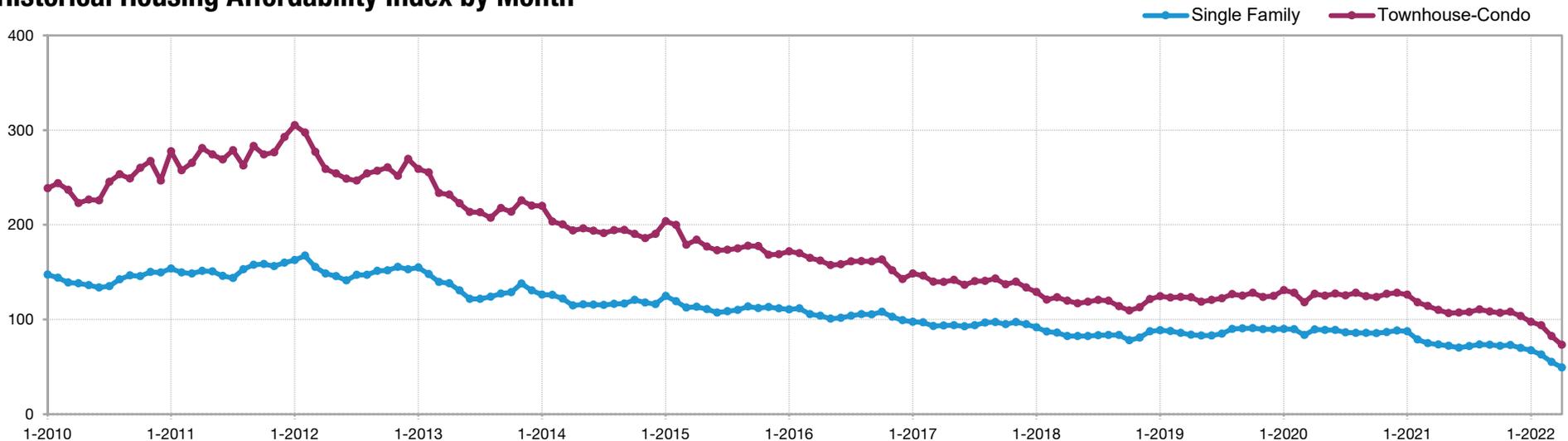


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	72	-19.1%	107	-14.4%
Jun-2021	70	-21.3%	107	-15.7%
Jul-2021	72	-16.3%	108	-13.6%
Aug-2021	73	-15.1%	111	-13.3%
Sep-2021	73	-15.1%	108	-12.9%
Oct-2021	72	-16.3%	107	-13.7%
Nov-2021	73	-16.1%	108	-15.0%
Dec-2021	70	-20.5%	104	-18.8%
Jan-2022	67	-23.0%	97	-23.0%
Feb-2022	63	-20.3%	94	-20.3%
Mar-2022	55	-26.7%	82	-28.1%
<b>Apr-2022</b>	<b>49</b>	<b>-33.8%</b>	<b>73</b>	<b>-33.6%</b>

## Historical Housing Affordability Index by Month



# Total Market Overview



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

Key Metrics	Historical Sparkbars	4-2021	4-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
Active Listings		5,215	<b>4,330</b>	- 17.0%	--	--	--
Under Contract		6,778	<b>7,040</b>	+ 3.9%	24,251	<b>22,666</b>	- 6.5%
New Listings		8,018	<b>8,359</b>	+ 4.3%	25,246	<b>25,160</b>	- 0.3%
Sold Listings		6,545	<b>6,075</b>	- 7.2%	21,717	<b>19,727</b>	- 9.2%
Days on Market		16	<b>12</b>	- 25.0%	23	<b>15</b>	- 34.8%
Median Sales Price		\$515,000	<b>\$610,000</b>	+ 18.4%	\$480,000	<b>\$576,000</b>	+ 20.0%
Average Sales Price		\$616,897	<b>\$719,284</b>	+ 16.6%	\$577,037	<b>\$673,512</b>	+ 16.7%
Pct. of List Price Received		104.2%	<b>106.4%</b>	+ 2.1%	102.6%	<b>104.8%</b>	+ 2.1%
Affordability Index		80	<b>53</b>	- 33.8%	86	<b>57</b>	- 33.7%

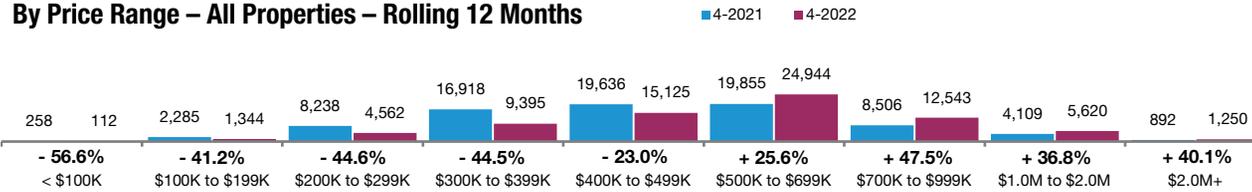
# Sold Listings

Actual sales that have closed in a given month.

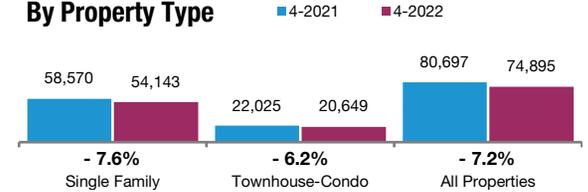


**DENVER METRO**  
ASSOCIATION OF REALTORS®

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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	4-2021	4-2022	Change	4-2021	4-2022	Change
\$99,999 and Below	184	71	-61.4%	25	8	-68.0%
\$100,000 to \$199,999	577	366	-36.6%	1,682	951	-43.5%
\$200,000 to \$299,999	2,110	854	-59.5%	6,122	3,696	-39.6%
\$300,000 to \$399,999	10,511	3,580	-65.9%	6,389	5,788	-9.4%
\$400,000 to \$499,999	16,248	10,823	-33.4%	3,388	4,302	+27.0%
\$500,000 to \$699,999	17,135	21,445	+25.2%	2,719	3,496	+28.6%
\$700,000 to \$999,999	7,319	11,035	+50.8%	1,185	1,508	+27.3%
\$1,000,000 to \$1,999,999	3,660	4,858	+32.7%	449	761	+69.5%
\$2,000,000 and Above	826	1,111	+34.5%	66	139	+110.6%
<b>All Price Ranges</b>	<b>58,570</b>	<b>54,143</b>	<b>-7.6%</b>	<b>22,025</b>	<b>20,649</b>	<b>-6.2%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	3-2022	4-2022	Change	3-2022	4-2022	Change
\$99,999 and Below	5	4	-20.0%	1	0	-100.0%
\$100,000 to \$199,999	35	33	-5.7%	45	42	-6.7%
\$200,000 to \$299,999	52	38	-26.9%	212	190	-10.4%
\$300,000 to \$399,999	161	129	-19.9%	402	378	-6.0%
\$400,000 to \$499,999	567	522	-7.9%	334	413	+23.7%
\$500,000 to \$699,999	1,719	1,766	+2.7%	350	379	+8.3%
\$700,000 to \$999,999	1,034	1,206	+16.6%	135	164	+21.5%
\$1,000,000 to \$1,999,999	450	579	+28.7%	67	77	+14.9%
\$2,000,000 and Above	121	133	+9.9%	10	14	+40.0%
<b>All Price Ranges</b>	<b>4,144</b>	<b>4,410</b>	<b>+6.4%</b>	<b>1,556</b>	<b>1,657</b>	<b>+6.5%</b>

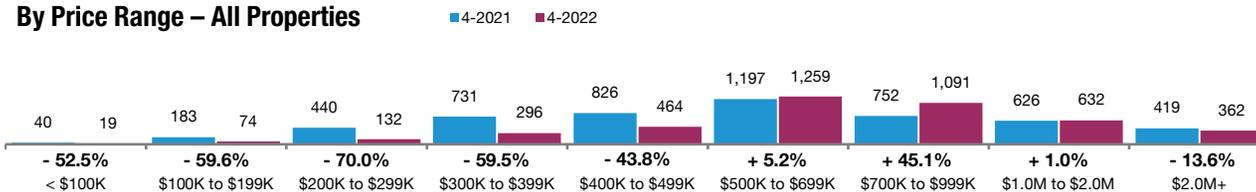
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	4-2021	4-2022	Change	4-2021	4-2022	Change
\$99,999 and Below	38	14	-63.2%	7	4	-42.9%
\$100,000 to \$199,999	134	117	-12.7%	496	203	-59.1%
\$200,000 to \$299,999	425	179	-57.9%	1,587	779	-50.9%
\$300,000 to \$399,999	1,942	620	-68.1%	1,877	1,401	-25.4%
\$400,000 to \$499,999	3,988	2,100	-47.3%	1,076	1,285	+19.4%
\$500,000 to \$699,999	4,814	5,801	+20.5%	893	1,148	+28.6%
\$700,000 to \$999,999	2,319	3,419	+47.4%	400	486	+21.5%
\$1,000,000 to \$1,999,999	1,182	1,529	+29.4%	187	209	+11.8%
\$2,000,000 and Above	286	357	+24.8%	26	43	+65.4%
<b>All Price Ranges</b>	<b>15,128</b>	<b>14,136</b>	<b>-6.6%</b>	<b>6,549</b>	<b>5,558</b>	<b>-15.1%</b>

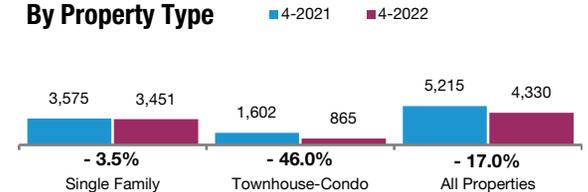
# Inventory of Active Listings

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

## By Price Range – All Properties



## By Property Type



### Year over Year

By Price Range	Single Family			Townhouse-Condo		
	4-2021	4-2022	Change	4-2021	4-2022	Change
\$99,999 and Below	22	16	-27.3%	2	3	+50.0%
\$100,000 to \$199,999	67	57	-14.9%	104	14	-86.5%
\$200,000 to \$299,999	115	59	-48.7%	322	69	-78.6%
\$300,000 to \$399,999	436	124	-71.6%	291	168	-42.3%
\$400,000 to \$499,999	601	311	-48.3%	222	151	-32.0%
\$500,000 to \$699,999	906	1,061	+17.1%	291	197	-32.3%
\$700,000 to \$999,999	592	964	+62.8%	160	127	-20.6%
\$1,000,000 to \$1,999,999	487	535	+9.9%	139	97	-30.2%
\$2,000,000 and Above	348	323	-7.2%	71	39	-45.1%
<b>All Price Ranges</b>	<b>3,575</b>	<b>3,451</b>	<b>-3.5%</b>	<b>1,602</b>	<b>865</b>	<b>-46.0%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	3-2022	4-2022	Change	3-2022	4-2022	Change
\$99,999 and Below	19	16	-15.8%	2	3	+50.0%
\$100,000 to \$199,999	67	57	-14.9%	21	14	-33.3%
\$200,000 to \$299,999	73	59	-19.2%	81	69	-14.8%
\$300,000 to \$399,999	138	124	-10.1%	156	168	+7.7%
\$400,000 to \$499,999	281	311	+10.7%	140	151	+7.9%
\$500,000 to \$699,999	808	1,061	+31.3%	167	197	+18.0%
\$700,000 to \$999,999	660	964	+46.1%	122	127	+4.1%
\$1,000,000 to \$1,999,999	387	535	+38.2%	81	97	+19.8%
\$2,000,000 and Above	275	323	+17.5%	40	39	-2.5%
<b>All Price Ranges</b>	<b>2,709</b>	<b>3,451</b>	<b>+27.4%</b>	<b>810</b>	<b>865</b>	<b>+6.8%</b>

### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	4-2021	4-2022	Change	4-2021	4-2022	Change
\$99,999 and Below	38	14	-63.2%	7	4	-42.9%
\$100,000 to \$199,999	134	117	-12.7%	496	203	-59.1%
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<b>All Price Ranges</b>	<b>15,128</b>	<b>14,136</b>	<b>-6.6%</b>	<b>6,549</b>	<b>5,558</b>	<b>-15.1%</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®



**DENVER METRO**  
ASSOCIATION OF REALTORS®

<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>Under Contract</b>	A count of the properties that have offers accepted on them in a given month.
<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<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>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 median income by county.