

# Monthly Indicators



## May 2020

Percent changes calculated using year-over-year comparisons.

New Listings were down 17.2 percent for single family homes and 13.4 percent for townhouse-condo properties. Under Contracts increased 18.9 percent for single family homes and 14.0 percent for townhouse-condo properties.

The Median Sales Price was up 1.6 percent to \$457,000 for single family homes and 3.2 percent to \$325,000 for townhouse-condo properties. Days on Market remained flat for single family homes but decreased 3.4 percent for condo properties.

Buyers have been quicker to return to the housing market in force than sellers, who have been showing a bit more reluctance to list their homes than is typical for this time of year. But trends are improving and as states and localities continue to moderate their COVID-19 policies, real estate activity is expected to continue to improve in the coming weeks.

## Activity Snapshot

**- 30.5%**      **- 43.4%**      **+ 2.0%**

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
--	--	---

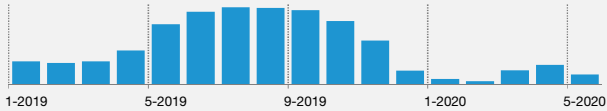
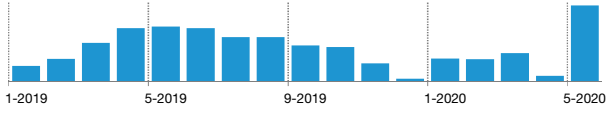
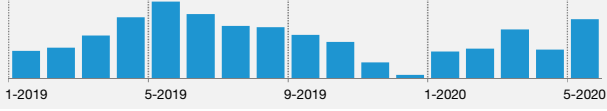
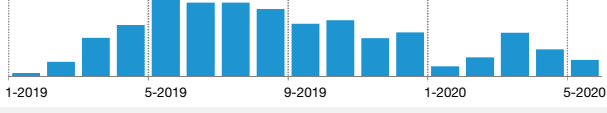
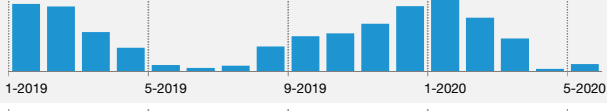
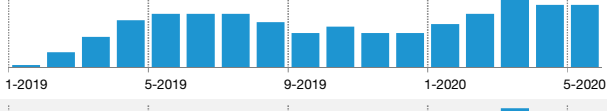
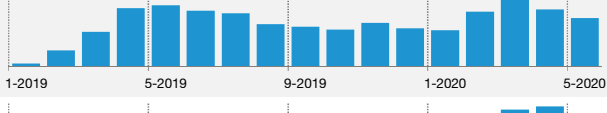
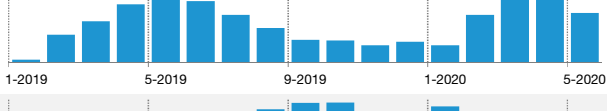
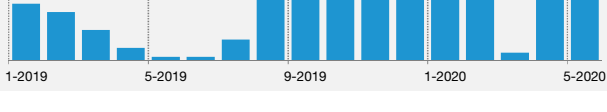
All residential real estate activity in the MLS of REcolorado® composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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

# Single Family Market Overview



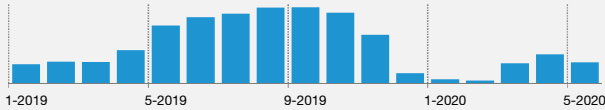
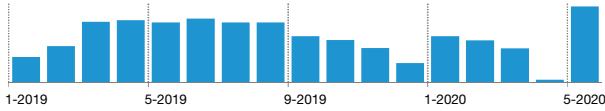
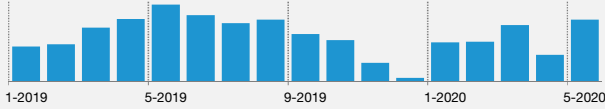
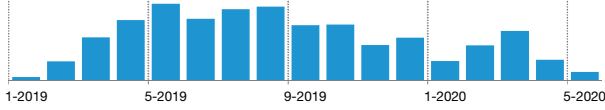
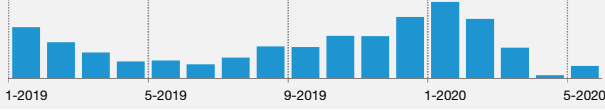
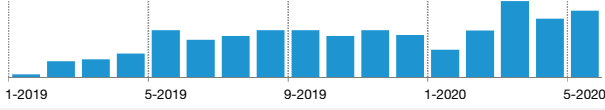
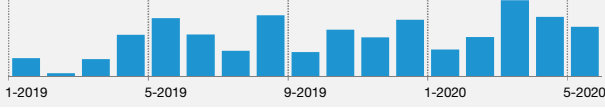
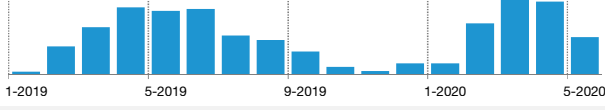
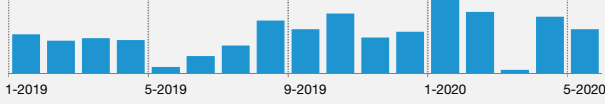
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	5-2019	5-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
Active Listings		10,576	6,981	- 34.0%	--	--	--
Under Contract		5,476	6,510	+ 18.9%	22,948	21,480	- 6.4%
New Listings		8,065	6,678	- 17.2%	28,950	25,362	- 12.4%
Sold Listings		5,498	3,202	- 41.8%	19,896	17,284	- 13.1%
Days on Market		27	27	0.0%	35	35	0.0%
Median Sales Price		\$450,000	\$457,000	+ 1.6%	\$435,000	\$455,000	+ 4.6%
Average Sales Price		\$530,594	\$519,715	- 2.1%	\$512,693	\$526,231	+ 2.6%
Pct. of List Price Received		99.6%	99.3%	- 0.3%	99.2%	99.5%	+ 0.3%
Affordability Index		83	89	+ 7.2%	86	89	+ 3.5%

# 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	5-2019	5-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
Active Listings		3,779	2,997	- 20.7%	--	--	--
Under Contract		1,827	2,082	+ 14.0%	8,239	7,543	- 8.4%
New Listings		2,672	2,315	- 13.4%	10,546	9,565	- 9.3%
Sold Listings		1,961	1,023	- 47.8%	7,314	6,362	- 13.0%
Days on Market		29	28	- 3.4%	32	36	+ 12.5%
Median Sales Price		\$315,000	\$325,000	+ 3.2%	\$302,000	\$320,000	+ 6.0%
Average Sales Price		\$377,032	\$372,958	- 1.1%	\$364,779	\$373,927	+ 2.5%
Pct. of List Price Received		99.4%	99.1%	- 0.3%	99.2%	99.3%	+ 0.1%
Affordability Index		119	125	+ 5.0%	124	127	+ 2.4%

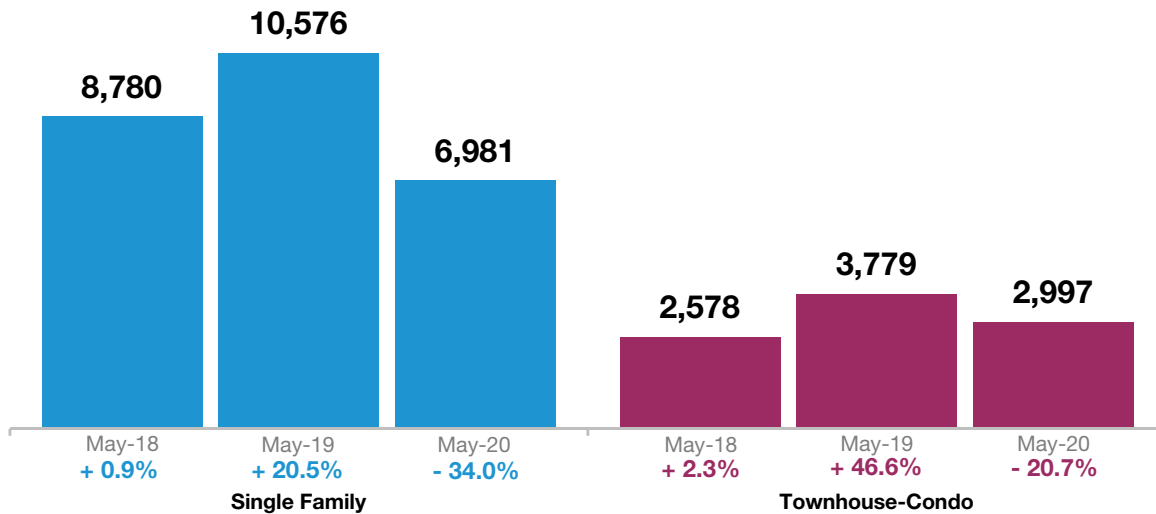
# Inventory of Active Listings

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



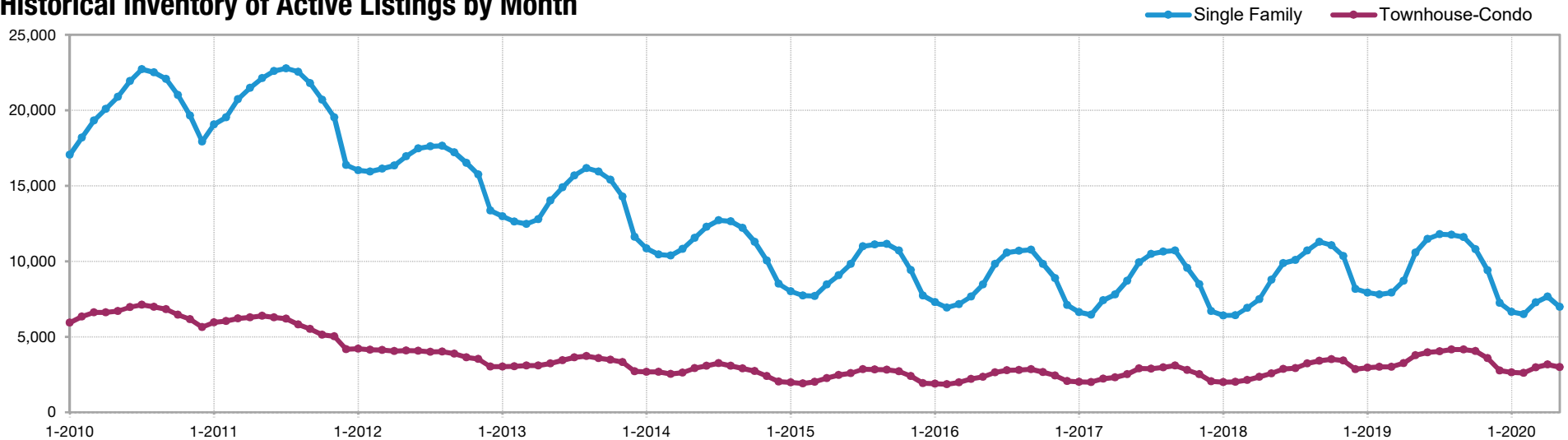
**DENVER METRO**  
ASSOCIATION OF REALTORS®

May



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2019	11,477	+16.3%	3,962	+37.8%
Jul-2019	11,796	+16.9%	4,035	+38.3%
Aug-2019	11,757	+9.8%	4,163	+28.3%
Sep-2019	11,593	+2.6%	4,169	+22.4%
Oct-2019	10,801	-2.4%	4,052	+15.3%
Nov-2019	9,400	-9.2%	3,583	+4.3%
Dec-2019	7,251	-11.3%	2,768	-3.0%
Jan-2020	6,653	-16.0%	2,641	-10.7%
Feb-2020	6,499	-16.7%	2,610	-13.4%
Mar-2020	7,279	-8.1%	2,976	-1.1%
Apr-2020	7,669	-11.9%	3,167	-2.7%
May-2020	6,981	-34.0%	2,997	-20.7%

## Historical Inventory of Active Listings by Month



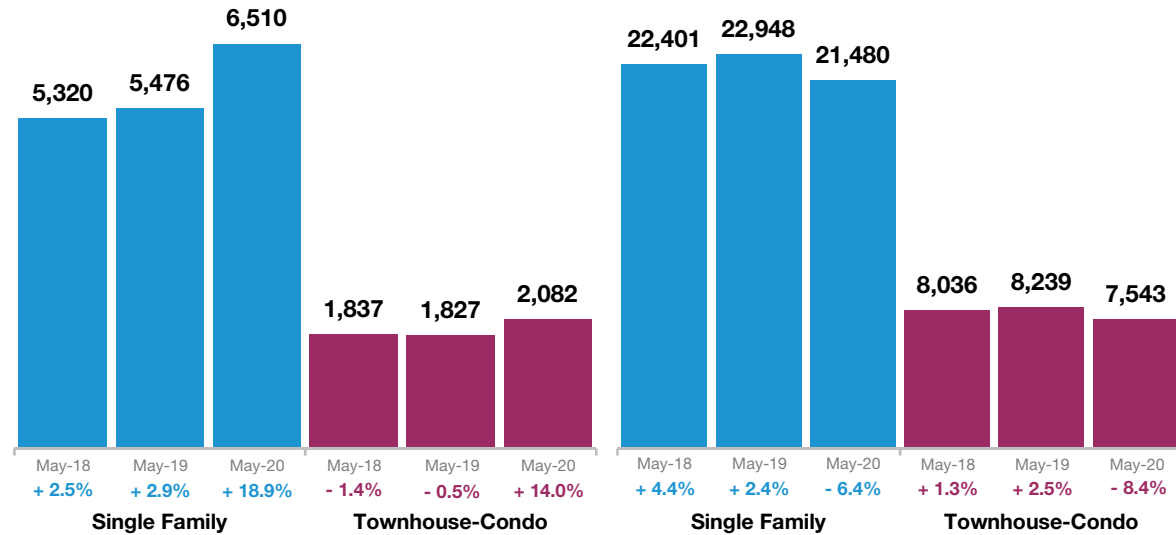
# Under Contract

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

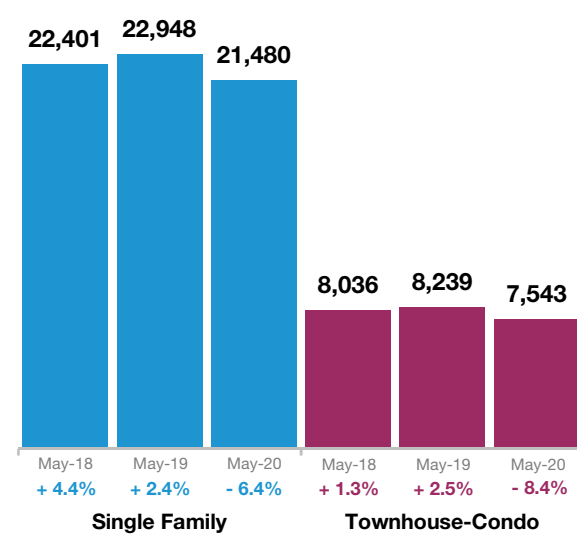


**DENVER METRO**  
ASSOCIATION OF REALTORS®

## May

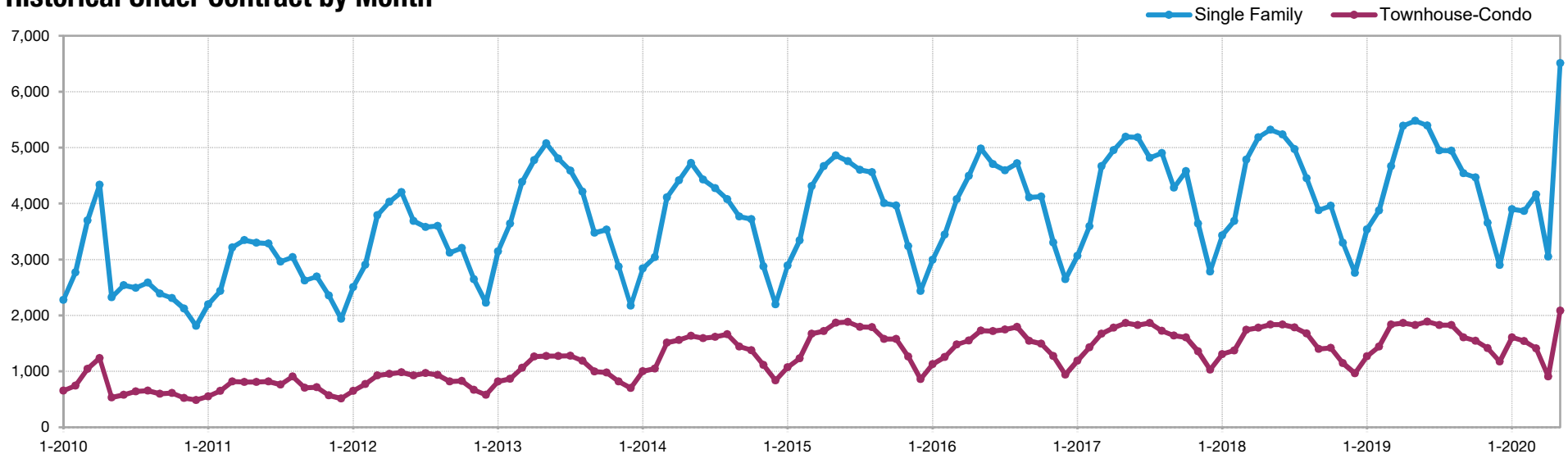


## Year to Date



Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2019	5,393	+3.0%	1,889	+3.1%
Jul-2019	4,947	-0.5%	1,824	+2.2%
Aug-2019	4,945	+11.0%	1,827	+8.9%
Sep-2019	4,538	+17.0%	1,607	+15.0%
Oct-2019	4,465	+12.7%	1,543	+8.8%
Nov-2019	3,652	+10.7%	1,415	+23.3%
Dec-2019	2,900	+5.1%	1,172	+21.6%
Jan-2020	3,899	+10.2%	1,607	+26.5%
Feb-2020	3,863	-0.3%	1,540	+6.7%
Mar-2020	4,159	-10.9%	1,409	-23.3%
Apr-2020	3,049	-43.4%	905	-51.4%
<b>May-2020</b>	<b>6,510</b>	<b>+18.9%</b>	<b>2,082</b>	<b>+14.0%</b>

## Historical Under Contract by Month



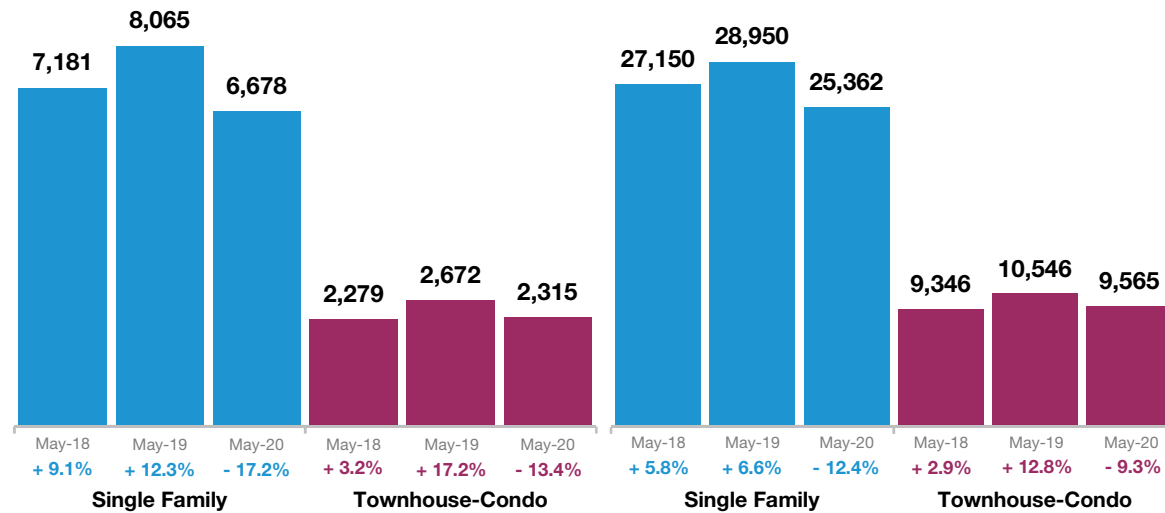
# New Listings

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

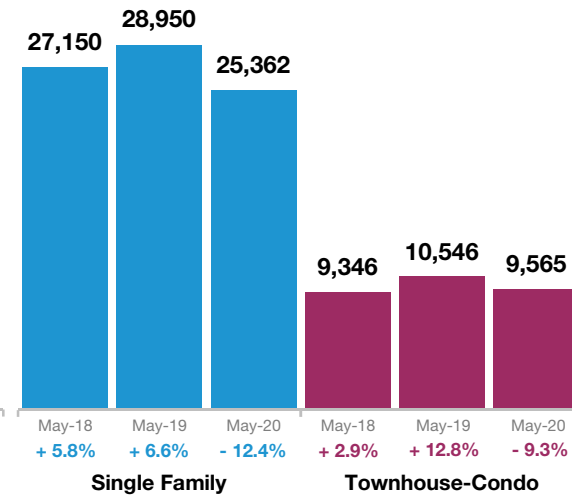


**DENVER METRO**  
ASSOCIATION OF REALTORS®

## May

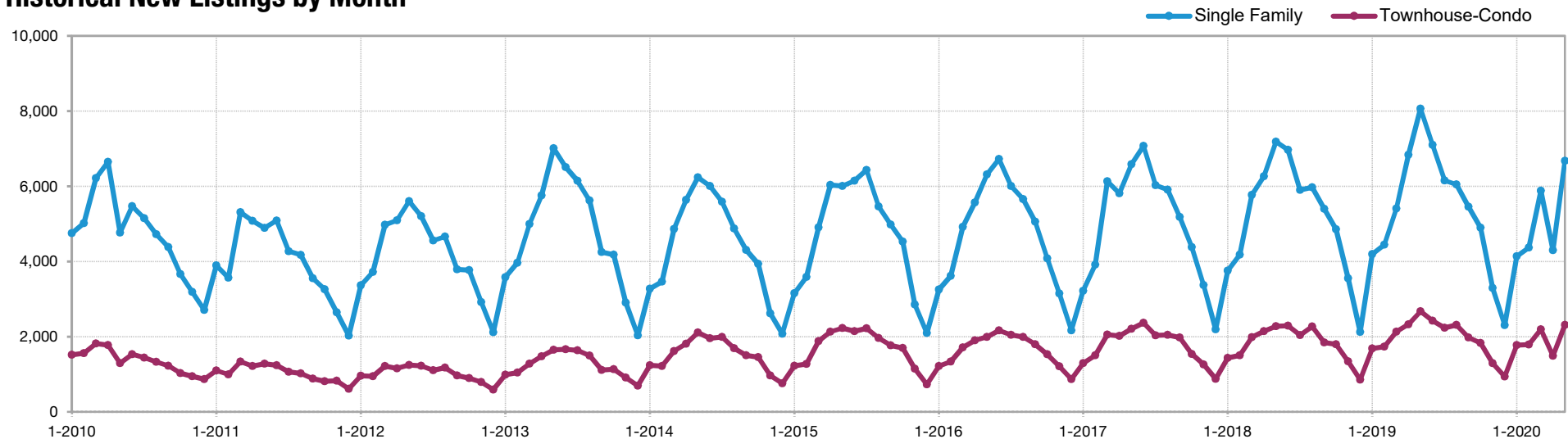


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2019	7,098	+1.9%	2,422	+5.7%
Jul-2019	6,153	+4.2%	2,237	+9.5%
Aug-2019	6,047	+1.3%	2,316	+2.0%
Sep-2019	5,453	+1.0%	1,976	+7.1%
Oct-2019	4,898	+0.9%	1,831	+1.9%
Nov-2019	3,293	-7.4%	1,295	-3.6%
Dec-2019	2,307	+8.5%	940	+9.6%
Jan-2020	4,137	-1.4%	1,778	+5.6%
Feb-2020	4,369	-1.7%	1,793	+3.5%
Mar-2020	5,881	+8.7%	2,192	+3.0%
Apr-2020	4,297	-37.1%	1,487	-36.2%
<b>May-2020</b>	<b>6,678</b>	<b>-17.2%</b>	<b>2,315</b>	<b>-13.4%</b>

## Historical New Listings by Month



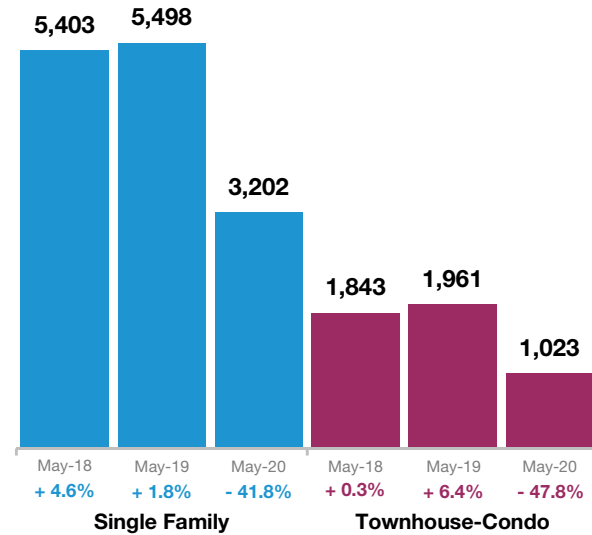
# Sold Listings

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

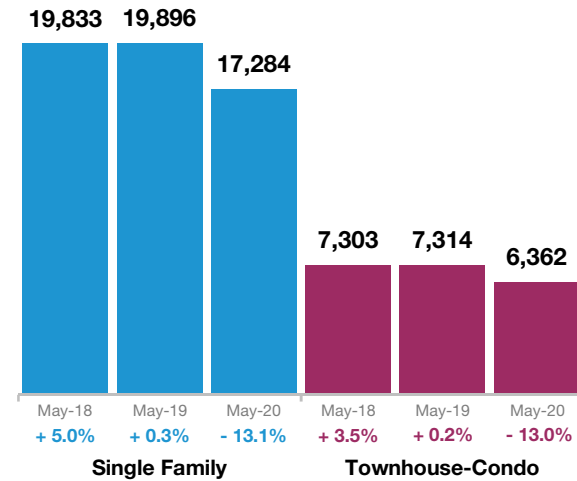


**DENVER METRO**  
ASSOCIATION OF REALTORS®

## May

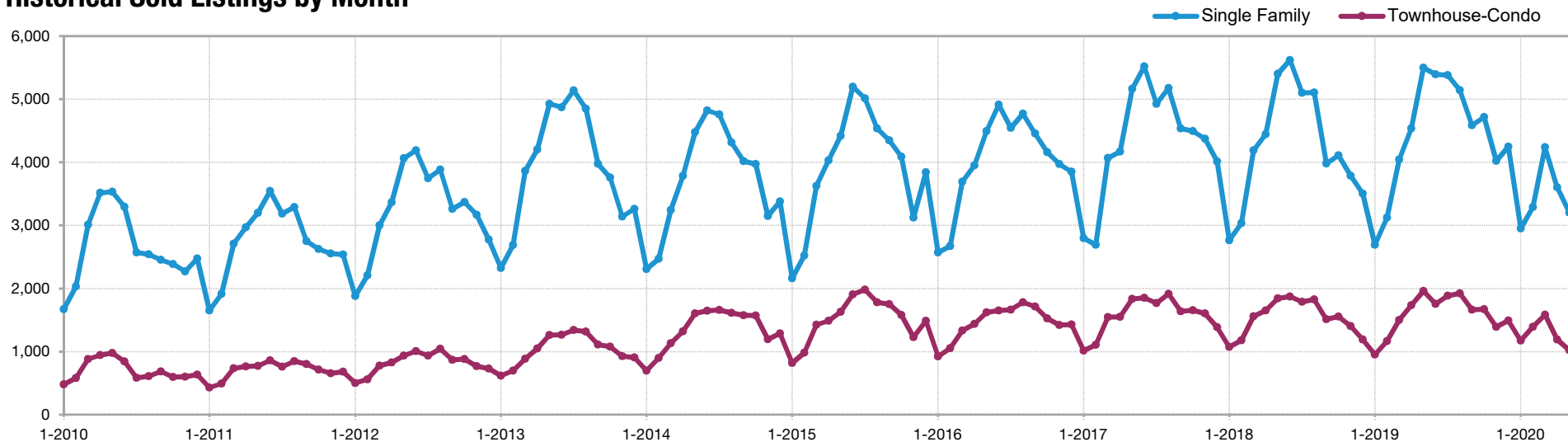


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2019	5,392	-4.1%	1,755	-6.3%
Jul-2019	5,383	+5.5%	1,885	+5.5%
Aug-2019	5,143	+0.8%	1,922	+5.2%
Sep-2019	4,585	+15.1%	1,664	+9.8%
Oct-2019	4,715	+14.8%	1,674	+7.6%
Nov-2019	4,024	+6.2%	1,391	-0.9%
Dec-2019	4,247	+21.2%	1,492	+25.2%
Jan-2020	2,950	+9.5%	1,173	+23.3%
Feb-2020	3,290	+5.3%	1,390	+19.2%
Mar-2020	4,240	+4.8%	1,585	+5.7%
Apr-2020	3,602	-20.6%	1,191	-31.4%
<b>May-2020</b>	<b>3,202</b>	<b>-41.8%</b>	<b>1,023</b>	<b>-47.8%</b>

## Historical Sold Listings by Month



# Days on Market Until Sale

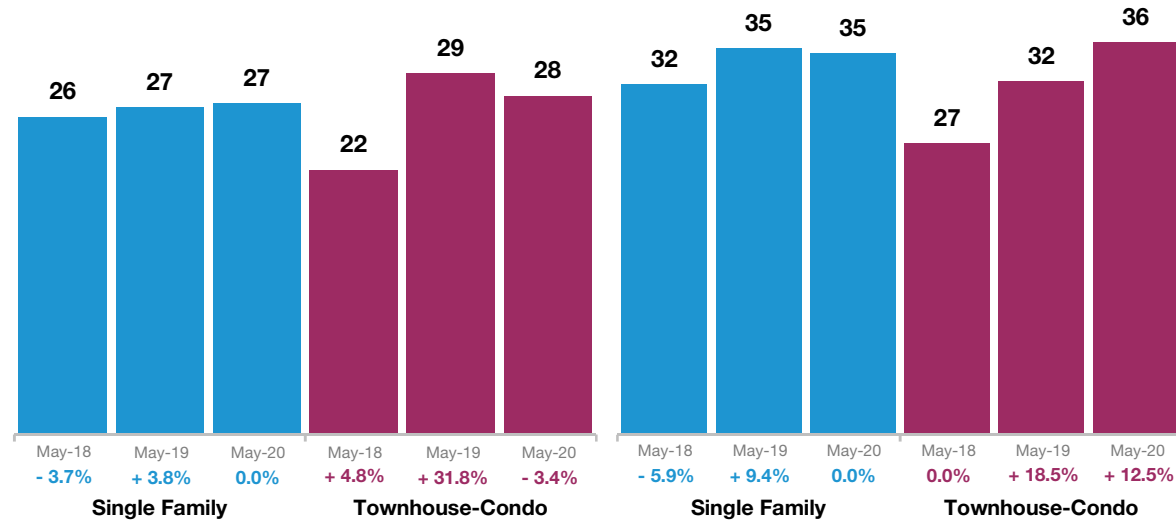
Average number of days between when a property is listed and when an offer is accepted in a given month.



**DENVER METRO**  
ASSOCIATION OF REALTORS®

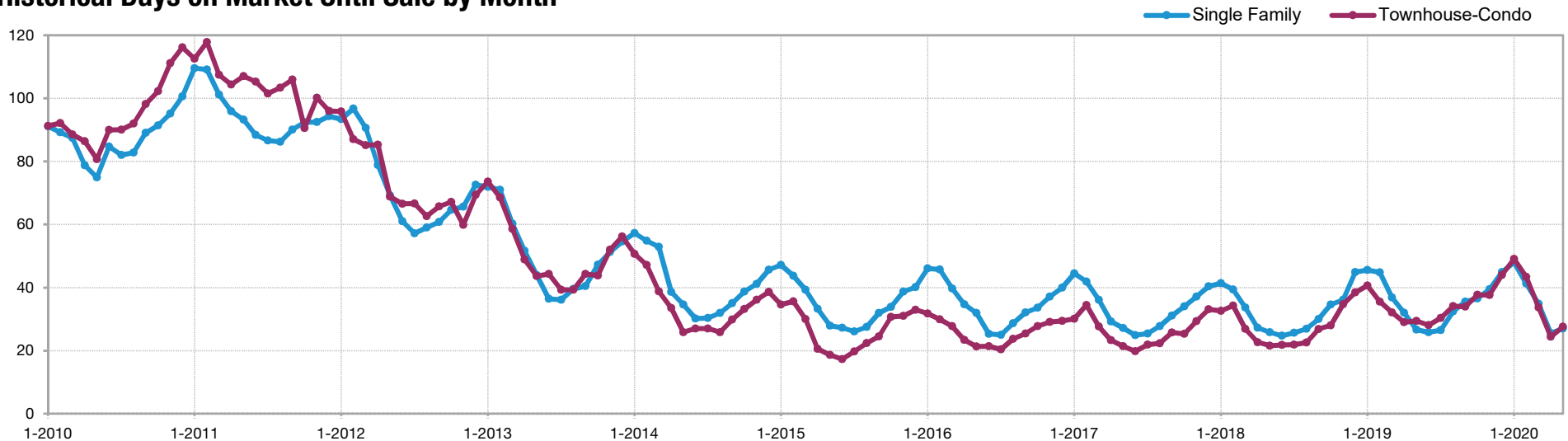
May

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2019	26	+4.0%	28	+27.3%
Jul-2019	27	+3.8%	30	+36.4%
Aug-2019	32	+18.5%	34	+47.8%
Sep-2019	36	+20.0%	34	+25.9%
Oct-2019	36	+2.9%	38	+35.7%
Nov-2019	39	+8.3%	38	+8.6%
Dec-2019	45	0.0%	44	+15.8%
Jan-2020	48	+4.3%	49	+19.5%
Feb-2020	41	-8.9%	43	+19.4%
Mar-2020	35	-5.4%	34	+6.3%
Apr-2020	26	-18.8%	24	-17.2%
May-2020	27	0.0%	28	-3.4%

## Historical Days on Market Until Sale by Month





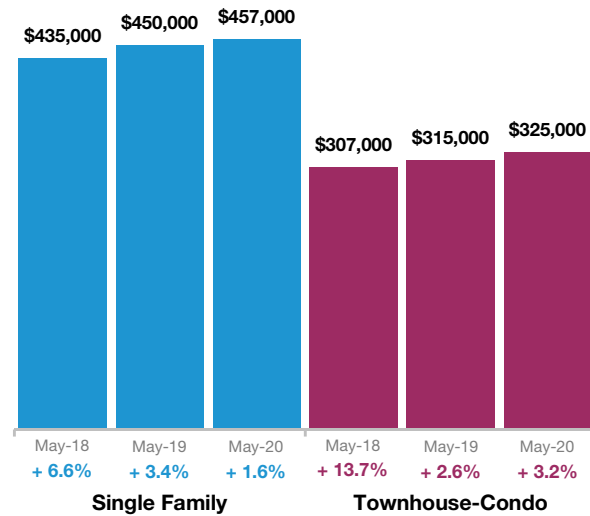
# Median Sales Price

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

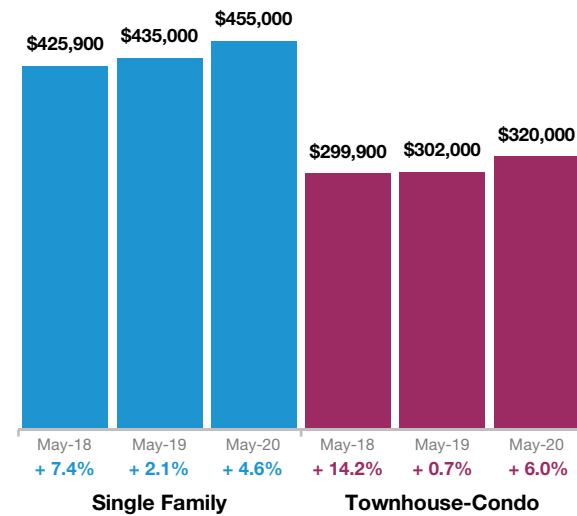


**DENVER METRO**  
ASSOCIATION OF REALTORS®

## May

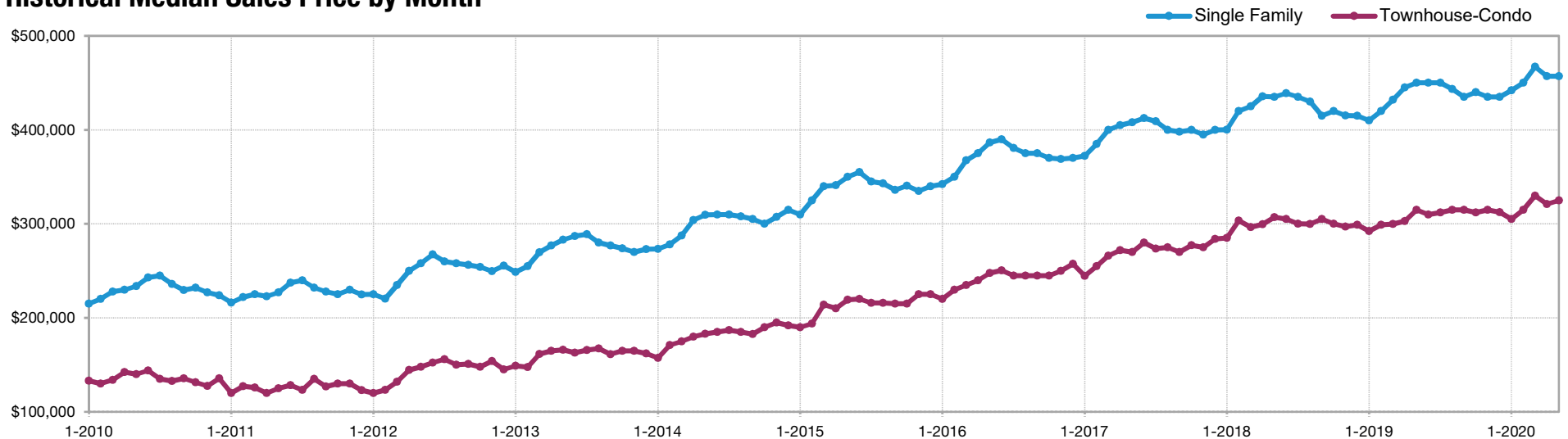


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2019	\$450,000	+2.5%	\$310,000	+1.6%
Jul-2019	\$450,000	+3.4%	\$312,000	+4.0%
Aug-2019	\$443,500	+3.1%	\$315,000	+5.0%
Sep-2019	\$435,000	+4.8%	\$315,000	+3.3%
Oct-2019	\$440,000	+4.8%	\$312,000	+4.0%
Nov-2019	\$435,000	+4.7%	\$315,000	+6.1%
Dec-2019	\$435,000	+4.8%	\$312,500	+4.6%
Jan-2020	\$442,000	+7.8%	\$305,000	+4.4%
Feb-2020	\$450,000	+7.2%	\$314,900	+5.3%
Mar-2020	\$467,000	+8.1%	\$330,000	+10.0%
Apr-2020	\$457,000	+2.7%	\$321,000	+5.9%
<b>May-2020</b>	<b>\$457,000</b>	<b>+1.6%</b>	<b>\$325,000</b>	<b>+3.2%</b>

## Historical Median Sales Price by Month



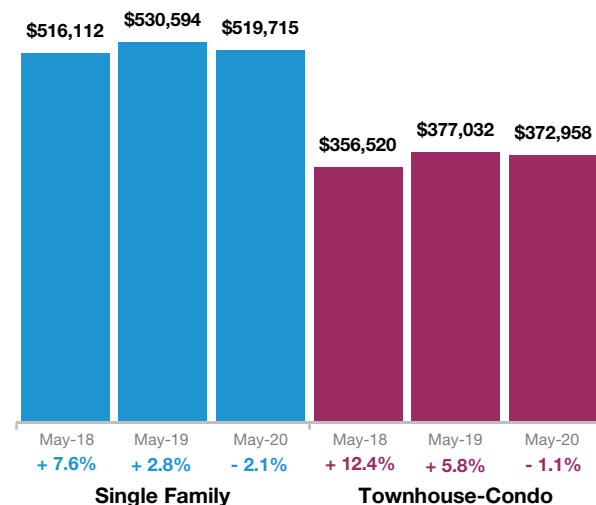
# Average Sales Price

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

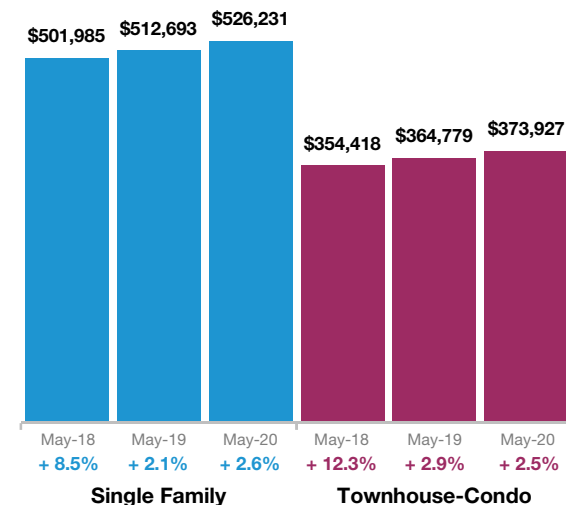


**DENVER METRO**  
ASSOCIATION OF REALTORS®

## May

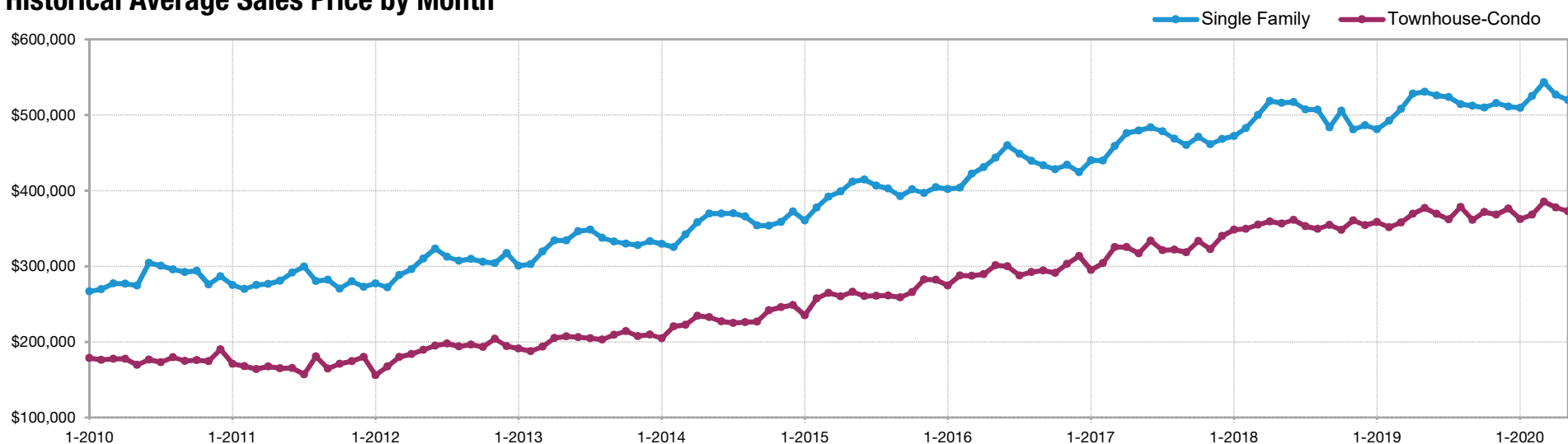


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2019	\$525,840	+1.7%	\$369,392	+2.2%
Jul-2019	\$523,781	+3.3%	\$361,835	+2.6%
Aug-2019	\$514,442	+1.4%	\$378,341	+8.3%
Sep-2019	\$512,343	+5.9%	\$361,290	+1.9%
Oct-2019	\$509,787	+0.8%	\$371,706	+6.8%
Nov-2019	\$515,561	+7.3%	\$368,109	+2.0%
Dec-2019	\$511,070	+5.0%	\$376,235	+6.2%
Jan-2020	\$509,303	+5.9%	\$362,396	+1.1%
Feb-2020	\$525,155	+6.7%	\$368,217	+4.8%
Mar-2020	\$543,240	+6.9%	\$385,305	+7.6%
Apr-2020	\$526,854	-0.2%	\$377,641	+2.3%
<b>May-2020</b>	<b>\$519,715</b>	<b>-2.1%</b>	<b>\$372,958</b>	<b>-1.1%</b>

## Historical Average Sales Price by Month



# Percent of List Price Received

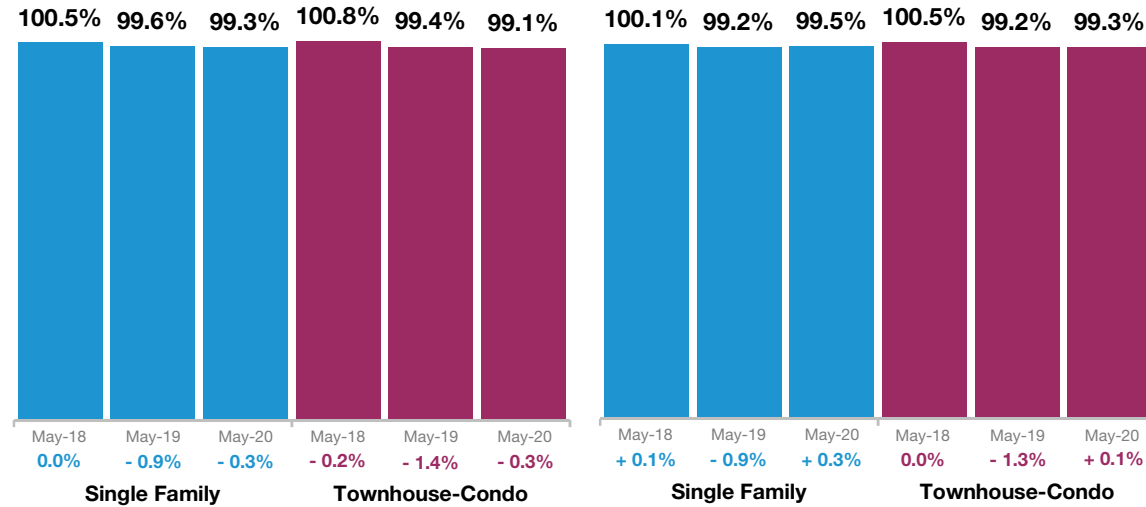
Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



**DENVER METRO**  
ASSOCIATION OF REALTORS®

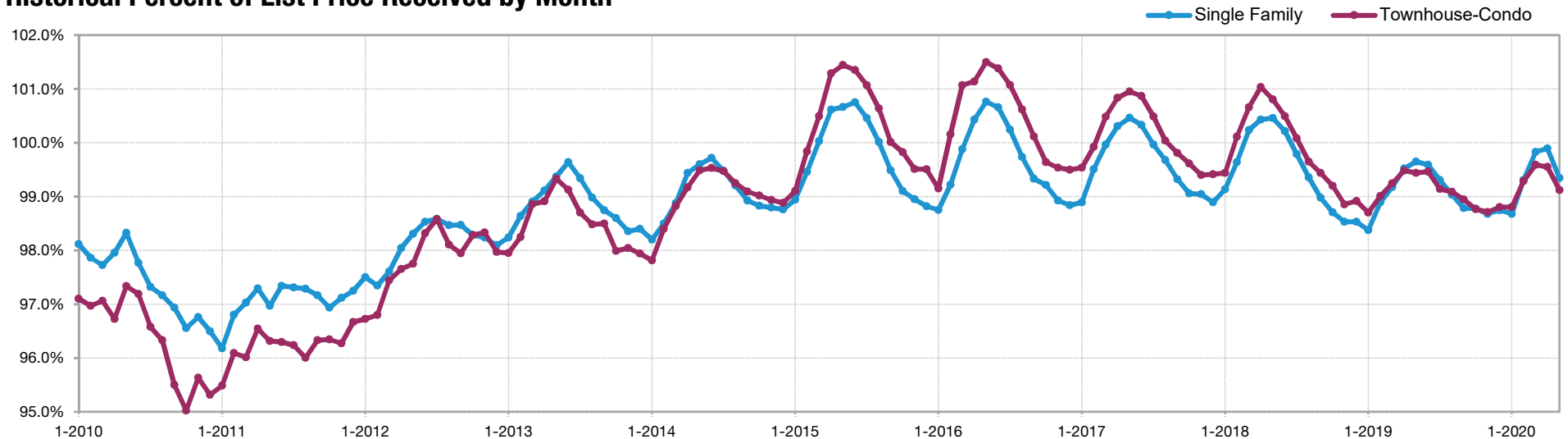
## May

## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2019	99.6%	-0.6%	99.5%	-1.0%
Jul-2019	99.3%	-0.5%	99.1%	-1.0%
Aug-2019	99.0%	-0.4%	99.1%	-0.5%
Sep-2019	98.8%	-0.2%	98.9%	-0.5%
Oct-2019	98.8%	+0.1%	98.8%	-0.4%
Nov-2019	98.7%	+0.2%	98.7%	-0.2%
Dec-2019	98.7%	+0.2%	98.8%	-0.1%
Jan-2020	98.7%	+0.3%	98.8%	+0.1%
Feb-2020	99.3%	+0.4%	99.3%	+0.3%
Mar-2020	99.8%	+0.6%	99.6%	+0.4%
Apr-2020	99.9%	+0.4%	99.6%	+0.1%
<b>May-2020</b>	<b>99.3%</b>	<b>-0.3%</b>	<b>99.1%</b>	<b>-0.3%</b>

## Historical Percent of List Price Received by Month



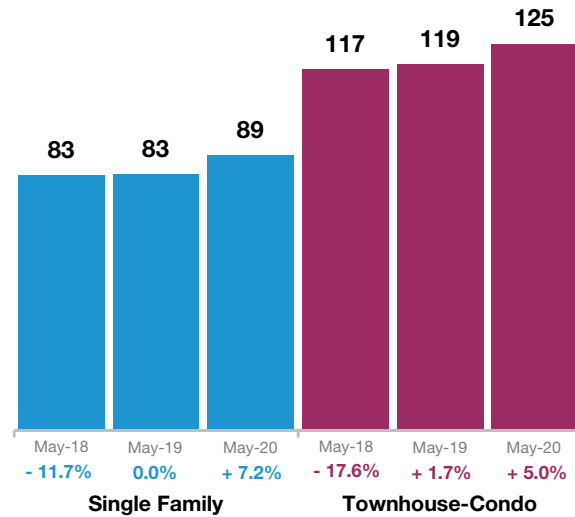
# Housing Affordability Index

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.

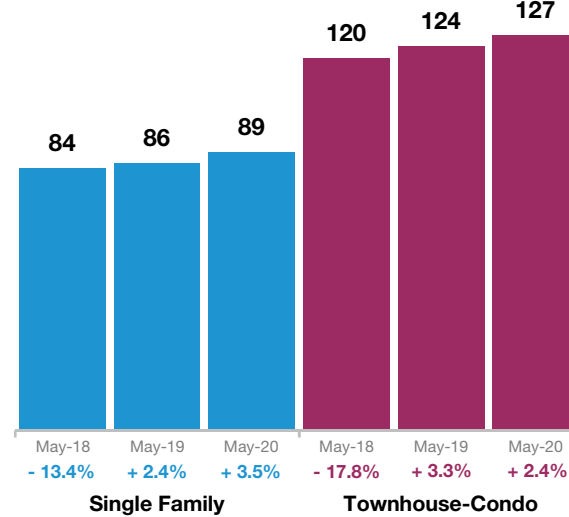


**DENVER METRO**  
ASSOCIATION OF REALTORS®

## May

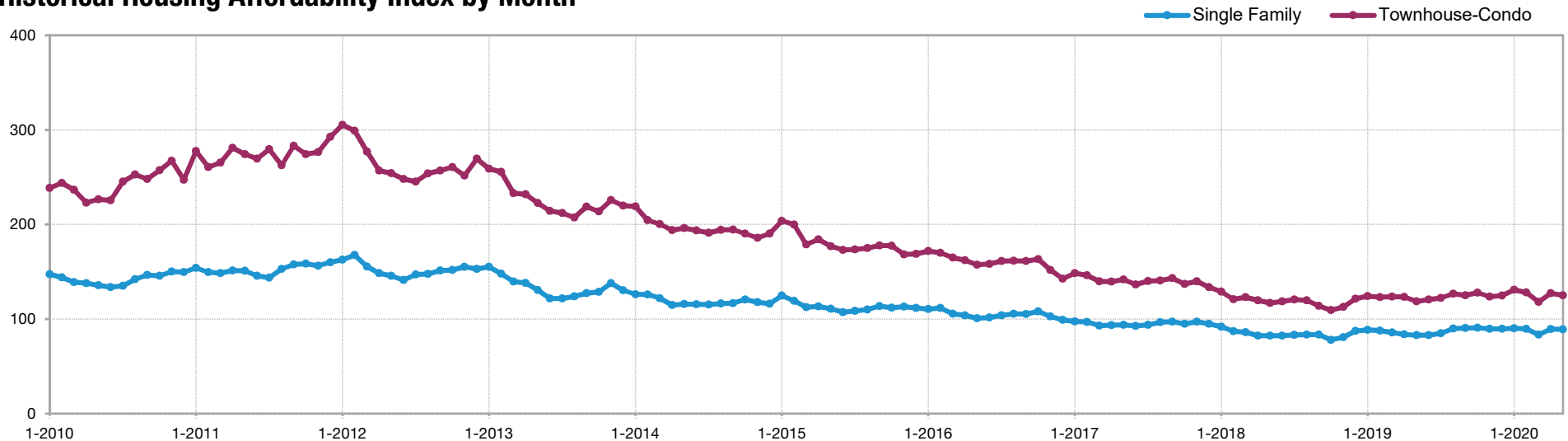


## Year to Date



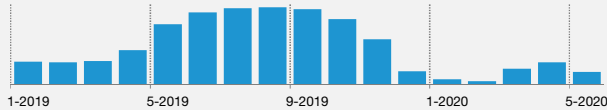
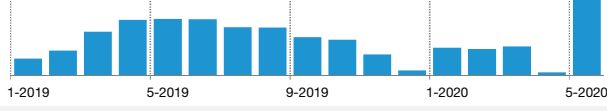
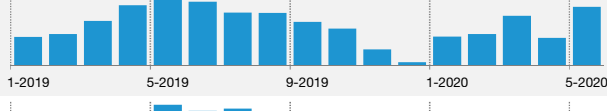
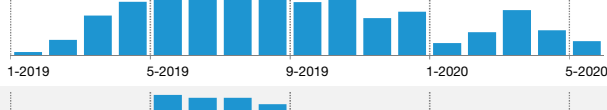
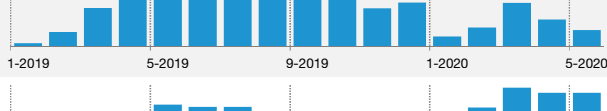
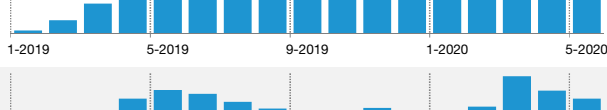
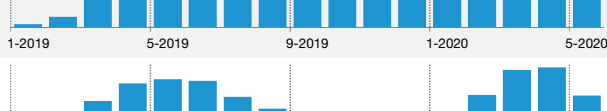
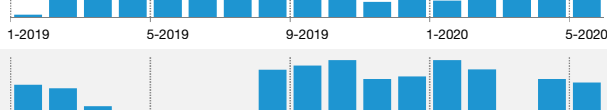
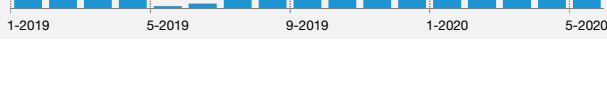
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2019	83	+1.2%	121	+1.7%
Jul-2019	85	+2.4%	122	+0.8%
Aug-2019	90	+7.1%	127	+5.8%
Sep-2019	91	+8.3%	125	+9.6%
Oct-2019	91	+16.7%	128	+17.4%
Nov-2019	90	+11.1%	124	+9.7%
Dec-2019	90	+3.4%	125	+3.3%
Jan-2020	90	+1.1%	131	+5.6%
Feb-2020	90	+2.3%	128	+4.1%
Mar-2020	83	-3.5%	118	-4.8%
Apr-2020	89	+6.0%	127	+3.3%
<b>May-2020</b>	<b>89</b>	<b>+7.2%</b>	<b>125</b>	<b>+5.0%</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	5-2019	5-2020	Percent Change	YTD 2019	YTD 2020	Percent Change
Active Listings		14,437	10,040	- 30.5%	--	--	--
Under Contract		7,306	8,596	+ 17.7%	31,216	29,045	- 7.0%
New Listings		10,747	8,997	- 16.3%	39,546	34,981	- 11.5%
Sold Listings		7,465	4,227	- 43.4%	27,239	23,665	- 13.1%
Days on Market		28	27	- 3.6%	35	35	0.0%
Median Sales Price		\$421,500	\$430,000	+ 2.0%	\$405,000	\$425,000	+ 4.9%
Average Sales Price		\$489,930	\$484,005	- 1.2%	\$472,549	\$484,988	+ 2.6%
Pct. of List Price Received		99.6%	99.3%	- 0.3%	99.2%	99.4%	+ 0.2%
Affordability Index		89	95	+ 6.7%	92	96	+ 4.3%

# Sold Listings

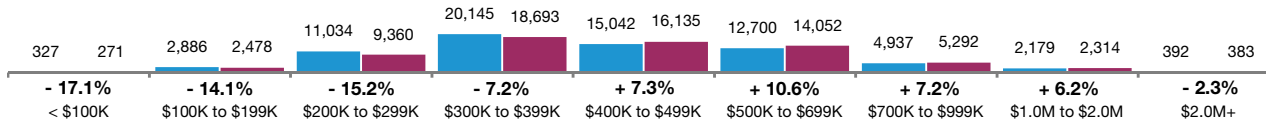
Actual sales that have closed in a given month.



**DENVER METRO**  
ASSOCIATION OF REALTORS®

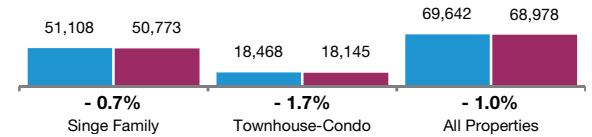
## By Price Range – All Properties – Rolling 12 Months

■ 5-2019 ■ 5-2020



## By Property Type

■ 5-2019 ■ 5-2020



### Rolling 12 Months

By Price Range	Single Family			Condo		
	5-2019	5-2020	Change	5-2019	5-2020	Change
\$99,999 and Below	226	204	-9.7%	64	37	-42.2%
\$100,000 to \$199,999	720	603	-16.3%	2,154	1,863	-13.5%
\$200,000 to \$299,999	4,182	3,204	-23.4%	6,846	6,151	-10.2%
\$300,000 to \$399,999	15,625	13,827	-11.5%	4,511	4,855	+7.6%
\$400,000 to \$499,999	12,860	13,906	+8.1%	2,180	2,227	+2.2%
\$500,000 to \$699,999	11,049	12,159	+10.0%	1,651	1,893	+14.7%
\$700,000 to \$999,999	4,152	4,504	+8.5%	785	788	+0.4%
\$1,000,000 to \$1,999,999	1,936	2,014	+4.0%	243	300	+23.5%
\$2,000,000 and Above	358	352	-1.7%	34	31	-8.8%
<b>All Price Ranges</b>	<b>51,108</b>	<b>50,773</b>	<b>-0.7%</b>	<b>18,468</b>	<b>18,145</b>	<b>-1.7%</b>

### Compared to Prior Month

	Single Family			Condo		
	4-2020	5-2020	Change	4-2020	5-2020	Change
\$99,999 and Below	16	13	-18.8%	5	4	-20.0%
\$100,000 to \$199,999	37	35	-5.4%	99	81	-18.2%
\$200,000 to \$299,999	175	178	+1.7%	379	313	-17.4%
\$300,000 to \$399,999	830	760	-8.4%	353	324	-8.2%
\$400,000 to \$499,999	1,068	985	-7.8%	146	140	-4.1%
\$500,000 to \$699,999	952	817	-14.2%	132	100	-24.2%
\$700,000 to \$999,999	365	280	-23.3%	57	48	-15.8%
\$1,000,000 to \$1,999,999	144	114	-20.8%	18	13	-27.8%
\$2,000,000 and Above	15	20	+33.3%	2	0	-100.0%
<b>All Price Ranges</b>	<b>3,602</b>	<b>3,202</b>	<b>-11.1%</b>	<b>1,191</b>	<b>1,023</b>	<b>-14.1%</b>

### Year to Date

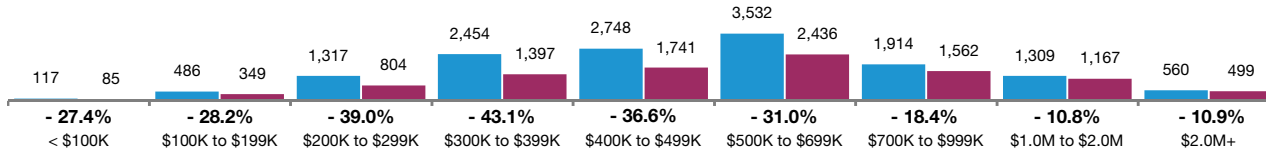
	Single Family			Condo		
	5-2019	5-2020	Change	5-2019	5-2020	Change
\$99,999 and Below	92	69	-25.0%	19	12	-36.8%
\$100,000 to \$199,999	247	202	-18.2%	843	627	-25.6%
\$200,000 to \$299,999	1,447	982	-32.1%	2,683	2,066	-23.0%
\$300,000 to \$399,999	5,896	4,201	-28.7%	1,791	1,775	-0.9%
\$400,000 to \$499,999	5,190	4,975	-4.1%	861	811	-5.8%
\$500,000 to \$699,999	4,480	4,475	-0.1%	663	666	+0.5%
\$700,000 to \$999,999	1,599	1,573	-1.6%	327	297	-9.2%
\$1,000,000 to \$1,999,999	793	693	-12.6%	113	100	-11.5%
\$2,000,000 and Above	152	114	-25.0%	14	8	-42.9%
<b>All Price Ranges</b>	<b>19,896</b>	<b>17,284</b>	<b>-13.1%</b>	<b>7,314</b>	<b>6,362</b>	<b>-13.0%</b>

# Inventory of Active Listings

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

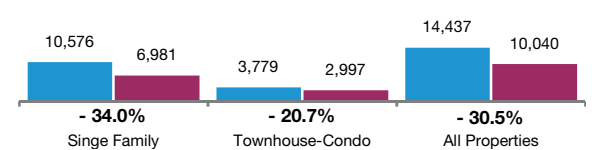
## By Price Range – All Properties

■ 5-2019 ■ 5-2020



## By Property Type

■ 5-2019 ■ 5-2020



### Year over Year

By Price Range	Single Family			Condo		
	5-2019	5-2020	Change	5-2019	5-2020	Change
\$99,999 and Below	71	56	-21.1%	8	7	-12.5%
\$100,000 to \$199,999	191	131	-31.4%	274	194	-29.2%
\$200,000 to \$299,999	467	231	-50.5%	836	567	-32.2%
\$300,000 to \$399,999	1,609	714	-55.6%	840	677	-19.4%
\$400,000 to \$499,999	2,113	1,244	-41.1%	634	495	-21.9%
\$500,000 to \$699,999	2,907	1,900	-34.6%	623	534	-14.3%
\$700,000 to \$999,999	1,560	1,251	-19.8%	354	311	-12.1%
\$1,000,000 to \$1,999,999	1,139	1,000	-12.2%	170	167	-1.8%
\$2,000,000 and Above	519	454	-12.5%	40	45	+12.5%
<b>All Price Ranges</b>	<b>10,576</b>	<b>6,981</b>	<b>-34.0%</b>	<b>3,779</b>	<b>2,997</b>	<b>-20.7%</b>

### Compared to Prior Month

	Single Family			Condo		
	4-2020	5-2020	Change	4-2020	5-2020	Change
\$99,999 and Below	64	56	-12.5%	6	7	+16.7%
\$100,000 to \$199,999	153	131	-14.4%	216	194	-10.2%
\$200,000 to \$299,999	315	231	-26.7%	672	567	-15.6%
\$300,000 to \$399,999	1,011	714	-29.4%	717	677	-5.6%
\$400,000 to \$499,999	1,498	1,244	-17.0%	504	495	-1.8%
\$500,000 to \$699,999	2,047	1,900	-7.2%	544	534	-1.8%
\$700,000 to \$999,999	1,248	1,251	+0.2%	319	311	-2.5%
\$1,000,000 to \$1,999,999	917	1,000	+9.1%	149	167	+12.1%
\$2,000,000 and Above	416	454	+9.1%	40	45	+12.5%
<b>All Price Ranges</b>	<b>7,669</b>	<b>6,981</b>	<b>-9.0%</b>	<b>3,167</b>	<b>2,997</b>	<b>-5.4%</b>

### Year to Date

	Single Family			Condo		
	5-2019	5-2020	Change	5-2019	5-2020	Change
\$99,999 and Below	92	69	-25.0%	19	12	-36.8%
\$100,000 to \$199,999	247	202	-18.2%	843	627	-25.6%
\$200,000 to \$299,999	1,447	982	-32.1%	2,683	2,066	-23.0%
\$300,000 to \$399,999	5,896	4,201	-28.7%	1,791	1,775	-0.9%
\$400,000 to \$499,999	5,190	4,975	-4.1%	861	811	-5.8%
\$500,000 to \$699,999	4,480	4,475	-0.1%	663	666	+0.5%
\$700,000 to \$999,999	1,599	1,573	-1.6%	327	297	-9.2%
\$1,000,000 to \$1,999,999	793	693	-12.6%	113	100	-11.5%
\$2,000,000 and Above	152	114	-25.0%	14	8	-42.9%
<b>All Price Ranges</b>	<b>19,896</b>	<b>17,284</b>	<b>-13.1%</b>	<b>7,314</b>	<b>6,362</b>	<b>-13.0%</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®



**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.