

# Monthly Indicators



## July 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 2.0 percent for single family homes and 0.6 percent for townhouse-condo properties. Under Contracts decreased 0.3 percent for single family homes and 12.3 percent for townhouse-condo properties.

The Median Sales Price was up 1.4 percent to \$635,500 for single family homes but decreased 3.0 percent to \$380,750 for townhouse-condo properties. Days on Market decreased 4.9 percent for single family homes but increased 14.5 percent for townhouse-condo properties.

Nationally, the median existing-home price hit a new record of \$440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

## Activity Snapshot

|                                                         |                                                       |                                                            |
|---------------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------|
| - 16.9%                                                 | - 2.0%                                                | + 2.6%                                                     |
| One-Year Change in<br>Active Listings<br>All Properties | One-Year Change in<br>Sold Listings<br>All Properties | One-Year Change in<br>Median Sales Price<br>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.

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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 | 7-2025    | 7-2026    | Percent Change | YTD 2025  | YTD 2026  | Percent Change |
|-----------------------------|----------------------|-----------|-----------|----------------|-----------|-----------|----------------|
| Active Listings             |                      | 15,825    | 12,732    | - 19.5%        | --        | --        | --             |
| Under Contract              |                      | 3,497     | 3,485     | - 0.3%         | 25,406    | 25,694    | + 1.1%         |
| New Listings                |                      | 5,281     | 5,178     | - 2.0%         | 38,837    | 37,110    | - 4.4%         |
| Sold Listings               |                      | 3,719     | 3,704     | - 0.4%         | 24,029    | 24,089    | + 0.2%         |
| Days on Market              |                      | 41        | 39        | - 4.9%         | 45        | 48        | + 6.7%         |
| Median Sales Price          |                      | \$627,000 | \$635,500 | + 1.4%         | \$629,045 | \$626,500 | - 0.4%         |
| Average Sales Price         |                      | \$752,165 | \$771,013 | + 2.5%         | \$753,785 | \$757,195 | + 0.5%         |
| Pct. of List Price Received |                      | 98.7%     | 98.9%     | + 0.2%         | 99.0%     | 99.0%     | 0.0%           |
| Affordability Index         |                      | 70        | 69        | - 1.4%         | 70        | 70        | 0.0%           |

# 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 | 7-2025    | 7-2026    | Percent Change | YTD 2025  | YTD 2026  | Percent Change |
|-----------------------------|----------------------|-----------|-----------|----------------|-----------|-----------|----------------|
| Active Listings             |                      | 6,097     | 5,487     | - 10.0%        | --        | --        | --             |
| Under Contract              |                      | 1,003     | 880       | - 12.3%        | 6,875     | 6,444     | - 6.3%         |
| New Listings                |                      | 1,695     | 1,685     | - 0.6%         | 12,793    | 12,320    | - 3.7%         |
| Sold Listings               |                      | 1,005     | 924       | - 8.1%         | 6,516     | 6,029     | - 7.5%         |
| Days on Market              |                      | 55        | 63        | + 14.5%        | 55        | 63        | + 14.5%        |
| Median Sales Price          |                      | \$392,500 | \$380,750 | - 3.0%         | \$399,000 | \$391,500 | - 1.9%         |
| Average Sales Price         |                      | \$453,210 | \$448,708 | - 1.0%         | \$455,942 | \$453,212 | - 0.6%         |
| Pct. of List Price Received |                      | 98.3%     | 98.5%     | + 0.2%         | 98.6%     | 98.4%     | - 0.2%         |
| Affordability Index         |                      | 114       | 119       | + 4.4%         | 112       | 115       | + 2.7%         |

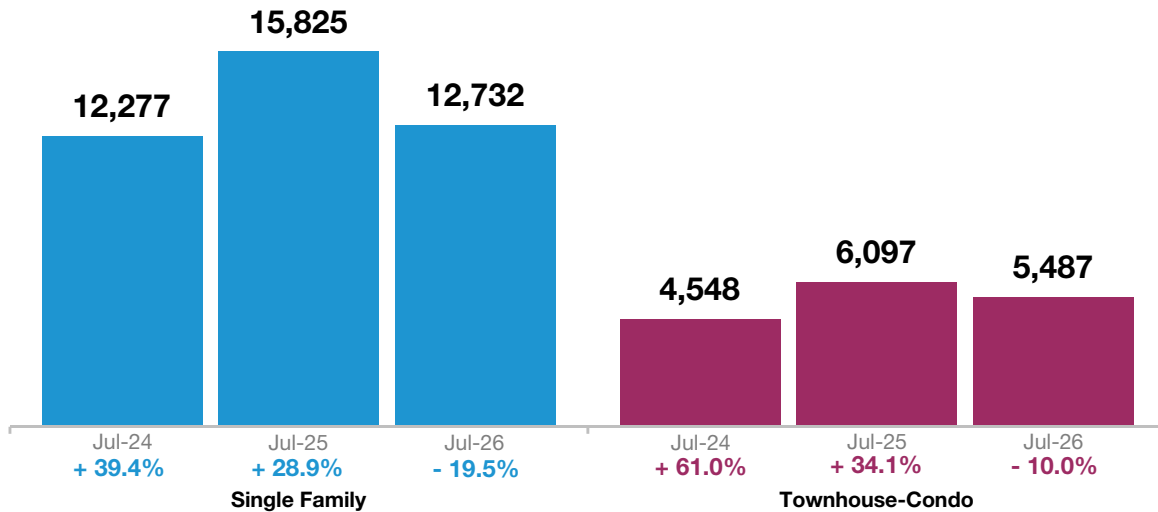
# Inventory of Active Listings

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



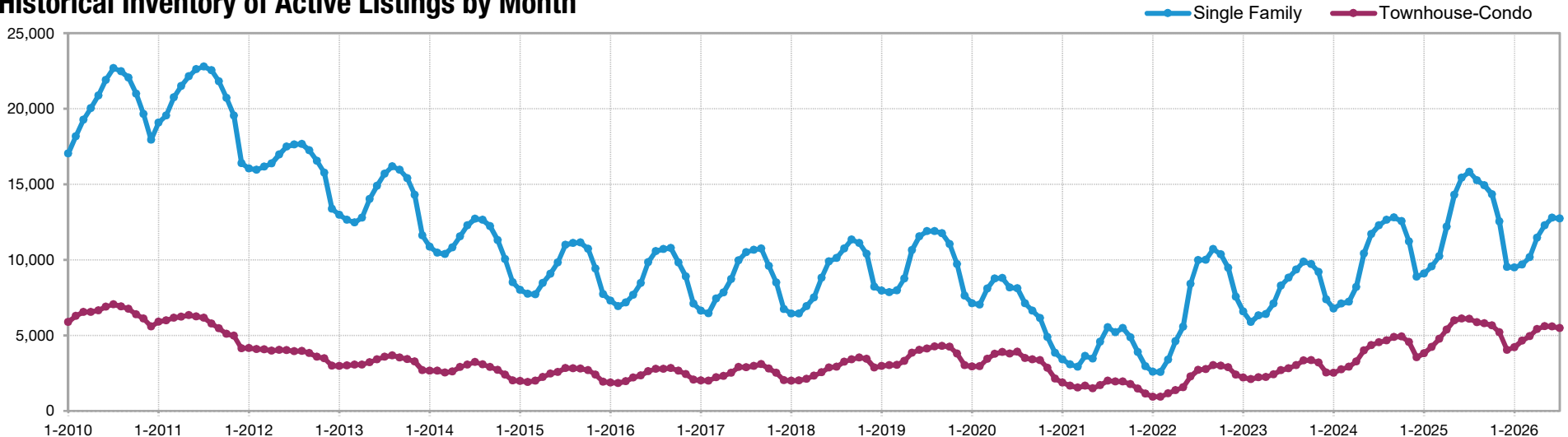
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July



| Inventory of Active Listings | Single Family | Percent Change from Previous Year | Townhouse-Condo | Percent Change from Previous Year |
|------------------------------|---------------|-----------------------------------|-----------------|-----------------------------------|
| Aug-2025                     | 15,262        | +20.8%                            | 5,861           | +25.7%                            |
| Sep-2025                     | 14,926        | +16.6%                            | 5,792           | +18.5%                            |
| Oct-2025                     | 14,340        | +14.1%                            | 5,653           | +14.6%                            |
| Nov-2025                     | 12,542        | +11.9%                            | 5,203           | +14.1%                            |
| Dec-2025                     | 9,526         | +7.3%                             | 4,043           | +13.7%                            |
| Jan-2026                     | 9,491         | +4.3%                             | 4,220           | +10.4%                            |
| Feb-2026                     | 9,689         | +1.3%                             | 4,643           | +9.8%                             |
| Mar-2026                     | 10,178        | -0.7%                             | 4,947           | +3.8%                             |
| Apr-2026                     | 11,466        | -5.9%                             | 5,415           | +0.7%                             |
| May-2026                     | 12,287        | -14.1%                            | 5,615           | -6.3%                             |
| Jun-2026                     | 12,780        | -17.2%                            | 5,594           | -8.5%                             |
| Jul-2026                     | 12,732        | -19.5%                            | 5,487           | -10.0%                            |

## Historical Inventory of Active Listings by Month



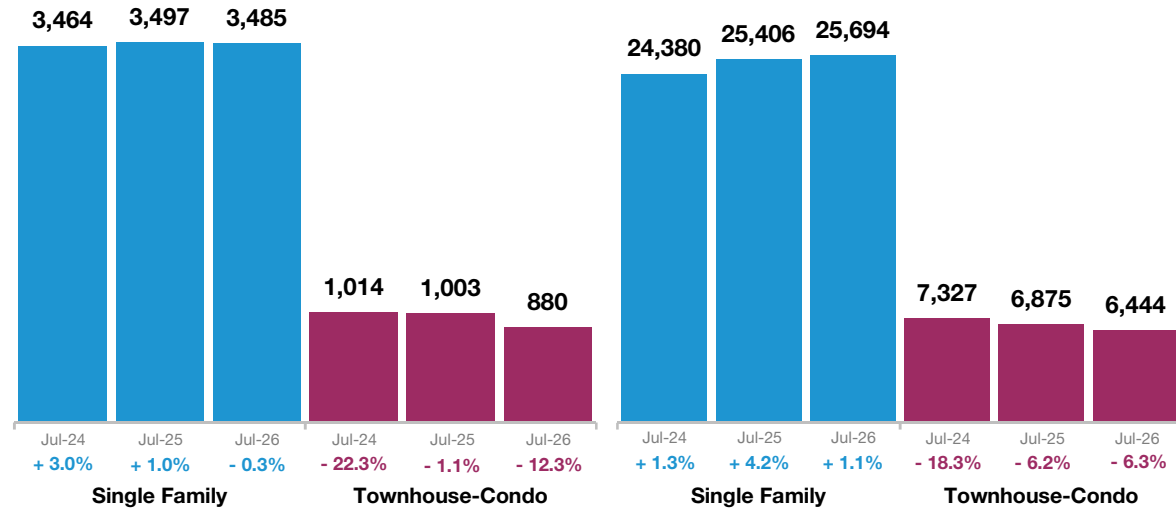
# Under Contract

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

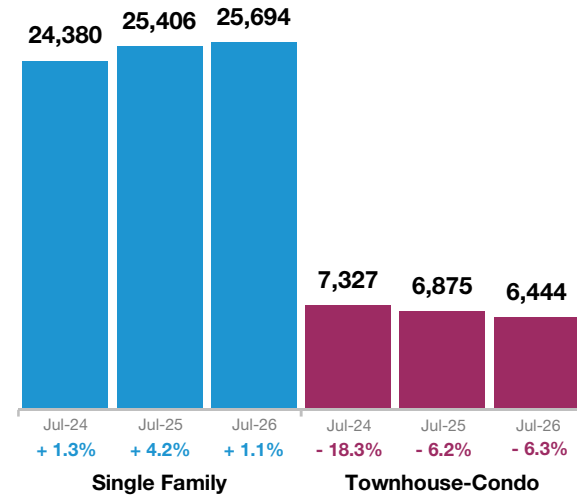


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## July

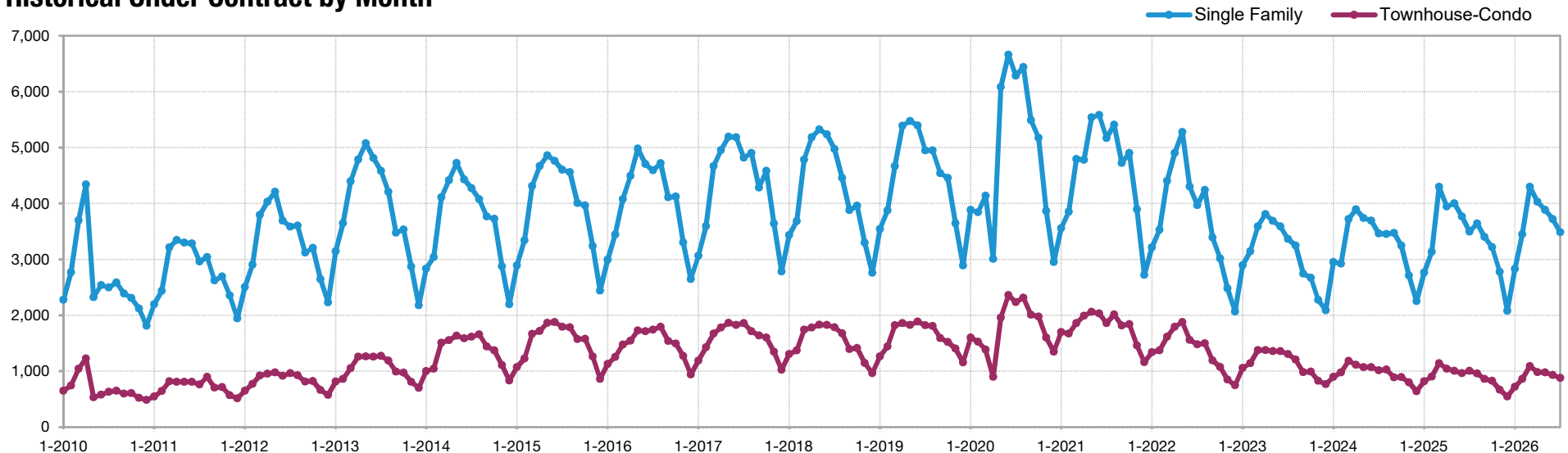


## Year to Date



| Under Contract  | Single Family | Percent Change from Previous Year | Townhouse-Condo | Percent Change from Previous Year |
|-----------------|---------------|-----------------------------------|-----------------|-----------------------------------|
| Aug-2025        | 3,638         | +5.3%                             | 960             | -6.8%                             |
| Sep-2025        | 3,399         | -2.0%                             | 858             | -3.5%                             |
| Oct-2025        | 3,217         | -1.0%                             | 829             | -7.1%                             |
| Nov-2025        | 2,777         | +2.4%                             | 668             | -16.2%                            |
| Dec-2025        | 2,081         | -7.6%                             | 544             | -15.0%                            |
| Jan-2026        | 2,831         | +2.4%                             | 719             | -11.9%                            |
| Feb-2026        | 3,450         | +10.0%                            | 861             | -4.4%                             |
| Mar-2026        | 4,297         | 0.0%                              | 1,091           | -4.5%                             |
| Apr-2026        | 4,027         | +2.0%                             | 984             | -5.8%                             |
| May-2026        | 3,882         | -3.0%                             | 978             | -2.8%                             |
| Jun-2026        | 3,722         | -1.1%                             | 931             | -3.1%                             |
| <b>Jul-2026</b> | <b>3,485</b>  | <b>-0.3%</b>                      | <b>880</b>      | <b>-12.3%</b>                     |

## Historical Under Contract by Month



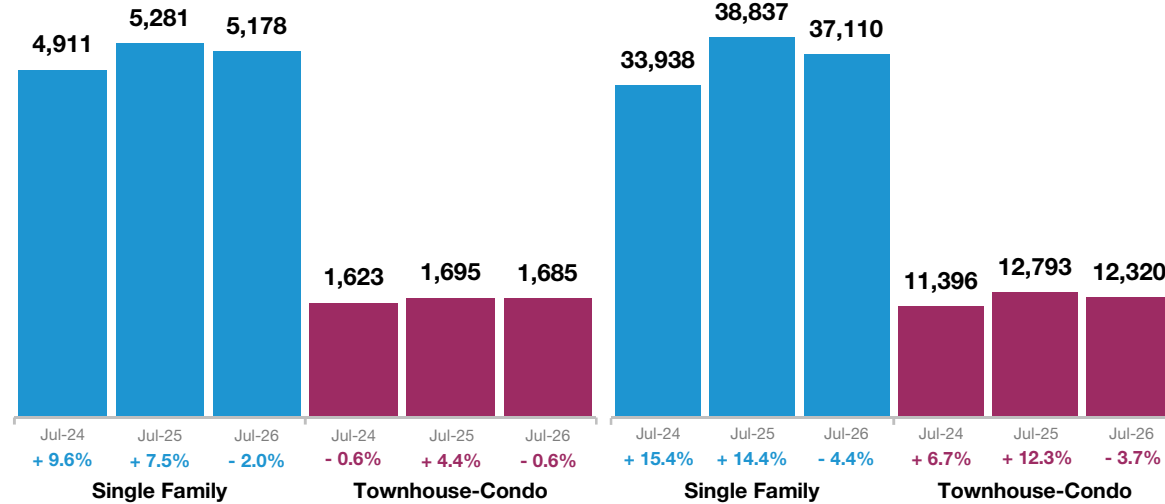
# New Listings

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

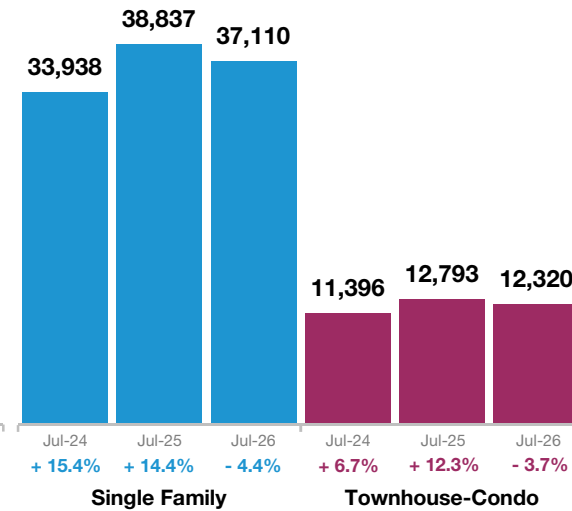


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## July

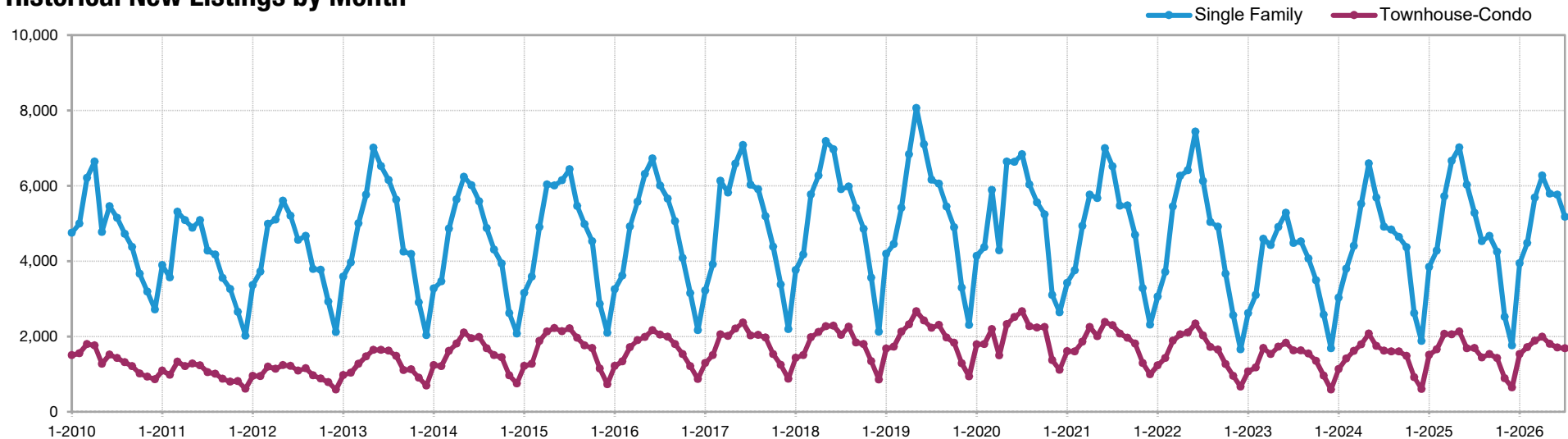


## Year to Date



| New Listings    | Single Family | Percent Change from Previous Year | Townhouse-Condo | Percent Change from Previous Year |
|-----------------|---------------|-----------------------------------|-----------------|-----------------------------------|
| Aug-2025        | 4,530         | -6.3%                             | 1,441           | -10.0%                            |
| Sep-2025        | 4,665         | +0.5%                             | 1,534           | -4.3%                             |
| Oct-2025        | 4,250         | -2.7%                             | 1,427           | -3.6%                             |
| Nov-2025        | 2,520         | -3.8%                             | 894             | -2.8%                             |
| Dec-2025        | 1,760         | -6.4%                             | 646             | +6.4%                             |
| Jan-2026        | 3,943         | +2.5%                             | 1,530           | +1.5%                             |
| Feb-2026        | 4,478         | +4.7%                             | 1,713           | +3.3%                             |
| Mar-2026        | 5,683         | -0.7%                             | 1,887           | -8.7%                             |
| Apr-2026        | 6,273         | -5.9%                             | 1,992           | -3.0%                             |
| May-2026        | 5,791         | -17.5%                            | 1,805           | -15.3%                            |
| Jun-2026        | 5,764         | -4.3%                             | 1,708           | +1.5%                             |
| <b>Jul-2026</b> | <b>5,178</b>  | <b>-2.0%</b>                      | <b>1,685</b>    | <b>-0.6%</b>                      |

## Historical New Listings by Month



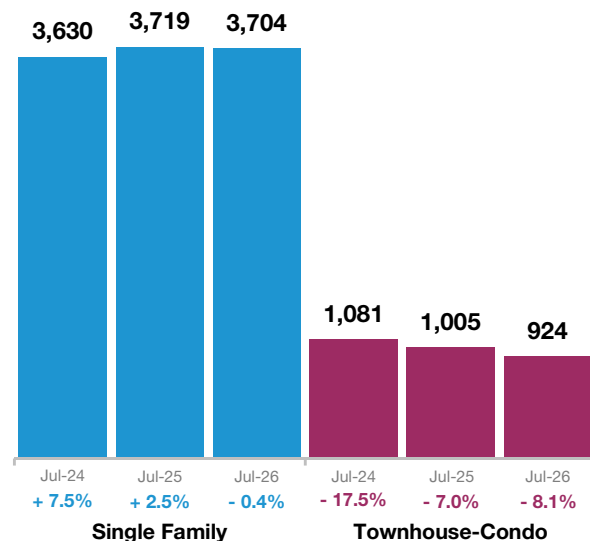
# Sold Listings

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

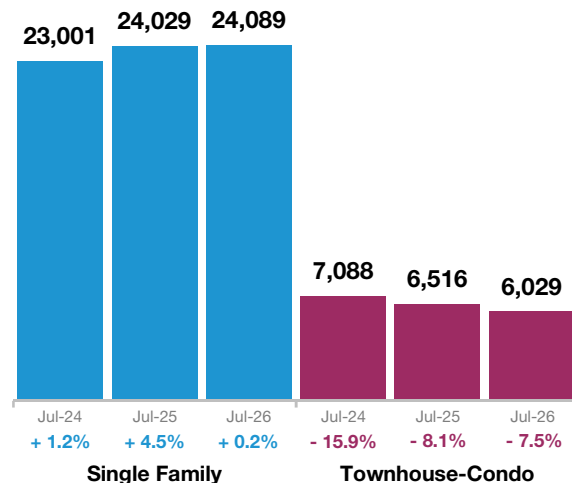


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## July

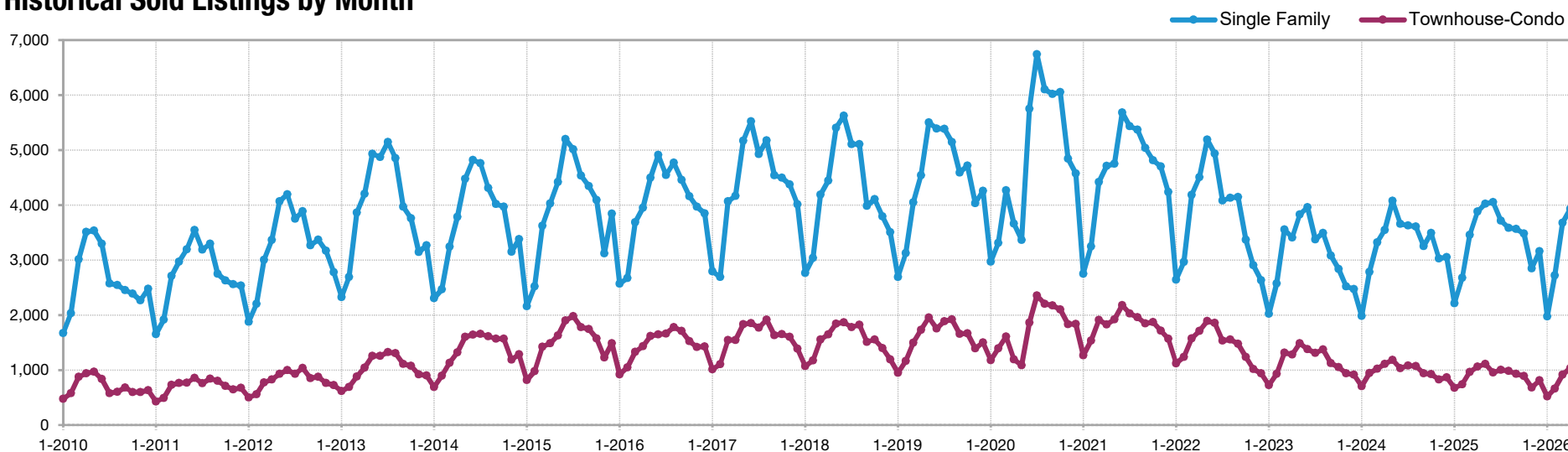


## Year to Date



| Sold Listings   | Single Family | Percent Change from Previous Year | Townhouse-Condo | Percent Change from Previous Year |
|-----------------|---------------|-----------------------------------|-----------------|-----------------------------------|
| Aug-2025        | 3,585         | -0.6%                             | 984             | -8.3%                             |
| Sep-2025        | 3,567         | +9.7%                             | 933             | -1.1%                             |
| Oct-2025        | 3,484         | -0.3%                             | 891             | -4.0%                             |
| Nov-2025        | 2,846         | -6.1%                             | 682             | -17.6%                            |
| Dec-2025        | 3,160         | +3.4%                             | 814             | -6.3%                             |
| Jan-2026        | 1,977         | -10.8%                            | 521             | -22.8%                            |
| Feb-2026        | 2,722         | +1.7%                             | 665             | -10.3%                            |
| Mar-2026        | 3,677         | +6.4%                             | 914             | -5.2%                             |
| Apr-2026        | 3,930         | +1.2%                             | 1,033           | -2.8%                             |
| May-2026        | 4,051         | +0.6%                             | 990             | -10.9%                            |
| Jun-2026        | 4,028         | -0.6%                             | 982             | +2.6%                             |
| <b>Jul-2026</b> | <b>3,704</b>  | <b>-0.4%</b>                      | <b>924</b>      | <b>-8.1%</b>                      |

## Historical Sold Listings by Month



# Days on Market Until Sale

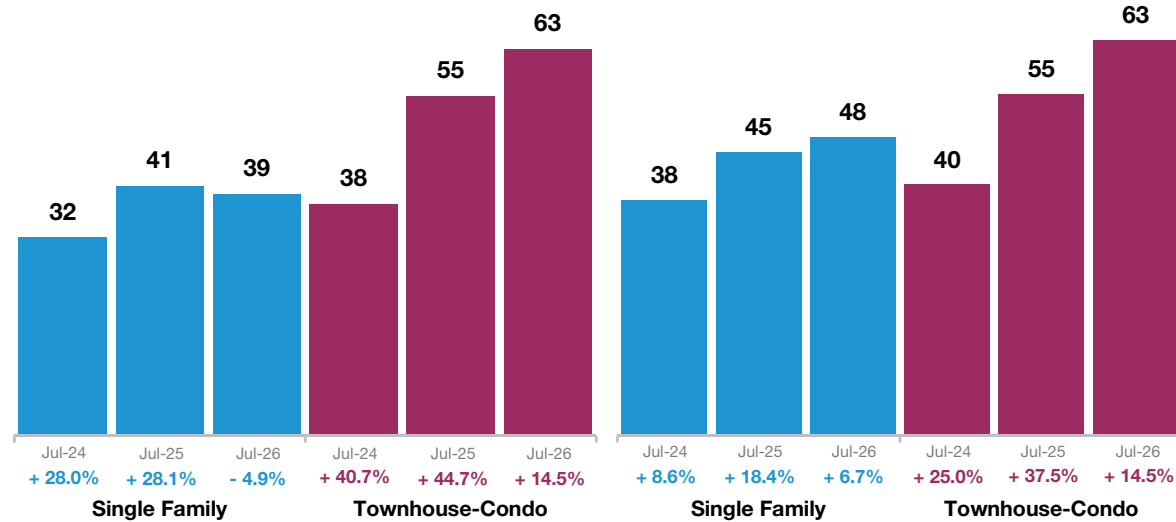
Average number of days between when a property is listed and when an offer is accepted in a given month.



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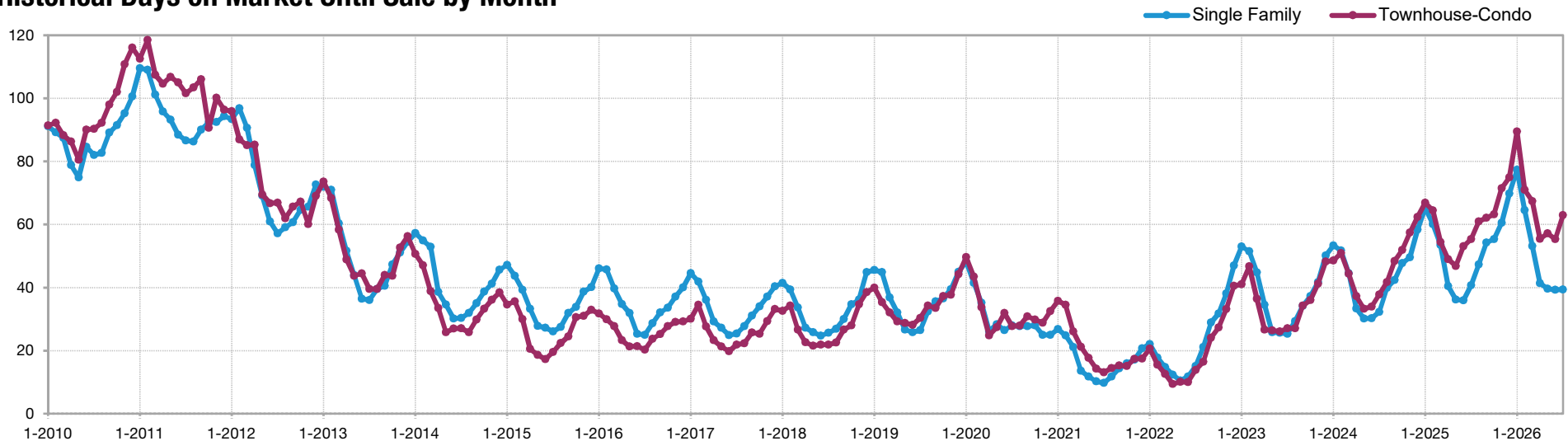
## July

## Year to Date



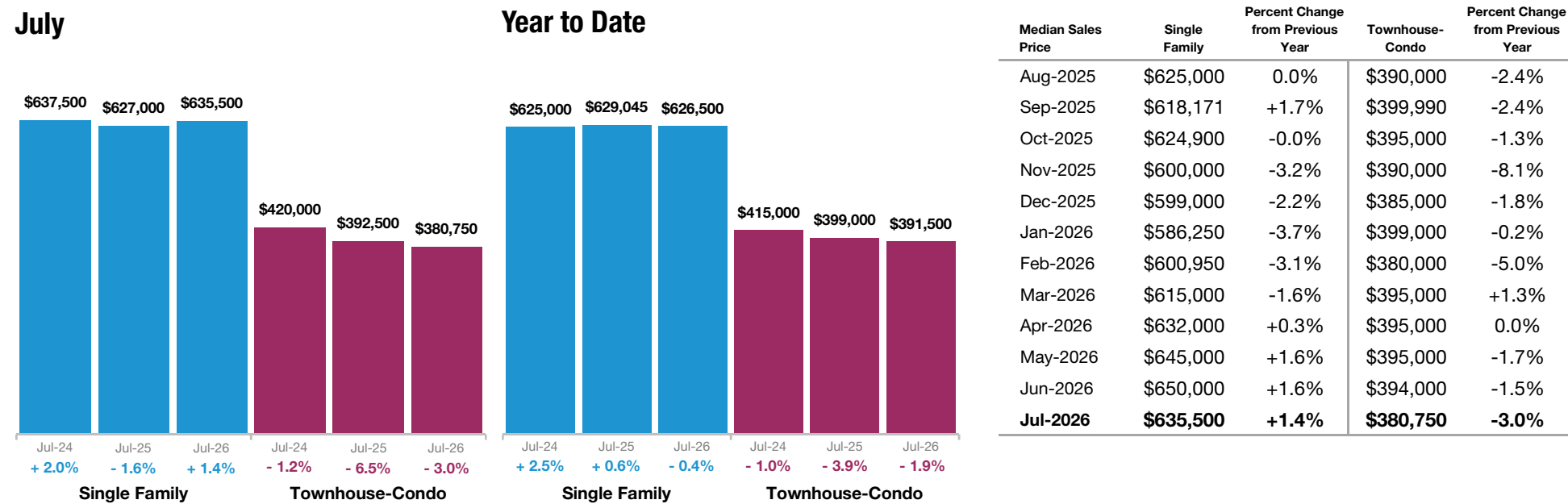
| Days on Market Until Sale | Single Family | Percent Change from Previous Year | Townhouse-Condo | Percent Change from Previous Year |
|---------------------------|---------------|-----------------------------------|-----------------|-----------------------------------|
| Aug-2025                  | 47            | +17.5%                            | 61              | +45.2%                            |
| Sep-2025                  | 54            | +28.6%                            | 62              | +29.2%                            |
| Oct-2025                  | 55            | +14.6%                            | 63              | +21.2%                            |
| Nov-2025                  | 61            | +22.0%                            | 72              | +26.3%                            |
| Dec-2025                  | 70            | +20.7%                            | 75              | +21.0%                            |
| Jan-2026                  | 77            | +18.5%                            | 89              | +32.8%                            |
| Feb-2026                  | 65            | +8.3%                             | 71              | +10.9%                            |
| Mar-2026                  | 53            | 0.0%                              | 67              | +24.1%                            |
| Apr-2026                  | 41            | +2.5%                             | 55              | +12.2%                            |
| May-2026                  | 40            | +11.1%                            | 57              | +21.3%                            |
| Jun-2026                  | 39            | +8.3%                             | 55              | +3.8%                             |
| <b>Jul-2026</b>           | <b>39</b>     | <b>-4.9%</b>                      | <b>63</b>       | <b>+14.5%</b>                     |

## Historical Days on Market Until Sale by Month

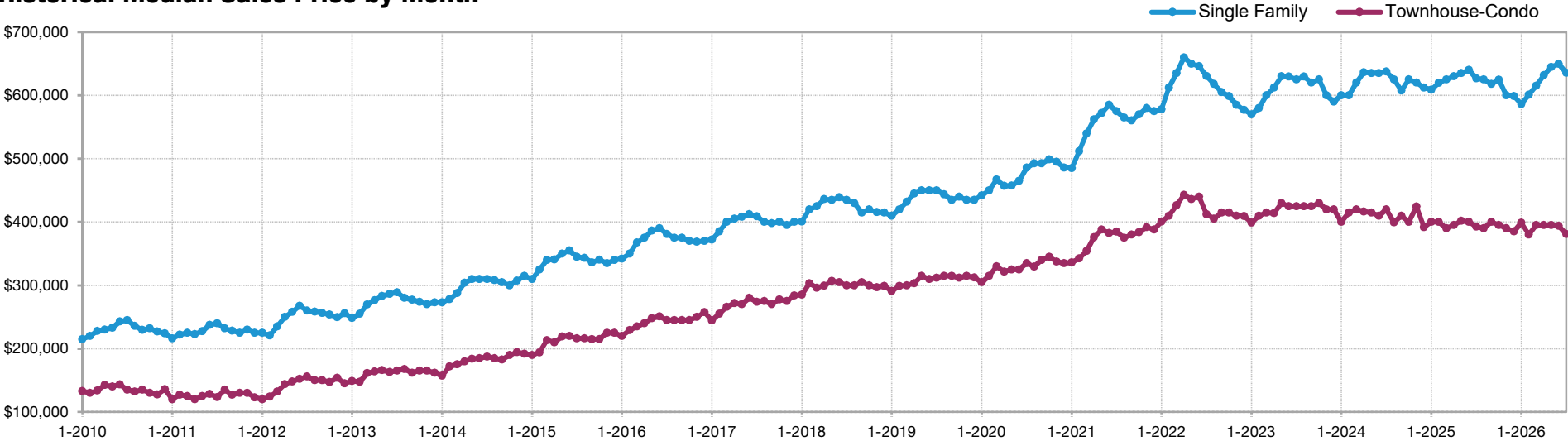


# Median Sales Price

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



## Historical Median Sales Price by Month



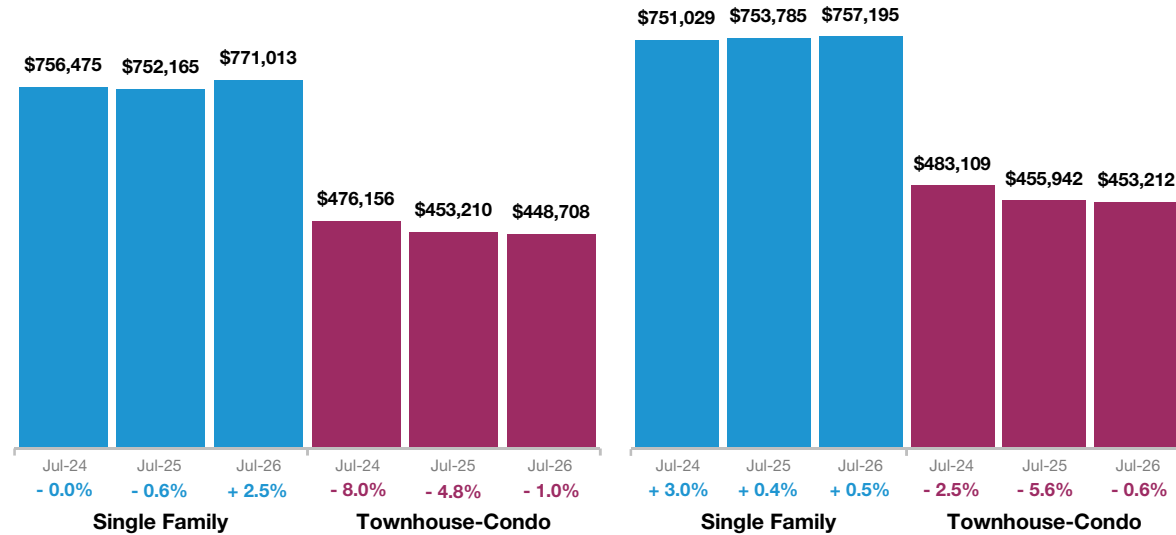
# Average Sales Price

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

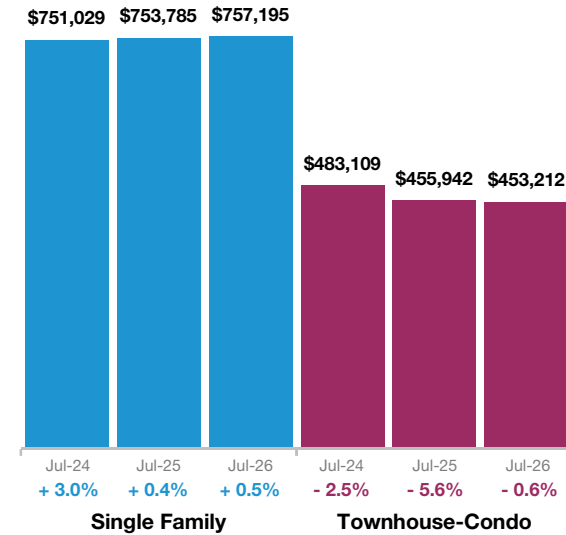


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## July

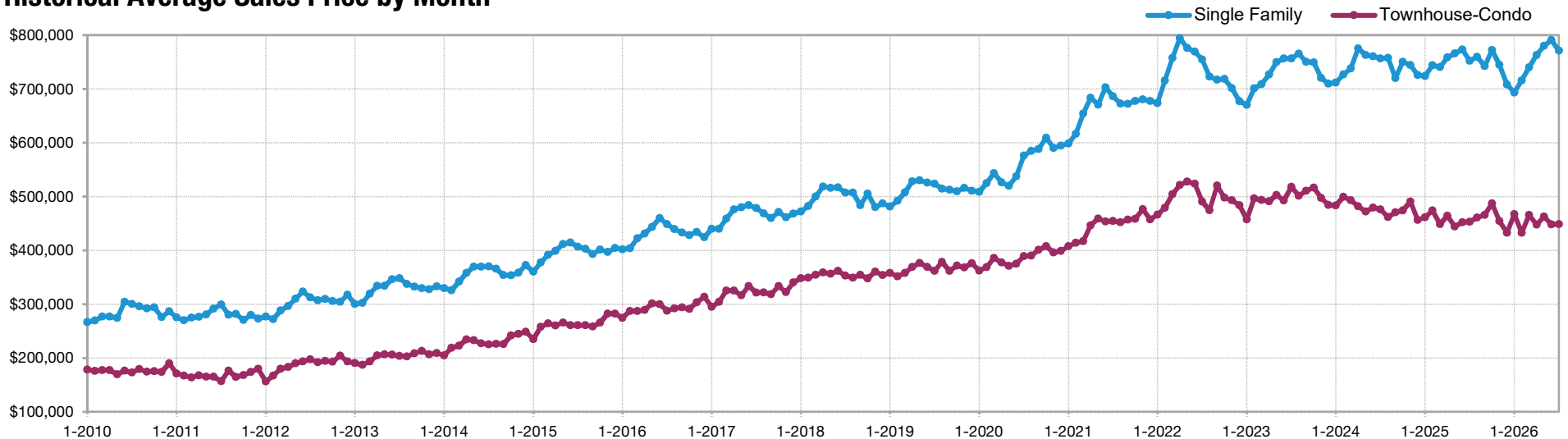


## Year to Date



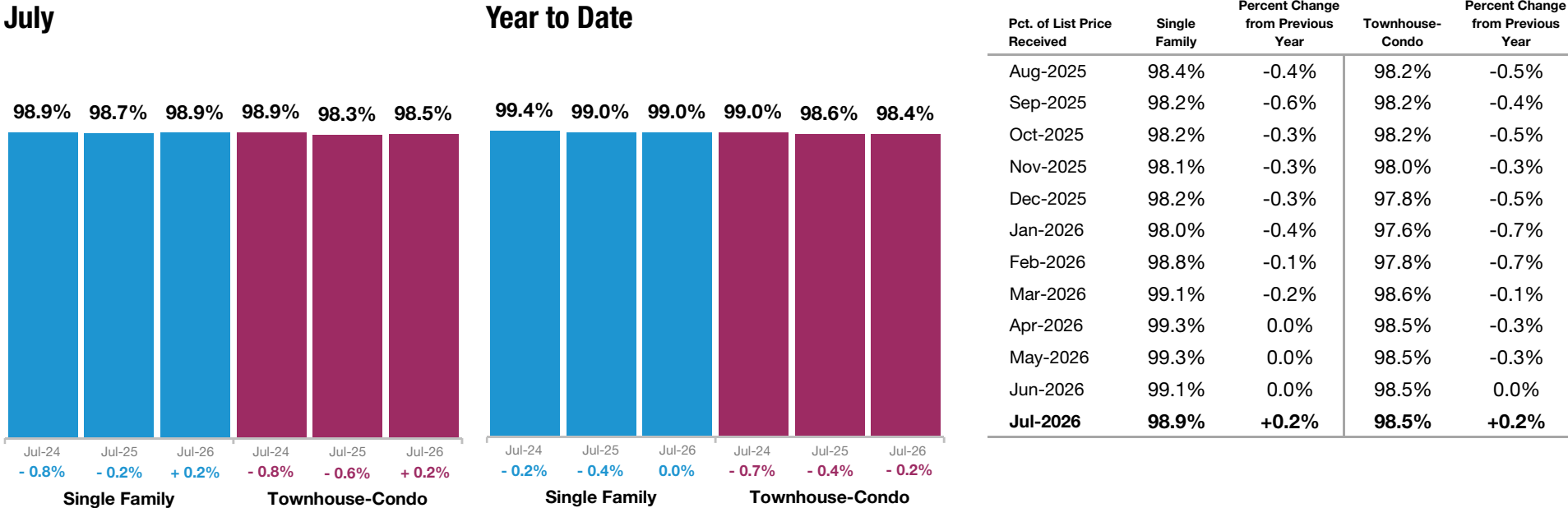
| Avg. Sales Price | Single Family    | Percent Change from Previous Year | Townhouse-Condo  | Percent Change from Previous Year |
|------------------|------------------|-----------------------------------|------------------|-----------------------------------|
| Aug-2025         | \$759,501        | +0.2%                             | \$461,149        | -0.2%                             |
| Sep-2025         | \$742,615        | +3.2%                             | \$465,828        | -1.0%                             |
| Oct-2025         | \$772,261        | +2.9%                             | \$487,446        | +2.8%                             |
| Nov-2025         | \$744,715        | +0.1%                             | \$454,732        | -7.4%                             |
| Dec-2025         | \$708,085        | -2.4%                             | \$432,701        | -5.2%                             |
| Jan-2026         | \$693,407        | -4.2%                             | \$467,075        | +1.2%                             |
| Feb-2026         | \$715,806        | -3.8%                             | \$432,470        | -8.8%                             |
| Mar-2026         | \$739,918        | -0.1%                             | \$465,632        | +3.8%                             |
| Apr-2026         | \$762,729        | +0.6%                             | \$447,906        | -3.5%                             |
| May-2026         | \$780,223        | +1.9%                             | \$462,893        | +4.2%                             |
| Jun-2026         | \$790,960        | +2.3%                             | \$448,388        | -0.9%                             |
| <b>Jul-2026</b>  | <b>\$771,013</b> | <b>+2.5%</b>                      | <b>\$448,708</b> | <b>-1.0%</b>                      |

## Historical Average Sales Price by Month

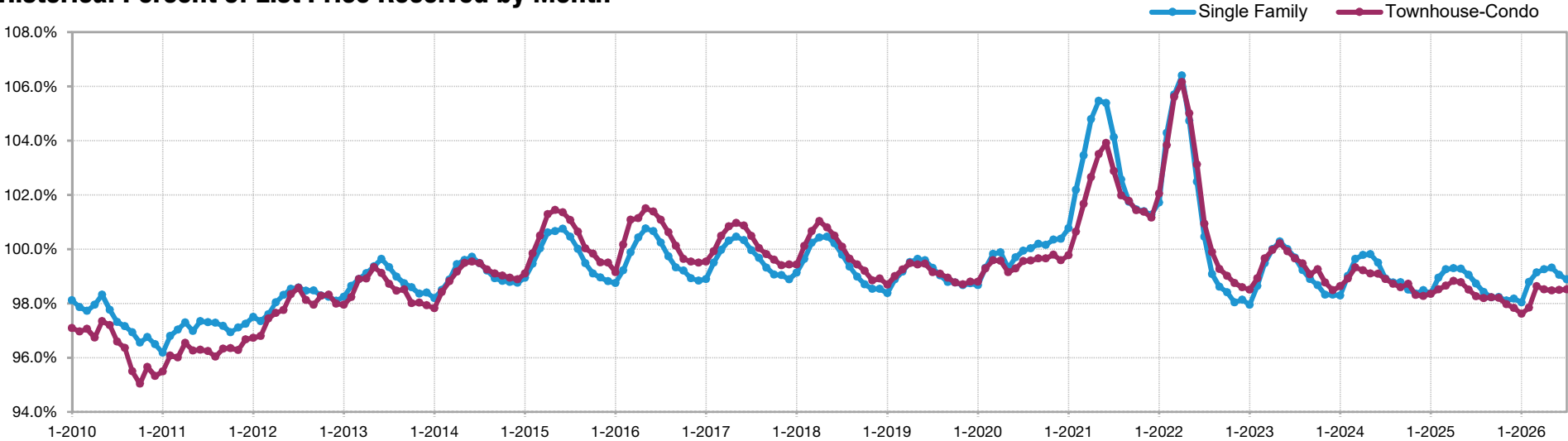


# Percent of List Price Received

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.

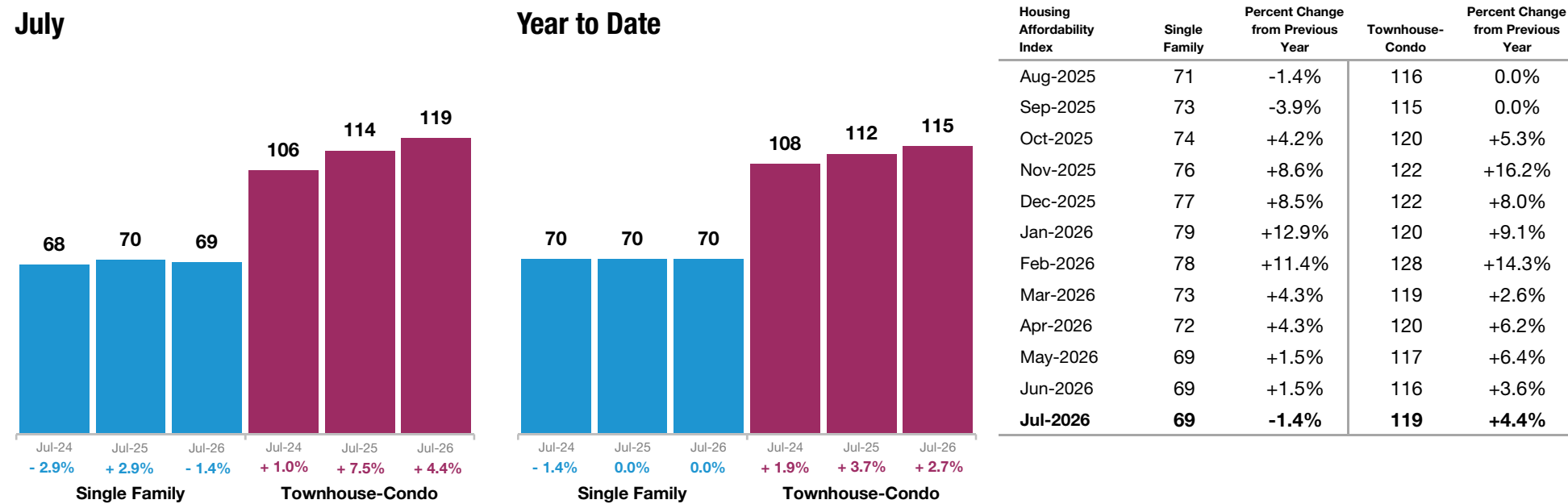


## Historical Percent of List Price Received by Month

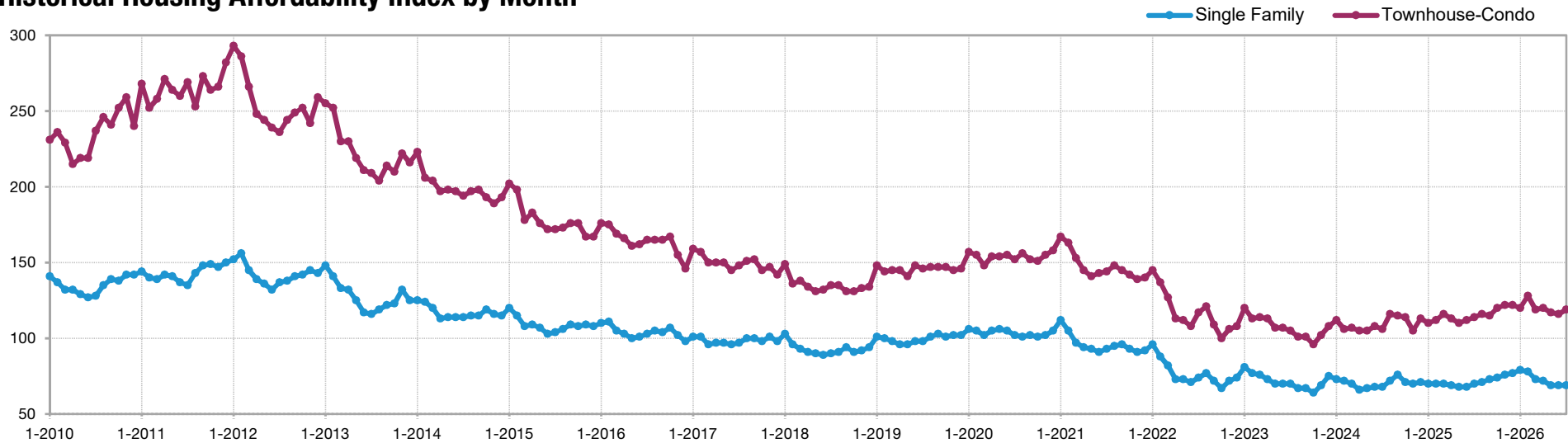


# Housing Affordability Index

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.



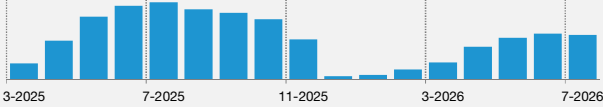
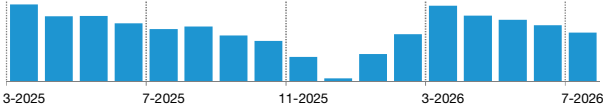
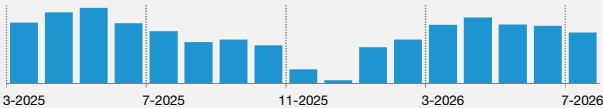
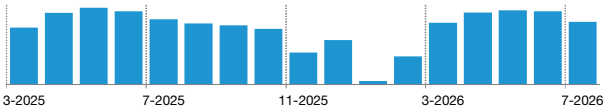
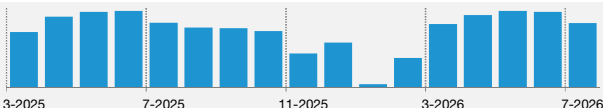
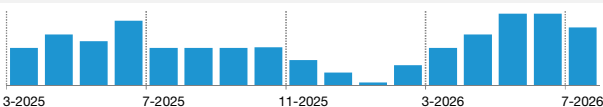
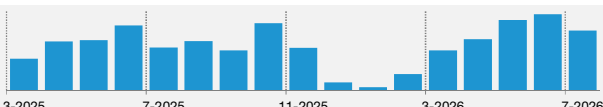
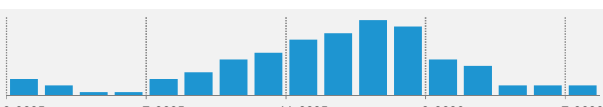
## Historical Housing Affordability Index by Month



# 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                                                                 | 7-2025    | 7-2026    | Percent Change | YTD 2025  | YTD 2026  | Percent Change |
|-----------------------------|--------------------------------------------------------------------------------------|-----------|-----------|----------------|-----------|-----------|----------------|
| Active Listings             |    | 21,935    | 18,232    | - 16.9%        | --        | --        | --             |
| Under Contract              |    | 4,500     | 4,365     | - 3.0%         | 32,286    | 32,142    | - 0.4%         |
| New Listings                |    | 6,980     | 6,865     | - 1.6%         | 51,643    | 49,441    | - 4.3%         |
| Sold Listings               |    | 4,724     | 4,628     | - 2.0%         | 30,549    | 30,122    | - 1.4%         |
| Days on Market              |    | 44        | 44        | 0.0%           | 47        | 51        | + 8.5%         |
| Median Sales Price          |    | \$575,000 | \$590,000 | + 2.6%         | \$580,000 | \$580,000 | 0.0%           |
| Average Sales Price         |   | \$688,537 | \$706,650 | + 2.6%         | \$690,182 | \$696,348 | + 0.9%         |
| Pct. of List Price Received |  | 98.6%     | 98.8%     | + 0.2%         | 98.9%     | 98.9%     | 0.0%           |
| Affordability Index         |  | 70        | 69        | - 1.4%         | 70        | 70        | 0.0%           |

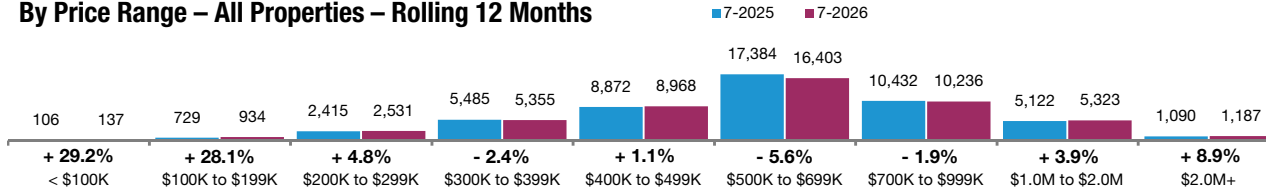
# Sold Listings

Actual sales that have closed in a given month.

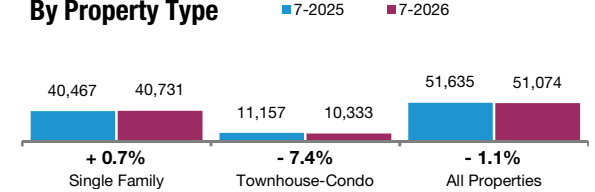


**DENVER METRO**  
ASSOCIATION OF REALTORS®

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



## By Property Type



### Rolling 12 Months

| By Price Range             | Single Family |               |               | Townhouse-Condo |               |               |
|----------------------------|---------------|---------------|---------------|-----------------|---------------|---------------|
|                            | 7-2025        | 7-2026        | Change        | 7-2025          | 7-2026        | Change        |
| \$99,999 and Below         | 72            | 88            | + 22.2%       | 29              | 44            | + 51.7%       |
| \$100,000 to \$199,999     | 248           | 280           | + 12.9%       | 480             | 652           | + 35.8%       |
| \$200,000 to \$299,999     | 613           | 671           | + 9.5%        | 1,802           | 1,859         | + 3.2%        |
| \$300,000 to \$399,999     | 2,237         | 2,529         | + 13.1%       | 3,246           | 2,826         | - 12.9%       |
| \$400,000 to \$499,999     | 6,492         | 6,922         | + 6.6%        | 2,378           | 2,046         | - 14.0%       |
| \$500,000 to \$699,999     | 15,279        | 14,581        | - 4.6%        | 2,104           | 1,822         | - 13.4%       |
| \$700,000 to \$999,999     | 9,697         | 9,558         | - 1.4%        | 735             | 677           | - 7.9%        |
| \$1,000,000 to \$1,999,999 | 4,794         | 4,974         | + 3.8%        | 328             | 348           | + 6.1%        |
| \$2,000,000 and Above      | 1,035         | 1,128         | + 9.0%        | 55              | 59            | + 7.3%        |
| <b>All Price Ranges</b>    | <b>40,467</b> | <b>40,731</b> | <b>+ 0.7%</b> | <b>11,157</b>   | <b>10,333</b> | <b>- 7.4%</b> |

### Compared to Prior Month

|                         | Single Family |              |               | Townhouse-Condo |            |               |
|-------------------------|---------------|--------------|---------------|-----------------|------------|---------------|
|                         | 6-2026        | 7-2026       | Change        | 6-2026          | 7-2026     | Change        |
|                         | 6             | 10           | + 66.7%       | 5               | 3          | - 40.0%       |
|                         | 17            | 31           | + 82.4%       | 47              | 72         | + 53.2%       |
|                         | 49            | 66           | + 34.7%       | 193             | 189        | - 2.1%        |
|                         | 228           | 217          | - 4.8%        | 268             | 237        | - 11.6%       |
|                         | 638           | 591          | - 7.4%        | 198             | 174        | - 12.1%       |
|                         | 1,381         | 1,289        | - 6.7%        | 173             | 142        | - 17.9%       |
|                         | 1,015         | 892          | - 12.1%       | 67              | 68         | + 1.5%        |
|                         | 565           | 492          | - 12.9%       | 27              | 34         | + 25.9%       |
|                         | 129           | 116          | - 10.1%       | 4               | 5          | + 25.0%       |
| <b>All Price Ranges</b> | <b>4,028</b>  | <b>3,704</b> | <b>- 8.0%</b> | <b>982</b>      | <b>924</b> | <b>- 5.9%</b> |

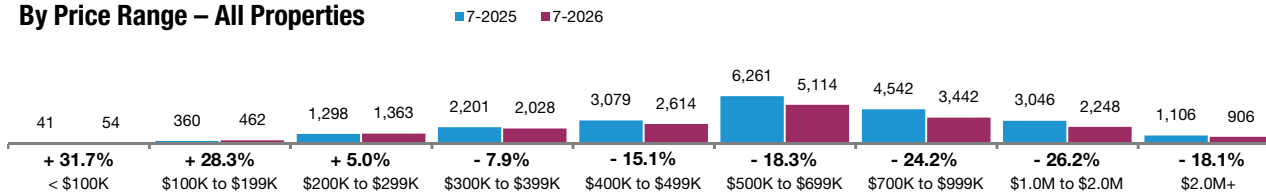
### Year to Date

|                         | Single Family |               |               | Townhouse-Condo |              |               |
|-------------------------|---------------|---------------|---------------|-----------------|--------------|---------------|
|                         | 7-2025        | 7-2026        | Change        | 7-2025          | 7-2026       | Change        |
|                         | 36            | 44            | + 22.2%       | 20              | 29           | + 45.0%       |
|                         | 119           | 155           | + 30.3%       | 307             | 382          | + 24.4%       |
|                         | 360           | 371           | + 3.1%        | 1,045           | 1,094        | + 4.7%        |
|                         | 1,287         | 1,436         | + 11.6%       | 1,917           | 1,631        | - 14.9%       |
|                         | 3,888         | 4,079         | + 4.9%        | 1,381           | 1,209        | - 12.5%       |
|                         | 8,931         | 8,549         | - 4.3%        | 1,222           | 1,061        | - 13.2%       |
|                         | 5,863         | 5,753         | - 1.9%        | 430             | 397          | - 7.7%        |
|                         | 2,920         | 3,025         | + 3.6%        | 165             | 194          | + 17.6%       |
|                         | 625           | 677           | + 8.3%        | 29              | 32           | + 10.3%       |
| <b>All Price Ranges</b> | <b>24,029</b> | <b>24,089</b> | <b>+ 0.2%</b> | <b>6,516</b>    | <b>6,029</b> | <b>- 7.5%</b> |

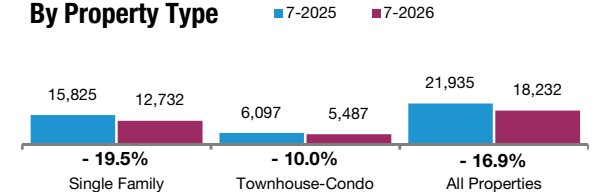
# Inventory of Active Listings

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 |              |                |
|----------------------------|---------------|---------------|----------------|-----------------|--------------|----------------|
|                            | 7-2025        | 7-2026        | Change         | 7-2025          | 7-2026       | Change         |
| \$99,999 and Below         | 26            | 36            | + 38.5%        | 12              | 15           | + 25.0%        |
| \$100,000 to \$199,999     | 122           | 126           | + 3.3%         | 237             | 334          | + 40.9%        |
| \$200,000 to \$299,999     | 268           | 249           | - 7.1%         | 1,029           | 1,111        | + 8.0%         |
| \$300,000 to \$399,999     | 650           | 672           | + 3.4%         | 1,549           | 1,355        | - 12.5%        |
| \$400,000 to \$499,999     | 1,875         | 1,671         | - 10.9%        | 1,202           | 941          | - 21.7%        |
| \$500,000 to \$699,999     | 5,092         | 4,091         | - 19.7%        | 1,169           | 1,023        | - 12.5%        |
| \$700,000 to \$999,999     | 4,015         | 3,034         | - 24.4%        | 526             | 407          | - 22.6%        |
| \$1,000,000 to \$1,999,999 | 2,745         | 2,003         | - 27.0%        | 301             | 245          | - 18.6%        |
| \$2,000,000 and Above      | 1,031         | 849           | - 17.7%        | 72              | 56           | - 22.2%        |
| <b>All Price Ranges</b>    | <b>15,825</b> | <b>12,732</b> | <b>- 19.5%</b> | <b>6,097</b>    | <b>5,487</b> | <b>- 10.0%</b> |

### Compared to Prior Month

|                         | Single Family |               |               | Townhouse-Condo |              |               |
|-------------------------|---------------|---------------|---------------|-----------------|--------------|---------------|
|                         | 6-2026        | 7-2026        | Change        | 6-2026          | 7-2026       | Change        |
|                         | 43            | 36            | - 16.3%       | 9               | 15           | + 66.7%       |
|                         | 141           | 126           | - 10.6%       | 351             | 334          | - 4.8%        |
|                         | 245           | 249           | + 1.6%        | 1,143           | 1,111        | - 2.8%        |
|                         | 645           | 672           | + 4.2%        | 1,371           | 1,355        | - 1.2%        |
|                         | 1,645         | 1,671         | + 1.6%        | 958             | 941          | - 1.8%        |
|                         | 4,049         | 4,091         | + 1.0%        | 1,048           | 1,023        | - 2.4%        |
|                         | 3,093         | 3,034         | - 1.9%        | 398             | 407          | + 2.3%        |
|                         | 2,069         | 2,003         | - 3.2%        | 249             | 245          | - 1.6%        |
|                         | 849           | 849           | 0.0%          | 67              | 56           | - 16.4%       |
| <b>All Price Ranges</b> | <b>12,780</b> | <b>12,732</b> | <b>- 0.4%</b> | <b>5,594</b>    | <b>5,487</b> | <b>- 1.9%</b> |

### Year to Date

| Single Family | Townhouse-Condo |
|---------------|-----------------|
|---------------|-----------------|

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. |