



Monthly Indicators

June 2021

Percent changes calculated using year-over-year comparisons.

New Listings were down 10.4 percent for single family homes but increased 71.4 percent for townhouse-condo properties. Pending Sales landed at 251 for single family homes and 75 for townhouse-condo properties.

The Median Sales Price was up 16.2 percent to \$464,900 for single family homes and 15.9 percent to \$367,673 for townhouse-condo properties. Days on Market decreased 25.4 percent for single family homes and 10.0 percent for townhouse-condo properties.

The increase in sales prices comes with a slight decline in existing home sales nationwide, as homebuyers struggle with declining affordability amid a lack of inventory, forcing some buyers to simply wait it out in hopes of more inventory and less competition. Meanwhile, home builders are trying to meet the increased market demand, with housing starts up 3.6% in May from April, according to the Commerce Department. As we ease into new routines and look forward to a post-pandemic future, one thing remains certain: America desperately needs more homes.

Activity Snapshot

- 7.9%	+ 13.3%	- 13.8%
One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Days on Market All Properties

Residential real estate activity in Area 8 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	6-2020	6-2021	Percent Change	YTD-2020	YTD-2021	Percent Change
New Listings		307	275	- 10.4%	1,618	1,370	- 15.3%
Pending / Under Contract		297	251	- 15.5%	1,291	1,304	+ 1.0%
Sold Listings		290	253	- 12.8%	998	1,174	+ 17.6%
Median Sales Price		\$399,998	\$464,900	+ 16.2%	\$399,998	\$450,000	+ 12.5%
Average Sales Price		\$451,207	\$566,834	+ 25.6%	\$457,613	\$534,758	+ 16.9%
Pct. of List Price Received		99.8%	103.8%	+ 4.0%	99.5%	102.5%	+ 3.0%
Days on Market		71	53	- 25.4%	72	56	- 22.2%
Affordability Index		97	83	- 14.4%	97	86	- 11.3%
Active Listings		376	165	- 56.1%	--	--	--
Months Supply		2.2	0.7	- 68.2%	--	--	--

Townhouse-Condo Market Overview

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

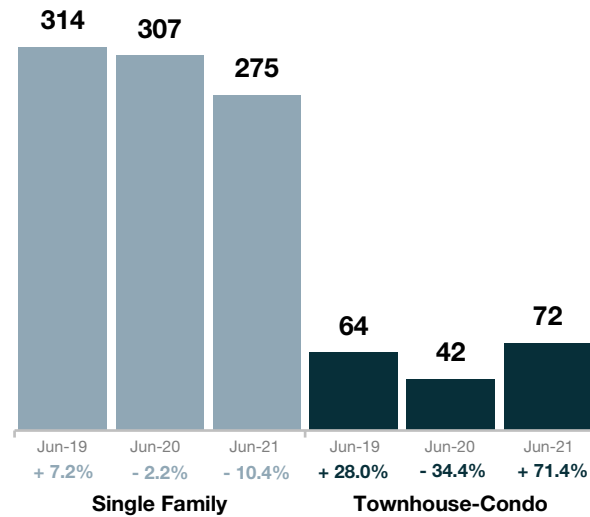


Key Metrics	Historical Sparkbars	6-2020	6-2021	Percent Change	YTD-2020	YTD-2021	Percent Change
New Listings		42	72	+ 71.4%	258	342	+ 32.6%
Pending / Under Contract		66	75	+ 13.6%	236	384	+ 62.7%
Sold Listings		52	62	+ 19.2%	196	241	+ 23.0%
Median Sales Price		\$317,307	\$367,673	+ 15.9%	\$306,550	\$365,000	+ 19.1%
Average Sales Price		\$333,767	\$379,910	+ 13.8%	\$329,571	\$378,753	+ 14.9%
Pct. of List Price Received		100.1%	102.1%	+ 2.0%	100.5%	102.5%	+ 2.0%
Days on Market		180	162	- 10.0%	146	105	- 28.1%
Affordability Index		123	105	- 14.6%	127	106	- 16.5%
Active Listings		95	22	- 76.8%	--	--	--
Months Supply		2.8	0.5	- 82.1%	--	--	--

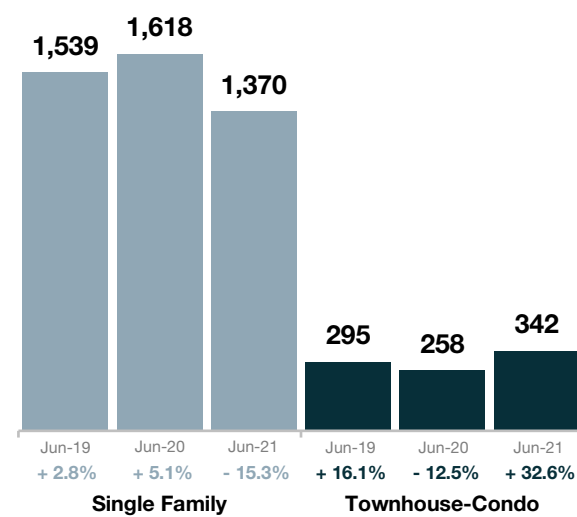
New Listings



June

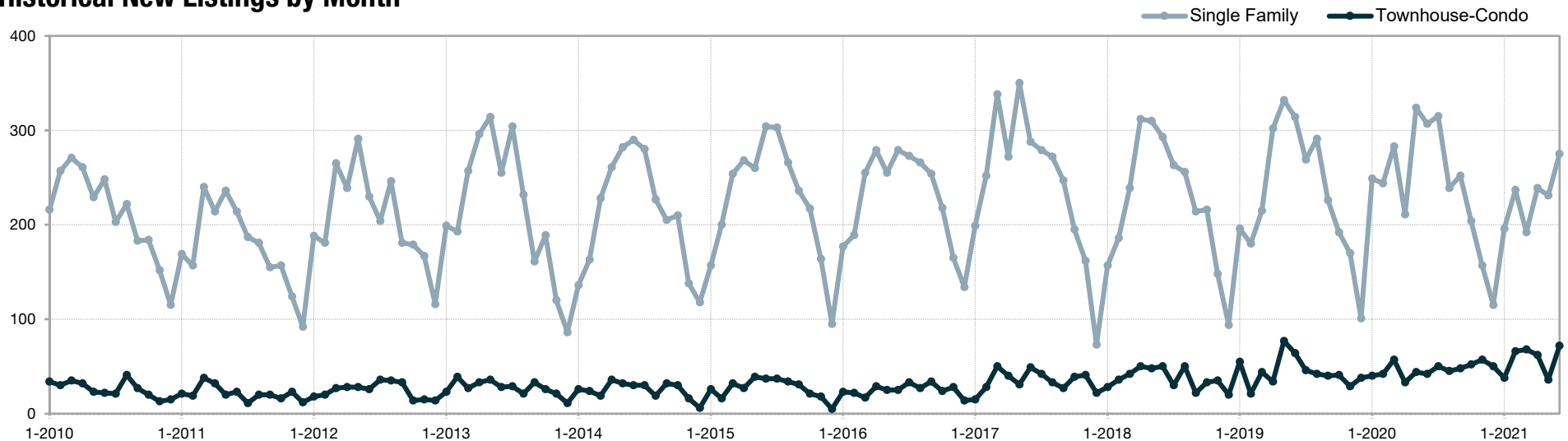


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2020	315	+17.1%	50	+8.7%
Aug-2020	239	-17.9%	45	+7.1%
Sep-2020	252	+11.5%	48	+20.0%
Oct-2020	204	+6.3%	52	+26.8%
Nov-2020	157	-7.6%	57	+96.6%
Dec-2020	115	+13.9%	50	+31.6%
Jan-2021	196	-21.3%	38	-5.0%
Feb-2021	237	-2.9%	66	+57.1%
Mar-2021	192	-32.2%	68	+19.3%
Apr-2021	239	+13.3%	62	+87.9%
May-2021	231	-28.7%	36	-18.2%
Jun-2021	275	-10.4%	72	+71.4%

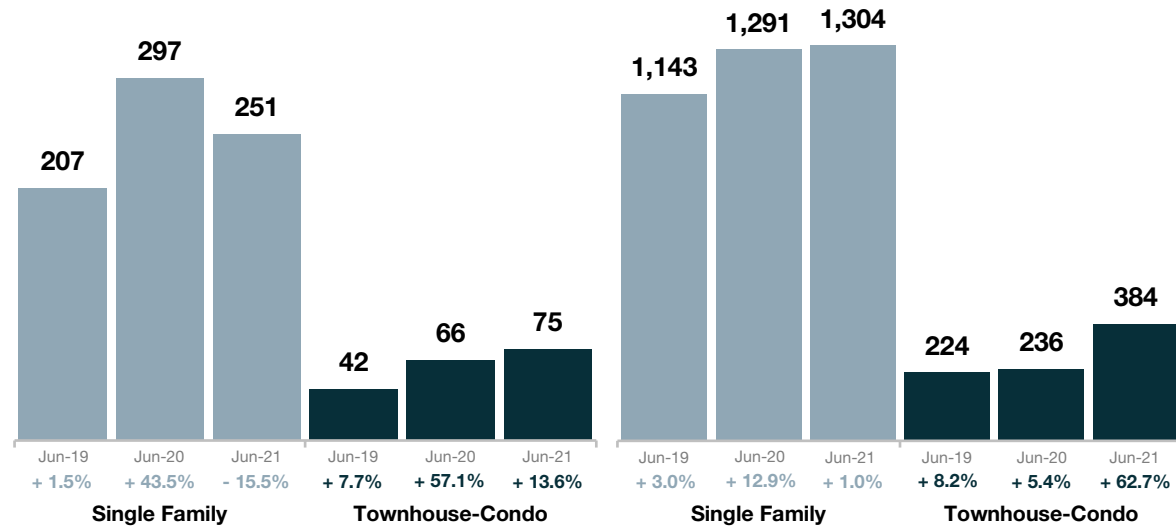
Historical New Listings by Month



Pending / Under Contract

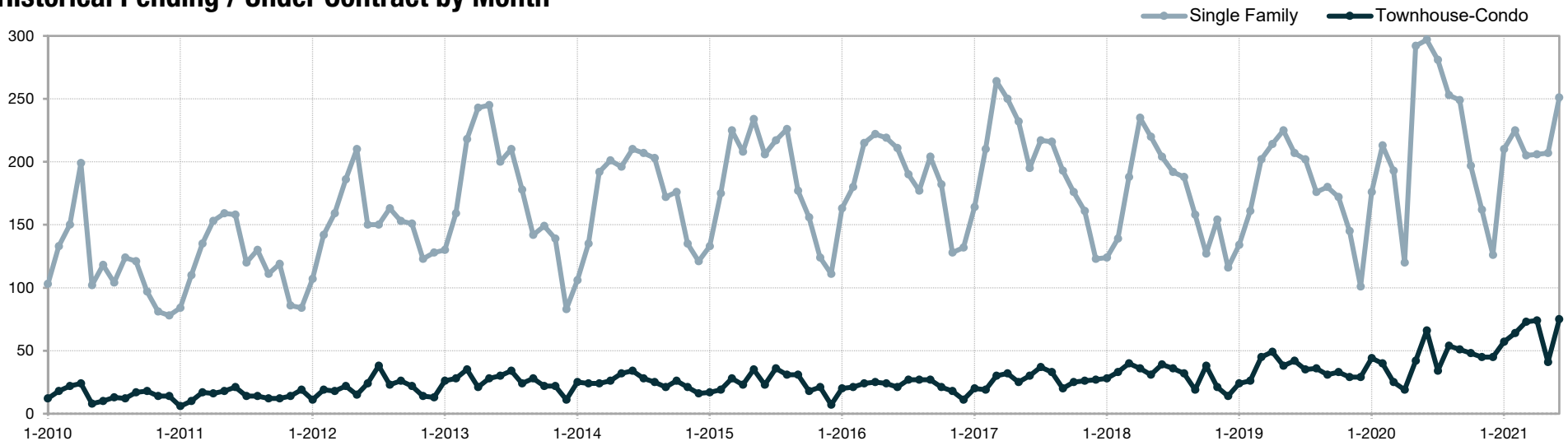


June



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2020	281	+39.1%	34	-2.9%
Aug-2020	253	+43.8%	54	+50.0%
Sep-2020	249	+38.3%	51	+64.5%
Oct-2020	197	+14.5%	48	+45.5%
Nov-2020	162	+11.7%	45	+55.2%
Dec-2020	126	+24.8%	45	+55.2%
Jan-2021	210	+19.3%	57	+29.5%
Feb-2021	225	+5.6%	64	+60.0%
Mar-2021	205	+6.2%	73	+192.0%
Apr-2021	206	+71.7%	74	+289.5%
May-2021	207	-29.1%	41	-2.4%
Jun-2021	251	-15.5%	75	+13.6%

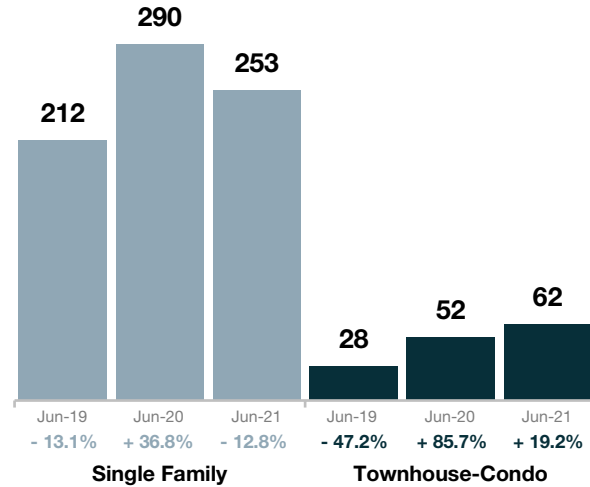
Historical Pending / Under Contract by Month



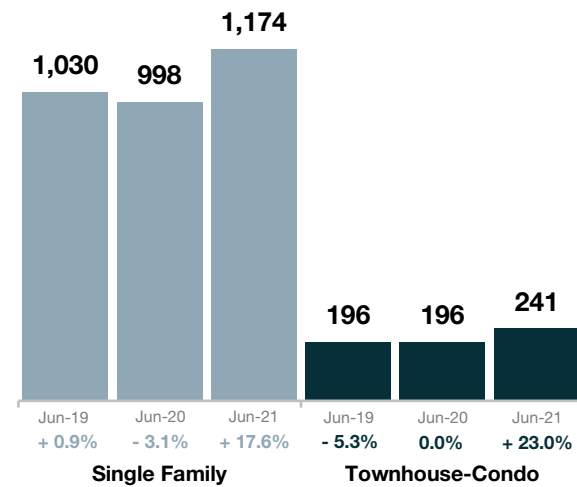
Sold Listings



June

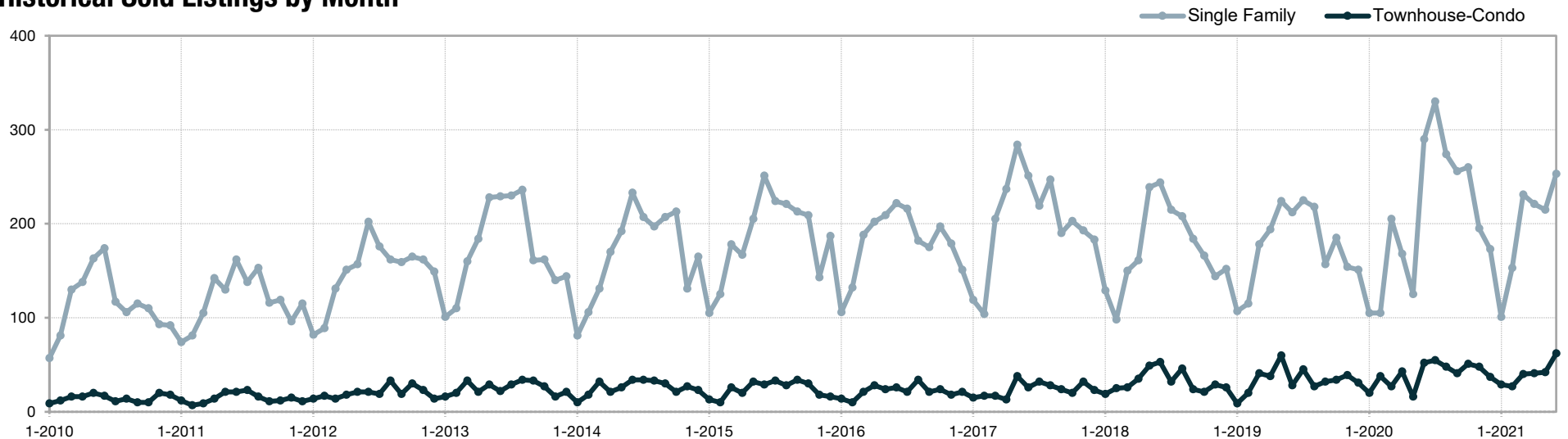


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2020	330	+46.7%	55	+22.2%
Aug-2020	274	+25.7%	48	+77.8%
Sep-2020	256	+63.1%	41	+28.1%
Oct-2020	260	+40.5%	51	+50.0%
Nov-2020	195	+26.6%	48	+23.1%
Dec-2020	173	+14.6%	37	+19.4%
Jan-2021	101	-3.8%	29	+45.0%
Feb-2021	153	+45.7%	27	-28.9%
Mar-2021	231	+12.7%	40	+48.1%
Apr-2021	221	+31.5%	41	-4.7%
May-2021	215	+72.0%	42	+162.5%
Jun-2021	253	-12.8%	62	+19.2%

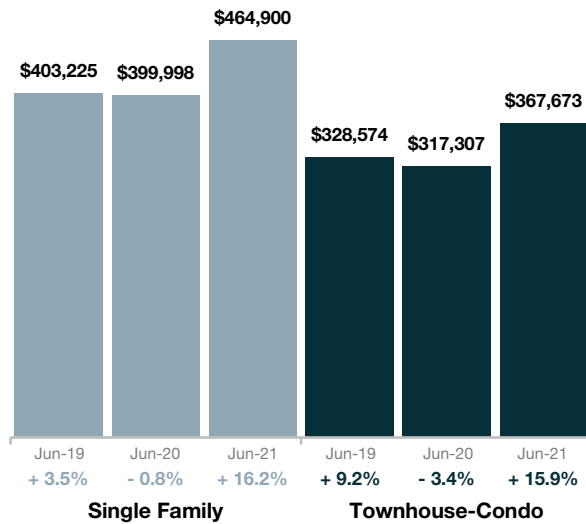
Historical Sold Listings by Month



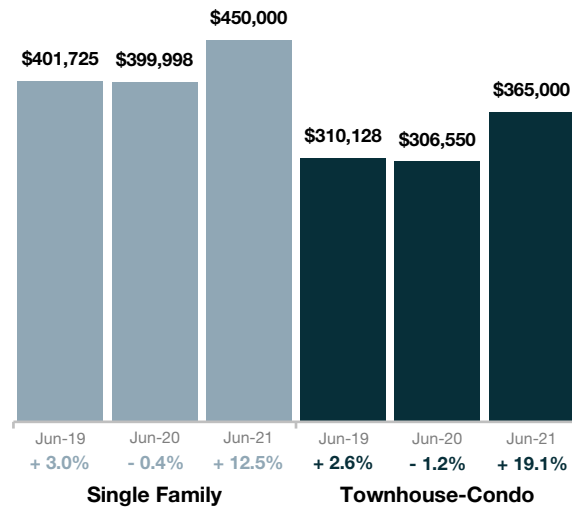
Median Sales Price



June

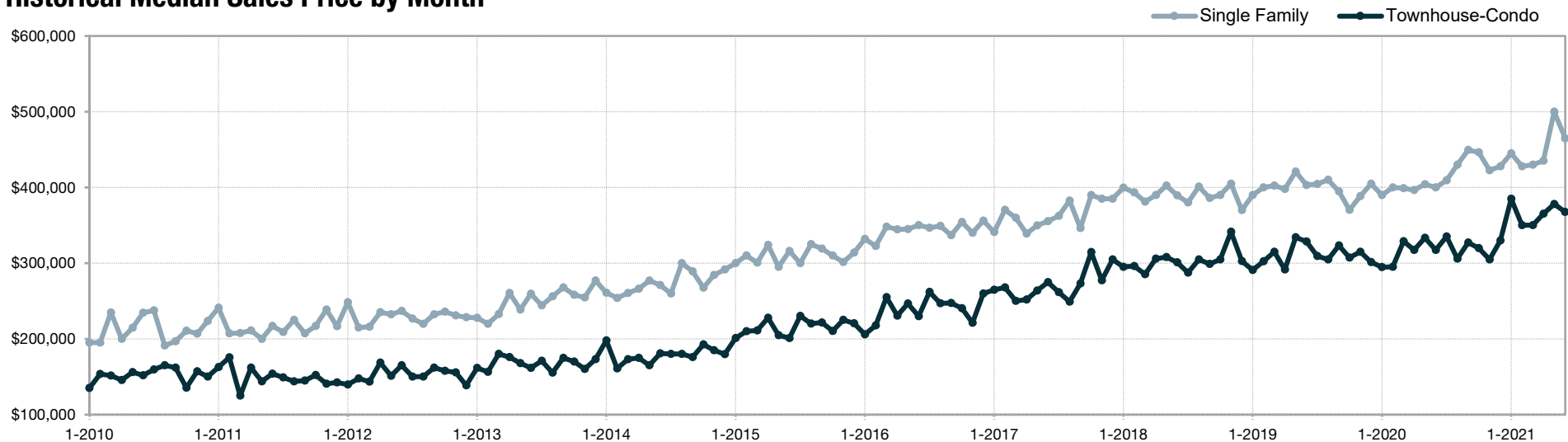


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2020	\$409,250	+1.2%	\$335,000	+8.3%
Aug-2020	\$430,000	+4.9%	\$305,875	+0.3%
Sep-2020	\$449,500	+13.9%	\$327,000	+1.1%
Oct-2020	\$446,328	+20.5%	\$320,000	+4.1%
Nov-2020	\$422,500	+8.8%	\$304,875	-3.2%
Dec-2020	\$427,900	+5.7%	\$330,000	+9.5%
Jan-2021	\$445,000	+14.1%	\$385,000	+30.7%
Feb-2021	\$428,000	+7.0%	\$350,000	+18.6%
Mar-2021	\$430,000	+7.8%	\$350,000	+6.4%
Apr-2021	\$435,000	+9.7%	\$365,000	+15.0%
May-2021	\$500,000	+23.8%	\$378,000	+13.3%
Jun-2021	\$464,900	+16.2%	\$367,673	+15.9%

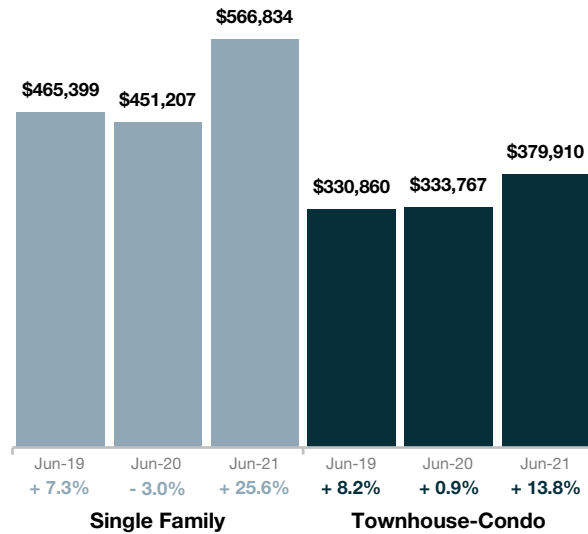
Historical Median Sales Price by Month



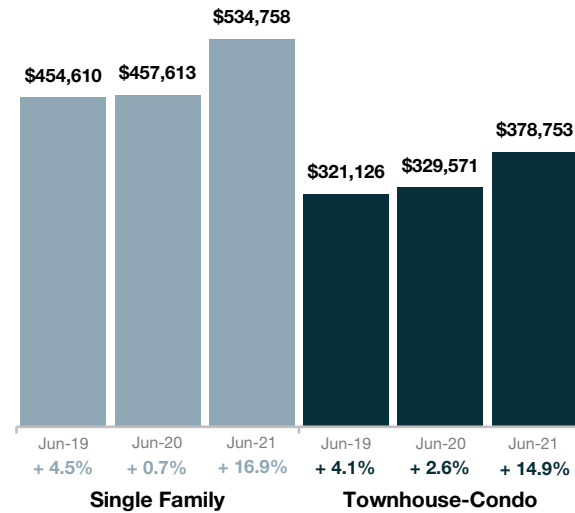
Average Sales Price



June

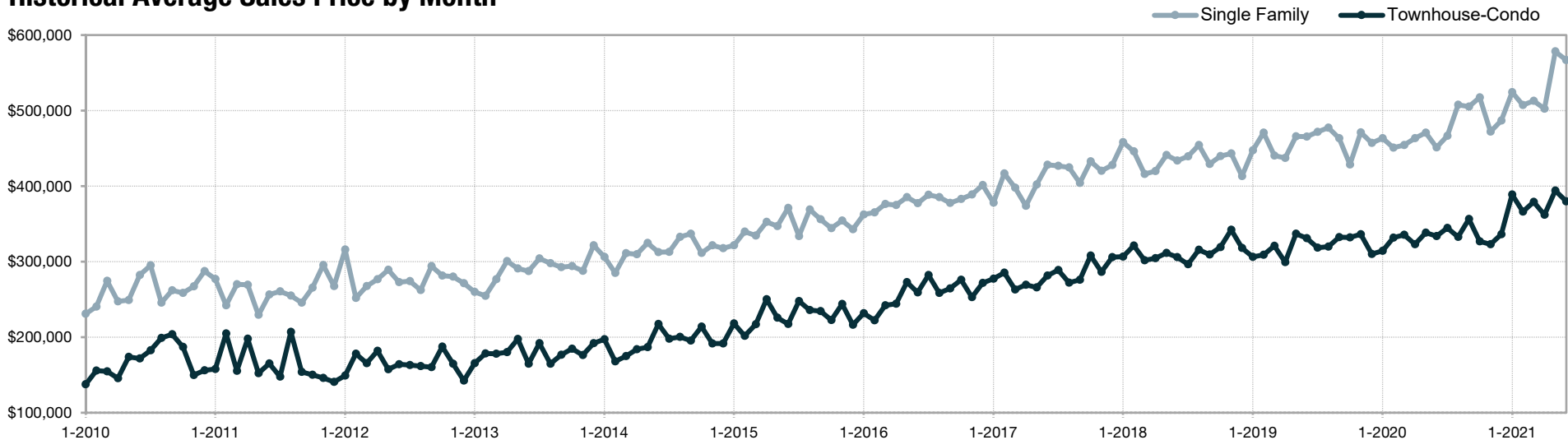


Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2020	\$466,365	-1.1%	\$344,648	+8.2%
Aug-2020	\$507,500	+6.3%	\$332,802	+4.1%
Sep-2020	\$505,225	+9.0%	\$356,321	+7.3%
Oct-2020	\$517,285	+20.7%	\$326,628	-1.6%
Nov-2020	\$471,949	+0.2%	\$323,009	-3.9%
Dec-2020	\$486,857	+6.5%	\$336,250	+8.5%
Jan-2021	\$524,311	+13.1%	\$388,873	+23.8%
Feb-2021	\$507,456	+12.5%	\$366,194	+10.5%
Mar-2021	\$512,840	+12.9%	\$379,077	+13.0%
Apr-2021	\$502,266	+8.4%	\$362,008	+12.1%
May-2021	\$578,295	+22.9%	\$394,168	+16.5%
Jun-2021	\$566,834	+25.6%	\$379,910	+13.8%

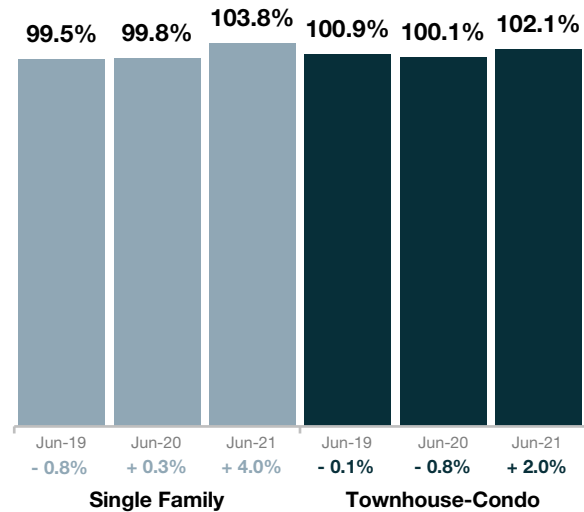
Historical Average Sales Price by Month



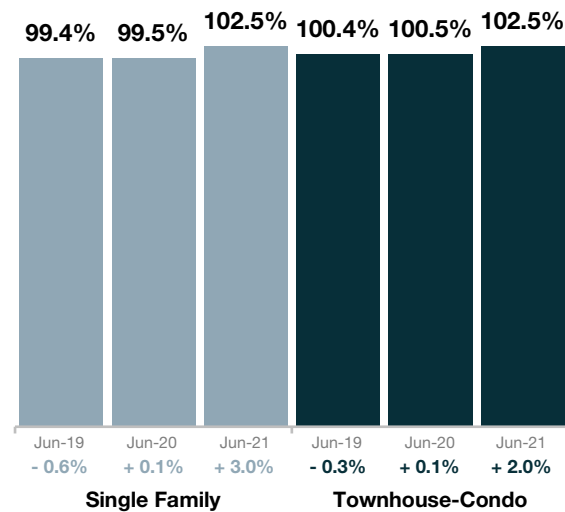
Percent of List Price Received



June

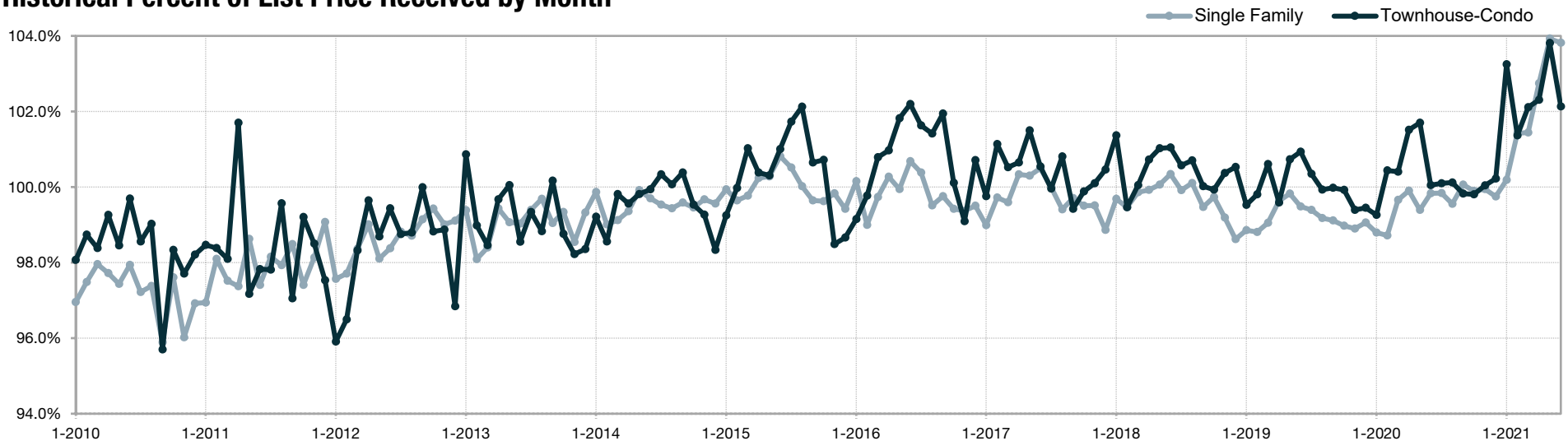


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2020	99.8%	+0.4%	100.1%	-0.2%
Aug-2020	99.6%	+0.4%	100.1%	+0.2%
Sep-2020	100.1%	+1.0%	99.8%	-0.2%
Oct-2020	99.9%	+0.9%	99.8%	-0.1%
Nov-2020	99.9%	+1.0%	100.0%	+0.6%
Dec-2020	99.7%	+0.6%	100.2%	+0.8%
Jan-2021	100.2%	+1.4%	103.2%	+3.9%
Feb-2021	101.4%	+2.7%	101.4%	+1.0%
Mar-2021	101.4%	+1.7%	102.1%	+1.7%
Apr-2021	102.7%	+2.8%	102.3%	+0.8%
May-2021	103.9%	+4.5%	103.8%	+2.1%
Jun-2021	103.8%	+4.0%	102.1%	+2.0%

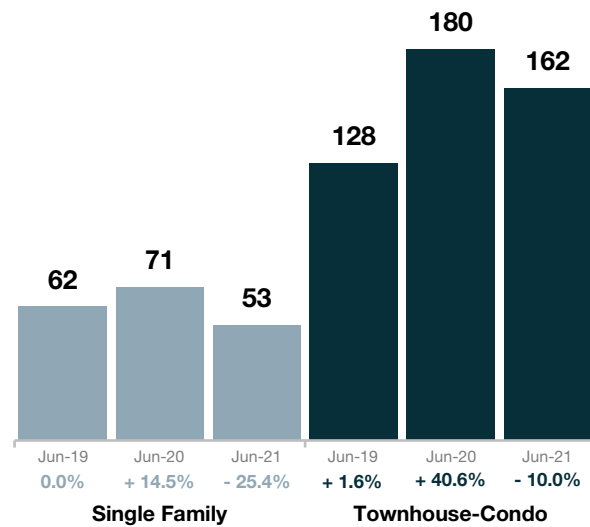
Historical Percent of List Price Received by Month



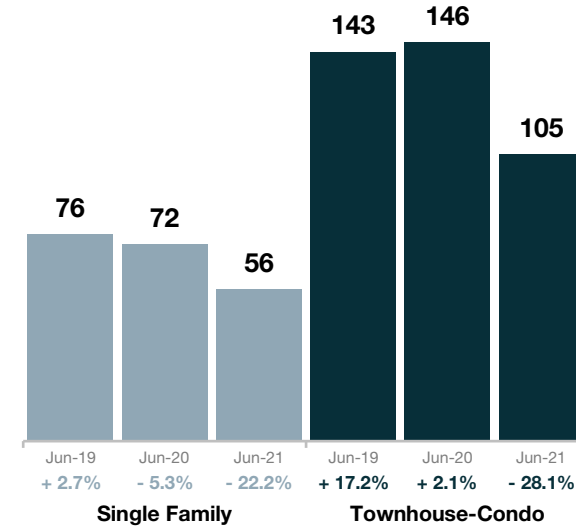
Days on Market Until Sale



June

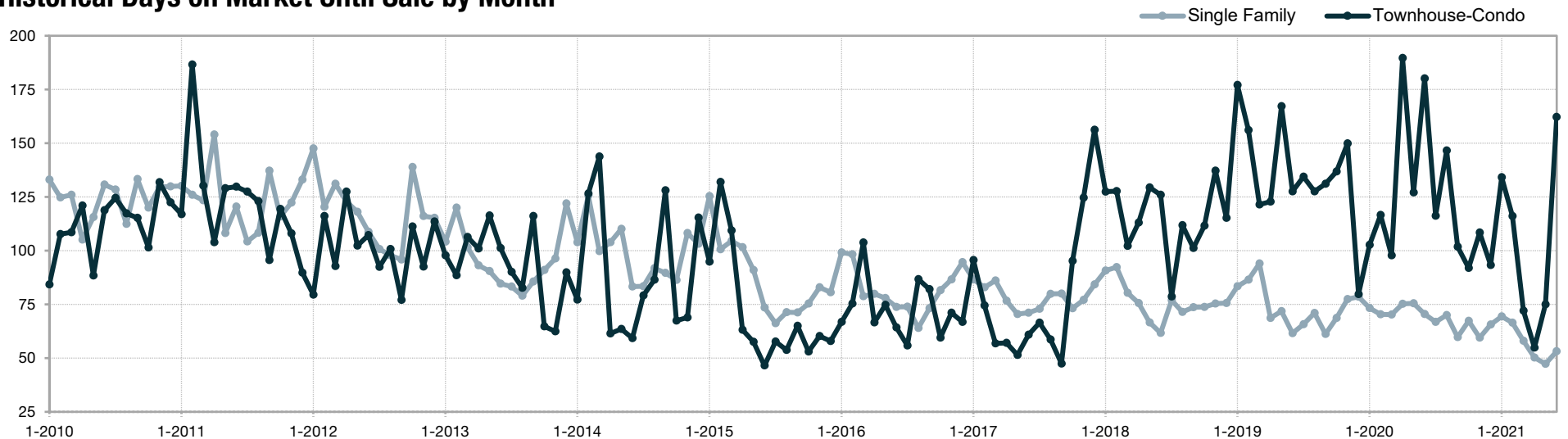


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2020	67	+1.5%	116	-13.4%
Aug-2020	70	-1.4%	147	+14.8%
Sep-2020	60	-1.6%	102	-22.1%
Oct-2020	67	-2.9%	92	-32.8%
Nov-2020	60	-22.1%	108	-28.0%
Dec-2020	66	-15.4%	93	+16.3%
Jan-2021	69	-5.5%	134	+30.1%
Feb-2021	66	-5.7%	116	-0.9%
Mar-2021	58	-17.1%	72	-26.5%
Apr-2021	50	-33.3%	55	-71.1%
May-2021	47	-38.2%	75	-40.9%
Jun-2021	53	-25.4%	162	-10.0%

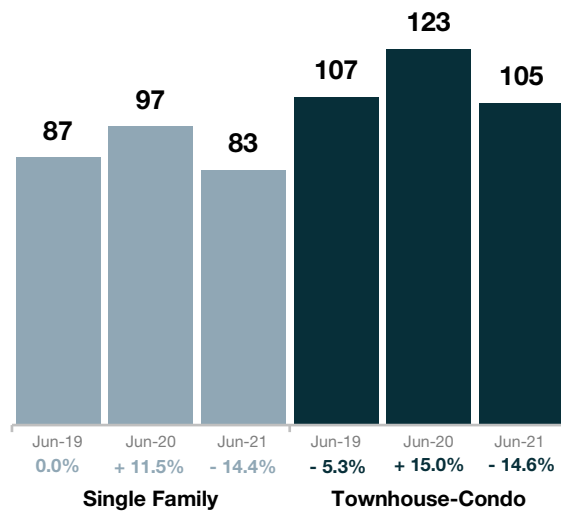
Historical Days on Market Until Sale by Month



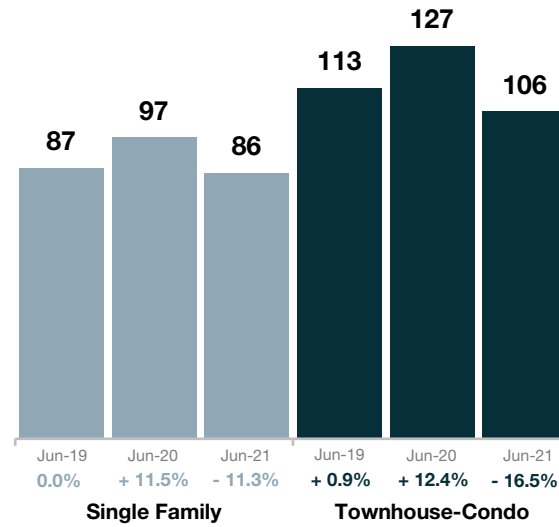
Housing Affordability Index



June

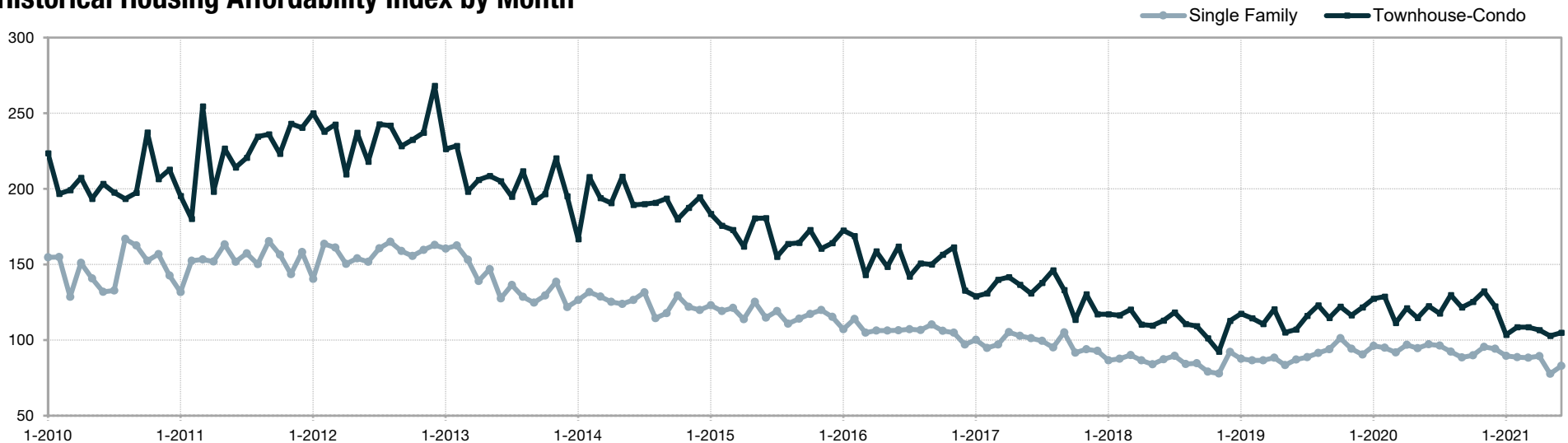


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2020	96	+7.9%	118	+1.7%
Aug-2020	92	0.0%	130	+5.7%
Sep-2020	88	-6.4%	122	+6.1%
Oct-2020	90	-10.9%	125	+2.5%
Nov-2020	95	+1.1%	132	+13.8%
Dec-2020	94	+4.4%	122	0.0%
Jan-2021	90	-6.3%	103	-18.9%
Feb-2021	89	-6.3%	108	-16.3%
Mar-2021	88	-4.3%	108	-2.7%
Apr-2021	89	-8.2%	107	-11.6%
May-2021	78	-17.9%	103	-10.4%
Jun-2021	83	-14.4%	105	-14.6%

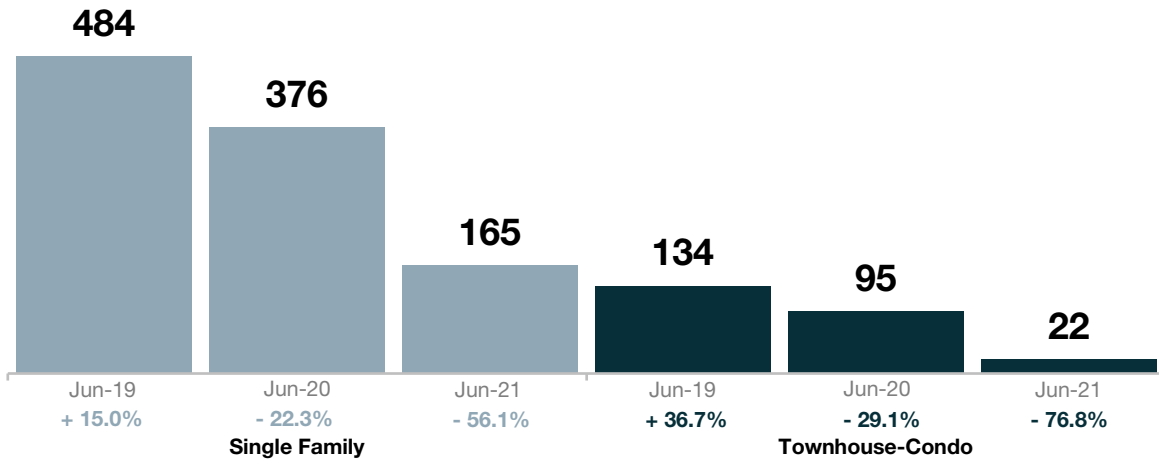
Historical Housing Affordability Index by Month



Inventory of Active Listings

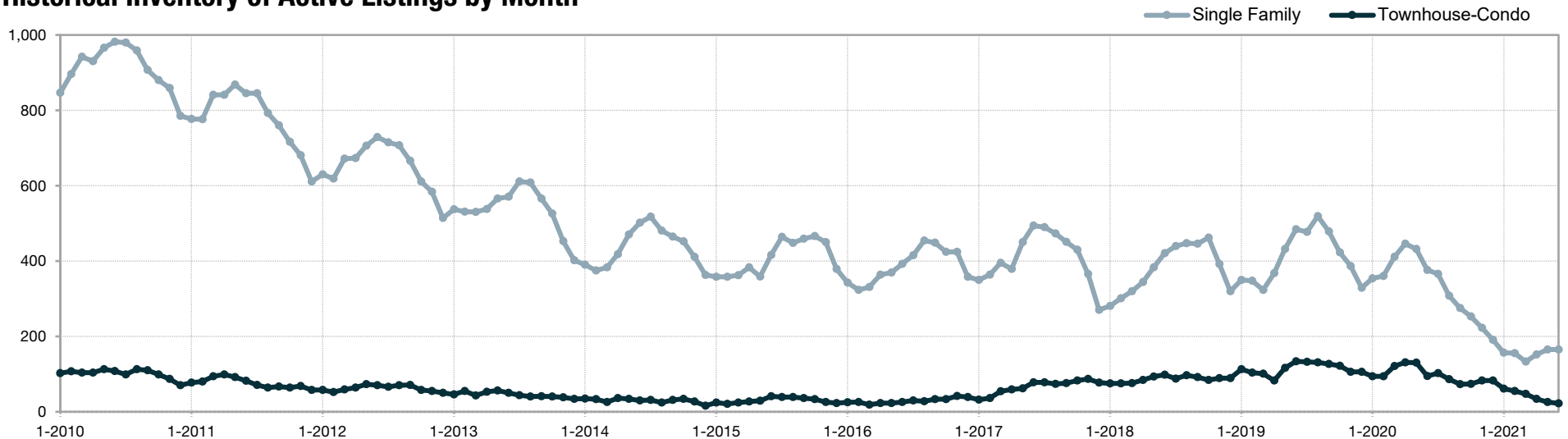


June



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2020	366	-23.3%	102	-22.7%
Aug-2020	308	-40.7%	86	-34.4%
Sep-2020	275	-42.6%	73	-42.5%
Oct-2020	253	-40.2%	74	-39.3%
Nov-2020	223	-42.4%	83	-21.7%
Dec-2020	191	-41.9%	83	-21.7%
Jan-2021	157	-55.6%	61	-35.1%
Feb-2021	155	-56.9%	55	-41.5%
Mar-2021	133	-67.6%	47	-61.2%
Apr-2021	152	-65.9%	34	-74.0%
May-2021	165	-61.8%	26	-80.0%
Jun-2021	165	-56.1%	22	-76.8%

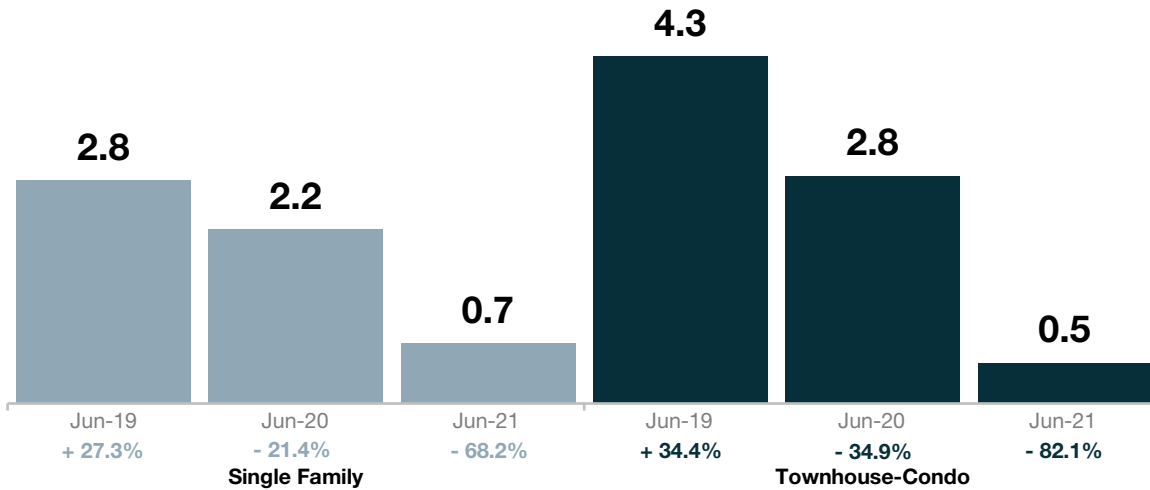
Historical Inventory of Active Listings by Month



Months Supply of Inventory

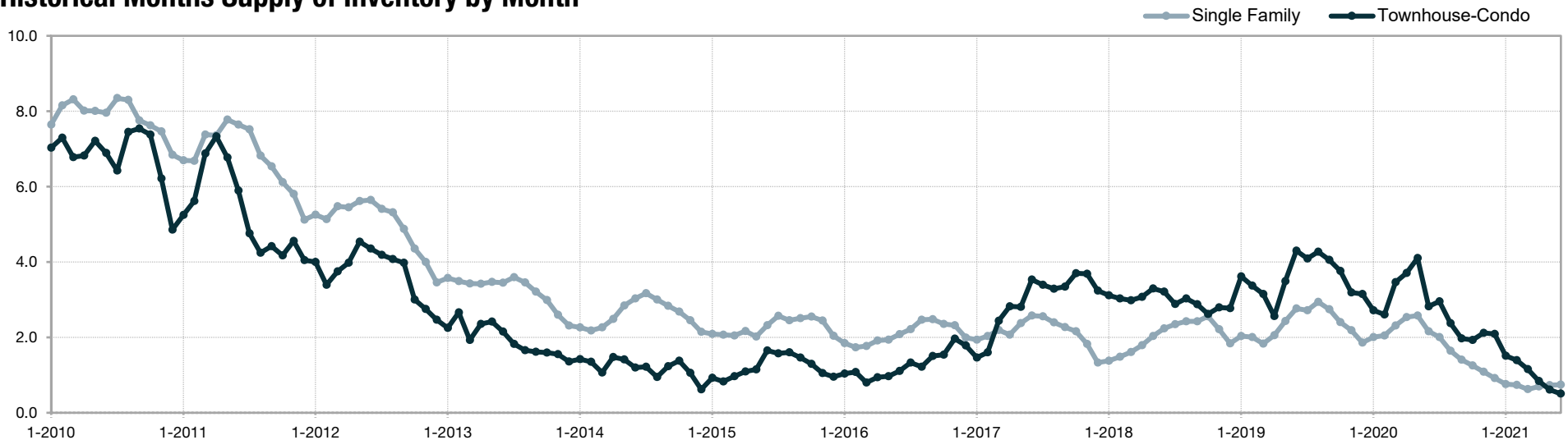


June



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2020	2.0	-25.9%	3.0	-26.8%
Aug-2020	1.6	-44.8%	2.4	-44.2%
Sep-2020	1.4	-48.1%	2.0	-51.2%
Oct-2020	1.3	-45.8%	1.9	-50.0%
Nov-2020	1.1	-50.0%	2.1	-34.4%
Dec-2020	0.9	-52.6%	2.1	-32.3%
Jan-2021	0.8	-60.0%	1.5	-44.4%
Feb-2021	0.7	-65.0%	1.4	-46.2%
Mar-2021	0.6	-73.9%	1.2	-65.7%
Apr-2021	0.7	-72.0%	0.8	-78.4%
May-2021	0.7	-73.1%	0.6	-85.4%
Jun-2021	0.7	-68.2%	0.5	-82.1%

Historical Months Supply of Inventory by Month



Total Market Overview

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



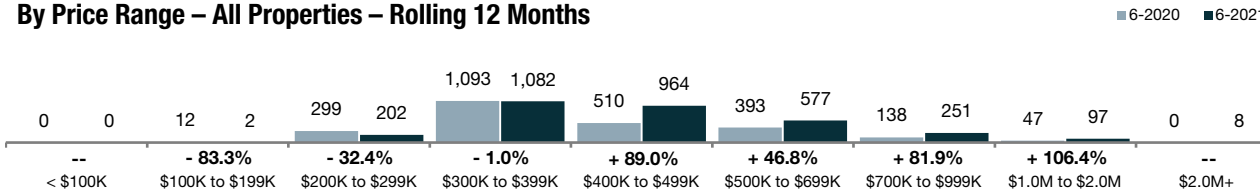
Key Metrics	Historical Sparkbars	6-2020	6-2021	Percent Change	YTD-2020	YTD-2021	Percent Change
New Listings		349	347	- 0.6%	1,876	1,712	- 8.7%
Pending / Under Contract		363	326	- 10.2%	1,527	1,688	+ 10.5%
Sold Listings		342	315	- 7.9%	1,194	1,415	+ 18.5%
Median Sales Price		\$389,200	\$441,000	+ 13.3%	\$387,500	\$435,104	+ 12.3%
Average Sales Price		\$433,351	\$530,043	+ 22.3%	\$436,595	\$508,187	+ 16.4%
Pct. of List Price Received		99.9%	103.5%	+ 3.6%	99.7%	102.5%	+ 2.8%
Days on Market		87	75	- 13.8%	84	64	- 23.8%
Affordability Index		100	87	- 13.0%	100	89	- 11.0%
Active Listings		471	187	- 60.3%	--	--	--
Months Supply		2.3	0.7	- 69.6%	--	--	--

Sold Listings

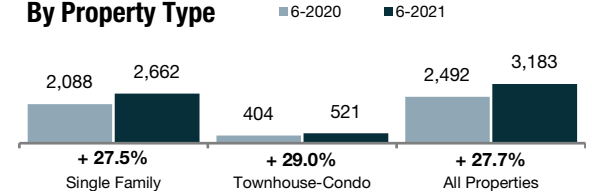
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Condo		
	6-2020	6-2021	Change	6-2020	6-2021	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	7	1	-85.7%	5	1	-80.0%
\$200,000 to \$299,999	135	68	-49.6%	164	134	-18.3%
\$300,000 to \$399,999	917	808	-11.9%	176	274	+55.7%
\$400,000 to \$499,999	464	889	+91.6%	46	75	+63.0%
\$500,000 to \$699,999	380	540	+42.1%	13	37	+184.6%
\$700,000 to \$999,999	138	251	+81.9%	0	0	--
\$1,000,000 to \$1,999,999	47	97	+106.4%	0	0	--
\$2,000,000 and Above	0	8	--	0	0	--
All Price Ranges	2,088	2,662	+27.5%	404	521	+29.0%

Compared to Prior Quarter

By Price Range	Single Family			Condo		
	5-2021	6-2021	Change	5-2021	6-2021	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	4	1	-75.0%	4	6	+50.0%
\$300,000 to \$399,999	23	49	+113.0%	21	40	+90.5%
\$400,000 to \$499,999	78	90	+15.4%	12	10	-16.7%
\$500,000 to \$699,999	67	65	-3.0%	5	6	+20.0%
\$700,000 to \$999,999	29	34	+17.2%	0	0	--
\$1,000,000 to \$1,999,999	14	13	-7.1%	0	0	--
\$2,000,000 and Above	0	1	--	0	0	--
All Price Ranges	215	253	+17.7%	42	62	+47.6%

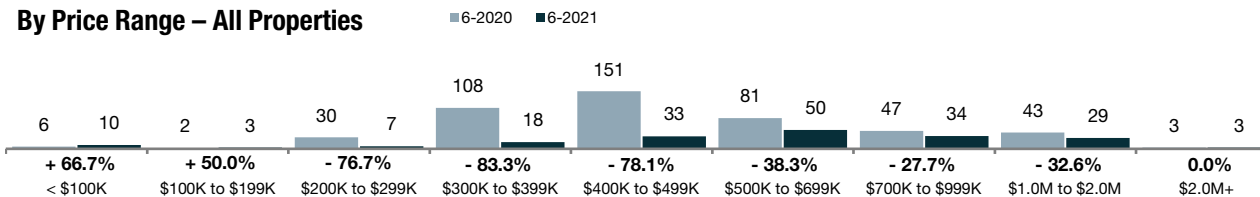
Year to Date

By Price Range	Single Family			Condo		
	6-2020	6-2021	Change	6-2020	6-2021	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	5	0	-100.0%	1	1	0.0%
\$200,000 to \$299,999	47	18	-61.7%	83	35	-57.8%
\$300,000 to \$399,999	447	280	-37.4%	83	130	+56.6%
\$400,000 to \$499,999	250	425	+70.0%	22	49	+122.7%
\$500,000 to \$699,999	165	272	+64.8%	7	26	+271.4%
\$700,000 to \$999,999	64	124	+93.8%	0	0	--
\$1,000,000 to \$1,999,999	20	51	+155.0%	0	0	--
\$2,000,000 and Above	0	4	--	0	0	--
All Price Ranges	998	1,174	+17.6%	196	241	+23.0%

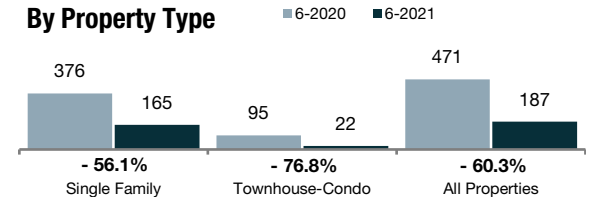
Inventory of Active Listings

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			Condo		
	6-2020	6-2021	Change	6-2020	6-2021	Change
\$99,999 and Below	6	10	+66.7%	0	0	--
\$100,000 to \$199,999	0	1	--	2	2	0.0%
\$200,000 to \$299,999	9	5	-44.4%	21	2	-90.5%
\$300,000 to \$399,999	65	12	-81.5%	43	6	-86.0%
\$400,000 to \$499,999	125	24	-80.8%	26	9	-65.4%
\$500,000 to \$699,999	78	47	-39.7%	3	3	0.0%
\$700,000 to \$999,999	47	34	-27.7%	0	0	--
\$1,000,000 to \$1,999,999	43	29	-32.6%	0	0	--
\$2,000,000 and Above	3	3	0.0%	0	0	--
All Price Ranges	376	165	-56.1%	95	22	-76.8%

Compared to Prior Month

By Price Range	Single Family			Condo		
	5-2021	6-2021	Change	5-2021	6-2021	Change
\$99,999 and Below	10	10	0.0%	0	0	--
\$100,000 to \$199,999	1	1	0.0%	2	2	0.0%
\$200,000 to \$299,999	5	5	0.0%	2	2	0.0%
\$300,000 to \$399,999	16	12	-25.0%	9	6	-33.3%
\$400,000 to \$499,999	27	24	-11.1%	9	9	0.0%
\$500,000 to \$699,999	45	47	+4.4%	4	3	-25.0%
\$700,000 to \$999,999	28	34	+21.4%	0	0	--
\$1,000,000 to \$1,999,999	32	29	-9.4%	0	0	--
\$2,000,000 and Above	1	3	+200.0%	0	0	--
All Price Ranges	165	165	0.0%	26	22	-15.4%

Year to Date

By Price Range	Single Family			Condo		
	6-2020	6-2021	Change	6-2020	6-2021	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	0	0	--	0	0	--
\$300,000 to \$399,999	0	0	--	0	0	--
\$400,000 to \$499,999	0	0	--	0	0	--
\$500,000 to \$699,999	0	0	--	0	0	--
\$700,000 to \$999,999	0	0	--	0	0	--
\$1,000,000 to \$1,999,999	0	0	--	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
All Price Ranges	0	0	--	0	0	--

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®



New Listings	A measure of how much new supply is coming onto the market from sellers.
Pending / Under Contract	A count of all listings that went into Pending status during the reported period. Pending listings are counted at the end of the reported period only once. So if a listing goes into, out of and back into Pending status during the reporting period, it is counted just one time. 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. The Pending/Under Contract metric includes Pending, Active/Backup and Active/First Right.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	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.
Active Listings	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.
Months Supply of Inventory	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.