



Monthly Indicators

August 2021

Percent changes calculated using year-over-year comparisons.

New Listings were up 2.5 percent for single family homes and 13.3 percent for townhouse-condo properties. Pending Sales landed at 236 for single family homes and 50 for townhouse-condo properties.

The Median Sales Price was up 15.0 percent to \$494,375 for single family homes and 22.4 percent to \$374,250 for townhouse-condo properties. Days on Market decreased 32.9 percent for single family homes and 28.6 percent for townhouse-condo properties.

In new construction, home builders continue to struggle to meet buyer demand, as housing starts nationwide dropped 7% last month, according to the Commerce Department. Single-family home construction declined 4.5%, and multi-family home construction, which includes condos and apartment buildings, was also down, falling by 13%. Labor shortages, rising material costs, and supply-chain setbacks continue to challenge builders, with some projects temporarily paused due to availability and cost of materials.

Activity Snapshot

- 12.7% **+ 17.1%** **- 29.6%**

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.

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

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	8-2020	8-2021	Percent Change	YTD-2020	YTD-2021	Percent Change
New Listings		239	245	+ 2.5%	2,172	1,933	- 11.0%
Pending / Under Contract		254	236	- 7.1%	1,826	1,788	- 2.1%
Sold Listings		274	234	- 14.6%	1,602	1,651	+ 3.1%
Median Sales Price		\$430,000	\$494,375	+ 15.0%	\$404,043	\$465,000	+ 15.1%
Average Sales Price		\$507,500	\$580,129	+ 14.3%	\$467,949	\$544,089	+ 16.3%
Pct. of List Price Received		99.6%	102.5%	+ 2.9%	99.6%	102.7%	+ 3.1%
Days on Market		70	47	- 32.9%	71	52	- 26.8%
Affordability Index		92	79	- 14.1%	98	84	- 14.3%
Active Listings		308	198	- 35.7%	--	--	--
Months Supply		1.6	0.9	- 43.8%	--	--	--

Townhouse-Condo Market Overview

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

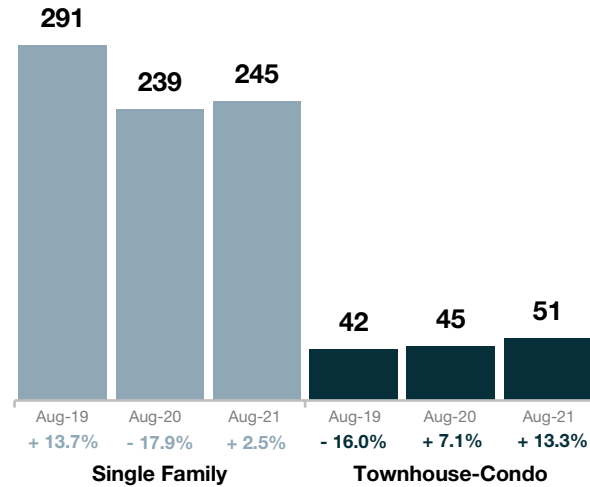


Key Metrics	Historical Sparkbars	8-2020	8-2021	Percent Change	YTD-2020	YTD-2021	Percent Change
New Listings		45	51	+ 13.3%	353	425	+ 20.4%
Pending / Under Contract		54	50	- 7.4%	325	464	+ 42.8%
Sold Listings		48	46	- 4.2%	299	339	+ 13.4%
Median Sales Price		\$305,875	\$374,250	+ 22.4%	\$310,000	\$365,000	+ 17.7%
Average Sales Price		\$332,802	\$383,582	+ 15.3%	\$332,863	\$379,706	+ 14.1%
Pct. of List Price Received		100.1%	102.2%	+ 2.1%	100.4%	102.4%	+ 2.0%
Days on Market		147	105	- 28.6%	141	107	- 24.1%
Affordability Index		130	104	- 20.0%	128	107	- 16.4%
Active Listings		85	21	- 75.3%	--	--	--
Months Supply		2.3	0.5	- 78.3%	--	--	--

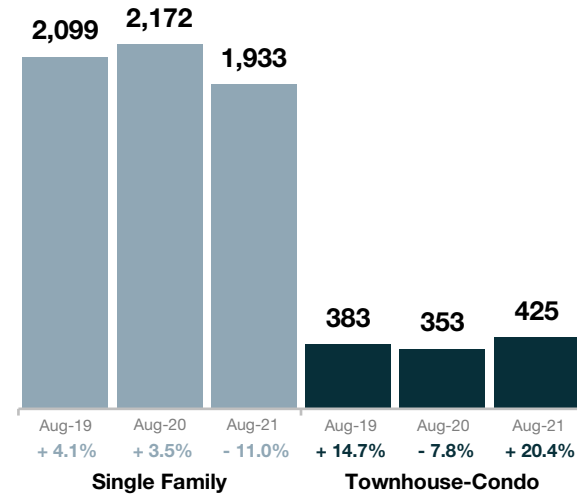
New Listings



August

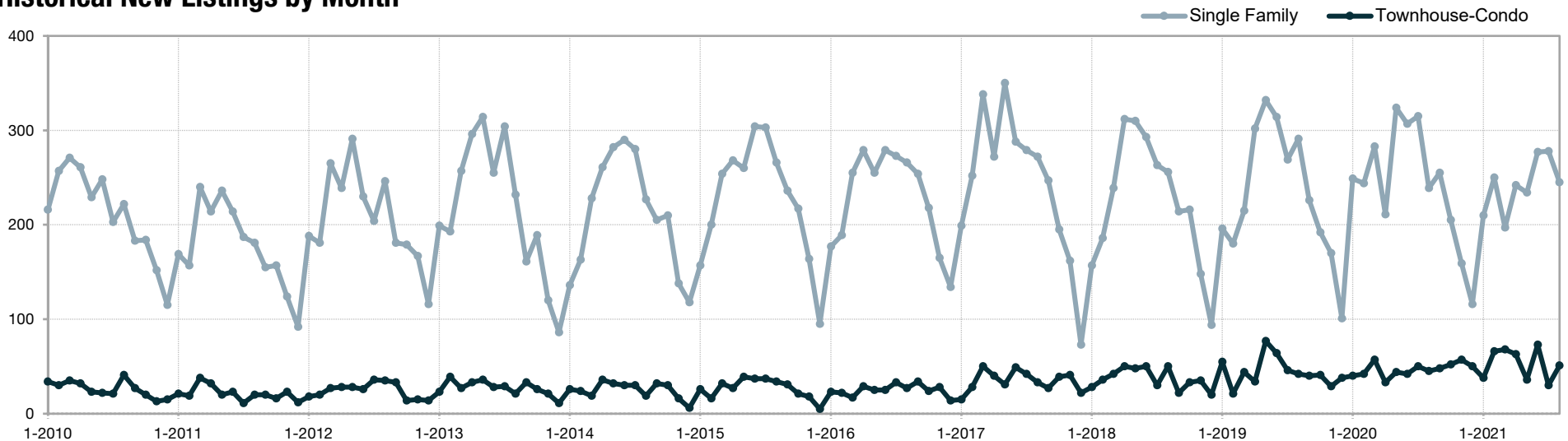


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2020	255	+12.8%	48	+20.0%
Oct-2020	205	+6.8%	52	+26.8%
Nov-2020	159	-6.5%	57	+96.6%
Dec-2020	116	+14.9%	50	+31.6%
Jan-2021	210	-15.7%	38	-5.0%
Feb-2021	250	+2.5%	66	+57.1%
Mar-2021	197	-30.4%	68	+19.3%
Apr-2021	242	+14.7%	63	+90.9%
May-2021	234	-27.8%	36	-18.2%
Jun-2021	277	-9.8%	73	+73.8%
Jul-2021	278	-11.7%	30	-40.0%
Aug-2021	245	+2.5%	51	+13.3%

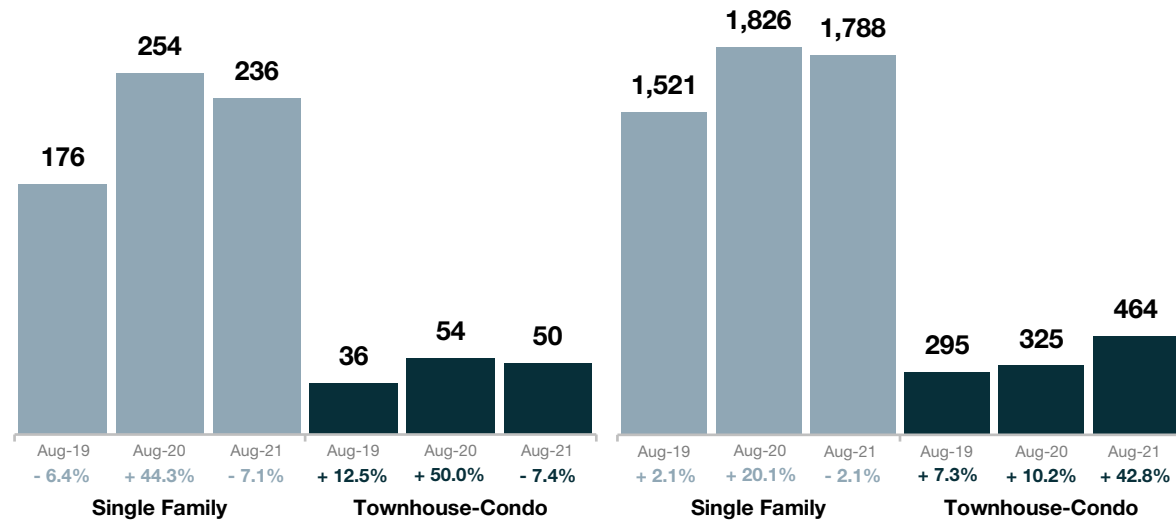
Historical New Listings by Month



Pending / Under Contract

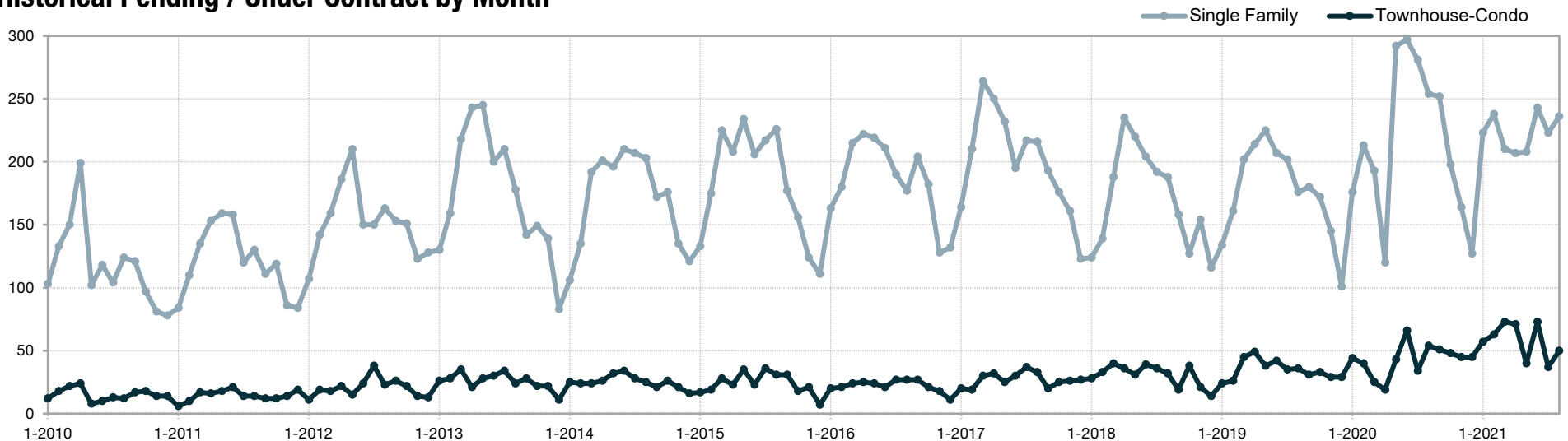


August



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2020	252	+40.0%	51	+64.5%
Oct-2020	198	+15.1%	48	+45.5%
Nov-2020	164	+13.1%	45	+55.2%
Dec-2020	127	+25.7%	45	+55.2%
Jan-2021	223	+26.7%	57	+29.5%
Feb-2021	238	+11.7%	63	+57.5%
Mar-2021	210	+8.8%	73	+192.0%
Apr-2021	207	+72.5%	71	+273.7%
May-2021	208	-28.8%	40	-7.0%
Jun-2021	243	-18.2%	73	+10.6%
Jul-2021	223	-20.6%	37	+8.8%
Aug-2021	236	-7.1%	50	-7.4%

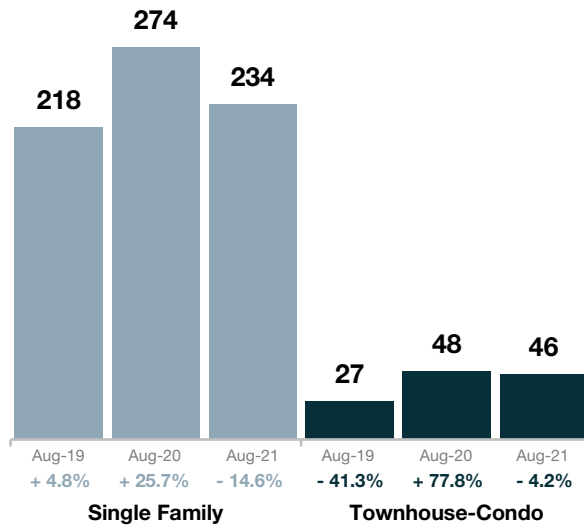
Historical Pending / Under Contract by Month



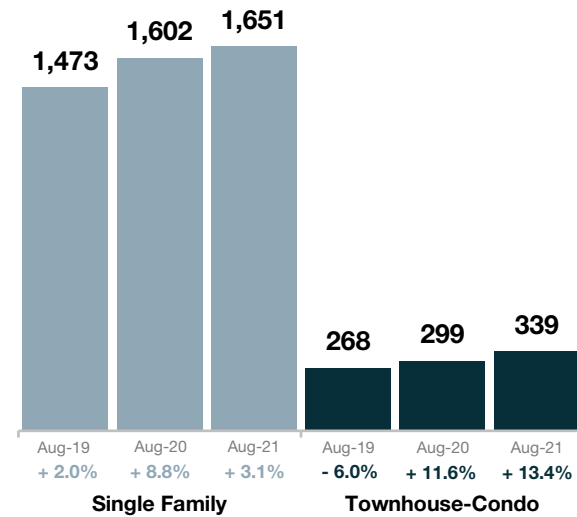
Sold Listings



August

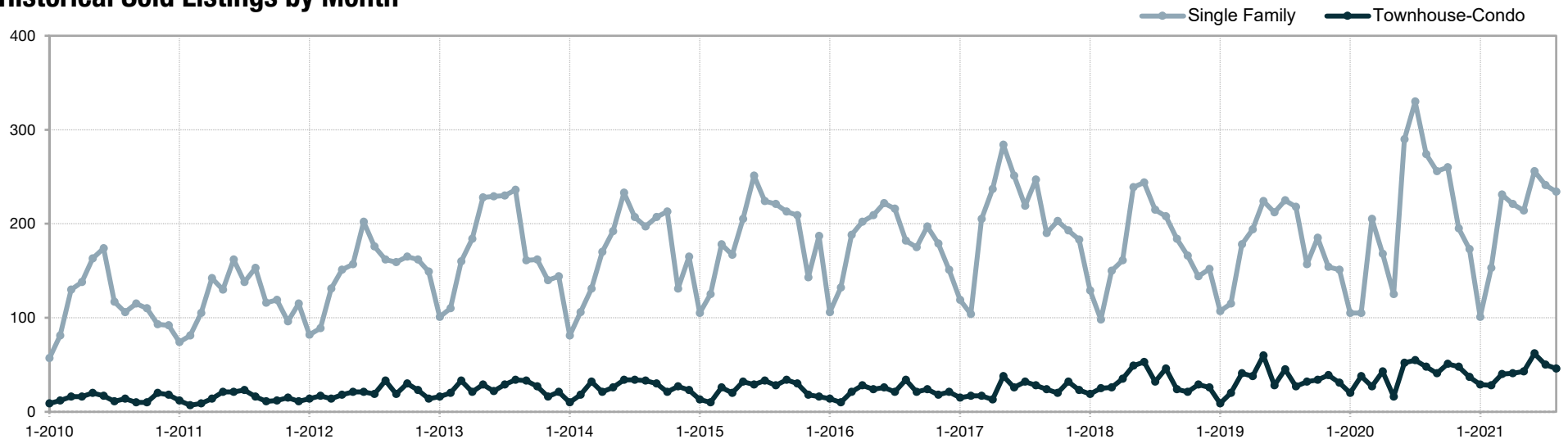


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	28	-26.3%
Mar-2021	231	+12.7%	40	+48.1%
Apr-2021	221	+31.5%	41	-4.7%
May-2021	214	+71.2%	43	+168.8%
Jun-2021	256	-11.7%	62	+19.2%
Jul-2021	241	-27.0%	50	-9.1%
Aug-2021	234	-14.6%	46	-4.2%

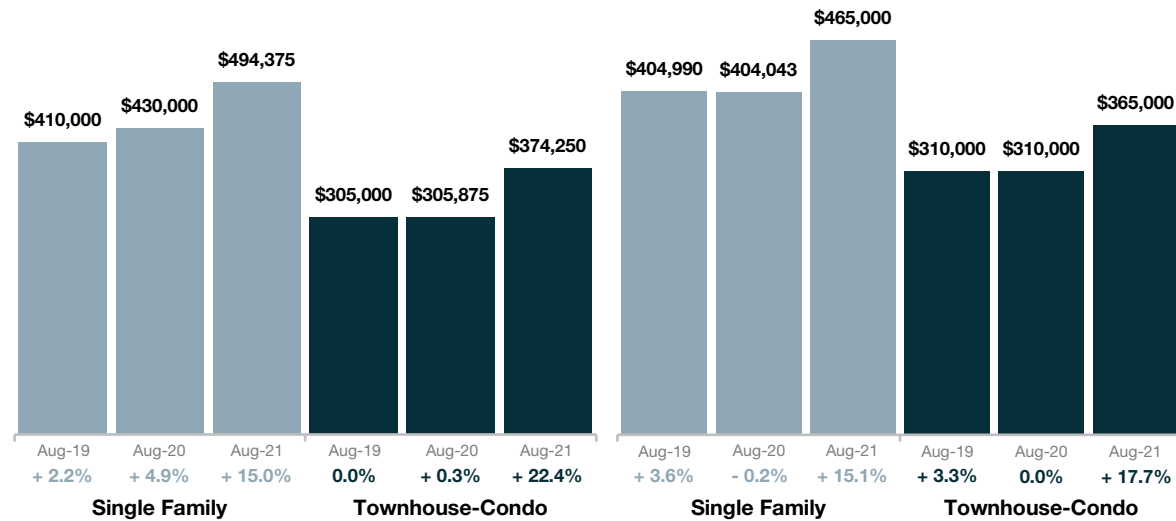
Historical Sold Listings by Month



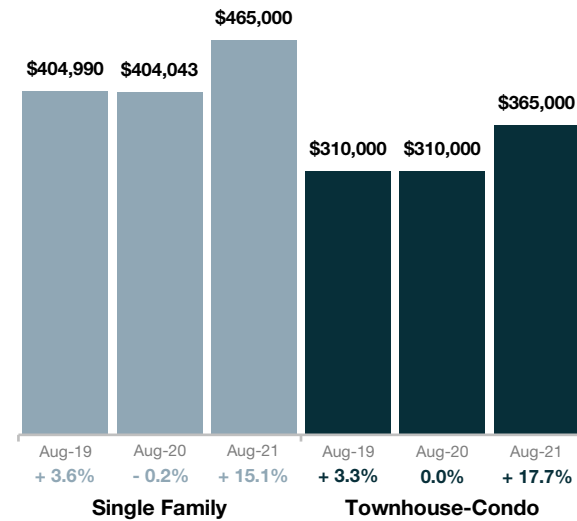
Median Sales Price



August

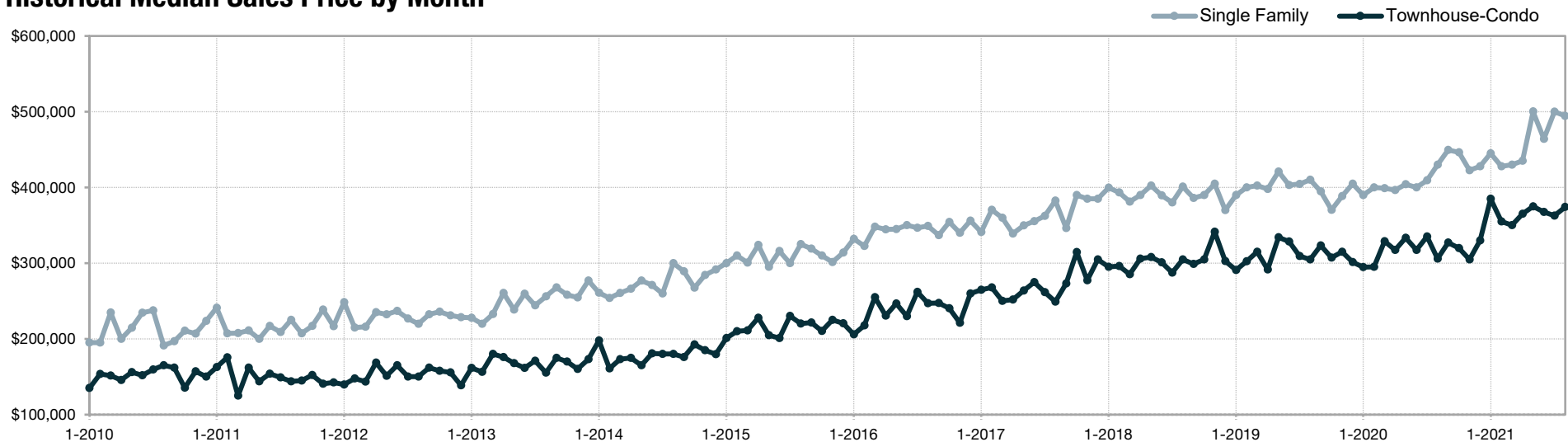


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$354,950	+20.3%
Mar-2021	\$430,000	+7.8%	\$350,000	+6.4%
Apr-2021	\$435,000	+9.7%	\$365,000	+15.0%
May-2021	\$500,258	+23.8%	\$375,000	+12.4%
Jun-2021	\$463,950	+16.0%	\$367,673	+15.9%
Jul-2021	\$500,000	+22.2%	\$362,629	+8.2%
Aug-2021	\$494,375	+15.0%	\$374,250	+22.4%

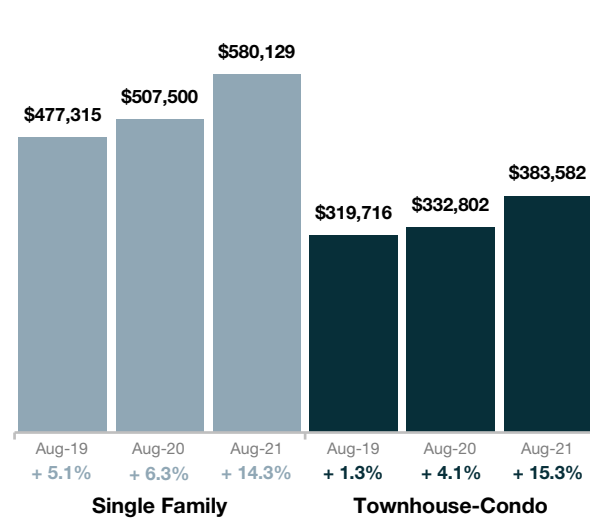
Historical Median Sales Price by Month



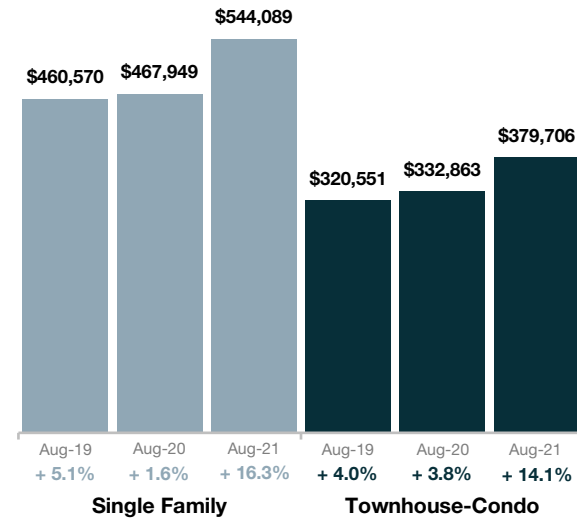
Average Sales Price



August

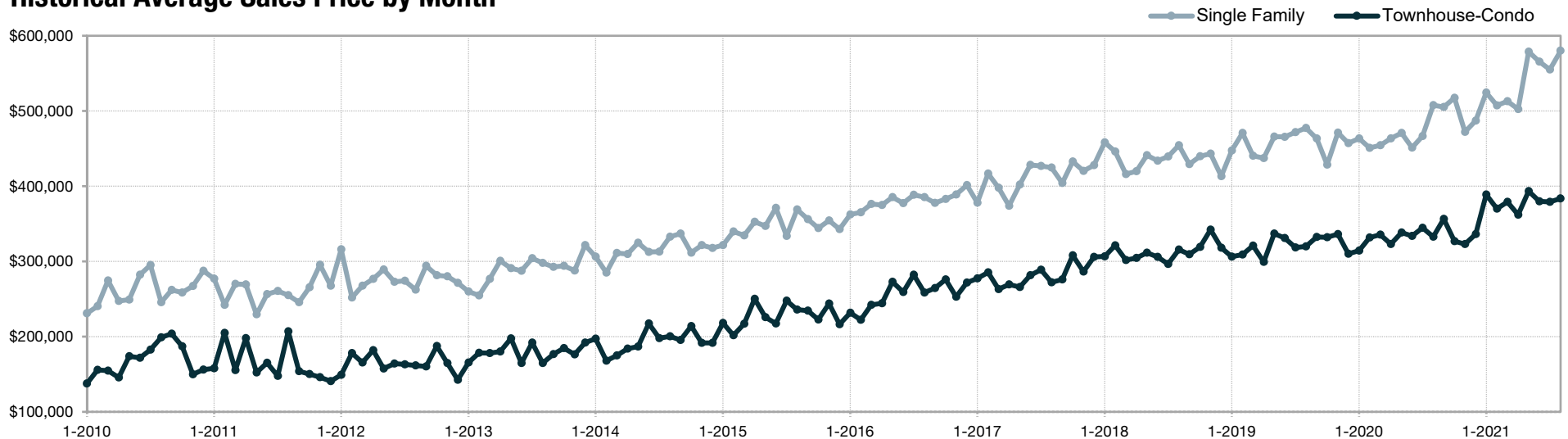


Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$487,007	+6.6%	\$336,250	+8.5%
Jan-2021	\$524,311	+13.1%	\$388,873	+23.8%
Feb-2021	\$507,456	+12.5%	\$370,140	+11.6%
Mar-2021	\$512,840	+12.9%	\$379,077	+13.0%
Apr-2021	\$502,266	+8.4%	\$362,008	+12.1%
May-2021	\$578,894	+23.0%	\$393,489	+16.3%
Jun-2021	\$565,656	+25.4%	\$379,910	+13.8%
Jul-2021	\$555,130	+19.0%	\$379,092	+10.0%
Aug-2021	\$580,129	+14.3%	\$383,582	+15.3%

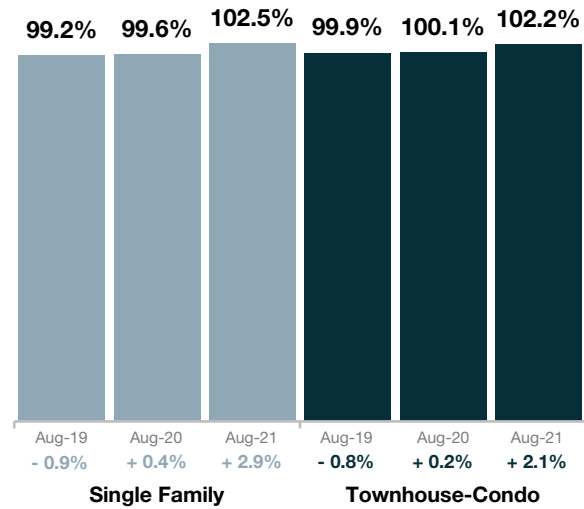
Historical Average Sales Price by Month



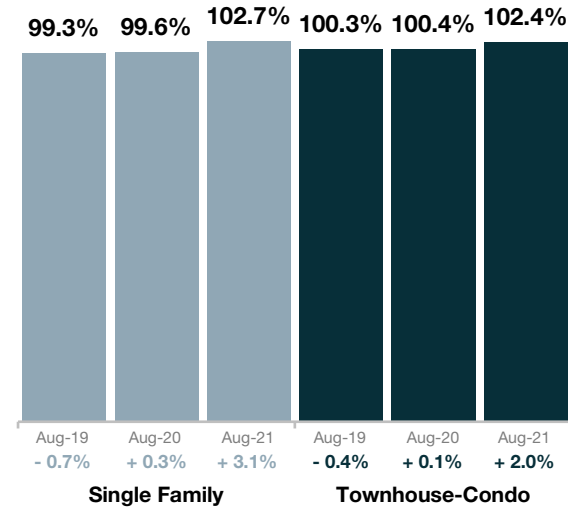
Percent of List Price Received



August

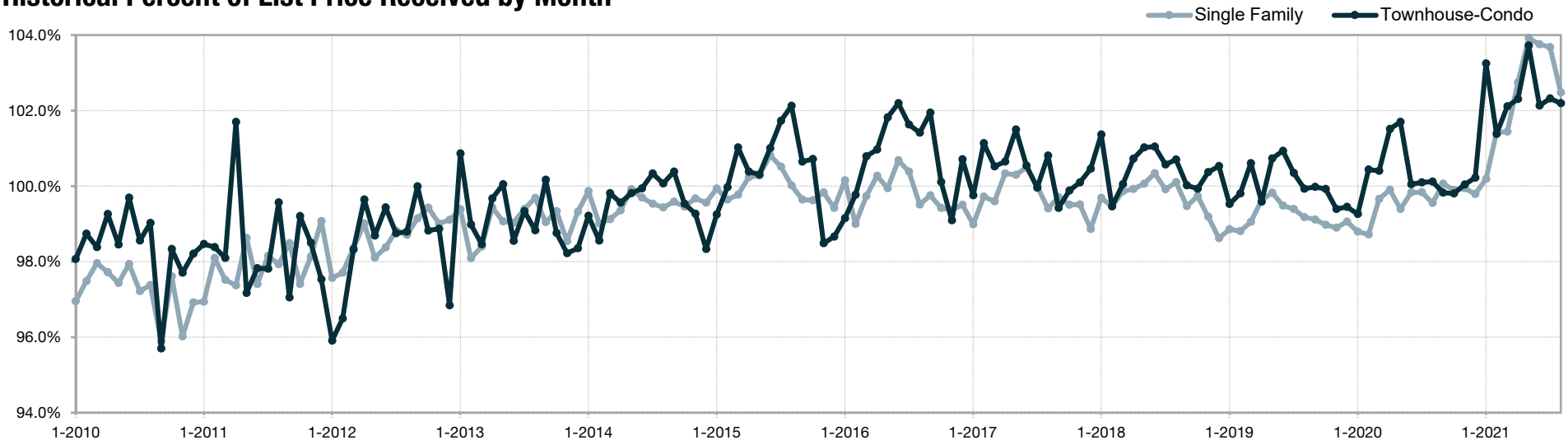


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	99.8%	+0.7%	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%	103.7%	+2.0%
Jun-2021	103.8%	+4.0%	102.1%	+2.0%
Jul-2021	103.7%	+3.9%	102.3%	+2.2%
Aug-2021	102.5%	+2.9%	102.2%	+2.1%

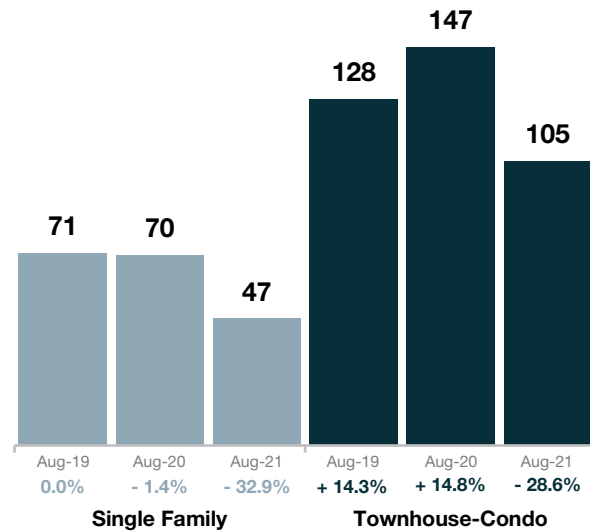
Historical Percent of List Price Received by Month



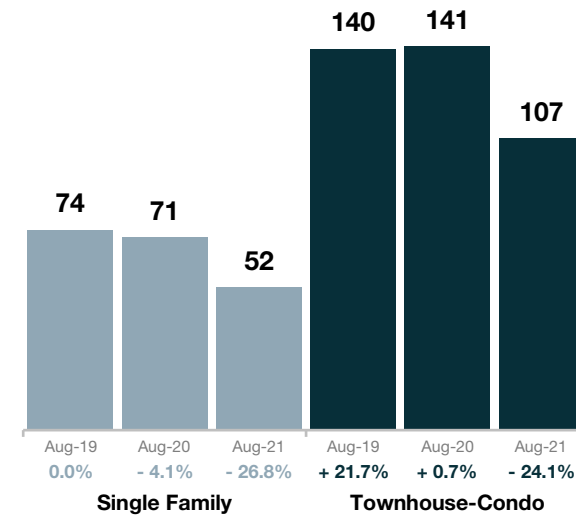
Days on Market Until Sale



August

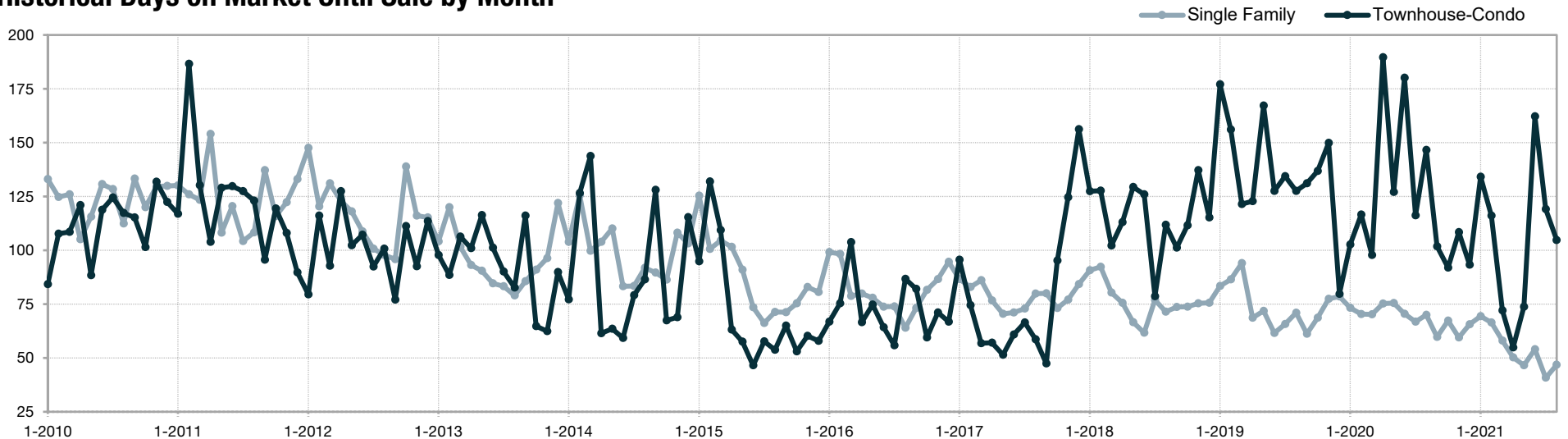


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	74	-41.7%
Jun-2021	54	-23.9%	162	-10.0%
Jul-2021	41	-38.8%	119	+2.6%
Aug-2021	47	-32.9%	105	-28.6%

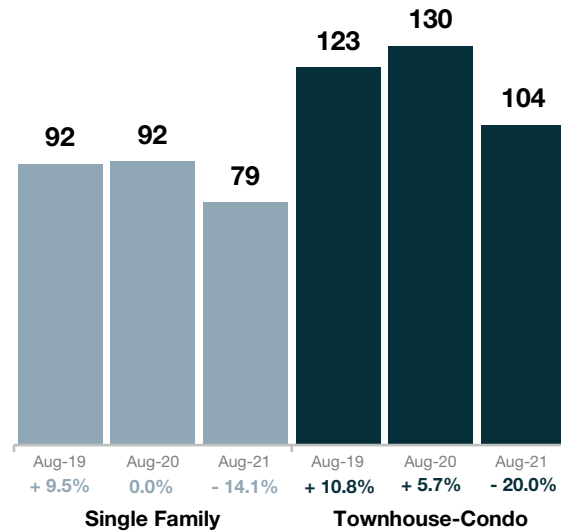
Historical Days on Market Until Sale by Month



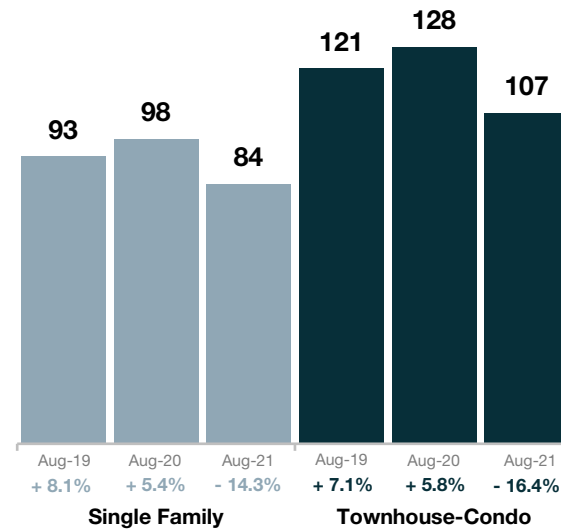
Housing Affordability Index



August

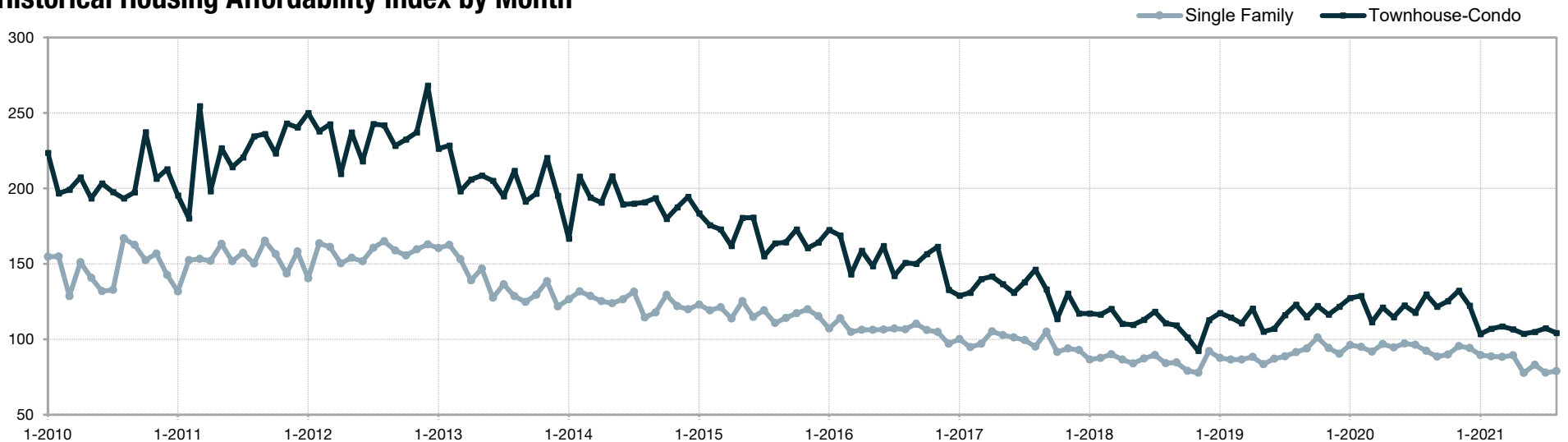


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	107	-17.1%
Mar-2021	88	-4.3%	108	-2.7%
Apr-2021	89	-8.2%	107	-11.6%
May-2021	78	-17.9%	104	-9.6%
Jun-2021	83	-14.4%	105	-14.6%
Jul-2021	78	-18.8%	107	-9.3%
Aug-2021	79	-14.1%	104	-20.0%

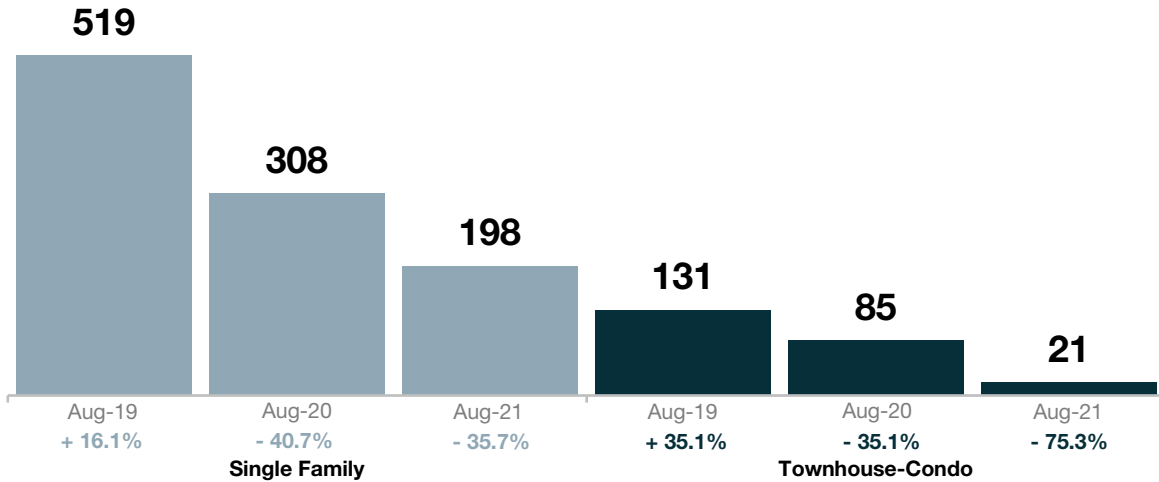
Historical Housing Affordability Index by Month



Inventory of Active Listings

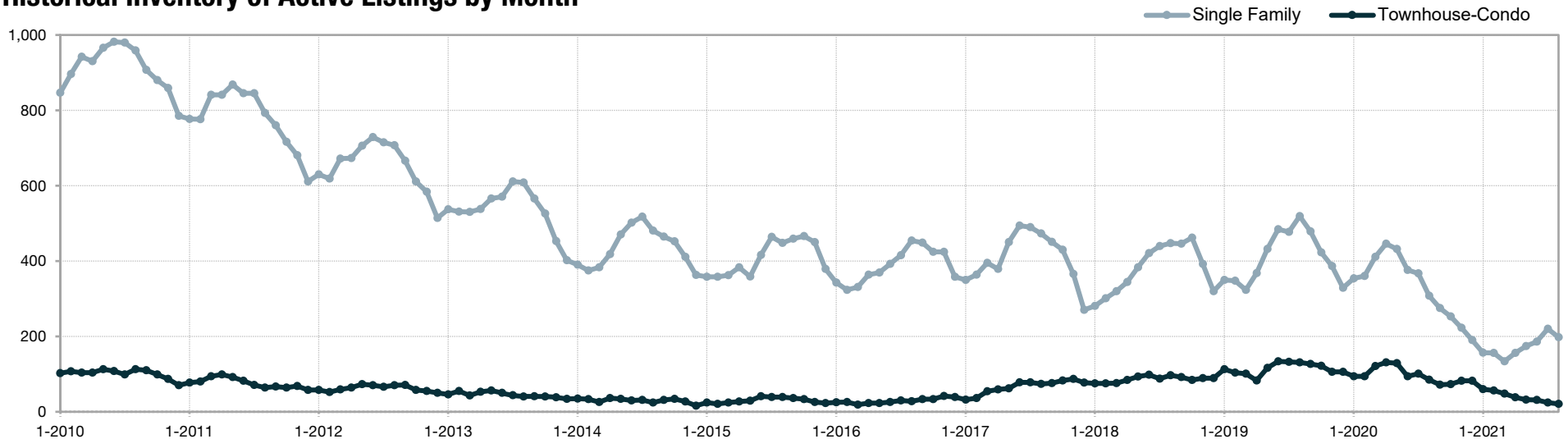


August



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2020	275	-42.6%	72	-43.3%
Oct-2020	253	-40.2%	73	-40.2%
Nov-2020	223	-42.4%	82	-22.6%
Dec-2020	190	-42.2%	82	-22.6%
Jan-2021	157	-55.6%	60	-36.2%
Feb-2021	156	-56.7%	56	-40.4%
Mar-2021	134	-67.4%	48	-60.3%
Apr-2021	156	-65.0%	38	-71.0%
May-2021	174	-59.7%	32	-75.2%
Jun-2021	186	-50.5%	31	-67.0%
Jul-2021	220	-40.1%	24	-76.2%
Aug-2021	198	-35.7%	21	-75.3%

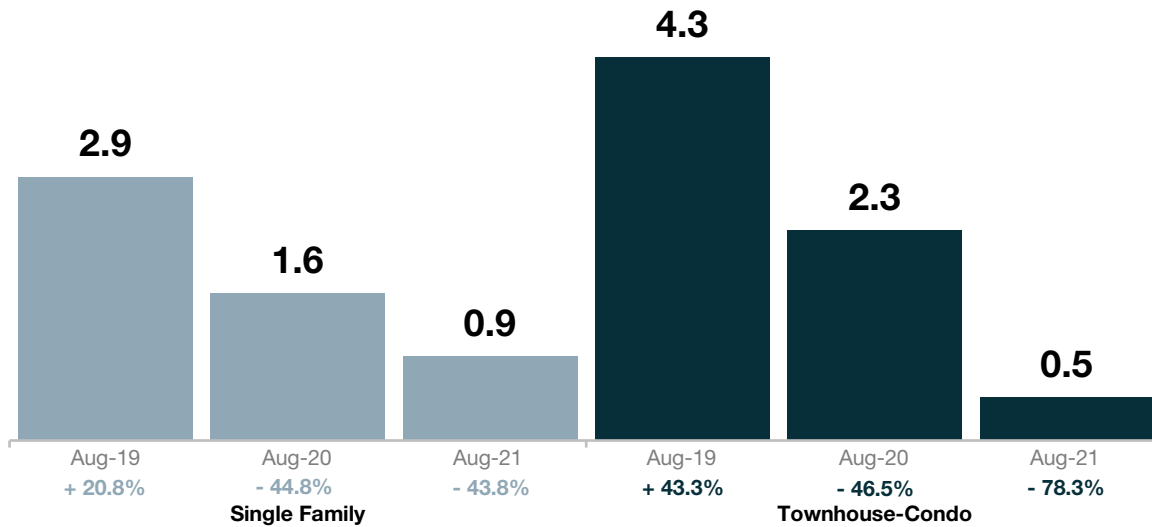
Historical Inventory of Active Listings by Month



Months Supply of Inventory

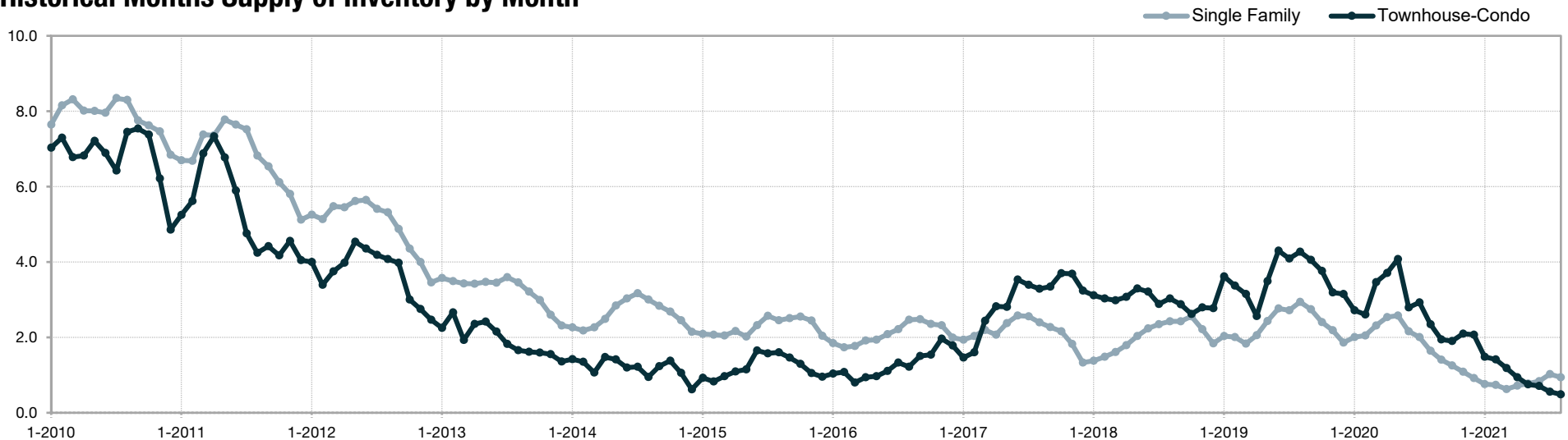


August



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2020	1.4	-48.1%	1.9	-53.7%
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%	0.9	-75.7%
May-2021	0.8	-69.2%	0.7	-82.9%
Jun-2021	0.8	-63.6%	0.7	-75.0%
Jul-2021	1.0	-50.0%	0.6	-79.3%
Aug-2021	0.9	-43.8%	0.5	-78.3%

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.



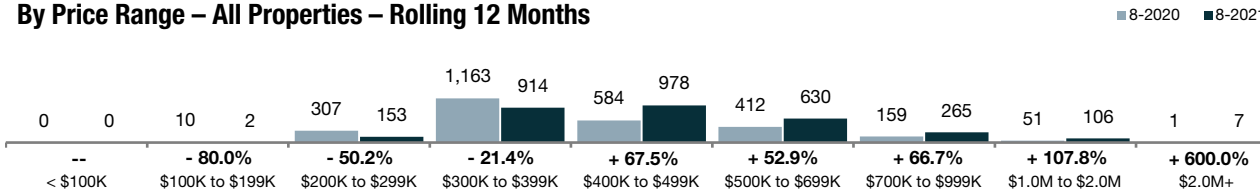
Key Metrics	Historical Sparkbars	8-2020	8-2021	Percent Change	YTD-2020	YTD-2021	Percent Change
New Listings		285	298	+ 4.6%	2,527	2,366	- 6.4%
Pending / Under Contract		308	286	- 7.1%	2,152	2,255	+ 4.8%
Sold Listings		322	281	- 12.7%	1,902	1,993	+ 4.8%
Median Sales Price		\$405,700	\$475,000	+ 17.1%	\$392,500	\$445,000	+ 13.4%
Average Sales Price		\$481,458	\$550,342	+ 14.3%	\$446,972	\$516,842	+ 15.6%
Pct. of List Price Received		99.6%	102.4%	+ 2.8%	99.7%	102.6%	+ 2.9%
Days on Market		81	57	- 29.6%	82	62	- 24.4%
Affordability Index		98	82	- 16.3%	101	88	- 12.9%
Active Listings		395	225	- 43.0%	--	--	--
Months Supply		1.8	0.9	- 50.0%	--	--	--

Sold Listings

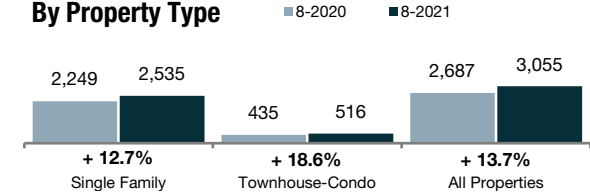
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Condo		
	8-2020	8-2021	Change	8-2020	8-2021	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	6	1	-83.3%	4	1	-75.0%
\$200,000 to \$299,999	128	50	-60.9%	179	103	-42.5%
\$300,000 to \$399,999	975	633	-35.1%	188	281	+49.5%
\$400,000 to \$499,999	538	888	+65.1%	46	90	+95.7%
\$500,000 to \$699,999	394	589	+49.5%	18	41	+127.8%
\$700,000 to \$999,999	157	264	+68.2%	0	0	--
\$1,000,000 to \$1,999,999	50	103	+106.0%	0	0	--
\$2,000,000 and Above	1	7	+600.0%	0	0	--
All Price Ranges	2,249	2,535	+12.7%	435	516	+18.6%

Compared to Prior Quarter

By Price Range	Single Family			Condo		
	7-2021	8-2021	Change	7-2021	8-2021	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	2	3	+50.0%	7	4	-42.9%
\$300,000 to \$399,999	32	31	-3.1%	28	26	-7.1%
\$400,000 to \$499,999	83	86	+3.6%	9	12	+33.3%
\$500,000 to \$699,999	81	71	-12.3%	6	4	-33.3%
\$700,000 to \$999,999	35	29	-17.1%	0	0	--
\$1,000,000 to \$1,999,999	8	14	+75.0%	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
All Price Ranges	241	234	-2.9%	50	46	-8.0%

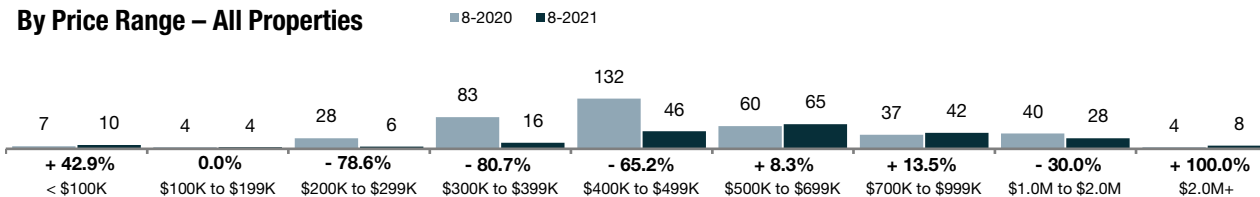
Year to Date

By Price Range	Single Family			Condo		
	8-2020	8-2021	Change	8-2020	8-2021	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	70	23	-67.1%	125	46	-63.2%
\$300,000 to \$399,999	685	343	-49.9%	131	185	+41.2%
\$400,000 to \$499,999	422	596	+41.2%	29	71	+144.8%
\$500,000 to \$699,999	268	424	+58.2%	13	36	+176.9%
\$700,000 to \$999,999	115	188	+63.5%	0	0	--
\$1,000,000 to \$1,999,999	36	73	+102.8%	0	0	--
\$2,000,000 and Above	1	4	+300.0%	0	0	--
All Price Ranges	1,602	1,651	+3.1%	299	339	+13.4%

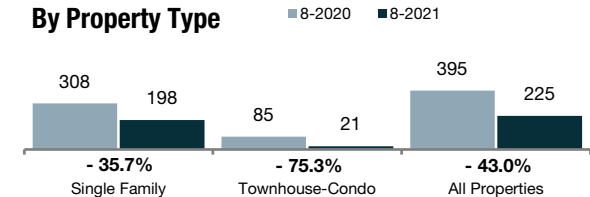
Inventory of Active Listings

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		
	8-2020	8-2021	Change	8-2020	8-2021	Change
\$99,999 and Below	7	10	+42.9%	0	0	--
\$100,000 to \$199,999	1	2	+100.0%	3	2	-33.3%
\$200,000 to \$299,999	12	5	-58.3%	16	1	-93.8%
\$300,000 to \$399,999	45	10	-77.8%	38	5	-86.8%
\$400,000 to \$499,999	105	34	-67.6%	27	12	-55.6%
\$500,000 to \$699,999	59	64	+8.5%	1	1	0.0%
\$700,000 to \$999,999	37	42	+13.5%	0	0	--
\$1,000,000 to \$1,999,999	38	26	-31.6%	0	0	--
\$2,000,000 and Above	4	5	+25.0%	0	0	--
All Price Ranges	308	198	-35.7%	85	21	-75.3%

Compared to Prior Month

By Price Range	Single Family			Condo		
	7-2021	8-2021	Change	7-2021	8-2021	Change
\$99,999 and Below	10	10	0.0%	0	0	--
\$100,000 to \$199,999	2	2	0.0%	2	2	0.0%
\$200,000 to \$299,999	10	5	-50.0%	2	1	-50.0%
\$300,000 to \$399,999	18	10	-44.4%	7	5	-28.6%
\$400,000 to \$499,999	37	34	-8.1%	11	12	+9.1%
\$500,000 to \$699,999	66	64	-3.0%	2	1	-50.0%
\$700,000 to \$999,999	37	42	+13.5%	0	0	--
\$1,000,000 to \$1,999,999	33	26	-21.2%	0	0	--
\$2,000,000 and Above	7	5	-28.6%	0	0	--
All Price Ranges	220	198	-10.0%	24	21	-12.5%

Year to Date

By Price Range	Single Family			Condo		
	8-2020	8-2021	Change	8-2020	8-2021	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.