

Monthly Indicators

February 2022

Percent changes calculated using year-over-year comparisons.

New Listings were down 49.2 percent for single family homes and 66.7 percent for townhouse-condo properties. Pending Sales landed at 124 for single family homes and 21 for townhouse-condo properties.

The Median Sales Price was up 33.3 percent to \$568,648 for single family homes and 12.6 percent to \$399,500 for townhouse-condo properties. Days on Market decreased 10.6 percent for single family homes but increased 62.9 percent for townhouse-condo properties.

Inventory was at an all-time low of 860,000 as February began, down 17% from a year ago and equivalent to 1.6 months supply. According to Lawrence Yun, Chief Economist at the National Association of REALTORS®, much of the current housing supply is concentrated at the upper end of the market, where inventory is increasing, while homes priced at the lower end of the market are quickly disappearing, leaving many first-time buyers behind. The shortage of homes is boosting demand even further, and with bidding wars common in many markets, it's no surprise sales prices continue to soar.

Activity Snapshot

- 19.8%	+ 27.6%	+ 13.5%
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	2-2021	2-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		254	129	- 49.2%	474	227	- 52.1%
Pending / Under Contract		242	124	- 48.8%	474	237	- 50.0%
Sold Listings		154	118	- 23.4%	256	229	- 10.5%
Median Sales Price		\$426,500	\$568,648	+ 33.3%	\$430,500	\$541,000	+ 25.7%
Average Sales Price		\$506,125	\$667,409	+ 31.9%	\$512,827	\$612,758	+ 19.5%
Pct. of List Price Received		101.4%	102.6%	+ 1.2%	100.9%	101.9%	+ 1.0%
Days on Market		66	59	- 10.6%	68	69	+ 1.5%
Affordability Index		89	64	- 28.1%	88	67	- 23.9%
Active Listings		156	93	- 40.4%	--	--	--
Months Supply		0.7	0.5	- 28.6%	--	--	--

Townhouse-Condo Market Overview

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

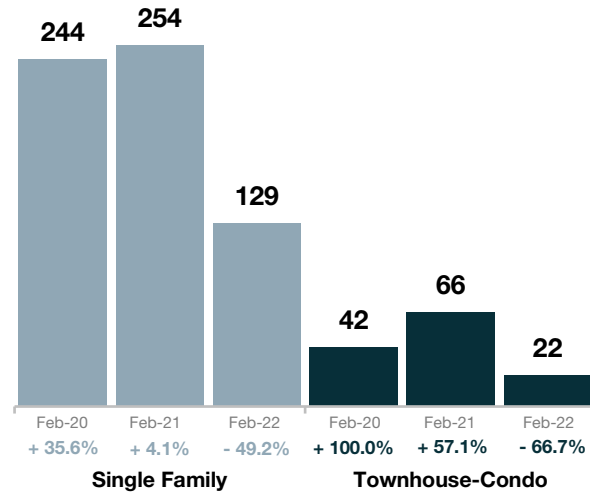


Key Metrics	Historical Sparkbars	2-2021	2-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		66	22	- 66.7%	104	43	- 58.7%
Pending / Under Contract		63	21	- 66.7%	120	48	- 60.0%
Sold Listings		28	28	0.0%	57	64	+ 12.3%
Median Sales Price		\$354,950	\$399,500	+ 12.6%	\$359,900	\$401,325	+ 11.5%
Average Sales Price		\$370,140	\$419,235	+ 13.3%	\$379,671	\$416,543	+ 9.7%
Pct. of List Price Received		101.4%	103.2%	+ 1.8%	102.3%	103.5%	+ 1.2%
Days on Market		116	189	+ 62.9%	125	163	+ 30.4%
Affordability Index		107	90	- 15.9%	105	90	- 14.3%
Active Listings		61	7	- 88.5%	--	--	--
Months Supply		1.5	0.2	- 86.7%	--	--	--

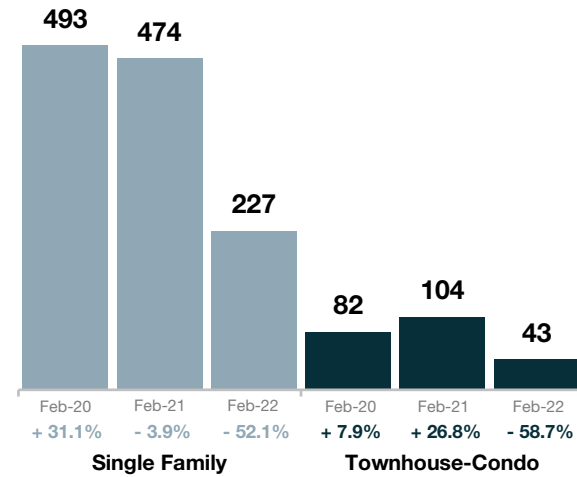
New Listings



February

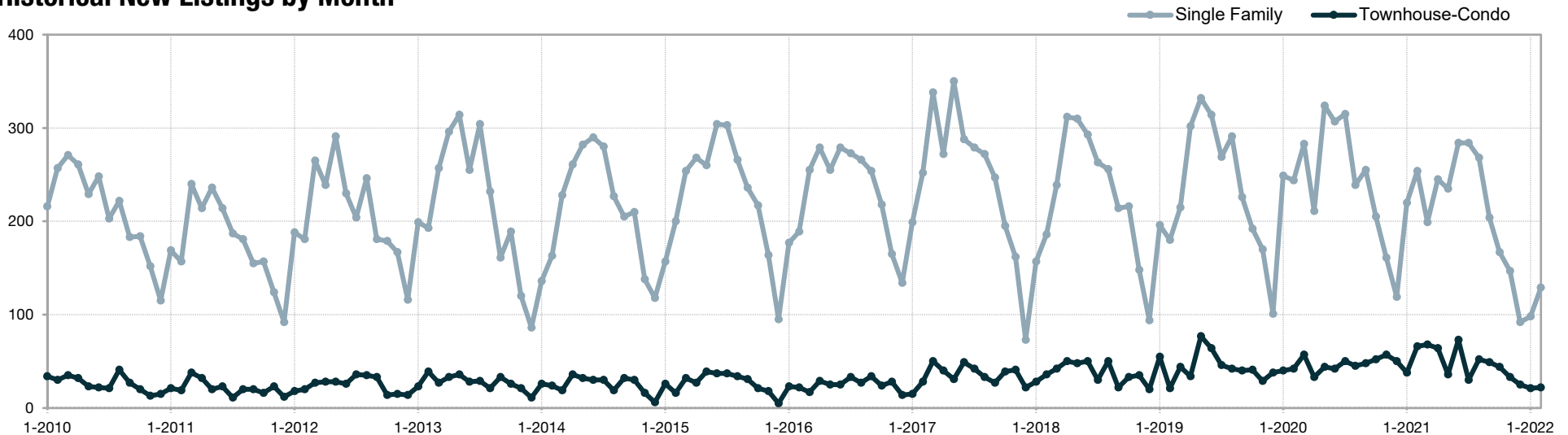


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2021	199	-29.7%	68	+19.3%
Apr-2021	245	+16.1%	64	+93.9%
May-2021	235	-27.5%	36	-18.2%
Jun-2021	284	-7.5%	73	+73.8%
Jul-2021	284	-9.8%	30	-40.0%
Aug-2021	268	+12.1%	52	+15.6%
Sep-2021	204	-20.0%	49	+2.1%
Oct-2021	167	-18.5%	44	-15.4%
Nov-2021	147	-8.7%	33	-42.1%
Dec-2021	92	-22.7%	25	-50.0%
Jan-2022	98	-55.5%	21	-44.7%
Feb-2022	129	-49.2%	22	-66.7%

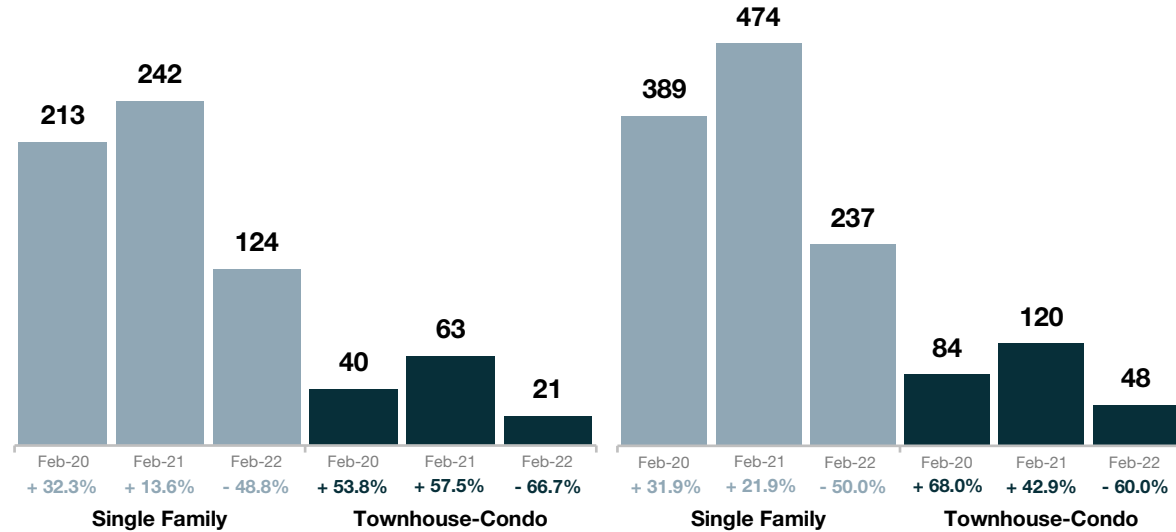
Historical New Listings by Month



Pending / Under Contract

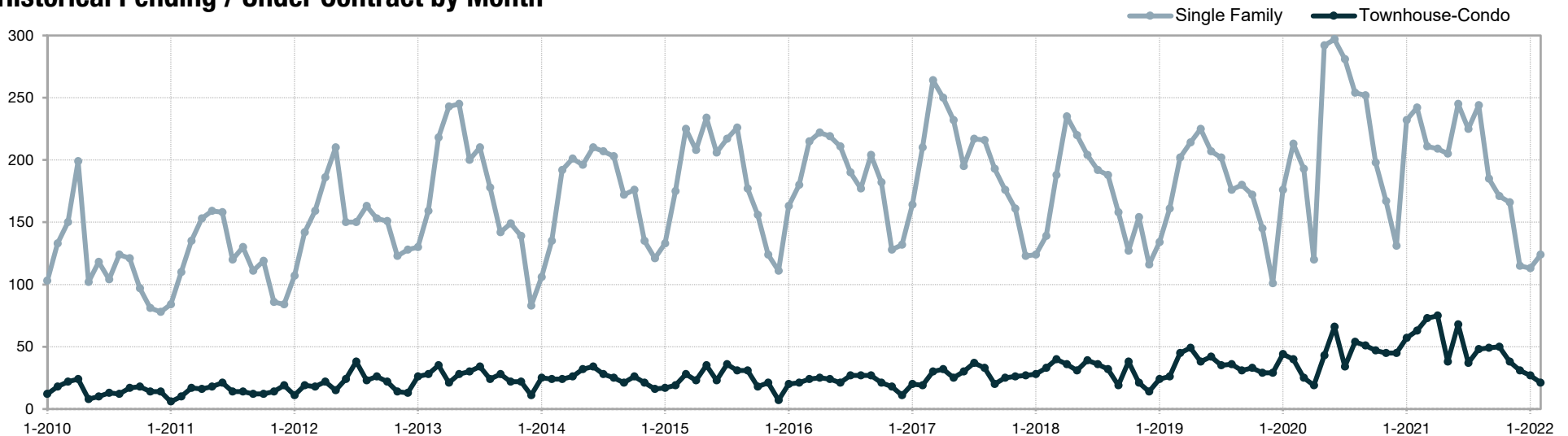


February



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2021	211	+9.3%	73	+192.0%
Apr-2021	209	+74.2%	75	+294.7%
May-2021	205	-29.8%	38	-11.6%
Jun-2021	245	-17.5%	68	+3.0%
Jul-2021	225	-19.9%	37	+8.8%
Aug-2021	244	-3.9%	48	-11.1%
Sep-2021	185	-26.6%	49	-3.9%
Oct-2021	171	-13.6%	50	+6.4%
Nov-2021	166	-0.6%	38	-15.6%
Dec-2021	115	-12.2%	31	-31.1%
Jan-2022	113	-51.3%	27	-52.6%
Feb-2022	124	-48.8%	21	-66.7%

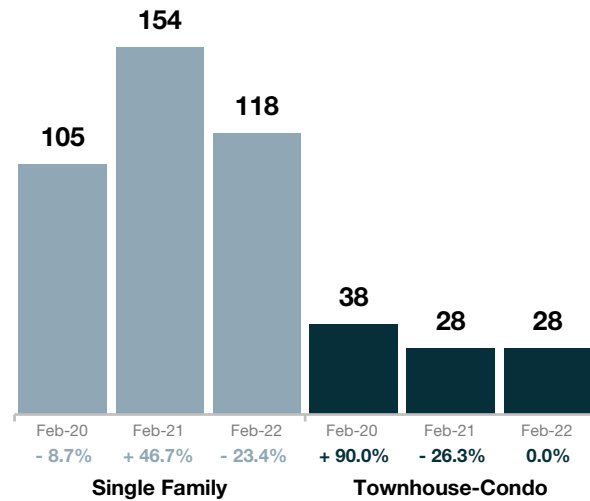
Historical Pending / Under Contract by Month



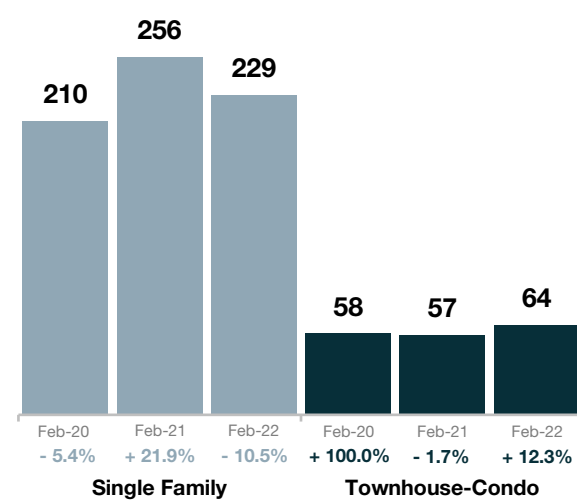
Sold Listings



February

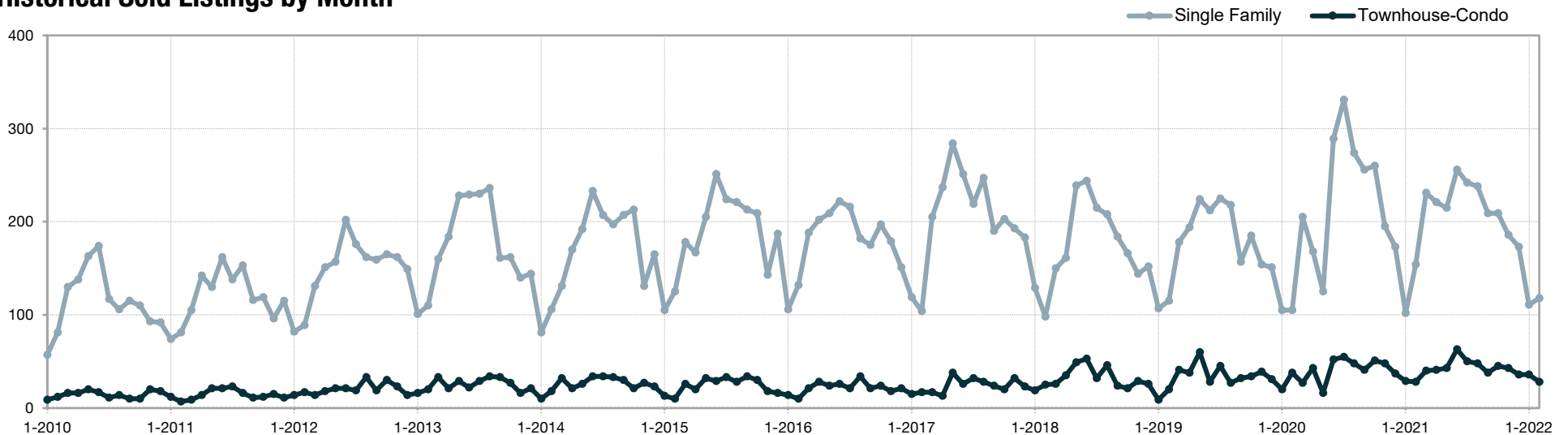


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2021	231	+12.7%	40	+48.1%
Apr-2021	221	+31.5%	41	-4.7%
May-2021	215	+72.0%	43	+168.8%
Jun-2021	256	-11.4%	63	+21.2%
Jul-2021	242	-26.9%	50	-9.1%
Aug-2021	238	-13.1%	48	0.0%
Sep-2021	209	-18.4%	38	-7.3%
Oct-2021	209	-19.6%	45	-11.8%
Nov-2021	186	-4.6%	43	-10.4%
Dec-2021	173	0.0%	36	-2.7%
Jan-2022	111	+8.8%	36	+24.1%
Feb-2022	118	-23.4%	28	0.0%

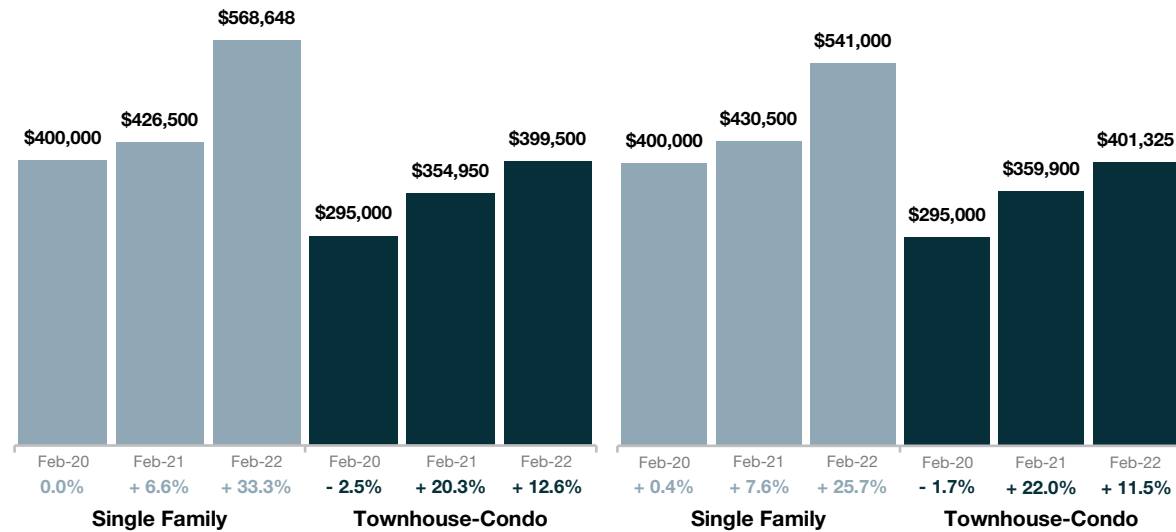
Historical Sold Listings by Month



Median Sales Price



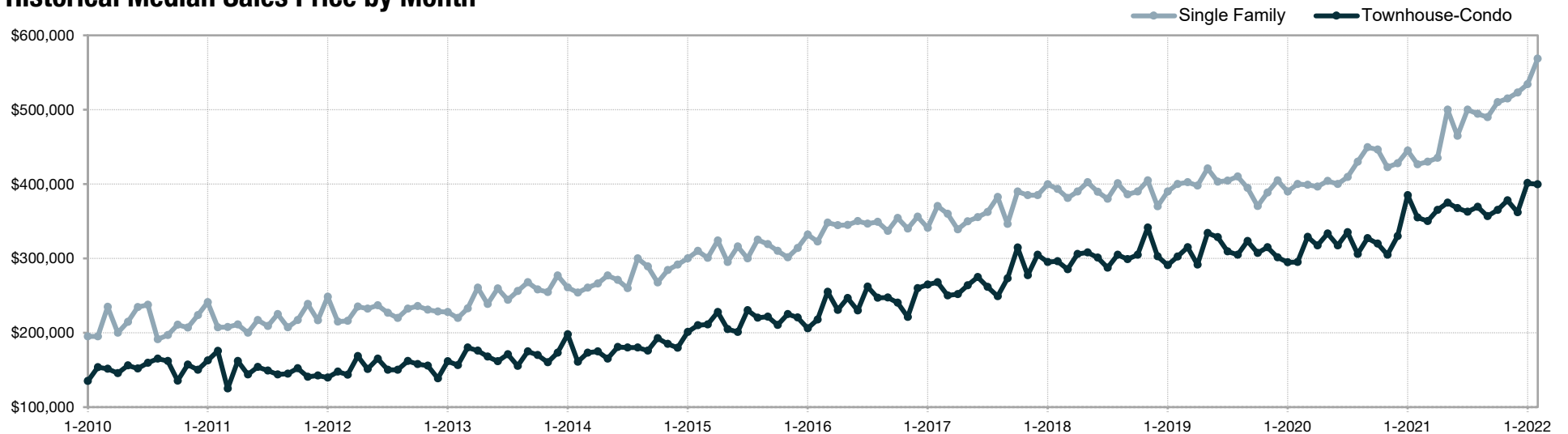
February



Year to Date

Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$375,000	+12.4%
Jun-2021	\$464,950	+16.2%	\$367,500	+15.8%
Jul-2021	\$500,000	+22.1%	\$362,629	+8.2%
Aug-2021	\$494,375	+15.0%	\$369,250	+20.7%
Sep-2021	\$490,000	+9.0%	\$356,775	+9.1%
Oct-2021	\$510,253	+14.3%	\$365,000	+14.1%
Nov-2021	\$515,000	+21.9%	\$378,000	+24.0%
Dec-2021	\$523,000	+22.2%	\$362,075	+9.7%
Jan-2022	\$534,000	+20.0%	\$401,325	+4.2%
Feb-2022	\$568,648	+33.3%	\$399,500	+12.6%

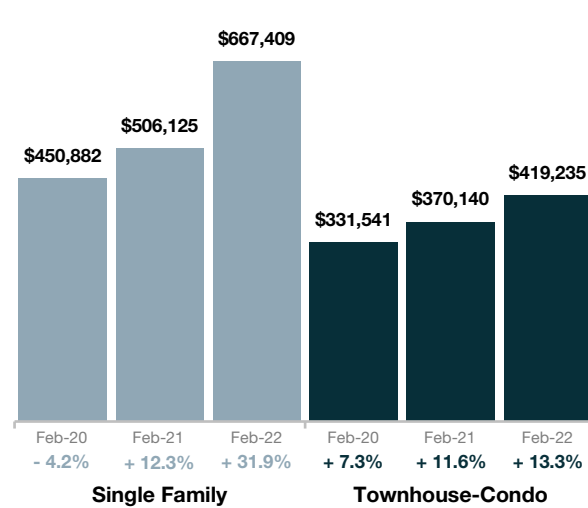
Historical Median Sales Price by Month



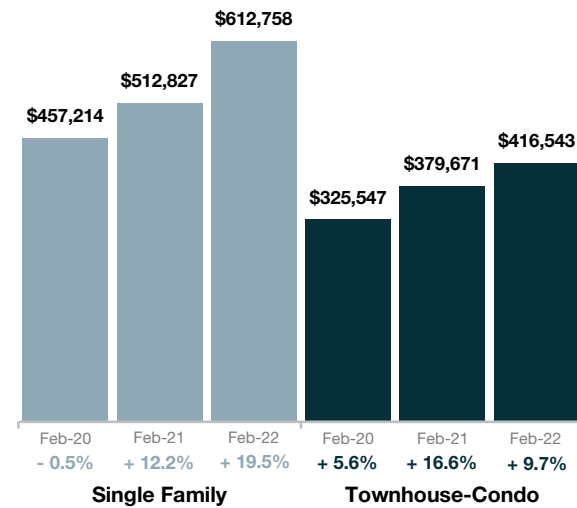
Average Sales Price



February

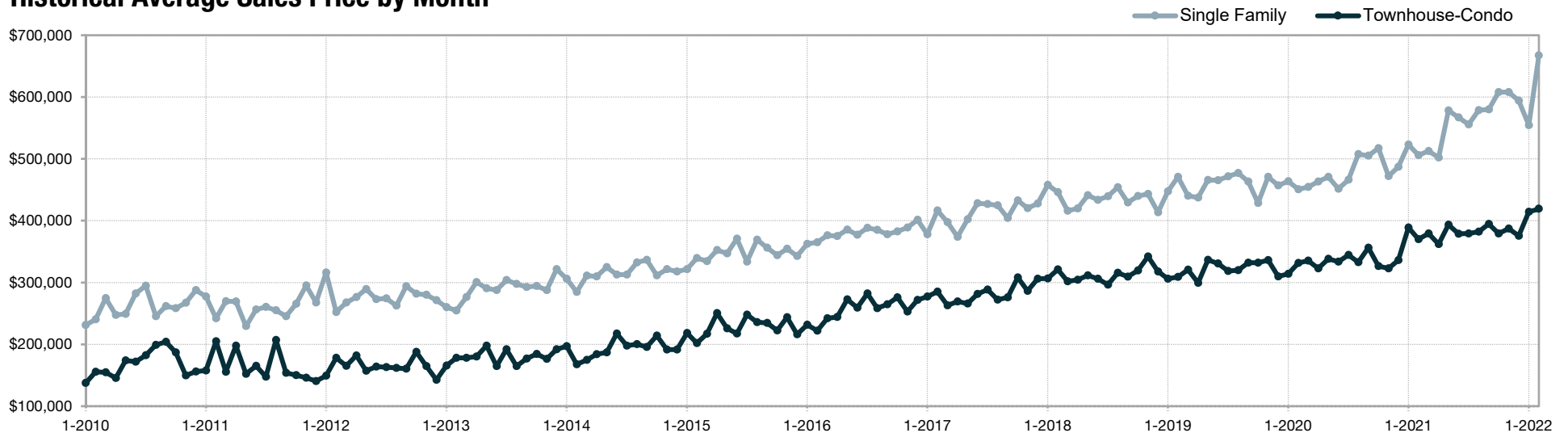


Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2021	\$512,840	+12.9%	\$379,077	+13.0%
Apr-2021	\$502,266	+8.4%	\$362,008	+12.1%
May-2021	\$578,202	+22.8%	\$393,489	+16.3%
Jun-2021	\$567,101	+25.6%	\$379,038	+13.6%
Jul-2021	\$555,935	+19.2%	\$379,092	+10.0%
Aug-2021	\$578,897	+14.1%	\$382,108	+14.8%
Sep-2021	\$579,864	+14.8%	\$394,660	+10.8%
Oct-2021	\$608,122	+17.6%	\$379,357	+16.1%
Nov-2021	\$607,975	+28.8%	\$387,247	+19.9%
Dec-2021	\$594,079	+22.0%	\$375,505	+11.7%
Jan-2022	\$554,660	+6.1%	\$414,449	+6.6%
Feb-2022	\$667,409	+31.9%	\$419,235	+13.3%

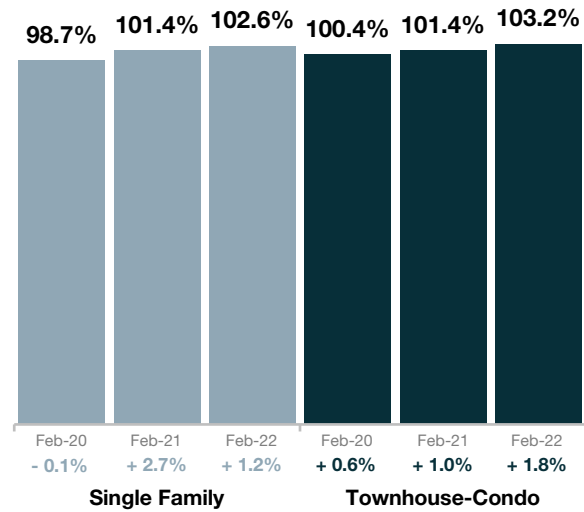
Historical Average Sales Price by Month



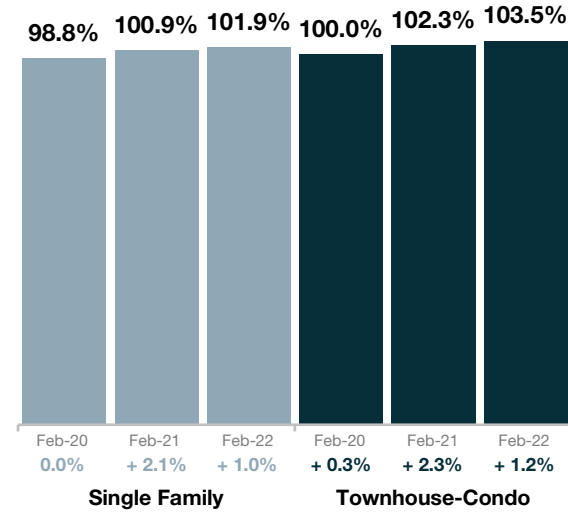
Percent of List Price Received



February

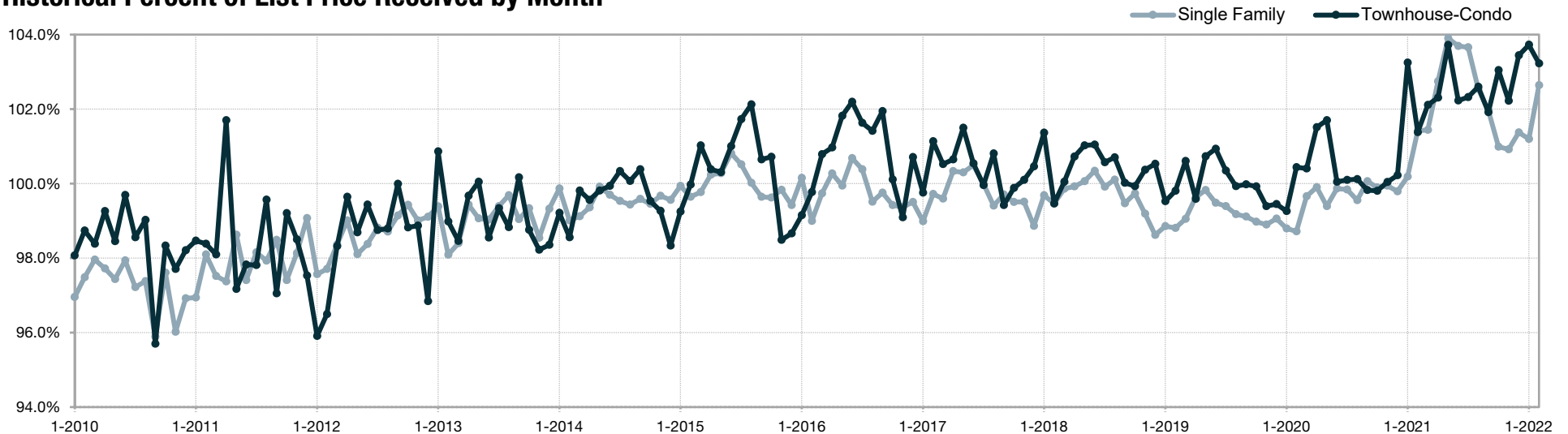


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	103.7%	+3.8%	102.2%	+2.1%
Jul-2021	103.7%	+3.9%	102.3%	+2.2%
Aug-2021	102.5%	+2.9%	102.6%	+2.5%
Sep-2021	102.0%	+1.9%	101.9%	+2.1%
Oct-2021	101.0%	+1.1%	103.0%	+3.2%
Nov-2021	100.9%	+1.0%	102.2%	+2.2%
Dec-2021	101.4%	+1.6%	103.4%	+3.2%
Jan-2022	101.2%	+1.0%	103.7%	+0.5%
Feb-2022	102.6%	+1.2%	103.2%	+1.8%

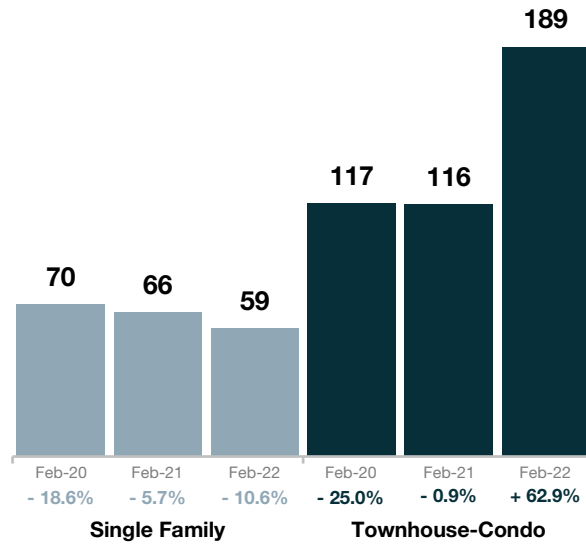
Historical Percent of List Price Received by Month



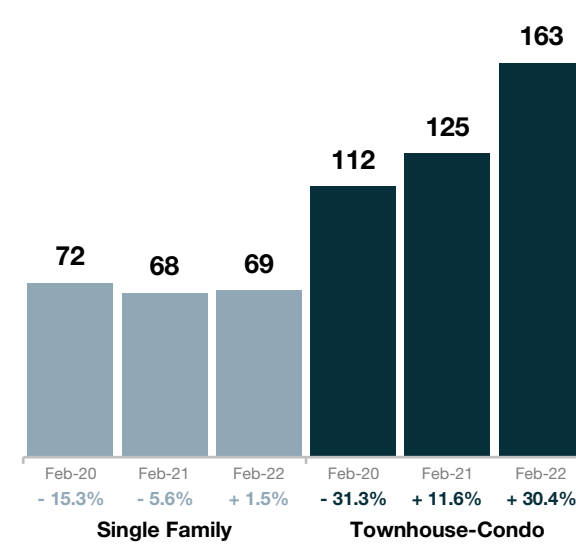
Days on Market Until Sale



February

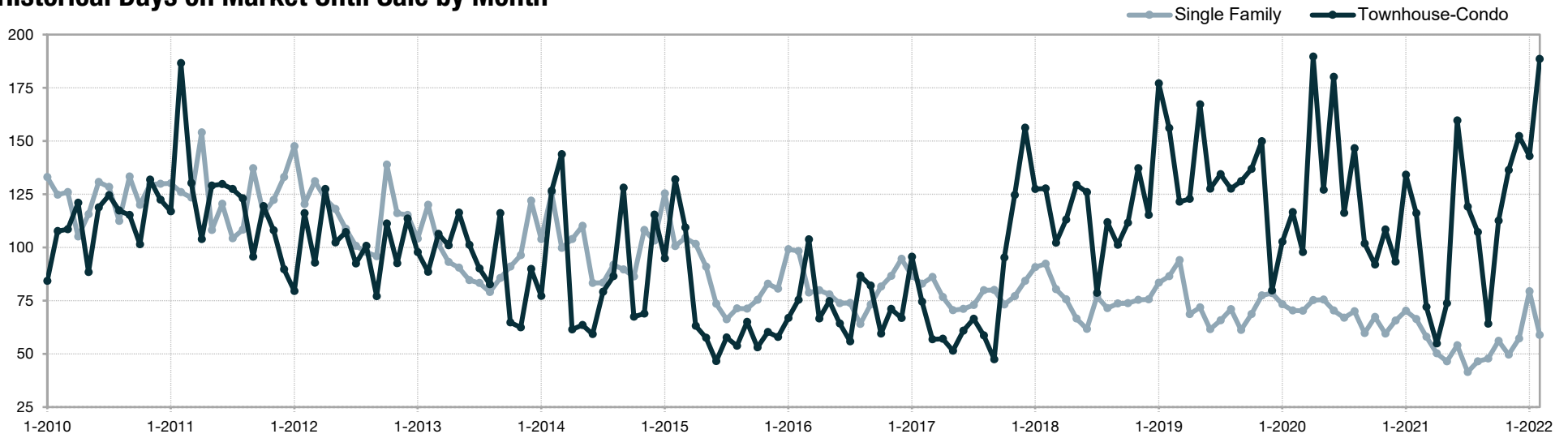


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2021	58	-17.1%	72	-26.5%
Apr-2021	50	-33.3%	55	-71.1%
May-2021	46	-39.5%	74	-41.7%
Jun-2021	54	-22.9%	160	-11.1%
Jul-2021	41	-38.8%	119	+2.6%
Aug-2021	46	-34.3%	107	-27.2%
Sep-2021	48	-20.0%	64	-37.3%
Oct-2021	56	-16.4%	113	+22.8%
Nov-2021	50	-16.7%	136	+25.9%
Dec-2021	57	-13.6%	152	+63.4%
Jan-2022	79	+12.9%	143	+6.7%
Feb-2022	59	-10.6%	189	+62.9%

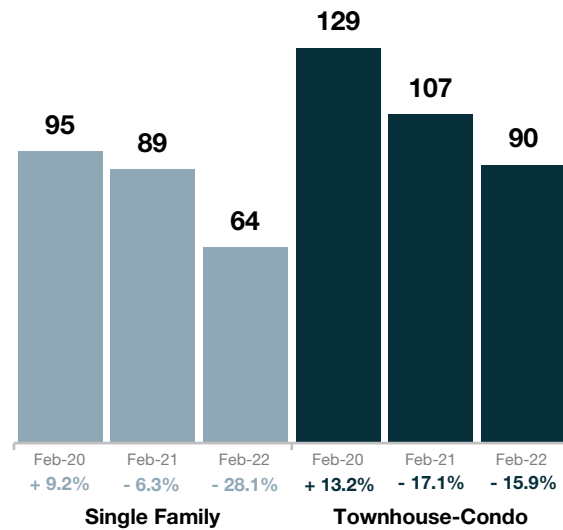
Historical Days on Market Until Sale by Month



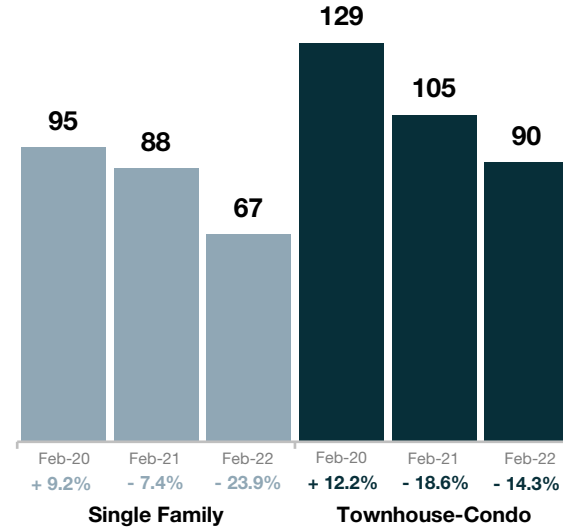
Housing Affordability Index



February

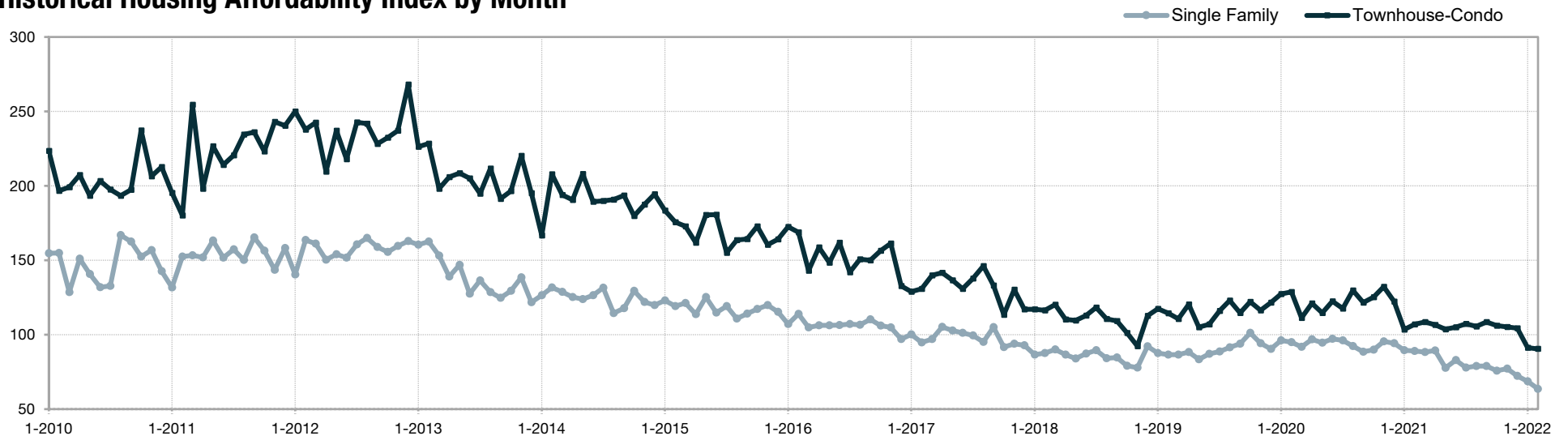


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	106	-18.5%
Sep-2021	79	-10.2%	108	-11.5%
Oct-2021	76	-15.6%	106	-15.2%
Nov-2021	77	-18.9%	105	-20.5%
Dec-2021	72	-23.4%	104	-14.8%
Jan-2022	69	-23.3%	91	-11.7%
Feb-2022	64	-28.1%	90	-15.9%

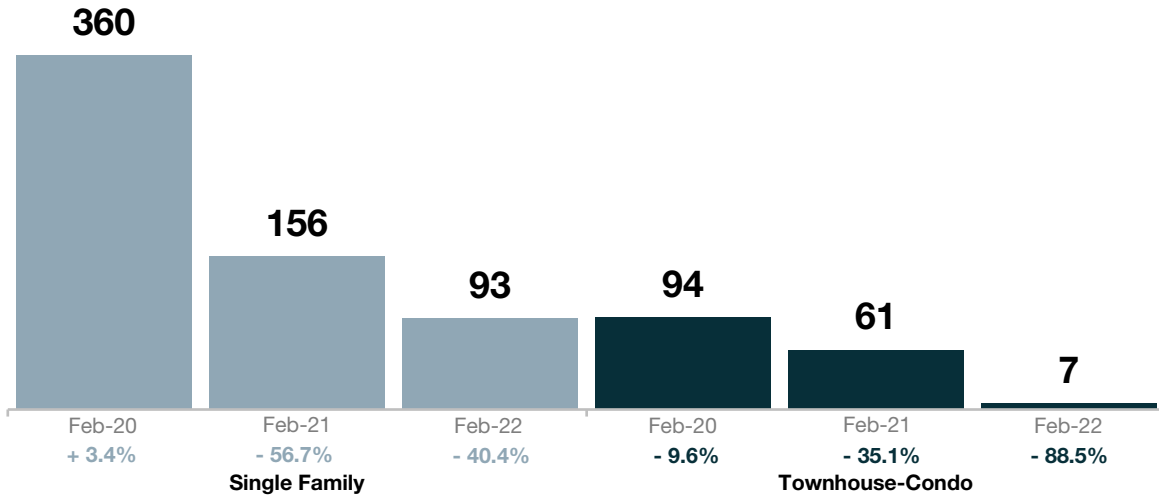
Historical Housing Affordability Index by Month



Inventory of Active Listings

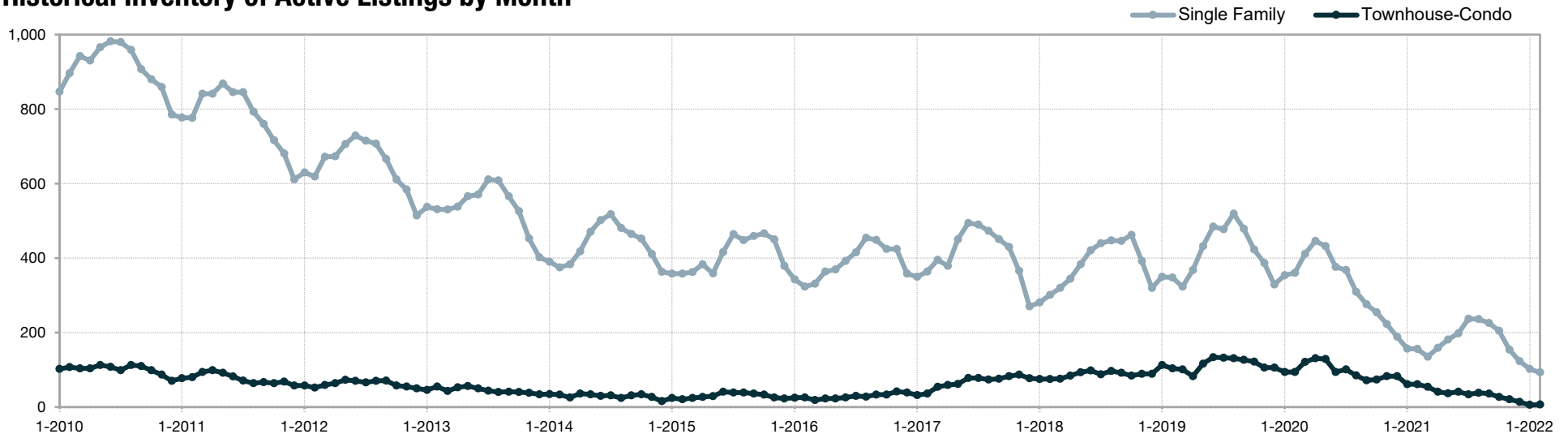


February



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2021	135	-67.2%	54	-55.4%
Apr-2021	159	-64.3%	41	-68.7%
May-2021	181	-58.1%	37	-71.3%
Jun-2021	198	-47.3%	41	-56.4%
Jul-2021	237	-35.6%	34	-66.3%
Aug-2021	236	-23.6%	38	-55.3%
Sep-2021	226	-18.1%	36	-50.0%
Oct-2021	205	-19.3%	27	-63.5%
Nov-2021	154	-30.9%	21	-74.7%
Dec-2021	123	-34.9%	14	-83.1%
Jan-2022	102	-35.0%	6	-90.2%
Feb-2022	93	-40.4%	7	-88.5%

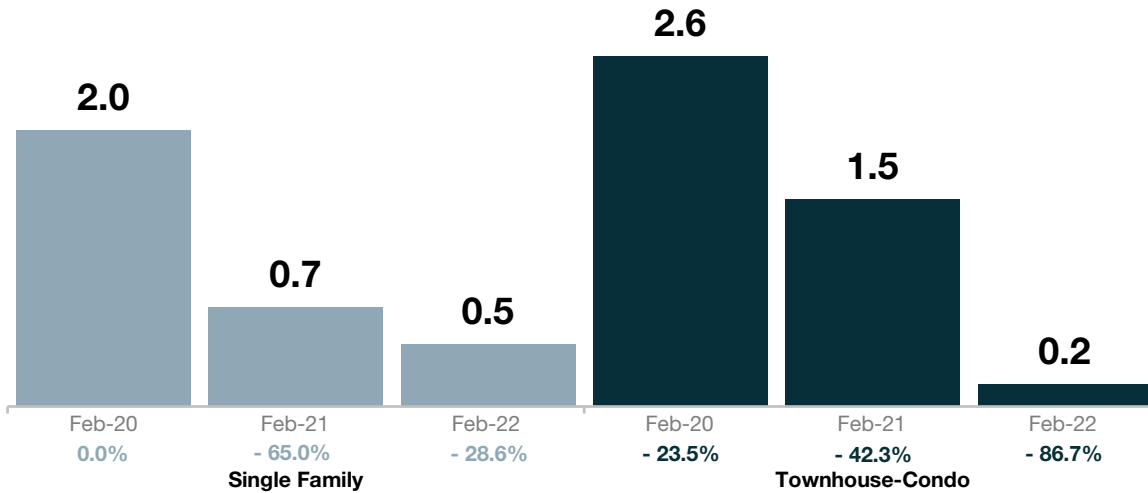
Historical Inventory of Active Listings by Month



Months Supply of Inventory



February



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2021	0.6	-73.9%	1.3	-62.9%
Apr-2021	0.7	-72.0%	1.0	-73.0%
May-2021	0.8	-69.2%	0.9	-78.0%
Jun-2021	0.9	-59.1%	0.9	-67.9%
Jul-2021	1.1	-45.0%	0.8	-72.4%
Aug-2021	1.1	-31.3%	0.9	-60.9%
Sep-2021	1.1	-21.4%	0.8	-57.9%
Oct-2021	1.0	-23.1%	0.6	-68.4%
Nov-2021	0.8	-27.3%	0.5	-76.2%
Dec-2021	0.6	-33.3%	0.3	-85.7%
Jan-2022	0.5	-37.5%	0.1	-93.3%
Feb-2022	0.5	-28.6%	0.2	-86.7%

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.



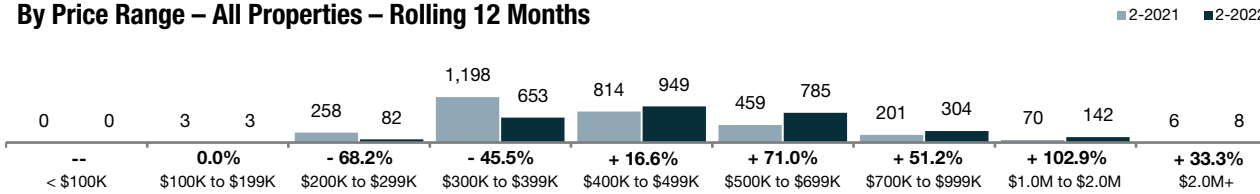
Key Metrics	Historical Sparkbars	2-2021	2-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		320	154	- 51.9%	579	273	- 52.8%
Pending / Under Contract		305	145	- 52.5%	595	285	- 52.1%
Sold Listings		182	146	- 19.8%	313	294	- 6.1%
Median Sales Price		\$416,095	\$531,068	+ 27.6%	\$424,153	\$520,000	+ 22.6%
Average Sales Price		\$485,204	\$619,814	+ 27.7%	\$488,578	\$571,191	+ 16.9%
Pct. of List Price Received		101.4%	102.8%	+ 1.4%	101.2%	102.3%	+ 1.1%
Days on Market		74	84	+ 13.5%	78	89	+ 14.1%
Affordability Index		91	68	- 25.3%	90	70	- 22.2%
Active Listings		218	102	- 53.2%	--	--	--
Months Supply		0.9	0.4	- 55.6%	--	--	--

Sold Listings

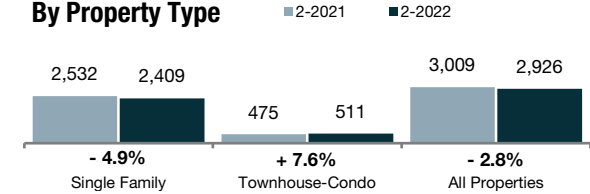
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	2-2021	2-2022	Change	2-2021	2-2022	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	2	2	0.0%	1	1	0.0%
\$200,000 to \$299,999	96	29	-69.8%	162	53	-67.3%
\$300,000 to \$399,999	963	369	-61.7%	235	284	+20.9%
\$400,000 to \$499,999	758	830	+9.5%	56	119	+112.5%
\$500,000 to \$699,999	438	733	+67.4%	21	52	+147.6%
\$700,000 to \$999,999	200	300	+50.0%	0	2	--
\$1,000,000 to \$1,999,999	69	139	+101.4%	0	0	--
\$2,000,000 and Above	6	7	+16.7%	0	0	--
All Price Ranges	2,532	2,409	-4.9%	475	511	+7.6%

Compared to Prior Quarter

By Price Range	Single Family			Townhouse-Condo		
	1-2022	2-2022	Change	1-2022	2-2022	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	2	0	-100.0%	1	1	0.0%
\$300,000 to \$399,999	6	9	+50.0%	16	13	-18.8%
\$400,000 to \$499,999	34	31	-8.8%	11	9	-18.2%
\$500,000 to \$699,999	54	50	-7.4%	8	5	-37.5%
\$700,000 to \$999,999	13	13	0.0%	0	0	--
\$1,000,000 to \$1,999,999	2	14	+600.0%	0	0	--
\$2,000,000 and Above	0	1	--	0	0	--
All Price Ranges	111	118	+6.3%	36	28	-22.2%

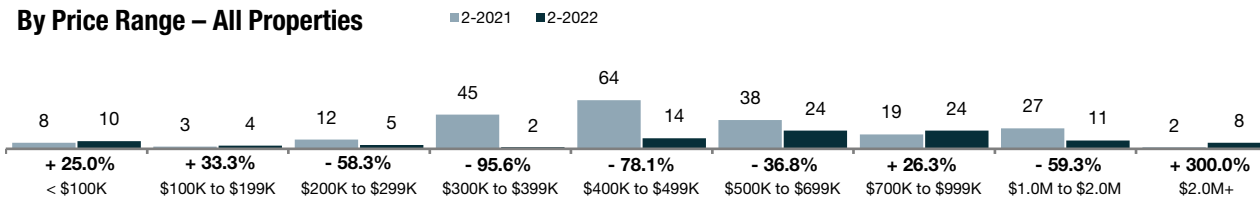
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	2-2021	2-2022	Change	2-2021	2-2022	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	10	2	-80.0%	12	2	-83.3%
\$300,000 to \$399,999	78	15	-80.8%	24	29	+20.8%
\$400,000 to \$499,999	91	65	-28.6%	13	20	+53.8%
\$500,000 to \$699,999	41	104	+153.7%	8	13	+62.5%
\$700,000 to \$999,999	27	26	-3.7%	0	0	--
\$1,000,000 to \$1,999,999	7	16	+128.6%	0	0	--
\$2,000,000 and Above	2	1	-50.0%	0	0	--
All Price Ranges	256	229	-10.5%	57	64	+12.3%

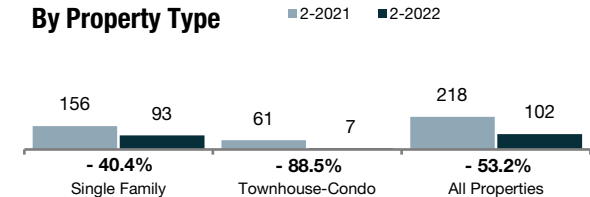
Inventory of Active Listings

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		
	2-2021	2-2022	Change	2-2021	2-2022	Change
\$99,999 and Below	8	10	+25.0%	0	0	--
\$100,000 to \$199,999	1	2	+100.0%	2	2	0.0%
\$200,000 to \$299,999	5	4	-20.0%	7	1	-85.7%
\$300,000 to \$399,999	17	1	-94.1%	28	1	-96.4%
\$400,000 to \$499,999	46	12	-73.9%	18	2	-88.9%
\$500,000 to \$699,999	33	23	-30.3%	5	1	-80.0%
\$700,000 to \$999,999	18	24	+33.3%	1	0	-100.0%
\$1,000,000 to \$1,999,999	26	11	-57.7%	0	0	--
\$2,000,000 and Above	2	6	+200.0%	0	0	--
All Price Ranges	156	93	-40.4%	61	7	-88.5%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	1-2022	2-2022	Change	1-2022	2-2022	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	4	4	0.0%	1	1	0.0%
\$300,000 to \$399,999	2	1	-50.0%	2	1	-50.0%
\$400,000 to \$499,999	16	12	-25.0%	0	2	--
\$500,000 to \$699,999	22	23	+4.5%	1	1	0.0%
\$700,000 to \$999,999	30	24	-20.0%	0	0	--
\$1,000,000 to \$1,999,999	11	11	0.0%	0	0	--
\$2,000,000 and Above	5	6	+20.0%	0	0	--
All Price Ranges	102	93	-8.8%	6	7	+16.7%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	2-2021	2-2022	Change	2-2021	2-2022	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	Townhouse-Condo
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.