



# Monthly Indicators

## May 2022

Percent changes calculated using year-over-year comparisons.

New Listings were up 19.7 percent for single family homes but decreased 8.1 percent for townhouse-condo properties. Pending Sales landed at 222 for single family homes and 38 for townhouse-condo properties.

The Median Sales Price was up 12.0 percent to \$560,000 for single family homes and 8.0 percent to \$405,000 for townhouse-condo properties. Days on Market decreased 6.5 percent for single family homes but increased 114.9 percent for townhouse-condo properties.

The slowdown in sales has provided a much-needed lift to housing supply, with inventory up 10.8% from the previous month according to NAR, although supply remains down 10.4% compared to this time last year, with only 2.2 months' supply of homes at the current sales pace. As the nation continues to explore ways to solve the ongoing housing shortage, estimated at 5.5 million homes, the Biden administration recently unveiled the Housing Supply Action Plan, which aims to expand housing access through a number of administrative and legislative actions and help relieve the nation's housing crisis over the next 5 years.

## Activity Snapshot

<b>+ 3.9%</b>	<b>+ 10.2%</b>	<b>+ 29.4%</b>
One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties	One-Year Change in <b>Days on Market</b> 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	5-2021	5-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
<b>New Listings</b>		234	<b>280</b>	+ 19.7%	1,155	<b>965</b>	- 16.5%
<b>Pending / Under Contract</b>		205	<b>222</b>	+ 8.3%	1,102	<b>818</b>	- 25.8%
<b>Sold Listings</b>		215	<b>215</b>	0.0%	924	<b>765</b>	- 17.2%
<b>Median Sales Price</b>		\$500,000	<b>\$560,000</b>	+ 12.0%	\$445,000	<b>\$559,405</b>	+ 25.7%
<b>Average Sales Price</b>		\$578,202	<b>\$668,009</b>	+ 15.5%	\$525,373	<b>\$642,962</b>	+ 22.4%
<b>Pct. of List Price Received</b>		103.9%	<b>104.1%</b>	+ 0.2%	102.2%	<b>103.5%</b>	+ 1.3%
<b>Days on Market</b>		46	<b>43</b>	- 6.5%	56	<b>50</b>	- 10.7%
<b>Affordability Index</b>		78	<b>56</b>	- 28.2%	87	<b>56</b>	- 35.6%
<b>Active Listings</b>		181	<b>200</b>	+ 10.5%	--	<b>--</b>	--
<b>Months Supply</b>		0.8	<b>1.1</b>	+ 37.5%	--	<b>--</b>	--

# Townhouse-Condo Market Overview

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

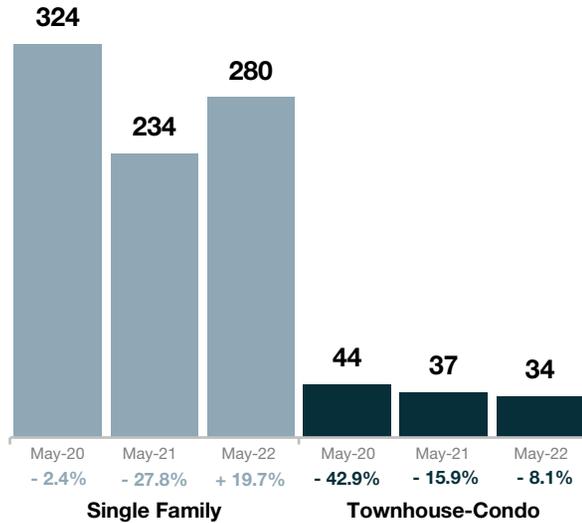


Key Metrics	Historical Sparkbars	5-2021	5-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
<b>New Listings</b>		37	34	- 8.1%	273	154	- 43.6%
<b>Pending / Under Contract</b>		38	38	0.0%	308	150	- 51.3%
<b>Sold Listings</b>		43	53	+ 23.3%	181	175	- 3.3%
<b>Median Sales Price</b>		\$375,000	\$405,000	+ 8.0%	\$364,276	\$410,000	+ 12.6%
<b>Average Sales Price</b>		\$393,489	\$414,740	+ 5.4%	\$378,822	\$420,366	+ 11.0%
<b>Pct. of List Price Received</b>		103.7%	104.8%	+ 1.1%	102.6%	104.7%	+ 2.0%
<b>Days on Market</b>		74	159	+ 114.9%	85	159	+ 87.1%
<b>Affordability Index</b>		104	77	- 26.0%	107	76	- 29.0%
<b>Active Listings</b>		37	15	- 59.5%	--	--	--
<b>Months Supply</b>		0.9	0.4	- 55.6%	--	--	--

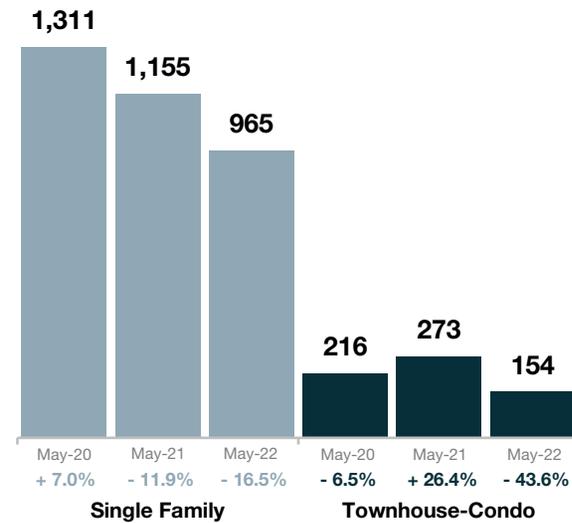
# New Listings



## May

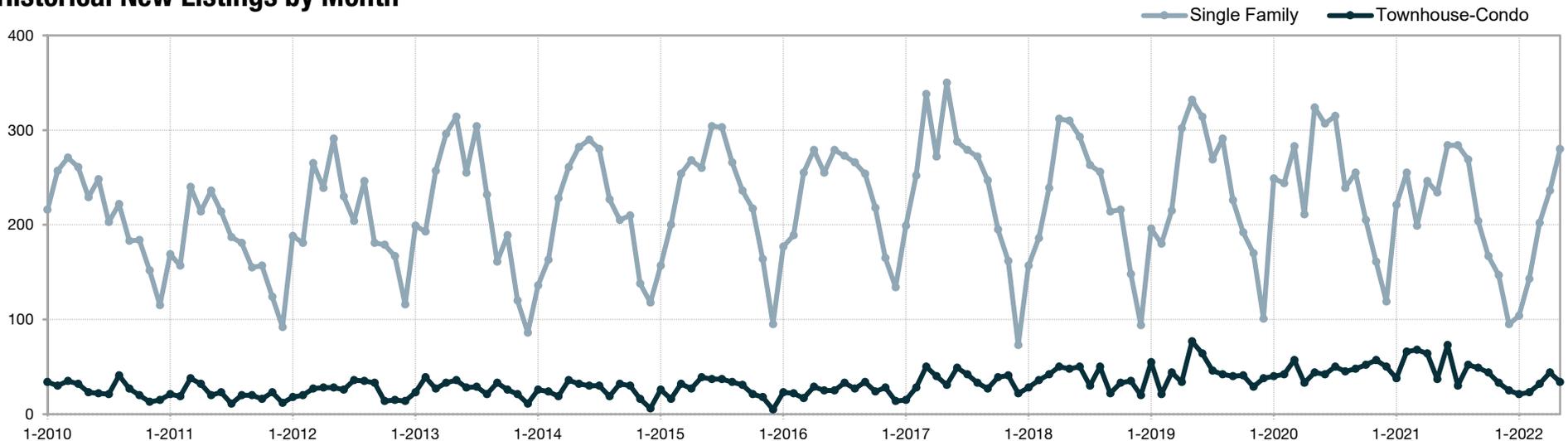


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	284	-7.5%	73	+73.8%
Jul-2021	284	-9.8%	30	-40.0%
Aug-2021	269	+12.6%	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	95	-20.2%	25	-50.0%
Jan-2022	104	-52.9%	21	-44.7%
Feb-2022	143	-43.9%	23	-65.2%
Mar-2022	202	+1.5%	32	-52.9%
Apr-2022	236	-4.1%	44	-31.3%
<b>May-2022</b>	<b>280</b>	<b>+19.7%</b>	<b>34</b>	<b>-8.1%</b>

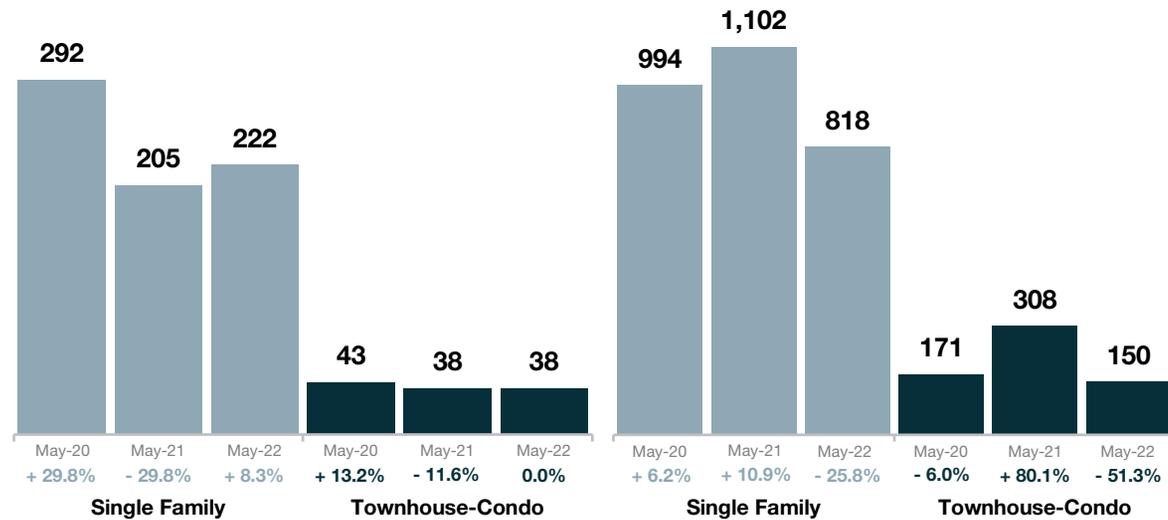
## Historical New Listings by Month



# Pending / Under Contract

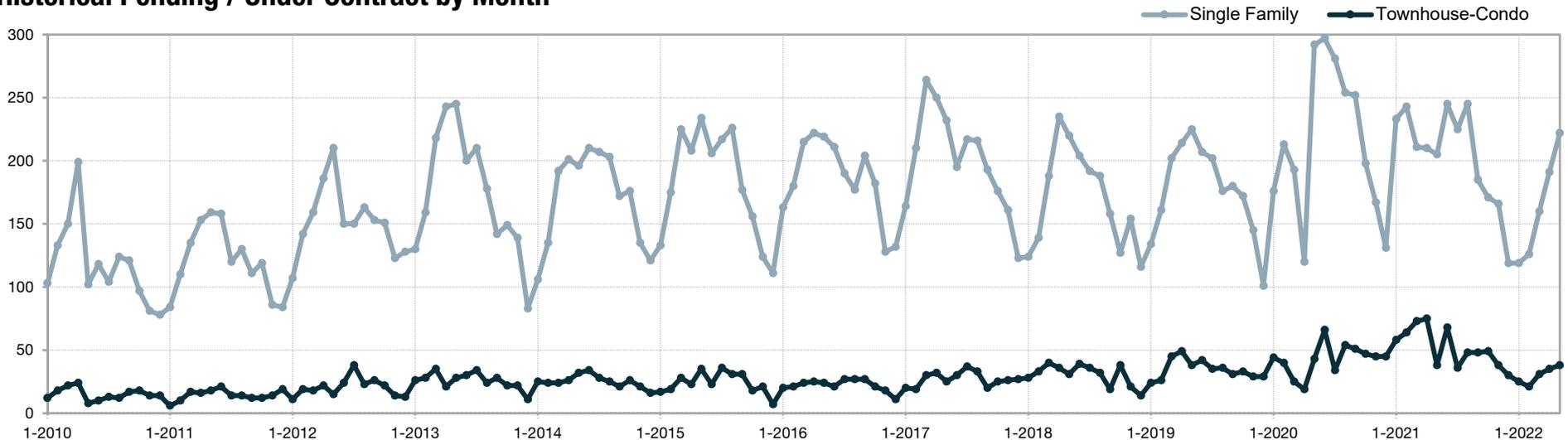


## May



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	245	-17.5%	68	+3.0%
Jul-2021	225	-19.9%	36	+5.9%
Aug-2021	245	-3.5%	48	-11.1%
Sep-2021	185	-26.6%	48	-5.9%
Oct-2021	171	-13.6%	49	+4.3%
Nov-2021	166	-0.6%	38	-15.6%
Dec-2021	119	-9.2%	30	-33.3%
Jan-2022	119	-48.9%	25	-56.9%
Feb-2022	126	-48.1%	21	-67.2%
Mar-2022	160	-24.2%	31	-57.5%
Apr-2022	191	-9.0%	35	-53.3%
<b>May-2022</b>	<b>222</b>	<b>+8.3%</b>	<b>38</b>	<b>0.0%</b>

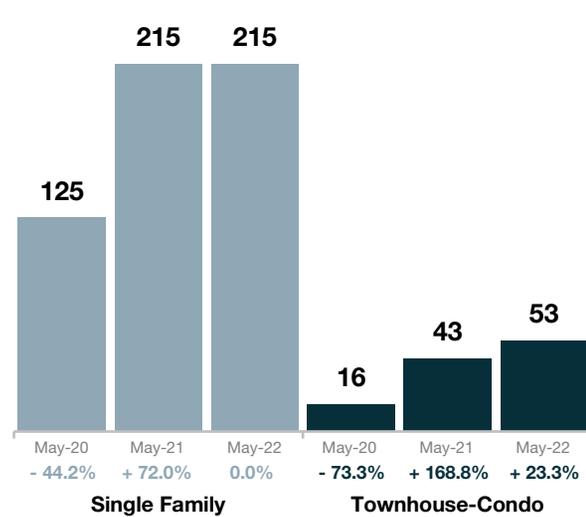
## Historical Pending / Under Contract by Month



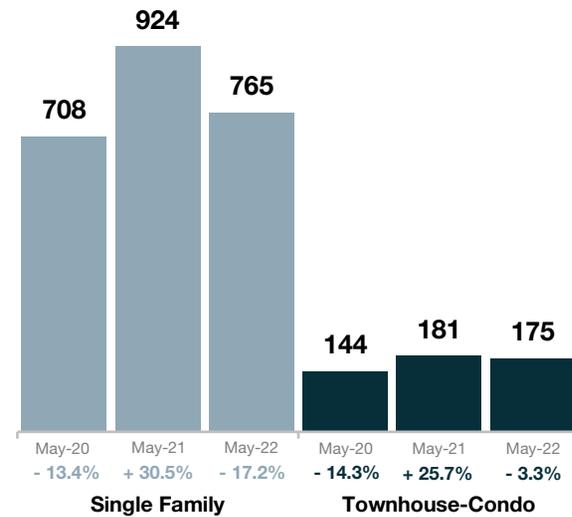
# Sold Listings



## May

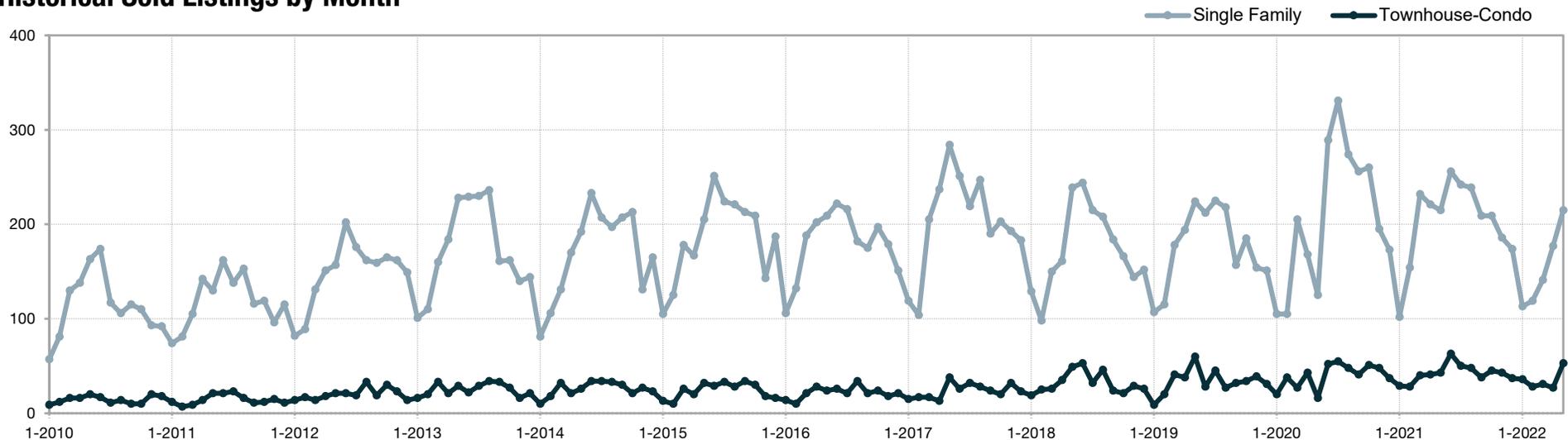


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	256	-11.4%	63	+21.2%
Jul-2021	242	-26.9%	50	-9.1%
Aug-2021	239	-12.8%	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	174	+0.6%	37	0.0%
Jan-2022	113	+10.8%	36	+24.1%
Feb-2022	119	-22.7%	28	0.0%
Mar-2022	141	-39.2%	31	-22.5%
Apr-2022	177	-19.9%	27	-34.1%
<b>May-2022</b>	<b>215</b>	<b>0.0%</b>	<b>53</b>	<b>+23.3%</b>

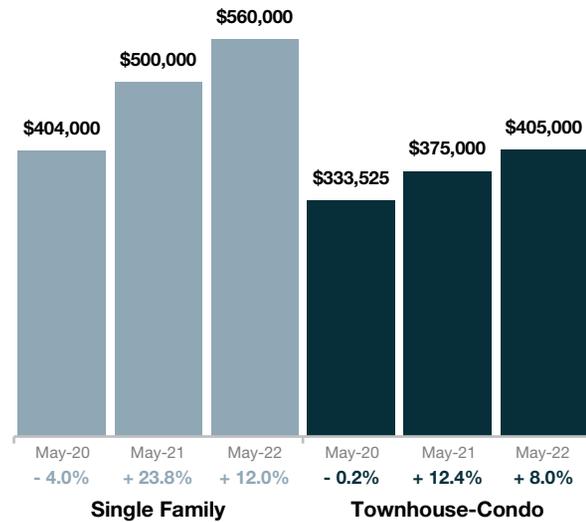
## Historical Sold Listings by Month



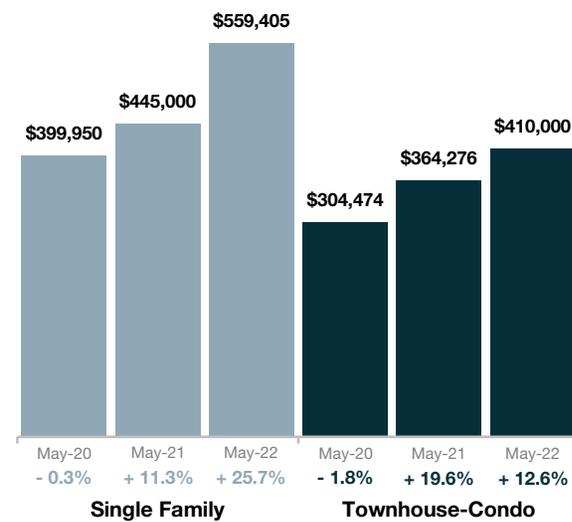
# Median Sales Price



## May

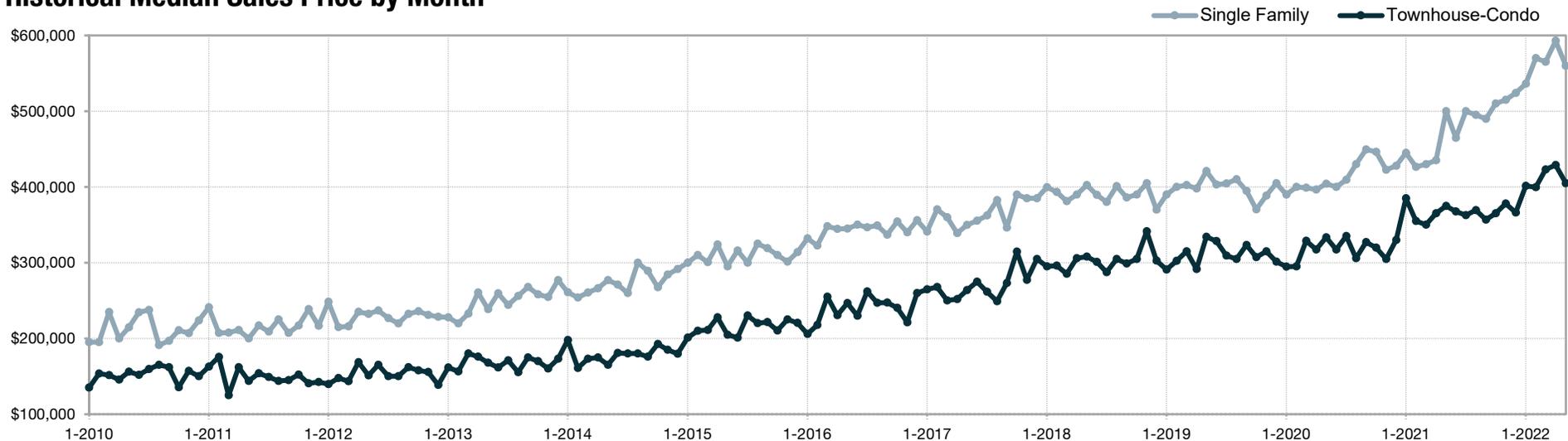


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	\$464,950	+16.2%	\$367,500	+15.8%
Jul-2021	\$500,000	+22.1%	\$362,629	+8.2%
Aug-2021	\$495,000	+15.1%	\$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	\$524,000	+22.5%	\$366,150	+11.0%
Jan-2022	\$536,125	+20.5%	\$401,325	+4.2%
Feb-2022	\$570,000	+33.6%	\$399,500	+12.6%
Mar-2022	\$565,000	+31.4%	\$423,000	+20.9%
Apr-2022	\$593,000	+36.3%	\$429,000	+17.5%
<b>May-2022</b>	<b>\$560,000</b>	<b>+12.0%</b>	<b>\$405,000</b>	<b>+8.0%</b>

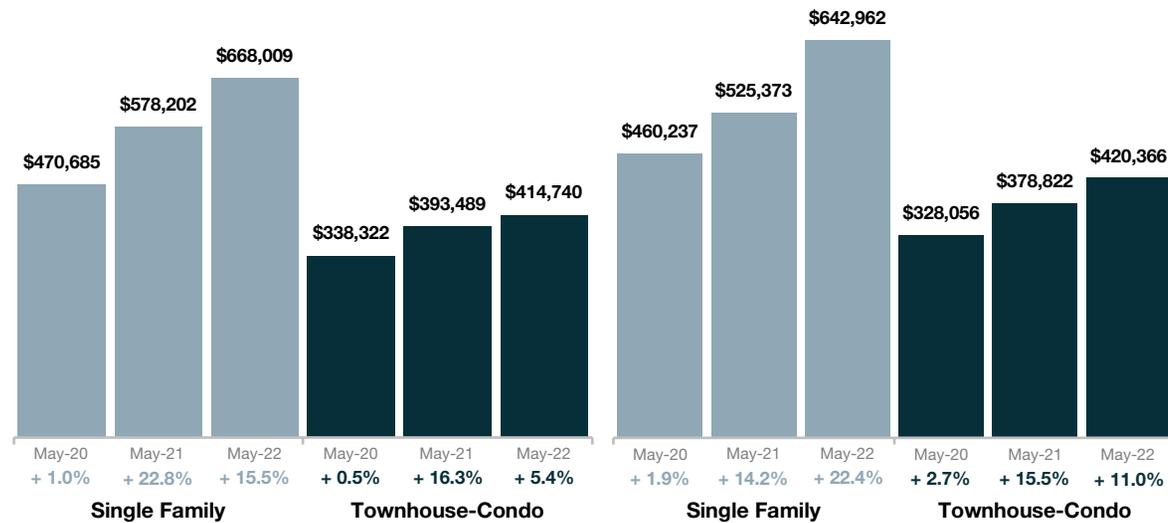
## Historical Median Sales Price by Month



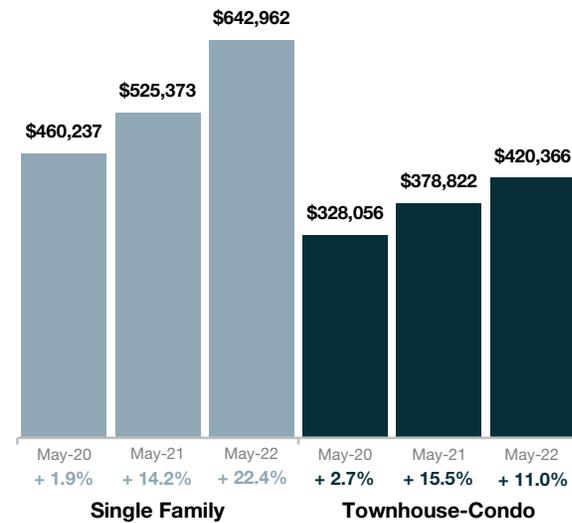
# Average Sales Price



## May

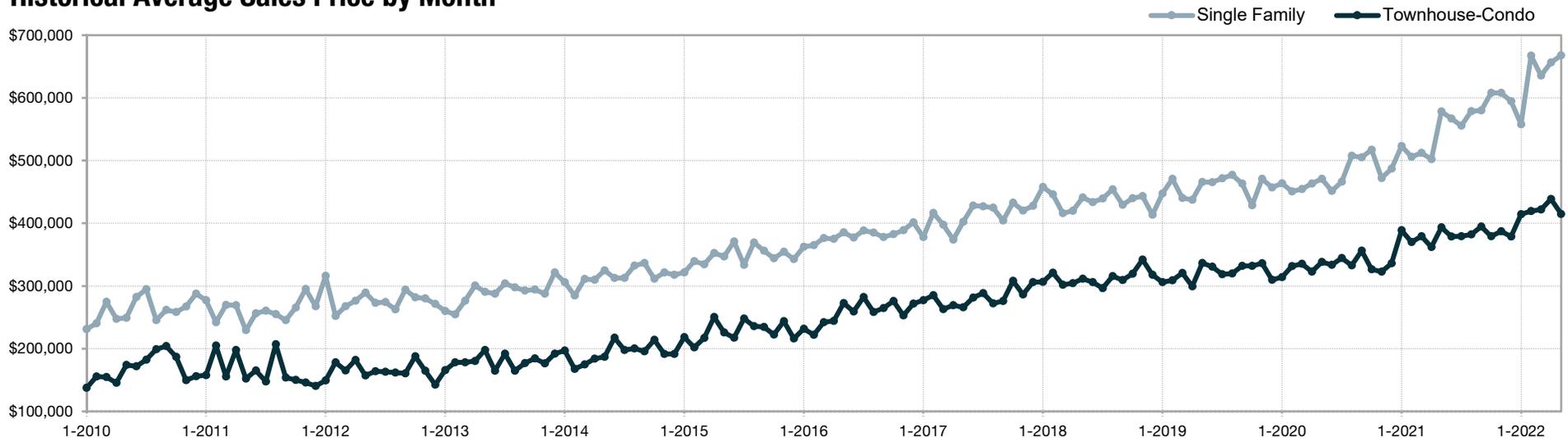


## Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	\$567,101	+25.6%	\$379,038	+13.6%
Jul-2021	\$555,935	+19.2%	\$379,092	+10.0%
Aug-2021	\$578,881	+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	\$594,594	+22.1%	\$378,779	+12.6%
Jan-2022	\$557,816	+6.7%	\$414,449	+6.6%
Feb-2022	\$667,424	+31.9%	\$419,235	+13.3%
Mar-2022	\$635,417	+24.0%	\$421,915	+11.3%
Apr-2022	\$656,459	+30.7%	\$438,692	+21.2%
<b>May-2022</b>	<b>\$668,009</b>	<b>+15.5%</b>	<b>\$414,740</b>	<b>+5.4%</b>

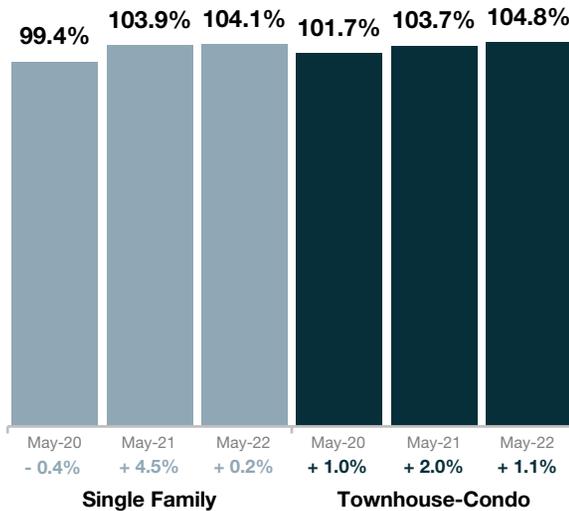
## Historical Average Sales Price by Month



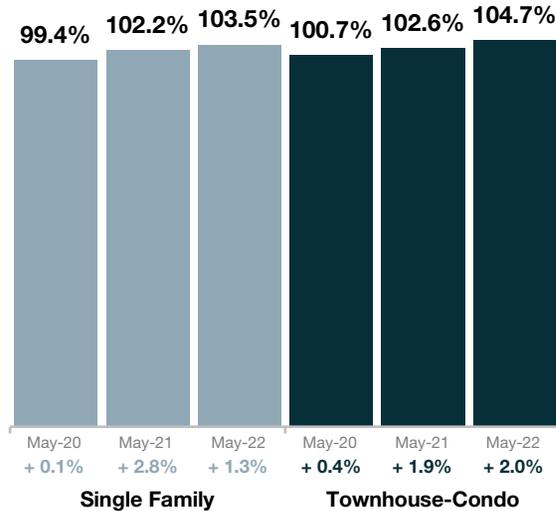
# Percent of List Price Received



## May

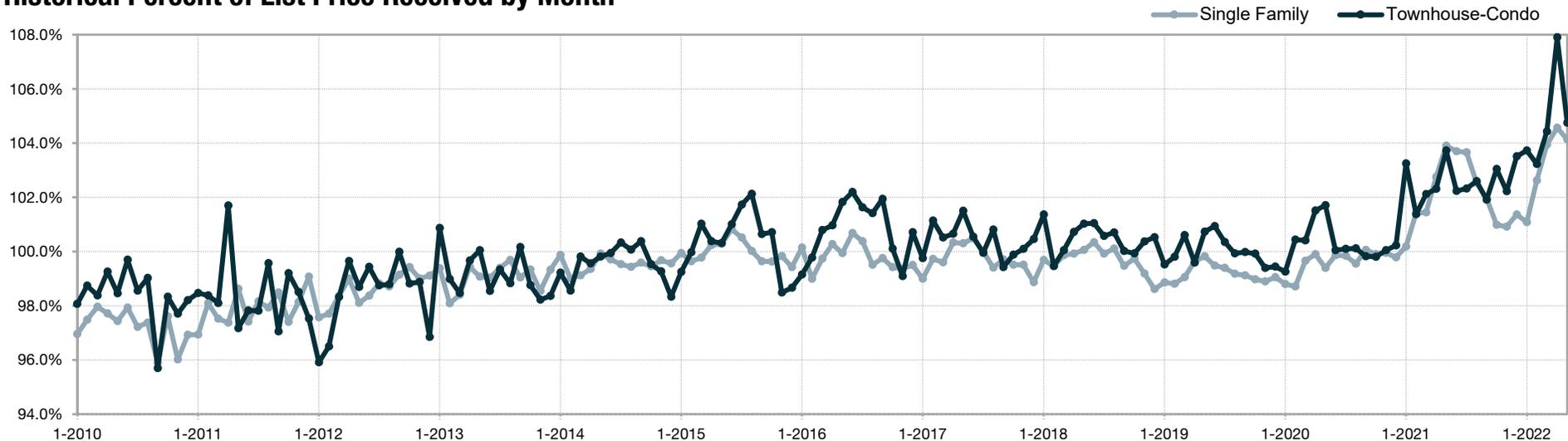


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	103.5%	+3.3%
Jan-2022	101.1%	+0.9%	103.7%	+0.5%
Feb-2022	102.6%	+1.2%	103.2%	+1.8%
Mar-2022	103.9%	+2.5%	104.4%	+2.3%
Apr-2022	104.6%	+1.9%	107.9%	+5.5%
<b>May-2022</b>	<b>104.1%</b>	<b>+0.2%</b>	<b>104.8%</b>	<b>+1.1%</b>

## Historical Percent of List Price Received by Month

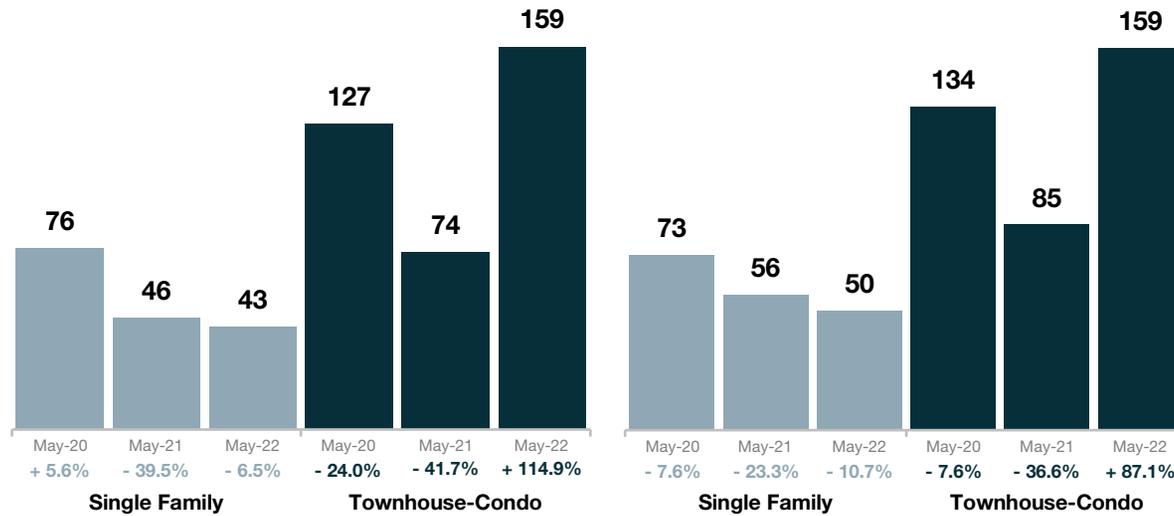


# Days on Market Until Sale



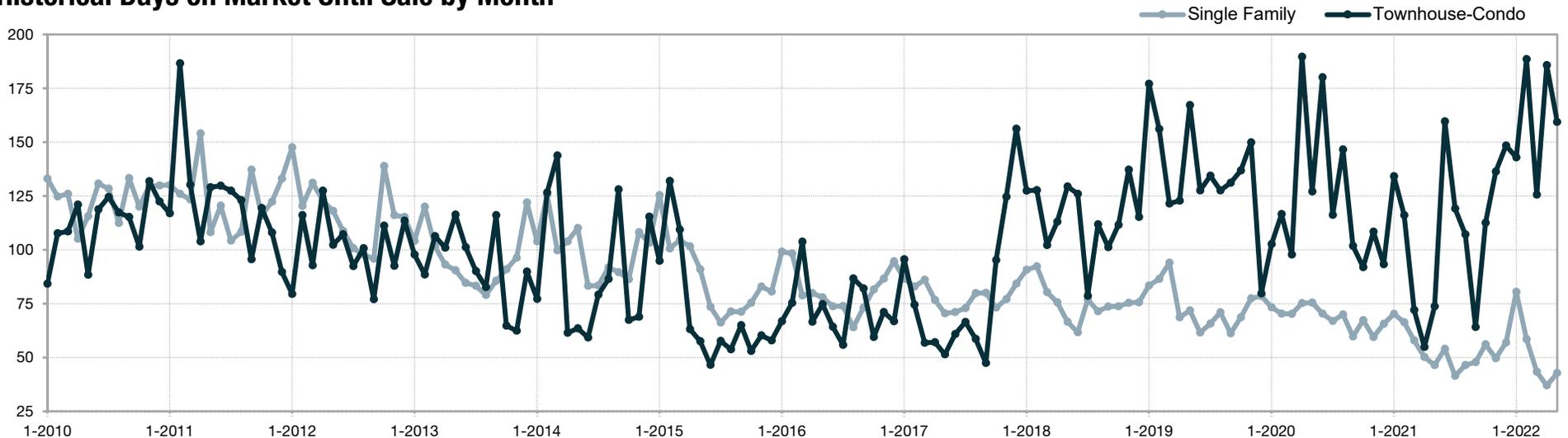
## May

## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	148	+59.1%
Jan-2022	80	+14.3%	143	+6.7%
Feb-2022	58	-12.1%	189	+62.9%
Mar-2022	43	-25.9%	126	+75.0%
Apr-2022	37	-26.0%	186	+238.2%
<b>May-2022</b>	<b>43</b>	<b>-6.5%</b>	<b>159</b>	<b>+114.9%</b>

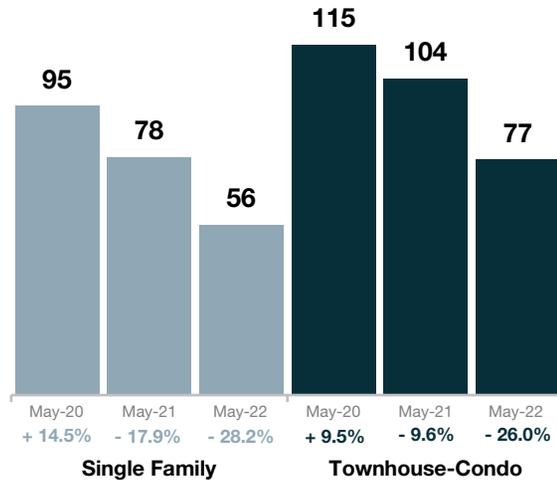
## Historical Days on Market Until Sale by Month



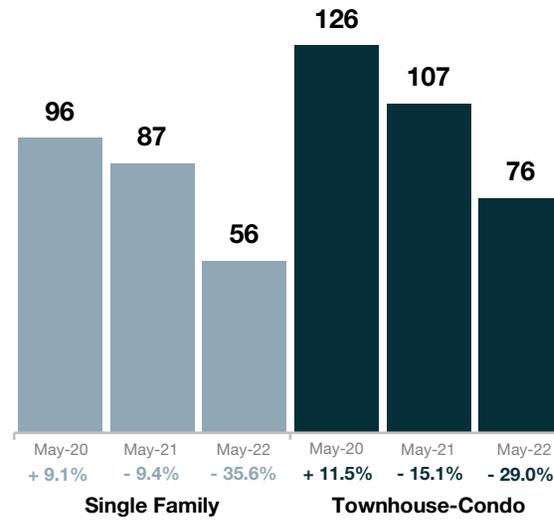
# Housing Affordability Index



## May

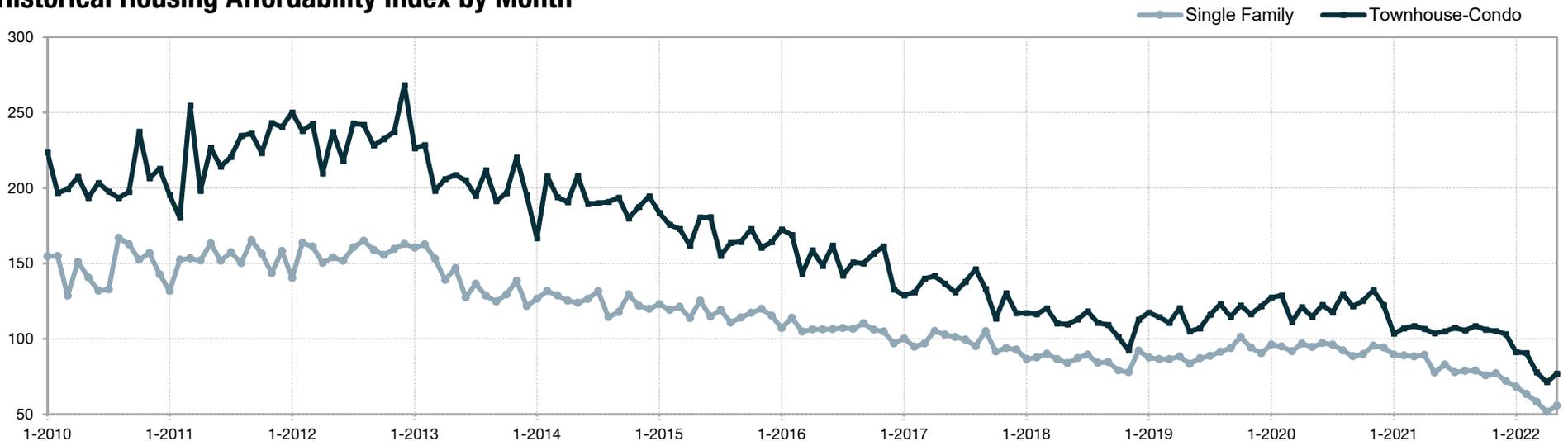


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	103	-15.6%
Jan-2022	68	-24.4%	91	-11.7%
Feb-2022	63	-29.2%	90	-15.9%
Mar-2022	58	-34.1%	78	-27.8%
Apr-2022	52	-41.6%	71	-33.6%
<b>May-2022</b>	<b>56</b>	<b>-28.2%</b>	<b>77</b>	<b>-26.0%</b>

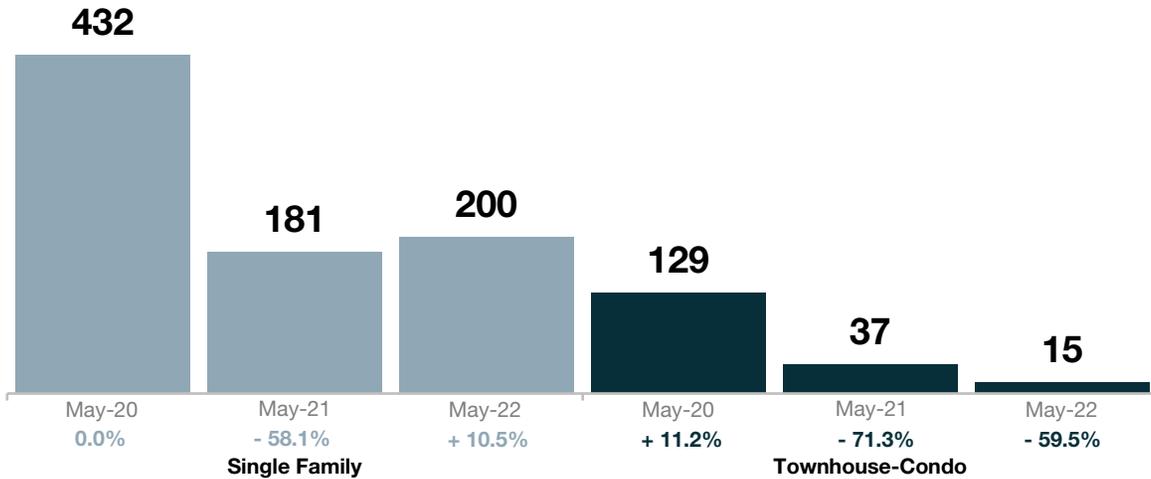
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

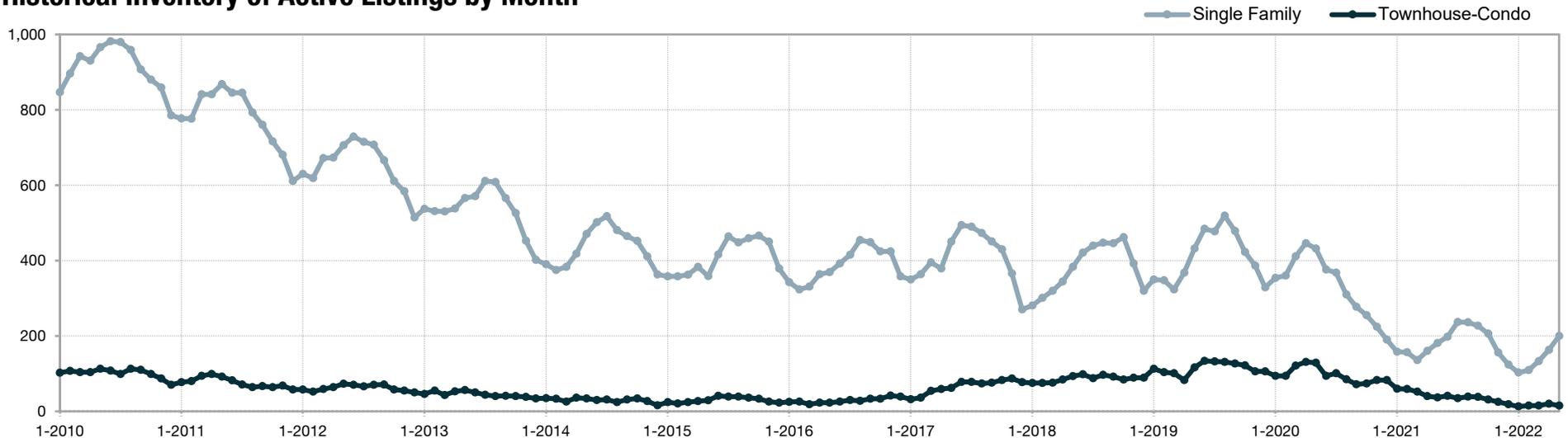


May



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	198	-47.3%	41	-56.4%
Jul-2021	237	-35.6%	35	-65.3%
Aug-2021	236	-23.9%	39	-54.1%
Sep-2021	227	-18.1%	38	-47.2%
Oct-2021	206	-19.2%	31	-58.1%
Nov-2021	156	-30.4%	25	-69.9%
Dec-2021	124	-34.7%	19	-77.1%
Jan-2022	103	-34.8%	13	-78.3%
Feb-2022	109	-30.6%	15	-74.6%
Mar-2022	133	-2.2%	15	-71.2%
Apr-2022	163	+1.9%	20	-50.0%
<b>May-2022</b>	<b>200</b>	<b>+10.5%</b>	<b>15</b>	<b>-59.5%</b>

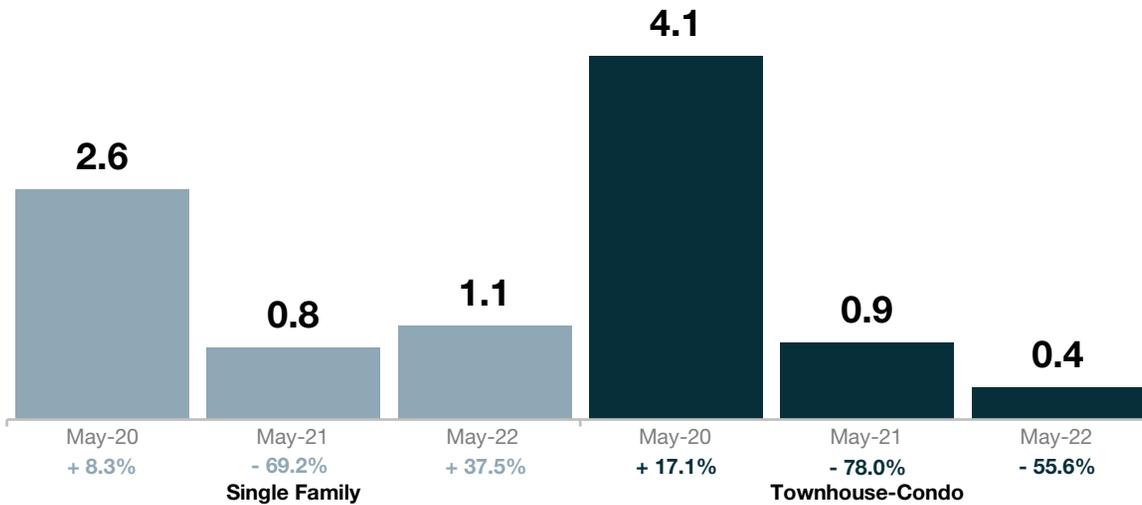
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory



May



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jun-2021	0.9	-59.1%	0.9	-67.9%
Jul-2021	1.1	-45.0%	0.8	-72.4%
Aug-2021	1.1	-35.3%	0.9	-60.9%
Sep-2021	1.1	-21.4%	0.9	-52.6%
Oct-2021	1.0	-23.1%	0.7	-63.2%
Nov-2021	0.8	-27.3%	0.6	-71.4%
Dec-2021	0.6	-33.3%	0.5	-76.2%
Jan-2022	0.5	-37.5%	0.3	-80.0%
Feb-2022	0.5	-28.6%	0.4	-73.3%
Mar-2022	0.7	+16.7%	0.4	-69.2%
Apr-2022	0.9	+28.6%	0.5	-50.0%
<b>May-2022</b>	<b>1.1</b>	<b>+37.5%</b>	<b>0.4</b>	<b>-55.6%</b>

## 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.



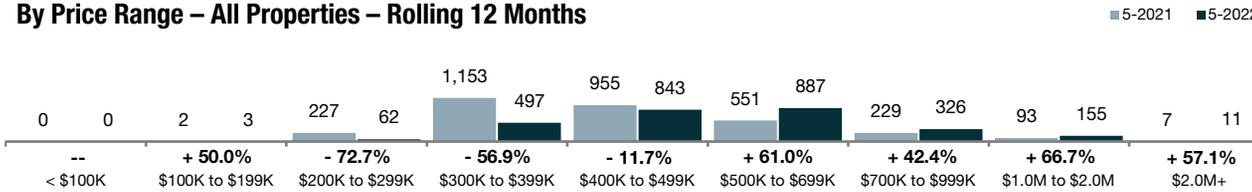
Key Metrics	Historical Sparkbars	5-2021	5-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
<b>New Listings</b>		271	<b>315</b>	+ 16.2%	1,432	<b>1,124</b>	- 21.5%
<b>Pending / Under Contract</b>		244	<b>261</b>	+ 7.0%	1,413	<b>970</b>	- 31.4%
<b>Sold Listings</b>		258	<b>268</b>	+ 3.9%	1,106	<b>941</b>	- 14.9%
<b>Median Sales Price</b>		\$480,299	<b>\$529,250</b>	+ 10.2%	\$431,700	<b>\$537,925</b>	+ 24.6%
<b>Average Sales Price</b>		\$547,416	<b>\$617,922</b>	+ 12.9%	\$501,864	<b>\$601,891</b>	+ 19.9%
<b>Pct. of List Price Received</b>		103.9%	<b>104.3%</b>	+ 0.4%	102.2%	<b>103.7%</b>	+ 1.5%
<b>Days on Market</b>		51	<b>66</b>	+ 29.4%	61	<b>70</b>	+ 14.8%
<b>Affordability Index</b>		81	<b>59</b>	- 27.2%	90	<b>58</b>	- 35.6%
<b>Active Listings</b>		<b>220</b>	<b>218</b>	- 0.9%	--	--	--
<b>Months Supply</b>		<b>0.8</b>	<b>0.9</b>	+ 12.5%	--	--	--

# Sold Listings

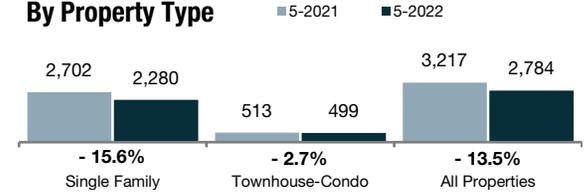
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	5-2021	5-2022	Change	5-2021	5-2022	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	1	3	+200.0%	1	0	-100.0%
\$200,000 to \$299,999	78	24	-69.2%	149	38	-74.5%
\$300,000 to \$399,999	895	240	-73.2%	258	257	-0.4%
\$400,000 to \$499,999	882	701	-20.5%	73	142	+94.5%
\$500,000 to \$699,999	519	827	+59.3%	32	60	+87.5%
\$700,000 to \$999,999	229	322	+40.6%	0	2	--
\$1,000,000 to \$1,999,999	91	153	+68.1%	0	0	--
\$2,000,000 and Above	7	10	+42.9%	0	0	--
<b>All Price Ranges</b>	<b>2,702</b>	<b>2,280</b>	<b>-15.6%</b>	<b>513</b>	<b>499</b>	<b>-2.7%</b>

### Compared to Prior Quarter

By Price Range	Single Family			Townhouse-Condo		
	4-2022	5-2022	Change	4-2022	5-2022	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%	2	0	-100.0%
\$300,000 to \$399,999	6	13	+116.7%	7	22	+214.3%
\$400,000 to \$499,999	34	51	+50.0%	9	25	+177.8%
\$500,000 to \$699,999	89	98	+10.1%	9	6	-33.3%
\$700,000 to \$999,999	30	31	+3.3%	0	0	--
\$1,000,000 to \$1,999,999	15	19	+26.7%	0	0	--
\$2,000,000 and Above	1	3	+200.0%	0	0	--
<b>All Price Ranges</b>	<b>177</b>	<b>215</b>	<b>+21.5%</b>	<b>27</b>	<b>53</b>	<b>+96.3%</b>

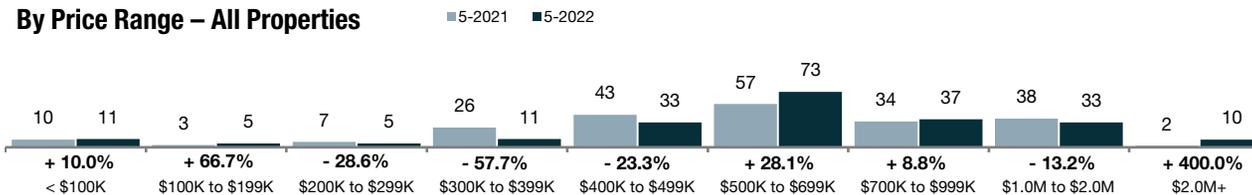
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	5-2021	5-2022	Change	5-2021	5-2022	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	1	--	1	0	-100.0%
\$200,000 to \$299,999	17	4	-76.5%	29	4	-86.2%
\$300,000 to \$399,999	234	41	-82.5%	91	69	-24.2%
\$400,000 to \$499,999	335	180	-46.3%	40	69	+72.5%
\$500,000 to \$699,999	207	362	+74.9%	20	33	+65.0%
\$700,000 to \$999,999	90	111	+23.3%	0	0	--
\$1,000,000 to \$1,999,999	38	61	+60.5%	0	0	--
\$2,000,000 and Above	3	5	+66.7%	0	0	--
<b>All Price Ranges</b>	<b>924</b>	<b>765</b>	<b>-17.2%</b>	<b>181</b>	<b>175</b>	<b>-3.3%</b>

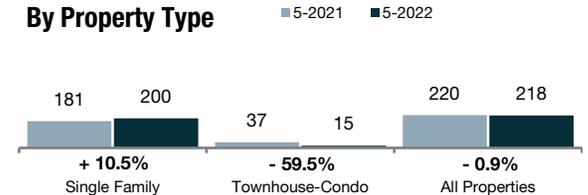
# Inventory of Active Listings

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		
	5-2021	5-2022	Change	5-2021	5-2022	Change
\$99,999 and Below	10	11	+10.0%	0	0	--
\$100,000 to \$199,999	1	3	+200.0%	2	2	0.0%
\$200,000 to \$299,999	5	4	-20.0%	2	1	-50.0%
\$300,000 to \$399,999	13	6	-53.8%	13	5	-61.5%
\$400,000 to \$499,999	31	29	-6.5%	12	4	-66.7%
\$500,000 to \$699,999	50	70	+40.0%	7	3	-57.1%
\$700,000 to \$999,999	33	37	+12.1%	1	0	-100.0%
\$1,000,000 to \$1,999,999	37	32	-13.5%	0	0	--
\$2,000,000 and Above	1	8	+700.0%	0	0	--
<b>All Price Ranges</b>	<b>181</b>	<b>200</b>	<b>+10.5%</b>	<b>37</b>	<b>15</b>	<b>-59.5%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	4-2022	5-2022	Change	4-2022	5-2022	Change
\$99,999 and Below	11	11	0.0%	0	0	--
\$100,000 to \$199,999	3	3	0.0%	2	2	0.0%
\$200,000 to \$299,999	4	4	0.0%	2	1	-50.0%
\$300,000 to \$399,999	4	6	+50.0%	8	5	-37.5%
\$400,000 to \$499,999	25	29	+16.0%	6	4	-33.3%
\$500,000 to \$699,999	56	70	+25.0%	2	3	+50.0%
\$700,000 to \$999,999	37	37	0.0%	0	0	--
\$1,000,000 to \$1,999,999	15	32	+113.3%	0	0	--
\$2,000,000 and Above	8	8	0.0%	0	0	--
<b>All Price Ranges</b>	<b>163</b>	<b>200</b>	<b>+22.7%</b>	<b>20</b>	<b>15</b>	<b>-25.0%</b>

### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	5-2021	5-2022	Change	5-2021	5-2022	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	1	--	1	0	-100.0%
\$200,000 to \$299,999	17	4	-76.5%	29	4	-86.2%
\$300,000 to \$399,999	234	41	-82.5%	91	69	-24.2%
\$400,000 to \$499,999	335	180	-46.3%	40	69	+72.5%
\$500,000 to \$699,999	207	362	+74.9%	20	33	+65.0%
\$700,000 to \$999,999	90	111	+23.3%	0	0	--
\$1,000,000 to \$1,999,999	38	61	+60.5%	0	0	--
\$2,000,000 and Above	3	5	+66.7%	0	0	--
<b>All Price Ranges</b>	<b>924</b>	<b>765</b>	<b>-17.2%</b>	<b>181</b>	<b>175</b>	<b>-3.3%</b>

There are no year-to-date figures for inventory because it is simply a snapshot frozen in time at the end of each month. It does not add up over a period of months.

# Glossary of Terms

A research tool provided by the Colorado Association of REALTORS®



<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Pending / Under Contract</b>	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.
<b>Sold Listings</b>	A measure of home sales that were closed to completion during the report period.
<b>Median Sales Price</b>	Townhouse-Condo
<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>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<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.
<b>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>Months Supply of Inventory</b>	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.