



# Monthly Indicators

## July 2022

Percent changes calculated using year-over-year comparisons.

New Listings were down 21.5 percent for single family homes but increased 16.7 percent for townhouse-condo properties. Pending Sales landed at 179 for single family homes and 33 for townhouse-condo properties.

The Median Sales Price was up 19.4 percent to \$597,000 for single family homes and 4.6 percent to \$379,430 for townhouse-condo properties. Days on Market increased 22.0 percent for single family homes and 84.9 percent for townhouse-condo properties.

At a time of year when homebuying activity is typically very strong, soaring homeownership costs have caused home sales to decline nationwide for the fifth consecutive month, with existing-home sales falling 5.4% month-to-month and 14.2% year-over-year as of last measure, according to NAR. But there is a bright spot. Inventory of existing homes has continued to climb this summer, with 1.26 million homes available at the beginning of July, equivalent to a 3 months' supply. And despite the summer slowdown, homes are still selling quickly, with the typical home staying on market an average of 14 days.

## Activity Snapshot

**- 26.7%**      **+ 11.5%**      **+ 69.1%**

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
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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	7-2021	7-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
<b>New Listings</b>		284	<b>223</b>	- 21.5%	1,723	<b>1,472</b>	- 14.6%
<b>Pending / Under Contract</b>		225	<b>179</b>	- 20.4%	1,572	<b>1,162</b>	- 26.1%
<b>Sold Listings</b>		242	<b>159</b>	- 34.3%	1,422	<b>1,167</b>	- 17.9%
<b>Median Sales Price</b>		\$500,000	<b>\$597,000</b>	+ 19.4%	\$460,000	<b>\$560,000</b>	+ 21.7%
<b>Average Sales Price</b>		\$555,935	<b>\$691,780</b>	+ 24.4%	\$538,086	<b>\$647,999</b>	+ 20.4%
<b>Pct. of List Price Received</b>		103.7%	<b>100.8%</b>	- 2.8%	102.7%	<b>103.0%</b>	+ 0.3%
<b>Days on Market</b>		41	<b>50</b>	+ 22.0%	53	<b>48</b>	- 9.4%
<b>Affordability Index</b>		78	<b>53</b>	- 32.1%	85	<b>56</b>	- 34.1%
<b>Active Listings</b>		237	<b>284</b>	+ 19.8%	--	<b>--</b>	--
<b>Months Supply</b>		1.1	<b>1.6</b>	+ 45.5%	--	<b>--</b>	--

# Townhouse-Condo Market Overview

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

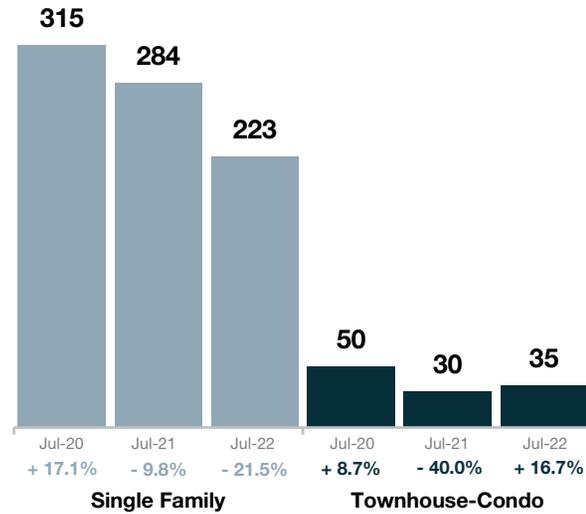


Key Metrics	Historical Sparkbars	7-2021	7-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
<b>New Listings</b>		30	35	+ 16.7%	376	232	- 38.3%
<b>Pending / Under Contract</b>		36	33	- 8.3%	412	213	- 48.3%
<b>Sold Listings</b>		50	54	+ 8.0%	294	287	- 2.4%
<b>Median Sales Price</b>		\$362,629	\$379,430	+ 4.6%	\$365,000	\$405,000	+ 11.0%
<b>Average Sales Price</b>		\$379,092	\$413,173	+ 9.0%	\$378,914	\$423,608	+ 11.8%
<b>Pct. of List Price Received</b>		102.3%	102.5%	+ 0.2%	102.5%	104.4%	+ 1.9%
<b>Days on Market</b>		119	220	+ 84.9%	107	184	+ 72.0%
<b>Affordability Index</b>		107	83	- 22.4%	107	78	- 27.1%
<b>Active Listings</b>		36	25	- 30.6%	--	--	--
<b>Months Supply</b>		0.8	0.6	- 25.0%	--	--	--

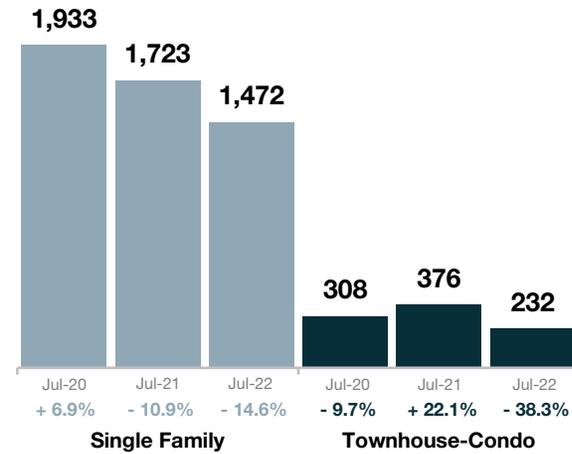
# New Listings



## July

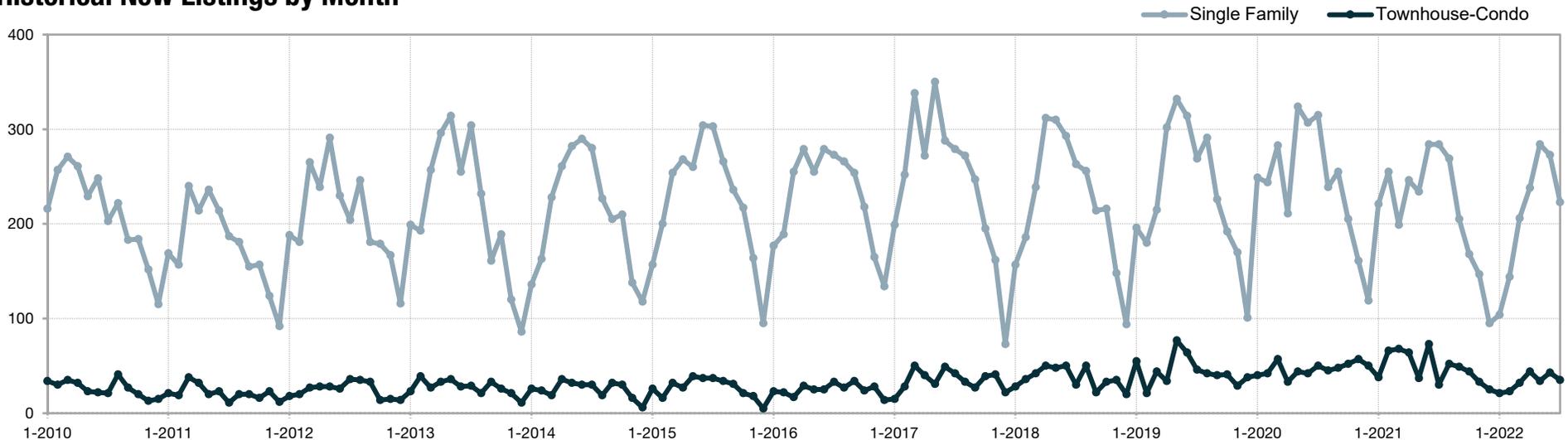


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	269	+12.6%	52	+15.6%
Sep-2021	205	-19.6%	49	+2.1%
Oct-2021	168	-18.0%	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	144	-43.5%	23	-65.2%
Mar-2022	206	+3.5%	32	-52.9%
Apr-2022	238	-3.3%	44	-31.3%
May-2022	284	+21.4%	34	-8.1%
Jun-2022	273	-3.9%	43	-41.1%
<b>Jul-2022</b>	<b>223</b>	<b>-21.5%</b>	<b>35</b>	<b>+16.7%</b>

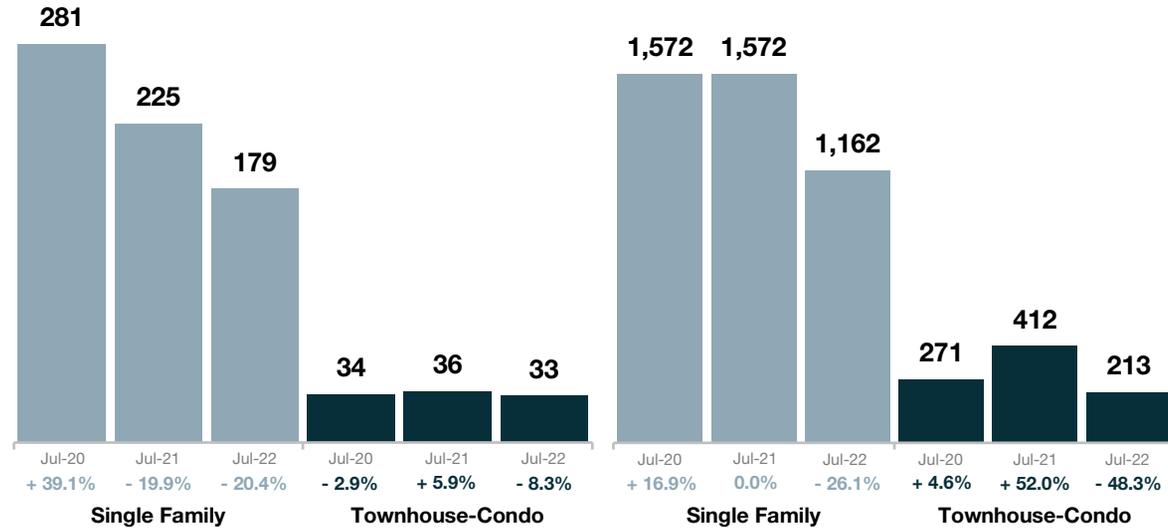
## Historical New Listings by Month



# Pending / Under Contract

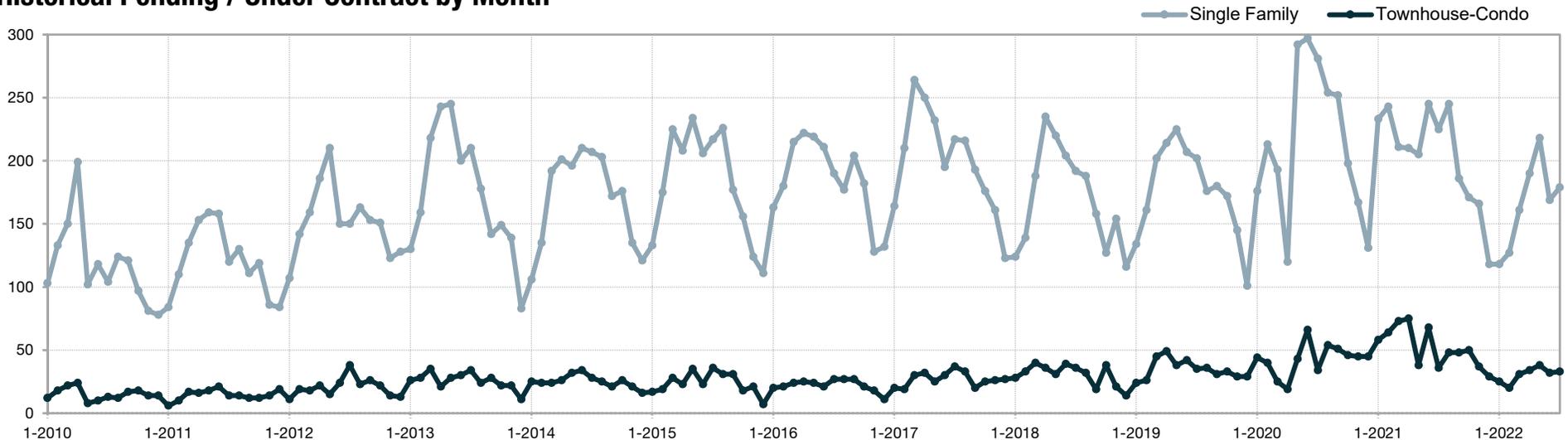


## July



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	245	-3.5%	48	-11.1%
Sep-2021	186	-26.2%	48	-5.9%
Oct-2021	171	-13.6%	50	+8.7%
Nov-2021	166	-0.6%	37	-17.8%
Dec-2021	118	-9.9%	29	-35.6%
Jan-2022	118	-49.4%	25	-56.9%
Feb-2022	127	-47.7%	20	-68.8%
Mar-2022	161	-23.7%	31	-57.5%
Apr-2022	190	-9.5%	34	-54.7%
May-2022	218	+6.3%	38	0.0%
Jun-2022	169	-31.0%	32	-52.9%
<b>Jul-2022</b>	<b>179</b>	<b>-20.4%</b>	<b>33</b>	<b>-8.3%</b>

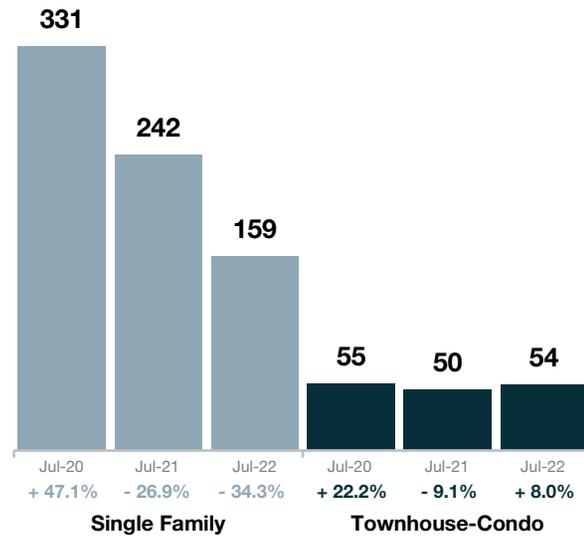
## Historical Pending / Under Contract by Month



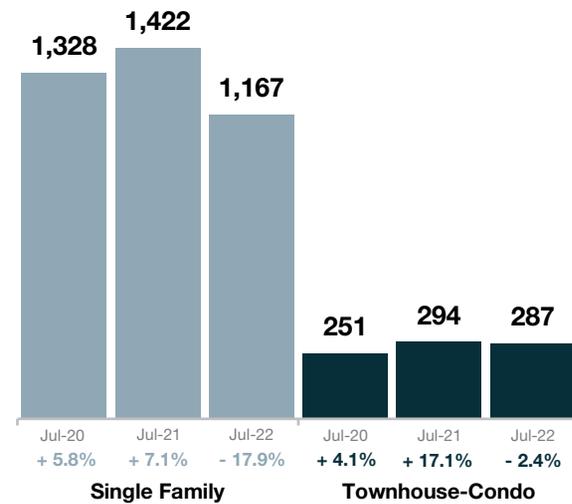
# Sold Listings



## July

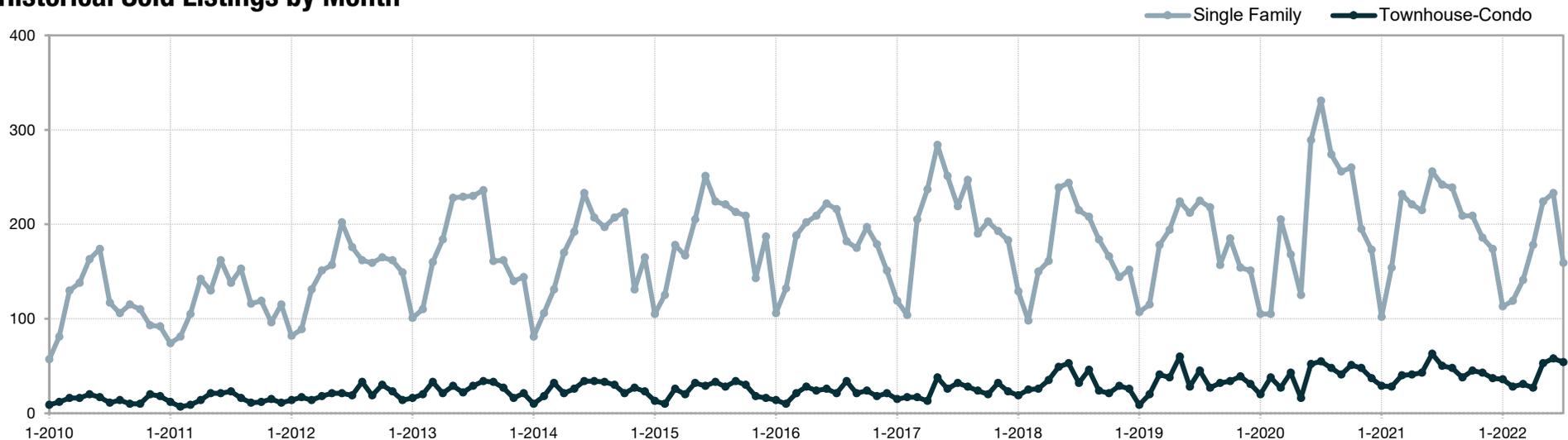


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	178	-19.5%	27	-34.1%
May-2022	224	+4.2%	53	+23.3%
Jun-2022	233	-9.0%	58	-7.9%
<b>Jul-2022</b>	<b>159</b>	<b>-34.3%</b>	<b>54</b>	<b>+8.0%</b>

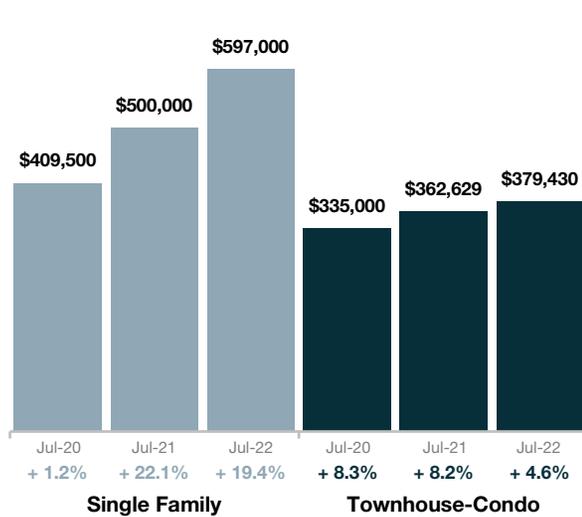
## Historical Sold Listings by Month



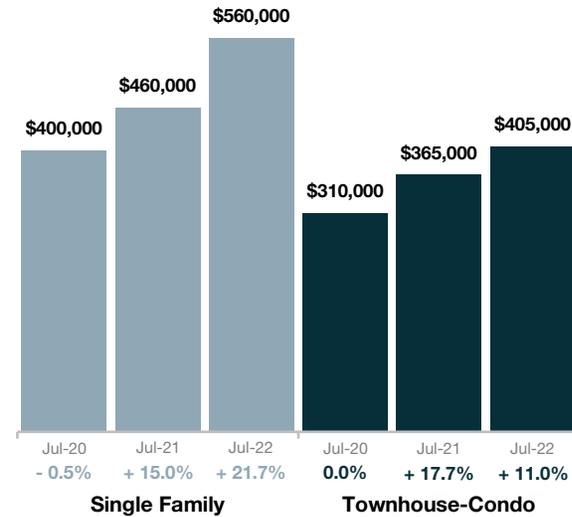
# Median Sales Price



## July

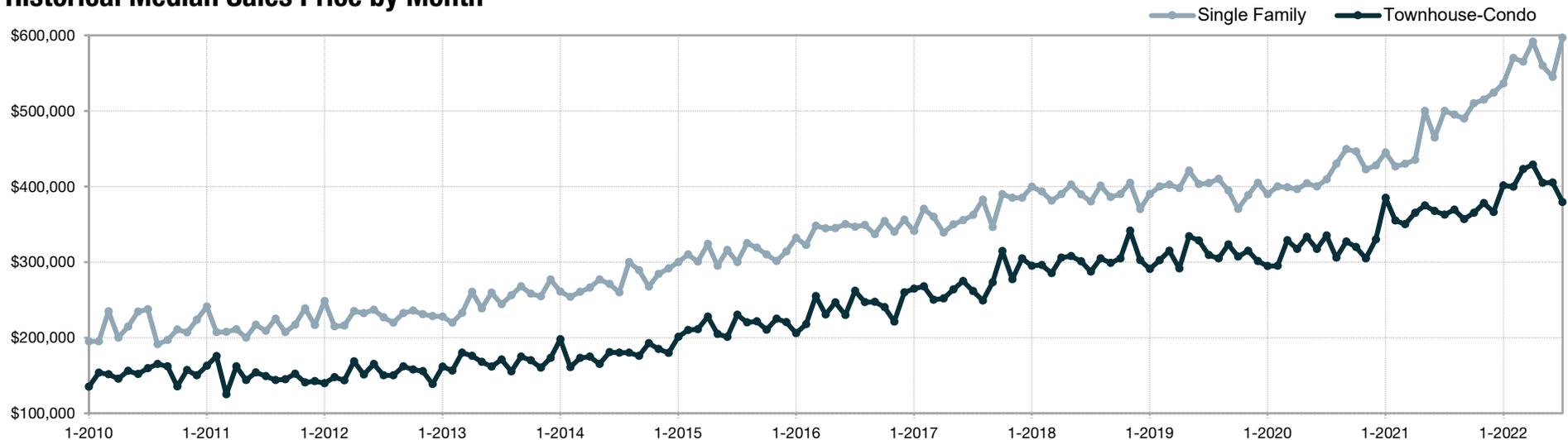


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$591,500	+36.0%	\$429,000	+17.5%
May-2022	\$560,000	+12.0%	\$405,000	+8.0%
Jun-2022	\$545,000	+17.2%	\$405,147	+10.2%
<b>Jul-2022</b>	<b>\$597,000</b>	<b>+19.4%</b>	<b>\$379,430</b>	<b>+4.6%</b>

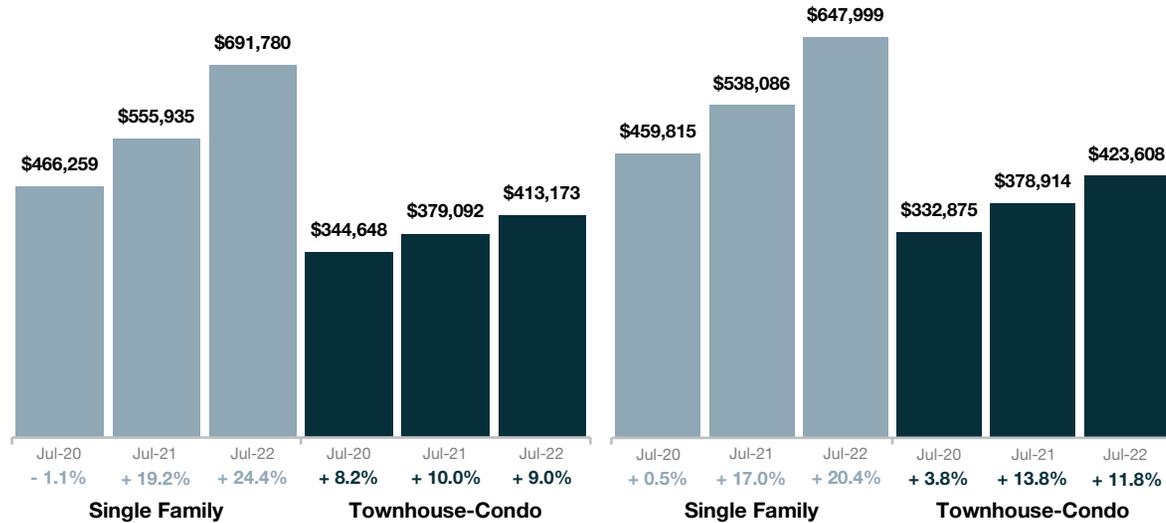
## Historical Median Sales Price by Month



# Average Sales Price

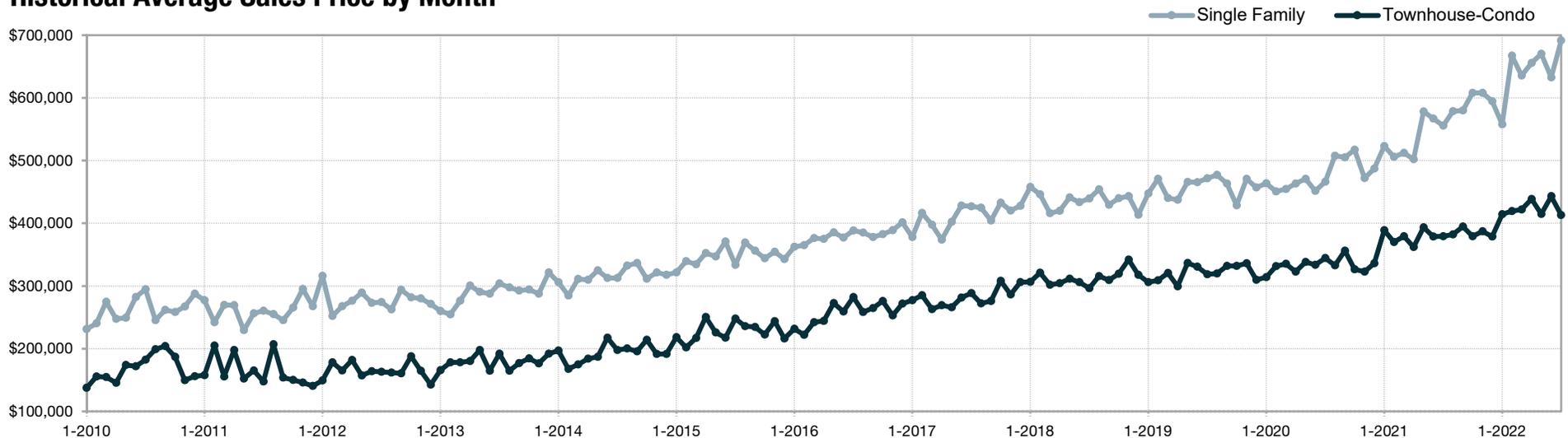


## July



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$655,614	+30.5%	\$438,692	+21.2%
May-2022	\$670,247	+15.9%	\$414,740	+5.4%
Jun-2022	\$632,535	+11.5%	\$443,108	+16.9%
<b>Jul-2022</b>	<b>\$691,780</b>	<b>+24.4%</b>	<b>\$413,173</b>	<b>+9.0%</b>

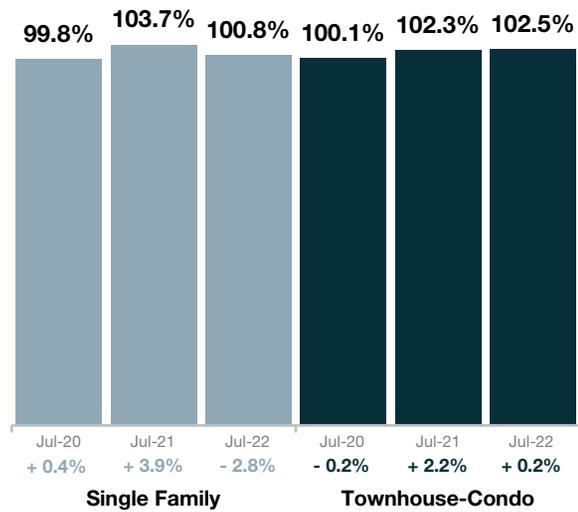
## Historical Average Sales Price by Month



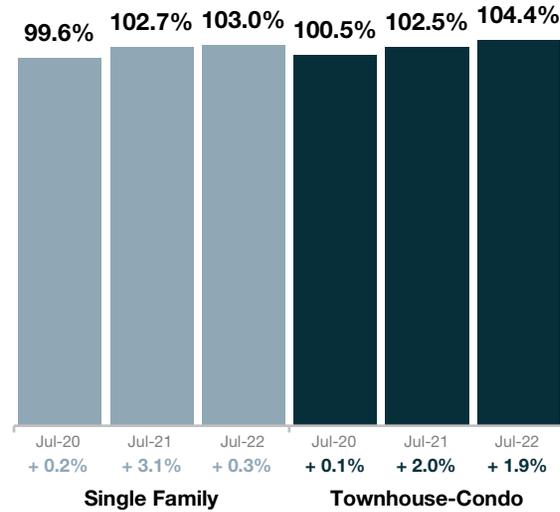
# Percent of List Price Received



## July

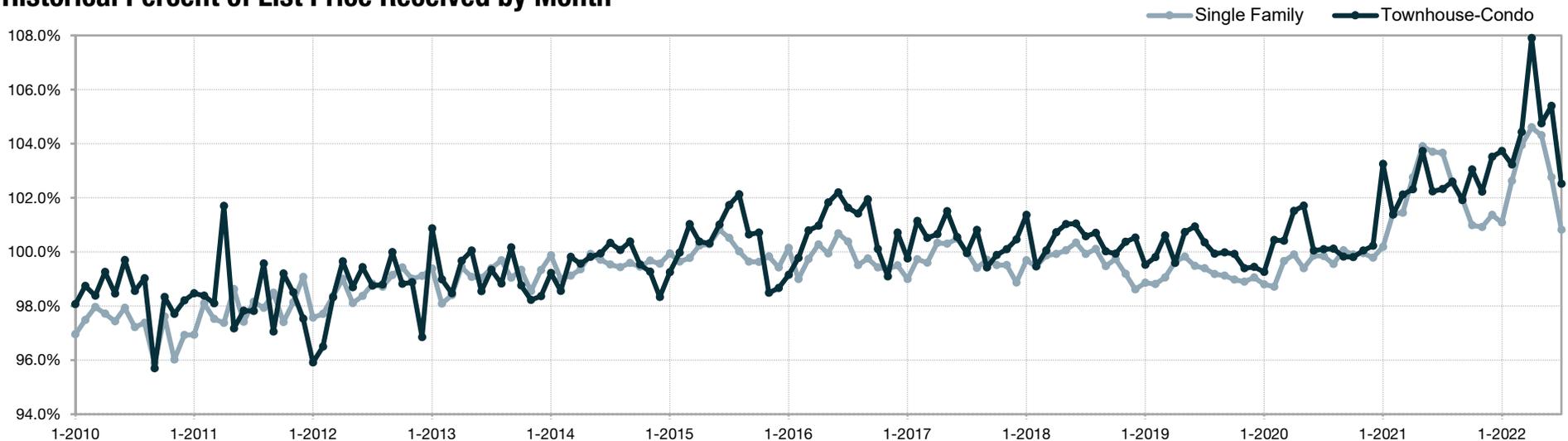


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
May-2022	104.3%	+0.4%	104.8%	+1.1%
Jun-2022	102.8%	-0.9%	105.4%	+3.1%
<b>Jul-2022</b>	<b>100.8%</b>	<b>-2.8%</b>	<b>102.5%</b>	<b>+0.2%</b>

## Historical Percent of List Price Received by Month

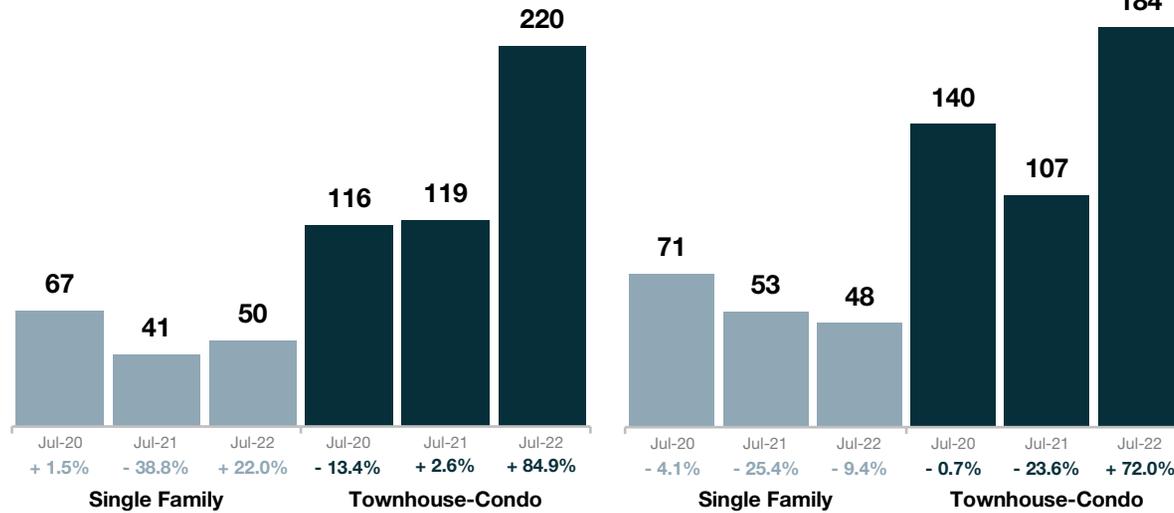


# Days on Market Until Sale



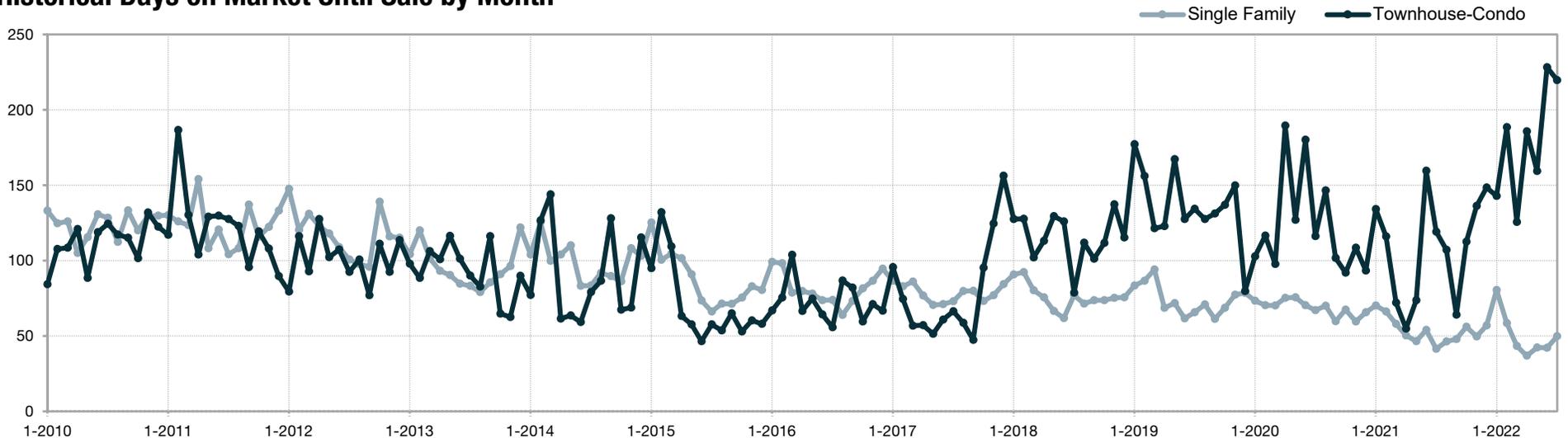
## July

## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
May-2022	42	-8.7%	159	+114.9%
Jun-2022	42	-22.2%	228	+42.5%
<b>Jul-2022</b>	<b>50</b>	<b>+22.0%</b>	<b>220</b>	<b>+84.9%</b>

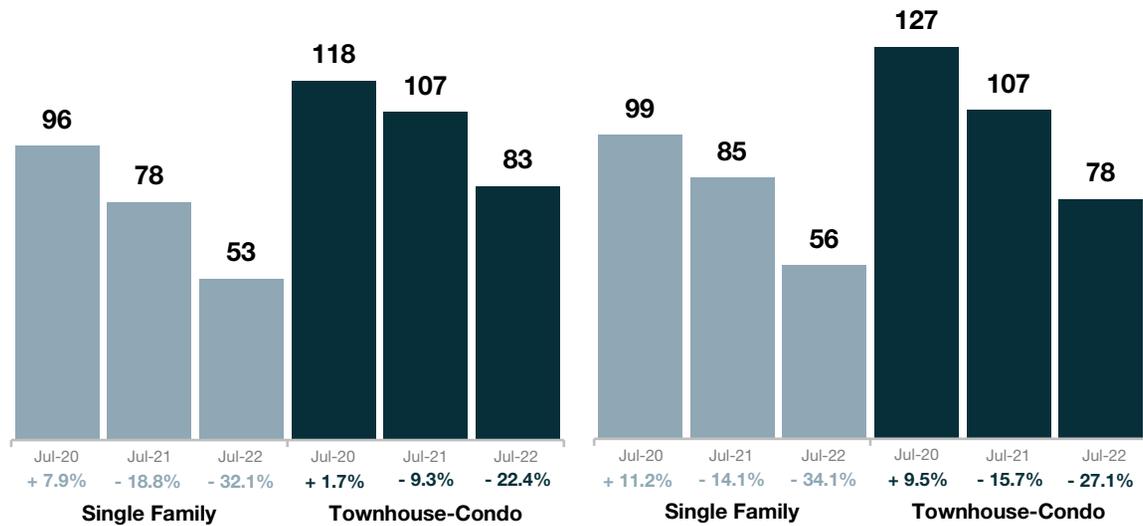
## Historical Days on Market Until Sale by Month



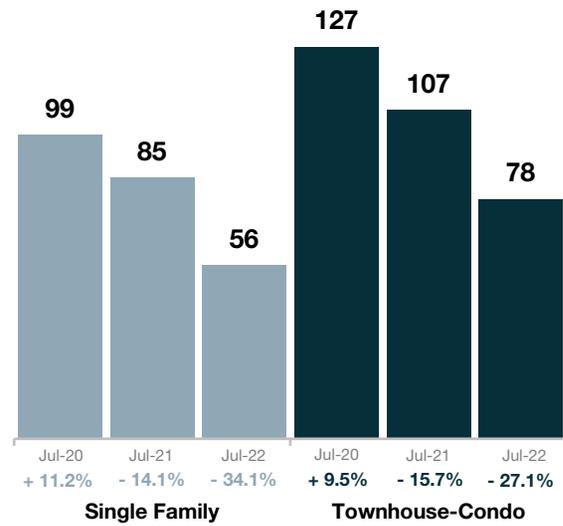
# Housing Affordability Index



## July



## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
May-2022	56	-28.2%	77	-26.0%
Jun-2022	55	-33.7%	74	-29.5%
<b>Jul-2022</b>	<b>53</b>	<b>-32.1%</b>	<b>83</b>	<b>-22.4%</b>

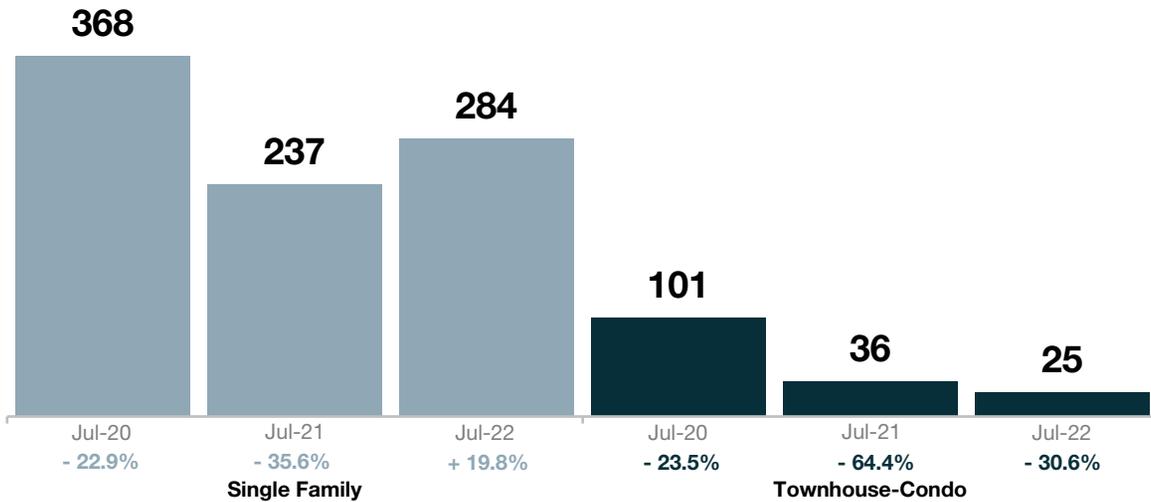
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

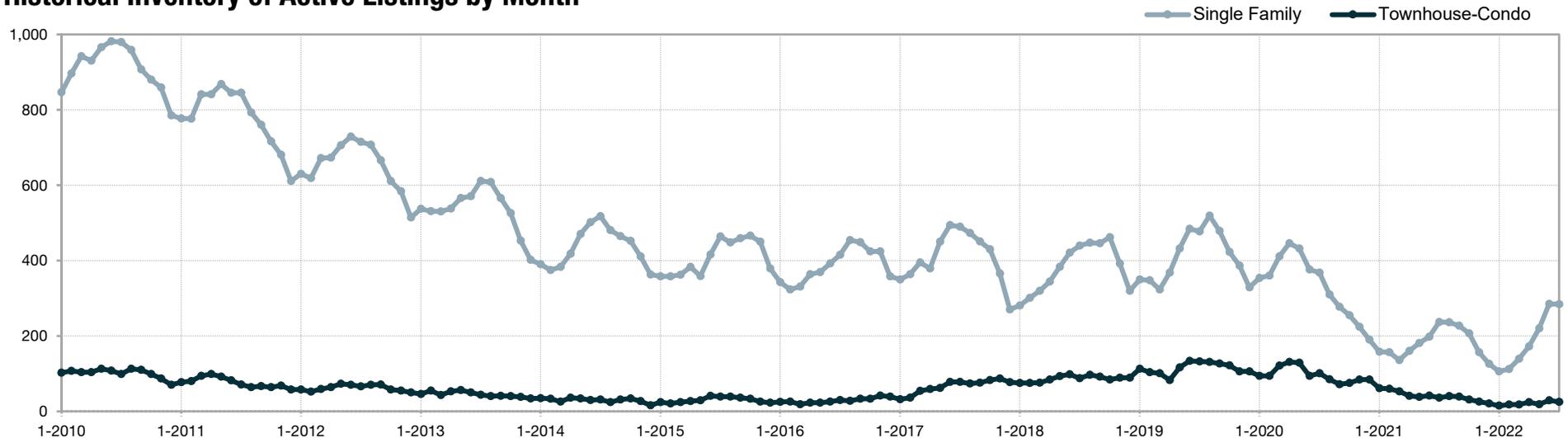


July



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	236	-23.9%	40	-52.9%
Sep-2021	227	-18.1%	39	-45.8%
Oct-2021	207	-18.8%	31	-58.7%
Nov-2021	157	-29.9%	26	-69.0%
Dec-2021	126	-33.7%	21	-75.0%
Jan-2022	106	-32.9%	15	-75.4%
Feb-2022	112	-28.7%	18	-70.0%
Mar-2022	139	+2.2%	18	-66.0%
Apr-2022	172	+7.5%	24	-41.5%
May-2022	220	+21.5%	19	-50.0%
Jun-2022	285	+43.9%	29	-31.0%
<b>Jul-2022</b>	<b>284</b>	<b>+19.8%</b>	<b>25</b>	<b>-30.6%</b>

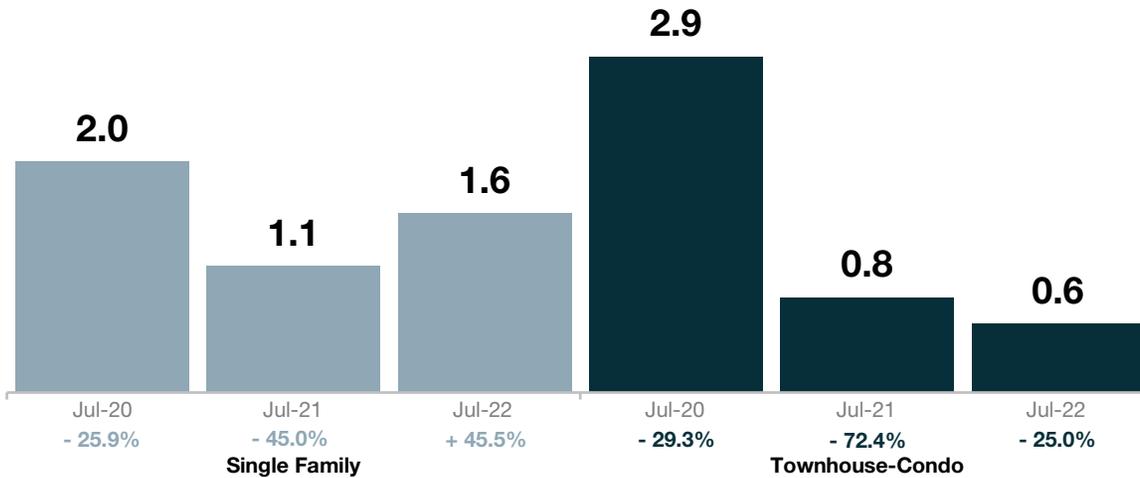
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory



## July



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	-65.0%
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%	0.4	-73.3%
Feb-2022	0.6	-14.3%	0.4	-73.3%
Mar-2022	0.7	+16.7%	0.4	-69.2%
Apr-2022	0.9	+28.6%	0.6	-40.0%
May-2022	1.2	+50.0%	0.5	-44.4%
Jun-2022	1.5	+66.7%	0.7	-30.0%
<b>Jul-2022</b>	<b>1.6</b>	<b>+45.5%</b>	<b>0.6</b>	<b>-25.0%</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.



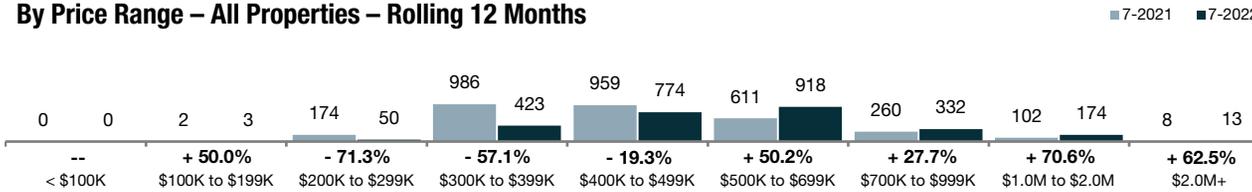
Key Metrics	Historical Sparkbars	7-2021	7-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
<b>New Listings</b>		316	258	- 18.4%	2,105	1,708	- 18.9%
<b>Pending / Under Contract</b>		261	212	- 18.8%	1,987	1,378	- 30.6%
<b>Sold Listings</b>		292	214	- 26.7%	1,718	1,456	- 15.3%
<b>Median Sales Price</b>		\$480,000	\$535,000	+ 11.5%	\$441,000	\$535,000	+ 21.3%
<b>Average Sales Price</b>		\$525,654	\$646,069	+ 22.9%	\$511,271	\$607,624	+ 18.8%
<b>Pct. of List Price Received</b>		103.4%	101.3%	- 2.0%	102.7%	103.3%	+ 0.6%
<b>Days on Market</b>		55	93	+ 69.1%	63	75	+ 19.0%
<b>Affordability Index</b>		81	59	- 27.2%	88	59	- 33.0%
<b>Active Listings</b>		277	311	+ 12.3%	--	--	--
<b>Months Supply</b>		1.1	1.4	+ 27.3%	--	--	--

# Sold Listings

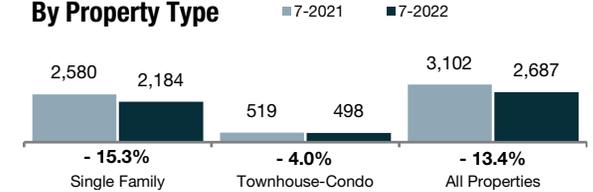
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	7-2021	7-2022	Change	7-2021	7-2022	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	54	23	- 57.4%	120	27	- 77.5%
\$300,000 to \$399,999	709	180	- 74.6%	277	243	- 12.3%
\$400,000 to \$499,999	879	618	- 29.7%	80	156	+ 95.0%
\$500,000 to \$699,999	570	853	+ 49.6%	41	65	+ 58.5%
\$700,000 to \$999,999	259	324	+ 25.1%	0	7	--
\$1,000,000 to \$1,999,999	100	172	+ 72.0%	0	0	--
\$2,000,000 and Above	8	11	+ 37.5%	0	0	--
<b>All Price Ranges</b>	<b>2,580</b>	<b>2,184</b>	<b>- 15.3%</b>	<b>519</b>	<b>498</b>	<b>- 4.0%</b>

### Compared to Prior Quarter

By Price Range	Single Family			Townhouse-Condo		
	6-2022	7-2022	Change	6-2022	7-2022	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	14	6	- 57.1%	24	31	+ 29.2%
\$400,000 to \$499,999	58	35	- 39.7%	20	13	- 35.0%
\$500,000 to \$699,999	96	69	- 28.1%	9	8	- 11.1%
\$700,000 to \$999,999	42	30	- 28.6%	4	1	- 75.0%
\$1,000,000 to \$1,999,999	20	18	- 10.0%	0	0	--
\$2,000,000 and Above	1	1	0.0%	0	0	--
<b>All Price Ranges</b>	<b>233</b>	<b>159</b>	<b>- 31.8%</b>	<b>58</b>	<b>54</b>	<b>- 6.9%</b>

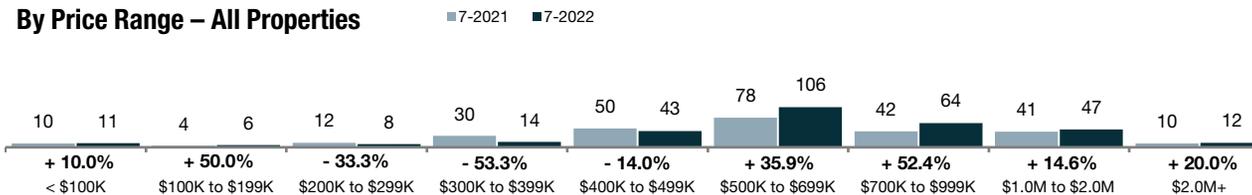
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	7-2021	7-2022	Change	7-2021	7-2022	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	20	6	- 70.0%	42	6	- 85.7%
\$300,000 to \$399,999	314	61	- 80.6%	160	124	- 22.5%
\$400,000 to \$499,999	511	273	- 46.6%	59	102	+ 72.9%
\$500,000 to \$699,999	354	535	+ 51.1%	32	50	+ 56.3%
\$700,000 to \$999,999	160	183	+ 14.4%	0	5	--
\$1,000,000 to \$1,999,999	59	101	+ 71.2%	0	0	--
\$2,000,000 and Above	4	7	+ 75.0%	0	0	--
<b>All Price Ranges</b>	<b>1,422</b>	<b>1,167</b>	<b>- 17.9%</b>	<b>294</b>	<b>287</b>	<b>- 2.4%</b>

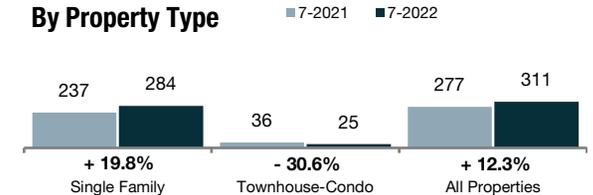
# Inventory of Active Listings

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		
	7-2021	7-2022	Change	7-2021	7-2022	Change
\$99,999 and Below	10	11	+ 10.0%	0	0	--
\$100,000 to \$199,999	2	4	+ 100.0%	2	2	0.0%
\$200,000 to \$299,999	10	6	- 40.0%	2	2	0.0%
\$300,000 to \$399,999	17	7	- 58.8%	13	7	- 46.2%
\$400,000 to \$499,999	38	37	- 2.6%	12	6	- 50.0%
\$500,000 to \$699,999	71	100	+ 40.8%	7	6	- 14.3%
\$700,000 to \$999,999	42	62	+ 47.6%	0	2	--
\$1,000,000 to \$1,999,999	40	47	+ 17.5%	0	0	--
\$2,000,000 and Above	7	10	+ 42.9%	0	0	--
<b>All Price Ranges</b>	<b>237</b>	<b>284</b>	<b>+ 19.8%</b>	<b>36</b>	<b>25</b>	<b>- 30.6%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	6-2022	7-2022	Change	6-2022	7-2022	Change
\$99,999 and Below	11	11	0.0%	0	0	--
\$100,000 to \$199,999	4	4	0.0%	2	2	0.0%
\$200,000 to \$299,999	6	6	0.0%	1	2	+ 100.0%
\$300,000 to \$399,999	12	7	- 41.7%	9	7	- 22.2%
\$400,000 to \$499,999	45	37	- 17.8%	7	6	- 14.3%
\$500,000 to \$699,999	103	100	- 2.9%	8	6	- 25.0%
\$700,000 to \$999,999	56	62	+ 10.7%	2	2	0.0%
\$1,000,000 to \$1,999,999	39	47	+ 20.5%	0	0	--
\$2,000,000 and Above	9	10	+ 11.1%	0	0	--
<b>All Price Ranges</b>	<b>285</b>	<b>284</b>	<b>- 0.4%</b>	<b>29</b>	<b>25</b>	<b>- 13.8%</b>

### Year to Date

Single Family	Townhouse-Condo
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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>	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>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.