



Monthly Indicators

August 2022

Percent changes calculated using year-over-year comparisons.

New Listings were down 27.9 percent for single family homes and 13.5 percent for townhouse-condo properties. Pending Sales landed at 166 for single family homes and 26 for townhouse-condo properties.

The Median Sales Price was up 15.9 percent to \$573,750 for single family homes and 8.5 percent to \$400,685 for townhouse-condo properties. Days on Market remained flat for single family homes but increased 81.3 percent for townhouse-condo properties.

Inflation, higher interest rates, and fears of a potential recession have taken a toll on buyers and sellers this summer, leading many people to stay on the sidelines to see what will happen with the market. But some experts, including NAR Chief Economist Lawrence Yun, believe the worst of inflation may be over. Although sales prices remain up from this time last year, price growth is expected to moderate in the months ahead as the market continues to shift in a more buyer-friendly direction.

Activity Snapshot

- 24.7% **+ 11.6%** **+ 35.1%**

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
---	--	--

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	8-2021	8-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		269	194	- 27.9%	1,992	1,676	- 15.9%
Pending / Under Contract		245	166	- 32.2%	1,817	1,315	- 27.6%
Sold Listings		239	172	- 28.0%	1,661	1,343	- 19.1%
Median Sales Price		\$495,000	\$573,750	+ 15.9%	\$465,000	\$560,000	+ 20.4%
Average Sales Price		\$578,881	\$636,469	+ 9.9%	\$543,956	\$646,248	+ 18.8%
Pct. of List Price Received		102.5%	99.7%	- 2.7%	102.7%	102.6%	- 0.1%
Days on Market		46	46	0.0%	52	48	- 7.7%
Affordability Index		79	54	- 31.6%	84	56	- 33.3%
Active Listings		236	287	+ 21.6%	--	--	--
Months Supply		1.1	1.6	+ 45.5%	--	--	--

Townhouse-Condo Market Overview

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

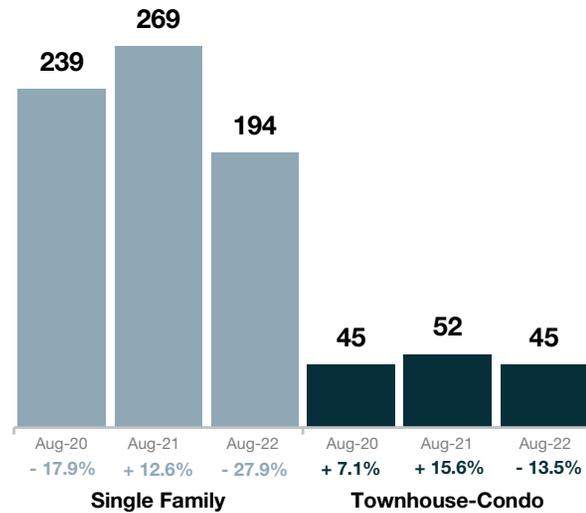


Key Metrics	Historical Sparkbars	8-2021	8-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		52	45	- 13.5%	428	278	- 35.0%
Pending / Under Contract		48	26	- 45.8%	460	237	- 48.5%
Sold Listings		48	45	- 6.3%	342	334	- 2.3%
Median Sales Price		\$369,250	\$400,685	+ 8.5%	\$365,000	\$403,484	+ 10.5%
Average Sales Price		\$382,108	\$431,316	+ 12.9%	\$379,362	\$424,927	+ 12.0%
Pct. of List Price Received		102.6%	102.4%	- 0.2%	102.5%	104.2%	+ 1.7%
Days on Market		107	194	+ 81.3%	107	186	+ 73.8%
Affordability Index		106	78	- 26.4%	107	77	- 28.0%
Active Listings		40	45	+ 12.5%	--	--	--
Months Supply		0.9	1.1	+ 22.2%	--	--	--

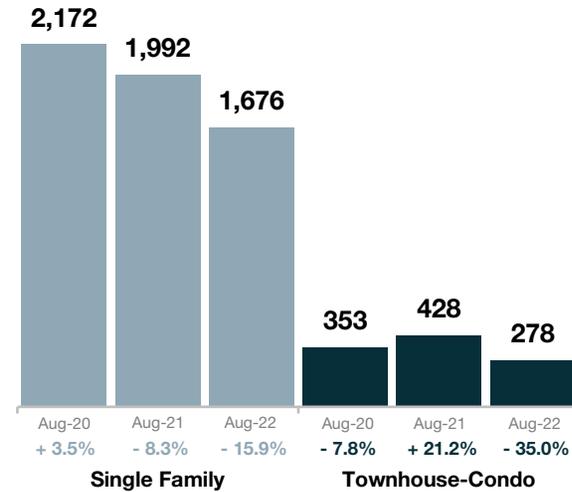
New Listings



August

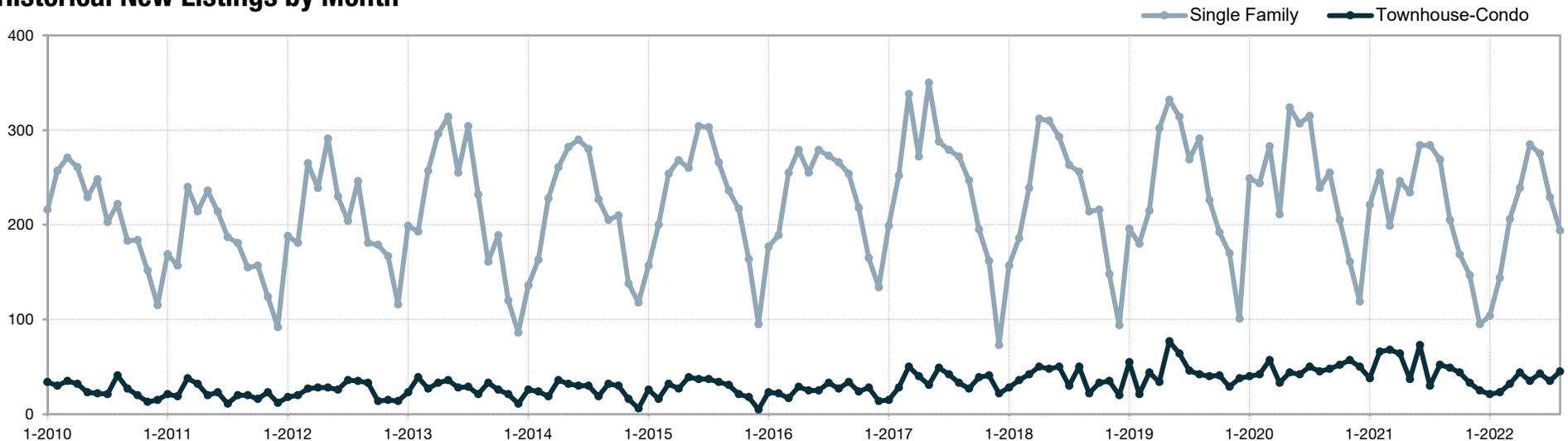


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2021	205	-19.6%	49	+2.1%
Oct-2021	169	-17.6%	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	239	-2.8%	44	-31.3%
May-2022	285	+21.8%	35	-5.4%
Jun-2022	275	-3.2%	43	-41.1%
Jul-2022	229	-19.4%	35	+16.7%
Aug-2022	194	-27.9%	45	-13.5%

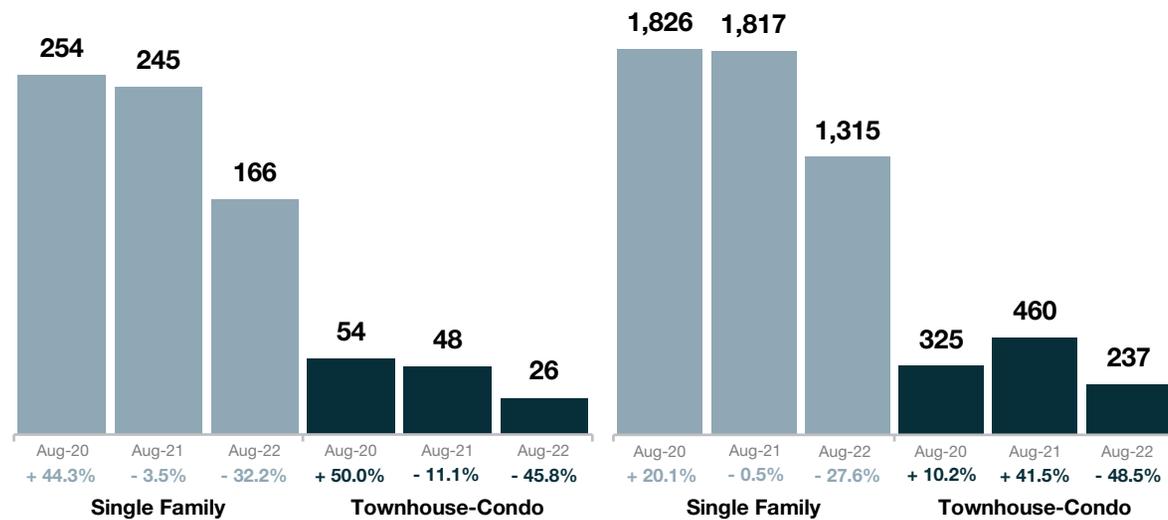
Historical New Listings by Month



Pending / Under Contract

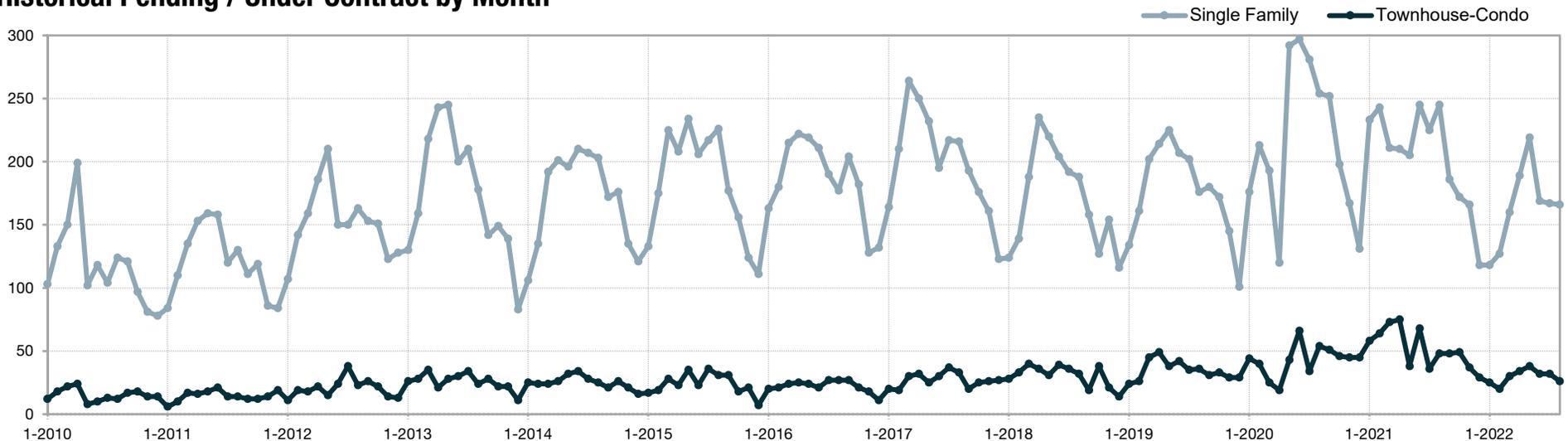


August



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2021	186	-26.2%	48	-5.9%
Oct-2021	172	-13.1%	49	+6.5%
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	160	-24.2%	30	-58.9%
Apr-2022	189	-10.0%	34	-54.7%
May-2022	219	+6.8%	38	0.0%
Jun-2022	169	-31.0%	32	-52.9%
Jul-2022	167	-25.8%	32	-11.1%
Aug-2022	166	-32.2%	26	-45.8%

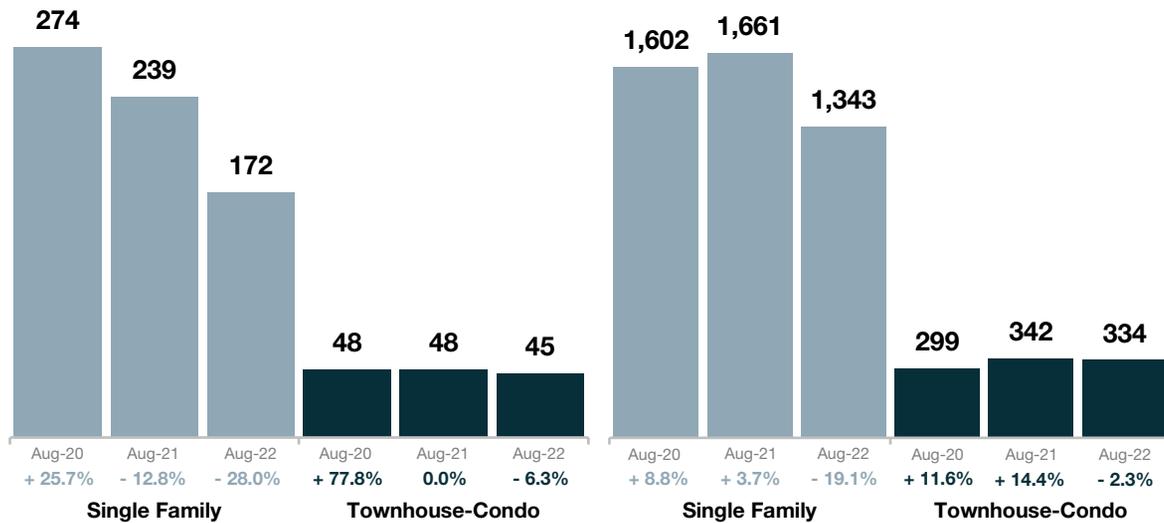
Historical Pending / Under Contract by Month



Sold Listings

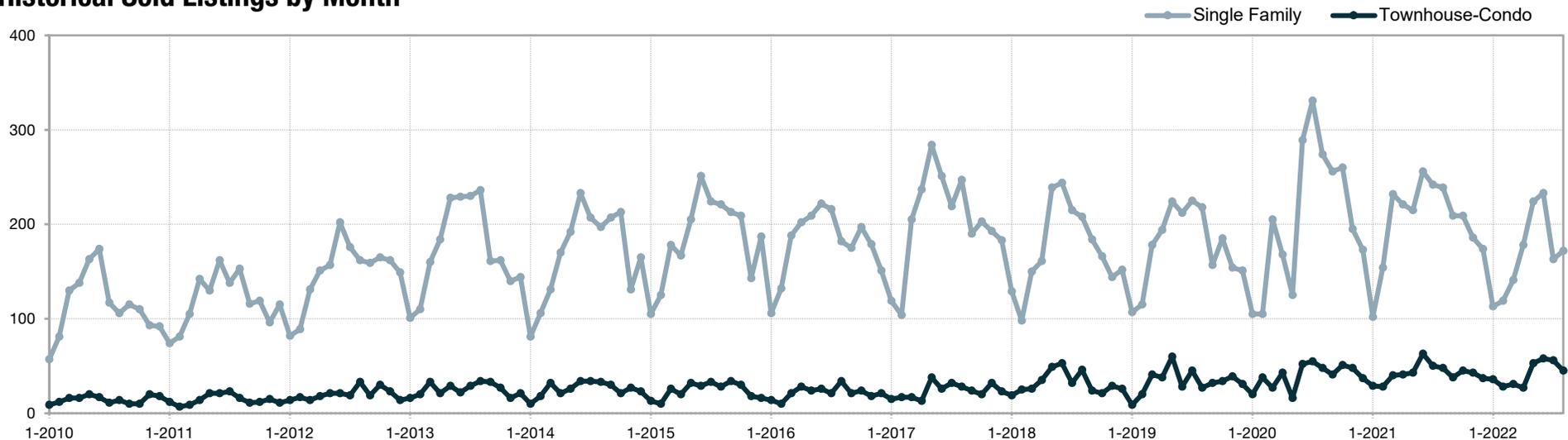


August



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Jul-2022	163	-32.6%	56	+12.0%
Aug-2022	172	-28.0%	45	-6.3%

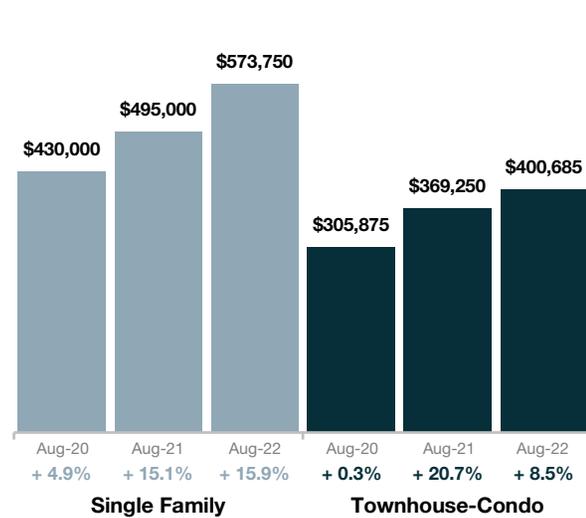
Historical Sold Listings by Month



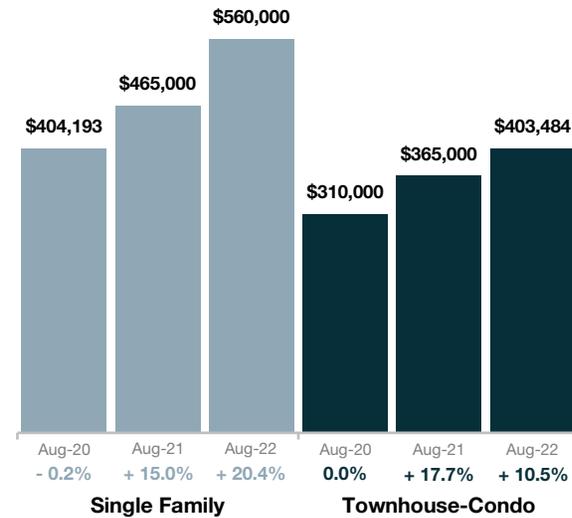
Median Sales Price



August

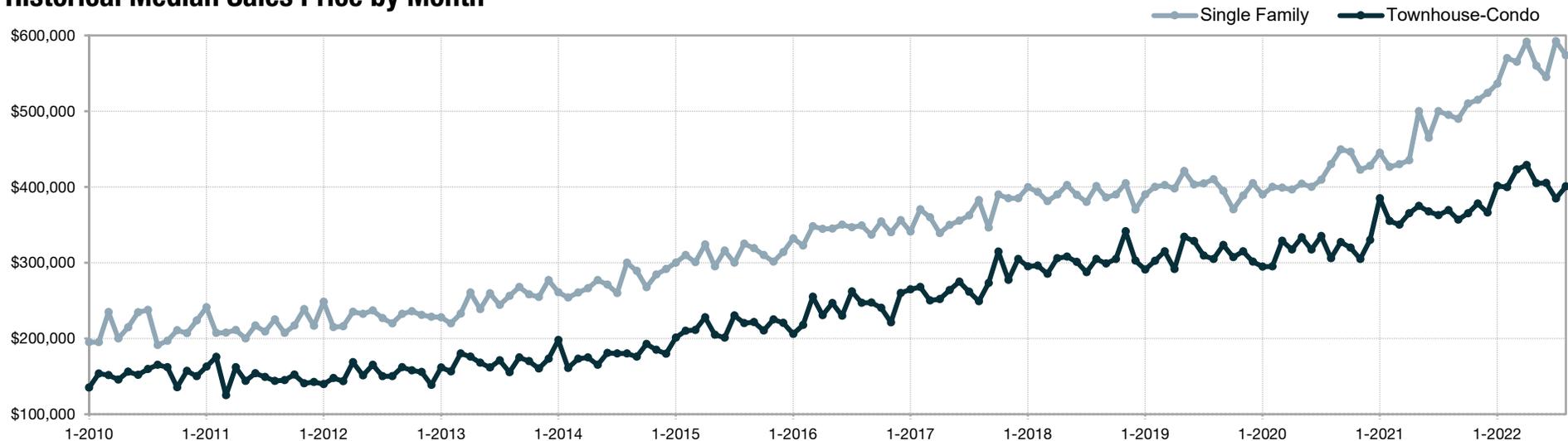


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-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%
Jul-2022	\$592,500	+18.5%	\$384,501	+6.0%
Aug-2022	\$573,750	+15.9%	\$400,685	+8.5%

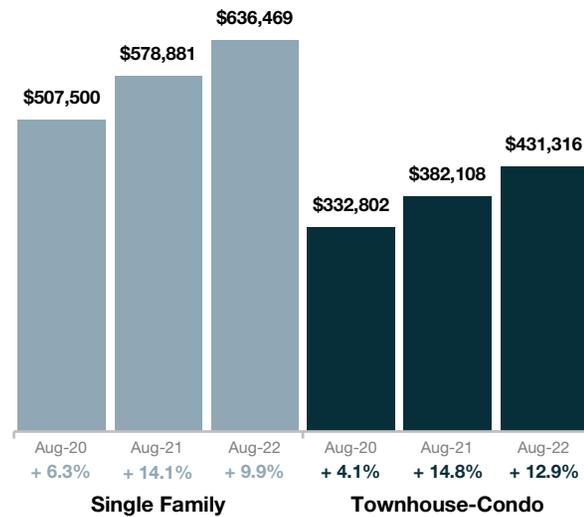
Historical Median Sales Price by Month



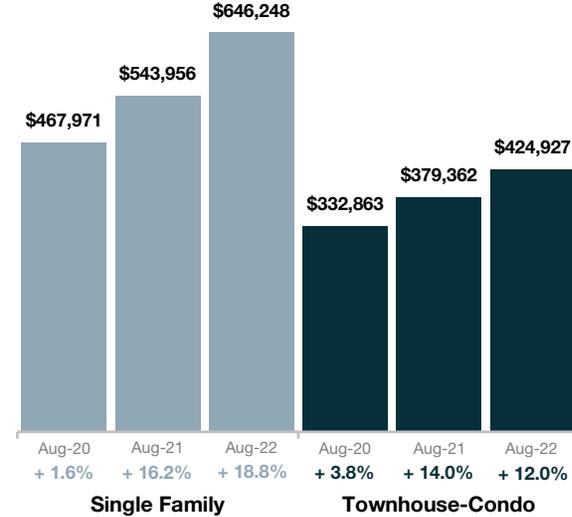
Average Sales Price



August

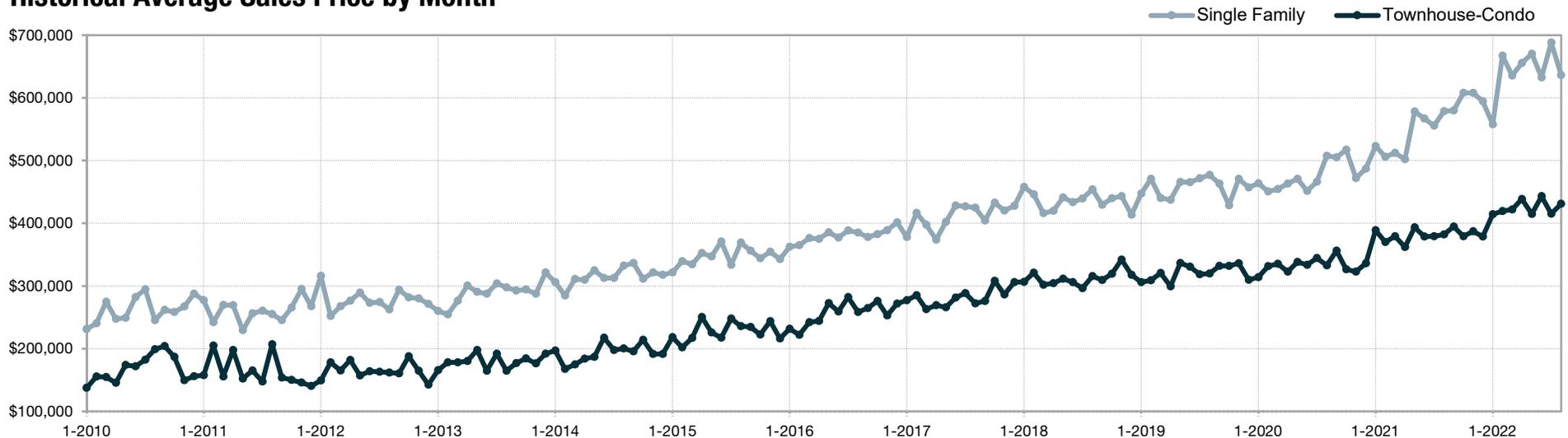


Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-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%
Jul-2022	\$688,434	+23.8%	\$415,218	+9.5%
Aug-2022	\$636,469	+9.9%	\$431,316	+12.9%

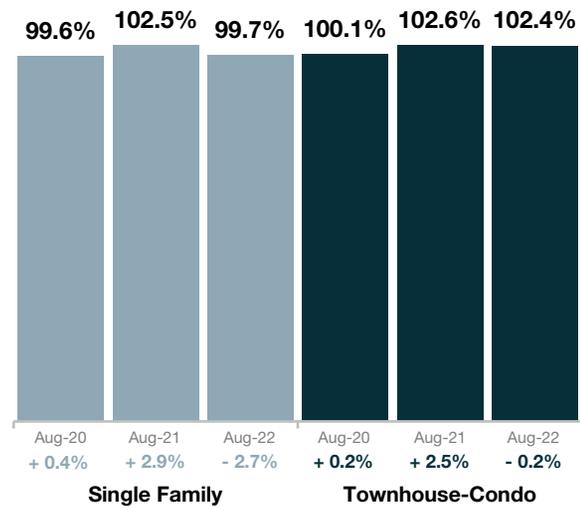
Historical Average Sales Price by Month



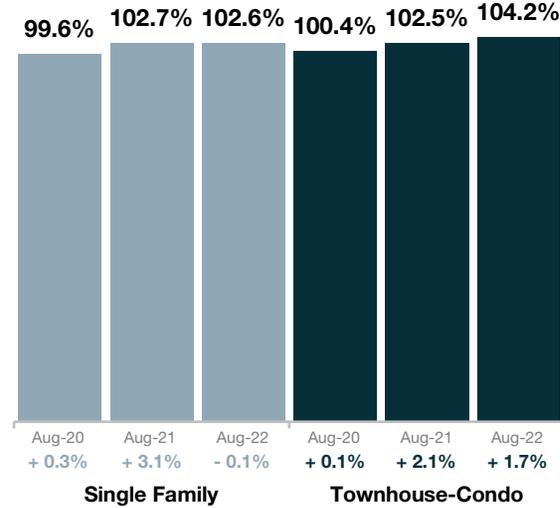
Percent of List Price Received



August

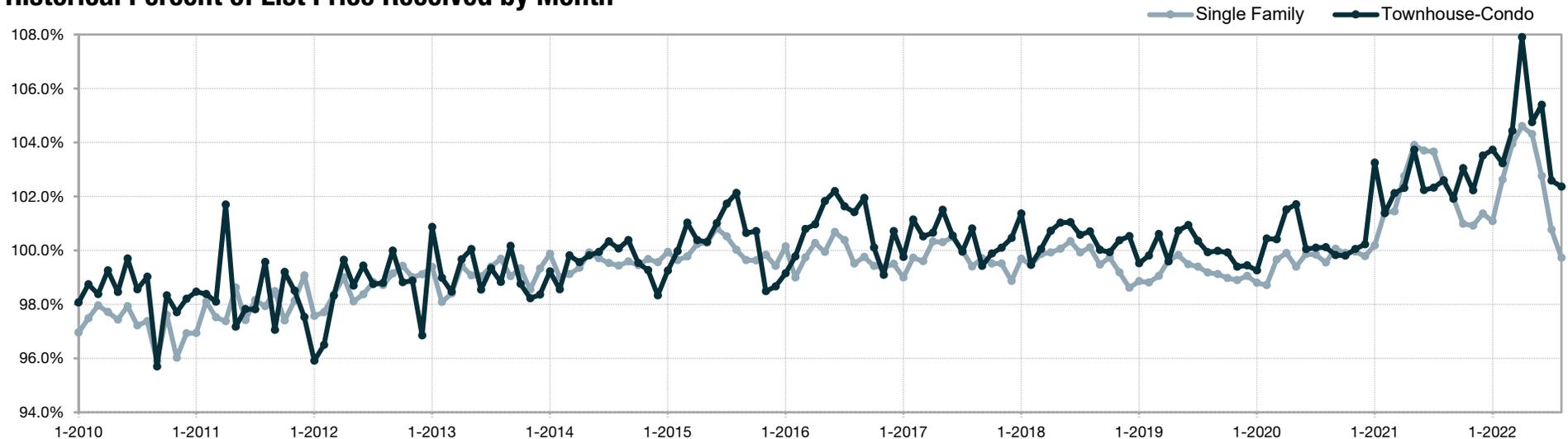


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-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%
Jul-2022	100.8%	-2.8%	102.6%	+0.3%
Aug-2022	99.7%	-2.7%	102.4%	-0.2%

Historical Percent of List Price Received by Month

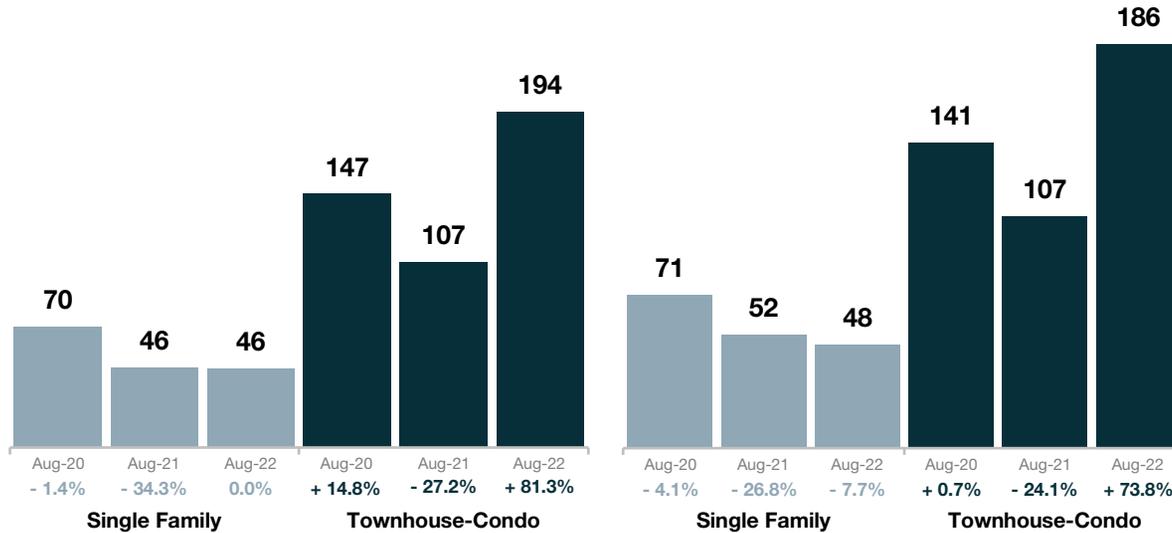


Days on Market Until Sale



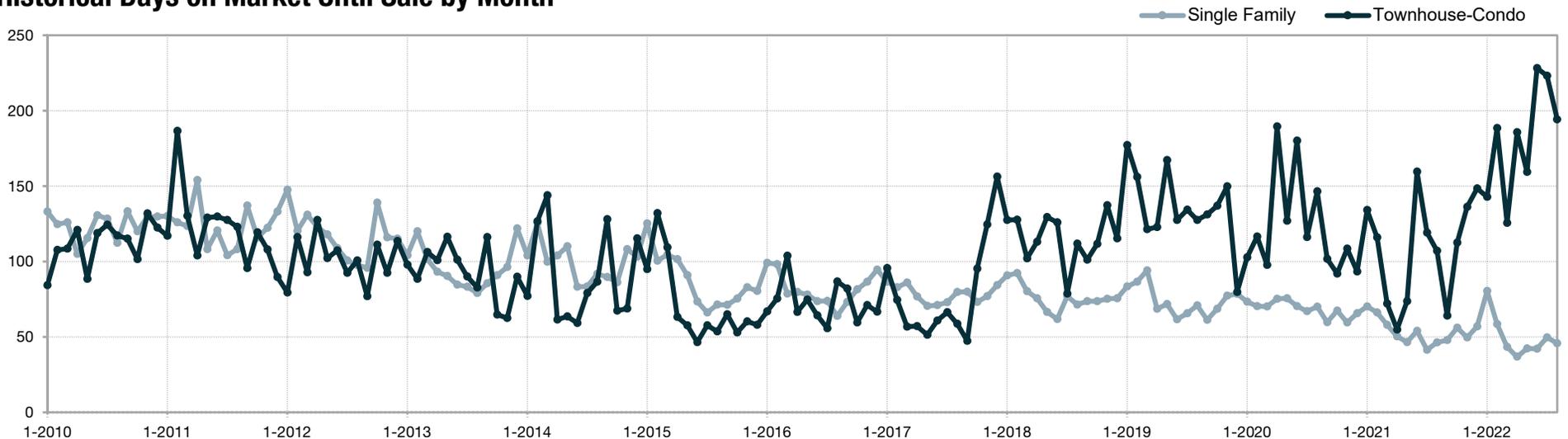
August

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-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%
Jul-2022	50	+22.0%	223	+87.4%
Aug-2022	46	0.0%	194	+81.3%

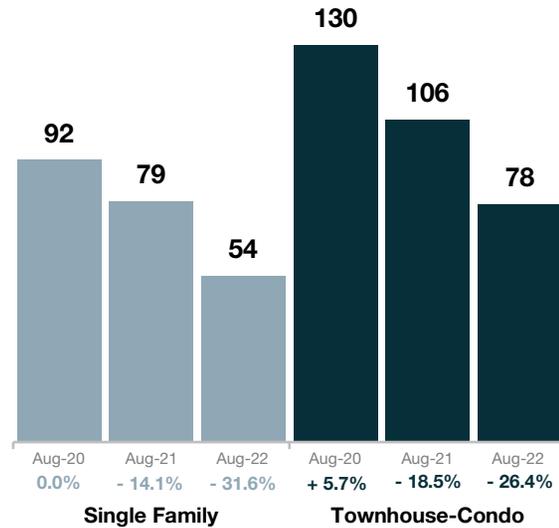
Historical Days on Market Until Sale by Month



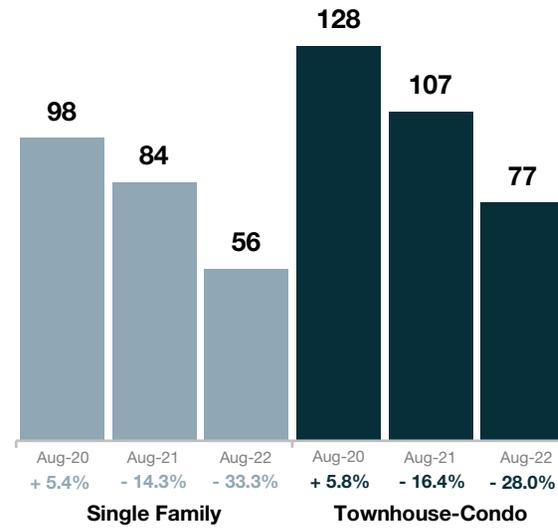
Housing Affordability Index



August



Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-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%
Jul-2022	53	-32.1%	82	-23.4%
Aug-2022	54	-31.6%	78	-26.4%

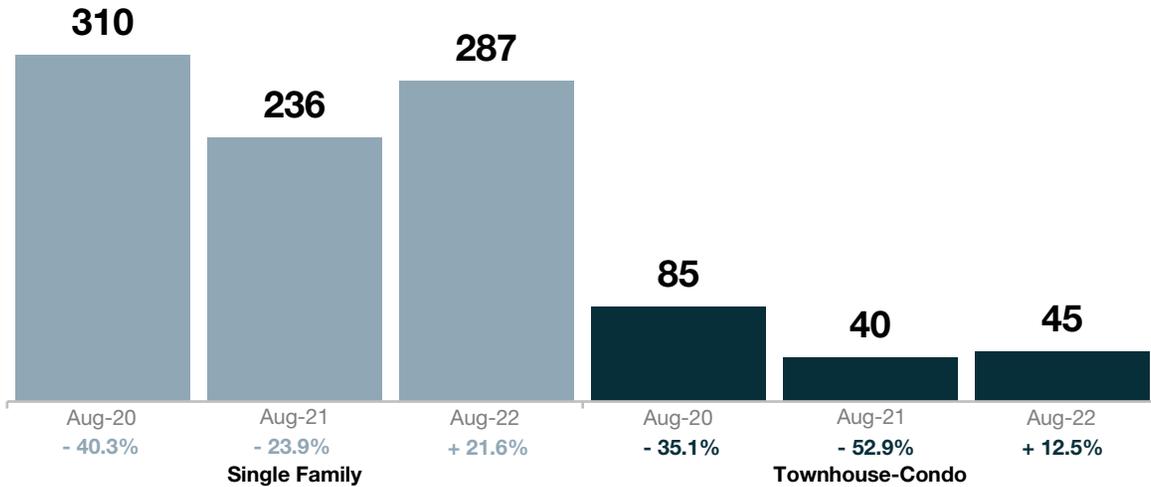
Historical Housing Affordability Index by Month



Inventory of Active Listings

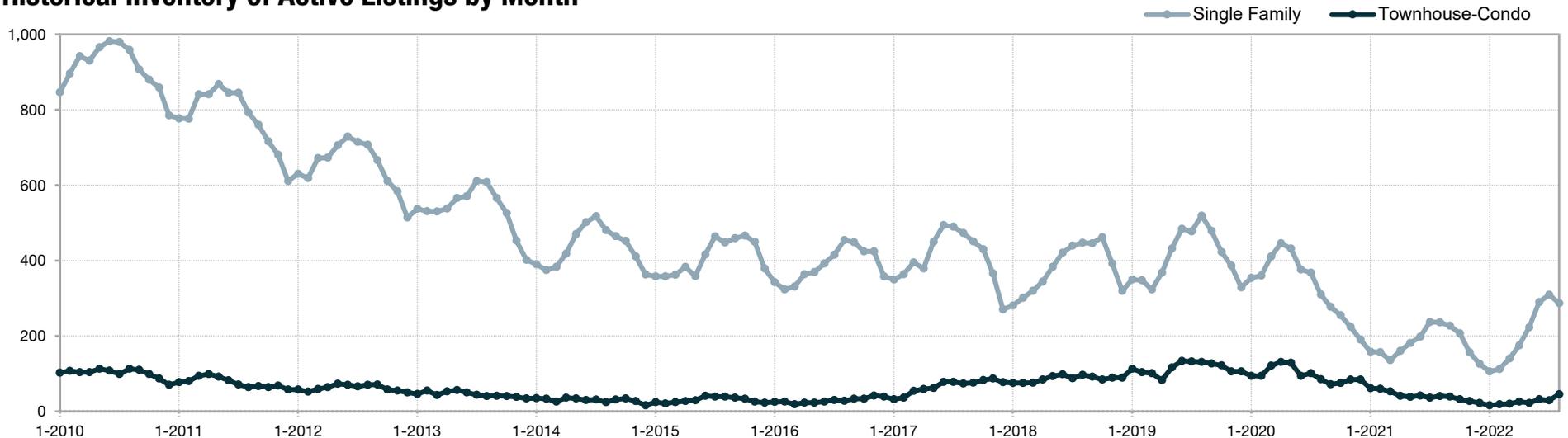


August



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2021	227	-18.1%	39	-45.8%
Oct-2021	207	-18.8%	32	-57.3%
Nov-2021	157	-29.9%	27	-67.9%
Dec-2021	126	-33.7%	22	-73.8%
Jan-2022	106	-32.9%	16	-73.8%
Feb-2022	112	-28.7%	19	-68.3%
Mar-2022	140	+2.9%	20	-62.3%
Apr-2022	175	+9.4%	26	-36.6%
May-2022	223	+23.2%	22	-42.1%
Jun-2022	290	+46.5%	32	-23.8%
Jul-2022	309	+30.4%	29	-19.4%
Aug-2022	287	+21.6%	45	+12.5%

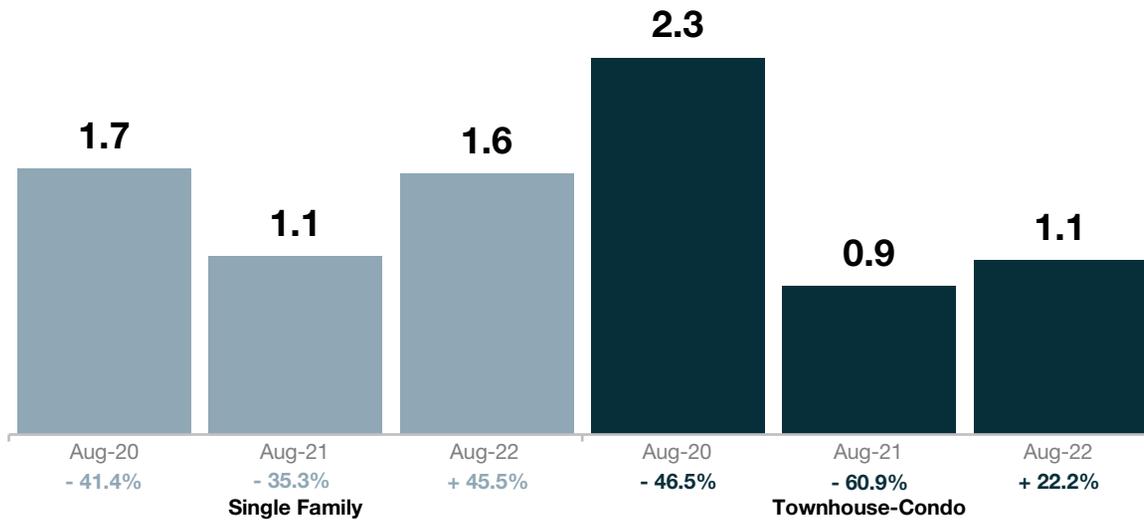
Historical Inventory of Active Listings by Month



Months Supply of Inventory



August



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2021	1.1	-21.4%	0.9	-52.6%
Oct-2021	1.0	-23.1%	0.8	-60.0%
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%	0.5	-61.5%
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%	0.8	-20.0%
Jul-2022	1.7	+54.5%	0.7	-12.5%
Aug-2022	1.6	+45.5%	1.1	+22.2%

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.



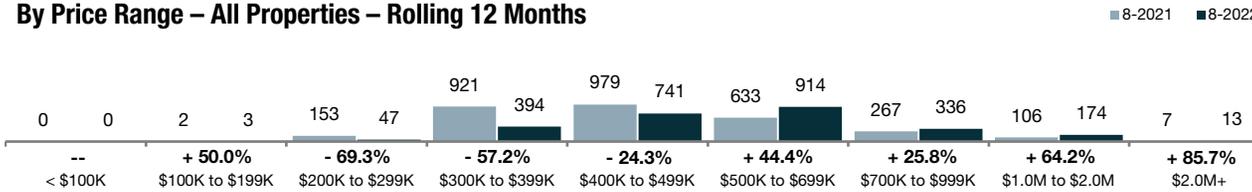
Key Metrics	Historical Sparkbars	8-2021	8-2022	Percent Change	YTD-2021	YTD-2022	Percent Change
New Listings		323	239	- 26.0%	2,428	1,958	- 19.4%
Pending / Under Contract		293	192	- 34.5%	2,280	1,555	- 31.8%
Sold Listings		288	217	- 24.7%	2,006	1,679	- 16.3%
Median Sales Price		\$475,000	\$530,000	+ 11.6%	\$445,000	\$534,500	+ 20.1%
Average Sales Price		\$548,419	\$593,926	+ 8.3%	\$516,604	\$605,567	+ 17.2%
Pct. of List Price Received		102.6%	100.3%	- 2.2%	102.6%	102.9%	+ 0.3%
Days on Market		57	77	+ 35.1%	62	75	+ 21.0%
Affordability Index		82	59	- 28.0%	88	58	- 34.1%
Active Listings		282	334	+ 18.4%	--	--	--
Months Supply		1.1	1.5	+ 36.4%	--	--	--

Sold Listings

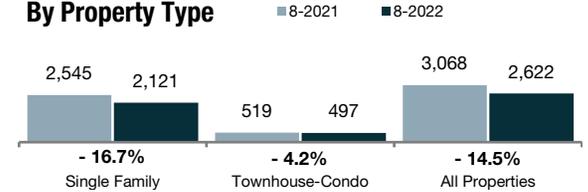
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	8-2021	8-2022	Change	8-2021	8-2022	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	50	23	- 54.0%	103	24	- 76.7%
\$300,000 to \$399,999	637	160	- 74.9%	284	234	- 17.6%
\$400,000 to \$499,999	889	579	- 34.9%	90	162	+ 80.0%
\$500,000 to \$699,999	592	846	+ 42.9%	41	68	+ 65.9%
\$700,000 to \$999,999	266	326	+ 22.6%	0	9	--
\$1,000,000 to \$1,999,999	103	173	+ 68.0%	0	0	--
\$2,000,000 and Above	7	11	+ 57.1%	0	0	--
All Price Ranges	2,545	2,121	- 16.7%	519	497	- 4.2%

Compared to Prior Quarter

By Price Range	Single Family			Townhouse-Condo		
	7-2022	8-2022	Change	7-2022	8-2022	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	0	3	--	1	1	0.0%
\$300,000 to \$399,999	7	12	+ 71.4%	31	19	- 38.7%
\$400,000 to \$499,999	36	46	+ 27.8%	14	17	+ 21.4%
\$500,000 to \$699,999	70	65	- 7.1%	9	6	- 33.3%
\$700,000 to \$999,999	31	31	0.0%	1	2	+ 100.0%
\$1,000,000 to \$1,999,999	18	15	- 16.7%	0	0	--
\$2,000,000 and Above	1	0	- 100.0%	0	0	--
All Price Ranges	163	172	+ 5.5%	56	45	- 19.6%

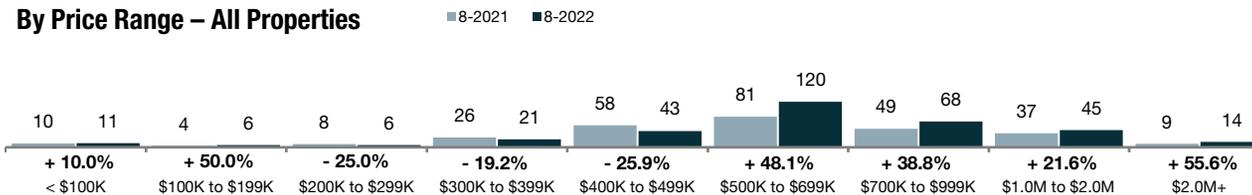
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	8-2021	8-2022	Change	8-2021	8-2022	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	23	9	- 60.9%	46	7	- 84.8%
\$300,000 to \$399,999	347	74	- 78.7%	188	143	- 23.9%
\$400,000 to \$499,999	597	320	- 46.4%	71	120	+ 69.0%
\$500,000 to \$699,999	427	601	+ 40.7%	36	57	+ 58.3%
\$700,000 to \$999,999	190	215	+ 13.2%	0	7	--
\$1,000,000 to \$1,999,999	73	116	+ 58.9%	0	0	--
\$2,000,000 and Above	4	7	+ 75.0%	0	0	--
All Price Ranges	1,661	1,343	- 19.1%	342	334	- 2.3%

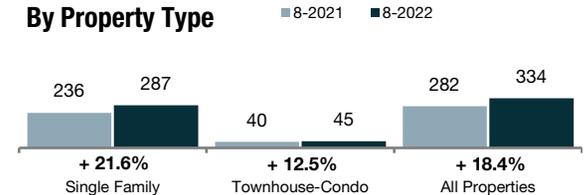
Inventory of Active Listings

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		
	8-2021	8-2022	Change	8-2021	8-2022	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	7	5	- 28.6%	1	1	0.0%
\$300,000 to \$399,999	11	8	- 27.3%	14	13	- 7.1%
\$400,000 to \$499,999	42	31	- 26.2%	16	12	- 25.0%
\$500,000 to \$699,999	74	114	+ 54.1%	7	6	- 14.3%
\$700,000 to \$999,999	49	64	+ 30.6%	0	4	--
\$1,000,000 to \$1,999,999	35	38	+ 8.6%	0	7	--
\$2,000,000 and Above	6	12	+ 100.0%	0	0	--
All Price Ranges	236	287	+ 21.6%	40	45	+ 12.5%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	7-2022	8-2022	Change	7-2022	8-2022	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	5	5	0.0%	2	1	- 50.0%
\$300,000 to \$399,999	12	8	- 33.3%	9	13	+ 44.4%
\$400,000 to \$499,999	42	31	- 26.2%	7	12	+ 71.4%
\$500,000 to \$699,999	109	114	+ 4.6%	7	6	- 14.3%
\$700,000 to \$999,999	70	64	- 8.6%	2	4	+ 100.0%
\$1,000,000 to \$1,999,999	46	38	- 17.4%	0	7	--
\$2,000,000 and Above	10	12	+ 20.0%	0	0	--
All Price Ranges	309	287	- 7.1%	29	45	+ 55.2%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	8-2021	8-2022	Change	8-2021	8-2022	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	23	9	- 60.9%	46	7	- 84.8%
\$300,000 to \$399,999	347	74	- 78.7%	188	143	- 23.9%
\$400,000 to \$499,999	597	320	- 46.4%	71	120	+ 69.0%
\$500,000 to \$699,999	427	601	+ 40.7%	36	57	+ 58.3%
\$700,000 to \$999,999	190	215	+ 13.2%	0	7	--
\$1,000,000 to \$1,999,999	73	116	+ 58.9%	0	0	--
\$2,000,000 and Above	4	7	+ 75.0%	0	0	--
All Price Ranges	1,661	1,343	- 19.1%	342	334	- 2.3%

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.