

# Monthly Indicators

## April 2023

Percent changes calculated using year-over-year comparisons.

New Listings were down 23.8 percent for single family homes and 20.5 percent for townhouse-condo properties. Pending Sales landed at 164 for single family homes and 35 for townhouse-condo properties.

The Median Sales Price was down 6.2 percent to \$555,000 for single family homes but increased 3.7 percent to \$445,000 for townhouse-condo properties. Days on Market increased 75.7 percent for single family homes but decreased 9.7 percent for townhouse-condo properties.

Housing inventory remains tight nationwide, with only 980,000 units available for sale heading into April, a 5.4% increase from one year earlier, although the number of homes for sale is down compared to the same period in 2019, prior to the pandemic. The lack of existing inventory continues to impact home sales, and with only 2.6 months' supply of homes at last measure, competition for available properties remains strong, especially in certain price categories, with multiple offers occurring on about a third of properties, according to NAR.

## Activity Snapshot

<b>- 21.5%</b>	<b>- 5.0%</b>	<b>+ 53.6%</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	4-2022	4-2023	Percent Change	YTD-2022	YTD-2023	Percent Change
New Listings		239	182	- 23.8%	693	614	- 11.4%
Pending / Under Contract		187	164	- 12.3%	592	549	- 7.3%
Sold Listings		178	127	- 28.7%	551	456	- 17.2%
Median Sales Price		\$591,500	\$555,000	- 6.2%	\$559,301	\$560,000	+ 0.1%
Average Sales Price		\$655,614	\$677,958	+ 3.4%	\$632,940	\$695,112	+ 9.8%
Pct. of List Price Received		104.6%	100.4%	- 4.0%	103.3%	99.4%	- 3.8%
Days on Market		37	65	+ 75.7%	52	75	+ 44.2%
Affordability Index		52	52	0.0%	55	51	- 7.3%
Active Listings		179	218	+ 21.8%	--	--	--
Months Supply		0.9	1.5	+ 66.7%	--	--	--

# Townhouse-Condo Market Overview

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

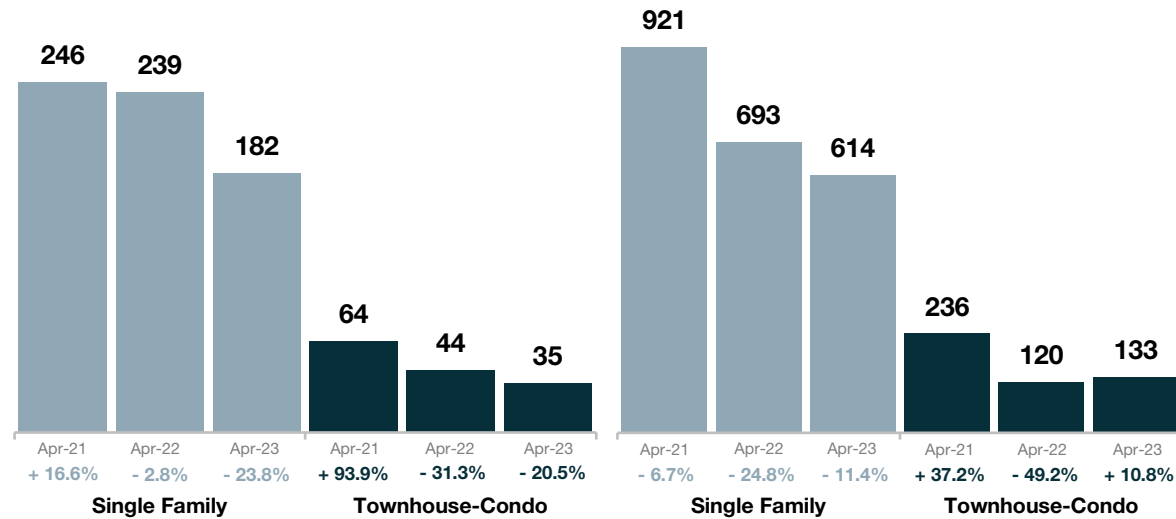


Key Metrics	Historical Sparkbars	4-2022	4-2023	Percent Change	YTD-2022	YTD-2023	Percent Change
New Listings		44	35	- 20.5%	120	133	+ 10.8%
Pending / Under Contract		33	35	+ 6.1%	108	104	- 3.7%
Sold Listings		27	33	+ 22.2%	122	116	- 4.9%
Median Sales Price		\$429,000	\$445,000	+ 3.7%	\$412,491	\$411,245	- 0.3%
Average Sales Price		\$438,692	\$464,998	+ 6.0%	\$422,810	\$447,497	+ 5.8%
Pct. of List Price Received		107.9%	101.3%	- 6.1%	104.7%	101.9%	- 2.7%
Days on Market		186	168	- 9.7%	158	196	+ 24.1%
Affordability Index		71	65	- 8.5%	74	70	- 5.4%
Active Listings		32	79	+ 146.9%	--	--	--
Months Supply		0.8	2.2	+ 175.0%	--	--	--

# New Listings

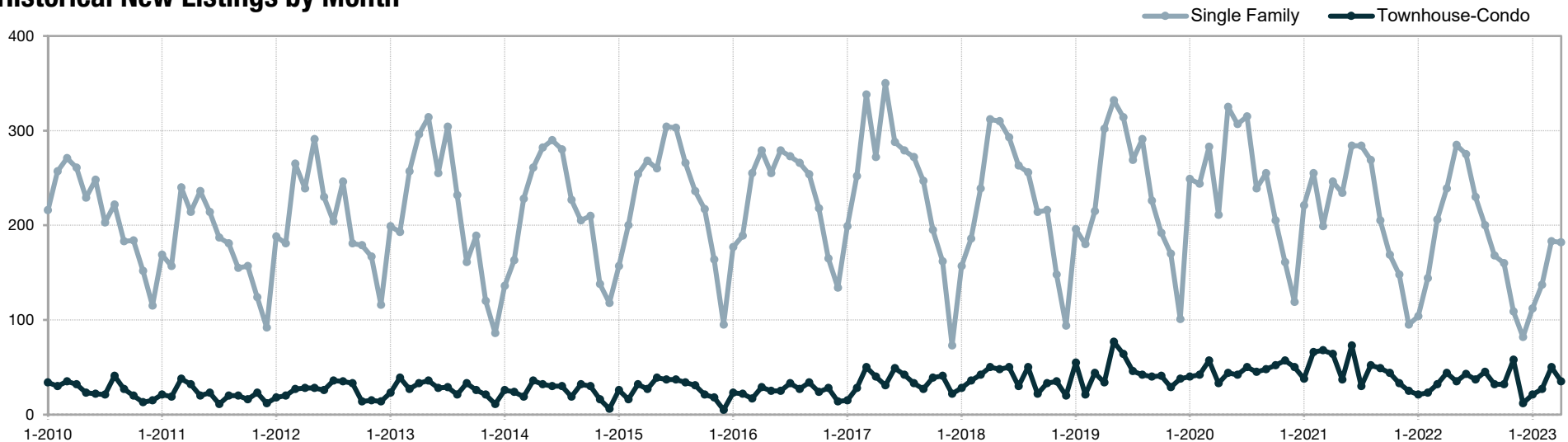


## April



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2022	285	+21.8%	35	-5.4%
Jun-2022	275	-3.2%	43	-41.1%
Jul-2022	230	-19.0%	37	+23.3%
Aug-2022	200	-25.7%	45	-13.5%
Sep-2022	168	-18.0%	32	-34.7%
Oct-2022	160	-5.3%	32	-27.3%
Nov-2022	109	-26.4%	58	+75.8%
Dec-2022	82	-13.7%	12	-52.0%
Jan-2023	112	+7.7%	21	0.0%
Feb-2023	137	-4.9%	27	+17.4%
Mar-2023	183	-11.2%	50	+56.3%
<b>Apr-2023</b>	<b>182</b>	<b>-23.8%</b>	<b>35</b>	<b>-20.5%</b>

## Historical New Listings by Month

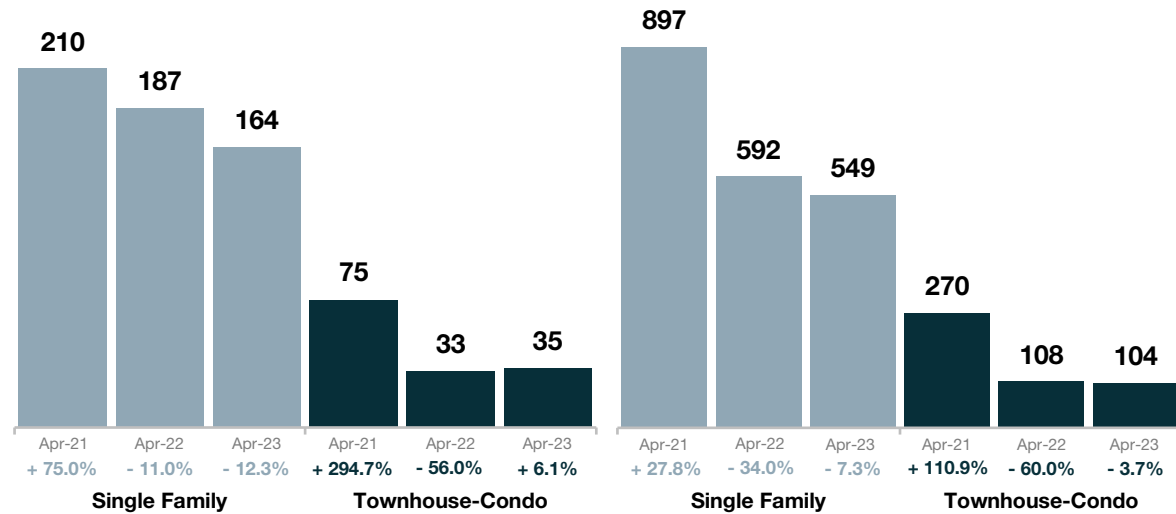


# Pending / Under Contract



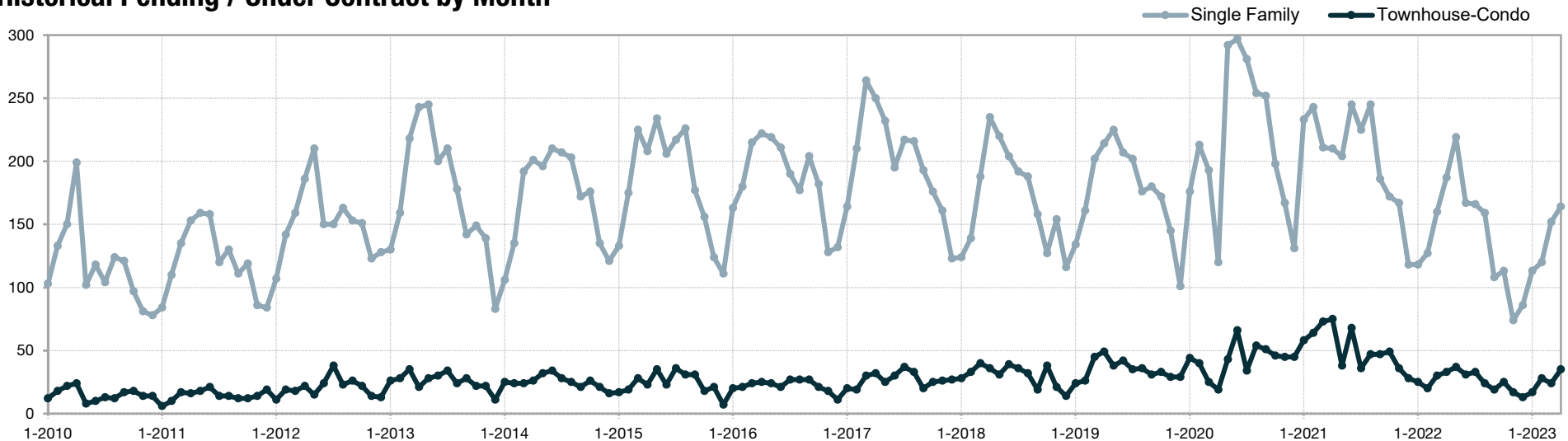
April

Year to Date



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2022	219	+7.4%	37	-2.6%
Jun-2022	167	-31.8%	31	-54.4%
Jul-2022	166	-26.2%	33	-8.3%
Aug-2022	159	-35.1%	24	-48.9%
Sep-2022	108	-41.9%	19	-59.6%
Oct-2022	113	-34.3%	25	-49.0%
Nov-2022	74	-55.7%	17	-52.8%
Dec-2022	86	-27.1%	13	-53.6%
Jan-2023	113	-4.2%	17	-32.0%
Feb-2023	120	-5.5%	28	+40.0%
Mar-2023	152	-5.0%	24	-20.0%
<b>Apr-2023</b>	<b>164</b>	<b>-12.3%</b>	<b>35</b>	<b>+6.1%</b>

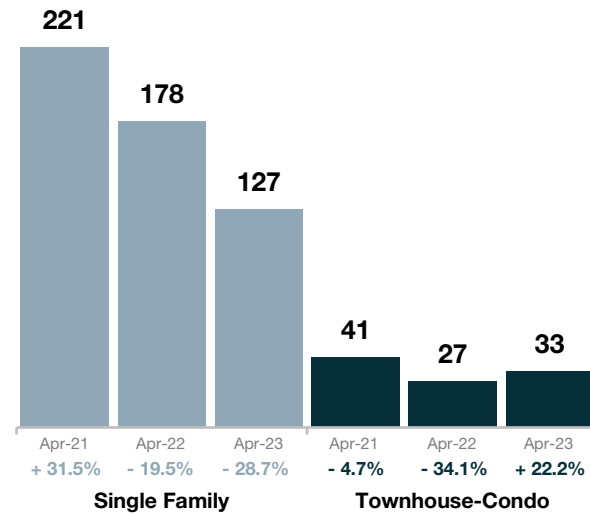
## Historical Pending / Under Contract by Month



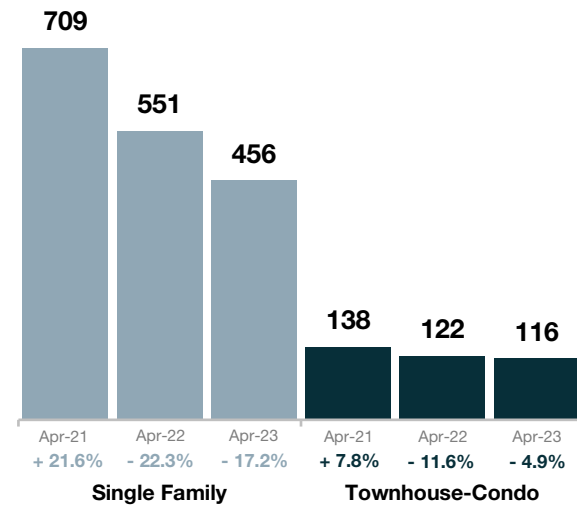
# Sold Listings



## April

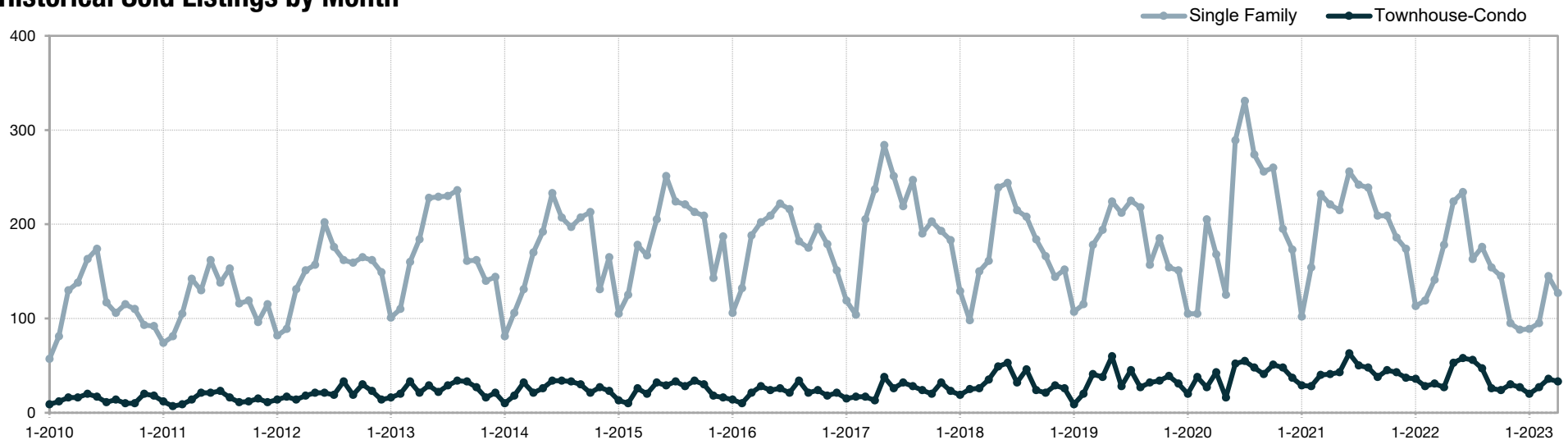


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2022	224	+4.2%	53	+23.3%
Jun-2022	234	-8.6%	58	-7.9%
Jul-2022	163	-32.6%	56	+12.0%
Aug-2022	176	-26.4%	47	-2.1%
Sep-2022	154	-26.3%	26	-31.6%
Oct-2022	145	-30.6%	24	-46.7%
Nov-2022	95	-48.9%	30	-30.2%
Dec-2022	88	-49.4%	27	-27.0%
Jan-2023	89	-21.2%	20	-44.4%
Feb-2023	95	-20.2%	27	-3.6%
Mar-2023	145	+2.8%	36	+16.1%
<b>Apr-2023</b>	<b>127</b>	<b>-28.7%</b>	<b>33</b>	<b>+22.2%</b>

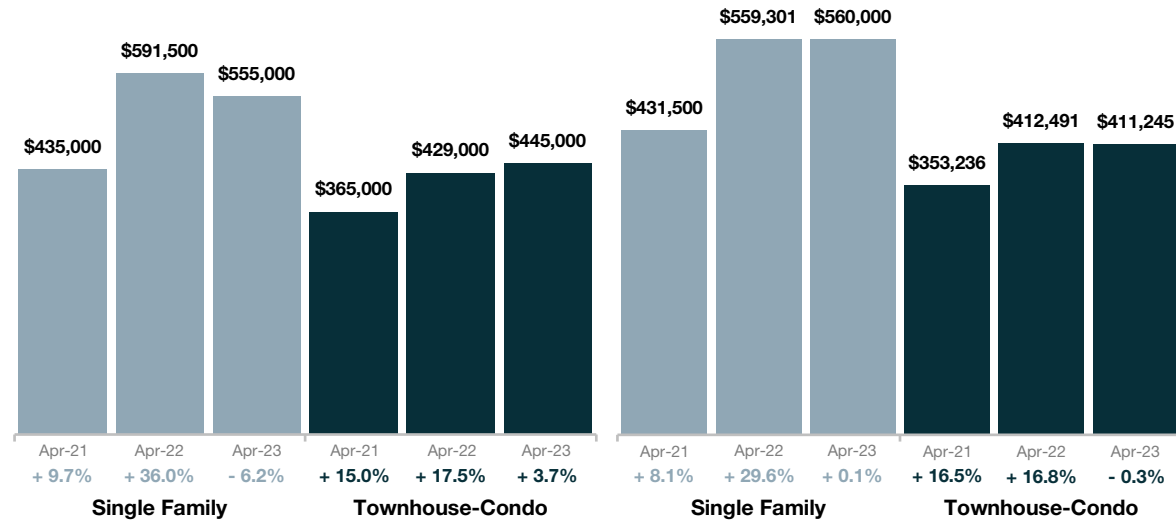
## Historical Sold Listings by Month



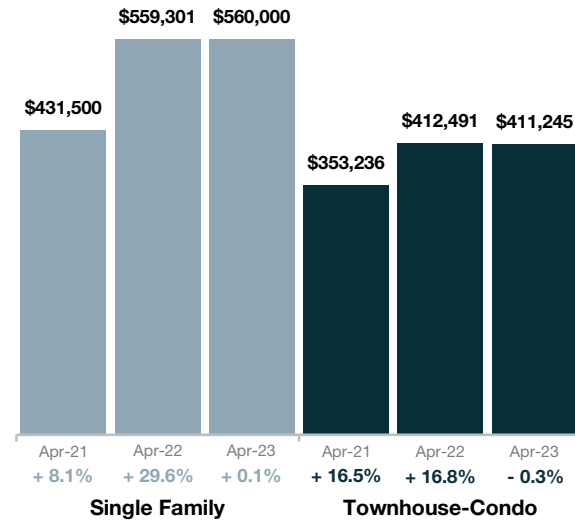
# Median Sales Price



## April

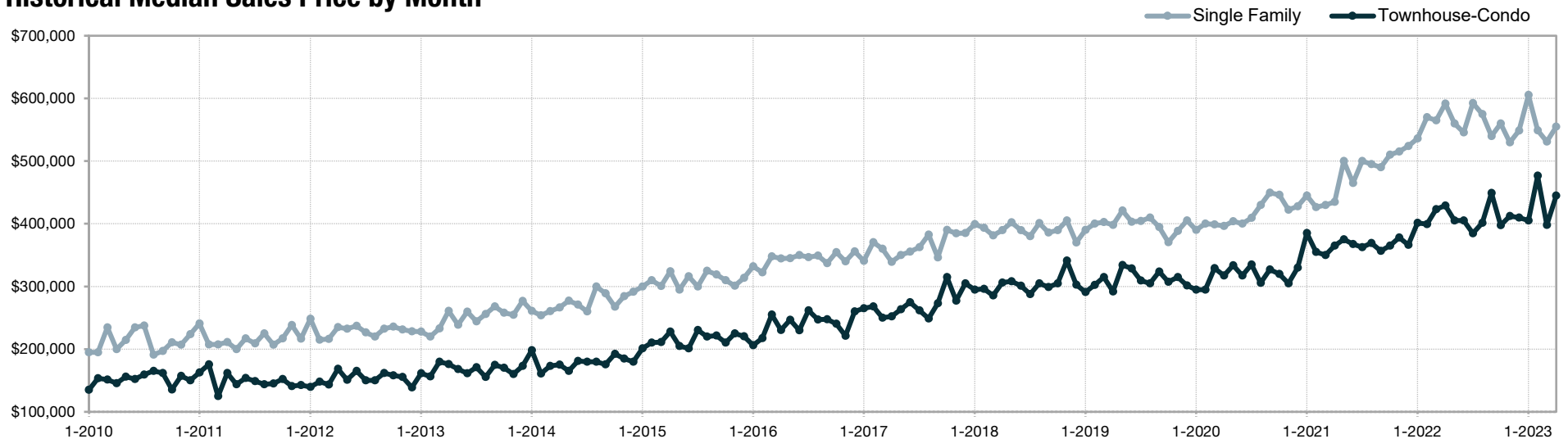


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2022	\$560,000	+12.0%	\$405,000	+8.0%
Jun-2022	\$545,750	+17.4%	\$405,147	+10.2%
Jul-2022	\$592,500	+18.5%	\$384,501	+6.0%
Aug-2022	\$575,000	+16.2%	\$401,505	+8.7%
Sep-2022	\$539,761	+10.2%	\$448,950	+25.8%
Oct-2022	\$560,000	+9.7%	\$397,614	+8.9%
Nov-2022	\$530,000	+2.9%	\$412,500	+9.1%
Dec-2022	\$548,750	+4.7%	\$409,900	+11.9%
Jan-2023	\$605,425	+12.9%	\$405,000	+0.9%
Feb-2023	\$549,060	-3.7%	\$476,640	+19.3%
Mar-2023	\$531,088	-6.0%	\$398,265	-5.8%
<b>Apr-2023</b>	<b>\$555,000</b>	<b>-6.2%</b>	<b>\$445,000</b>	<b>+3.7%</b>

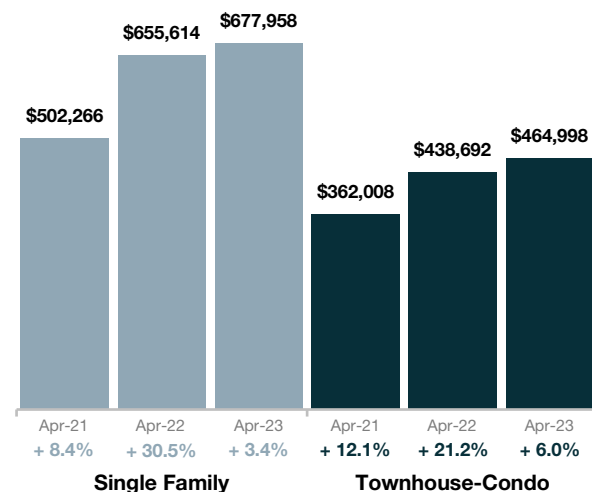
## Historical Median Sales Price by Month



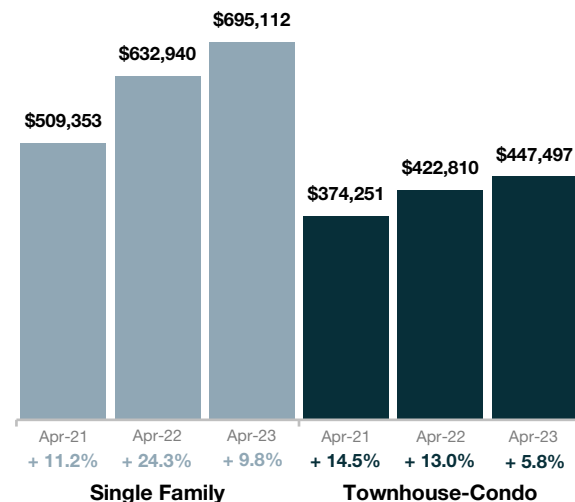
# Average Sales Price



## April

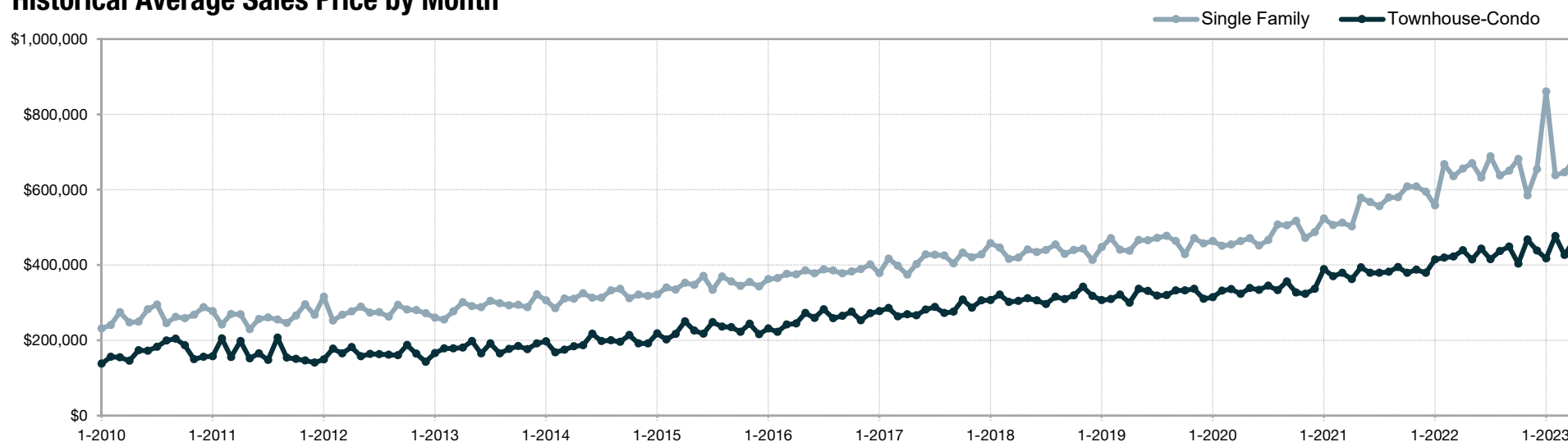


## Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2022	\$670,247	+15.9%	\$414,740	+5.4%
Jun-2022	\$632,311	+11.5%	\$443,108	+16.9%
Jul-2022	\$688,434	+23.8%	\$415,218	+9.5%
Aug-2022	\$637,558	+10.1%	\$437,097	+14.4%
Sep-2022	\$649,835	+12.1%	\$448,549	+13.7%
Oct-2022	\$681,585	+12.1%	\$403,673	+6.4%
Nov-2022	\$584,377	-3.9%	\$467,239	+20.7%
Dec-2022	\$654,661	+10.1%	\$438,367	+15.7%
Jan-2023	\$860,468	+54.3%	\$417,023	+0.6%
Feb-2023	\$638,054	-4.4%	\$476,932	+13.8%
Mar-2023	\$646,024	+1.7%	\$426,309	+1.0%
<b>Apr-2023</b>	<b>\$677,958</b>	<b>+3.4%</b>	<b>\$464,998</b>	<b>+6.0%</b>

## Historical Average Sales Price by Month

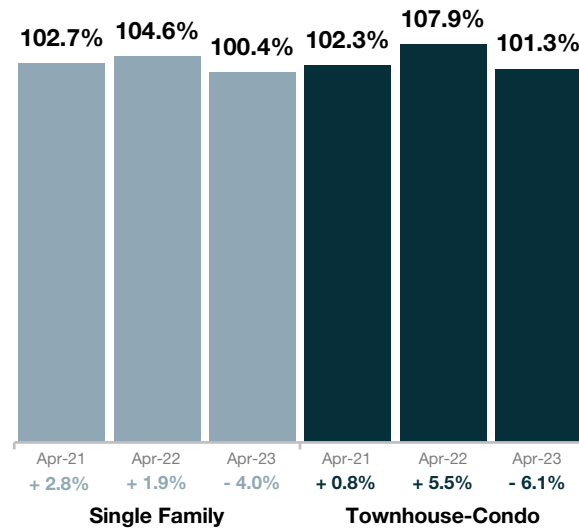




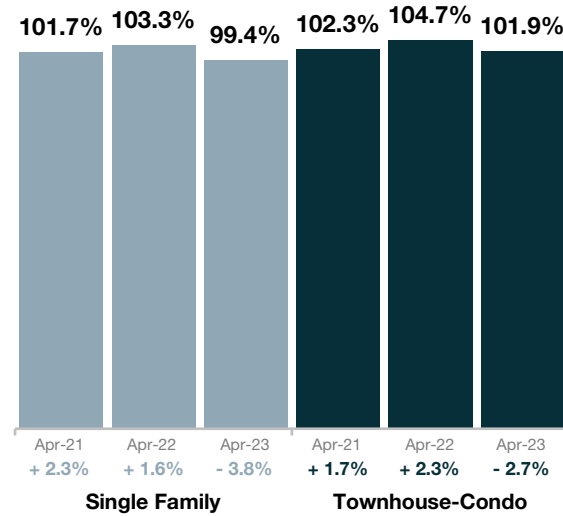
# Percent of List Price Received



## April

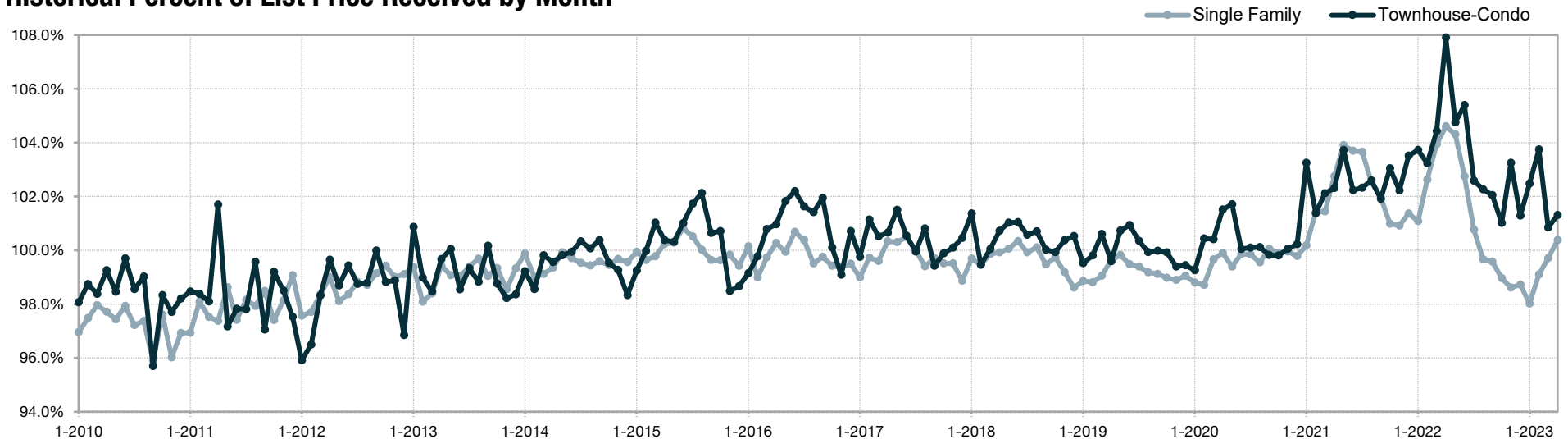


## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	102.3%	-0.3%
Sep-2022	99.6%	-2.4%	102.0%	+0.1%
Oct-2022	99.0%	-2.0%	101.0%	-1.9%
Nov-2022	98.6%	-2.3%	103.3%	+1.1%
Dec-2022	98.7%	-2.7%	101.3%	-2.1%
Jan-2023	98.0%	-3.1%	102.5%	-1.2%
Feb-2023	99.1%	-3.4%	103.7%	+0.5%
Mar-2023	99.7%	-4.0%	100.8%	-3.4%
<b>Apr-2023</b>	<b>100.4%</b>	<b>-4.0%</b>	<b>101.3%</b>	<b>-6.1%</b>

## Historical Percent of List Price Received by Month

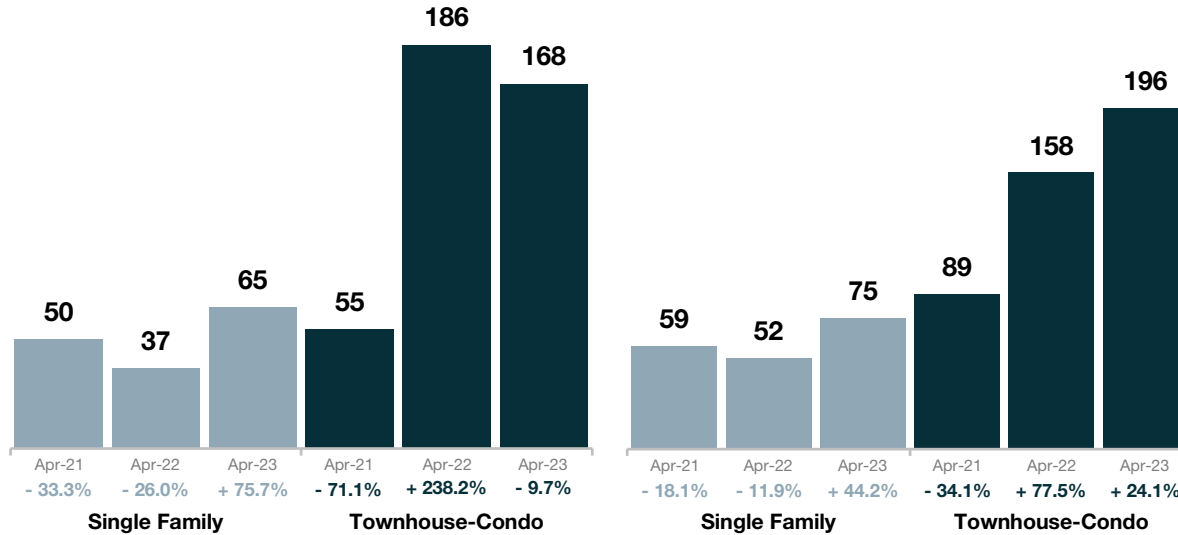


# Days on Market Until Sale



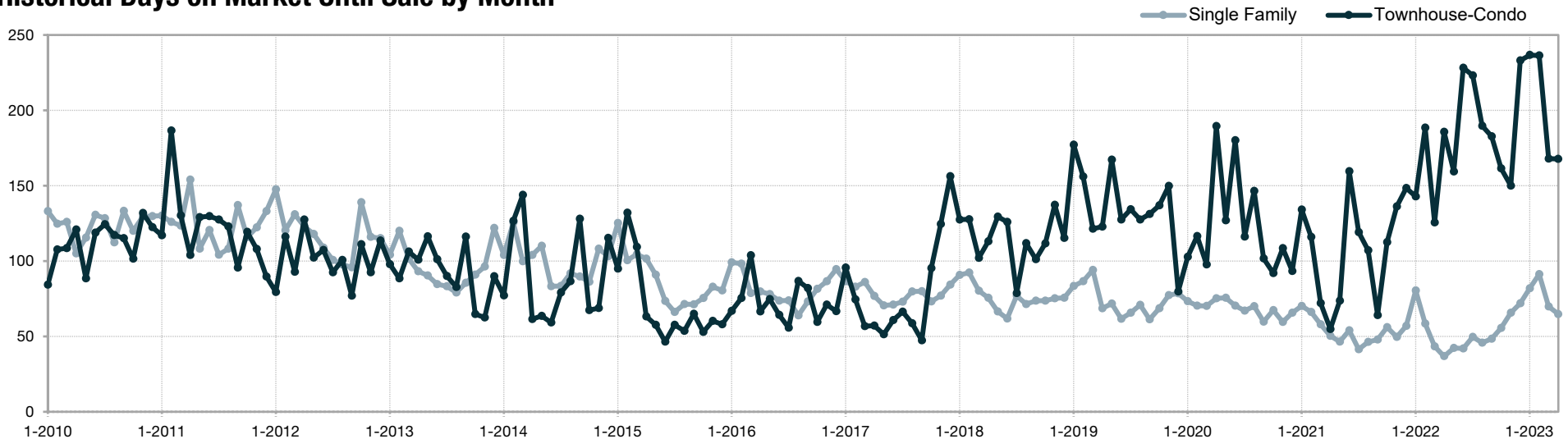
April

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	190	+77.6%
Sep-2022	48	0.0%	183	+185.9%
Oct-2022	56	0.0%	162	+43.4%
Nov-2022	66	+32.0%	150	+10.3%
Dec-2022	72	+26.3%	233	+57.4%
Jan-2023	82	+2.5%	237	+65.7%
Feb-2023	91	+56.9%	236	+24.9%
Mar-2023	70	+62.8%	168	+33.3%
<b>Apr-2023</b>	<b>65</b>	<b>+75.7%</b>	<b>168</b>	<b>-9.7%</b>

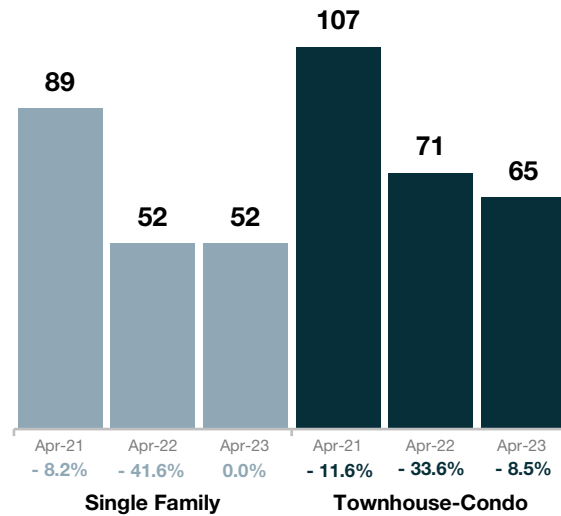
## Historical Days on Market Until Sale by Month



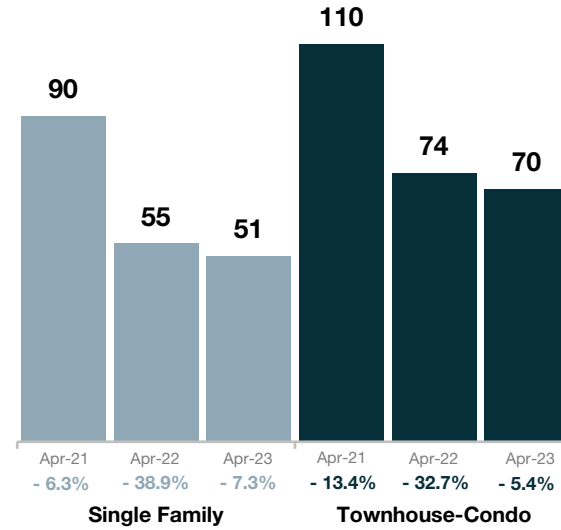
# Housing Affordability Index



## April

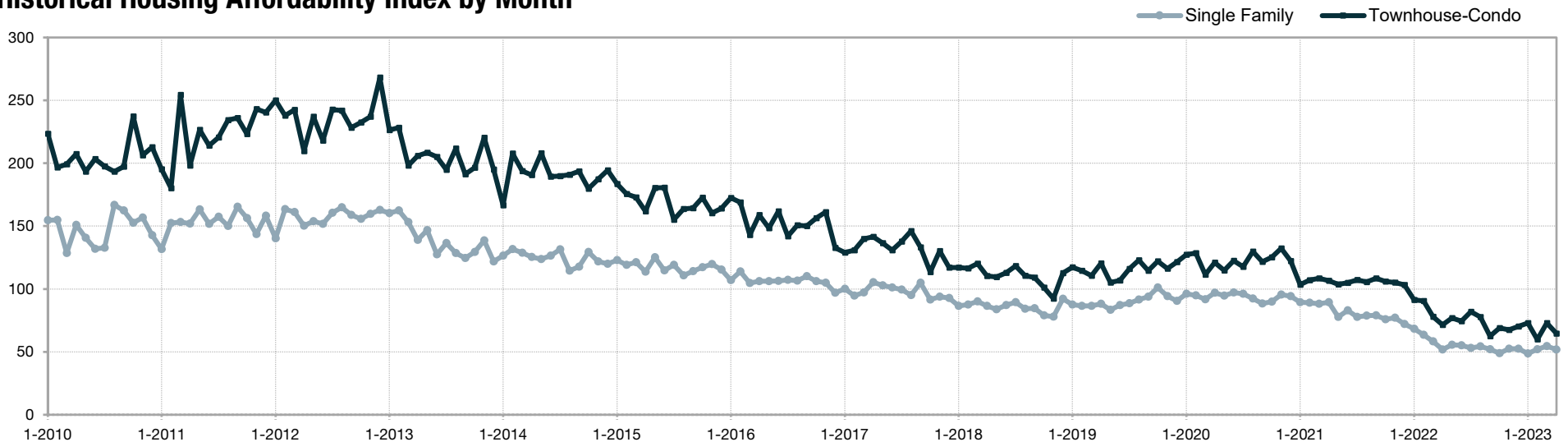


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Sep-2022	52	-34.2%	63	-41.7%
Oct-2022	49	-35.5%	69	-34.9%
Nov-2022	53	-31.2%	68	-35.2%
Dec-2022	52	-27.8%	70	-32.0%
Jan-2023	49	-27.9%	73	-19.8%
Feb-2023	52	-17.5%	60	-33.3%
Mar-2023	55	-5.2%	73	-6.4%
<b>Apr-2023</b>	<b>52</b>	<b>0.0%</b>	<b>65</b>	<b>-8.5%</b>

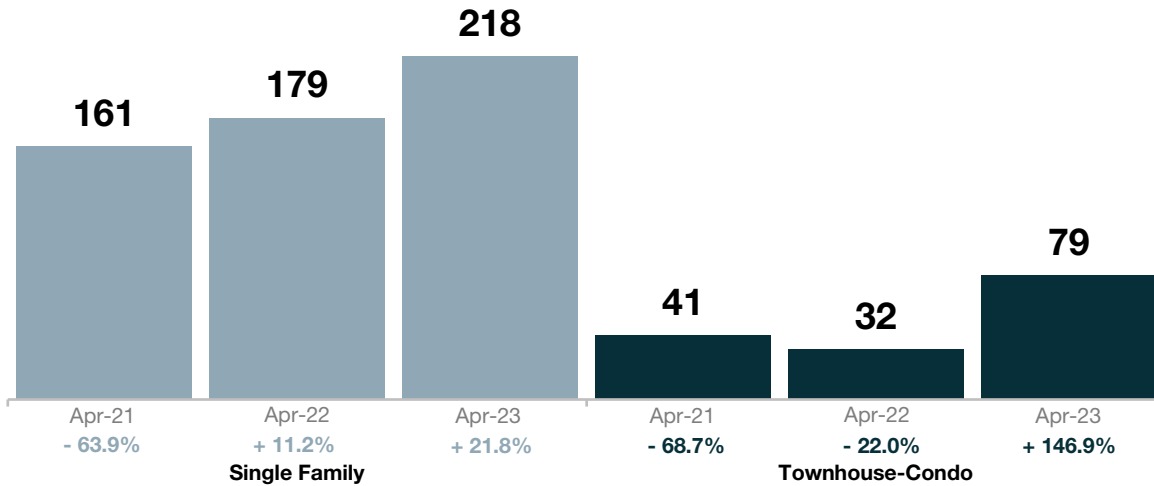
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

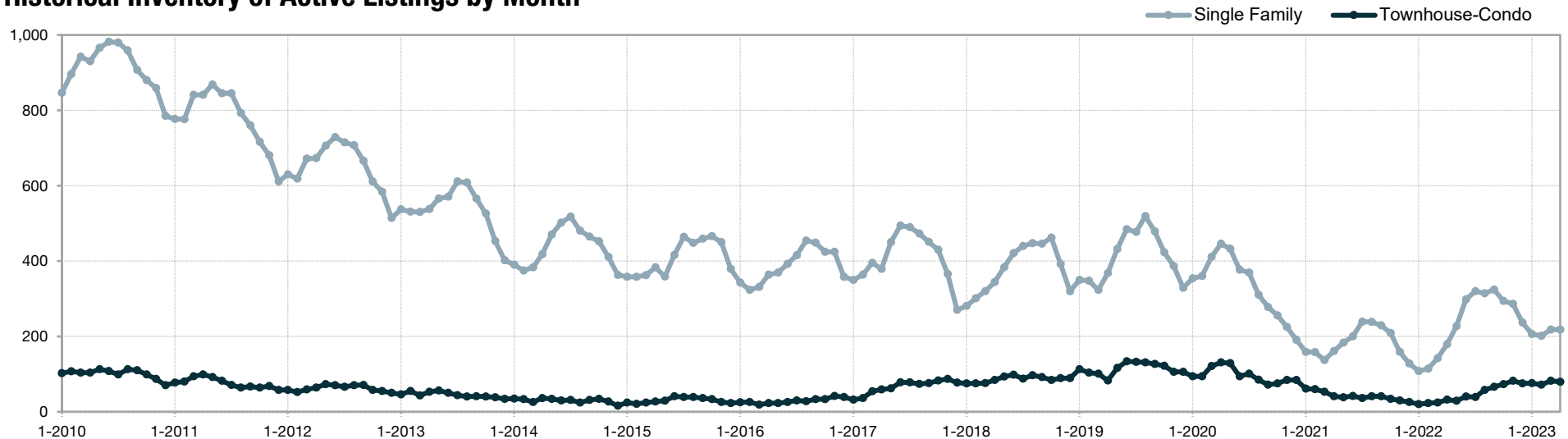


April



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2022	227	+24.0%	29	-23.7%
Jun-2022	298	+49.0%	40	-4.8%
Jul-2022	320	+33.9%	39	+8.3%
Aug-2022	314	+31.9%	58	+41.5%
Sep-2022	324	+41.5%	66	+61.0%
Oct-2022	294	+40.7%	73	+114.7%
Nov-2022	286	+79.9%	82	+173.3%
Dec-2022	237	+85.2%	75	+188.5%
Jan-2023	206	+90.7%	76	+280.0%
Feb-2023	201	+76.3%	72	+213.0%
Mar-2023	218	+53.5%	82	+241.7%
<b>Apr-2023</b>	<b>218</b>	<b>+21.8%</b>	<b>79</b>	<b>+146.9%</b>

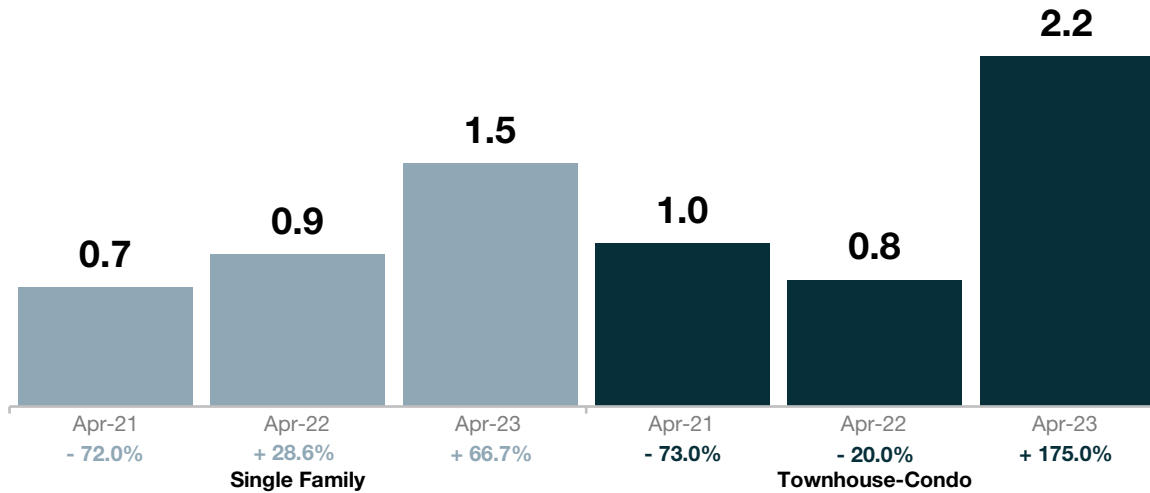
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

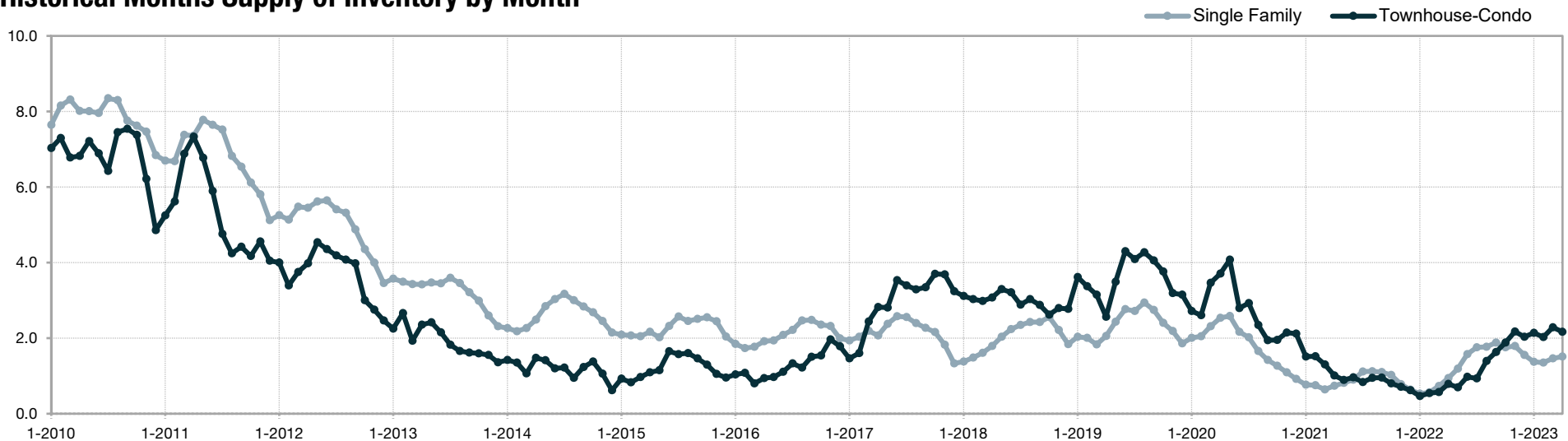


April



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2022	1.2	+50.0%	0.7	-22.2%
Jun-2022	1.6	+77.8%	1.0	0.0%
Jul-2022	1.8	+63.6%	0.9	+12.5%
Aug-2022	1.8	+63.6%	1.4	+55.6%
Sep-2022	1.9	+72.7%	1.6	+60.0%
Oct-2022	1.8	+80.0%	1.9	+137.5%
Nov-2022	1.8	+125.0%	2.2	+214.3%
Dec-2022	1.6	+166.7%	2.0	+233.3%
Jan-2023	1.4	+180.0%	2.1	+320.0%
Feb-2023	1.4	+133.3%	2.0	+300.0%
Mar-2023	1.5	+114.3%	2.3	+283.3%
Apr-2023	1.5	+66.7%	2.2	+175.0%

## 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.



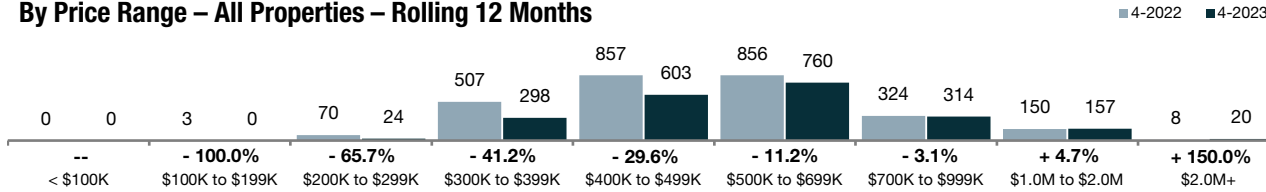
Key Metrics	Historical Sparkbars	4-2022	4-2023	Percent Change	YTD-2022	YTD-2023	Percent Change
New Listings		284	218	- 23.2%	817	749	- 8.3%
Pending / Under Contract		220	200	- 9.1%	701	654	- 6.7%
Sold Listings		205	161	- 21.5%	674	573	- 15.0%
Median Sales Price		\$555,000	\$527,000	- 5.0%	\$540,000	\$525,000	- 2.8%
Average Sales Price		\$627,044	\$642,208	+ 2.4%	\$595,375	\$647,174	+ 8.7%
Pct. of List Price Received		105.0%	100.6%	- 4.2%	103.5%	99.9%	- 3.5%
Days on Market		56	86	+ 53.6%	71	100	+ 40.8%
Affordability Index		55	55	0.0%	57	55	- 3.5%
Active Listings		216	301	+ 39.4%	--	--	--
Months Supply		0.9	1.7	+ 88.9%	--	--	--

# Sold Listings

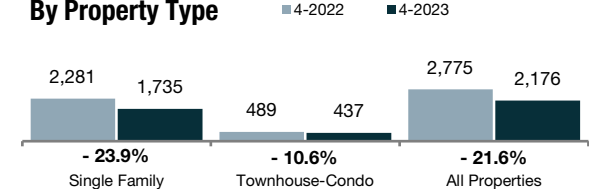
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	4-2022	4-2023	Change	4-2022	4-2023	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	3	0	- 100.0%	0	0	--
\$200,000 to \$299,999	28	10	- 64.3%	42	14	- 66.7%
\$300,000 to \$399,999	250	114	- 54.4%	257	184	- 28.4%
\$400,000 to \$499,999	728	464	- 36.3%	129	139	+ 7.8%
\$500,000 to \$699,999	797	677	- 15.1%	59	83	+ 40.7%
\$700,000 to \$999,999	320	297	- 7.2%	2	17	+ 750.0%
\$1,000,000 to \$1,999,999	148	155	+ 4.7%	0	0	--
\$2,000,000 and Above	7	18	+ 157.1%	0	0	--
<b>All Price Ranges</b>	<b>2,281</b>	<b>1,735</b>	<b>- 23.9%</b>	<b>489</b>	<b>437</b>	<b>- 10.6%</b>

### Compared to Prior Quarter

	Single Family			Townhouse-Condo		
	3-2023	4-2023	Change	3-2023	4-2023	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	1	1	0.0%	1	2	+ 100.0%
\$300,000 to \$399,999	6	5	- 16.7%	18	9	- 50.0%
\$400,000 to \$499,999	51	39	- 23.5%	11	12	+ 9.1%
\$500,000 to \$699,999	47	48	+ 2.1%	4	8	+ 100.0%
\$700,000 to \$999,999	26	20	- 23.1%	2	2	0.0%
\$1,000,000 to \$1,999,999	13	11	- 15.4%	0	0	--
\$2,000,000 and Above	1	3	+ 200.0%	0	0	--
<b>All Price Ranges</b>	<b>145</b>	<b>127</b>	<b>- 12.4%</b>	<b>36</b>	<b>33</b>	<b>- 8.3%</b>

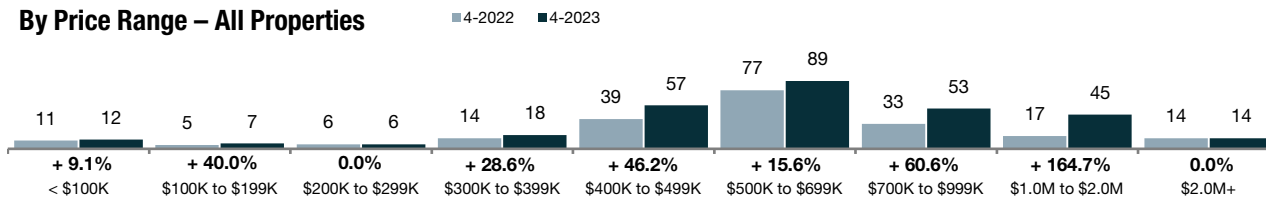
### Year to Date

	Single Family			Townhouse-Condo		
	4-2022	4-2023	Change	4-2022	4-2023	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	1	0	- 100.0%	0	0	--
\$200,000 to \$299,999	4	2	- 50.0%	4	5	+ 25.0%
\$300,000 to \$399,999	28	26	- 7.1%	47	46	- 2.1%
\$400,000 to \$499,999	129	138	+ 7.0%	44	35	- 20.5%
\$500,000 to \$699,999	265	165	- 37.7%	27	25	- 7.4%
\$700,000 to \$999,999	80	76	- 5.0%	0	5	--
\$1,000,000 to \$1,999,999	42	43	+ 2.4%	0	0	--
\$2,000,000 and Above	2	6	+ 200.0%	0	0	--
<b>All Price Ranges</b>	<b>551</b>	<b>456</b>	<b>- 17.2%</b>	<b>122</b>	<b>116</b>	<b>- 4.9%</b>

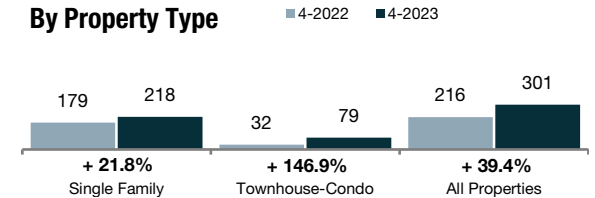
# Inventory of Active Listings

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		
	4-2022	4-2023	Change	4-2022	4-2023	Change
\$99,999 and Below	11	12	+ 9.1%	0	0	--
\$100,000 to \$199,999	3	5	+ 66.7%	2	2	0.0%
\$200,000 to \$299,999	4	5	+ 25.0%	2	1	- 50.0%
\$300,000 to \$399,999	4	5	+ 25.0%	10	13	+ 30.0%
\$400,000 to \$499,999	26	27	+ 3.8%	13	30	+ 130.8%
\$500,000 to \$699,999	72	73	+ 1.4%	5	15	+ 200.0%
\$700,000 to \$999,999	33	43	+ 30.3%	0	10	--
\$1,000,000 to \$1,999,999	17	36	+ 111.8%	0	8	--
\$2,000,000 and Above	9	12	+ 33.3%	0	0	--
<b>All Price Ranges</b>	<b>179</b>	<b>218</b>	<b>+ 21.8%</b>	<b>32</b>	<b>79</b>	<b>+ 146.9%</b>

### Compared to Prior Month

	Single Family			Townhouse-Condo		
	3-2023	4-2023	Change	3-2023	4-2023	Change
\$99,999 and Below	12	12	0.0%	0	0	--
\$100,000 to \$199,999	5	5	0.0%	2	2	0.0%
\$200,000 to \$299,999	5	5	0.0%	3	1	- 66.7%
\$300,000 to \$399,999	6	5	- 16.7%	15	13	- 13.3%
\$400,000 to \$499,999	29	27	- 6.9%	31	30	- 3.2%
\$500,000 to \$699,999	75	73	- 2.7%	16	15	- 6.3%
\$700,000 to \$999,999	32	43	+ 34.4%	7	10	+ 42.9%
\$1,000,000 to \$1,999,999	40	36	- 10.0%	8	8	0.0%
\$2,000,000 and Above	14	12	- 14.3%	0	0	--
<b>All Price Ranges</b>	<b>218</b>	<b>218</b>	<b>0.0%</b>	<b>82</b>	<b>79</b>	<b>- 3.7%</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.