

Monthly Indicators

June 2023

Percent changes calculated using year-over-year comparisons.

New Listings were down 21.2 percent for single family homes and 32.6 percent for townhouse-condo properties. Pending Sales landed at 150 for single family homes and 29 for townhouse-condo properties.

The Median Sales Price was up 1.7 percent to \$555,000 for single family homes and 5.6 percent to \$427,995 for townhouse-condo properties. Days on Market increased 38.1 percent for single family homes but decreased 57.9 percent for townhouse-condo properties.

Nationwide, total housing inventory increased 3.8% from the previous month, for a 3-month's supply at the current sales pace. The shortage of homes for sale has kept prices high for remaining buyers, with a national median sales price of \$396,100 as of last measure, a 3.1% decline from the same time last year and the largest annual decrease since December 2011, according to NAR. As demand continues to outpace supply, properties are selling quickly, with the majority of homes listed for sale on the market for less than a month.

Activity Snapshot

- 34.2% **- 1.2%** **- 15.4%**

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.

Single Family Market Overview	2
Townhouse-Condo Market Overview	3
Townhouse-Condo	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	6-2022	6-2023	Percent Change	YTD-2022	YTD-2023	Percent Change
New Listings		273	215	- 21.2%	1,249	1,065	- 14.7%
Pending / Under Contract		167	150	- 10.2%	979	859	- 12.3%
Sold Listings		234	157	- 32.9%	1,009	797	- 21.0%
Median Sales Price		\$545,750	\$555,000	+ 1.7%	\$555,000	\$550,000	- 0.9%
Average Sales Price		\$632,311	\$696,166	+ 10.1%	\$641,076	\$681,321	+ 6.3%
Pct. of List Price Received		102.8%	99.9%	- 2.8%	103.4%	99.6%	- 3.7%
Days on Market		42	58	+ 38.1%	48	68	+ 41.7%
Affordability Index		55	51	- 7.3%	54	51	- 5.6%
Active Listings		272	269	- 1.1%	--	--	--
Months Supply		1.4	2.0	+ 42.9%	--	--	--

Townhouse-Condo Market Overview

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

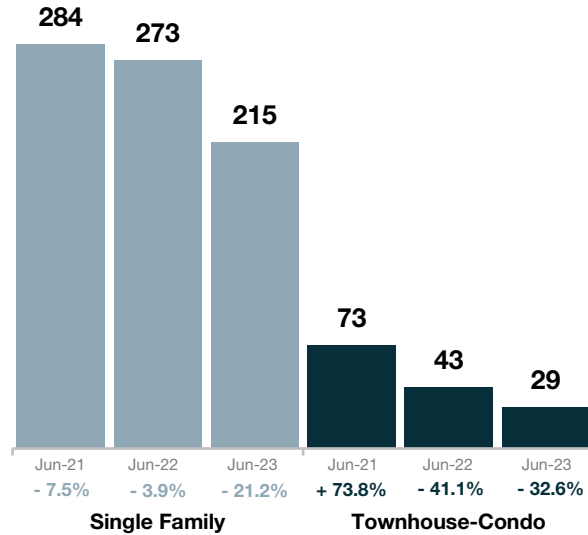


Key Metrics	Historical Sparkbars	6-2022	6-2023	Percent Change	YTD-2022	YTD-2023	Percent Change
New Listings		43	29	- 32.6%	197	194	- 1.5%
Pending / Under Contract		31	29	- 6.5%	175	162	- 7.4%
Sold Listings		58	28	- 51.7%	232	178	- 23.3%
Median Sales Price		\$405,147	\$427,995	+ 5.6%	\$410,000	\$417,420	+ 1.8%
Average Sales Price		\$443,108	\$446,605	+ 0.8%	\$426,358	\$448,356	+ 5.2%
Pct. of List Price Received		105.4%	100.2%	- 4.9%	104.9%	101.3%	- 3.4%
Days on Market		228	96	- 57.9%	176	153	- 13.1%
Affordability Index		74	66	- 10.8%	73	68	- 6.8%
Active Listings		36	69	+ 91.7%	--	--	--
Months Supply		0.9	2.1	+ 133.3%	--	--	--

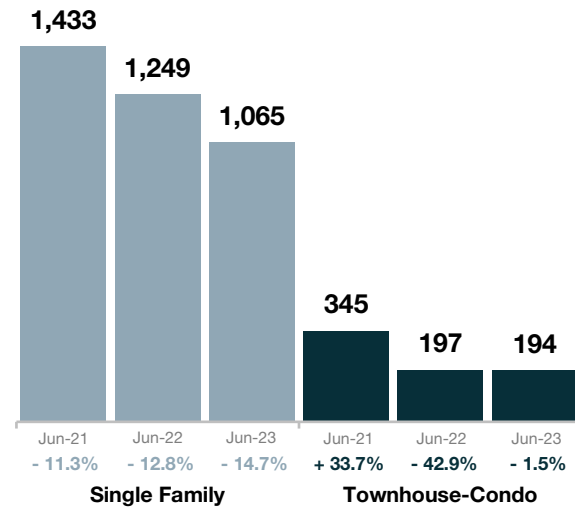
New Listings



June

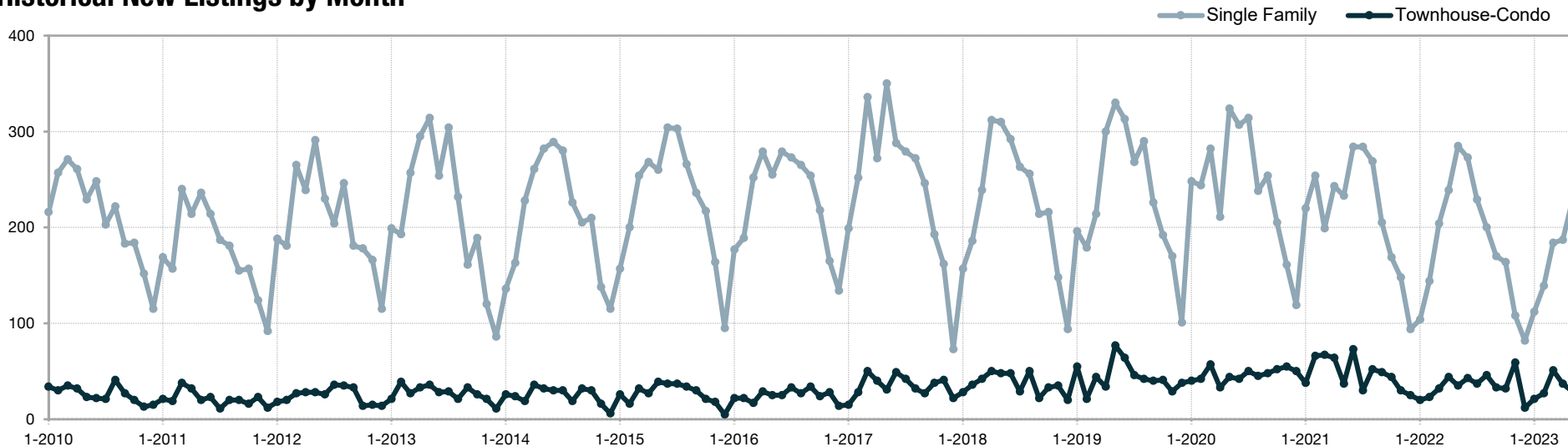


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2022	229	-19.4%	37	+23.3%
Aug-2022	200	-25.7%	46	-11.5%
Sep-2022	170	-17.1%	33	-32.7%
Oct-2022	164	-3.0%	32	-27.3%
Nov-2022	108	-27.0%	59	+96.7%
Dec-2022	82	-12.8%	12	-52.0%
Jan-2023	112	+7.7%	21	+5.0%
Feb-2023	139	-3.5%	27	+17.4%
Mar-2023	184	-9.8%	51	+59.4%
Apr-2023	187	-21.8%	37	-15.9%
May-2023	228	-20.0%	29	-17.1%
Jun-2023	215	-21.2%	29	-32.6%

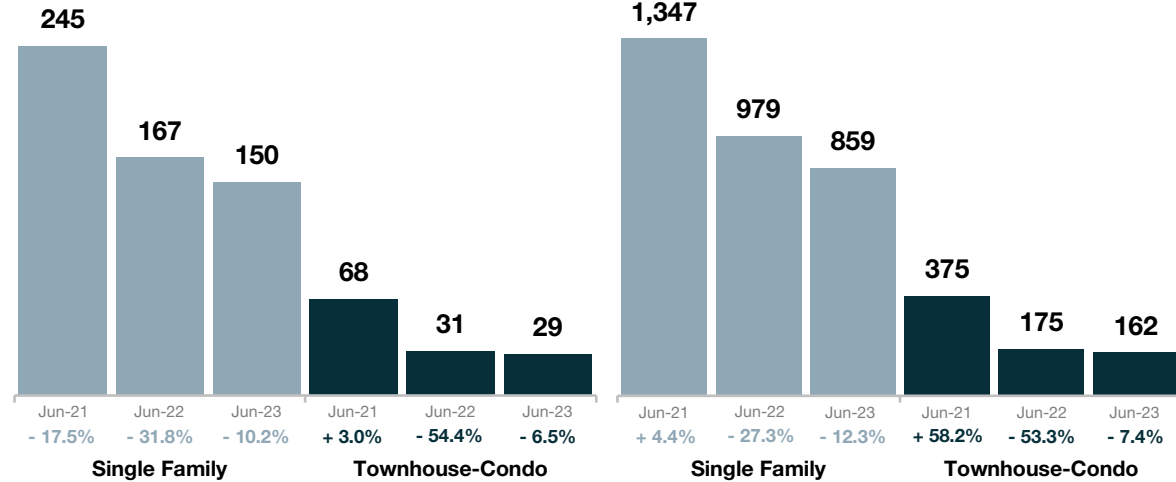
Historical New Listings by Month



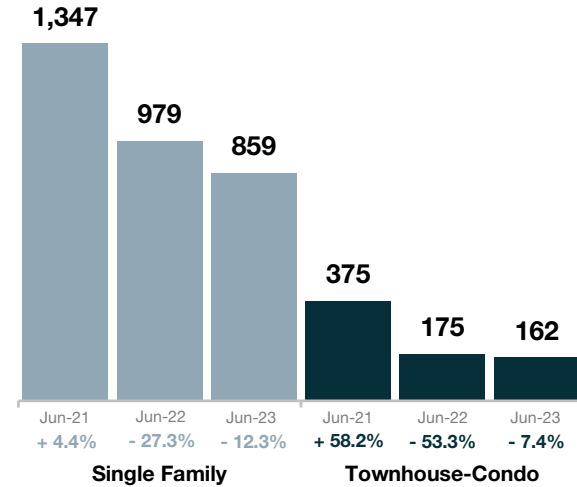
Pending / Under Contract



June

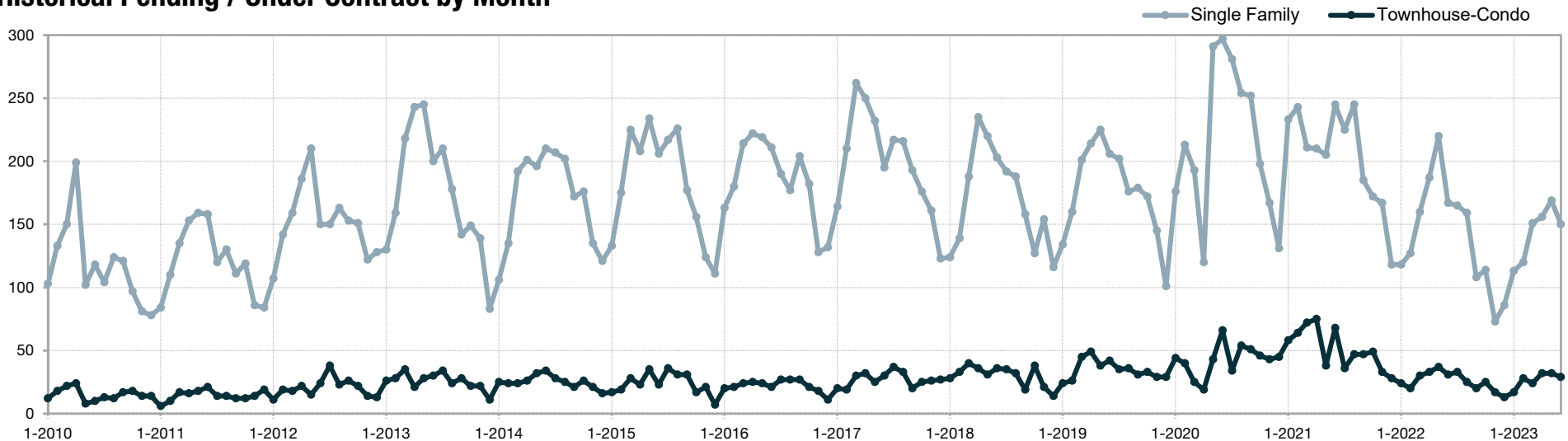


Year to Date



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2022	165	-26.7%	33	-8.3%
Aug-2022	159	-35.1%	25	-46.8%
Sep-2022	108	-41.6%	20	-57.4%
Oct-2022	114	-33.7%	25	-49.0%
Nov-2022	73	-56.3%	17	-48.5%
Dec-2022	86	-27.1%	13	-53.6%
Jan-2023	113	-4.2%	17	-29.2%
Feb-2023	120	-5.5%	28	+40.0%
Mar-2023	151	-5.6%	24	-20.0%
Apr-2023	156	-16.6%	32	-3.0%
May-2023	169	-23.2%	32	-13.5%
Jun-2023	150	-10.2%	29	-6.5%

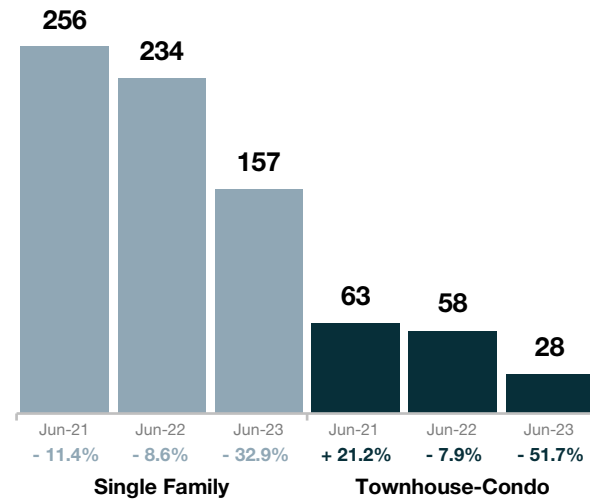
Historical Pending / Under Contract by Month



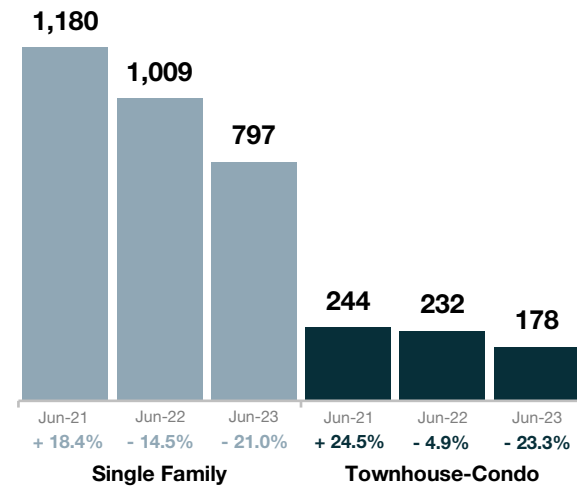
Sold Listings



June

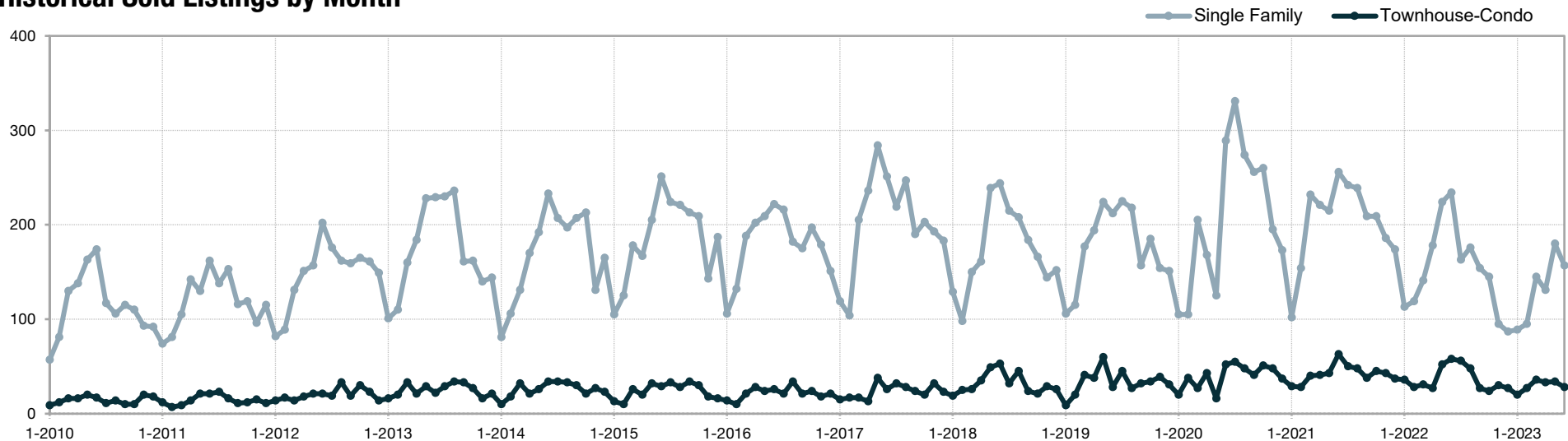


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2022	163	-32.6%	56	+12.0%
Aug-2022	176	-26.4%	48	0.0%
Sep-2022	154	-26.3%	27	-28.9%
Oct-2022	145	-30.6%	24	-46.7%
Nov-2022	95	-48.9%	30	-30.2%
Dec-2022	87	-50.0%	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%
Apr-2023	131	-26.4%	33	+22.2%
May-2023	180	-19.6%	34	-34.6%
Jun-2023	157	-32.9%	28	-51.7%

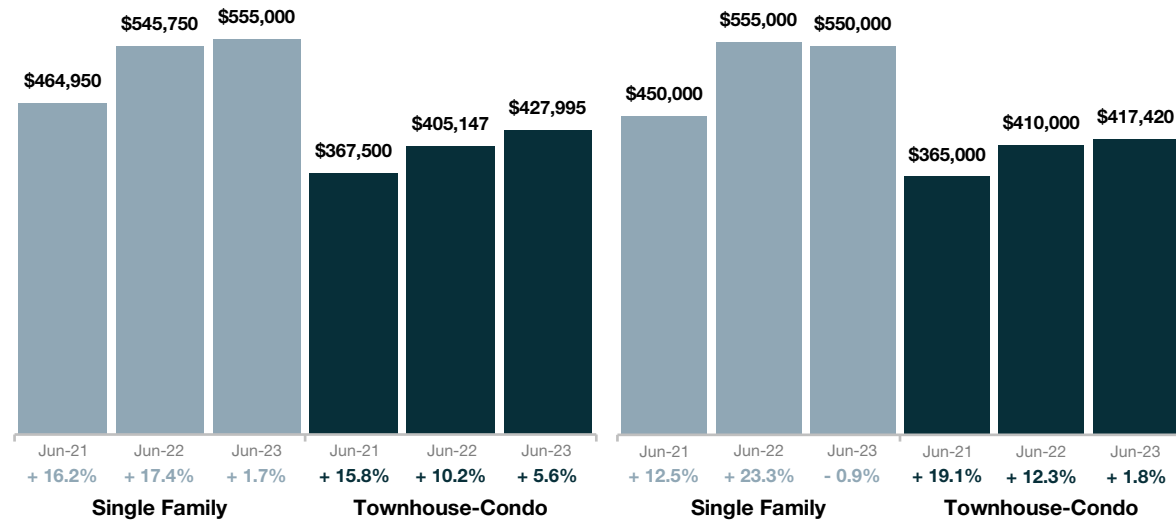
Historical Sold Listings by Month



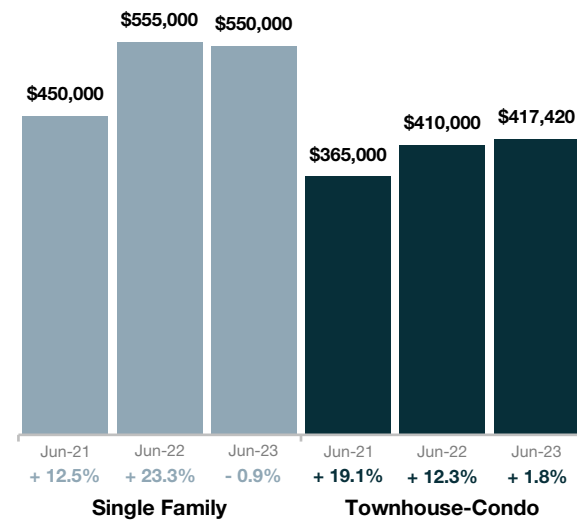
Median Sales Price



June

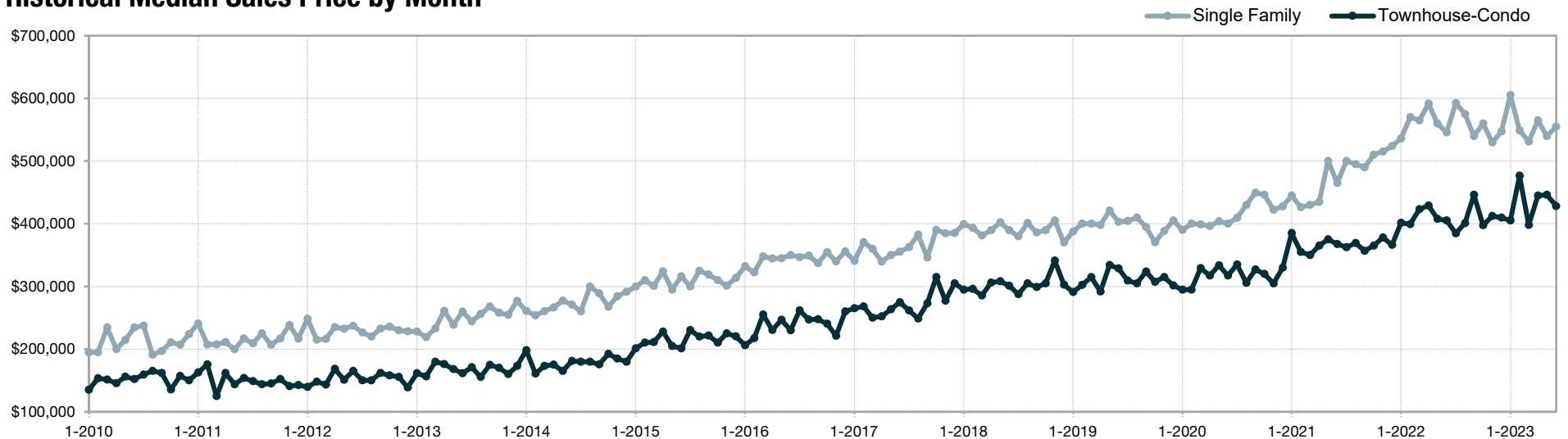


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2022	\$592,500	+18.5%	\$384,501	+6.0%
Aug-2022	\$575,000	+16.2%	\$401,095	+8.6%
Sep-2022	\$539,761	+10.2%	\$446,000	+25.0%
Oct-2022	\$560,000	+9.7%	\$397,614	+8.9%
Nov-2022	\$530,000	+2.9%	\$412,500	+9.1%
Dec-2022	\$547,500	+4.5%	\$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%
Apr-2023	\$565,000	-4.5%	\$445,000	+3.7%
May-2023	\$540,000	-3.6%	\$446,000	+9.4%
Jun-2023	\$555,000	+1.7%	\$427,995	+5.6%

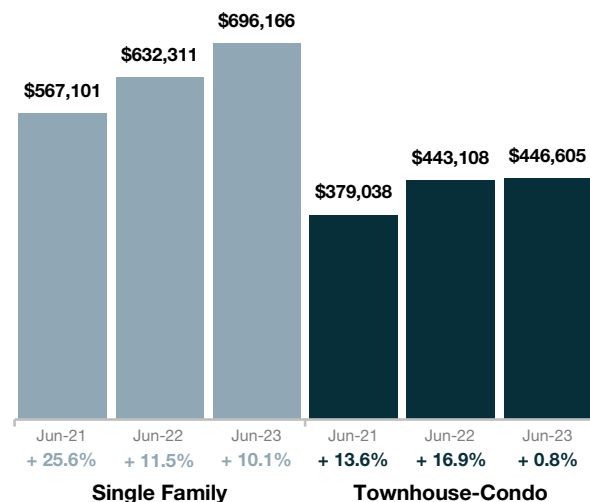
Historical Median Sales Price by Month



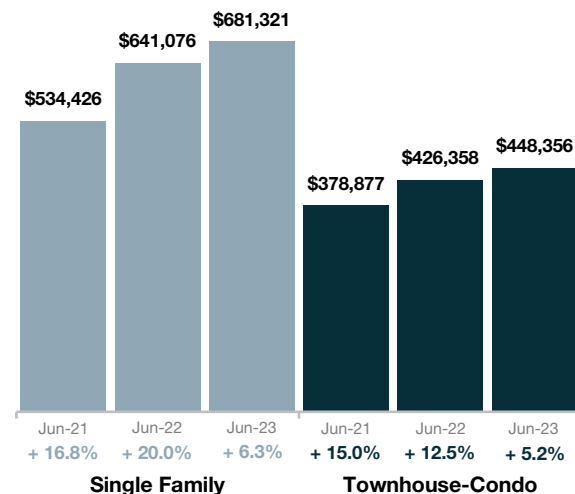
Average Sales Price



June

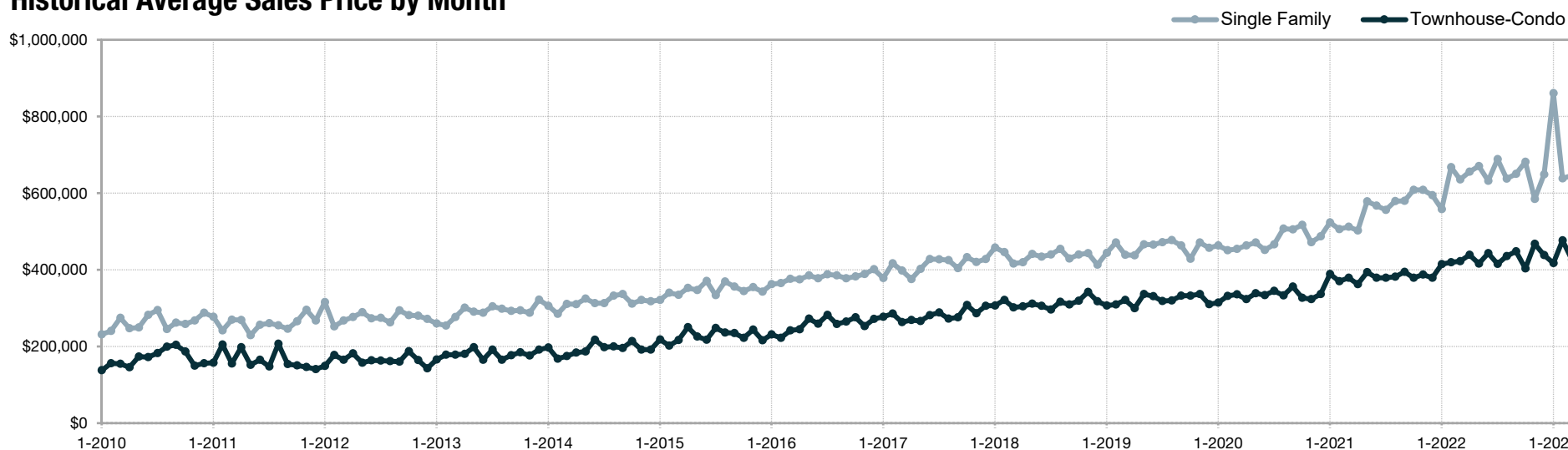


Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2022	\$688,434	+23.8%	\$415,218	+9.5%
Aug-2022	\$637,558	+10.1%	\$435,241	+13.9%
Sep-2022	\$649,835	+12.1%	\$448,010	+13.5%
Oct-2022	\$681,585	+12.1%	\$403,673	+6.4%
Nov-2022	\$584,377	-3.9%	\$467,239	+20.7%
Dec-2022	\$648,967	+9.1%	\$438,367	+15.7%
Jan-2023	\$860,468	+54.3%	\$417,023	+0.6%
Feb-2023	\$637,949	-4.4%	\$476,932	+13.8%
Mar-2023	\$646,024	+1.7%	\$426,309	+1.0%
Apr-2023	\$696,810	+6.3%	\$464,998	+6.0%
May-2023	\$619,848	-7.5%	\$452,727	+8.8%
Jun-2023	\$696,166	+10.1%	\$446,605	+0.8%

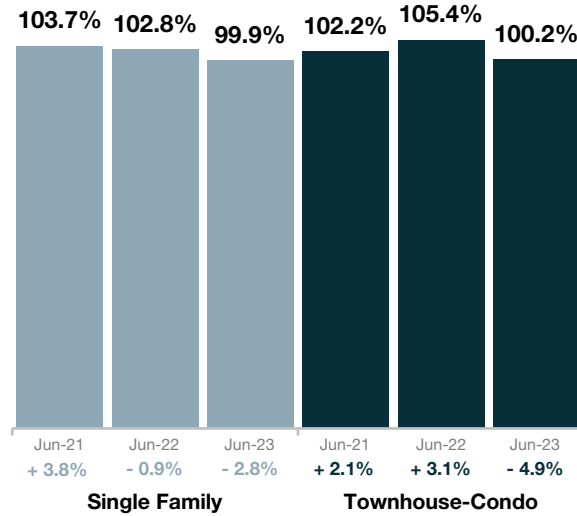
Historical Average Sales Price by Month



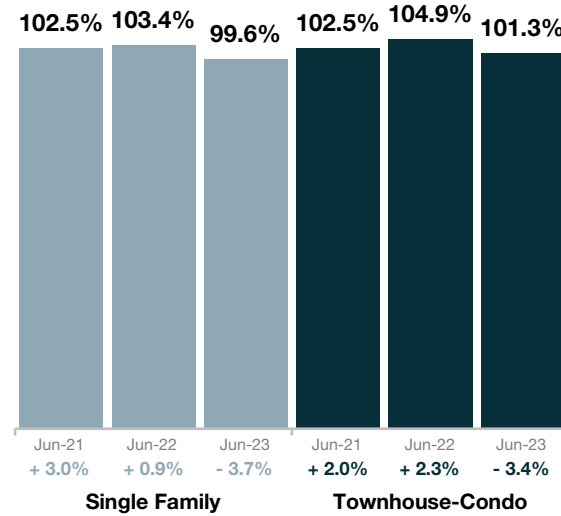
Percent of List Price Received



June

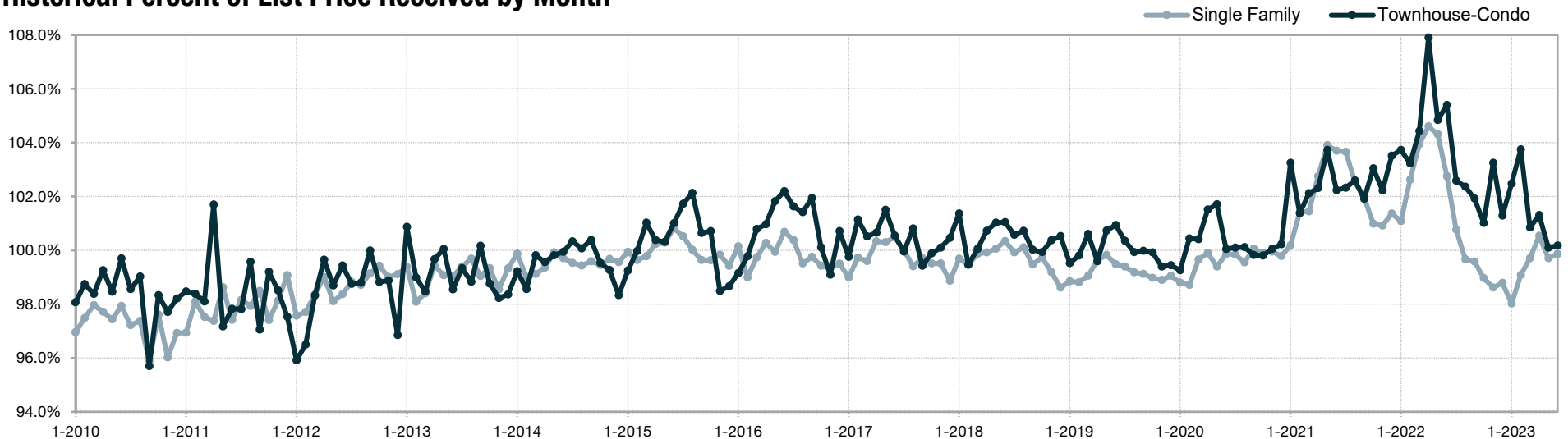


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2022	100.8%	-2.8%	102.6%	+0.3%
Aug-2022	99.7%	-2.7%	102.4%	-0.2%
Sep-2022	99.6%	-2.4%	101.9%	0.0%
Oct-2022	99.0%	-2.0%	101.0%	-1.9%
Nov-2022	98.6%	-2.3%	103.3%	+1.1%
Dec-2022	98.8%	-2.6%	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%
Apr-2023	100.5%	-3.9%	101.3%	-6.1%
May-2023	99.7%	-4.4%	100.1%	-4.5%
Jun-2023	99.9%	-2.8%	100.2%	-4.9%

Historical Percent of List Price Received by Month

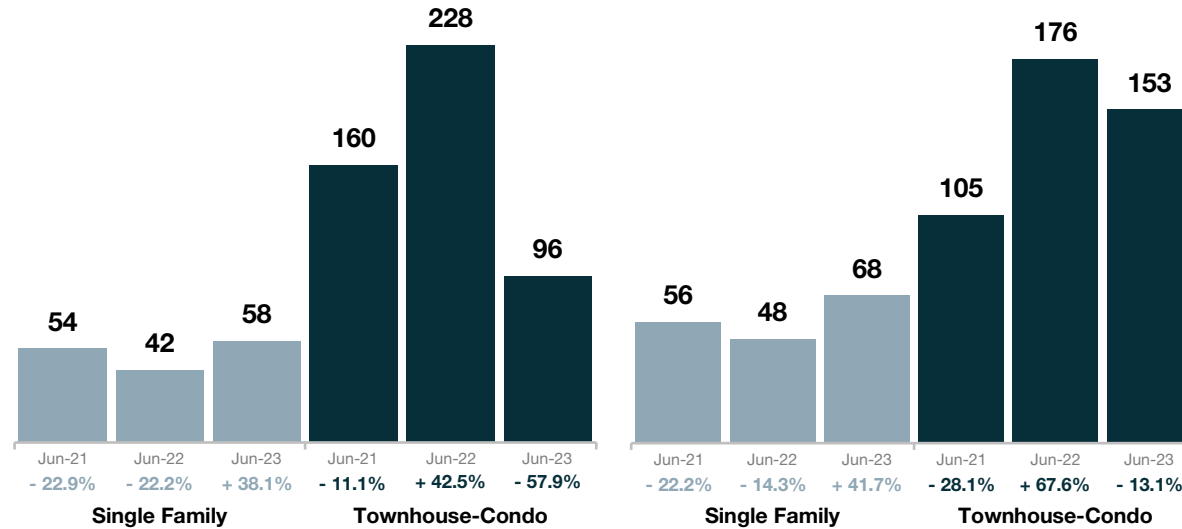


Days on Market Until Sale



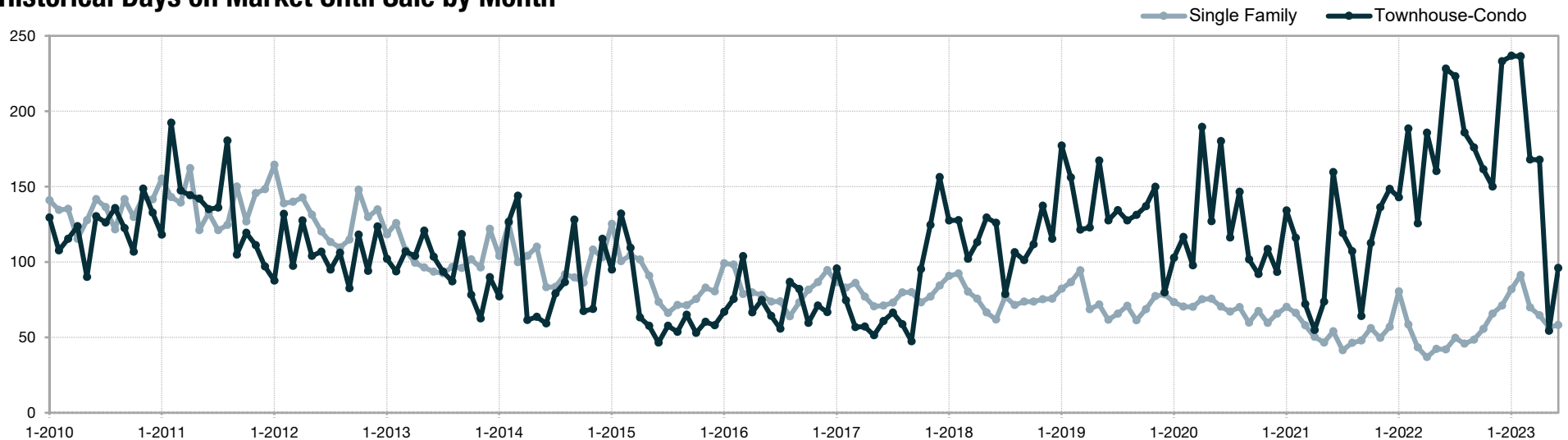
June

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2022	50	+22.0%	223	+87.4%
Aug-2022	46	0.0%	186	+73.8%
Sep-2022	48	0.0%	176	+175.0%
Oct-2022	56	0.0%	162	+43.4%
Nov-2022	66	+32.0%	150	+10.3%
Dec-2022	71	+24.6%	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%
Apr-2023	65	+75.7%	168	-9.7%
May-2023	57	+35.7%	54	-66.3%
Jun-2023	58	+38.1%	96	-57.9%

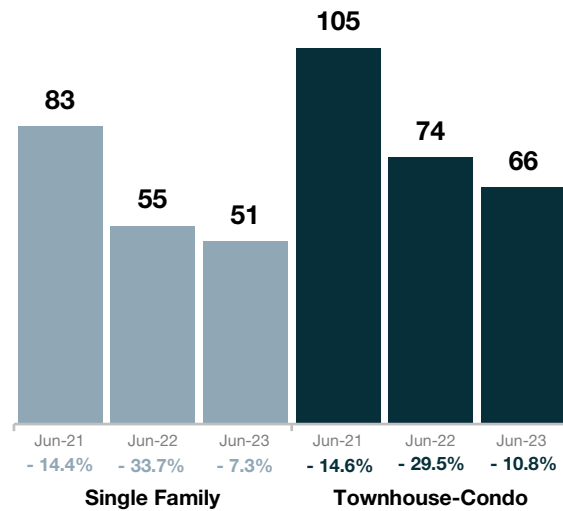
Historical Days on Market Until Sale by Month



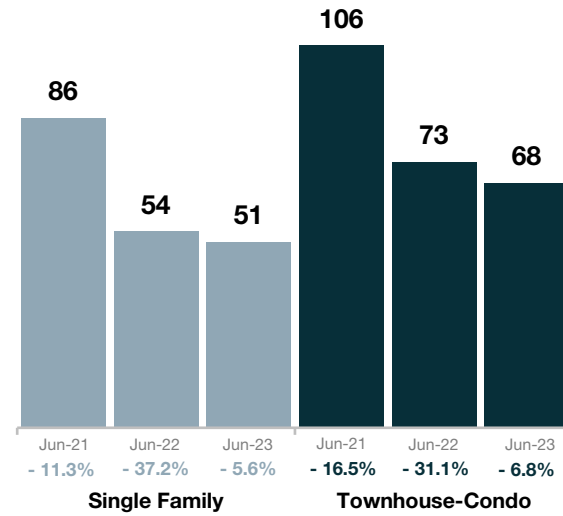
Housing Affordability Index



June

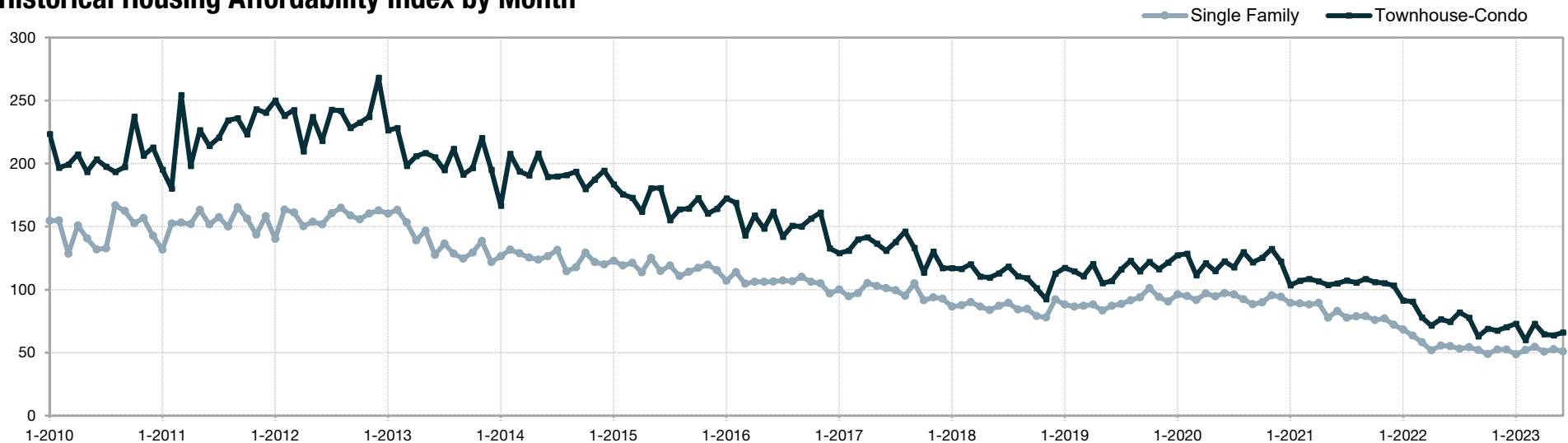


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	53	-26.4%	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%
Apr-2023	51	-1.9%	65	-8.5%
May-2023	53	-5.4%	64	-16.9%
Jun-2023	51	-7.3%	66	-10.8%

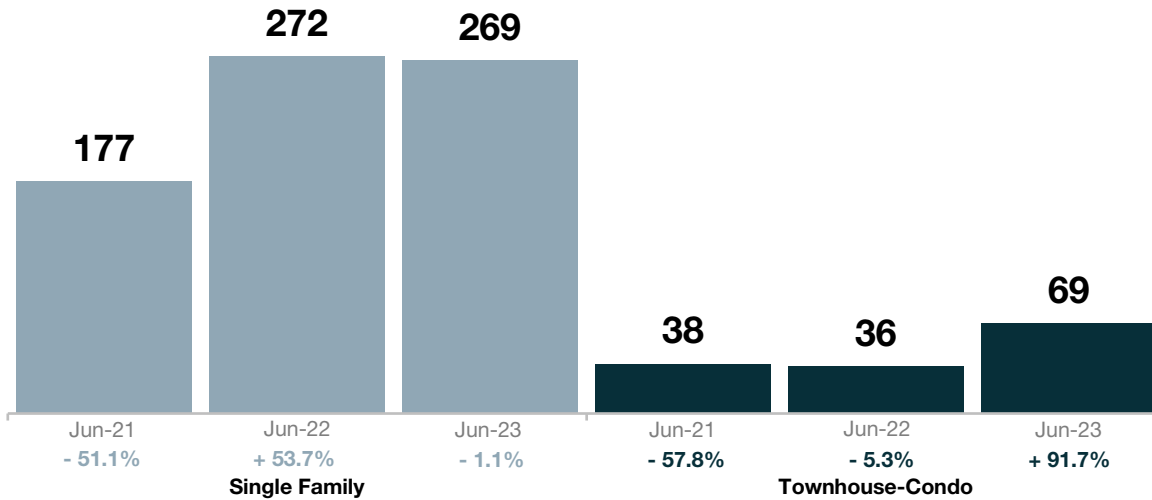
Historical Housing Affordability Index by Month



Inventory of Active Listings

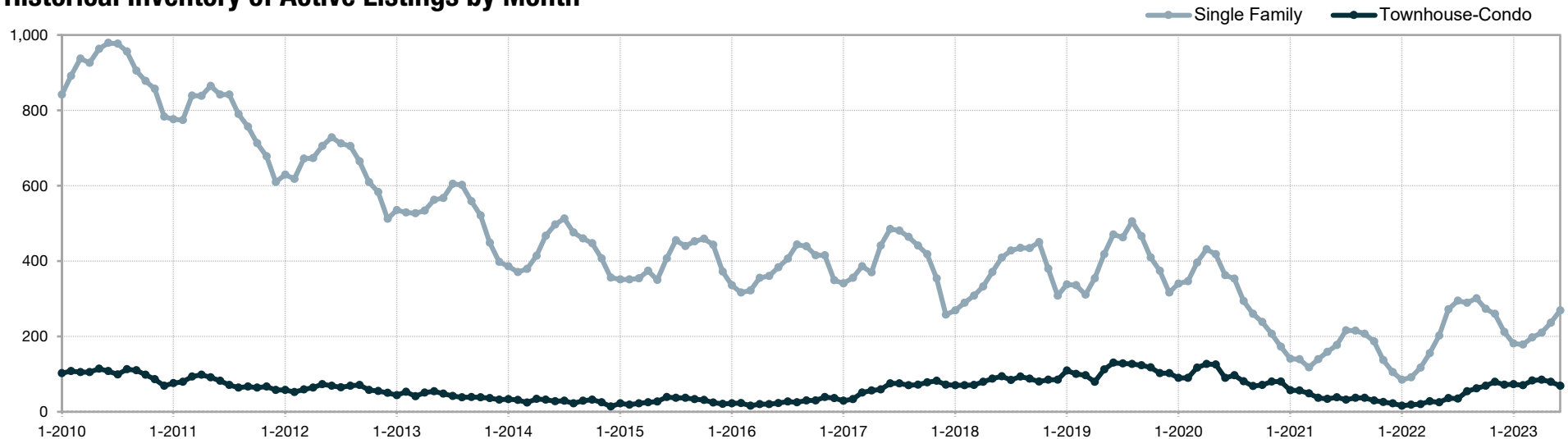


June



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2022	295	+36.6%	35	+9.4%
Aug-2022	289	+34.4%	54	+45.9%
Sep-2022	301	+45.4%	62	+67.6%
Oct-2022	273	+46.0%	69	+130.0%
Nov-2022	260	+89.8%	79	+203.8%
Dec-2022	212	+101.9%	72	+227.3%
Jan-2023	181	+112.9%	73	+356.3%
Feb-2023	178	+95.6%	70	+268.4%
Mar-2023	197	+68.4%	83	+315.0%
Apr-2023	210	+35.5%	85	+203.6%
May-2023	236	+16.8%	79	+216.0%
Jun-2023	269	-1.1%	69	+91.7%

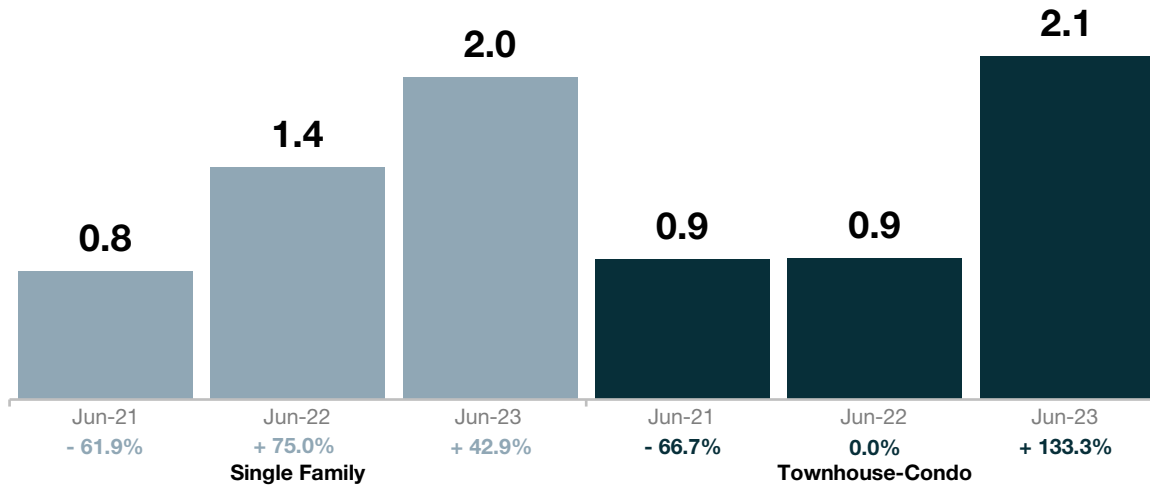
Historical Inventory of Active Listings by Month



Months Supply of Inventory

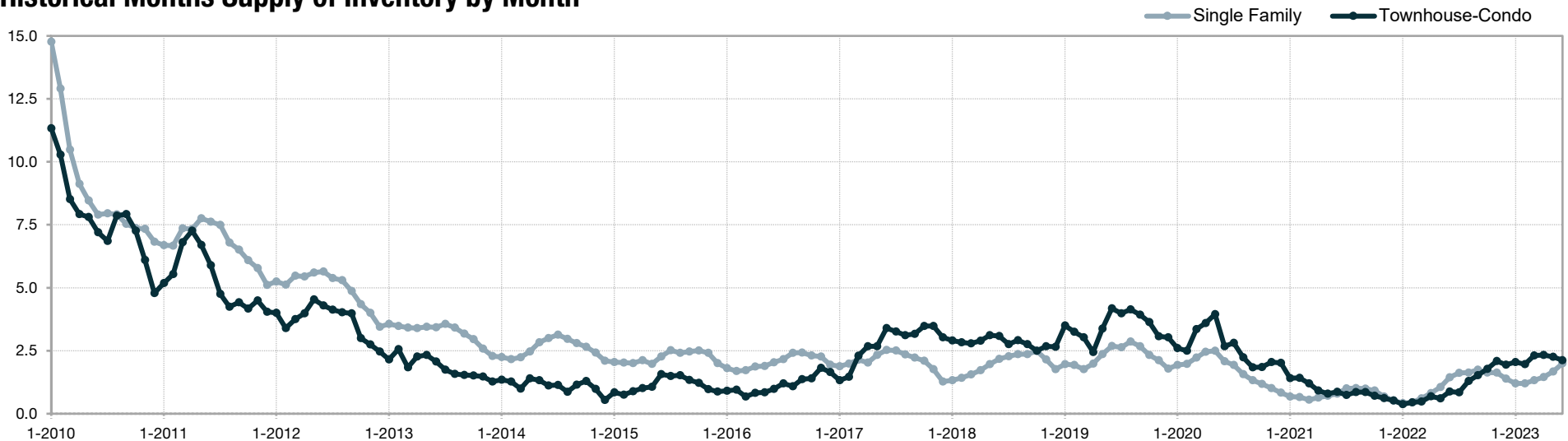


June



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2022	1.6	+60.0%	0.8	+14.3%
Aug-2022	1.6	+60.0%	1.3	+44.4%
Sep-2022	1.7	+70.0%	1.5	+66.7%
Oct-2022	1.6	+77.8%	1.8	+157.1%
Nov-2022	1.6	+128.6%	2.1	+250.0%
Dec-2022	1.4	+180.0%	1.9	+280.0%
Jan-2023	1.2	+200.0%	2.0	+400.0%
Feb-2023	1.2	+140.0%	2.0	+400.0%
Mar-2023	1.3	+116.7%	2.3	+360.0%
Apr-2023	1.4	+75.0%	2.3	+228.6%
May-2023	1.7	+54.5%	2.3	+283.3%
Jun-2023	2.0	+42.9%	2.1	+133.3%

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.



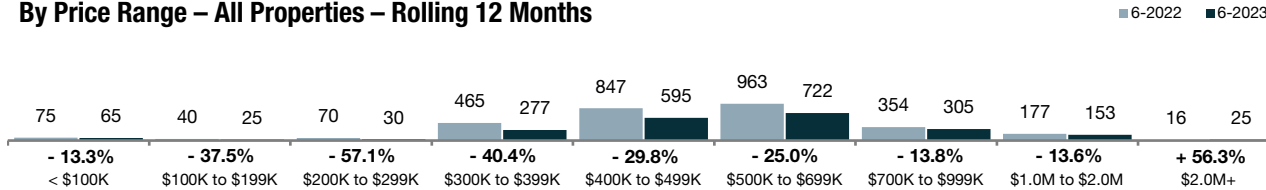
Key Metrics	Historical Sparkbars	6-2022	6-2023	Percent Change	YTD-2022	YTD-2023	Percent Change
New Listings		352	284	- 19.3%	1,617	1,453	- 10.1%
Pending / Under Contract		215	199	- 7.4%	1,262	1,117	- 11.5%
Sold Listings		304	200	- 34.2%	1,347	1,065	- 20.9%
Median Sales Price		\$520,000	\$513,705	- 1.2%	\$527,342	\$517,980	- 1.8%
Average Sales Price		\$590,296	\$628,657	+ 6.5%	\$584,052	\$622,016	+ 6.5%
Pct. of List Price Received		103.1%	99.9%	- 3.1%	103.3%	99.7%	- 3.5%
Days on Market		78	66	- 15.4%	73	86	+ 17.8%
Affordability Index		58	55	- 5.2%	57	55	- 3.5%
Active Listings		460	530	+ 15.2%	--	--	--
Months Supply		1.8	2.9	+ 61.1%	--	--	--

Sold Listings

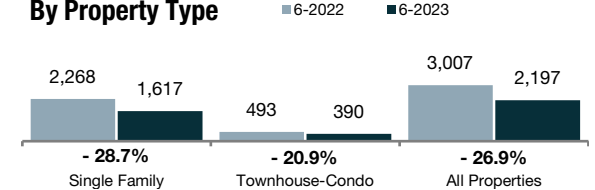
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	6-2022	6-2023	Change	6-2022	6-2023	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	25	9	-64.0%	33	15	-54.5%
\$300,000 to \$399,999	206	101	-51.0%	239	159	-33.5%
\$400,000 to \$499,999	666	461	-30.8%	152	116	-23.7%
\$500,000 to \$699,999	866	607	-29.9%	63	86	+36.5%
\$700,000 to \$999,999	330	276	-16.4%	6	14	+133.3%
\$1,000,000 to \$1,999,999	162	144	-11.1%	0	0	--
\$2,000,000 and Above	10	19	+90.0%	0	0	--
All Price Ranges	2,268	1,617	-28.7%	493	390	-20.9%

Compared to Prior Quarter

	Single Family			Townhouse-Condo		
	5-2023	6-2023	Change	5-2023	6-2023	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	1	0	-100.0%	1	1	0.0%
\$300,000 to \$399,999	10	4	-60.0%	14	6	-57.1%
\$400,000 to \$499,999	53	52	-1.9%	6	15	+150.0%
\$500,000 to \$699,999	76	56	-26.3%	13	5	-61.5%
\$700,000 to \$999,999	29	23	-20.7%	0	1	--
\$1,000,000 to \$1,999,999	11	18	+63.6%	0	0	--
\$2,000,000 and Above	0	4	--	0	0	--
All Price Ranges	180	157	-12.8%	34	28	-17.6%

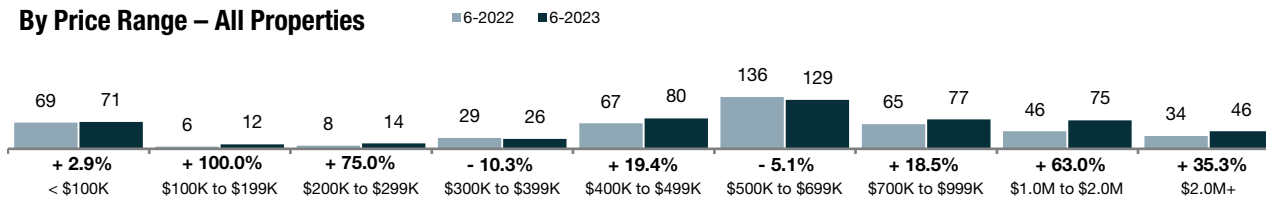
Year to Date

	Single Family			Townhouse-Condo		
	6-2022	6-2023	Change	6-2022	6-2023	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	6	3	-50.0%	5	7	+40.0%
\$300,000 to \$399,999	55	40	-27.3%	92	66	-28.3%
\$400,000 to \$499,999	238	244	+2.5%	89	56	-37.1%
\$500,000 to \$699,999	467	297	-36.4%	42	43	+2.4%
\$700,000 to \$999,999	153	128	-16.3%	4	6	+50.0%
\$1,000,000 to \$1,999,999	83	74	-10.8%	0	0	--
\$2,000,000 and Above	6	11	+83.3%	0	0	--
All Price Ranges	1,009	797	-21.0%	232	178	-23.3%

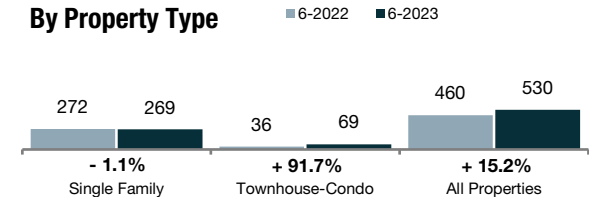
Inventory of Active Listings

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		
	6-2022	6-2023	Change	6-2022	6-2023	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	2	4	+100.0%	0	1	--
\$300,000 to \$399,999	11	4	-63.6%	10	15	+50.0%
\$400,000 to \$499,999	45	43	-4.4%	15	20	+33.3%
\$500,000 to \$699,999	113	90	-20.4%	9	16	+77.8%
\$700,000 to \$999,999	54	55	+1.9%	2	9	+350.0%
\$1,000,000 to \$1,999,999	37	50	+35.1%	0	8	--
\$2,000,000 and Above	10	23	+130.0%	0	0	--
All Price Ranges	272	269	-1.1%	36	69	+91.7%

Compared to Prior Month

	Single Family			Townhouse-Condo		
	5-2023	6-2023	Change	5-2023	6-2023	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	0	0	--	0	0	--
\$200,000 to \$299,999	4	4	0.0%	0	1	--
\$300,000 to \$399,999	2	4	+100.0%	13	15	+15.4%
\$400,000 to \$499,999	30	43	+43.3%	31	20	-35.5%
\$500,000 to \$699,999	83	90	+8.4%	18	16	-11.1%
\$700,000 to \$999,999	50	55	+10.0%	9	9	0.0%
\$1,000,000 to \$1,999,999	48	50	+4.2%	8	8	0.0%
\$2,000,000 and Above	19	23	+21.1%	0	0	--
All Price Ranges	236	269	+14.0%	79	69	-12.7%

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®



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.