



Monthly Indicators

August 2019

Percent changes calculated using year-over-year comparisons.

New Listings were up 12.1 percent for single family homes but decreased 20.0 percent for townhouse-condo properties. Pending Sales landed at 204 for single family homes and 42 for townhouse-condo properties.

The Median Sales Price remained flat for townhouse-condo homes at \$305,000 but was up 2.2 percent to \$410,000 for single family properties. Days on Market remained flat for single family homes but increased 14.3 percent for townhouse-condo properties.

As many homeowners refinanced their homes to take advantage of declining interest rates, consumer confidence in housing was reported to be at historically high levels. Even so, real estate professionals will need to monitor the market for signs of continued imbalances. Although the inventory of affordable homes at this point remains largely stable, it is stable at historically low levels, which may continue to push prices higher and affect potential buyers across the U.S.

Activity Snapshot

- 5.5%	+ 5.1%	- 2.5%
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.

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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	8-2018	8-2019	Percent Change	YTD-2018	YTD-2019	Percent Change
New Listings		256	287	+ 12.1%	2,016	2,083	+ 3.3%
Pending / Under Contract		188	204	+ 8.5%	1,490	1,549	+ 4.0%
Sold Listings		208	213	+ 2.4%	1,444	1,463	+ 1.3%
Median Sales Price		\$401,000	\$410,000	+ 2.2%	\$391,076	\$404,990	+ 3.6%
Average Sales Price		\$454,227	\$477,505	+ 5.1%	\$438,363	\$459,798	+ 4.9%
Pct. of List Price Received		100.1%	99.2%	- 0.9%	100.0%	99.3%	- 0.7%
Days on Market		71	71	0.0%	74	73	- 1.4%
Affordability Index		84	92	+ 9.5%	86	93	+ 8.1%
Active Listings		448	468	+ 4.5%	--	--	--
Months Supply		2.4	2.7	+ 12.5%	--	--	--

Townhouse-Condo Market Overview

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

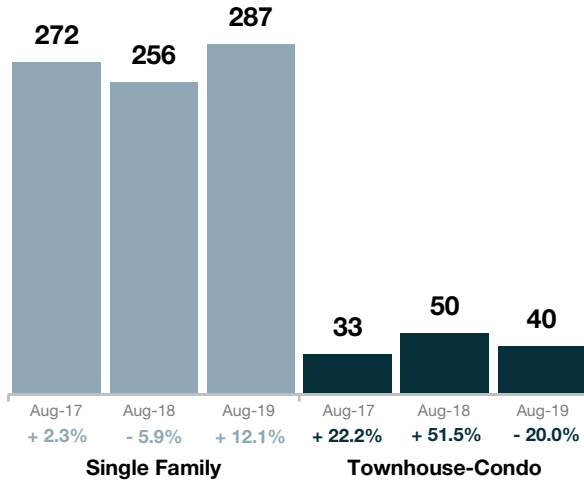


Key Metrics	Historical Sparkbars	8-2018	8-2019	Percent Change	YTD-2018	YTD-2019	Percent Change
New Listings		50	40	- 20.0%	334	380	+ 13.8%
Pending / Under Contract		32	42	+ 31.3%	275	312	+ 13.5%
Sold Listings		46	27	- 41.3%	285	268	- 6.0%
Median Sales Price		\$305,000	\$305,000	0.0%	\$300,000	\$310,000	+ 3.3%
Average Sales Price		\$315,648	\$319,716	+ 1.3%	\$308,175	\$320,551	+ 4.0%
Pct. of List Price Received		100.7%	99.9%	- 0.8%	100.7%	100.3%	- 0.4%
Days on Market		112	128	+ 14.3%	115	140	+ 21.7%
Affordability Index		111	123	+ 10.8%	113	121	+ 7.1%
Active Listings		97	110	+ 13.4%	--	--	--
Months Supply		3.0	3.6	+ 20.0%	--	--	--

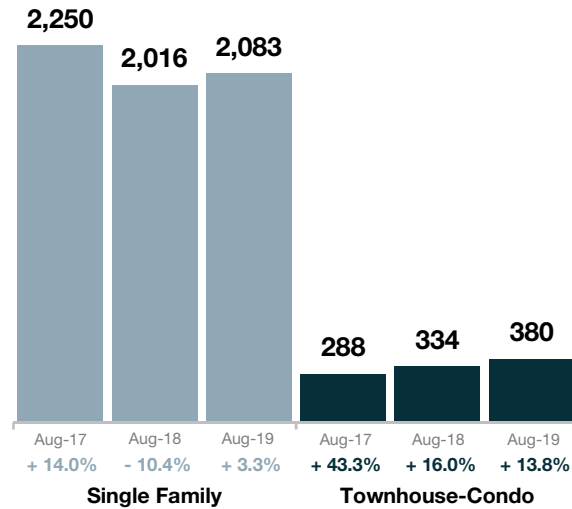
New Listings



August

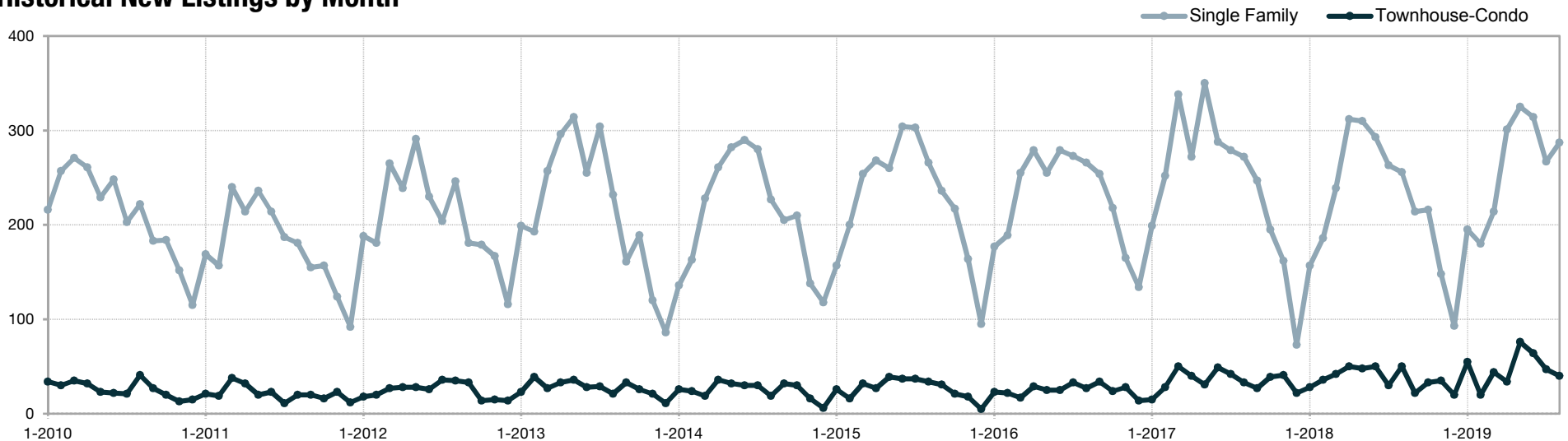


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2018	214	-13.4%	22	-18.5%
Oct-2018	216	+10.8%	33	-15.4%
Nov-2018	148	-8.6%	35	-14.6%
Dec-2018	93	+27.4%	20	-9.1%
Jan-2019	195	+24.2%	55	+96.4%
Feb-2019	180	-3.2%	20	-44.4%
Mar-2019	214	-10.5%	44	+4.8%
Apr-2019	301	-3.5%	34	-32.0%
May-2019	325	+4.8%	76	+58.3%
Jun-2019	314	+7.2%	64	+28.0%
Jul-2019	267	+1.5%	47	+56.7%
Aug-2019	287	+12.1%	40	-20.0%

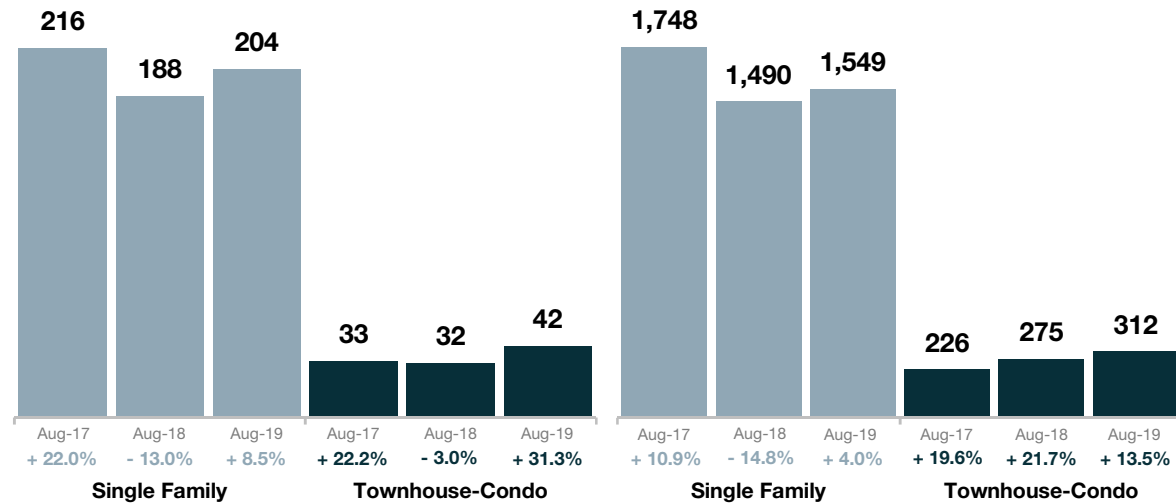
Historical New Listings by Month



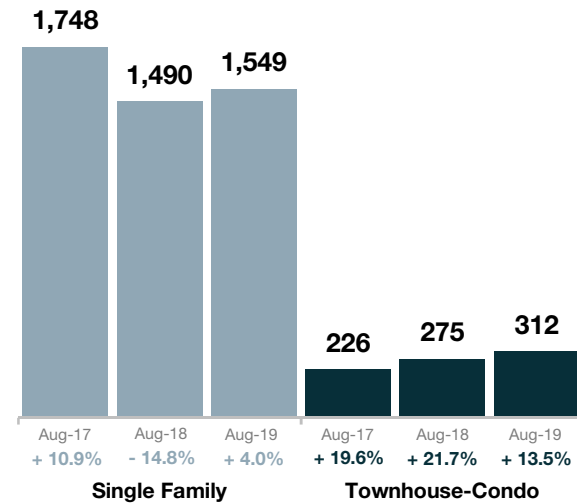
Pending / Under Contract



August

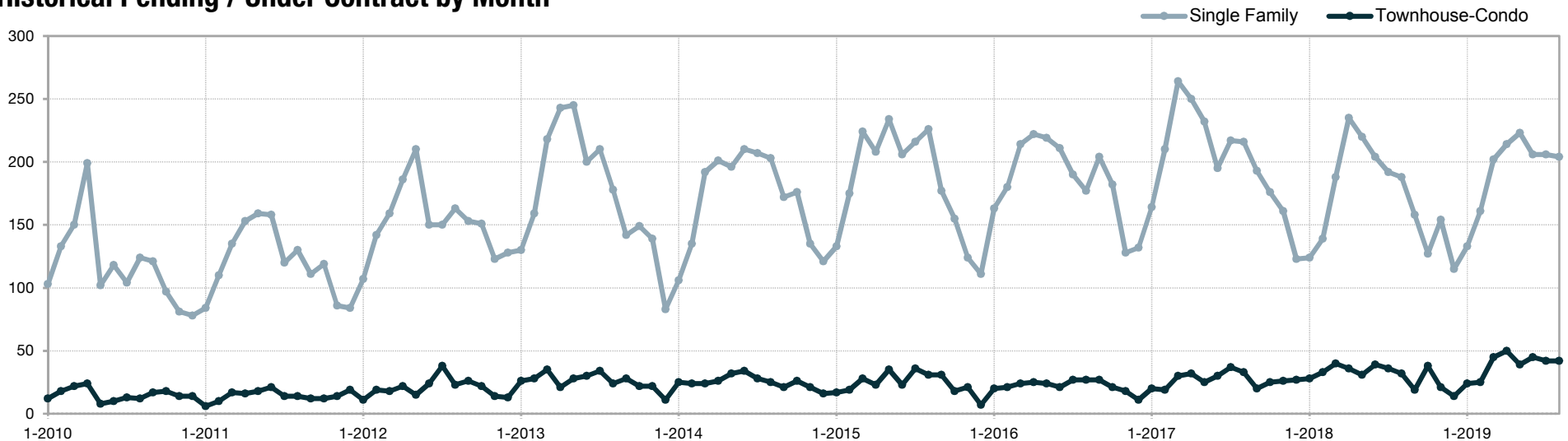


Year to Date



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2018	158	-18.1%	19	-5.0%
Oct-2018	127	-27.8%	38	+52.0%
Nov-2018	154	-4.3%	21	-19.2%
Dec-2018	115	-6.5%	14	-48.1%
Jan-2019	133	+7.3%	24	-14.3%
Feb-2019	161	+15.8%	25	-24.2%
Mar-2019	202	+7.4%	45	+12.5%
Apr-2019	214	-8.9%	50	+38.9%
May-2019	223	+1.4%	39	+25.8%
Jun-2019	206	+1.0%	45	+15.4%
Jul-2019	206	+7.3%	42	+16.7%
Aug-2019	204	+8.5%	42	+31.3%

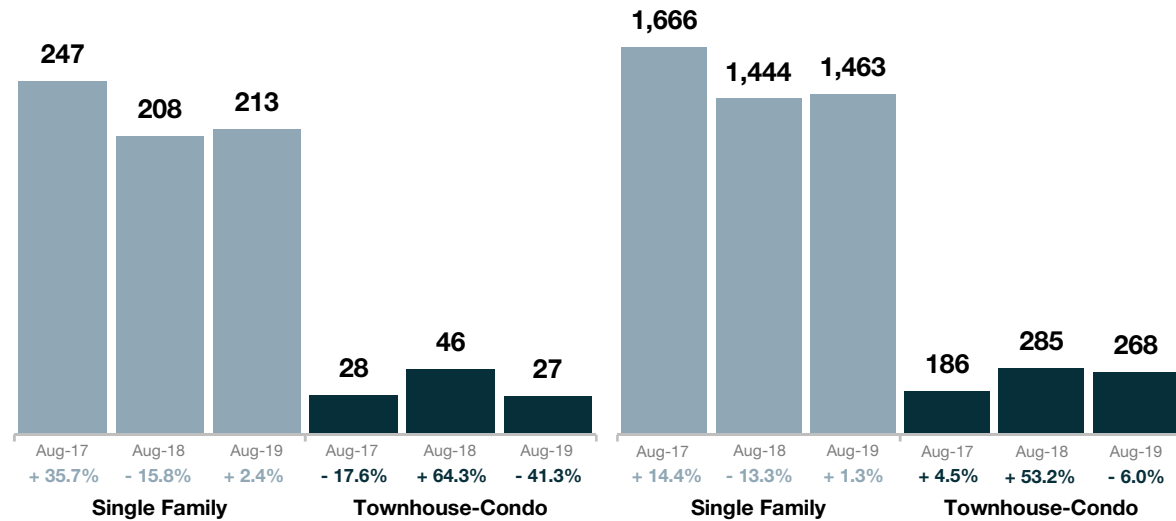
Historical Pending / Under Contract by Month



Sold Listings

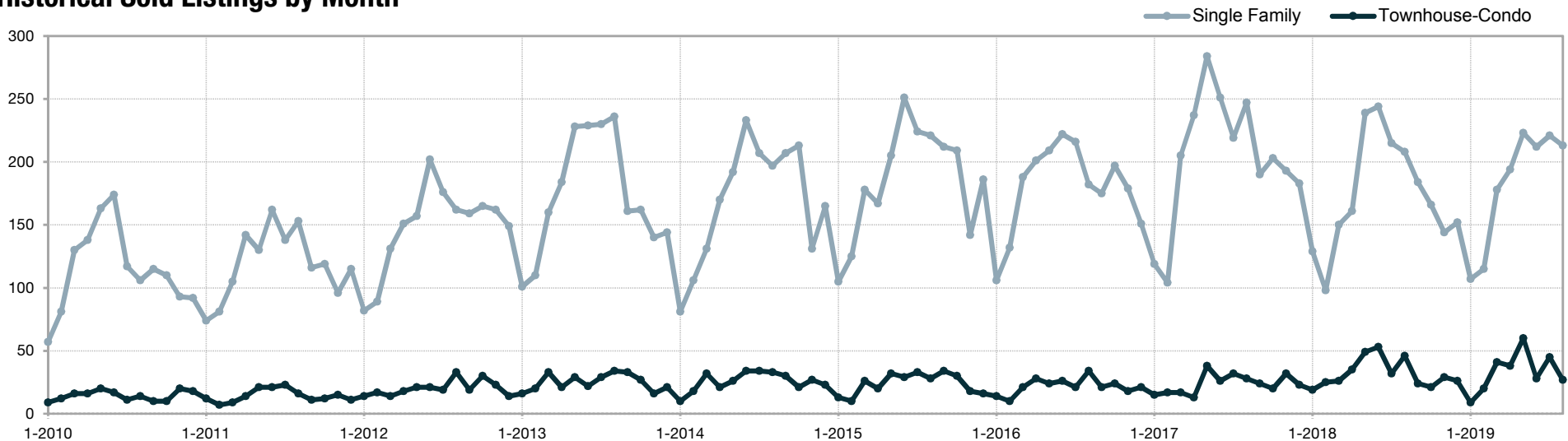


August



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2018	184	-3.2%	24	0.0%
Oct-2018	166	-18.2%	21	+5.0%
Nov-2018	144	-25.4%	29	-9.4%
Dec-2018	152	-16.9%	26	+13.0%
Jan-2019	107	-17.1%	9	-52.6%
Feb-2019	115	+17.3%	20	-20.0%
Mar-2019	178	+18.7%	41	+57.7%
Apr-2019	194	+20.5%	38	+8.6%
May-2019	223	-6.7%	60	+22.4%
Jun-2019	212	-13.1%	28	-47.2%
Jul-2019	221	+2.8%	45	+40.6%
Aug-2019	213	+2.4%	27	-41.3%

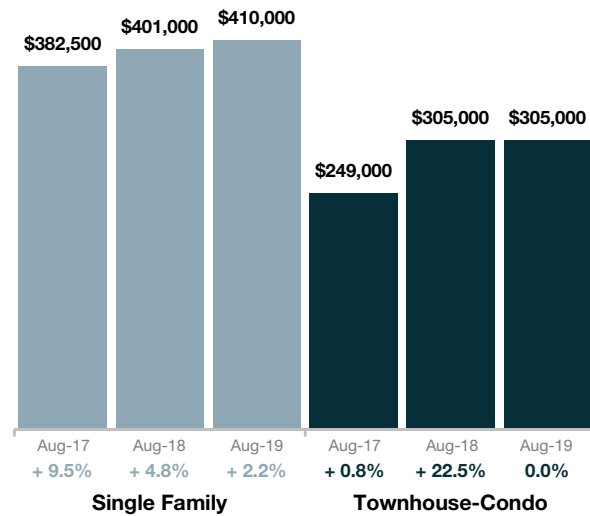
Historical Sold Listings by Month



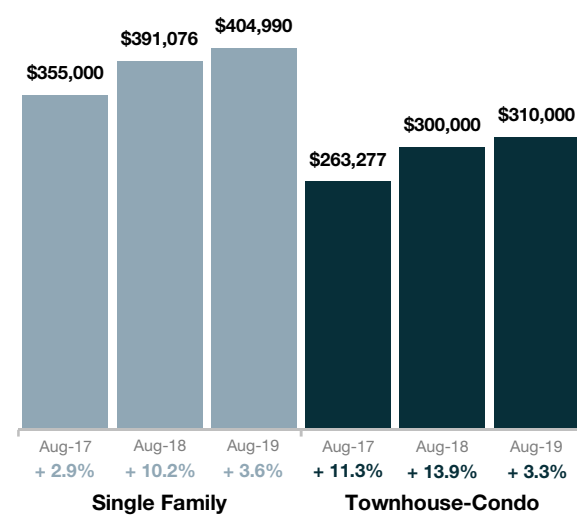
Median Sales Price



August

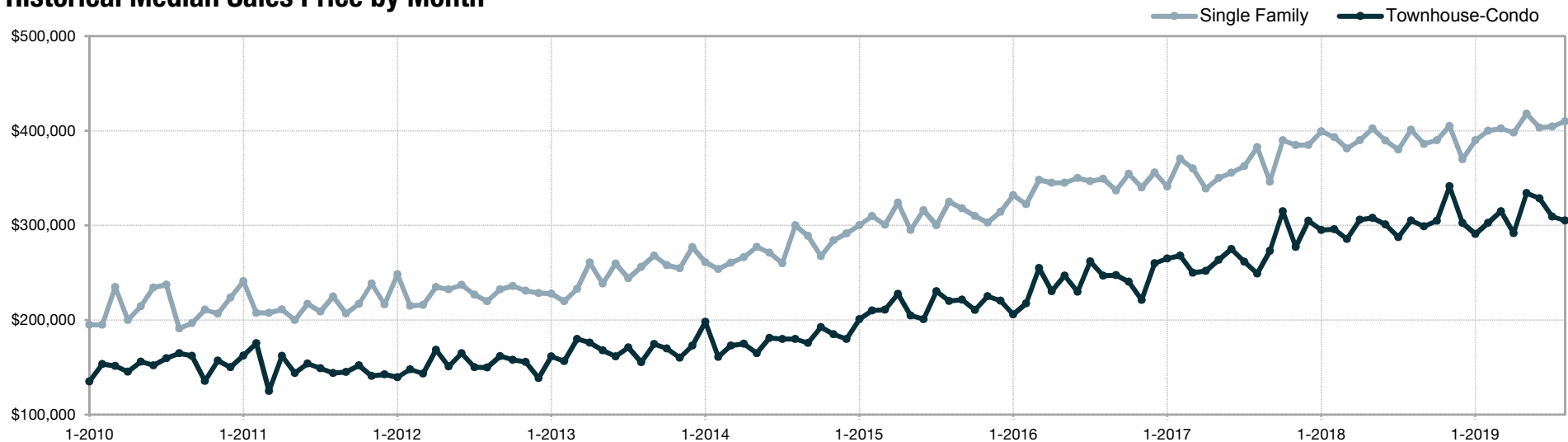


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2018	\$385,950	+11.5%	\$299,000	+9.4%
Oct-2018	\$389,900	-0.0%	\$304,900	-3.1%
Nov-2018	\$405,000	+5.2%	\$341,285	+23.1%
Dec-2018	\$369,950	-3.9%	\$302,700	-0.7%
Jan-2019	\$390,000	-2.4%	\$291,000	-1.4%
Feb-2019	\$400,000	+1.7%	\$302,500	+2.2%
Mar-2019	\$402,495	+5.6%	\$315,000	+10.3%
Apr-2019	\$398,000	+2.1%	\$291,750	-4.7%
May-2019	\$418,000	+3.9%	\$334,257	+8.5%
Jun-2019	\$403,225	+3.5%	\$328,574	+9.2%
Jul-2019	\$404,495	+6.4%	\$309,243	+7.6%
Aug-2019	\$410,000	+2.2%	\$305,000	0.0%

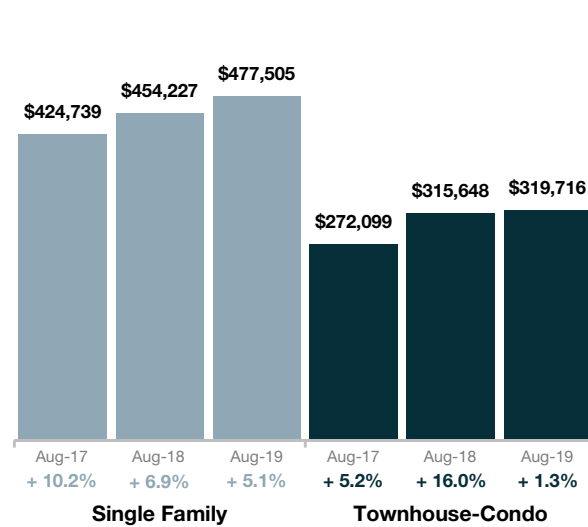
Historical Median Sales Price by Month



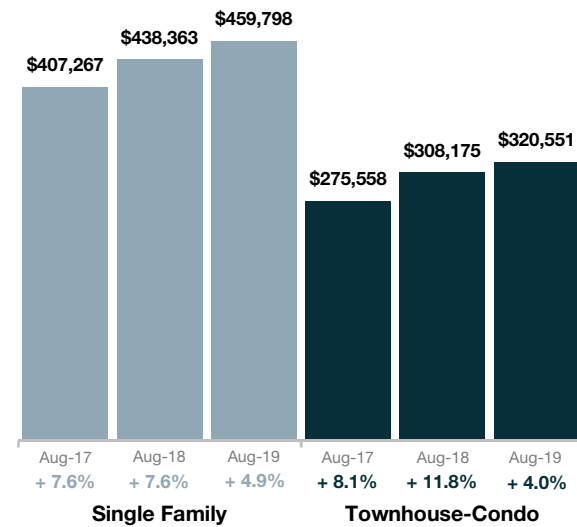
Average Sales Price



August

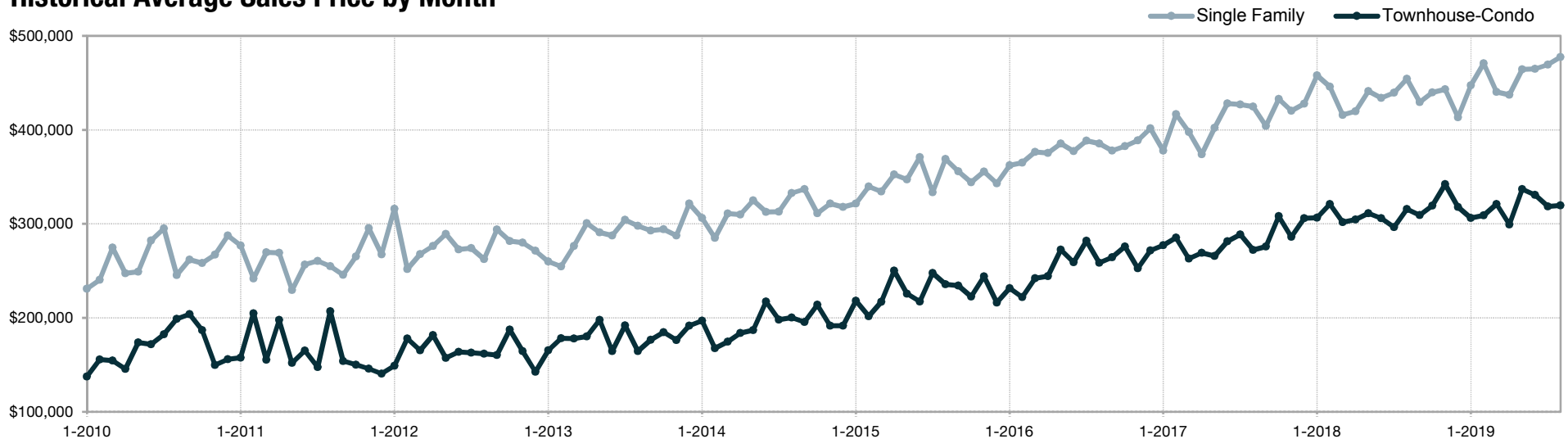


Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2018	\$429,374	+6.2%	\$309,330	+12.1%
Oct-2018	\$439,745	+1.6%	\$319,280	+3.6%
Nov-2018	\$443,064	+5.4%	\$342,078	+19.5%
Dec-2018	\$413,377	-3.4%	\$317,939	+3.9%
Jan-2019	\$447,287	-2.3%	\$306,207	-0.1%
Feb-2019	\$470,735	+5.5%	\$309,025	-3.8%
Mar-2019	\$440,290	+5.9%	\$320,925	+6.3%
Apr-2019	\$437,384	+4.2%	\$299,362	-1.7%
May-2019	\$464,192	+5.2%	\$336,776	+8.2%
Jun-2019	\$464,762	+7.1%	\$330,860	+8.2%
Jul-2019	\$469,289	+6.8%	\$318,549	+7.5%
Aug-2019	\$477,505	+5.1%	\$319,716	+1.3%

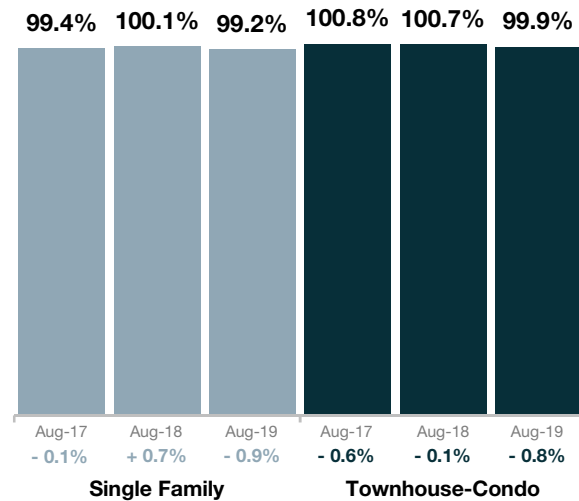
Historical Average Sales Price by Month



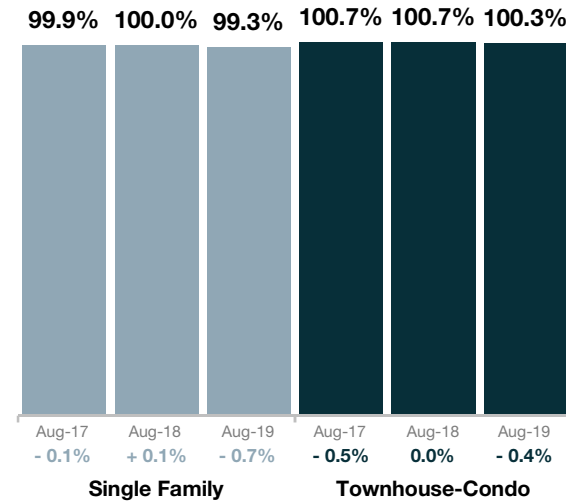
Percent of List Price Received



August

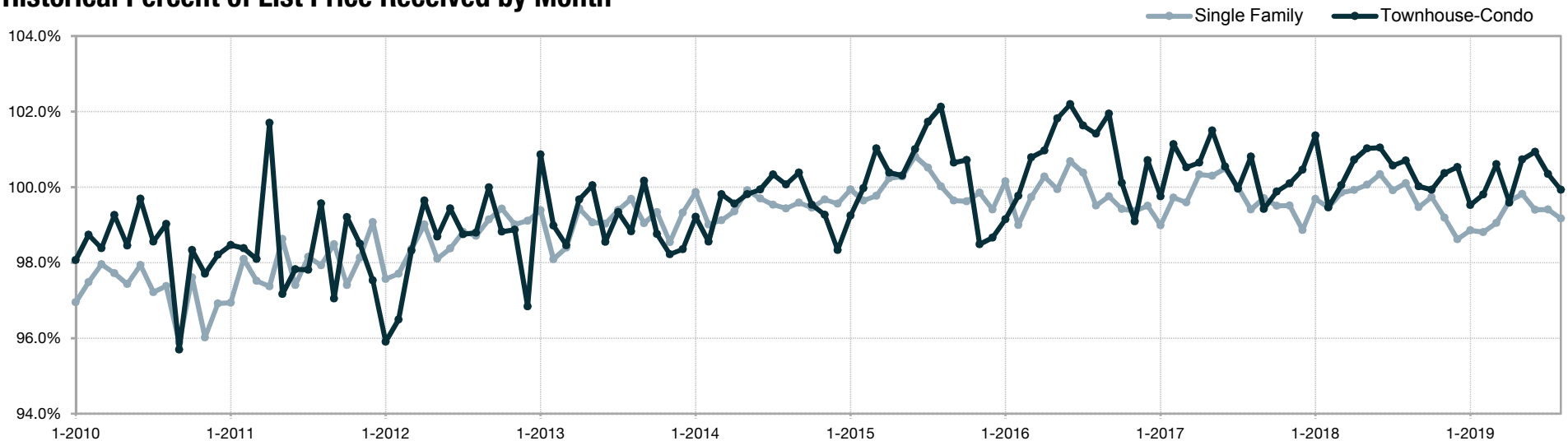


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2018	99.5%	-0.2%	100.0%	+0.6%
Oct-2018	99.7%	+0.2%	99.9%	0.0%
Nov-2018	99.2%	-0.3%	100.4%	+0.3%
Dec-2018	98.6%	-0.3%	100.5%	0.0%
Jan-2019	98.9%	-0.8%	99.5%	-1.9%
Feb-2019	98.8%	-0.7%	99.8%	+0.3%
Mar-2019	99.1%	-0.8%	100.6%	+0.5%
Apr-2019	99.6%	-0.3%	99.6%	-1.1%
May-2019	99.8%	-0.3%	100.7%	-0.3%
Jun-2019	99.4%	-0.9%	100.9%	-0.1%
Jul-2019	99.4%	-0.5%	100.3%	-0.3%
Aug-2019	99.2%	-0.9%	99.9%	-0.8%

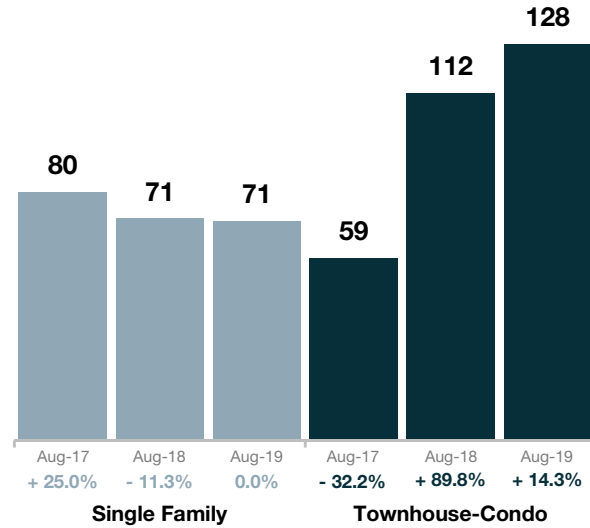
Historical Percent of List Price Received by Month



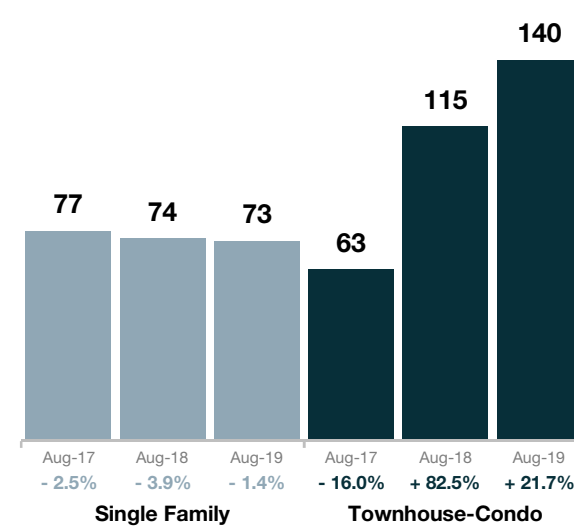
Days on Market Until Sale



August

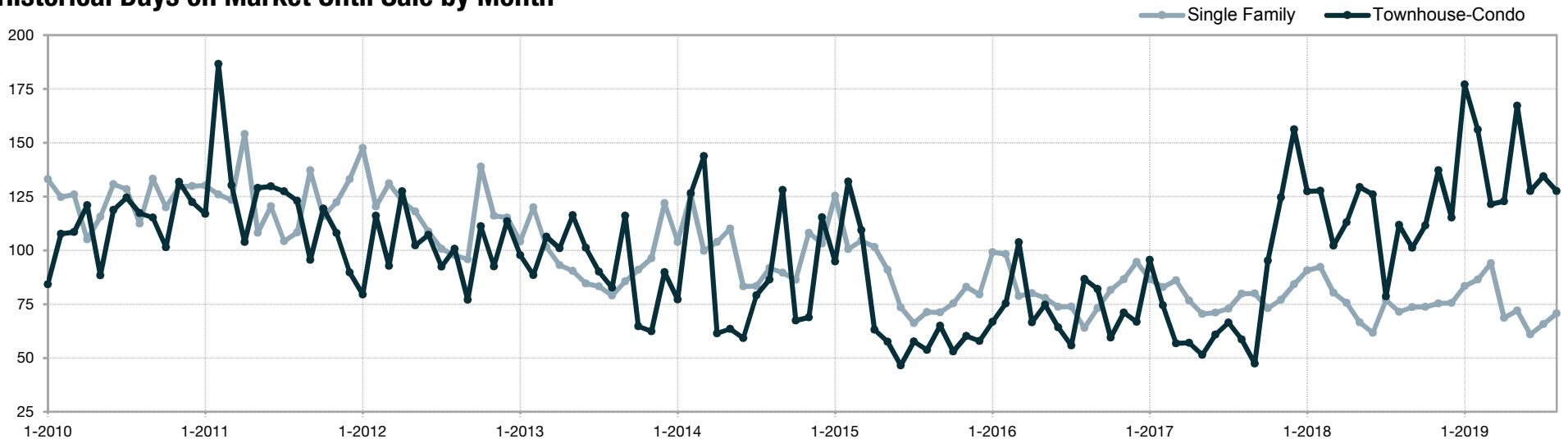


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2018	74	-7.5%	101	+114.9%
Oct-2018	74	+1.4%	112	+17.9%
Nov-2018	75	-2.6%	137	+9.6%
Dec-2018	76	-9.5%	115	-26.3%
Jan-2019	83	-8.8%	177	+39.4%
Feb-2019	86	-6.5%	156	+21.9%
Mar-2019	94	+17.5%	121	+18.6%
Apr-2019	69	-9.2%	123	+8.8%
May-2019	72	+7.5%	167	+29.5%
Jun-2019	61	-1.6%	128	+1.6%
Jul-2019	66	-14.3%	134	+69.6%
Aug-2019	71	0.0%	128	+14.3%

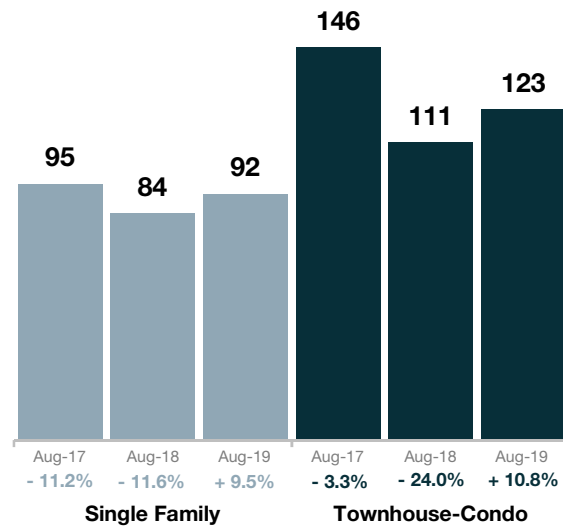
Historical Days on Market Until Sale by Month



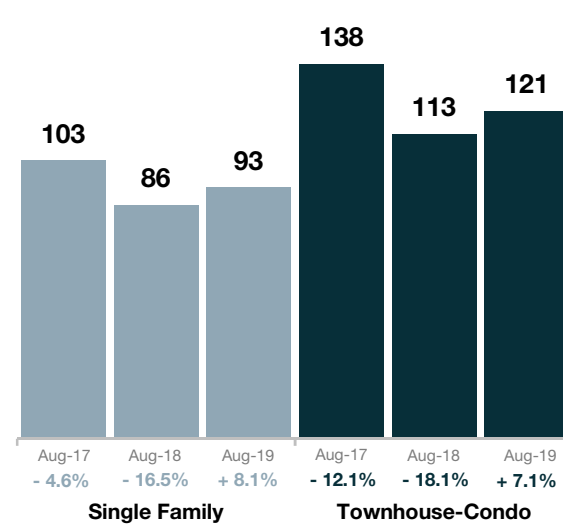
Housing Affordability Index



August

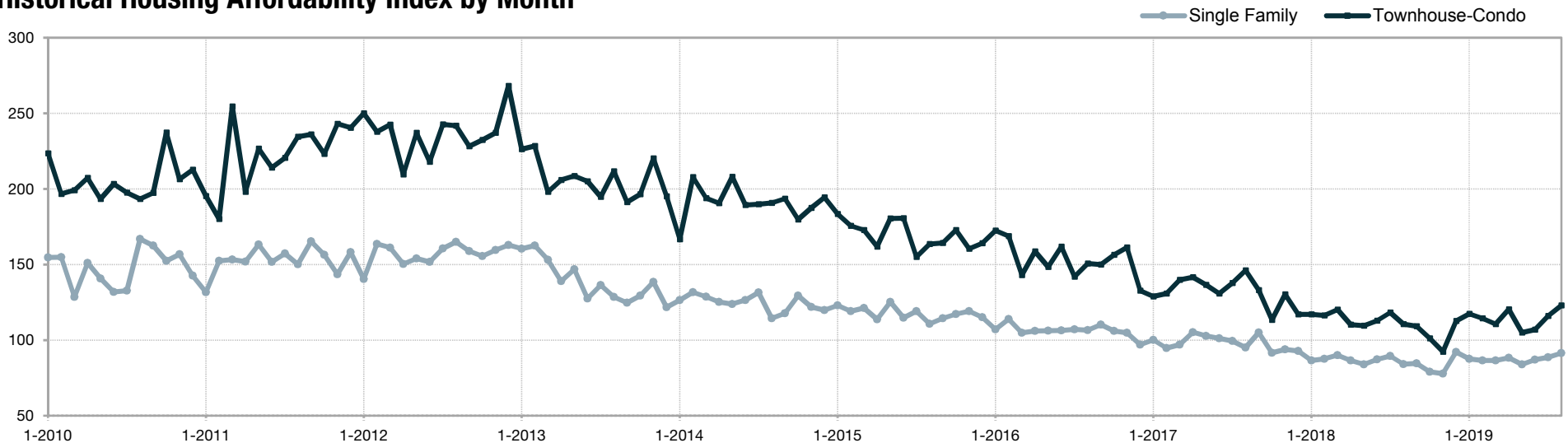


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2018	85	-19.0%	109	-18.0%
Oct-2018	79	-14.1%	101	-10.6%
Nov-2018	78	-17.0%	92	-29.2%
Dec-2018	92	-1.1%	113	-3.4%
Jan-2019	88	+2.3%	117	0.0%
Feb-2019	87	-1.1%	114	-1.7%
Mar-2019	87	-3.3%	111	-7.5%
Apr-2019	88	+1.1%	120	+9.1%
May-2019	84	0.0%	105	-4.5%
Jun-2019	87	0.0%	107	-5.3%
Jul-2019	89	-1.1%	116	-1.7%
Aug-2019	92	+9.5%	123	+10.8%

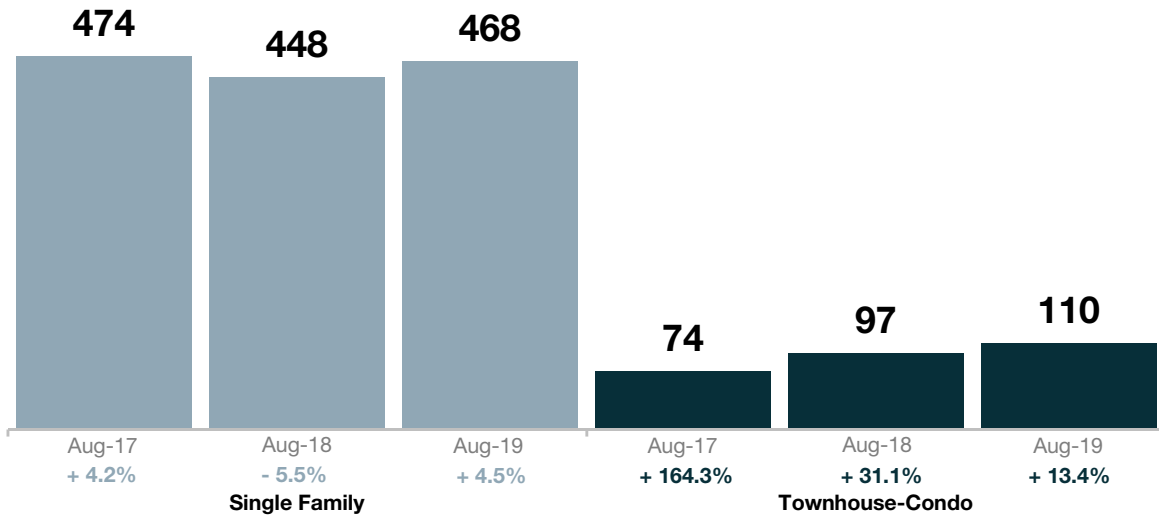
Historical Housing Affordability Index by Month



Inventory of Active Listings

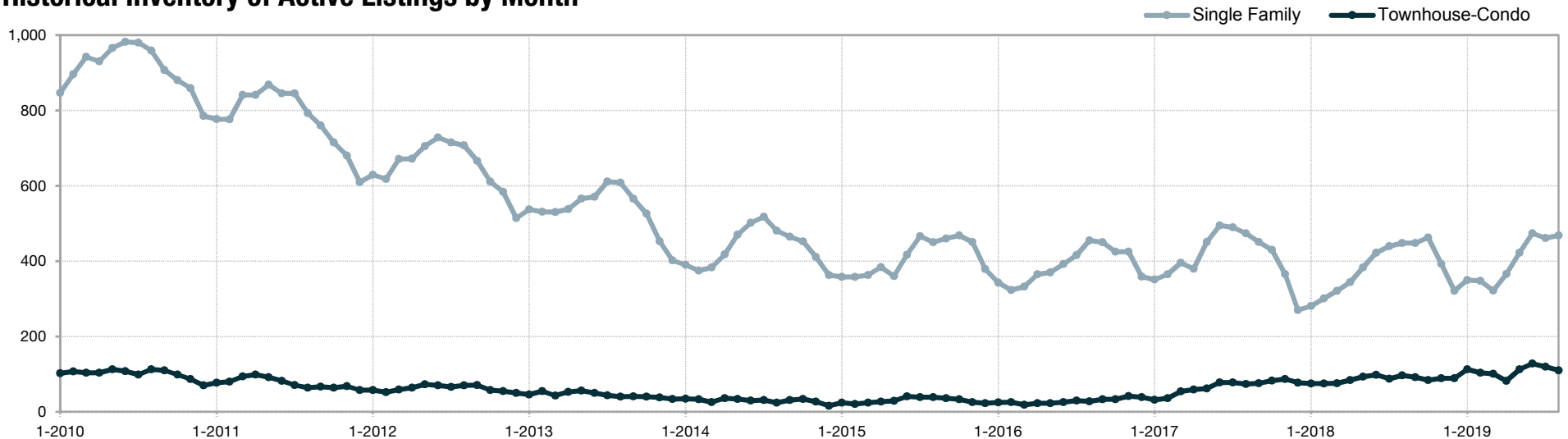


August



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2018	448	-0.7%	92	+21.1%
Oct-2018	463	+7.7%	84	+1.2%
Nov-2018	393	+7.4%	89	+2.3%
Dec-2018	321	+18.9%	89	+15.6%
Jan-2019	350	+24.6%	113	+50.7%
Feb-2019	348	+15.6%	104	+38.7%
Mar-2019	322	+0.3%	101	+32.9%
Apr-2019	366	+6.4%	82	-2.4%
May-2019	422	+10.2%	113	+21.5%
Jun-2019	474	+12.3%	128	+30.6%
Jul-2019	461	+4.8%	120	+36.4%
Aug-2019	468	+4.5%	110	+13.4%

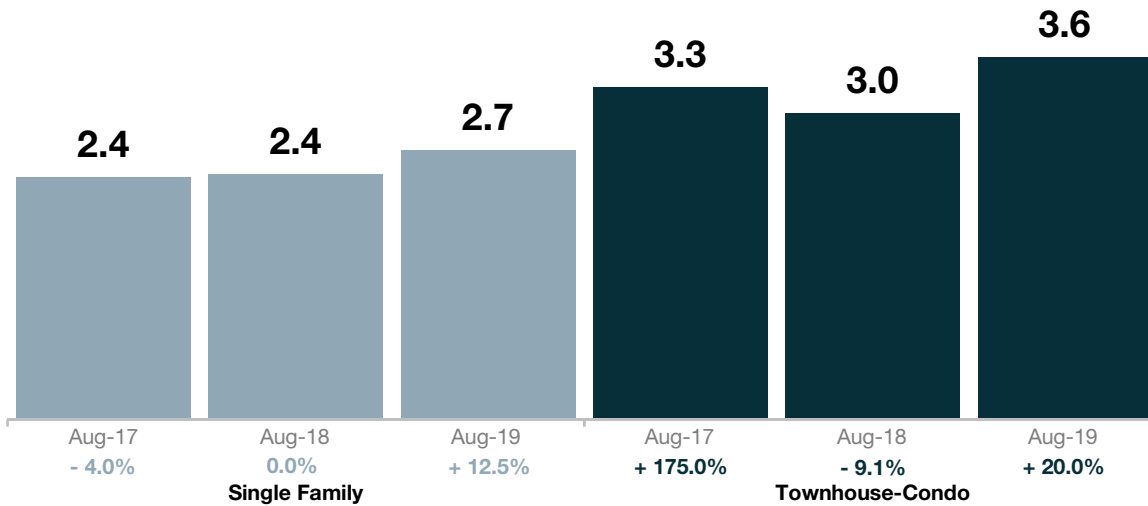
Historical Inventory of Active Listings by Month



Months Supply of Inventory

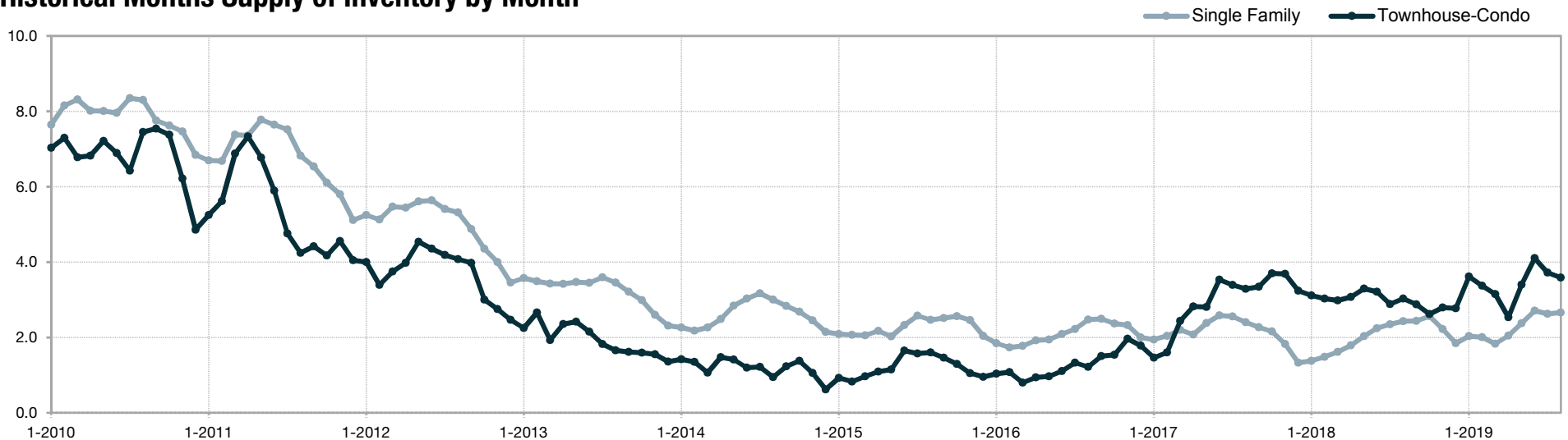


August



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2018	2.4	+4.3%	2.9	-12.1%
Oct-2018	2.6	+18.2%	2.6	-29.7%
Nov-2018	2.2	+22.2%	2.8	-24.3%
Dec-2018	1.8	+38.5%	2.8	-12.5%
Jan-2019	2.0	+42.9%	3.6	+16.1%
Feb-2019	2.0	+33.3%	3.4	+13.3%
Mar-2019	1.8	+12.5%	3.1	+3.3%
Apr-2019	2.0	+11.1%	2.5	-19.4%
May-2019	2.4	+20.0%	3.4	+3.0%
Jun-2019	2.7	+22.7%	4.1	+28.1%
Jul-2019	2.6	+13.0%	3.7	+27.6%
Aug-2019	2.7	+12.5%	3.6	+20.0%

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.



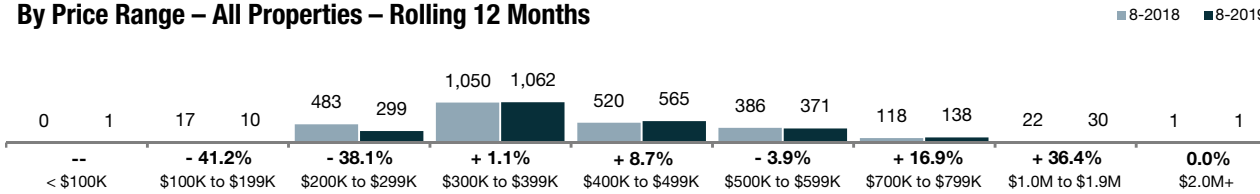
Key Metrics	Historical Sparkbars	8-2018	8-2019	Percent Change	YTD-2018	YTD-2019	Percent Change
New Listings		306	327	+ 6.9%	2,350	2,463	+ 4.8%
Pending / Under Contract		220	246	+ 11.8%	1,765	1,861	+ 5.4%
Sold Listings		254	240	- 5.5%	1,729	1,731	+ 0.1%
Median Sales Price		\$380,000	\$399,250	+ 5.1%	\$375,000	\$388,000	+ 3.5%
Average Sales Price		\$429,130	\$459,754	+ 7.1%	\$416,891	\$438,239	+ 5.1%
Pct. of List Price Received		100.2%	99.3%	- 0.9%	100.1%	99.5%	- 0.6%
Days on Market		79	77	- 2.5%	81	84	+ 3.7%
Affordability Index		89	94	+ 5.6%	90	97	+ 7.8%
Active Listings		545	578	+ 6.1%	--	--	--
Months Supply		2.5	2.8	+ 12.0%	--	--	--

Sold Listings

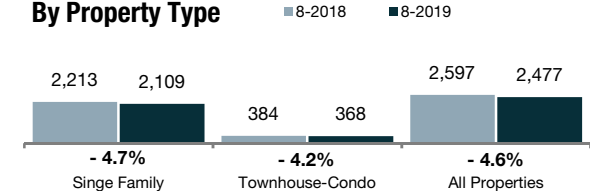
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Condo		
	8-2018	8-2019	Change	8-2018	8-2019	Change
\$99,999 and Below	0	1	--	0	0	--
\$100,000 to \$199,999	8	8	0.0%	9	2	-77.8%
\$200,000 to \$299,999	292	144	-50.7%	191	155	-18.8%
\$300,000 to \$399,999	896	902	+0.7%	154	160	+3.9%
\$400,000 to \$499,999	491	516	+5.1%	29	49	+69.0%
\$500,000 to \$699,999	386	369	-4.4%	0	2	--
\$700,000 to \$999,999	117	138	+17.9%	1	0	-100.0%
\$1,000,000 to \$1,999,999	22	30	+36.4%	0	0	--
\$2,000,000 and Above	1	1	0.0%	0	0	--
All Price Ranges	2,213	2,109	-4.7%	384	368	-4.2%

Compared to Prior Quarter

By Price Range	Single Family			Condo		
	7-2019	8-2019	Change	7-2019	8-2019	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	1	0	-100.0%	1	0	-100.0%
\$200,000 to \$299,999	14	14	0.0%	17	10	-41.2%
\$300,000 to \$399,999	93	84	-9.7%	22	14	-36.4%
\$400,000 to \$499,999	50	48	-4.0%	4	3	-25.0%
\$500,000 to \$699,999	42	46	+9.5%	1	0	-100.0%
\$700,000 to \$999,999	15	14	-6.7%	0	0	--
\$1,000,000 to \$1,999,999	6	7	+16.7%	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
All Price Ranges	221	213	-3.6%	45	27	-40.0%

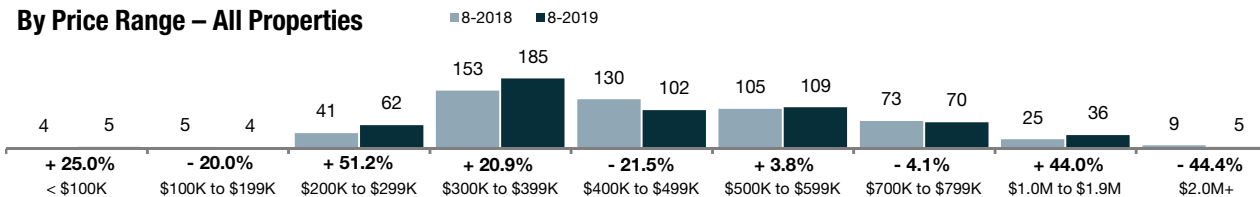
Year to Date

By Price Range	Single Family			Condo		
	8-2018	8-2019	Change	8-2018	8-2019	Change
\$99,999 and Below	0	1	--	0	0	--
\$100,000 to \$199,999	5	5	0.0%	8	2	-75.0%
\$200,000 to \$299,999	151	87	-42.4%	133	108	-18.8%
\$300,000 to \$399,999	604	610	+1.0%	117	124	+6.0%
\$400,000 to \$499,999	339	375	+10.6%	26	33	+26.9%
\$500,000 to \$699,999	249	255	+2.4%	0	1	--
\$700,000 to \$999,999	80	102	+27.5%	1	0	-100.0%
\$1,000,000 to \$1,999,999	15	27	+80.0%	0	0	--
\$2,000,000 and Above	1	1	0.0%	0	0	--
All Price Ranges	1,444	1,463	+1.3%	285	268	-6.0%

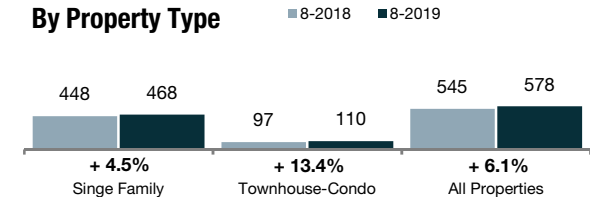
Inventory of Active Listings

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			Condo		
	8-2018	8-2019	Change	8-2018	8-2019	Change
\$99,999 and Below	4	5	+25.0%	0	0	--
\$100,000 to \$199,999	3	1	-66.7%	2	3	+50.0%
\$200,000 to \$299,999	18	29	+61.1%	23	33	+43.5%
\$300,000 to \$399,999	100	130	+30.0%	53	55	+3.8%
\$400,000 to \$499,999	113	91	-19.5%	17	11	-35.3%
\$500,000 to \$699,999	103	101	-1.9%	2	8	+300.0%
\$700,000 to \$999,999	73	70	-4.1%	0	0	--
\$1,000,000 to \$1,999,999	25	36	+44.0%	0	0	--
\$2,000,000 and Above	9	5	-44.4%	0	0	--
All Price Ranges	448	468	+4.5%	97	110	+13.4%

Compared to Prior Month

By Price Range	Single Family			Condo		
	7-2019	8-2019	Change	7-2019	8-2019	Change
\$99,999 and Below	5	5	0.0%	0	0	--
\$100,000 to \$199,999	2	1	-50.0%	3	3	0.0%
\$200,000 to \$299,999	24	29	+20.8%	36	33	-8.3%
\$300,000 to \$399,999	126	130	+3.2%	66	55	-16.7%
\$400,000 to \$499,999	89	91	+2.2%	9	11	+22.2%
\$500,000 to \$699,999	108	101	-6.5%	6	8	+33.3%
\$700,000 to \$999,999	64	70	+9.4%	0	0	--
\$1,000,000 to \$1,999,999	38	36	-5.3%	0	0	--
\$2,000,000 and Above	5	5	0.0%	0	0	--
All Price Ranges	461	468	+1.5%	120	110	-8.3%

Year to Date

Single Family	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.