

Monthly Indicators

July 2019

Percent changes calculated using year-over-year comparisons.

New Listings remained flat for single family homes but increased 56.7 percent for townhouse condo properties. Pending Sales landed at 217 for single family homes and 44 for townhouse-condo properties.

The Median Sales Price was up 6.1 percent to \$403,000 for single family homes and 7.6 percent to \$309,243 for townhouse-condo properties. Days on Market decreased 14.3 percent for single family homes but increased 74.7 percent for townhouse-condo properties.

During the record-setting 121-month economic expansion, the unemployment rate has dropped from 10.0 percent in 2009 to 3.7 percent, yet many consumers continue to struggle financially. Low mortgage interest rates have helped offset low housing affordability, but high home prices are outpacing median household income growth. In a move to stoke continued economic prosperity, the Federal Reserve reduced the benchmark interest rate by a quarter point to about 2.25 percent, marking the first reduction in more than a decade.

Activity Snapshot

+ 5.3%	+ 3.1%	+ 1.3%
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	7-2018	7-2019	Percent Change	YTD-2018	YTD-2019	Percent Change
New Listings		263	263	0.0%	1,760	1,800	+ 2.3%
Pending / Under Contract		192	217	+ 13.0%	1,302	1,356	+ 4.1%
Sold Listings		215	217	+ 0.9%	1,236	1,244	+ 0.6%
Median Sales Price		\$380,000	\$403,000	+ 6.1%	\$389,900	\$401,450	+ 3.0%
Average Sales Price		\$439,398	\$470,112	+ 7.0%	\$435,692	\$456,544	+ 4.8%
Pct. of List Price Received		99.9%	99.4%	- 0.5%	100.0%	99.4%	- 0.6%
Days on Market		77	66	- 14.3%	75	74	- 1.3%
Affordability Index		90	89	- 1.1%	87	89	+ 2.3%
Active Listings		440	446	+ 1.4%	--	--	--
Months Supply		2.3	2.6	+ 13.0%	--	--	--

Townhouse-Condo Market Overview

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

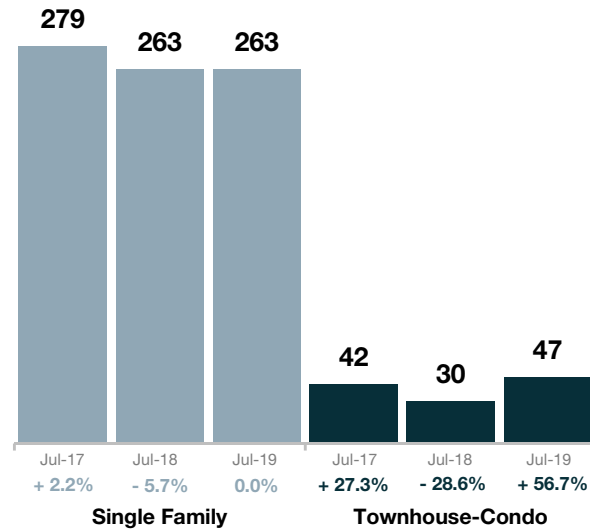


Key Metrics	Historical Sparkbars	7-2018	7-2019	Percent Change	YTD-2018	YTD-2019	Percent Change
New Listings		30	47	+ 56.7%	284	339	+ 19.4%
Pending / Under Contract		36	44	+ 22.2%	243	274	+ 12.8%
Sold Listings		32	43	+ 34.4%	239	239	0.0%
Median Sales Price		\$287,500	\$309,243	+ 7.6%	\$300,000	\$310,000	+ 3.3%
Average Sales Price		\$296,364	\$321,946	+ 8.6%	\$306,736	\$321,274	+ 4.7%
Pct. of List Price Received		100.6%	100.4%	- 0.2%	100.7%	100.4%	- 0.3%
Days on Market		79	138	+ 74.7%	116	142	+ 22.4%
Affordability Index		118	116	- 1.7%	113	116	+ 2.7%
Active Listings		88	115	+ 30.7%	--	--	--
Months Supply		2.9	3.6	+ 24.1%	--	--	--

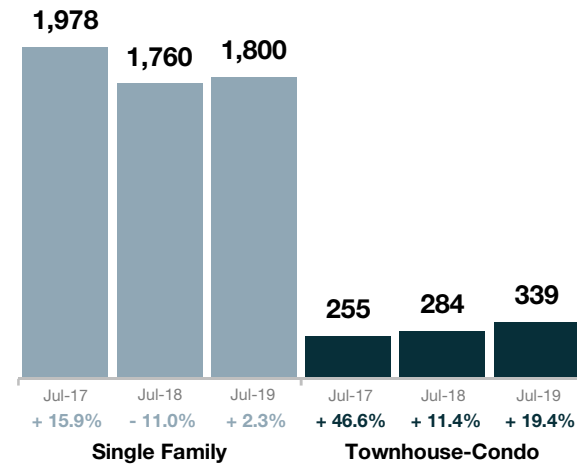
New Listings



July

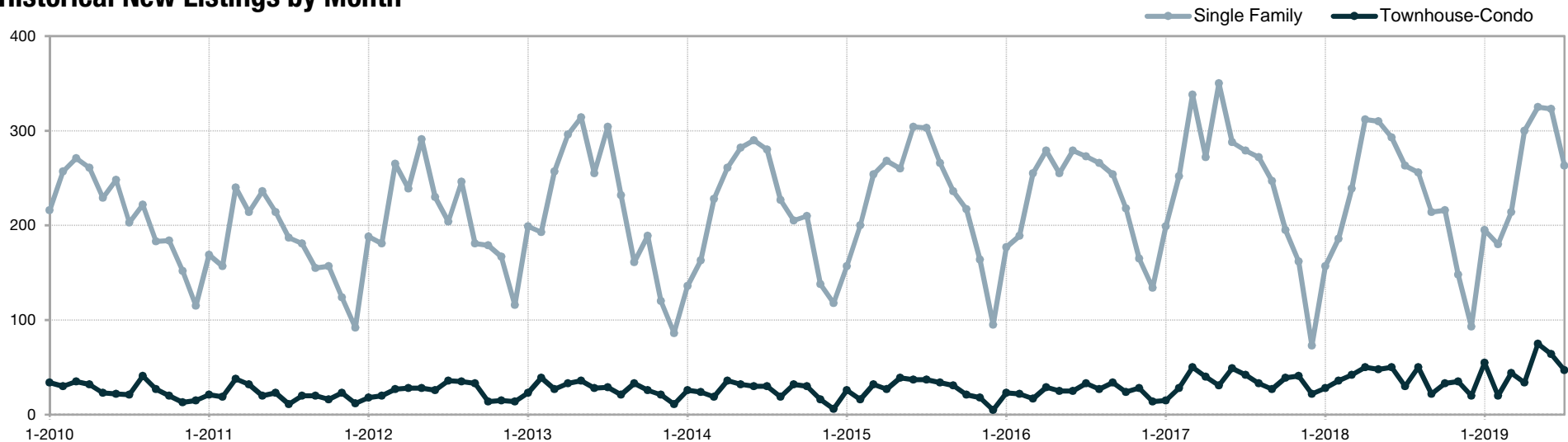


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2018	256	-5.9%	50	+51.5%
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	300	-3.8%	34	-32.0%
May-2019	325	+4.8%	75	+56.3%
Jun-2019	323	+10.2%	64	+28.0%
Jul-2019	263	0.0%	47	+56.7%

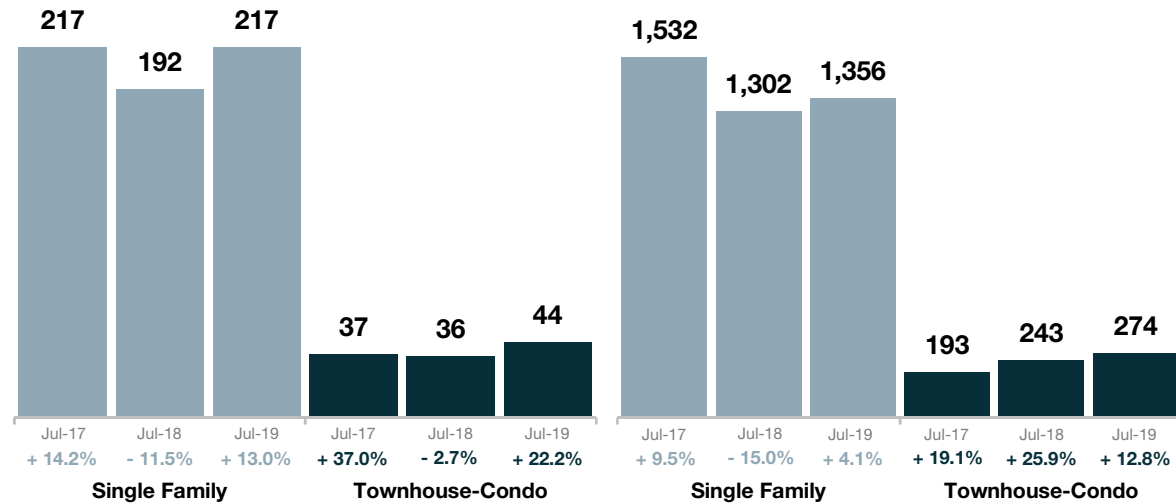
Historical New Listings by Month



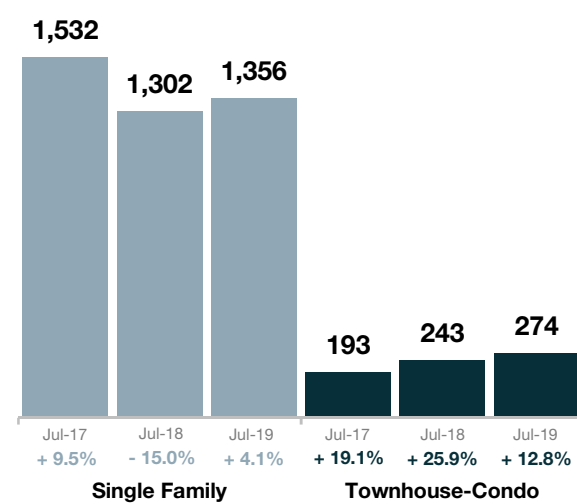
Pending / Under Contract



July

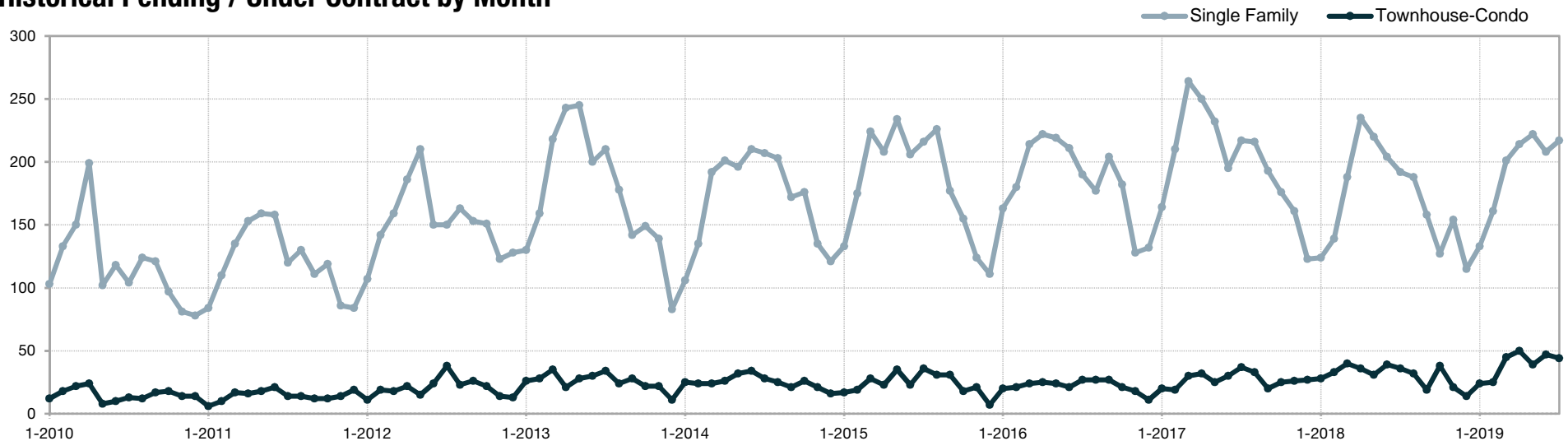


Year to Date



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2018	188	-13.0%	32	-3.0%
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	201	+6.9%	45	+12.5%
Apr-2019	214	-8.9%	50	+38.9%
May-2019	222	+0.9%	39	+25.8%
Jun-2019	208	+2.0%	47	+20.5%
Jul-2019	217	+13.0%	44	+22.2%

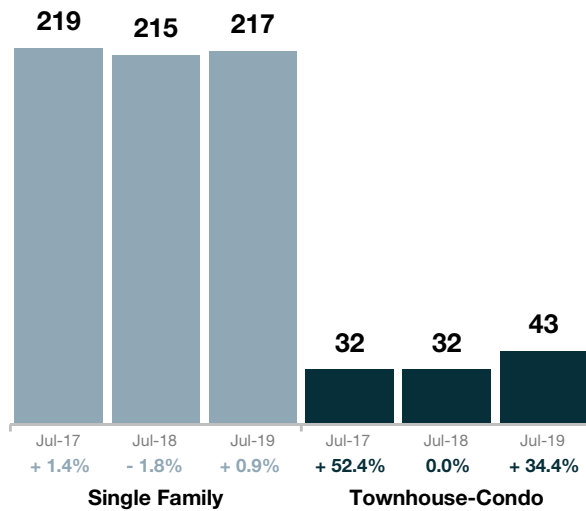
Historical Pending / Under Contract by Month



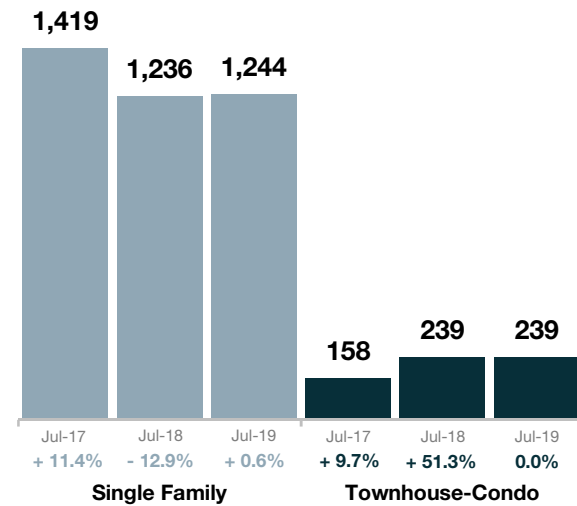
Sold Listings



July

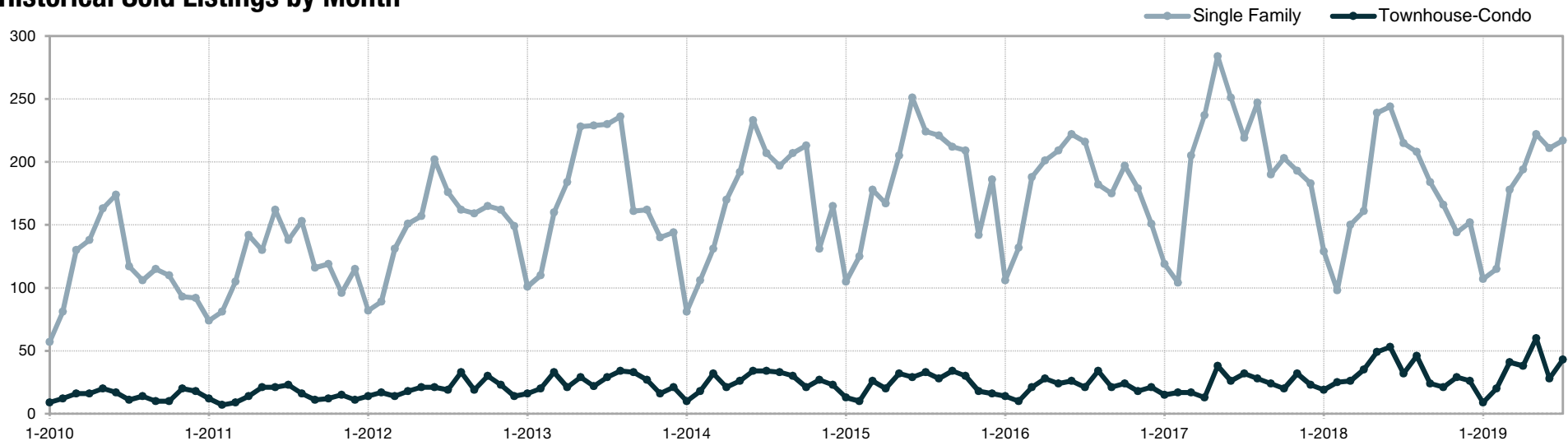


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2018	208	-15.8%	46	+64.3%
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	222	-7.1%	60	+22.4%
Jun-2019	211	-13.5%	28	-47.2%
Jul-2019	217	+0.9%	43	+34.4%

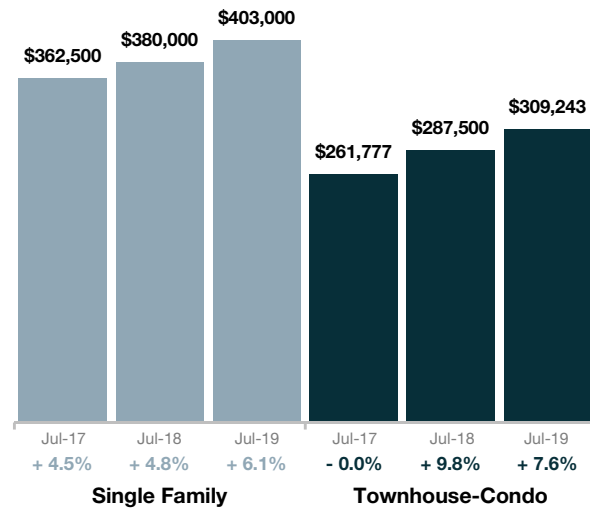
Historical Sold Listings by Month



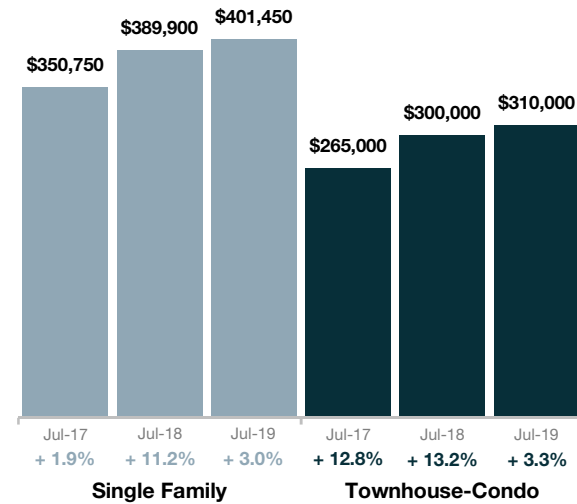
Median Sales Price



July

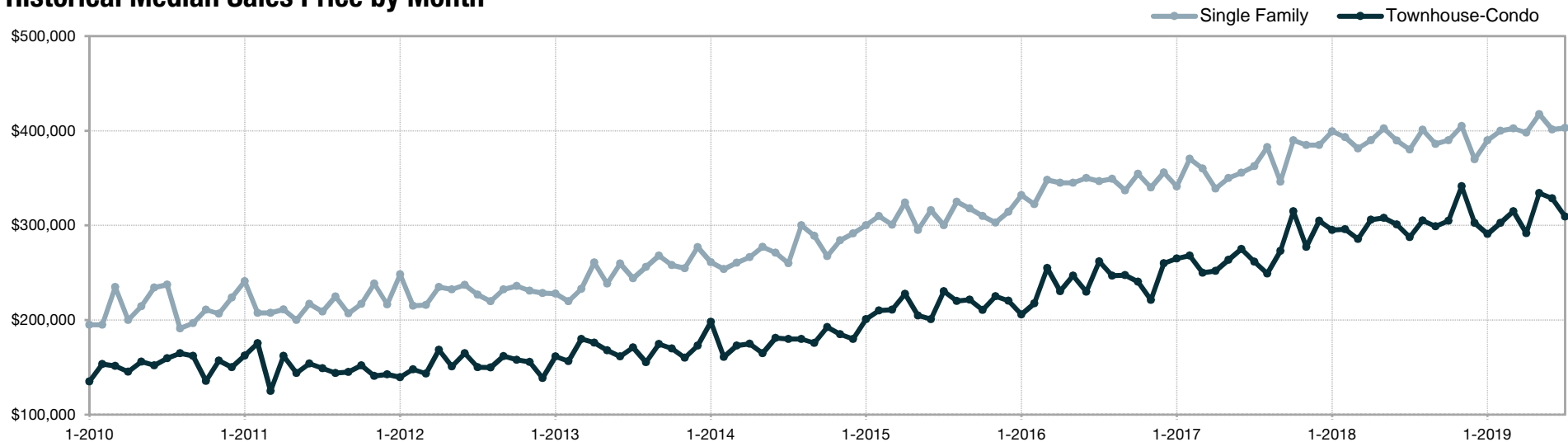


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2018	\$401,000	+4.8%	\$305,000	+22.5%
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	\$417,500	+3.7%	\$334,257	+8.5%
Jun-2019	\$401,450	+3.0%	\$328,574	+9.2%
Jul-2019	\$403,000	+6.1%	\$309,243	+7.6%

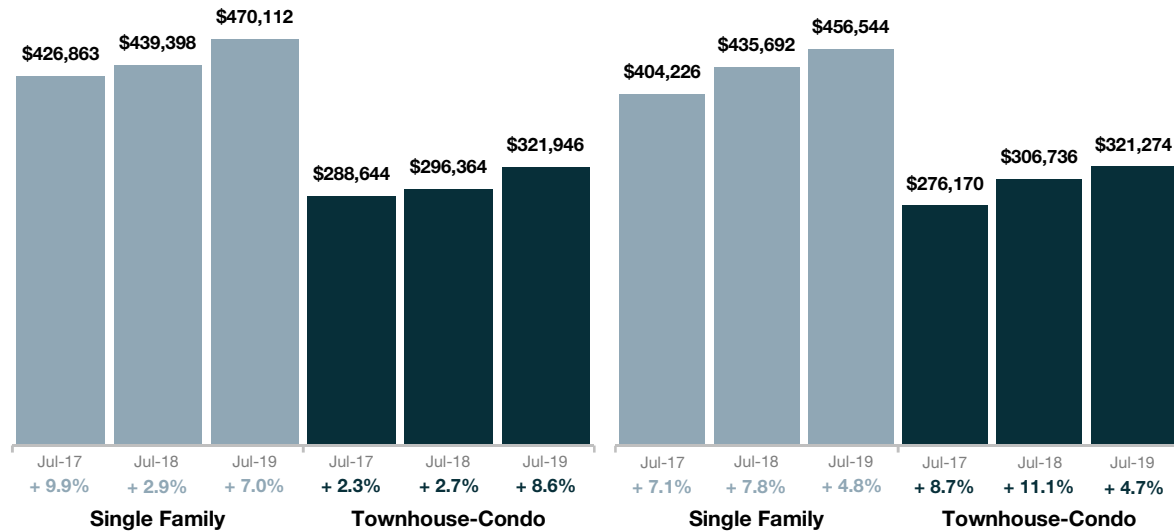
Historical Median Sales Price by Month



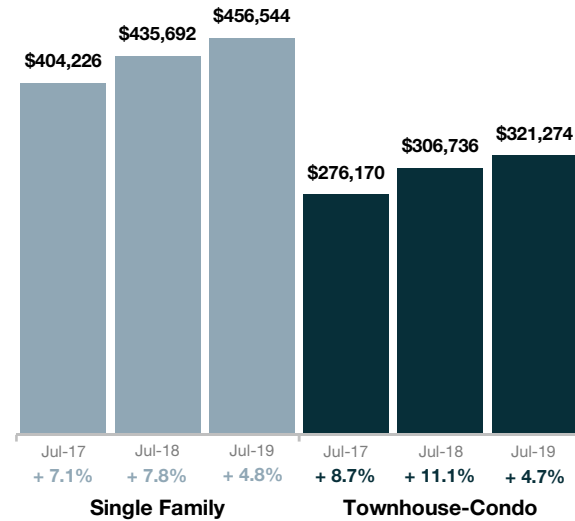
Average Sales Price



July

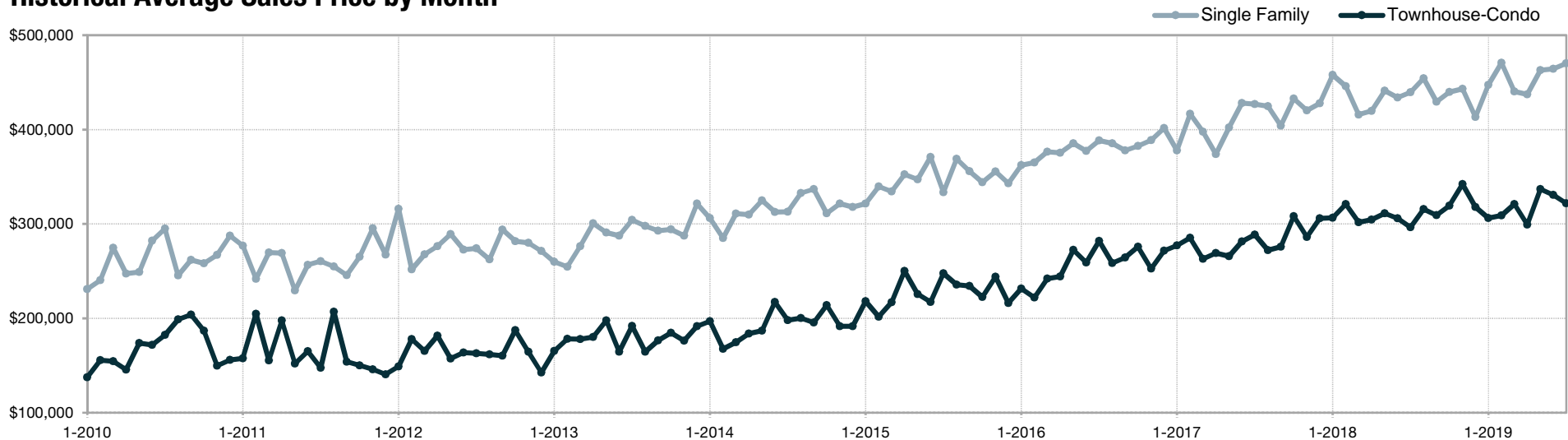


Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2018	\$454,227	+6.9%	\$315,648	+16.0%
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	\$462,860	+4.9%	\$336,776	+8.2%
Jun-2019	\$464,299	+7.0%	\$330,860	+8.2%
Jul-2019	\$470,112	+7.0%	\$321,946	+8.6%

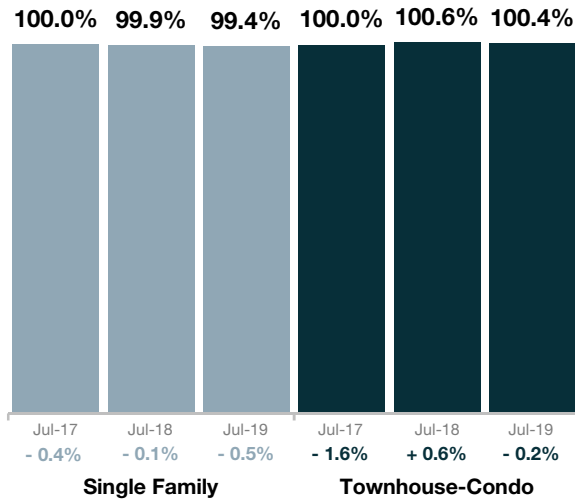
Historical Average Sales Price by Month



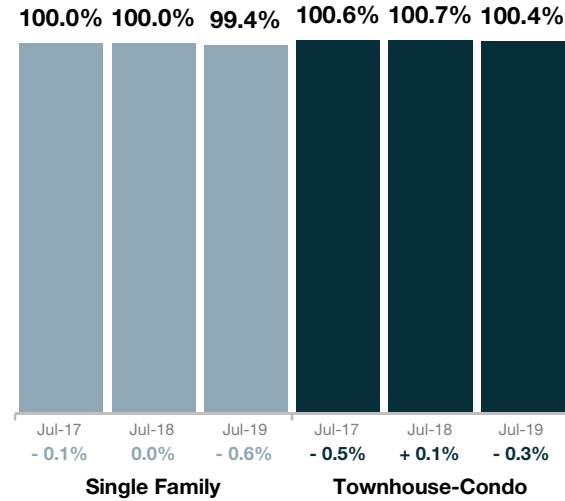
Percent of List Price Received



July

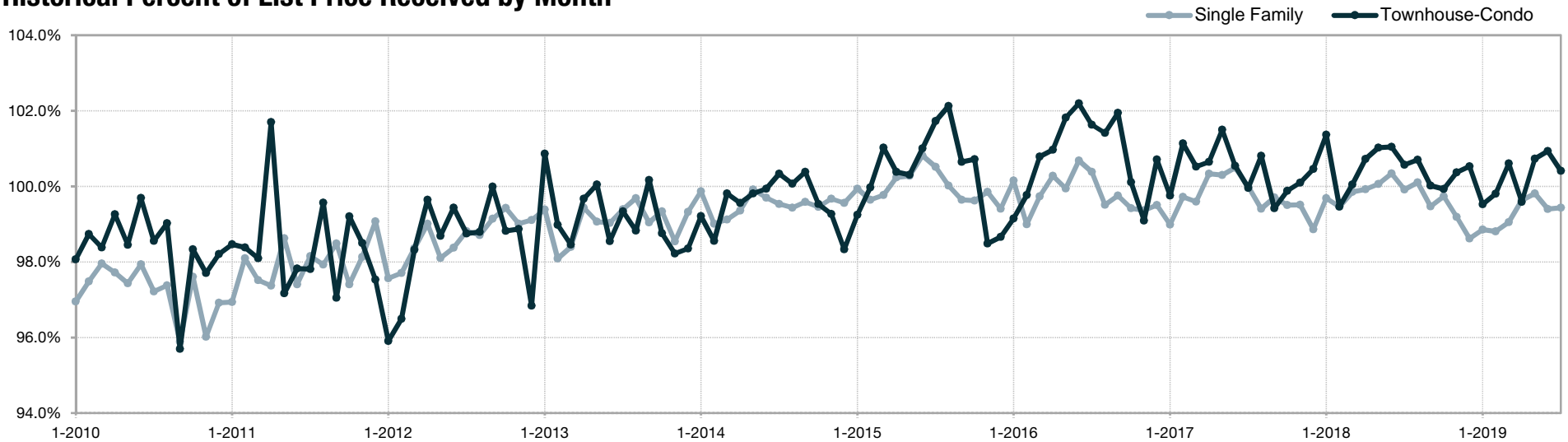


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2018	100.1%	+0.7%	100.7%	-0.1%
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%	100.4%	-0.2%

Historical Percent of List Price Received by Month

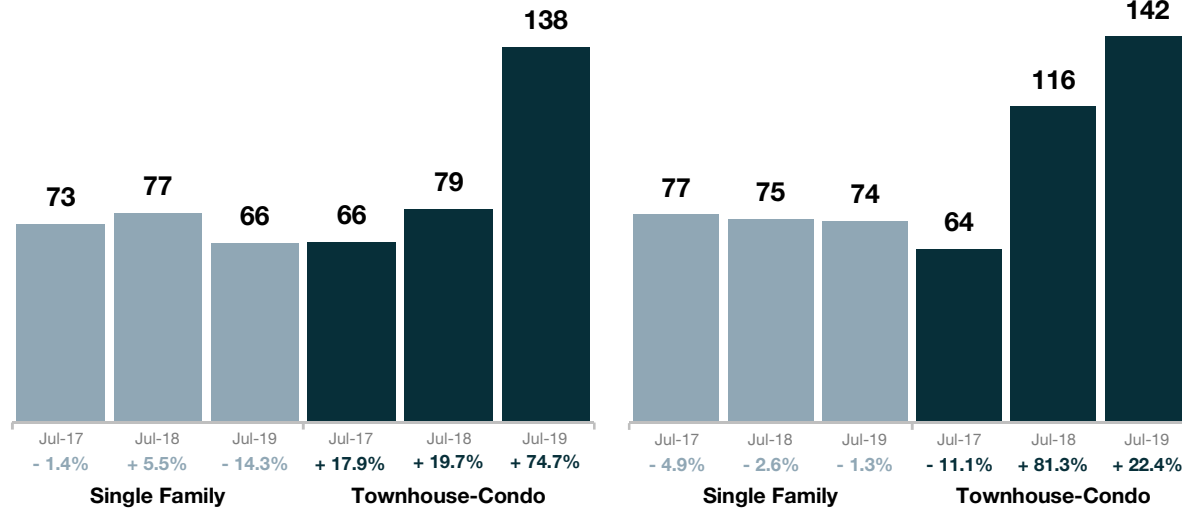


Days on Market Until Sale



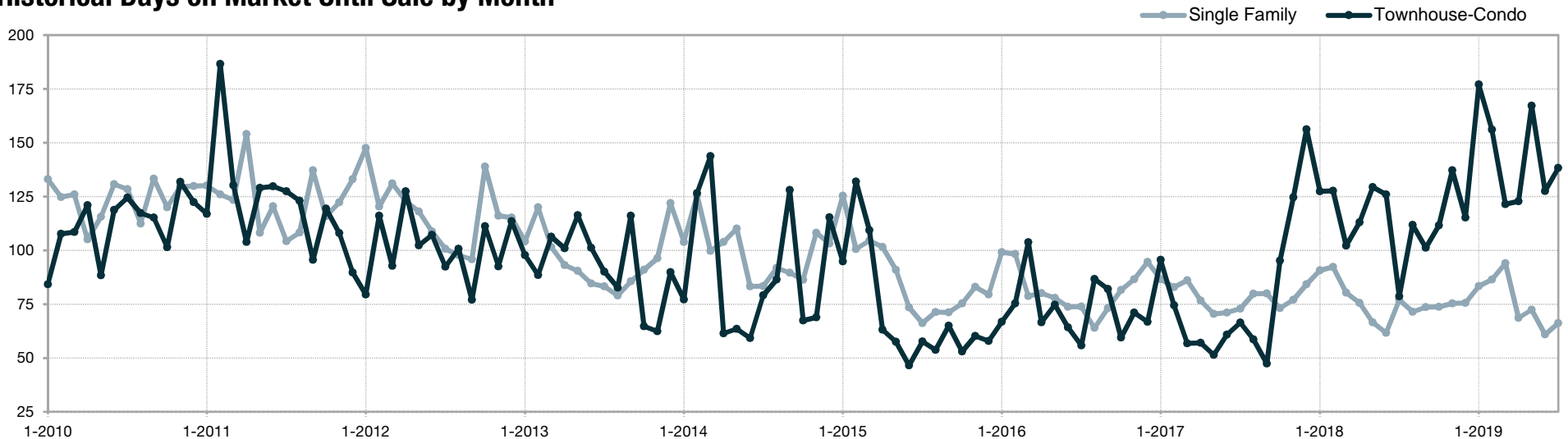
July

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2018	71	-11.3%	112	+89.8%
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%	138	+74.7%

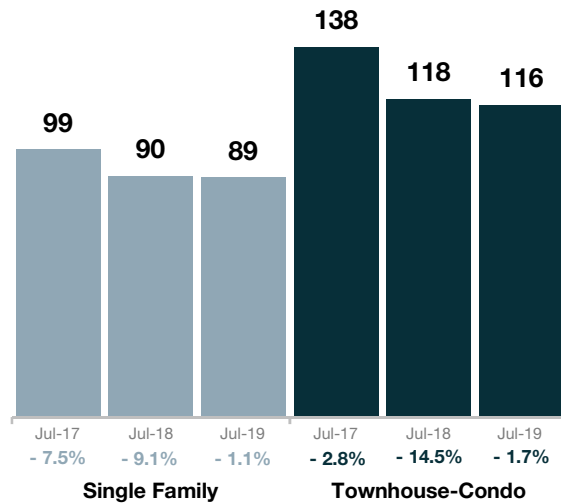
Historical Days on Market Until Sale by Month



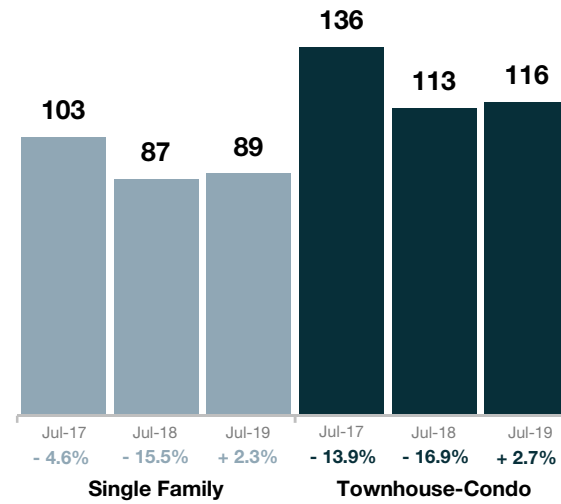
Housing Affordability Index



July

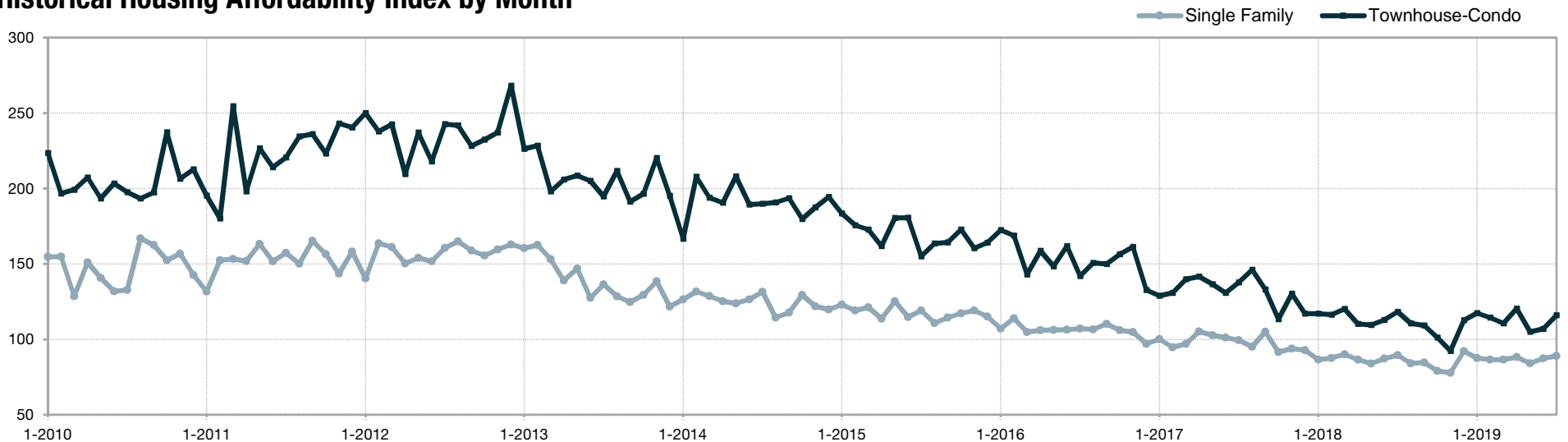


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2018	84	-11.6%	111	-24.0%
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%

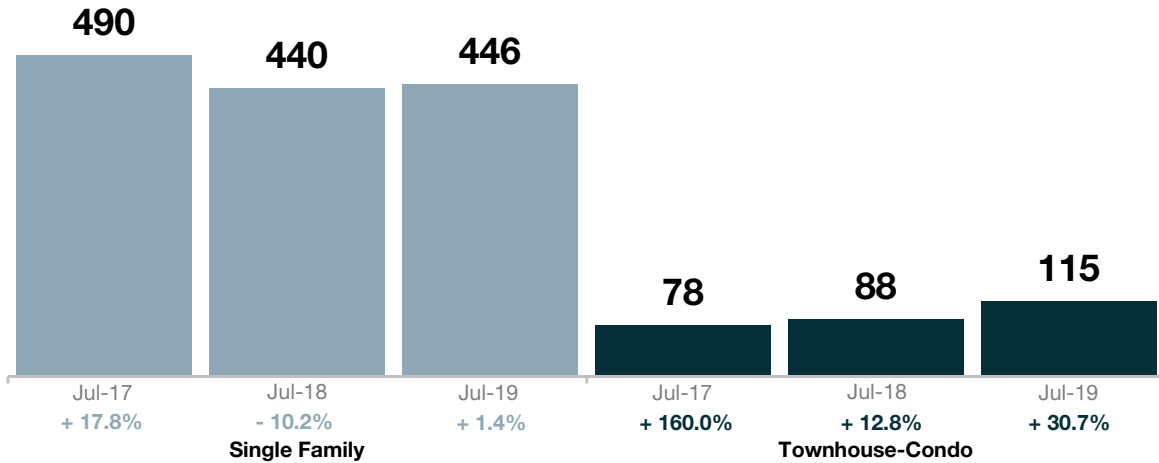
Historical Housing Affordability Index by Month



Inventory of Active Listings

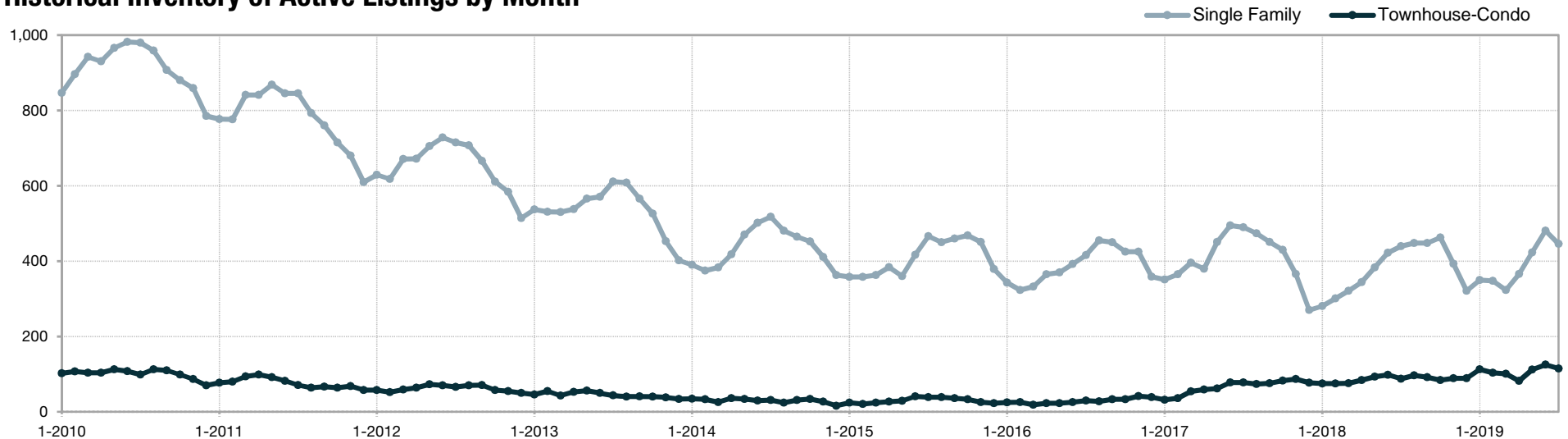


July



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2018	448	-5.5%	97	+31.1%
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	323	+0.6%	101	+32.9%
Apr-2019	366	+6.4%	82	-2.4%
May-2019	423	+10.4%	112	+20.4%
Jun-2019	481	+14.0%	125	+27.6%
Jul-2019	446	+1.4%	115	+30.7%

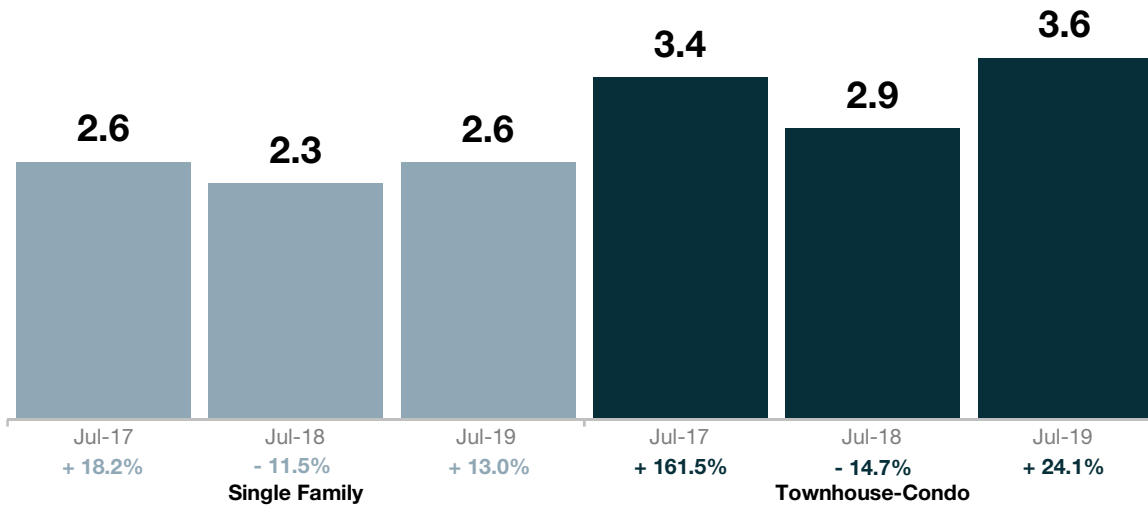
Historical Inventory of Active Listings by Month



Months Supply of Inventory

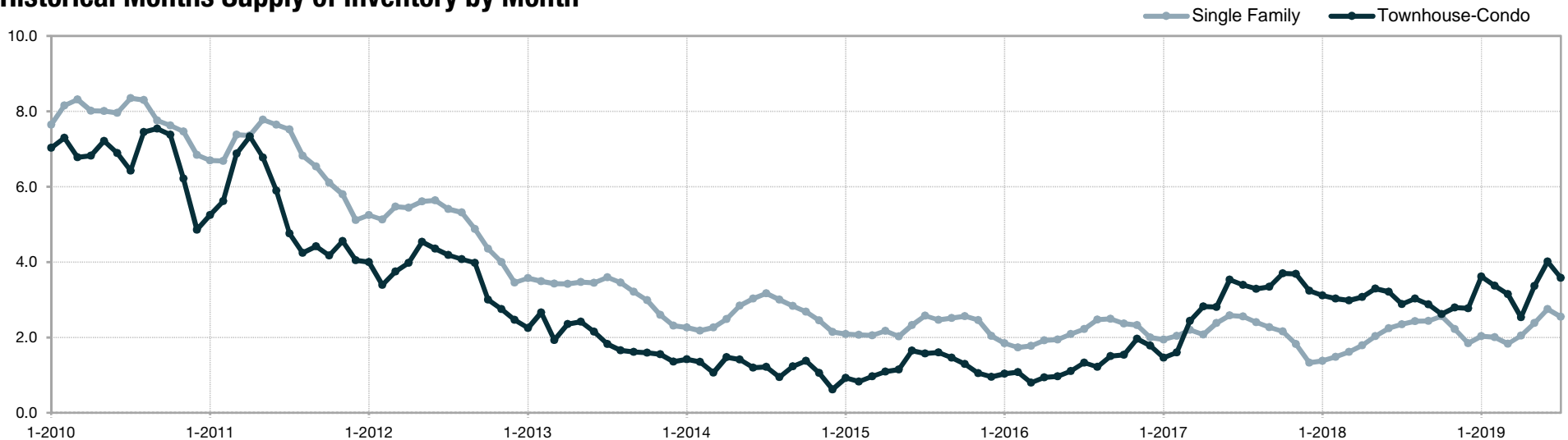


July



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2018	2.4	0.0%	3.0	-9.1%
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	2.8	+27.3%	4.0	+25.0%
Jul-2019	2.6	+13.0%	3.6	+24.1%

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.



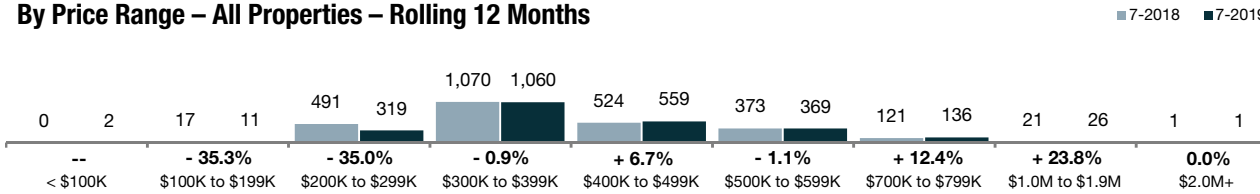
Key Metrics	Historical Sparkbars	7-2018	7-2019	Percent Change	YTD-2018	YTD-2019	Percent Change
New Listings		293	310	+ 5.8%	2,044	2,139	+ 4.6%
Pending / Under Contract		228	261	+ 14.5%	1,545	1,630	+ 5.5%
Sold Listings		247	260	+ 5.3%	1,475	1,483	+ 0.5%
Median Sales Price		\$373,569	\$385,000	+ 3.1%	\$374,900	\$385,000	+ 2.7%
Average Sales Price		\$420,868	\$445,513	+ 5.9%	\$414,782	\$434,729	+ 4.8%
Pct. of List Price Received		100.0%	99.6%	- 0.4%	100.1%	99.5%	- 0.6%
Days on Market		77	78	+ 1.3%	82	85	+ 3.7%
Affordability Index		91	93	+ 2.2%	91	93	+ 2.2%
Active Listings		528	561	+ 6.3%	--	--	--
Months Supply		2.4	2.7	+ 12.5%	--	--	--

Sold Listings

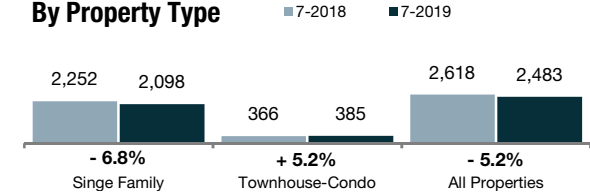
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Condo		
	7-2018	7-2019	Change	7-2018	7-2019	Change
\$99,999 and Below	0	2	--	0	0	--
\$100,000 to \$199,999	9	9	0.0%	8	2	-75.0%
\$200,000 to \$299,999	301	153	-49.2%	190	166	-12.6%
\$300,000 to \$399,999	927	896	-3.3%	143	164	+14.7%
\$400,000 to \$499,999	500	508	+1.6%	24	51	+112.5%
\$500,000 to \$699,999	373	367	-1.6%	0	2	--
\$700,000 to \$999,999	120	136	+13.3%	1	0	-100.0%
\$1,000,000 to \$1,999,999	21	26	+23.8%	0	0	--
\$2,000,000 and Above	1	1	0.0%	0	0	--
All Price Ranges	2,252	2,098	-6.8%	366	385	+5.2%

Compared to Prior Quarter

By Price Range	Single Family			Condo		
	6-2019	7-2019	Change	6-2019	7-2019	Change
\$99,999 and Below	0	1	--	0	0	--
\$100,000 to \$199,999	0	1	--	0	0	--
\$200,000 to \$299,999	9	14	+55.6%	11	17	+54.5%
\$300,000 to \$399,999	90	92	+2.2%	11	21	+90.9%
\$400,000 to \$499,999	49	47	-4.1%	6	4	-33.3%
\$500,000 to \$699,999	43	41	-4.7%	0	1	--
\$700,000 to \$999,999	16	15	-6.3%	0	0	--
\$1,000,000 to \$1,999,999	4	6	+50.0%	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
All Price Ranges	211	217	+2.8%	28	43	+53.6%

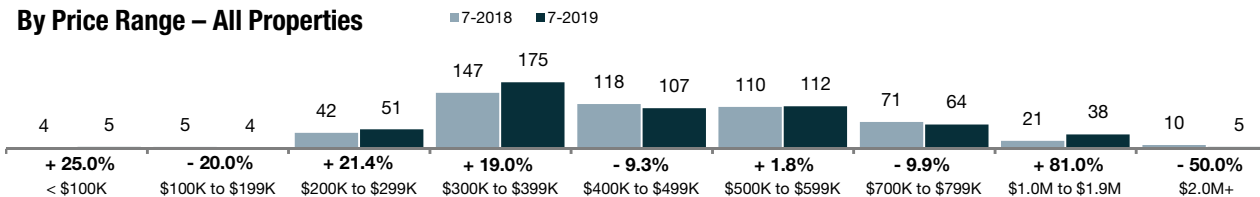
Year to Date

By Price Range	Single Family			Condo		
	7-2018	7-2019	Change	7-2018	7-2019	Change
\$99,999 and Below	0	2	--	0	0	--
\$100,000 to \$199,999	4	5	+25.0%	7	1	-85.7%
\$200,000 to \$299,999	128	73	-43.0%	112	98	-12.5%
\$300,000 to \$399,999	525	525	0.0%	98	109	+11.2%
\$400,000 to \$499,999	296	324	+9.5%	21	30	+42.9%
\$500,000 to \$699,999	203	207	+2.0%	0	1	--
\$700,000 to \$999,999	67	87	+29.9%	1	0	-100.0%
\$1,000,000 to \$1,999,999	12	20	+66.7%	0	0	--
\$2,000,000 and Above	1	1	0.0%	0	0	--
All Price Ranges	1,236	1,244	+0.6%	239	239	0.0%

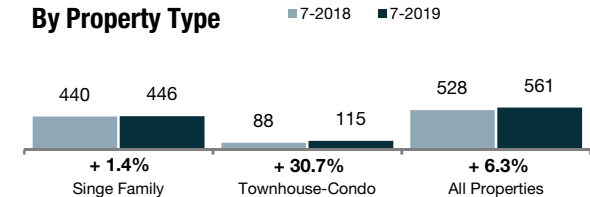
Inventory of Active Listings

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		
	7-2018	7-2019	Change	7-2018	7-2019	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	17	18	+5.9%	25	33	+32.0%
\$300,000 to \$399,999	101	111	+9.9%	46	64	+39.1%
\$400,000 to \$499,999	104	98	-5.8%	14	9	-35.7%
\$500,000 to \$699,999	109	106	-2.8%	1	6	+500.0%
\$700,000 to \$999,999	71	64	-9.9%	0	0	--
\$1,000,000 to \$1,999,999	21	38	+81.0%	0	0	--
\$2,000,000 and Above	10	5	-50.0%	0	0	--
All Price Ranges	440	446	+1.4%	88	115	+30.7%

Compared to Prior Month

By Price Range	Single Family			Condo		
	6-2019	7-2019	Change	6-2019	7-2019	Change
\$99,999 and Below	5	5	0.0%	0	0	--
\$100,000 to \$199,999	1	1	0.0%	3	3	0.0%
\$200,000 to \$299,999	18	18	0.0%	30	33	+10.0%
\$300,000 to \$399,999	131	111	-15.3%	70	64	-8.6%
\$400,000 to \$499,999	116	98	-15.5%	13	9	-30.8%
\$500,000 to \$699,999	105	106	+1.0%	9	6	-33.3%
\$700,000 to \$999,999	61	64	+4.9%	0	0	--
\$1,000,000 to \$1,999,999	40	38	-5.0%	0	0	--
\$2,000,000 and Above	4	5	+25.0%	0	0	--
All Price Ranges	481	446	-7.3%	125	115	-8.0%

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.