



Monthly Indicators

June 2019

Percent changes calculated using year-over-year comparisons.

New Listings were up 9.6 percent for single family homes and 28.0 percent for townhouse-condo properties. Pending Sales landed at 222 for single family homes and 48 for townhouse-condo properties.

The Median Sales Price was up 4.2 percent to \$406,000 for single family homes and 9.3 percent to \$329,097 for townhouse-condo properties. Days on Market decreased 1.6 percent for single family homes but increased 3.2 percent for townhouse-condo properties.

In terms of relative balance between buyer and seller interests, residential real estate markets across the country are performing well within an economic expansion that will become the longest in U.S. history in July. However, there are signs of a slowing economy. The Federal Reserve considers 2.0 percent a healthy inflation rate, but the U.S. is expected to remain below that this year. The Fed has received pressure from the White House to cut rates in order to spur further economic activity, and the possibility of a rate reduction in 2019 is definitely in play following a string of increases over the last several years.

Activity Snapshot

- 21.9% **+ 8.1%** **- 5.5%**

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
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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.

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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	6-2018	6-2019	Percent Change	YTD-2018	YTD-2019	Percent Change
New Listings		293	321	+ 9.6%	1,497	1,530	+ 2.2%
Pending / Under Contract		204	222	+ 8.8%	1,110	1,154	+ 4.0%
Sold Listings		244	205	- 16.0%	1,021	1,018	- 0.3%
Median Sales Price		\$389,577	\$406,000	+ 4.2%	\$390,000	\$402,500	+ 3.2%
Average Sales Price		\$433,817	\$464,188	+ 7.0%	\$434,910	\$453,868	+ 4.4%
Pct. of List Price Received		100.3%	99.4%	- 0.9%	100.0%	99.4%	- 0.6%
Days on Market		62	61	- 1.6%	74	76	+ 2.7%
Affordability Index		87	86	- 1.1%	87	87	0.0%
Active Listings		422	458	+ 8.5%	--	--	--
Months Supply		2.2	2.6	+ 18.2%	--	--	--

Townhouse-Condo Market Overview

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

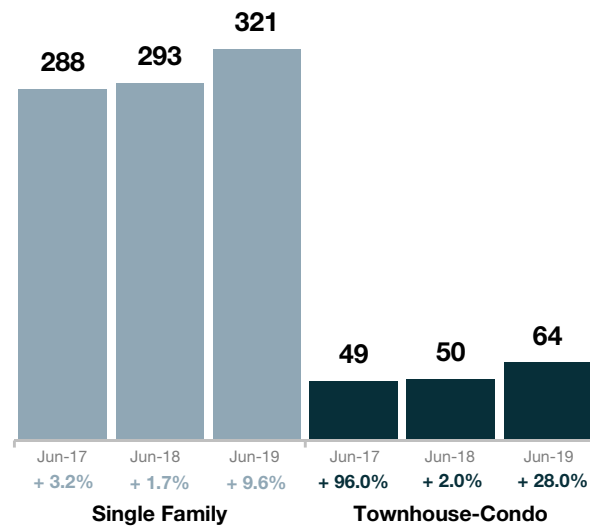


Key Metrics	Historical Sparkbars	6-2018	6-2019	Percent Change	YTD-2018	YTD-2019	Percent Change
New Listings		50	64	+ 28.0%	254	292	+ 15.0%
Pending / Under Contract		39	48	+ 23.1%	207	230	+ 11.1%
Sold Listings		53	27	- 49.1%	207	195	- 5.8%
Median Sales Price		\$301,000	\$329,097	+ 9.3%	\$302,235	\$310,256	+ 2.7%
Average Sales Price		\$305,893	\$333,040	+ 8.9%	\$308,340	\$321,378	+ 4.2%
Pct. of List Price Received		101.0%	101.0%	0.0%	100.7%	100.4%	- 0.3%
Days on Market		126	130	+ 3.2%	122	143	+ 17.2%
Affordability Index		113	107	- 5.3%	112	113	+ 0.9%
Active Listings		98	125	+ 27.6%	--	--	--
Months Supply		3.2	4.0	+ 25.0%	--	--	--

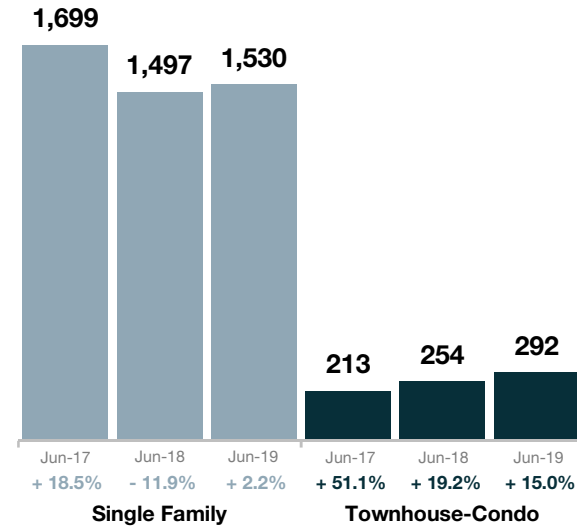
New Listings



June

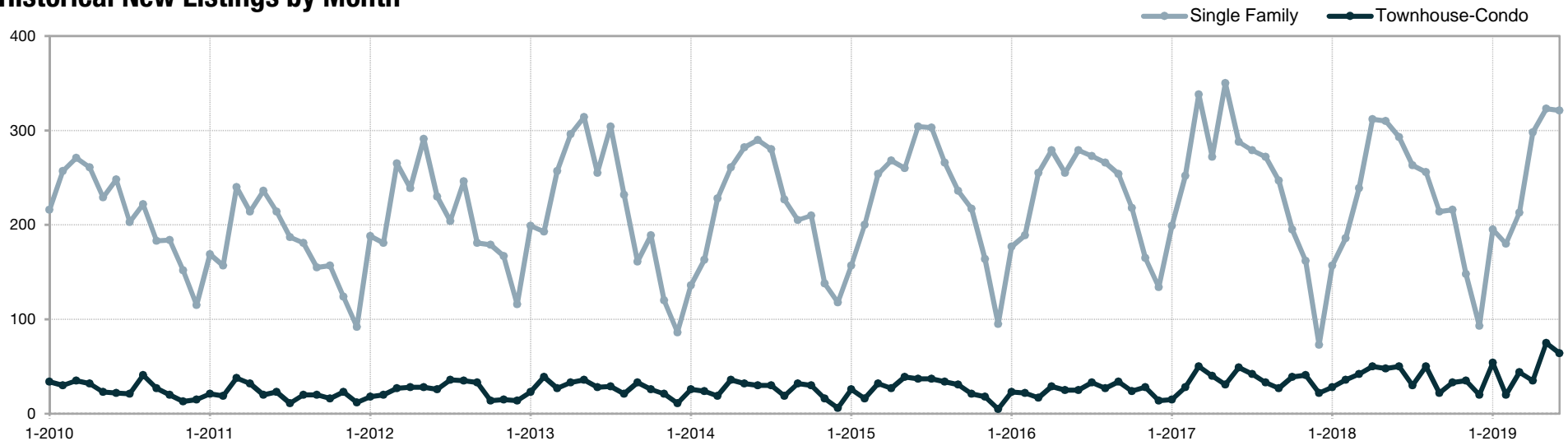


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2018	263	-5.7%	30	-28.6%
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%	54	+92.9%
Feb-2019	180	-3.2%	20	-44.4%
Mar-2019	213	-10.9%	44	+4.8%
Apr-2019	298	-4.5%	35	-30.0%
May-2019	323	+4.2%	75	+56.3%
Jun-2019	321	+9.6%	64	+28.0%

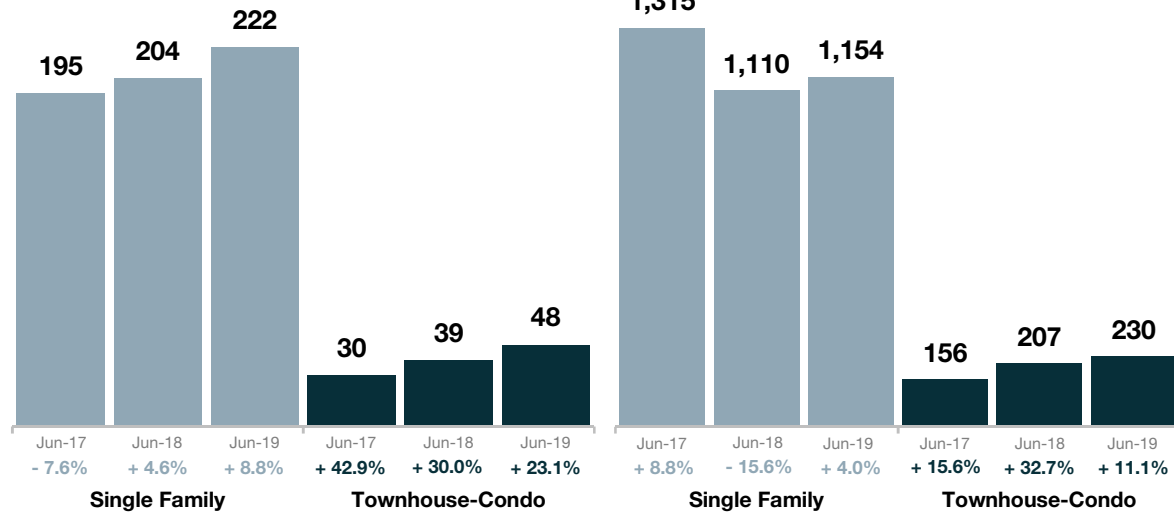
Historical New Listings by Month



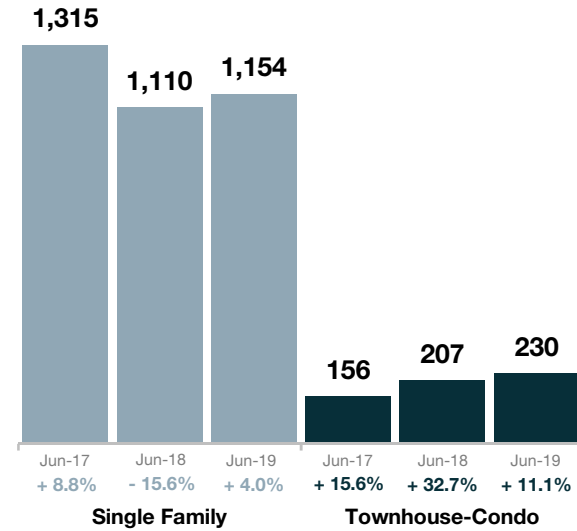
Pending / Under Contract



June

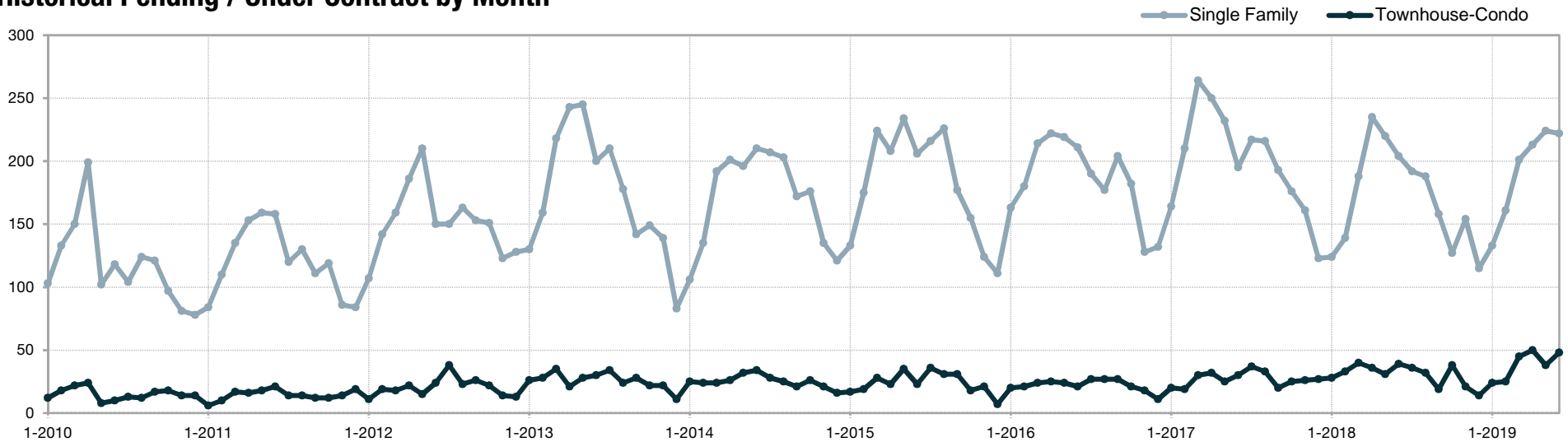


Year to Date



Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2018	192	-11.5%	36	-2.7%
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	213	-9.4%	50	+38.9%
May-2019	224	+1.8%	38	+22.6%
Jun-2019	222	+8.8%	48	+23.1%

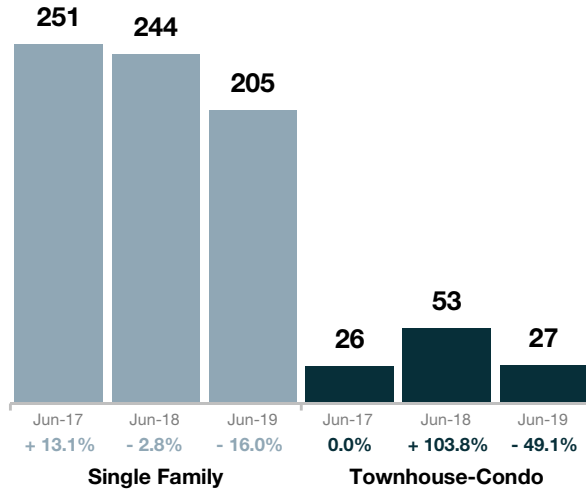
Historical Pending / Under Contract by Month



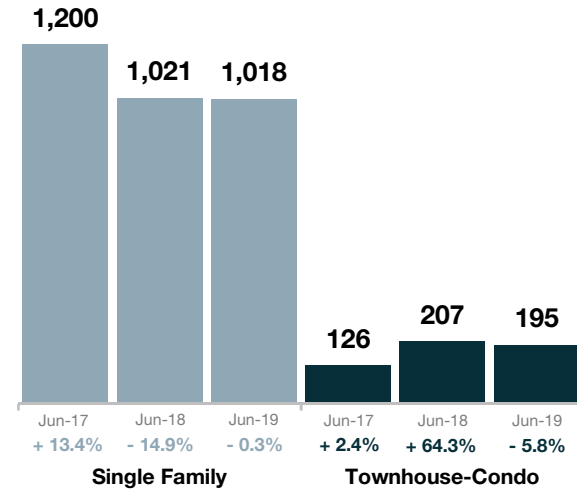
Sold Listings



June

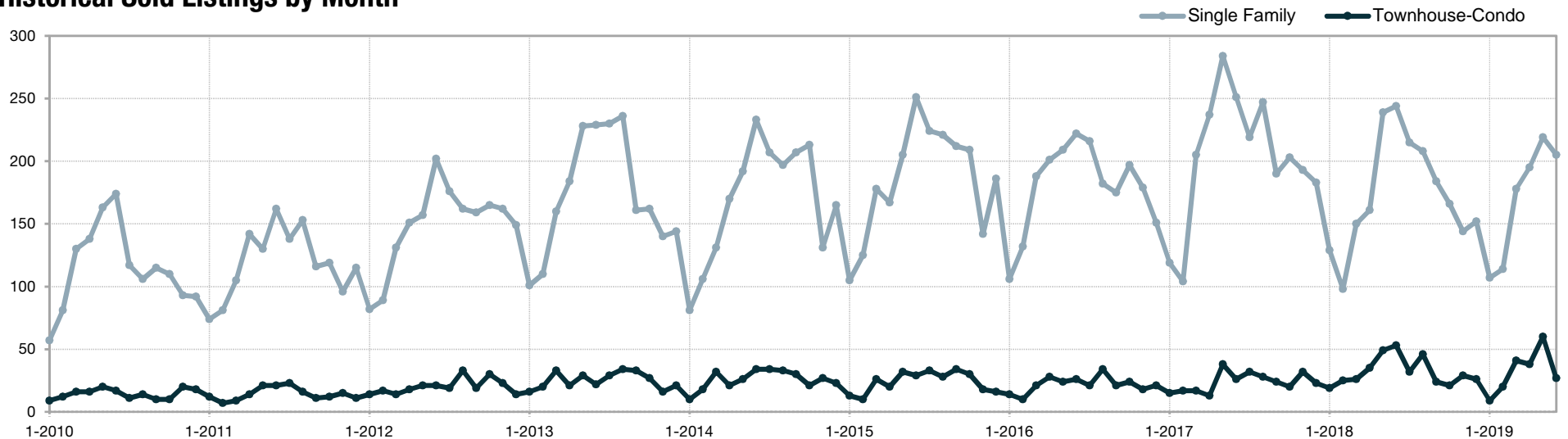


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2018	215	-1.8%	32	0.0%
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	114	+16.3%	20	-20.0%
Mar-2019	178	+18.7%	41	+57.7%
Apr-2019	195	+21.1%	38	+8.6%
May-2019	219	-8.4%	60	+22.4%
Jun-2019	205	-16.0%	27	-49.1%

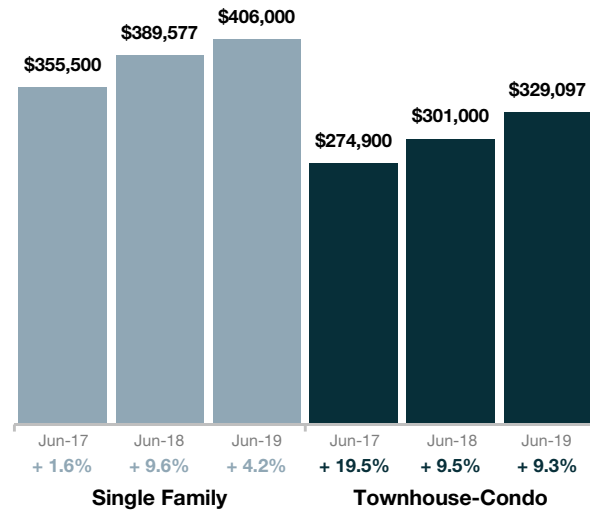
Historical Sold Listings by Month



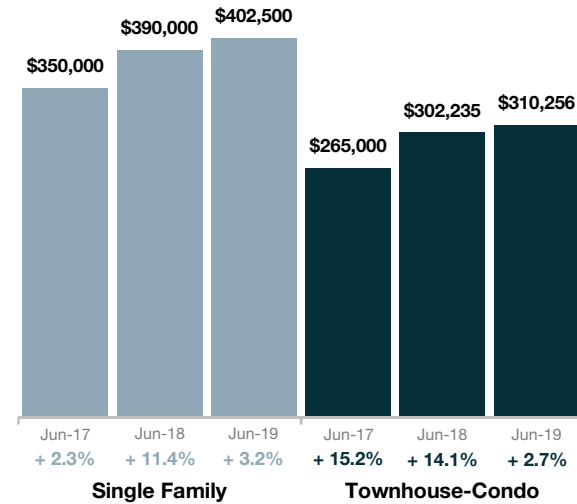
Median Sales Price



June

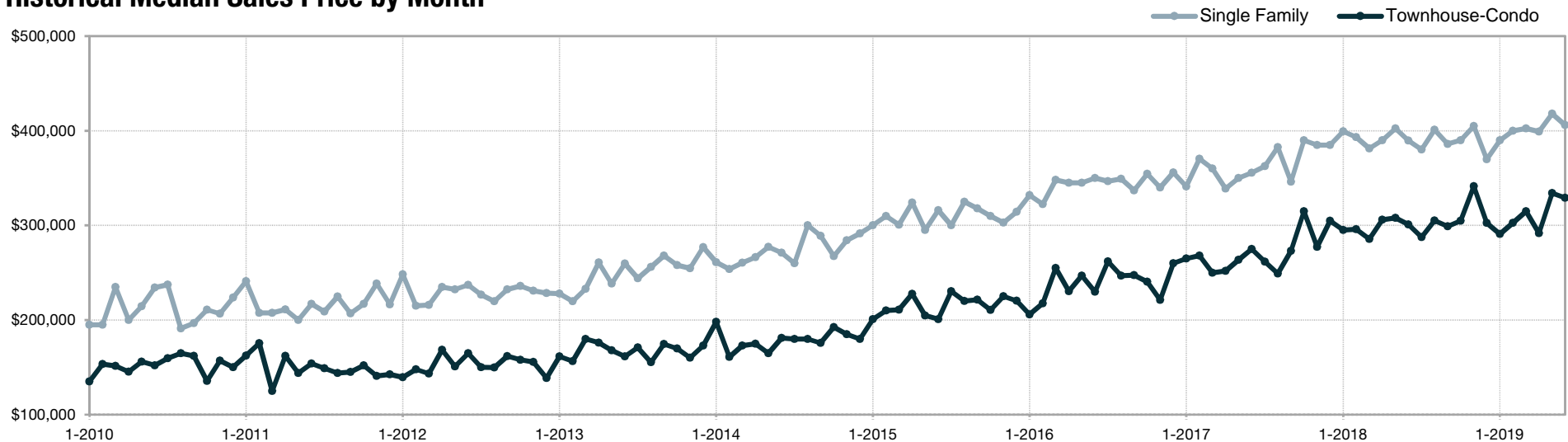


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2018	\$380,000	+4.8%	\$287,500	+9.8%
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	\$399,000	+2.3%	\$291,750	-4.7%
May-2019	\$418,000	+3.9%	\$334,257	+8.5%
Jun-2019	\$406,000	+4.2%	\$329,097	+9.3%

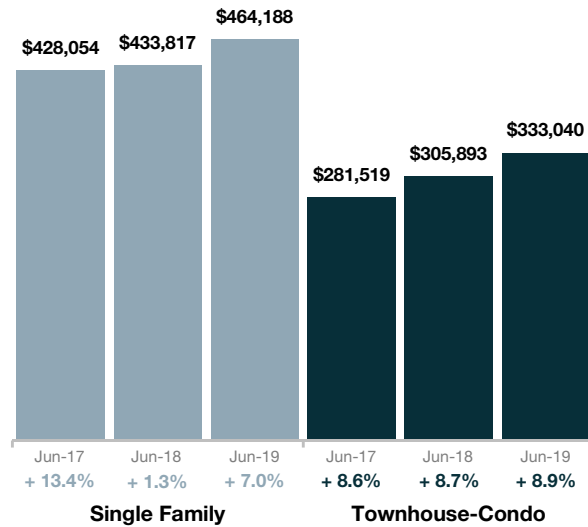
Historical Median Sales Price by Month



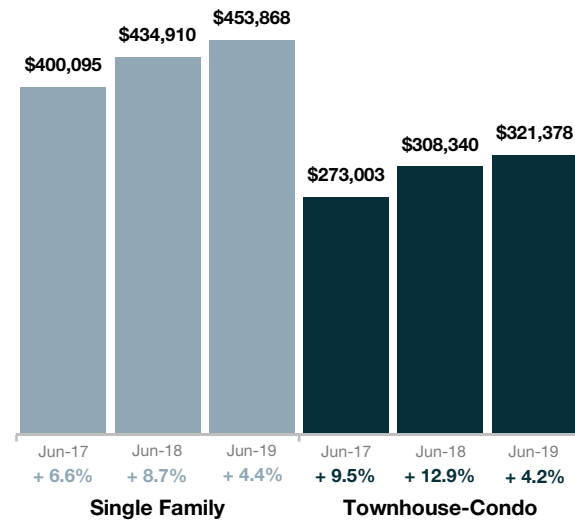
Average Sales Price



June

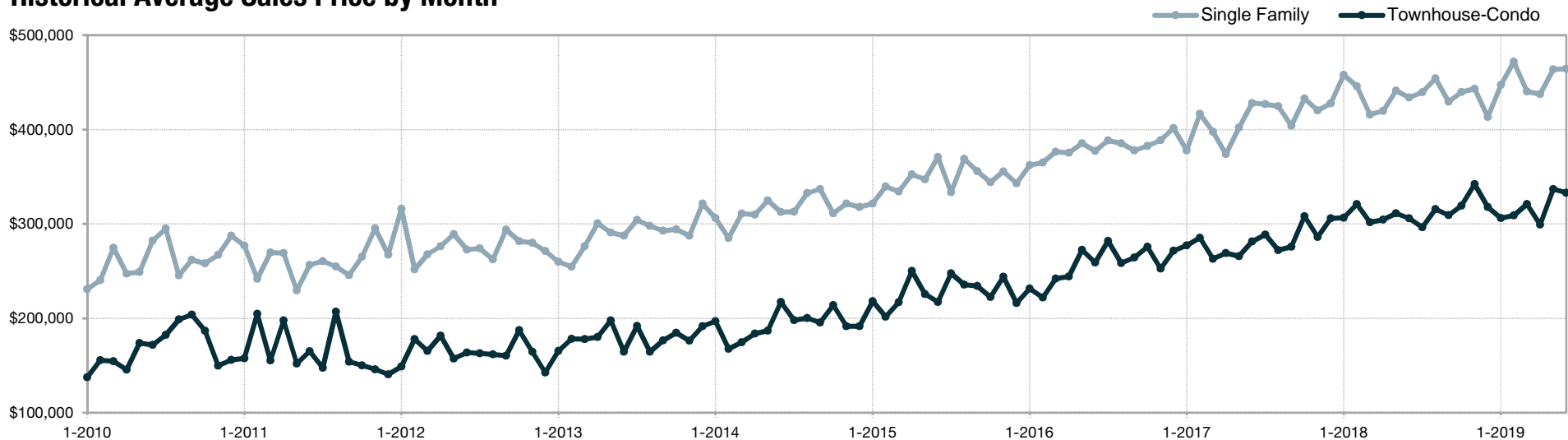


Year to Date



Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2018	\$439,398	+2.9%	\$296,364	+2.7%
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	\$471,759	+5.8%	\$309,025	-3.8%
Mar-2019	\$440,290	+5.9%	\$320,925	+6.3%
Apr-2019	\$437,474	+4.2%	\$299,362	-1.7%
May-2019	\$463,742	+5.1%	\$336,776	+8.2%
Jun-2019	\$464,188	+7.0%	\$333,040	+8.9%

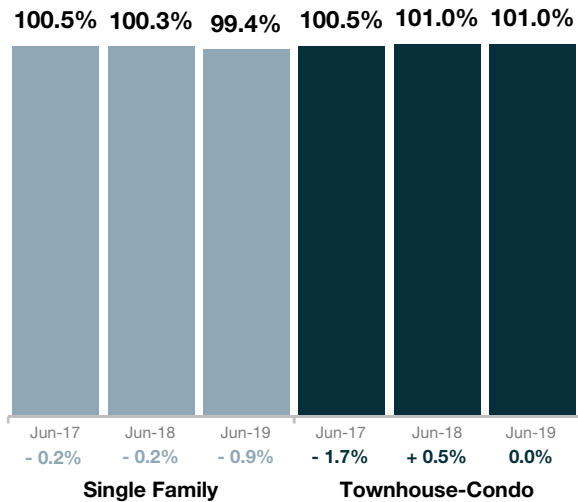
Historical Average Sales Price by Month



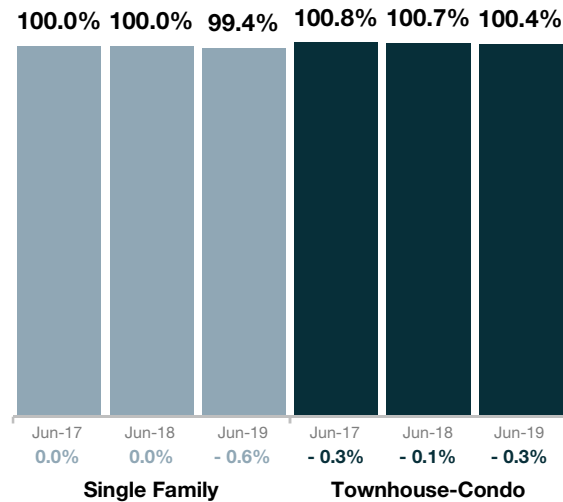
Percent of List Price Received



June

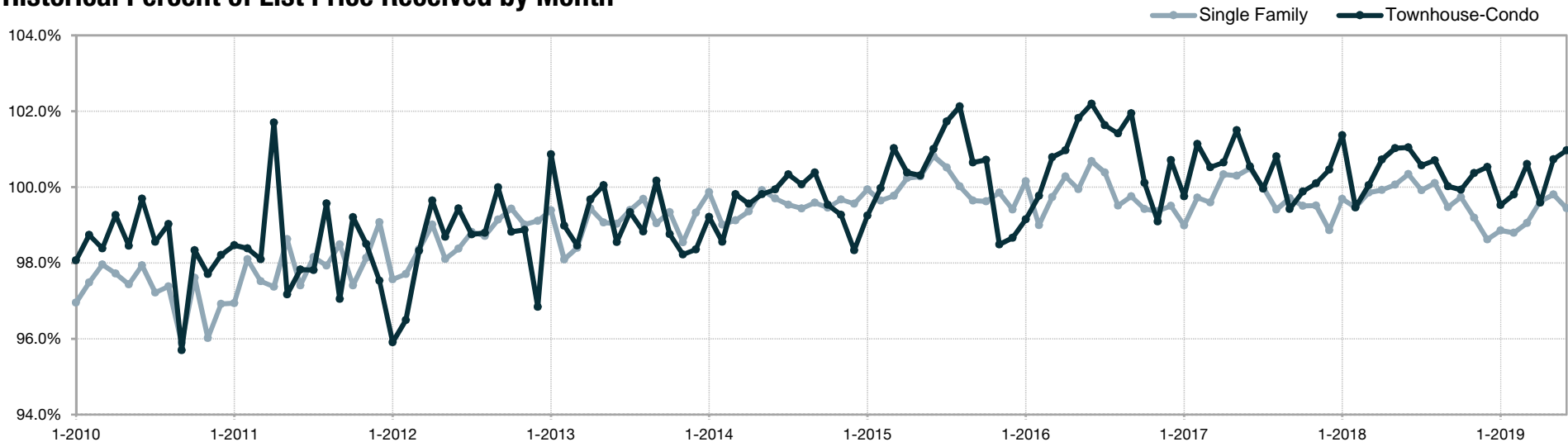


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2018	99.9%	-0.1%	100.6%	+0.6%
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%	101.0%	0.0%

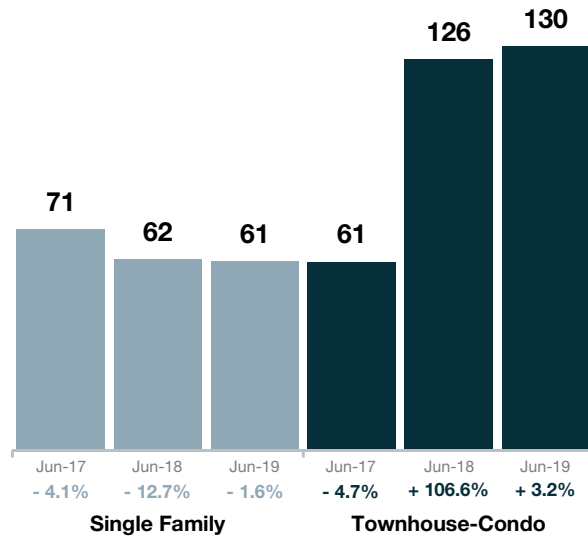
Historical Percent of List Price Received by Month



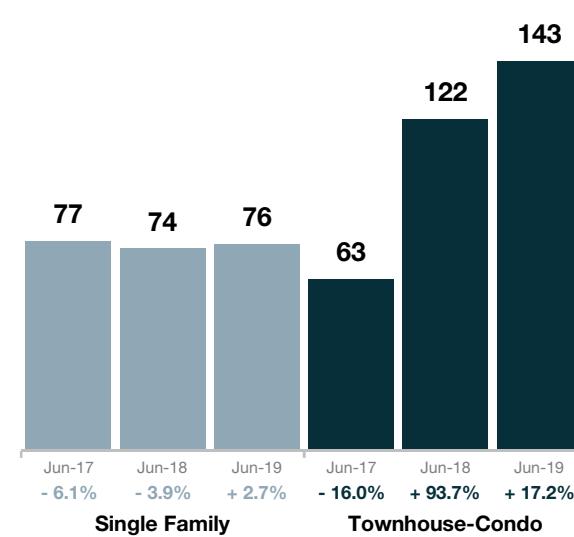
Days on Market Until Sale



June

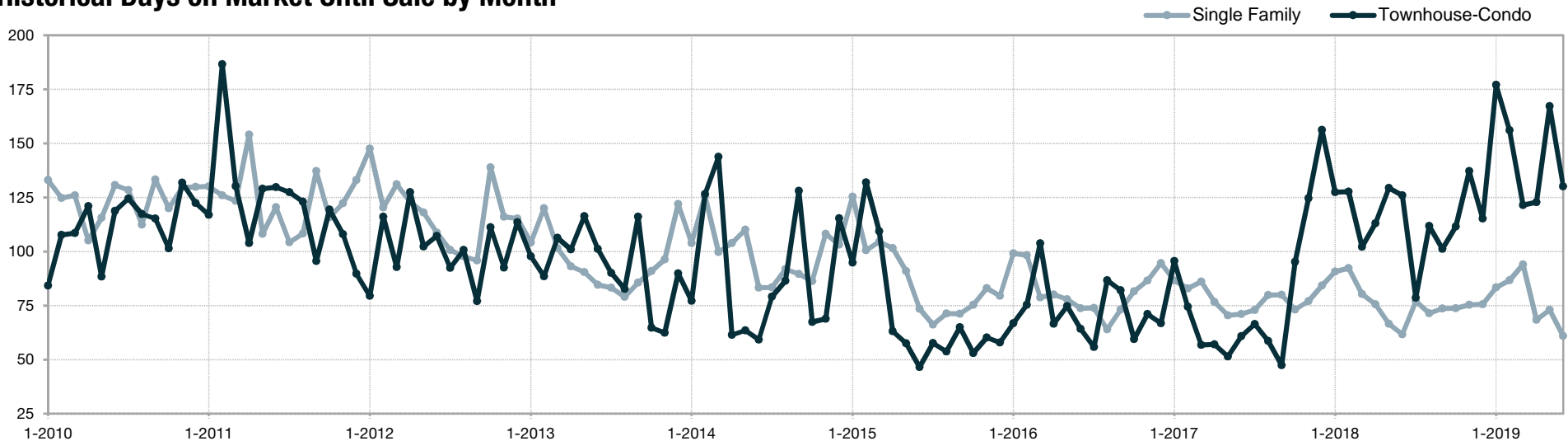


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2018	77	+5.5%	79	+19.7%
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	87	-5.4%	156	+21.9%
Mar-2019	94	+17.5%	121	+18.6%
Apr-2019	68	-10.5%	123	+8.8%
May-2019	73	+9.0%	167	+29.5%
Jun-2019	61	-1.6%	130	+3.2%

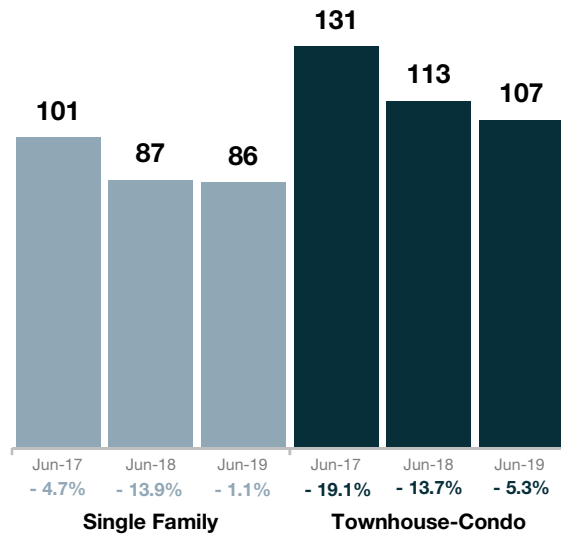
Historical Days on Market Until Sale by Month



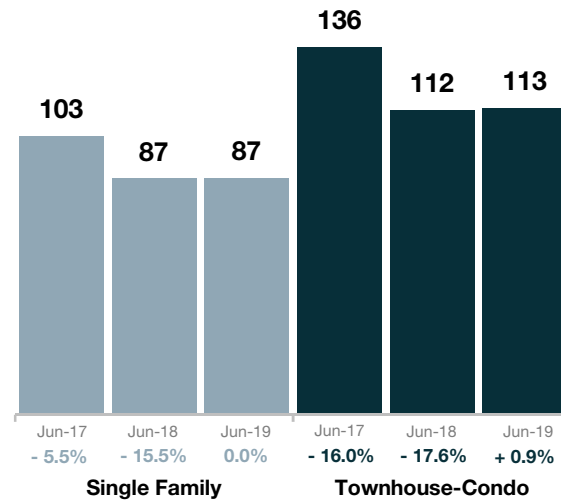
Housing Affordability Index



June

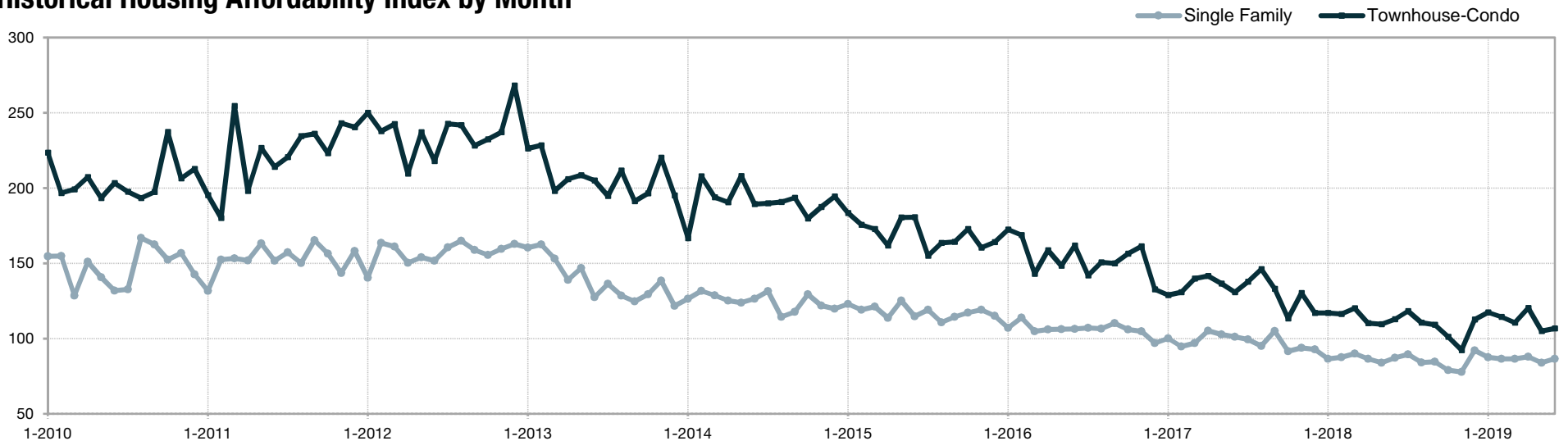


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2018	90	-9.1%	118	-14.5%
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	86	-1.1%	107	-5.3%

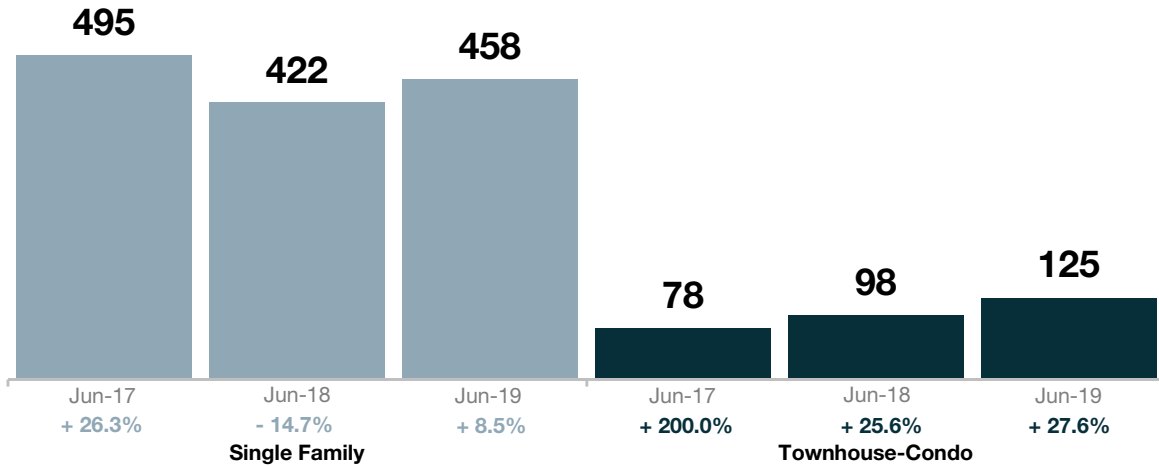
Historical Housing Affordability Index by Month



Inventory of Active Listings

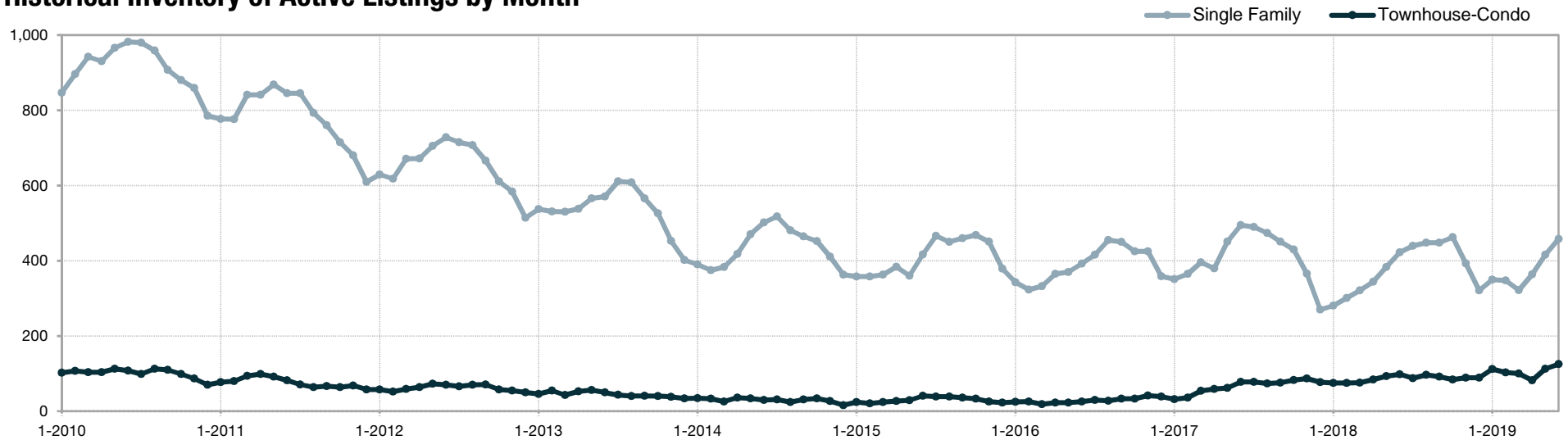


June



Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2018	440	-10.2%	88	+12.8%
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%	112	+49.3%
Feb-2019	348	+15.6%	103	+37.3%
Mar-2019	322	+0.3%	100	+31.6%
Apr-2019	364	+5.8%	82	-2.4%
May-2019	416	+8.6%	113	+21.5%
Jun-2019	458	+8.5%	125	+27.6%

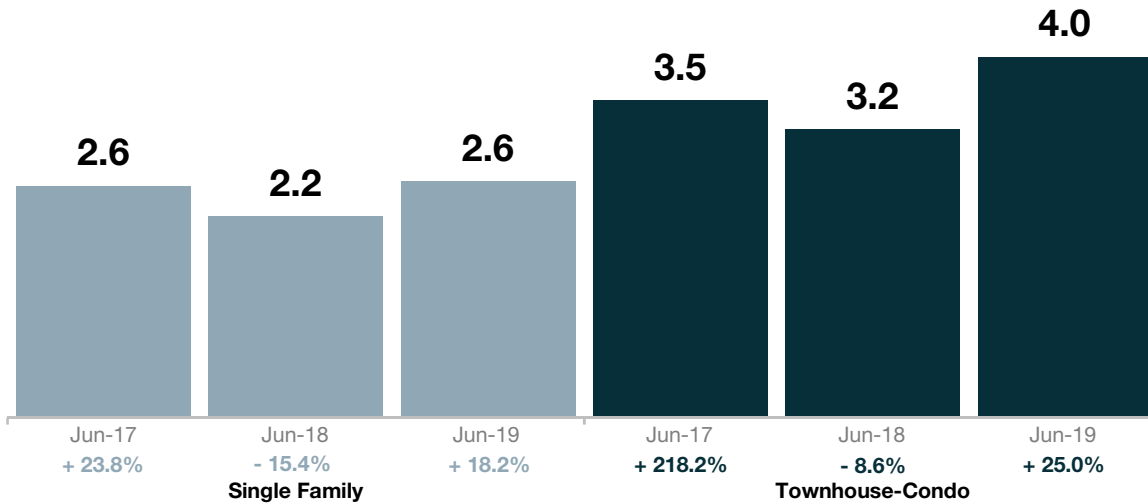
Historical Inventory of Active Listings by Month



Months Supply of Inventory

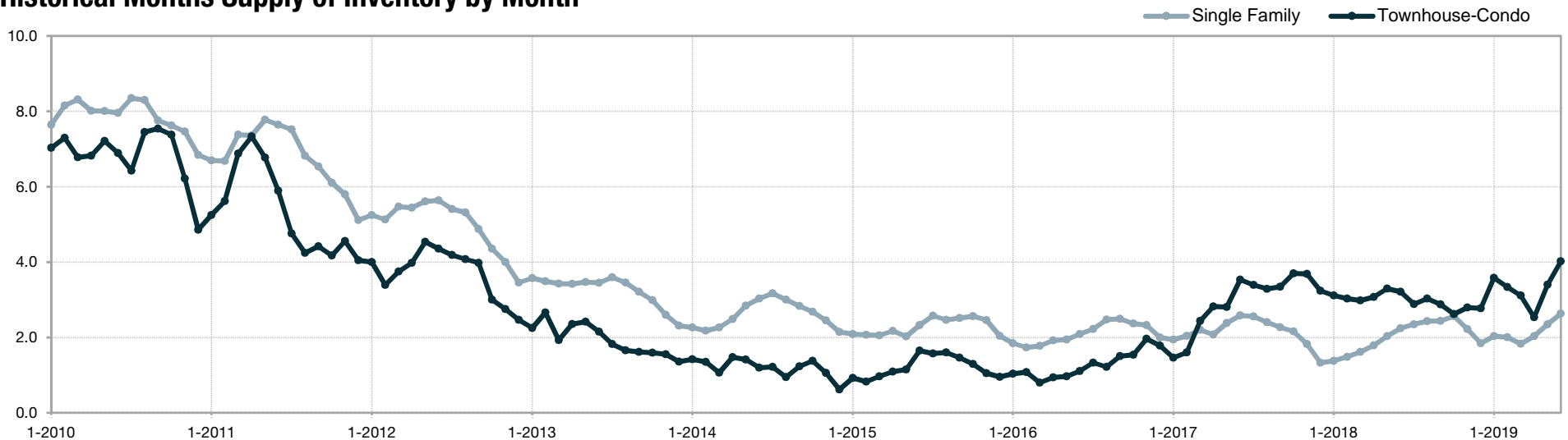


June



Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2018	2.3	-11.5%	2.9	-14.7%
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%	3.3	+10.0%
Mar-2019	1.8	+12.5%	3.1	+3.3%
Apr-2019	2.0	+11.1%	2.5	-19.4%
May-2019	2.3	+15.0%	3.4	+3.0%
Jun-2019	2.6	+18.2%	4.0	+25.0%

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.



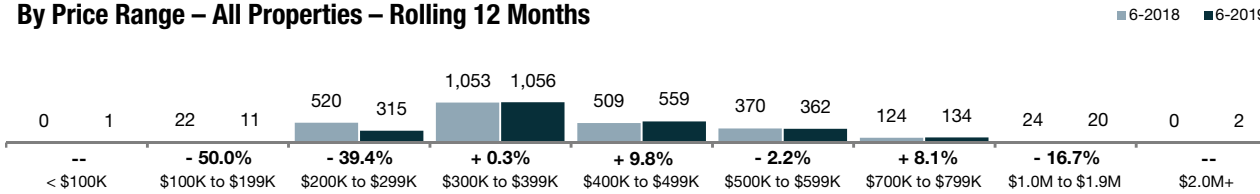
Key Metrics	Historical Sparkbars	6-2018	6-2019	Percent Change	YTD-2018	YTD-2019	Percent Change
New Listings		343	385	+ 12.2%	1,751	1,822	+ 4.1%
Pending / Under Contract		243	270	+ 11.1%	1,317	1,384	+ 5.1%
Sold Listings		297	232	- 21.9%	1,228	1,213	- 1.2%
Median Sales Price		\$370,000	\$400,000	+ 8.1%	\$374,900	\$387,000	+ 3.2%
Average Sales Price		\$410,989	\$448,925	+ 9.2%	\$413,557	\$432,569	+ 4.6%
Pct. of List Price Received		100.5%	99.6%	- 0.9%	100.1%	99.5%	- 0.6%
Days on Market		73	69	- 5.5%	82	87	+ 6.1%
Affordability Index		92	88	- 4.3%	91	91	0.0%
Active Listings		520	583	+ 12.1%	--	--	--
Months Supply		2.4	2.8	+ 16.7%	--	--	--

Sold Listings

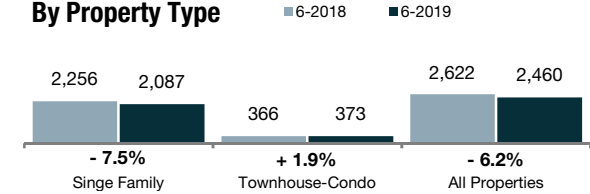
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Condo		
	6-2018	6-2019	Change	6-2018	6-2019	Change
\$99,999 and Below	0	1	--	0	0	--
\$100,000 to \$199,999	14	8	-42.9%	8	3	-62.5%
\$200,000 to \$299,999	325	149	-54.2%	195	166	-14.9%
\$300,000 to \$399,999	917	902	-1.6%	136	154	+13.2%
\$400,000 to \$499,999	485	510	+5.2%	24	49	+104.2%
\$500,000 to \$699,999	368	361	-1.9%	2	1	-50.0%
\$700,000 to \$999,999	123	134	+8.9%	1	0	-100.0%
\$1,000,000 to \$1,999,999	24	20	-16.7%	0	0	--
\$2,000,000 and Above	0	2	--	0	0	--
All Price Ranges	2,256	2,087	-7.5%	366	373	+1.9%

Compared to Prior Quarter

By Price Range	Single Family			Condo		
	5-2019	6-2019	Change	5-2019	6-2019	Change
\$99,999 and Below	0	0	--	0	0	--
\$100,000 to \$199,999	2	0	-100.0%	0	0	--
\$200,000 to \$299,999	11	7	-36.4%	19	10	-47.4%
\$300,000 to \$399,999	84	87	+3.6%	30	11	-63.3%
\$400,000 to \$499,999	58	49	-15.5%	11	6	-45.5%
\$500,000 to \$699,999	45	43	-4.4%	0	0	--
\$700,000 to \$999,999	17	16	-5.9%	0	0	--
\$1,000,000 to \$1,999,999	2	3	+50.0%	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
All Price Ranges	219	205	-6.4%	60	27	-55.0%

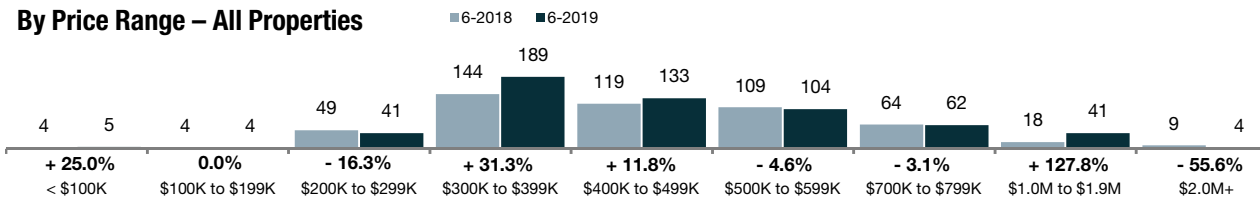
Year to Date

By Price Range	Single Family			Condo		
	6-2018	6-2019	Change	6-2018	6-2019	Change
\$99,999 and Below	0	1	--	0	0	--
\$100,000 to \$199,999	4	4	0.0%	6	1	-83.3%
\$200,000 to \$299,999	116	57	-50.9%	94	80	-14.9%
\$300,000 to \$399,999	421	427	+1.4%	87	88	+1.1%
\$400,000 to \$499,999	247	277	+12.1%	19	26	+36.8%
\$500,000 to \$699,999	168	166	-1.2%	0	0	--
\$700,000 to \$999,999	54	72	+33.3%	1	0	-100.0%
\$1,000,000 to \$1,999,999	11	13	+18.2%	0	0	--
\$2,000,000 and Above	0	1	--	0	0	--
All Price Ranges	1,021	1,018	-0.3%	207	195	-5.8%

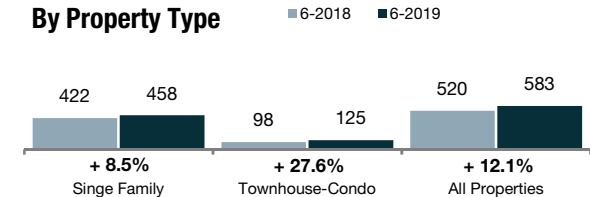
Inventory of Active Listings

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		
	6-2018	6-2019	Change	6-2018	6-2019	Change
\$99,999 and Below	4	5	+25.0%	0	0	--
\$100,000 to \$199,999	1	1	0.0%	3	3	0.0%
\$200,000 to \$299,999	15	14	-6.7%	34	27	-20.6%
\$300,000 to \$399,999	98	118	+20.4%	46	71	+54.3%
\$400,000 to \$499,999	105	119	+13.3%	14	14	0.0%
\$500,000 to \$699,999	108	94	-13.0%	1	10	+900.0%
\$700,000 to \$999,999	64	62	-3.1%	0	0	--
\$1,000,000 to \$1,999,999	18	41	+127.8%	0	0	--
\$2,000,000 and Above	9	4	-55.6%	0	0	--
All Price Ranges	422	458	+8.5%	98	125	+27.6%

Compared to Prior Month

By Price Range	Single Family			Condo		
	5-2019	6-2019	Change	5-2019	6-2019	Change
\$99,999 and Below	5	5	0.0%	0	0	--
\$100,000 to \$199,999	1	1	0.0%	2	3	+50.0%
\$200,000 to \$299,999	18	14	-22.2%	27	27	0.0%
\$300,000 to \$399,999	105	118	+12.4%	65	71	+9.2%
\$400,000 to \$499,999	114	119	+4.4%	13	14	+7.7%
\$500,000 to \$699,999	83	94	+13.3%	6	10	+66.7%
\$700,000 to \$999,999	50	62	+24.0%	0	0	--
\$1,000,000 to \$1,999,999	37	41	+10.8%	0	0	--
\$2,000,000 and Above	3	4	+33.3%	0	0	--
All Price Ranges	416	458	+10.1%	113	125	+10.6%

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.