

# Monthly Indicators



## April 2019

Percent changes calculated using year-over-year comparisons.

New Listings were up 24.3 percent for single family homes but decreased 7.6 percent for townhouse-condo properties. Pending Sales decreased 15.6 percent for single family homes but increased 2.1 percent for townhouse-condo properties.

The Median Sales Price was up 14.0 percent to \$975,000 for single family homes but decreased 4.3 percent to \$405,900 for townhouse-condo properties. Days on Market increased 39.0 percent for single family homes but decreased 7.3 percent for townhouse-condo properties.

Although hiring and wage gains have been below expectations, the national unemployment rate held firm at 3.8 percent. A historically low unemployment rate can provide reassurance to wary consumers. But in order for sales to increase on a grand scale, buyers will need more spending power, or sellers will need to reduce prices to land where buyers are most active. Neither situation is likely to occur in 2019, and yet inventory is straining to keep pace in the most competitive price ranges.

## Activity Snapshot

<b>+ 10.1%</b>	<b>+ 3.8%</b>	<b>+ 1.7%</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>Active Listings</b> All Properties

Residential real estate activity in ZIP codes 80487, 81639 and 80467 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.



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Key Metrics	Historical Sparkbars	4-2018	4-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		37	46	+ 24.3%	125	114	- 8.8%
<b>Pending Sales</b>		32	27	- 15.6%	90	108	+ 20.0%
<b>Sold Listings</b>		17	25	+ 47.1%	66	77	+ 16.7%
<b>Median Sales Price</b>		\$855,000	\$975,000	+ 14.0%	\$655,750	\$775,000	+ 18.2%
<b>Average Sales Price</b>		\$1,257,789	\$1,096,370	- 12.8%	\$937,540	\$974,783	+ 4.0%
<b>Pct. of List Price Received</b>		93.7%	95.1%	+ 1.5%	95.2%	96.6%	+ 1.5%
<b>Days on Market</b>		105	146	+ 39.0%	106	141	+ 33.0%
<b>Housing Affordability Index</b>		39	36	- 7.7%	51	45	- 11.8%
<b>Active Listings</b>		163	164	+ 0.6%	--	--	--
<b>Months Supply</b>		5.9	5.6	- 5.1%	--	--	--

# Townhouse-Condo Market Overview

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

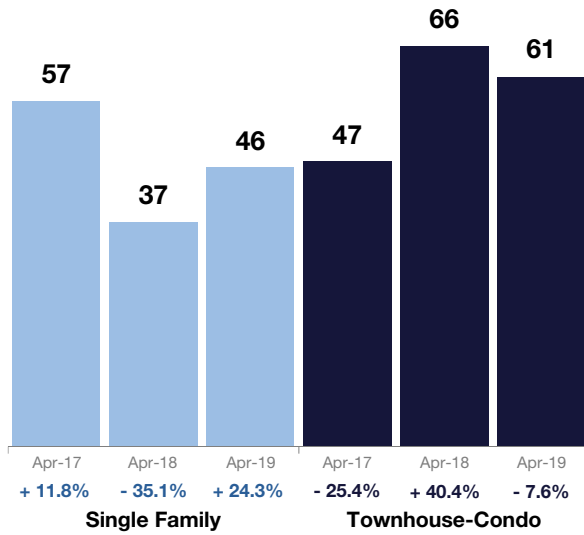


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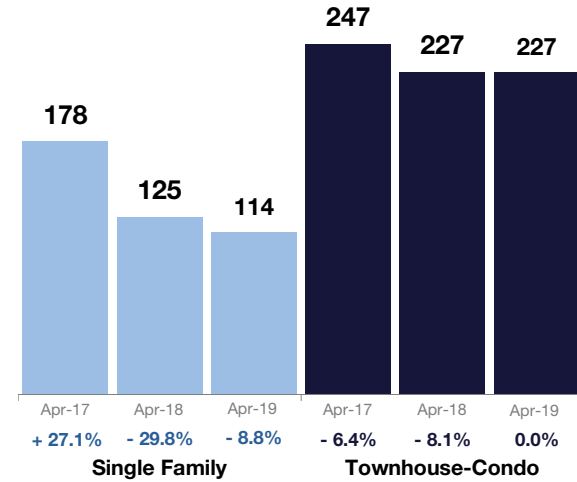
Key Metrics	Historical Sparkbars	4-2018	4-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		66	61	- 7.6%	227	227	0.0%
<b>Pending Sales</b>		47	48	+ 2.1%	176	196	+ 11.4%
<b>Sold Listings</b>		52	51	- 1.9%	160	150	- 6.3%
<b>Median Sales Price</b>		\$424,200	\$405,900	- 4.3%	\$401,750	\$382,250	- 4.9%
<b>Average Sales Price</b>		\$496,850	\$479,997	- 3.4%	\$472,420	\$444,642	- 5.9%
<b>Pct. of List Price Received</b>		97.0%	97.1%	+ 0.1%	97.1%	96.5%	- 0.6%
<b>Days on Market</b>		96	89	- 7.3%	103	89	- 13.6%
<b>Housing Affordability Index</b>		80	87	+ 8.7%	84	92	+ 9.5%
<b>Active Listings</b>		252	258	+ 2.4%	--	--	--
<b>Months Supply</b>		4.9	5.6	+ 14.3%	--	--	--

# New Listings

## April

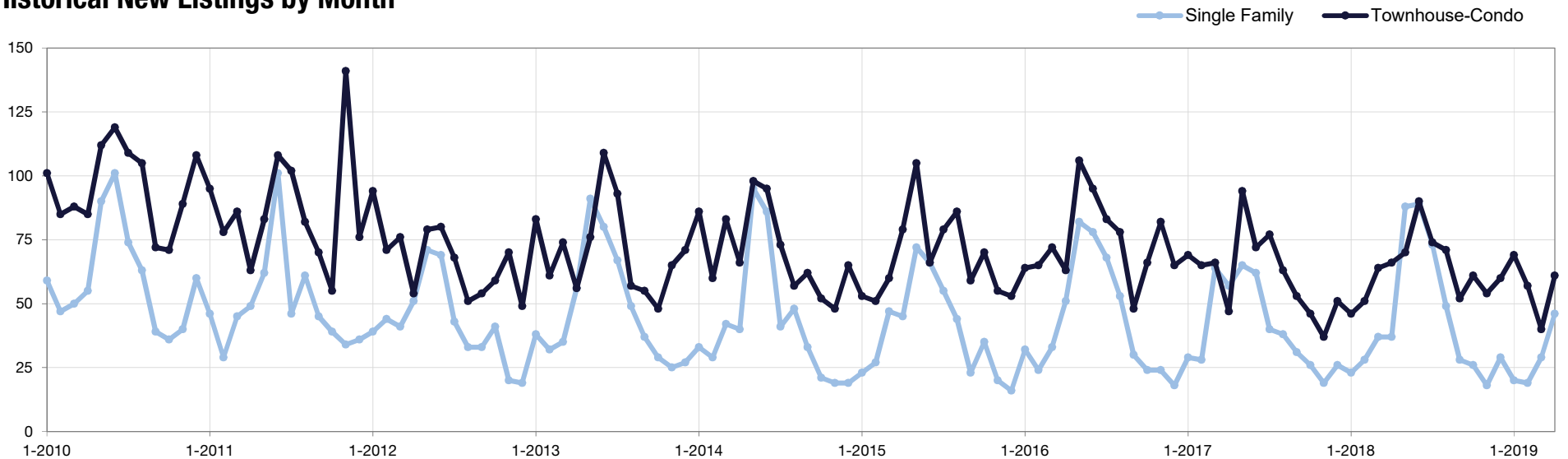


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2018	88	+35.4%	70	-25.5%
Jun-2018	89	+43.5%	90	+25.0%
Jul-2018	73	+82.5%	74	-3.9%
Aug-2018	49	+28.9%	71	+12.7%
Sep-2018	28	-9.7%	52	-1.9%
Oct-2018	26	0.0%	61	+32.6%
Nov-2018	18	-5.3%	54	+45.9%
Dec-2018	29	+11.5%	60	+17.6%
Jan-2019	20	-13.0%	69	+50.0%
Feb-2019	19	-32.1%	57	+11.8%
Mar-2019	29	-21.6%	40	-37.5%
<b>Apr-2019</b>	<b>46</b>	<b>+24.3%</b>	<b>61</b>	<b>-7.6%</b>

## Historical New Listings by Month

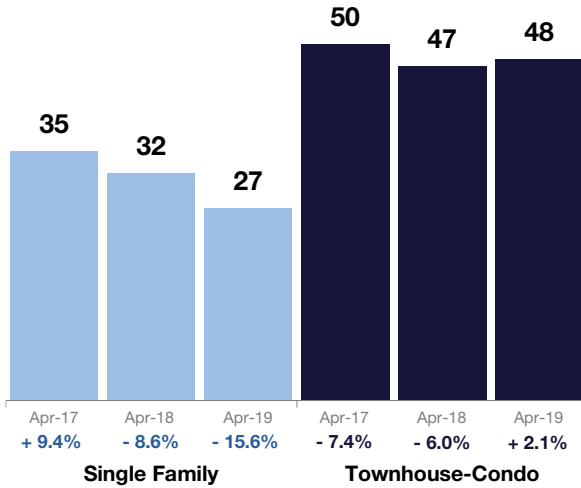


# Pending Sales

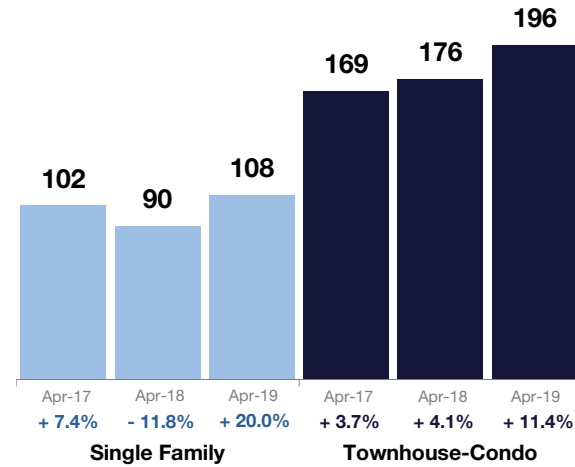


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## April

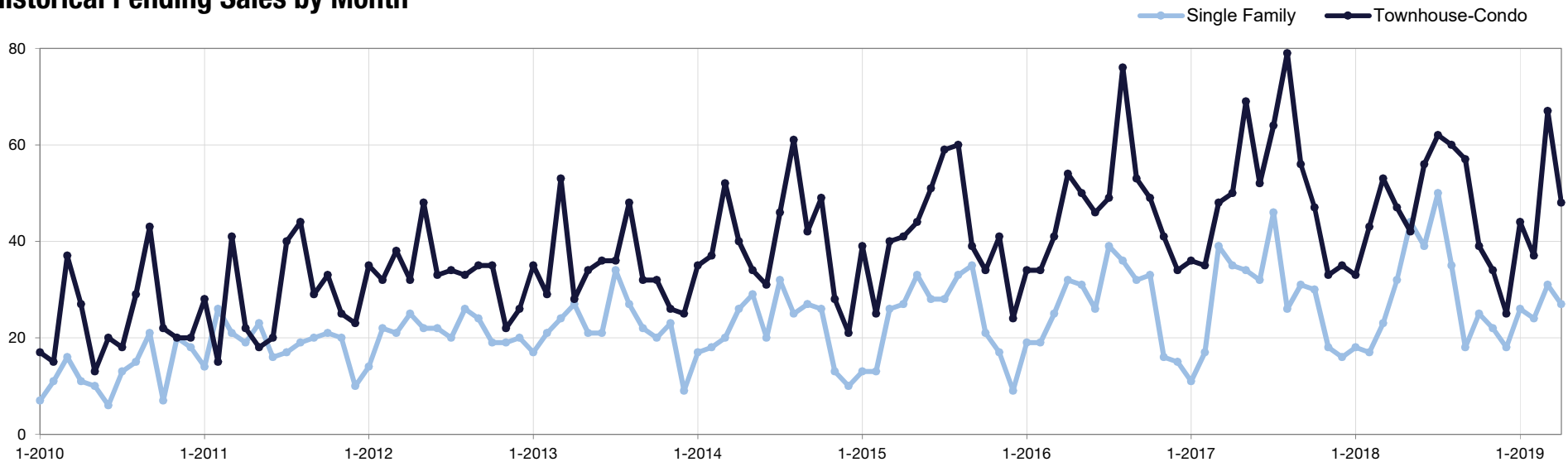


## Year to Date



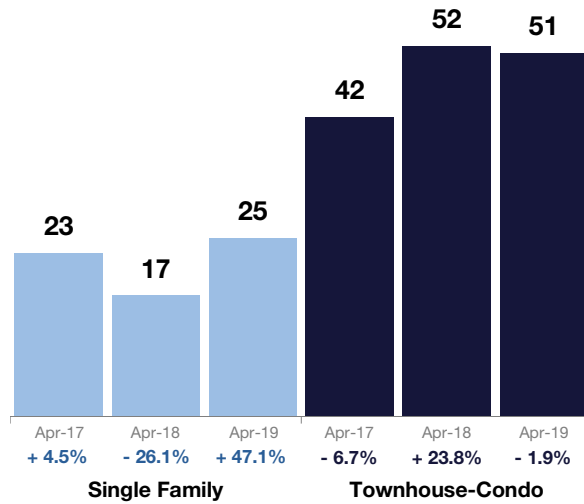
Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2018	44	+29.4%	42	-39.1%
Jun-2018	39	+21.9%	56	+7.7%
Jul-2018	50	+8.7%	62	-3.1%
Aug-2018	35	+34.6%	60	-24.1%
Sep-2018	18	-41.9%	57	+1.8%
Oct-2018	25	-16.7%	39	-17.0%
Nov-2018	22	+22.2%	34	+3.0%
Dec-2018	18	+12.5%	25	-28.6%
Jan-2019	26	+44.4%	44	+33.3%
Feb-2019	24	+41.2%	37	-14.0%
Mar-2019	31	+34.8%	67	+26.4%
<b>Apr-2019</b>	<b>27</b>	<b>-15.6%</b>	<b>48</b>	<b>+2.1%</b>

## Historical Pending Sales by Month

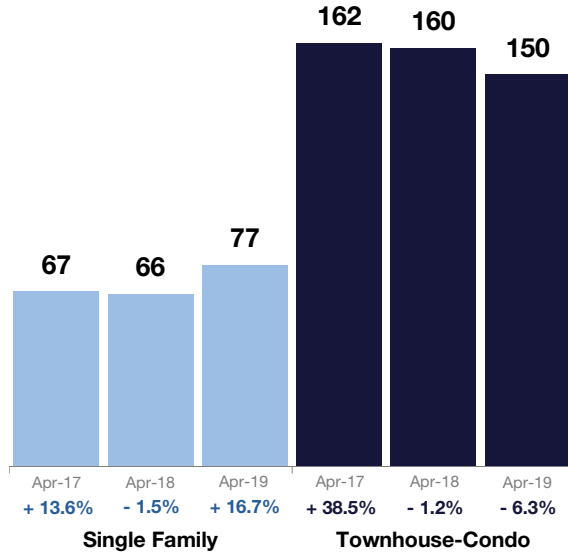


# Sold Listings

## April

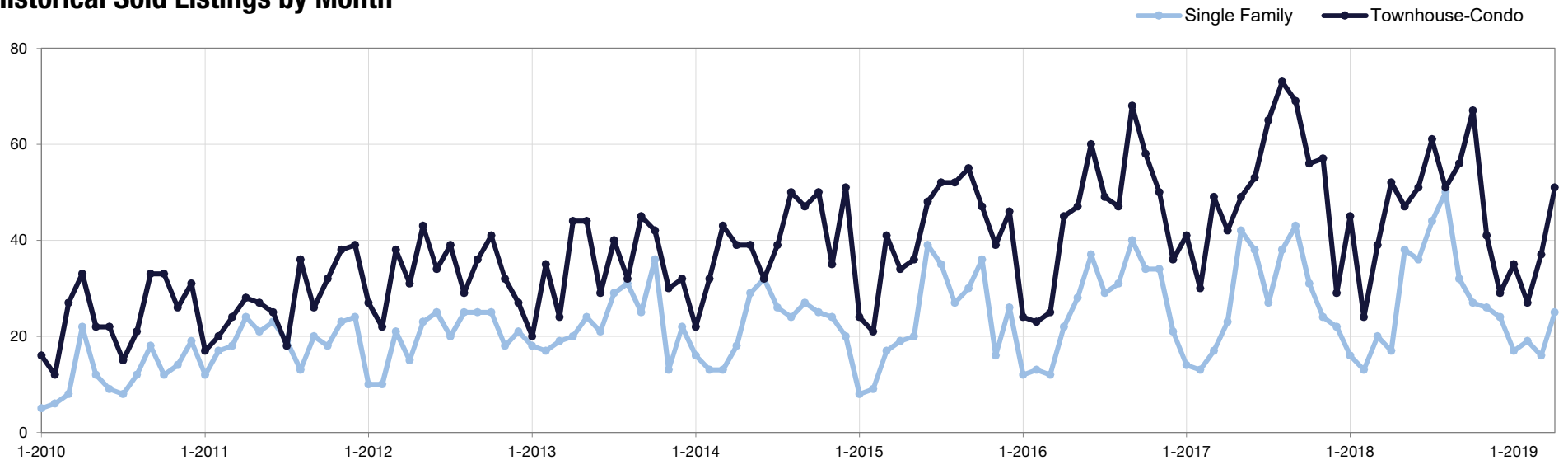


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2018	38	-9.5%	47	-4.1%
Jun-2018	36	-5.3%	51	-3.8%
Jul-2018	44	+63.0%	61	-6.2%
Aug-2018	50	+31.6%	51	-30.1%
Sep-2018	32	-25.6%	56	-18.8%
Oct-2018	27	-12.9%	67	+19.6%
Nov-2018	26	+8.3%	41	-28.1%
Dec-2018	24	+9.1%	29	0.0%
Jan-2019	17	+6.3%	35	-22.2%
Feb-2019	19	+46.2%	27	+12.5%
Mar-2019	16	-20.0%	37	-5.1%
<b>Apr-2019</b>	<b>25</b>	<b>+47.1%</b>	<b>51</b>	<b>-1.9%</b>

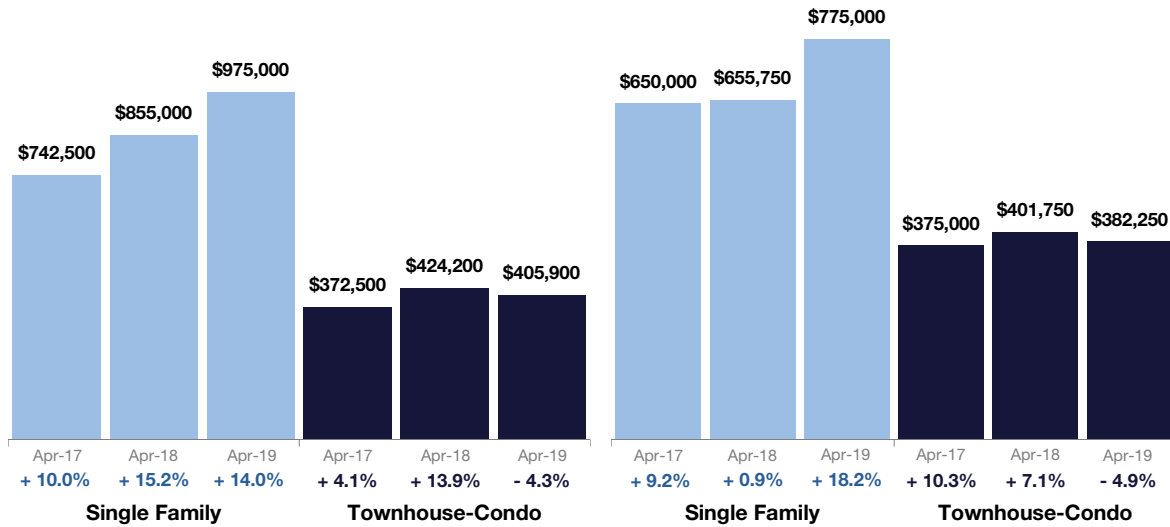
## Historical Sold Listings by Month



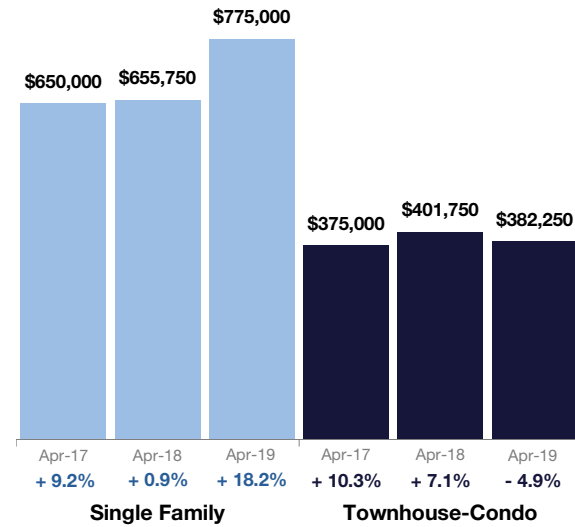
# Median Sales Price



## April

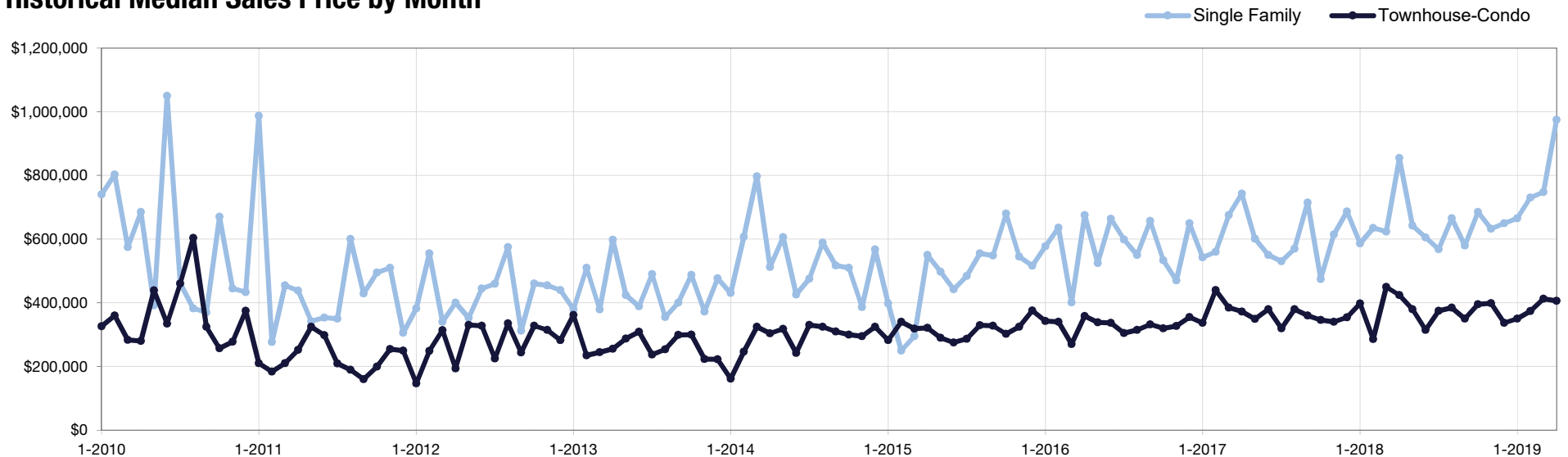


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2018	\$642,000	+6.9%	\$380,000	+8.9%
Jun-2018	\$605,000	+10.0%	\$315,000	-17.0%
Jul-2018	\$568,575	+7.3%	\$375,000	+17.2%
Aug-2018	\$665,000	+16.7%	\$385,000	+1.3%
Sep-2018	\$579,500	-19.0%	\$350,000	-2.8%
Oct-2018	\$685,000	+44.5%	\$395,000	+14.2%
Nov-2018	\$632,500	+3.0%	\$399,000	+17.4%
Dec-2018	\$650,000	-5.4%	\$337,000	-4.8%
Jan-2019	\$665,000	+13.4%	\$350,000	-12.1%
Feb-2019	\$730,000	+15.0%	\$374,000	+31.0%
Mar-2019	\$747,500	+19.9%	\$412,500	-8.2%
<b>Apr-2019</b>	<b>\$975,000</b>	<b>+14.0%</b>	<b>\$405,900</b>	<b>-4.3%</b>

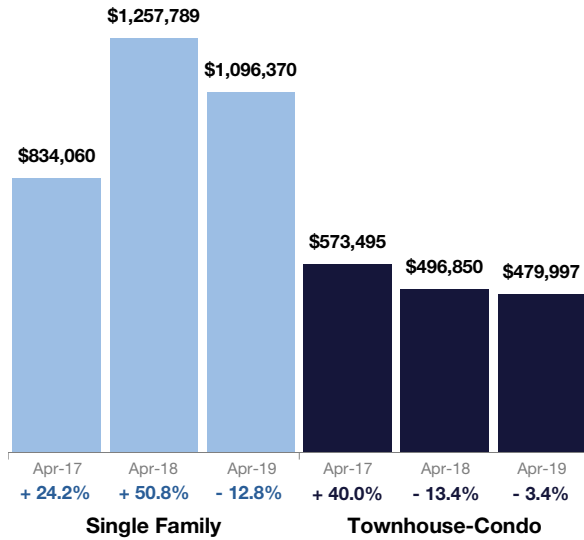
## Historical Median Sales Price by Month



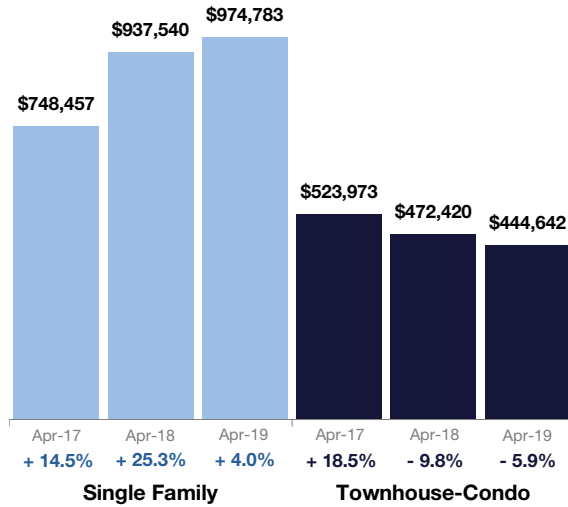
# Average Sales Price



## April

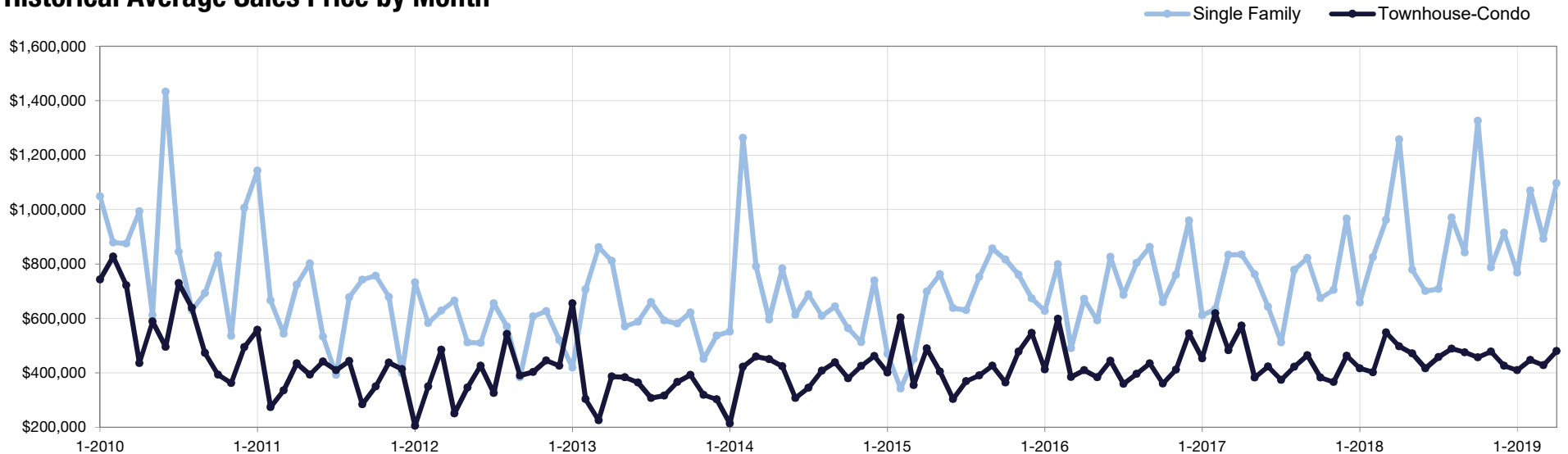


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2018	\$778,526	+2.1%	\$471,383	+23.1%
Jun-2018	\$700,365	+8.9%	\$416,230	-1.6%
Jul-2018	\$708,655	+38.5%	\$457,554	+22.3%
Aug-2018	\$970,386	+24.7%	\$488,353	+15.8%
Sep-2018	\$842,606	+2.5%	\$474,634	+2.2%
Oct-2018	\$1,326,285	+96.7%	\$456,559	+19.4%
Nov-2018	\$787,112	+11.8%	\$477,902	+30.5%
Dec-2018	\$914,479	-5.4%	\$425,634	-8.0%
Jan-2019	\$767,765	+16.7%	\$409,071	-1.7%
Feb-2019	\$1,069,368	+29.6%	\$446,704	+11.1%
Mar-2019	\$892,442	-7.2%	\$428,054	-21.9%
<b>Apr-2019</b>	<b>\$1,096,370</b>	<b>-12.8%</b>	<b>\$479,997</b>	<b>-3.4%</b>

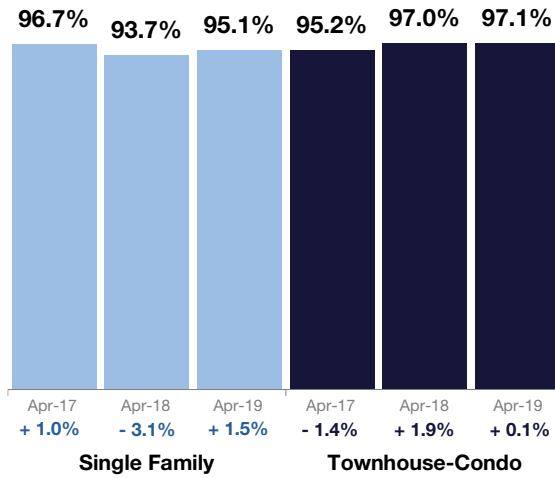
## Historical Average Sales Price by Month



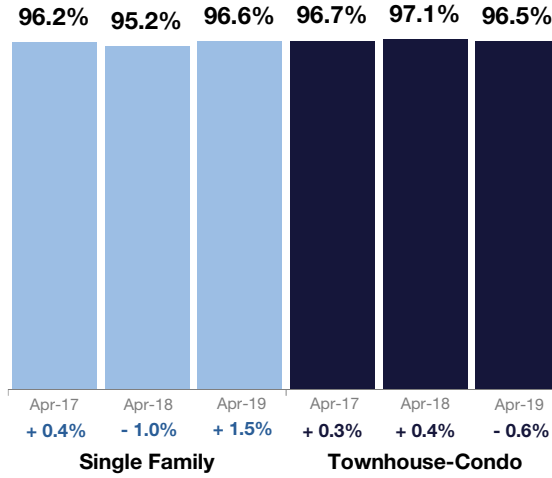


# Percent of List Price Received

## April

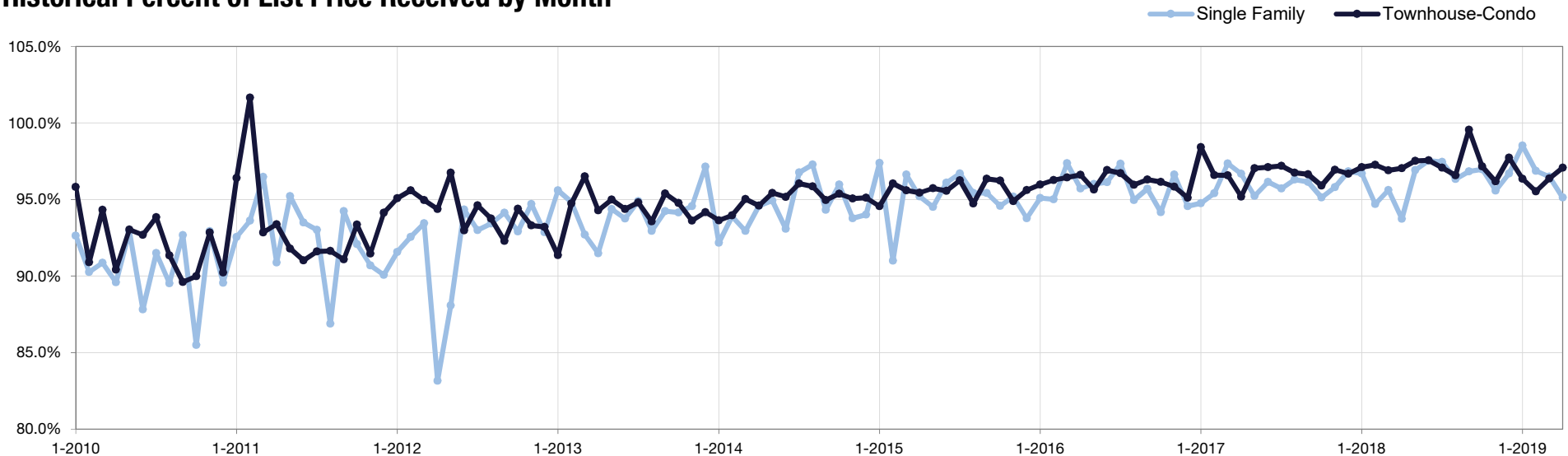


## Year to Date



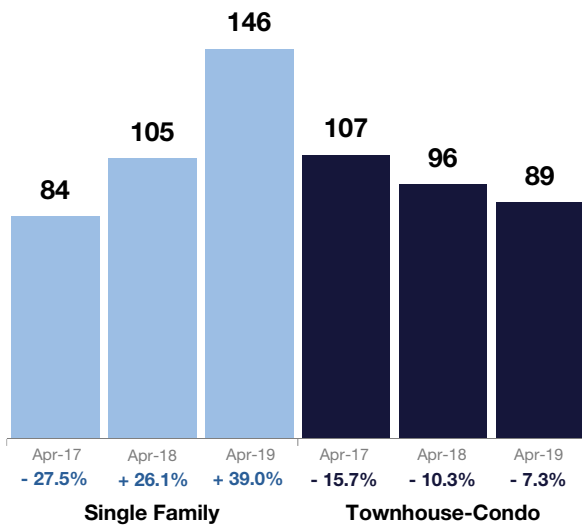
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2018	96.9%	+1.8%	97.5%	+0.4%
Jun-2018	97.5%	+1.4%	97.6%	+0.5%
Jul-2018	97.5%	+1.9%	97.1%	-0.1%
Aug-2018	96.3%	0.0%	96.6%	-0.1%
Sep-2018	96.8%	+0.6%	99.6%	+3.0%
Oct-2018	97.0%	+2.0%	97.2%	+1.4%
Nov-2018	95.6%	-0.2%	96.2%	-0.7%
Dec-2018	96.7%	-0.1%	97.7%	+1.0%
Jan-2019	98.5%	+1.9%	96.4%	-0.7%
Feb-2019	96.9%	+2.3%	95.5%	-1.8%
Mar-2019	96.5%	+0.9%	96.4%	-0.5%
<b>Apr-2019</b>	<b>95.1%</b>	<b>+1.5%</b>	<b>97.1%</b>	<b>+0.1%</b>

## Historical Percent of List Price Received by Month

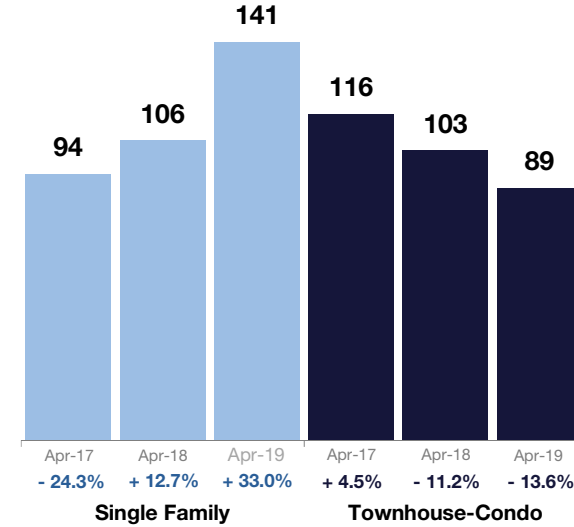


# Days on Market Until Sale

## April

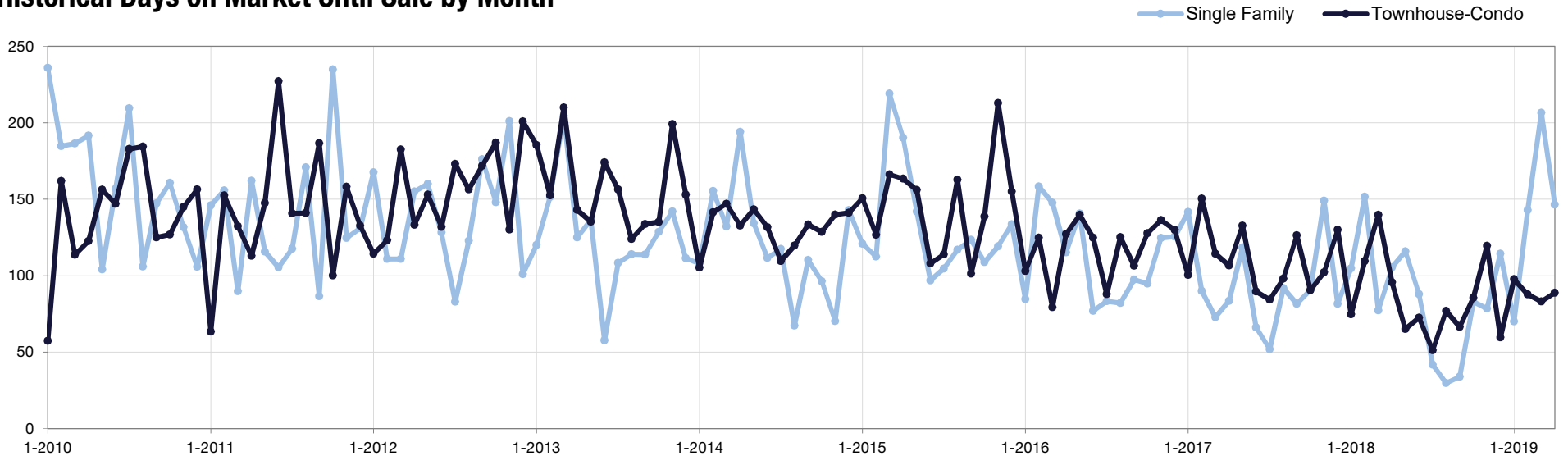


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2018	116	-1.7%	65	-51.1%
Jun-2018	88	+33.3%	72	-20.0%
Jul-2018	42	-19.2%	51	-39.3%
Aug-2018	30	-67.4%	77	-21.4%
Sep-2018	34	-58.5%	67	-46.8%
Oct-2018	83	-8.8%	85	-5.6%
Nov-2018	78	-47.7%	120	+17.6%
Dec-2018	114	+39.0%	60	-53.8%
Jan-2019	70	-33.3%	98	+30.7%
Feb-2019	143	-5.9%	88	-20.0%
Mar-2019	206	+167.5%	83	-40.7%
<b>Apr-2019</b>	<b>146</b>	<b>+39.0%</b>	<b>89</b>	<b>-7.3%</b>

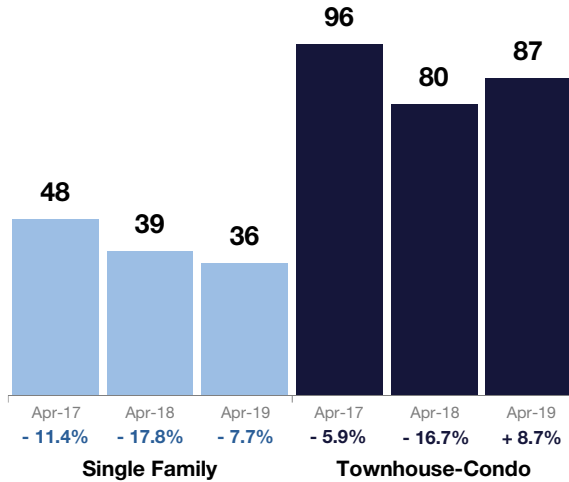
## Historical Days on Market Until Sale by Month



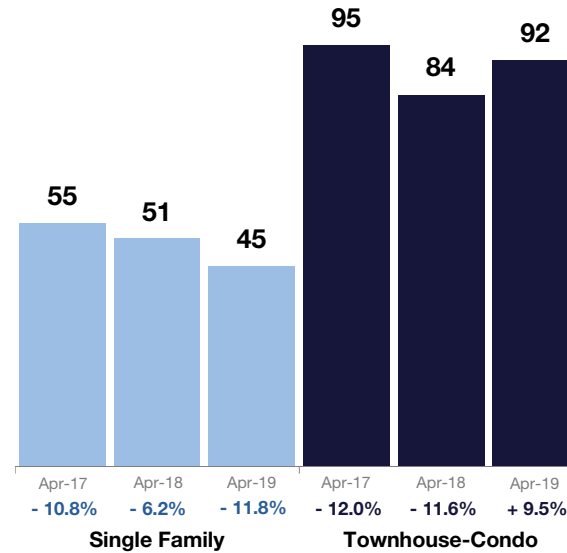
# Housing Affordability Index



## April

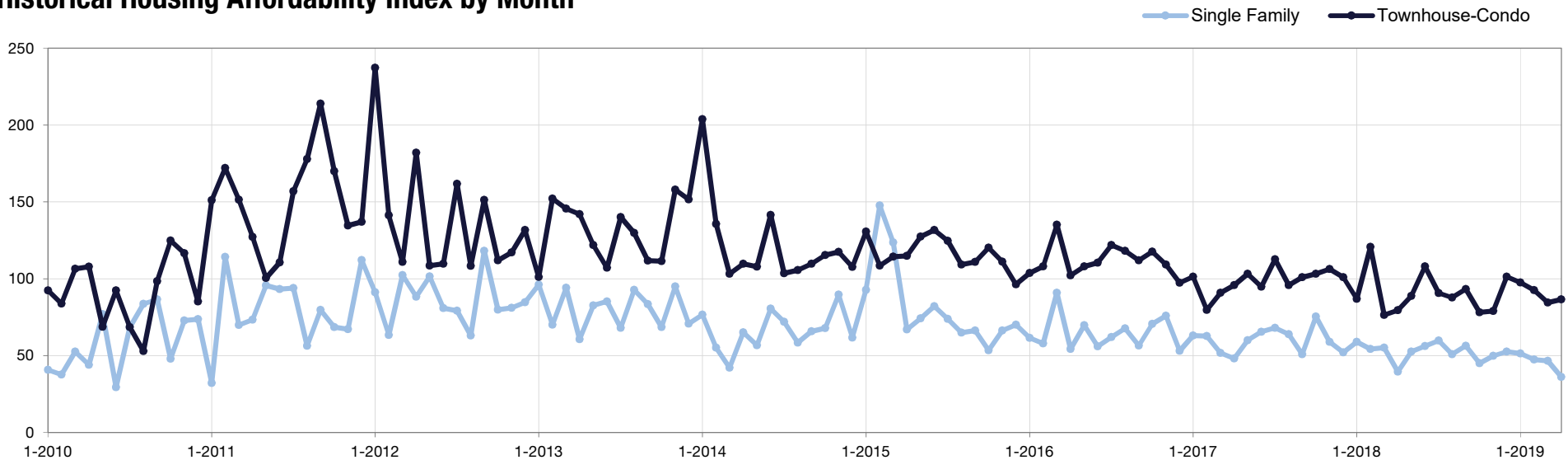


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2018	53	-11.7%	89	-13.6%
Jun-2018	56	-13.8%	108	+13.7%
Jul-2018	60	-11.8%	91	-19.5%
Aug-2018	51	-20.3%	88	-8.3%
Sep-2018	56	+9.8%	93	-7.9%
Oct-2018	45	-40.0%	78	-24.3%
Nov-2018	50	-15.3%	79	-25.5%
Dec-2018	52	0.0%	101	0.0%
Jan-2019	51	-13.6%	98	+12.6%
Feb-2019	47	-13.0%	93	-23.1%
Mar-2019	47	-14.5%	84	+10.5%
<b>Apr-2019</b>	<b>36</b>	<b>-7.7%</b>	<b>87</b>	<b>+8.7%</b>

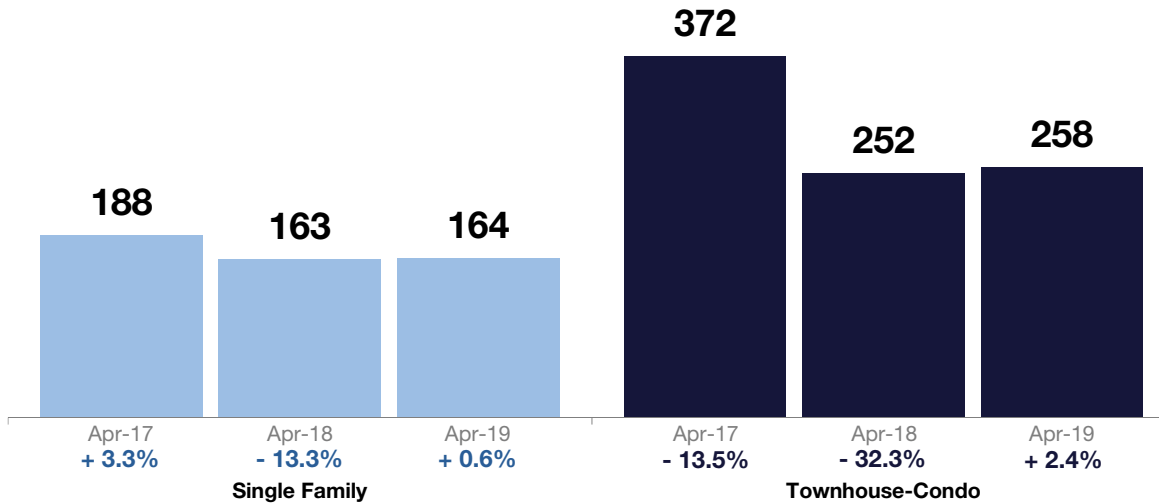
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

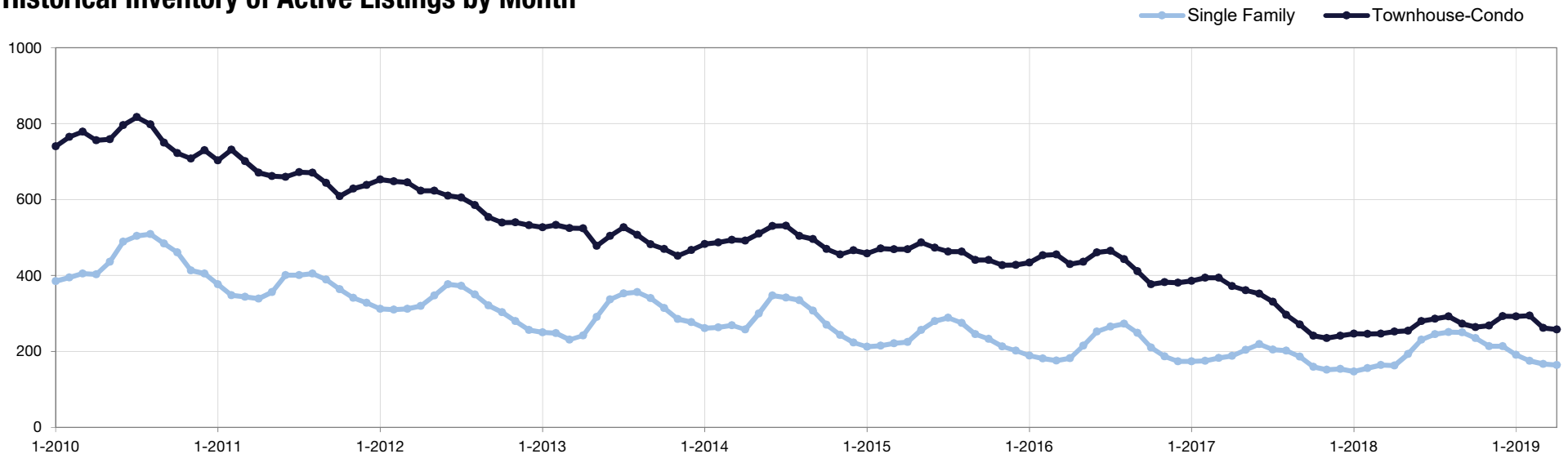


April



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2018	193	-5.4%	254	-29.6%
Jun-2018	231	+5.5%	280	-20.5%
Jul-2018	245	+19.5%	286	-13.6%
Aug-2018	251	+24.3%	292	-1.4%
Sep-2018	250	+34.4%	273	+0.7%
Oct-2018	235	+47.8%	264	+9.5%
Nov-2018	214	+40.8%	268	+14.0%
Dec-2018	214	+39.0%	293	+21.6%
Jan-2019	191	+29.9%	292	+18.2%
Feb-2019	175	+12.2%	294	+19.5%
Mar-2019	167	+1.8%	262	+6.1%
<b>Apr-2019</b>	<b>164</b>	<b>+0.6%</b>	<b>258</b>	<b>+2.4%</b>

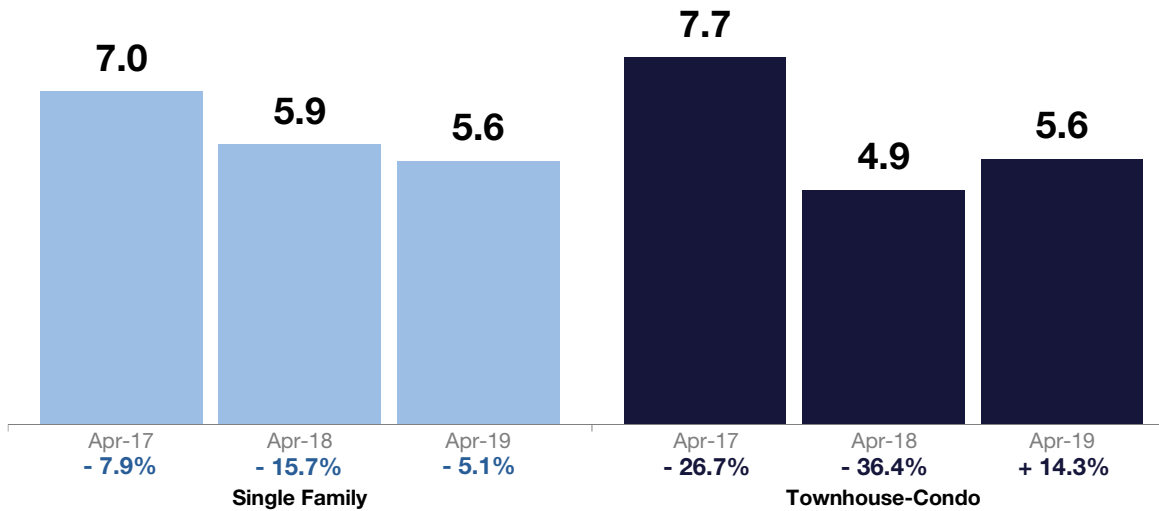
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

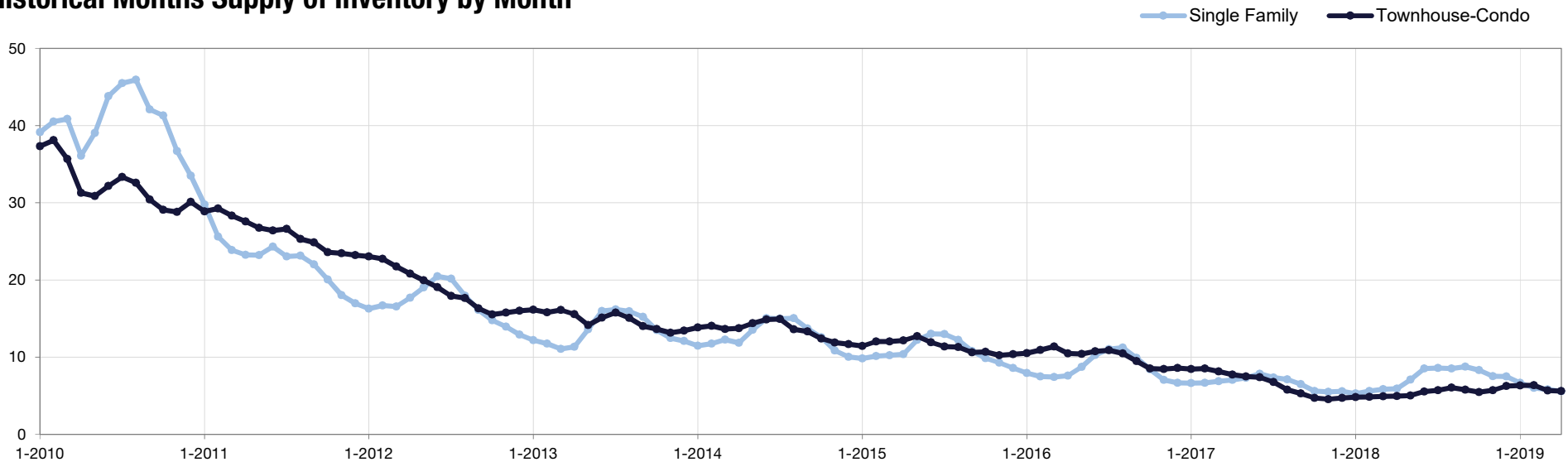


## April



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2018	7.1	-2.7%	5.0	-33.3%
Jun-2018	8.5	+9.0%	5.5	-25.7%
Jul-2018	8.6	+16.2%	5.7	-16.2%
Aug-2018	8.5	+19.7%	6.0	+3.4%
Sep-2018	8.7	+33.8%	5.8	+9.4%
Oct-2018	8.3	+48.2%	5.5	+17.0%
Nov-2018	7.5	+36.4%	5.7	+26.7%
Dec-2018	7.5	+33.9%	6.2	+31.9%
Jan-2019	6.7	+26.4%	6.3	+31.3%
Feb-2019	6.0	+7.1%	6.3	+31.3%
Mar-2019	5.8	0.0%	5.7	+16.3%
<b>Apr-2019</b>	<b>5.6</b>	<b>-5.1%</b>	<b>5.6</b>	<b>+14.3%</b>

## 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.



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Key Metrics	Historical Sparkbars	4-2018	4-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		103	107	+ 3.9%	352	341	- 3.1%
<b>Pending Sales</b>		79	75	- 5.1%	266	304	+ 14.3%
<b>Sold Listings</b>		69	76	+ 10.1%	226	227	+ 0.4%
<b>Median Sales Price</b>		\$470,000	\$487,750	+ 3.8%	\$440,000	\$459,000	+ 4.3%
<b>Average Sales Price</b>		\$684,328	\$682,751	- 0.2%	\$608,251	\$624,470	+ 2.7%
<b>Pct. of List Price Received</b>		96.2%	96.4%	+ 0.2%	96.5%	96.5%	0.0%
<b>Days on Market</b>		98	108	+ 10.2%	104	107	+ 2.9%
<b>Housing Affordability Index</b>		72	72	0.0%	77	77	0.0%
<b>Active Listings</b>		415	422	+ 1.7%	--	--	--
<b>Months Supply</b>		5.3	5.6	+ 5.7%	--	--	--

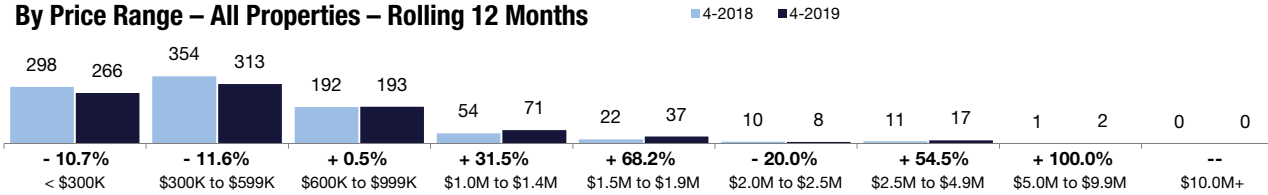
# Closed Sales

Actual sales that have closed in a given month.

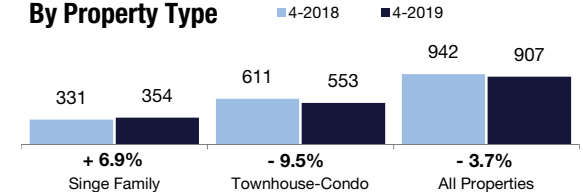


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## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	4-2018	4-2019	Change	4-2018	4-2019	Change
\$299,999 and Below	67	62	-7.5%	231	204	-11.7%
\$300,000 to \$599,999	95	96	+1.1%	259	217	-16.2%
\$600,000 to \$999,999	94	92	-2.1%	98	101	+3.1%
\$1,000,000 to \$1,499,999	42	51	+21.4%	12	20	+66.7%
\$1,500,000 to \$1,999,999	14	28	+100.0%	8	9	+12.5%
\$2,000,000 to \$2,499,999	9	6	-33.3%	1	2	+100.0%
\$2,500,000 to \$4,999,999	9	17	+88.9%	2	0	-100.0%
\$5,000,000 to \$9,999,999	1	2	+100.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>331</b>	<b>354</b>	<b>+6.9%</b>	<b>611</b>	<b>553</b>	<b>-9.5%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	3-2019	4-2019	Change	3-2019	4-2019	Change
\$299,999 and Below	3	4	+33.3%	13	17	+30.8%
\$300,000 to \$599,999	4	4	0.0%	17	20	+17.6%
\$600,000 to \$999,999	4	5	+25.0%	5	10	+100.0%
\$1,000,000 to \$1,499,999	3	6	+100.0%	2	3	+50.0%
\$1,500,000 to \$1,999,999	1	3	+200.0%	0	1	--
\$2,000,000 to \$2,499,999	0	1	--	0	0	--
\$2,500,000 to \$4,999,999	1	2	+100.0%	0	0	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>16</b>	<b>25</b>	<b>+56.3%</b>	<b>37</b>	<b>51</b>	<b>+37.8%</b>

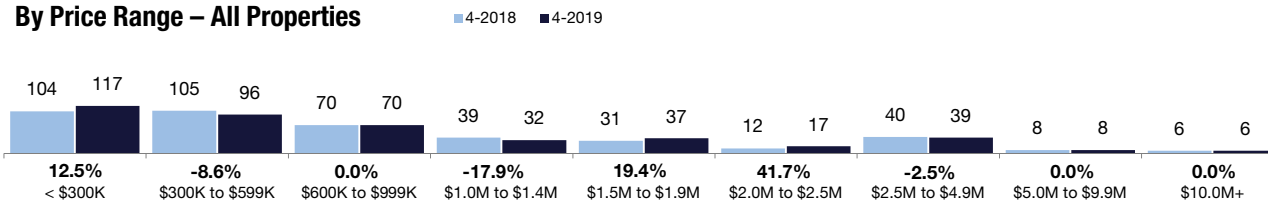
### Year to Date

By Price Range	Single Family			Condo		
	4-2018	4-2019	Change	4-2018	4-2019	Change
\$299,999 and Below	11	11	0.0%	54	54	0.0%
\$300,000 to \$599,999	18	19	+5.6%	65	61	-6.2%
\$600,000 to \$999,999	18	19	+5.6%	32	25	-21.9%
\$1,000,000 to \$1,499,999	10	12	+20.0%	4	8	+100.0%
\$1,500,000 to \$1,999,999	2	10	+400.0%	4	2	-50.0%
\$2,000,000 to \$2,499,999	2	1	-50.0%	1	0	-100.0%
\$2,500,000 to \$4,999,999	4	5	+25.0%	0	0	--
\$5,000,000 to \$9,999,999	1	0	-100.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>66</b>	<b>77</b>	<b>+16.7%</b>	<b>160</b>	<b>150</b>	<b>-6.3%</b>

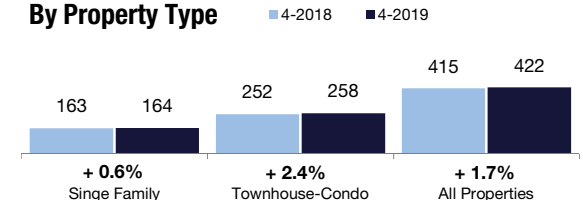
# Inventory of Active Listings

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			Condo		
	4-2018	4-2019	Change	4-2018	4-2019	Change
\$299,999 and Below	16	18	+12.5%	88	99	+12.5%
\$300,000 to \$599,999	26	24	-7.7%	79	72	-8.9%
\$600,000 to \$999,999	25	22	-12.0%	45	48	+6.7%
\$1,000,000 to \$1,499,999	24	24	0.0%	15	8	-46.7%
\$1,500,000 to \$1,999,999	23	23	0.0%	8	14	+75.0%
\$2,000,000 to \$2,499,999	7	11	+57.1%	5	6	+20.0%
\$2,500,000 to \$4,999,999	29	29	0.0%	11	10	-9.1%
\$5,000,000 to \$9,999,999	8	7	-12.5%	0	1	--
\$10,000,000 and Above	5	6	+20.0%	1	0	-100.0%
<b>All Price Ranges</b>	<b>163</b>	<b>164</b>	<b>+0.6%</b>	<b>252</b>	<b>258</b>	<b>+2.4%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	3-2019	4-2019	Change	3-2019	4-2019	Change
\$299,999 and Below	8	18	+125.0%	99	99	0.0%
\$300,000 to \$599,999	19	24	+26.3%	76	72	-5.3%
\$600,000 to \$999,999	28	22	-21.4%	47	48	+2.1%
\$1,000,000 to \$1,499,999	29	24	-17.2%	11	8	-27.3%
\$1,500,000 to \$1,999,999	28	23	-17.9%	14	14	0.0%
\$2,000,000 to \$2,499,999	9	11	+22.2%	6	6	0.0%
\$2,500,000 to \$4,999,999	32	29	-9.4%	8	10	+25.0%
\$5,000,000 to \$9,999,999	8	7	-12.5%	1	1	0.0%
\$10,000,000 and Above	6	6	0.0%	0	0	--
<b>All Price Ranges</b>	<b>167</b>	<b>164</b>	<b>-1.8%</b>	<b>262</b>	<b>258</b>	<b>-1.5%</b>

### Year to Date

By Price Range	Single Family			Condo		
	4-2018	4-2019	Change	4-2018	4-2019	Change
\$299,999 and Below	11	11	0.0%	54	54	0.0%
\$300,000 to \$599,999	18	19	+5.6%	65	61	-6.2%
\$600,000 to \$999,999	18	19	+5.6%	32	25	-21.9%
\$1,000,000 to \$1,499,999	10	12	+20.0%	4	8	+100.0%
\$1,500,000 to \$1,999,999	2	10	+400.0%	4	2	-50.0%
\$2,000,000 to \$2,499,999	2	1	-50.0%	1	0	-100.0%
\$2,500,000 to \$4,999,999	4	5	+25.0%	0	0	--
\$5,000,000 to \$9,999,999	1	0	-100.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>66</b>	<b>77</b>	<b>+16.7%</b>	<b>160</b>	<b>150</b>	<b>-6.3%</b>

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®



STEAMBOAT SPRINGS  
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<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Pending Sales</b>	A count of all the listings that went into pending status during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending all in one reported period, this listing would only be counted once. 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.
<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>Inventory of 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.