

# Monthly Indicators



## August 2019

Percent changes calculated using year-over-year comparisons.

New Listings were down 22.4 percent for single family homes and 23.9 percent for townhouse-condo properties. Pending Sales increased 22.9 percent for single family homes and 5.0 percent for townhouse-condo properties.

The Median Sales Price was down 21.7 percent to \$521,000 for single family homes but increased 14.4 percent to \$440,425 for townhouse-condo properties. Days on Market increased 266.7 percent for single family homes and 16.9 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

**- 10.9%**      **- 1.5%**      **- 6.7%**

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
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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	8-2018	8-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		49	38	- 22.4%	424	375	- 11.6%
<b>Pending Sales</b>		35	43	+ 22.9%	258	243	- 5.8%
<b>Sold Listings</b>		50	28	- 44.0%	234	206	- 12.0%
<b>Median Sales Price</b>		\$665,000	\$521,000	- 21.7%	\$625,400	\$725,000	+ 15.9%
<b>Average Sales Price</b>		\$970,386	\$949,740	- 2.1%	\$839,209	\$1,000,410	+ 19.2%
<b>Pct. of List Price Received</b>		96.3%	97.6%	+ 1.3%	96.5%	97.0%	+ 0.5%
<b>Days on Market</b>		30	110	+ 266.7%	77	109	+ 41.6%
<b>Housing Affordability Index</b>		51	72	+ 41.2%	54	52	- 3.7%
<b>Active Listings</b>		257	242	- 5.8%	--	--	--
<b>Months Supply</b>		8.7	9.2	+ 5.7%	--	--	--

# Townhouse-Condo Market Overview

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

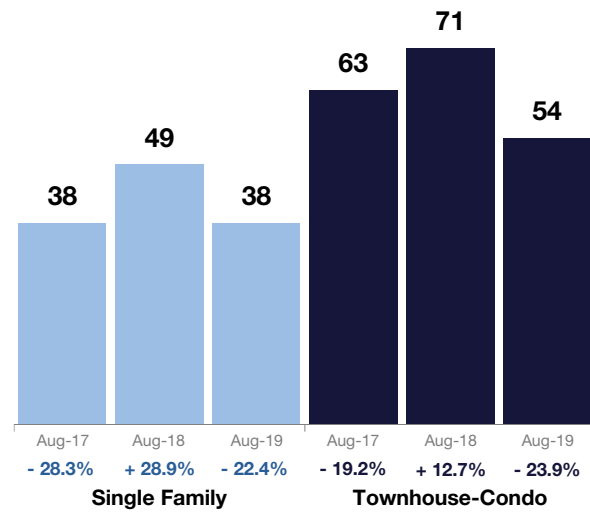


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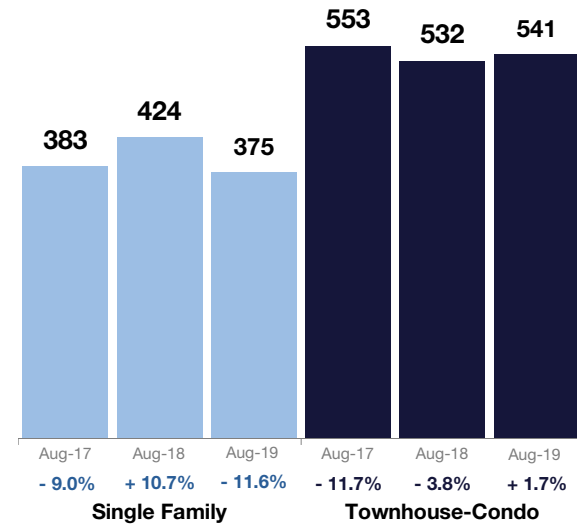
Key Metrics	Historical Sparkbars	8-2018	8-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		71	54	- 23.9%	532	541	+ 1.7%
<b>Pending Sales</b>		60	63	+ 5.0%	396	413	+ 4.3%
<b>Sold Listings</b>		51	62	+ 21.6%	370	361	- 2.4%
<b>Median Sales Price</b>		\$385,000	\$440,425	+ 14.4%	\$375,000	\$398,000	+ 6.1%
<b>Average Sales Price</b>		\$488,353	\$530,849	+ 8.7%	\$464,288	\$464,495	+ 0.0%
<b>Pct. of List Price Received</b>		96.6%	97.1%	+ 0.5%	97.1%	97.0%	- 0.1%
<b>Days on Market</b>		77	90	+ 16.9%	82	86	+ 4.9%
<b>Housing Affordability Index</b>		88	85	- 3.4%	90	94	+ 4.4%
<b>Active Listings</b>		292	270	- 7.5%	--	--	--
<b>Months Supply</b>		6.0	5.8	- 3.3%	--	--	--

# New Listings

## August

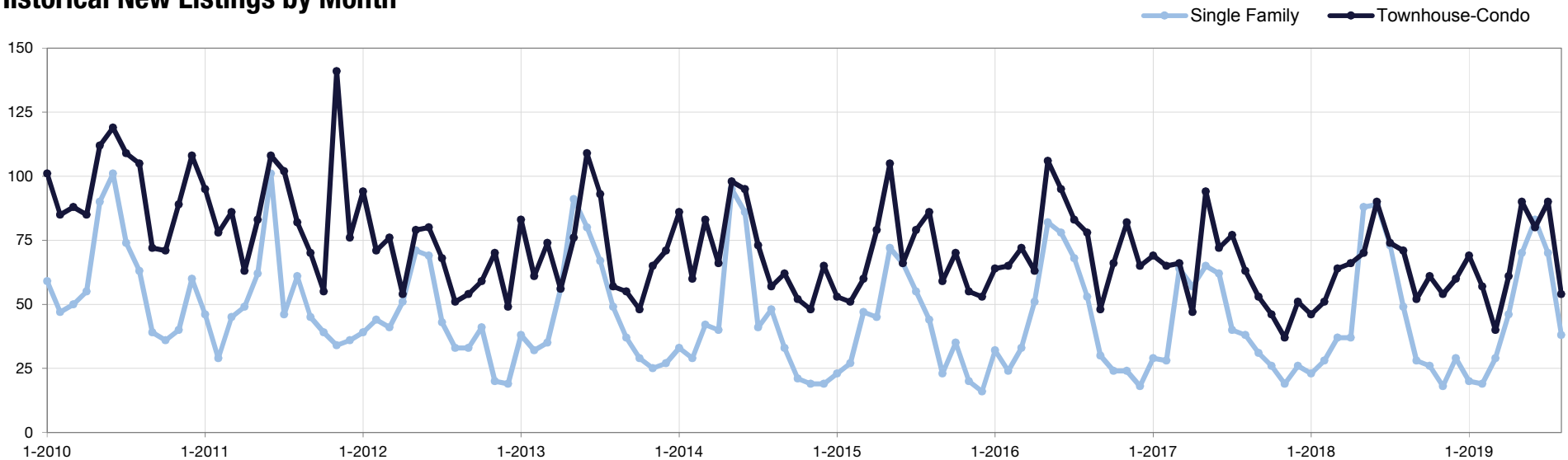


## Year to Date



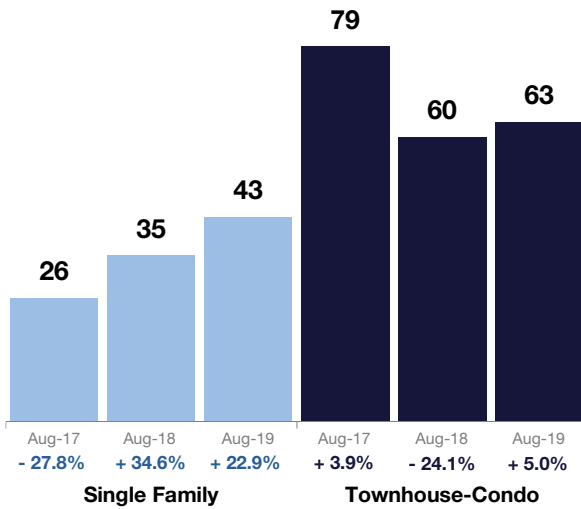
New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2018	28	-9.7%	52	-1.9%
Oct-2018	26	0.0%	61	+32.6%
Nov-2018	18	-5.3%	54	+45.9%
Dec-2018	29	+11.5%	60	+17.6%
Jan-2019	20	-13.0%	69	+50.0%
Feb-2019	19	-32.1%	57	+11.8%
Mar-2019	29	-21.6%	40	-37.5%
Apr-2019	46	+24.3%	61	-7.6%
May-2019	70	-20.5%	90	+28.6%
Jun-2019	83	-6.7%	80	-11.1%
Jul-2019	70	-4.1%	90	+21.6%
<b>Aug-2019</b>	<b>38</b>	<b>-22.4%</b>	<b>54</b>	<b>-23.9%</b>

## Historical New Listings by Month

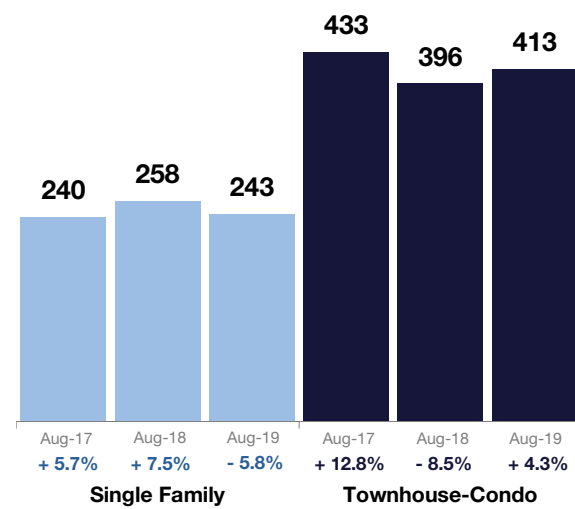


# Pending Sales

## August

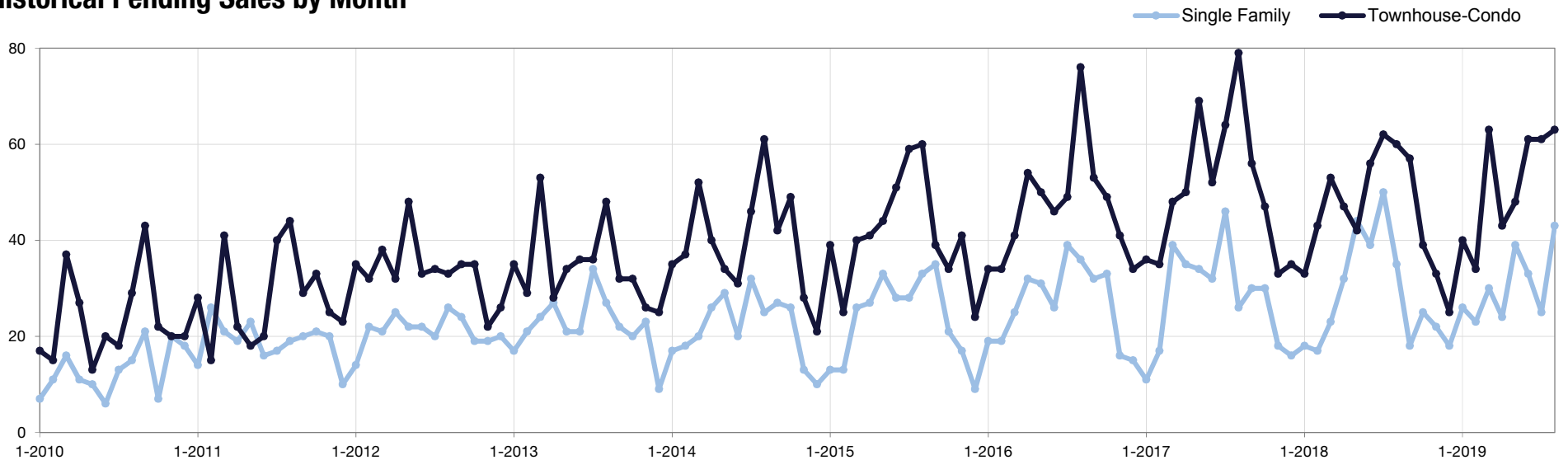


## Year to Date



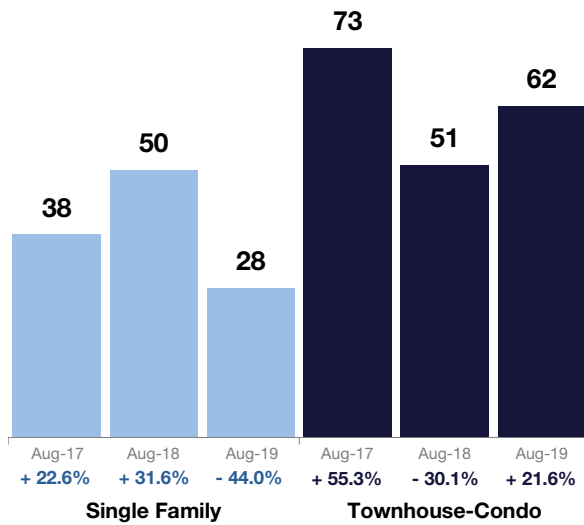
Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2018	18	-40.0%	57	+1.8%
Oct-2018	25	-16.7%	39	-17.0%
Nov-2018	22	+22.2%	33	0.0%
Dec-2018	18	+12.5%	25	-28.6%
Jan-2019	26	+44.4%	40	+21.2%
Feb-2019	23	+35.3%	34	-20.9%
Mar-2019	30	+30.4%	63	+18.9%
Apr-2019	24	-25.0%	43	-8.5%
May-2019	39	-11.4%	48	+14.3%
Jun-2019	33	-15.4%	61	+8.9%
Jul-2019	25	-50.0%	61	-1.6%
<b>Aug-2019</b>	<b>43</b>	<b>+22.9%</b>	<b>63</b>	<b>+5.0%</b>

## Historical Pending Sales by Month

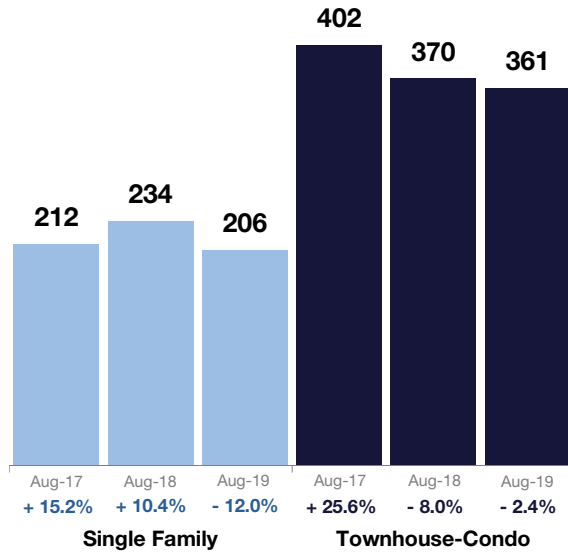


# Sold Listings

## August

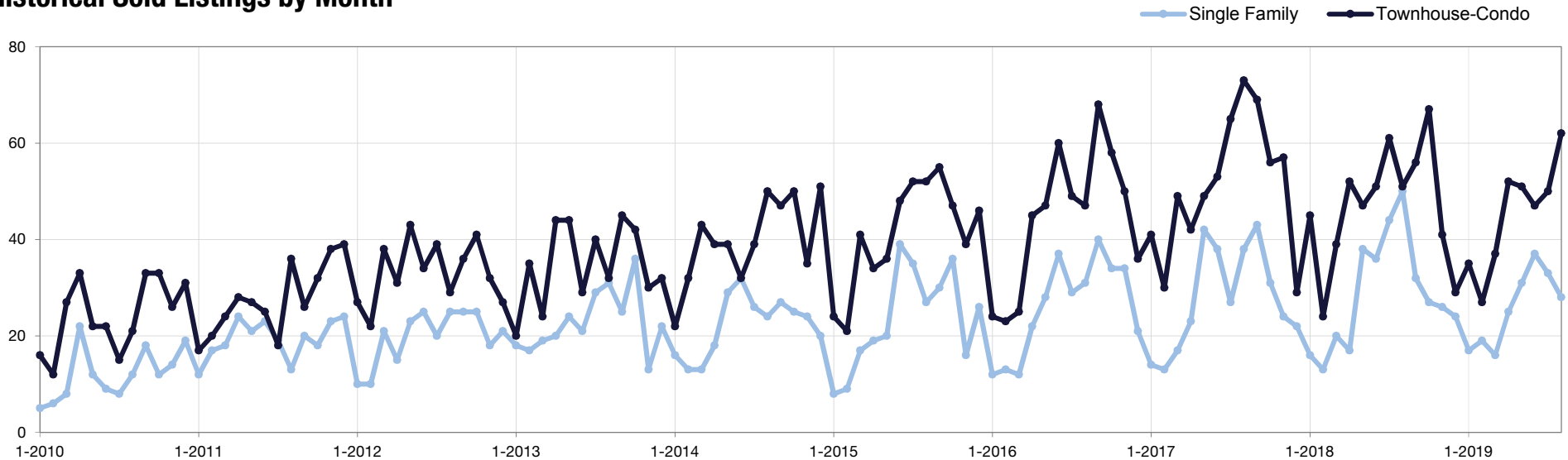


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Apr-2019	25	+47.1%	52	0.0%
May-2019	31	-18.4%	51	+8.5%
Jun-2019	37	+2.8%	47	-7.8%
Jul-2019	33	-25.0%	50	-18.0%
<b>Aug-2019</b>	<b>28</b>	<b>-44.0%</b>	<b>62</b>	<b>+21.6%</b>

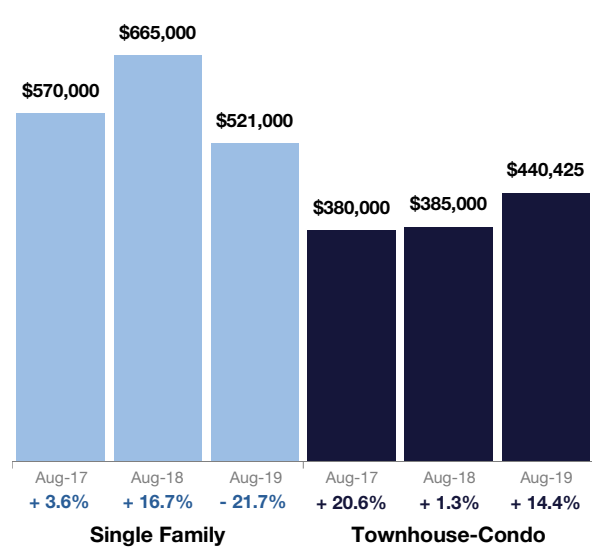
## Historical Sold Listings by Month



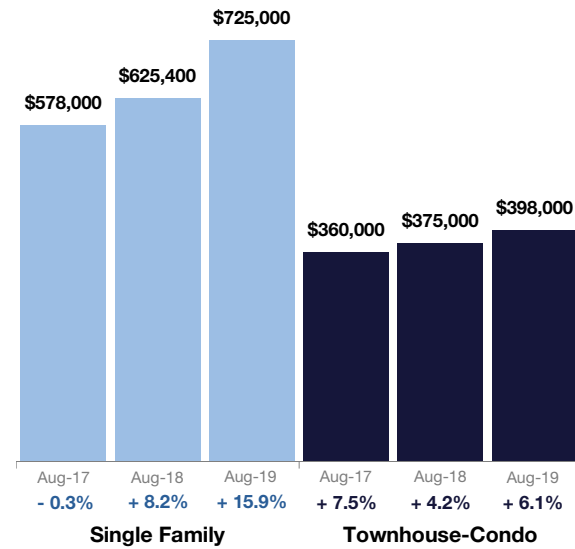
# Median Sales Price



## August

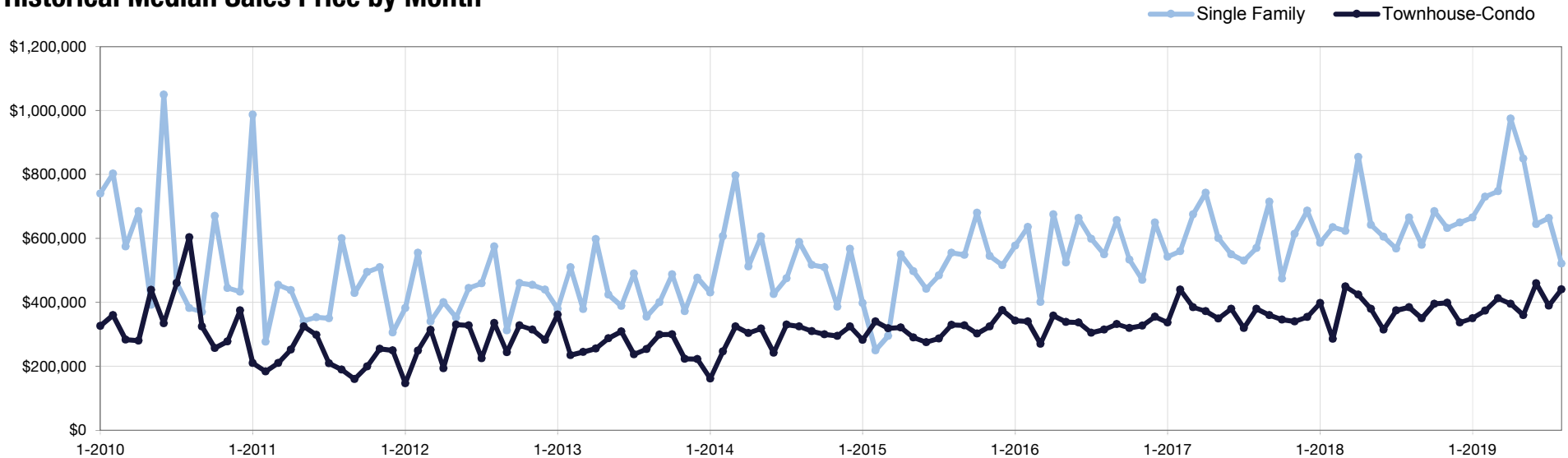


## Year to Date



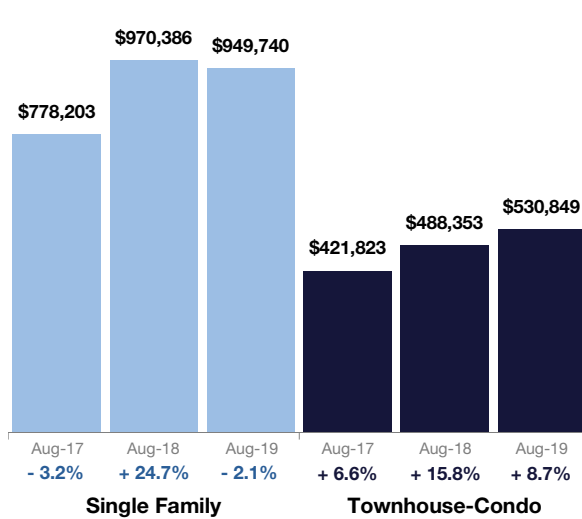
Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2018	\$579,500	-19.0%	\$350,000	-2.8%
Oct-2018	\$685,000	+44.5%	\$395,000	+14.2%
Nov-2018	\$632,500	+3.0%	\$399,000	+17.4%
Dec-2018	\$650,000	-5.4%	\$337,000	-4.8%
Jan-2019	\$665,000	+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%
Apr-2019	\$975,000	+14.0%	\$395,450	-6.8%
May-2019	\$850,000	+32.4%	\$360,000	-5.3%
Jun-2019	\$645,000	+6.6%	\$459,600	+45.9%
Jul-2019	\$664,000	+16.8%	\$390,000	+4.0%
<b>Aug-2019</b>	<b>\$521,000</b>	<b>-21.7%</b>	<b>\$440,425</b>	<b>+14.4%</b>

## Historical Median Sales Price by Month

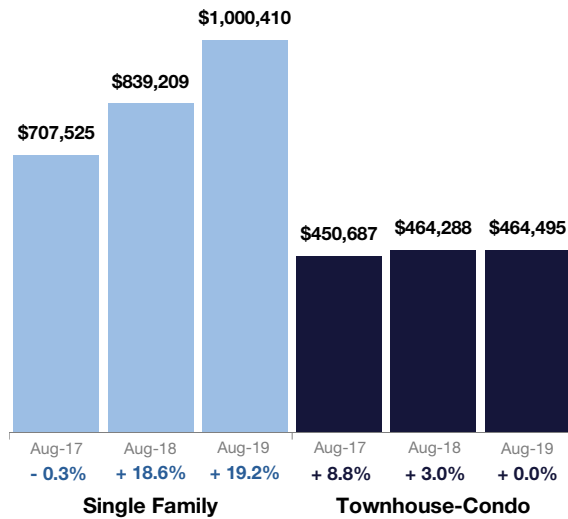


# Average Sales Price

## August

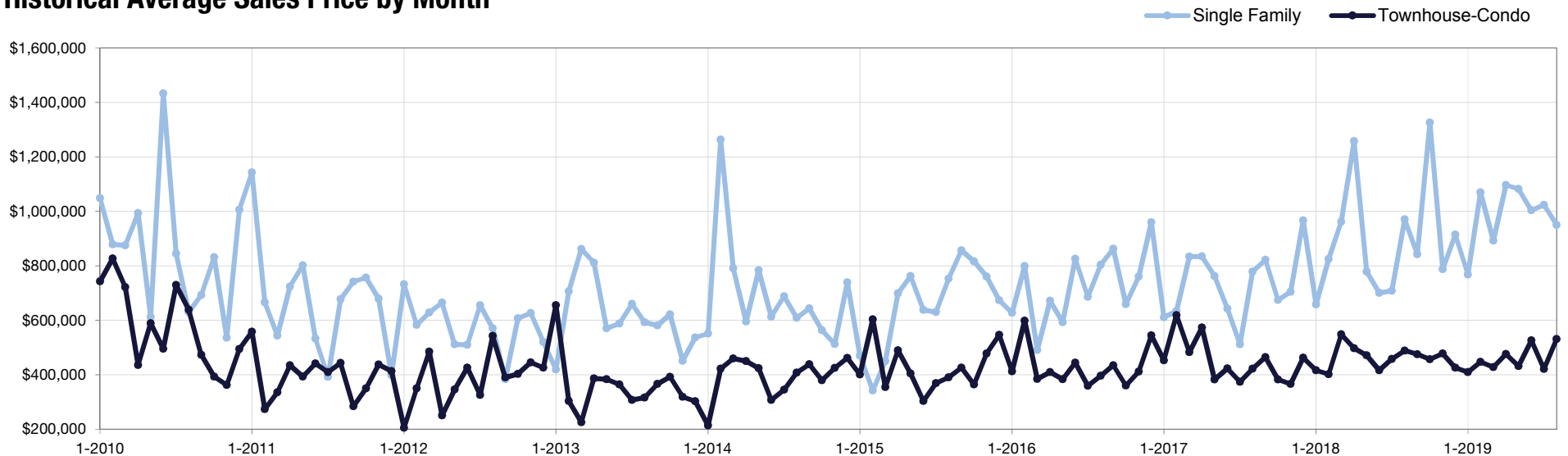


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$767,500	+16.6%	\$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%
Apr-2019	\$1,096,370	-12.8%	\$476,151	-4.2%
May-2019	\$1,081,707	+38.9%	\$432,086	-8.3%
Jun-2019	\$1,003,827	+43.3%	\$525,912	+26.4%
Jul-2019	\$1,023,132	+44.4%	\$420,790	-8.0%
<b>Aug-2019</b>	<b>\$949,740</b>	<b>-2.1%</b>	<b>\$530,849</b>	<b>+8.7%</b>

## Historical Average Sales Price by Month

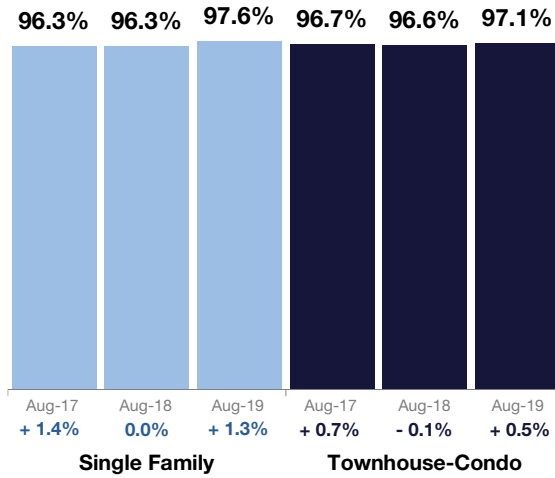




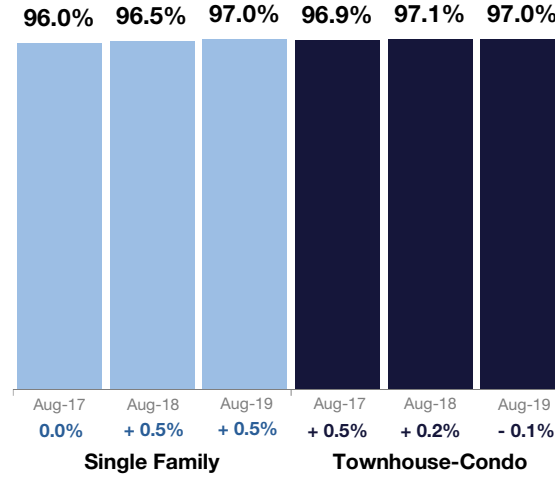
# Percent of List Price Received



## August

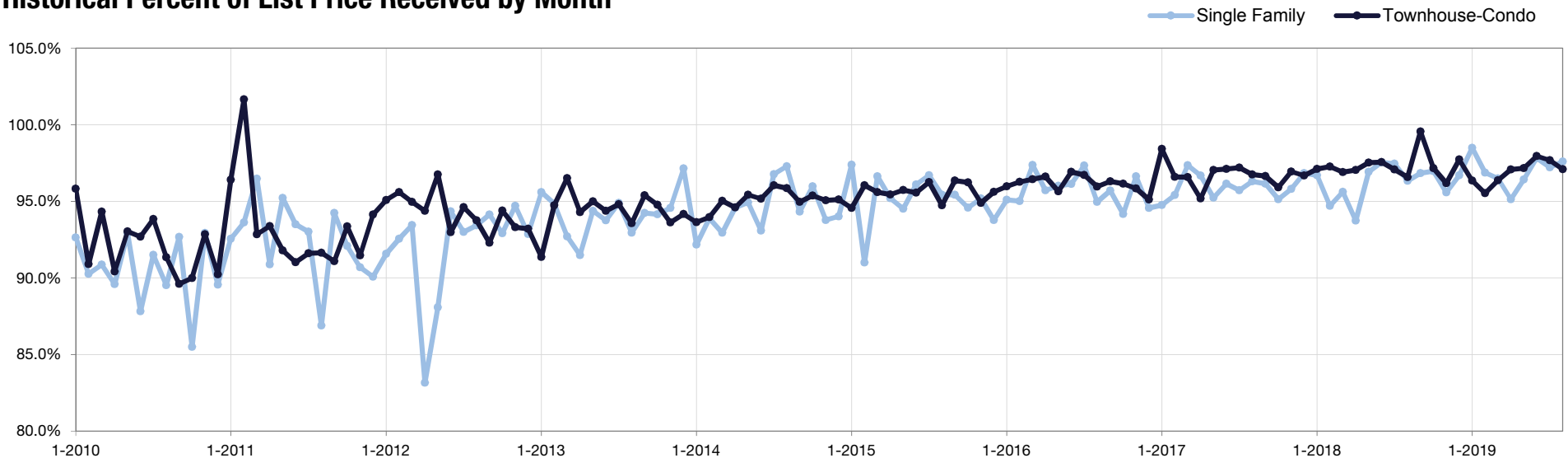


## Year to Date



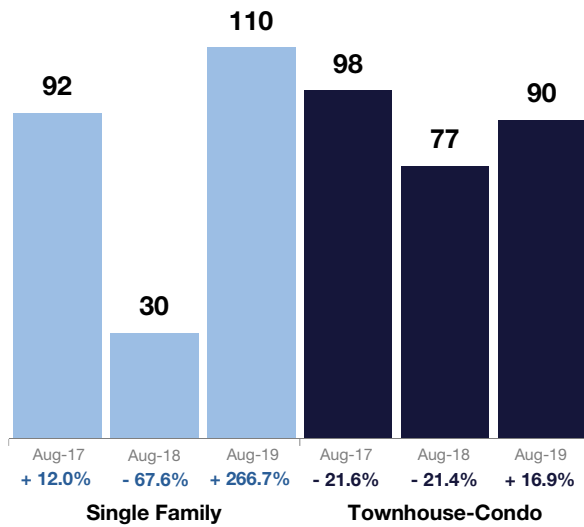
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2018	96.8%	+0.6%	99.6%	+3.0%
Oct-2018	97.0%	+2.0%	97.2%	+1.4%
Nov-2018	95.6%	-0.2%	96.2%	-0.7%
Dec-2018	96.7%	-0.1%	97.7%	+1.0%
Jan-2019	98.5%	+1.9%	96.4%	-0.7%
Feb-2019	96.9%	+2.3%	95.5%	-1.8%
Mar-2019	96.5%	+0.9%	96.4%	-0.5%
Apr-2019	95.1%	+1.5%	97.1%	+0.1%
May-2019	96.4%	-0.5%	97.2%	-0.3%
Jun-2019	97.8%	+0.3%	98.0%	+0.4%
Jul-2019	97.2%	-0.3%	97.7%	+0.6%
<b>Aug-2019</b>	<b>97.6%</b>	<b>+1.3%</b>	<b>97.1%</b>	<b>+0.5%</b>

## Historical Percent of List Price Received by Month

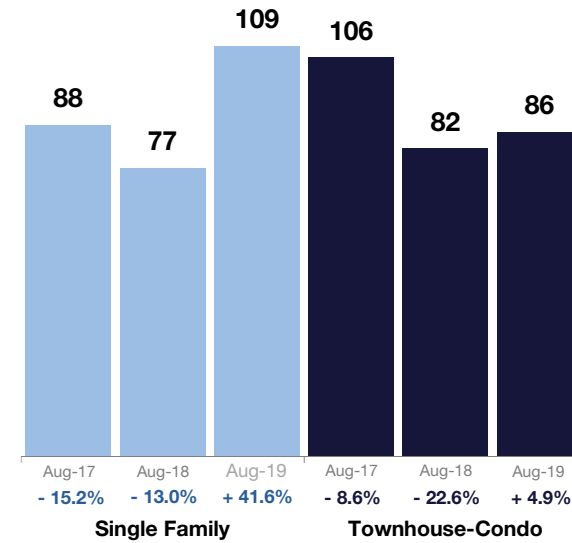


# Days on Market Until Sale

## August

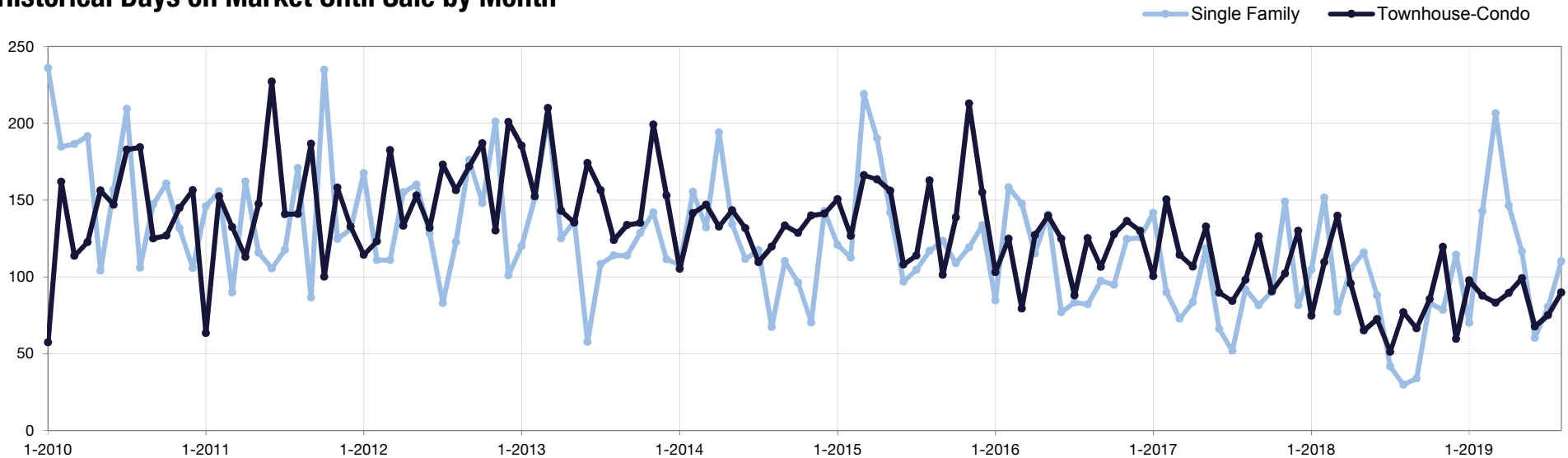


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2018	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%
Apr-2019	146	+39.0%	89	-7.3%
May-2019	117	+0.9%	99	+52.3%
Jun-2019	60	-31.8%	68	-5.6%
Jul-2019	81	+92.9%	75	+47.1%
<b>Aug-2019</b>	<b>110</b>	<b>+266.7%</b>	<b>90</b>	<b>+16.9%</b>

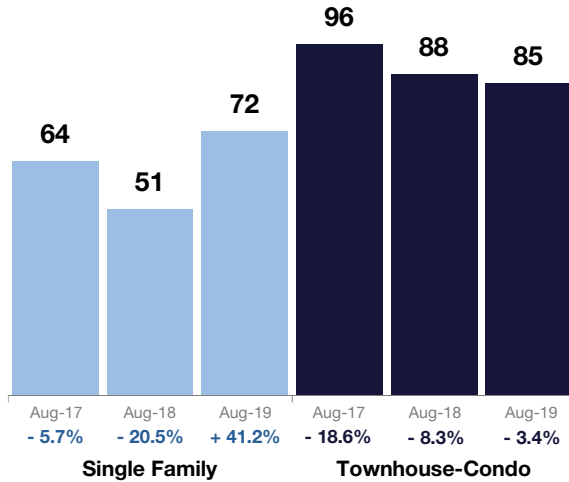
## Historical Days on Market Until Sale by Month



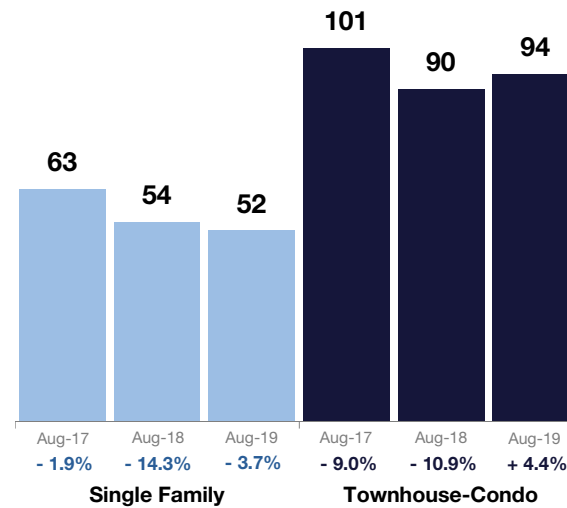
# Housing Affordability Index



## August

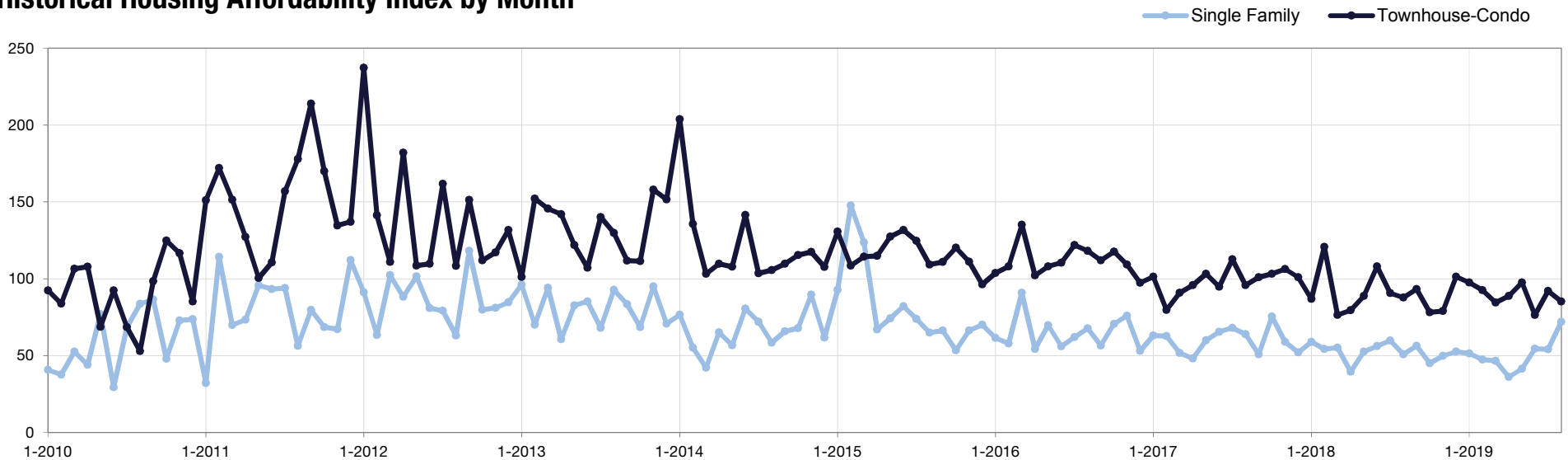


## Year to Date



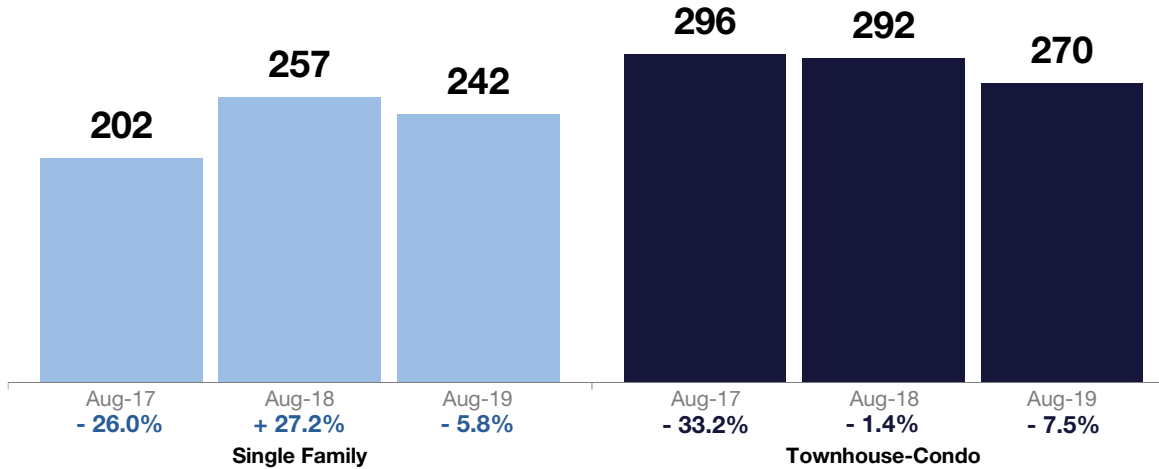
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2018	56	+9.8%	93	-7.9%
Oct-2018	45	-40.0%	78	-24.3%
Nov-2018	50	-15.3%	79	-25.5%
Dec-2018	52	0.0%	101	0.0%
Jan-2019	51	-13.6%	98	+12.6%
Feb-2019	47	-13.0%	93	-23.1%
Mar-2019	47	-14.5%	84	+10.5%
Apr-2019	36	-7.7%	89	+11.3%
May-2019	41	-22.6%	98	+10.1%
Jun-2019	54	-3.6%	76	-29.6%
Jul-2019	54	-10.0%	92	+1.1%
<b>Aug-2019</b>	<b>72</b>	<b>+41.2%</b>	<b>85</b>	<b>-3.4%</b>

## Historical Housing Affordability Index by Month



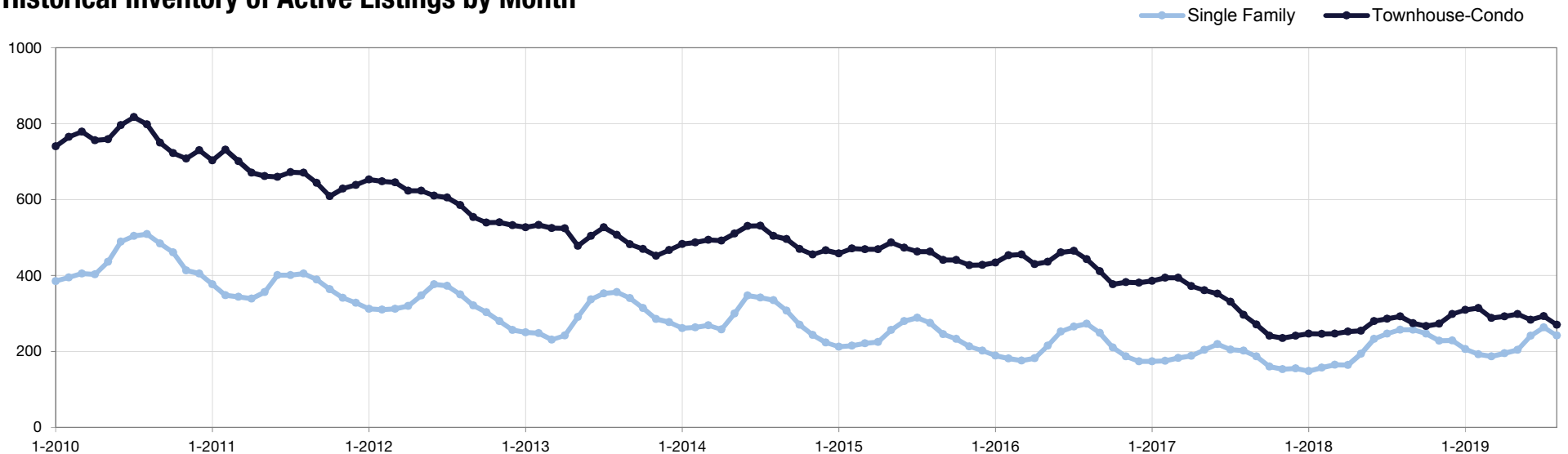
# Inventory of Active Listings

## August



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2018	257	+37.4%	274	+1.1%
Oct-2018	247	+54.4%	267	+10.8%
Nov-2018	228	+49.0%	273	+16.2%
Dec-2018	229	+47.7%	298	+23.7%
Jan-2019	206	+39.2%	309	+25.1%
Feb-2019	192	+22.3%	314	+27.6%
Mar-2019	187	+13.3%	288	+16.6%
Apr-2019	195	+18.9%	292	+15.9%
May-2019	204	+5.2%	298	+17.3%
Jun-2019	241	+3.4%	283	+1.1%
Jul-2019	263	+6.5%	293	+2.4%
<b>Aug-2019</b>	<b>242</b>	<b>-5.8%</b>	<b>270</b>	<b>-7.5%</b>

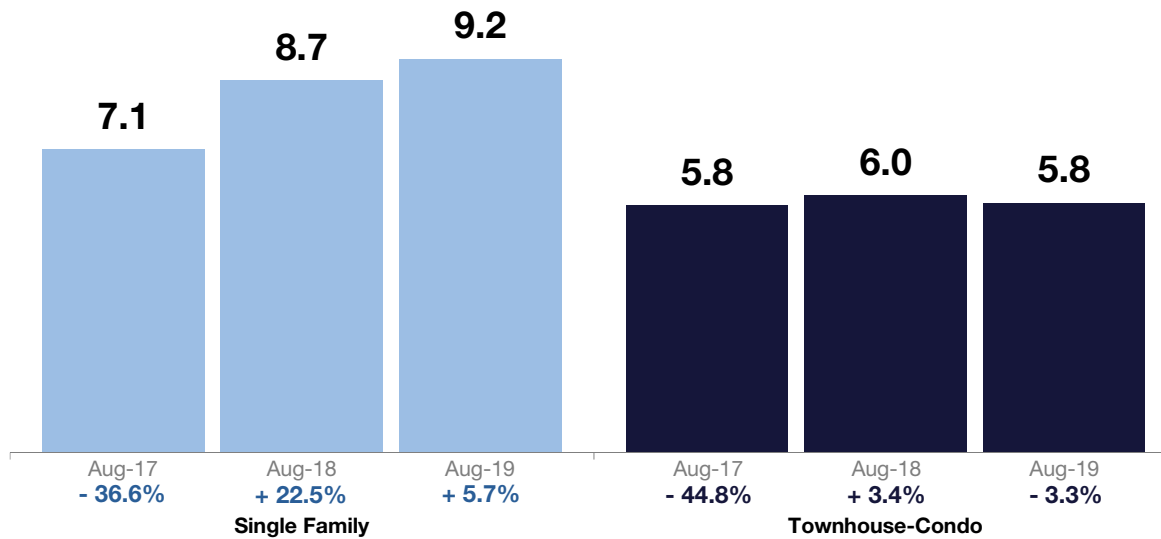
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

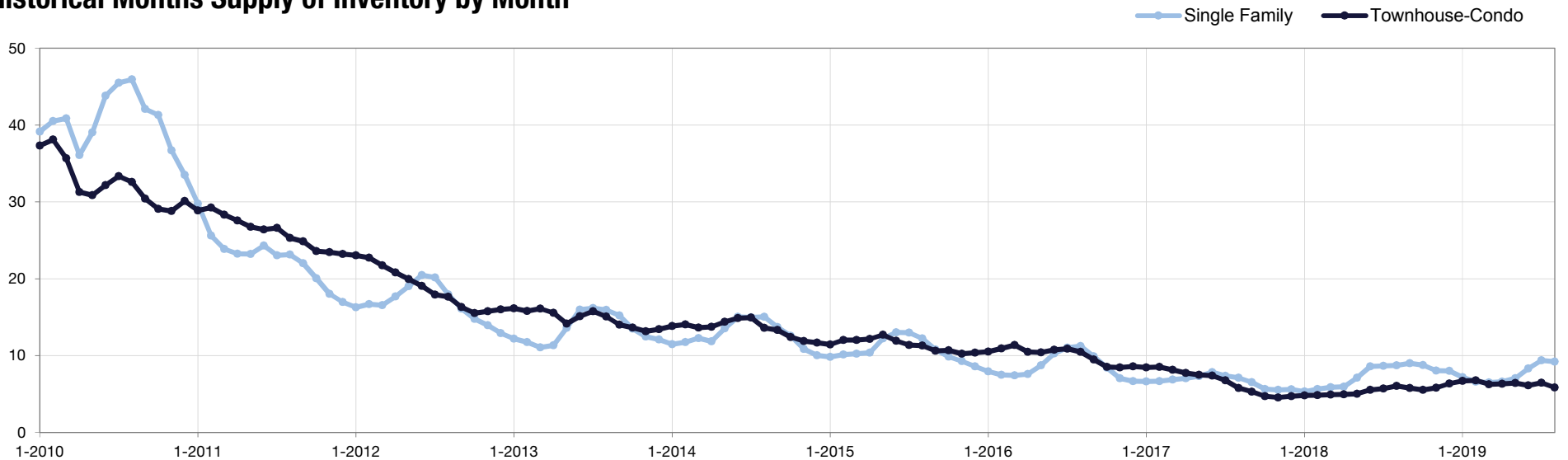


## August



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2018	9.0	+38.5%	5.8	+9.4%
Oct-2018	8.7	+55.4%	5.5	+17.0%
Nov-2018	8.0	+45.5%	5.8	+28.9%
Dec-2018	8.0	+42.9%	6.4	+36.2%
Jan-2019	7.2	+35.8%	6.7	+39.6%
Feb-2019	6.6	+17.9%	6.8	+41.7%
Mar-2019	6.5	+10.2%	6.2	+26.5%
Apr-2019	6.6	+11.9%	6.3	+28.6%
May-2019	7.1	0.0%	6.4	+28.0%
Jun-2019	8.3	-3.5%	6.1	+10.9%
Jul-2019	9.4	+8.0%	6.5	+14.0%
<b>Aug-2019</b>	<b>9.2</b>	<b>+5.7%</b>	<b>5.8</b>	<b>-3.3%</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	8-2018	8-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		120	92	- 23.3%	956	916	- 4.2%
<b>Pending Sales</b>		95	106	+ 11.6%	654	656	+ 0.3%
<b>Sold Listings</b>		101	90	- 10.9%	604	567	- 6.1%
<b>Median Sales Price</b>		\$485,100	\$477,950	- 1.5%	\$440,000	\$460,000	+ 4.5%
<b>Average Sales Price</b>		\$726,983	\$661,171	- 9.1%	\$609,539	\$659,201	+ 8.1%
<b>Pct. of List Price Received</b>		96.5%	97.2%	+ 0.7%	96.9%	97.0%	+ 0.1%
<b>Days on Market</b>		54	96	+ 77.8%	80	94	+ 17.5%
<b>Housing Affordability Index</b>		70	78	+ 11.4%	77	82	+ 6.5%
<b>Active Listings</b>		549	512	- 6.7%	--	--	--
<b>Months Supply</b>		7.0	7.1	+ 1.4%	--	--	--

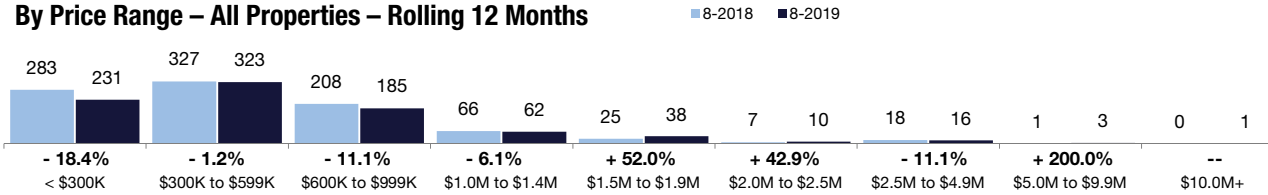
# Closed Sales

Actual sales that have closed in a given month.

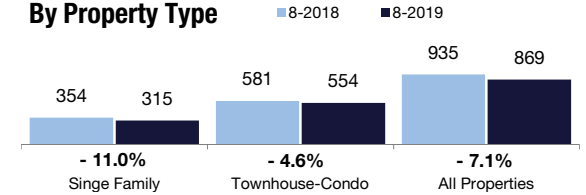


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## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	8-2018	8-2019	Change	8-2018	8-2019	Change
\$299,999 and Below	63	42	-33.3%	220	189	-14.1%
\$300,000 to \$599,999	99	91	-8.1%	228	232	+1.8%
\$600,000 to \$999,999	104	81	-22.1%	104	104	0.0%
\$1,000,000 to \$1,499,999	52	43	-17.3%	14	19	+35.7%
\$1,500,000 to \$1,999,999	14	30	+114.3%	11	8	-27.3%
\$2,000,000 to \$2,499,999	5	9	+80.0%	2	1	-50.0%
\$2,500,000 to \$4,999,999	16	15	-6.3%	2	1	-50.0%
\$5,000,000 to \$9,999,999	1	3	+200.0%	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
<b>All Price Ranges</b>	<b>354</b>	<b>315</b>	<b>-11.0%</b>	<b>581</b>	<b>554</b>	<b>-4.6%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	7-2019	8-2019	Change	7-2019	8-2019	Change
\$299,999 and Below	4	5	+25.0%	11	20	+81.8%
\$300,000 to \$599,999	9	10	+11.1%	32	26	-18.8%
\$600,000 to \$999,999	10	3	-70.0%	6	12	+100.0%
\$1,000,000 to \$1,499,999	7	3	-57.1%	1	1	0.0%
\$1,500,000 to \$1,999,999	2	3	+50.0%	0	2	--
\$2,000,000 to \$2,499,999	0	2	--	0	0	--
\$2,500,000 to \$4,999,999	0	2	--	0	1	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	1	0	-100.0%	0	0	--
<b>All Price Ranges</b>	<b>33</b>	<b>28</b>	<b>-15.2%</b>	<b>50</b>	<b>62</b>	<b>+24.0%</b>

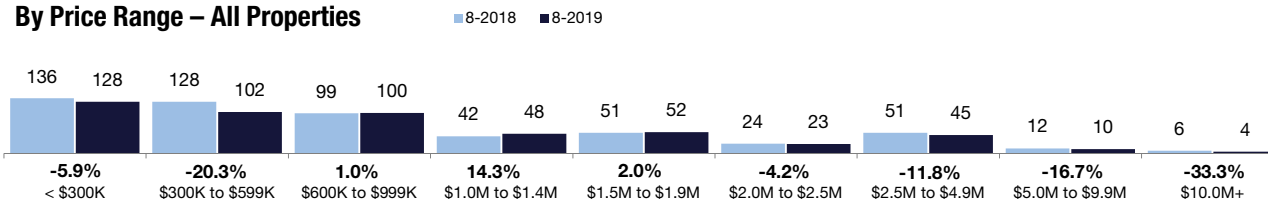
### Year to Date

By Price Range	Single Family			Condo		
	8-2018	8-2019	Change	8-2018	8-2019	Change
\$299,999 and Below	47	27	-42.6%	135	120	-11.1%
\$300,000 to \$599,999	62	58	-6.5%	142	153	+7.7%
\$600,000 to \$999,999	63	53	-15.9%	73	69	-5.5%
\$1,000,000 to \$1,499,999	36	30	-16.7%	10	13	+30.0%
\$1,500,000 to \$1,999,999	10	20	+100.0%	8	5	-37.5%
\$2,000,000 to \$2,499,999	3	5	+66.7%	2	0	-100.0%
\$2,500,000 to \$4,999,999	12	11	-8.3%	0	1	--
\$5,000,000 to \$9,999,999	1	1	0.0%	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
<b>All Price Ranges</b>	<b>234</b>	<b>206</b>	<b>-12.0%</b>	<b>370</b>	<b>361</b>	<b>-2.4%</b>

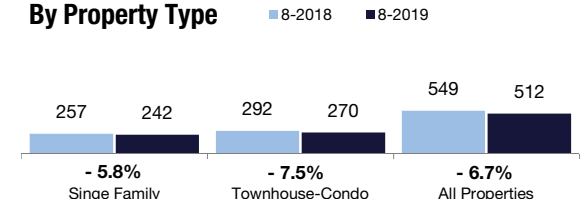
# Inventory of Active Listings

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		
	8-2018	8-2019	Change	8-2018	8-2019	Change
\$299,999 and Below	19	26	+36.8%	117	102	-12.8%
\$300,000 to \$599,999	43	34	-20.9%	85	68	-20.0%
\$600,000 to \$999,999	52	46	-11.5%	47	54	+14.9%
\$1,000,000 to \$1,499,999	28	39	+39.3%	14	9	-35.7%
\$1,500,000 to \$1,999,999	39	33	-15.4%	12	19	+58.3%
\$2,000,000 to \$2,499,999	18	18	0.0%	6	5	-16.7%
\$2,500,000 to \$4,999,999	42	33	-21.4%	9	12	+33.3%
\$5,000,000 to \$9,999,999	11	9	-18.2%	1	1	0.0%
\$10,000,000 and Above	5	4	-20.0%	1	0	-100.0%
<b>All Price Ranges</b>	<b>257</b>	<b>242</b>	<b>-5.8%</b>	<b>292</b>	<b>270</b>	<b>-7.5%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	7-2019	8-2019	Change	7-2019	8-2019	Change
\$299,999 and Below	26	26	0.0%	119	102	-14.3%
\$300,000 to \$599,999	42	34	-19.0%	74	68	-8.1%
\$600,000 to \$999,999	51	46	-9.8%	51	54	+5.9%
\$1,000,000 to \$1,499,999	42	39	-7.1%	14	9	-35.7%
\$1,500,000 to \$1,999,999	30	33	+10.0%	21	19	-9.5%
\$2,000,000 to \$2,499,999	22	18	-18.2%	4	5	+25.0%
\$2,500,000 to \$4,999,999	36	33	-8.3%	9	12	+33.3%
\$5,000,000 to \$9,999,999	8	9	+12.5%	1	1	0.0%
\$10,000,000 and Above	6	4	-33.3%	0	0	--
<b>All Price Ranges</b>	<b>263</b>	<b>242</b>	<b>-8.0%</b>	<b>293</b>	<b>270</b>	<b>-7.8%</b>

### Year to Date

By Price Range	Single Family			Condo		
	8-2018	8-2019	Change	8-2018	8-2019	Change
\$299,999 and Below	119	102	-14.3%	119	102	-14.3%
\$300,000 to \$599,999	74	68	-8.1%	74	68	-8.1%
\$600,000 to \$999,999	51	54	+5.9%	51	54	+5.9%
\$1,000,000 to \$1,499,999	14	9	-35.7%	14	9	-35.7%
\$1,500,000 to \$1,999,999	21	19	-9.5%	21	19	-9.5%
\$2,000,000 to \$2,499,999	4	5	+25.0%	4	5	+25.0%
\$2,500,000 to \$4,999,999	9	12	+33.3%	9	12	+33.3%
\$5,000,000 to \$9,999,999	1	1	0.0%	1	1	0.0%
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>234</b>	<b>206</b>	<b>-12.0%</b>	<b>370</b>	<b>361</b>	<b>-2.4%</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  
BOARD of REALTORS®

<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.