

# Monthly Indicators



## December 2019

Percent changes calculated using year-over-year comparisons.

New Listings were down 41.4 percent for single family homes and 25.0 percent for townhouse-condo properties. Pending Sales remained flat for single family homes but increased 60.0 percent for townhouse-condo properties.

The Median Sales Price was up 23.1 percent to \$800,000 for single family homes and 27.2 percent to \$428,500 for townhouse-condo properties. Days on Market increased 22.8 percent for single family homes and 65.0 percent for townhouse-condo properties.

With low mortgage rates, low unemployment, and continued wage growth, home buyer activity is expected to remain healthy into the new year. New construction has been on the rise in 2019 and is expected to continue into 2020, but many experts note that the country is still not building enough new units to quench demand. It remains to be seen whether existing homeowners will be enticed to sell by higher home prices, which could finally bring the overall housing market into greater balance.

## Activity Snapshot

<b>+ 52.8%</b>	<b>+ 9.6%</b>	<b>- 35.7%</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	12-2018	12-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		29	17	- 41.4%	526	461	- 12.4%
<b>Pending Sales</b>		18	18	0.0%	341	338	- 0.9%
<b>Sold Listings</b>		24	35	+ 45.8%	343	331	- 3.5%
<b>Median Sales Price</b>		\$650,000	\$800,000	+ 23.1%	\$635,000	\$742,800	+ 17.0%
<b>Average Sales Price</b>		\$914,479	\$1,278,562	+ 39.8%	\$879,185	\$1,036,019	+ 17.8%
<b>Pct. of List Price Received</b>		96.7%	95.9%	- 0.8%	96.5%	96.7%	+ 0.2%
<b>Days on Market</b>		114	140	+ 22.8%	76	110	+ 44.7%
<b>Housing Affordability Index</b>		52	46	- 11.5%	54	49	- 9.3%
<b>Active Listings</b>		231	153	- 33.8%	--	--	--
<b>Months Supply</b>		8.1	5.5	- 32.1%	--	--	--

# Townhouse/Condo Market Overview

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

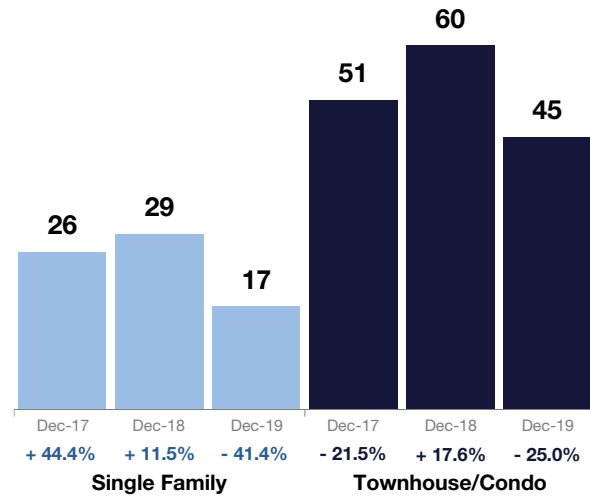


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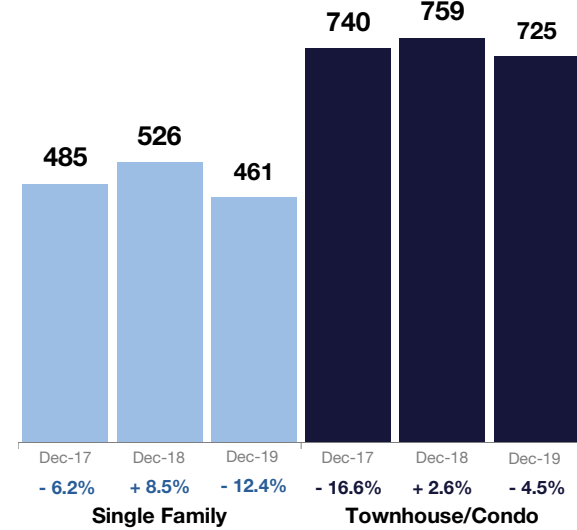
Key Metrics	Historical Sparkbars	12-2018	12-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		60	45	- 25.0%	759	725	- 4.5%
<b>Pending Sales</b>		25	40	+ 60.0%	550	610	+ 10.9%
<b>Sold Listings</b>		29	46	+ 58.6%	563	581	+ 3.2%
<b>Median Sales Price</b>		\$337,000	\$428,500	+ 27.2%	\$375,000	\$400,000	+ 6.7%
<b>Average Sales Price</b>		\$425,634	\$468,478	+ 10.1%	\$463,398	\$480,574	+ 3.7%
<b>Pct. of List Price Received</b>		97.7%	96.8%	- 0.9%	97.3%	97.0%	- 0.3%
<b>Days on Market</b>		60	99	+ 65.0%	82	88	+ 7.3%
<b>Housing Affordability Index</b>		101	85	- 15.8%	91	92	+ 1.1%
<b>Active Listings</b>		301	189	- 37.2%	--	--	--
<b>Months Supply</b>		6.4	3.9	- 39.1%	--	--	--

# New Listings

## December

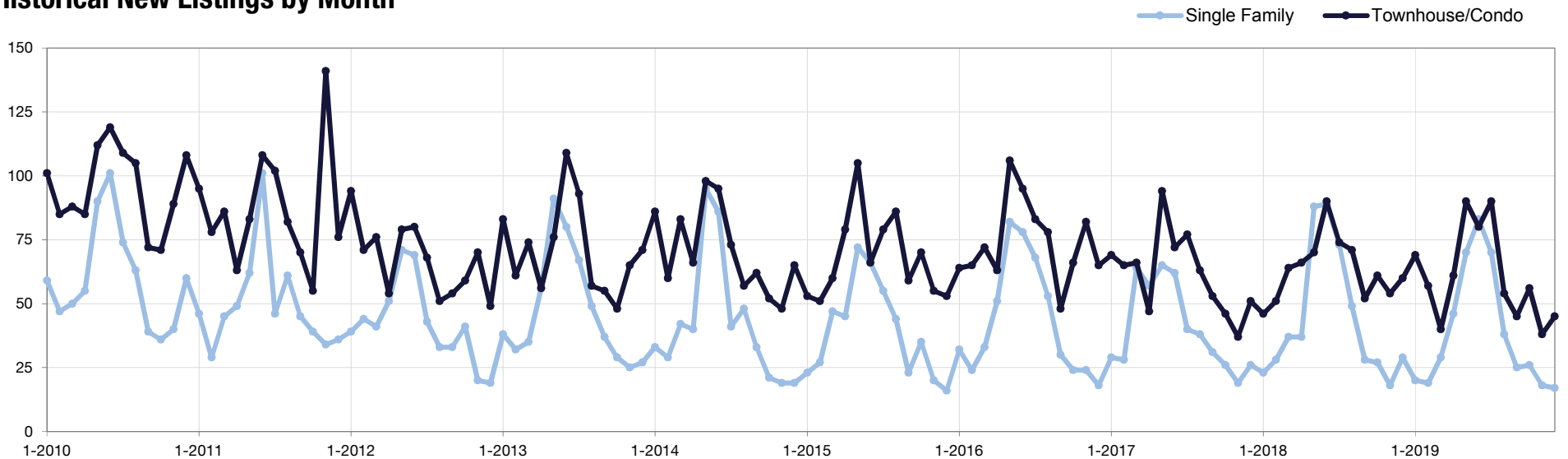


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
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%
Aug-2019	38	-22.4%	54	-23.9%
Sep-2019	25	-10.7%	45	-13.5%
Oct-2019	26	-3.7%	56	-8.2%
Nov-2019	18	0.0%	38	-29.6%
<b>Dec-2019</b>	<b>17</b>	<b>-41.4%</b>	<b>45</b>	<b>-25.0%</b>

## Historical New Listings by Month

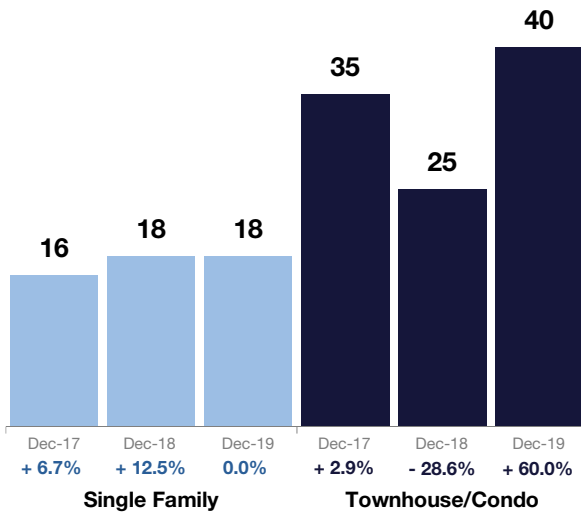


# Pending Sales

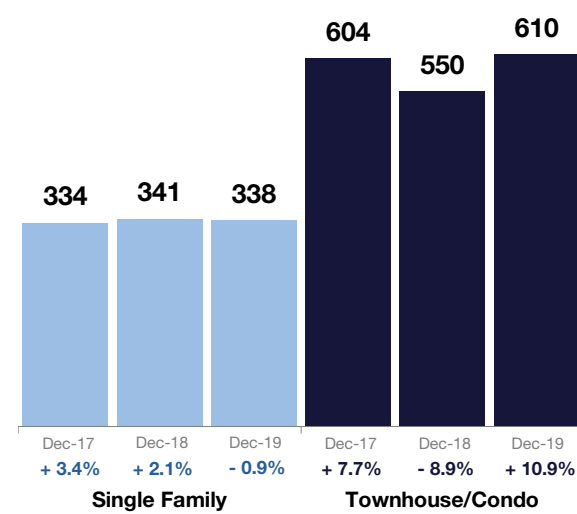


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## December

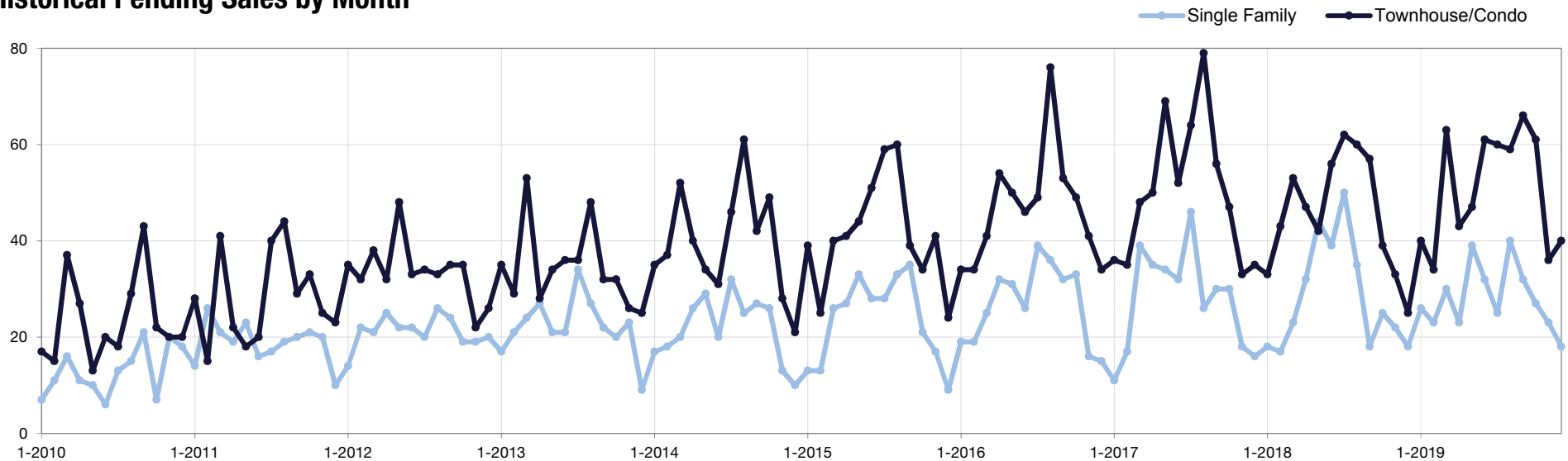


## Year to Date



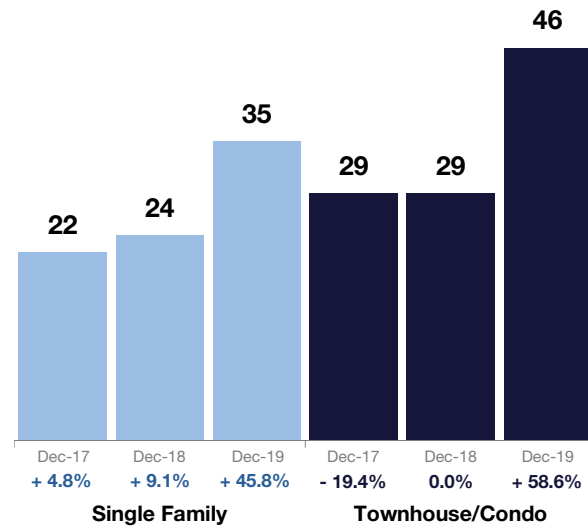
Pending Sales	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Jan-2019	26	+44.4%	40	+21.2%
Feb-2019	23	+35.3%	34	-20.9%
Mar-2019	30	+30.4%	63	+18.9%
Apr-2019	23	-28.1%	43	-8.5%
May-2019	39	-11.4%	47	+11.9%
Jun-2019	32	-17.9%	61	+8.9%
Jul-2019	25	-50.0%	60	-3.2%
Aug-2019	40	+14.3%	59	-1.7%
Sep-2019	32	+77.8%	66	+15.8%
Oct-2019	27	+8.0%	61	+56.4%
Nov-2019	23	+4.5%	36	+9.1%
<b>Dec-2019</b>	<b>18</b>	<b>0.0%</b>	<b>40</b>	<b>+60.0%</b>

## Historical Pending Sales by Month

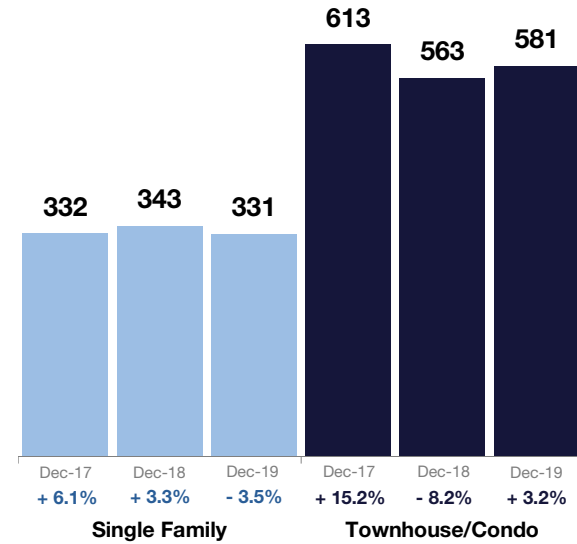


# Sold Listings

## December

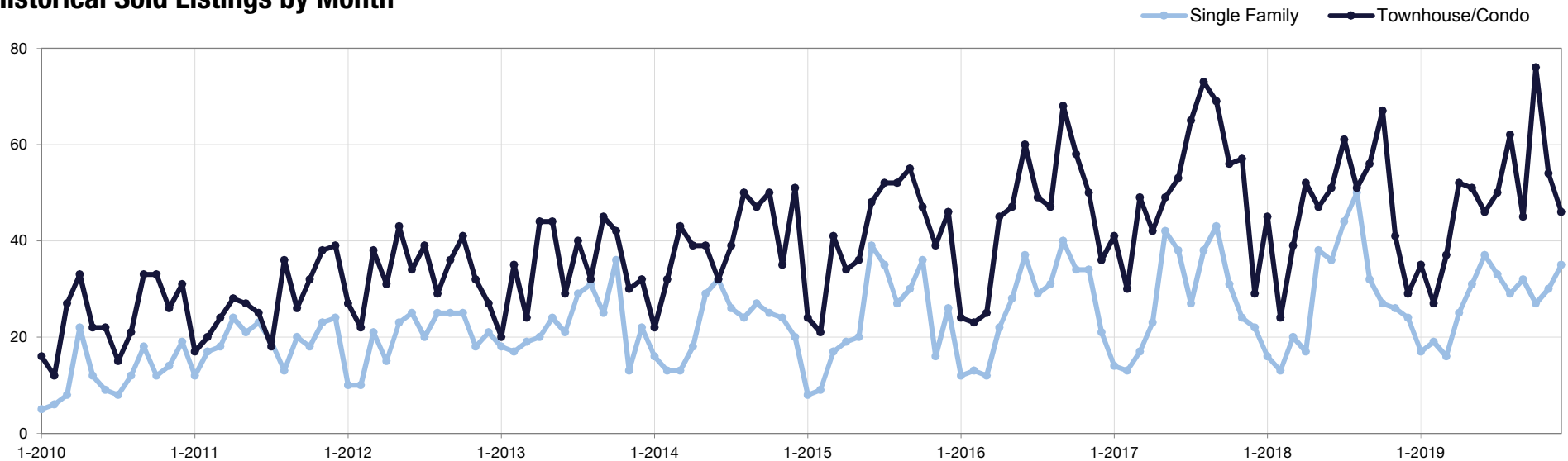


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
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%	46	-9.8%
Jul-2019	33	-25.0%	50	-18.0%
Aug-2019	29	-42.0%	62	+21.6%
Sep-2019	32	0.0%	45	-19.6%
Oct-2019	27	0.0%	76	+13.4%
Nov-2019	30	+15.4%	54	+31.7%
<b>Dec-2019</b>	<b>35</b>	<b>+45.8%</b>	<b>46</b>	<b>+58.6%</b>

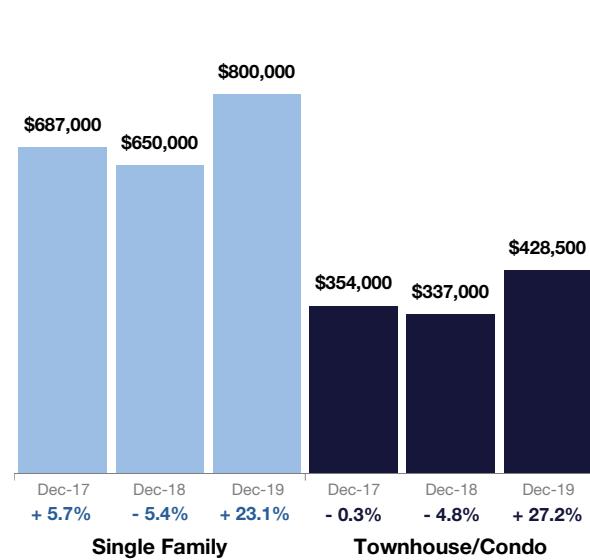
## Historical Sold Listings by Month



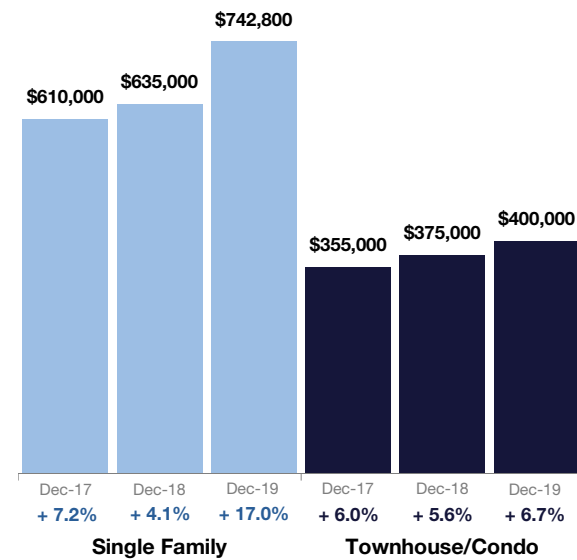
# Median Sales Price



## December

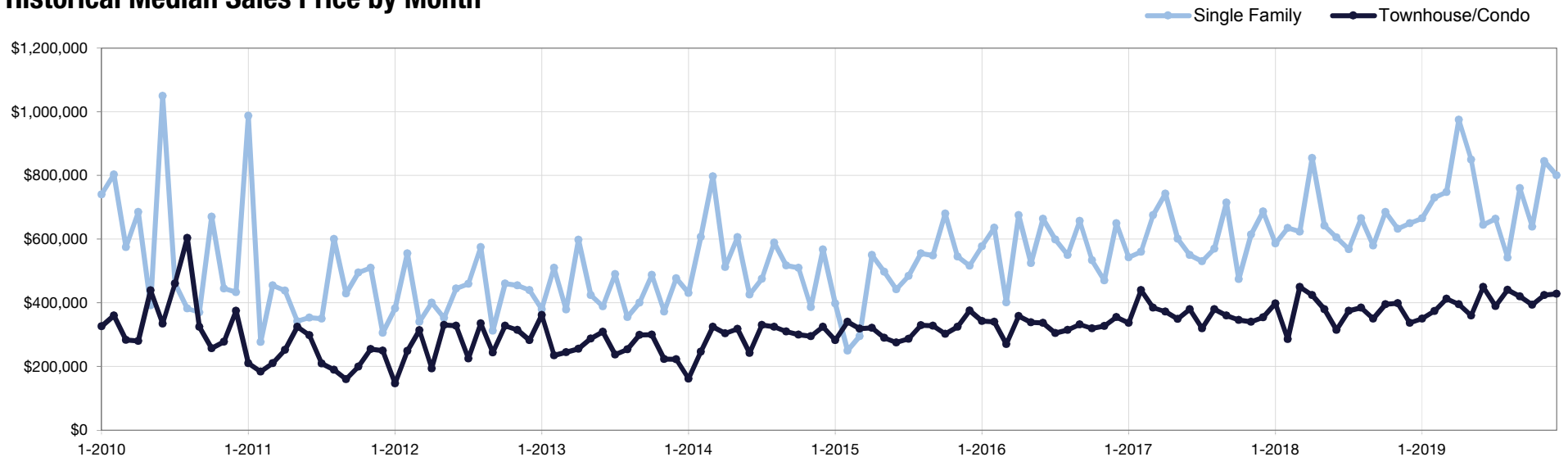


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
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%	\$449,800	+42.8%
Jul-2019	\$664,000	+16.8%	\$390,000	+4.0%
Aug-2019	\$542,000	-18.5%	\$440,425	+14.4%
Sep-2019	\$760,000	+31.1%	\$420,000	+20.0%
Oct-2019	\$639,000	-6.7%	\$393,750	-0.3%
Nov-2019	\$844,500	+33.5%	\$424,500	+6.4%
<b>Dec-2019</b>	<b>\$800,000</b>	<b>+23.1%</b>	<b>\$428,500</b>	<b>+27.2%</b>

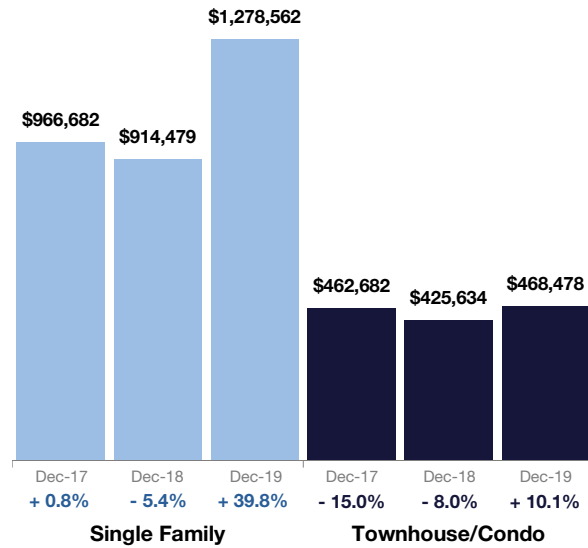
## Historical Median Sales Price by Month



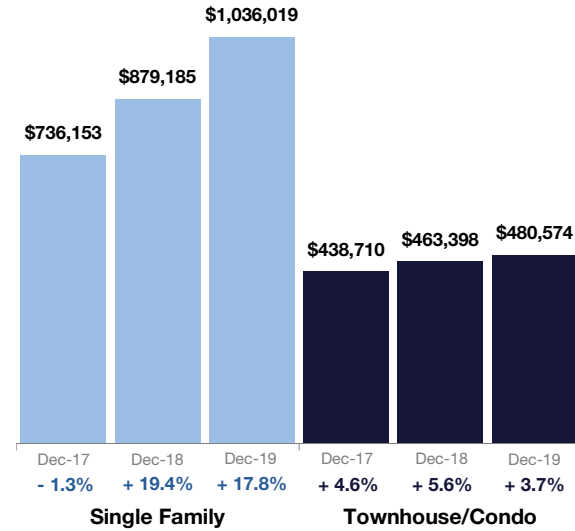
# Average Sales Price



## December

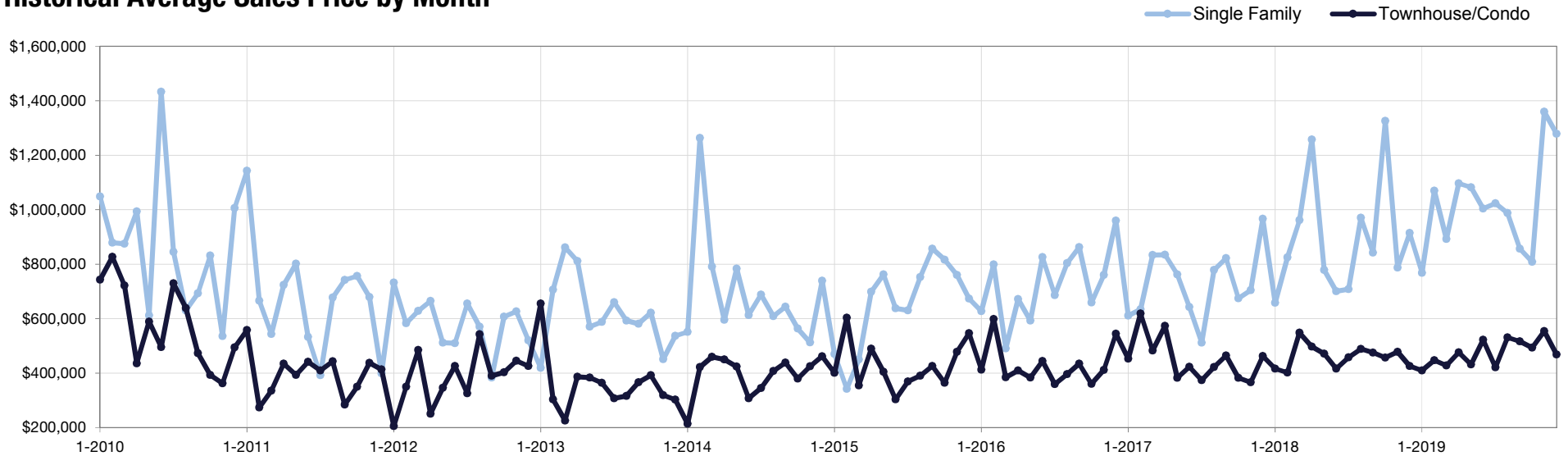


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
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%	\$476,095	-4.2%
May-2019	\$1,081,707	+38.9%	\$432,086	-8.3%
Jun-2019	\$1,003,827	+43.3%	\$521,910	+25.4%
Jul-2019	\$1,023,132	+44.4%	\$420,790	-8.0%
Aug-2019	\$987,680	+1.8%	\$530,849	+8.7%
Sep-2019	\$856,834	+1.7%	\$516,356	+8.8%
Oct-2019	\$808,855	-39.0%	\$493,740	+8.1%
Nov-2019	\$1,359,348	+72.7%	\$554,327	+16.0%
<b>Dec-2019</b>	<b>\$1,278,562</b>	<b>+39.8%</b>	<b>\$468,478</b>	<b>+10.1%</b>

## Historical Average Sales Price by Month



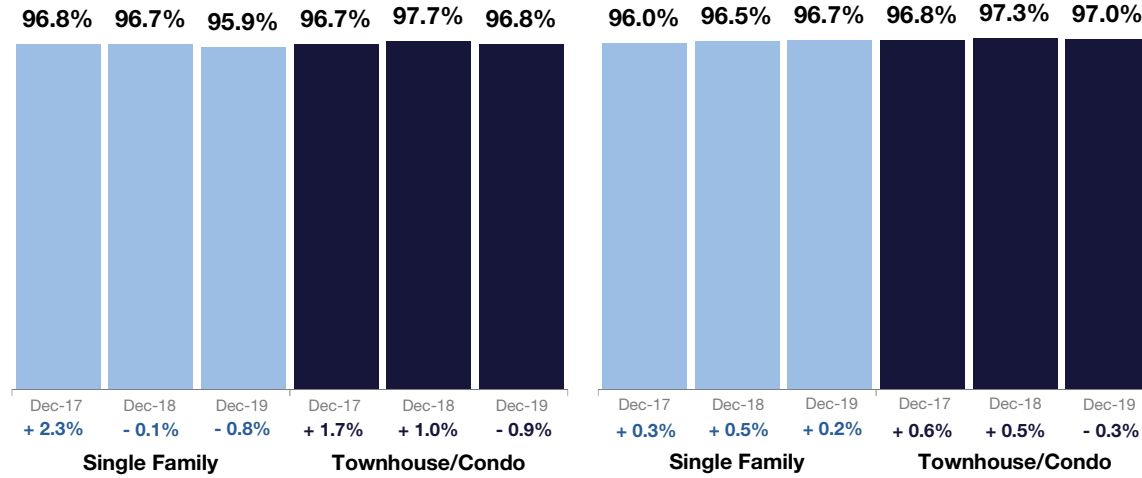


# Percent of List Price Received



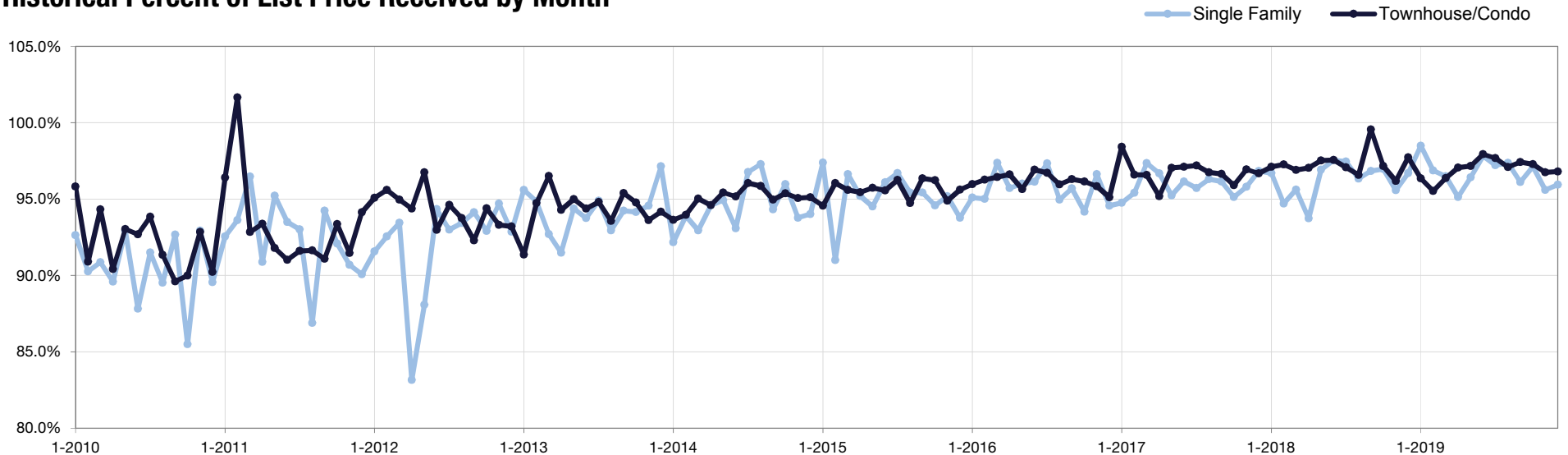
## December

## Year to Date



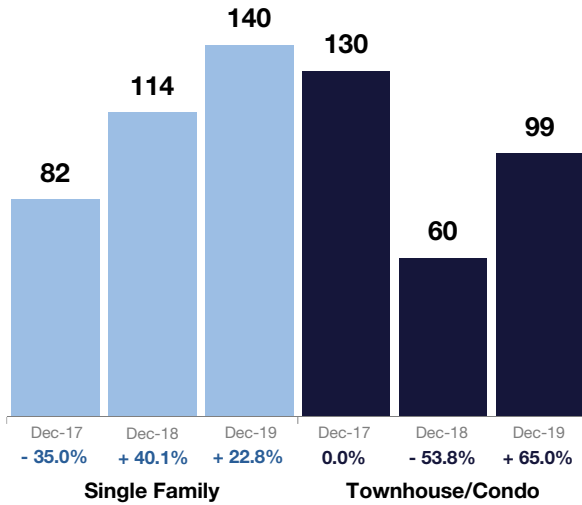
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Jan-2019	98.5%	+1.9%	96.4%	-0.7%
Feb-2019	96.9%	+2.3%	95.5%	-1.8%
Mar-2019	96.5%	+0.9%	96.4%	-0.5%
Apr-2019	95.1%	+1.5%	97.1%	+0.1%
May-2019	96.4%	-0.5%	97.2%	-0.3%
Jun-2019	97.8%	+0.3%	97.9%	+0.3%
Jul-2019	97.2%	-0.3%	97.7%	+0.6%
Aug-2019	97.4%	+1.1%	97.1%	+0.5%
Sep-2019	96.1%	-0.7%	97.4%	-2.2%
Oct-2019	97.1%	+0.1%	97.3%	+0.1%
Nov-2019	95.6%	0.0%	96.8%	+0.6%
<b>Dec-2019</b>	<b>95.9%</b>	<b>-0.8%</b>	<b>96.8%</b>	<b>-0.9%</b>

## Historical Percent of List Price Received by Month

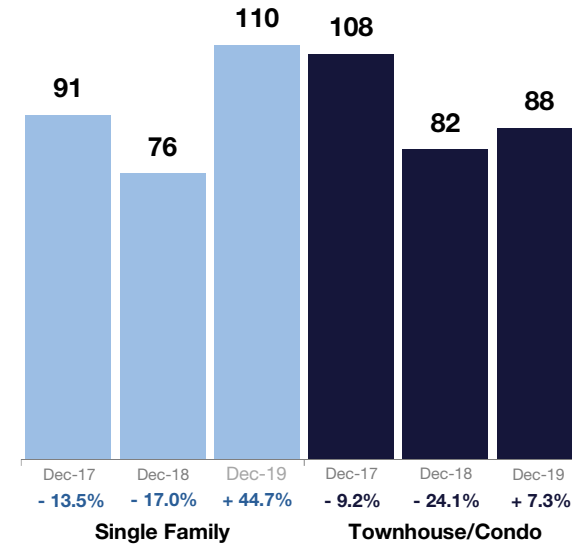


# Days on Market Until Sale

## December

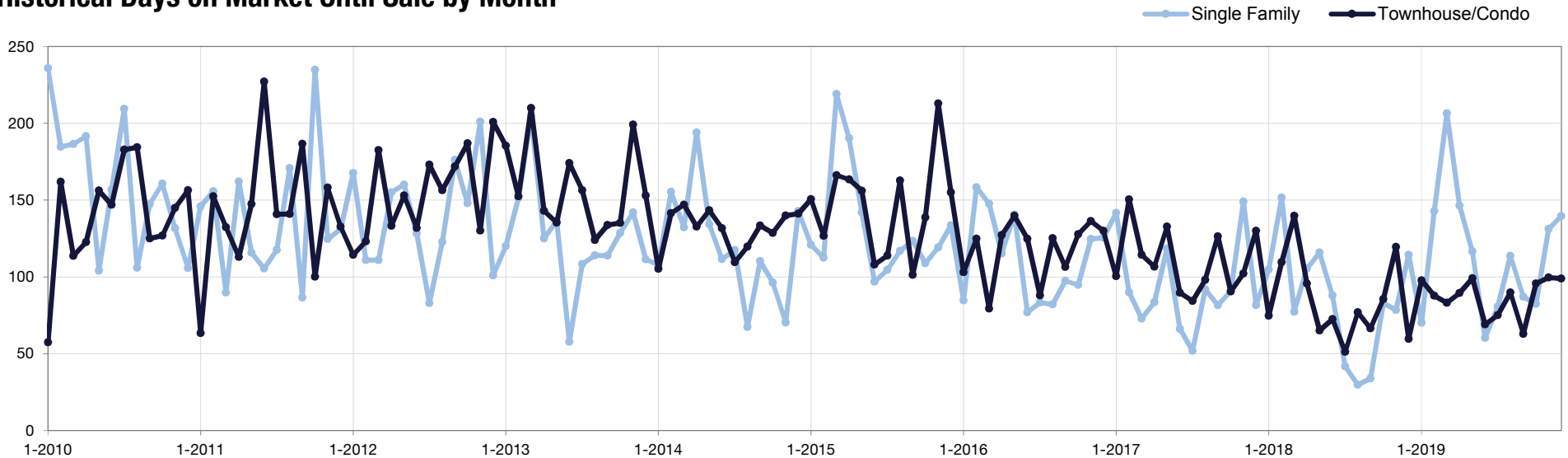


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
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%	69	-4.2%
Jul-2019	81	+92.9%	75	+47.1%
Aug-2019	114	+280.0%	90	+16.9%
Sep-2019	87	+155.9%	63	-6.0%
Oct-2019	82	-1.2%	96	+12.9%
Nov-2019	131	+67.9%	100	-16.7%
<b>Dec-2019</b>	<b>140</b>	<b>+22.8%</b>	<b>99</b>	<b>+65.0%</b>

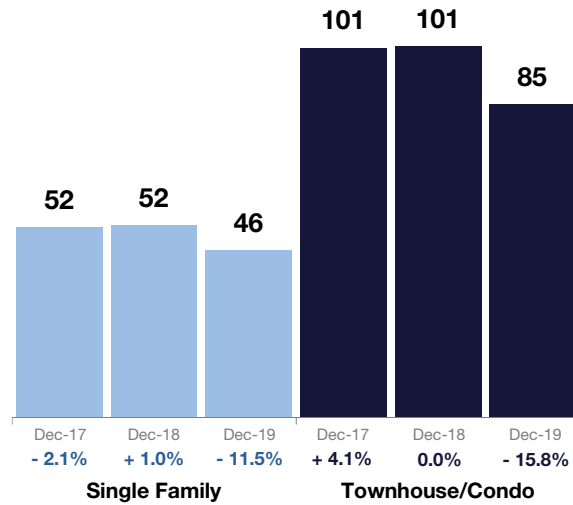
## Historical Days on Market Until Sale by Month



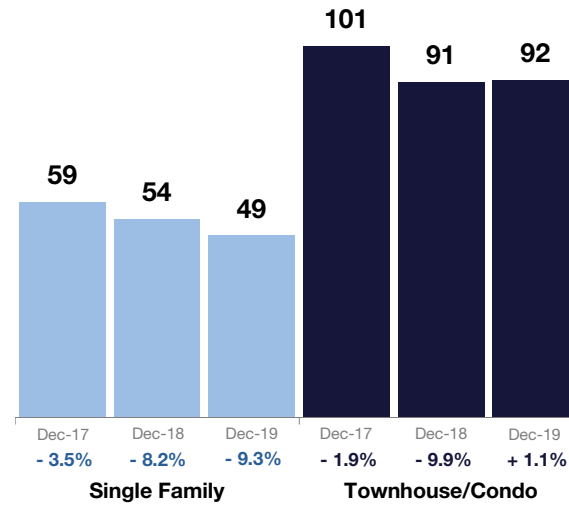
# Housing Affordability Index



## December

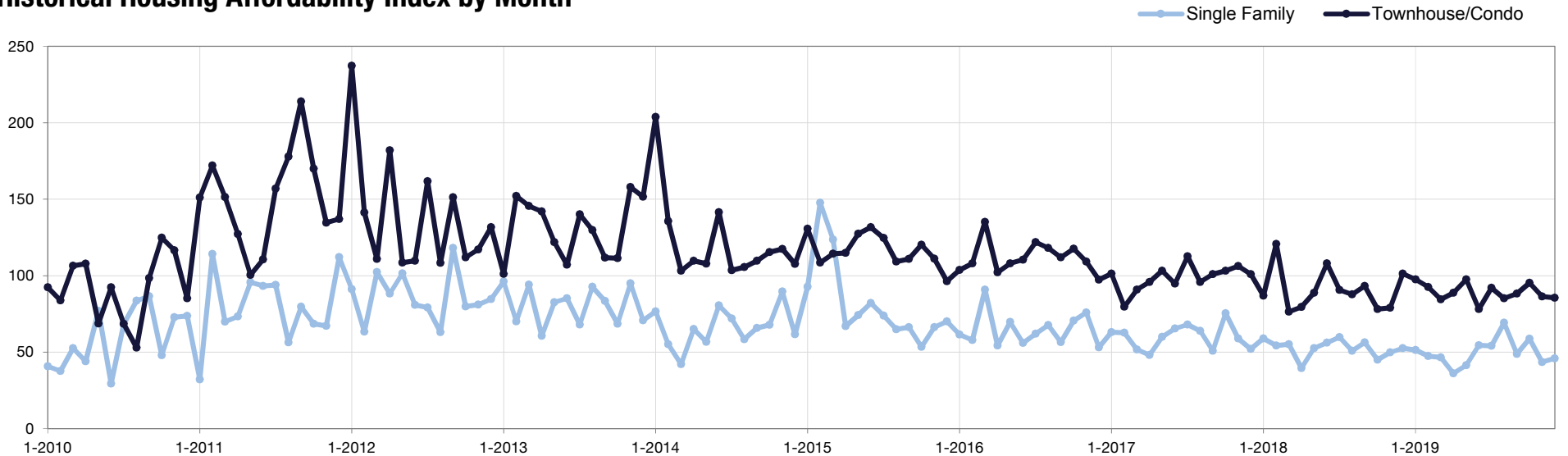


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
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%	78	-27.8%
Jul-2019	54	-10.0%	92	+1.1%
Aug-2019	69	+35.3%	85	-3.4%
Sep-2019	49	-12.5%	88	-5.4%
Oct-2019	59	+31.1%	95	+21.8%
Nov-2019	43	-14.0%	86	+8.9%
<b>Dec-2019</b>	<b>46</b>	<b>-11.5%</b>	<b>85</b>	<b>-15.8%</b>

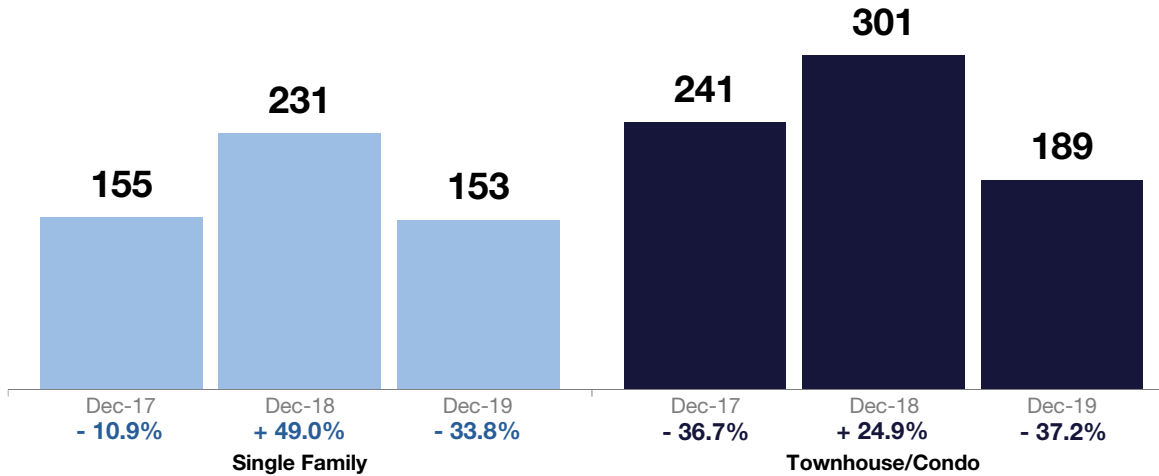
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

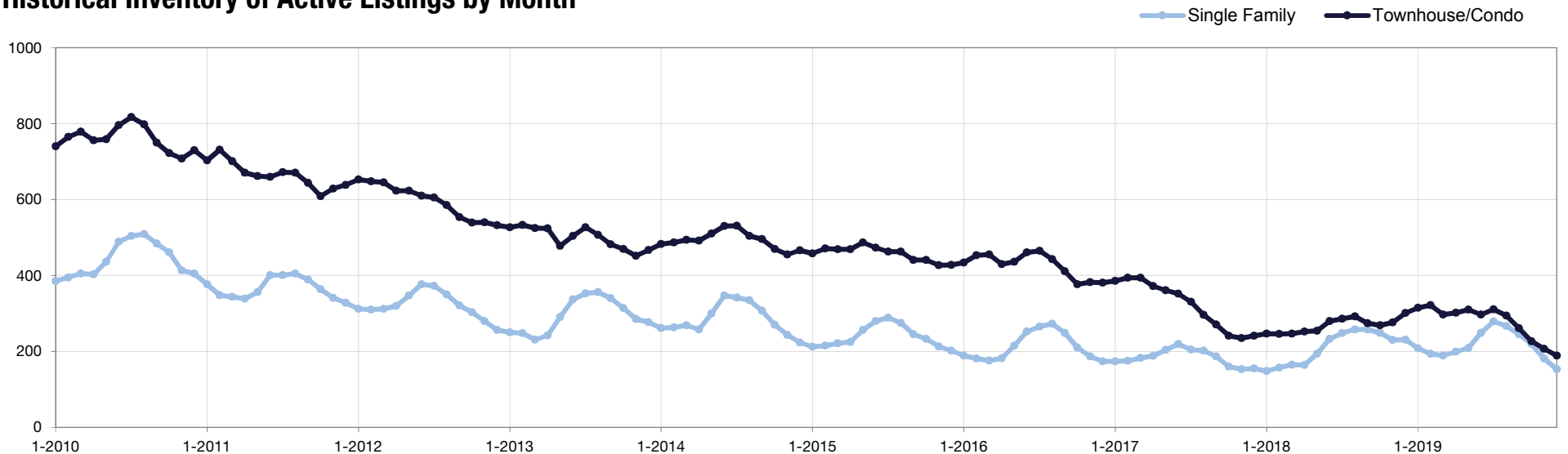


## December



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Jan-2019	208	+40.5%	315	+27.5%
Feb-2019	194	+23.6%	322	+30.9%
Mar-2019	189	+14.5%	297	+20.2%
Apr-2019	199	+21.3%	302	+19.8%
May-2019	209	+7.7%	310	+22.0%
Jun-2019	249	+6.9%	297	+6.1%
Jul-2019	279	+12.5%	311	+8.7%
Aug-2019	267	+3.5%	294	+0.7%
Sep-2019	245	-5.0%	261	-4.7%
Oct-2019	220	-11.6%	227	-15.6%
Nov-2019	181	-21.3%	207	-25.0%
<b>Dec-2019</b>	<b>153</b>	<b>-33.8%</b>	<b>189</b>	<b>-37.2%</b>

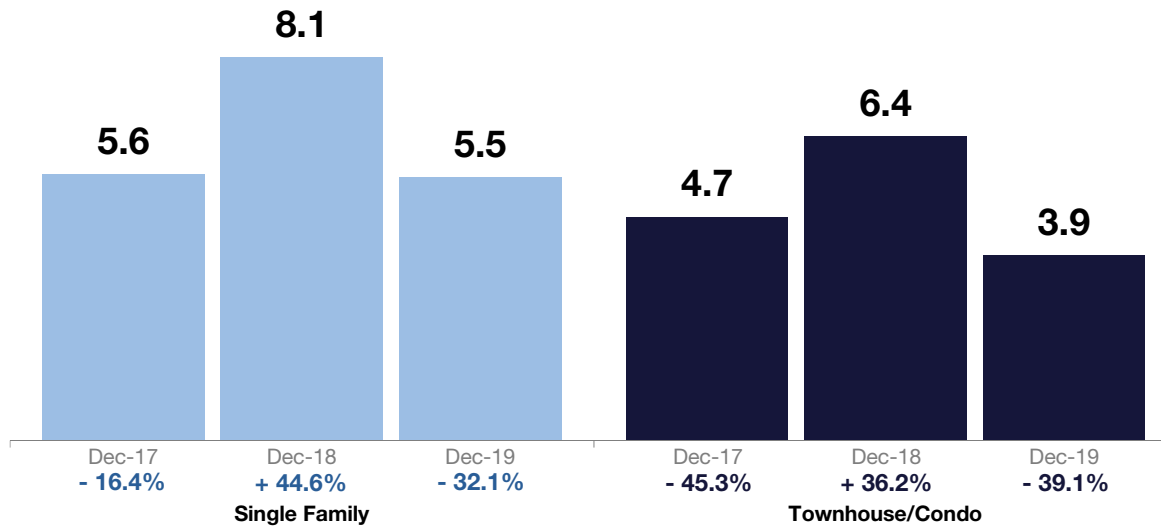
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

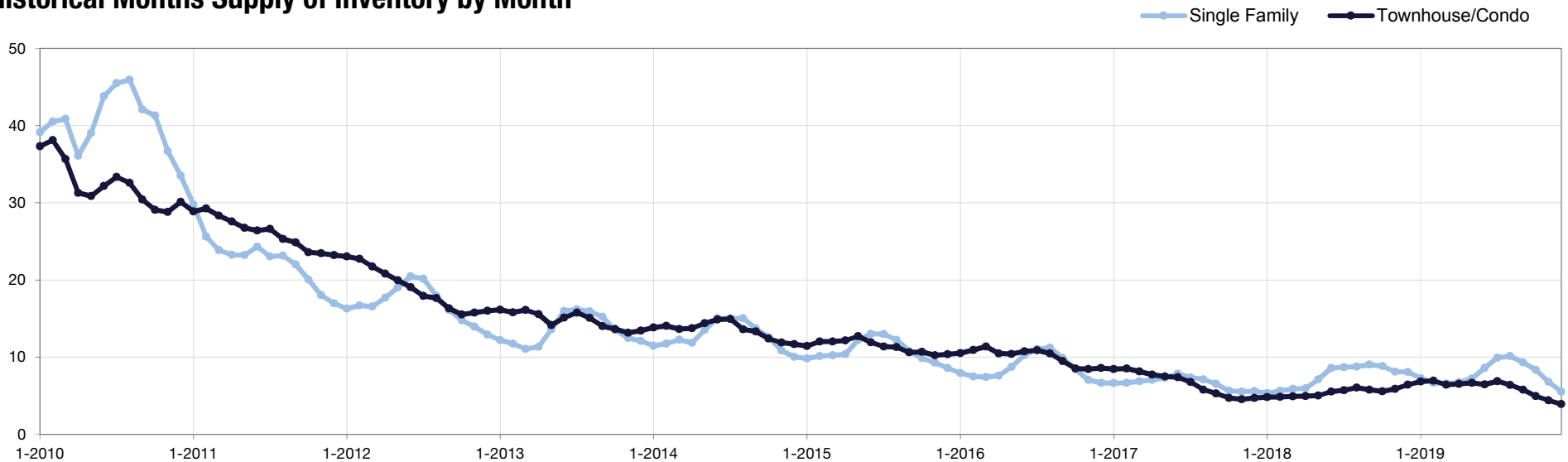


## December



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse/Condo	Percent Change from Previous Year
Jan-2019	7.3	+37.7%	6.8	+41.7%
Feb-2019	6.7	+19.6%	6.9	+43.8%
Mar-2019	6.6	+11.9%	6.4	+30.6%
Apr-2019	6.7	+13.6%	6.5	+32.7%
May-2019	7.2	+1.4%	6.7	+34.0%
Jun-2019	8.6	0.0%	6.4	+16.4%
Jul-2019	9.9	+13.8%	6.9	+21.1%
Aug-2019	10.1	+16.1%	6.4	+6.7%
Sep-2019	9.3	+3.3%	5.8	0.0%
Oct-2019	8.4	-4.5%	4.9	-12.5%
Nov-2019	6.8	-16.0%	4.4	-25.4%
<b>Dec-2019</b>	<b>5.5</b>	<b>-32.1%</b>	<b>3.9</b>	<b>-39.1%</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	12-2018	12-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		89	62	- 30.3%	1,285	1,186	- 7.7%
<b>Pending Sales</b>		43	58	+ 34.9%	891	948	+ 6.4%
<b>Sold Listings</b>		53	81	+ 52.8%	906	912	+ 0.7%
<b>Median Sales Price</b>		\$475,000	\$520,500	+ 9.6%	\$438,700	\$466,250	+ 6.3%
<b>Average Sales Price</b>		\$646,998	\$818,515	+ 26.5%	\$620,809	\$682,167	+ 9.9%
<b>Pct. of List Price Received</b>		97.3%	96.4%	- 0.9%	97.0%	96.9%	- 0.1%
<b>Days on Market</b>		84	116	+ 38.1%	80	96	+ 20.0%
<b>Housing Affordability Index</b>		72	70	- 2.8%	78	79	+ 1.3%
<b>Active Listings</b>		532	342	- 35.7%	--	--	--
<b>Months Supply</b>		7.0	4.5	- 35.7%	--	--	--

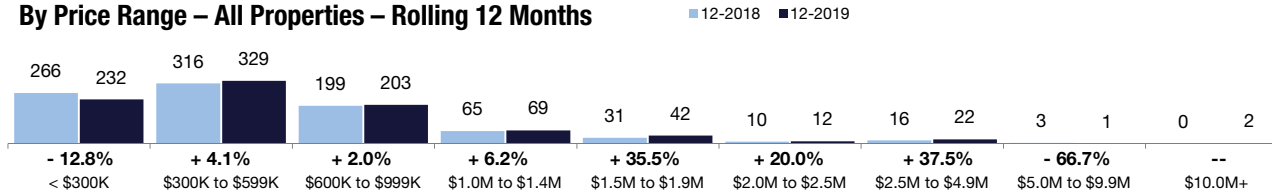
# Closed Sales

Actual sales that have closed in a given month.

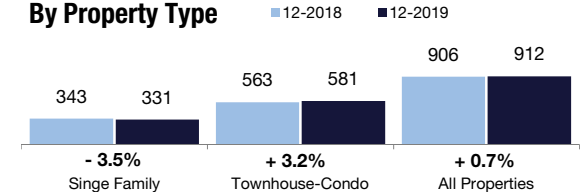


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## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	12-2018	12-2019	Change	12-2018	12-2019	Change
\$299,999 and Below	62	45	-27.4%	204	187	-8.3%
\$300,000 to \$599,999	95	86	-9.5%	221	243	+10.0%
\$600,000 to \$999,999	91	89	-2.2%	108	114	+5.6%
\$1,000,000 to \$1,499,999	49	45	-8.2%	16	24	+50.0%
\$1,500,000 to \$1,999,999	20	32	+60.0%	11	10	-9.1%
\$2,000,000 to \$2,499,999	7	11	+57.1%	3	1	-66.7%
\$2,500,000 to \$4,999,999	16	20	+25.0%	0	2	--
\$5,000,000 to \$9,999,999	3	1	-66.7%	0	0	--
\$10,000,000 and Above	0	2	--	0	0	--
<b>All Price Ranges</b>	<b>343</b>	<b>331</b>	<b>-3.5%</b>	<b>563</b>	<b>581</b>	<b>+3.2%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	11-2019	12-2019	Change	11-2019	12-2019	Change
\$299,999 and Below	4	5	+25.0%	14	13	-7.1%
\$300,000 to \$599,999	5	7	+40.0%	23	23	0.0%
\$600,000 to \$999,999	11	8	-27.3%	10	8	-20.0%
\$1,000,000 to \$1,499,999	3	3	0.0%	5	1	-80.0%
\$1,500,000 to \$1,999,999	3	3	0.0%	2	1	-50.0%
\$2,000,000 to \$2,499,999	1	3	+200.0%	0	0	--
\$2,500,000 to \$4,999,999	2	6	+200.0%	0	0	--
\$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>30</b>	<b>35</b>	<b>+16.7%</b>	<b>54</b>	<b>46</b>	<b>-14.8%</b>

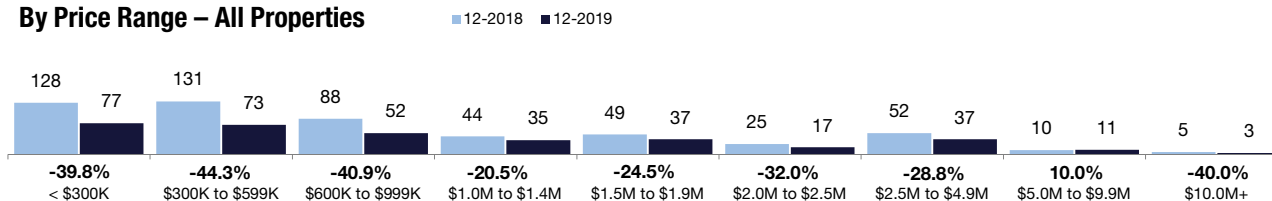
### Year to Date

By Price Range	Single Family			Condo		
	12-2018	12-2019	Change	12-2018	12-2019	Change
\$299,999 and Below	62	45	-27.4%	204	187	-8.3%
\$300,000 to \$599,999	95	86	-9.5%	221	243	+10.0%
\$600,000 to \$999,999	91	89	-2.2%	108	114	+5.6%
\$1,000,000 to \$1,499,999	49	45	-8.2%	16	24	+50.0%
\$1,500,000 to \$1,999,999	20	32	+60.0%	11	10	-9.1%
\$2,000,000 to \$2,499,999	7	11	+57.1%	3	1	-66.7%
\$2,500,000 to \$4,999,999	16	20	+25.0%	0	2	--
\$5,000,000 to \$9,999,999	3	1	-66.7%	0	0	--
\$10,000,000 and Above	0	2	--	0	0	--
<b>All Price Ranges</b>	<b>343</b>	<b>331</b>	<b>-3.5%</b>	<b>563</b>	<b>581</b>	<b>+3.2%</b>

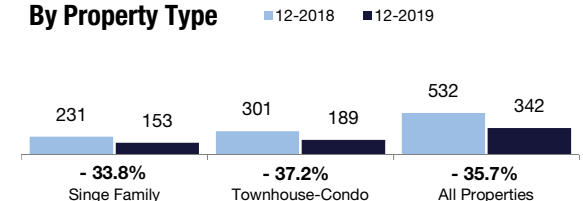
# Inventory of Active Listings

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		
	12-2018	12-2019	Change	12-2018	12-2019	Change
\$299,999 and Below	18	11	-38.9%	110	66	-40.0%
\$300,000 to \$599,999	36	28	-22.2%	95	45	-52.6%
\$600,000 to \$999,999	37	24	-35.1%	51	28	-45.1%
\$1,000,000 to \$1,499,999	30	19	-36.7%	14	16	+14.3%
\$1,500,000 to \$1,999,999	37	21	-43.2%	12	16	+33.3%
\$2,000,000 to \$2,499,999	18	12	-33.3%	7	5	-28.6%
\$2,500,000 to \$4,999,999	41	24	-41.5%	11	13	+18.2%
\$5,000,000 to \$9,999,999	9	11	+22.2%	1	0	-100.0%
\$10,000,000 and Above	5	3	-40.0%	0	0	--
<b>All Price Ranges</b>	<b>231</b>	<b>153</b>	<b>-33.8%</b>	<b>301</b>	<b>189</b>	<b>-37.2%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	11-2019	12-2019	Change	11-2019	12-2019	Change
\$299,999 and Below	17	11	-35.3%	71	66	-7.0%
\$300,000 to \$599,999	31	28	-9.7%	59	45	-23.7%
\$600,000 to \$999,999	28	24	-14.3%	31	28	-9.7%
\$1,000,000 to \$1,499,999	26	19	-26.9%	14	16	+14.3%
\$1,500,000 to \$1,999,999	25	21	-16.0%	15	16	+6.7%
\$2,000,000 to \$2,499,999	13	12	-7.7%	2	5	+150.0%
\$2,500,000 to \$4,999,999	26	24	-7.7%	14	13	-7.1%
\$5,000,000 to \$9,999,999	11	11	0.0%	1	0	-100.0%
\$10,000,000 and Above	4	3	-25.0%	0	0	--
<b>All Price Ranges</b>	<b>181</b>	<b>153</b>	<b>-15.5%</b>	<b>207</b>	<b>189</b>	<b>-8.7%</b>

### Year to Date

By Price Range	Single Family			Condo		
	12-2018	12-2019	Change	12-2018	12-2019	Change
\$299,999 and Below	18	11	-38.9%	110	66	-40.0%
\$300,000 to \$599,999	36	28	-22.2%	95	45	-52.6%
\$600,000 to \$999,999	37	24	-35.1%	51	28	-45.1%
\$1,000,000 to \$1,499,999	30	19	-36.7%	14	16	+14.3%
\$1,500,000 to \$1,999,999	37	21	-43.2%	12	16	+33.3%
\$2,000,000 to \$2,499,999	18	12	-33.3%	7	5	-28.6%
\$2,500,000 to \$4,999,999	41	24	-41.5%	11	13	+18.2%
\$5,000,000 to \$9,999,999	9	11	+22.2%	1	0	-100.0%
\$10,000,000 and Above	5	3	-40.0%	0	0	--
<b>All Price Ranges</b>	<b>231</b>	<b>153</b>	<b>-33.8%</b>	<b>301</b>	<b>189</b>	<b>-37.2%</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.