

# Monthly Indicators



## June 2018

Percent changes calculated using year-over-year comparisons.

New Listings were up 43.5 percent for single family homes and 25.0 percent for townhouse-condo properties. Pending Sales increased 28.1 percent for single family homes and 17.3 percent for townhouse-condo properties.

The Median Sales Price was up 10.0 percent to \$605,000 for single family homes but decreased 13.4 percent to \$328,500 for townhouse-condo properties. Days on Market increased 33.3 percent for single family homes but decreased 18.9 percent for townhouse-condo properties.

Inventory may be persistently lower in year-over-year comparisons, and home prices are still more likely to rise than not, but sales and new listings may finish the summer on the upswing. The housing supply outlook in several markets is beginning to show an increase in new construction and a move by builders away from overstocked rental units to new developments for sale. These are encouraging signs in an already healthy marketplace.

## Activity Snapshot

**- 5.5%**      **- 15.7%**      **- 16.5%**

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, comprised 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	6-2017	6-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
<b>New Listings</b>		62	89	+ 43.5%	305	302	- 1.0%
<b>Pending Sales</b>		32	41	+ 28.1%	168	176	+ 4.8%
<b>Sold Listings</b>		38	36	- 5.3%	147	140	- 4.8%
<b>Median Sales Price</b>		\$550,000	\$605,000	+ 10.0%	\$607,000	\$637,750	+ 5.1%
<b>Average Sales Price</b>		\$642,995	\$700,365	+ 8.9%	\$725,219	\$833,391	+ 14.9%
<b>Pct. of List Price Received</b>		96.2%	97.5%	+ 1.4%	95.9%	96.3%	+ 0.4%
<b>Days on Market</b>		66	88	+ 33.3%	94	104	+ 10.6%
<b>Housing Affordability Index</b>		65	56	- 13.8%	59	53	- 10.2%
<b>Active Listings</b>		219	219	0.0%	--	--	--
<b>Months Supply</b>		7.8	8.1	+ 3.8%	--	--	--

# Townhouse-Condo Market Overview

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



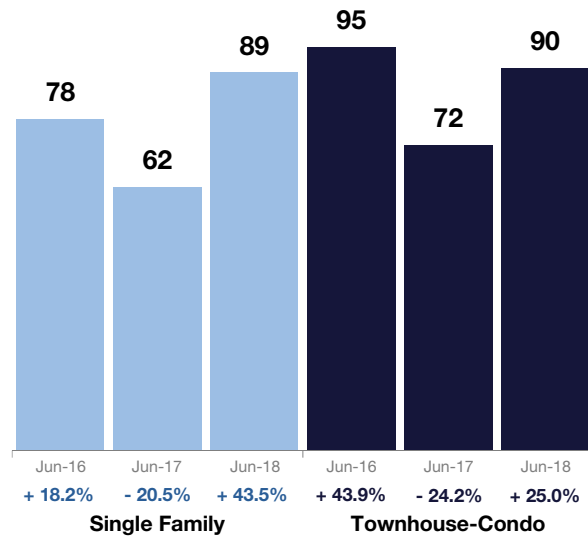
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Key Metrics	Historical Sparkbars	6-2017	6-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
<b>New Listings</b>		72	90	+ 25.0%	413	387	- 6.3%
<b>Pending Sales</b>		52	61	+ 17.3%	290	279	- 3.8%
<b>Sold Listings</b>		53	50	- 5.7%	264	257	- 2.7%
<b>Median Sales Price</b>		\$379,500	\$328,500	- 13.4%	\$364,500	\$375,000	+ 2.9%
<b>Average Sales Price</b>		\$422,981	\$419,954	- 0.7%	\$477,532	\$462,023	- 3.2%
<b>Pct. of List Price Received</b>		97.1%	97.6%	+ 0.5%	96.8%	97.3%	+ 0.5%
<b>Days on Market</b>		90	73	- 18.9%	113	90	- 20.4%
<b>Housing Affordability Index</b>		95	103	+ 8.4%	99	91	- 8.1%
<b>Active Listings</b>		351	257	- 26.8%	--	--	--
<b>Months Supply</b>		7.4	5.1	- 31.1%	--	--	--

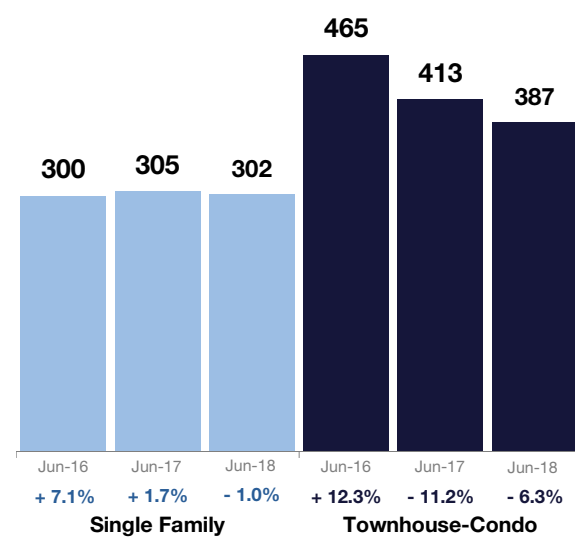
# New Listings



## June

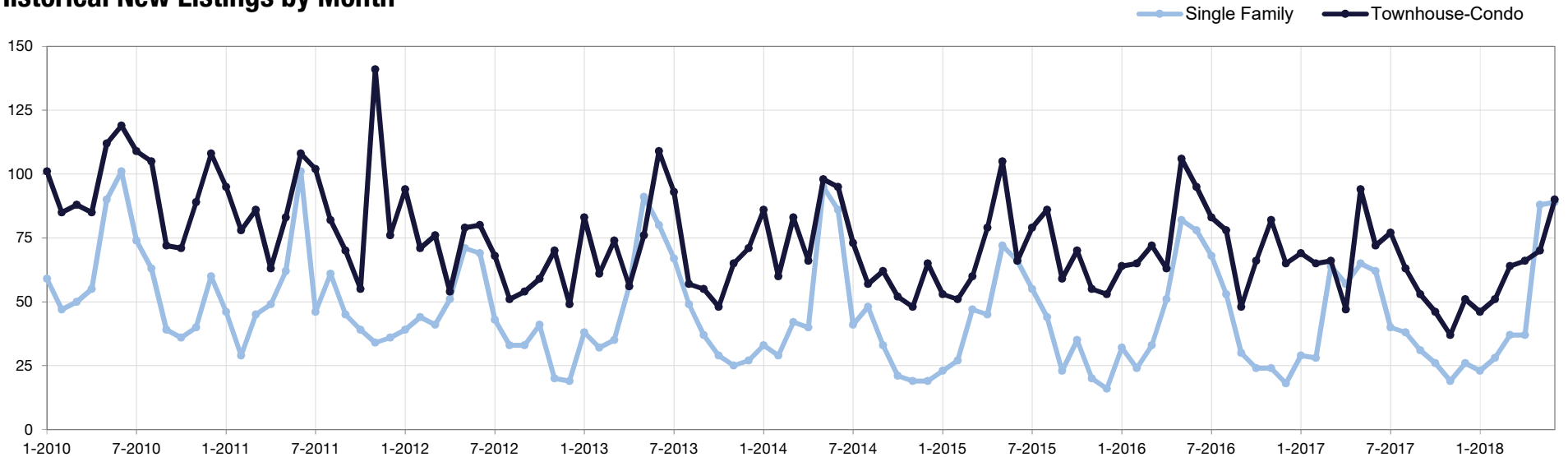


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2017	40	-41.2%	77	-7.2%
Aug-2017	38	-28.3%	63	-19.2%
Sep-2017	31	+3.3%	53	+10.4%
Oct-2017	26	+8.3%	46	-30.3%
Nov-2017	19	-20.8%	37	-54.9%
Dec-2017	26	+44.4%	51	-21.5%
Jan-2018	23	-20.7%	46	-33.3%
Feb-2018	28	0.0%	51	-21.5%
Mar-2018	37	-42.2%	64	-3.0%
Apr-2018	37	-35.1%	66	+40.4%
May-2018	88	+35.4%	70	-25.5%
<b>Jun-2018</b>	<b>89</b>	<b>+43.5%</b>	<b>90</b>	<b>+25.0%</b>

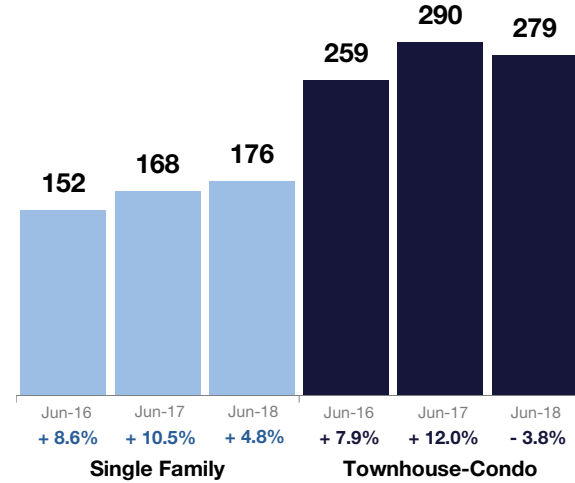
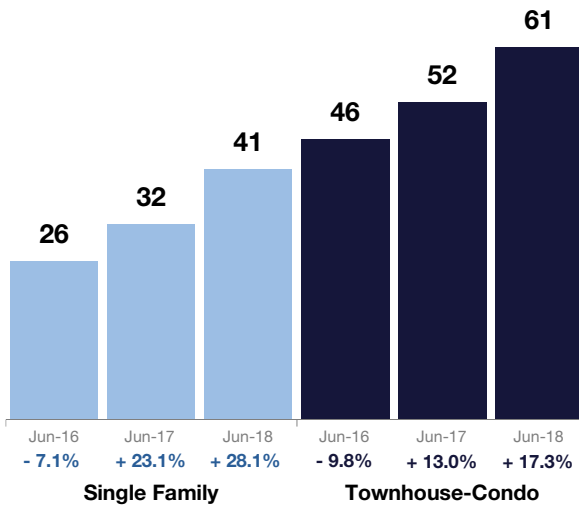
## Historical New Listings by Month



# Pending Sales

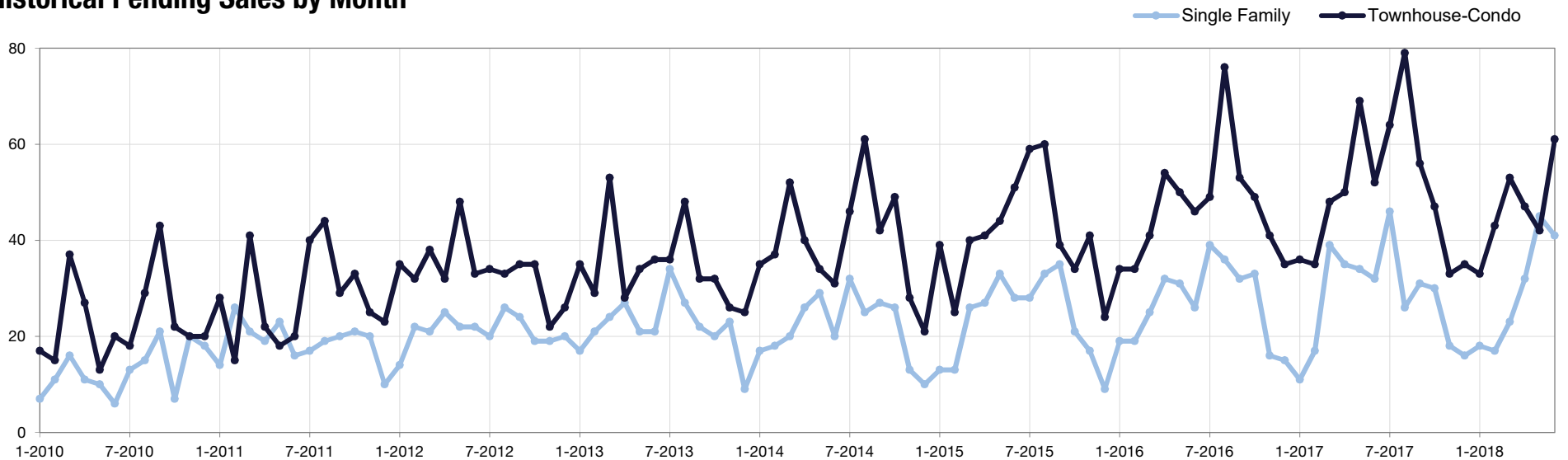
## June

## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2017	46	+17.9%	64	+30.6%
Aug-2017	26	-27.8%	79	+3.9%
Sep-2017	31	-3.1%	56	+5.7%
Oct-2017	30	-9.1%	47	-4.1%
Nov-2017	18	+12.5%	33	-19.5%
Dec-2017	16	+6.7%	35	0.0%
Jan-2018	18	+63.6%	33	-8.3%
Feb-2018	17	0.0%	43	+22.9%
Mar-2018	23	-41.0%	53	+10.4%
Apr-2018	32	-8.6%	47	-6.0%
May-2018	45	+32.4%	42	-39.1%
<b>Jun-2018</b>	<b>41</b>	<b>+28.1%</b>	<b>61</b>	<b>+17.3%</b>

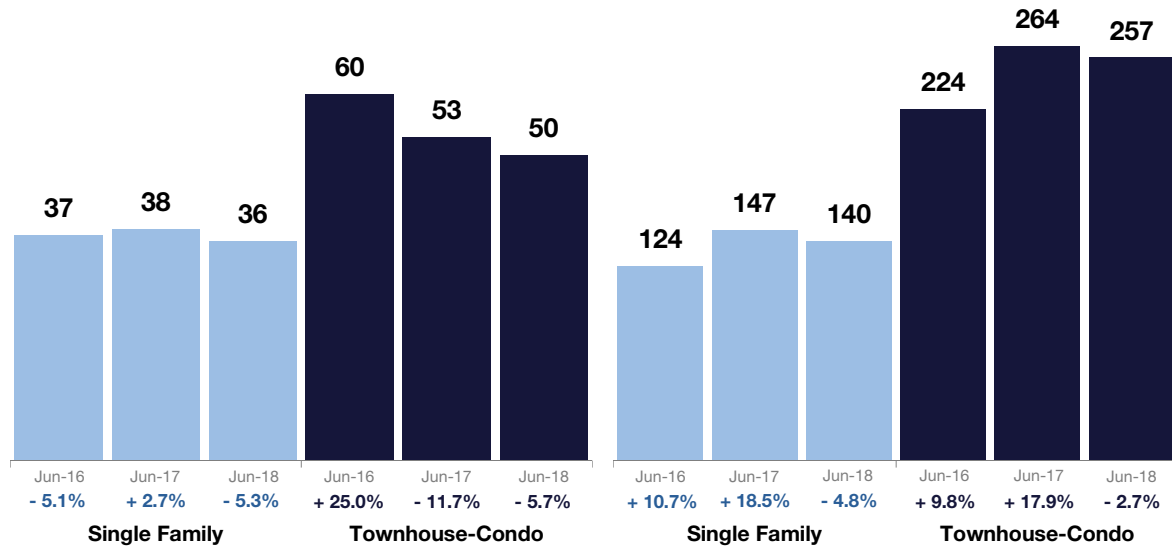
## Historical Pending Sales by Month



# Sold Listings

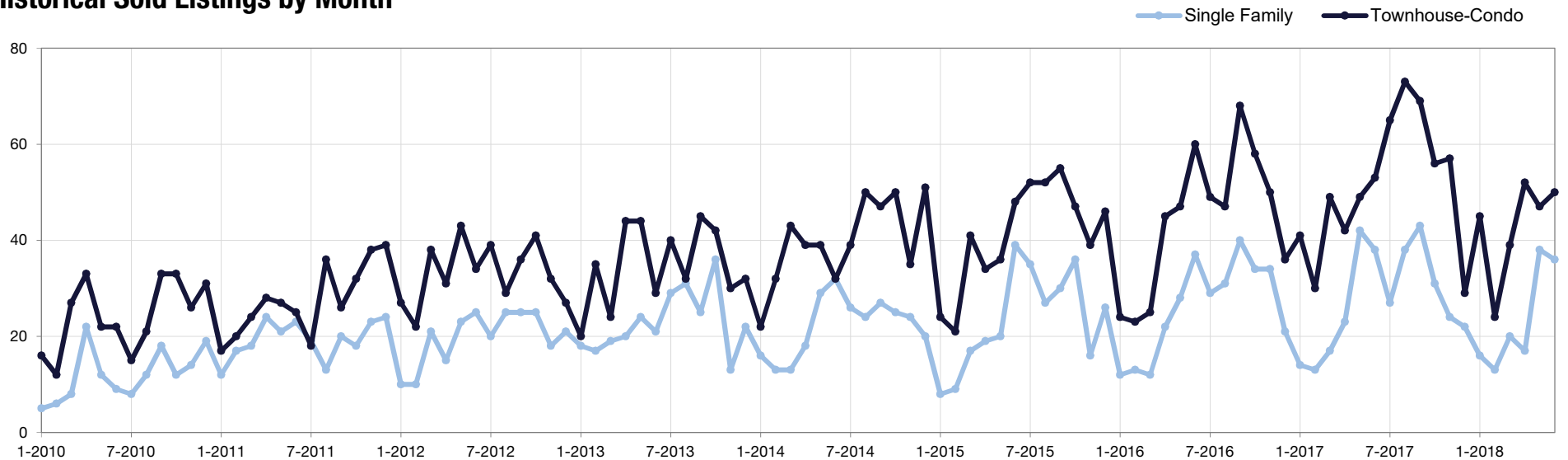
## June

## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2017	27	-6.9%	65	+32.7%
Aug-2017	38	+22.6%	73	+55.3%
Sep-2017	43	+7.5%	69	+1.5%
Oct-2017	31	-8.8%	56	-3.4%
Nov-2017	24	-29.4%	57	+14.0%
Dec-2017	22	+4.8%	29	-19.4%
Jan-2018	16	+14.3%	45	+9.8%
Feb-2018	13	0.0%	24	-20.0%
Mar-2018	20	+17.6%	39	-20.4%
Apr-2018	17	-26.1%	52	+23.8%
May-2018	38	-9.5%	47	-4.1%
<b>Jun-2018</b>	<b>36</b>	<b>-5.3%</b>	<b>50</b>	<b>-5.7%</b>

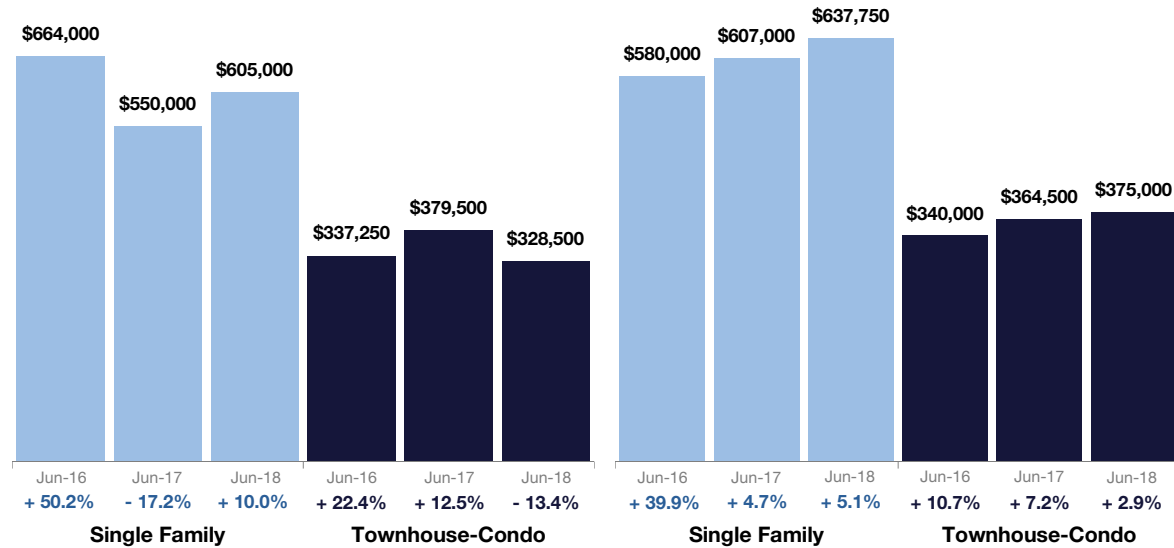
## Historical Sold Listings by Month



# Median Sales Price

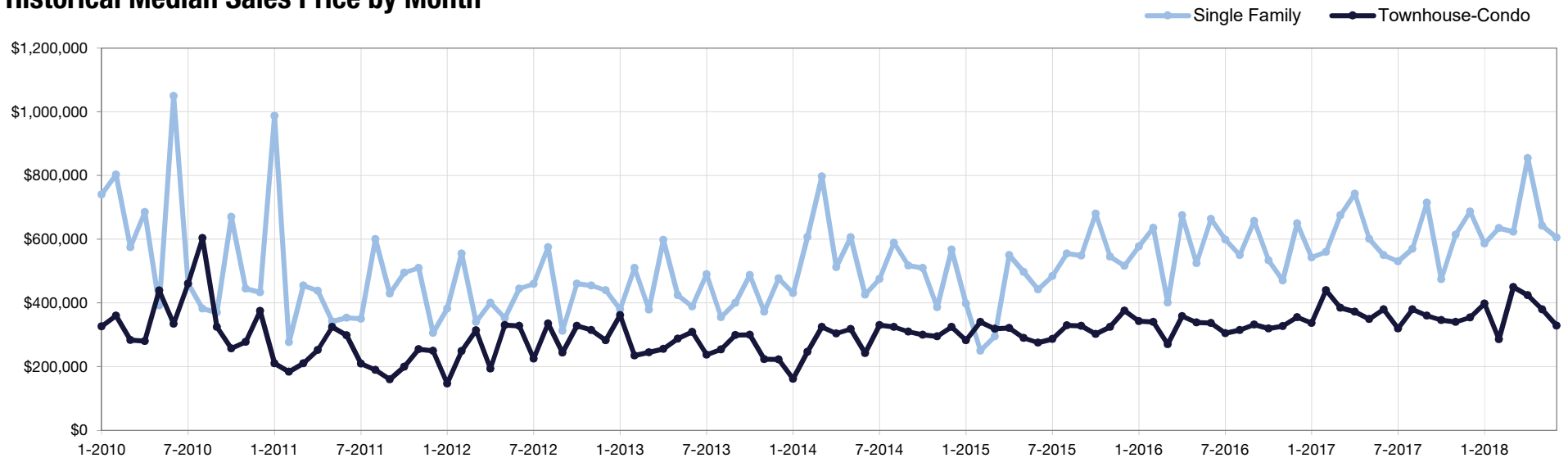


## June



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2017	\$530,000	-11.5%	\$320,000	+4.9%
Aug-2017	\$570,000	+3.6%	\$380,000	+20.6%
Sep-2017	\$715,000	+8.8%	\$360,000	+8.5%
Oct-2017	\$474,000	-11.2%	\$346,000	+8.1%
Nov-2017	\$614,000	+30.6%	\$340,000	+4.0%
Dec-2017	\$687,000	+5.7%	\$354,000	-0.3%
Jan-2018	\$586,400	+8.1%	\$398,000	+18.0%
Feb-2018	\$635,000	+13.4%	\$285,585	-35.1%
Mar-2018	\$623,250	-7.7%	\$449,500	+16.8%
Apr-2018	\$855,000	+15.2%	\$424,200	+13.9%
May-2018	\$642,000	+6.9%	\$380,000	+8.9%
<b>Jun-2018</b>	<b>\$605,000</b>	<b>+10.0%</b>	<b>\$328,500</b>	<b>-13.4%</b>

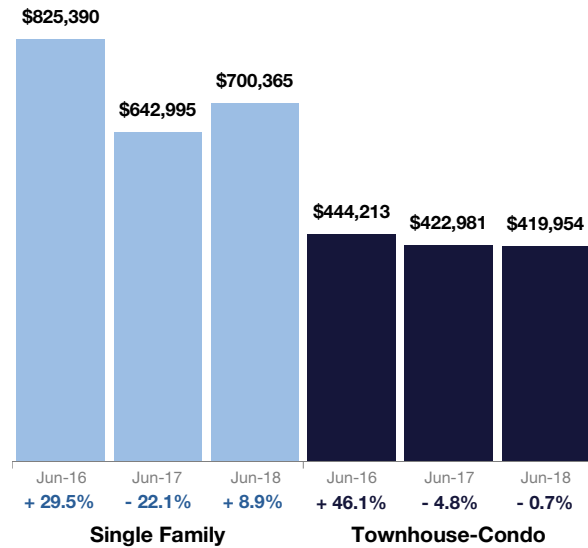
## Historical Median Sales Price by Month



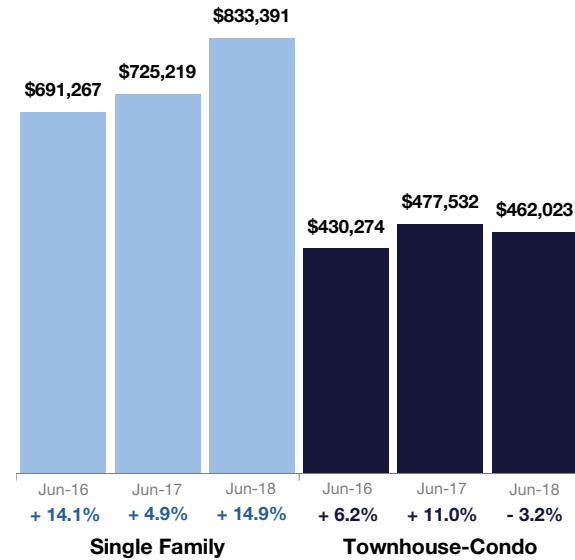
# Average Sales Price



## June

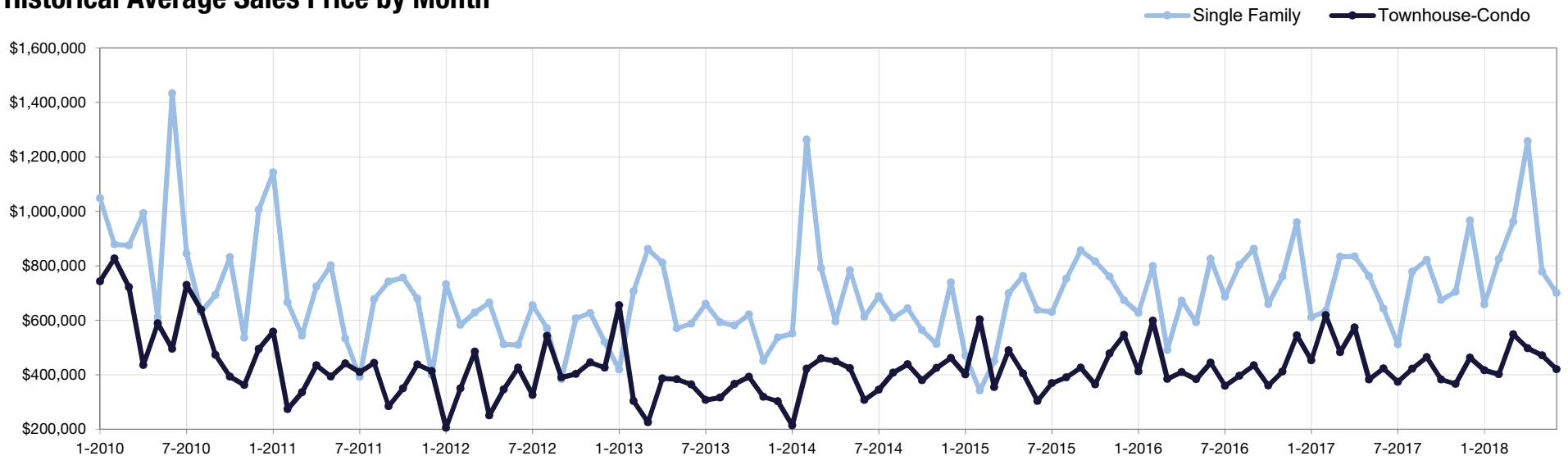


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2017	\$511,719	-25.5%	\$374,070	+4.1%
Aug-2017	\$778,203	-3.2%	\$421,823	+6.6%
Sep-2017	\$821,762	-4.7%	\$464,430	+6.9%
Oct-2017	\$674,307	+2.3%	\$382,294	+6.1%
Nov-2017	\$704,214	-7.4%	\$366,333	-10.9%
Dec-2017	\$966,682	+0.8%	\$462,682	-15.0%
Jan-2018	\$658,075	+7.8%	\$416,033	-8.1%
Feb-2018	\$825,231	+30.1%	\$402,033	-35.0%
Mar-2018	\$961,900	+15.4%	\$548,222	+13.5%
Apr-2018	\$1,257,789	+50.8%	\$496,850	-13.4%
May-2018	\$778,526	+2.1%	\$471,383	+23.1%
<b>Jun-2018</b>	<b>\$700,365</b>	<b>+8.9%</b>	<b>\$419,954</b>	<b>-0.7%</b>

## Historical Average Sales Price by Month



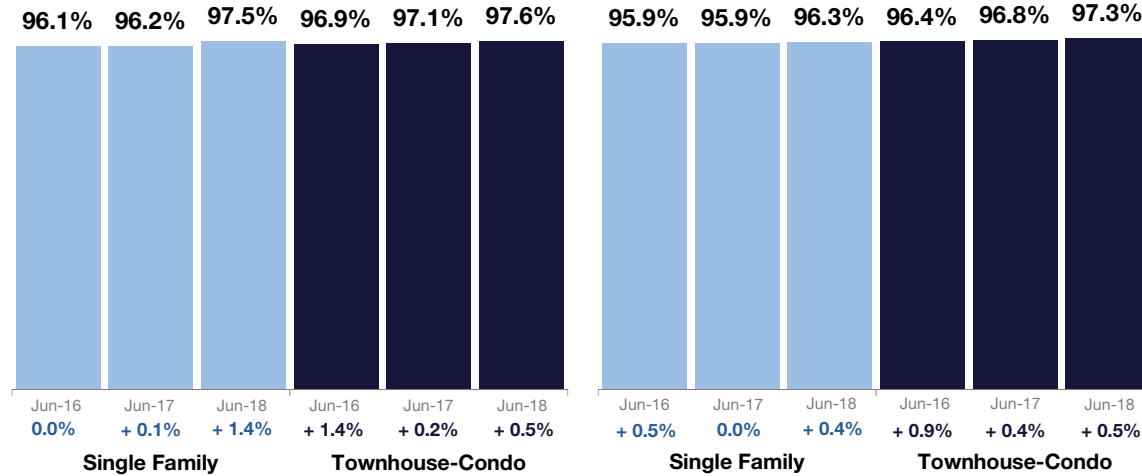


# Percent of List Price Received



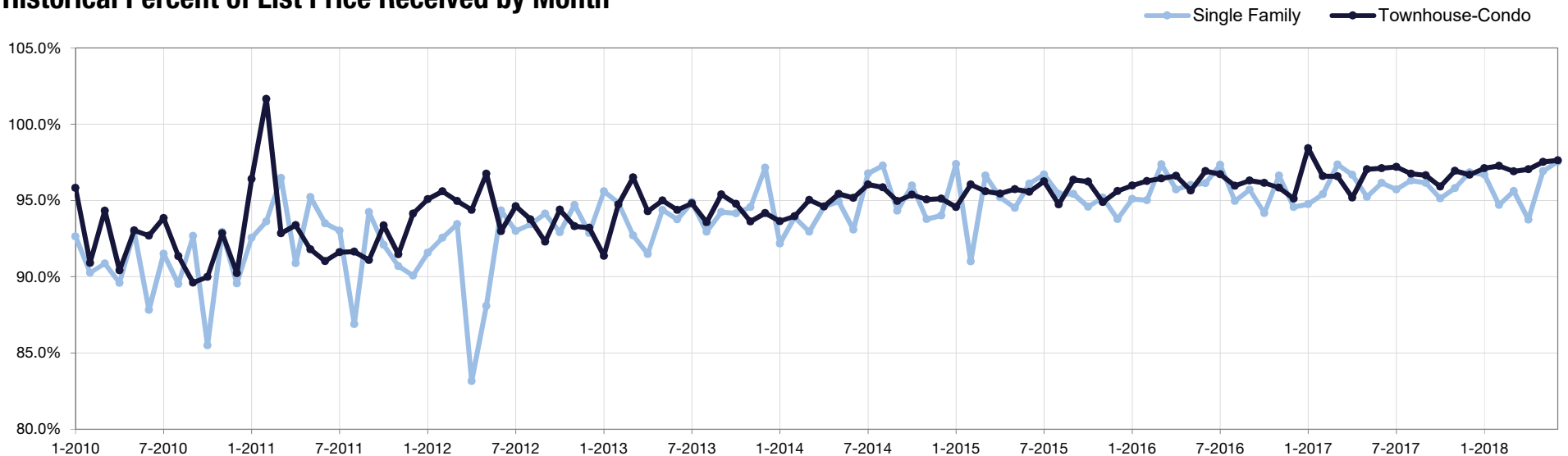
## June

## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2017	95.7%	-1.6%	97.2%	+0.5%
Aug-2017	96.3%	+1.4%	96.7%	+0.7%
Sep-2017	96.2%	+0.5%	96.7%	+0.4%
Oct-2017	95.1%	+1.0%	95.9%	-0.2%
Nov-2017	95.8%	-0.8%	96.9%	+1.1%
Dec-2017	96.8%	+2.3%	96.7%	+1.7%
Jan-2018	96.7%	+2.1%	97.1%	-1.3%
Feb-2018	94.7%	-0.7%	97.3%	+0.7%
Mar-2018	95.6%	-1.8%	96.9%	+0.3%
Apr-2018	93.7%	-3.1%	97.0%	+1.9%
May-2018	96.9%	+1.8%	97.5%	+0.4%
<b>Jun-2018</b>	<b>97.5%</b>	<b>+1.4%</b>	<b>97.6%</b>	<b>+0.5%</b>

## Historical Percent of List Price Received by Month

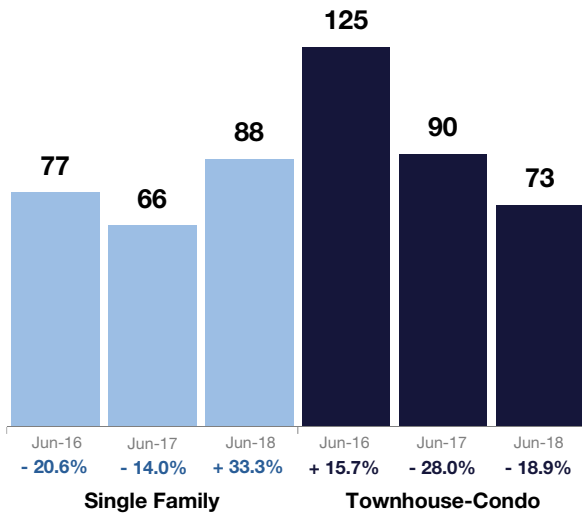


# Days on Market Until Sale

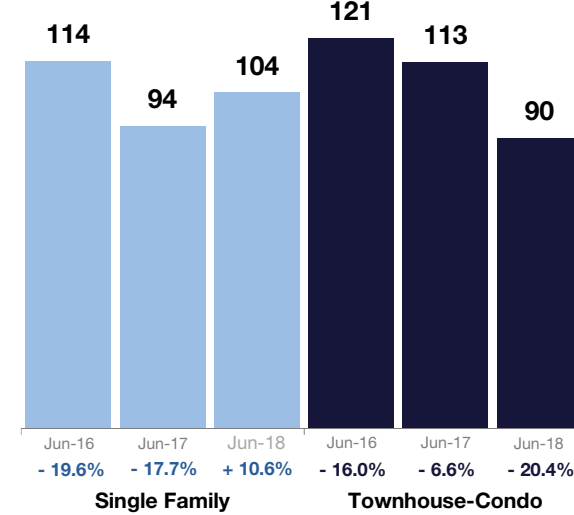


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## June

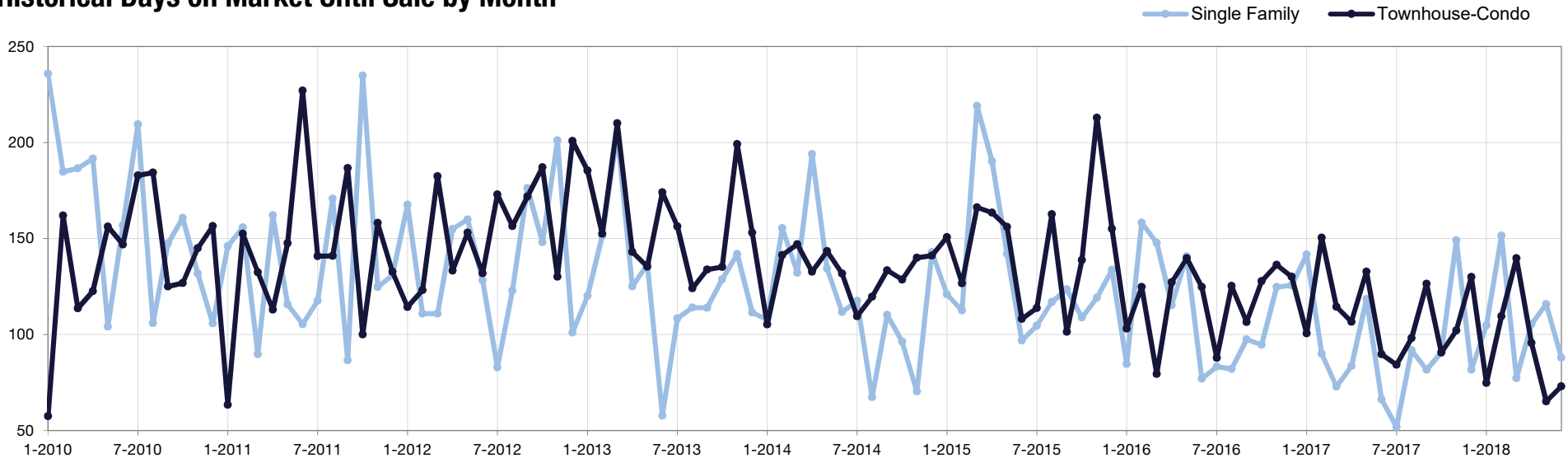


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2017	52	-37.3%	84	-4.5%
Aug-2017	92	+12.2%	98	-21.6%
Sep-2017	82	-15.5%	126	+17.8%
Oct-2017	91	-4.2%	90	-29.7%
Nov-2017	149	+19.2%	102	-25.0%
Dec-2017	82	-34.9%	130	0.0%
Jan-2018	105	-26.1%	75	-25.0%
Feb-2018	152	+68.9%	110	-26.7%
Mar-2018	77	+5.5%	140	+22.8%
Apr-2018	105	+25.0%	96	-10.3%
May-2018	116	-1.7%	65	-51.1%
<b>Jun-2018</b>	<b>88</b>	<b>+33.3%</b>	<b>73</b>	<b>-18.9%</b>

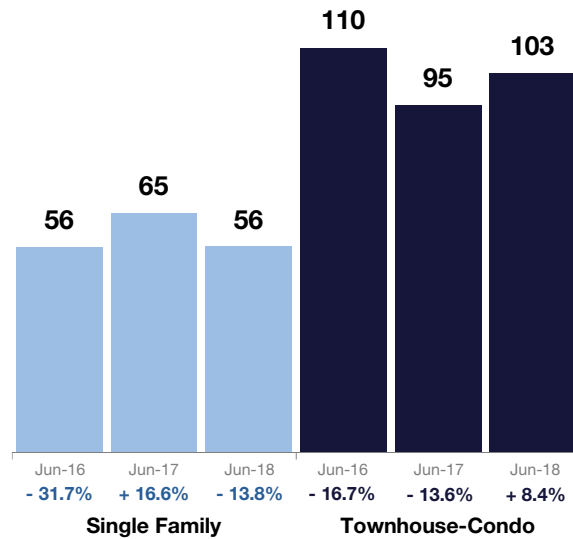
## Historical Days on Market Until Sale by Month



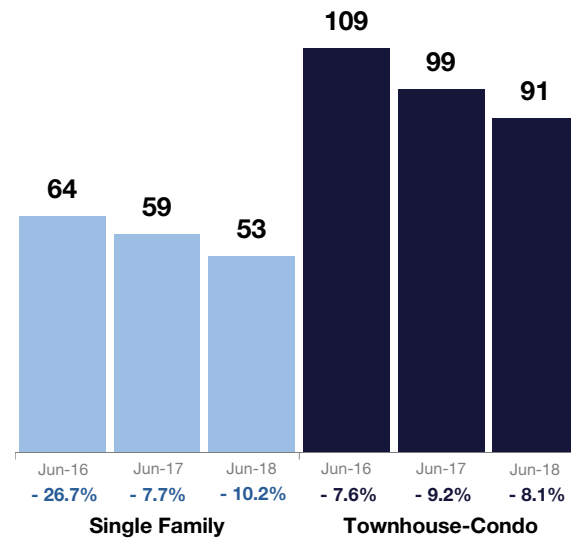
# Housing Affordability Index



## June

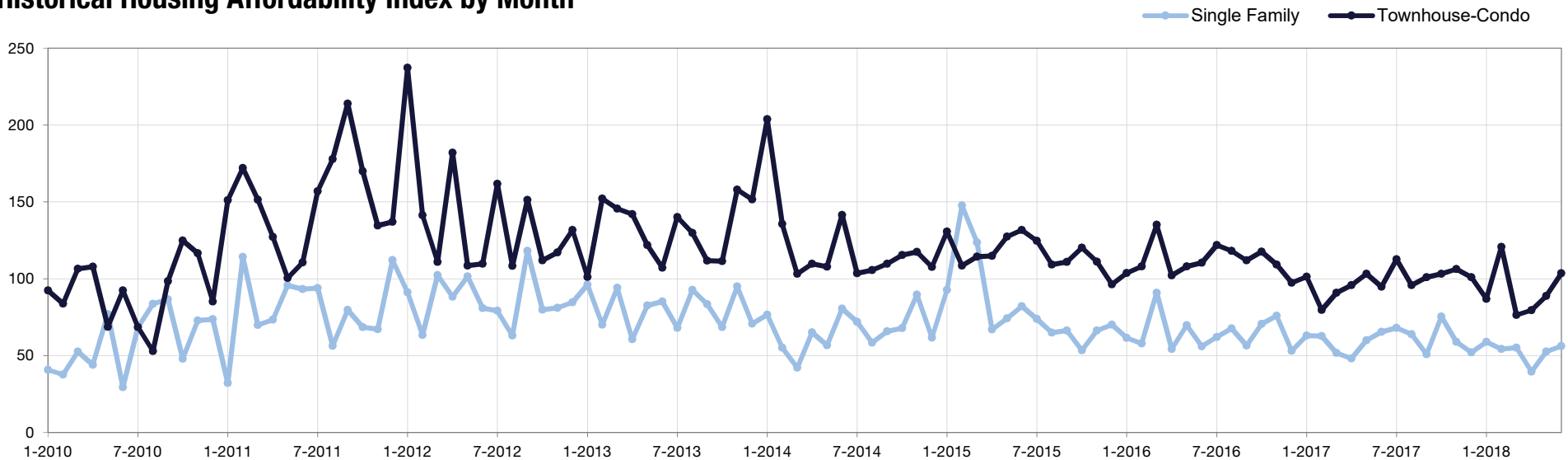


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2017	68	+9.7%	113	-7.4%
Aug-2017	64	-5.9%	96	-18.6%
Sep-2017	51	-10.5%	101	-9.8%
Oct-2017	75	+5.6%	103	-12.7%
Nov-2017	59	-22.4%	106	-2.8%
Dec-2017	52	-1.9%	101	+4.1%
Jan-2018	59	-6.3%	87	-13.9%
Feb-2018	54	-14.3%	121	+51.3%
Mar-2018	55	+5.8%	76	-16.5%
Apr-2018	39	-18.8%	80	-16.7%
May-2018	53	-11.7%	89	-13.6%
<b>Jun-2018</b>	<b>56</b>	<b>-13.8%</b>	<b>103</b>	<b>+8.4%</b>

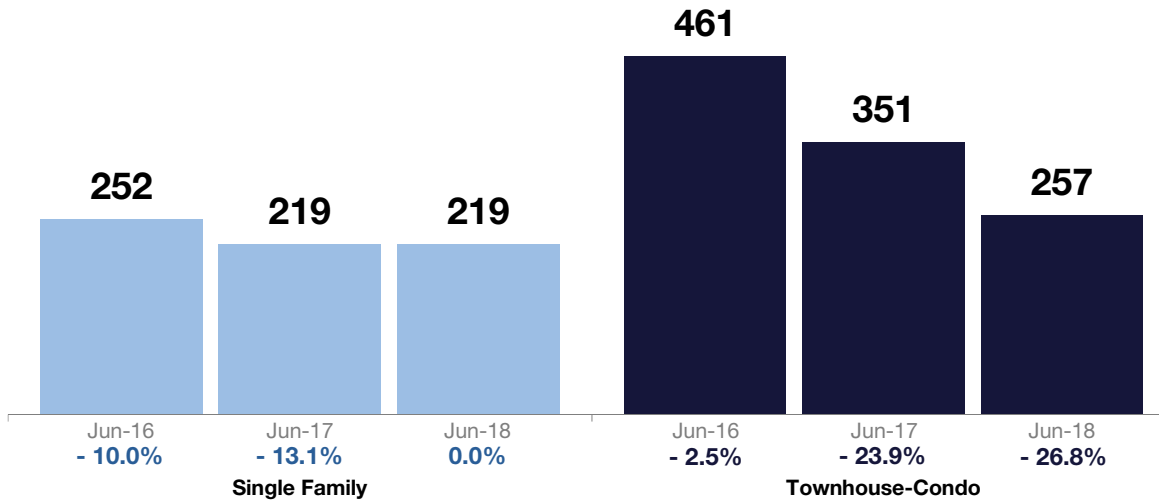
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

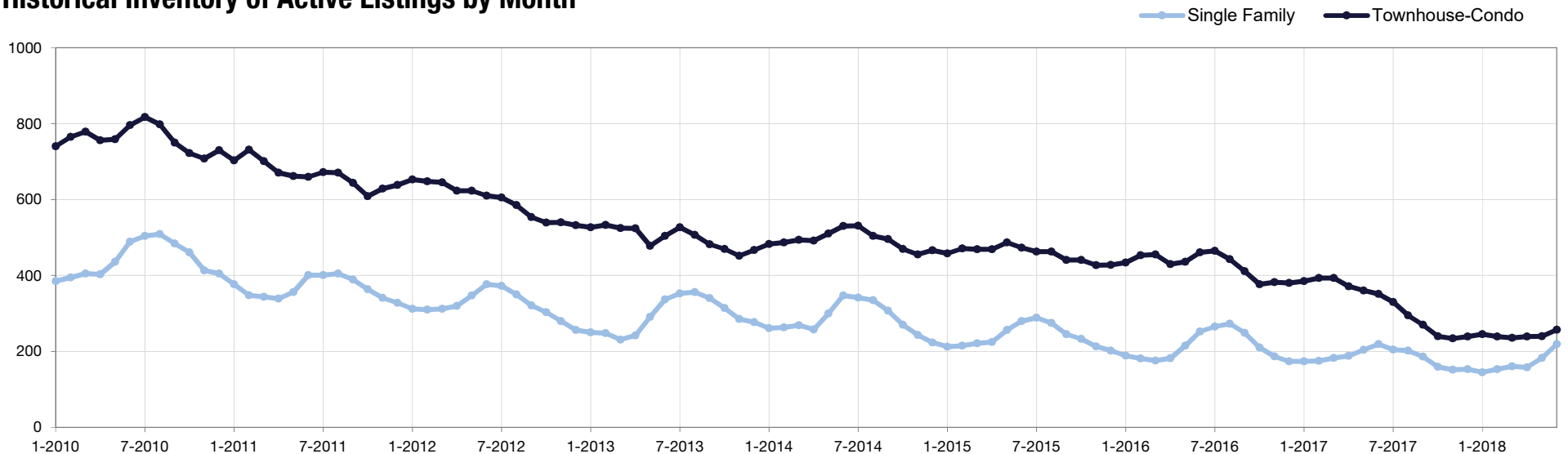


June



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2017	205	-22.6%	330	-29.0%
Aug-2017	202	-26.0%	295	-33.4%
Sep-2017	186	-25.3%	270	-34.3%
Oct-2017	159	-24.3%	240	-36.3%
Nov-2017	152	-18.7%	234	-38.7%
Dec-2017	153	-12.1%	239	-37.1%
Jan-2018	145	-16.7%	245	-36.4%
Feb-2018	153	-12.6%	239	-39.2%
Mar-2018	161	-12.0%	236	-39.9%
Apr-2018	158	-16.0%	239	-35.6%
May-2018	183	-10.3%	240	-33.3%
<b>Jun-2018</b>	<b>219</b>	<b>0.0%</b>	<b>257</b>	<b>-26.8%</b>

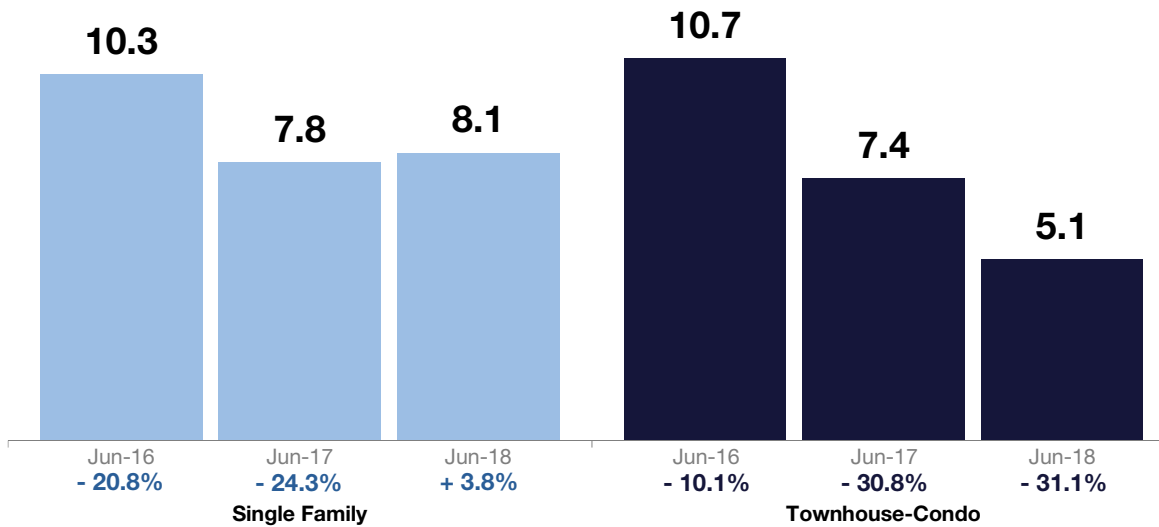
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

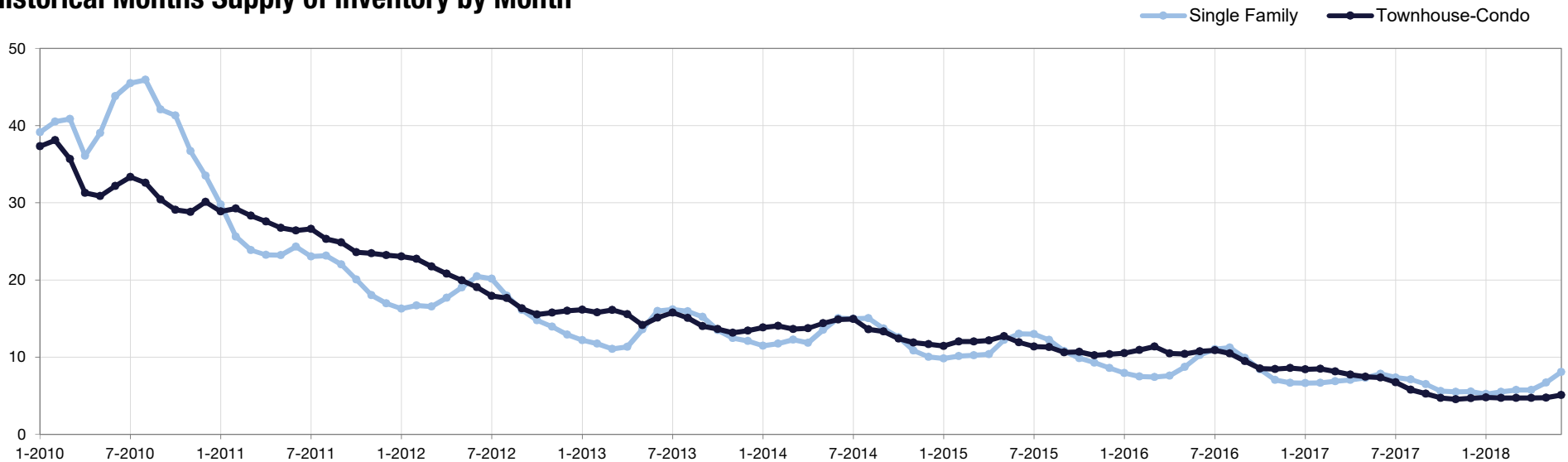


June



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Jul-2017	7.4	-32.7%	6.7	-38.5%
Aug-2017	7.1	-36.6%	5.8	-44.8%
Sep-2017	6.5	-34.3%	5.3	-44.2%
Oct-2017	5.6	-33.3%	4.7	-44.7%
Nov-2017	5.5	-22.5%	4.5	-47.1%
Dec-2017	5.5	-17.9%	4.7	-45.3%
Jan-2018	5.2	-21.2%	4.8	-42.9%
Feb-2018	5.5	-17.9%	4.7	-44.7%
Mar-2018	5.7	-17.4%	4.7	-42.0%
Apr-2018	5.7	-18.6%	4.7	-39.0%
May-2018	6.7	-8.2%	4.7	-37.3%
<b>Jun-2018</b>	<b>8.1</b>	<b>+3.8%</b>	<b>5.1</b>	<b>-31.1%</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	6-2017	6-2018	Percent Change	YTD 2017	YTD 2018	Percent Change
<b>New Listings</b>		134	179	+ 33.6%	718	689	- 4.0%
<b>Pending Sales</b>		84	102	+ 21.4%	458	455	- 0.7%
<b>Sold Listings</b>		91	86	- 5.5%	411	397	- 3.4%
<b>Median Sales Price</b>		\$445,000	\$375,000	- 15.7%	\$432,000	\$437,500	+ 1.3%
<b>Average Sales Price</b>		\$514,855	\$537,335	+ 4.4%	\$566,121	\$592,984	+ 4.7%
<b>Pct. of List Price Received</b>		96.7%	97.6%	+ 0.9%	96.5%	96.9%	+ 0.4%
<b>Days on Market</b>		80	79	- 1.3%	106	95	- 10.4%
<b>Housing Affordability Index</b>		81	91	+ 12.3%	83	78	- 6.0%
<b>Active Listings</b>		570	476	- 16.5%	--	--	--
<b>Months Supply</b>		7.5	6.1	- 18.7%	--	--	--

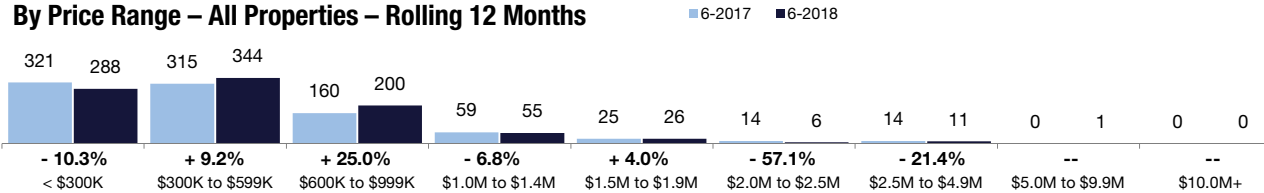
# Closed Sales

Actual sales that have closed in a given month.

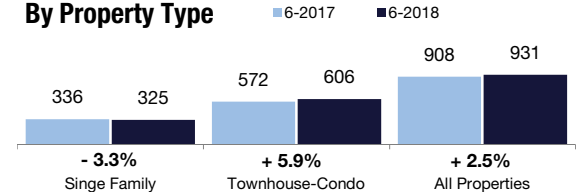


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## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	6-2017	6-2018	Change	6-2017	6-2018	Change
\$299,999 and Below	90	58	-35.6%	231	230	-0.4%
\$300,000 to \$599,999	86	96	+11.6%	229	248	+8.3%
\$600,000 to \$999,999	86	97	+12.8%	74	103	+39.2%
\$1,000,000 to \$1,499,999	34	43	+26.5%	25	12	-52.0%
\$1,500,00 to \$1,999,999	18	16	-11.1%	7	10	+42.9%
\$2,000,000 to \$2,499,999	11	5	-54.5%	3	1	-66.7%
\$2,500,000 to \$4,999,999	11	9	-18.2%	3	2	-33.3%
\$5,000,000 to \$9,999,999	0	1	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>336</b>	<b>325</b>	<b>-3.3%</b>	<b>572</b>	<b>606</b>	<b>+5.9%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	5-2018	6-2018	Change	5-2018	6-2018	Change
\$299,999 and Below	6	11	+83.3%	18	23	+27.8%
\$300,000 to \$599,999	12	6	-50.0%	16	14	-12.5%
\$600,000 to \$999,999	11	11	0.0%	10	11	+10.0%
\$1,000,000 to \$1,499,999	6	4	-33.3%	2	1	-50.0%
\$1,500,00 to \$1,999,999	2	4	+100.0%	1	1	0.0%
\$2,000,000 to \$2,499,999	0	0	--	0	0	--
\$2,500,000 to \$4,999,999	1	0	-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>38</b>	<b>36</b>	<b>-5.3%</b>	<b>47</b>	<b>50</b>	<b>+6.4%</b>

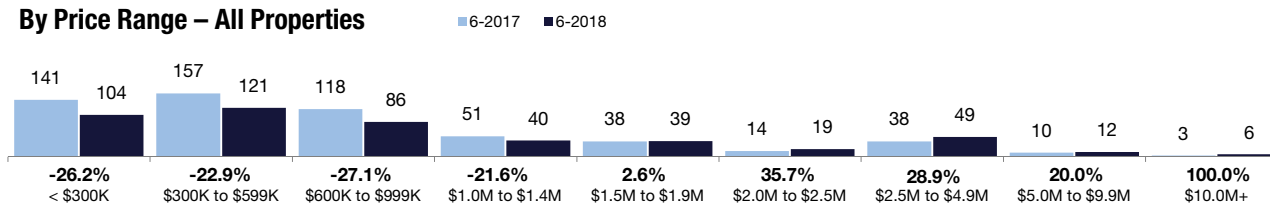
### Year to Date

By Price Range	Single Family			Condo		
	6-2017	6-2018	Change	6-2017	6-2018	Change
\$299,999 and Below	39	28	-28.2%	99	95	-4.0%
\$300,000 to \$599,999	34	36	+5.9%	104	95	-8.7%
\$600,000 to \$999,999	39	40	+2.6%	44	53	+20.5%
\$1,000,000 to \$1,499,999	21	20	-4.8%	10	7	-30.0%
\$1,500,00 to \$1,999,999	6	8	+33.3%	2	6	+200.0%
\$2,000,000 to \$2,499,999	7	2	-71.4%	2	1	-50.0%
\$2,500,000 to \$4,999,999	1	5	+400.0%	3	0	-100.0%
\$5,000,000 to \$9,999,999	0	1	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>147</b>	<b>140</b>	<b>-4.8%</b>	<b>264</b>	<b>257</b>	<b>-2.7%</b>

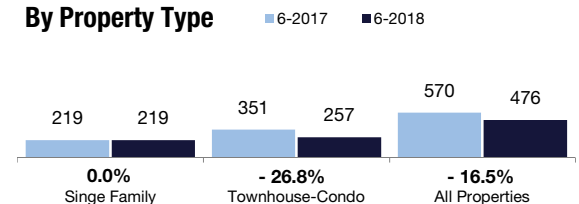
# Inventory of Active Listings

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		
	6-2017	6-2018	Change	6-2017	6-2018	Change
\$299,999 and Below	9	14	+55.6%	132	90	-31.8%
\$300,000 to \$599,999	46	37	-19.6%	111	84	-24.3%
\$600,000 to \$999,999	48	43	-10.4%	70	43	-38.6%
\$1,000,000 to \$1,499,999	35	26	-25.7%	16	14	-12.5%
\$1,500,00 to \$1,999,999	27	28	+3.7%	11	11	0.0%
\$2,000,000 to \$2,499,999	11	14	+27.3%	3	5	+66.7%
\$2,500,000 to \$4,999,999	31	40	+29.0%	7	9	+28.6%
\$5,000,000 to \$9,999,999	10	12	+20.0%	0	0	--
\$10,000,000 and Above	2	5	+150.0%	1	1	0.0%
<b>All Price Ranges</b>	<b>219</b>	<b>219</b>	<b>0.0%</b>	<b>351</b>	<b>257</b>	<b>-26.8%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	5-2018	6-2018	Change	5-2018	6-2018	Change
\$299,999 and Below	12	14	+16.7%	82	90	+9.8%
\$300,000 to \$599,999	30	37	+23.3%	85	84	-1.2%
\$600,000 to \$999,999	35	43	+22.9%	35	43	+22.9%
\$1,000,000 to \$1,499,999	30	26	-13.3%	15	14	-6.7%
\$1,500,00 to \$1,999,999	26	28	+7.7%	8	11	+37.5%
\$2,000,000 to \$2,499,999	7	14	+100.0%	5	5	0.0%
\$2,500,000 to \$4,999,999	29	40	+37.9%	9	9	0.0%
\$5,000,000 to \$9,999,999	9	12	+33.3%	0	0	--
\$10,000,000 and Above	5	5	0.0%	1	1	0.0%
<b>All Price Ranges</b>	<b>183</b>	<b>219</b>	<b>+19.7%</b>	<b>240</b>	<b>257</b>	<b>+7.1%</b>

### Year to Date

By Price Range	Single Family			Condo		
	6-2017	6-2018	Change	6-2017	6-2018	Change
\$299,999 and Below	9	14	+55.6%	132	90	-31.8%
\$300,000 to \$599,999	46	37	-19.6%	111	84	-24.3%
\$600,000 to \$999,999	48	43	-10.4%	70	43	-38.6%
\$1,000,000 to \$1,499,999	35	26	-25.7%	16	14	-12.5%
\$1,500,00 to \$1,999,999	27	28	+3.7%	11	11	0.0%
\$2,000,000 to \$2,499,999	11	14	+27.3%	3	5	+66.7%
\$2,500,000 to \$4,999,999	31	40	+29.0%	7	9	+28.6%
\$5,000,000 to \$9,999,999	10	12	+20.0%	0	0	--
\$10,000,000 and Above	2	5	+150.0%	1	1	0.0%
<b>All Price Ranges</b>	<b>219</b>	<b>219</b>	<b>0.0%</b>	<b>351</b>	<b>257</b>	<b>-26.8%</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.