JULY 2026

MONTHLY INDICATORS

COLDWELL BANKER
MASON MORSE

A Coldwell Banker Mountain Properties Company

July 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 10.6 percent for single family homes and 14.6 percent for townhouse-condo properties. Pending Sales increased 5.3 percent for single family homes and 2.1 percent for townhouse-condo properties.

The Median Sales Price was up 43.5 percent to $1,262,500 for single family homes but decreased 11.2 percent to $1,000,000 for townhouse-condo properties. Days on Market increased 20.0 percent for single family homes and 32.7 percent for condo properties.

Nationally, the median existing-home price hit a new record of $440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

ASPEN BOARD OF REALTORS®

Activity Snapshot

- 19.6%	+ 22.8%	+ 2.9%
One-Year Change in **Sold Listings All Properties**	One-Year Change in **Median Sales Price All Properties**	One-Year Change in **Active Listings All Properties**

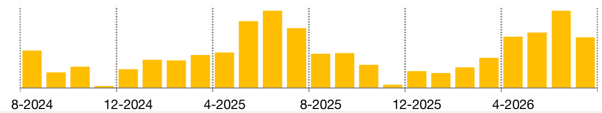
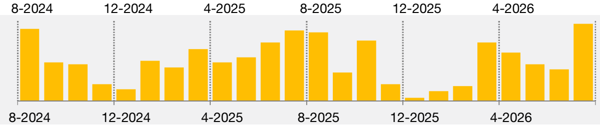
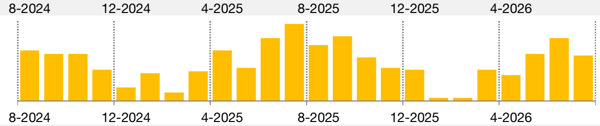
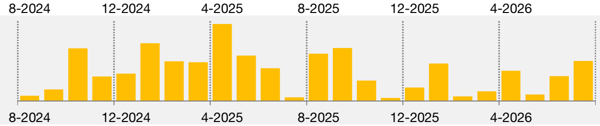
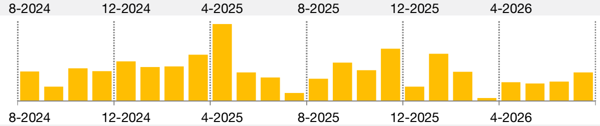
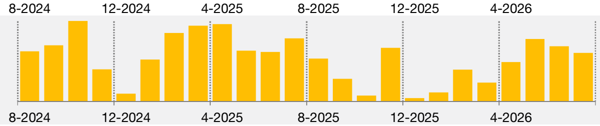
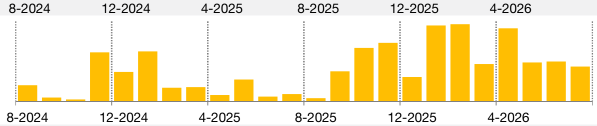
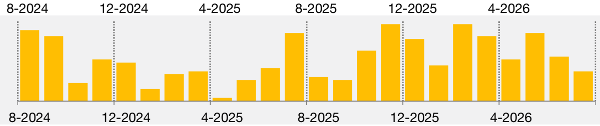
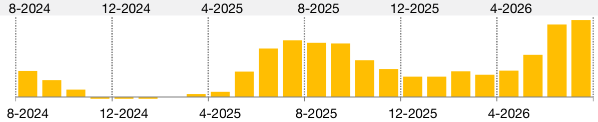
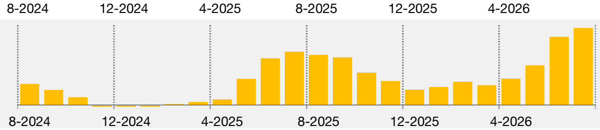
Residential real estate activity in the counties of Delta, Eagle, Garfield, Gunnison, Mesa, Moffat and Pitkin composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

JULY 2026

SINGLE FAMILY MARKET OVERVIEW

COLDWELL BANKER MASON MORSE

A Coldwell Banker Mountain Properties Company

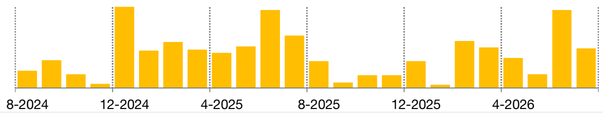
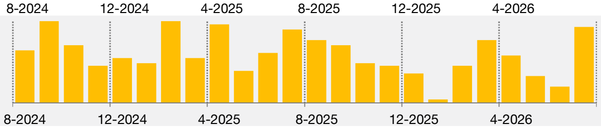
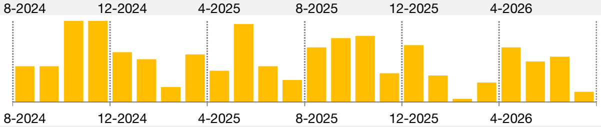
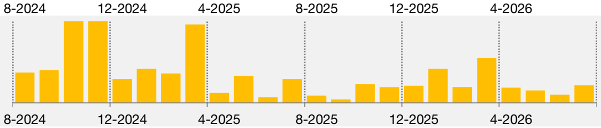
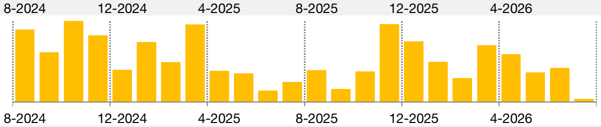
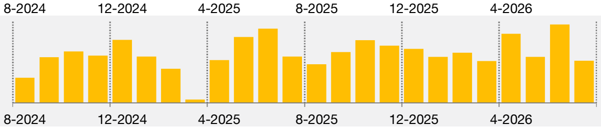
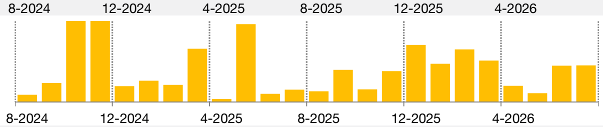
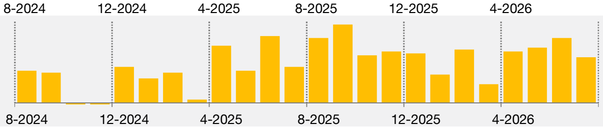
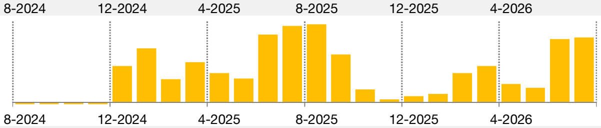
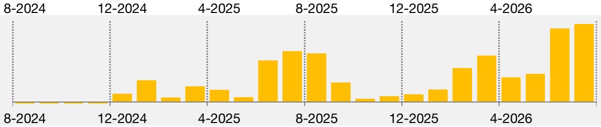
Key Metrics	Historical Sparkbars	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		132	**118**	- 10.6%	783	**740**	- 5.5%
Pending Sales		75	**79**	+ 5.3%	432	**397**	- 8.1%
Sold Listings		78	**60**	- 23.1%	404	**364**	- 9.9%
Median Sales Price		$880,000	**$1,262,500**	+ 43.5%	$1,210,000	**$1,004,000**	- 17.0%
Avg. Sales Price		$2,186,436	**$3,587,308**	+ 64.1%	$3,999,296	**$3,128,210**	- 21.8%
Pct. of List Price Received		96.6%	**96.0%**	- 0.6%	96.5%	**95.7%**	- 0.8%
Days on Market		105	**126**	+ 20.0%	111	**138**	+ 24.3%
Affordability Index		47	**34**	- 27.7%	35	**42**	+ 20.0%
Active Listings		452	**509**	+ 12.6%	--	**--**	--
Months Supply		7.9	**9.2**	+ 16.5%	--	**--**	--

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

ASPEN BOARD OF REALTORS®

JULY 2026
TOWNHOUSE-CONDO MARKET OVERVIEW

COLDWELL BANKER
MASON MORSE
A Coldwell Banker Mountain Properties Company

Key Metrics	Historical Sparkbars	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		82	**70**	- 14.6%	539	**467**	- 13.4%
Pending Sales		48	**49**	+ 2.1%	344	**242**	- 29.7%
Sold Listings		28	**23**	- 17.9%	247	**216**	- 12.6%
Median Sales Price		$1,125,500	**$1,000,000**	- 11.2%	$1,175,000	**$980,000**	- 16.6%
Avg. Sales Price		$1,729,609	**$1,149,913**	- 33.5%	$2,378,023	**$2,250,440**	- 5.4%
Pct. of List Price Received		96.5%	**96.3%**	- 0.2%	96.4%	**96.9%**	+ 0.5%
Days on Market		104	**138**	+ 32.7%	132	**129**	- 2.3%
Affordability Index		37	**42**	+ 13.5%	36	**43**	+ 19.4%
Active Listings		334	**319**	- 4.5%	--	**--**	--
Months Supply		8.0	**9.0**	+ 12.5%	--	**--**	--

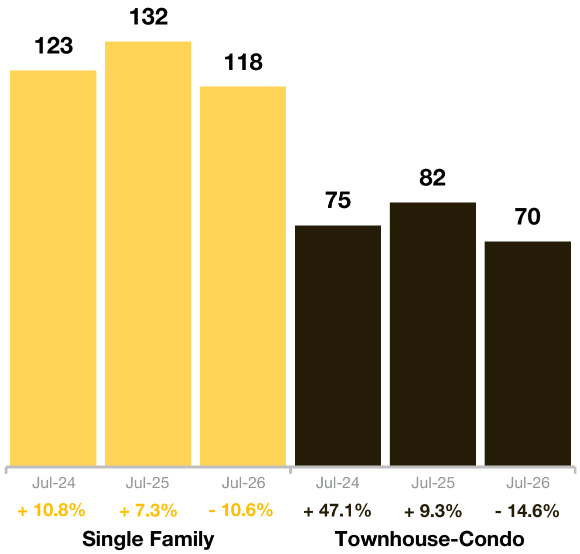
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

ASPEN BOARD OF REALTORS®

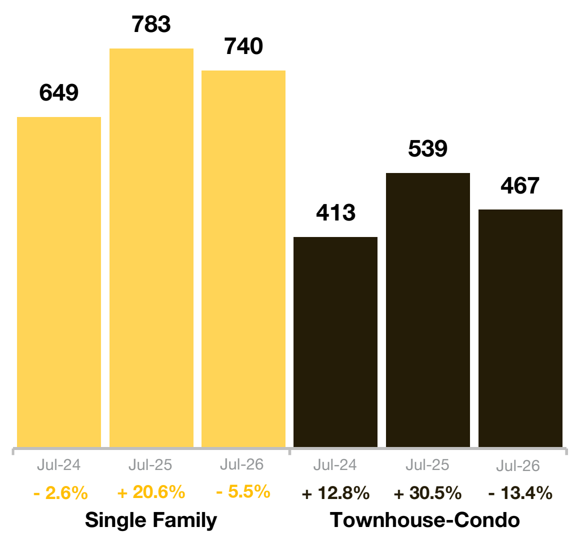
NEW LISTINGS

COLDWELL BANKER
MASON MORSE
A Coldwell Banker Mountain Properties Company

July

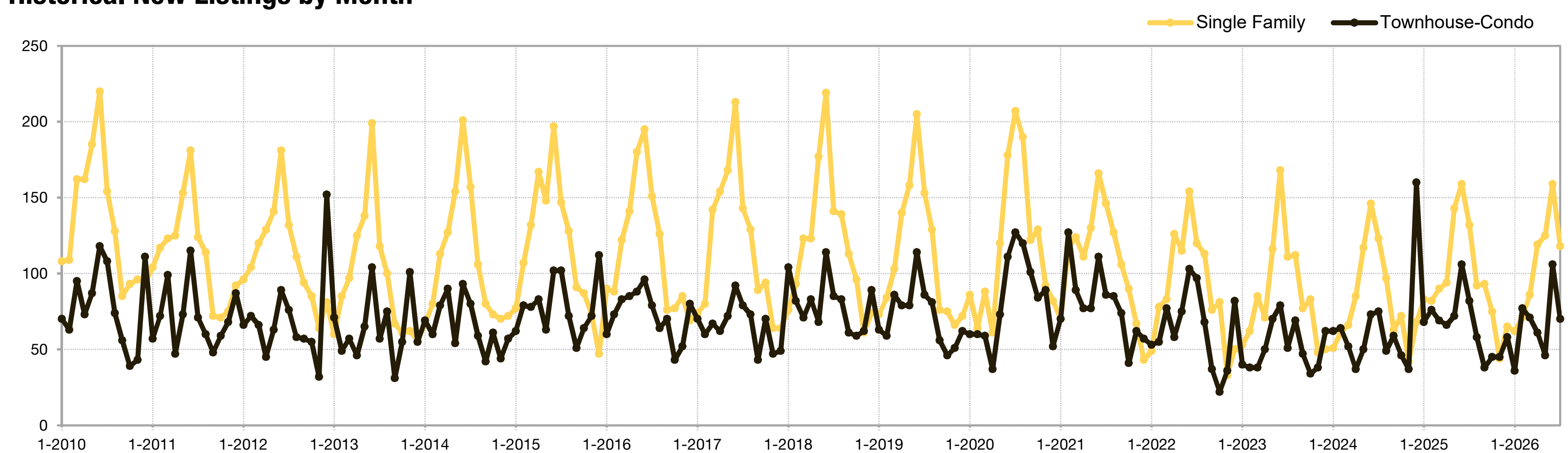


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	92	-5.2%	58	+18.4%
Sep-2025	93	+47.6%	38	-35.6%
Oct-2025	75	+4.2%	45	-2.2%
Nov-2025	44	+4.8%	45	+21.6%
Dec-2025	65	-4.4%	58	-63.8%
Jan-2026	62	-25.3%	36	-47.1%
Feb-2026	71	-13.4%	77	+1.3%
Mar-2026	86	-4.4%	71	+2.9%
Apr-2026	119	+26.6%	61	-7.6%
May-2026	125	-12.6%	46	-36.1%
Jun-2026	159	0.0%	106	0.0%
Jul-2026	**118**	**-10.6%**	**70**	**-14.6%**

Historical New Listings by Month

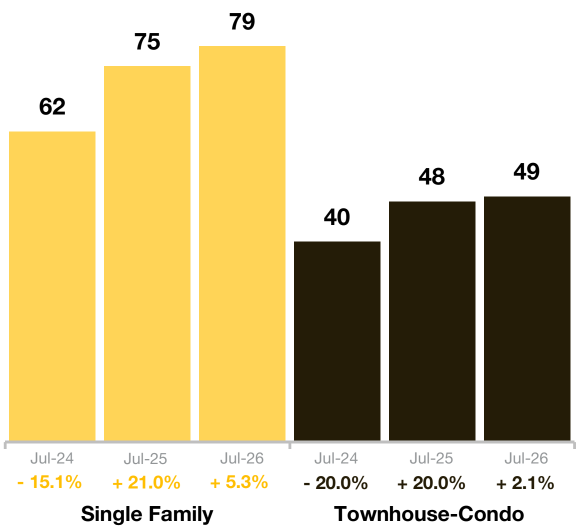


ASPEN BOARD OF REALTORS®

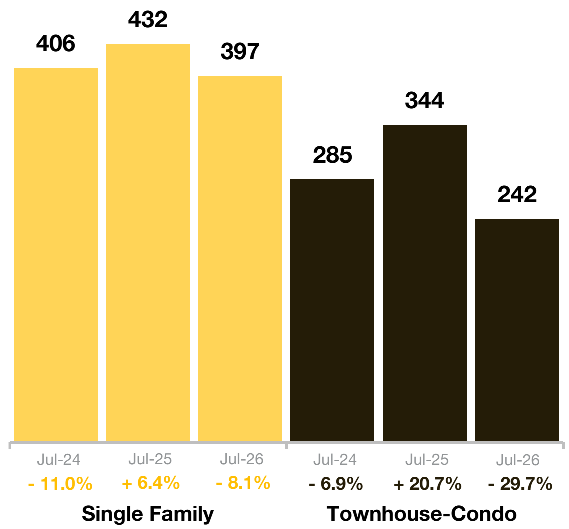
JULY 2026
PENDING SALES

COLDWELL BANKER MASON MORSE
A Coldwell Banker Mountain Properties Company

July

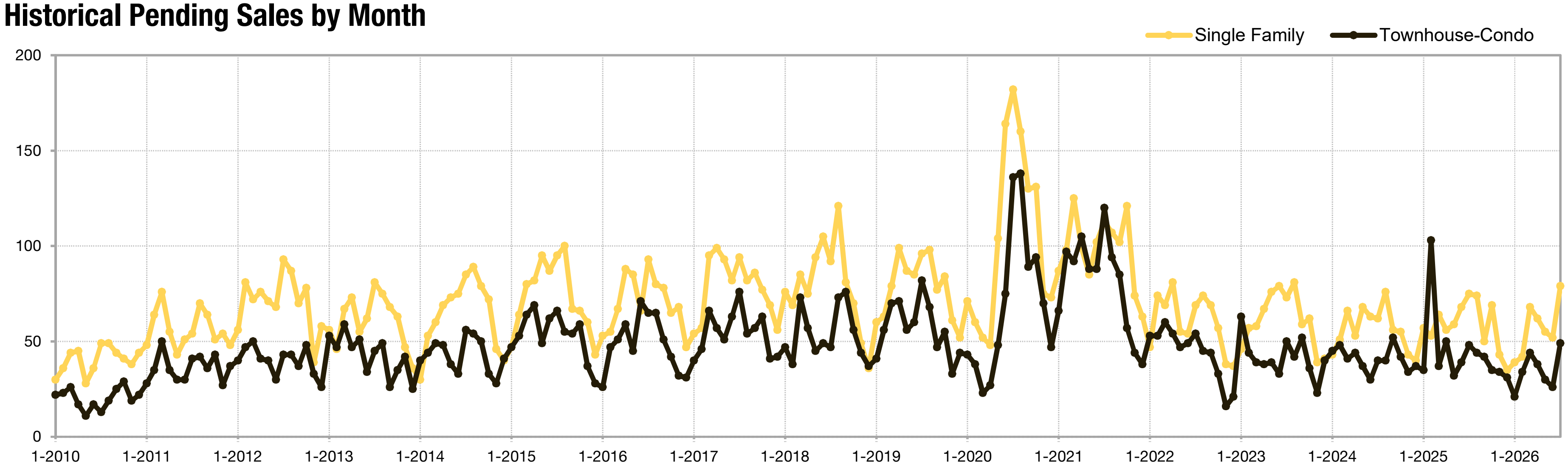


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	74	-2.6%	44	+10.0%
Sep-2025	50	-10.7%	42	-19.2%
Oct-2025	69	+25.5%	35	-16.7%
Nov-2025	43	0.0%	34	0.0%
Dec-2025	35	-12.5%	31	-16.2%
Jan-2026	39	-31.6%	21	-40.0%
Feb-2026	42	-20.8%	34	-67.0%
Mar-2026	68	+6.3%	44	+18.9%
Apr-2026	62	+10.7%	38	-24.0%
May-2026	55	-6.8%	30	-6.3%
Jun-2026	52	-23.5%	26	-33.3%
Jul-2026	**79**	**+5.3%**	**49**	**+2.1%**

Historical Pending Sales by Month

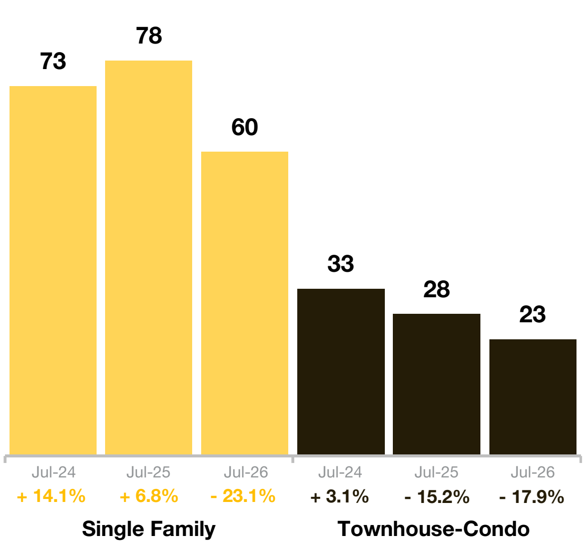


ASPEN BOARD OF REALTORS®

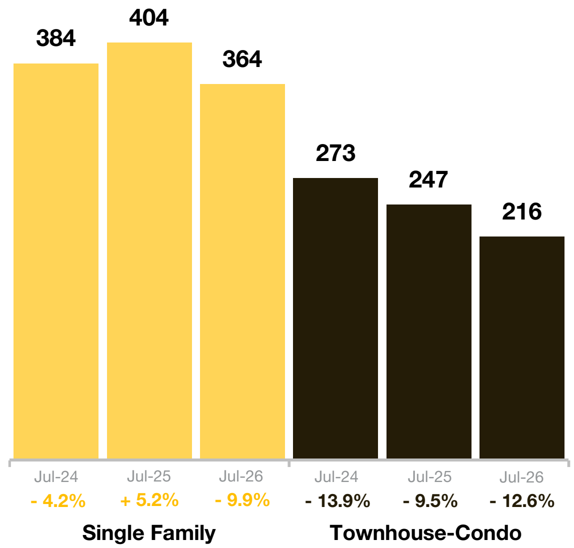
SOLD LISTINGS

COLDWELL BANKER MASON MORSE
A Coldwell Banker Mountain Properties Company

July

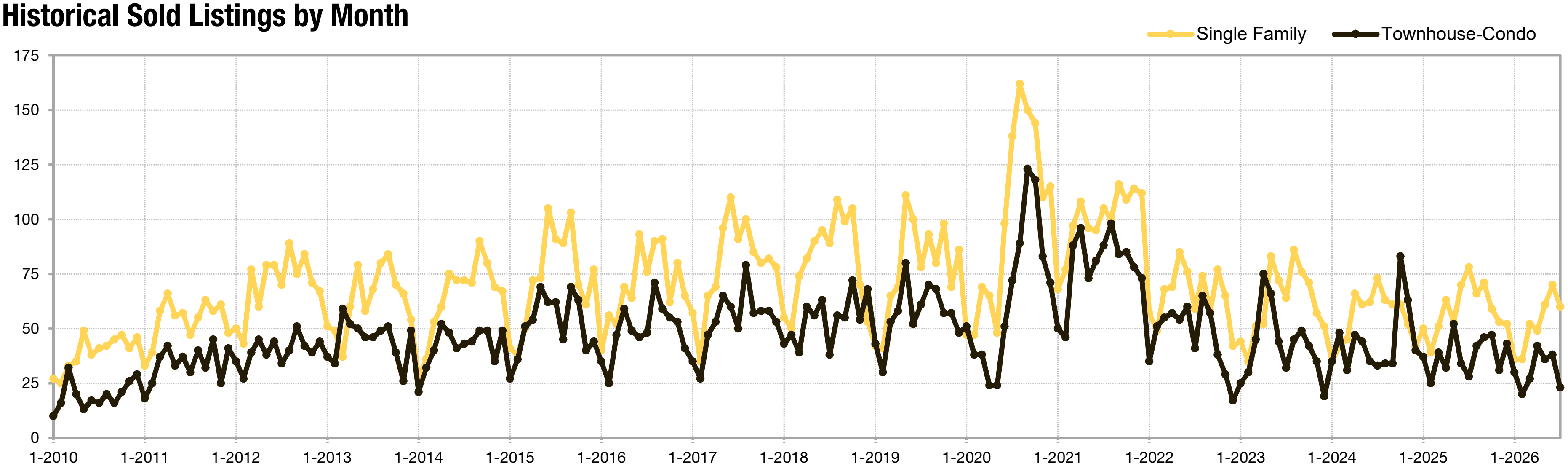


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	66	+4.8%	42	+23.5%
Sep-2025	71	+16.4%	46	+35.3%
Oct-2025	59	-3.3%	47	-43.4%
Nov-2025	53	+1.9%	31	-50.8%
Dec-2025	52	+23.8%	43	+7.5%
Jan-2026	36	-28.0%	30	-18.9%
Feb-2026	36	-7.7%	20	-20.0%
Mar-2026	52	+2.0%	27	-30.8%
Apr-2026	49	-22.2%	42	+31.3%
May-2026	61	+15.1%	36	-30.8%
Jun-2026	70	0.0%	38	+11.8%
Jul-2026	**60**	**-23.1%**	**23**	**-17.9%**

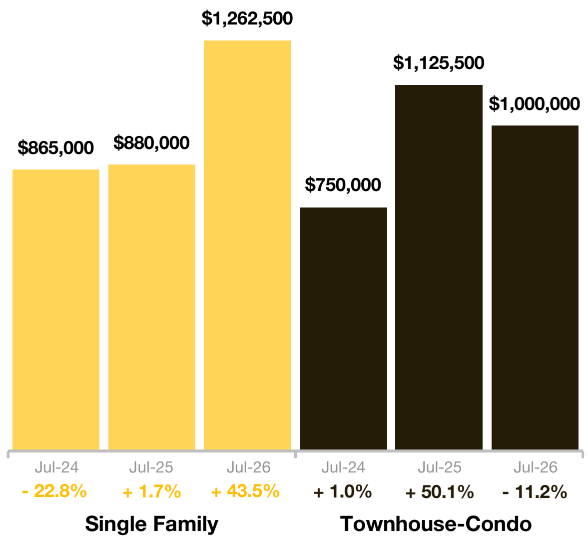
Historical Sold Listings by Month



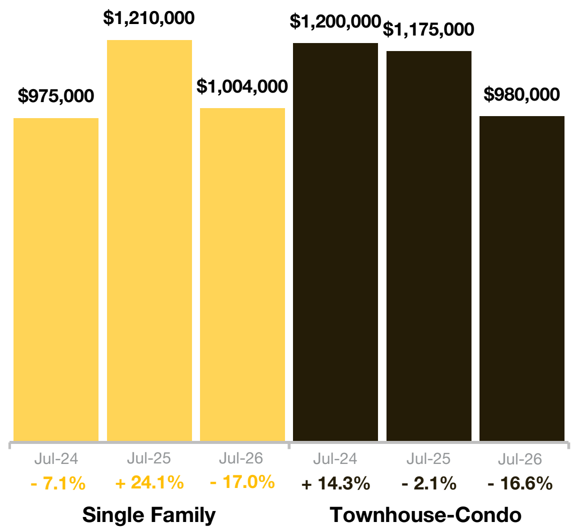
MEDIAN SALES PRICE

COLDWELL BANKER
MASON MORSE
A Coldwell Banker Mountain Properties Company

July

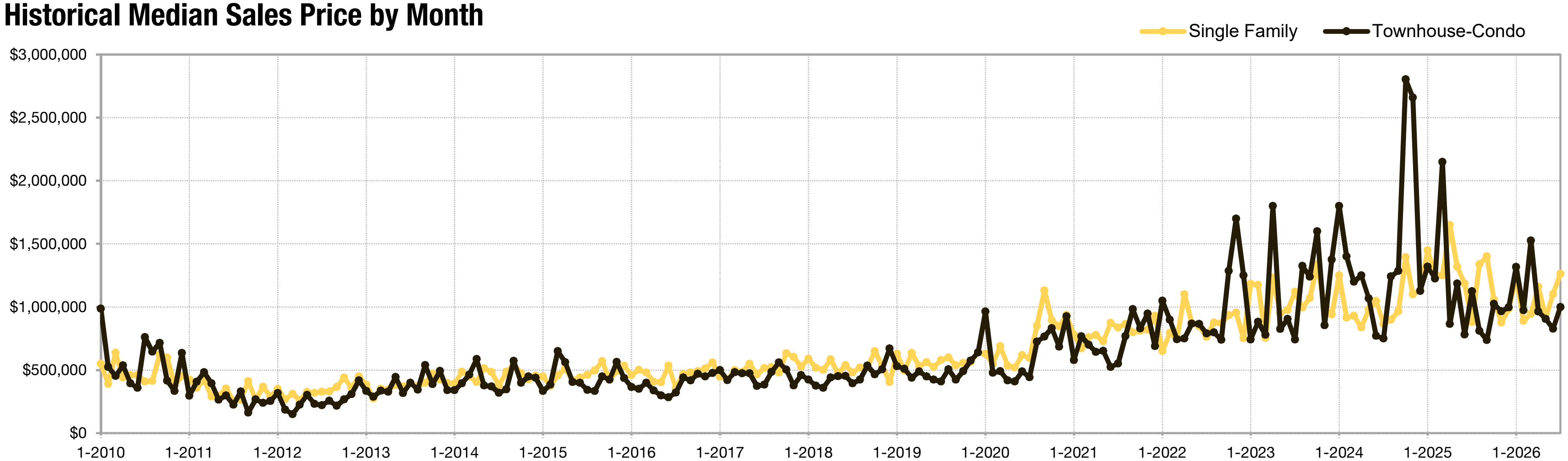


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	$1,338,250	+48.9%	$811,313	-34.7%
Sep-2025	$1,400,000	+45.1%	$737,500	-42.6%
Oct-2025	$1,057,000	-24.2%	$1,025,000	-63.4%
Nov-2025	$875,000	-20.5%	$965,000	-63.7%
Dec-2025	$984,000	-13.0%	$998,000	-11.3%
Jan-2026	$1,235,000	-14.8%	$1,317,000	-0.2%
Feb-2026	$890,000	-29.4%	$973,000	-20.6%
Mar-2026	$945,000	-24.4%	$1,525,000	-29.1%
Apr-2026	$1,160,000	-29.7%	$962,500	+11.1%
May-2026	$910,000	-31.1%	$905,000	-23.7%
Jun-2026	$1,102,500	-7.0%	$827,500	+5.9%
Jul-2026	**$1,262,500**	**+43.5%**	**$1,000,000**	**-11.2%**

Historical Median Sales Price by Month



ASPEN BOARD OF REALTORS®

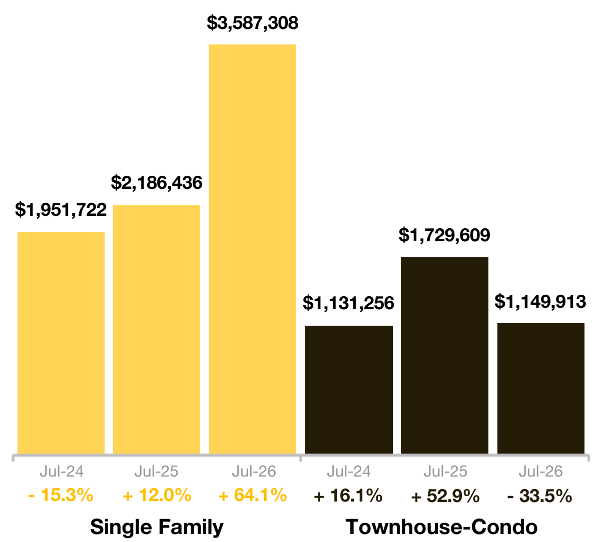
JULY 2026

AVERAGE SALES PRICE

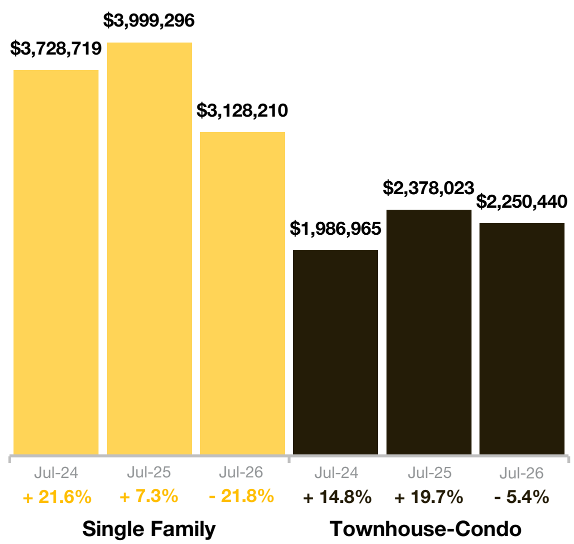
COLDWELL BANKER MASON MORSE

A Coldwell Banker Mountain Properties Company

July

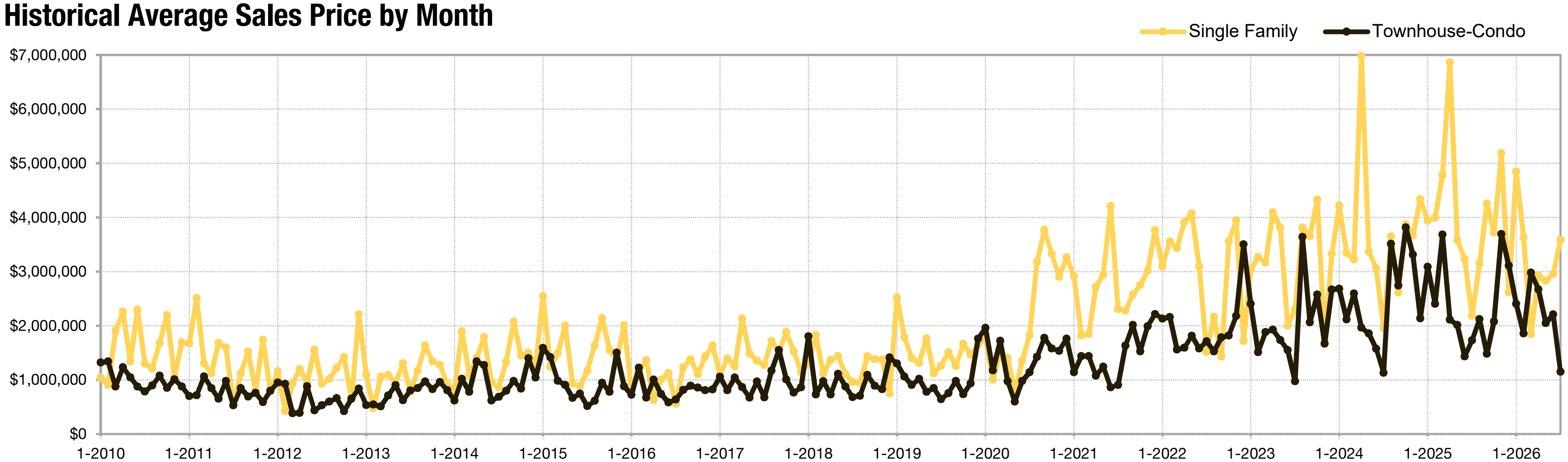


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	$3,148,526	-13.8%	$2,123,295	-39.5%
Sep-2025	$4,254,087	+62.8%	$1,482,742	-45.9%
Oct-2025	$3,721,748	-3.7%	$2,079,498	-45.5%
Nov-2025	$5,186,884	+41.5%	$3,690,023	+11.4%
Dec-2025	$2,621,405	-39.5%	$3,110,553	+45.8%
Jan-2026	$4,848,874	+23.0%	$2,406,203	-22.1%
Feb-2026	$3,624,008	-9.3%	$1,856,750	-22.7%
Mar-2026	$1,842,418	-61.5%	$2,978,315	-19.1%
Apr-2026	$2,919,260	-57.5%	$2,672,512	+26.7%
May-2026	$2,830,025	-20.9%	$2,049,375	+1.7%
Jun-2026	$2,956,076	-8.5%	$2,207,592	+53.9%
Jul-2026	**$3,587,308**	**+64.1%**	**$1,149,913**	**-33.5%**

Historical Average Sales Price by Month



ASPEN BOARD OF REALTORS®

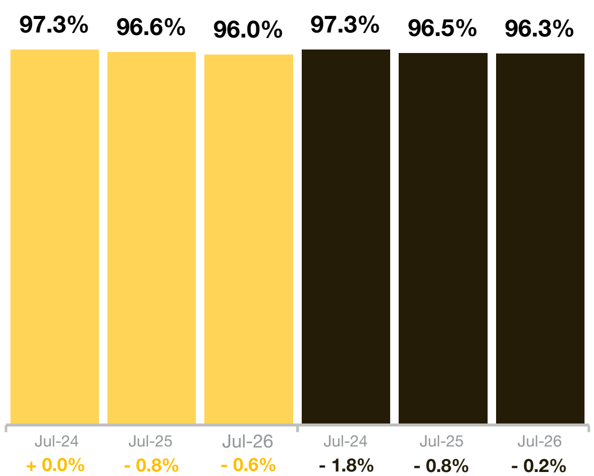
JULY 2026

PERCENT OF LIST PRICE RECEIVED

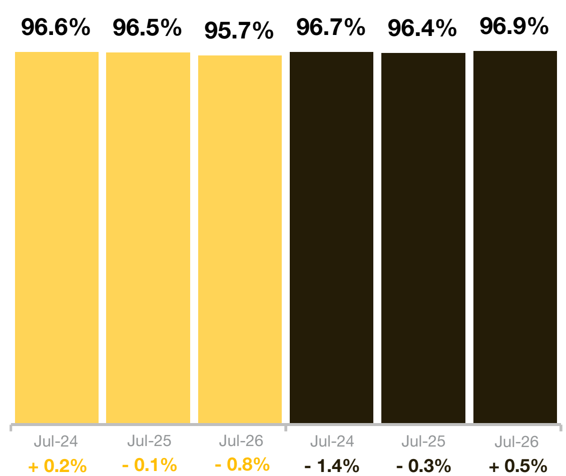
COLDWELL BANKER MASON MORSE

A Coldwell Banker Mountain Properties Company

July

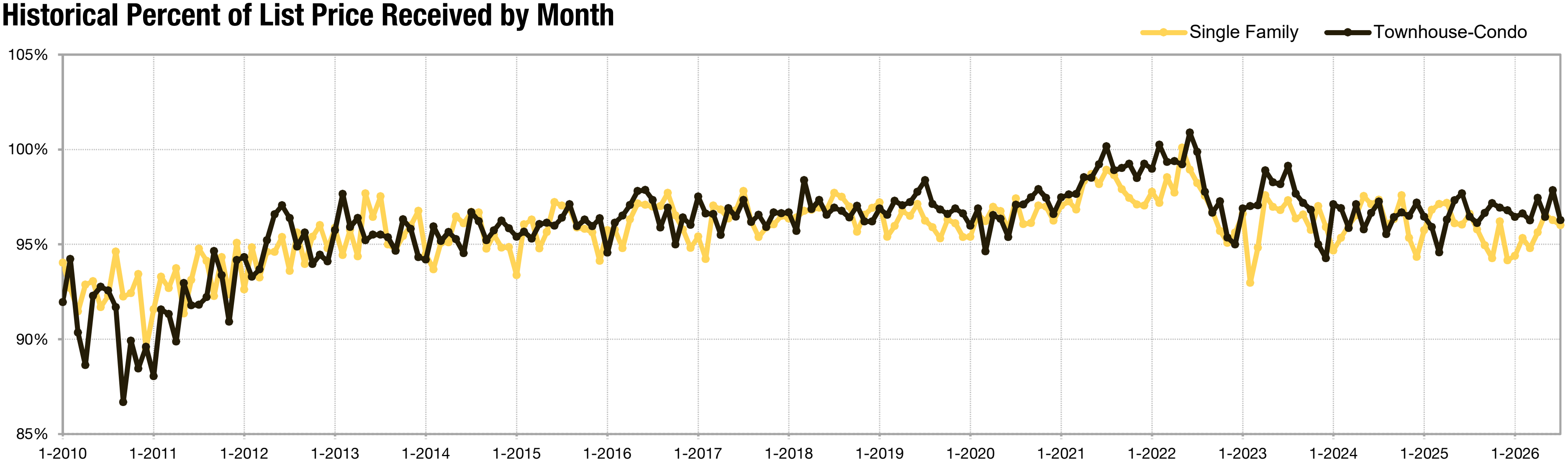


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	95.8%	-0.3%	96.1%	+0.6%
Sep-2025	95.0%	-1.3%	96.7%	+0.3%
Oct-2025	94.3%	-3.4%	97.2%	+0.5%
Nov-2025	96.2%	+0.9%	96.9%	+0.4%
Dec-2025	94.2%	-0.1%	96.8%	-0.4%
Jan-2026	94.4%	-1.4%	96.4%	-0.1%
Feb-2026	95.3%	-1.5%	96.6%	+0.7%
Mar-2026	94.8%	-2.4%	96.3%	+1.8%
Apr-2026	95.6%	-1.6%	97.5%	+1.2%
May-2026	96.6%	+0.5%	96.4%	-0.9%
Jun-2026	96.3%	+0.3%	97.9%	+0.2%
Jul-2026	**96.0%**	**-0.6%**	**96.3%**	**-0.2%**

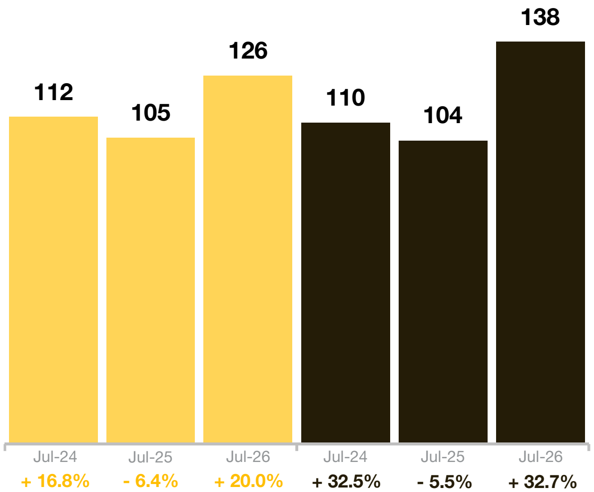
Historical Percent of List Price Received by Month



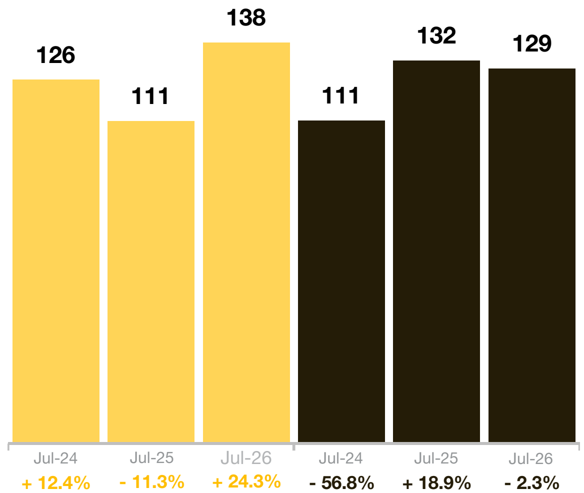
ASPEN BOARD OF REALTORS®

DAYS ON MARKET UNTIL SALE

July

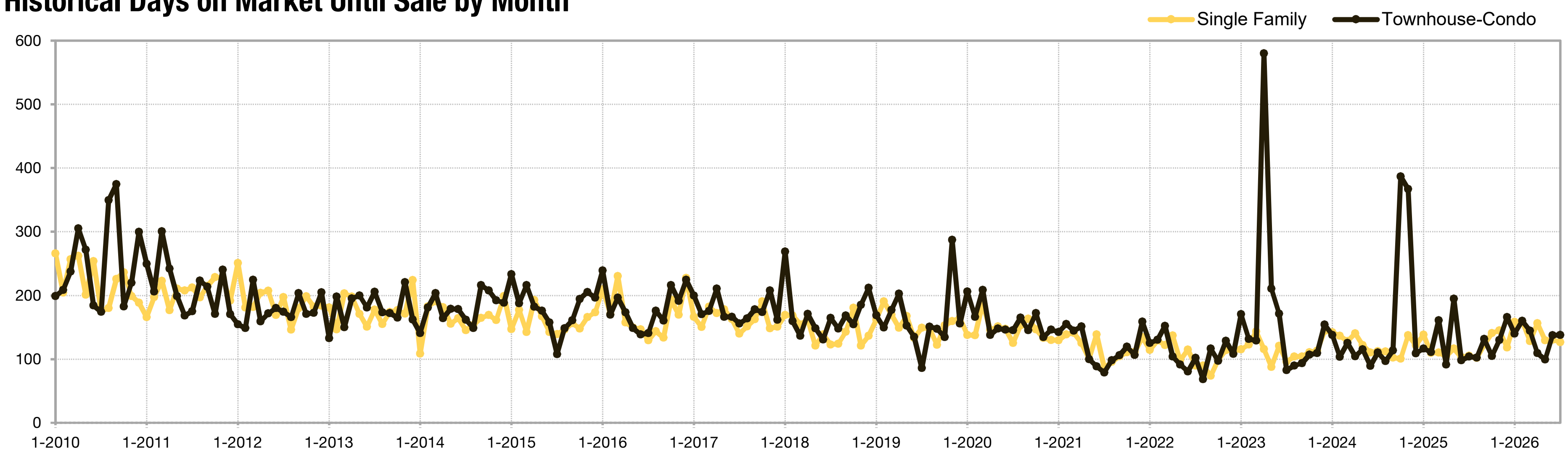


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	102	-8.9%	102	+5.2%
Sep-2025	123	+20.6%	132	+15.8%
Oct-2025	141	+39.6%	105	-72.9%
Nov-2025	145	+5.8%	130	-64.6%
Dec-2025	118	-3.3%	166	+52.3%
Jan-2026	158	+14.5%	140	+19.7%
Feb-2026	159	+44.5%	160	+44.1%
Mar-2026	128	+15.3%	145	-9.9%
Apr-2026	156	+50.0%	110	+20.9%
May-2026	130	+12.1%	100	-48.7%
Jun-2026	130	+26.2%	138	+40.8%
Jul-2026	**126**	**+20.0%**	**138**	**+32.7%**

Historical Days on Market Until Sale by Month

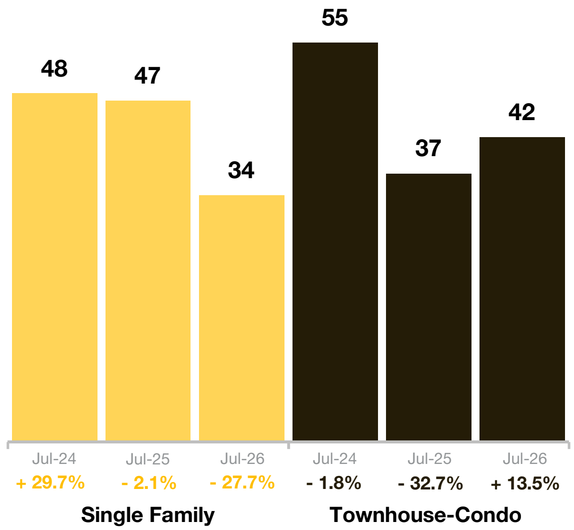


JULY 2026

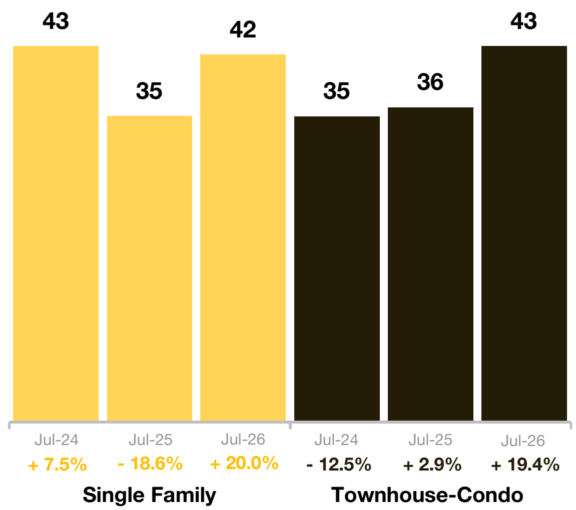
HOUSING AFFORDABILITY INDEX

COLDWELL BANKER GLOBAL LUXURY
COLDWELL BANKER MASON MORSE
A Coldwell Banker Mountain Properties Company

July

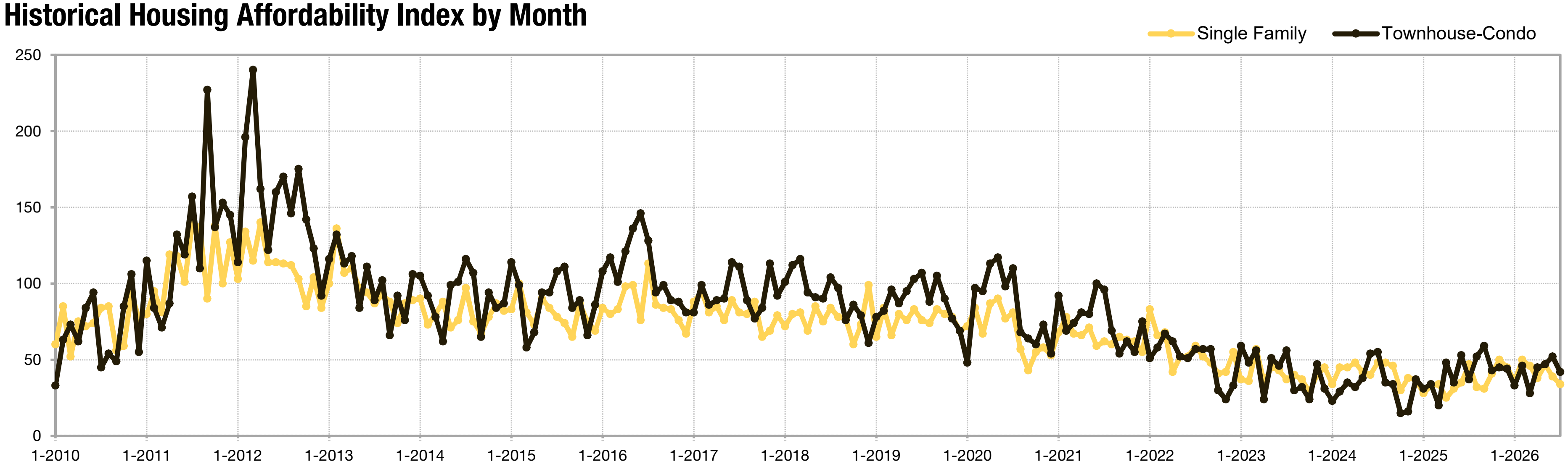


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	32	-33.3%	52	+48.6%
Sep-2025	31	-32.6%	59	+73.5%
Oct-2025	41	+36.7%	43	+186.7%
Nov-2025	50	+31.6%	45	+181.3%
Dec-2025	45	+21.6%	44	+18.9%
Jan-2026	36	+28.6%	33	+6.5%
Feb-2026	50	+51.5%	46	+35.3%
Mar-2026	46	+35.3%	28	+40.0%
Apr-2026	38	+52.0%	45	-6.3%
May-2026	47	+51.6%	47	+34.3%
Jun-2026	39	+11.4%	52	-1.9%
Jul-2026	**34**	**-27.7%**	**42**	**+13.5%**

Historical Housing Affordability Index by Month



ASPEN BOARD OF REALTORS®

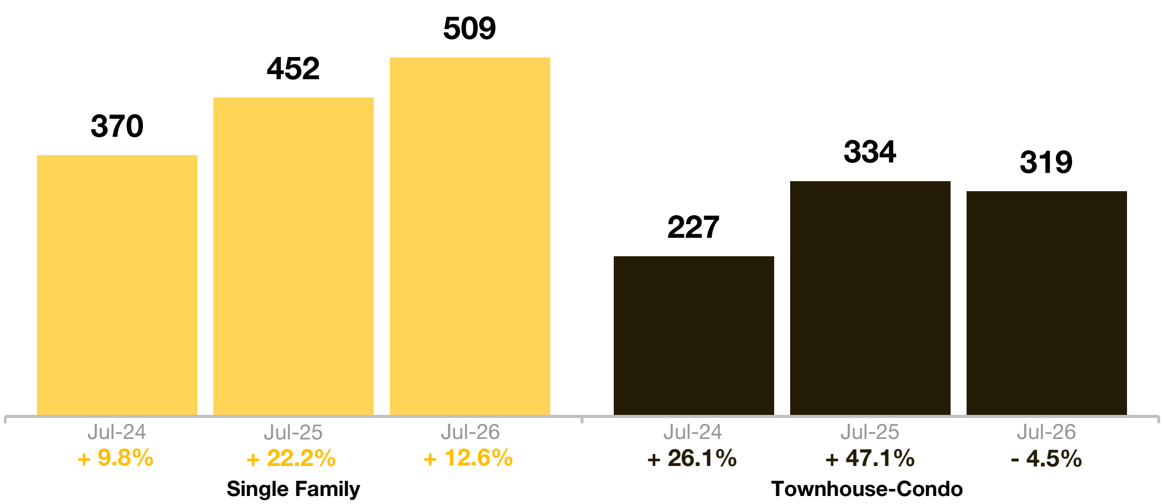
JULY 2026

INVENTORY OF ACTIVE LISTINGS

COLDWELL BANKER MASON MORSE

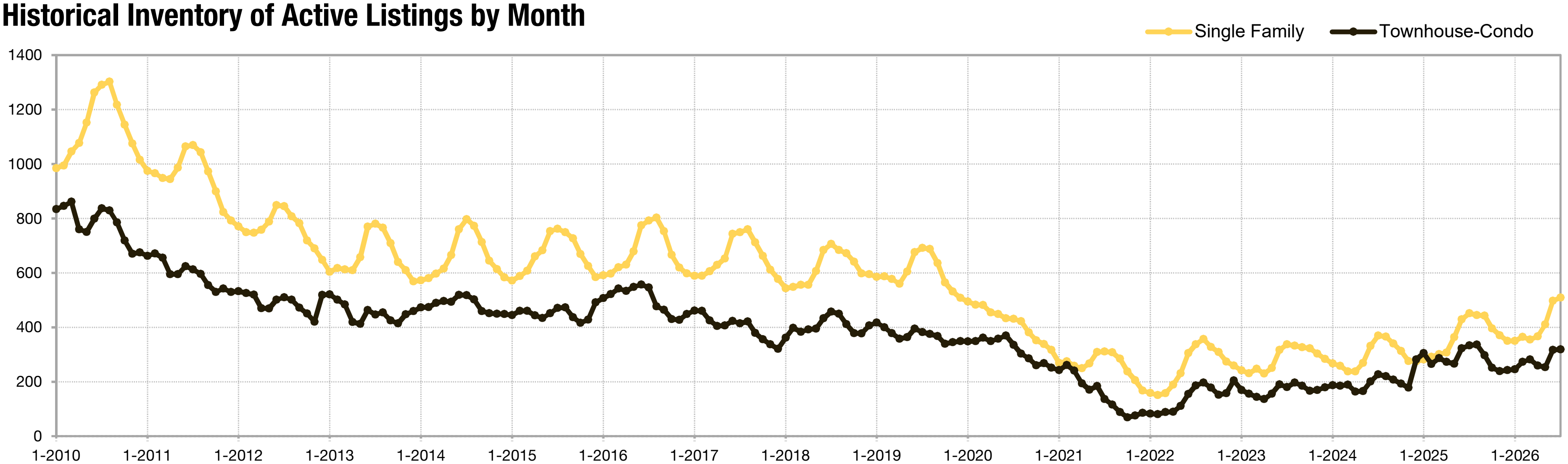
A Coldwell Banker Mountain Properties Company

July



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	445	+21.6%	336	+52.7%
Sep-2025	443	+30.3%	297	+42.8%
Oct-2025	396	+26.5%	252	+30.6%
Nov-2025	371	+34.4%	239	+34.3%
Dec-2025	350	+27.3%	243	-13.8%
Jan-2026	350	+24.1%	246	-19.3%
Feb-2026	365	+25.0%	273	+3.0%
Mar-2026	355	+17.9%	282	-1.7%
Apr-2026	367	+19.5%	259	-5.1%
May-2026	411	+12.9%	254	-4.5%
Jun-2026	497	+15.9%	317	-1.9%
Jul-2026	**509**	**+12.6%**	**319**	**-4.5%**

Historical Inventory of Active Listings by Month



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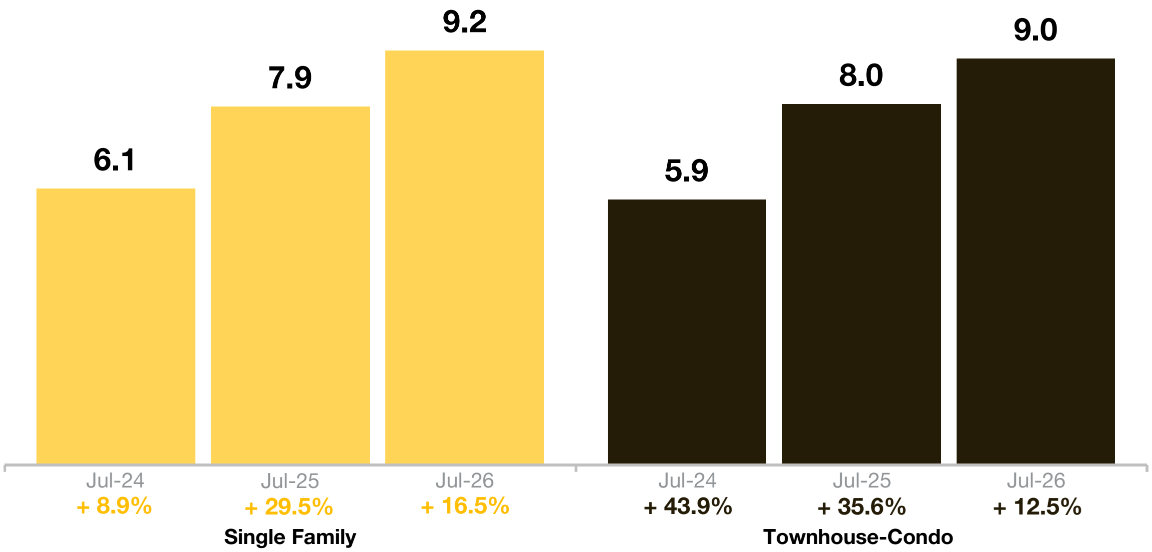
MONTHS SUPPLY OF INVENTORY

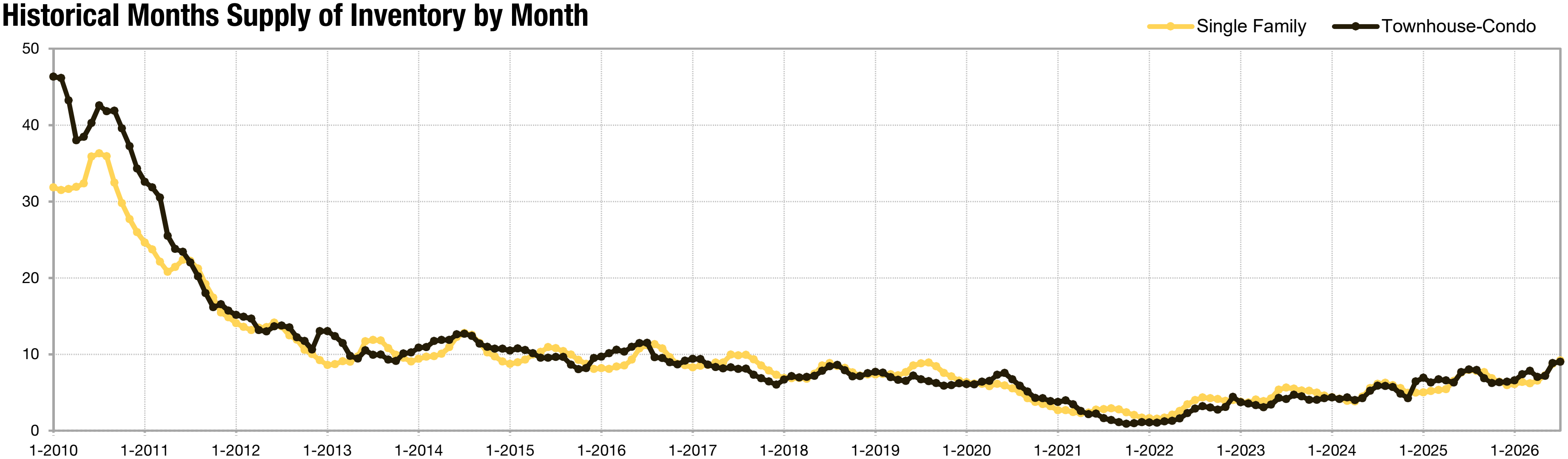
COLDWELL BANKER MASON MORSE
A Coldwell Banker Mountain Properties Company

July



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2025	7.8	+23.8%	7.9	+36.2%
Sep-2025	7.6	+28.8%	6.8	+19.3%
Oct-2025	6.8	+23.6%	6.2	+29.2%
Nov-2025	6.4	+30.6%	6.3	+50.0%
Dec-2025	6.0	+20.0%	6.4	0.0%
Jan-2026	6.1	+22.0%	6.6	-4.3%
Feb-2026	6.4	+23.1%	7.4	+17.5%
Mar-2026	6.2	+17.0%	7.8	+16.4%
Apr-2026	6.5	+20.4%	7.0	+6.1%
May-2026	7.2	+10.8%	7.2	+14.3%
Jun-2026	8.7	+14.5%	8.8	+14.3%
Jul-2026	**9.2**	**+16.5%**	**9.0**	**+12.5%**

Historical Months Supply of Inventory by Month



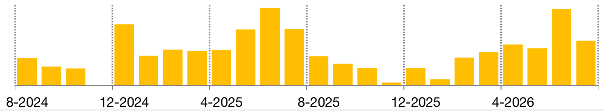
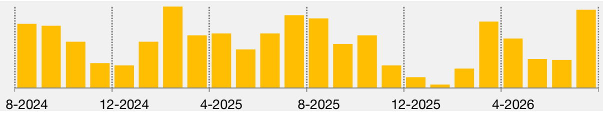
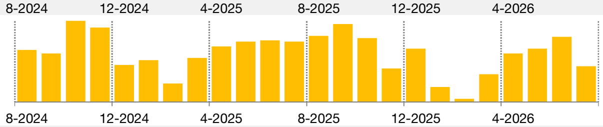
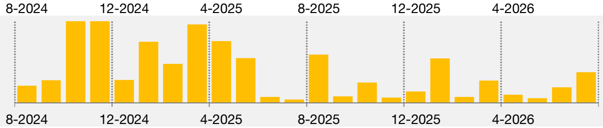
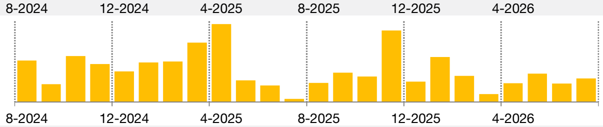
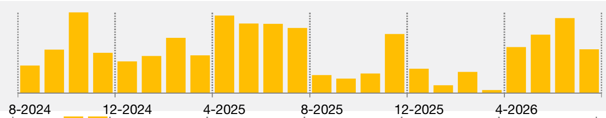
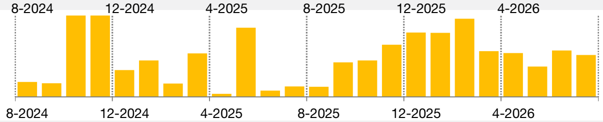
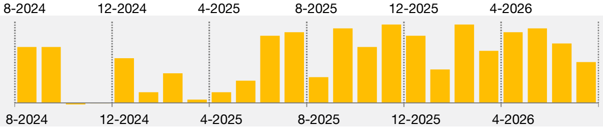
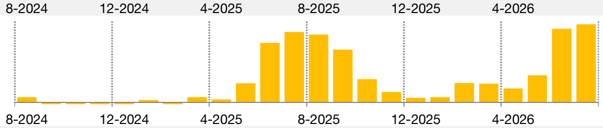
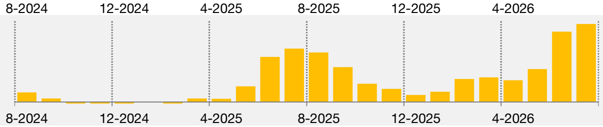
ASPEN BOARD OF REALTORS®

JULY 2026

TOTAL MARKET OVERVIEW

COLDWELL BANKER MASON MORSE

A Coldwell Banker Mountain Properties Company

Key Metrics	Historical Sparkbars	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		220	**192**	- 12.7%	1,371	**1,230**	- 10.3%
Pending Sales		126	**131**	+ 4.0%	807	**661**	- 18.1%
Sold Listings		107	**86**	- 19.6%	680	**600**	- 11.8%
Median Sales Price		$890,000	**$1,092,500**	+ 22.8%	$1,155,000	**$980,000**	- 15.2%
Avg. Sales Price		$2,051,879	**$2,819,401**	+ 37.4%	$3,292,649	**$2,810,236**	- 14.7%
Pct. of List Price Received		96.6%	**96.2%**	- 0.4%	96.5%	**96.1%**	- 0.4%
Days on Market		104	**130**	+ 25.0%	117	**135**	+ 15.4%
Affordability Index		47	**39**	- 17.0%	36	**43**	+ 19.4%
Active Listings		816	**840**	+ 2.9%	--	**--**	--
Months Supply		7.9	**8.9**	+ 12.7%	--	**--**	--

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

ASPEN BOARD OF REALTORS®

JULY 2026

SOLD LISTINGS

Actual sales that have closed in a given month.

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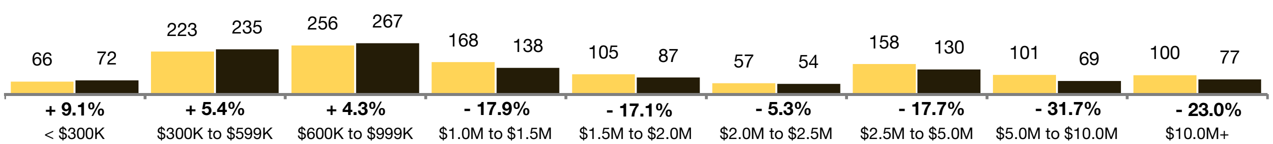
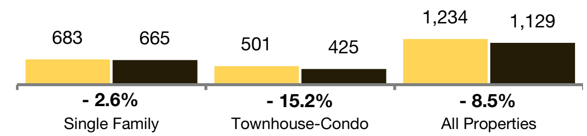
By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

	Single Family			Townhouse-Condo		
By Price Range	7-2025	7-2026	Change	7-2025	7-2026	Change
$299,999 and Below	9	16	+ 77.8%	18	24	+ 33.3%
$300,000 to $599,999	113	121	+ 7.1%	101	111	+ 9.9%
$600,000 to $999,999	177	179	+ 1.1%	79	87	+ 10.1%
$1,000,000 to $1,499,999	111	100	- 9.9%	56	38	- 32.1%
$1,500,00 to $1,999,999	62	54	- 12.9%	43	31	- 27.9%
$2,000,000 to $2,499,999	29	28	- 3.4%	28	26	- 7.1%
$2,500,000 to $4,999,999	60	64	+ 6.7%	98	66	- 32.7%
$5,000,000 to $9,999,999	46	44	- 4.3%	55	25	- 54.5%
$10,000,000 and Above	76	59	- 22.4%	23	17	- 26.1%
All Price Ranges	**683**	**665**	**- 2.6%**	**501**	**425**	**- 15.2%**

Compared to Prior Month

	Single Family			Townhouse-Condo		
By Price Range	6-2026	7-2026	Change	6-2026	7-2026	Change
$299,999 and Below	2	2	0.0%	2	3	+ 50.0%
$300,000 to $599,999	9	11	+ 22.2%	11	4	- 63.6%
$600,000 to $999,999	21	13	- 38.1%	10	4	- 60.0%
$1,000,000 to $1,499,999	12	12	0.0%	2	5	+ 150.0%
$1,500,00 to $1,999,999	5	5	0.0%	5	5	0.0%
$2,000,000 to $2,499,999	2	2	0.0%	2	0	- 100.0%
$2,500,000 to $4,999,999	6	7	+ 16.7%	3	2	- 33.3%
$5,000,000 to $9,999,999	8	3	- 62.5%	1	0	- 100.0%
$10,000,000 and Above	5	5	0.0%	2	0	- 100.0%
All Price Ranges	**70**	**60**	**- 14.3%**	**38**	**23**	**- 39.5%**

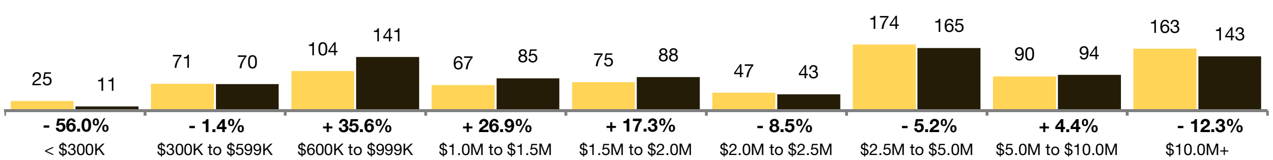
Year to Date

	Single Family			Townhouse-Condo		
By Price Range	7-2025	7-2026	Change	7-2025	7-2026	Change
$299,999 and Below	3	9	+ 200.0%	12	8	- 33.3%
$300,000 to $599,999	66	71	+ 7.6%	57	50	- 12.3%
$600,000 to $999,999	100	101	+ 1.0%	47	52	+ 10.6%
$1,000,000 to $1,499,999	71	54	- 23.9%	21	25	+ 19.0%
$1,500,00 to $1,999,999	41	30	- 26.8%	25	21	- 16.0%
$2,000,000 to $2,499,999	19	14	- 26.3%	16	11	- 31.3%
$2,500,000 to $4,999,999	28	32	+ 14.3%	43	31	- 27.9%
$5,000,000 to $9,999,999	26	26	0.0%	18	10	- 44.4%
$10,000,000 and Above	50	27	- 46.0%	8	8	0.0%
All Price Ranges	**404**	**364**	**- 9.9%**	**247**	**216**	**- 12.6%**

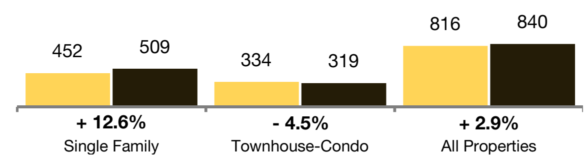
INVENTORY OF ACTIVE LISTINGS

A measure of the number of homes available for sale at a given time.

By Price Range – All Properties



By Property Type



Compared to Prior Year

	Single Family			Townhouse-Condo		
By Price Range	7-2025	7-2026	Change	7-2025	7-2026	Change
$299,999 and Below	5	3	- 40.0%	7	3	- 57.1%
$300,000 to $599,999	31	34	+ 9.7%	34	33	- 2.9%
$600,000 to $999,999	60	91	+ 51.7%	42	49	+ 16.7%
$1,000,000 to $1,499,999	29	48	+ 65.5%	35	36	+ 2.9%
$1,500,00 to $1,999,999	47	52	+ 10.6%	27	36	+ 33.3%
$2,000,000 to $2,499,999	22	23	+ 4.5%	22	20	- 9.1%
$2,500,000 to $4,999,999	76	84	+ 10.5%	97	81	- 16.5%
$5,000,000 to $9,999,999	46	52	+ 13.0%	44	42	- 4.5%
$10,000,000 and Above	136	122	- 10.3%	26	19	- 26.9%
All Price Ranges	**452**	**509**	**+ 12.6%**	**334**	**319**	**- 4.5%**

Compared to Prior Month

	Single Family			Townhouse-Condo		
By Price Range	6-2026	7-2026	Change	6-2026	7-2026	Change
$299,999 and Below	3	3	0.0%	2	3	+ 50.0%
$300,000 to $599,999	34	34	0.0%	39	33	- 15.4%
$600,000 to $999,999	76	91	+ 19.7%	52	49	- 5.8%
$1,000,000 to $1,499,999	53	48	- 9.4%	33	36	+ 9.1%
$1,500,00 to $1,999,999	53	52	- 1.9%	32	36	+ 12.5%
$2,000,000 to $2,499,999	19	23	+ 21.1%	21	20	- 4.8%
$2,500,000 to $4,999,999	86	84	- 2.3%	75	81	+ 8.0%
$5,000,000 to $9,999,999	47	52	+ 10.6%	44	42	- 4.5%
$10,000,000 and Above	126	122	- 3.2%	19	19	0.0%
All Price Ranges	**497**	**509**	**+ 2.4%**	**317**	**319**	**+ 0.6%**

Year to Date

Single Family	Townhouse-Condo

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.

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GLOSSARY OF TERMS

COLDWELL BANKER MASON MORSE
A Coldwell Banker Mountain Properties Company

New Listings	A measure of how much new supply is coming onto the market from sellers.
Pending Sales	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.
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.
Inventory of 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.

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