

# Monthly Indicators



## November 2019

Percent changes calculated using year-over-year comparisons.

New Listings remained flat for single family homes but decreased 29.6 percent for townhouse condo properties. Pending Sales increased 9.1 percent for single family homes and 18.2 percent for townhouse-condo properties.

The Median Sales Price was up 33.5 percent to \$844,500 for single family homes and 7.5 percent to \$429,000 for townhouse-condo properties. Days on Market increased 75.6 percent for single family homes but decreased 16.7 percent for townhouse-condo properties.

While many economic signs are quite strong, total household debt has been rising for twenty-one consecutive quarters and is now \$1.3 trillion higher than the previous peak of \$12.68 trillion in 2008. While delinquency rates remain low across most debt types (including mortgages), higher consumer debt loads can limit future household spending capability and increase risk if the economy slows down.

## Activity Snapshot

<b>+ 20.9%</b>	<b>+ 23.9%</b>	<b>- 28.7%</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	11-2018	11-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		18	18	0.0%	496	444	- 10.5%
<b>Pending Sales</b>		22	24	+ 9.1%	323	321	- 0.6%
<b>Sold Listings</b>		26	28	+ 7.7%	319	294	- 7.8%
<b>Median Sales Price</b>		\$632,500	\$844,500	+ 33.5%	\$635,000	\$732,500	+ 15.4%
<b>Average Sales Price</b>		\$787,112	\$1,373,052	+ 74.4%	\$876,529	\$1,006,250	+ 14.8%
<b>Pct. of List Price Received</b>		95.6%	95.5%	- 0.1%	96.5%	96.8%	+ 0.3%
<b>Days on Market</b>		78	137	+ 75.6%	73	107	+ 46.6%
<b>Housing Affordability Index</b>		50	43	- 14.0%	50	50	0.0%
<b>Active Listings</b>		229	167	- 27.1%	--	--	--
<b>Months Supply</b>		8.1	6.3	- 22.2%	--	--	--

# Townhouse-Condo Market Overview

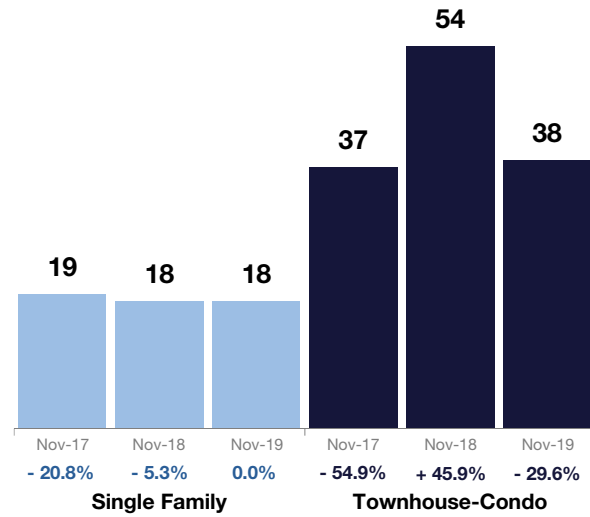
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



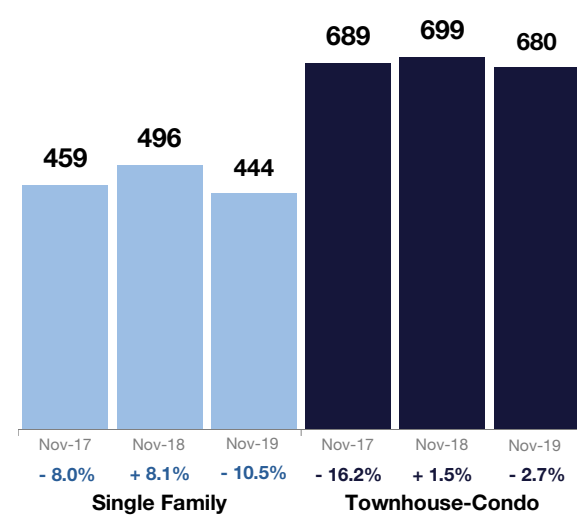
Key Metrics	Historical Sparkbars	11-2018	11-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		54	38	- 29.6%	699	680	- 2.7%
<b>Pending Sales</b>		33	39	+ 18.2%	525	574	+ 9.3%
<b>Sold Listings</b>		41	53	+ 29.3%	534	534	0.0%
<b>Median Sales Price</b>		\$399,000	\$429,000	+ 7.5%	\$379,000	\$399,000	+ 5.3%
<b>Average Sales Price</b>		\$477,902	\$559,993	+ 17.2%	\$465,449	\$482,046	+ 3.6%
<b>Pct. of List Price Received</b>		96.2%	96.7%	+ 0.5%	97.3%	97.1%	- 0.2%
<b>Days on Market</b>		120	100	- 16.7%	83	87	+ 4.8%
<b>Housing Affordability Index</b>		79	85	+ 7.6%	83	92	+ 10.8%
<b>Active Listings</b>		276	193	- 30.1%	--	--	--
<b>Months Supply</b>		5.9	4.1	- 30.5%	--	--	--

# New Listings

## November

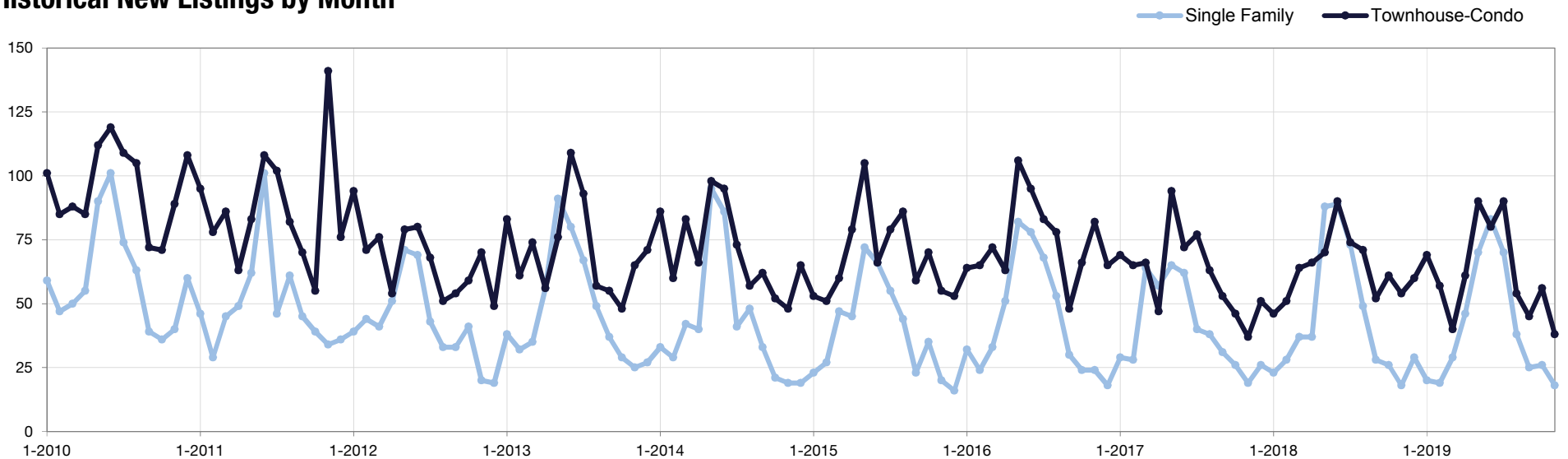


## Year to Date



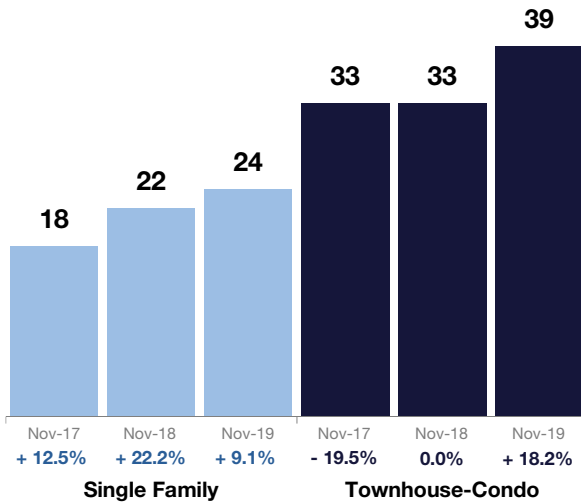
New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2018	29	+11.5%	60	+17.6%
Jan-2019	20	-13.0%	69	+50.0%
Feb-2019	19	-32.1%	57	+11.8%
Mar-2019	29	-21.6%	40	-37.5%
Apr-2019	46	+24.3%	61	-7.6%
May-2019	70	-20.5%	90	+28.6%
Jun-2019	83	-6.7%	80	-11.1%
Jul-2019	70	-4.1%	90	+21.6%
Aug-2019	38	-22.4%	54	-23.9%
Sep-2019	25	-10.7%	45	-13.5%
Oct-2019	26	0.0%	56	-8.2%
<b>Nov-2019</b>	<b>18</b>	<b>0.0%</b>	<b>38</b>	<b>-29.6%</b>

## Historical New Listings by Month

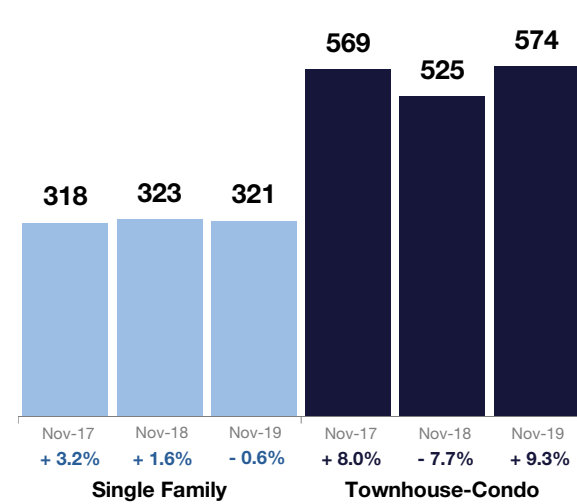


# Pending Sales

## November

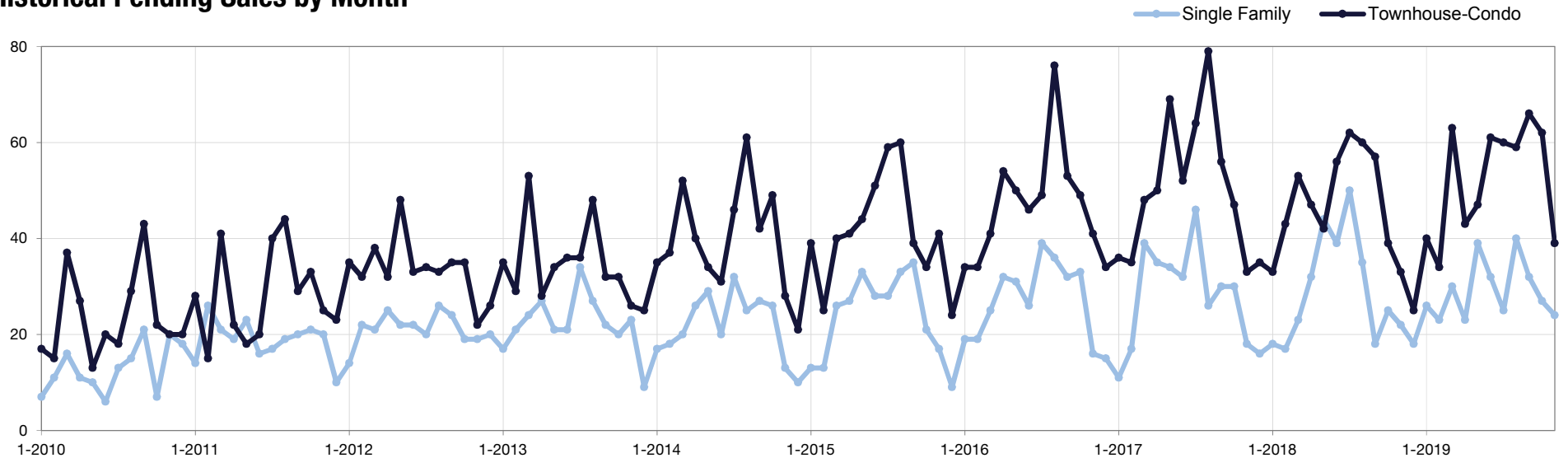


## Year to Date



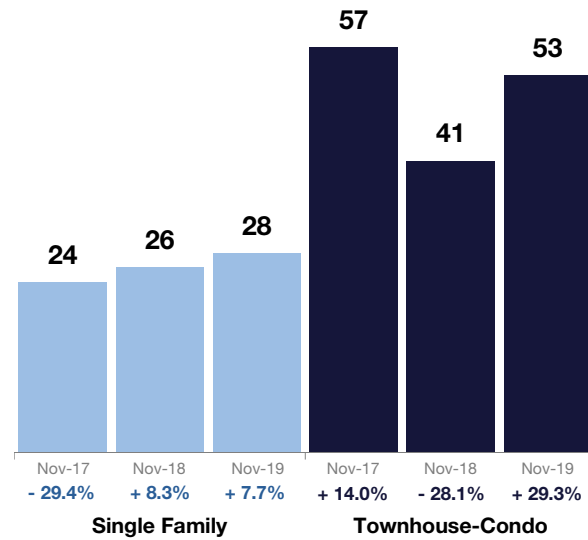
Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2018	18	+12.5%	25	-28.6%
Jan-2019	26	+44.4%	40	+21.2%
Feb-2019	23	+35.3%	34	-20.9%
Mar-2019	30	+30.4%	63	+18.9%
Apr-2019	23	-28.1%	43	-8.5%
May-2019	39	-11.4%	47	+11.9%
Jun-2019	32	-17.9%	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%	62	+59.0%
<b>Nov-2019</b>	<b>24</b>	<b>+9.1%</b>	<b>39</b>	<b>+18.2%</b>

## Historical Pending Sales by Month

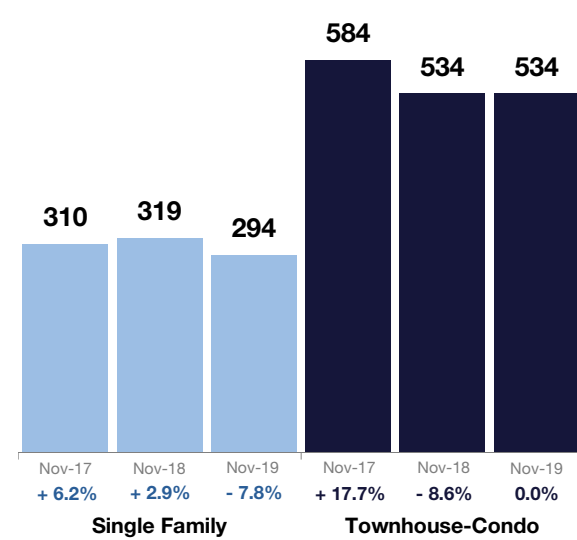


# Sold Listings

## November

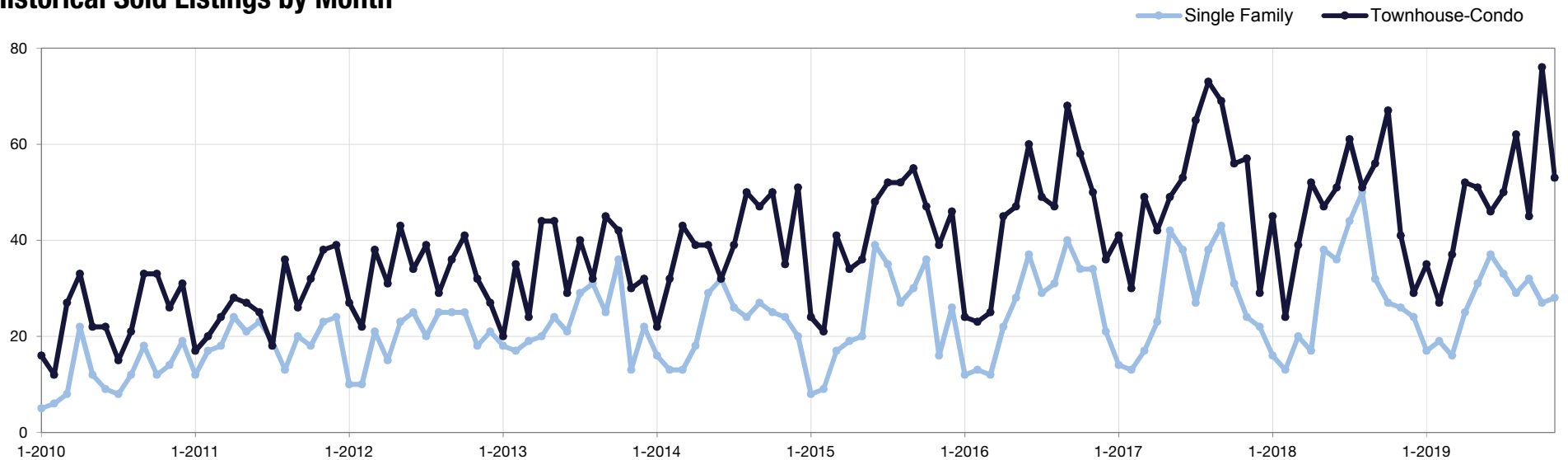


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	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%
<b>Nov-2019</b>	<b>28</b>	<b>+7.7%</b>	<b>53</b>	<b>+29.3%</b>

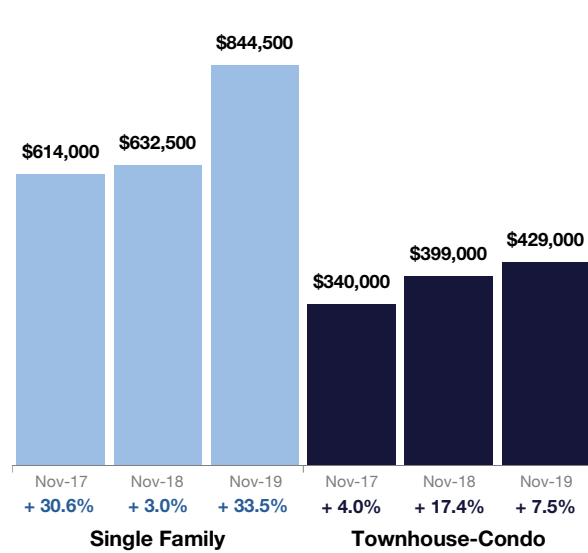
## Historical Sold Listings by Month



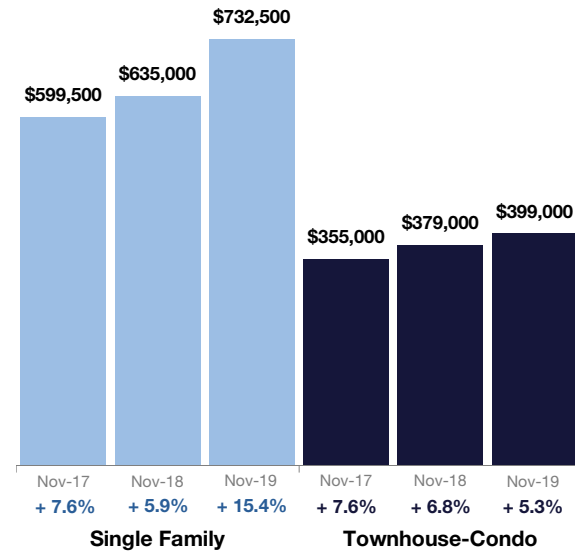
# Median Sales Price



## November

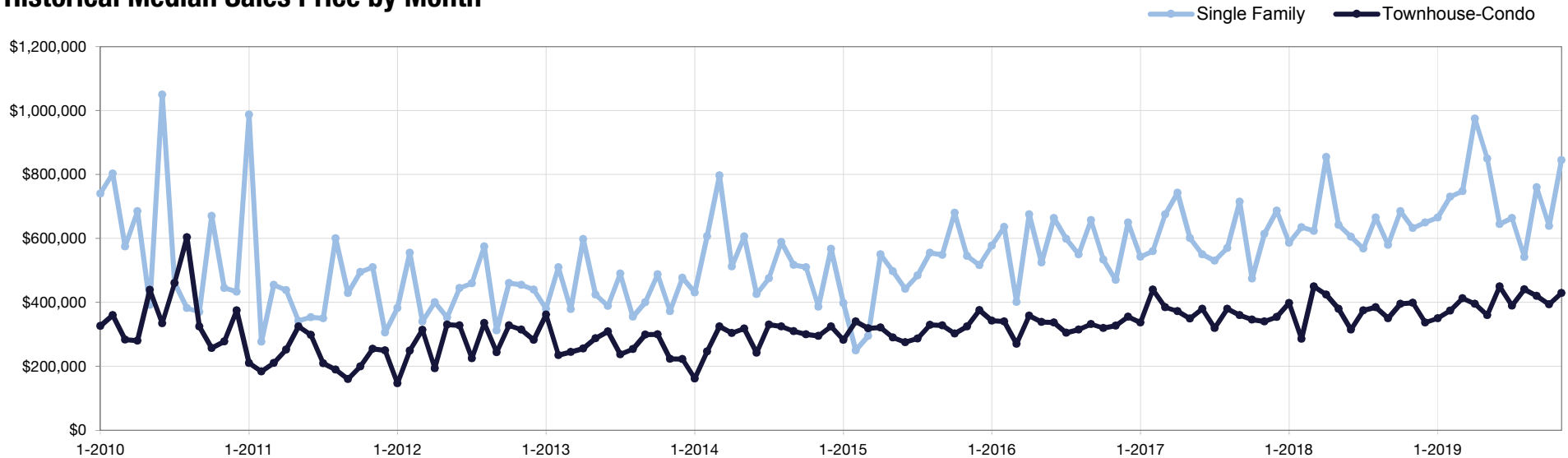


## Year to Date



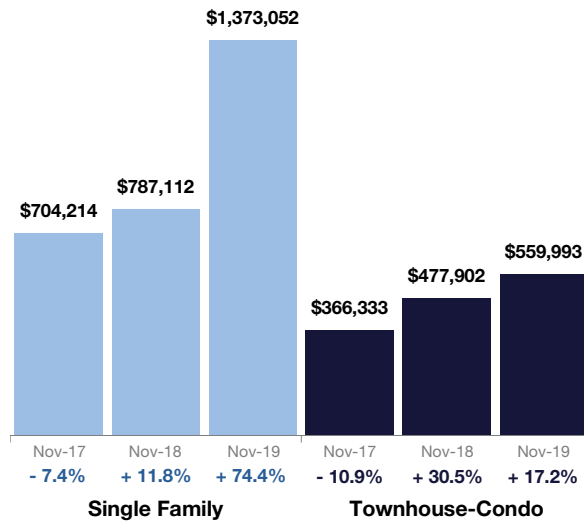
Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2018	\$650,000	-5.4%	\$337,000	-4.8%
Jan-2019	\$665,000	+13.4%	\$350,000	-12.1%
Feb-2019	\$730,000	+15.0%	\$374,000	+31.0%
Mar-2019	\$747,500	+19.9%	\$412,500	-8.2%
Apr-2019	\$975,000	+14.0%	\$395,450	-6.8%
May-2019	\$850,000	+32.4%	\$360,000	-5.3%
Jun-2019	\$645,000	+6.6%	\$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%
<b>Nov-2019</b>	<b>\$844,500</b>	<b>+33.5%</b>	<b>\$429,000</b>	<b>+7.5%</b>

## Historical Median Sales Price by Month

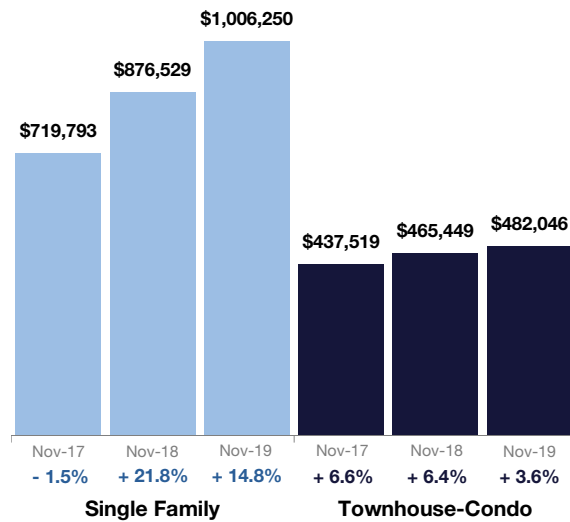


# Average Sales Price

## November

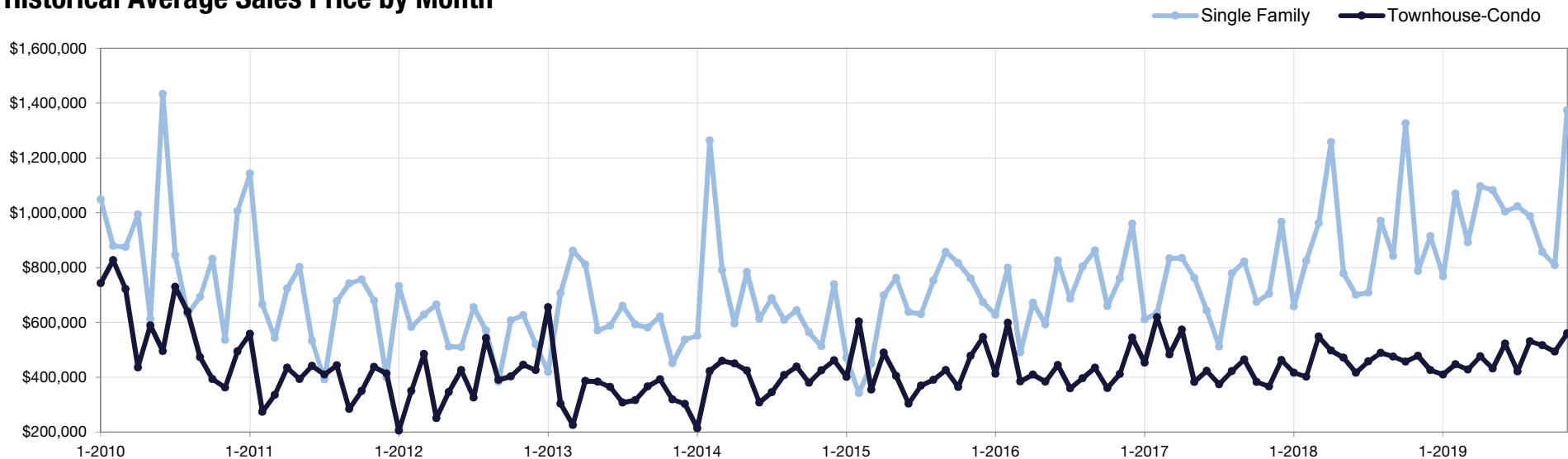


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	\$476,095	-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%	\$516,423	+8.8%
Oct-2019	\$808,855	-39.0%	\$493,740	+8.1%
<b>Nov-2019</b>	<b>\$1,373,052</b>	<b>+74.4%</b>	<b>\$559,993</b>	<b>+17.2%</b>

## Historical Average Sales Price by Month

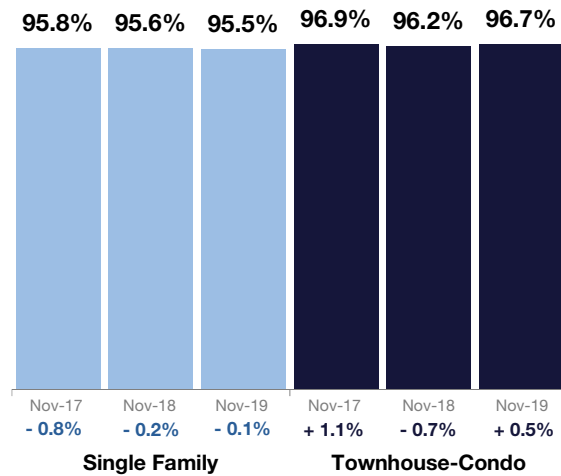




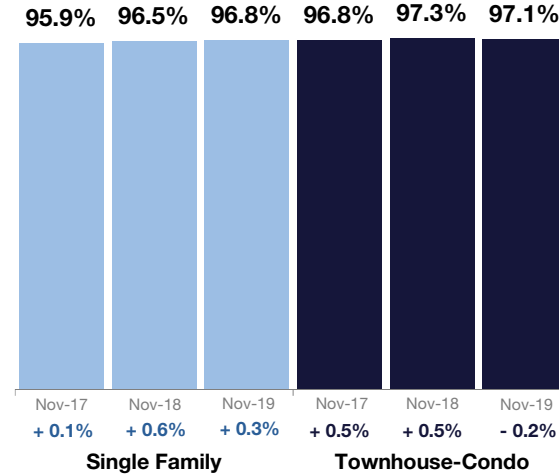
# Percent of List Price Received



## November

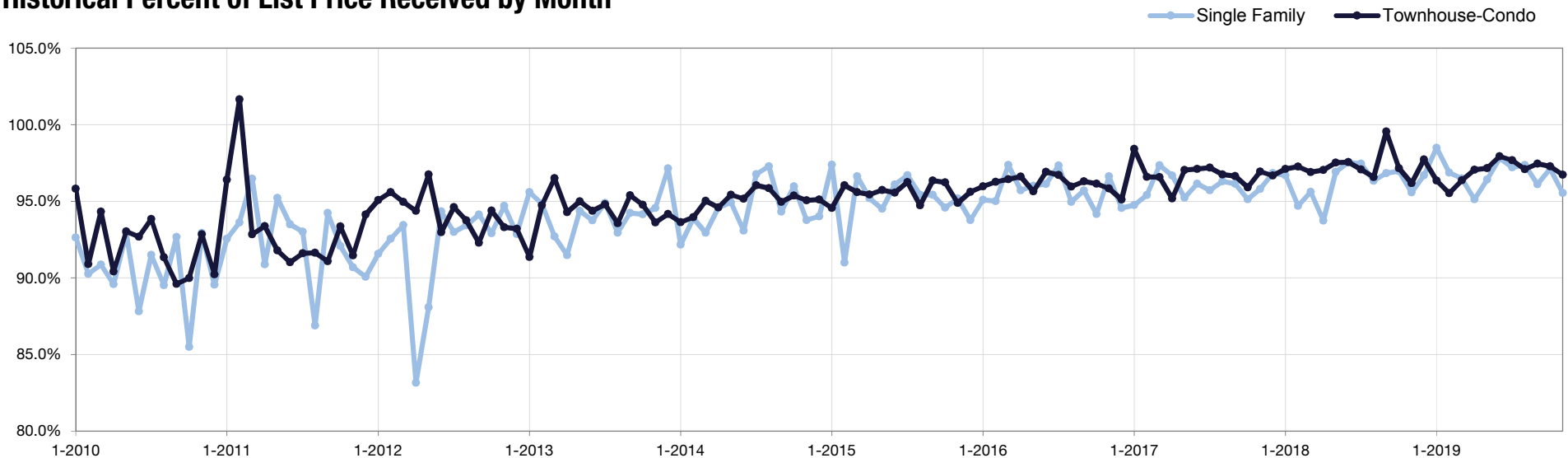


## Year to Date



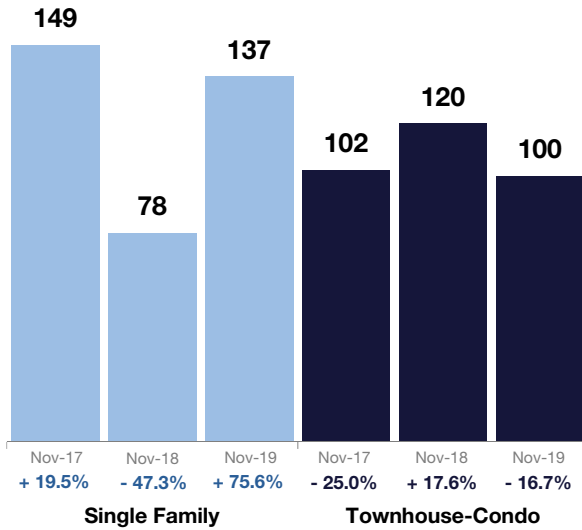
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2018	96.7%	-0.1%	97.7%	+1.0%
Jan-2019	98.5%	+1.9%	96.4%	-0.7%
Feb-2019	96.9%	+2.3%	95.5%	-1.8%
Mar-2019	96.5%	+0.9%	96.4%	-0.5%
Apr-2019	95.1%	+1.5%	97.1%	+0.1%
May-2019	96.4%	-0.5%	97.2%	-0.3%
Jun-2019	97.8%	+0.3%	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%	97.5%	-2.1%
Oct-2019	97.1%	+0.1%	97.3%	+0.1%
<b>Nov-2019</b>	<b>95.5%</b>	<b>-0.1%</b>	<b>96.7%</b>	<b>+0.5%</b>

## Historical Percent of List Price Received by Month

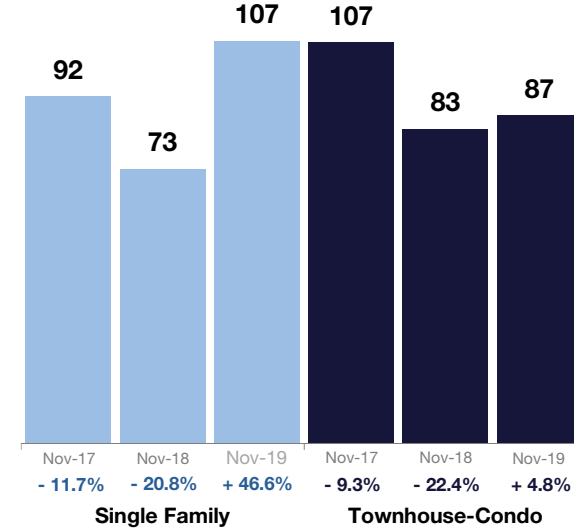


# Days on Market Until Sale

## November

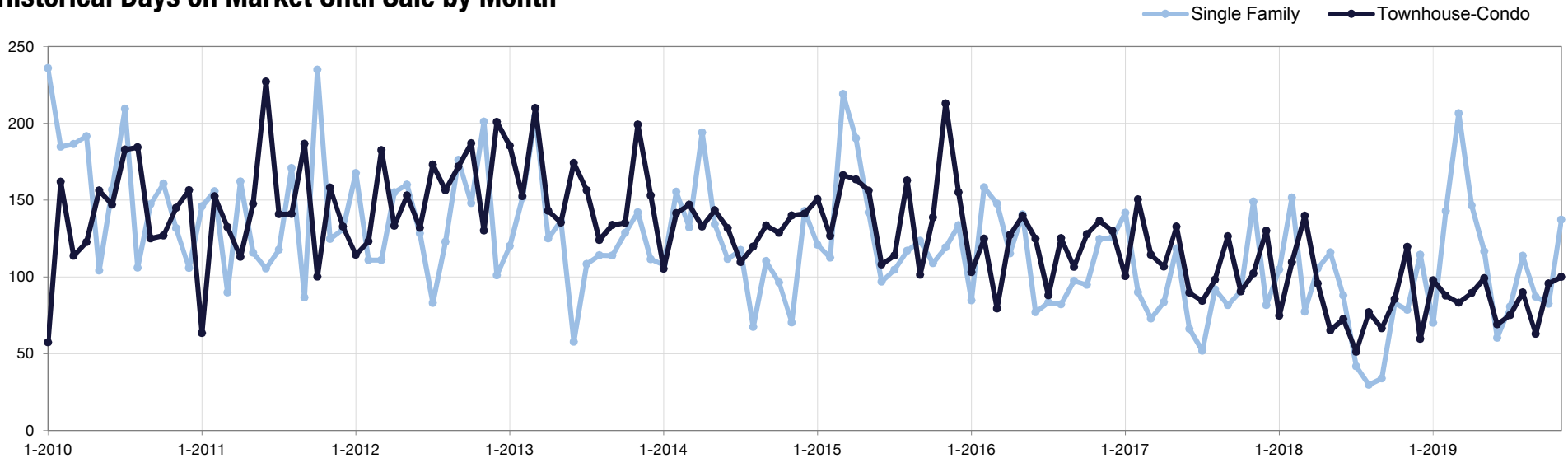


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	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%
<b>Nov-2019</b>	<b>137</b>	<b>+75.6%</b>	<b>100</b>	<b>-16.7%</b>

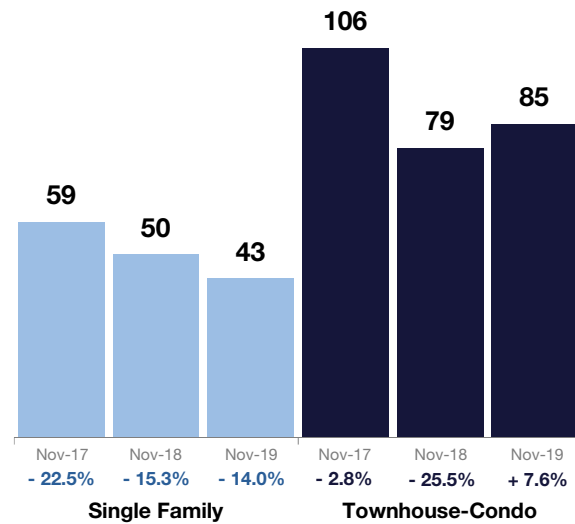
## Historical Days on Market Until Sale by Month



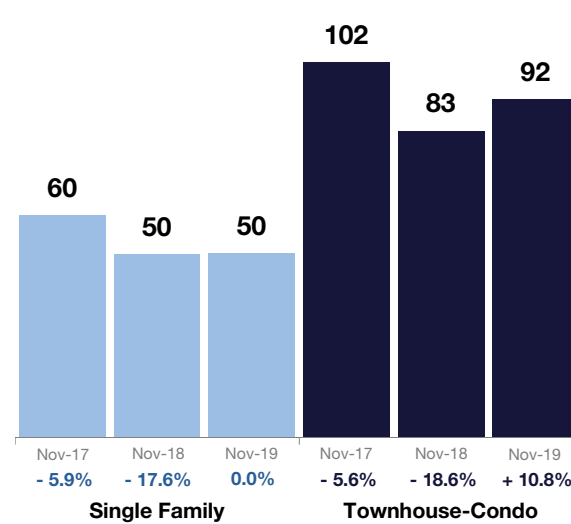
# Housing Affordability Index



## November

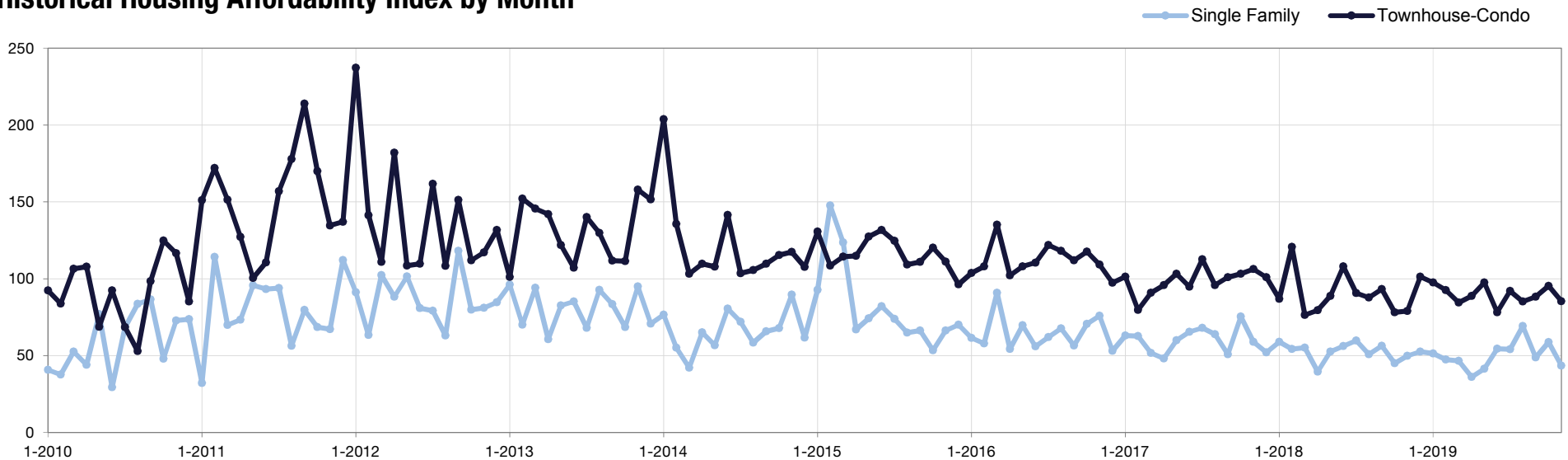


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%	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%
<b>Nov-2019</b>	<b>43</b>	<b>-14.0%</b>	<b>85</b>	<b>+7.6%</b>

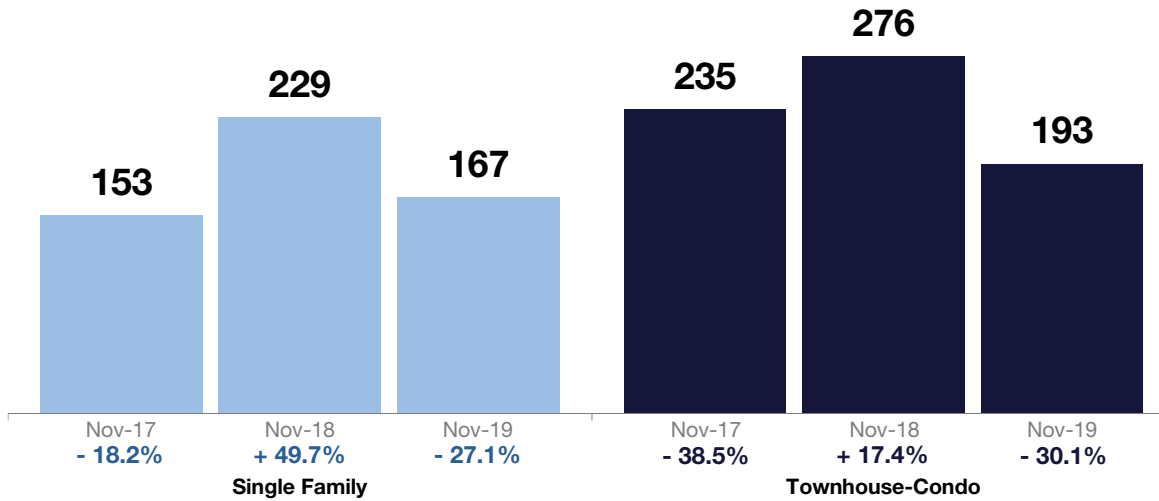
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

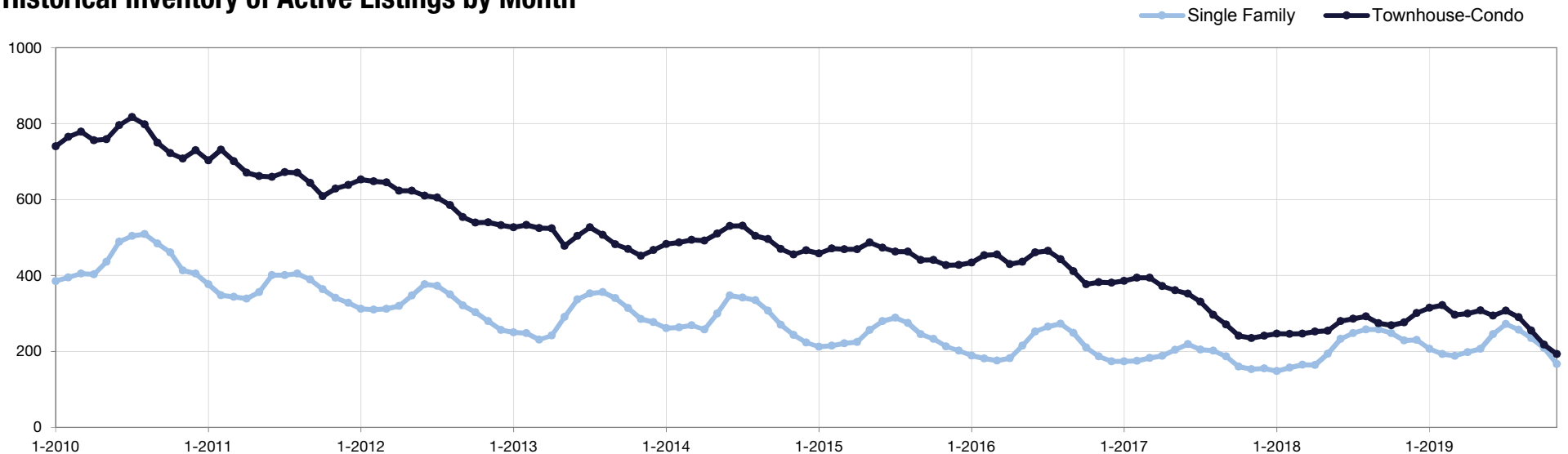


## November



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2018	230	+48.4%	301	+24.9%
Jan-2019	207	+39.9%	315	+27.5%
Feb-2019	193	+22.9%	322	+30.9%
Mar-2019	188	+13.9%	296	+19.8%
Apr-2019	198	+20.7%	300	+19.0%
May-2019	207	+6.7%	308	+21.3%
Jun-2019	245	+5.2%	294	+5.0%
Jul-2019	272	+9.7%	307	+7.3%
Aug-2019	257	-0.4%	290	-0.7%
Sep-2019	235	-8.9%	255	-6.9%
Oct-2019	209	-15.7%	218	-19.0%
<b>Nov-2019</b>	<b>167</b>	<b>-27.1%</b>	<b>193</b>	<b>-30.1%</b>

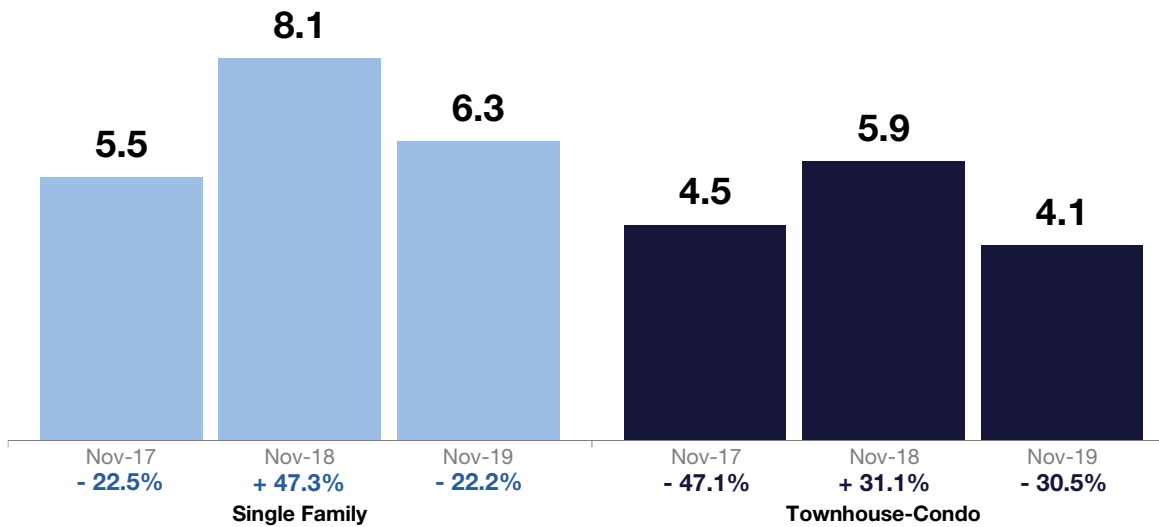
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

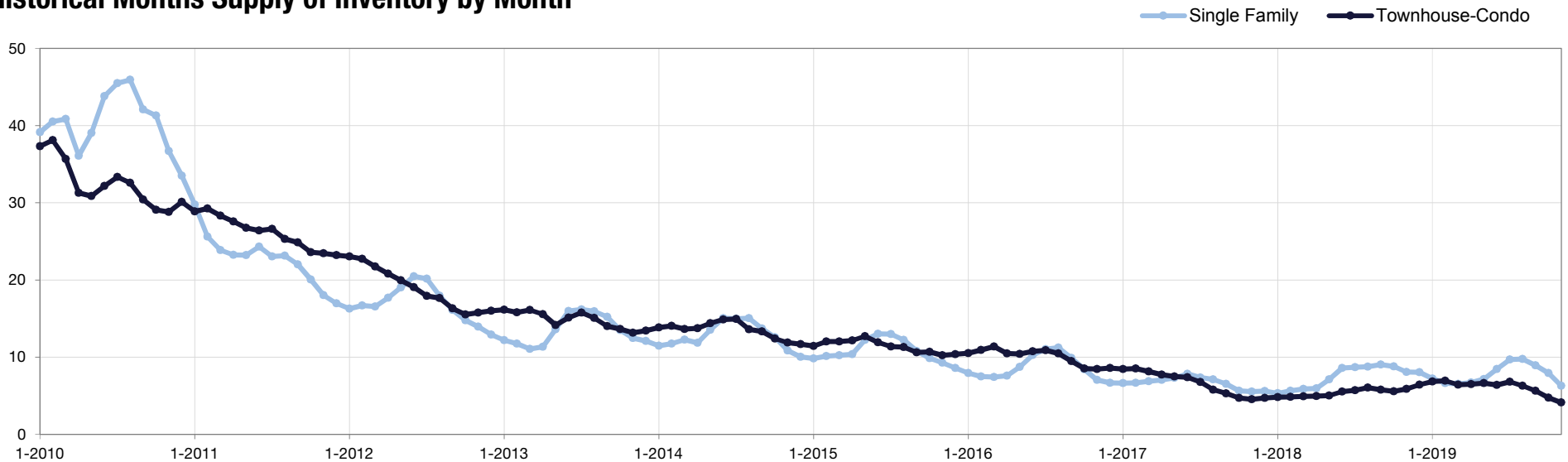


## November



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Dec-2018	8.0	+42.9%	6.4	+36.2%
Jan-2019	7.2	+35.8%	6.8	+41.7%
Feb-2019	6.6	+17.9%	6.9	+43.8%
Mar-2019	6.5	+10.2%	6.4	+30.6%
Apr-2019	6.7	+13.6%	6.5	+32.7%
May-2019	7.2	+1.4%	6.6	+32.0%
Jun-2019	8.4	-2.3%	6.4	+16.4%
Jul-2019	9.7	+11.5%	6.8	+19.3%
Aug-2019	9.8	+12.6%	6.3	+5.0%
Sep-2019	8.9	-1.1%	5.6	-3.4%
Oct-2019	7.9	-10.2%	4.7	-16.1%
<b>Nov-2019</b>	<b>6.3</b>	<b>-22.2%</b>	<b>4.1</b>	<b>-30.5%</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	11-2018	11-2019	Percent Change	YTD 2018	YTD 2019	Percent Change
<b>New Listings</b>		72	56	- 22.2%	1,195	1,124	- 5.9%
<b>Pending Sales</b>		55	63	+ 14.5%	848	895	+ 5.5%
<b>Sold Listings</b>		67	81	+ 20.9%	853	828	- 2.9%
<b>Median Sales Price</b>		\$456,000	\$565,000	+ 23.9%	\$437,300	\$462,500	+ 5.8%
<b>Average Sales Price</b>		\$597,894	\$841,051	+ 40.7%	\$619,182	\$668,177	+ 7.9%
<b>Pct. of List Price Received</b>		95.9%	96.3%	+ 0.4%	97.0%	97.0%	0.0%
<b>Days on Market</b>		104	112	+ 7.7%	80	94	+ 17.5%
<b>Housing Affordability Index</b>		69	65	- 5.8%	72	79	+ 9.7%
<b>Active Listings</b>		505	360	- 28.7%	--	--	--
<b>Months Supply</b>		6.7	4.9	- 26.9%	--	--	--

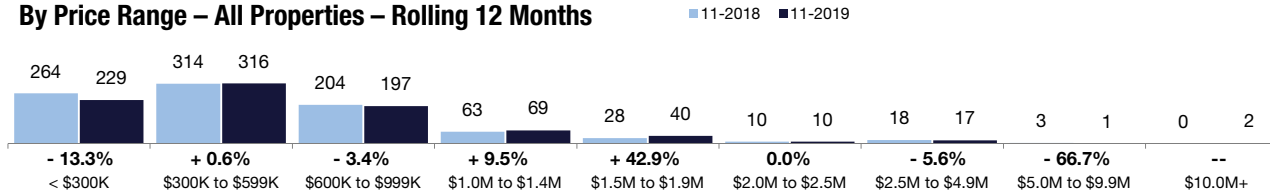
# Closed Sales

Actual sales that have closed in a given month.

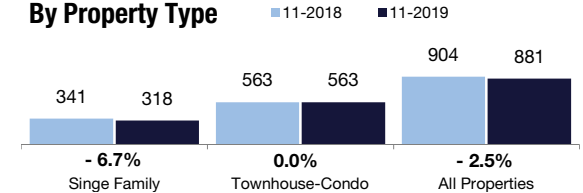


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## By Price Range – All Properties – Rolling 12 Months



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	11-2018	11-2019	Change	11-2018	11-2019	Change
\$299,999 and Below	61	44	-27.9%	203	185	-8.9%
\$300,000 to \$599,999	94	85	-9.6%	220	231	+5.0%
\$600,000 to \$999,999	94	86	-8.5%	110	111	+0.9%
\$1,000,000 to \$1,499,999	48	45	-6.3%	15	24	+60.0%
\$1,500,000 to \$1,999,999	17	31	+82.4%	11	9	-18.2%
\$2,000,000 to \$2,499,999	7	9	+28.6%	3	1	-66.7%
\$2,500,000 to \$4,999,999	17	15	-11.8%	1	2	+100.0%
\$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>341</b>	<b>318</b>	<b>-6.7%</b>	<b>563</b>	<b>563</b>	<b>0.0%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	10-2019	11-2019	Change	10-2019	11-2019	Change
\$299,999 and Below	4	4	0.0%	24	13	-45.8%
\$300,000 to \$599,999	8	5	-37.5%	31	23	-25.8%
\$600,000 to \$999,999	9	10	+11.1%	17	10	-41.2%
\$1,000,000 to \$1,499,999	4	3	-25.0%	1	5	+400.0%
\$1,500,000 to \$1,999,999	1	2	+100.0%	1	2	+100.0%
\$2,000,000 to \$2,499,999	0	1	--	1	0	-100.0%
\$2,500,000 to \$4,999,999	1	2	+100.0%	1	0	-100.0%
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	1	--	0	0	--
<b>All Price Ranges</b>	<b>27</b>	<b>28</b>	<b>+3.7%</b>	<b>76</b>	<b>53</b>	<b>-30.3%</b>

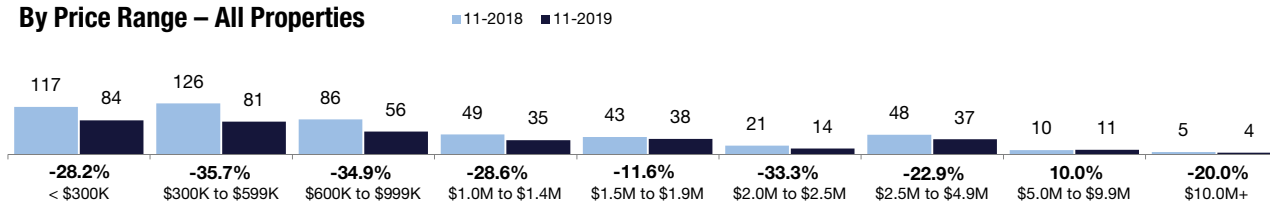
### Year to Date

By Price Range	Single Family			Condo		
	11-2018	11-2019	Change	11-2018	11-2019	Change
\$299,999 and Below	58	40	-31.0%	192	173	-9.9%
\$300,000 to \$599,999	89	79	-11.2%	210	220	+4.8%
\$600,000 to \$999,999	85	80	-5.9%	103	106	+2.9%
\$1,000,000 to \$1,499,999	46	42	-8.7%	15	23	+53.3%
\$1,500,000 to \$1,999,999	17	28	+64.7%	11	9	-18.2%
\$2,000,000 to \$2,499,999	6	8	+33.3%	3	1	-66.7%
\$2,500,000 to \$4,999,999	15	14	-6.7%	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>319</b>	<b>294</b>	<b>-7.8%</b>	<b>534</b>	<b>534</b>	<b>0.0%</b>

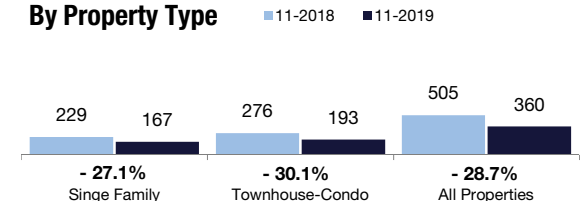
# Inventory of Active Listings

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		
	11-2018	11-2019	Change	11-2018	11-2019	Change
\$299,999 and Below	16	14	-12.5%	101	70	-30.7%
\$300,000 to \$599,999	36	28	-22.2%	90	53	-41.1%
\$600,000 to \$999,999	41	28	-31.7%	45	28	-37.8%
\$1,000,000 to \$1,499,999	35	22	-37.1%	14	13	-7.1%
\$1,500,000 to \$1,999,999	33	24	-27.3%	10	14	+40.0%
\$2,000,000 to \$2,499,999	15	13	-13.3%	6	1	-83.3%
\$2,500,000 to \$4,999,999	39	24	-38.5%	9	13	+44.4%
\$5,000,000 to \$9,999,999	9	10	+11.1%	1	1	0.0%
\$10,000,000 and Above	5	4	-20.0%	0	0	--
<b>All Price Ranges</b>	<b>229</b>	<b>167</b>	<b>-27.1%</b>	<b>276</b>	<b>193</b>	<b>-30.1%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	10-2019	11-2019	Change	10-2019	11-2019	Change
\$299,999 and Below	20	14	-30.0%	81	70	-13.6%
\$300,000 to \$599,999	36	28	-22.2%	56	53	-5.4%
\$600,000 to \$999,999	37	28	-24.3%	38	28	-26.3%
\$1,000,000 to \$1,499,999	31	22	-29.0%	13	13	0.0%
\$1,500,000 to \$1,999,999	25	24	-4.0%	13	14	+7.7%
\$2,000,000 to \$2,499,999	17	13	-23.5%	2	1	-50.0%
\$2,500,000 to \$4,999,999	28	24	-14.3%	14	13	-7.1%
\$5,000,000 to \$9,999,999	11	10	-9.1%	1	1	0.0%
\$10,000,000 and Above	4	4	0.0%	0	0	--
<b>All Price Ranges</b>	<b>209</b>	<b>167</b>	<b>-20.1%</b>	<b>218</b>	<b>193</b>	<b>-11.5%</b>

### Year to Date

By Price Range	Single Family			Condo		
	11-2018	11-2019	Change	11-2018	11-2019	Change
\$299,999 and Below	16	14	-12.5%	101	70	-30.7%
\$300,000 to \$599,999	36	28	-22.2%	90	53	-41.1%
\$600,000 to \$999,999	41	28	-31.7%	45	28	-37.8%
\$1,000,000 to \$1,499,999	35	22	-37.1%	14	13	-7.1%
\$1,500,000 to \$1,999,999	33	24	-27.3%	10	14	+40.0%
\$2,000,000 to \$2,499,999	15	13	-13.3%	6	1	-83.3%
\$2,500,000 to \$4,999,999	39	24	-38.5%	9	13	+44.4%
\$5,000,000 to \$9,999,999	9	10	+11.1%	1	1	0.0%
\$10,000,000 and Above	5	4	-20.0%	0	0	--
<b>All Price Ranges</b>	<b>229</b>	<b>167</b>	<b>-27.1%</b>	<b>276</b>	<b>193</b>	<b>-30.1%</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.