

Monthly Indicators



July 2020

New Listings were up 23.4 percent for the Single Family-Duplex category and 30.9 percent for the Townhouse-Condo category. Pending Sales increased 88.2 percent for Single Family-Duplex and 51.2 percent for Townhouse-Condo.

The Median Sales Price was up 4.1 percent to \$788,000 for the Single Family-Duplex category and 11.0 percent to \$575,000 for the Townhouse-Condo category. Days on Market decreased 8.1 percent for single family homes and 12.1 percent for townhouse-condo properties.

While the number of unemployment insurance weekly initial claims have been far lower in recent weeks than their peak in March and April, more than 1 million new claims are still being filed each week and more 31 million were claiming benefits in all programs as of early July, compared to fewer than 2 million in July 2019. Despite this significant economic impact, home buyers remain extremely resilient. With mortgage rates remaining near record-low levels and home purchase mortgage applications up from a year ago, high buyer activity is expected to continue into the late summer and early fall market.

Monthly Snapshot

+ 31.8% **- 29.7%** **+ 13.0%**

| One-Year Change in | One-Year Change in | One-Year Change in |
|-----------------------|------------------------|---------------------------|
| Closed Sales | Active Listings | Median Sales Price |
| All Properties | All Properties | All Properties |

Residential real estate activity in Vail Board of REALTORS® MLS composed of single-family homes, duplexes, townhomes and condominiums. Percent changes are calculated using rounded figures.

| | |
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Single Family-Duplex Activity Overview

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



| Key Metrics | Historical Sparkbars | 7-2019 | 7-2020 | Percent Change | YTD 2019 | YTD 2020 | Percent Change |
|-------------------------------------|----------------------|-------------|--------------------|----------------|-------------|--------------------|----------------|
| New Listings | | 107 | 132 | + 23.4% | 576 | 557 | - 3.3% |
| Pending Sales | | 76 | 143 | + 88.2% | 397 | 446 | + 12.3% |
| Closed Sales | | 64 | 101 | + 57.8% | 333 | 301 | - 9.6% |
| Median Sales Price | | \$757,225 | \$788,000 | + 4.1% | \$850,000 | \$850,000 | 0.0% |
| Average Sales Price | | \$1,025,886 | \$1,473,442 | + 43.6% | \$1,505,100 | \$1,505,431 | + 0.0% |
| Pct. of List Price Received | | 98.0% | 97.3% | - 0.7% | 96.1% | 96.7% | + 0.6% |
| Days on Market Until Sale | | 124 | 114 | - 8.1% | 155 | 147 | - 5.2% |
| Housing Affordability Index | | 47 | 50 | + 6.4% | 42 | 46 | + 9.5% |
| Inventory of Active Listings | | 518 | 305 | - 41.1% | -- | -- | -- |
| Months Supply of Inventory | | 9.5 | 5.8 | - 38.9% | -- | -- | -- |

Townhouse-Condo Activity Overview

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

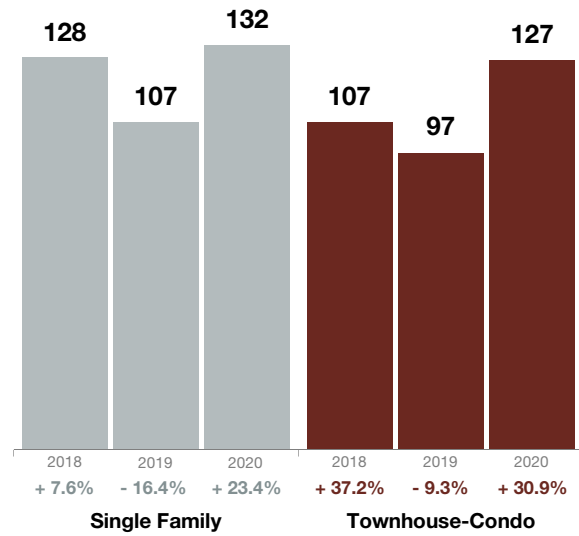


| Key Metrics | Historical Sparkbars | 7-2019 | 7-2020 | Percent Change | YTD 2019 | YTD 2020 | Percent Change |
|------------------------------------|----------------------|-----------|------------------|----------------|-----------|--------------------|----------------|
| New Listings | | 97 | 127 | + 30.9% | 596 | 550 | - 7.7% |
| Pending Sales | | 84 | 127 | + 51.2% | 456 | 436 | - 4.4% |
| Closed Sales | | 65 | 69 | + 6.2% | 391 | 293 | - 25.1% |
| Median Sales Price | | \$517,812 | \$575,000 | + 11.0% | \$600,000 | \$675,000 | + 12.5% |
| Avg. Sales Price | | \$787,076 | \$849,459 | + 7.9% | \$960,130 | \$1,158,087 | + 20.6% |
| Pct. of List Price Received | | 97.7% | 97.3% | - 0.4% | 96.7% | 96.5% | - 0.2% |
| Days on Market Until Sale | | 91 | 80 | - 12.1% | 138 | 119 | - 13.8% |
| Affordability Index | | 69 | 69 | 0.0% | 60 | 58 | - 3.3% |
| Active Listings | | 396 | 340 | - 14.1% | -- | -- | -- |
| Months Supply | | 7.0 | 6.4 | - 8.6% | -- | -- | -- |

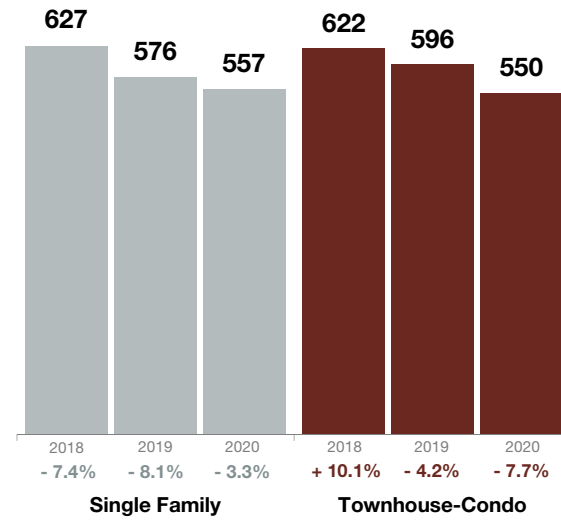
New Listings



July

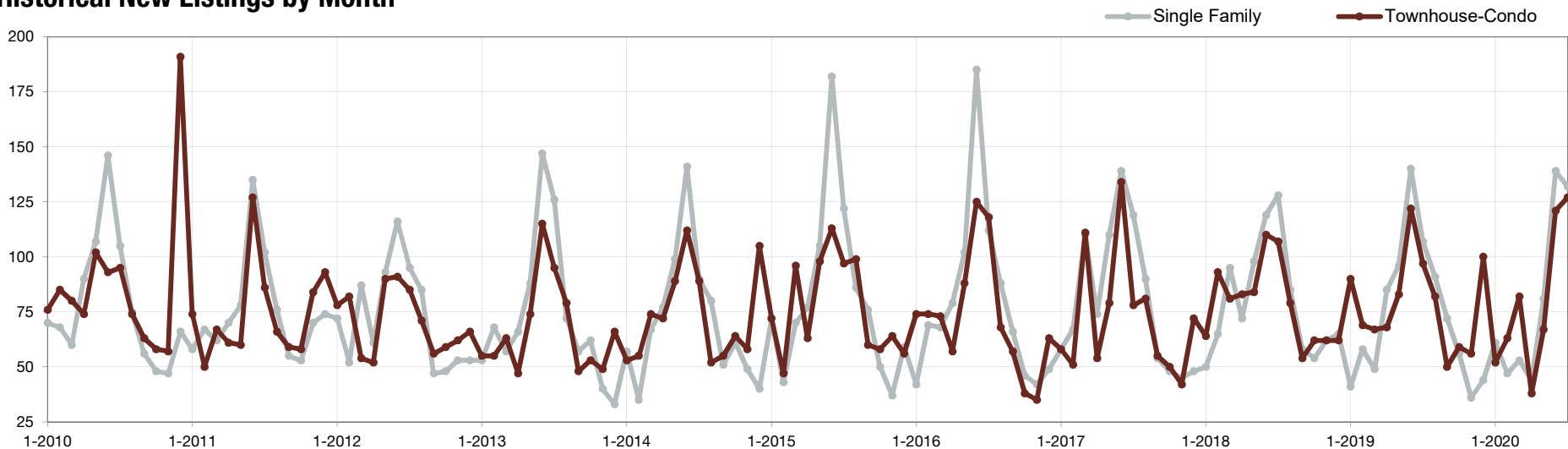


Year to Date



| New Listings | Single Family-Duplex | Year-Over-Year Change | Townhouse-Condo | Year-Over-Year Change |
|-----------------|----------------------|-----------------------|-----------------|-----------------------|
| Aug-2019 | 91 | +7.1% | 82 | +3.8% |
| Sep-2019 | 72 | +24.1% | 50 | -7.4% |
| Oct-2019 | 56 | +3.7% | 59 | -4.8% |
| Nov-2019 | 36 | -41.9% | 56 | -9.7% |
| Dec-2019 | 44 | -32.3% | 100 | +61.3% |
| Jan-2020 | 61 | +48.8% | 52 | -42.2% |
| Feb-2020 | 47 | -19.0% | 63 | -8.7% |
| Mar-2020 | 53 | +8.2% | 82 | +22.4% |
| Apr-2020 | 44 | -48.2% | 38 | -44.1% |
| May-2020 | 81 | -15.6% | 67 | -19.3% |
| Jun-2020 | 139 | -0.7% | 121 | -0.8% |
| Jul-2020 | 132 | +23.4% | 127 | +30.9% |
| 12-Month Avg | 71 | -4.9% | 75 | -2.0% |

Historical New Listings by Month

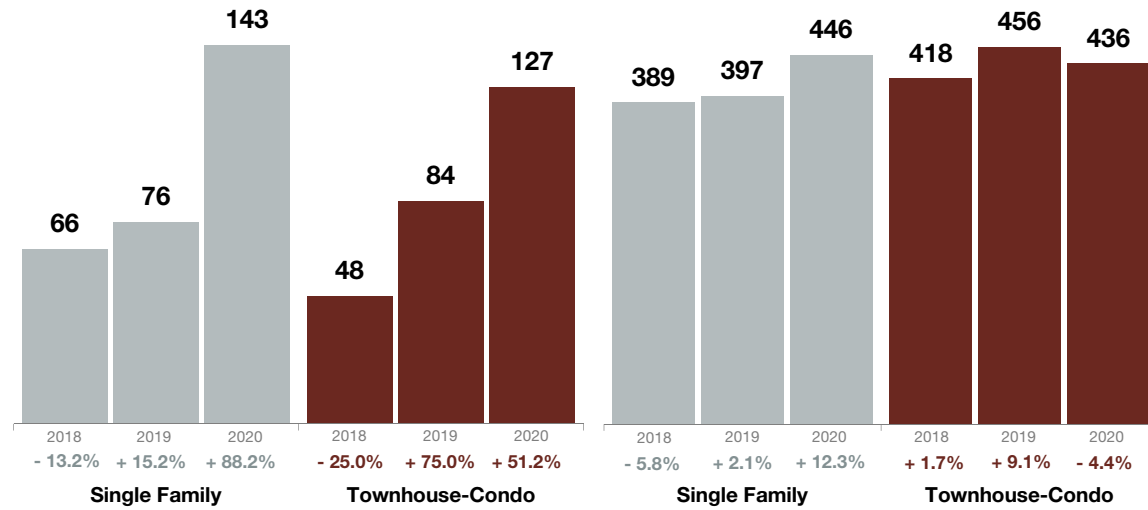


Pending Sales



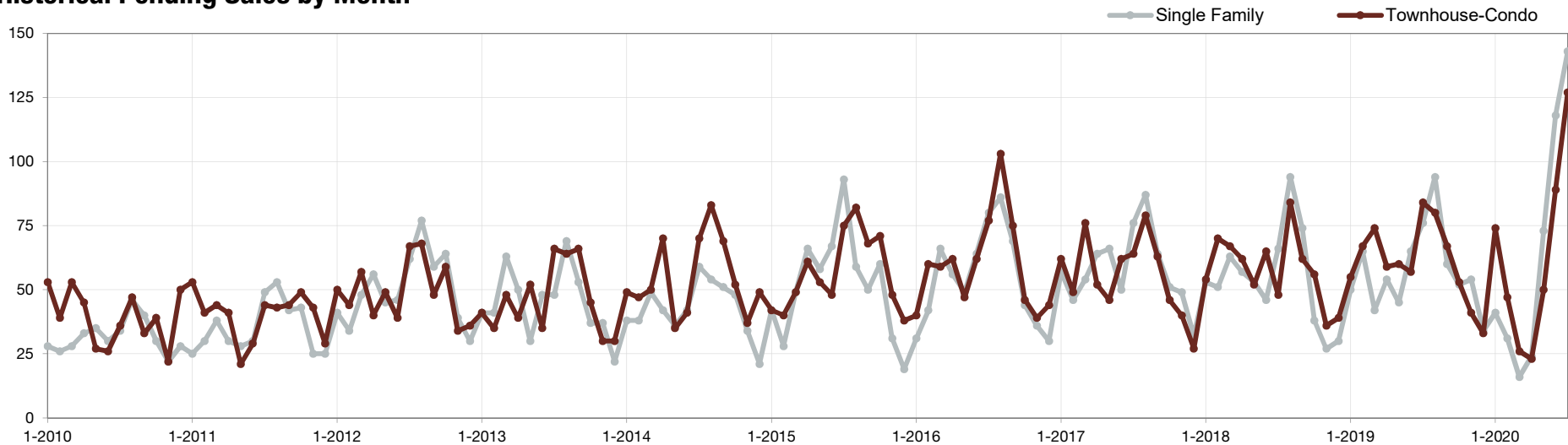
July

Year to Date



| Pending Sales | Single Family-Duplex | Year-Over-Year Change | Townhouse-Condo | Year-Over-Year Change |
|-----------------|----------------------|-----------------------|-----------------|-----------------------|
| Aug-2019 | 94 | 0.0% | 80 | -4.8% |
| Sep-2019 | 60 | -18.9% | 67 | +8.1% |
| Oct-2019 | 52 | +36.8% | 53 | -5.4% |
| Nov-2019 | 54 | +100.0% | 41 | +13.9% |
| Dec-2019 | 34 | +13.3% | 33 | -15.4% |
| Jan-2020 | 41 | -18.0% | 74 | +34.5% |
| Feb-2020 | 31 | -52.3% | 47 | -29.9% |
| Mar-2020 | 16 | -61.9% | 26 | -64.9% |
| Apr-2020 | 24 | -55.6% | 23 | -61.0% |
| May-2020 | 73 | +62.2% | 50 | -16.7% |
| Jun-2020 | 118 | +81.5% | 89 | +56.1% |
| Jul-2020 | 143 | +88.2% | 127 | +51.2% |
| 12-Month Avg | 62 | +12.1% | 59 | -3.1% |

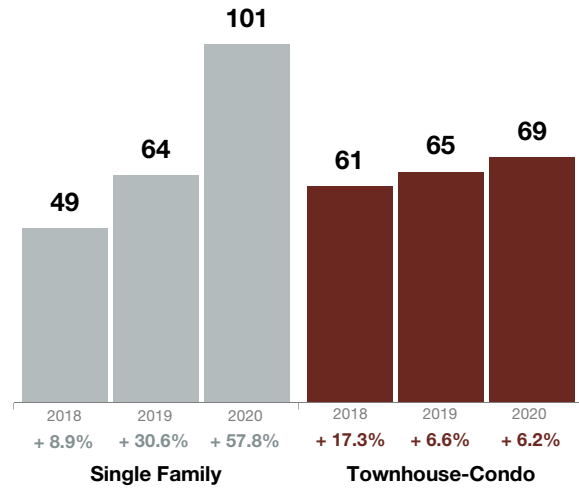
Historical Pending Sales by Month



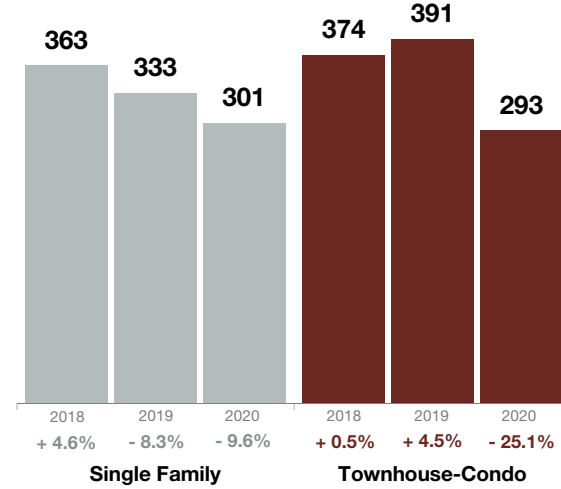
Closed Sales



July

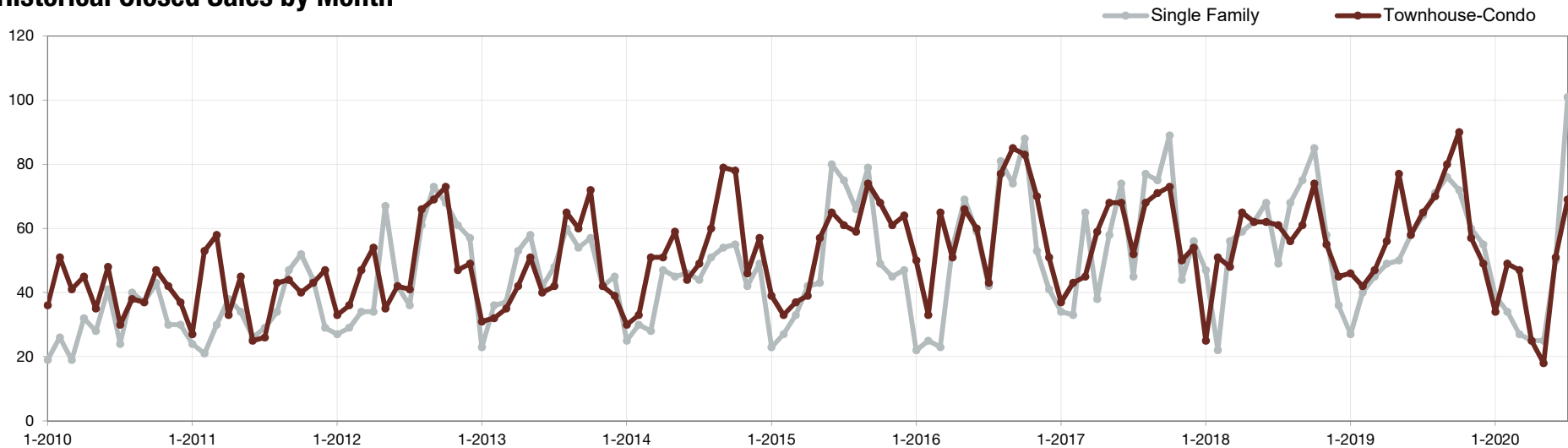


Year to Date



| Closed Sales | Single Family-Duplex | Year-Over-Year Change | Townhouse-Condo | Year-Over-Year Change |
|-----------------|----------------------|-----------------------|-----------------|-----------------------|
| Aug-2019 | 71 | +4.4% | 70 | +25.0% |
| Sep-2019 | 76 | +1.3% | 80 | +31.1% |
| Oct-2019 | 72 | -15.3% | 90 | +21.6% |
| Nov-2019 | 60 | +3.4% | 57 | +3.6% |
| Dec-2019 | 55 | +52.8% | 49 | +8.9% |
| Jan-2020 | 39 | +44.4% | 34 | -26.1% |
| Feb-2020 | 34 | -15.0% | 49 | +16.7% |
| Mar-2020 | 27 | -40.0% | 47 | 0.0% |
| Apr-2020 | 25 | -49.0% | 25 | -55.4% |
| May-2020 | 25 | -50.0% | 18 | -76.6% |
| Jun-2020 | 50 | -13.8% | 51 | -12.1% |
| Jul-2020 | 101 | +57.8% | 69 | +6.2% |
| 12-Month Avg | 53 | -3.1% | 53 | -6.3% |

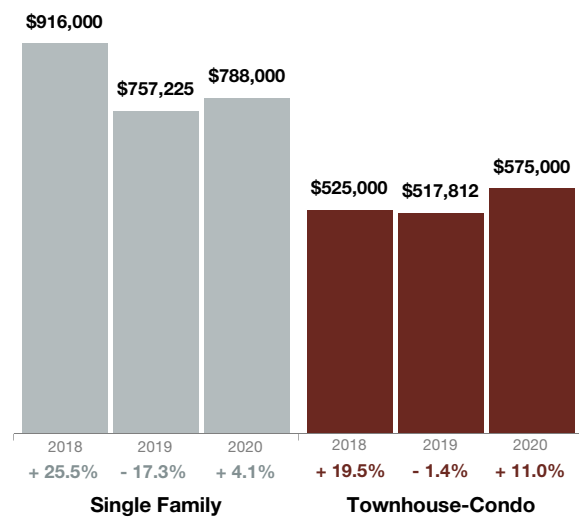
Historical Closed Sales by Month



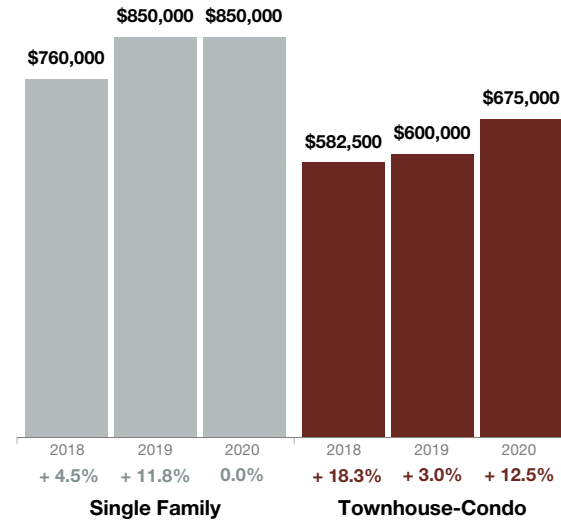
Median Sales Price



July



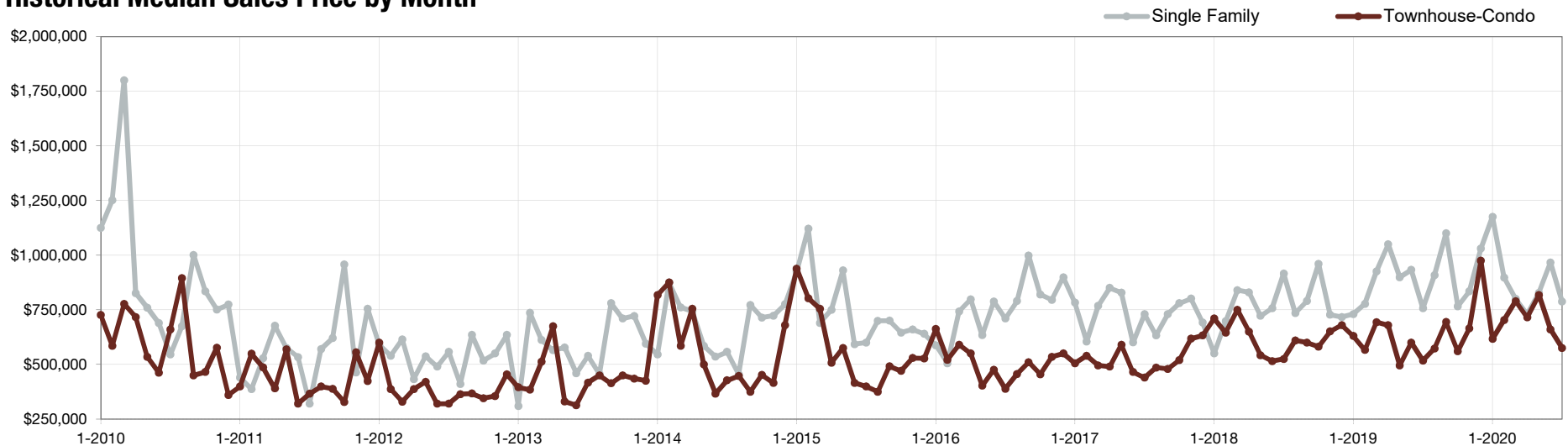
Year to Date



| Median Sales Price | Single Family-Duplex | Year-Over-Year Change | Townhouse-Condo | Year-Over-Year Change |
|--------------------|----------------------|-----------------------|------------------|-----------------------|
| Aug-2019 | \$907,900 | +23.5% | \$573,121 | -6.0% |
| Sep-2019 | \$1,100,000 | +39.2% | \$694,228 | +15.7% |
| Oct-2019 | \$765,750 | -20.2% | \$560,000 | -3.7% |
| Nov-2019 | \$835,000 | +14.8% | \$665,431 | +2.3% |
| Dec-2019 | \$1,030,000 | +43.8% | \$975,000 | +43.4% |
| Jan-2020 | \$1,175,000 | +61.0% | \$616,330 | -2.2% |
| Feb-2020 | \$897,500 | +15.6% | \$703,000 | +24.2% |
| Mar-2020 | \$800,000 | -13.5% | \$789,000 | +13.9% |
| Apr-2020 | \$730,000 | -30.5% | \$715,000 | +5.3% |
| May-2020 | \$827,428 | -7.9% | \$817,500 | +65.2% |
| Jun-2020 | \$966,500 | +3.6% | \$660,000 | +10.0% |
| Jul-2020 | \$788,000 | +4.1% | \$575,000 | +11.0% |
| 12-Month Avg* | \$875,000 | +4.2% | \$659,000 | +8.0% |

* Median Sales Price for all properties from August 2019 through July 2020. This is not the average of the individual figures above.

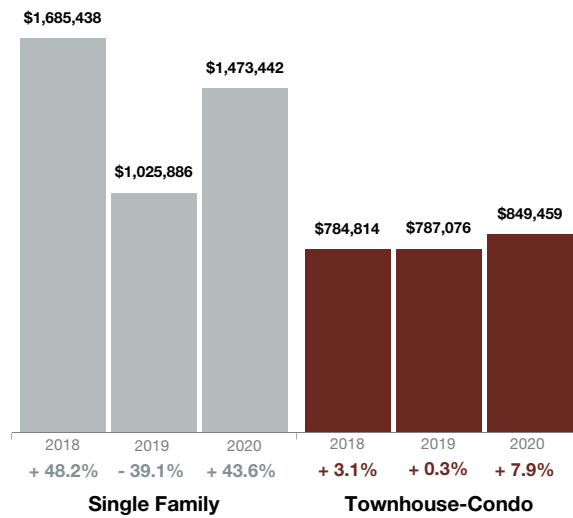
Historical Median Sales Price by Month



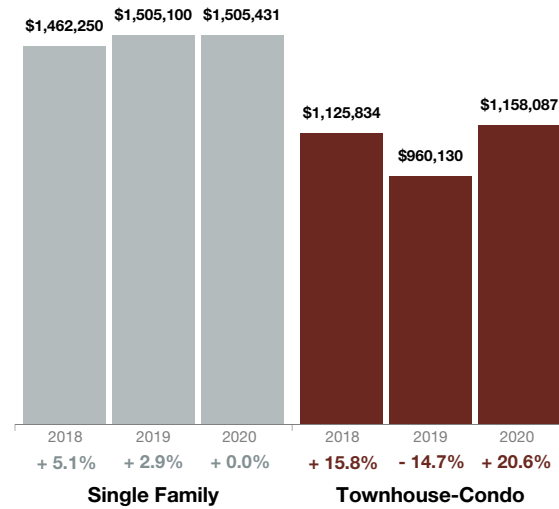
Average Sales Price



July



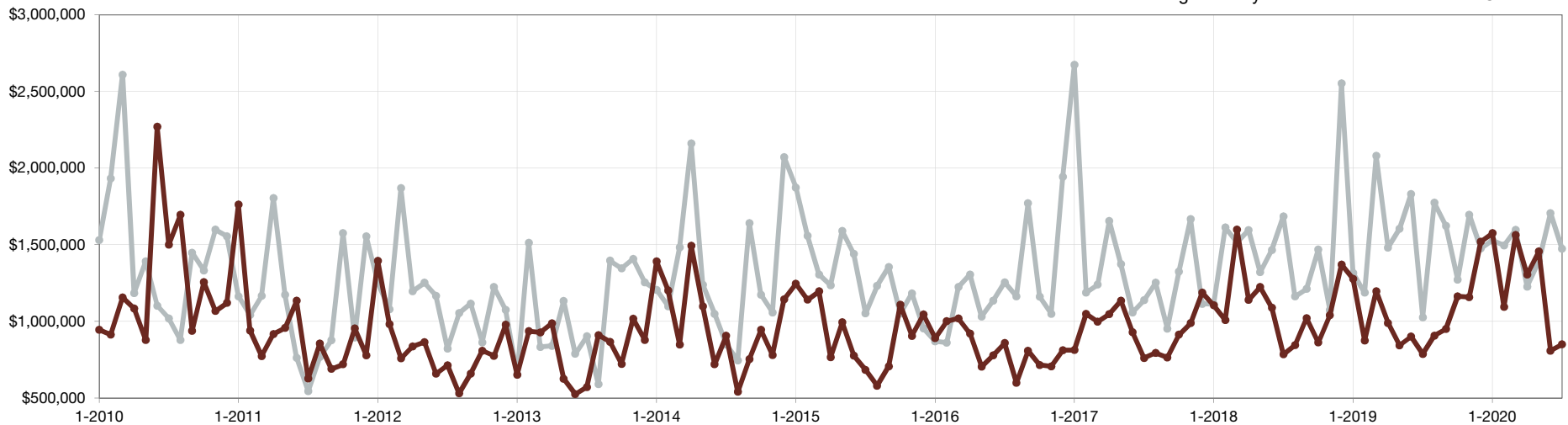
Year to Date



| Avg. Sales Price | Single Family-Duplex | Year-Over-Year Change | Townhouse-Condo | Year-Over-Year Change |
|------------------|----------------------|-----------------------|------------------|-----------------------|
| Aug-2019 | \$1,773,719 | +52.6% | \$906,343 | +7.3% |
| Sep-2019 | \$1,623,433 | +34.0% | \$949,437 | -7.0% |
| Oct-2019 | \$1,271,849 | -13.4% | \$1,162,696 | +34.9% |
| Nov-2019 | \$1,694,917 | +57.8% | \$1,157,786 | +11.3% |
| Dec-2019 | \$1,475,773 | -42.2% | \$1,519,251 | +10.8% |
| Jan-2020 | \$1,528,020 | +16.1% | \$1,575,377 | +23.4% |
| Feb-2020 | \$1,494,691 | +25.9% | \$1,094,217 | +25.1% |
| Mar-2020 | \$1,597,044 | -23.2% | \$1,562,696 | +30.6% |
| Apr-2020 | \$1,226,802 | -17.2% | \$1,304,640 | +31.9% |
| May-2020 | \$1,392,532 | -13.2% | \$1,456,462 | +72.7% |
| Jun-2020 | \$1,706,023 | -6.8% | \$808,791 | -10.2% |
| Jul-2020 | \$1,473,442 | +43.6% | \$849,459 | +7.9% |
| 12-Month Avg* | \$1,538,402 | +6.1% | \$1,132,704 | +15.7% |

* Avg. Sales Price for all properties from August 2019 through July 2020. This is not the average of the individual figures above.

Historical Average Sales Price by Month

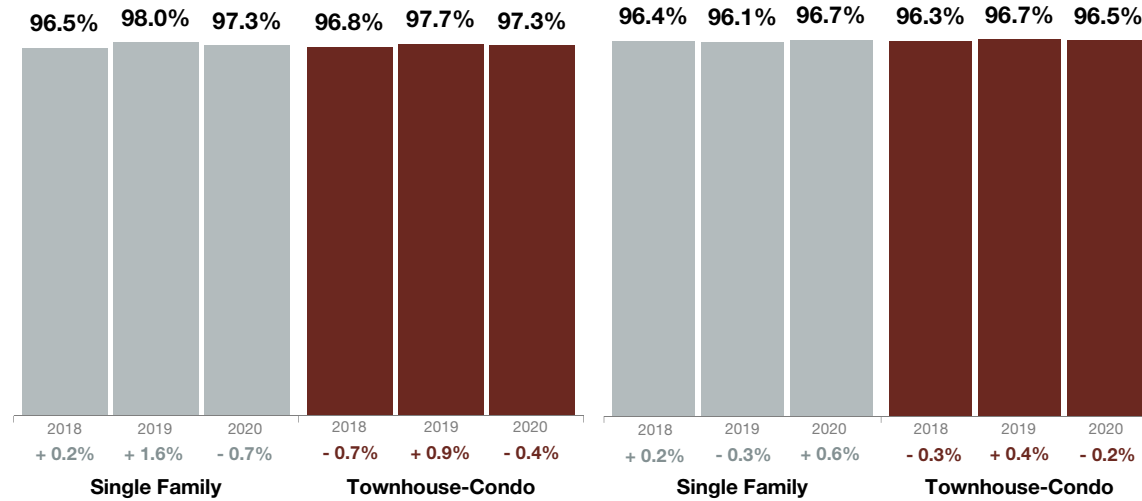


Percent of List Price Received



July

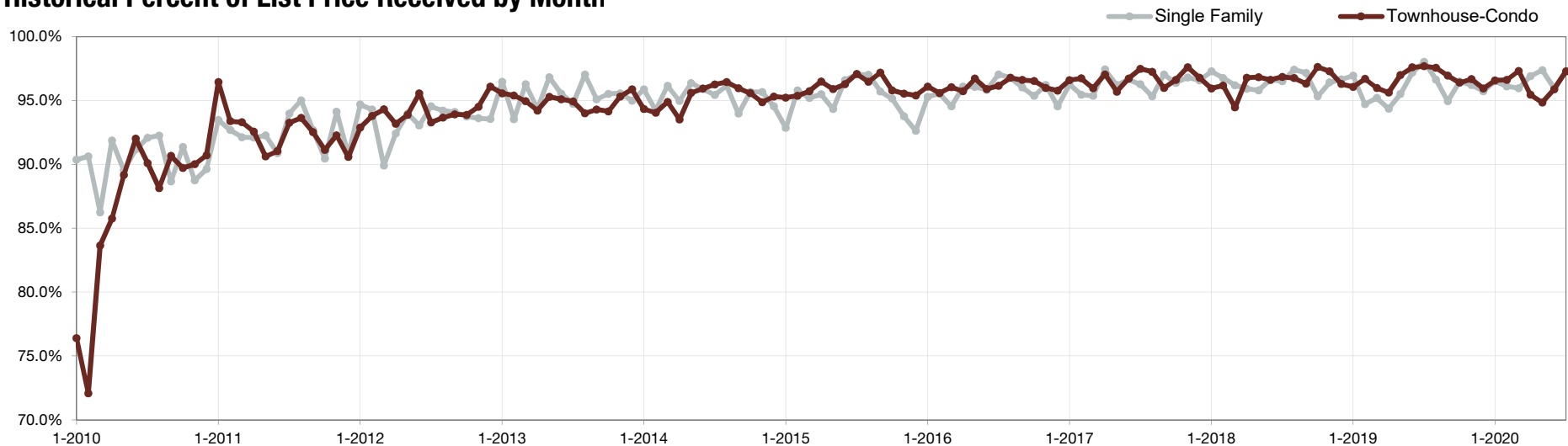
Year to Date



| Pct. of List Price Received | Single Family-Duplex | Year-Over-Year Change | Townhouse-Condo | Year-Over-Year Change |
|-----------------------------|----------------------|-----------------------|-----------------|-----------------------|
| Aug-2019 | 96.6% | -0.8% | 97.6% | +0.8% |
| Sep-2019 | 94.9% | -2.4% | 97.0% | +0.7% |
| Oct-2019 | 96.5% | +1.3% | 96.4% | -1.2% |
| Nov-2019 | 96.2% | -0.2% | 96.7% | -0.6% |
| Dec-2019 | 95.7% | -0.9% | 95.9% | -0.4% |
| Jan-2020 | 96.5% | -0.4% | 96.6% | +0.5% |
| Feb-2020 | 96.1% | +1.5% | 96.6% | -0.1% |
| Mar-2020 | 96.0% | +0.8% | 97.3% | +1.4% |
| Apr-2020 | 96.9% | +2.6% | 95.4% | -0.2% |
| May-2020 | 97.4% | +2.0% | 94.8% | -2.3% |
| Jun-2020 | 96.0% | -1.2% | 95.9% | -1.7% |
| Jul-2020 | 97.3% | -0.7% | 97.3% | -0.4% |
| 12-Month Avg* | 96.3% | +0.0% | 96.7% | -0.2% |

* Pct. of List Price Received for all properties from August 2019 through July 2020. This is not the average of the individual figures above.

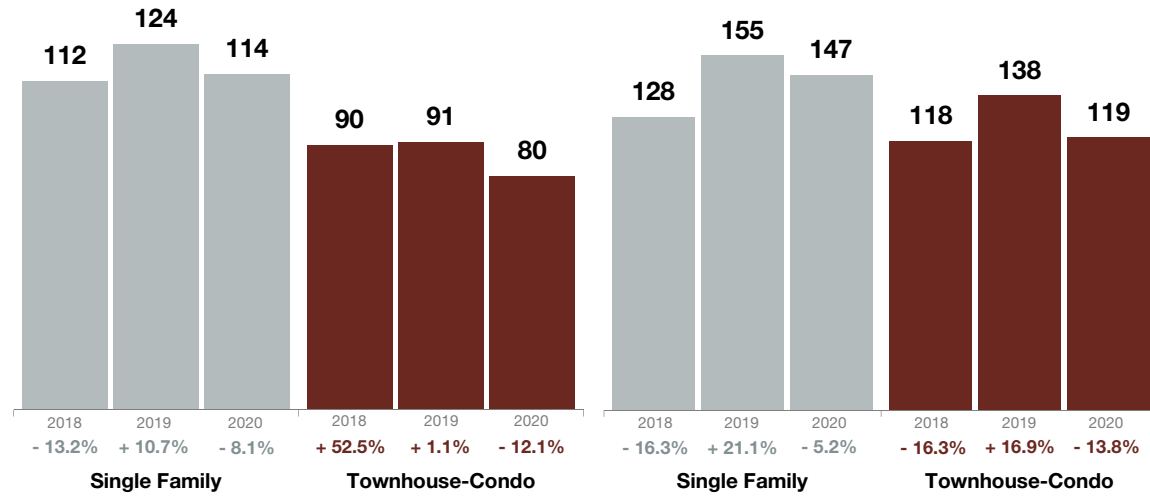
Historical Percent of List Price Received by Month



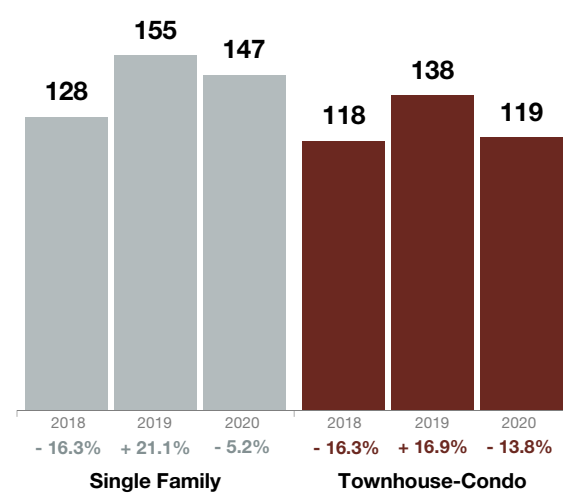
Days on Market Until Sale



July



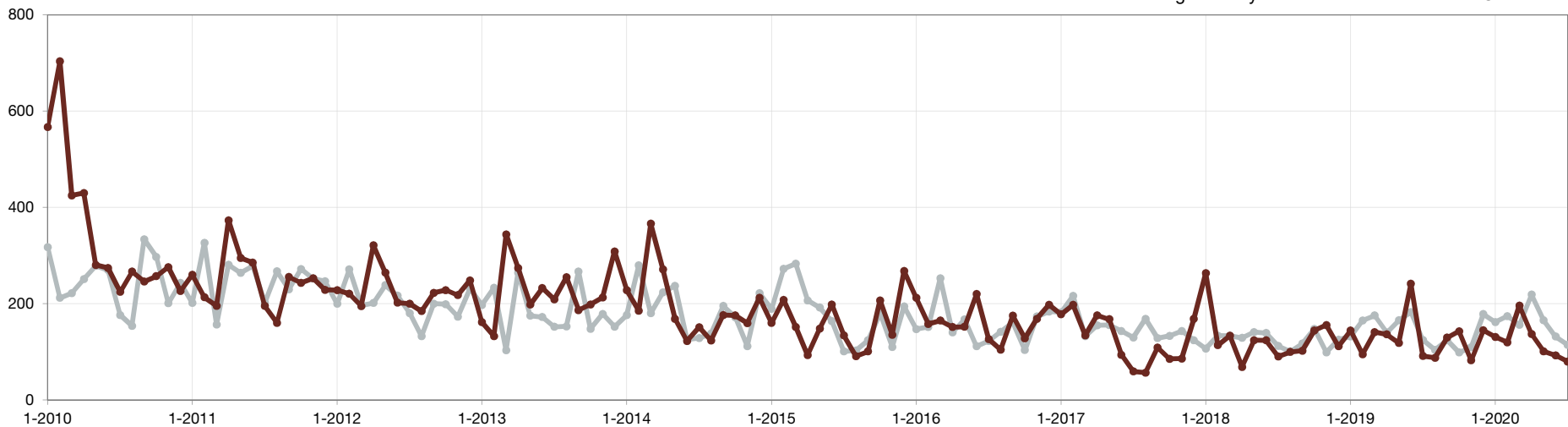
Year to Date



| Days on Market | Single Family-Duplex | Year-Over-Year Change | Townhouse-Condo | Year-Over-Year Change |
|-----------------|----------------------|-----------------------|-----------------|-----------------------|
| Aug-2019 | 104 | +3.0% | 88 | -12.0% |
| Sep-2019 | 124 | +6.0% | 129 | +26.5% |
| Oct-2019 | 99 | -33.1% | 142 | -1.4% |
| Nov-2019 | 109 | +10.1% | 82 | -47.1% |
| Dec-2019 | 178 | +42.4% | 145 | +30.6% |
| Jan-2020 | 162 | +22.7% | 131 | -9.0% |
| Feb-2020 | 174 | +5.5% | 120 | +26.3% |
| Mar-2020 | 156 | -10.9% | 196 | +39.0% |
| Apr-2020 | 219 | +56.4% | 137 | +0.7% |
| May-2020 | 165 | 0.0% | 101 | -14.4% |
| Jun-2020 | 131 | -28.0% | 93 | -61.4% |
| Jul-2020 | 114 | -8.1% | 80 | -12.1% |
| 12-Month Avg* | 138 | -3.4% | 132 | -9.8% |

* Days on Market for all properties from August 2019 through July 2020. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

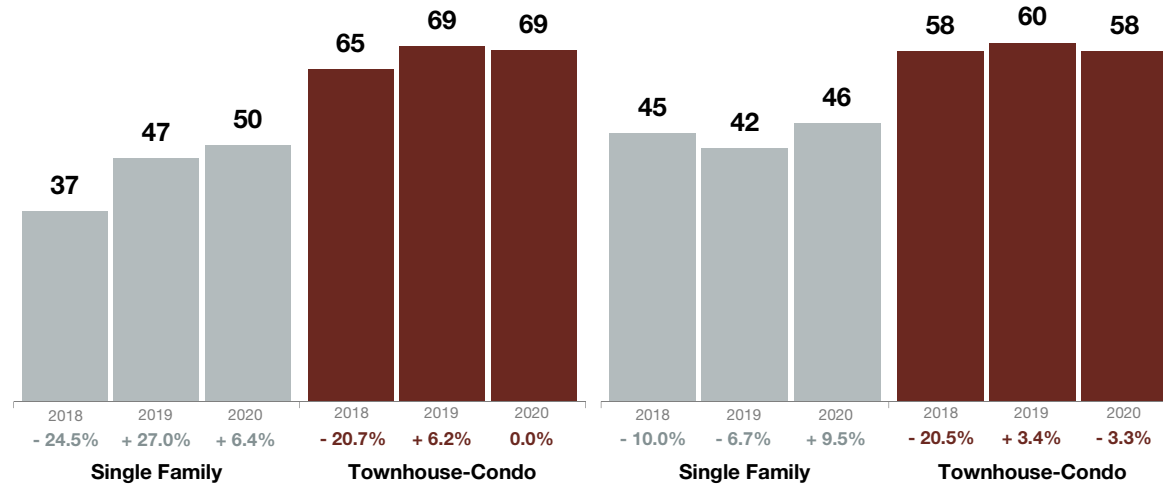


Housing Affordability Index



July

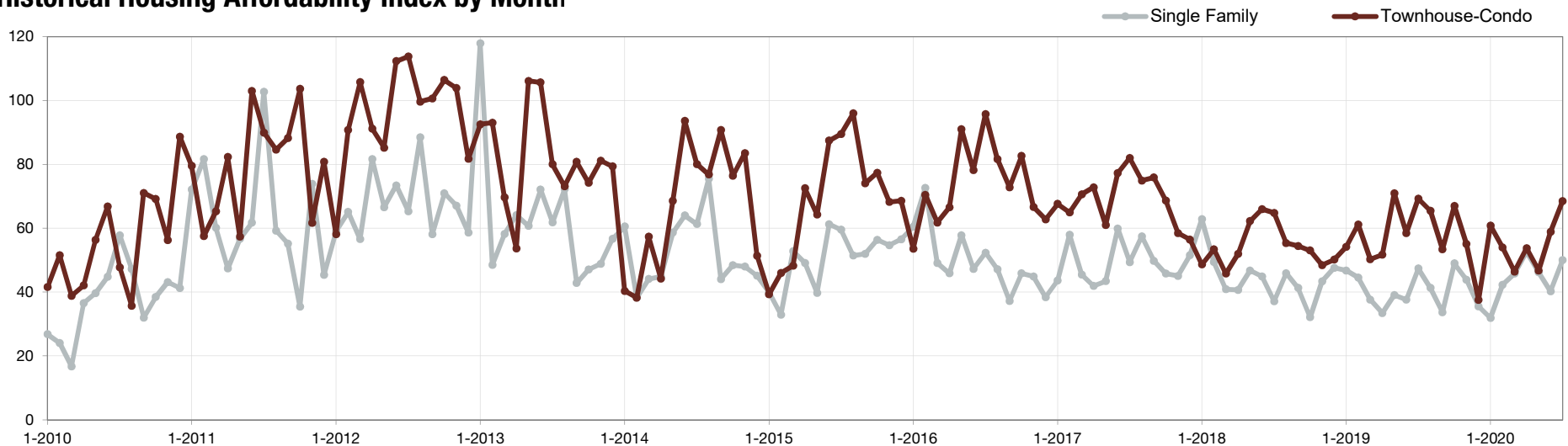
Year to Date



| Affordability Index | Single Family-Duplex | Year-Over-Year Change | Townhouse-Condo | Year-Over-Year Change |
|---------------------|----------------------|-----------------------|-----------------|-----------------------|
| Aug-2019 | 41 | -10.9% | 65 | +18.2% |
| Sep-2019 | 34 | -17.1% | 53 | -1.9% |
| Oct-2019 | 49 | +53.1% | 67 | +26.4% |
| Nov-2019 | 44 | +2.3% | 55 | +14.6% |
| Dec-2019 | 36 | -25.0% | 38 | -24.0% |
| Jan-2020 | 32 | -31.9% | 61 | +13.0% |
| Feb-2020 | 42 | -6.7% | 54 | -11.5% |
| Mar-2020 | 46 | +21.1% | 46 | -8.0% |
| Apr-2020 | 53 | +60.6% | 54 | +3.8% |
| May-2020 | 46 | +17.9% | 47 | -33.8% |
| Jun-2020 | 40 | +5.3% | 59 | +1.7% |
| Jul-2020 | 50 | +6.4% | 69 | 0.0% |
| 12-Month Avg* | 43 | +20.7% | 41 | +22.2% |

* Affordability Index for all properties from August 2019 through July 2020. This is not the average of the individual figures above.

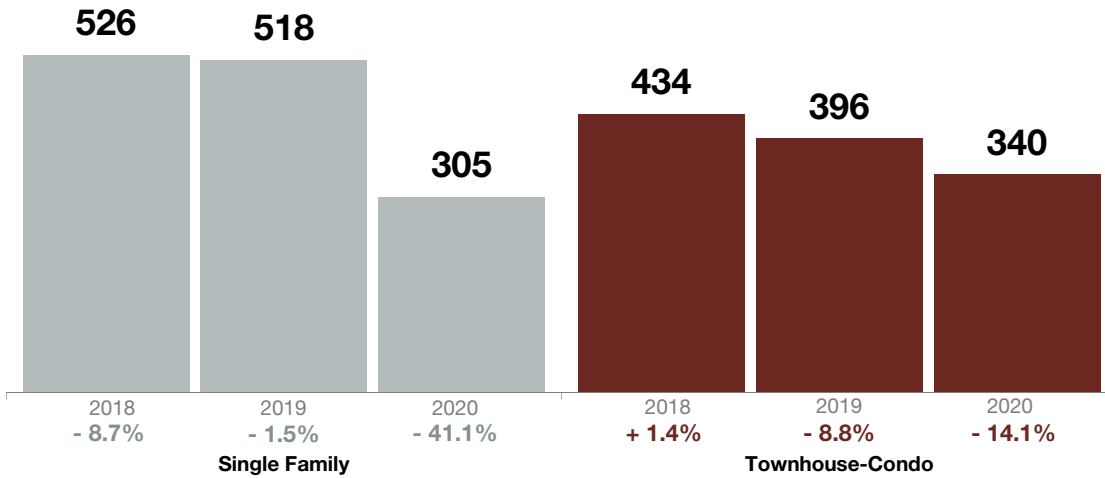
Historical Housing Affordability Index by Month



Inventory of Active Listings

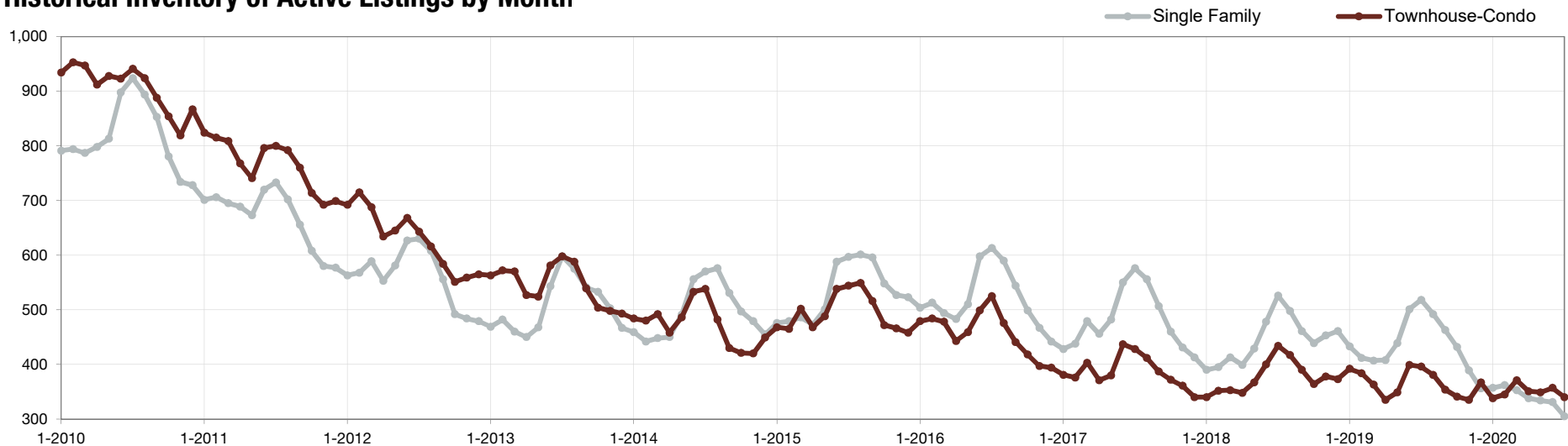


July



| Active Listings | Single Family-Duplex | Year-Over-Year Change | Townhouse-Condo | Year-Over-Year Change |
|-----------------|----------------------|-----------------------|-----------------|-----------------------|
| Aug-2019 | 492 | -1.2% | 381 | -8.6% |
| Sep-2019 | 463 | +0.4% | 354 | -9.2% |
| Oct-2019 | 432 | -1.6% | 341 | -6.3% |
| Nov-2019 | 389 | -14.1% | 335 | -11.4% |
| Dec-2019 | 356 | -22.8% | 367 | -1.6% |
| Jan-2020 | 357 | -17.6% | 338 | -13.8% |
| Feb-2020 | 362 | -12.1% | 345 | -10.2% |
| Mar-2020 | 353 | -13.3% | 371 | +2.2% |
| Apr-2020 | 338 | -17.2% | 351 | +4.8% |
| May-2020 | 334 | -23.9% | 349 | 0.0% |
| Jun-2020 | 331 | -33.9% | 357 | -10.5% |
| Jul-2020 | 305 | -41.1% | 340 | -14.1% |
| 12-Month Avg | 376 | -16.9% | 352 | -6.9% |

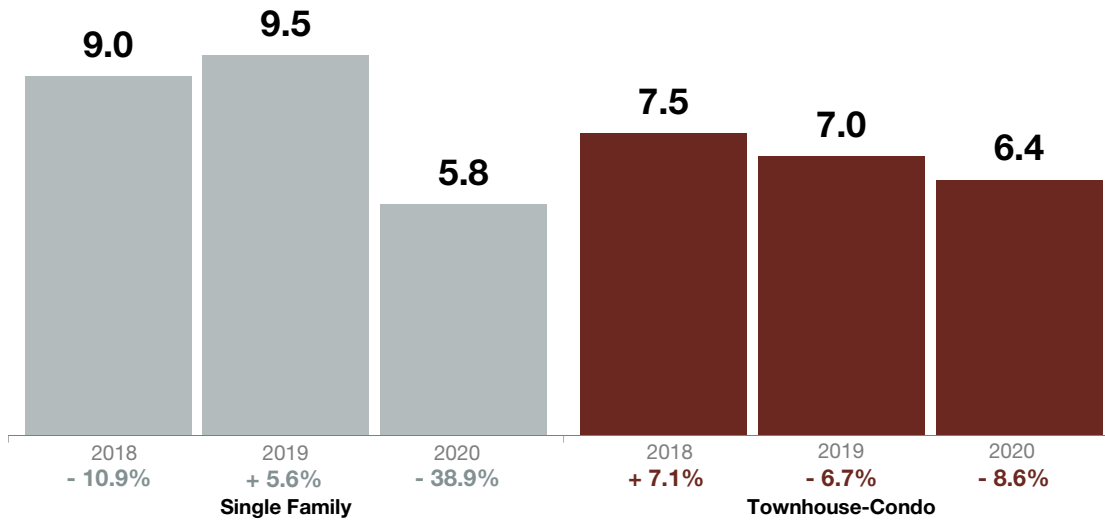
Historical Inventory of Active Listings by Month



Months Supply of Inventory



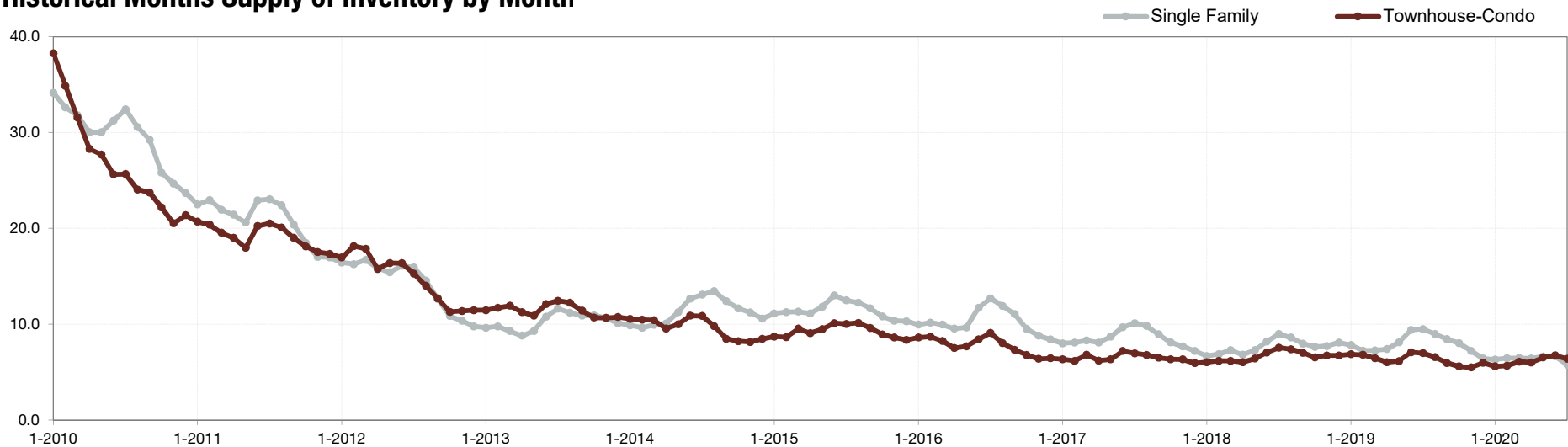
July



| Months Supply | Single Family-Duplex | Year-Over-Year Change | Townhouse-Condo | Year-Over-Year Change |
|-----------------|----------------------|-----------------------|-----------------|-----------------------|
| Aug-2019 | 9.0 | +4.7% | 6.6 | -10.8% |
| Sep-2019 | 8.4 | +5.0% | 5.9 | -15.7% |
| Oct-2019 | 8.0 | +5.3% | 5.6 | -13.8% |
| Nov-2019 | 7.2 | -6.5% | 5.5 | -17.9% |
| Dec-2019 | 6.4 | -21.0% | 6.0 | -10.4% |
| Jan-2020 | 6.3 | -19.2% | 5.6 | -18.8% |
| Feb-2020 | 6.5 | -9.7% | 5.7 | -16.2% |
| Mar-2020 | 6.5 | -11.0% | 6.1 | -4.7% |
| Apr-2020 | 6.4 | -13.5% | 6.0 | 0.0% |
| May-2020 | 6.6 | -18.5% | 6.5 | +6.6% |
| Jun-2020 | 6.6 | -29.8% | 6.7 | -5.6% |
| Jul-2020 | 5.8 | -38.9% | 6.4 | -8.6% |
| 12-Month Avg | 7.0 | -13.4% | 6.0 | -10.1% |

* Months Supply for all properties from August 2019 through July 2020. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Properties Activity Overview

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



| Key Metrics | Historical Sparkbars | 7-2019 | 7-2020 | Percent Change | YTD 2019 | YTD 2020 | Percent Change |
|-------------------------------------|----------------------|-----------|--------------------|----------------|-------------|--------------------|----------------|
| New Listings | | 205 | 261 | + 27.3% | 1,180 | 1,121 | - 5.0% |
| Pending Sales | | 160 | 270 | + 68.8% | 855 | 885 | + 3.5% |
| Closed Sales | | 129 | 170 | + 31.8% | 727 | 599 | - 17.6% |
| Median Sales Price | | \$625,000 | \$706,000 | + 13.0% | \$693,000 | \$749,000 | + 8.1% |
| Average Sales Price | | \$905,556 | \$1,220,179 | + 34.7% | \$1,207,026 | \$1,330,206 | + 10.2% |
| Pct. of List Price Received | | 97.9% | 97.3% | - 0.6% | 96.5% | 96.6% | + 0.1% |
| Days on Market Until Sale | | 108 | 100 | - 7.4% | 145 | 132 | - 9.0% |
| Housing Affordability Index | | 57 | 56 | - 2.8% | 52 | 53 | + 1.6% |
| Inventory of Active Listings | | 922 | 648 | - 29.7% | -- | -- | -- |
| Months Supply of Inventory | | 8.2 | 6.1 | - 25.6% | -- | -- | -- |

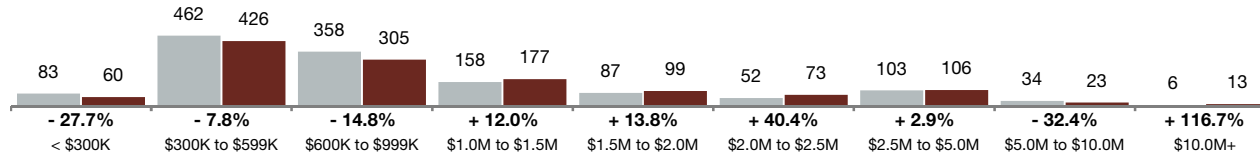
Closed Sales

Actual sales that have closed in a given month.



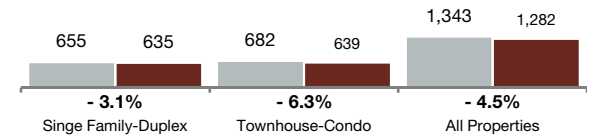
By Price Range – All Properties – Rolling 12 Months

7-2019 7-2020



By Property Type

7-2019 7-2020



Rolling 12 Months

Compared to Prior Month

Year to Date

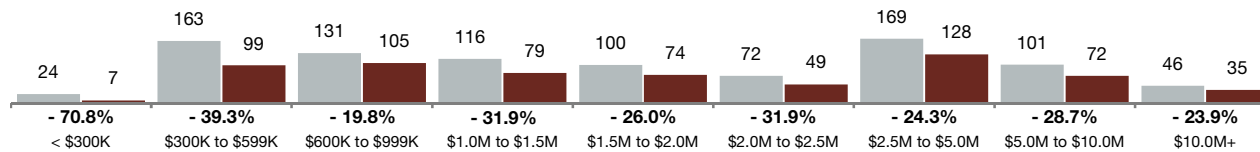
| By Price Range | Single Family-Duplex | | | Townhouse-Condo | | | Single Family-Duplex | | | Townhouse-Condo | | | Single Family-Duplex | | | Townhouse-Condo | | |
|----------------------------|----------------------|------------|--------------|-----------------|------------|--------------|----------------------|------------|----------------|-----------------|-----------|---------------|----------------------|------------|--------------|-----------------|------------|---------------|
| | 7-2019 | 7-2020 | Change | 7-2019 | 7-2020 | Change | 6-2020 | 7-2020 | Change | 6-2020 | 7-2020 | Change | YTD 2018 | YTD 2019 | Change | YTD 2018 | YTD 2019 | Change |
| \$299,999 and Below | 32 | 27 | -15.6% | 46 | 30 | -34.8% | 4 | 3 | -25.0% | 2 | 6 | +200.0% | 16 | 13 | -18.8% | 22 | 14 | -36.4% |
| \$300,000 to \$599,999 | 175 | 174 | -0.6% | 286 | 250 | -12.6% | 12 | 34 | +183.3% | 19 | 32 | +68.4% | 89 | 81 | -9.0% | 170 | 113 | -33.5% |
| \$600,000 to \$999,999 | 179 | 149 | -16.8% | 179 | 155 | -13.4% | 11 | 25 | +127.3% | 19 | 14 | -26.3% | 88 | 75 | -14.8% | 102 | 73 | -28.4% |
| \$1,000,000 to \$1,499,999 | 89 | 104 | +16.9% | 69 | 72 | +4.3% | 9 | 14 | +55.6% | 6 | 7 | +16.7% | 47 | 48 | +2.1% | 37 | 33 | -10.8% |
| \$1,500,00 to \$1,999,999 | 51 | 54 | +5.9% | 36 | 45 | +25.0% | 3 | 8 | +166.7% | 1 | 4 | +300.0% | 18 | 24 | +33.3% | 23 | 15 | -34.8% |
| \$2,000,000 to \$2,499,999 | 34 | 36 | +5.9% | 18 | 36 | +100.0% | 4 | 5 | +25.0% | 3 | 1 | -66.7% | 22 | 19 | -13.6% | 11 | 20 | +81.8% |
| \$2,500,000 to \$4,999,999 | 71 | 68 | -4.2% | 32 | 38 | +18.8% | 5 | 10 | +100.0% | 1 | 5 | +400.0% | 39 | 30 | -23.1% | 18 | 19 | +5.6% |
| \$5,000,000 to \$9,999,999 | 19 | 13 | -31.6% | 15 | 10 | -33.3% | 1 | 0 | -100.0% | 0 | 0 | -- | 11 | 7 | -36.4% | 7 | 4 | -42.9% |
| \$10,000,000 and Above | 5 | 10 | +100.0% | 1 | 3 | +200.0% | 1 | 2 | +100.0% | 0 | 0 | -- | 3 | 4 | +33.3% | 1 | 2 | +100.0% |
| All Price Ranges | 655 | 635 | -3.1% | 682 | 639 | -6.3% | 50 | 101 | +102.0% | 51 | 69 | +35.3% | 333 | 301 | -9.6% | 391 | 293 | -25.1% |

Inventory of Active Listings

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

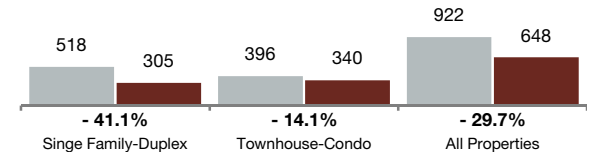
By Price Range – All Properties

7-2019 7-2020



By Property Type

7-2019 7-2020



Year over Year

Compared to Prior Month

Year to Date

| By Price Range | Single Family-Duplex | | | Townhouse-Condo | | | Single Family-Duplex | | | Townhouse-Condo | | | Single Family-Duplex | | Townhouse-Condo | |
|----------------------------|----------------------|------------|---------------|-----------------|------------|---------------|----------------------|------------|--------------|-----------------|------------|--------------|--|--|-----------------|--|
| | 7-2019 | 7-2020 | Change | 7-2019 | 7-2020 | Change | 6-2020 | 7-2020 | Change | 6-2020 | 7-2020 | Change | Year to Date | | Year to Date | |
| \$299,999 and Below | 10 | 3 | -70.0% | 11 | 2 | -81.8% | 5 | 3 | -40.0% | 2 | 2 | 0.0% | 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. | | | |
| \$300,000 to \$599,999 | 59 | 19 | -67.8% | 100 | 79 | -21.0% | 25 | 19 | -24.0% | 77 | 79 | +2.6% | | | | |
| \$600,000 to \$999,999 | 65 | 26 | -60.0% | 66 | 79 | +19.7% | 28 | 26 | -7.1% | 88 | 79 | -10.2% | | | | |
| \$1,000,000 to \$1,499,999 | 65 | 39 | -40.0% | 50 | 40 | -20.0% | 46 | 39 | -15.2% | 57 | 40 | -29.8% | | | | |
| \$1,500,00 to \$1,999,999 | 66 | 45 | -31.8% | 34 | 29 | -14.7% | 45 | 45 | 0.0% | 27 | 29 | +7.4% | | | | |
| \$2,000,000 to \$2,499,999 | 42 | 20 | -52.4% | 30 | 29 | -3.3% | 20 | 20 | 0.0% | 34 | 29 | -14.7% | | | | |
| \$2,500,000 to \$4,999,999 | 118 | 79 | -33.1% | 51 | 49 | -3.9% | 88 | 79 | -10.2% | 40 | 49 | +22.5% | | | | |
| \$5,000,000 to \$9,999,999 | 59 | 46 | -22.0% | 42 | 26 | -38.1% | 47 | 46 | -2.1% | 25 | 26 | +4.0% | | | | |
| \$10,000,000 and Above | 34 | 28 | -17.6% | 12 | 7 | -41.7% | 27 | 28 | +3.7% | 7 | 7 | 0.0% | | | | |
| All Price Ranges | 518 | 305 | -41.1% | 396 | 340 | -14.1% | 331 | 305 | -7.9% | 357 | 340 | -4.8% | | | | |

Glossary of Terms



| | |
|---------------------------------------|--|
| 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 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. |
| Closed Sales | 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. |