

Local Market Update for July 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Pueblo County

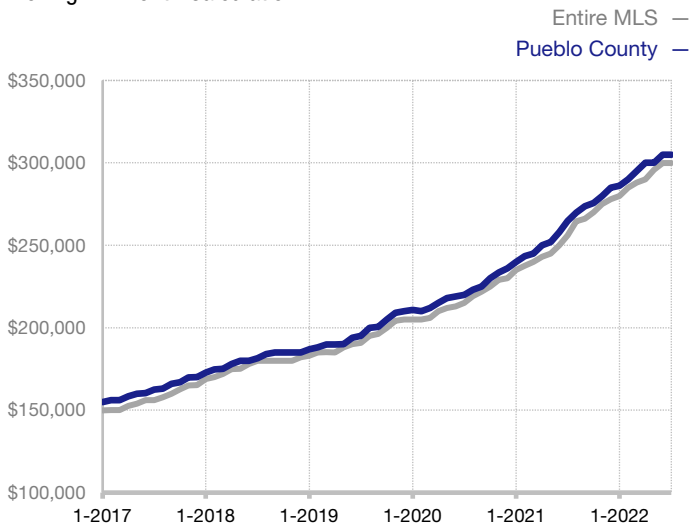
Single Family Key Metrics	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	385	382	- 0.8%	2,158	2,473	+ 14.6%
Sold Listings	269	220	- 18.2%	1,696	1,813	+ 6.9%
Median Sales Price*	\$307,000	\$321,500	+ 4.7%	\$275,000	\$315,000	+ 14.5%
Average Sales Price*	\$314,429	\$332,590	+ 5.8%	\$286,470	\$325,869	+ 13.8%
Percent of List Price Received*	101.4%	99.7%	- 1.7%	101.2%	100.0%	- 1.2%
Days on Market Until Sale	62	58	- 6.5%	65	62	- 4.6%
Inventory of Homes for Sale	370	517	+ 39.7%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

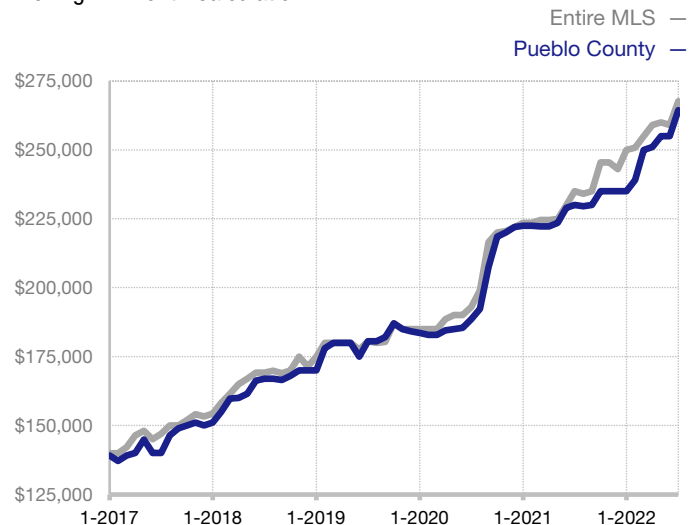
Townhouse/Condo Key Metrics	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	12	19	+ 58.3%	80	84	+ 5.0%
Sold Listings	15	8	- 46.7%	78	59	- 24.4%
Median Sales Price*	\$233,200	\$305,000	+ 30.8%	\$229,250	\$273,000	+ 19.1%
Average Sales Price*	\$233,429	\$315,688	+ 35.2%	\$224,375	\$275,012	+ 22.6%
Percent of List Price Received*	101.7%	100.0%	- 1.7%	100.6%	100.4%	- 0.2%
Days on Market Until Sale	51	44	- 13.7%	68	46	- 32.4%
Inventory of Homes for Sale	11	17	+ 54.5%	--	--	--
Months Supply of Inventory	1.0	1.9	+ 90.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



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Arkansas Valley/Otero County

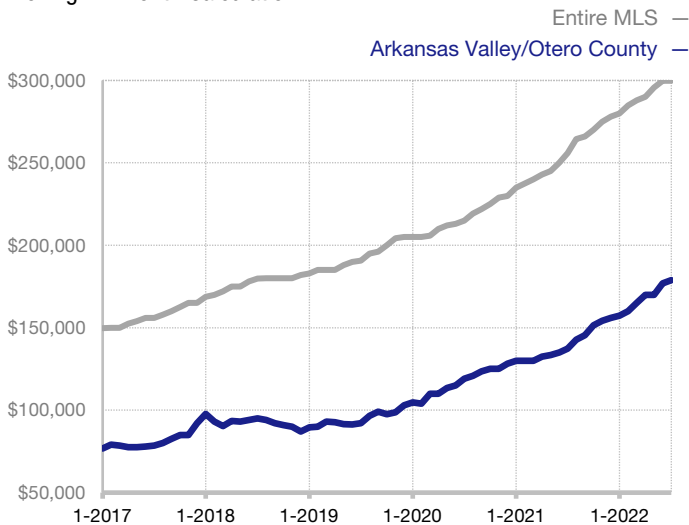
Single Family Key Metrics	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	55	51	- 7.3%	278	339	+ 21.9%
Sold Listings	34	40	+ 17.6%	224	229	+ 2.2%
Median Sales Price*	\$169,500	\$194,250	+ 14.6%	\$139,500	\$180,000	+ 29.0%
Average Sales Price*	\$197,153	\$201,650	+ 2.3%	\$159,954	\$207,470	+ 29.7%
Percent of List Price Received*	98.5%	95.1%	- 3.5%	96.9%	95.8%	- 1.1%
Days on Market Until Sale	56	73	+ 30.4%	91	86	- 5.5%
Inventory of Homes for Sale	85	105	+ 23.5%	--	--	--
Months Supply of Inventory	2.6	3.1	+ 19.2%	--	--	--

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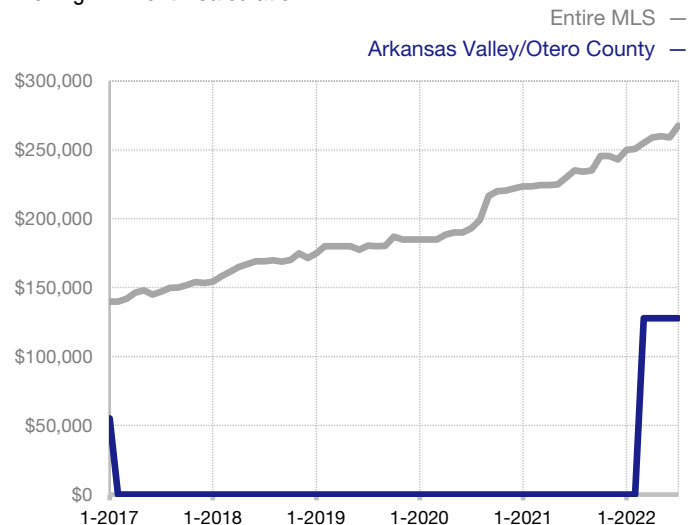
Townhouse/Condo Key Metrics	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	0	0	--	1	0	- 100.0%
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$128,000	--
Average Sales Price*	\$0	\$0	--	\$0	\$128,000	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	102.4%	--
Days on Market Until Sale	0	0	--	0	298	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
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Fowler

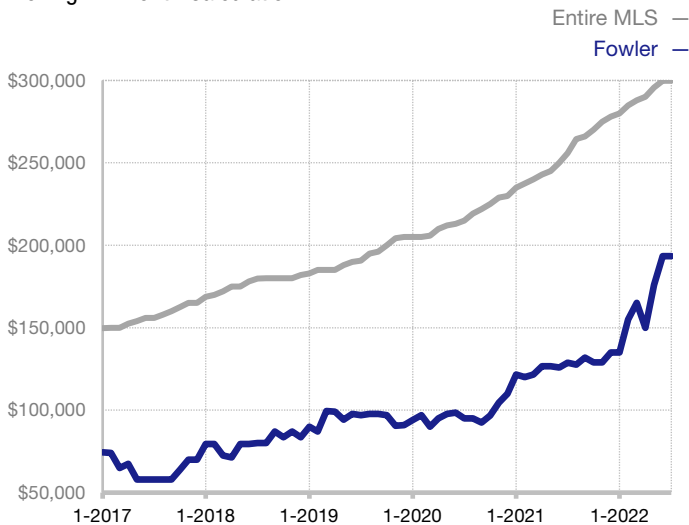
Single Family	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Key Metrics						
New Listings	2	4	+ 100.0%	31	25	- 19.4%
Sold Listings	3	1	- 66.7%	31	19	- 38.7%
Median Sales Price*	\$248,000	\$210,000	- 15.3%	\$135,000	\$199,900	+ 48.1%
Average Sales Price*	\$338,033	\$210,000	- 37.9%	\$171,132	\$212,547	+ 24.2%
Percent of List Price Received*	98.6%	89.4%	- 9.3%	99.2%	99.1%	- 0.1%
Days on Market Until Sale	62	88	+ 41.9%	78	111	+ 42.3%
Inventory of Homes for Sale	6	5	- 16.7%	--	--	--
Months Supply of Inventory	1.8	2.1	+ 16.7%	--	--	--

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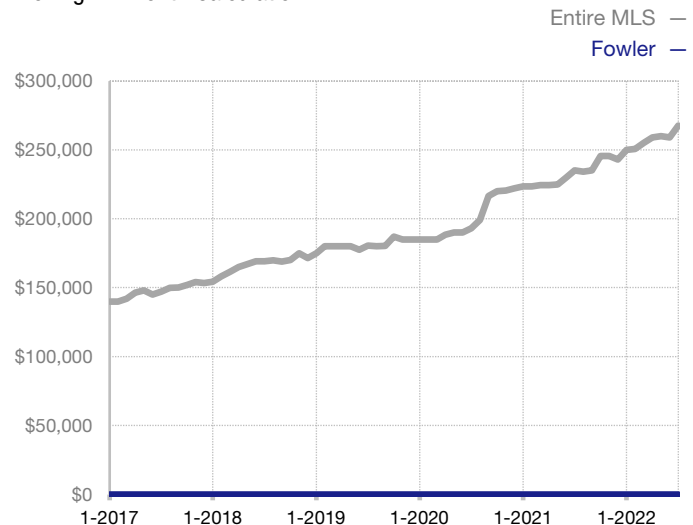
Townhouse/Condo	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

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Rolling 12-Month Calculation



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Huerfano County

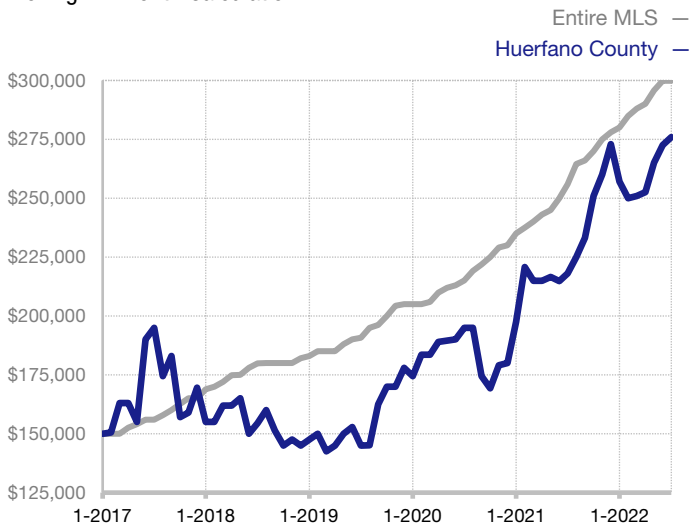
Single Family	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Key Metrics						
New Listings	23	20	- 13.0%	89	78	- 12.4%
Sold Listings	3	5	+ 66.7%	62	58	- 6.5%
Median Sales Price*	\$240,000	\$320,000	+ 33.3%	\$279,000	\$277,000	- 0.7%
Average Sales Price*	\$471,250	\$365,380	- 22.5%	\$295,858	\$341,005	+ 15.3%
Percent of List Price Received*	96.2%	95.4%	- 0.8%	95.1%	96.4%	+ 1.4%
Days on Market Until Sale	304	112	- 63.2%	175	122	- 30.3%
Inventory of Homes for Sale	53	46	- 13.2%	--	--	--
Months Supply of Inventory	5.5	4.3	- 21.8%	--	--	--

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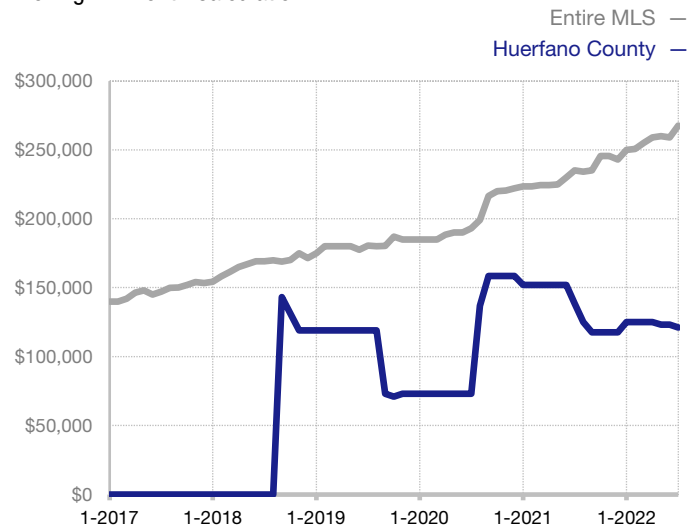
Townhouse/Condo	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	1	--	1	2	+ 100.0%
Sold Listings	1	0	- 100.0%	2	1	- 50.0%
Median Sales Price*	\$125,000	\$0	- 100.0%	\$117,500	\$121,050	+ 3.0%
Average Sales Price*	\$125,000	\$0	- 100.0%	\$117,500	\$121,050	+ 3.0%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	94.0%	100.9%	+ 7.3%
Days on Market Until Sale	51	0	- 100.0%	41	34	- 17.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Rolling 12-Month Calculation



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La Junta

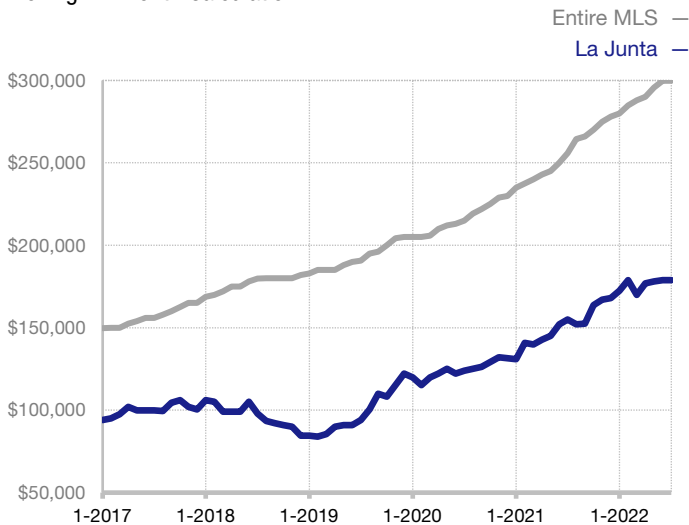
Single Family Key Metrics	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	23	8	- 65.2%	63	71	+ 12.7%
Sold Listings	11	7	- 36.4%	52	55	+ 5.8%
Median Sales Price*	\$190,000	\$190,000	0.0%	\$158,000	\$176,800	+ 11.9%
Average Sales Price*	\$174,409	\$182,286	+ 4.5%	\$159,760	\$214,712	+ 34.4%
Percent of List Price Received*	99.6%	93.2%	- 6.4%	97.3%	94.5%	- 2.9%
Days on Market Until Sale	47	77	+ 63.8%	94	86	- 8.5%
Inventory of Homes for Sale	24	13	- 45.8%	--	--	--
Months Supply of Inventory	3.2	1.6	- 50.0%	--	--	--

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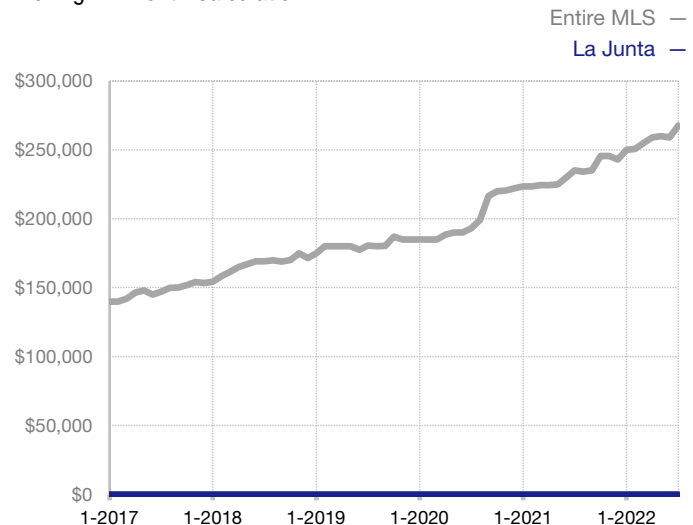
Townhouse/Condo Key Metrics	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Lamar

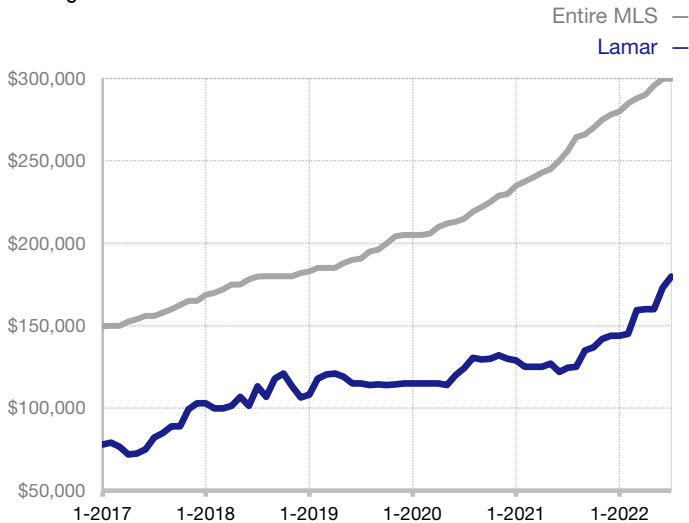
Single Family	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Key Metrics						
New Listings	9	8	- 11.1%	41	61	+ 48.8%
Sold Listings	6	10	+ 66.7%	33	39	+ 18.2%
Median Sales Price*	\$157,000	\$194,250	+ 23.7%	\$119,500	\$180,000	+ 50.6%
Average Sales Price*	\$163,000	\$210,350	+ 29.0%	\$135,224	\$207,713	+ 53.6%
Percent of List Price Received*	97.2%	98.5%	+ 1.3%	96.0%	96.4%	+ 0.4%
Days on Market Until Sale	67	65	- 3.0%	85	68	- 20.0%
Inventory of Homes for Sale	7	13	+ 85.7%	--	--	--
Months Supply of Inventory	1.4	2.2	+ 57.1%	--	--	--

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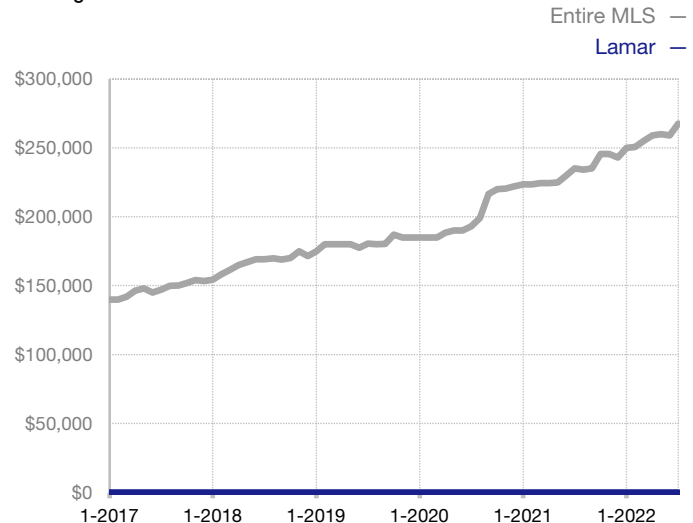
Townhouse/Condo	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Las Animas

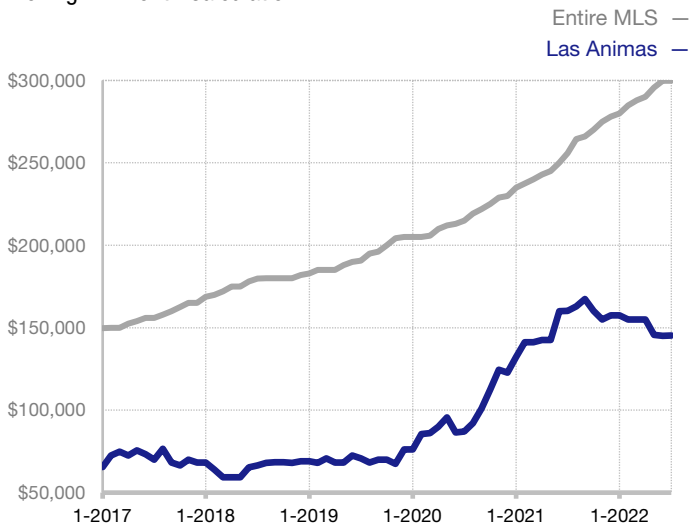
Single Family Key Metrics	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	5	9	+ 80.0%	30	28	- 6.7%
Sold Listings	3	2	- 33.3%	16	17	+ 6.3%
Median Sales Price*	\$132,000	\$200,000	+ 51.5%	\$167,500	\$140,000	- 16.4%
Average Sales Price*	\$136,667	\$200,000	+ 46.3%	\$183,000	\$154,765	- 15.4%
Percent of List Price Received*	94.3%	87.1%	- 7.6%	96.9%	94.6%	- 2.4%
Days on Market Until Sale	85	92	+ 8.2%	95	124	+ 30.5%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	2.8	3.7	+ 32.1%	--	--	--

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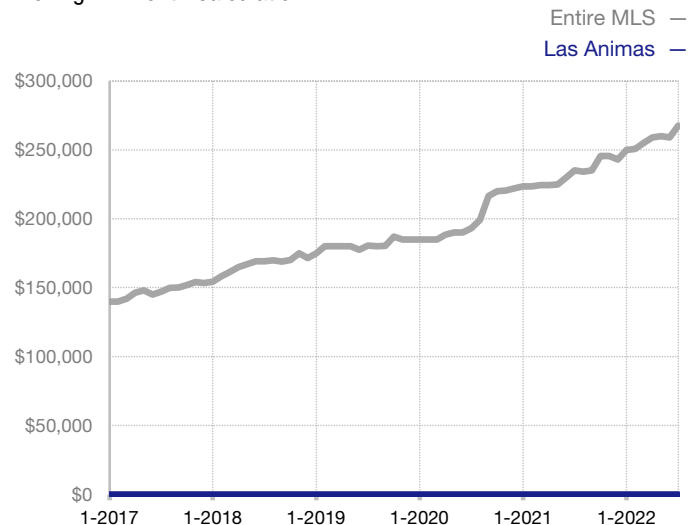
Townhouse/Condo Key Metrics	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Manzanola

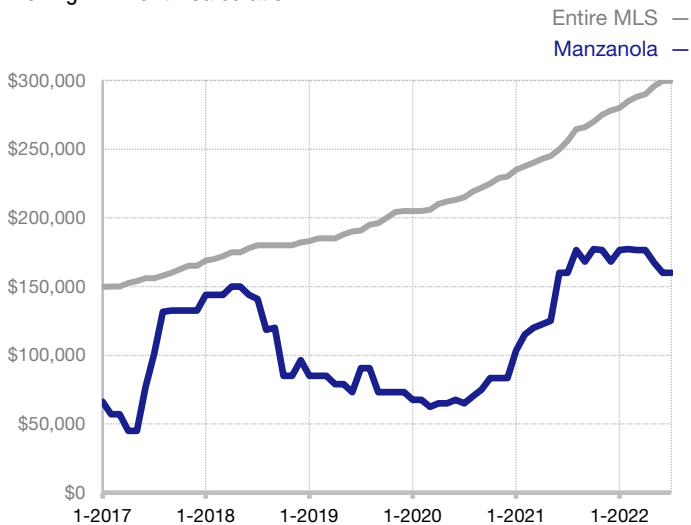
Single Family Key Metrics	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	1	0	- 100.0%	7	7	0.0%
Sold Listings	0	2	--	6	5	- 16.7%
Median Sales Price*	\$0	\$202,000	--	\$177,250	\$175,000	- 1.3%
Average Sales Price*	\$0	\$202,000	--	\$221,583	\$208,000	- 6.1%
Percent of List Price Received*	0.0%	93.1%	--	94.4%	89.3%	- 5.4%
Days on Market Until Sale	0	100	--	120	80	- 33.3%
Inventory of Homes for Sale	5	0	- 100.0%	--	--	--
Months Supply of Inventory	3.9	0.0	- 100.0%	--	--	--

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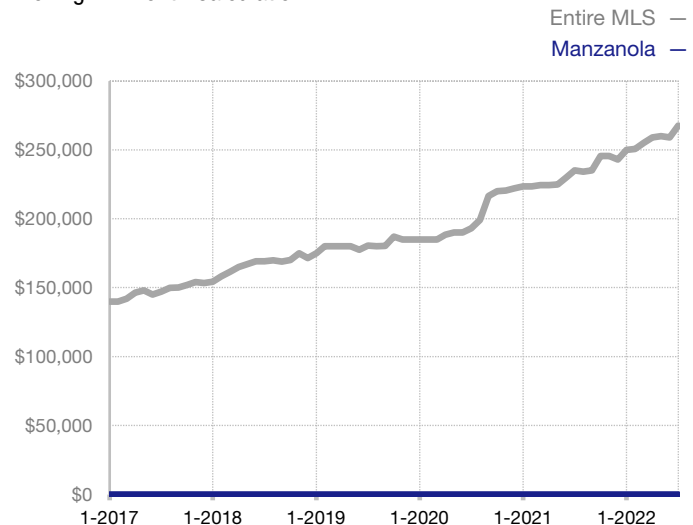
Townhouse/Condo Key Metrics	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Rocky Ford

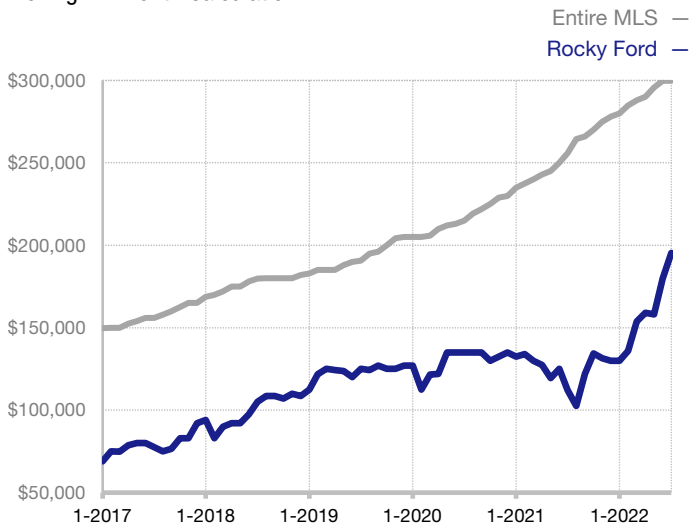
Single Family	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Key Metrics						
New Listings	6	8	+ 33.3%	26	41	+ 57.7%
Sold Listings	2	6	+ 200.0%	31	30	- 3.2%
Median Sales Price*	\$59,500	\$247,500	+ 316.0%	\$95,000	\$211,750	+ 122.9%
Average Sales Price*	\$59,500	\$236,667	+ 297.8%	\$128,790	\$230,433	+ 78.9%
Percent of List Price Received*	111.3%	96.7%	- 13.1%	96.3%	97.1%	+ 0.8%
Days on Market Until Sale	36	65	+ 80.6%	88	68	- 22.7%
Inventory of Homes for Sale	8	15	+ 87.5%	--	--	--
Months Supply of Inventory	1.6	3.3	+ 106.3%	--	--	--

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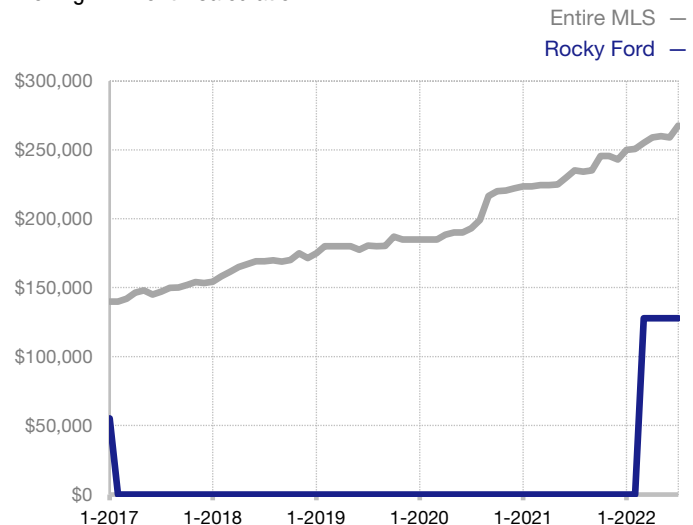
Townhouse/Condo	July			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 07-2021	Thru 07-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	1	0	- 100.0%
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$128,000	--
Average Sales Price*	\$0	\$0	--	\$0	\$128,000	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	102.4%	--
Days on Market Until Sale	0	0	--	0	298	--
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Rolling 12-Month Calculation



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Monthly Indicators



July 2022

Percent changes calculated using year-over-year comparisons.

New Listings were down 2.5 percent for single family homes but increased 46.2 percent for townhouse-condo properties. Pending Sales decreased 4.3 percent for single family homes but increased 70.0 percent for townhouse-condo properties.

The Median Sales Price was up 5.9 percent to \$325,000 for single family homes and 28.6 percent to \$300,000 for townhouse-condo properties. Days on Market decreased 7.9 percent for single family homes and 13.7 percent for townhouse-condo properties.

At a time of year when homebuying activity is typically very strong, soaring homeownership costs have caused home sales to decline nationwide for the fifth consecutive month, with existing-home sales falling 5.4% month-to-month and 14.2% year-over-year as of last measure, according to NAR. But there is a bright spot. Inventory of existing homes has continued to climb this summer, with 1.26 million homes available at the beginning of July, equivalent to a 3 months' supply. And despite the summer slowdown, homes are still selling quickly, with the typical home staying on market an average of 14 days.

Activity Snapshot

- 20.0%	+ 8.1%	+ 39.9%
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 Pueblo County 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.



Key Metrics	Historical Sparkbars	7-2021	7-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		404	394	- 2.5%	2,205	2,528	+ 14.6%
Pending Sales		301	288	- 4.3%	1,833	1,931	+ 5.3%
Sold Listings		275	223	- 18.9%	1,715	1,838	+ 7.2%
Median Sales Price		\$307,000	\$325,000	+ 5.9%	\$275,000	\$316,000	+ 14.9%
Avg. Sales Price		\$311,962	\$338,276	+ 8.4%	\$287,117	\$325,617	+ 13.4%
Pct. of List Price Received		101.4%	99.7%	- 1.7%	101.2%	99.9%	- 1.3%
Days on Market		63	58	- 7.9%	65	62	- 4.6%
Affordability Index		127	97	- 23.6%	141	100	- 29.1%
Active Listings		393	548	+ 39.4%	--	--	--
Months Supply		1.5	2.0	+ 33.3%	--	--	--

Townhouse-Condo Market Overview

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

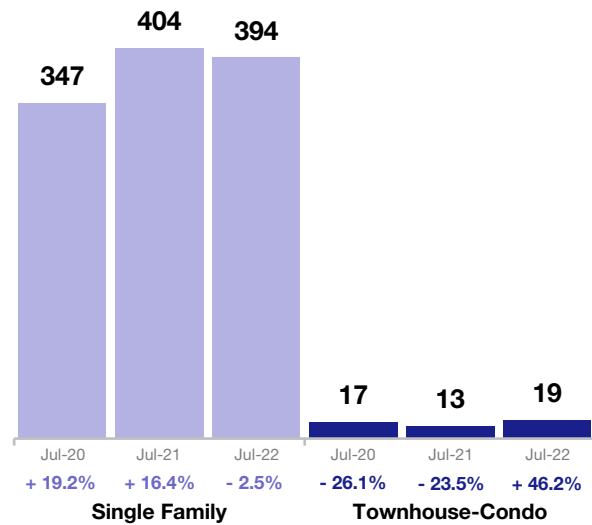


Key Metrics	Historical Sparkbars	7-2021	7-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		13	19	+ 46.2%	83	87	+ 4.8%
Pending Sales		10	17	+ 70.0%	79	74	- 6.3%
Sold Listings		15	9	- 40.0%	81	62	- 23.5%
Median Sales Price		\$233,200	\$300,000	+ 28.6%	\$229,500	\$270,000	+ 17.6%
Avg. Sales Price		\$233,429	\$310,611	+ 33.1%	\$230,627	\$272,367	+ 18.1%
Pct. of List Price Received		101.7%	99.8%	- 1.9%	100.4%	100.4%	0.0%
Days on Market		51	44	- 13.7%	67	46	- 31.3%
Affordability Index		167	105	- 37.1%	170	117	- 31.2%
Active Listings		11	17	+ 54.5%	--	--	--
Months Supply		1.0	1.8	+ 80.0%	--	--	--

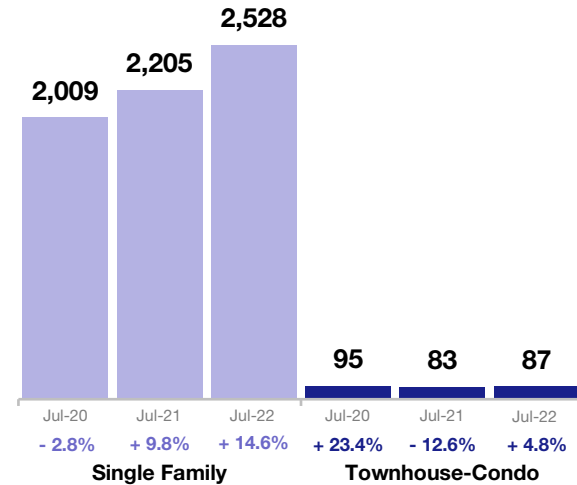
New Listings



July

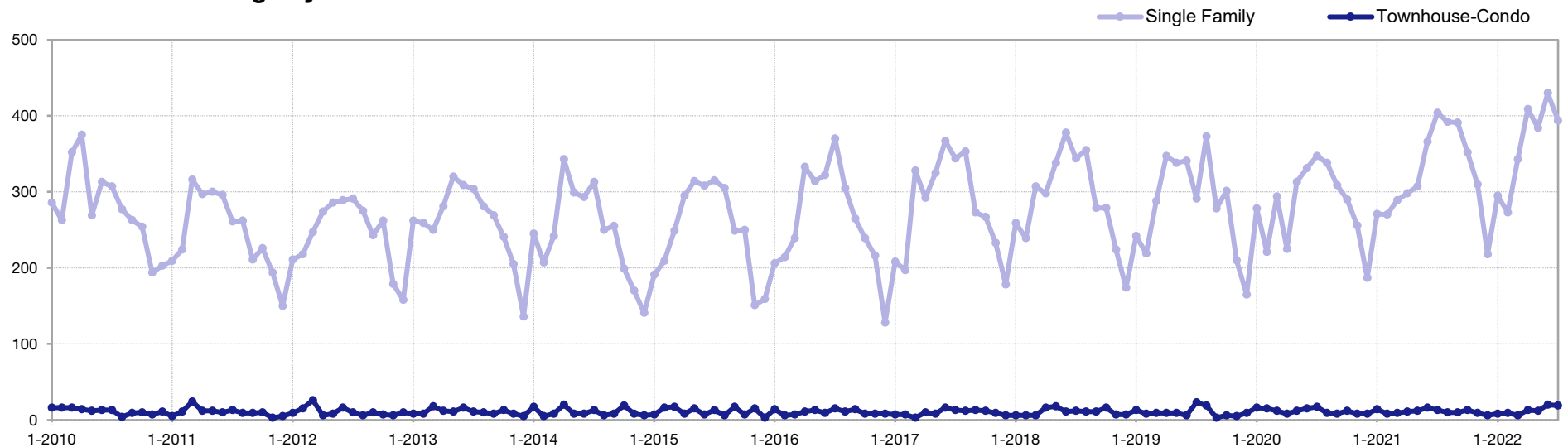


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	392	+16.0%	10	+11.1%
Sep-2021	391	+26.5%	10	+25.0%
Oct-2021	352	+21.4%	13	+8.3%
Nov-2021	310	+21.1%	9	+12.5%
Dec-2021	218	+16.6%	6	-25.0%
Jan-2022	295	+8.9%	8	-42.9%
Feb-2022	273	+1.1%	9	+12.5%
Mar-2022	343	+18.7%	6	-33.3%
Apr-2022	409	+37.2%	13	+18.2%
May-2022	384	+25.1%	12	0.0%
Jun-2022	430	+17.5%	20	+25.0%
Jul-2022	394	-2.5%	19	+46.2%

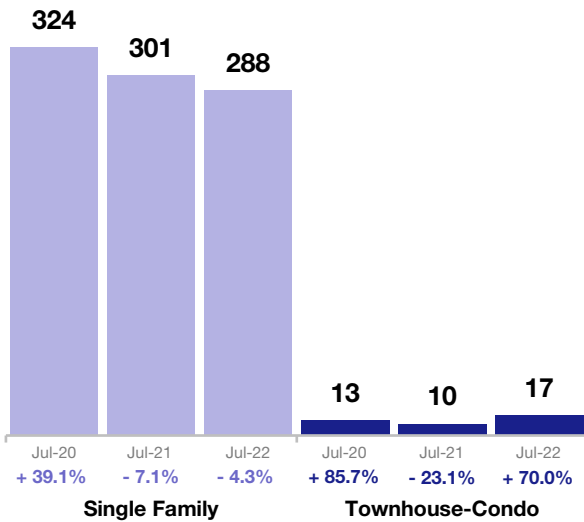
Historical New Listings by Month



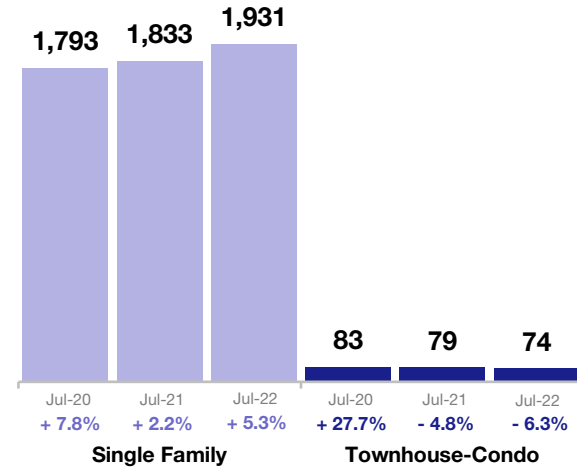
Pending Sales



July

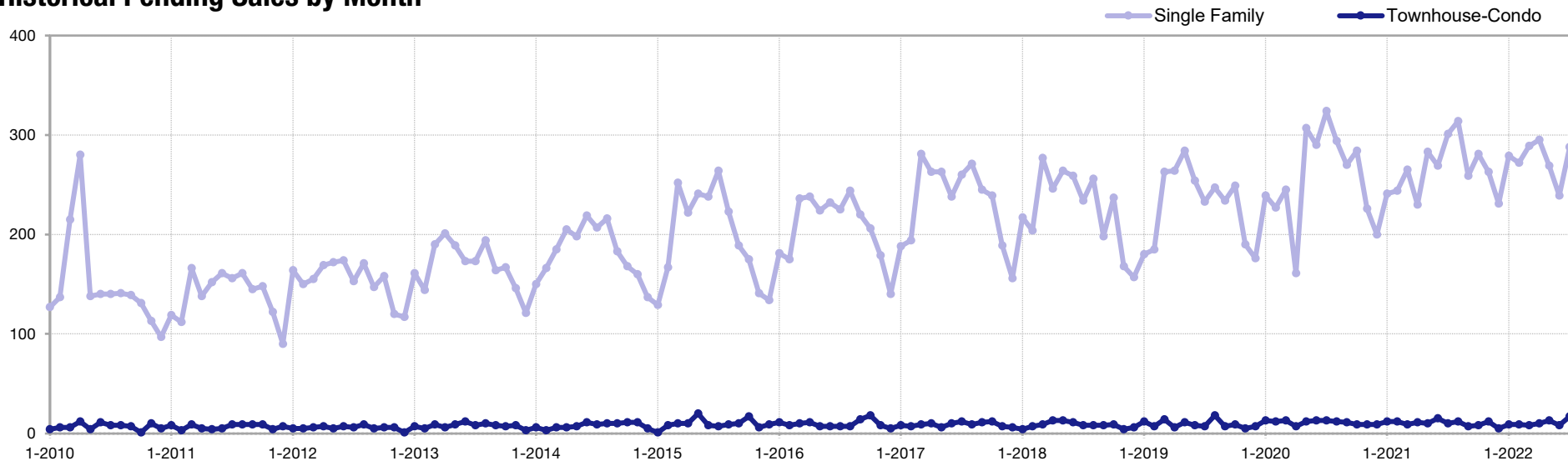


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	314	+6.8%	12	0.0%
Sep-2021	259	-4.1%	7	-36.4%
Oct-2021	281	-1.1%	8	-11.1%
Nov-2021	263	+16.4%	12	+33.3%
Dec-2021	231	+15.5%	5	-44.4%
Jan-2022	279	+15.8%	9	-25.0%
Feb-2022	272	+11.5%	9	-25.0%
Mar-2022	289	+9.1%	8	-11.1%
Apr-2022	295	+28.3%	10	-9.1%
May-2022	269	-4.9%	13	+30.0%
Jun-2022	239	-11.2%	8	-46.7%
Jul-2022	288	-4.3%	17	+70.0%

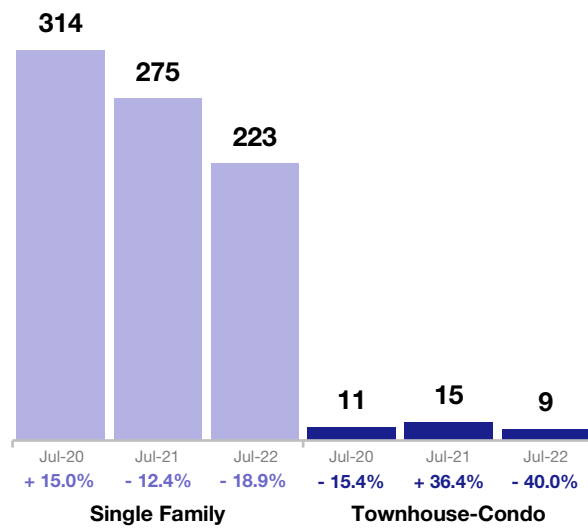
Historical Pending Sales by Month



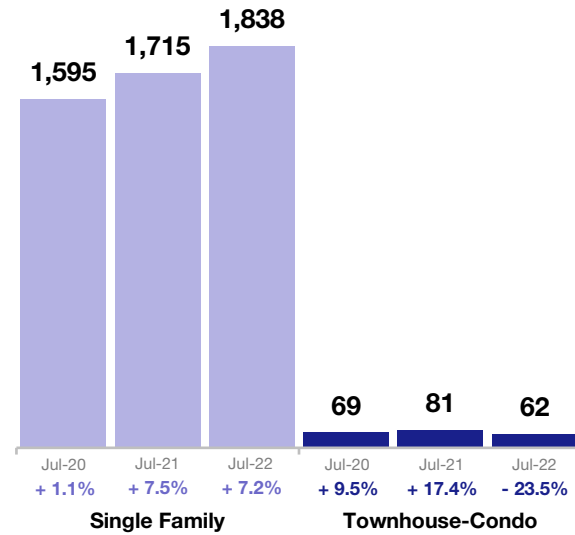
Sold Listings



July

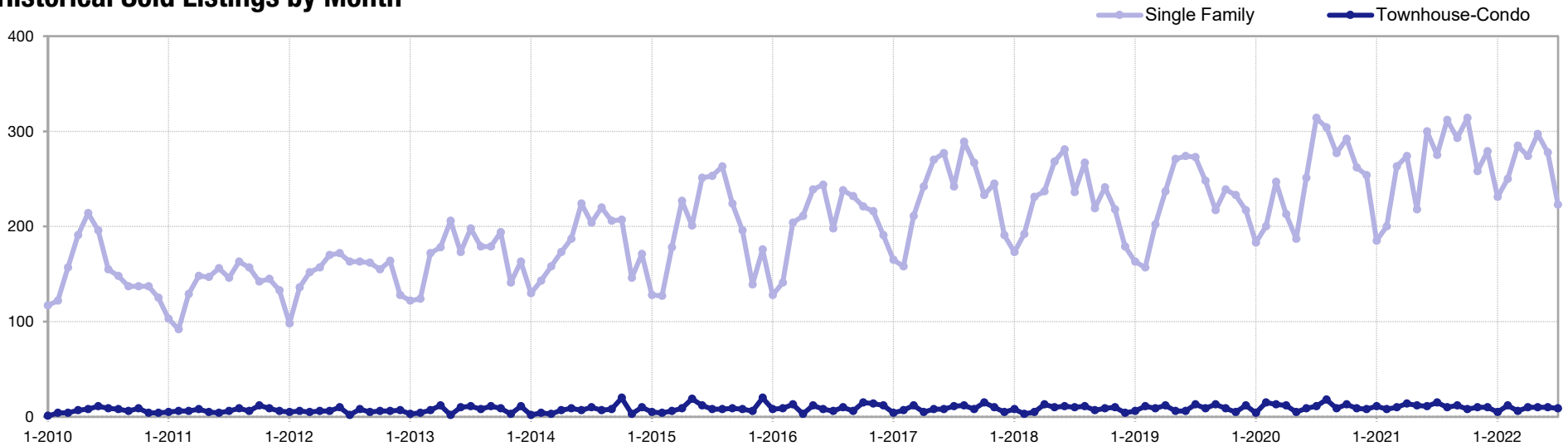


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	312	+2.6%	10	-44.4%
Sep-2021	293	+5.8%	12	+33.3%
Oct-2021	314	+7.5%	8	-38.5%
Nov-2021	258	-1.5%	10	+11.1%
Dec-2021	279	+9.8%	10	+25.0%
Jan-2022	231	+24.9%	5	-54.5%
Feb-2022	250	+25.0%	12	+50.0%
Mar-2022	285	+8.4%	6	-40.0%
Apr-2022	274	0.0%	10	-28.6%
May-2022	297	+36.2%	10	-16.7%
Jun-2022	278	-7.3%	10	-9.1%
Jul-2022	223	-18.9%	9	-40.0%

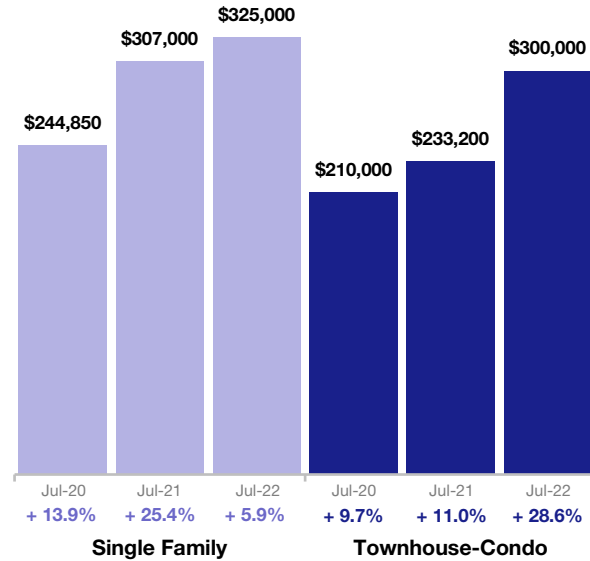
Historical Sold Listings by Month



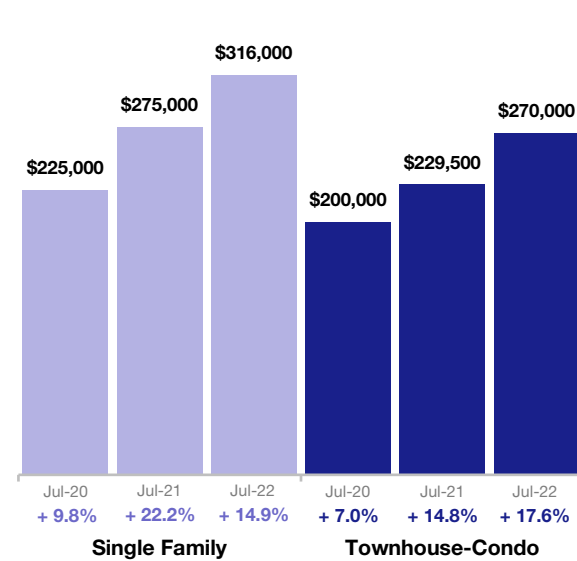
Median Sales Price



July

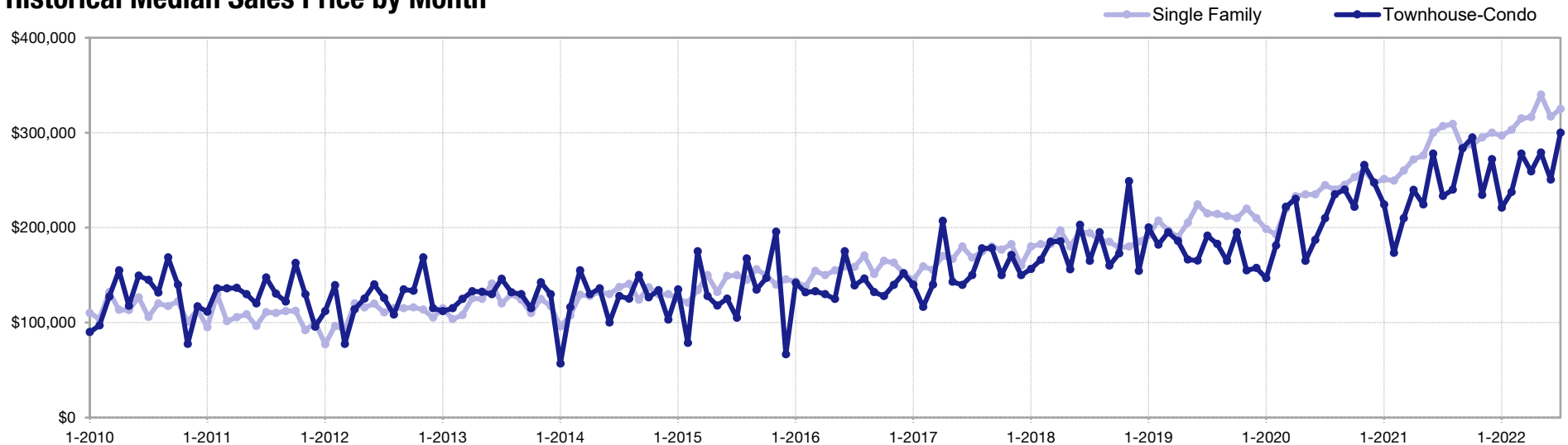


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	\$309,000	+28.8%	\$240,000	+2.1%
Sep-2021	\$284,000	+15.9%	\$283,450	+18.2%
Oct-2021	\$287,500	+13.6%	\$295,000	+32.9%
Nov-2021	\$295,000	+13.0%	\$234,450	-11.8%
Dec-2021	\$300,000	+21.5%	\$272,000	+9.9%
Jan-2022	\$296,750	+18.2%	\$221,000	-1.6%
Feb-2022	\$303,000	+21.4%	\$237,500	+36.9%
Mar-2022	\$315,000	+21.2%	\$278,000	+32.4%
Apr-2022	\$316,500	+16.4%	\$259,200	+8.1%
May-2022	\$340,000	+23.2%	\$279,000	+24.3%
Jun-2022	\$317,000	+5.7%	\$250,550	-9.9%
Jul-2022	\$325,000	+5.9%	\$300,000	+28.6%

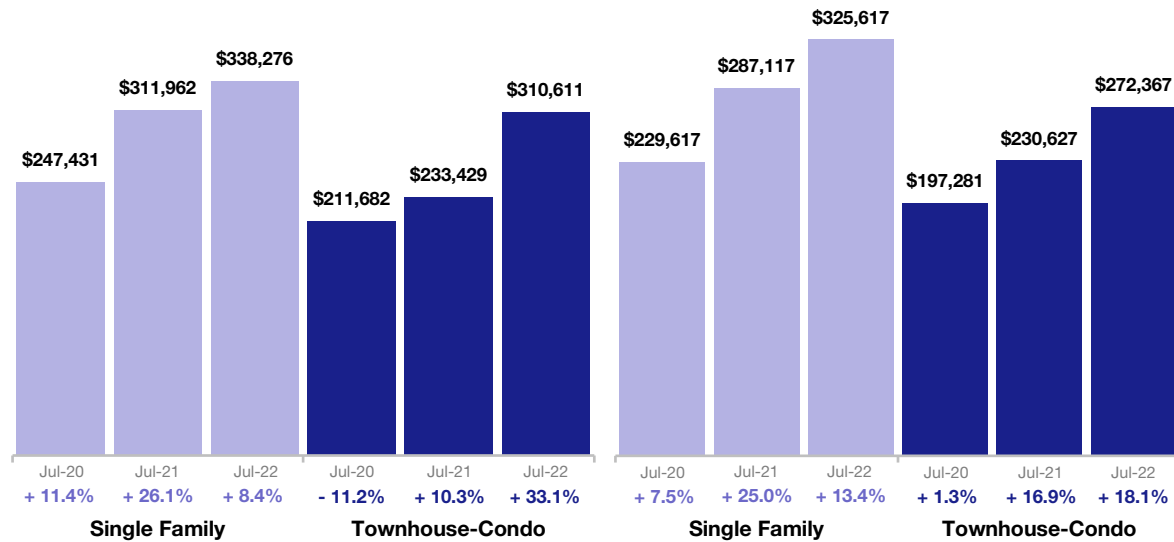
Historical Median Sales Price by Month



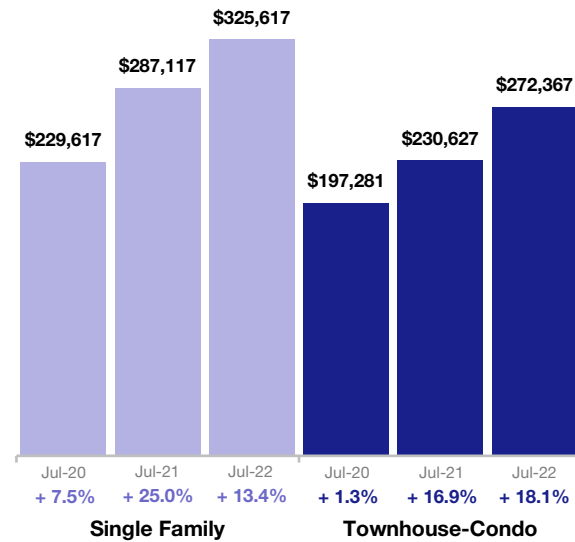
Average Sales Price



July

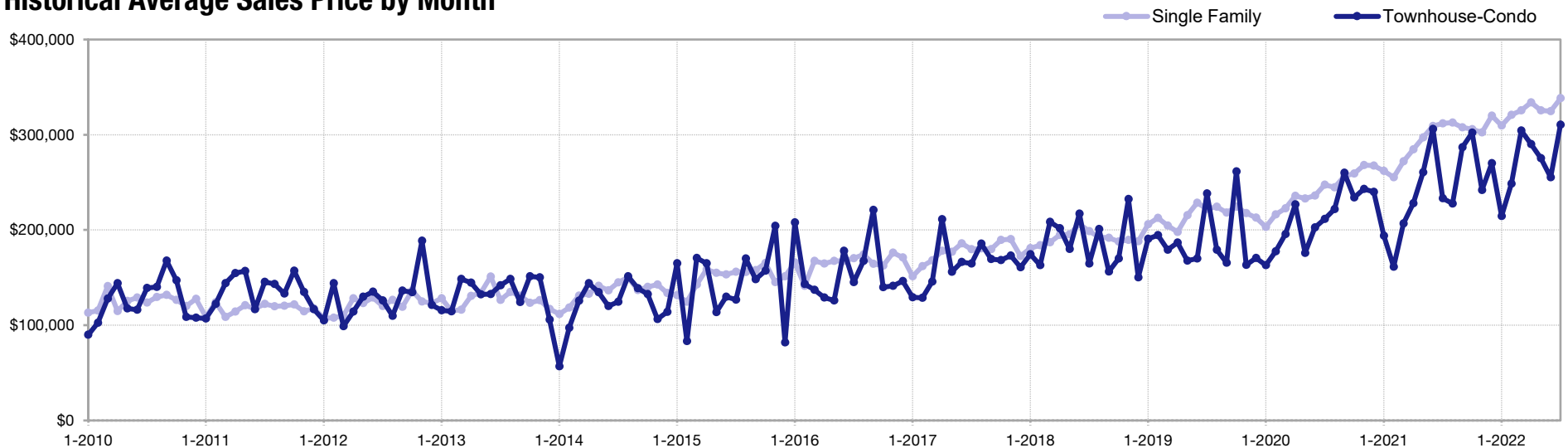


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	\$312,656	+27.7%	\$227,765	+2.6%
Sep-2021	\$307,703	+20.1%	\$286,774	+10.3%
Oct-2021	\$305,823	+17.9%	\$302,188	+29.0%
Nov-2021	\$302,428	+12.8%	\$241,880	-0.5%
Dec-2021	\$319,939	+19.6%	\$270,020	+12.5%
Jan-2022	\$309,670	+18.1%	\$214,700	+10.6%
Feb-2022	\$320,820	+25.7%	\$248,575	+54.0%
Mar-2022	\$325,686	+19.7%	\$304,250	+47.1%
Apr-2022	\$334,059	+17.4%	\$290,230	+27.3%
May-2022	\$325,460	+9.5%	\$275,395	+5.7%
Jun-2022	\$324,802	+5.0%	\$255,310	-16.6%
Jul-2022	\$338,276	+8.4%	\$310,611	+33.1%

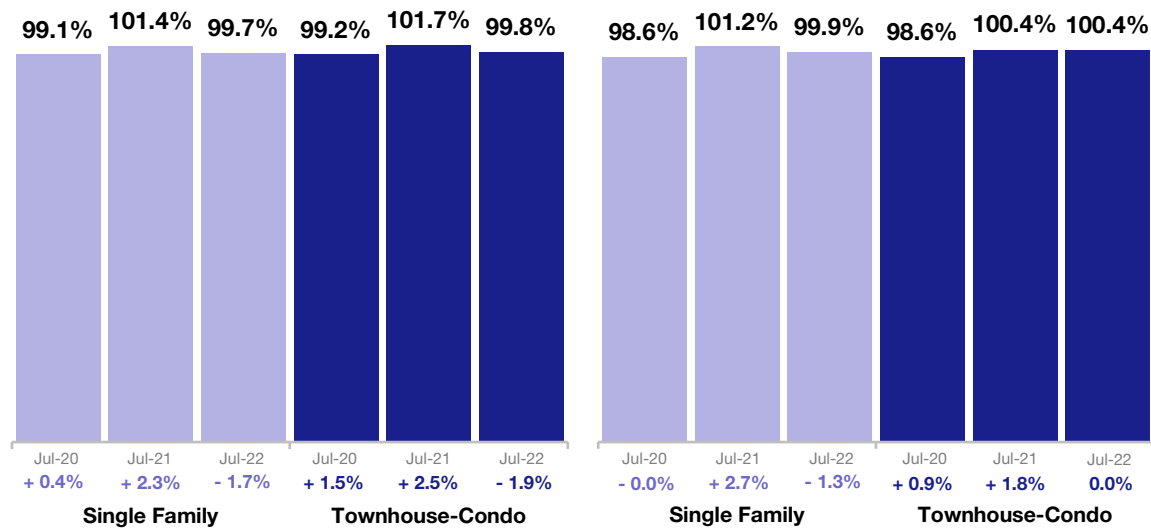
Historical Average Sales Price by Month



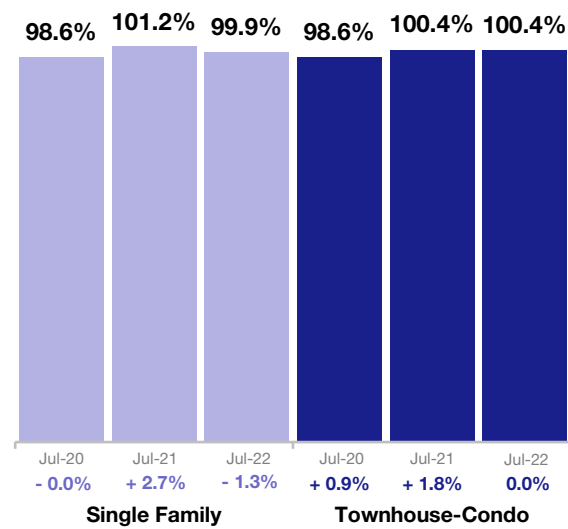
Percent of List Price Received



July

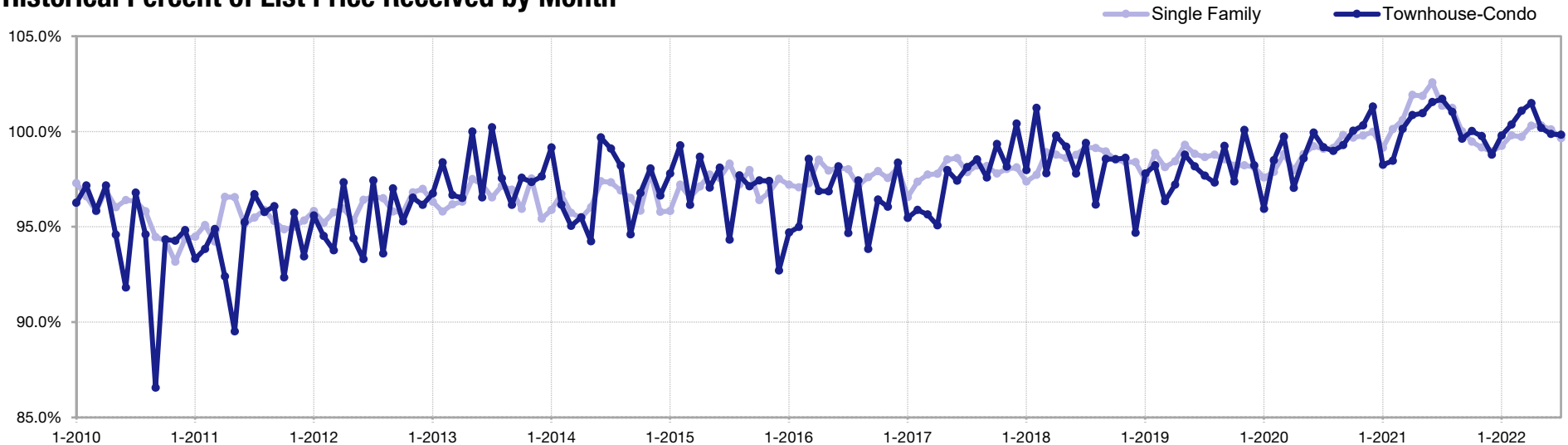


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	101.2%	+2.1%	101.0%	+2.0%
Sep-2021	100.0%	+0.2%	99.6%	+0.3%
Oct-2021	99.5%	-0.2%	100.0%	0.0%
Nov-2021	99.2%	-0.6%	99.8%	-0.5%
Dec-2021	98.9%	-1.1%	98.8%	-2.5%
Jan-2022	99.3%	+0.2%	99.8%	+1.5%
Feb-2022	99.8%	-0.3%	100.4%	+1.9%
Mar-2022	99.7%	-0.9%	101.1%	+1.0%
Apr-2022	100.3%	-1.6%	101.5%	+0.6%
May-2022	100.3%	-1.6%	100.2%	-0.8%
Jun-2022	100.1%	-2.4%	99.9%	-1.6%
Jul-2022	99.7%	-1.7%	99.8%	-1.9%

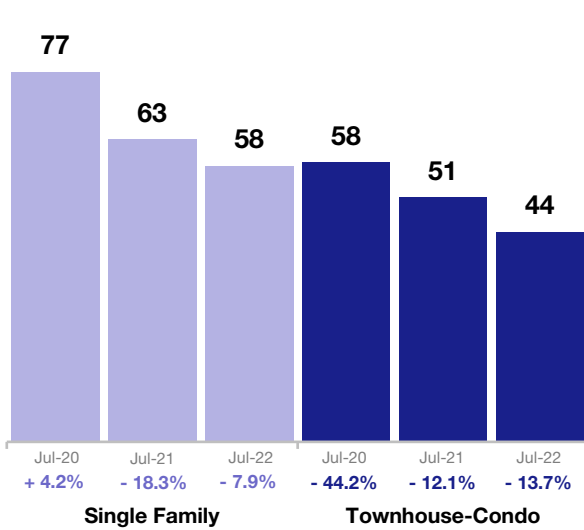
Historical Percent of List Price Received by Month



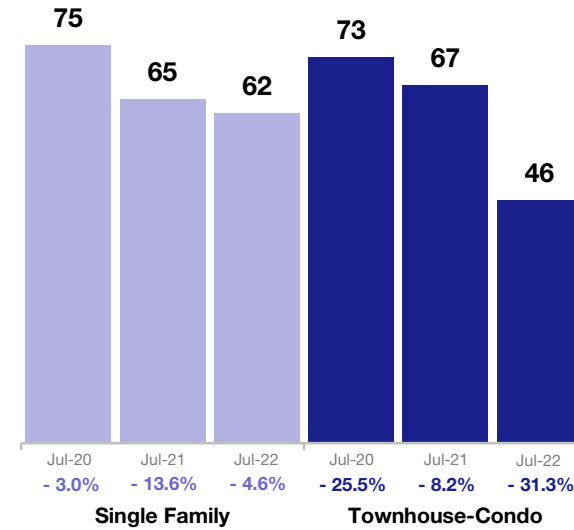
Days on Market Until Sale



July

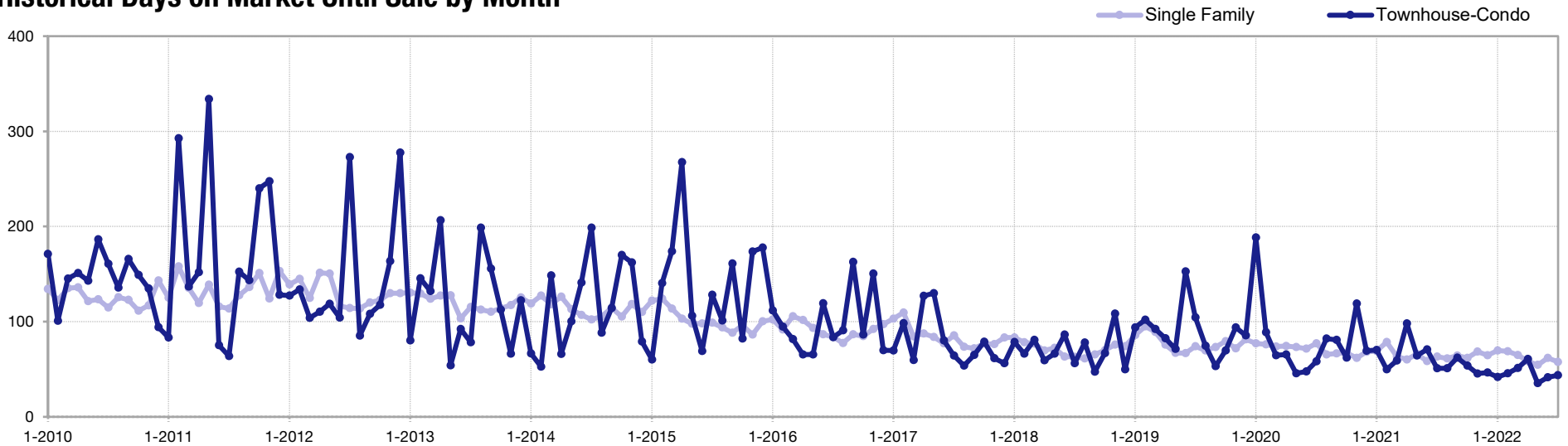


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	61	-7.6%	51	-37.8%
Sep-2021	64	-4.5%	62	-23.5%
Oct-2021	62	-7.5%	54	-12.9%
Nov-2021	69	+11.3%	46	-61.3%
Dec-2021	64	-5.9%	46	-33.3%
Jan-2022	70	+1.4%	42	-40.0%
Feb-2022	69	-11.5%	46	-8.0%
Mar-2022	65	+3.2%	51	-13.6%
Apr-2022	59	-1.7%	61	-37.8%
May-2022	55	-16.7%	35	-45.3%
Jun-2022	62	+6.9%	41	-42.3%
Jul-2022	58	-7.9%	44	-13.7%

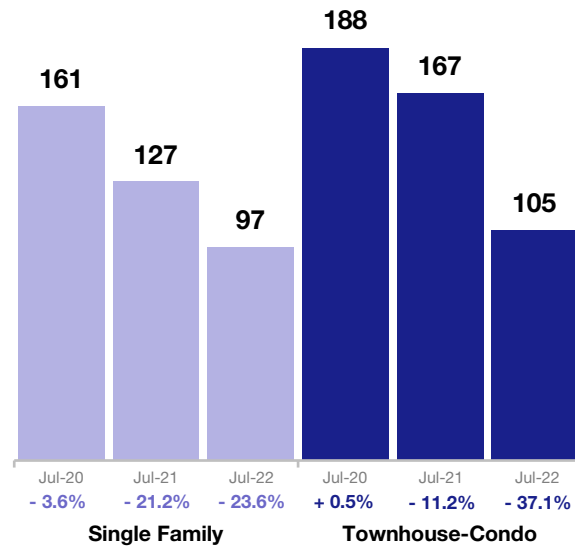
Historical Days on Market Until Sale by Month



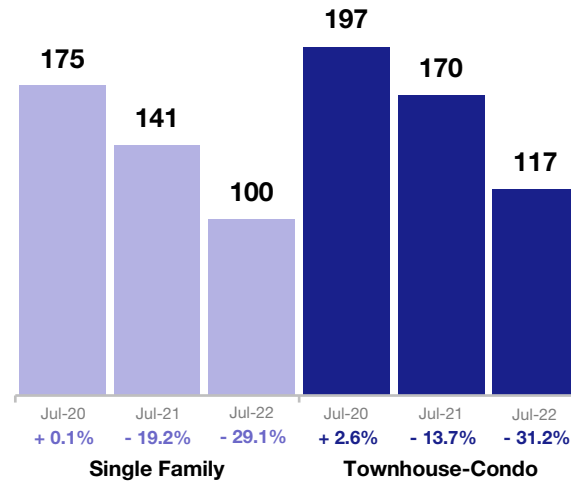
Housing Affordability Index



July

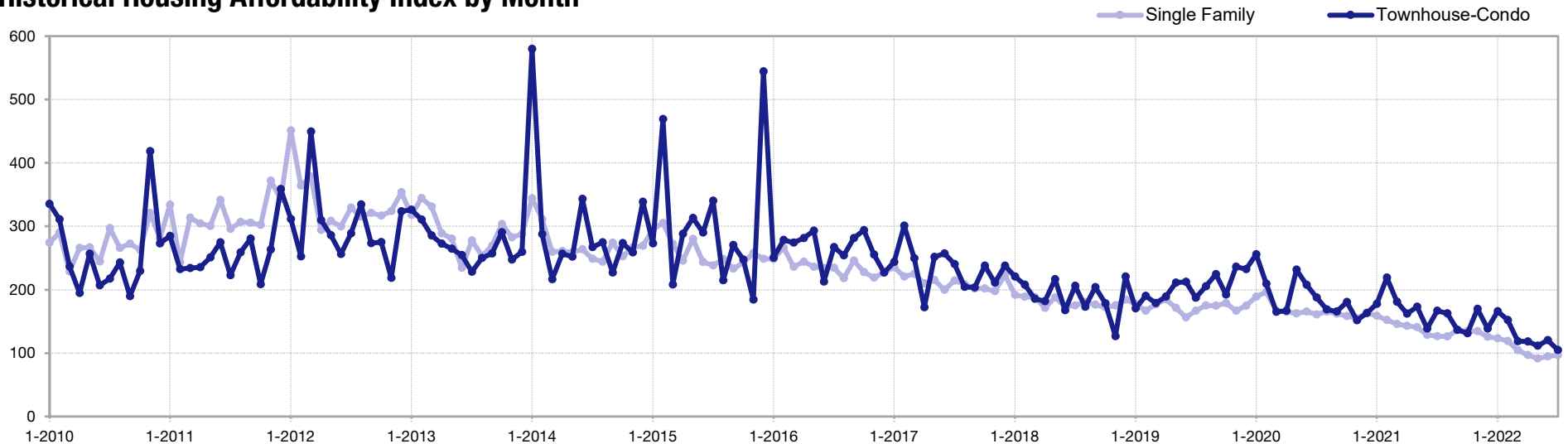


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	126	-23.6%	162	-4.1%
Sep-2021	136	-16.0%	136	-18.1%
Oct-2021	135	-14.6%	131	-27.6%
Nov-2021	135	-12.9%	170	+11.8%
Dec-2021	126	-22.7%	139	-14.7%
Jan-2022	123	-22.6%	166	-6.2%
Feb-2022	119	-21.7%	152	-30.6%
Mar-2022	105	-28.1%	119	-34.3%
Apr-2022	97	-32.2%	118	-27.2%
May-2022	92	-34.8%	112	-35.3%
Jun-2022	95	-26.4%	120	-13.7%
Jul-2022	97	-23.6%	105	-37.1%

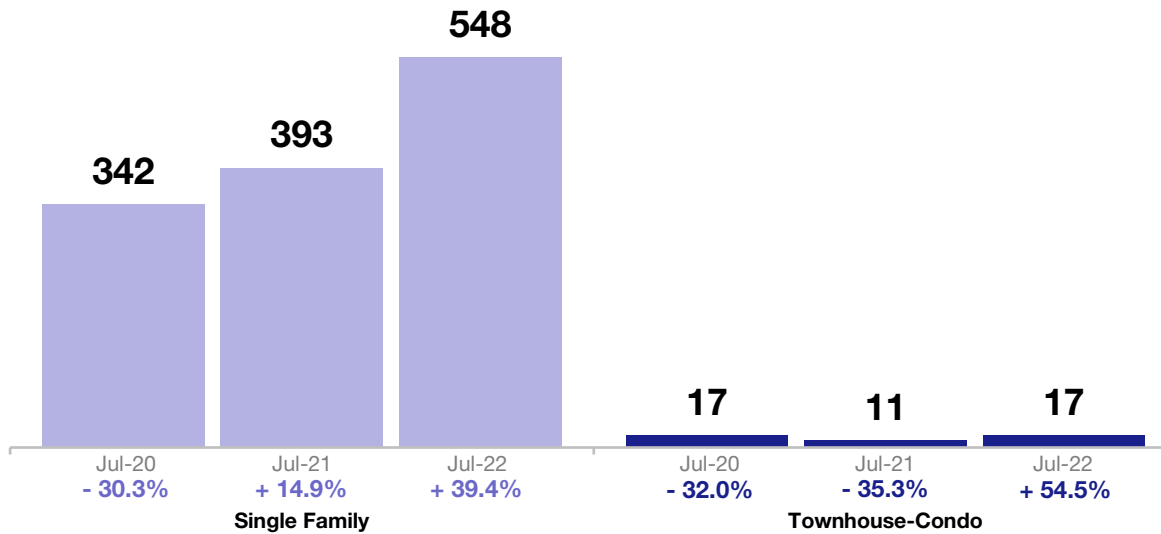
Historical Housing Affordability Index by Month



Inventory of Active Listings

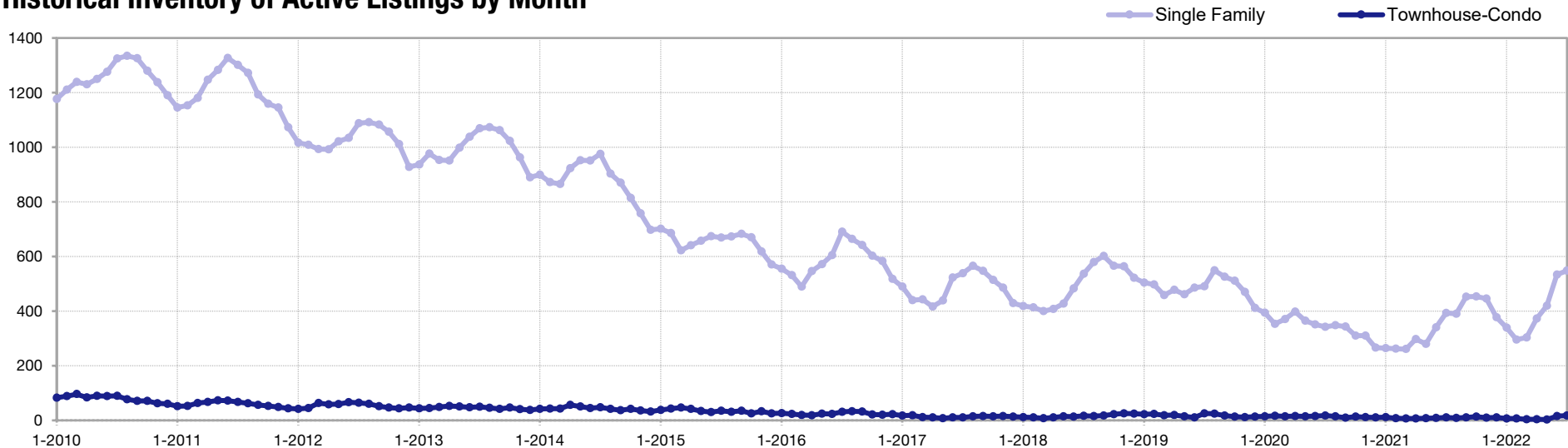


July



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	390	+12.1%	9	-35.7%
Sep-2021	453	+32.1%	11	+10.0%
Oct-2021	454	+46.5%	13	0.0%
Nov-2021	446	+43.9%	10	-16.7%
Dec-2021	377	+41.7%	11	0.0%
Jan-2022	339	+28.4%	7	-41.7%
Feb-2022	295	+12.6%	7	-12.5%
Mar-2022	303	+16.1%	4	-42.9%
Apr-2022	373	+25.6%	4	-42.9%
May-2022	419	+49.6%	3	-62.5%
Jun-2022	534	+57.1%	15	+66.7%
Jul-2022	548	+39.4%	17	+54.5%

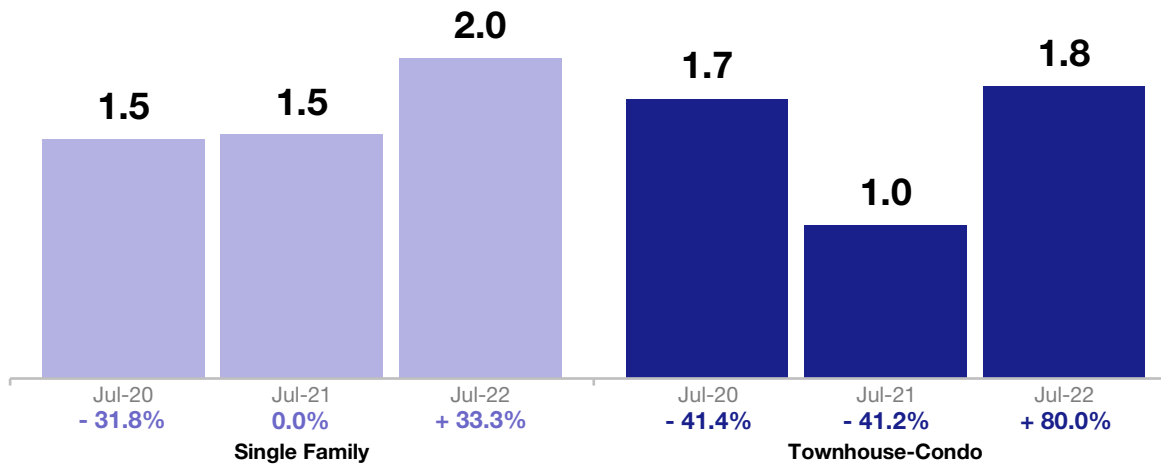
Historical Inventory of Active Listings by Month



Months Supply of Inventory

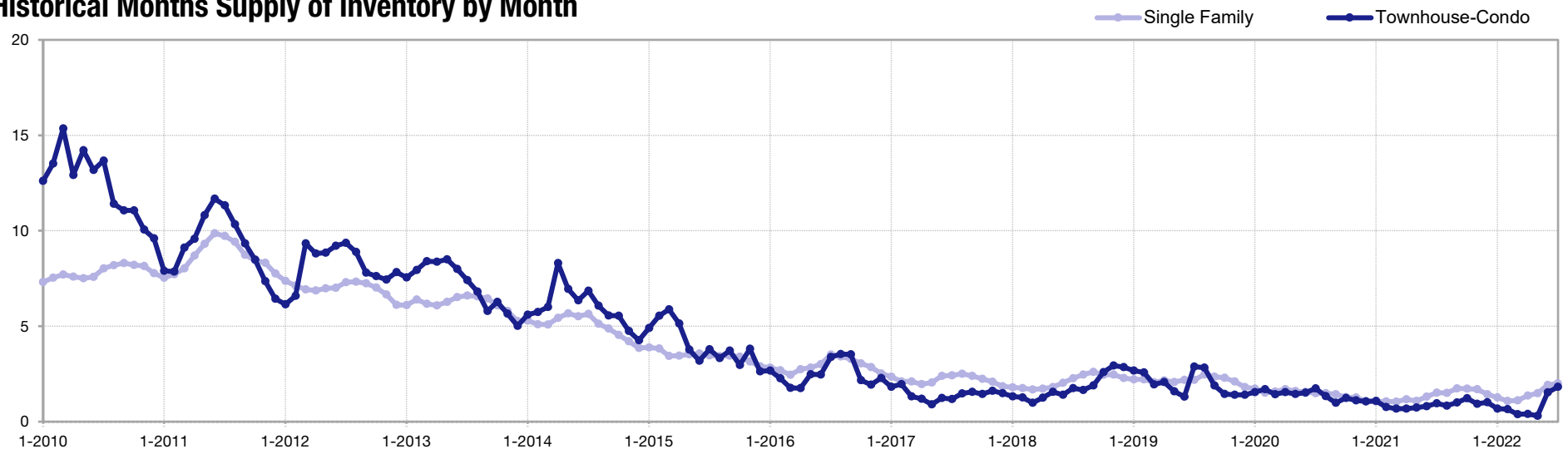


July



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Aug-2021	1.5	0.0%	0.8	-38.5%
Sep-2021	1.7	+21.4%	1.0	0.0%
Oct-2021	1.7	+30.8%	1.2	0.0%
Nov-2021	1.7	+30.8%	0.9	-18.2%
Dec-2021	1.4	+27.3%	1.0	0.0%
Jan-2022	1.3	+18.2%	0.7	-36.4%
Feb-2022	1.1	0.0%	0.7	-12.5%
Mar-2022	1.1	+10.0%	0.4	-42.9%
Apr-2022	1.4	+16.7%	0.4	-42.9%
May-2022	1.5	+36.4%	0.3	-57.1%
Jun-2022	1.9	+46.2%	1.5	+87.5%
Jul-2022	2.0	+33.3%	1.8	+80.0%

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.



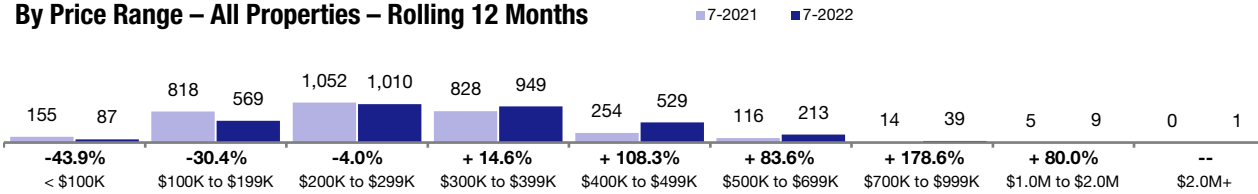
Key Metrics	Historical Sparkbars	7-2021	7-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		417	413	- 1.0%	2,288	2,615	+ 14.3%
Pending Sales		311	305	- 1.9%	1,912	2,005	+ 4.9%
Sold Listings		290	232	- 20.0%	1,796	1,900	+ 5.8%
Median Sales Price		\$299,950	\$324,393	+ 8.1%	\$270,000	\$315,000	+ 16.7%
Avg. Sales Price		\$307,900	\$337,203	+ 9.5%	\$284,569	\$323,878	+ 13.8%
Pct. of List Price Received		101.4%	99.7%	- 1.7%	101.2%	99.9%	- 1.3%
Days on Market		62	57	- 8.1%	65	62	- 4.6%
Affordability Index		130	97	- 25.4%	144	100	- 30.6%
Active Listings		404	565	+ 39.9%	--	--	--
Months Supply		1.5	2.0	+ 33.3%	--	--	--

Sold Listings

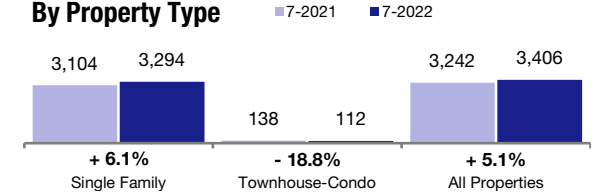
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	7-2021	7-2022	Change	7-2021	7-2022	Change
\$99,999 and Below	151	86	-43.0%	4	1	-75.0%
\$100,000 to \$199,999	775	549	-29.2%	43	20	-53.5%
\$200,000 to \$299,999	979	950	-3.0%	73	60	-17.8%
\$300,000 to \$399,999	813	925	+13.8%	15	24	+60.0%
\$400,000 to \$499,999	253	524	+107.1%	1	5	+400.0%
\$500,000 to \$699,999	116	211	+81.9%	0	2	--
\$700,000 to \$999,999	12	39	+225.0%	2	0	-100.0%
\$1,000,000 to \$1,999,999	5	9	+80.0%	0	0	--
\$2,000,000 and Above	0	1	--	0	0	--
All Price Ranges	3,104	3,294	+6.1%	138	112	-18.8%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	6-2022	7-2022	Change	6-2022	7-2022	Change
\$99,999 and Below	5	7	+40.0%	0	0	--
\$100,000 to \$199,999	53	31	-41.5%	2	0	-100.0%
\$200,000 to \$299,999	71	60	-15.5%	7	4	-42.9%
\$300,000 to \$399,999	73	70	-4.1%	0	5	--
\$400,000 to \$499,999	49	28	-42.9%	1	0	-100.0%
\$500,000 to \$699,999	23	21	-8.7%	0	0	--
\$700,000 to \$999,999	4	5	+25.0%	0	0	--
\$1,000,000 to \$1,999,999	0	1	--	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
All Price Ranges	278	223	-19.8%	10	9	-10.0%

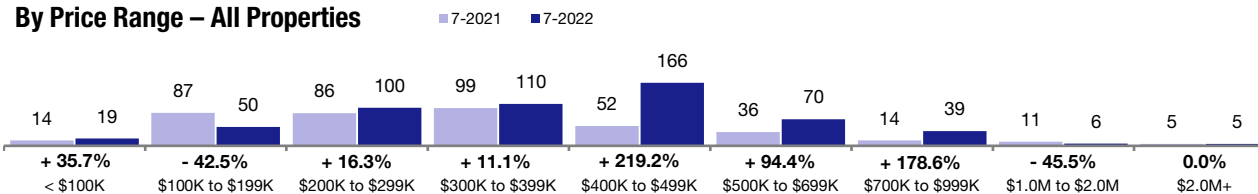
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	7-2021	7-2022	Change	7-2021	7-2022	Change
\$99,999 and Below	64	50	-21.9%	4	1	-75.0%
\$100,000 to \$199,999	397	293	-26.2%	26	11	-57.7%
\$200,000 to \$299,999	497	496	-0.2%	42	34	-19.0%
\$300,000 to \$399,999	493	522	+5.9%	7	10	+42.9%
\$400,000 to \$499,999	173	321	+85.5%	0	4	--
\$500,000 to \$699,999	83	123	+48.2%	0	2	--
\$700,000 to \$999,999	6	27	+350.0%	2	0	-100.0%
\$1,000,000 to \$1,999,999	2	5	+150.0%	0	0	--
\$2,000,000 and Above	0	1	--	0	0	--
All Price Ranges	1,715	1,838	+7.2%	81	62	-23.5%

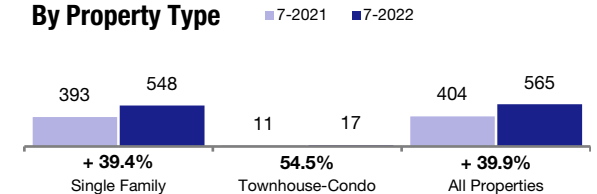
Inventory of Active Listings

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			Townhouse-Condo		
	7-2021	7-2022	Change	7-2021	7-2022	Change
\$99,999 and Below	14	19	+35.7%	0	0	--
\$100,000 to \$199,999	85	48	-43.5%	2	2	0.0%
\$200,000 to \$299,999	81	91	+12.3%	5	9	+80.0%
\$300,000 to \$399,999	98	108	+10.2%	1	2	+100.0%
\$400,000 to \$499,999	50	163	+226.0%	2	3	+50.0%
\$500,000 to \$699,999	36	69	+91.7%	0	1	--
\$700,000 to \$999,999	13	39	+200.0%	1	0	-100.0%
\$1,000,000 to \$1,999,999	11	6	-45.5%	0	0	--
\$2,000,000 and Above	5	5	0.0%	0	0	--
All Price Ranges	393	548	+39.4%	11	17	+54.5%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	6-2022	7-2022	Change	6-2022	7-2022	Change
\$99,999 and Below	18	19	+5.6%	0	0	--
\$100,000 to \$199,999	44	48	+9.1%	2	2	0.0%
\$200,000 to \$299,999	107	91	-15.0%	8	9	+12.5%
\$300,000 to \$399,999	105	108	+2.9%	2	2	0.0%
\$400,000 to \$499,999	160	163	+1.9%	2	3	+50.0%
\$500,000 to \$699,999	54	69	+27.8%	1	1	0.0%
\$700,000 to \$999,999	35	39	+11.4%	0	0	--
\$1,000,000 to \$1,999,999	6	6	0.0%	0	0	--
\$2,000,000 and Above	5	5	0.0%	0	0	--
All Price Ranges	534	548	+2.6%	15	17	+13.3%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	7-2021	7-2022	Change	7-2021	7-2022	Change
\$99,999 and Below	18	19	+5.6%	0	0	--
\$100,000 to \$199,999	44	48	+9.1%	2	2	0.0%
\$200,000 to \$299,999	107	91	-15.0%	8	9	+12.5%
\$300,000 to \$399,999	105	108	+2.9%	2	2	0.0%
\$400,000 to \$499,999	160	163	+1.9%	2	3	+50.0%
\$500,000 to \$699,999	54	69	+27.8%	1	1	0.0%
\$700,000 to \$999,999	35	39	+11.4%	0	0	--
\$1,000,000 to \$1,999,999	6	6	0.0%	0	0	--
\$2,000,000 and Above	5	5	0.0%	0	0	--
All Price Ranges	534	548	+2.6%	15	17	+13.3%

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®



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.