

Local Market Update for January 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Pueblo County

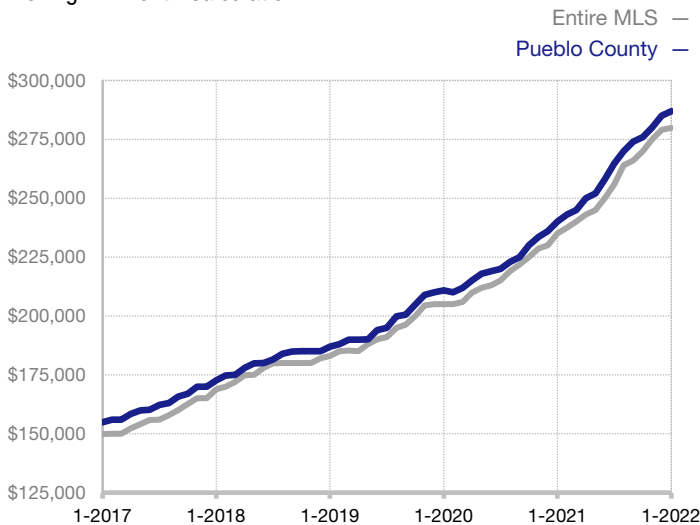
Single Family Key Metrics	January			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 01-2021	Thru 01-2022	Percent Change from Previous Year
New Listings	270	287	+ 6.3%	270	287	+ 6.3%
Sold Listings	185	206	+ 11.4%	185	206	+ 11.4%
Median Sales Price*	\$251,000	\$295,000	+ 17.5%	\$251,000	\$295,000	+ 17.5%
Average Sales Price*	\$264,033	\$305,764	+ 15.8%	\$264,033	\$305,764	+ 15.8%
Percent of List Price Received*	99.1%	99.1%	0.0%	99.1%	99.1%	0.0%
Days on Market Until Sale	70	68	- 2.9%	70	68	- 2.9%
Inventory of Homes for Sale	258	239	- 7.4%	--	--	--
Months Supply of Inventory	1.0	0.9	- 10.0%	--	--	--

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

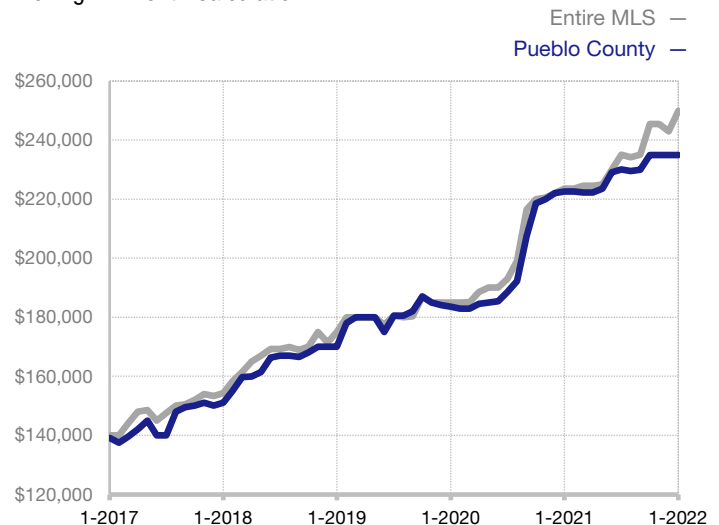
Townhouse/Condo Key Metrics	January			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 01-2021	Thru 01-2022	Percent Change from Previous Year
New Listings	14	8	- 42.9%	14	8	- 42.9%
Sold Listings	10	4	- 60.0%	10	4	- 60.0%
Median Sales Price*	\$230,250	\$208,000	- 9.7%	\$230,250	\$208,000	- 9.7%
Average Sales Price*	\$202,501	\$187,125	- 7.6%	\$202,501	\$187,125	- 7.6%
Percent of List Price Received*	99.3%	101.5%	+ 2.2%	99.3%	101.5%	+ 2.2%
Days on Market Until Sale	74	35	- 52.7%	74	35	- 52.7%
Inventory of Homes for Sale	12	4	- 66.7%	--	--	--
Months Supply of Inventory	1.1	0.4	- 63.6%	--	--	--

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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

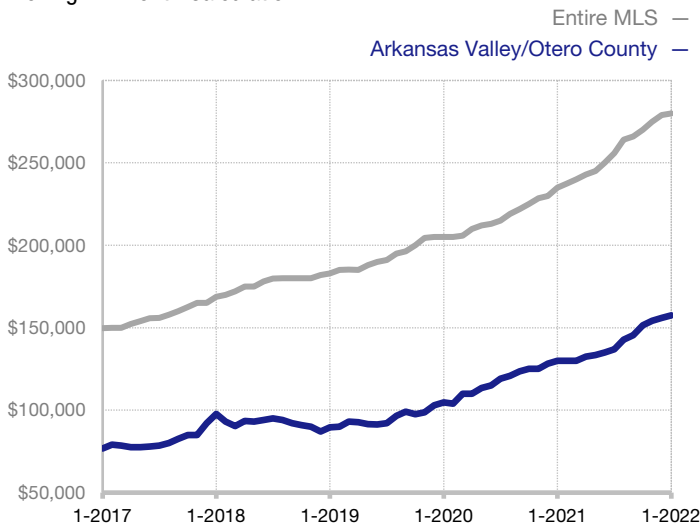
Single Family	January			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 01-2021	Thru 01-2022	Percent Change from Previous Year
Key Metrics						
New Listings	33	31	- 6.1%	33	31	- 6.1%
Sold Listings	28	20	- 28.6%	28	20	- 28.6%
Median Sales Price*	\$149,500	\$170,000	+ 13.7%	\$149,500	\$170,000	+ 13.7%
Average Sales Price*	\$150,361	\$162,645	+ 8.2%	\$150,361	\$162,645	+ 8.2%
Percent of List Price Received*	99.0%	94.2%	- 4.8%	99.0%	94.2%	- 4.8%
Days on Market Until Sale	100	83	- 17.0%	100	83	- 17.0%
Inventory of Homes for Sale	75	74	- 1.3%	--	--	--
Months Supply of Inventory	2.5	2.3	- 8.0%	--	--	--

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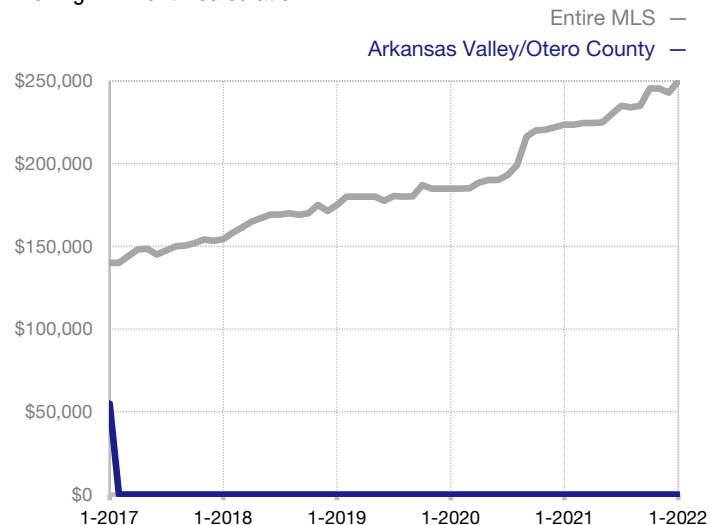
Townhouse/Condo	January			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 01-2021	Thru 01-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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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Median Sales Price – Single Family
Rolling 12-Month Calculation



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Fowler

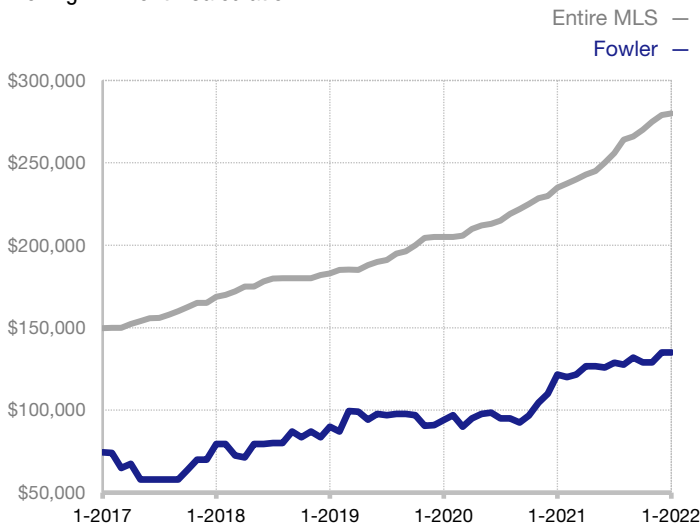
Single Family	January			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 01-2021	Thru 01-2022	Percent Change from Previous Year
Key Metrics						
New Listings	5	1	- 80.0%	5	1	- 80.0%
Sold Listings	5	3	- 40.0%	5	3	- 40.0%
Median Sales Price*	\$155,000	\$170,000	+ 9.7%	\$155,000	\$170,000	+ 9.7%
Average Sales Price*	\$173,310	\$173,500	+ 0.1%	\$173,310	\$173,500	+ 0.1%
Percent of List Price Received*	97.7%	100.0%	+ 2.4%	97.7%	100.0%	+ 2.4%
Days on Market Until Sale	84	78	- 7.1%	84	78	- 7.1%
Inventory of Homes for Sale	4	4	0.0%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--

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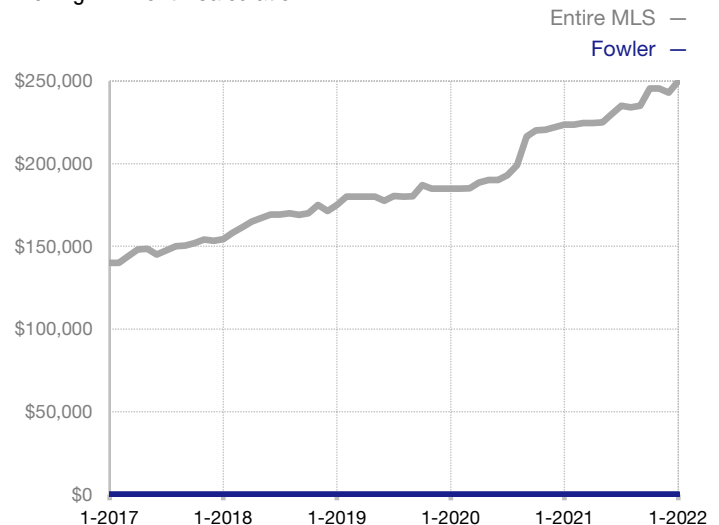
Townhouse/Condo	January			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 01-2021	Thru 01-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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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Median Sales Price – Single Family
Rolling 12-Month Calculation



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Huerfano County

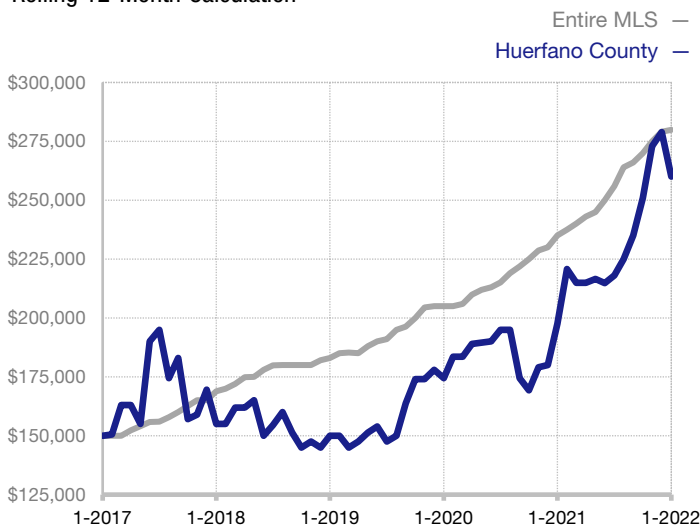
Key Metrics	January			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 01-2021	Thru 01-2022	Percent Change from Previous Year
New Listings	7	6	- 14.3%	7	6	- 14.3%
Sold Listings	8	4	- 50.0%	8	4	- 50.0%
Median Sales Price*	\$279,450	\$158,500	- 43.3%	\$279,450	\$158,500	- 43.3%
Average Sales Price*	\$284,488	\$169,250	- 40.5%	\$284,488	\$169,250	- 40.5%
Percent of List Price Received*	96.1%	99.4%	+ 3.4%	96.1%	99.4%	+ 3.4%
Days on Market Until Sale	197	81	- 58.9%	197	81	- 58.9%
Inventory of Homes for Sale	40	29	- 27.5%	--	--	--
Months Supply of Inventory	5.0	2.7	- 46.0%	--	--	--

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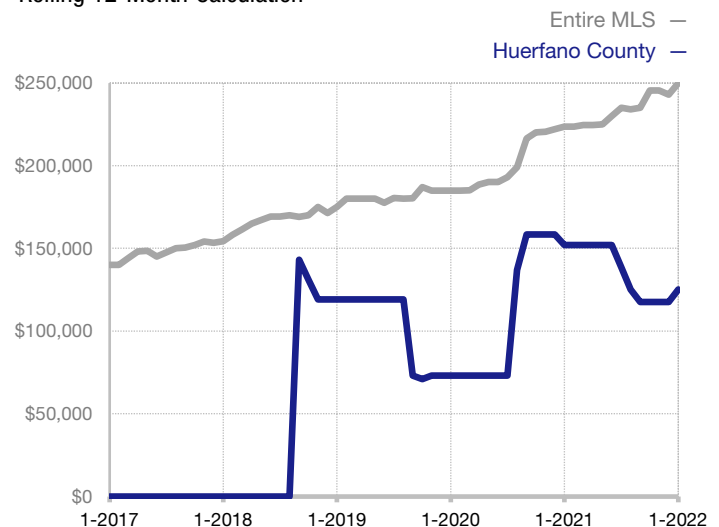
Key Metrics	January			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 01-2021	Thru 01-2022	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$110,000	\$0	- 100.0%	\$110,000	\$0	- 100.0%
Average Sales Price*	\$110,000	\$0	- 100.0%	\$110,000	\$0	- 100.0%
Percent of List Price Received*	88.0%	0.0%	- 100.0%	88.0%	0.0%	- 100.0%
Days on Market Until Sale	31	0	- 100.0%	31	0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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La Junta

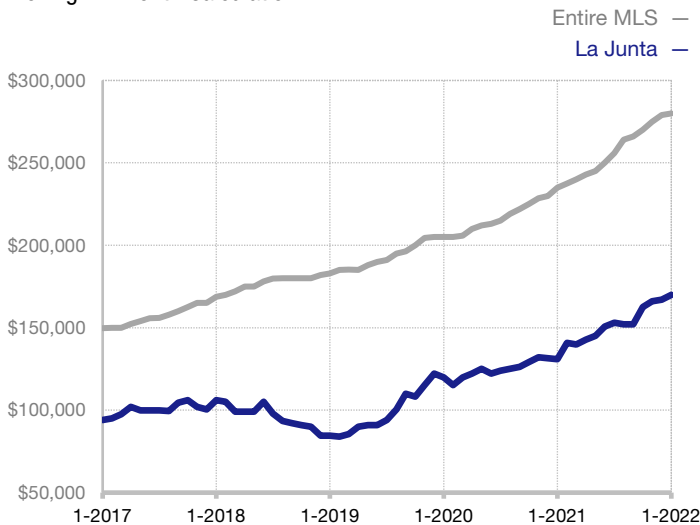
Single Family Key Metrics	January			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 01-2021	Thru 01-2022	Percent Change from Previous Year
New Listings	7	5	- 28.6%	7	5	- 28.6%
Sold Listings	7	7	0.0%	7	7	0.0%
Median Sales Price*	\$130,000	\$170,000	+ 30.8%	\$130,000	\$170,000	+ 30.8%
Average Sales Price*	\$136,500	\$168,929	+ 23.8%	\$136,500	\$168,929	+ 23.8%
Percent of List Price Received*	98.4%	91.3%	- 7.2%	98.4%	91.3%	- 7.2%
Days on Market Until Sale	100	126	+ 26.0%	100	126	+ 26.0%
Inventory of Homes for Sale	12	13	+ 8.3%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--

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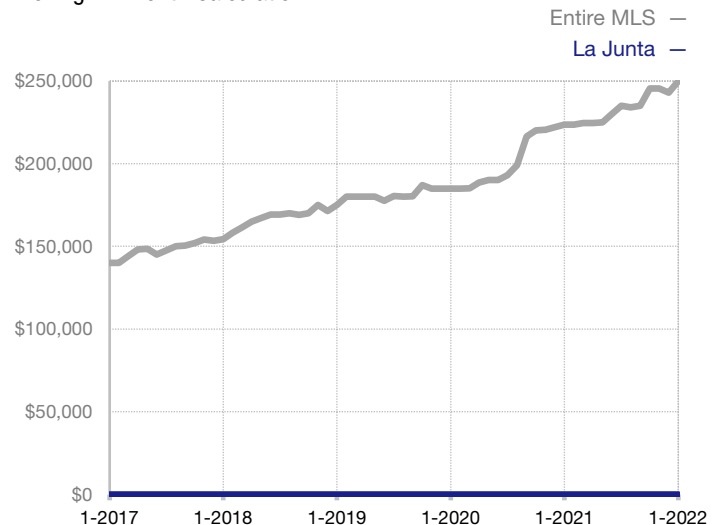
Townhouse/Condo Key Metrics	January			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 01-2021	Thru 01-2022	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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

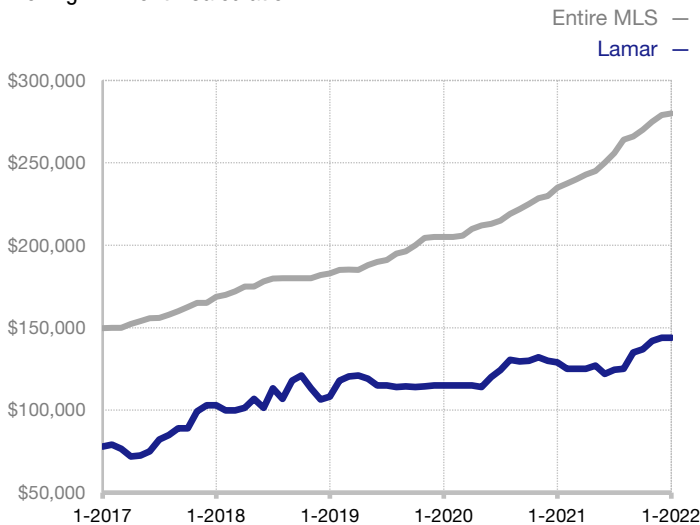
Single Family	January			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 01-2021	Thru 01-2022	Percent Change from Previous Year
Key Metrics						
New Listings	7	10	+ 42.9%	7	10	+ 42.9%
Sold Listings	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$147,503	\$0	- 100.0%	\$147,503	\$0	- 100.0%
Average Sales Price*	\$147,503	\$0	- 100.0%	\$147,503	\$0	- 100.0%
Percent of List Price Received*	105.4%	0.0%	- 100.0%	105.4%	0.0%	- 100.0%
Days on Market Until Sale	32	0	- 100.0%	32	0	- 100.0%
Inventory of Homes for Sale	8	13	+ 62.5%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--

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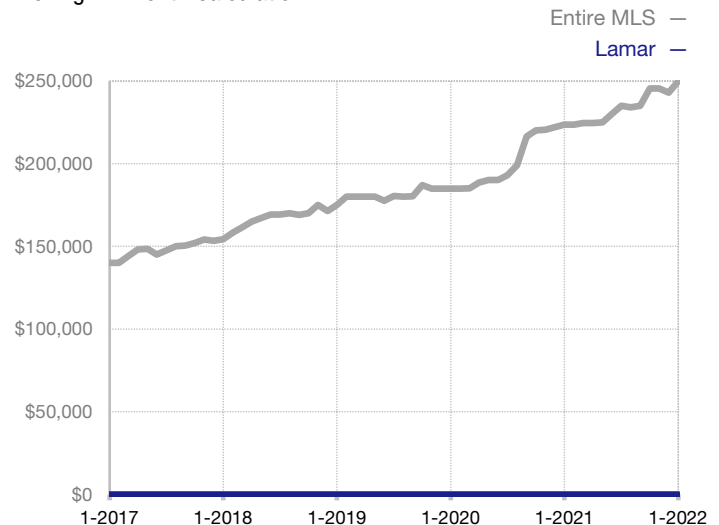
Townhouse/Condo	January			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 01-2021	Thru 01-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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

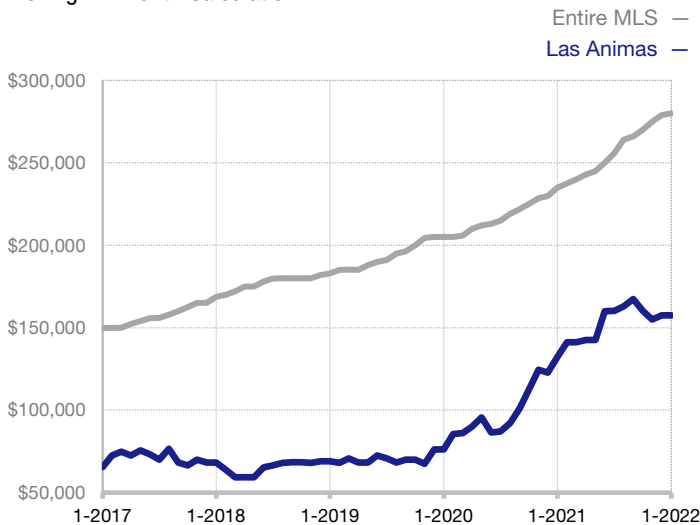
Single Family	January			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 01-2021	Thru 01-2022	Percent Change from Previous Year
Key Metrics						
New Listings	5	1	- 80.0%	5	1	- 80.0%
Sold Listings	2	2	0.0%	2	2	0.0%
Median Sales Price*	\$110,000	\$111,500	+ 1.4%	\$110,000	\$111,500	+ 1.4%
Average Sales Price*	\$110,000	\$111,500	+ 1.4%	\$110,000	\$111,500	+ 1.4%
Percent of List Price Received*	98.7%	73.9%	- 25.1%	98.7%	73.9%	- 25.1%
Days on Market Until Sale	57	45	- 21.1%	57	45	- 21.1%
Inventory of Homes for Sale	4	7	+ 75.0%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--

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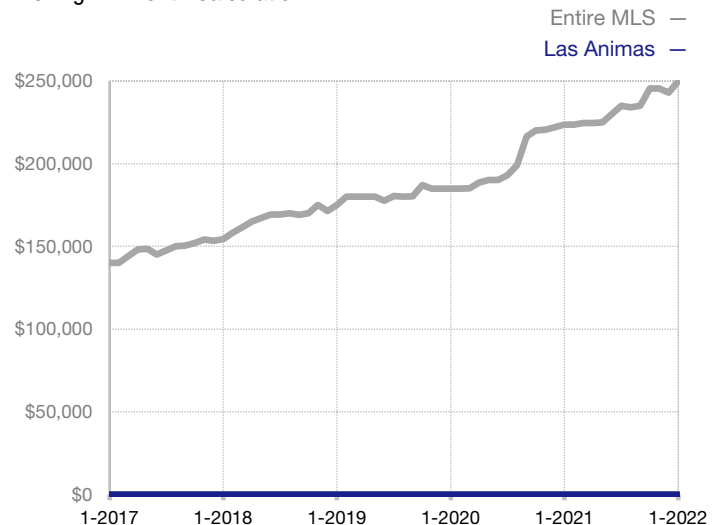
Townhouse/Condo	January			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 01-2021	Thru 01-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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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Median Sales Price – Single Family
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Manzanola

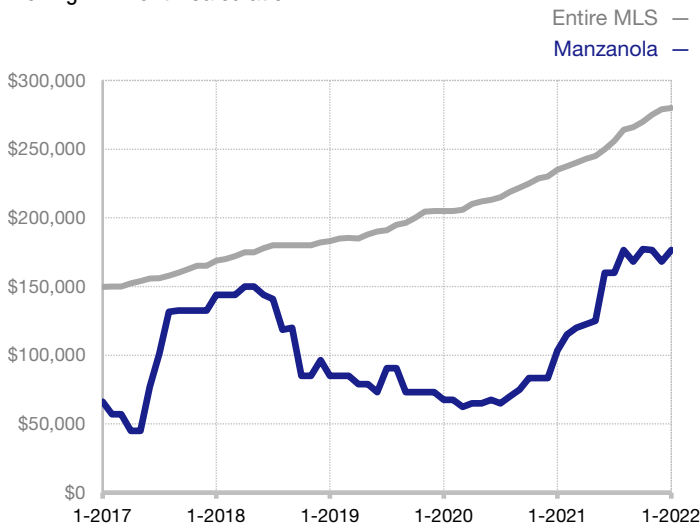
Single Family	January			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 01-2021	Thru 01-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$160,000	\$0	- 100.0%	\$160,000	\$0	- 100.0%
Average Sales Price*	\$160,000	\$0	- 100.0%	\$160,000	\$0	- 100.0%
Percent of List Price Received*	84.2%	0.0%	- 100.0%	84.2%	0.0%	- 100.0%
Days on Market Until Sale	92	0	- 100.0%	92	0	- 100.0%
Inventory of Homes for Sale	2	1	- 50.0%	--	--	--
Months Supply of Inventory	1.7	0.8	- 52.9%	--	--	--

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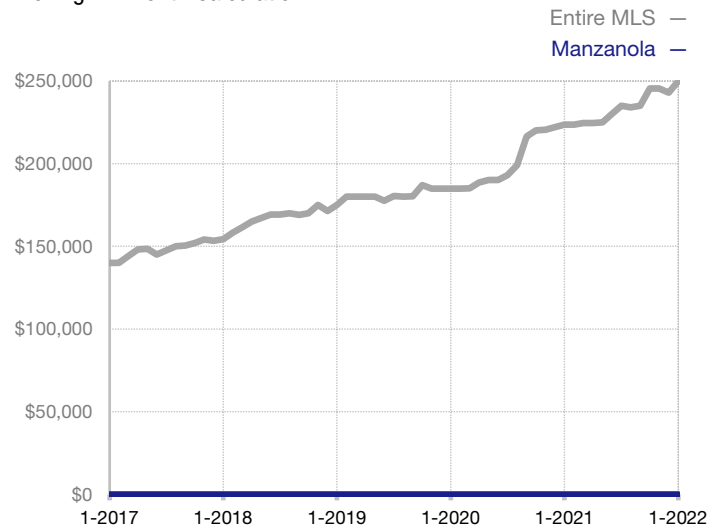
Townhouse/Condo	January			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 01-2021	Thru 01-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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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Rocky Ford

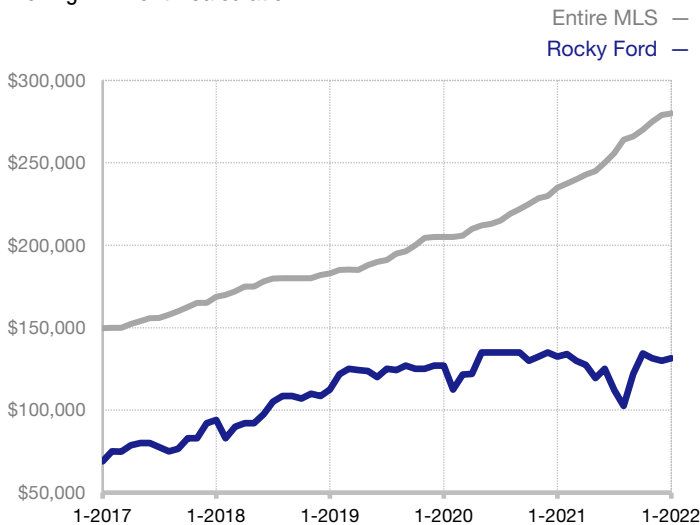
Single Family Key Metrics	January			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 01-2021	Thru 01-2022	Percent Change from Previous Year
New Listings	4	2	- 50.0%	4	2	- 50.0%
Sold Listings	5	1	- 80.0%	5	1	- 80.0%
Median Sales Price*	\$90,400	\$236,500	+ 161.6%	\$90,400	\$236,500	+ 161.6%
Average Sales Price*	\$124,320	\$236,500	+ 90.2%	\$124,320	\$236,500	+ 90.2%
Percent of List Price Received*	101.5%	102.8%	+ 1.3%	101.5%	102.8%	+ 1.3%
Days on Market Until Sale	84	51	- 39.3%	84	51	- 39.3%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	3.4	1.6	- 52.9%	--	--	--

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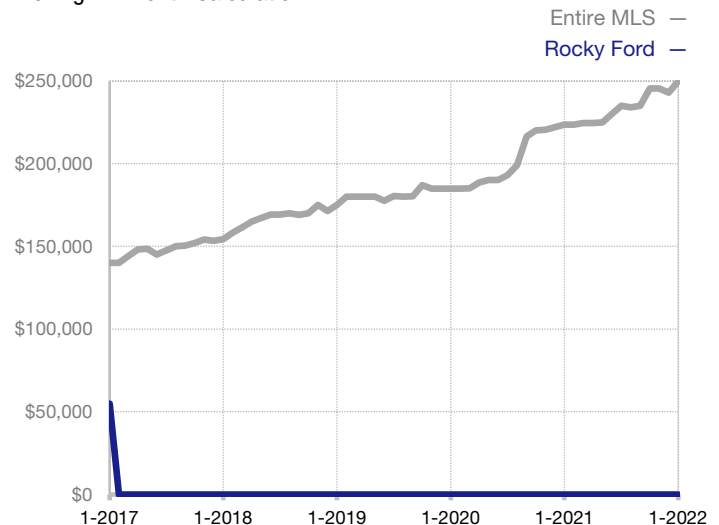
Townhouse/Condo Key Metrics	January			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 01-2021	Thru 01-2022	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent 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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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Monthly Indicators



January 2022

Percent changes calculated using year-over-year comparisons.

New Listings were up 8.1 percent for single family homes but decreased 42.9 percent for townhouse-condo properties. Pending Sales increased 25.3 percent for single family homes but decreased 16.7 percent for townhouse-condo properties.

The Median Sales Price was up 17.5 percent to \$295,000 for single family homes but decreased 7.3 percent to \$208,000 for townhouse-condo properties. Days on Market decreased 1.4 percent for single family homes and 50.0 percent for townhouse-condo properties.

For many buyers, 2022 marks a new opportunity to make their home purchase dreams a reality. But it won't be without its challenges. Inventory of existing homes was at 910,000 at the start of the new year, the lowest level recorded since 1999, according to the National Association of REALTORS®, and competition remains fierce. Affordability continues to decline, as inflation, soaring sales prices, and surging mortgage interest rates reduce purchasing power. The sudden increase in rates and home prices means buyers are paying significantly more per month compared to this time last year, which may cause sales to slow as more buyers become priced out of the market.

Activity Snapshot

+ 8.7%	+ 16.2%	- 5.5%
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	1-2021	1-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		271	293	+ 8.1%	271	293	+ 8.1%
Pending Sales		241	302	+ 25.3%	241	302	+ 25.3%
Sold Listings		185	209	+ 13.0%	185	209	+ 13.0%
Median Sales Price		\$251,000	\$295,000	+ 17.5%	\$251,000	\$295,000	+ 17.5%
Avg. Sales Price		\$262,111	\$305,509	+ 16.6%	\$262,111	\$305,509	+ 16.6%
Pct. of List Price Received		99.1%	99.2%	+ 0.1%	99.1%	99.2%	+ 0.1%
Days on Market		69	68	- 1.4%	69	68	- 1.4%
Affordability Index		159	124	- 22.0%	159	124	- 22.0%
Active Listings		262	255	- 2.7%	--	--	--
Months Supply		1.1	1.0	- 9.1%	--	--	--

Townhouse-Condo Market Overview

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

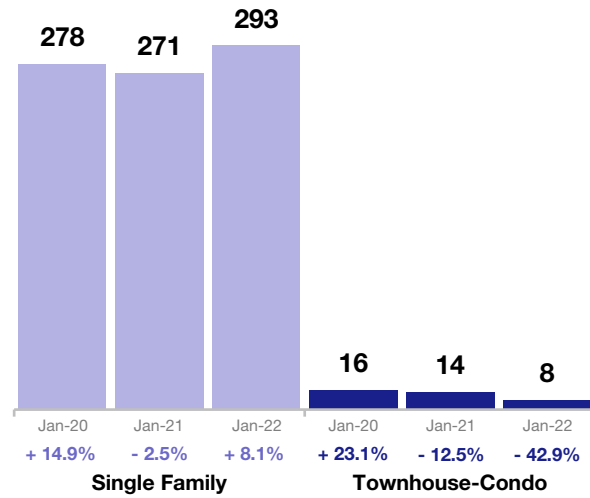


Key Metrics	Historical Sparkbars	1-2021	1-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		14	8	- 42.9%	14	8	- 42.9%
Pending Sales		12	10	- 16.7%	12	10	- 16.7%
Sold Listings		11	4	- 63.6%	11	4	- 63.6%
Median Sales Price		\$224,500	\$208,000	- 7.3%	\$224,500	\$208,000	- 7.3%
Avg. Sales Price		\$194,092	\$187,125	- 3.6%	\$194,092	\$187,125	- 3.6%
Pct. of List Price Received		98.3%	101.5%	+ 3.3%	98.3%	101.5%	+ 3.3%
Days on Market		70	35	- 50.0%	70	35	- 50.0%
Affordability Index		177	176	- 0.6%	177	176	- 0.6%
Active Listings		12	4	- 66.7%	--	--	--
Months Supply		1.1	0.4	- 63.6%	--	--	--

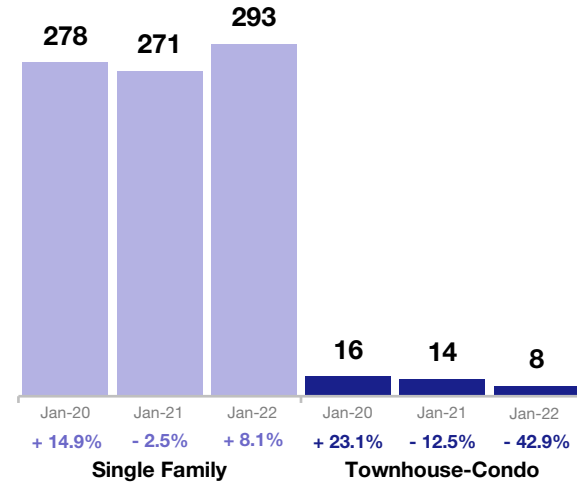
New Listings



January

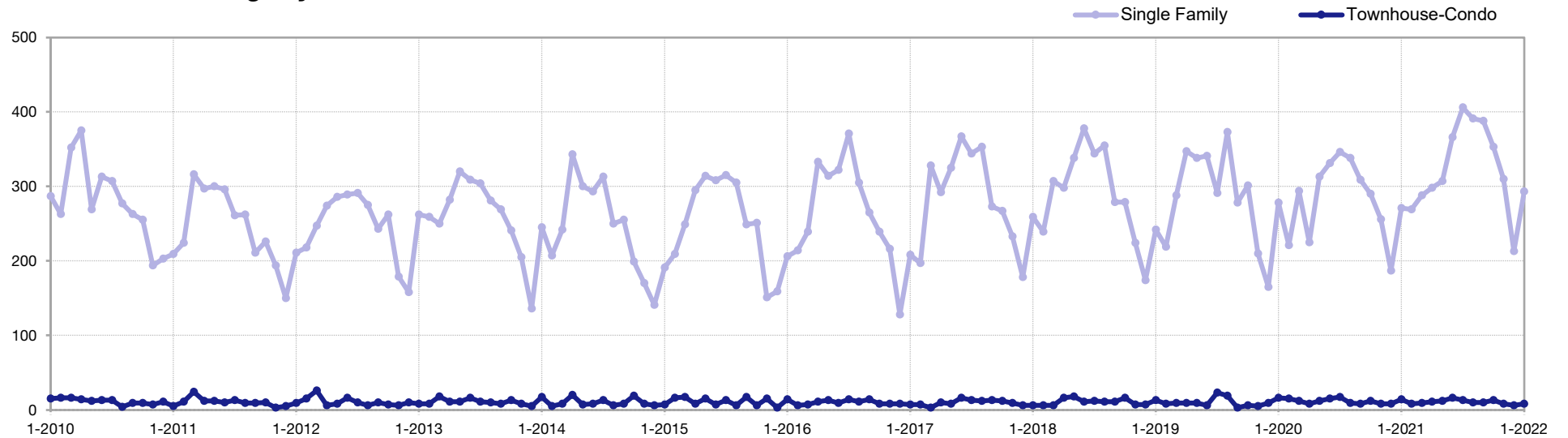


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2021	269	+21.7%	8	-46.7%
Mar-2021	288	-2.0%	9	-25.0%
Apr-2021	298	+32.4%	11	+37.5%
May-2021	307	-1.9%	12	0.0%
Jun-2021	366	+10.6%	16	+6.7%
Jul-2021	406	+17.3%	13	-23.5%
Aug-2021	391	+15.7%	10	+11.1%
Sep-2021	388	+25.6%	10	+25.0%
Oct-2021	353	+21.7%	13	+8.3%
Nov-2021	310	+21.1%	8	0.0%
Dec-2021	213	+13.9%	6	-25.0%
Jan-2022	293	+8.1%	8	-42.9%

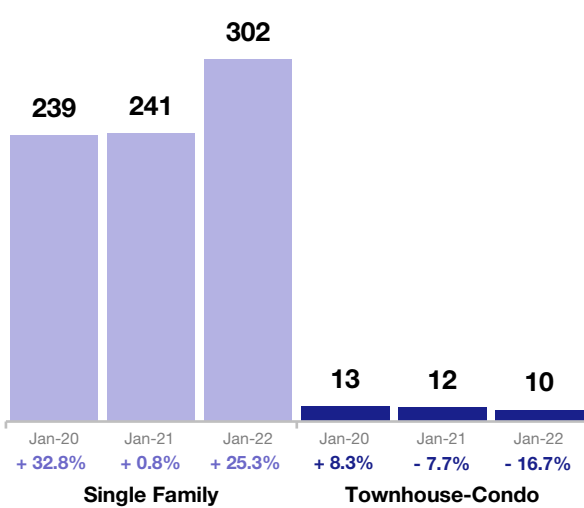
Historical New Listings by Month



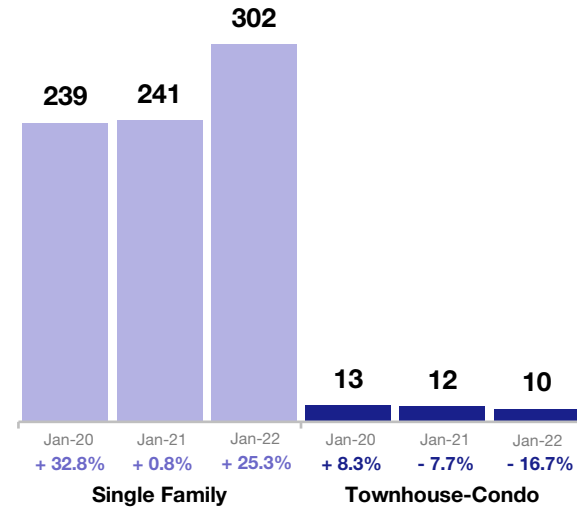
Pending Sales



January

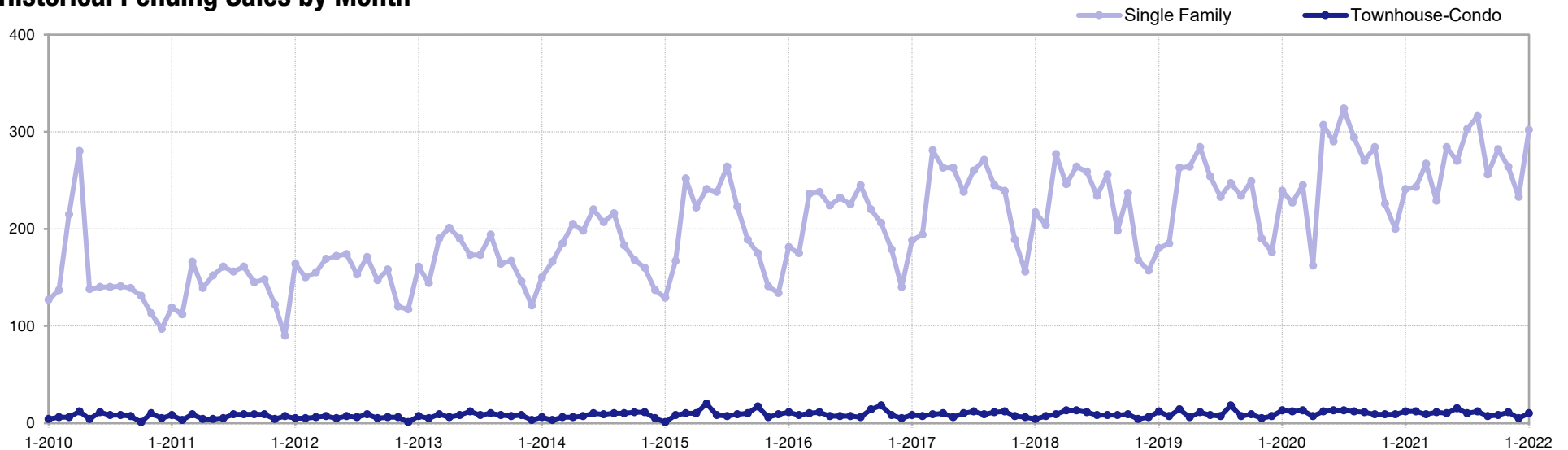


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2021	243	+7.0%	12	0.0%
Mar-2021	267	+9.0%	9	-30.8%
Apr-2021	229	+41.4%	11	+57.1%
May-2021	284	-7.5%	10	-16.7%
Jun-2021	270	-6.9%	15	+15.4%
Jul-2021	303	-6.5%	10	-23.1%
Aug-2021	316	+7.5%	12	0.0%
Sep-2021	256	-5.2%	7	-36.4%
Oct-2021	282	-0.7%	8	-11.1%
Nov-2021	264	+16.8%	11	+22.2%
Dec-2021	233	+16.5%	5	-44.4%
Jan-2022	302	+25.3%	10	-16.7%

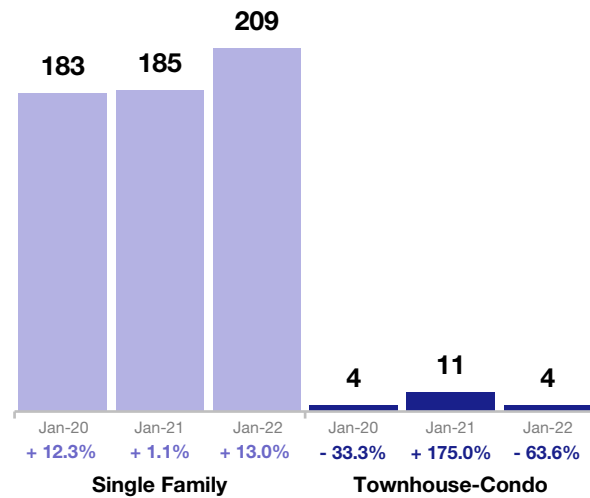
Historical Pending Sales by Month



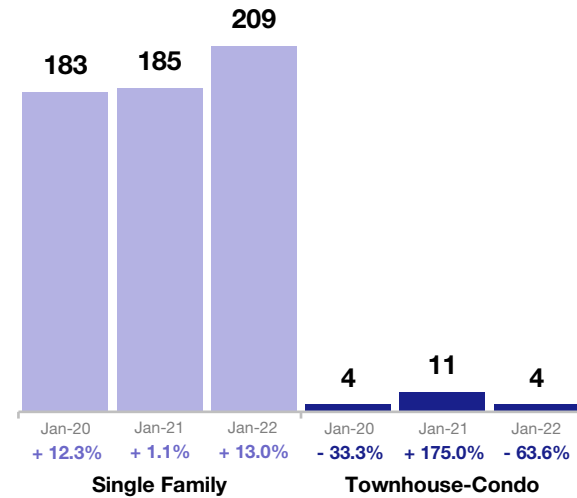
Sold Listings



January

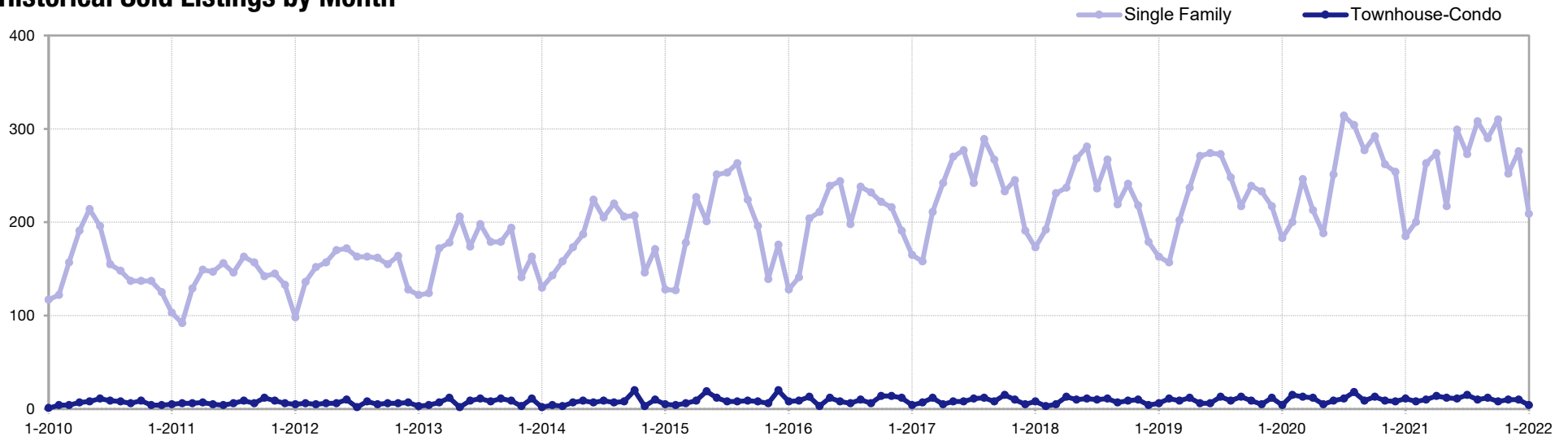


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2021	200	0.0%	8	-46.7%
Mar-2021	263	+6.9%	10	-23.1%
Apr-2021	274	+28.6%	14	+16.7%
May-2021	217	+15.4%	12	+140.0%
Jun-2021	299	+19.1%	11	+22.2%
Jul-2021	273	-13.1%	15	+36.4%
Aug-2021	308	+1.3%	10	-44.4%
Sep-2021	290	+4.7%	12	+33.3%
Oct-2021	310	+6.2%	8	-38.5%
Nov-2021	252	-3.8%	10	+11.1%
Dec-2021	276	+8.7%	10	+25.0%
Jan-2022	209	+13.0%	4	-63.6%

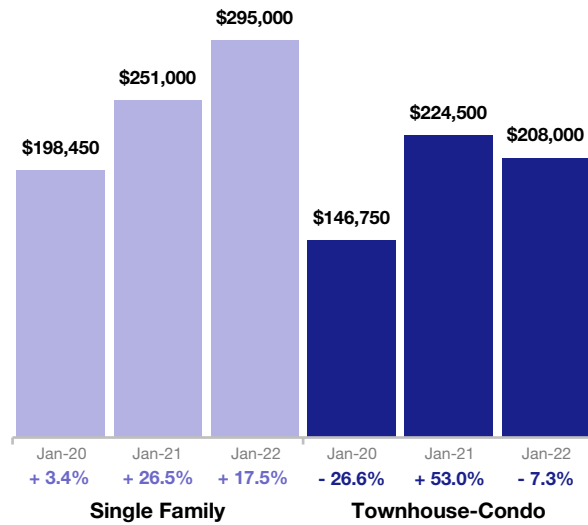
Historical Sold Listings by Month



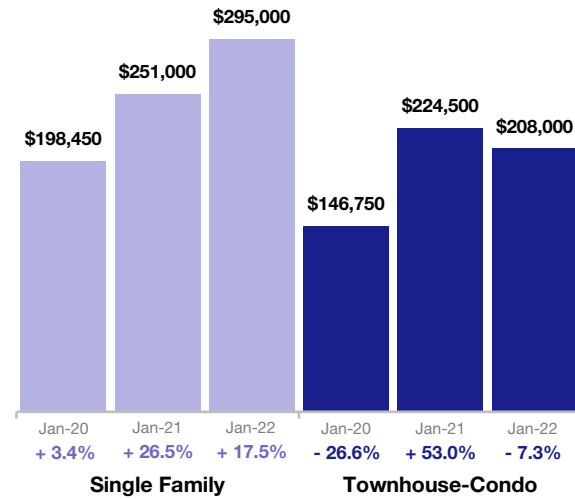
Median Sales Price



January

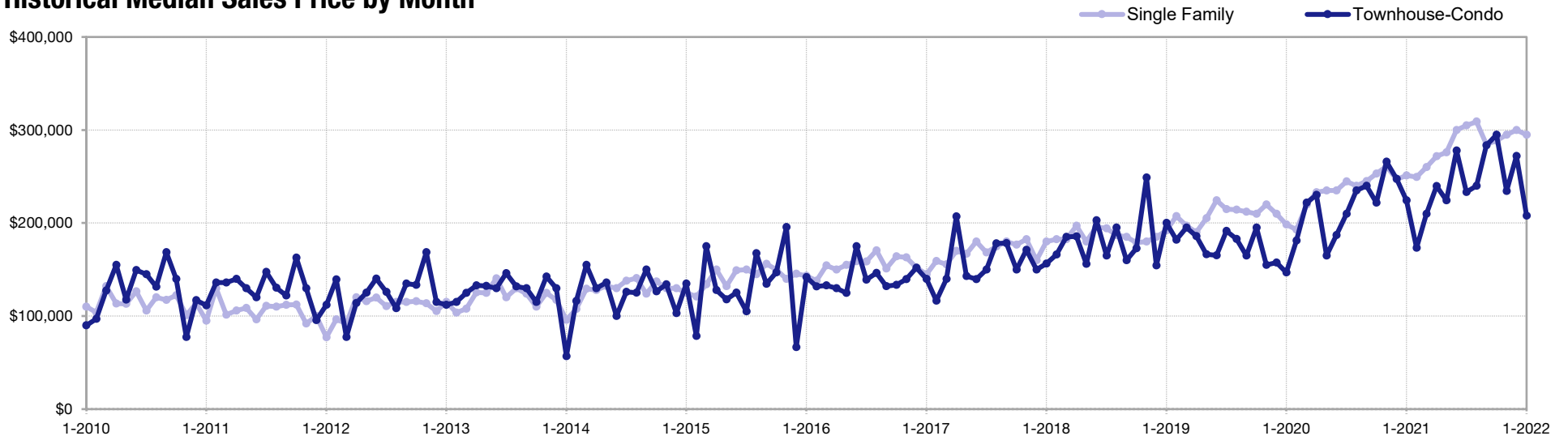


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2021	\$249,510	+29.3%	\$173,450	-4.2%
Mar-2021	\$260,000	+18.3%	\$209,950	-5.4%
Apr-2021	\$271,890	+16.7%	\$239,750	+4.1%
May-2021	\$276,000	+17.4%	\$224,500	+36.1%
Jun-2021	\$300,000	+27.7%	\$278,000	+48.7%
Jul-2021	\$305,000	+24.6%	\$233,200	+11.0%
Aug-2021	\$309,000	+28.8%	\$240,000	+2.1%
Sep-2021	\$284,450	+16.1%	\$283,450	+18.2%
Oct-2021	\$288,500	+14.0%	\$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	\$295,000	+17.5%	\$208,000	-7.3%

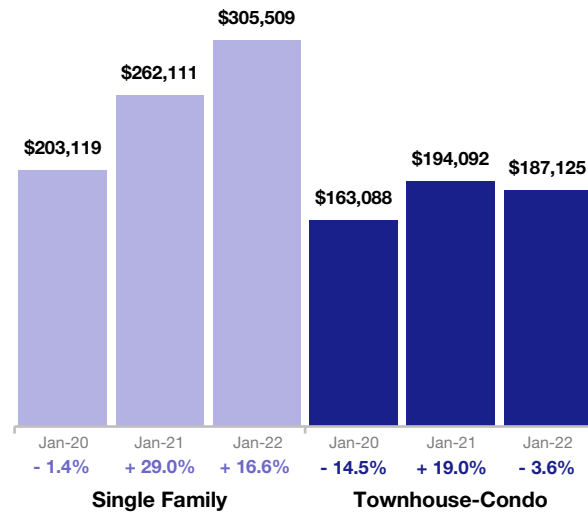
Historical Median Sales Price by Month



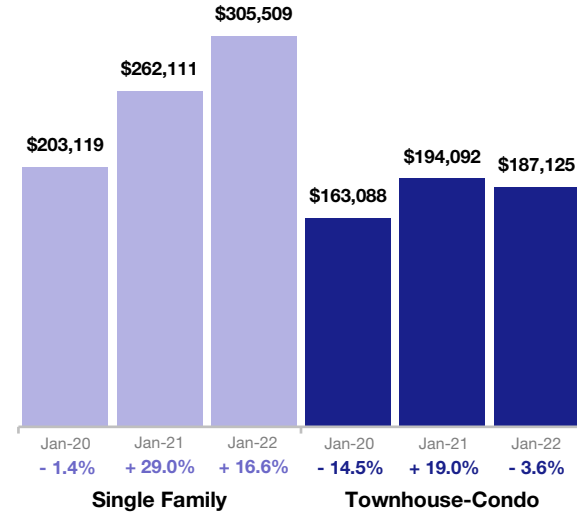
Average Sales Price



January

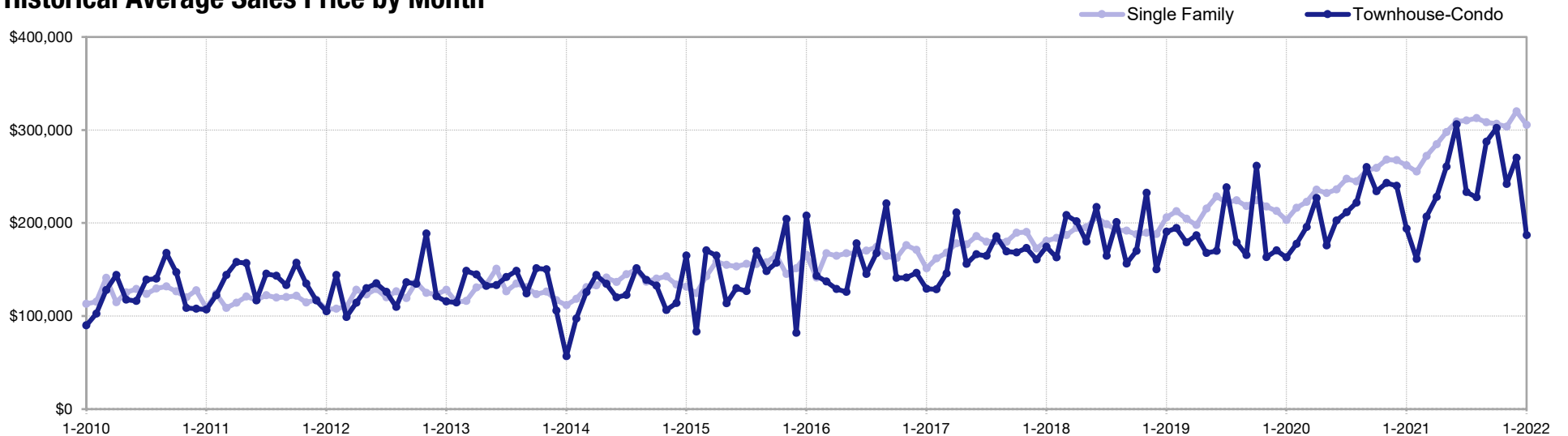


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2021	\$255,267	+18.0%	\$161,463	-9.0%
Mar-2021	\$272,108	+22.2%	\$206,815	+5.7%
Apr-2021	\$284,552	+20.6%	\$227,939	+0.4%
May-2021	\$297,680	+28.2%	\$260,574	+48.1%
Jun-2021	\$309,050	+30.9%	\$306,038	+51.0%
Jul-2021	\$310,273	+25.4%	\$233,429	+10.3%
Aug-2021	\$312,824	+27.8%	\$227,765	+2.6%
Sep-2021	\$308,386	+20.3%	\$287,399	+10.6%
Oct-2021	\$306,613	+18.2%	\$302,188	+29.0%
Nov-2021	\$303,531	+13.2%	\$241,880	-0.5%
Dec-2021	\$320,111	+19.7%	\$270,020	+12.5%
Jan-2022	\$305,509	+16.6%	\$187,125	-3.6%

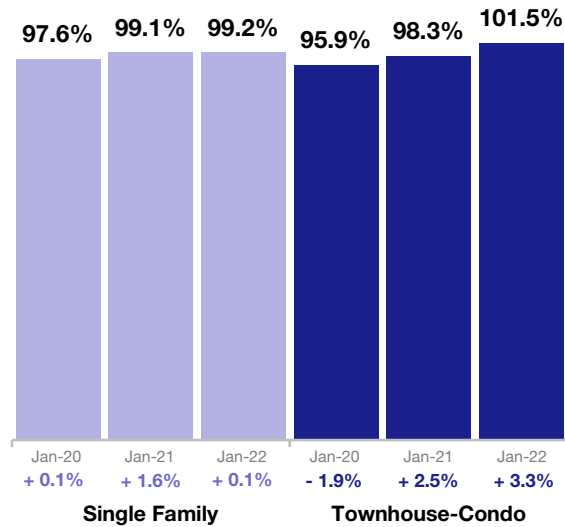
Historical Average Sales Price by Month



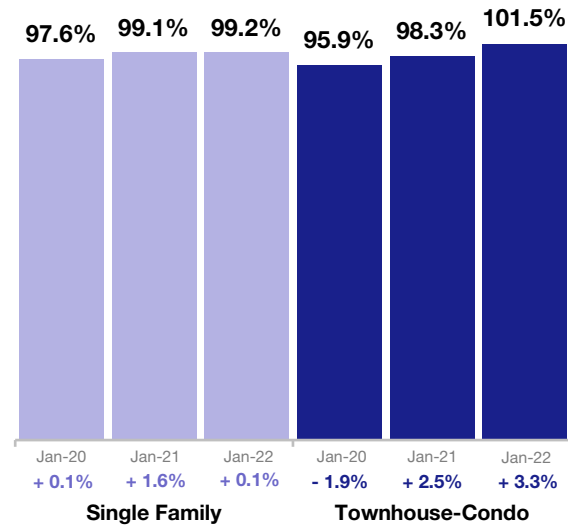
Percent of List Price Received



January

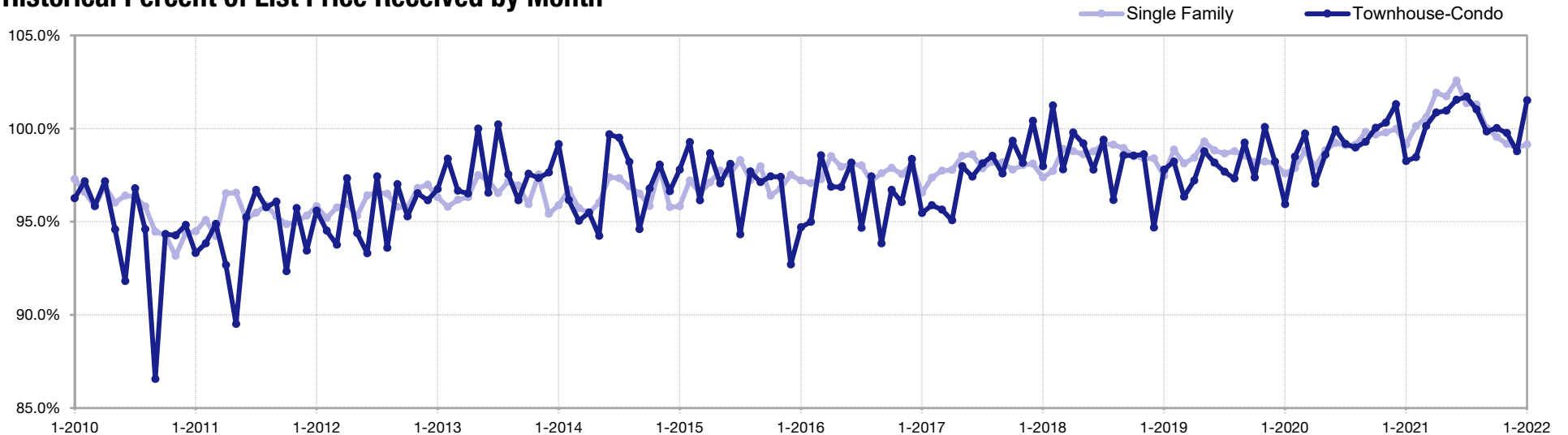


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2021	100.1%	+2.2%	98.5%	0.0%
Mar-2021	100.6%	+1.8%	100.1%	+0.4%
Apr-2021	101.9%	+4.0%	100.9%	+4.0%
May-2021	101.7%	+2.9%	101.0%	+2.4%
Jun-2021	102.6%	+3.4%	101.5%	+1.6%
Jul-2021	101.4%	+2.3%	101.7%	+2.5%
Aug-2021	101.3%	+2.2%	101.0%	+2.0%
Sep-2021	100.0%	+0.2%	99.8%	+0.5%
Oct-2021	99.5%	-0.2%	100.0%	0.0%
Nov-2021	99.2%	-0.6%	99.8%	-0.5%
Dec-2021	99.0%	-1.0%	98.8%	-2.5%
Jan-2022	99.2%	+0.1%	101.5%	+3.3%

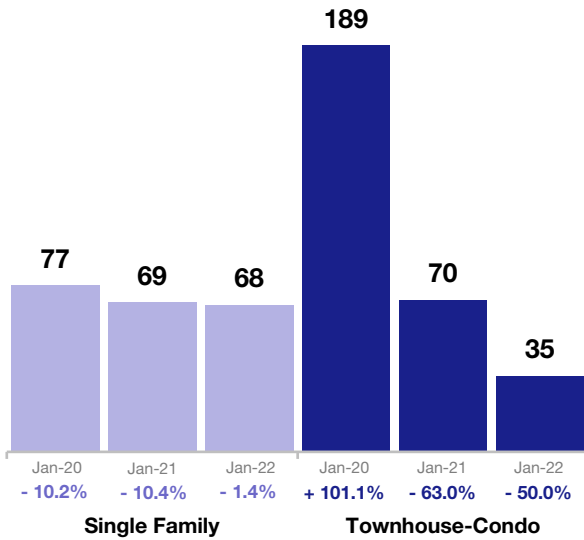
Historical Percent of List Price Received by Month



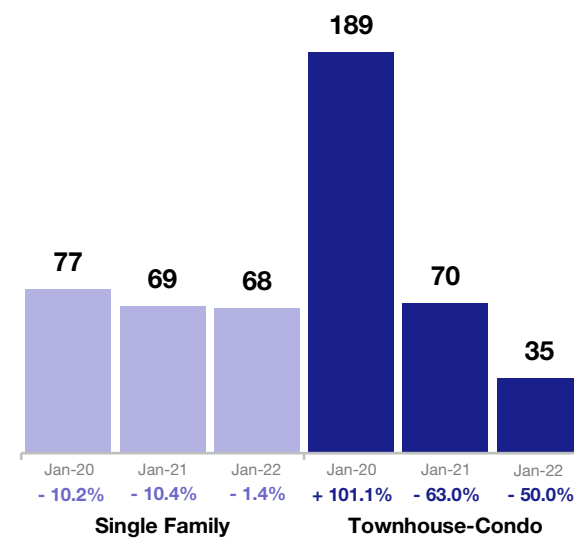
Days on Market Until Sale



January

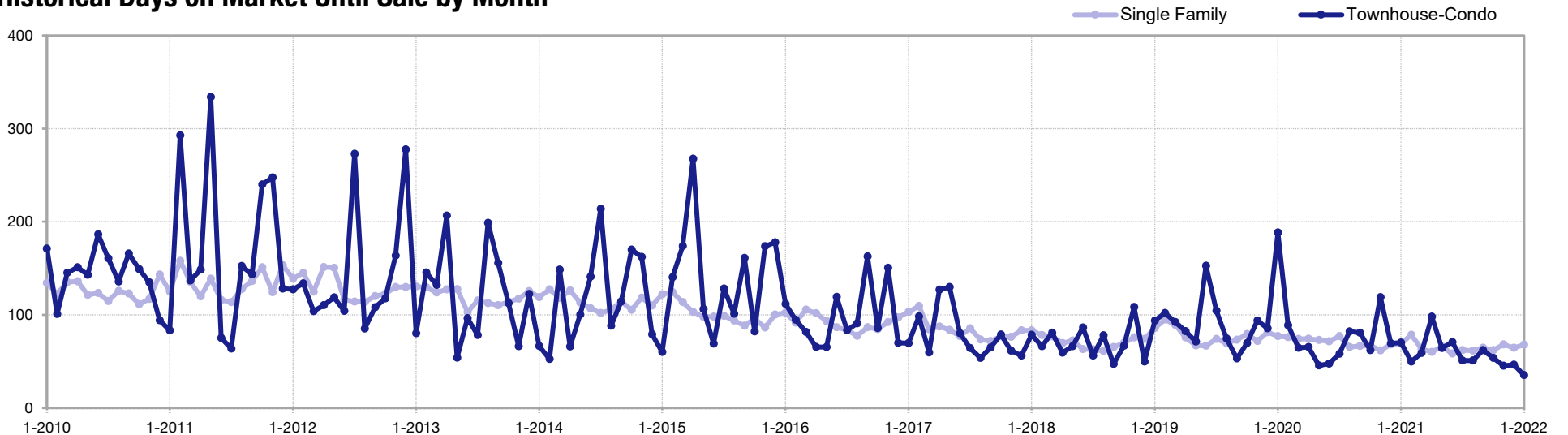


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2021	78	+2.6%	50	-43.8%
Mar-2021	63	-14.9%	59	-9.2%
Apr-2021	60	-18.9%	98	+48.5%
May-2021	66	-9.6%	64	+39.1%
Jun-2021	58	-18.3%	71	+47.9%
Jul-2021	62	-19.5%	51	-12.1%
Aug-2021	62	-6.1%	51	-37.8%
Sep-2021	65	-3.0%	62	-23.5%
Oct-2021	62	-7.5%	54	-12.9%
Nov-2021	68	+9.7%	46	-61.3%
Dec-2021	65	-4.4%	46	-33.3%
Jan-2022	68	-1.4%	35	-50.0%

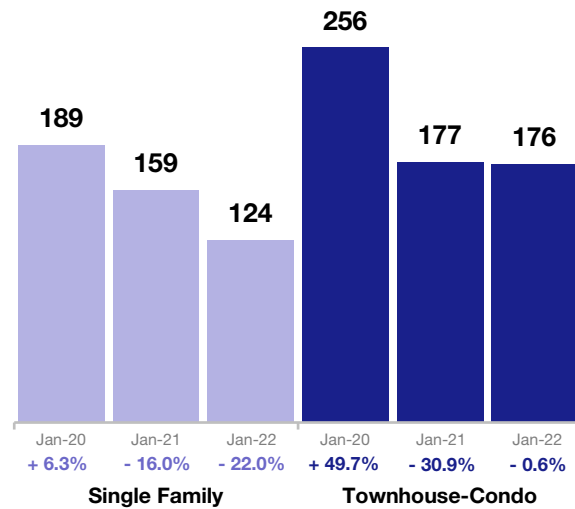
Historical Days on Market Until Sale by Month



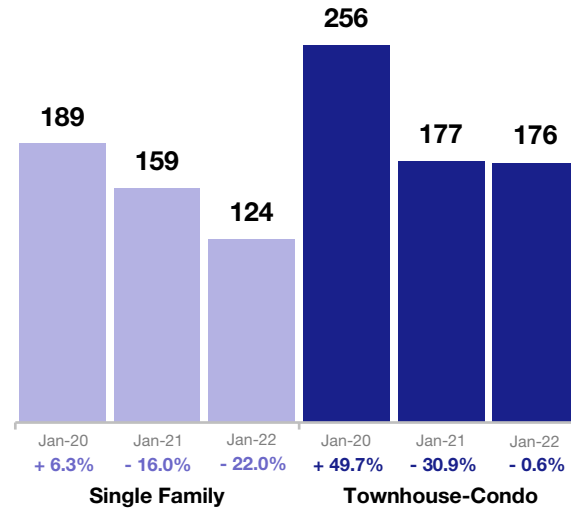
Housing Affordability Index



January

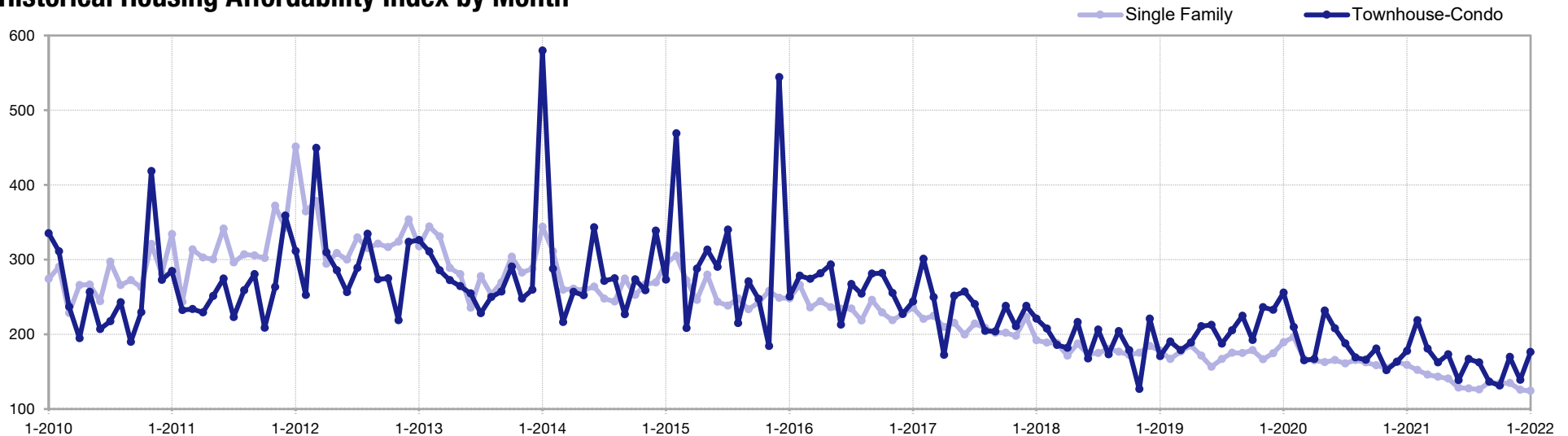


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2021	152	-22.8%	219	+4.3%
Mar-2021	146	-12.6%	181	+9.7%
Apr-2021	143	-13.3%	162	-3.0%
May-2021	141	-13.5%	173	-25.4%
Jun-2021	129	-21.8%	139	-33.2%
Jul-2021	128	-20.5%	167	-11.2%
Aug-2021	126	-23.6%	162	-4.1%
Sep-2021	136	-16.0%	136	-18.1%
Oct-2021	134	-15.2%	131	-27.6%
Nov-2021	135	-12.9%	170	+11.8%
Dec-2021	126	-22.7%	139	-14.7%
Jan-2022	124	-22.0%	176	-0.6%

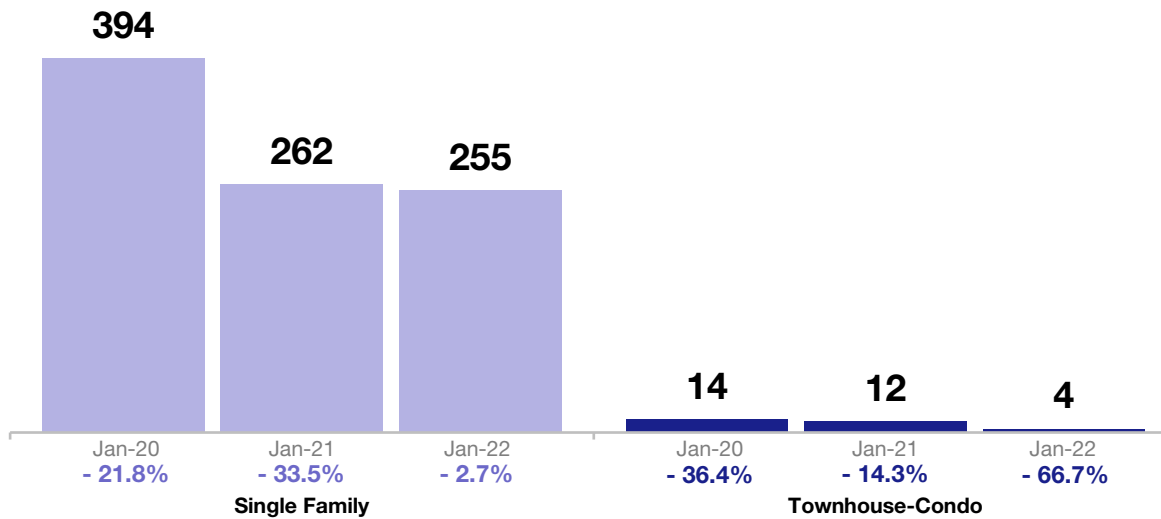
Historical Housing Affordability Index by Month



Inventory of Active Listings

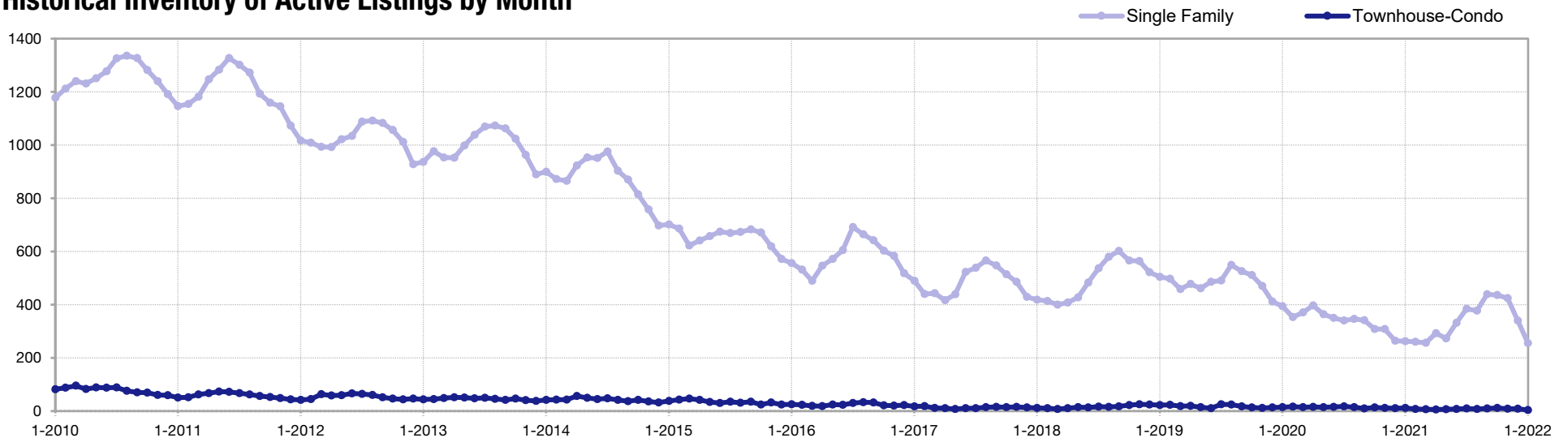


January



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2021	260	-26.3%	8	-50.0%
Mar-2021	256	-31.0%	7	-50.0%
Apr-2021	293	-26.2%	6	-60.0%
May-2021	273	-25.0%	7	-50.0%
Jun-2021	332	-5.1%	8	-46.7%
Jul-2021	384	+12.9%	10	-41.2%
Aug-2021	377	+9.0%	8	-42.9%
Sep-2021	439	+28.7%	10	0.0%
Oct-2021	436	+41.6%	12	-7.7%
Nov-2021	424	+37.7%	9	-25.0%
Dec-2021	340	+28.8%	9	-18.2%
Jan-2022	255	-2.7%	4	-66.7%

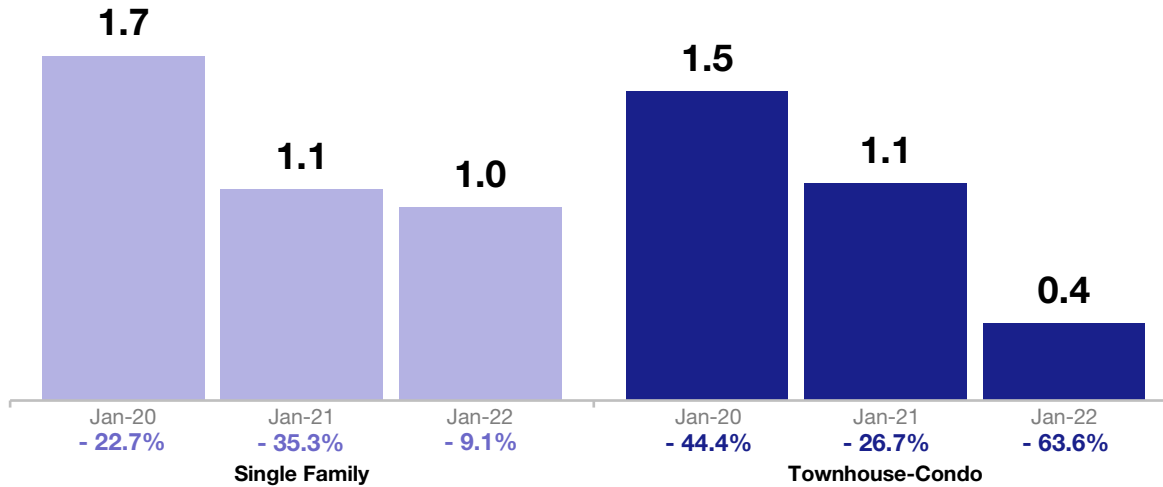
Historical Inventory of Active Listings by Month



Months Supply of Inventory

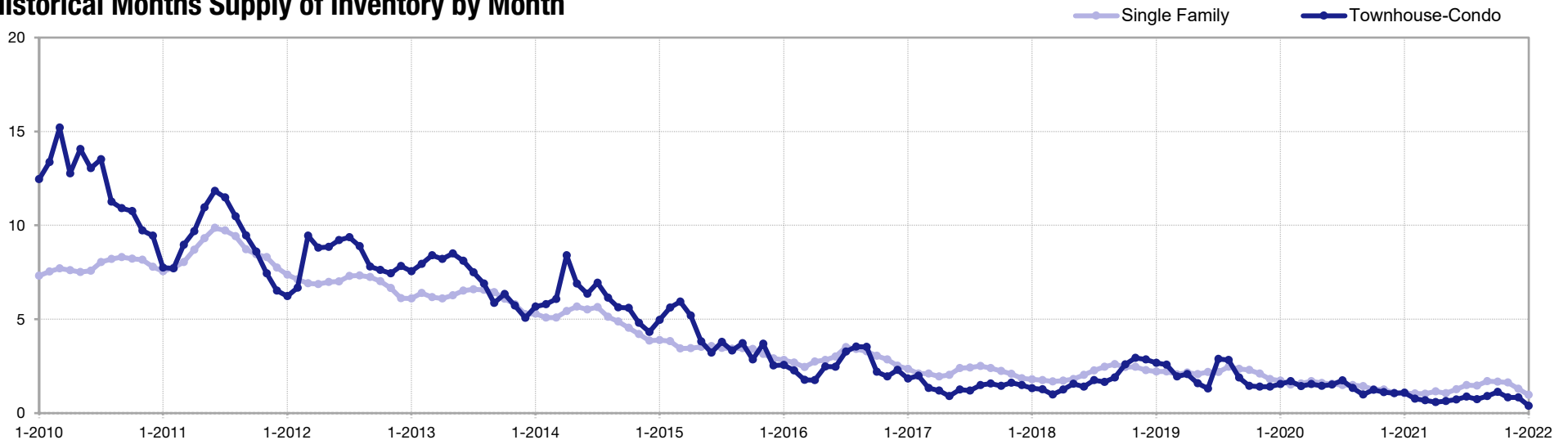


January



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Feb-2021	1.0	-33.3%	0.8	-52.9%
Mar-2021	1.0	-37.5%	0.7	-50.0%
Apr-2021	1.1	-35.3%	0.6	-60.0%
May-2021	1.1	-31.3%	0.6	-57.1%
Jun-2021	1.3	-18.8%	0.7	-53.3%
Jul-2021	1.5	0.0%	0.9	-47.1%
Aug-2021	1.5	0.0%	0.7	-46.2%
Sep-2021	1.7	+21.4%	0.9	-10.0%
Oct-2021	1.7	+30.8%	1.1	-8.3%
Nov-2021	1.6	+23.1%	0.8	-27.3%
Dec-2021	1.3	+18.2%	0.8	-20.0%
Jan-2022	1.0	-9.1%	0.4	-63.6%

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.



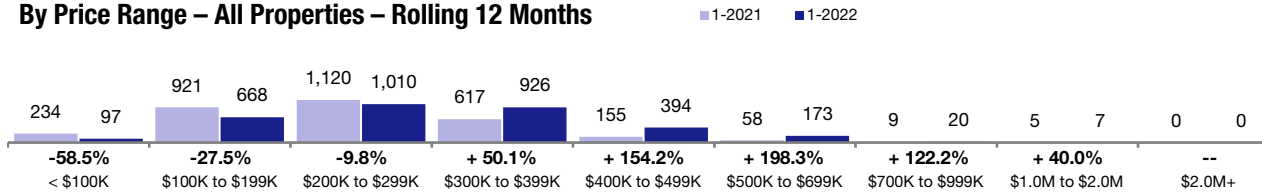
Key Metrics	Historical Sparkbars	1-2021	1-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		285	301	+ 5.6%	285	301	+ 5.6%
Pending Sales		253	312	+ 23.3%	253	312	+ 23.3%
Sold Listings		196	213	+ 8.7%	196	213	+ 8.7%
Median Sales Price		\$249,500	\$290,015	+ 16.2%	\$249,500	\$290,015	+ 16.2%
Avg. Sales Price		\$258,294	\$303,286	+ 17.4%	\$258,294	\$303,286	+ 17.4%
Pct. of List Price Received		99.1%	99.2%	+ 0.1%	99.1%	99.2%	+ 0.1%
Days on Market		69	67	- 2.9%	69	67	- 2.9%
Affordability Index		160	126	- 21.3%	160	126	- 21.3%
Active Listings		274	259	- 5.5%	--	--	--
Months Supply		1.1	0.9	- 18.2%	--	--	--

Sold Listings

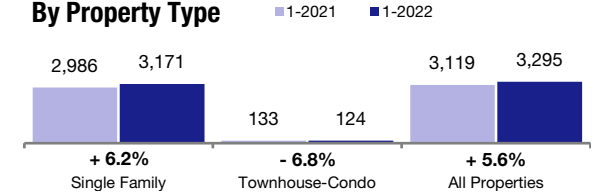
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	1-2021	1-2022	Change	1-2021	1-2022	Change
\$99,999 and Below	229	94	-59.0%	5	3	-40.0%
\$100,000 to \$199,999	872	635	-27.2%	49	33	-32.7%
\$200,000 to \$299,999	1,055	946	-10.3%	65	64	-1.5%
\$300,000 to \$399,999	604	905	+49.8%	13	21	+61.5%
\$400,000 to \$499,999	154	393	+155.2%	1	1	0.0%
\$500,000 to \$699,999	58	173	+198.3%	0	0	--
\$700,000 to \$999,999	9	18	+100.0%	0	2	--
\$1,000,000 to \$1,999,999	5	7	+40.0%	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
All Price Ranges	2,986	3,171	+6.2%	133	124	-6.8%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	12-2021	1-2022	Change	12-2021	1-2022	Change
\$99,999 and Below	5	7	+40.0%	0	1	--
\$100,000 to \$199,999	43	37	-14.0%	3	1	-66.7%
\$200,000 to \$299,999	89	64	-28.1%	3	2	-33.3%
\$300,000 to \$399,999	78	54	-30.8%	4	0	-100.0%
\$400,000 to \$499,999	41	34	-17.1%	0	0	--
\$500,000 to \$699,999	17	11	-35.3%	0	0	--
\$700,000 to \$999,999	1	1	0.0%	0	0	--
\$1,000,000 to \$1,999,999	2	1	-50.0%	0	0	--
\$2,000,000 and Above	0	0	--	0	0	--
All Price Ranges	276	209	-24.3%	10	4	-60.0%

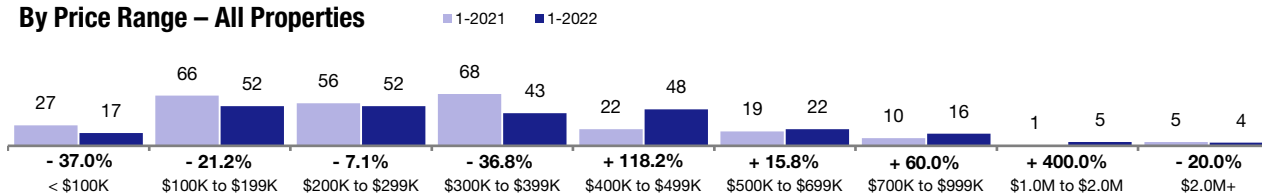
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	1-2021	1-2022	Change	1-2021	1-2022	Change
\$99,999 and Below	14	7	-50.0%	2	1	-50.0%
\$100,000 to \$199,999	50	37	-26.0%	3	1	-66.7%
\$200,000 to \$299,999	58	64	+10.3%	6	2	-66.7%
\$300,000 to \$399,999	40	54	+35.0%	0	0	--
\$400,000 to \$499,999	16	34	+112.5%	0	0	--
\$500,000 to \$699,999	6	11	+83.3%	0	0	--
\$700,000 to \$999,999	1	1	0.0%	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	185	209	+13.0%	11	4	-63.6%

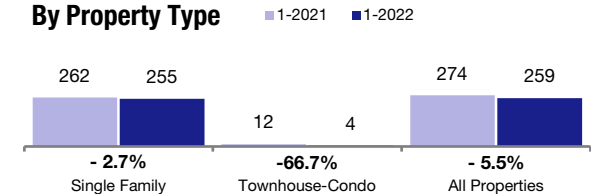
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



Year over Year

By Price Range	Single Family			Townhouse-Condo		
	1-2021	1-2022	Change	1-2021	1-2022	Change
\$99,999 and Below	27	17	-37.0%	0	0	--
\$100,000 to \$199,999	64	52	-18.8%	2	0	-100.0%
\$200,000 to \$299,999	51	52	+2.0%	5	0	-100.0%
\$300,000 to \$399,999	66	43	-34.8%	2	0	-100.0%
\$400,000 to \$499,999	20	45	+125.0%	2	3	+50.0%
\$500,000 to \$699,999	19	22	+15.8%	0	0	--
\$700,000 to \$999,999	9	15	+66.7%	1	1	0.0%
\$1,000,000 to \$1,999,999	1	5	+400.0%	0	0	--
\$2,000,000 and Above	5	4	-20.0%	0	0	--
All Price Ranges	262	255	-2.7%	12	4	-66.7%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	12-2021	1-2022	Change	12-2021	1-2022	Change
\$99,999 and Below	23	17	-26.1%	0	0	--
\$100,000 to \$199,999	70	52	-25.7%	2	0	-100.0%
\$200,000 to \$299,999	85	52	-38.8%	2	0	-100.0%
\$300,000 to \$399,999	59	43	-27.1%	1	0	-100.0%
\$400,000 to \$499,999	47	45	-4.3%	3	3	0.0%
\$500,000 to \$699,999	34	22	-35.3%	0	0	--
\$700,000 to \$999,999	13	15	+15.4%	1	1	0.0%
\$1,000,000 to \$1,999,999	6	5	-16.7%	0	0	--
\$2,000,000 and Above	3	4	+33.3%	0	0	--
All Price Ranges	340	255	-25.0%	9	4	-55.6%

Year to Date

By Price Range	Single Family			Townhouse-Condo		
	1-2021	1-2022	Change	1-2021	1-2022	Change
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.