

Local Market Update for September 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Pueblo County

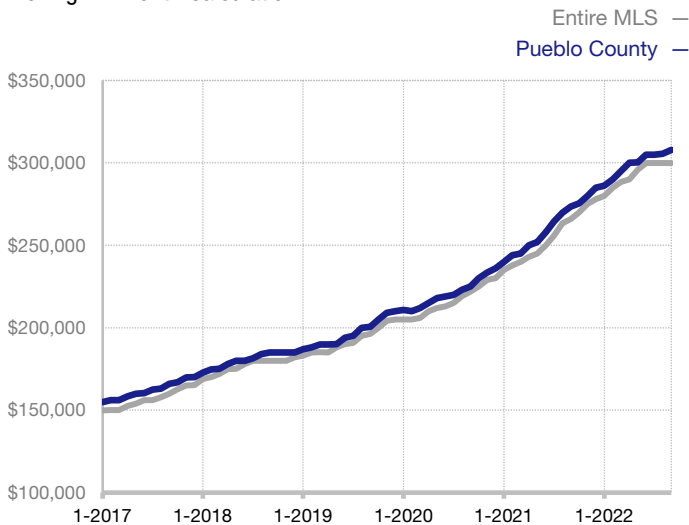
Single Family	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Key Metrics						
New Listings	389	293	- 24.7%	2,935	3,099	+ 5.6%
Sold Listings	288	201	- 30.2%	2,289	2,281	- 0.3%
Median Sales Price*	\$284,950	\$299,000	+ 4.9%	\$280,000	\$315,000	+ 12.5%
Average Sales Price*	\$308,910	\$311,130	+ 0.7%	\$292,571	\$323,629	+ 10.6%
Percent of List Price Received*	100.0%	98.5%	- 1.5%	101.1%	99.7%	- 1.4%
Days on Market Until Sale	64	63	- 1.6%	64	62	- 3.1%
Inventory of Homes for Sale	442	590	+ 33.5%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--

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

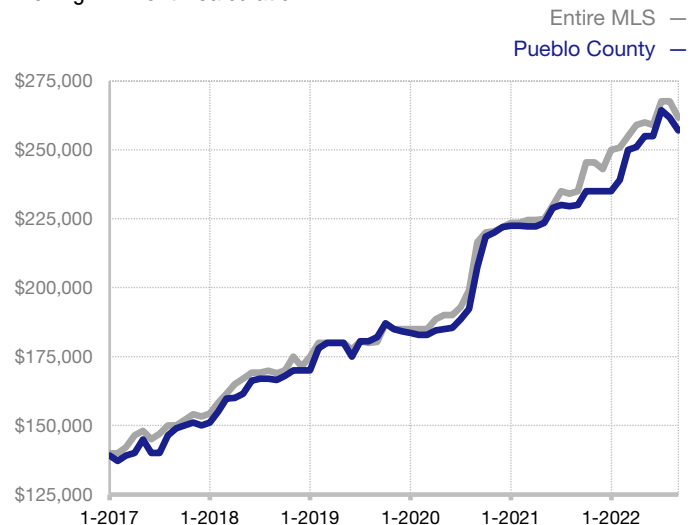
Townhouse/Condo	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Key Metrics						
New Listings	10	11	+ 10.0%	100	103	+ 3.0%
Sold Listings	12	12	0.0%	99	86	- 13.1%
Median Sales Price*	\$283,450	\$239,500	- 15.5%	\$230,000	\$257,450	+ 11.9%
Average Sales Price*	\$286,774	\$255,158	- 11.0%	\$231,972	\$268,855	+ 15.9%
Percent of List Price Received*	99.6%	97.3%	- 2.3%	100.5%	99.7%	- 0.8%
Days on Market Until Sale	62	58	- 6.5%	66	48	- 27.3%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--

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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

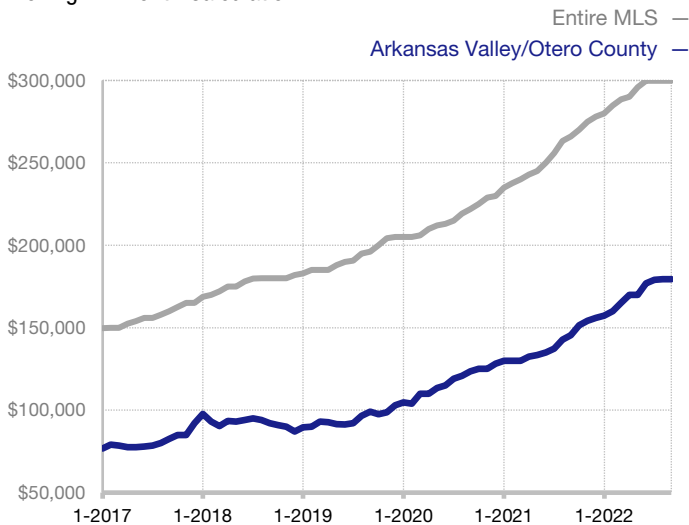
Single Family	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Key Metrics						
New Listings	44	50	+ 13.6%	372	440	+ 18.3%
Sold Listings	28	44	+ 57.1%	282	317	+ 12.4%
Median Sales Price*	\$177,500	\$177,500	0.0%	\$147,250	\$180,000	+ 22.2%
Average Sales Price*	\$204,600	\$194,525	- 4.9%	\$163,301	\$206,151	+ 26.2%
Percent of List Price Received*	99.4%	96.7%	- 2.7%	97.2%	95.9%	- 1.3%
Days on Market Until Sale	68	97	+ 42.6%	84	86	+ 2.4%
Inventory of Homes for Sale	95	111	+ 16.8%	--	--	--
Months Supply of Inventory	3.0	3.1	+ 3.3%	--	--	--

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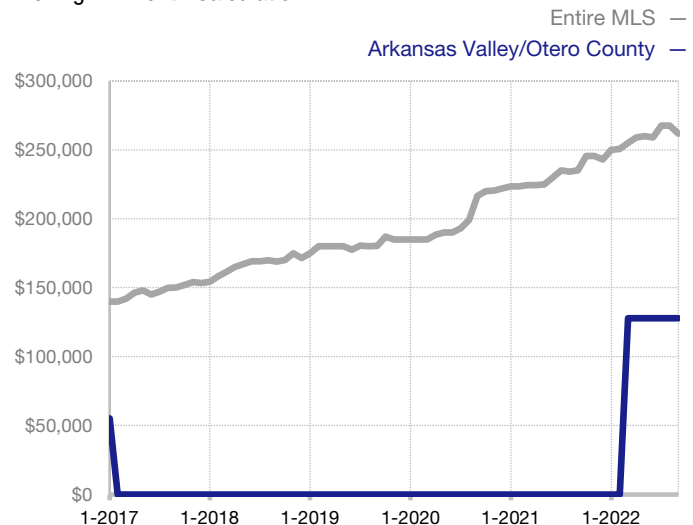
Townhouse/Condo	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	1	0	- 100.0%
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$128,000	--
Average Sales Price*	\$0	\$0	--	\$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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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
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Fowler

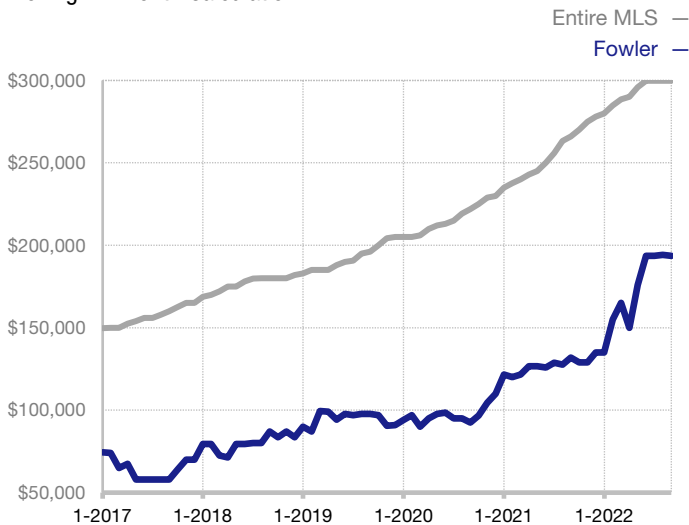
Single Family	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Key Metrics						
New Listings	5	3	- 40.0%	38	31	- 18.4%
Sold Listings	1	4	+ 300.0%	33	31	- 6.1%
Median Sales Price*	\$160,000	\$175,250	+ 9.5%	\$136,000	\$199,900	+ 47.0%
Average Sales Price*	\$160,000	\$177,875	+ 11.2%	\$172,424	\$214,423	+ 24.4%
Percent of List Price Received*	94.1%	106.7%	+ 13.4%	99.1%	99.7%	+ 0.6%
Days on Market Until Sale	49	68	+ 38.8%	77	95	+ 23.4%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	3.2	1.8	- 43.8%	--	--	--

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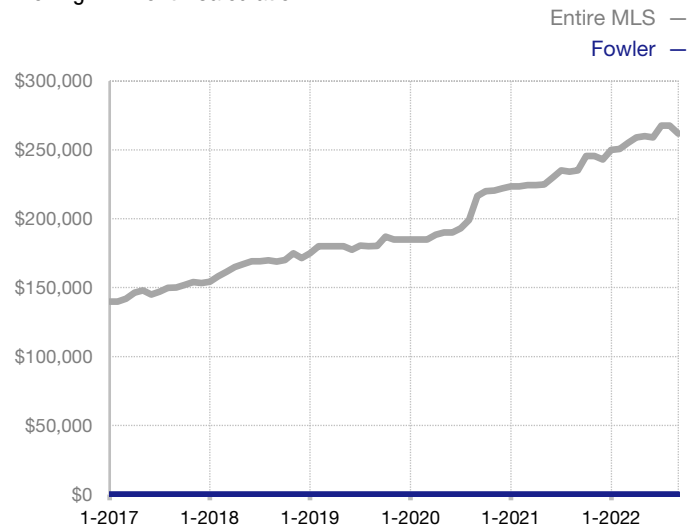
Townhouse/Condo	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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

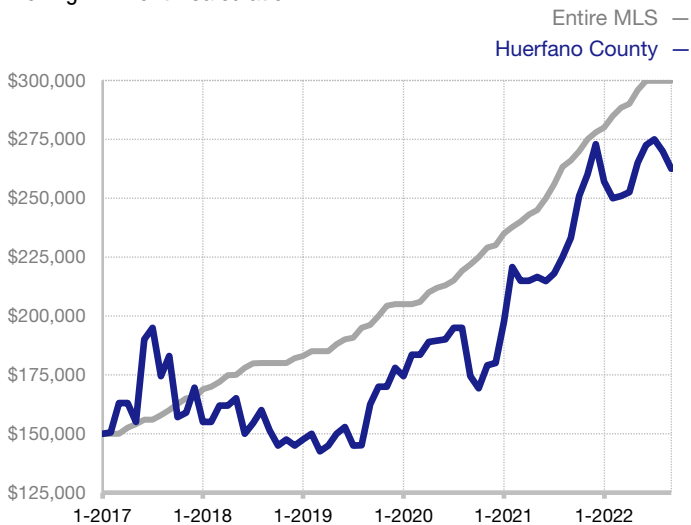
Single Family	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Key Metrics						
New Listings	16	11	- 31.3%	117	112	- 4.3%
Sold Listings	19	8	- 57.9%	95	71	- 25.3%
Median Sales Price*	\$295,000	\$207,450	- 29.7%	\$289,000	\$265,000	- 8.3%
Average Sales Price*	\$306,174	\$317,038	+ 3.5%	\$294,719	\$328,093	+ 11.3%
Percent of List Price Received*	96.1%	97.5%	+ 1.5%	95.8%	96.4%	+ 0.6%
Days on Market Until Sale	186	113	- 39.2%	162	121	- 25.3%
Inventory of Homes for Sale	34	57	+ 67.6%	--	--	--
Months Supply of Inventory	3.2	6.3	+ 96.9%	--	--	--

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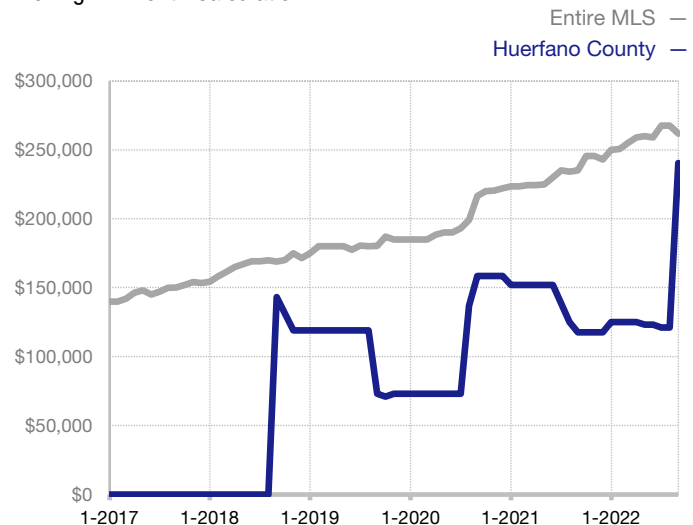
Townhouse/Condo	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	1	2	+ 100.0%
Sold Listings	0	1	--	2	2	0.0%
Median Sales Price*	\$0	\$360,000	--	\$117,500	\$240,525	+ 104.7%
Average Sales Price*	\$0	\$360,000	--	\$117,500	\$240,525	+ 104.7%
Percent of List Price Received*	0.0%	100.0%	--	94.0%	100.4%	+ 6.8%
Days on Market Until Sale	0	61	--	41	48	+ 17.1%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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La Junta

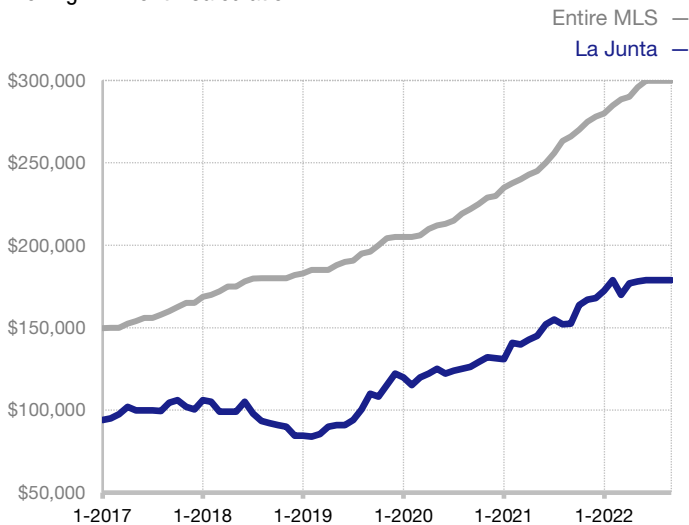
Single Family	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Key Metrics						
New Listings	13	12	- 7.7%	81	96	+ 18.5%
Sold Listings	4	7	+ 75.0%	62	74	+ 19.4%
Median Sales Price*	\$158,000	\$160,000	+ 1.3%	\$155,000	\$175,900	+ 13.5%
Average Sales Price*	\$217,500	\$196,286	- 9.8%	\$160,298	\$206,617	+ 28.9%
Percent of List Price Received*	98.0%	95.2%	- 2.9%	96.8%	94.8%	- 2.1%
Days on Market Until Sale	67	72	+ 7.5%	87	84	- 3.4%
Inventory of Homes for Sale	24	19	- 20.8%	--	--	--
Months Supply of Inventory	3.5	2.1	- 40.0%	--	--	--

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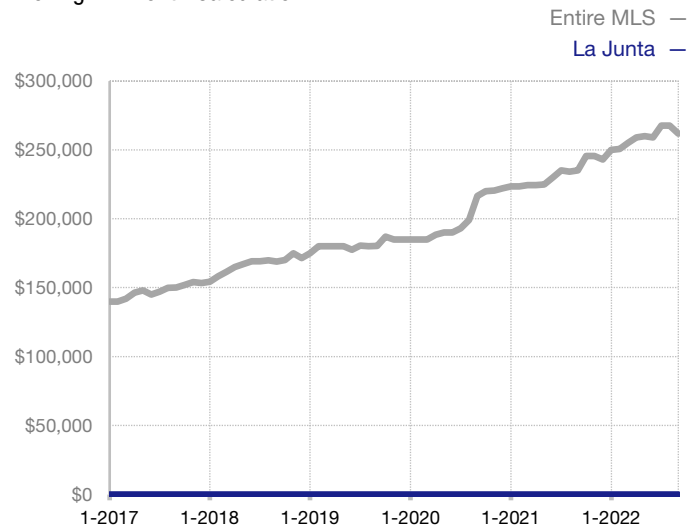
Townhouse/Condo	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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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Lamar

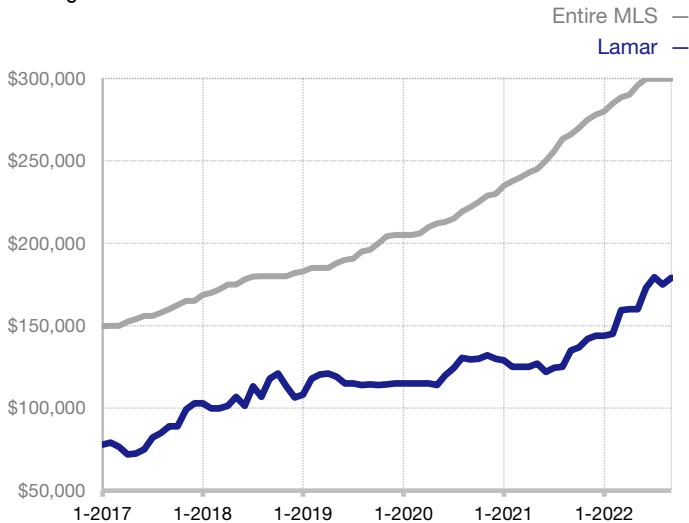
Single Family	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Key Metrics						
New Listings	5	7	+ 40.0%	52	76	+ 46.2%
Sold Listings	9	4	- 55.6%	44	48	+ 9.1%
Median Sales Price*	\$170,000	\$232,500	+ 36.8%	\$136,000	\$177,000	+ 30.1%
Average Sales Price*	\$171,056	\$240,476	+ 40.6%	\$144,907	\$197,586	+ 36.4%
Percent of List Price Received*	97.4%	97.9%	+ 0.5%	96.4%	96.3%	- 0.1%
Days on Market Until Sale	72	74	+ 2.8%	80	66	- 17.5%
Inventory of Homes for Sale	5	16	+ 220.0%	--	--	--
Months Supply of Inventory	1.1	2.8	+ 154.5%	--	--	--

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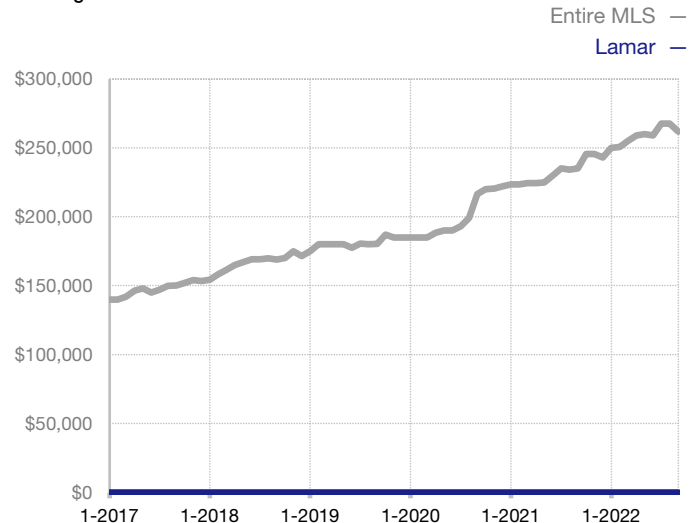
Townhouse/Condo	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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

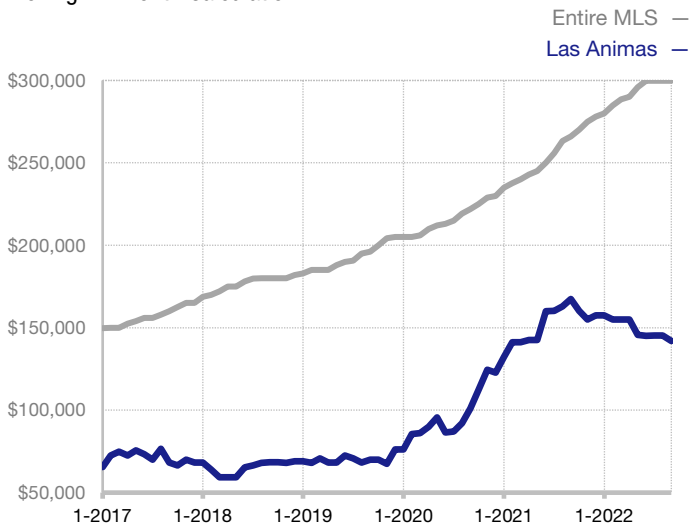
Single Family	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Key Metrics						
New Listings	8	5	- 37.5%	46	40	- 13.0%
Sold Listings	4	7	+ 75.0%	27	27	0.0%
Median Sales Price*	\$187,500	\$152,700	- 18.6%	\$165,000	\$140,000	- 15.2%
Average Sales Price*	\$193,750	\$141,100	- 27.2%	\$174,070	\$148,211	- 14.9%
Percent of List Price Received*	103.1%	88.1%	- 14.5%	98.4%	92.1%	- 6.4%
Days on Market Until Sale	80	65	- 18.8%	83	99	+ 19.3%
Inventory of Homes for Sale	13	9	- 30.8%	--	--	--
Months Supply of Inventory	4.3	2.6	- 39.5%	--	--	--

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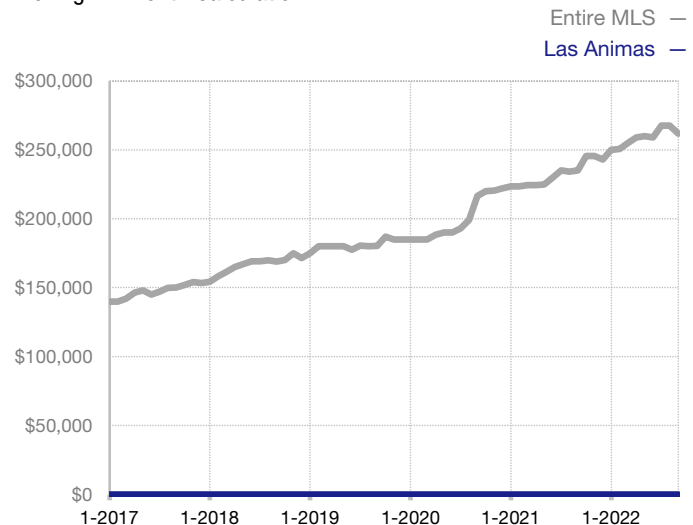
Townhouse/Condo	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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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Manzanola

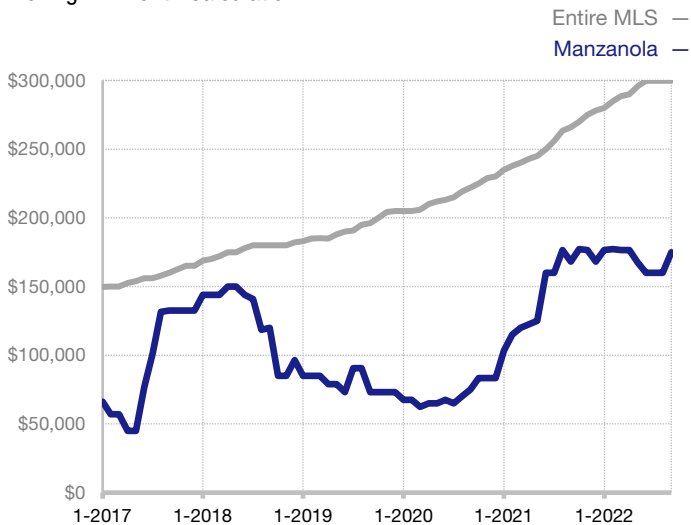
Single Family	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	8	8	0.0%
Sold Listings	1	1	0.0%	7	6	- 14.3%
Median Sales Price*	\$160,000	\$345,000	+ 115.6%	\$176,500	\$235,000	+ 33.1%
Average Sales Price*	\$160,000	\$345,000	+ 115.6%	\$212,786	\$230,833	+ 8.5%
Percent of List Price Received*	94.1%	98.9%	+ 5.1%	94.3%	90.9%	- 3.6%
Days on Market Until Sale	51	583	+ 1043.1%	110	164	+ 49.1%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.6	1.4	- 46.2%	--	--	--

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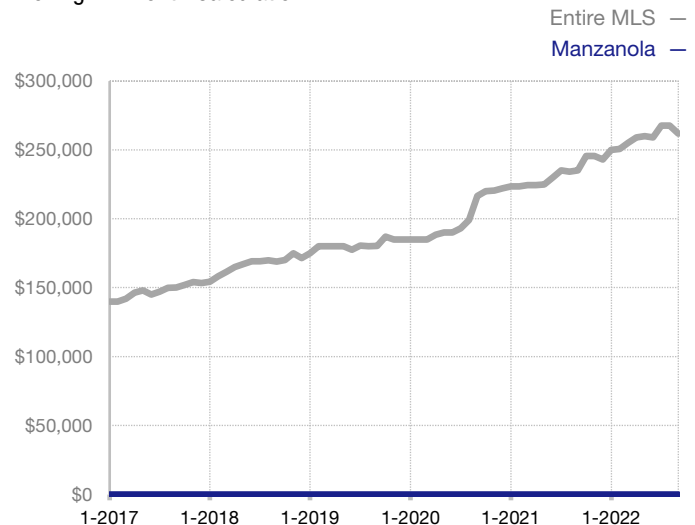
Townhouse/Condo	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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

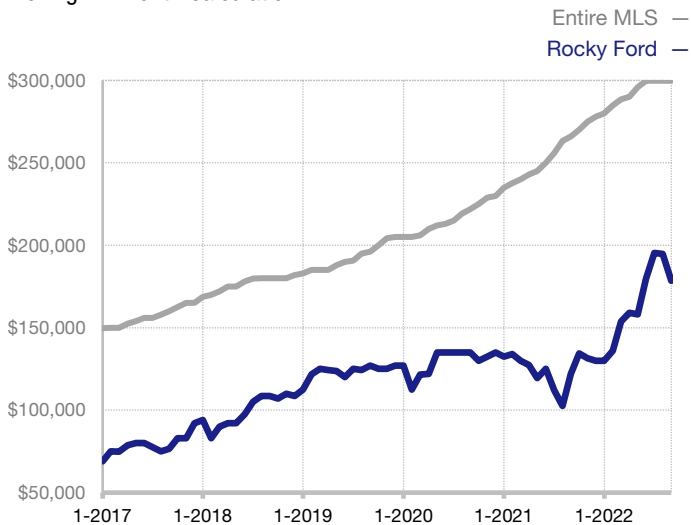
Single Family	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Key Metrics						
New Listings	3	7	+ 133.3%	38	53	+ 39.5%
Sold Listings	5	5	0.0%	39	39	0.0%
Median Sales Price*	\$200,000	\$164,000	- 18.0%	\$130,000	\$204,500	+ 57.3%
Average Sales Price*	\$270,900	\$162,800	- 39.9%	\$152,820	\$219,782	+ 43.8%
Percent of List Price Received*	101.9%	92.4%	- 9.3%	97.0%	96.7%	- 0.3%
Days on Market Until Sale	61	104	+ 70.5%	82	74	- 9.8%
Inventory of Homes for Sale	9	15	+ 66.7%	--	--	--
Months Supply of Inventory	1.9	3.2	+ 68.4%	--	--	--

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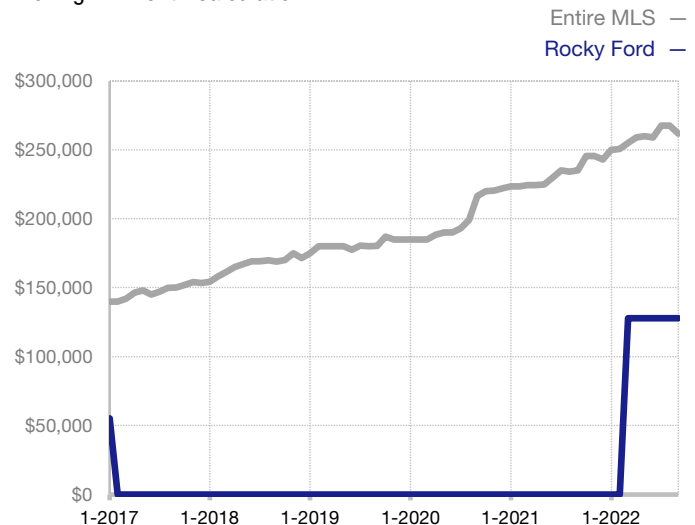
Townhouse/Condo	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 09-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	1	0	- 100.0%
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$128,000	--
Average Sales Price*	\$0	\$0	--	\$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



Median Sales Price – Townhouse-Condo
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Monthly Indicators



September 2022

Percent changes calculated using year-over-year comparisons.

New Listings were down 22.0 percent for single family homes but increased 10.0 percent for townhouse-condo properties. Pending Sales decreased 22.0 percent for single family homes but remained flat for townhouse-condo properties.

The Median Sales Price was up 5.6 percent to \$300,000 for single family homes but decreased 15.3 percent to \$240,000 for townhouse-condo properties. Days on Market decreased 3.1 percent for single family homes and 8.1 percent for townhouse-condo properties.

Affordability challenges have priced many buyers out of the market this year, and buyers who do succeed in purchasing a home are finding that the costs of homeownership have increased significantly, with monthly mortgage payments more than 55% higher than a year ago, according to the National Association of REALTORS®. Inventory remains lower than normal, and as the market continues to shift, experts project homes will begin to spend more days on market and price growth will slow in the months ahead.

Activity Snapshot

- 27.9%	+ 4.6%	+ 37.1%
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	9-2021	9-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		391	305	- 22.0%	2,988	3,183	+ 6.5%
Pending Sales		259	202	- 22.0%	2,406	2,324	- 3.4%
Sold Listings		293	207	- 29.4%	2,320	2,314	- 0.3%
Median Sales Price		\$284,000	\$300,000	+ 5.6%	\$280,000	\$315,000	+ 12.5%
Avg. Sales Price		\$307,703	\$315,528	+ 2.5%	\$293,151	\$323,622	+ 10.4%
Pct. of List Price Received		100.0%	98.5%	- 1.5%	101.1%	99.6%	- 1.5%
Days on Market		64	62	- 3.1%	64	63	- 1.6%
Affordability Index		136	94	- 30.9%	138	89	- 35.5%
Active Listings		453	626	+ 38.2%	--	--	--
Months Supply		1.7	2.4	+ 41.2%	--	--	--

Townhouse-Condo Market Overview

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

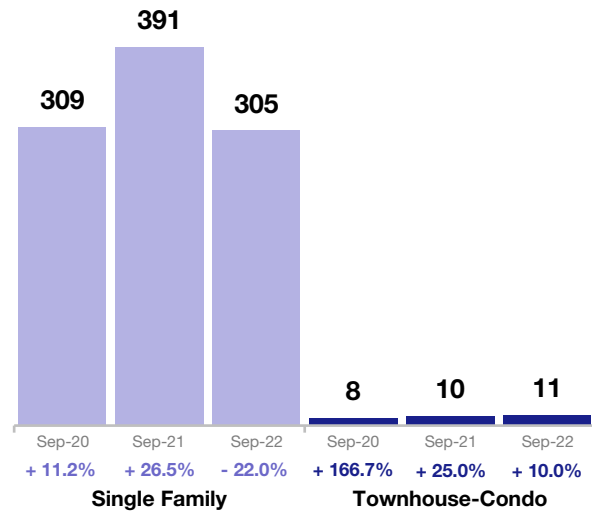


Key Metrics	Historical Sparkbars	9-2021	9-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		10	11	+ 10.0%	103	107	+ 3.9%
Pending Sales		7	7	0.0%	98	95	- 3.1%
Sold Listings		12	13	+ 8.3%	103	90	- 12.6%
Median Sales Price		\$283,450	\$240,000	- 15.3%	\$230,500	\$257,450	+ 11.7%
Avg. Sales Price		\$286,774	\$254,185	- 11.4%	\$236,890	\$266,945	+ 12.7%
Pct. of List Price Received		99.6%	97.8%	- 1.8%	100.4%	99.8%	- 0.6%
Days on Market		62	57	- 8.1%	65	48	- 26.2%
Affordability Index		136	117	- 14.0%	168	109	- 35.1%
Active Listings		11	10	- 9.1%	--	--	--
Months Supply		1.0	1.0	0.0%	--	--	--

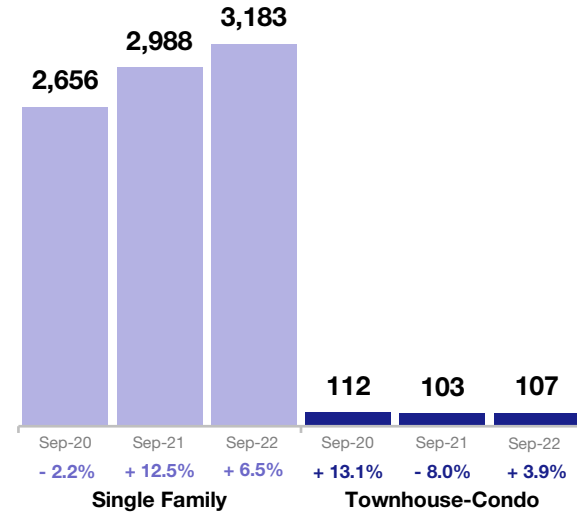
New Listings



September

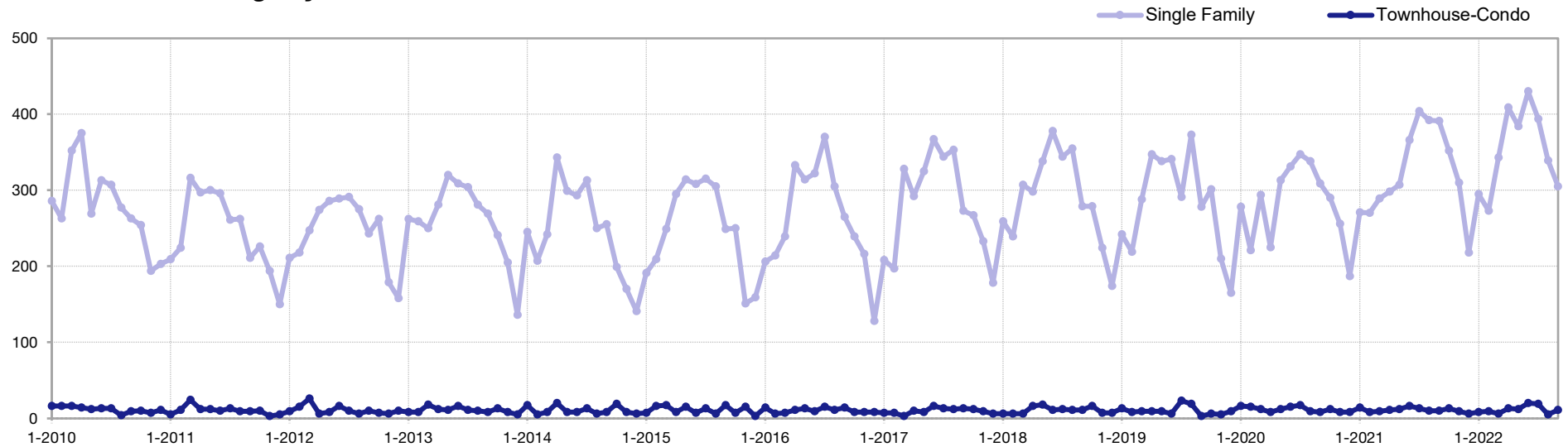


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Aug-2022	339	-13.5%	5	-50.0%
Sep-2022	305	-22.0%	11	+10.0%

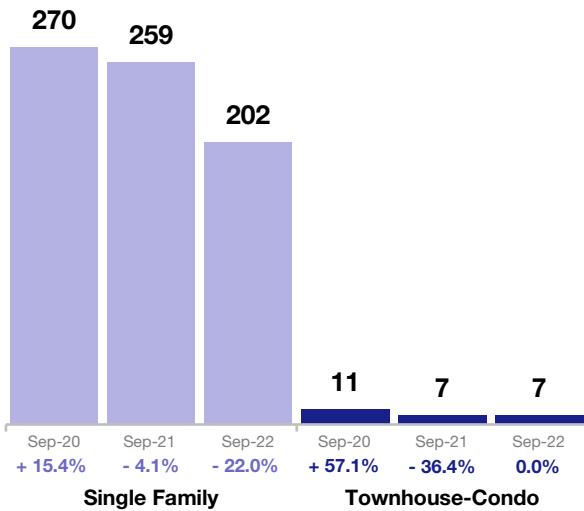
Historical New Listings by Month



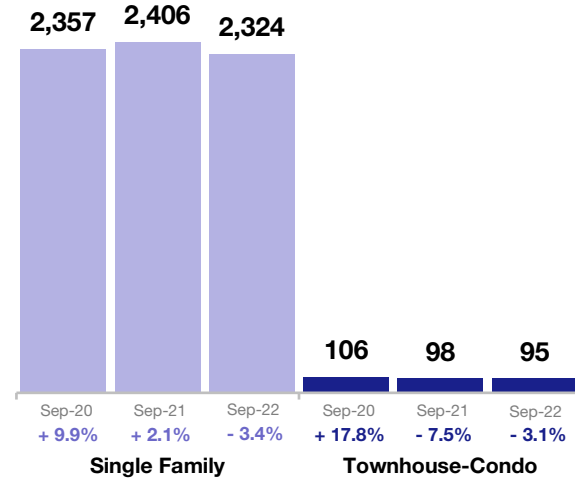
Pending Sales



September

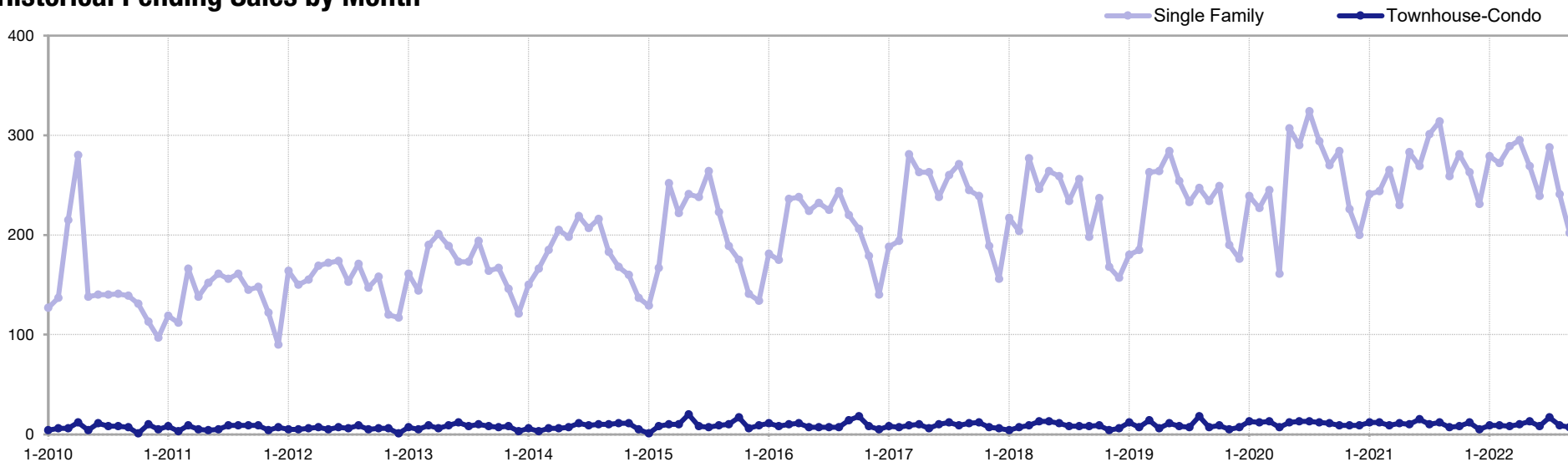


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Aug-2022	241	-23.2%	9	-25.0%
Sep-2022	202	-22.0%	7	0.0%

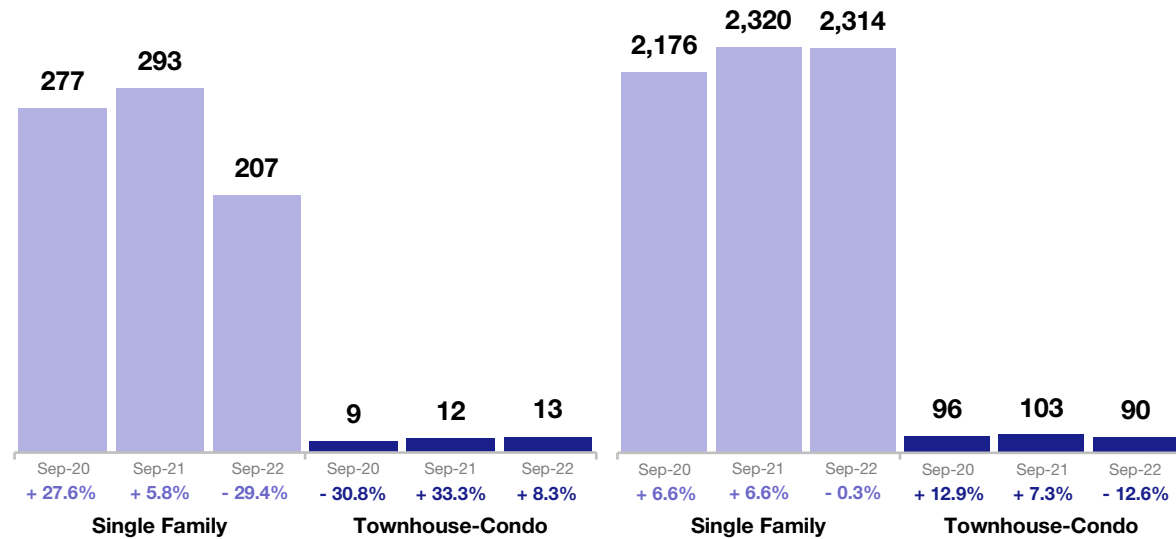
Historical Pending Sales by Month



Sold Listings

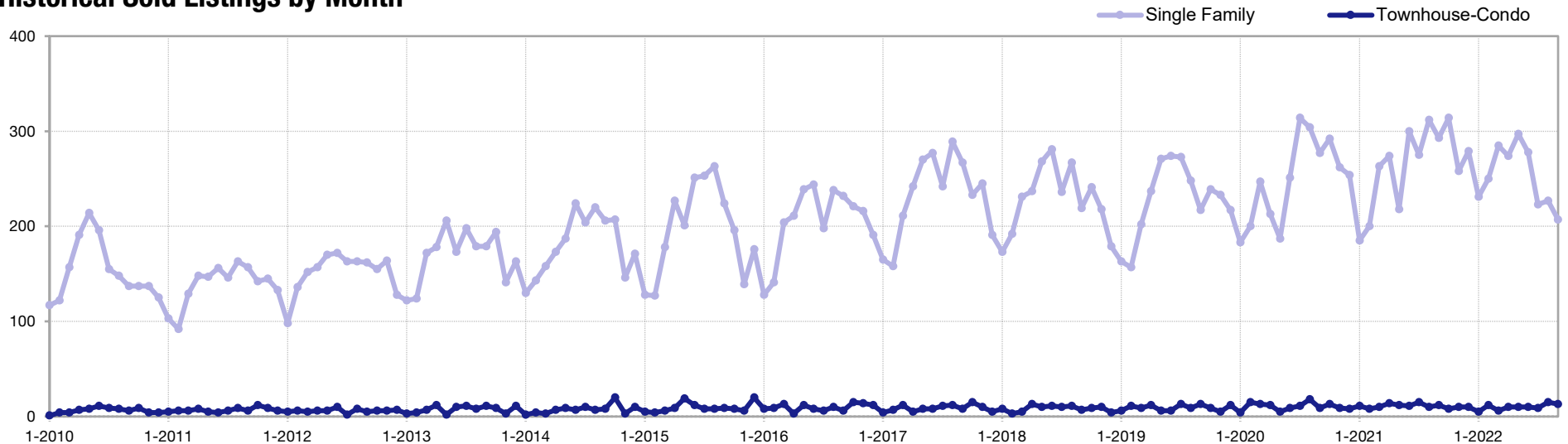


September



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Aug-2022	227	-27.2%	15	+50.0%
Sep-2022	207	-29.4%	13	+8.3%

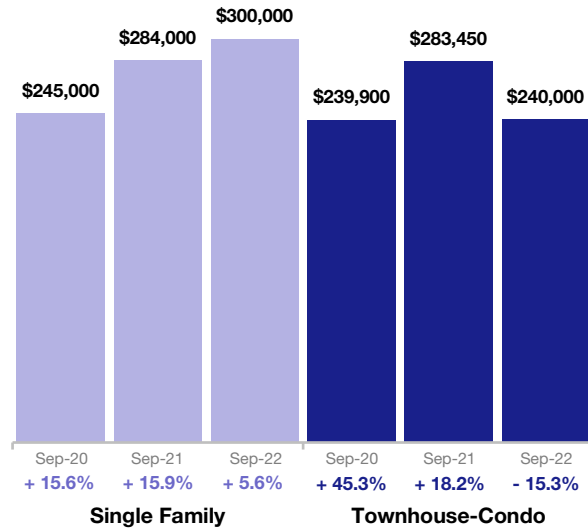
Historical Sold Listings by Month



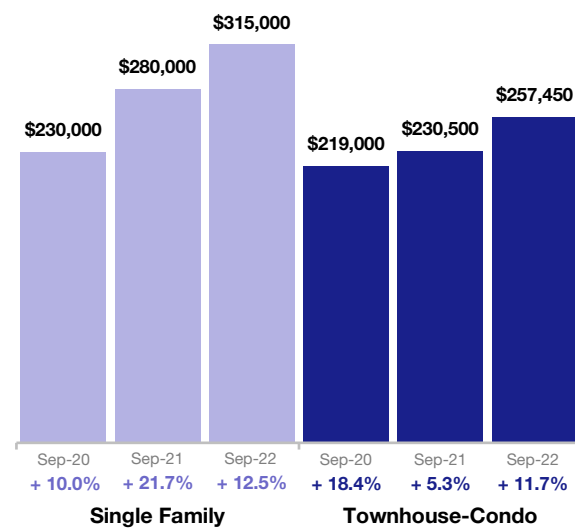
Median Sales Price



September

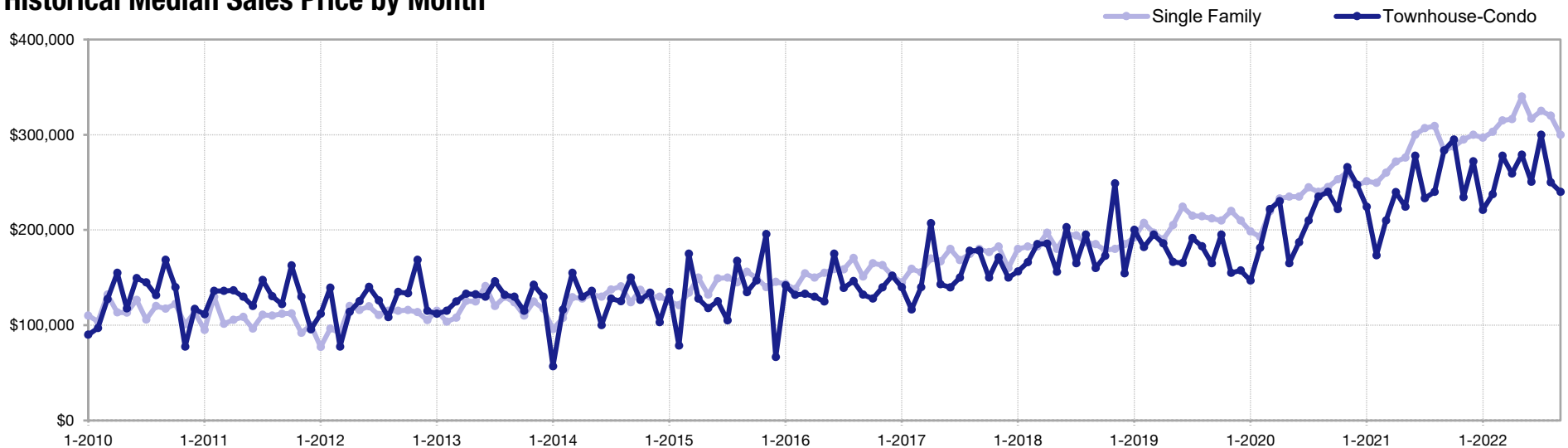


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Aug-2022	\$320,000	+3.6%	\$250,000	+4.2%
Sep-2022	\$300,000	+5.6%	\$240,000	-15.3%

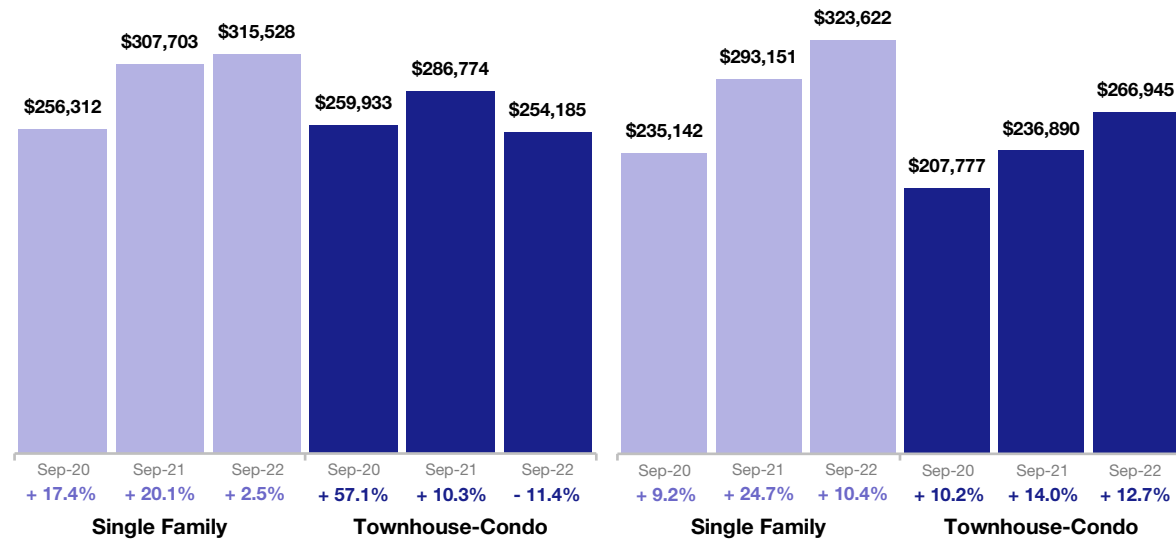
Historical Median Sales Price by Month



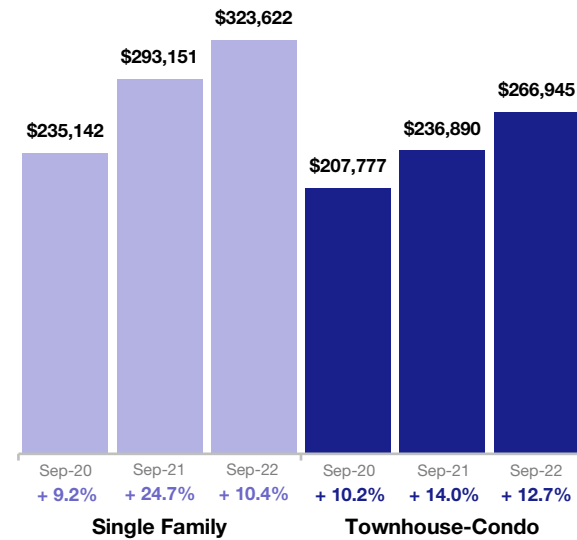
Average Sales Price



September

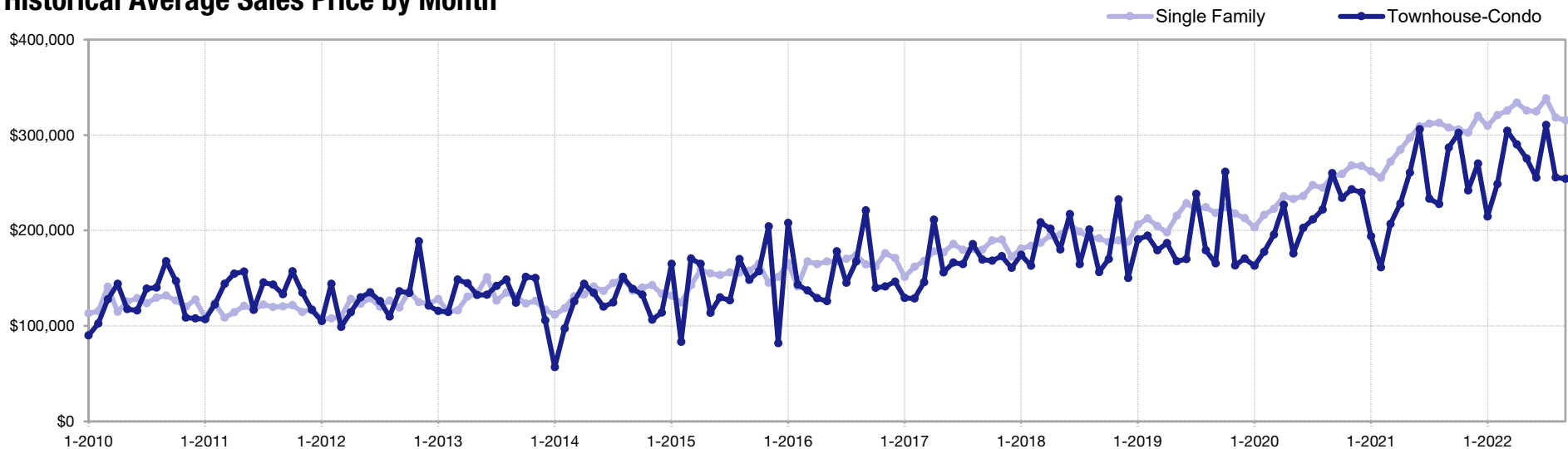


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Aug-2022	\$318,240	+1.8%	\$255,593	+12.2%
Sep-2022	\$315,528	+2.5%	\$254,185	-11.4%

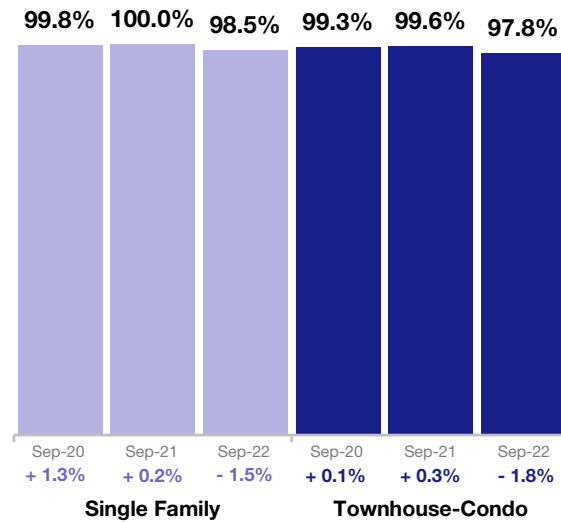
Historical Average Sales Price by Month



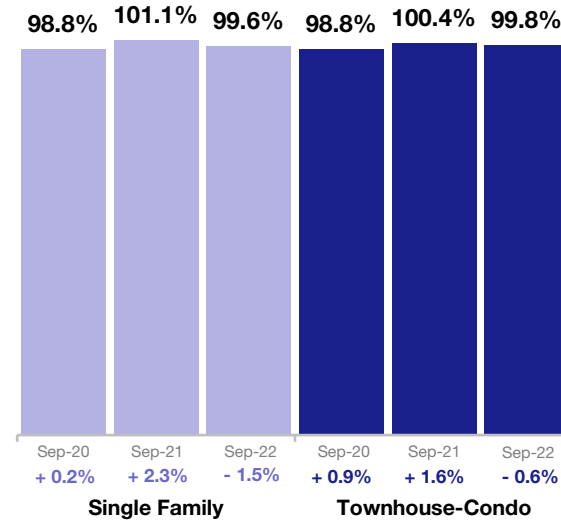
Percent of List Price Received



September

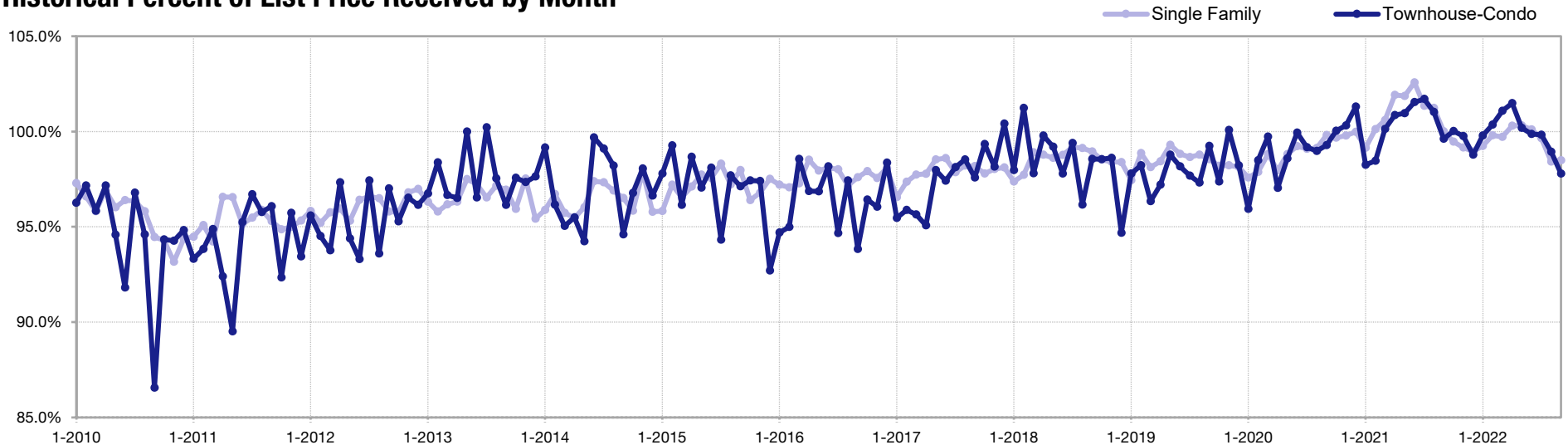


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Aug-2022	98.4%	-2.8%	98.9%	-2.1%
Sep-2022	98.5%	-1.5%	97.8%	-1.8%

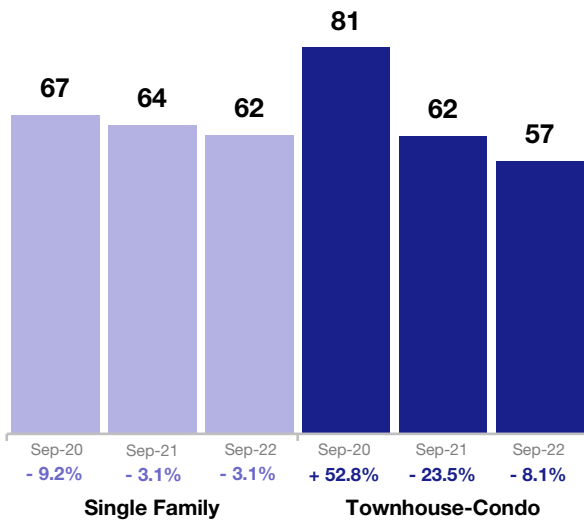
Historical Percent of List Price Received by Month



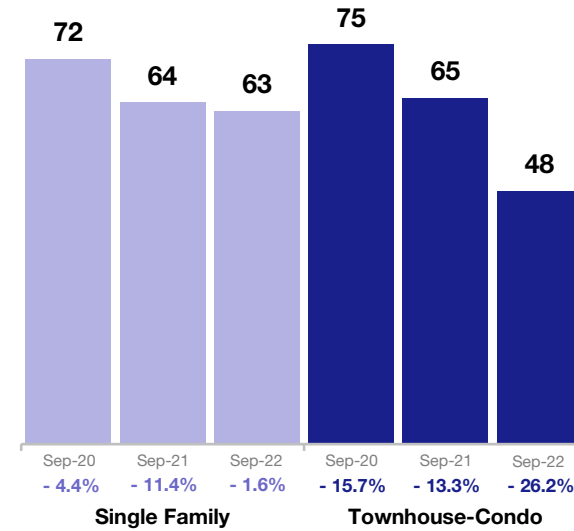
Days on Market Until Sale



September

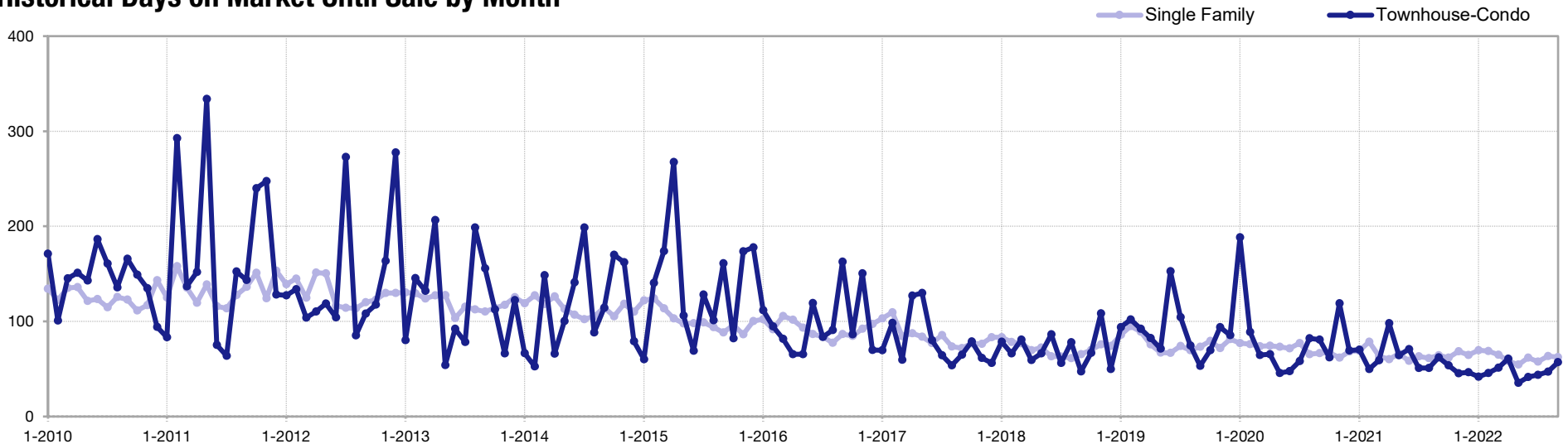


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Aug-2022	64	+4.9%	47	-7.8%
Sep-2022	62	-3.1%	57	-8.1%

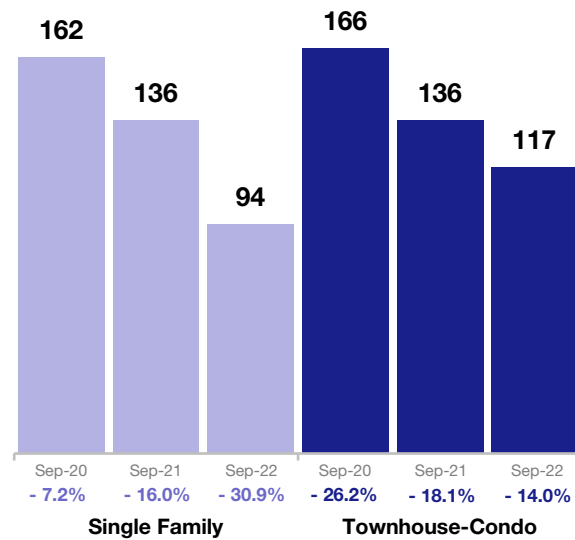
Historical Days on Market Until Sale by Month



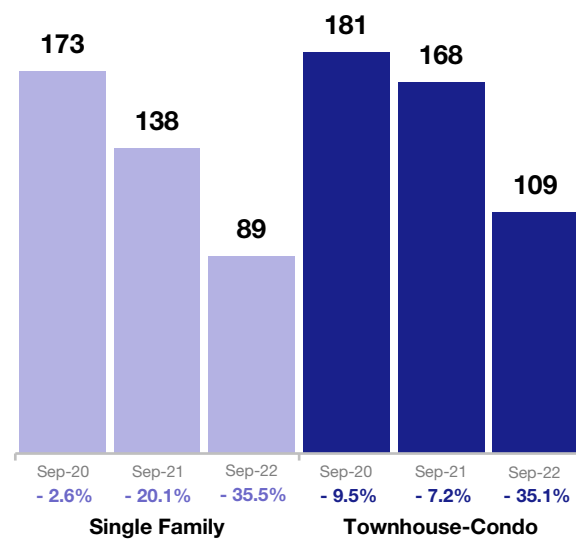
Housing Affordability Index



September

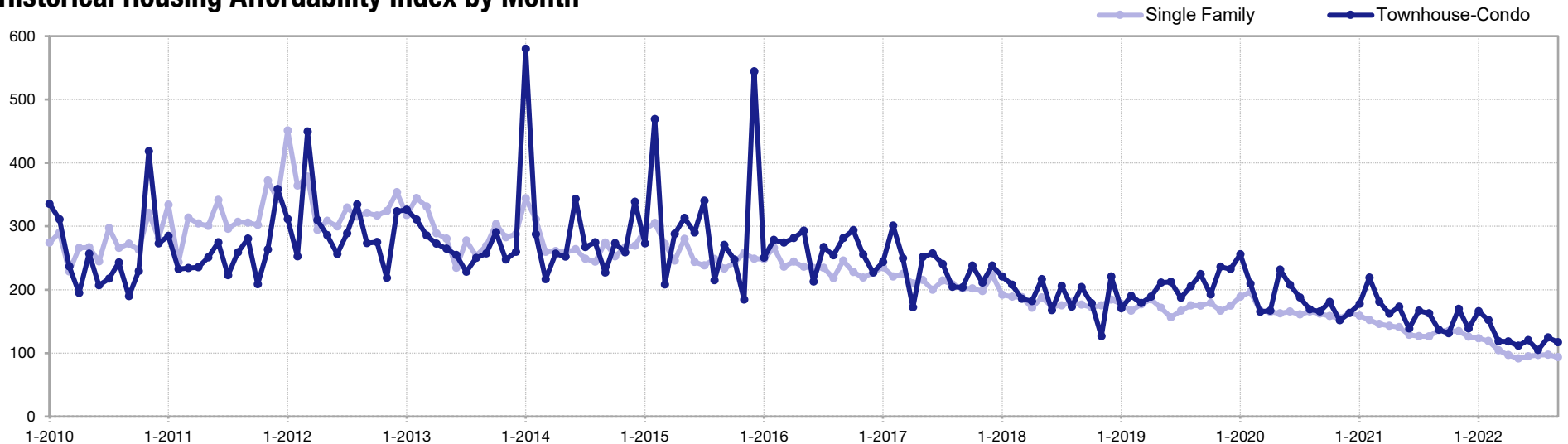


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Aug-2022	97	-23.0%	125	-22.8%
Sep-2022	94	-30.9%	117	-14.0%

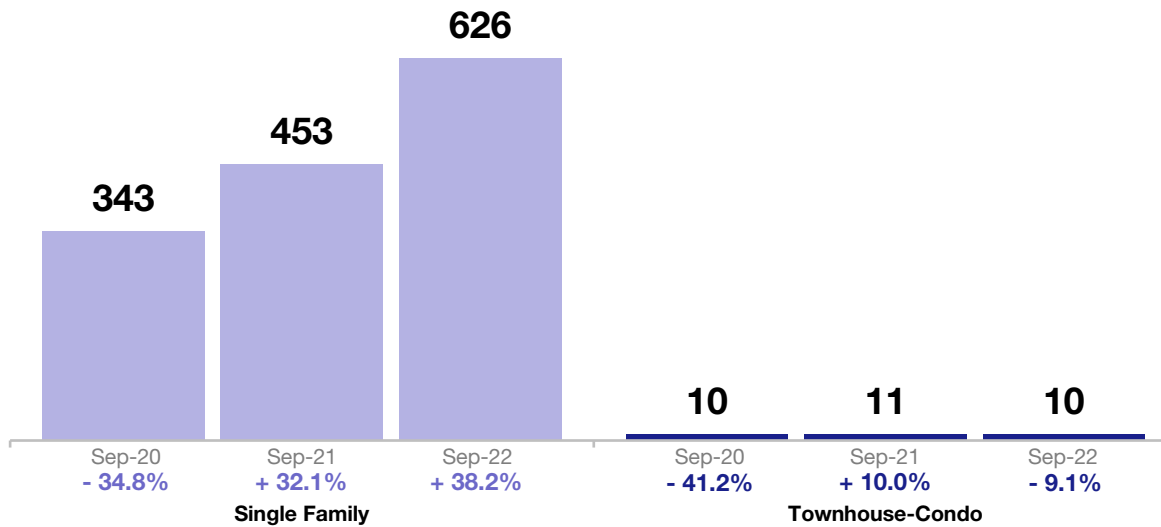
Historical Housing Affordability Index by Month



Inventory of Active Listings

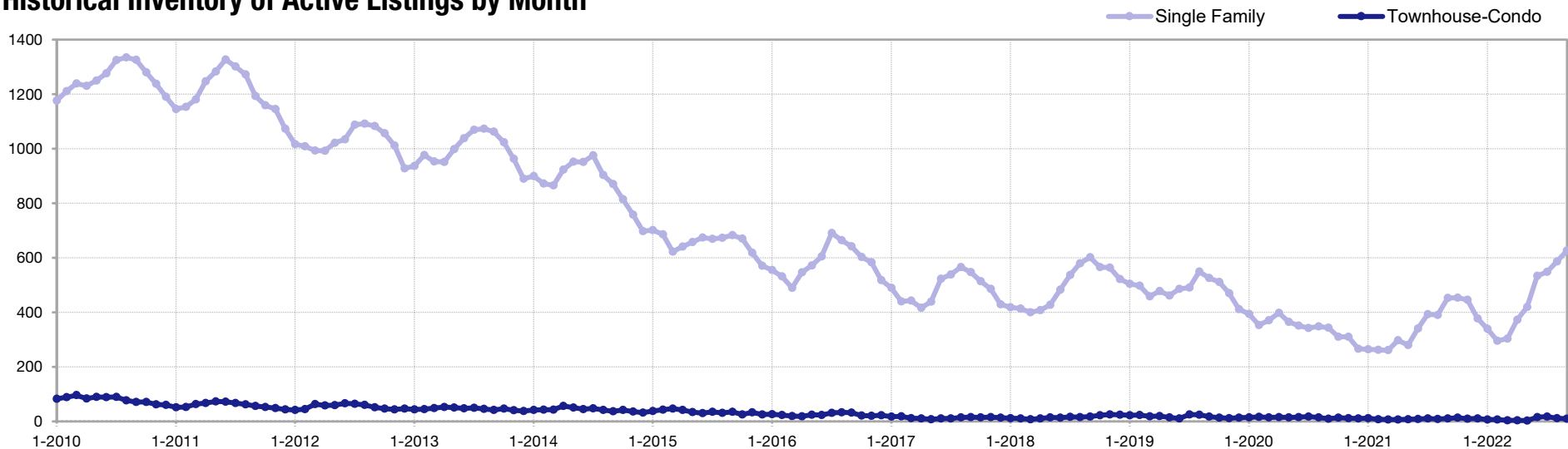


September



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Aug-2022	586	+50.3%	12	+33.3%
Sep-2022	626	+38.2%	10	-9.1%

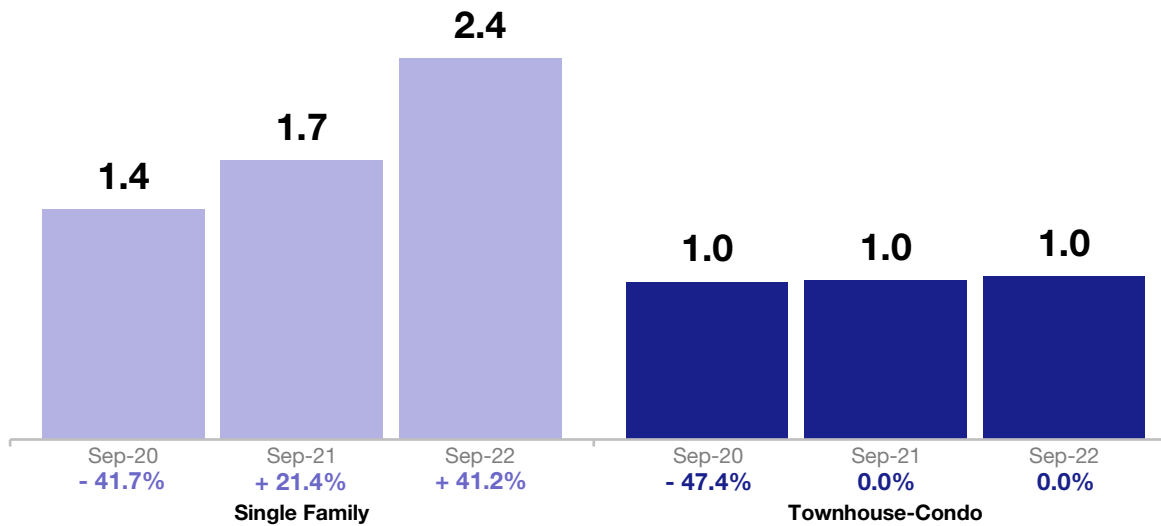
Historical Inventory of Active Listings by Month



Months Supply of Inventory

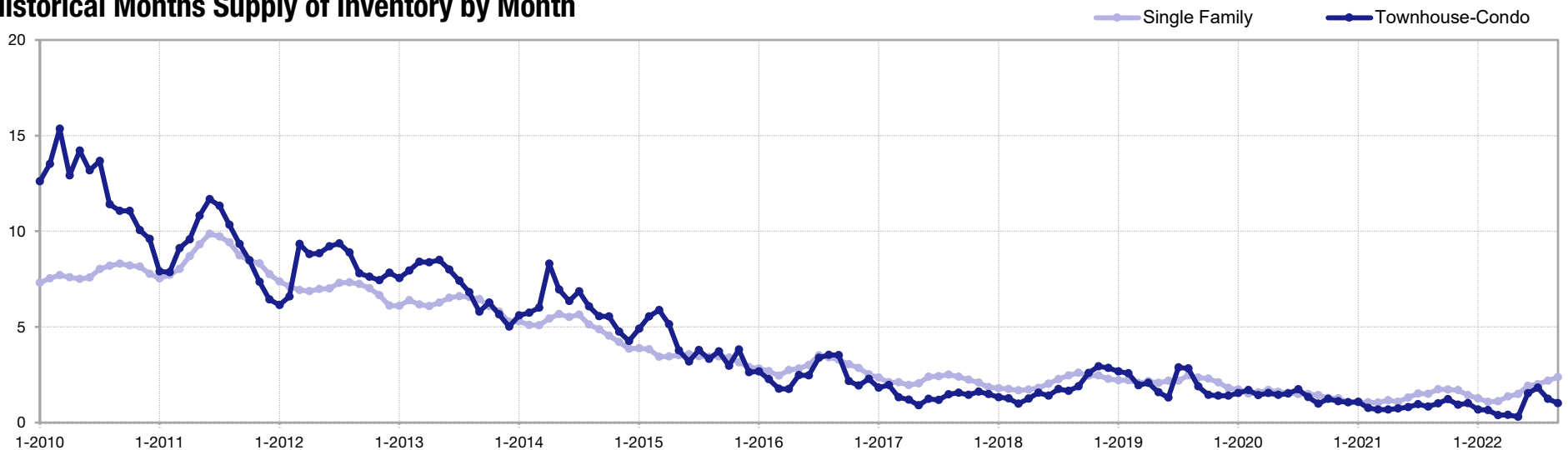


September



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Aug-2022	2.2	+46.7%	1.2	+50.0%
Sep-2022	2.4	+41.2%	1.0	0.0%

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.



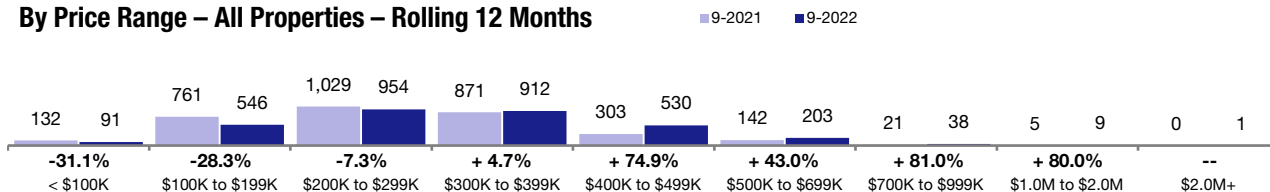
Key Metrics	Historical Sparkbars	9-2021	9-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		401	316	- 21.2%	3,091	3,290	+ 6.4%
Pending Sales		266	209	- 21.4%	2,504	2,419	- 3.4%
Sold Listings		305	220	- 27.9%	2,423	2,404	- 0.8%
Median Sales Price		\$284,000	\$297,000	+ 4.6%	\$276,000	\$310,000	+ 12.3%
Avg. Sales Price		\$306,879	\$311,903	+ 1.6%	\$290,760	\$321,499	+ 10.6%
Pct. of List Price Received		100.0%	98.5%	- 1.5%	101.0%	99.6%	- 1.4%
Days on Market		64	62	- 3.1%	64	62	- 3.1%
Affordability Index		136	95	- 30.1%	140	91	- 35.0%
Active Listings		464	636	+ 37.1%	--	--	--
Months Supply		1.7	2.3	+ 35.3%	--	--	--

Sold Listings

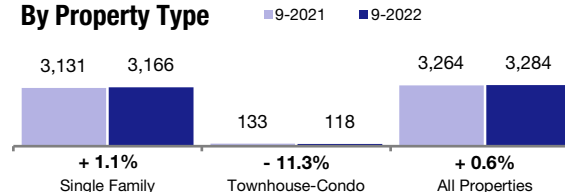
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

Compared to Prior Month

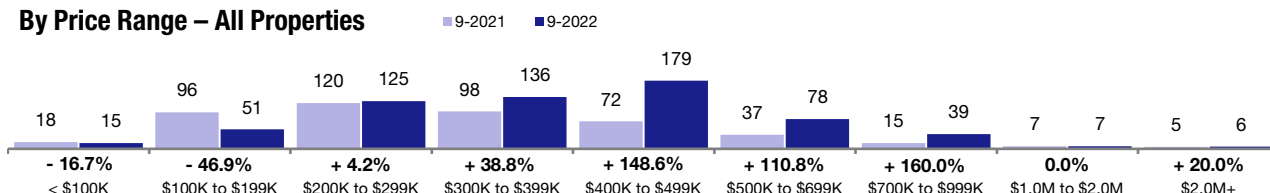
Year to Date

By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo		
	9-2021	9-2022	Change	9-2021	9-2022	Change	8-2022	9-2022	Change	8-2022	9-2022	Change	9-2021	9-2022	Change	9-2021	9-2022	Change
\$99,999 and Below	128	90	-29.7%	4	1	-75.0%	12	6	-50.0%	0	0	--	80	70	-12.5%	4	1	-75.0%
\$100,000 to \$199,999	722	523	-27.6%	39	23	-41.0%	38	34	-10.5%	2	5	+150.0%	505	374	-25.9%	30	18	-40.0%
\$200,000 to \$299,999	958	893	-6.8%	71	61	-14.1%	56	62	+10.7%	10	5	-50.0%	685	625	-8.8%	56	49	-12.5%
\$300,000 to \$399,999	855	886	+3.6%	16	26	+62.5%	62	58	-6.5%	3	2	-33.3%	660	648	-1.8%	10	15	+50.0%
\$400,000 to \$499,999	302	526	+74.2%	1	4	+300.0%	42	33	-21.4%	0	0	--	256	407	+59.0%	1	4	+300.0%
\$500,000 to \$699,999	142	200	+40.8%	0	3	--	15	10	-33.3%	0	1	--	121	150	+24.0%	0	3	--
\$700,000 to \$999,999	19	38	+100.0%	2	0	-100.0%	2	3	+50.0%	0	0	--	13	33	+153.8%	2	0	-100.0%
\$1,000,000 to \$1,999,999	5	9	+80.0%	0	0	--	0	1	--	0	0	--	3	6	+100.0%	0	0	--
\$2,000,000 and Above	0	1	--	0	0	--	0	0	--	0	0	--	0	1	--	0	0	--
All Price Ranges	3,131	3,166	+1.1%	133	118	-11.3%	227	207	-8.8%	15	13	-13.3%	2,320	2,314	-0.3%	103	90	-12.6%

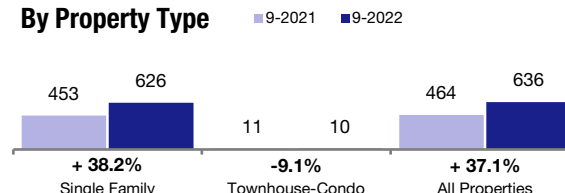
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



Year over Year

Compared to Prior Month

Year to Date

By Price Range	Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			Single Family		Townhouse-Condo		
	9-2021	9-2022	Change	9-2021	9-2022	Change	8-2022	9-2022	Change	8-2022	9-2022	Change	9-2021	9-2022	Change	9-2021	9-2022
\$99,999 and Below	18	15	-16.7%	0	0	--	15	15	0.0%	0	0	--					
\$100,000 to \$199,999	96	51	-46.9%	0	0	--	59	51	-13.6%	2	0	-100.0%					
\$200,000 to \$299,999	116	121	+4.3%	4	4	0.0%	105	121	+15.2%	5	4	-20.0%					
\$300,000 to \$399,999	95	132	+38.9%	3	4	+33.3%	122	132	+8.2%	2	4	+100.0%					
\$400,000 to \$499,999	69	177	+156.5%	3	2	-33.3%	163	177	+8.6%	2	2	0.0%					
\$500,000 to \$699,999	37	78	+110.8%	0	0	--	71	78	+9.9%	1	0	-100.0%					
\$700,000 to \$999,999	14	39	+178.6%	1	0	-100.0%	39	39	0.0%	0	0	--					
\$1,000,000 to \$1,999,999	7	7	0.0%	0	0	--	7	7	0.0%	0	0	--					
\$2,000,000 and Above	5	6	+20.0%	0	0	--	5	6	+20.0%	0	0	--					
All Price Ranges	453	626	+38.2%	11	10	-9.1%	586	626	+6.8%	12	10	-16.7%					

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.