

Local Market Update for April 2022

A Research Tool Provided by the Colorado Association of REALTORS®



Pueblo County

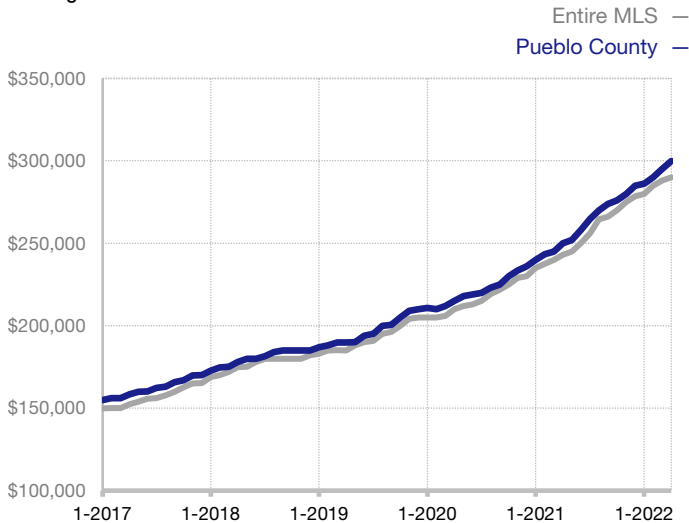
Single Family	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Key Metrics						
New Listings	289	368	+ 27.3%	1,113	1,257	+ 12.9%
Sold Listings	273	250	- 8.4%	916	988	+ 7.9%
Median Sales Price*	\$270,000	\$315,000	+ 16.7%	\$260,000	\$308,500	+ 18.7%
Average Sales Price*	\$284,348	\$324,101	+ 14.0%	\$271,030	\$319,169	+ 17.8%
Percent of List Price Received*	101.9%	100.6%	- 1.3%	100.6%	99.9%	- 0.7%
Days on Market Until Sale	60	57	- 5.0%	67	64	- 4.5%
Inventory of Homes for Sale	285	254	- 10.9%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--

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

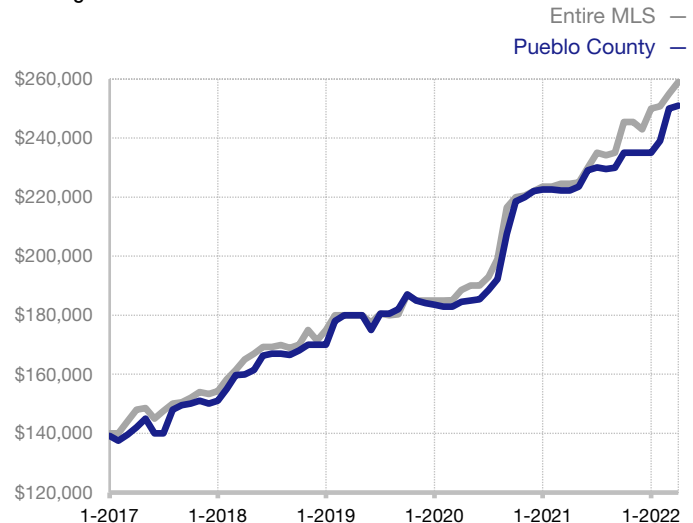
Townhouse/Condo	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Key Metrics						
New Listings	9	12	+ 33.3%	40	33	- 17.5%
Sold Listings	14	10	- 28.6%	42	32	- 23.8%
Median Sales Price*	\$239,750	\$259,200	+ 8.1%	\$215,000	\$250,500	+ 16.5%
Average Sales Price*	\$227,939	\$290,230	+ 27.3%	\$204,191	\$266,069	+ 30.3%
Percent of List Price Received*	100.9%	101.5%	+ 0.6%	99.9%	100.7%	+ 0.8%
Days on Market Until Sale	98	61	- 37.8%	74	52	- 29.7%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	0.7	0.4	- 42.9%	--	--	--

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

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

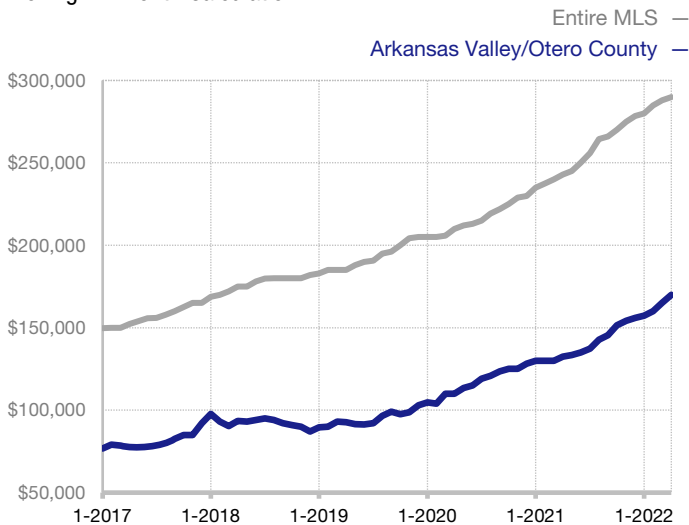
Single Family Key Metrics	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
New Listings	35	48	+ 37.1%	132	174	+ 31.8%
Sold Listings	25	39	+ 56.0%	124	120	- 3.2%
Median Sales Price*	\$150,000	\$180,000	+ 20.0%	\$131,500	\$176,900	+ 34.5%
Average Sales Price*	\$170,916	\$209,482	+ 22.6%	\$151,700	\$191,275	+ 26.1%
Percent of List Price Received*	97.5%	95.7%	- 1.8%	95.9%	95.0%	- 0.9%
Days on Market Until Sale	125	83	- 33.6%	104	92	- 11.5%
Inventory of Homes for Sale	56	86	+ 53.6%	--	--	--
Months Supply of Inventory	1.7	2.6	+ 52.9%	--	--	--

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

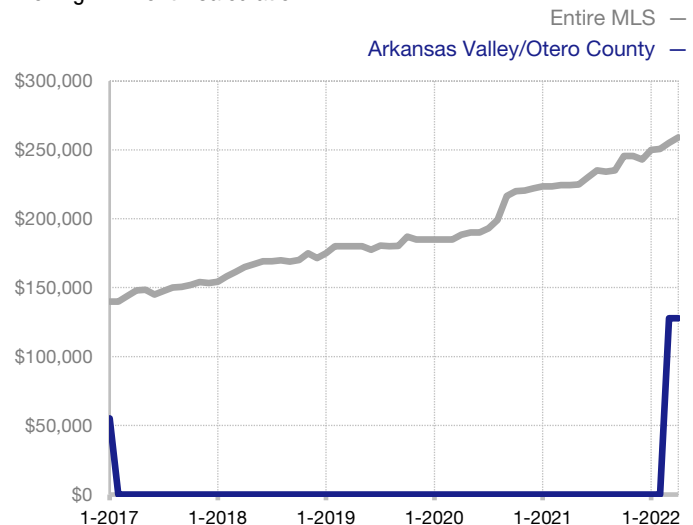
Townhouse/Condo Key Metrics	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$128,000	--
Average Sales Price*	\$0	\$0	--	\$0	\$128,000	--
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	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
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Fowler

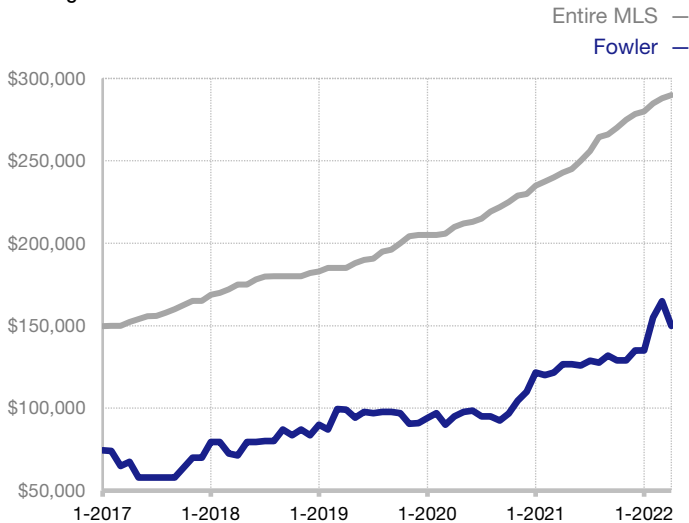
Single Family	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Key Metrics						
New Listings	6	5	- 16.7%	22	11	- 50.0%
Sold Listings	3	2	- 33.3%	19	11	- 42.1%
Median Sales Price*	\$200,000	\$220,750	+ 10.4%	\$136,000	\$182,000	+ 33.8%
Average Sales Price*	\$255,000	\$220,750	- 13.4%	\$158,019	\$185,991	+ 17.7%
Percent of List Price Received*	98.4%	101.6%	+ 3.3%	97.9%	100.0%	+ 2.1%
Days on Market Until Sale	162	147	- 9.3%	89	101	+ 13.5%
Inventory of Homes for Sale	5	4	- 20.0%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--

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

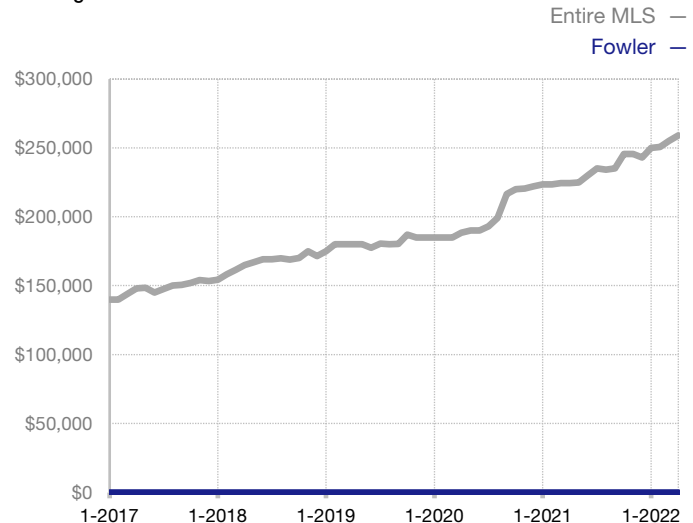
Townhouse/Condo	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
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Local Market Update for April 2022

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Huerfano County

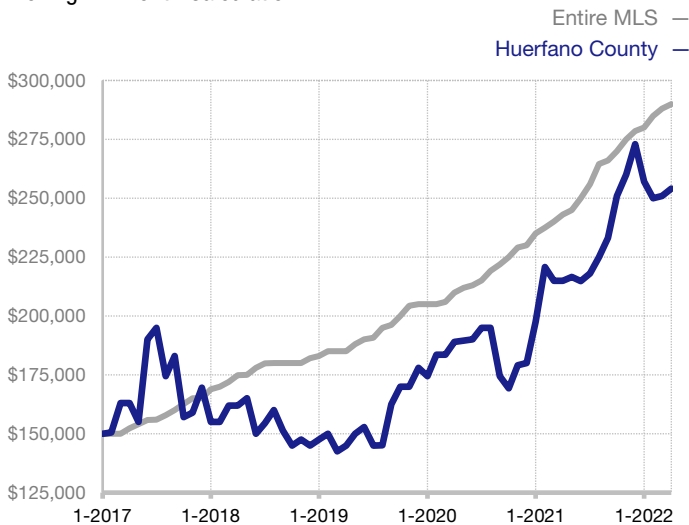
Single Family	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Key Metrics						
New Listings	12	10	- 16.7%	35	34	- 2.9%
Sold Listings	3	11	+ 266.7%	37	32	- 13.5%
Median Sales Price*	\$340,000	\$395,000	+ 16.2%	\$300,000	\$257,000	- 14.3%
Average Sales Price*	\$334,633	\$397,727	+ 18.9%	\$285,172	\$322,953	+ 13.2%
Percent of List Price Received*	95.7%	95.4%	- 0.3%	93.8%	96.9%	+ 3.3%
Days on Market Until Sale	117	140	+ 19.7%	156	133	- 14.7%
Inventory of Homes for Sale	39	30	- 23.1%	--	--	--
Months Supply of Inventory	4.3	2.8	- 34.9%	--	--	--

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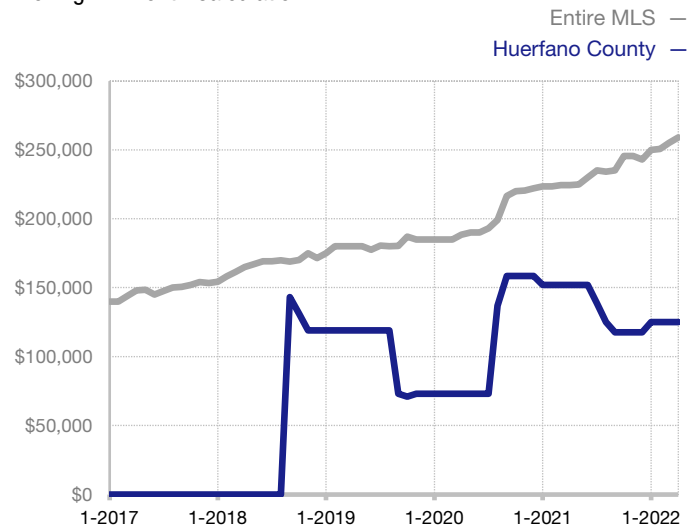
Townhouse/Condo	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	1	--	0	1	--
Sold Listings	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$110,000	\$0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$110,000	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	88.0%	0.0%	- 100.0%
Days on Market Until Sale	0	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

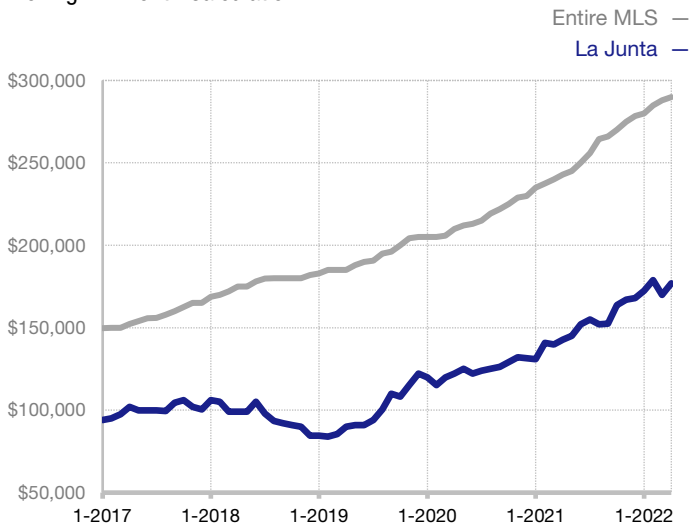
Single Family	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Key Metrics						
New Listings	4	10	+ 150.0%	22	36	+ 63.6%
Sold Listings	4	8	+ 100.0%	28	29	+ 3.6%
Median Sales Price*	\$139,250	\$176,900	+ 27.0%	\$152,500	\$170,000	+ 11.5%
Average Sales Price*	\$160,375	\$157,600	- 1.7%	\$154,232	\$161,253	+ 4.6%
Percent of List Price Received*	99.1%	94.2%	- 4.9%	95.8%	93.2%	- 2.7%
Days on Market Until Sale	56	102	+ 82.1%	92	102	+ 10.9%
Inventory of Homes for Sale	5	11	+ 120.0%	--	--	--
Months Supply of Inventory	0.7	1.4	+ 100.0%	--	--	--

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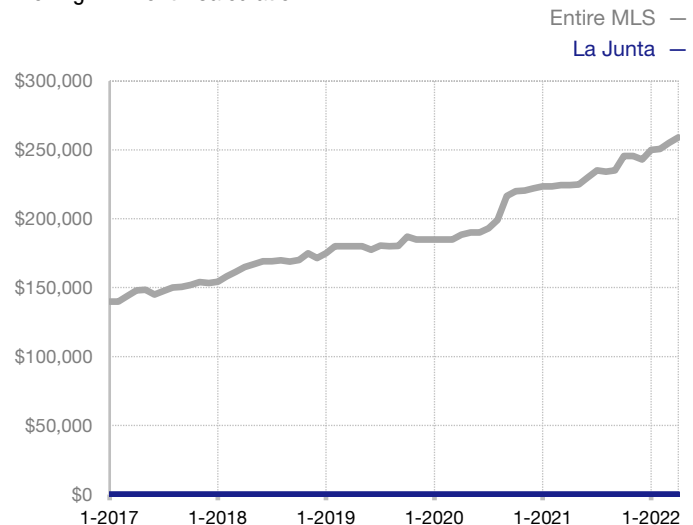
Townhouse/Condo	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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

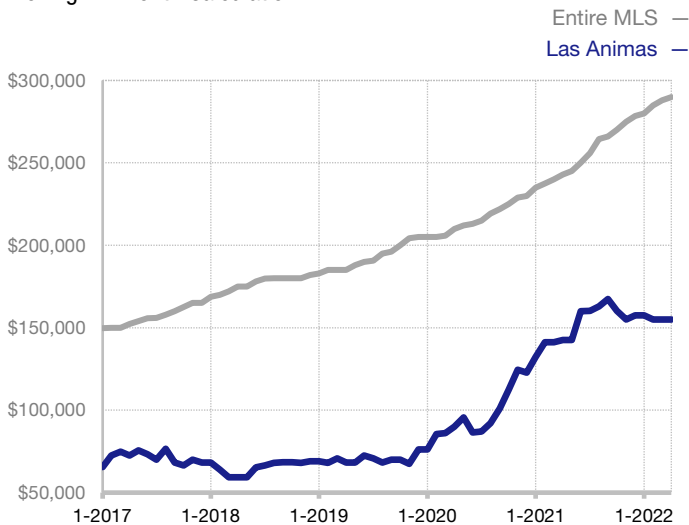
Single Family	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Key Metrics						
New Listings	1	3	+ 200.0%	13	11	- 15.4%
Sold Listings	2	2	0.0%	8	10	+ 25.0%
Median Sales Price*	\$178,500	\$163,750	- 8.3%	\$177,500	\$133,500	- 24.8%
Average Sales Price*	\$178,500	\$163,750	- 8.3%	\$208,063	\$142,300	- 31.6%
Percent of List Price Received*	96.4%	94.1%	- 2.4%	97.2%	92.8%	- 4.5%
Days on Market Until Sale	75	147	+ 96.0%	112	132	+ 17.9%
Inventory of Homes for Sale	5	5	0.0%	--	--	--
Months Supply of Inventory	1.9	1.4	- 26.3%	--	--	--

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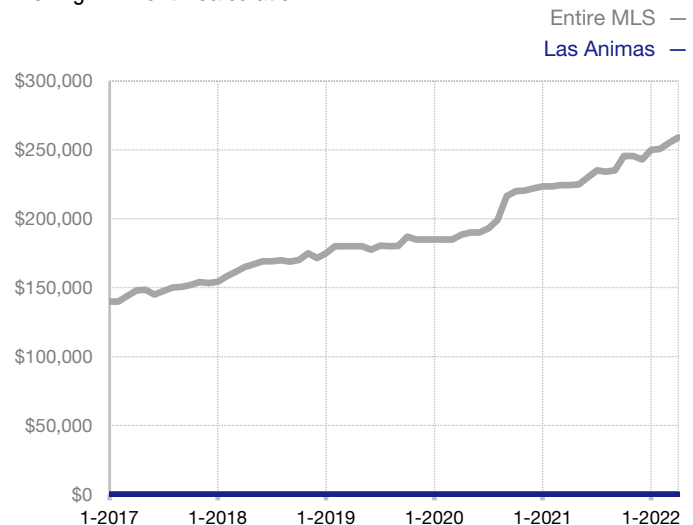
Townhouse/Condo	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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

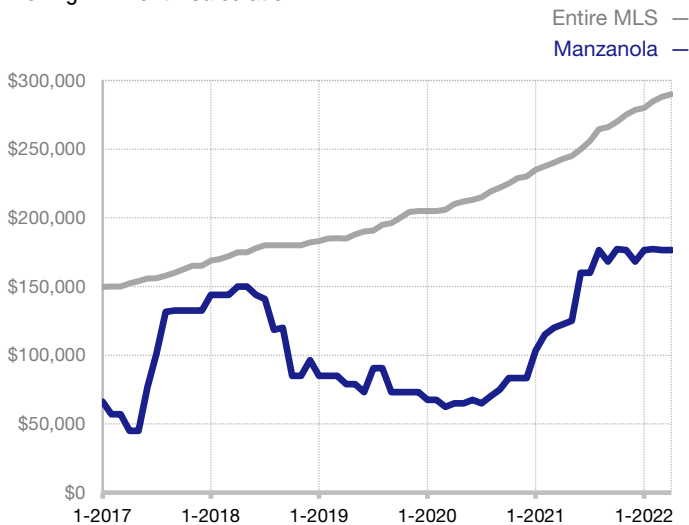
Single Family	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Key Metrics						
New Listings	3	0	- 100.0%	4	4	0.0%
Sold Listings	0	0	--	4	1	- 75.0%
Median Sales Price*	\$0	\$0	--	\$169,000	\$380,000	+ 124.9%
Average Sales Price*	\$0	\$0	--	\$233,250	\$380,000	+ 62.9%
Percent of List Price Received*	0.0%	0.0%	--	93.2%	95.2%	+ 2.1%
Days on Market Until Sale	0	0	--	155	59	- 61.9%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.3	1.8	- 21.7%	--	--	--

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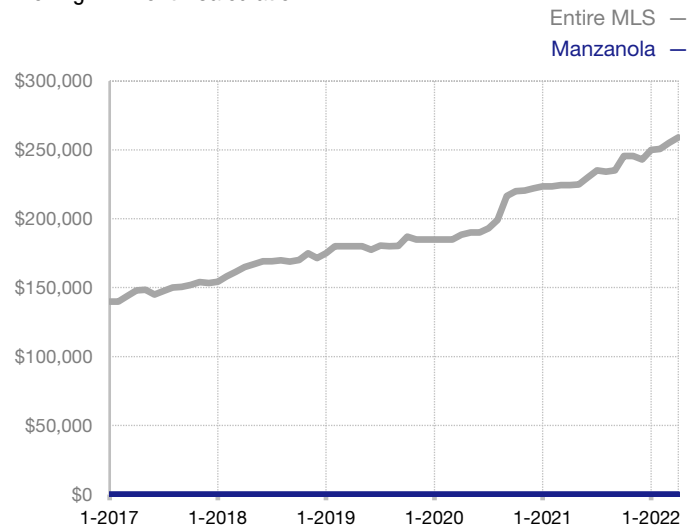
Townhouse/Condo	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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

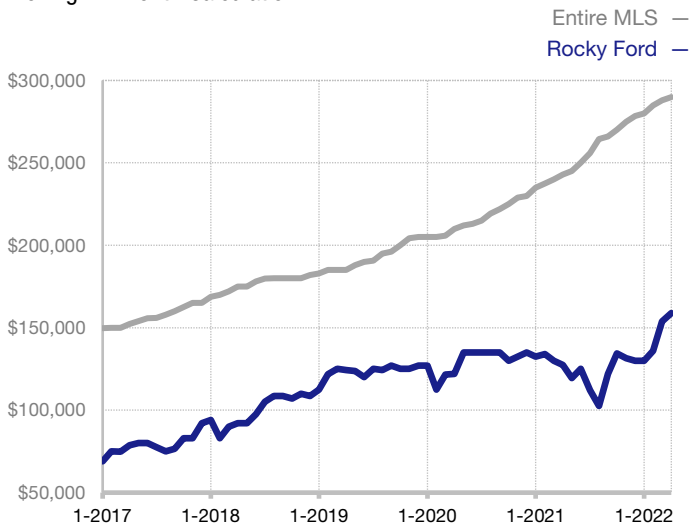
Single Family	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Key Metrics						
New Listings	2	9	+ 350.0%	12	23	+ 91.7%
Sold Listings	4	11	+ 175.0%	22	17	- 22.7%
Median Sales Price*	\$115,500	\$177,000	+ 53.2%	\$92,700	\$200,000	+ 115.7%
Average Sales Price*	\$167,375	\$208,909	+ 24.8%	\$134,800	\$240,382	+ 78.3%
Percent of List Price Received*	104.3%	94.3%	- 9.6%	97.0%	95.4%	- 1.6%
Days on Market Until Sale	60	70	+ 16.7%	92	75	- 18.5%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	1.2	2.6	+ 116.7%	--	--	--

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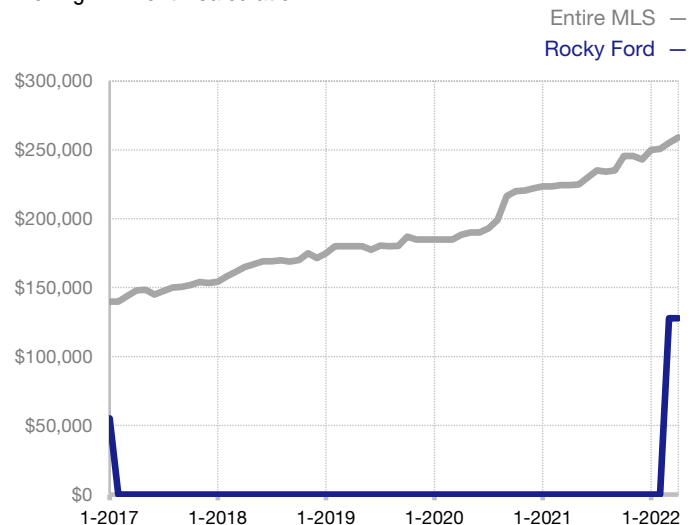
Townhouse/Condo	April			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 04-2021	Thru 04-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	1	--
Median Sales Price*	\$0	\$0	--	\$0	\$128,000	--
Average Sales Price*	\$0	\$0	--	\$0	\$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	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



April 2022

Percent changes calculated using year-over-year comparisons.

New Listings were up 24.2 percent for single family homes and 18.2 percent for townhouse-condo properties. Pending Sales increased 40.4 percent for single family homes but decreased 18.2 percent for townhouse-condo properties.

The Median Sales Price was up 15.9 percent to \$315,000 for single family homes and 8.1 percent to \$259,200 for townhouse-condo properties. Days on Market decreased 1.7 percent for single family homes and 37.8 percent for townhouse-condo properties.

Affordability challenges are limiting buying activity, and early signs suggest competition for homes may be cooling somewhat. Nationally, existing home sales are down 2.7% as of last measure, while pending sales dropped 1.2%, marking 5 straight months of under contract declines, according to the National Association of REALTORS®. Inventory remains low, with only 2 months supply at present, and home prices continue to rise, with the median existing home at \$373,500, a 15% increase from this time last year. Homes are still selling quickly, however, and multiple offers are common in many markets.

Activity Snapshot

- 8.0%	+ 18.0%	- 9.9%
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	4-2021	4-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		298	370	+ 24.2%	1,128	1,274	+ 12.9%
Pending Sales		230	323	+ 40.4%	982	1,167	+ 18.8%
Sold Listings		274	255	- 6.9%	922	1,005	+ 9.0%
Median Sales Price		\$271,890	\$315,000	+ 15.9%	\$260,000	\$310,000	+ 19.2%
Avg. Sales Price		\$284,552	\$334,707	+ 17.6%	\$270,147	\$322,444	+ 19.4%
Pct. of List Price Received		101.9%	100.5%	- 1.4%	100.6%	99.8%	- 0.8%
Days on Market		60	59	- 1.7%	67	65	- 3.0%
Affordability Index		143	97	- 32.2%	150	99	- 34.0%
Active Listings		295	268	- 9.2%	--	--	--
Months Supply		1.2	1.0	- 16.7%	--	--	--

Townhouse-Condo Market Overview

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

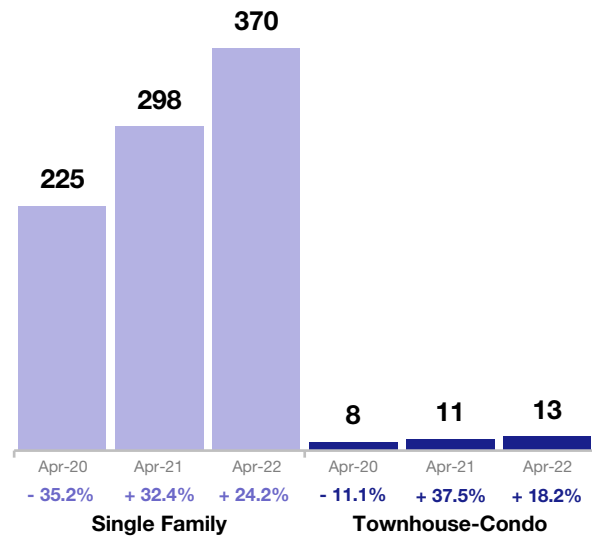


Key Metrics	Historical Sparkbars	4-2021	4-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		11	13	+ 18.2%	42	35	- 16.7%
Pending Sales		11	9	- 18.2%	44	34	- 22.7%
Sold Listings		14	10	- 28.6%	43	33	- 23.3%
Median Sales Price		\$239,750	\$259,200	+ 8.1%	\$212,000	\$251,000	+ 18.4%
Avg. Sales Price		\$227,939	\$290,230	+ 27.3%	\$202,000	\$266,188	+ 31.8%
Pct. of List Price Received		100.9%	101.5%	+ 0.6%	99.6%	100.7%	+ 1.1%
Days on Market		98	61	- 37.8%	73	51	- 30.1%
Affordability Index		162	118	- 27.2%	183	122	- 33.3%
Active Listings		7	4	- 42.9%	--	--	--
Months Supply		0.7	0.4	- 42.9%	--	--	--

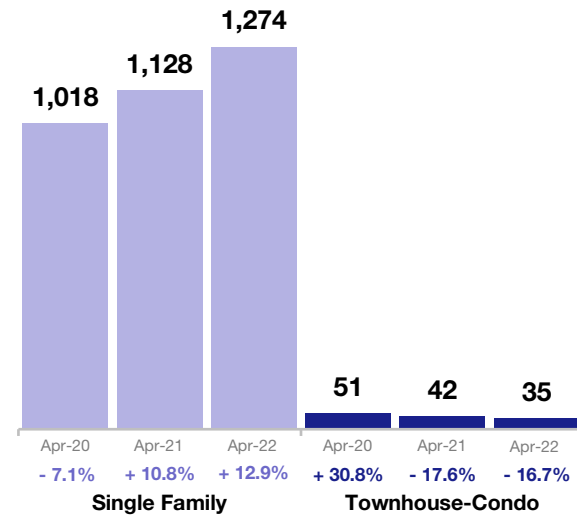
New Listings



April

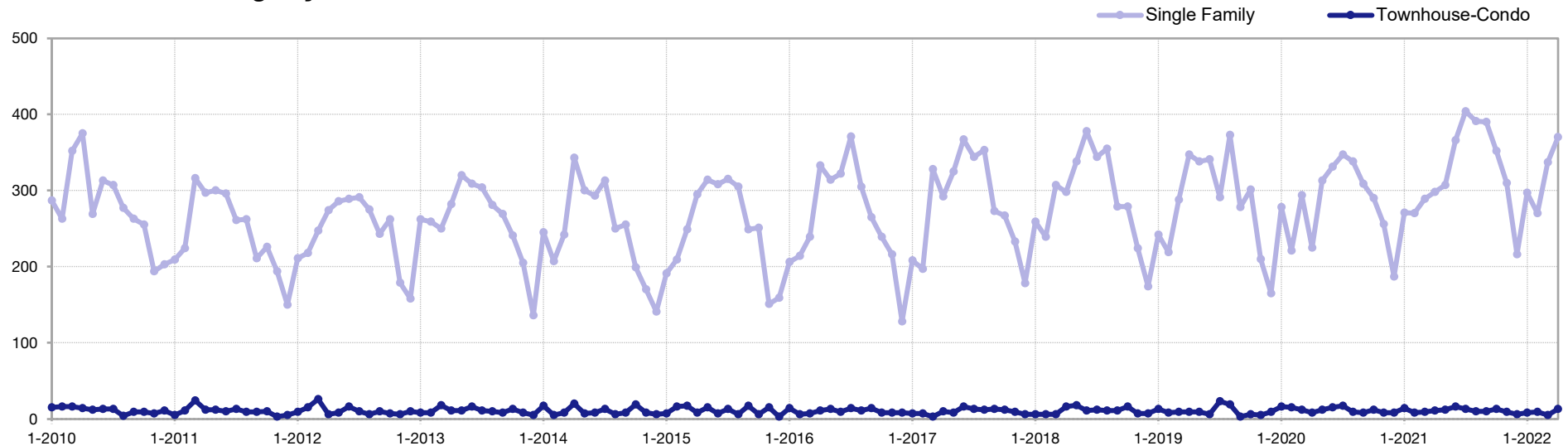


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	307	-1.9%	12	0.0%
Jun-2021	366	+10.6%	16	+6.7%
Jul-2021	404	+16.4%	13	-23.5%
Aug-2021	391	+15.7%	10	+11.1%
Sep-2021	390	+26.2%	10	+25.0%
Oct-2021	352	+21.4%	13	+8.3%
Nov-2021	310	+21.1%	9	+12.5%
Dec-2021	216	+15.5%	6	-25.0%
Jan-2022	297	+9.6%	8	-42.9%
Feb-2022	270	0.0%	9	+12.5%
Mar-2022	337	+16.6%	5	-44.4%
Apr-2022	370	+24.2%	13	+18.2%

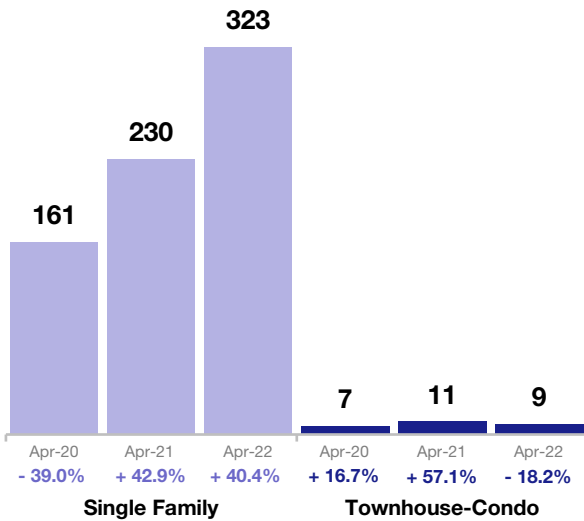
Historical New Listings by Month



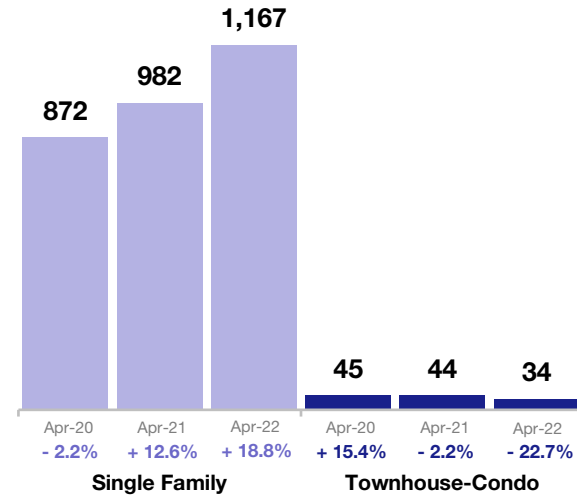
Pending Sales



April

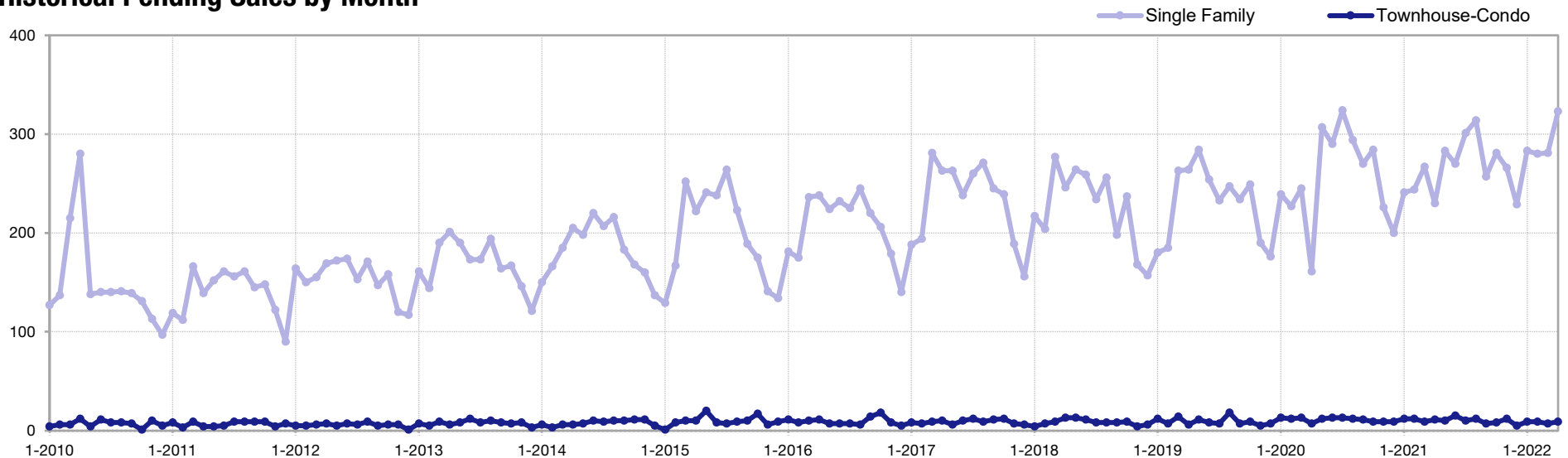


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	283	-7.8%	10	-16.7%
Jun-2021	270	-6.9%	15	+15.4%
Jul-2021	301	-7.1%	10	-23.1%
Aug-2021	314	+6.8%	12	0.0%
Sep-2021	257	-4.8%	7	-36.4%
Oct-2021	281	-1.1%	8	-11.1%
Nov-2021	266	+17.7%	12	+33.3%
Dec-2021	229	+14.5%	5	-44.4%
Jan-2022	283	+17.4%	9	-25.0%
Feb-2022	280	+14.8%	9	-25.0%
Mar-2022	281	+5.2%	7	-22.2%
Apr-2022	323	+40.4%	9	-18.2%

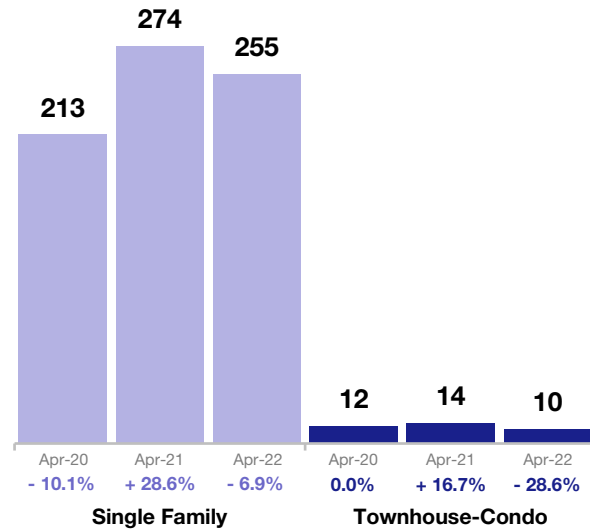
Historical Pending Sales by Month



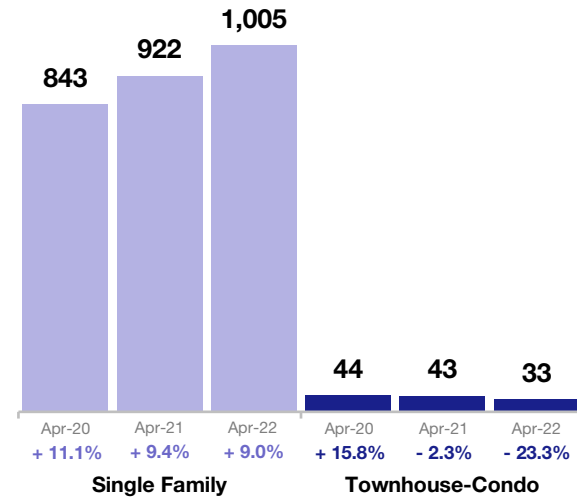
Sold Listings



April

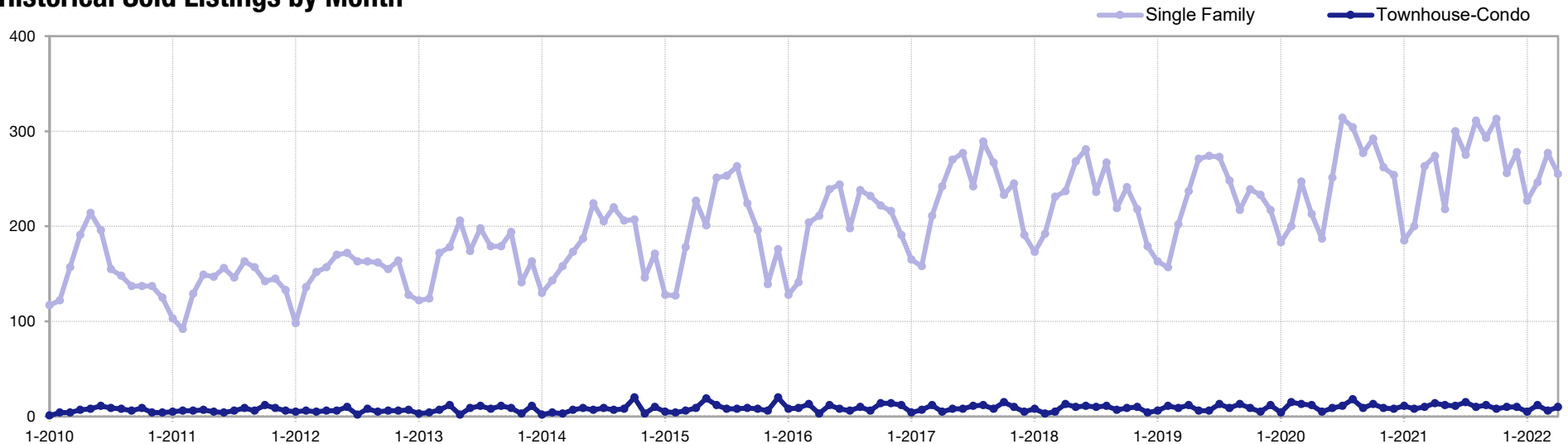


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	218	+16.6%	12	+140.0%
Jun-2021	300	+19.5%	11	+22.2%
Jul-2021	275	-12.4%	15	+36.4%
Aug-2021	311	+2.3%	10	-44.4%
Sep-2021	293	+5.8%	12	+33.3%
Oct-2021	313	+7.2%	8	-38.5%
Nov-2021	256	-2.3%	10	+11.1%
Dec-2021	278	+9.4%	10	+25.0%
Jan-2022	227	+22.7%	5	-54.5%
Feb-2022	246	+23.0%	12	+50.0%
Mar-2022	277	+5.3%	6	-40.0%
Apr-2022	255	-6.9%	10	-28.6%

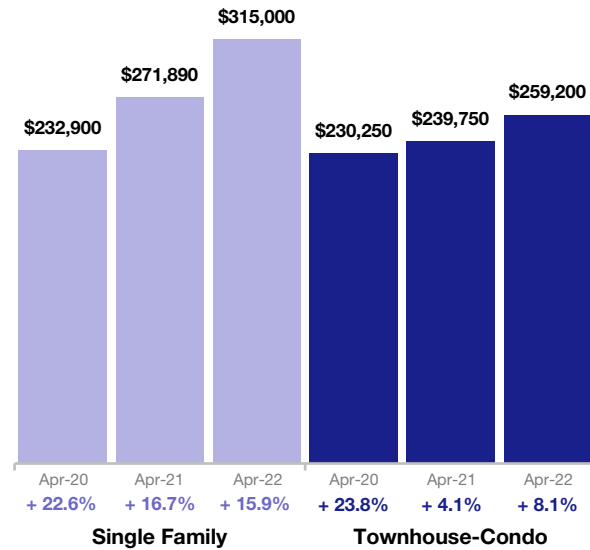
Historical Sold Listings by Month



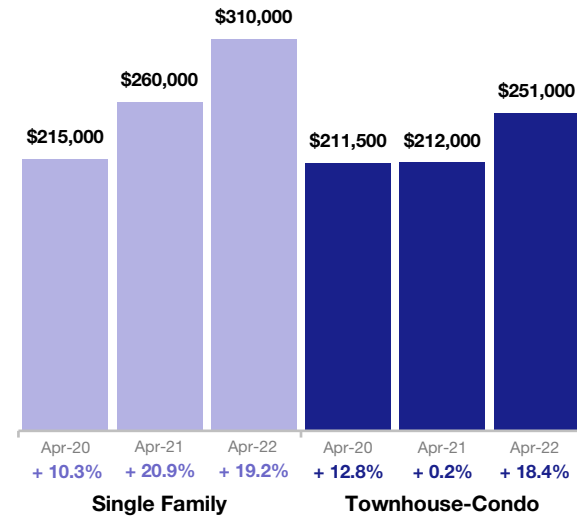
Median Sales Price



April

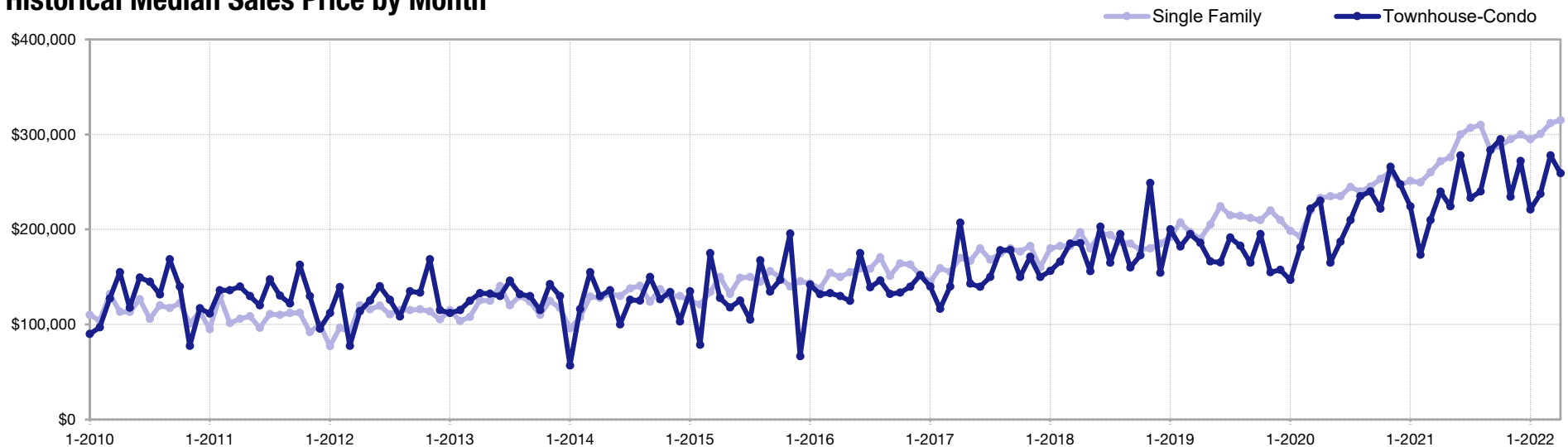


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	\$275,950	+17.4%	\$224,500	+36.1%
Jun-2021	\$300,000	+27.7%	\$278,000	+48.7%
Jul-2021	\$307,000	+25.4%	\$233,200	+11.0%
Aug-2021	\$310,000	+29.2%	\$240,000	+2.1%
Sep-2021	\$284,000	+15.9%	\$283,450	+18.2%
Oct-2021	\$288,000	+13.8%	\$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%	\$221,000	-1.6%
Feb-2022	\$300,500	+20.4%	\$237,500	+36.9%
Mar-2022	\$312,000	+20.0%	\$278,000	+32.4%
Apr-2022	\$315,000	+15.9%	\$259,200	+8.1%

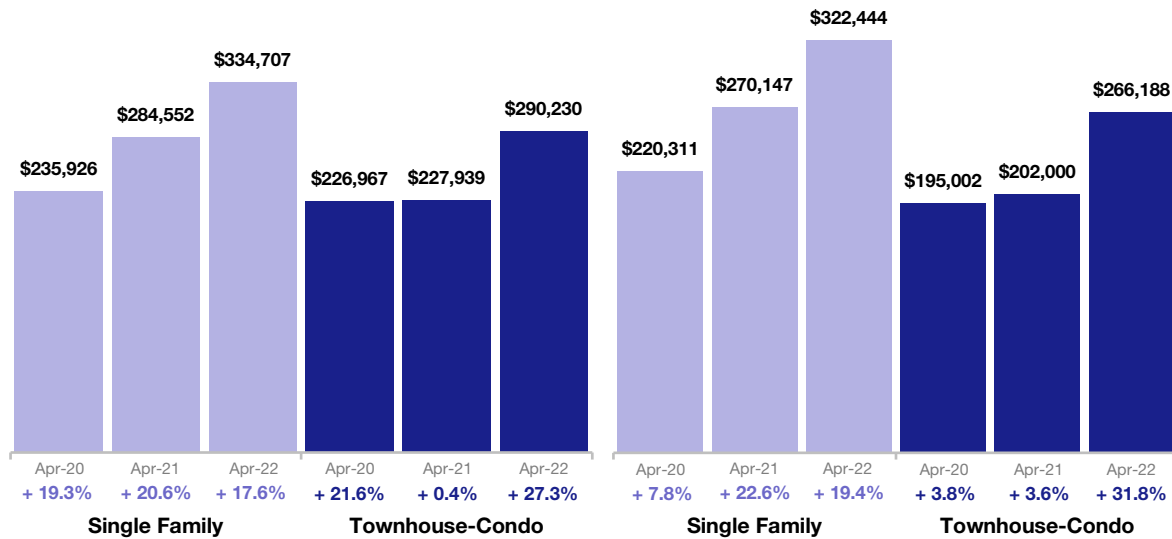
Historical Median Sales Price by Month



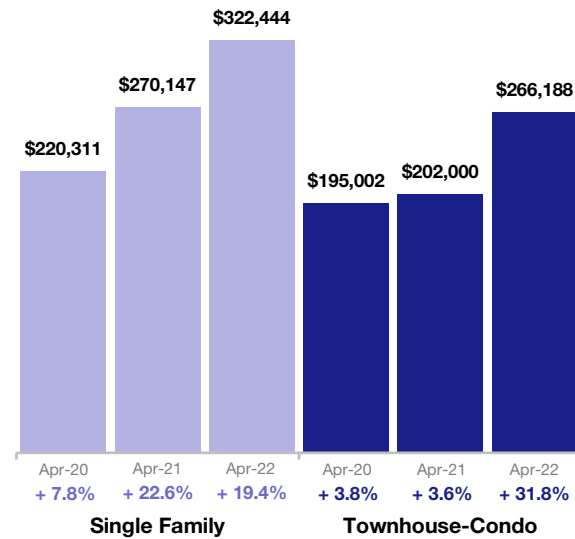
Average Sales Price



April

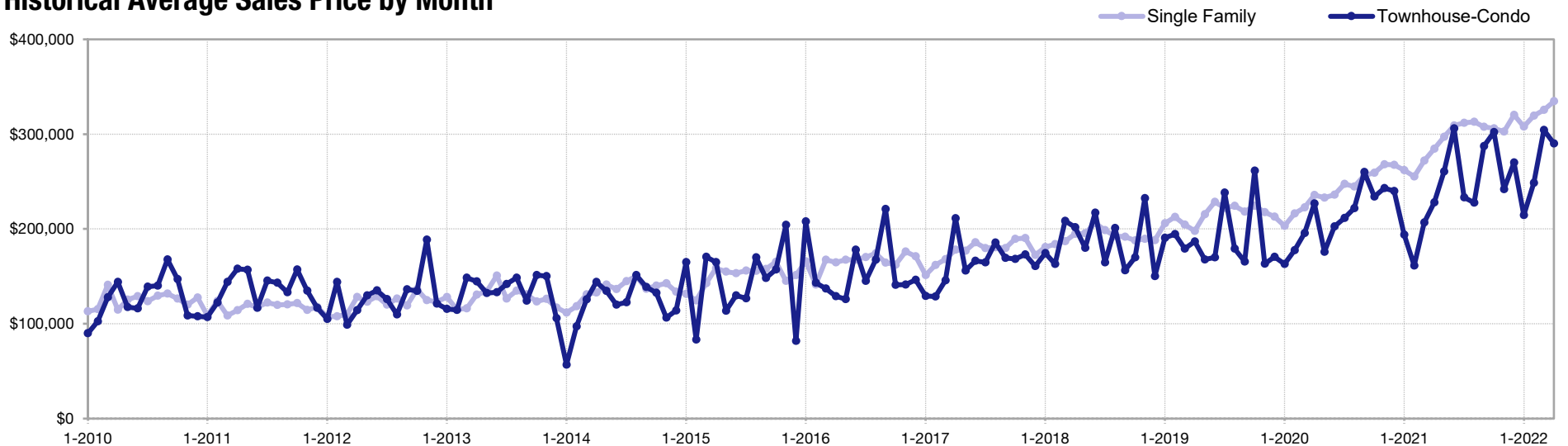


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	\$297,117	+27.6%	\$260,574	+48.1%
Jun-2021	\$309,228	+31.0%	\$306,038	+51.0%
Jul-2021	\$311,962	+26.1%	\$233,429	+10.3%
Aug-2021	\$312,915	+27.8%	\$227,765	+2.6%
Sep-2021	\$307,703	+20.1%	\$287,399	+10.6%
Oct-2021	\$305,953	+18.0%	\$302,188	+29.0%
Nov-2021	\$302,777	+12.9%	\$241,880	-0.5%
Dec-2021	\$320,200	+19.7%	\$270,020	+12.5%
Jan-2022	\$308,091	+17.5%	\$214,700	+10.6%
Feb-2022	\$319,522	+25.2%	\$248,575	+54.0%
Mar-2022	\$325,511	+19.6%	\$304,250	+47.1%
Apr-2022	\$334,707	+17.6%	\$290,230	+27.3%

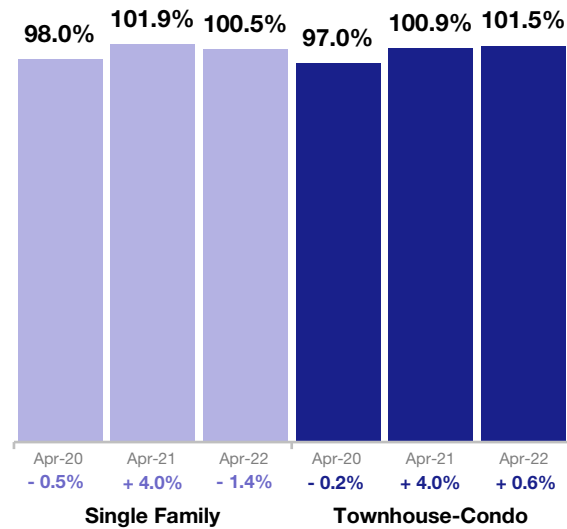
Historical Average Sales Price by Month



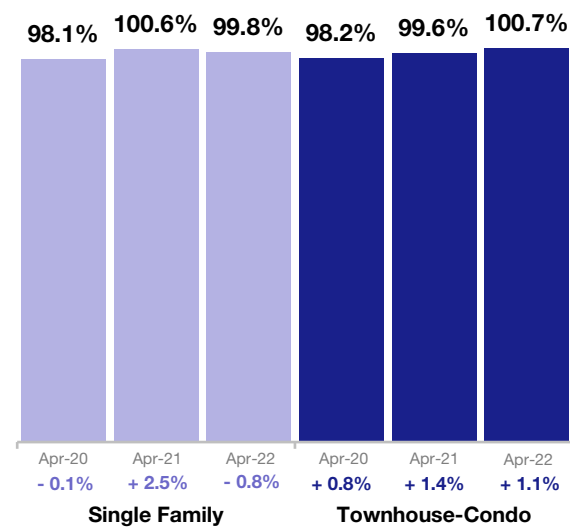
Percent of List Price Received



April

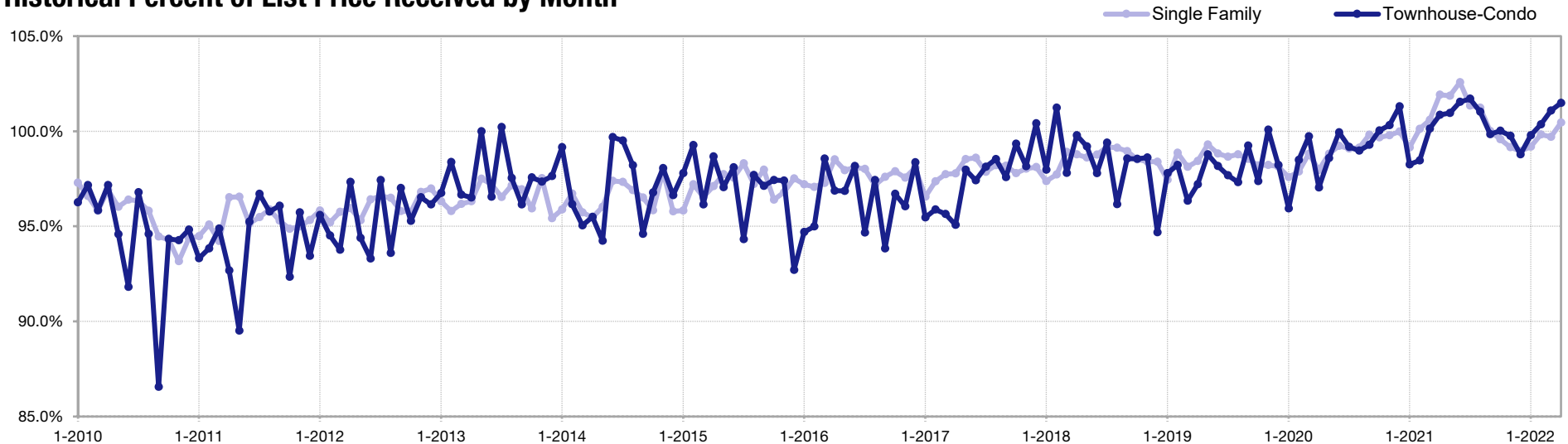


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	101.9%	+3.1%	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	101.2%	+2.1%	101.0%	+2.0%
Sep-2021	100.0%	+0.2%	99.8%	+0.5%
Oct-2021	99.6%	-0.1%	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%	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	100.5%	-1.4%	101.5%	+0.6%

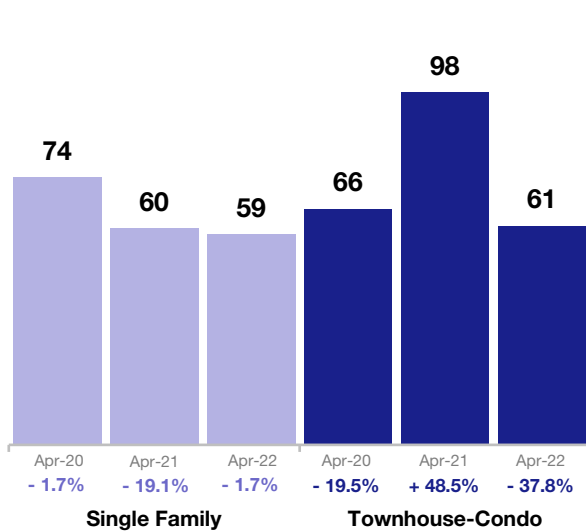
Historical Percent of List Price Received by Month



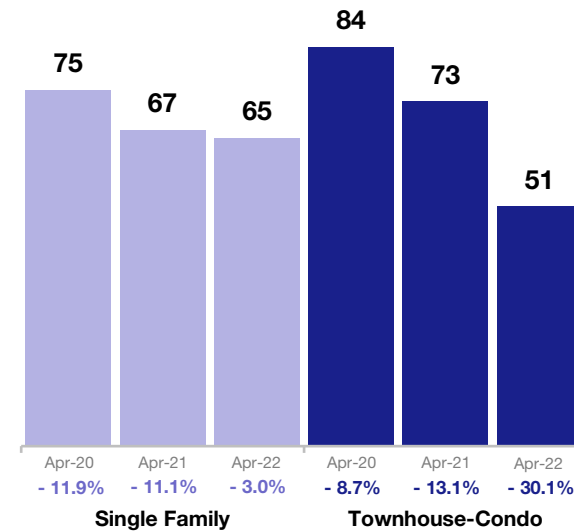
Days on Market Until Sale



April

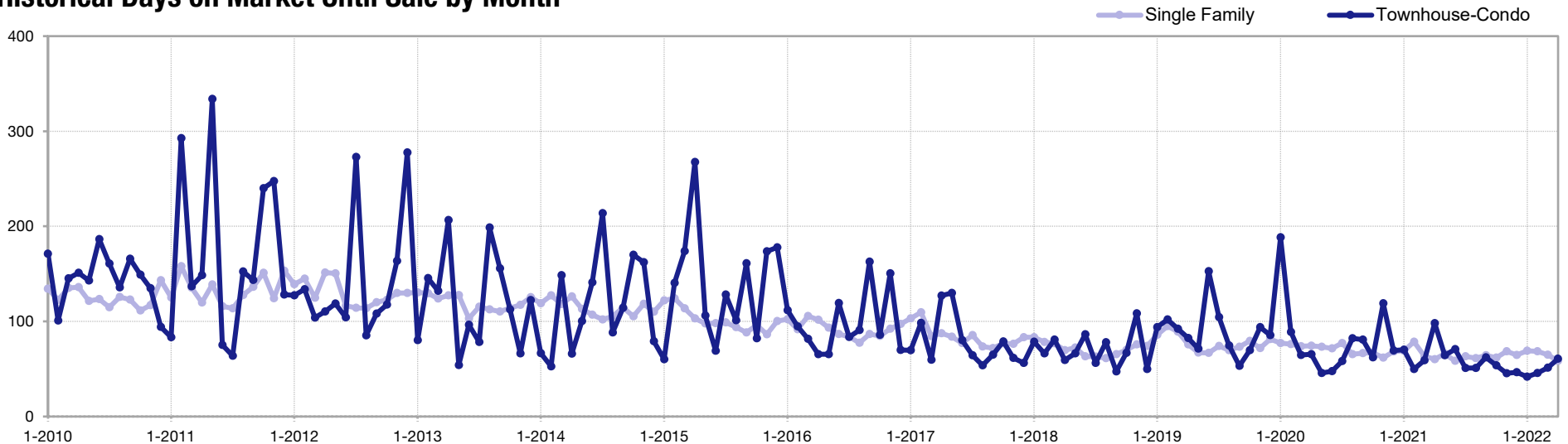


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	66	-9.6%	64	+39.1%
Jun-2021	58	-18.3%	71	+47.9%
Jul-2021	63	-18.2%	51	-12.1%
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	68	+9.7%	46	-61.3%
Dec-2021	65	-4.4%	46	-33.3%
Jan-2022	69	0.0%	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%

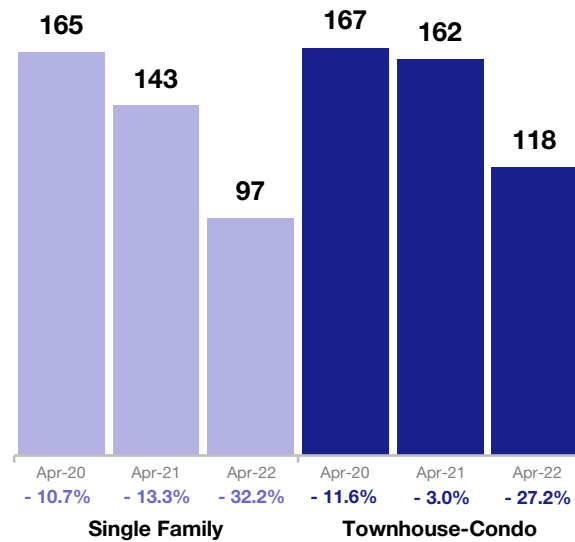
Historical Days on Market Until Sale by Month



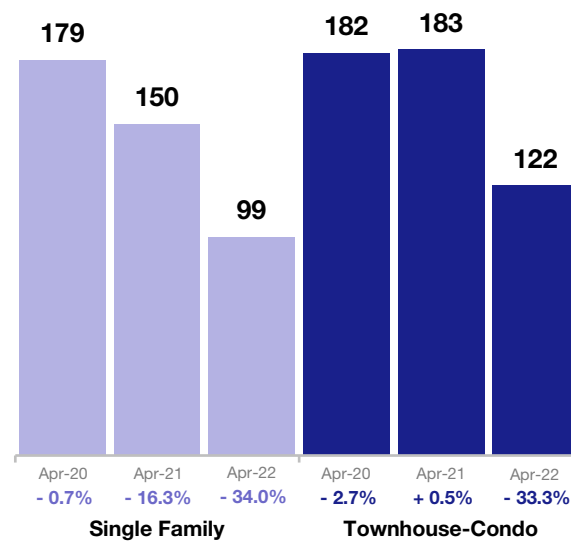
Housing Affordability Index



April

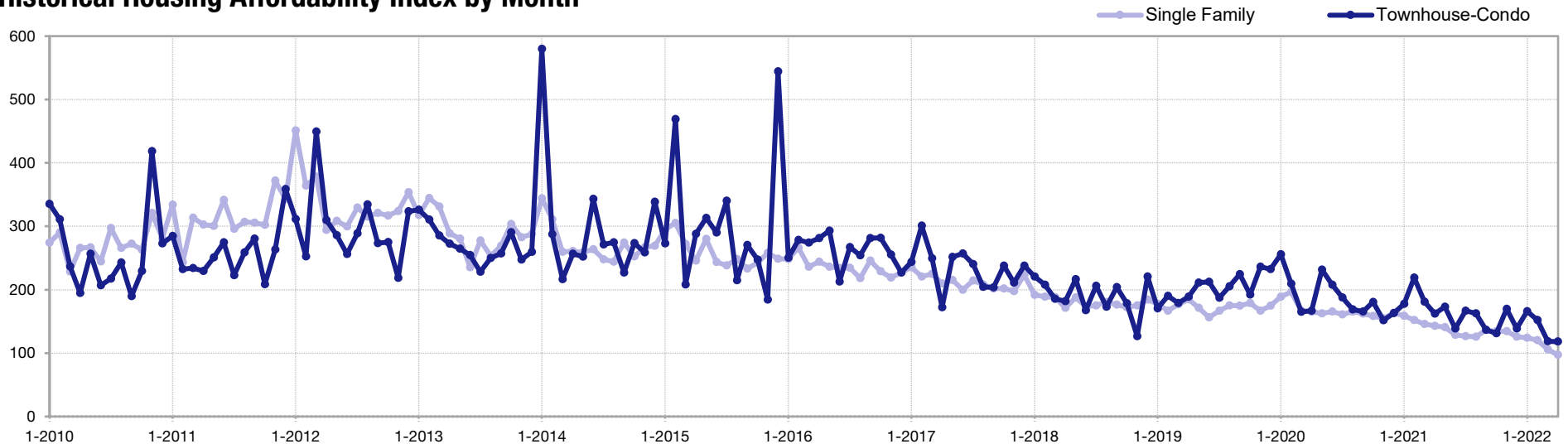


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	141	-13.5%	173	-25.4%
Jun-2021	129	-21.8%	139	-33.2%
Jul-2021	127	-21.1%	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%	166	-6.2%
Feb-2022	120	-21.1%	152	-30.6%
Mar-2022	106	-27.4%	119	-34.3%
Apr-2022	97	-32.2%	118	-27.2%

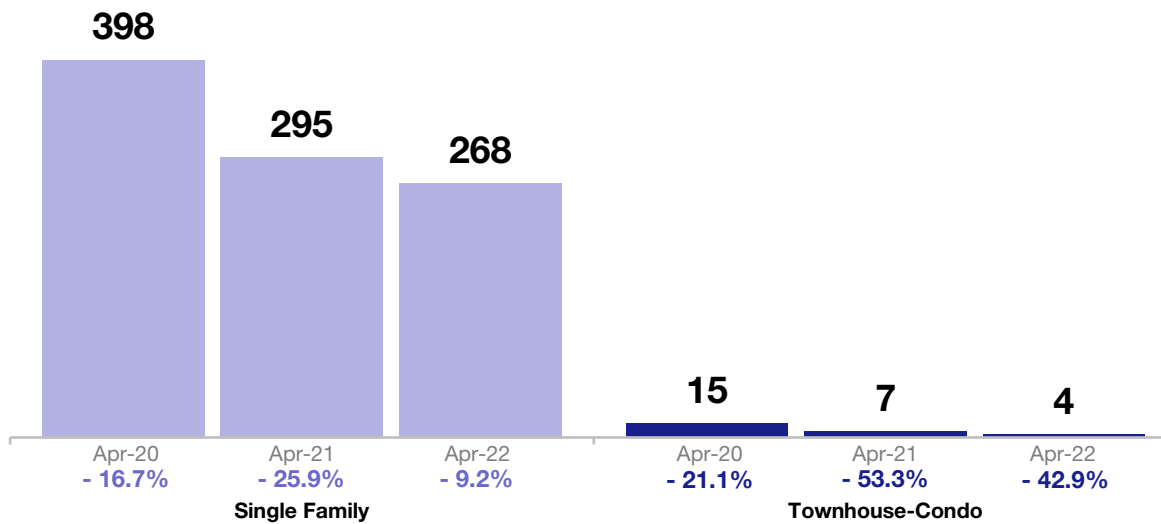
Historical Housing Affordability Index by Month



Inventory of Active Listings

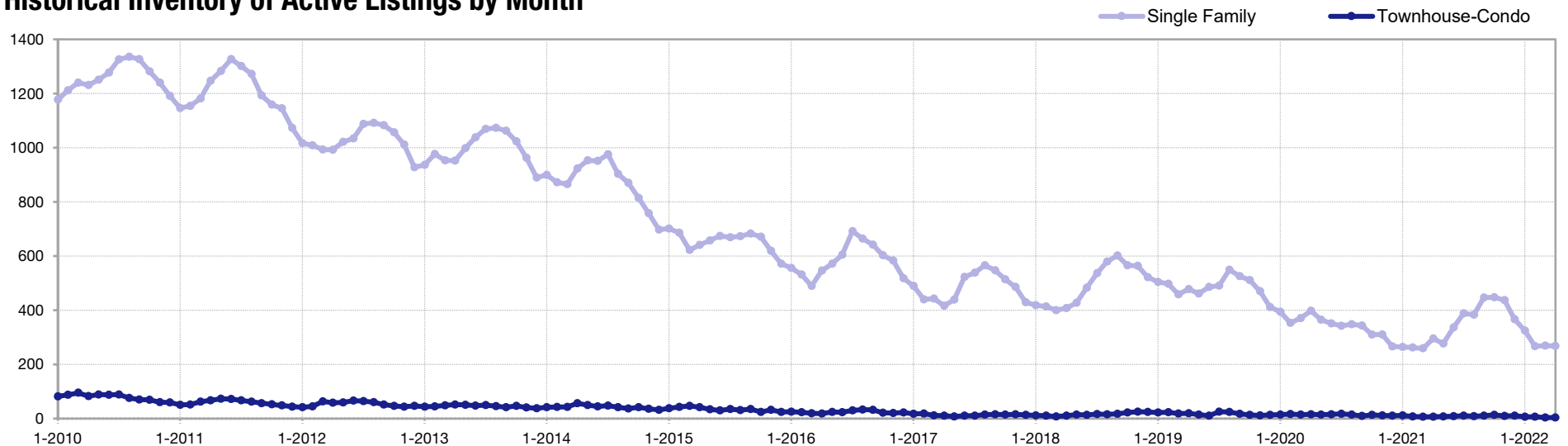


April



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	277	-24.1%	8	-42.9%
Jun-2021	336	-4.3%	9	-40.0%
Jul-2021	388	+13.5%	11	-35.3%
Aug-2021	383	+10.1%	9	-35.7%
Sep-2021	447	+30.3%	11	+10.0%
Oct-2021	448	+44.5%	13	0.0%
Nov-2021	437	+41.0%	10	-16.7%
Dec-2021	367	+38.0%	11	0.0%
Jan-2022	325	+23.1%	7	-41.7%
Feb-2022	267	+1.9%	7	-12.5%
Mar-2022	269	+3.9%	4	-42.9%
Apr-2022	268	-9.2%	4	-42.9%

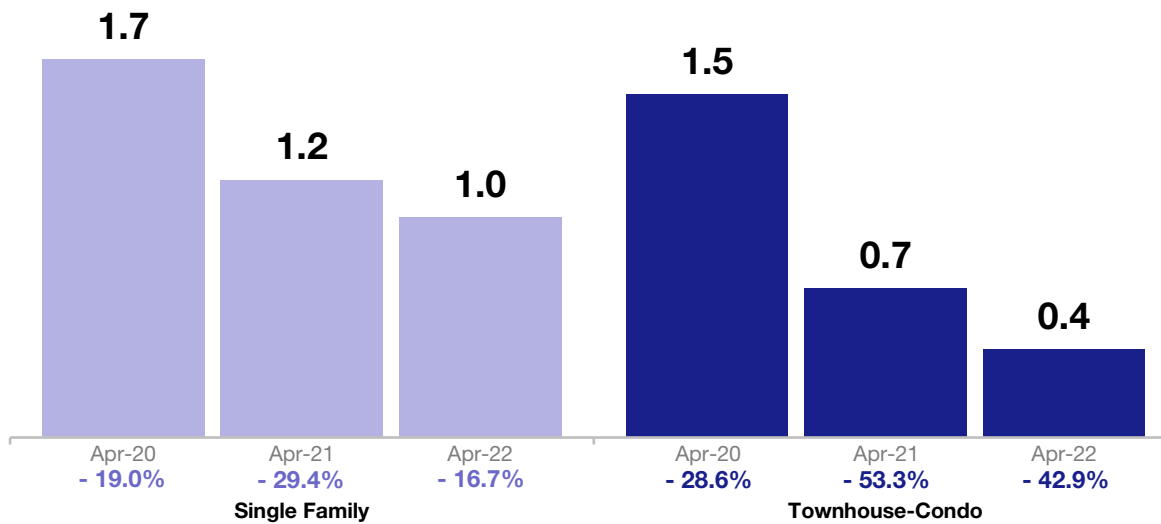
Historical Inventory of Active Listings by Month



Months Supply of Inventory

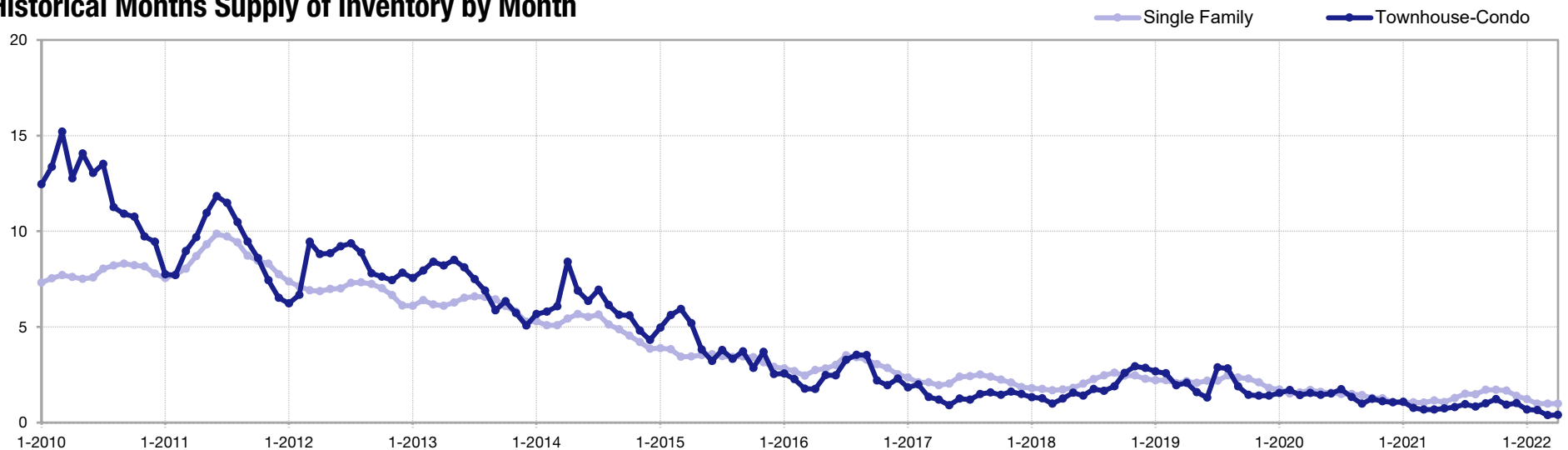


April



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
May-2021	1.1	-31.3%	0.7	-50.0%
Jun-2021	1.3	-18.8%	0.8	-46.7%
Jul-2021	1.5	0.0%	1.0	-41.2%
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	1.2	+9.1%	0.7	-36.4%
Feb-2022	1.0	-9.1%	0.7	-12.5%
Mar-2022	1.0	0.0%	0.4	-42.9%
Apr-2022	1.0	-16.7%	0.4	-42.9%

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.

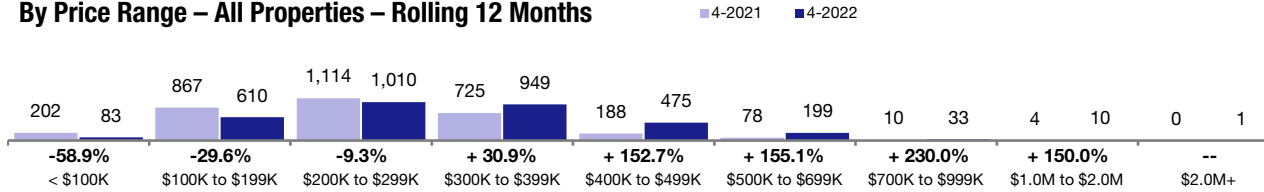
Key Metrics	Historical Sparkbars	4-2021	4-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		309	383	+ 23.9%	1,170	1,309	+ 11.9%
Pending Sales		241	332	+ 37.8%	1,026	1,201	+ 17.1%
Sold Listings		288	265	- 8.0%	965	1,038	+ 7.6%
Median Sales Price		\$267,000	\$315,000	+ 18.0%	\$255,000	\$304,250	+ 19.3%
Avg. Sales Price		\$281,800	\$333,029	+ 18.2%	\$267,111	\$320,655	+ 20.0%
Pct. of List Price Received		101.9%	100.5%	- 1.4%	100.6%	99.8%	- 0.8%
Days on Market		62	59	- 4.8%	67	65	- 3.0%
Affordability Index		146	97	- 33.6%	153	101	- 34.0%
Active Listings		302	272	- 9.9%	--	--	--
Months Supply		1.1	1.0	- 9.1%	--	--	--

Sold Listings

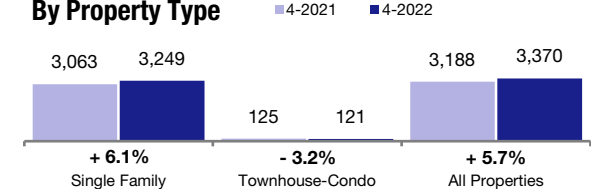
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	4-2021	4-2022	Change	4-2021	4-2022	Change
\$99,999 and Below	198	82	-58.6%	4	1	-75.0%
\$100,000 to \$199,999	821	584	-28.9%	46	26	-43.5%
\$200,000 to \$299,999	1,053	944	-10.4%	61	66	+8.2%
\$300,000 to \$399,999	712	927	+30.2%	13	22	+69.2%
\$400,000 to \$499,999	187	473	+152.9%	1	2	+100.0%
\$500,000 to \$699,999	78	197	+152.6%	0	2	--
\$700,000 to \$999,999	10	31	+210.0%	0	2	--
\$1,000,000 to \$1,999,999	4	10	+150.0%	0	0	--
\$2,000,000 and Above	0	1	--	0	0	--
All Price Ranges	3,063	3,249	+6.1%	125	121	-3.2%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	3-2022	4-2022	Change	3-2022	4-2022	Change
\$99,999 and Below	5	4	-20.0%	0	0	--
\$100,000 to \$199,999	47	43	-8.5%	1	1	0.0%
\$200,000 to \$299,999	74	65	-12.2%	2	7	+250.0%
\$300,000 to \$399,999	83	74	-10.8%	2	1	-50.0%
\$400,000 to \$499,999	45	51	+13.3%	0	0	--
\$500,000 to \$699,999	18	12	-33.3%	1	1	0.0%
\$700,000 to \$999,999	4	5	+25.0%	0	0	--
\$1,000,000 to \$1,999,999	1	0	-100.0%	0	0	--
\$2,000,000 and Above	0	1	--	0	0	--
All Price Ranges	277	255	-7.9%	6	10	+66.7%

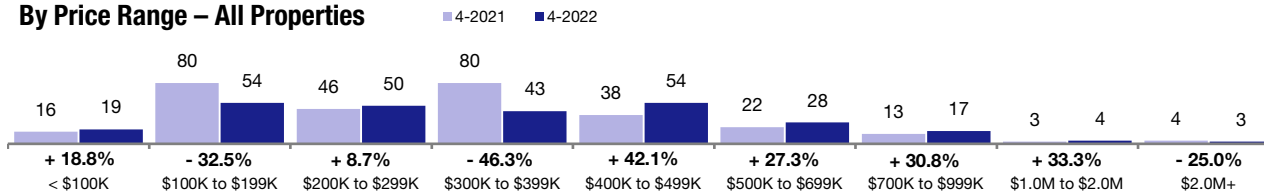
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	4-2021	4-2022	Change	4-2021	4-2022	Change
\$99,999 and Below	44	26	-40.9%	4	1	-75.0%
\$100,000 to \$199,999	237	168	-29.1%	16	7	-56.3%
\$200,000 to \$299,999	282	280	-0.7%	20	18	-10.0%
\$300,000 to \$399,999	247	278	+12.6%	3	4	+33.3%
\$400,000 to \$499,999	78	175	+124.4%	0	1	--
\$500,000 to \$699,999	32	58	+81.3%	0	2	--
\$700,000 to \$999,999	2	15	+650.0%	0	0	--
\$1,000,000 to \$1,999,999	0	4	--	0	0	--
\$2,000,000 and Above	0	1	--	0	0	--
All Price Ranges	922	1,005	+9.0%	43	33	-23.3%

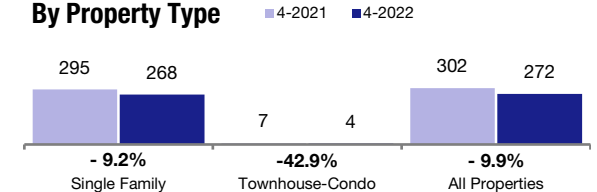
Inventory of Active Listings

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		
	4-2021	4-2022	Change	4-2021	4-2022	Change
\$99,999 and Below	16	19	+18.8%	0	0	--
\$100,000 to \$199,999	80	52	-35.0%	0	2	--
\$200,000 to \$299,999	44	48	+9.1%	2	2	0.0%
\$300,000 to \$399,999	79	43	-45.6%	1	0	-100.0%
\$400,000 to \$499,999	35	54	+54.3%	3	0	-100.0%
\$500,000 to \$699,999	22	28	+27.3%	0	0	--
\$700,000 to \$999,999	12	17	+41.7%	1	0	-100.0%
\$1,000,000 to \$1,999,999	3	4	+33.3%	0	0	--
\$2,000,000 and Above	4	3	-25.0%	0	0	--
All Price Ranges	295	268	-9.2%	7	4	-42.9%

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	3-2022	4-2022	Change	3-2022	4-2022	Change
\$99,999 and Below	19	19	0.0%	0	0	--
\$100,000 to \$199,999	56	52	-7.1%	0	2	--
\$200,000 to \$299,999	52	48	-7.7%	1	2	+100.0%
\$300,000 to \$399,999	37	43	+16.2%	1	0	-100.0%
\$400,000 to \$499,999	59	54	-8.5%	2	0	-100.0%
\$500,000 to \$699,999	26	28	+7.7%	0	0	--
\$700,000 to \$999,999	14	17	+21.4%	0	0	--
\$1,000,000 to \$1,999,999	3	4	+33.3%	0	0	--
\$2,000,000 and Above	3	3	0.0%	0	0	--
All Price Ranges	269	268	-0.4%	4	4	0.0%

Year to Date

Property Type	4-2021	4-2022	% Change
Single Family	295	268	-9.2%
Townhouse-Condo	7	4	-42.9%
All Properties	302	272	-9.9%

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.