

# Monthly Indicators



## April 2026

New Listings were up 16.3 percent for the Single Family-Duplex category and 4.0 percent for the Townhouse-Condo category. Pending Sales increased 76.0 percent for Single Family-Duplex but remained flat for Townhouse-Condo.

The Median Sales Price was down 16.0 percent to \$1,900,000 for the Single Family-Duplex category and 54.7 percent to \$832,500 for the Townhouse-Condo category. Days on Market decreased 31.6 percent for Single Family-Duplex homes but increased 6.5 percent for Townhouse-Condo properties.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

## Monthly Snapshot

**+ 17.7%**      **+ 3.9%**      **- 26.6%**

One-Year Change in	One-Year Change in	One-Year Change in
<b>Closed Sales</b>	<b>Active Listings</b>	<b>Median Sales Price</b>
<b>All Properties</b>	<b>All Properties</b>	<b>All Properties</b>

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

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# Single Family-Duplex Activity Overview

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



Key Metrics	Historical Sparkbars	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		49	<b>57</b>	+ 16.3%	199	<b>203</b>	+ 2.0%
<b>Pending Sales</b>		25	<b>44</b>	+ 76.0%	126	<b>157</b>	+ 24.6%
<b>Closed Sales</b>		26	<b>41</b>	+ 57.7%	95	<b>116</b>	+ 22.1%
<b>Median Sales Price</b>		\$2,262,500	<b>\$1,900,000</b>	- 16.0%	\$2,330,000	<b>\$2,027,500</b>	- 13.0%
<b>Average Sales Price</b>		\$5,187,308	<b>\$3,008,210</b>	- 42.0%	\$4,069,054	<b>\$3,383,842</b>	- 16.8%
<b>Pct. of List Price Received</b>		95.9%	<b>95.0%</b>	- 0.9%	96.4%	<b>95.6%</b>	- 0.8%
<b>Days on Market Until Sale</b>		136	<b>93</b>	- 31.6%	121	<b>125</b>	+ 3.3%
<b>Housing Affordability Index</b>		19	<b>26</b>	+ 36.8%	18	<b>24</b>	+ 33.3%
<b>Inventory of Active Listings</b>		262	<b>261</b>	- 0.4%	--	--	--
<b>Months Supply of Inventory</b>		7.6	<b>6.5</b>	- 14.5%	--	--	--

# Townhouse-Condo Activity Overview

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

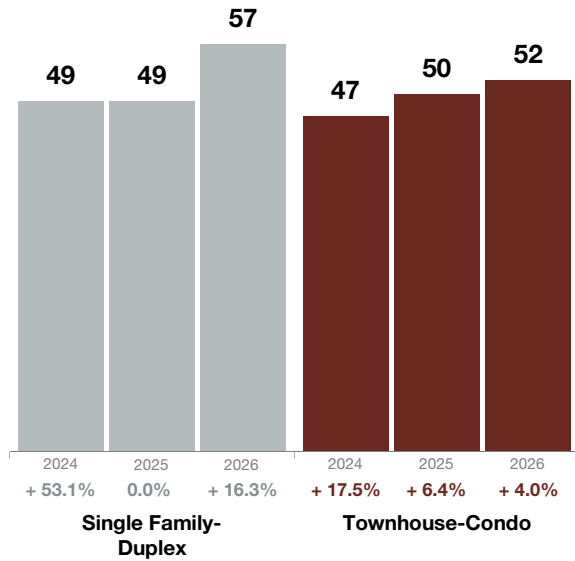


Key Metrics	Historical Sparkbars	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		50	<b>52</b>	+ 4.0%	244	<b>238</b>	- 2.5%
<b>Pending Sales</b>		32	<b>32</b>	0.0%	157	<b>161</b>	+ 2.5%
<b>Closed Sales</b>		36	<b>32</b>	- 11.1%	151	<b>145</b>	- 4.0%
<b>Median Sales Price</b>		\$1,837,500	<b>\$832,500</b>	- 54.7%	\$1,299,000	<b>\$1,175,000</b>	- 9.5%
<b>Avg. Sales Price</b>		\$2,440,144	<b>\$1,495,804</b>	- 38.7%	\$2,080,169	<b>\$1,744,991</b>	- 16.1%
<b>Pct. of List Price Received</b>		96.6%	<b>96.9%</b>	+ 0.3%	97.4%	<b>96.9%</b>	- 0.5%
<b>Days on Market Until Sale</b>		77	<b>82</b>	+ 6.5%	74	<b>105</b>	+ 41.9%
<b>Affordability Index</b>		25	<b>58</b>	+ 132.0%	36	<b>41</b>	+ 13.9%
<b>Active Listings</b>		230	<b>250</b>	+ 8.7%	--	--	--
<b>Months Supply</b>		5.4	<b>6.1</b>	+ 13.0%	--	--	--

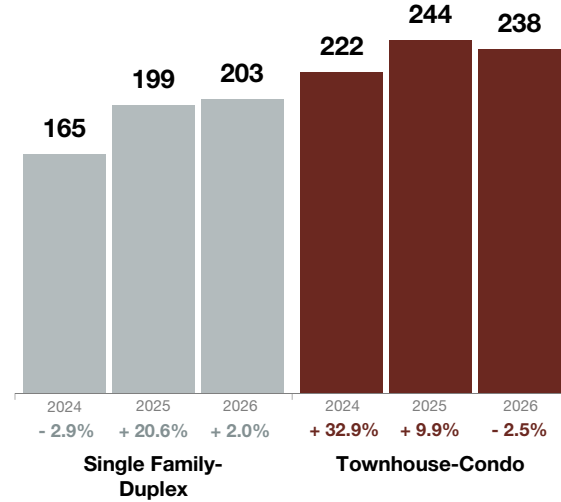
# New Listings



## April

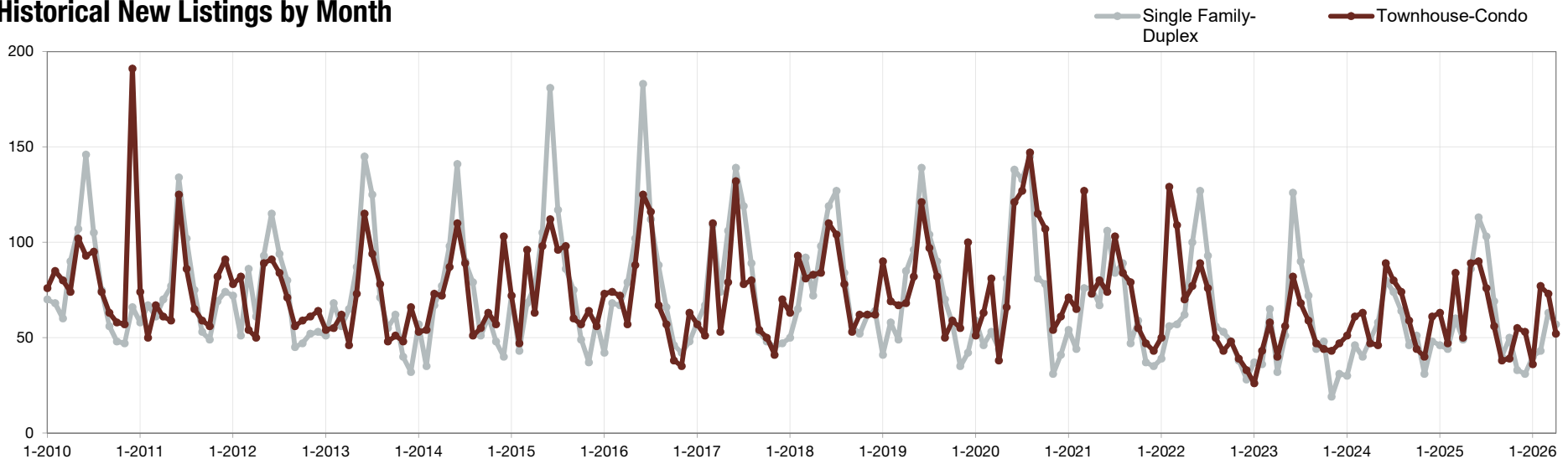


## Year to Date



New Listings	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2025	86	+48.3%	89	+93.5%
Jun-2025	113	+41.3%	90	+1.1%
Jul-2025	103	+39.2%	76	-5.0%
Aug-2025	69	+7.8%	56	-24.3%
Sep-2025	40	-13.0%	38	-35.6%
Oct-2025	50	-2.0%	39	-11.4%
Nov-2025	33	+6.5%	55	+37.5%
Dec-2025	31	-35.4%	53	-13.1%
Jan-2026	40	-13.0%	36	-42.9%
Feb-2026	43	-2.3%	77	+63.8%
Mar-2026	63	+5.0%	73	-13.1%
<b>Apr-2026</b>	<b>57</b>	<b>+16.3%</b>	<b>52</b>	<b>+4.0%</b>
12-Month Avg	61	+11.8%	61	-0.4%

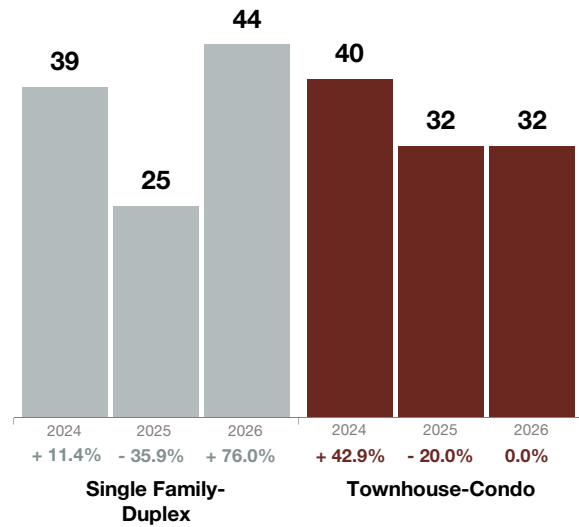
## Historical New Listings by Month



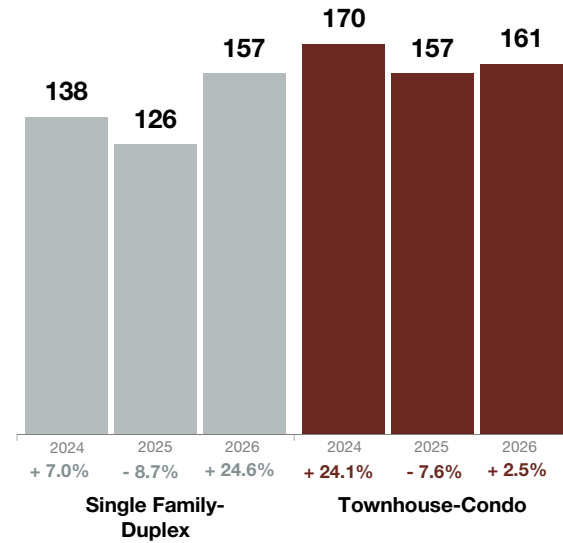
# Pending Sales



## April

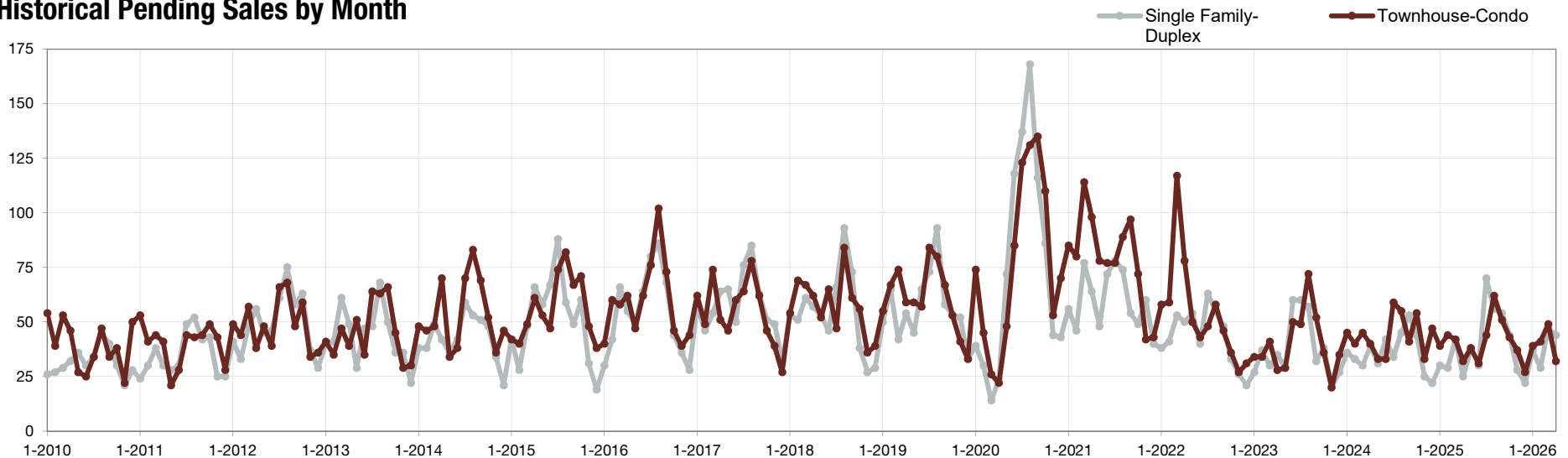


## Year to Date



Pending Sales	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2025	38	+22.6%	38	+15.2%
Jun-2025	30	-28.6%	31	-6.1%
Jul-2025	70	+105.9%	44	-25.4%
Aug-2025	56	+24.4%	62	+12.7%
Sep-2025	54	+1.9%	51	+24.4%
Oct-2025	44	0.0%	43	-20.4%
Nov-2025	28	+12.0%	37	+12.1%
Dec-2025	22	0.0%	27	-42.6%
Jan-2026	37	+23.3%	39	0.0%
Feb-2026	29	0.0%	41	-6.8%
Mar-2026	47	+11.9%	49	+16.7%
<b>Apr-2026</b>	<b>44</b>	<b>+76.0%</b>	<b>32</b>	<b>0.0%</b>
12-Month Avg	42	+18.2%	41	-3.5%

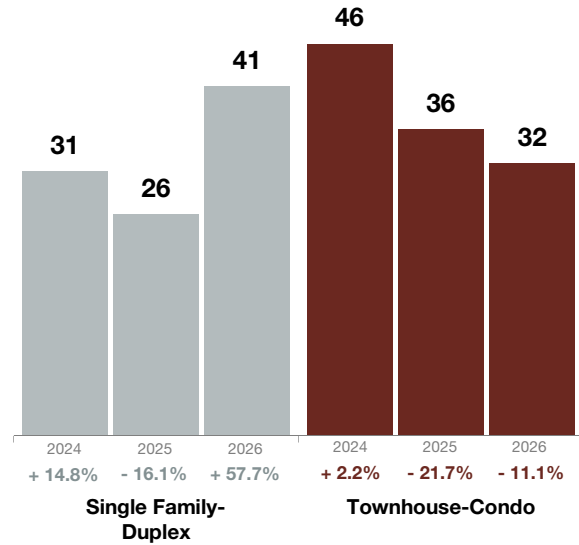
## Historical Pending Sales by Month



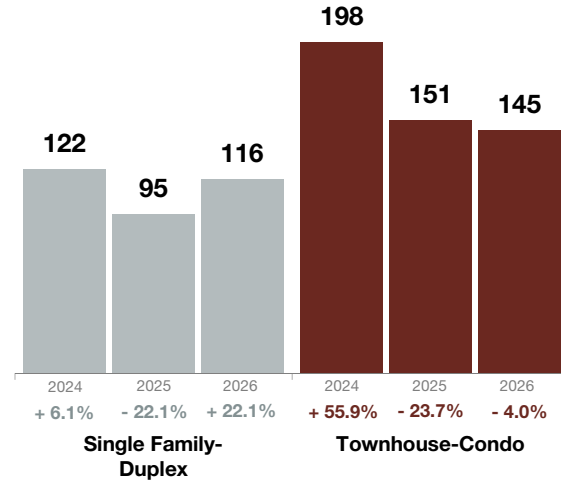
# Closed Sales



## April

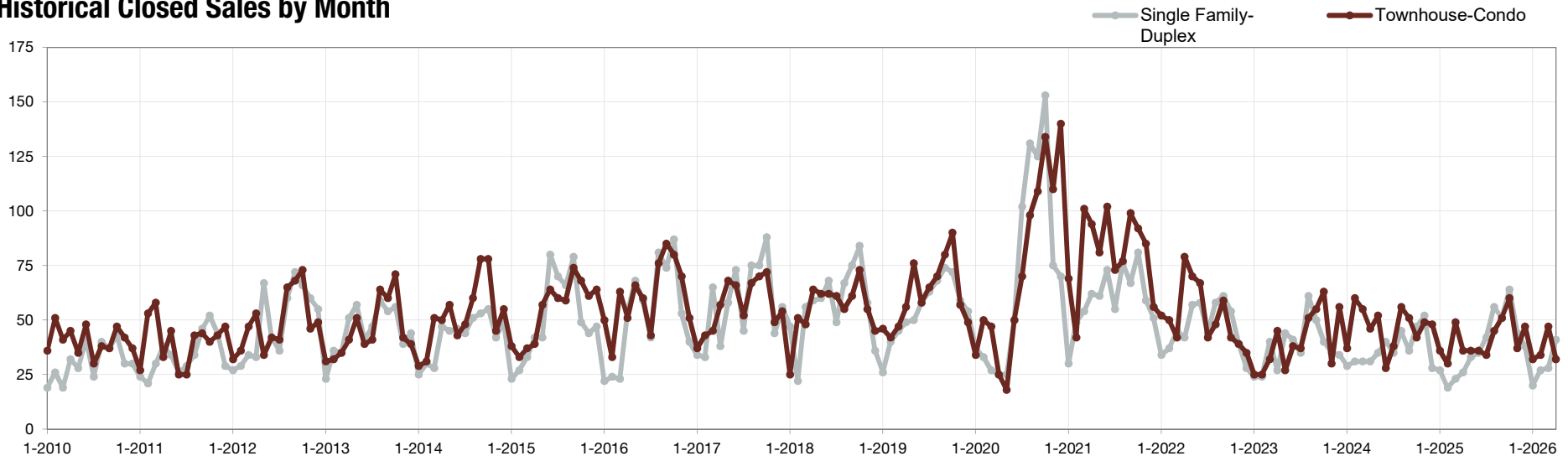


## Year to Date



Closed Sales	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2025	33	-5.7%	36	-30.8%
Jun-2025	35	-12.5%	36	+28.6%
Jul-2025	42	+20.0%	34	-10.5%
Aug-2025	56	+24.4%	45	-19.6%
Sep-2025	51	+41.7%	51	0.0%
Oct-2025	64	+36.2%	60	+42.9%
Nov-2025	44	-15.4%	37	-24.5%
Dec-2025	38	+35.7%	47	-2.1%
Jan-2026	20	-25.9%	32	-11.1%
Feb-2026	27	+42.1%	34	+13.3%
Mar-2026	28	+21.7%	47	-4.1%
<b>Apr-2026</b>	<b>41</b>	<b>+57.7%</b>	<b>32</b>	<b>-11.1%</b>
12-Month Avg	40	+16.0%	41	-4.7%

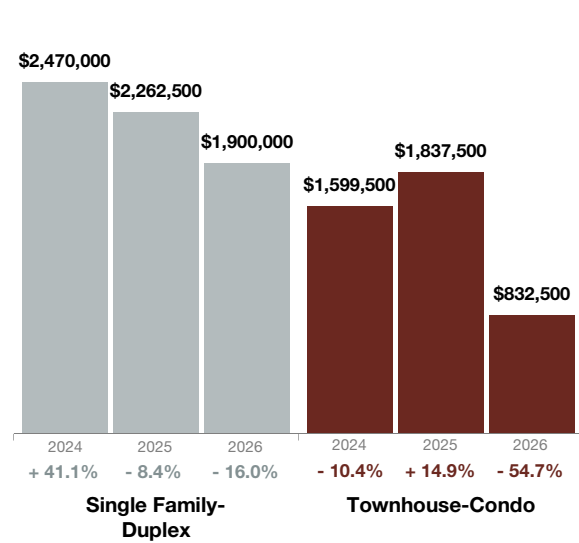
## Historical Closed Sales by Month



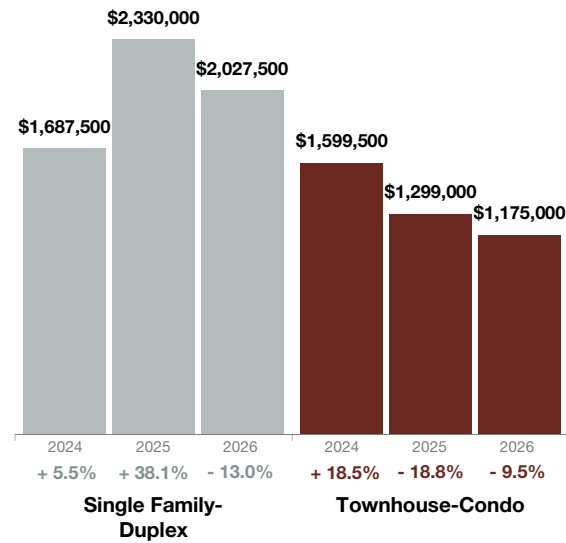
# Median Sales Price



## April



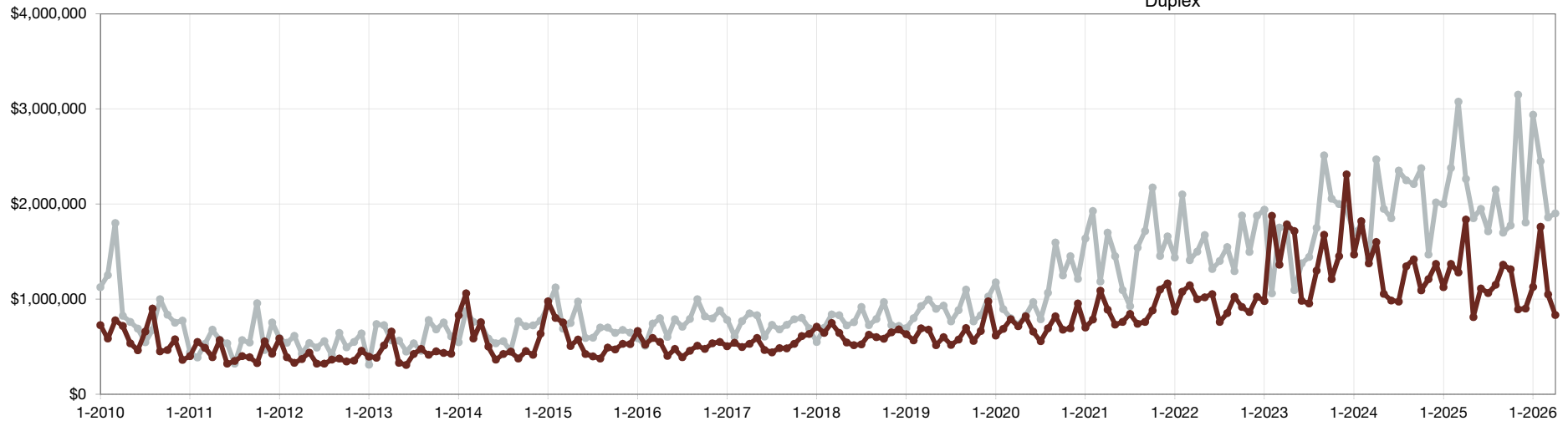
## Year to Date



Median Sales Price	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2025	\$1,850,000	-5.1%	\$810,000	-23.2%
Jun-2025	\$1,950,000	+5.4%	\$1,112,500	+12.9%
Jul-2025	\$1,712,500	-27.1%	\$1,063,000	+9.1%
Aug-2025	\$2,150,000	-4.4%	\$1,150,000	-14.5%
Sep-2025	\$1,700,000	-23.1%	\$1,360,000	-4.2%
Oct-2025	\$1,775,000	-25.3%	\$1,315,000	+20.4%
Nov-2025	\$3,150,000	+114.7%	\$893,000	-26.2%
Dec-2025	\$1,805,000	-10.4%	\$900,000	-34.3%
Jan-2026	\$2,937,500	+46.9%	\$1,128,125	+0.3%
Feb-2026	\$2,450,000	+2.9%	\$1,760,000	+28.5%
Mar-2026	\$1,859,424	-39.5%	\$1,050,000	-18.0%
<b>Apr-2026</b>	<b>\$1,900,000</b>	<b>-16.0%</b>	<b>\$832,500</b>	<b>-54.7%</b>
12-Month Avg*	\$1,900,000	-4.8%	\$1,100,000	-8.3%

\* Median Sales Price for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

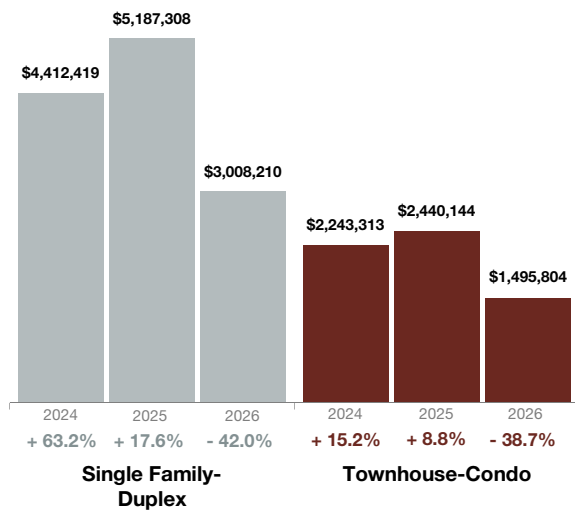
## Historical Median Sales Price by Month



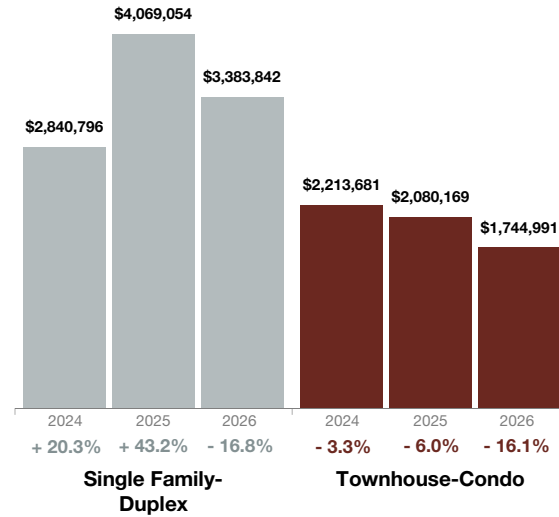
# Average Sales Price



## April



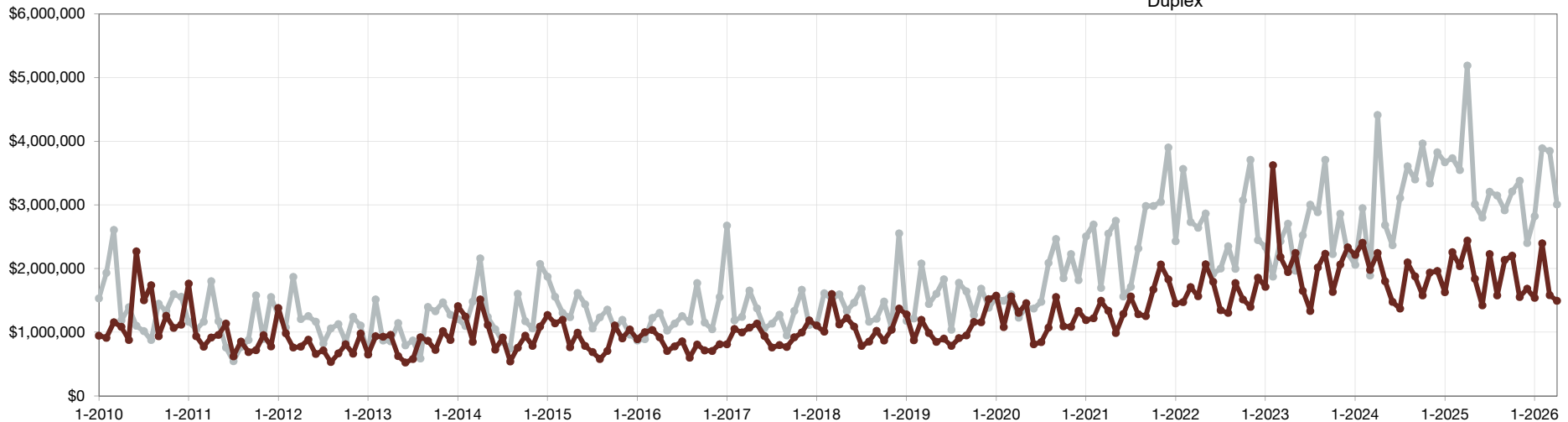
## Year to Date



Avg. Sales Price	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2025	\$3,010,508	+12.2%	\$1,841,645	+2.2%
Jun-2025	\$2,802,590	+18.5%	\$1,422,612	-3.7%
Jul-2025	\$3,206,448	+3.1%	\$2,227,228	+62.5%
Aug-2025	\$3,147,869	-12.7%	\$1,578,050	-24.7%
Sep-2025	\$2,912,941	-14.3%	\$2,133,532	+13.6%
Oct-2025	\$3,209,271	-19.0%	\$2,201,593	+39.5%
Nov-2025	\$3,377,136	+1.3%	\$1,553,081	-19.9%
Dec-2025	\$2,399,079	-37.3%	\$1,682,309	-14.2%
Jan-2026	\$2,820,463	-23.2%	\$1,539,492	-5.5%
Feb-2026	\$3,890,777	+4.2%	\$2,396,315	+6.2%
Mar-2026	\$3,847,456	+8.4%	\$1,583,395	-22.4%
<b>Apr-2026</b>	<b>\$3,008,210</b>	<b>-42.0%</b>	<b>\$1,495,804</b>	<b>-38.7%</b>
12-Month Avg*	\$3,120,306	-10.2%	\$1,822,226	-3.2%

\* Avg. Sales Price for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

## Historical Average Sales Price by Month

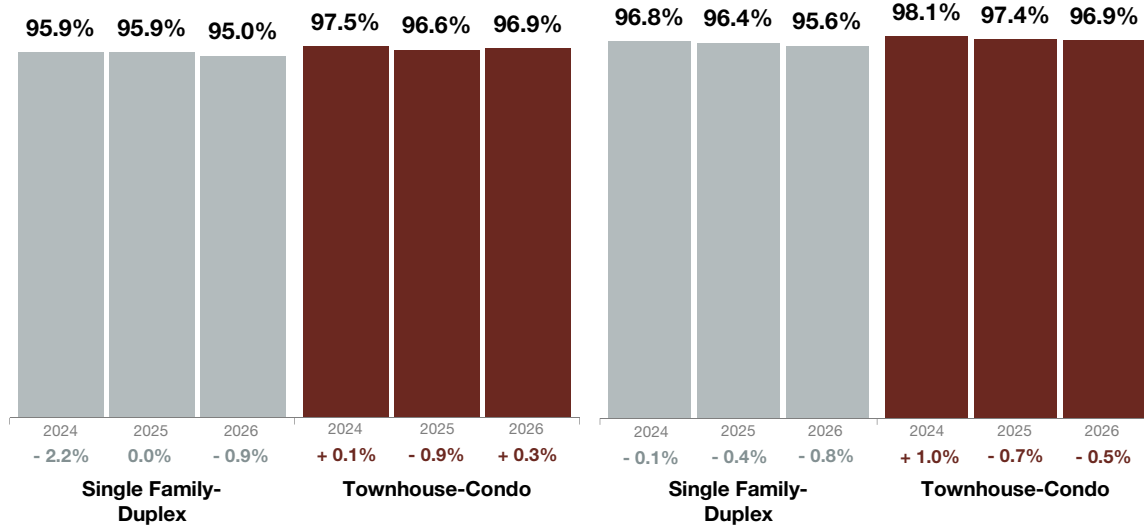


# Percent of List Price Received



## April

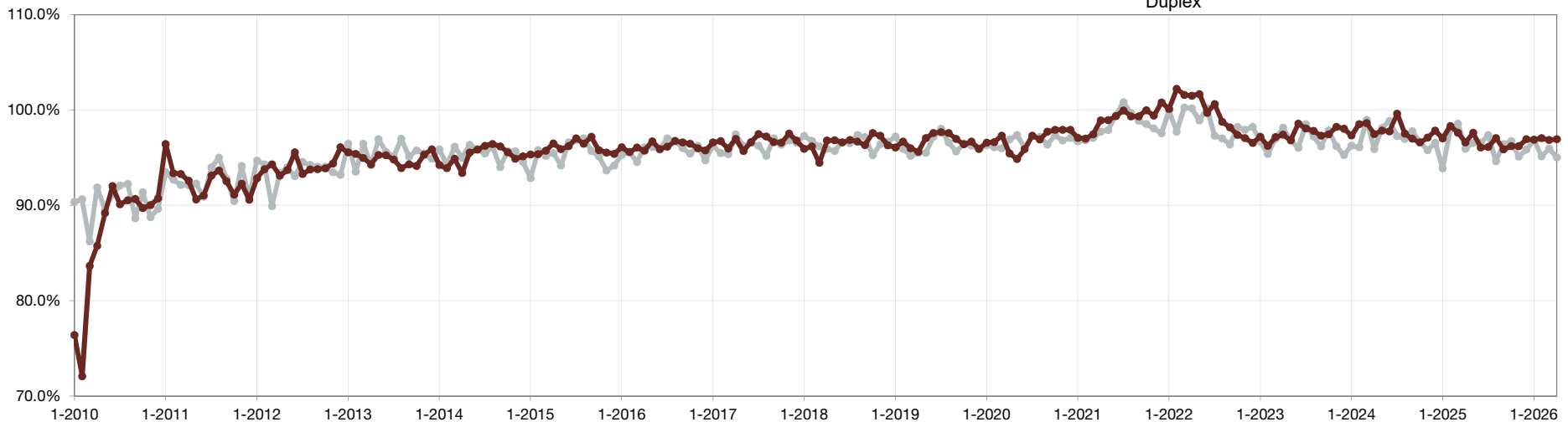
## Year to Date



Pct. of List Price Received	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2025	96.5%	-1.6%	97.6%	-0.2%
Jun-2025	96.6%	-2.2%	96.1%	-1.7%
Jul-2025	97.4%	+0.1%	96.1%	-3.5%
Aug-2025	94.6%	-2.5%	97.1%	-0.4%
Sep-2025	96.4%	-1.4%	95.9%	-1.1%
Oct-2025	96.7%	0.0%	96.2%	-0.4%
Nov-2025	95.1%	-0.7%	96.2%	-0.9%
Dec-2025	95.8%	-0.8%	96.9%	-0.9%
Jan-2026	96.9%	+3.2%	96.9%	-0.1%
Feb-2026	95.1%	-3.0%	97.0%	-1.3%
Mar-2026	95.9%	-2.7%	96.8%	-0.8%
<b>Apr-2026</b>	<b>95.0%</b>	<b>-0.9%</b>	<b>96.9%</b>	<b>+0.3%</b>
12-Month Avg*	96.0%	-1.0%	96.6%	-0.9%

\* Pct. of List Price Received for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

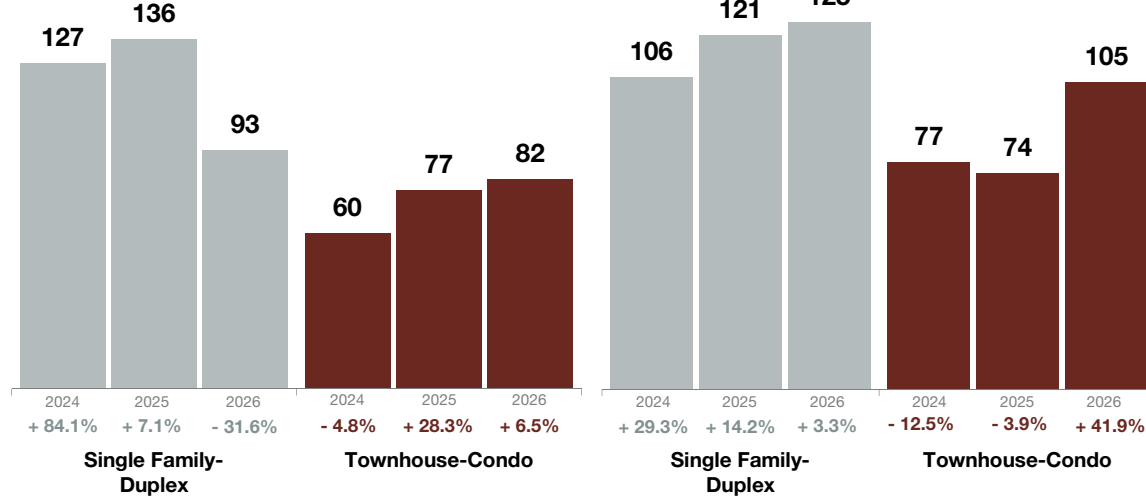
## Historical Percent of List Price Received by Month



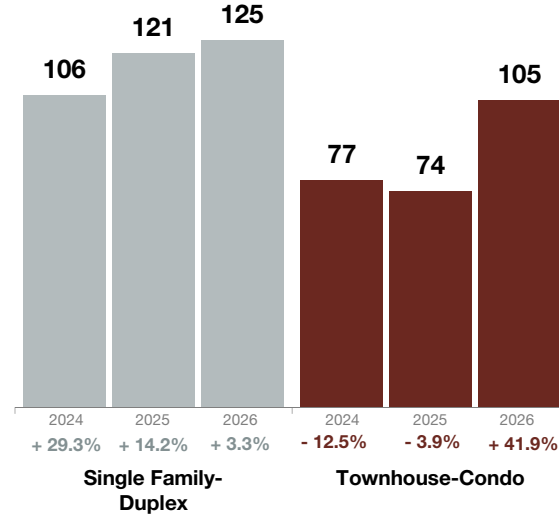
# Days on Market Until Sale



## April



## Year to Date

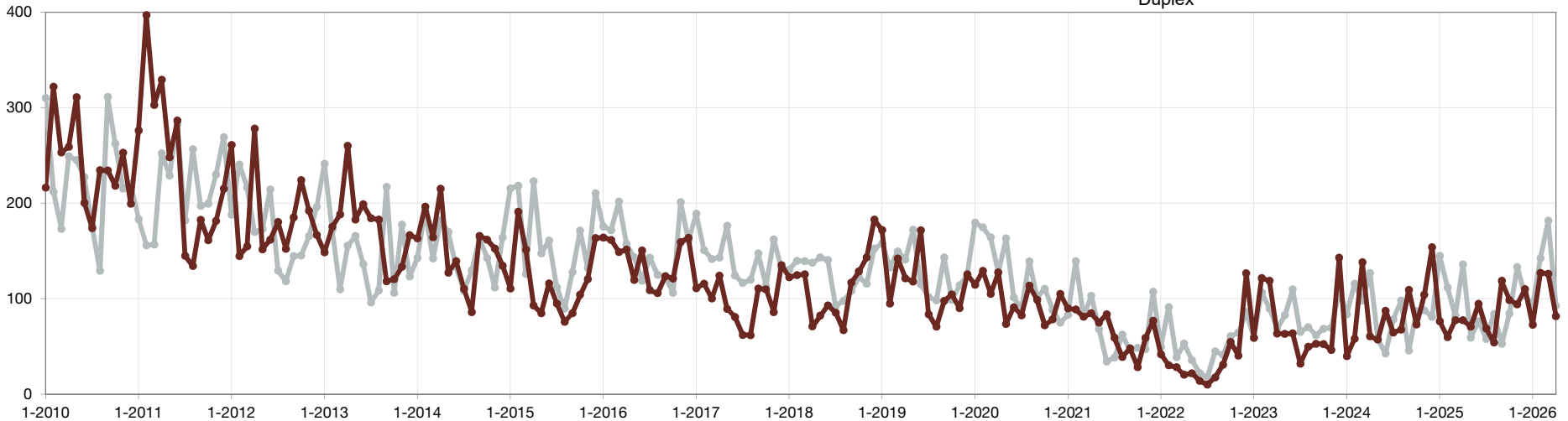


Days on Market	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2025	59	+3.5%	71	+24.6%
Jun-2025	76	+76.7%	95	+9.2%
Jul-2025	58	-25.6%	69	+7.8%
Aug-2025	84	-14.3%	54	-20.6%
Sep-2025	53	+15.2%	119	+9.2%
Oct-2025	84	-3.4%	99	+35.6%
Nov-2025	133	+51.1%	94	-9.6%
Dec-2025	103	+27.2%	110	-28.6%
Jan-2026	94	-35.2%	73	-3.9%
Feb-2026	142	+26.8%	127	+111.7%
Mar-2026	182	+122.0%	126	+63.6%
<b>Apr-2026</b>	<b>93</b>	<b>-31.6%</b>	<b>82</b>	<b>+6.5%</b>
12-Month Avg*	84	+8.9%	85	+12.1%

\* Days on Market for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

\*\* These monthly reports use Agent Days on Market data.

## Historical Days on Market Until Sale by Month

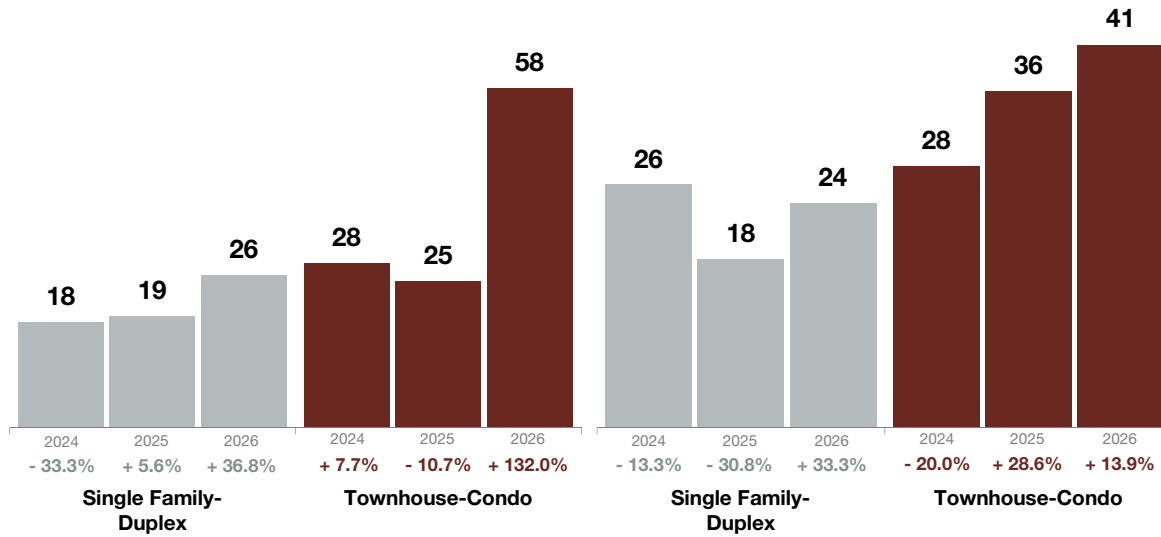


# Housing Affordability Index



April

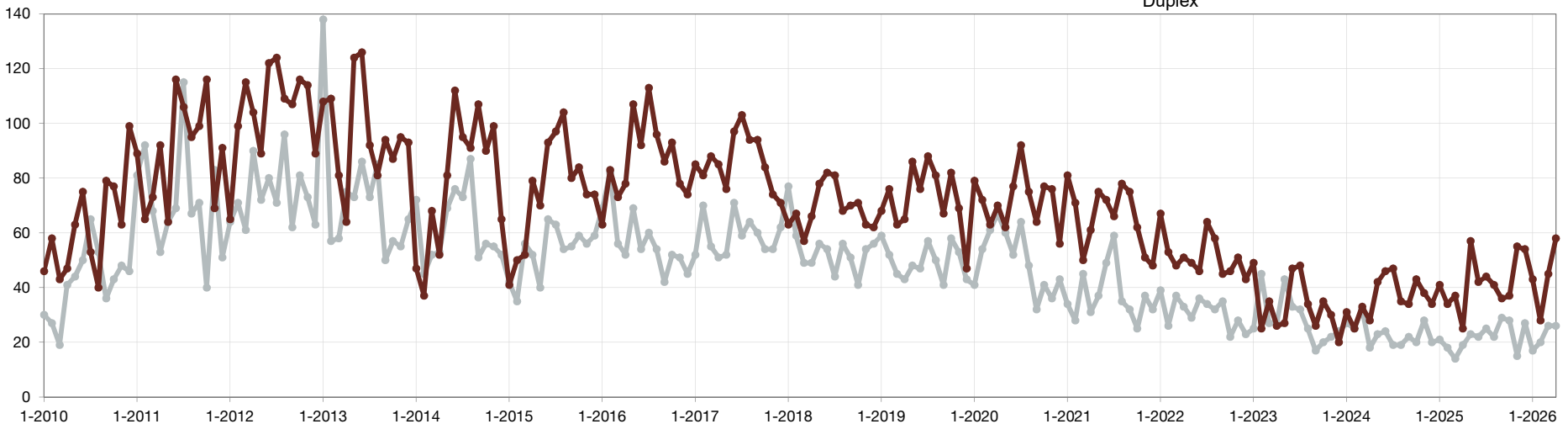
Year to Date



Affordability Index	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2025	23	0.0%	57	+35.7%
Jun-2025	22	-8.3%	42	-8.7%
Jul-2025	25	+31.6%	44	-6.4%
Aug-2025	22	+15.8%	41	+17.1%
Sep-2025	29	+31.8%	36	+5.9%
Oct-2025	28	+40.0%	37	-14.0%
Nov-2025	15	-46.4%	55	+44.7%
Dec-2025	27	+35.0%	54	+58.8%
Jan-2026	17	-19.0%	43	+4.9%
Feb-2026	20	+11.1%	28	-17.6%
Mar-2026	26	+85.7%	45	+21.6%
<b>Apr-2026</b>	<b>26</b>	<b>+36.8%</b>	<b>58</b>	<b>+132.0%</b>
12-Month Avg*	23	+23.8%	21	+12.8%

\* Affordability Index for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

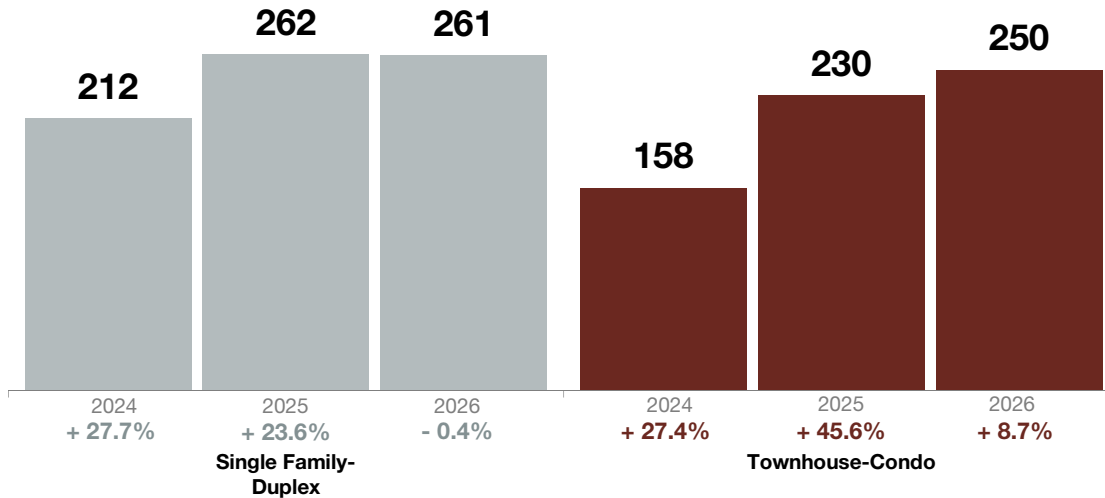
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

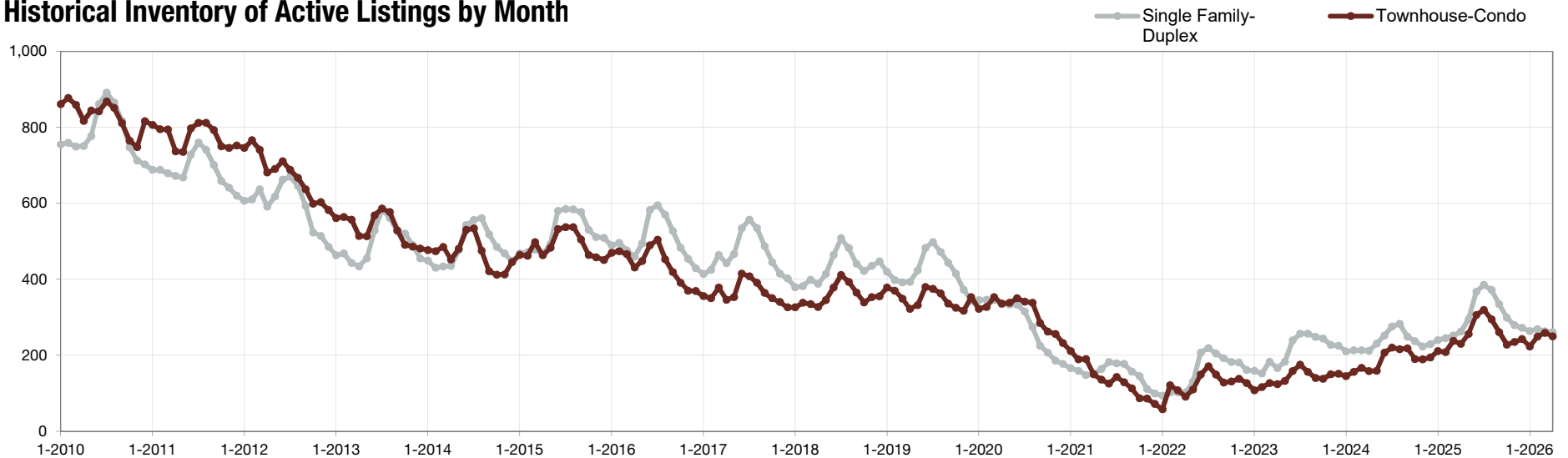


## April



Active Listings	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2025	295	+27.7%	256	+61.0%
Jun-2025	367	+45.6%	306	+47.8%
Jul-2025	385	+39.5%	319	+45.0%
Aug-2025	372	+31.4%	295	+36.6%
Sep-2025	335	+34.5%	261	+19.7%
Oct-2025	299	+26.2%	228	+20.0%
Nov-2025	279	+25.1%	235	+24.3%
Dec-2025	272	+18.8%	243	+25.3%
Jan-2026	264	+10.0%	223	+5.7%
Feb-2026	269	+9.8%	249	+19.7%
Mar-2026	263	+4.4%	259	+8.8%
<b>Apr-2026</b>	<b>261</b>	<b>-0.4%</b>	<b>250</b>	<b>+8.7%</b>
12-Month Avg	305	+22.9%	260	+26.0%

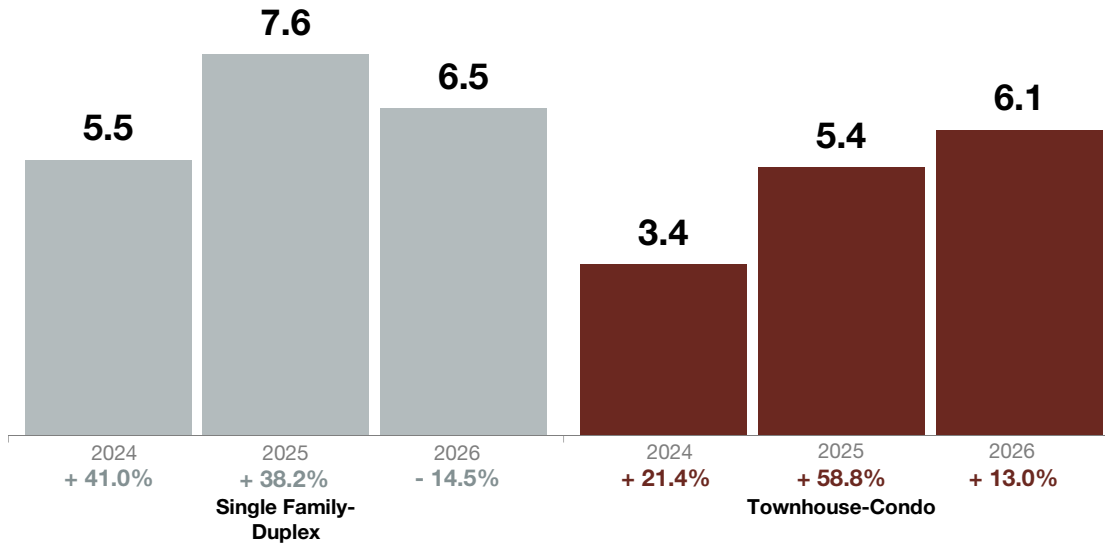
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory



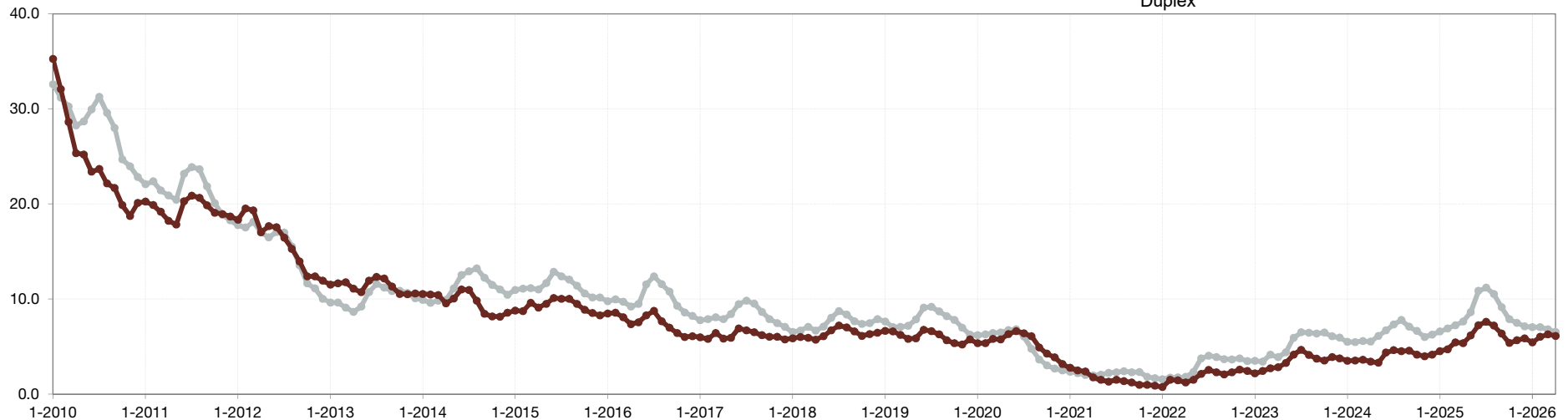
## April



Months Supply	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
May-2025	8.6	+41.0%	6.2	+87.9%
Jun-2025	10.8	+61.2%	7.2	+63.6%
Jul-2025	11.2	+53.4%	7.6	+65.2%
Aug-2025	10.5	+34.6%	7.2	+60.0%
Sep-2025	9.2	+29.6%	6.4	+39.1%
Oct-2025	7.9	+19.7%	5.4	+31.7%
Nov-2025	7.5	+25.0%	5.7	+42.5%
Dec-2025	7.1	+14.5%	5.9	+43.9%
Jan-2026	7.0	+6.1%	5.4	+20.0%
Feb-2026	7.0	+1.4%	6.0	+27.7%
Mar-2026	6.8	-5.6%	6.3	+16.7%
<b>Apr-2026</b>	<b>6.5</b>	<b>-14.5%</b>	<b>6.1</b>	<b>+13.0%</b>
12-Month Avg	8.3	+21.9%	6.3	+40.4%

\* Months Supply for all properties from May 2025 through April 2026. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month



# All Properties Activity Overview

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



Key Metrics	Historical Sparkbars	4-2025	4-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
<b>New Listings</b>		99	<b>109</b>	+ 10.1%	443	<b>441</b>	- 0.5%
<b>Pending Sales</b>		57	<b>76</b>	+ 33.3%	283	<b>318</b>	+ 12.4%
<b>Closed Sales</b>		62	<b>73</b>	+ 17.7%	246	<b>262</b>	+ 6.5%
<b>Median Sales Price</b>		\$2,118,750	<b>\$1,555,000</b>	- 26.6%	\$1,605,000	<b>\$1,590,000</b>	- 0.9%
<b>Average Sales Price</b>		\$3,592,181	<b>\$2,345,237</b>	- 34.7%	\$2,848,234	<b>\$2,466,062</b>	- 13.4%
<b>Pct. of List Price Received</b>		96.3%	<b>95.9%</b>	- 0.4%	97.0%	<b>96.3%</b>	- 0.7%
<b>Days on Market Until Sale</b>		102	<b>88</b>	- 13.7%	92	<b>113</b>	+ 22.8%
<b>Housing Affordability Index</b>		20	<b>31</b>	+ 55.0%	26	<b>31</b>	+ 19.2%
<b>Inventory of Active Listings</b>		492	<b>511</b>	+ 3.9%	--	--	--
<b>Months Supply of Inventory</b>		6.3	<b>6.3</b>	0.0%	--	--	--

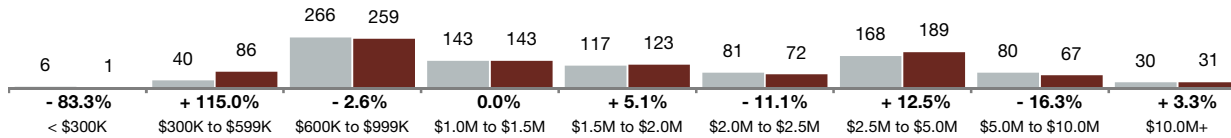
# Closed Sales

Actual sales that have closed in a given month.



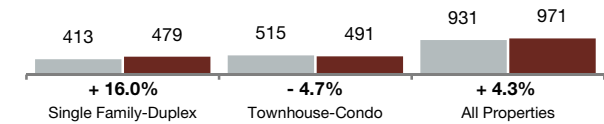
## By Price Range – All Properties – Rolling 12 Months

■ 4-2025 ■ 4-2026



## By Property Type

■ 4-2025 ■ 4-2026



### Rolling 12 Months

### Compared to Prior Month

### Year to Date

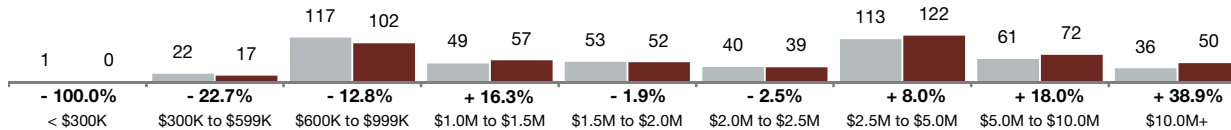
By Price Range	Single Family-Duplex			Townhouse-Condo			Single Family-Duplex			Townhouse-Condo			Single Family-Duplex			Townhouse-Condo		
	4-2025	4-2026	Change	4-2025	4-2026	Change	3-2026	4-2026	Change	3-2026	4-2026	Change	YTD 2025	YTD 2026	Change	YTD 2025	YTD 2026	Change
\$299,999 and Below	4	1	-75.0%	1	0	-100.0%	0	0	--	0	0	--	0	0	--	1	0	-100.0%
\$300,000 to \$599,999	8	15	+87.5%	31	70	+125.8%	0	1	--	9	3	-66.7%	3	1	-66.7%	7	19	+171.4%
\$600,000 to \$999,999	87	104	+19.5%	178	155	-12.9%	6	7	+16.7%	13	14	+7.7%	14	22	+57.1%	48	46	-4.2%
\$1,000,000 to \$1,499,999	47	59	+25.5%	96	84	-12.5%	3	5	+66.7%	8	4	-50.0%	12	13	+8.3%	28	22	-21.4%
\$1,500,000 to \$1,999,999	61	72	+18.0%	56	51	-8.9%	6	11	+83.3%	4	4	0.0%	12	21	+75.0%	15	14	-6.7%
\$2,000,000 to \$2,499,999	40	46	+15.0%	41	26	-36.6%	4	5	+25.0%	3	2	-33.3%	11	13	+18.2%	14	8	-42.9%
\$2,500,000 to \$4,999,999	85	114	+34.1%	83	75	-9.6%	4	9	+125.0%	9	4	-55.6%	21	31	+47.6%	28	30	+7.1%
\$5,000,000 to \$9,999,999	54	44	-18.5%	26	23	-11.5%	3	2	-33.3%	0	1	--	13	9	-30.8%	8	4	-50.0%
\$10,000,000 and Above	27	24	-11.1%	3	7	+133.3%	2	1	-50.0%	1	0	-100.0%	9	6	-33.3%	2	2	0.0%
<b>All Price Ranges</b>	<b>413</b>	<b>479</b>	<b>+16.0%</b>	<b>515</b>	<b>491</b>	<b>-4.7%</b>	<b>28</b>	<b>41</b>	<b>+46.4%</b>	<b>47</b>	<b>32</b>	<b>-31.9%</b>	<b>95</b>	<b>116</b>	<b>+22.1%</b>	<b>151</b>	<b>145</b>	<b>-4.0%</b>

# Inventory of Active Listings

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

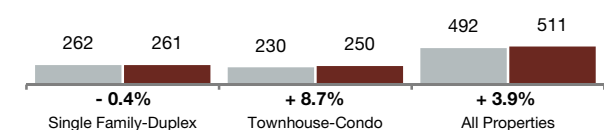
## By Price Range – All Properties

■ 4-2025 ■ 4-2026



## By Property Type

■ 4-2025 ■ 4-2026



### Year over Year

### Compared to Prior Month

### Year to Date

By Price Range	Single Family-Duplex			Townhouse-Condo			Single Family-Duplex			Townhouse-Condo			Single Family-Duplex		Townhouse-Condo			
	4-2025	4-2026	Change	4-2025	4-2026	Change	3-2026	4-2026	Change	3-2026	4-2026	Change	YTD 2025	YTD 2026	Change	YTD 2025	YTD 2026	Change
\$299,999 and Below	1	0	-100.0%	0	0	--	0	0	--	0	0	--	0	0	--	0	0	--
\$300,000 to \$599,999	3	2	-33.3%	19	15	-21.1%	3	2	-33.3%	17	15	-11.8%	3	2	-33.3%	17	15	-11.8%
\$600,000 to \$999,999	66	45	-31.8%	51	57	+11.8%	45	45	0.0%	51	57	+11.8%	45	45	0.0%	51	57	+11.8%
\$1,000,000 to \$1,499,999	15	14	-6.7%	34	43	+26.5%	18	14	-22.2%	43	43	0.0%	18	14	-22.2%	43	43	0.0%
\$1,500,000 to \$1,999,999	24	26	+8.3%	29	26	-10.3%	20	26	+30.0%	25	26	+4.0%	20	26	+30.0%	25	26	+4.0%
\$2,000,000 to \$2,499,999	24	20	-16.7%	16	19	+18.8%	21	20	-4.8%	21	19	-9.5%	21	20	-4.8%	21	19	-9.5%
\$2,500,000 to \$4,999,999	57	68	+19.3%	56	54	-3.6%	65	68	+4.6%	61	54	-11.5%	65	68	+4.6%	61	54	-11.5%
\$5,000,000 to \$9,999,999	43	45	+4.7%	18	27	+50.0%	47	45	-4.3%	29	27	-6.9%	47	45	-4.3%	29	27	-6.9%
\$10,000,000 and Above	29	41	+41.4%	7	9	+28.6%	44	41	-6.8%	12	9	-25.0%	44	41	-6.8%	12	9	-25.0%
<b>All Price Ranges</b>	<b>262</b>	<b>261</b>	<b>-0.4%</b>	<b>230</b>	<b>250</b>	<b>+8.7%</b>	<b>263</b>	<b>261</b>	<b>-0.8%</b>	<b>259</b>	<b>250</b>	<b>-3.5%</b>	<b>263</b>	<b>261</b>	<b>-0.8%</b>	<b>259</b>	<b>250</b>	<b>-3.5%</b>

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



<b>New Listings</b>	A measure of how much new supply is coming onto the market from sellers.
<b>Pending Sales</b>	A count of all the listings that went into Pending during the reported period. Pending listings are counted at the end of the reported period. Each listing can only be counted one time. If a listing goes into Pending, out of Pending, then back into Pending all in one reported period, this listing would only be counted once. This is the most real-time measure possible for home buyer activity, as it measures signed contracts on sales rather than the actual closed sale. As such, it is called a "leading indicator" of buyer demand.
<b>Closed Sales</b>	A measure of home sales that were closed to completion during the report period.
<b>Median Sales Price</b>	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
<b>Average Sales Price</b>	A sum of all home sales prices divided by total number of sales.
<b>Percent of List Price Received</b>	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
<b>Days on Market Until Sale</b>	A measure of how long it takes homes to sell, on average.
<b>Housing Affordability Index</b>	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.
<b>Inventory of Active Listings</b>	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.
<b>Months Supply of Inventory</b>	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.