

# Monthly Indicators

Activity for El Paso and Teller Counties Only



## March 2022

Percent changes calculated using year-over-year comparisons.

New Listings were up 10.5 percent for single family-patio homes but decreased 4.4 percent for townhouse-condo properties. Pending Sales increased 4.0 percent for single family-patio homes and 9.5 percent for townhouse-condo properties.

The Median Sales Price was up 17.1 percent to \$480,000 for single family-patio homes and 18.8 percent to \$357,000 for townhouse-condo properties. Days on Market decreased 7.7 percent for single family-patio homes but increased 112.5 percent for townhouse-condo properties.

Across the country, consumers are feeling the bite of inflation and surging mortgage interest rates, which recently hit 4.6% in March, according to Freddie Mac, rising 1.4 percent since January and the highest rate in more than 3 years. Monthly payments have increased significantly compared to this time last year, and as housing affordability declines, an increasing number of would-be homebuyers are turning to the rental market, only to face similar challenges as rental prices skyrocket and vacancy rates remain at near-record low.

## Activity Snapshot

<b>+ 1.2%</b>	<b>+ 15.6%</b>	<b>+ 0.9%</b>
One-Year Change in <b>Sold Listings</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties	One-Year Change in <b>Active Listings</b> All Properties

Residential real estate activity in El Paso and Teller counties composed of single-family properties and patio homes, townhomes and condominiums. Percent changes are calculated using rounded figures.

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# Single Family-Patio Market Overview

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



Key Metrics	Historical Sparkbars	3-2021	3-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
<b>New Listings</b>		1,422	<b>1,572</b>	+ 10.5%	3,628	<b>3,617</b>	- 0.3%
<b>Pending Sales (PEND, UC, UCSS, RGT)</b>		1,385	<b>1,440</b>	+ 4.0%	3,542	<b>3,548</b>	+ 0.2%
<b>Sold Listings</b>		1,210	<b>1,188</b>	- 1.8%	2,978	<b>3,006</b>	+ 0.9%
<b>Median Sales Price</b>		\$410,000	<b>\$480,000</b>	+ 17.1%	\$402,000	<b>\$467,450</b>	+ 16.3%
<b>Average Sales Price</b>		\$472,624	<b>\$544,387</b>	+ 15.2%	\$456,588	<b>\$526,963</b>	+ 15.4%
<b>Pct. of List Price Received</b>		103.2%	<b>104.0%</b>	+ 0.8%	102.5%	<b>102.9%</b>	+ 0.4%
<b>Days on Market</b>		13	<b>12</b>	- 7.7%	16	<b>13</b>	- 18.8%
<b>Housing Affordability Index</b>		93	<b>69</b>	- 25.8%	94	<b>70</b>	- 25.5%
<b>Active Listings</b>		659	<b>693</b>	+ 5.2%	--	<b>--</b>	--
<b>Months Supply of Inventory</b>		0.5	<b>0.5</b>	0.0%	--	<b>--</b>	--



# Townhouse-Condo Market Overview

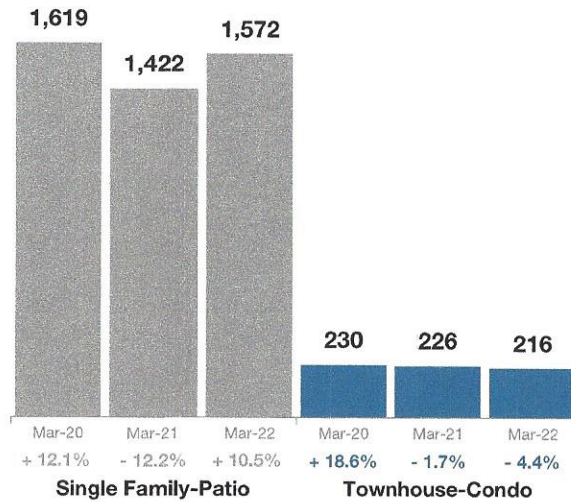


Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

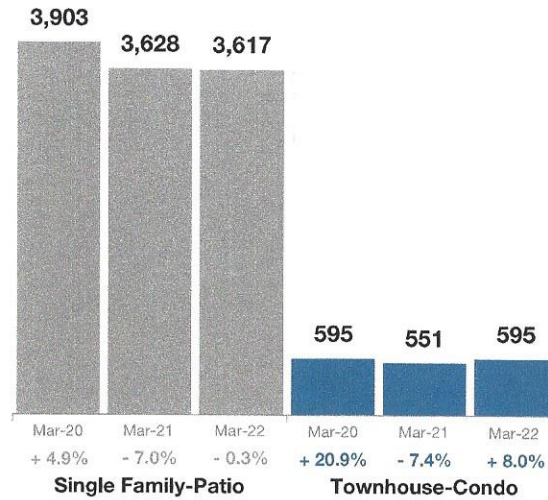
Key Metrics	Historical Sparkbars	3-2021	3-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
<b>New Listings</b>		226	<b>216</b>	- 4.4%	551	<b>595</b>	+ 8.0%
<b>Pending Sales (PEND, UC, UCSS, RGT)</b>		201	<b>220</b>	+ 9.5%	517	<b>611</b>	+ 18.2%
<b>Sold Listings</b>		198	<b>237</b>	+ 19.7%	491	<b>541</b>	+ 10.2%
<b>Median Sales Price</b>		\$300,500	<b>\$357,000</b>	+ 18.8%	\$290,500	<b>\$356,000</b>	+ 22.5%
<b>Average Sales Price</b>		\$323,402	<b>\$368,180</b>	+ 13.8%	\$300,698	<b>\$355,453</b>	+ 18.2%
<b>Pct. of List Price Received</b>		102.9%	<b>102.7%</b>	- 0.2%	102.3%	<b>102.4%</b>	+ 0.1%
<b>Days on Market</b>		8	<b>17</b>	+ 112.5%	9	<b>16</b>	+ 77.8%
<b>Housing Affordability Index</b>		126	<b>92</b>	- 27.0%	131	<b>93</b>	- 29.0%
<b>Active Listings</b>		112	<b>85</b>	- 24.1%	--	--	--
<b>Months Supply of Inventory</b>		0.6	<b>0.4</b>	- 33.3%	--	--	--

# New Listings

## March

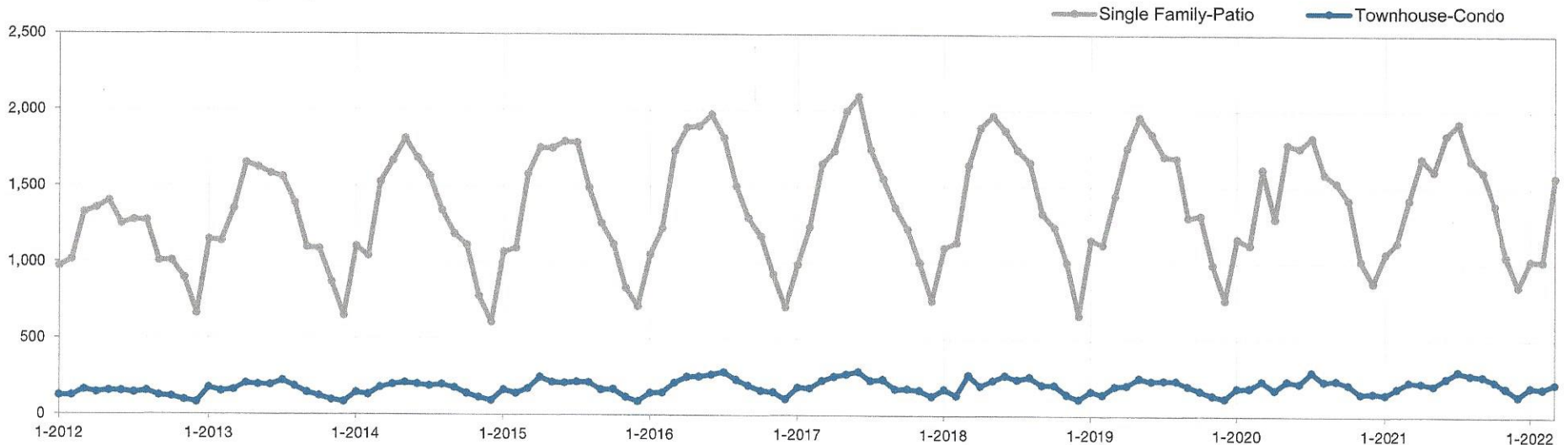


## Year to Date



New Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2021	1,693	+30.6%	220	+28.7%
May-2021	1,610	-9.6%	203	-11.7%
Jun-2021	1,845	+4.9%	251	+16.7%
Jul-2021	1,923	+5.2%	297	+2.1%
Aug-2021	1,682	+5.9%	273	+18.7%
Sep-2021	1,606	+4.9%	266	+13.2%
Oct-2021	1,387	-2.3%	232	+11.0%
Nov-2021	1,050	+3.0%	188	+27.0%
Dec-2021	853	-2.6%	133	-12.5%
Jan-2022	1,025	-3.8%	194	+34.7%
Feb-2022	1,020	-10.5%	185	+2.2%
<b>Mar-2022</b>	<b>1,572</b>	<b>+10.5%</b>	<b>216</b>	<b>-4.4%</b>

## Historical New Listings by Month

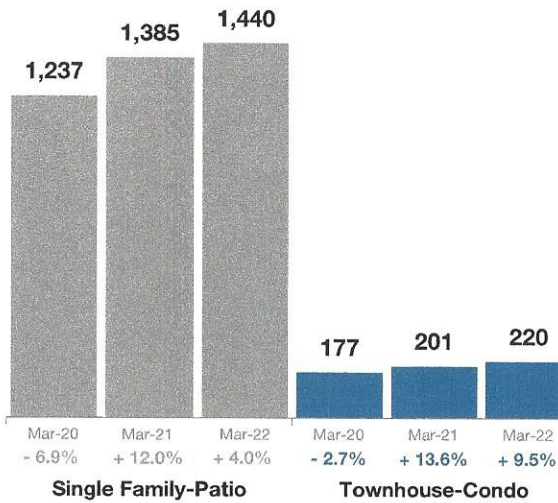




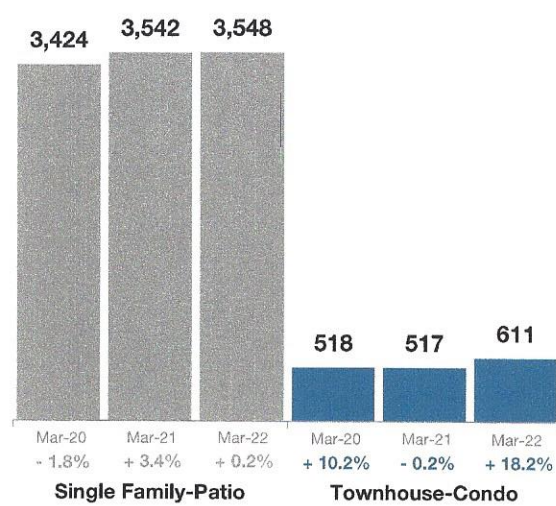
# Pending Sales (PEND, UC, UCSS, RGT)



## March

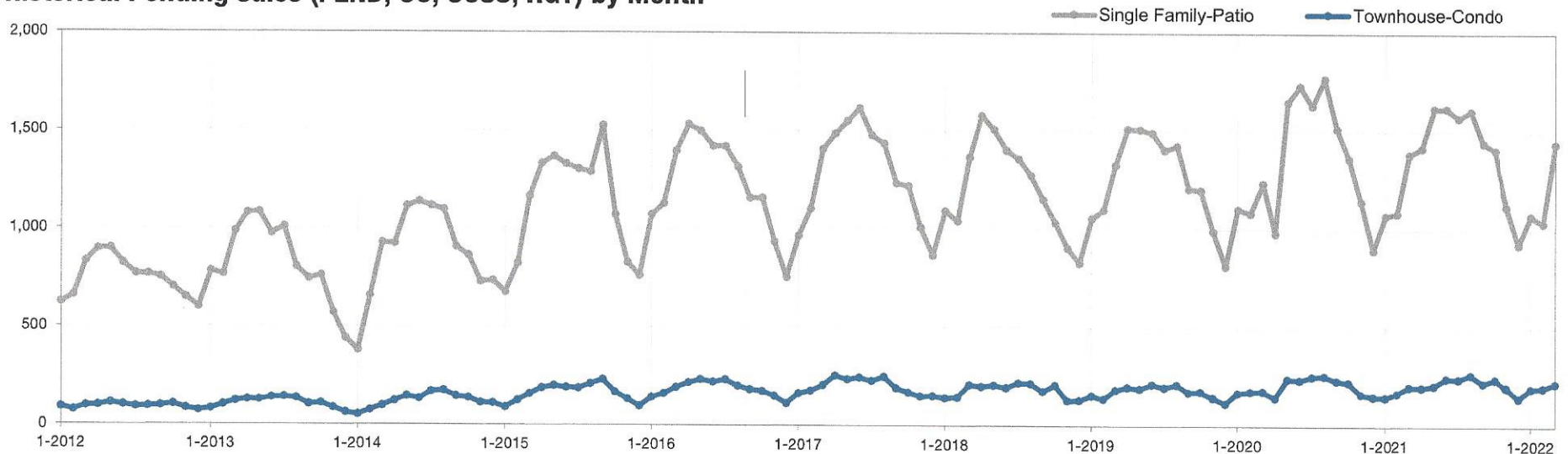


## Year to Date



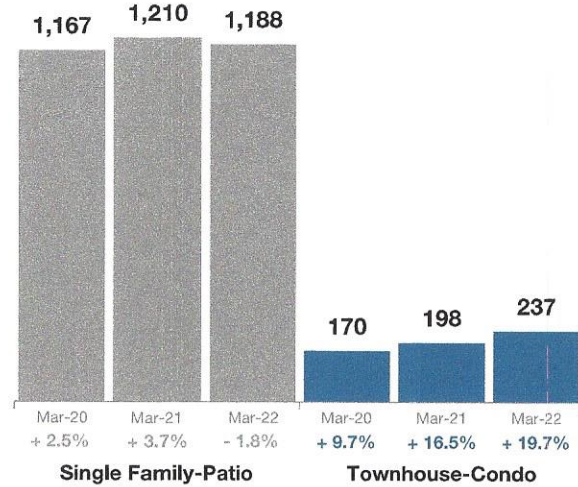
Pending Sales (PEND, UC, UCSS, RGT)	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2021	1,417	+44.6%	198	+38.5%
May-2021	1,620	-1.8%	208	-13.0%
Jun-2021	1,619	-6.4%	245	+4.7%
Jul-2021	1,571	-3.7%	241	-4.4%
Aug-2021	1,606	-9.2%	264	+3.5%
Sep-2021	1,443	-4.7%	221	-4.7%
Oct-2021	1,407	+3.2%	241	+7.6%
Nov-2021	1,121	-2.1%	199	+21.3%
Dec-2021	925	+3.2%	144	-4.0%
Jan-2022	1,072	-0.1%	193	+30.4%
Feb-2022	1,036	-4.4%	198	+17.9%
<b>Mar-2022</b>	<b>1,440</b>	<b>+4.0%</b>	<b>220</b>	<b>+9.5%</b>

## Historical Pending Sales (PEND, UC, UCSS, RGT) by Month

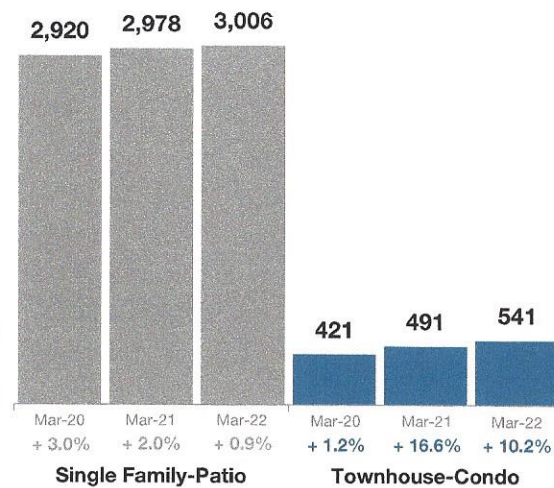


# Sold Listings

## March

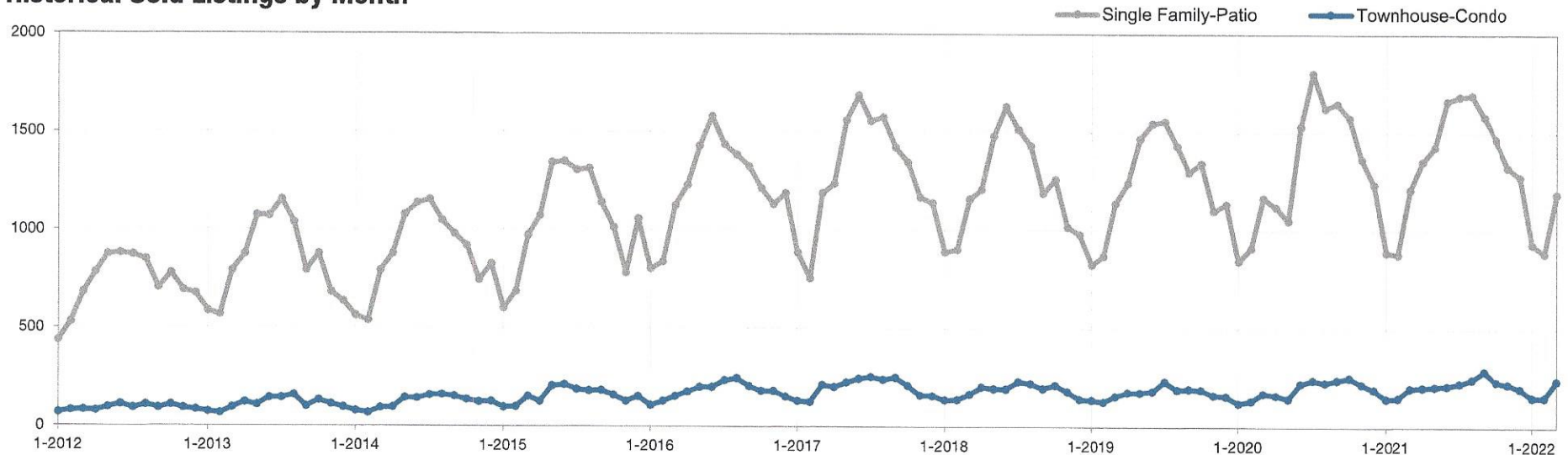


## Year to Date



Sold Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2021	1,353	+20.7%	202	+25.5%
May-2021	1,428	+36.0%	206	+43.1%
Jun-2021	1,659	+8.4%	210	-5.0%
Jul-2021	1,684	-6.5%	223	-6.3%
Aug-2021	1,691	+4.1%	243	+7.5%
Sep-2021	1,582	-4.0%	285	+18.8%
Oct-2021	1,468	-6.9%	232	-7.6%
Nov-2021	1,323	-3.1%	219	+0.5%
Dec-2021	1,275	+3.2%	197	+2.6%
Jan-2022	932	+4.8%	152	+4.8%
Feb-2022	886	+0.8%	152	+2.7%
<b>Mar-2022</b>	<b>1,188</b>	<b>-1.8%</b>	<b>237</b>	<b>+19.7%</b>

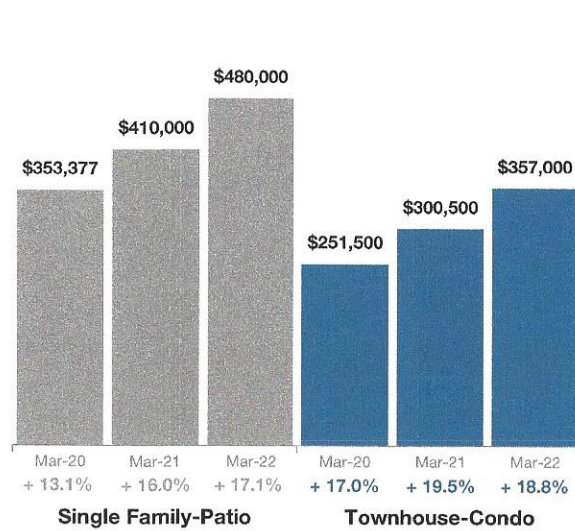
## Historical Sold Listings by Month



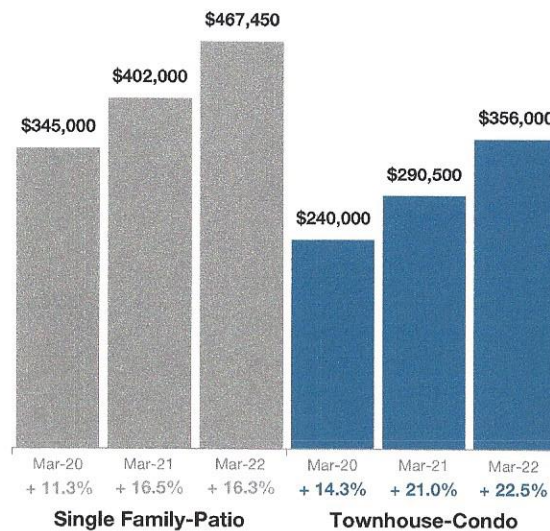


# Median Sales Price

## March

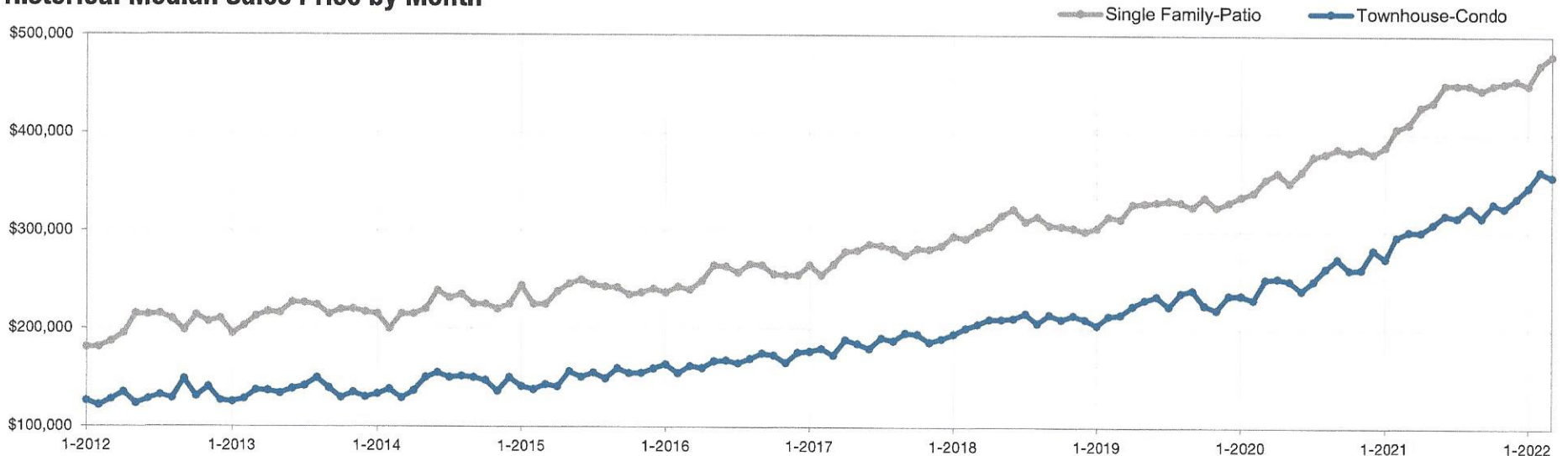


## Year to Date



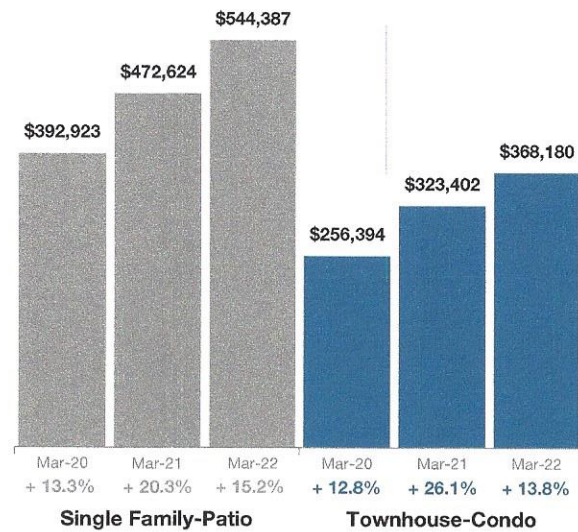
Median Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2021	\$427,550	+18.8%	\$300,000	+18.8%
May-2021	\$432,500	+23.6%	\$308,000	+23.2%
Jun-2021	\$450,000	+24.5%	\$317,433	+32.3%
Jul-2021	\$450,000	+19.4%	\$315,000	+26.0%
Aug-2021	\$450,000	+18.4%	\$325,000	+23.7%
Sep-2021	\$445,000	+15.6%	\$315,000	+15.6%
Oct-2021	\$450,000	+18.0%	\$329,551	+26.1%
Nov-2021	\$452,000	+17.5%	\$325,000	+24.0%
Dec-2021	\$454,961	+19.7%	\$335,000	+19.0%
Jan-2022	\$450,000	+16.3%	\$346,186	+26.8%
Feb-2022	\$470,800	+16.1%	\$362,500	+22.9%
<b>Mar-2022</b>	<b>\$480,000</b>	<b>+17.1%</b>	<b>\$357,000</b>	<b>+18.8%</b>

## Historical Median Sales Price by Month

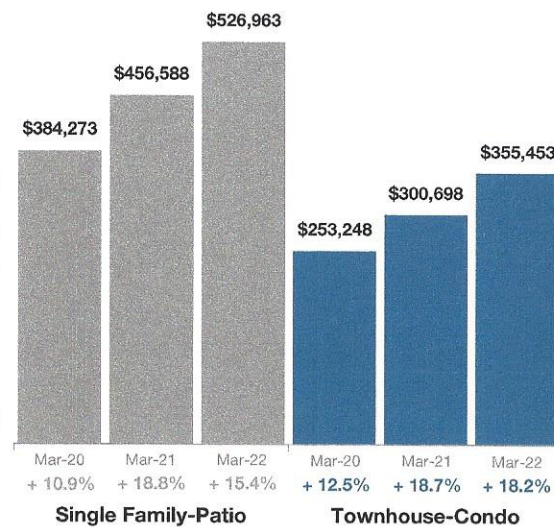


# Average Sales Price

## March

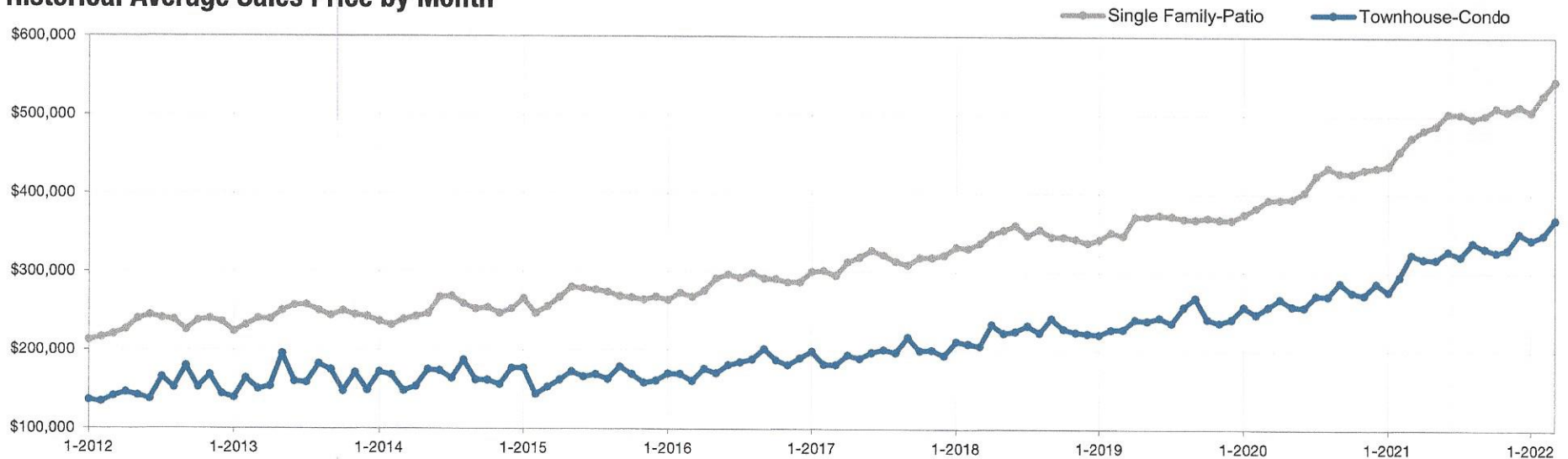


## Year to Date



Avg. Sales Price	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2021	\$481,988	+22.6%	\$317,727	+19.3%
May-2021	\$487,402	+23.6%	\$316,924	+23.4%
Jun-2021	\$503,293	+24.9%	\$327,859	+28.3%
Jul-2021	\$502,118	+18.5%	\$321,007	+18.4%
Aug-2021	\$497,020	+14.6%	\$338,830	+25.4%
Sep-2021	\$501,035	+17.3%	\$331,507	+15.4%
Oct-2021	\$510,732	+19.7%	\$326,225	+18.6%
Nov-2021	\$506,386	+17.4%	\$329,586	+21.3%
Dec-2021	\$512,661	+18.2%	\$350,839	+22.3%
Jan-2022	\$505,555	+15.9%	\$342,364	+24.1%
Feb-2022	\$526,119	+15.6%	\$348,698	+18.4%
<b>Mar-2022</b>	<b>\$544,387</b>	<b>+15.2%</b>	<b>\$368,180</b>	<b>+13.8%</b>

## Historical Average Sales Price by Month

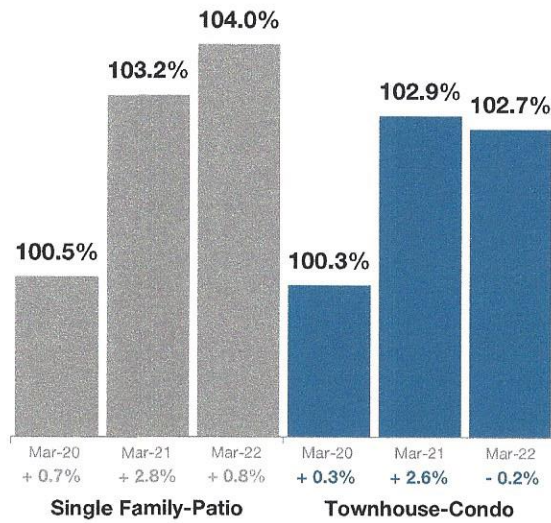




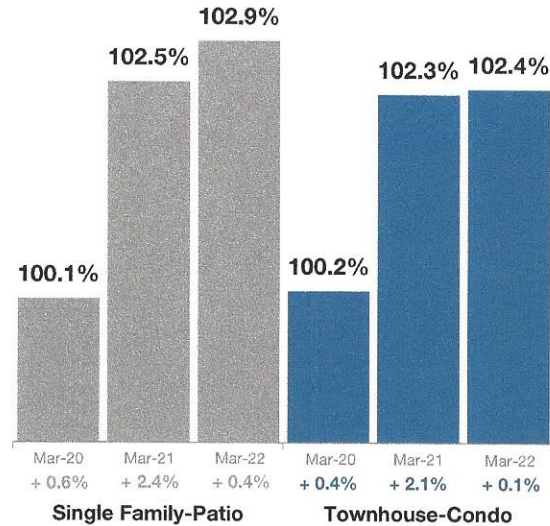
# Percent of List Price Received



## March

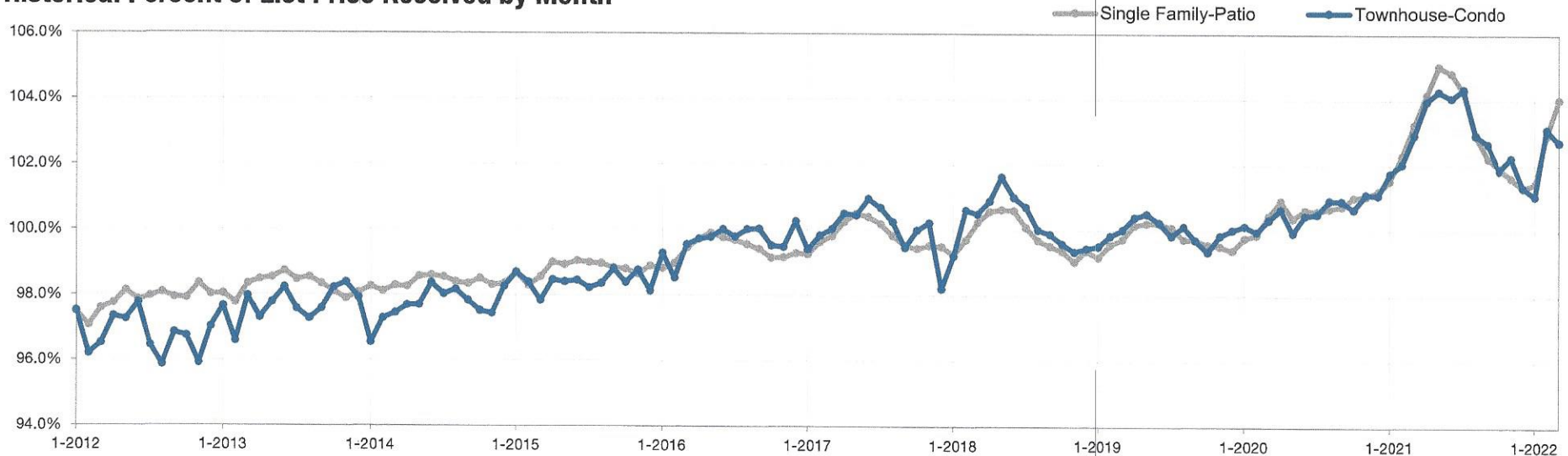


## Year to Date



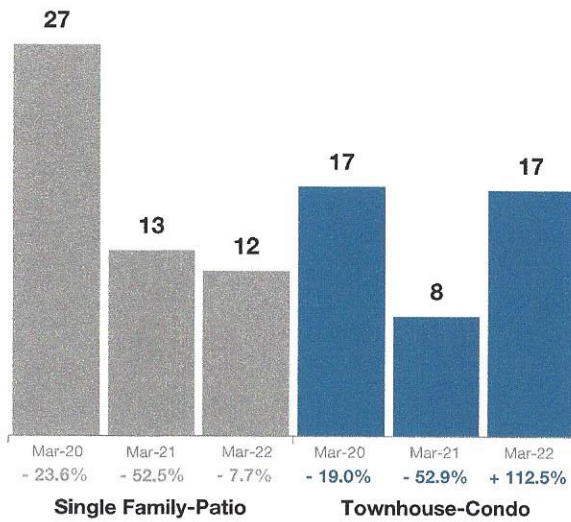
Pct. of List Price Received	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2021	104.2%	+3.3%	104.0%	+3.4%
May-2021	105.0%	+4.6%	104.3%	+4.4%
Jun-2021	104.8%	+4.2%	104.1%	+3.6%
Jul-2021	104.3%	+3.7%	104.3%	+3.8%
Aug-2021	102.9%	+2.2%	102.9%	+2.0%
Sep-2021	102.2%	+1.5%	102.7%	+1.8%
Oct-2021	101.9%	+0.9%	101.9%	+1.2%
Nov-2021	101.6%	+0.5%	102.2%	+1.1%
Dec-2021	101.3%	+0.1%	101.3%	+0.2%
Jan-2022	101.5%	0.0%	101.1%	-0.7%
Feb-2022	102.9%	+0.6%	103.1%	+1.1%
<b>Mar-2022</b>	<b>104.0%</b>	<b>+0.8%</b>	<b>102.7%</b>	<b>-0.2%</b>

## Historical Percent of List Price Received by Month

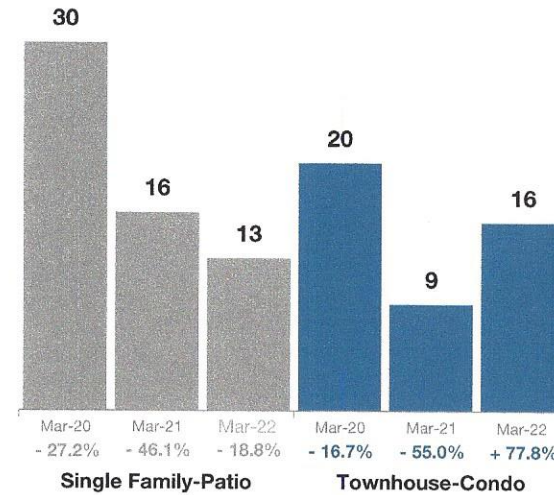


# Days on Market Until Sale

## March

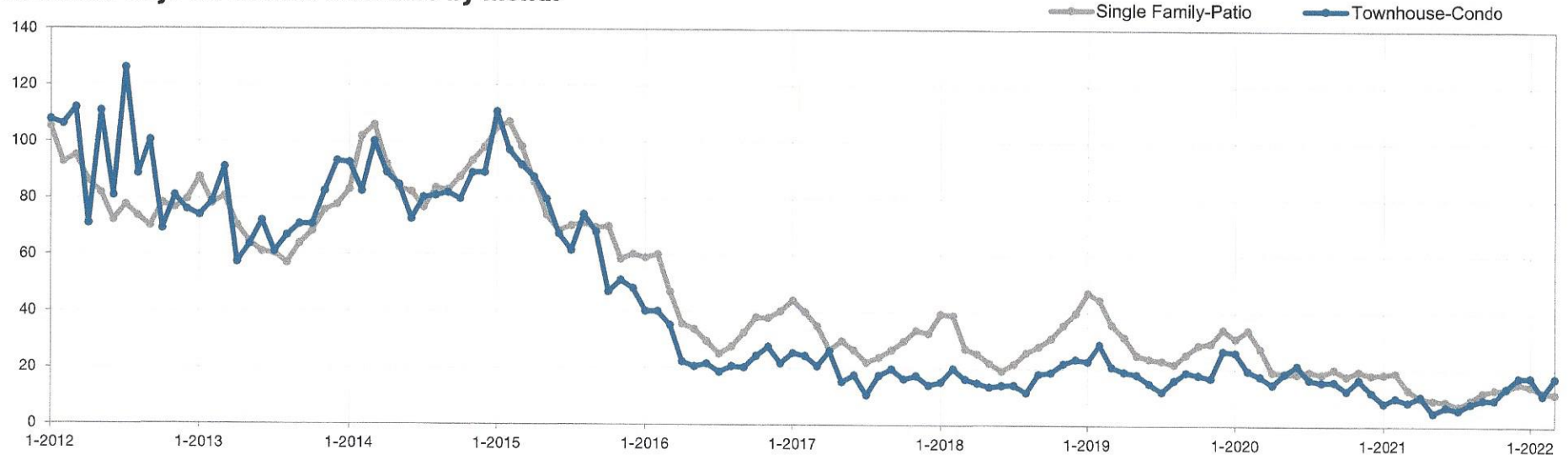


## Year to Date



Days on Market Until Sale	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2021	10	-47.4%	10	-33.3%
May-2021	9	-52.6%	5	-72.2%
Jun-2021	9	-50.0%	7	-66.7%
Jul-2021	7	-63.2%	6	-62.5%
Aug-2021	9	-50.0%	8	-46.7%
Sep-2021	12	-40.0%	9	-43.8%
Oct-2021	13	-27.8%	9	-25.0%
Nov-2021	13	-31.6%	14	-12.5%
Dec-2021	15	-16.7%	17	+41.7%
Jan-2022	14	-22.2%	17	+112.5%
Feb-2022	12	-36.8%	11	+10.0%
<b>Mar-2022</b>	<b>12</b>	<b>-7.7%</b>	<b>17</b>	<b>+112.5%</b>

## Historical Days on Market Until Sale by Month

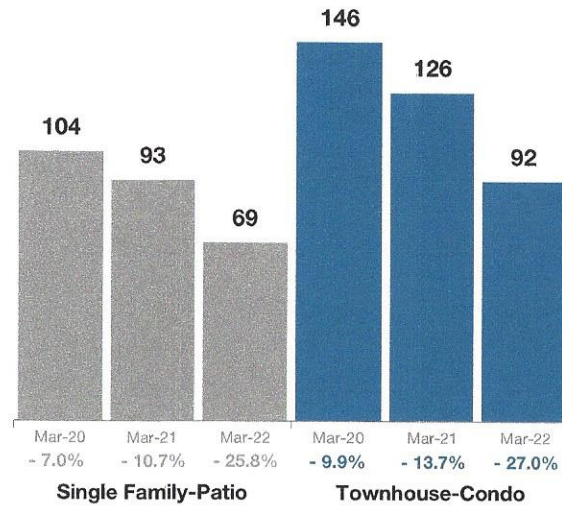




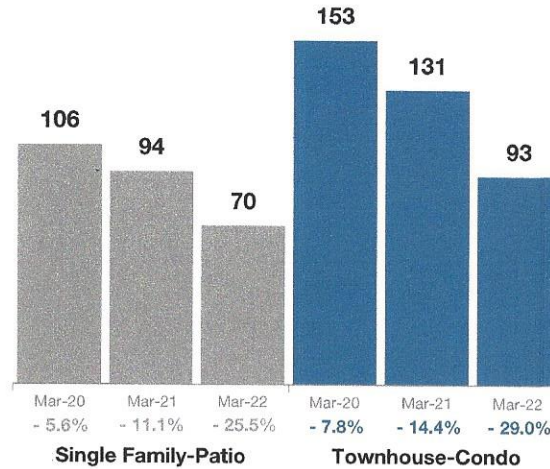
# Housing Affordability Index



## March

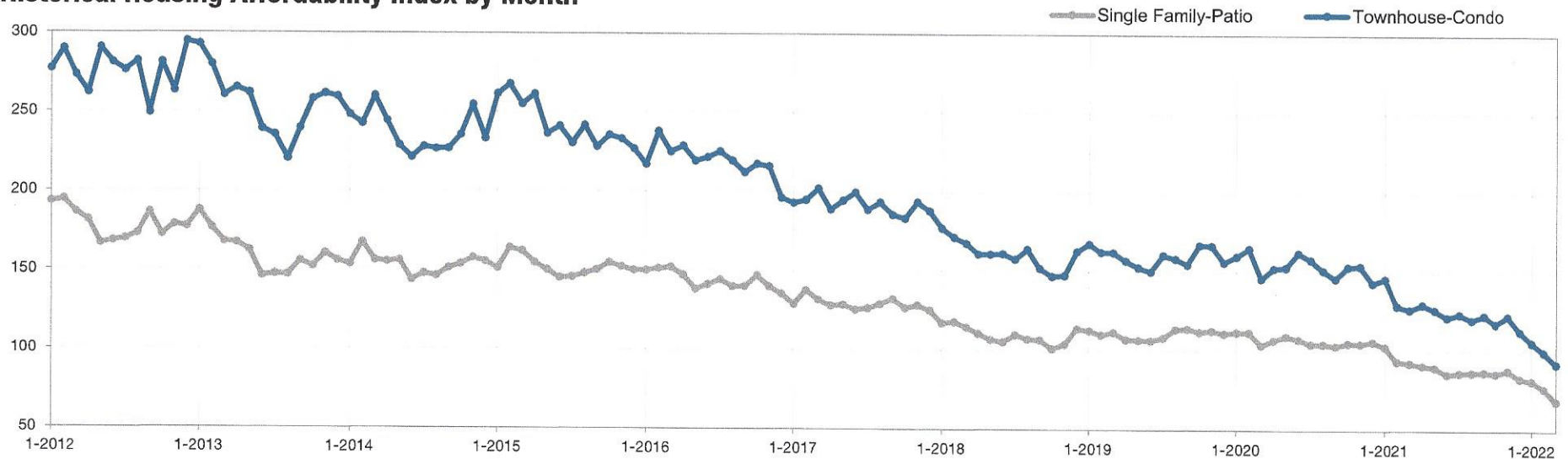


## Year to Date



Housing Affordability Index	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2021	91	-15.0%	130	-14.5%
May-2021	90	-17.4%	126	-17.6%
Jun-2021	86	-20.4%	122	-24.7%
Jul-2021	86	-18.1%	124	-21.5%
Aug-2021	87	-16.3%	120	-20.5%
Sep-2021	87	-15.5%	123	-15.8%
Oct-2021	86	-18.1%	117	-23.5%
Nov-2021	88	-16.2%	122	-20.8%
Dec-2021	83	-21.7%	113	-21.0%
Jan-2022	81	-21.4%	106	-27.4%
Feb-2022	77	-18.1%	100	-22.5%
<b>Mar-2022</b>	<b>69</b>	<b>-25.8%</b>	<b>92</b>	<b>-27.0%</b>

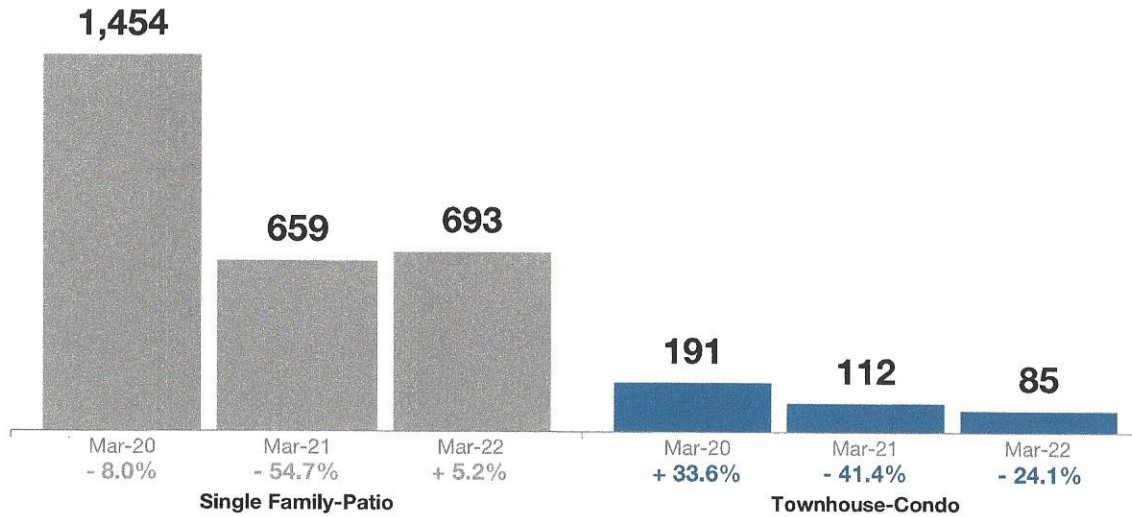
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

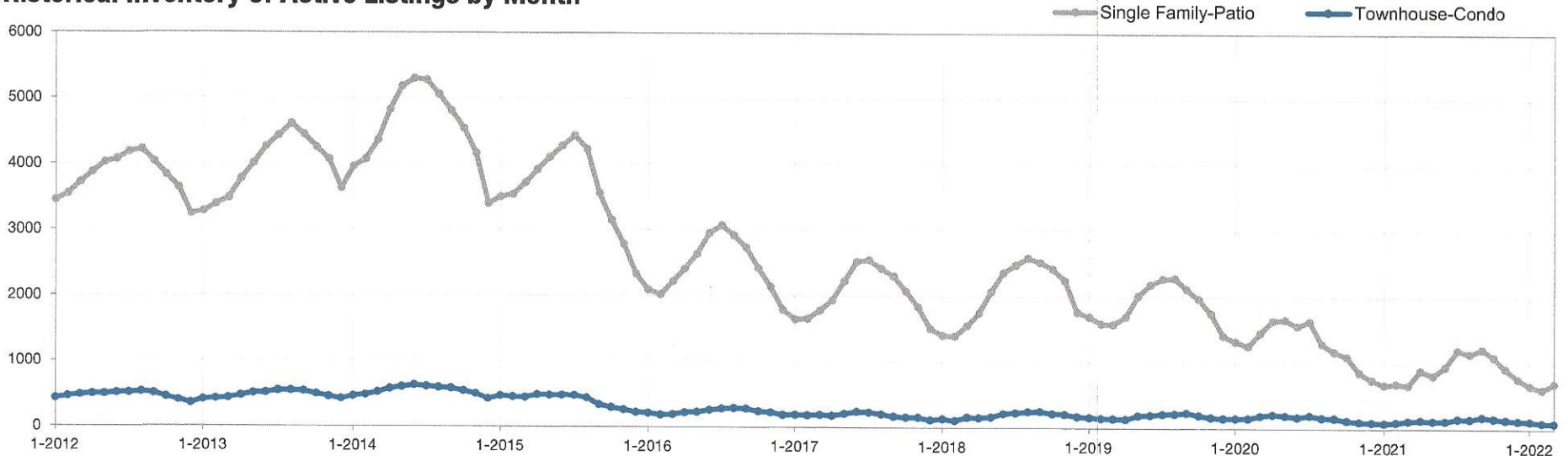


## March



Inventory of Active Listings	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2021	881	-46.2%	126	-40.3%
May-2021	807	-51.2%	113	-41.1%
Jun-2021	937	-39.9%	113	-32.7%
Jul-2021	1,193	-26.8%	151	-23.0%
Aug-2021	1,137	-12.1%	147	-8.1%
Sep-2021	1,210	+3.5%	178	+14.1%
Oct-2021	1,091	-0.5%	155	+26.0%
Nov-2021	916	+6.8%	138	+38.0%
Dec-2021	761	+2.4%	121	+27.4%
Jan-2022	659	-1.9%	114	+34.1%
Feb-2022	603	-11.5%	93	-1.1%
<b>Mar-2022</b>	<b>693</b>	<b>+5.2%</b>	<b>85</b>	<b>-24.1%</b>

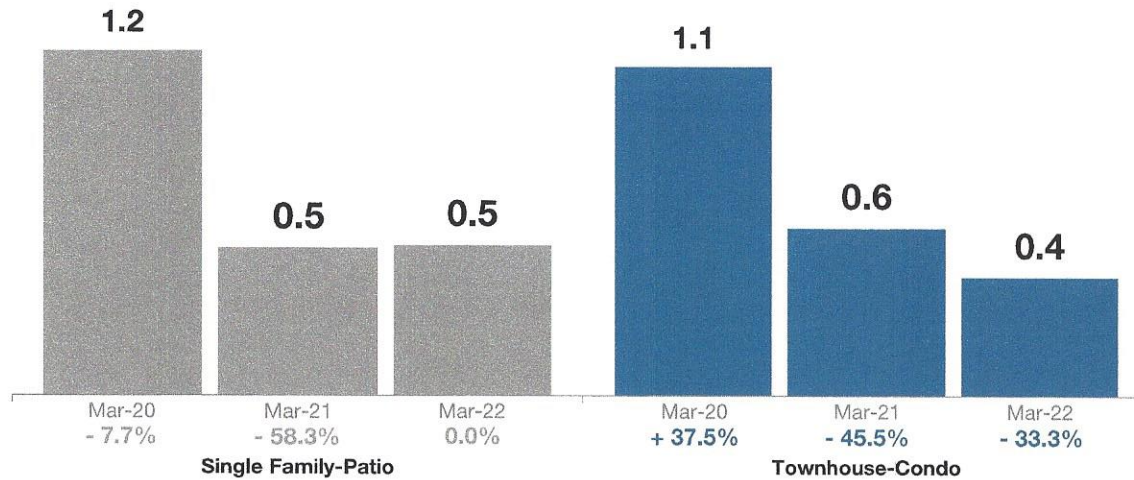
## Historical Inventory of Active Listings by Month





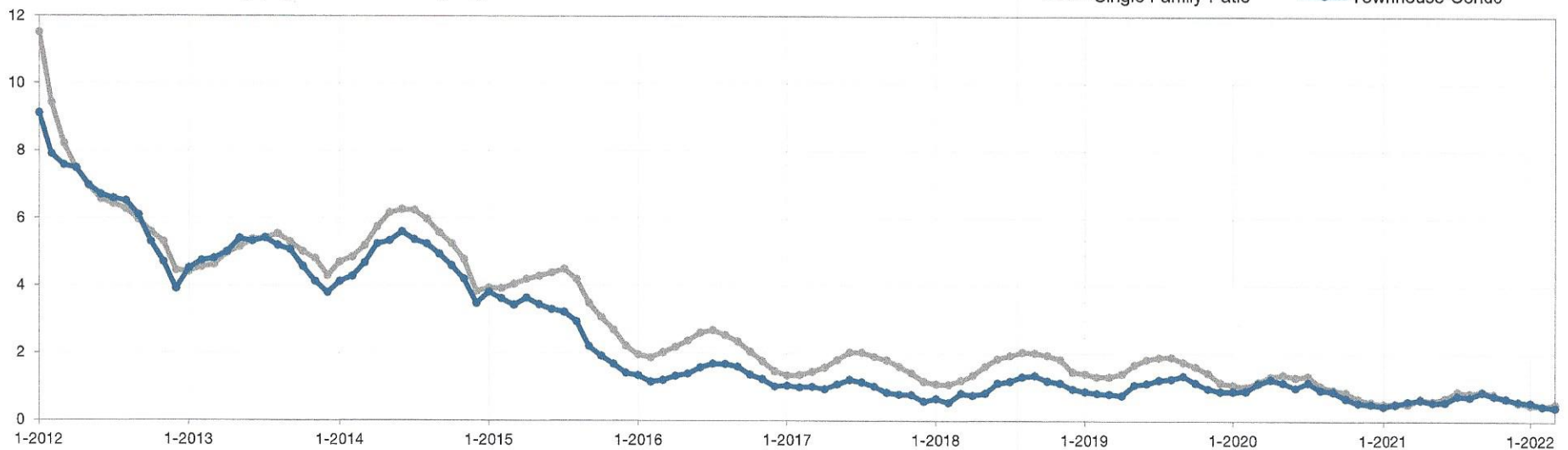
# Months Supply of Inventory

## March



Months Supply of Inventory	Single Family-Patio	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Apr-2021	0.7	-46.2%	0.6	-50.0%
May-2021	0.6	-57.1%	0.5	-54.5%
Jun-2021	0.7	-46.2%	0.5	-50.0%
Jul-2021	0.9	-30.8%	0.7	-36.4%
Aug-2021	0.8	-20.0%	0.7	-22.2%
Sep-2021	0.9	0.0%	0.8	-11.1%
Oct-2021	0.8	0.0%	0.7	0.0%
Nov-2021	0.7	0.0%	0.7	+40.0%
Dec-2021	0.6	0.0%	0.6	+20.0%
Jan-2022	0.5	0.0%	0.5	+25.0%
Feb-2022	0.4	-20.0%	0.4	-20.0%
<b>Mar-2022</b>	<b>0.5</b>	<b>0.0%</b>	<b>0.4</b>	<b>-33.3%</b>

## 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	3-2021	3-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
<b>New Listings</b>		1,648	<b>1,788</b>	+ 8.5%	4,179	<b>4,212</b>	+ 0.8%
<b>Pending Sales (PEND, UC, UCSS, RGT)</b>		1,586	<b>1,660</b>	+ 4.7%	4,059	<b>4,159</b>	+ 2.5%
<b>Sold Listings</b>		1,408	<b>1,425</b>	+ 1.2%	3,469	<b>3,547</b>	+ 2.2%
<b>Median Sales Price</b>		\$398,000	<b>\$460,000</b>	+ 15.6%	\$387,000	<b>\$450,000</b>	+ 16.3%
<b>Average Sales Price</b>		\$451,639	<b>\$515,081</b>	+ 14.0%	\$434,517	<b>\$500,804</b>	+ 15.3%
<b>Pct. of List Price Received</b>		103.2%	<b>103.8%</b>	+ 0.6%	102.4%	<b>102.8%</b>	+ 0.4%
<b>Days on Market</b>		12	<b>12</b>	0.0%	15	<b>13</b>	- 13.3%
<b>Housing Affordability Index</b>		95	<b>72</b>	- 24.2%	98	<b>73</b>	- 25.5%
<b>Active Listings</b>		771	<b>778</b>	+ 0.9%	--	--	--
<b>Months Supply of Inventory</b>		0.5	<b>0.5</b>	0.0%	--	--	--

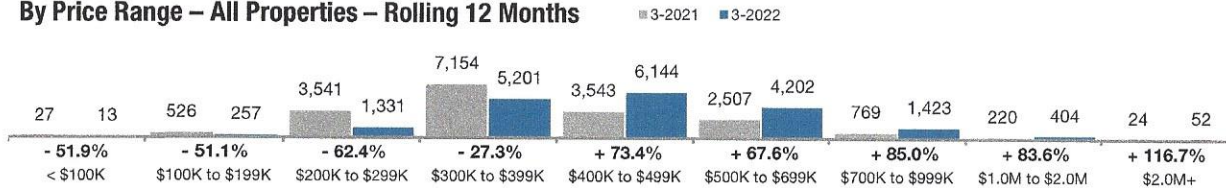


# Sold Listings

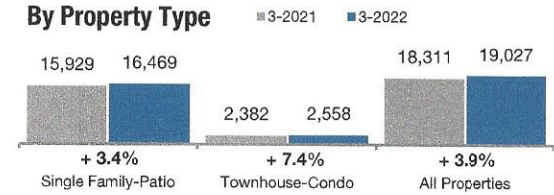
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

### Compared to Prior Month

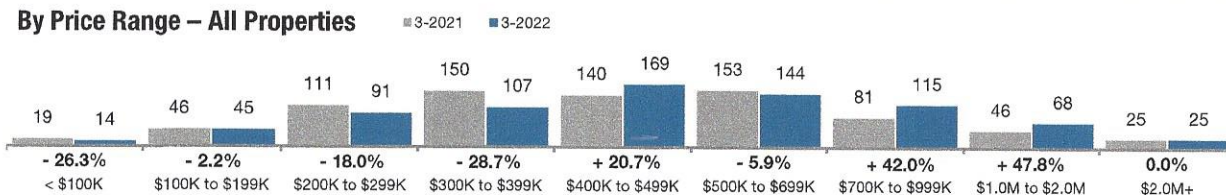
### Year to Date

By Price Range	Single Family-Patio Homes			Townhouse-Condo			Single Family-Patio Homes			Townhouse-Condo			Single Family-Patio Homes			Townhouse-Condo		
	3-2021	3-2022	Change	3-2021	3-2022	Change	2-2022	3-2022	Change	2-2022	3-2022	Change	3-2021	3-2022	Change	3-2021	3-2022	Change
\$99,999 and Below	15	11	-26.7%	12	2	-83.3%	0	0	--	0	1	--	1	0	-100.0%	0	1	--
\$100,000 to \$199,999	174	85	-51.1%	352	172	-51.1%	6	5	-16.7%	10	12	+20.0%	28	17	-39.3%	53	32	-39.6%
\$200,000 to \$299,999	2,280	586	-74.3%	1,261	745	-40.9%	27	23	-14.8%	34	36	+5.9%	268	80	-70.1%	216	109	-49.5%
\$300,000 to \$399,999	6,574	4,031	-38.7%	580	1,170	+101.7%	156	173	+10.9%	70	114	+62.9%	1,125	542	-51.8%	177	248	+40.1%
\$400,000 to \$499,999	3,419	5,797	+69.6%	124	347	+179.8%	321	466	+45.2%	35	56	+60.0%	781	1,159	+48.4%	30	125	+316.7%
\$500,000 to \$699,999	2,468	4,112	+66.6%	39	90	+130.8%	252	345	+36.9%	2	13	+550.0%	552	813	+47.3%	12	20	+66.7%
\$700,000 to \$999,999	759	1,399	+84.3%	10	24	+140.0%	103	133	+29.1%	1	4	+300.0%	152	302	+98.7%	2	5	+150.0%
\$1,000,000 to \$1,999,999	218	401	+83.9%	2	3	+50.0%	18	38	+111.1%	0	1	--	61	81	+32.8%	0	1	--
\$2,000,000 and Above	22	47	+113.6%	2	5	+150.0%	3	5	+66.7%	0	0	--	10	12	+20.0%	1	0	-100.0%
<b>All Price Ranges</b>	<b>15,929</b>	<b>16,469</b>	<b>+3.4%</b>	<b>2,382</b>	<b>2,558</b>	<b>+7.4%</b>	<b>886</b>	<b>1,188</b>	<b>+34.1%</b>	<b>152</b>	<b>237</b>	<b>+55.9%</b>	<b>2,978</b>	<b>3,006</b>	<b>+0.9%</b>	<b>491</b>	<b>541</b>	<b>+10.2%</b>

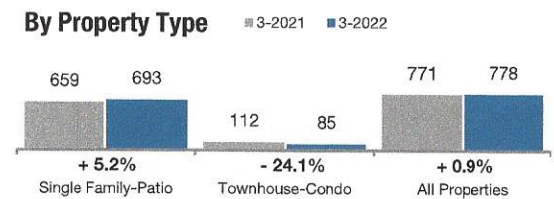
# Inventory of Active Listings

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-Patio Homes			Townhouse-Condo			Single Family-Patio Homes			Townhouse-Condo			Single Family-Patio Homes			Townhouse-Condo		
	3-2021	3-2022	Change	3-2021	3-2022	Change	2-2022	3-2022	Change	2-2022	3-2022	Change	3-2021	3-2022	Change	3-2021	3-2022	Change
\$99,999 and Below	16	11	-31.3%	3	3	0.0%	11	11	0.0%	3	3	0.0%	1	0	-100.0%	0	0	--
\$100,000 to \$199,999	31	34	+9.7%	15	11	-26.7%	33	34	+3.0%	12	11	-8.3%	3	3	0.0%	3	3	0.0%
\$200,000 to \$299,999	85	71	-16.5%	26	20	-23.1%	77	71	-7.8%	18	20	+11.1%	12	11	-8.3%	12	11	-8.3%
\$300,000 to \$399,999	119	92	-22.7%	31	15	-51.6%	73	92	+26.0%	21	15	-28.6%	18	20	+11.1%	18	20	+11.1%
\$400,000 to \$499,999	128	148	+15.6%	12	21	+75.0%	112	148	+32.1%	27	21	-22.2%	21	15	-28.6%	21	15	-28.6%
\$500,000 to \$699,999	138	136	-1.4%	15	8	-46.7%	114	136	+19.3%	3	8	+166.7%	27	21	-22.2%	3	8	+166.7%
\$700,000 to \$999,999	71	108	+52.1%	10	7	-30.0%	91	108	+18.7%	8	7	-12.5%	8	7	-12.5%	8	7	-12.5%
\$1,000,000 to \$1,999,999	46	68	+47.8%	0	0	--	68	68	0.0%	1	0	-100.0%	1	0	-100.0%	1	0	-100.0%
\$2,000,000 and Above	25	25	0.0%	0	0	--	24	25	+4.2%	0	0	--	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>659</b>	<b>693</b>	<b>+5.2%</b>	<b>112</b>	<b>85</b>	<b>-24.1%</b>	<b>603</b>	<b>693</b>	<b>+14.9%</b>	<b>93</b>	<b>85</b>	<b>-8.6%</b>	<b>603</b>	<b>693</b>	<b>+14.9%</b>	<b>93</b>	<b>85</b>	<b>-8.6%</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

A research tool provided by the Colorado Association of REALTORS®



<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 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 metric includes Pending, Under Contract, Under Contract Short Sale and First Right of Refusal. This "leading indicator" of buyer demand measures signed contracts on sales rather than the actual closed sale.
<b>Sold Listings</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.