

Local Market Update for August 2024

A Research Tool Provided by the Colorado Association of REALTORS®



Pueblo County

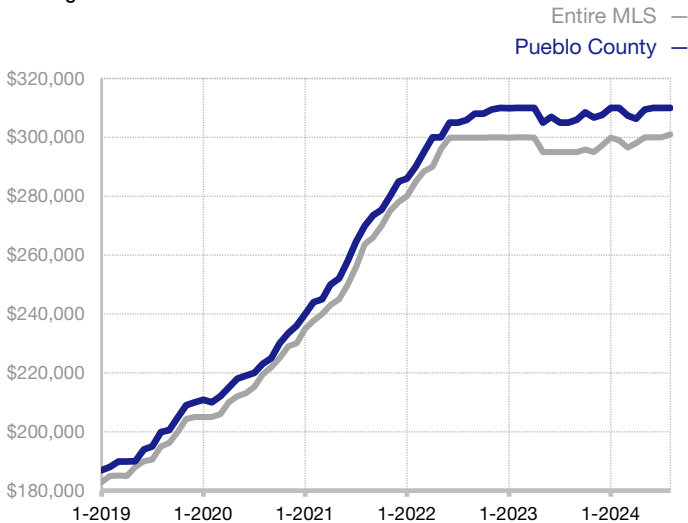
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	332	362	+ 9.0%	2,357	2,384	+ 1.1%
Sold Listings	208	175	- 15.9%	1,574	1,364	- 13.3%
Median Sales Price*	\$320,000	\$340,500	+ 6.4%	\$314,005	\$318,500	+ 1.4%
Average Sales Price*	\$341,776	\$336,347	- 1.6%	\$320,575	\$325,001	+ 1.4%
Percent of List Price Received*	98.6%	99.0%	+ 0.4%	98.5%	98.5%	0.0%
Days on Market Until Sale	76	79	+ 3.9%	85	91	+ 7.1%
Inventory of Homes for Sale	708	830	+ 17.2%	--	--	--
Months Supply of Inventory	3.7	5.0	+ 35.1%	--	--	--

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

Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	18	10	- 44.4%	95	90	- 5.3%
Sold Listings	8	7	- 12.5%	59	52	- 11.9%
Median Sales Price*	\$300,000	\$264,900	- 11.7%	\$290,000	\$269,950	- 6.9%
Average Sales Price*	\$268,919	\$258,486	- 3.9%	\$285,309	\$270,906	- 5.0%
Percent of List Price Received*	99.2%	96.4%	- 2.8%	98.8%	97.1%	- 1.7%
Days on Market Until Sale	62	106	+ 71.0%	70	84	+ 20.0%
Inventory of Homes for Sale	29	27	- 6.9%	--	--	--
Months Supply of Inventory	3.8	4.2	+ 10.5%	--	--	--

* 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

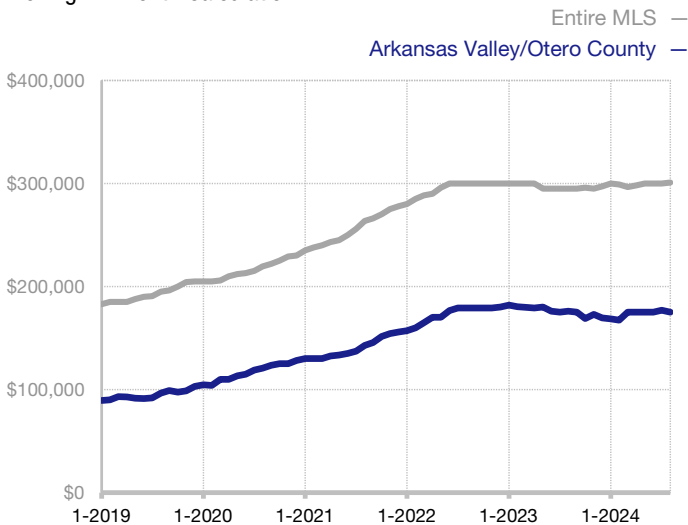
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	45	52	+ 15.6%	382	367	- 3.9%
Sold Listings	32	21	- 34.4%	247	233	- 5.7%
Median Sales Price*	\$207,000	\$181,500	- 12.3%	\$169,000	\$175,000	+ 3.6%
Average Sales Price*	\$195,402	\$170,043	- 13.0%	\$184,867	\$191,426	+ 3.5%
Percent of List Price Received*	95.0%	93.4%	- 1.7%	93.4%	94.2%	+ 0.9%
Days on Market Until Sale	84	72	- 14.3%	105	116	+ 10.5%
Inventory of Homes for Sale	179	183	+ 2.2%	--	--	--
Months Supply of Inventory	5.7	6.1	+ 7.0%	--	--	--

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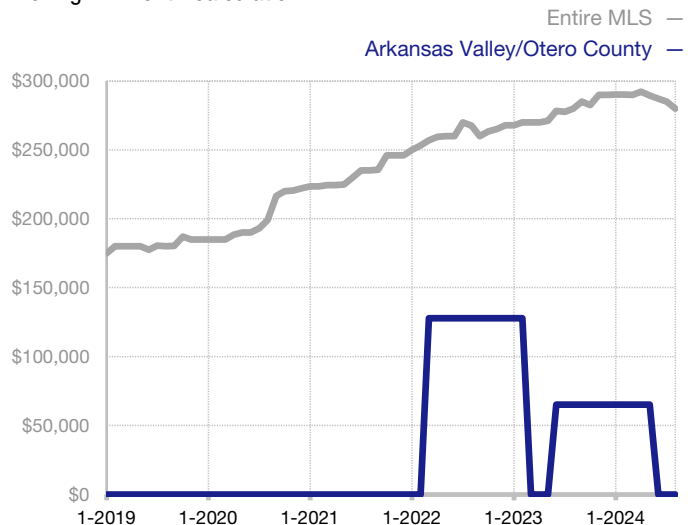
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	1	0	- 100.0%
Sold Listings	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$65,000	\$0	- 100.0%
Average Sales Price*	\$0	\$0	--	\$65,000	\$0	- 100.0%
Percent of List Price Received*	0.0%	0.0%	--	72.2%	0.0%	- 100.0%
Days on Market Until Sale	0	0	--	71	0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Rolling 12-Month Calculation



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Fowler

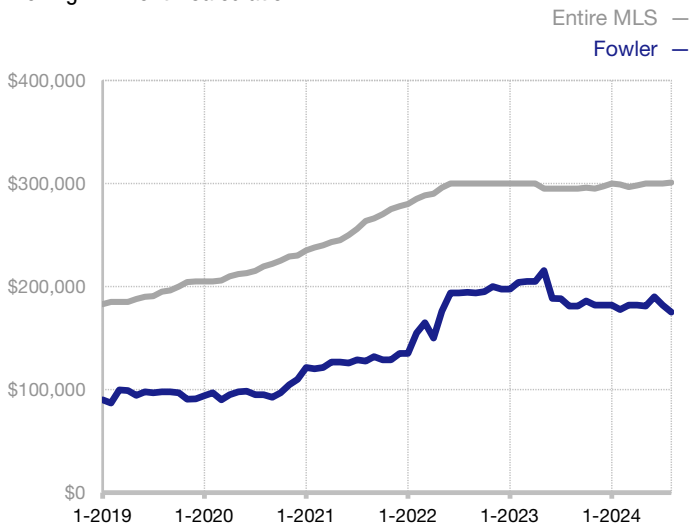
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	3	4	+ 33.3%	22	28	+ 27.3%
Sold Listings	2	4	+ 100.0%	13	17	+ 30.8%
Median Sales Price*	\$212,154	\$174,250	- 17.9%	\$182,000	\$175,000	- 3.8%
Average Sales Price*	\$212,154	\$173,375	- 18.3%	\$192,985	\$171,912	- 10.9%
Percent of List Price Received*	94.7%	95.6%	+ 1.0%	94.0%	94.7%	+ 0.7%
Days on Market Until Sale	146	116	- 20.5%	150	113	- 24.7%
Inventory of Homes for Sale	10	11	+ 10.0%	--	--	--
Months Supply of Inventory	5.0	4.0	- 20.0%	--	--	--

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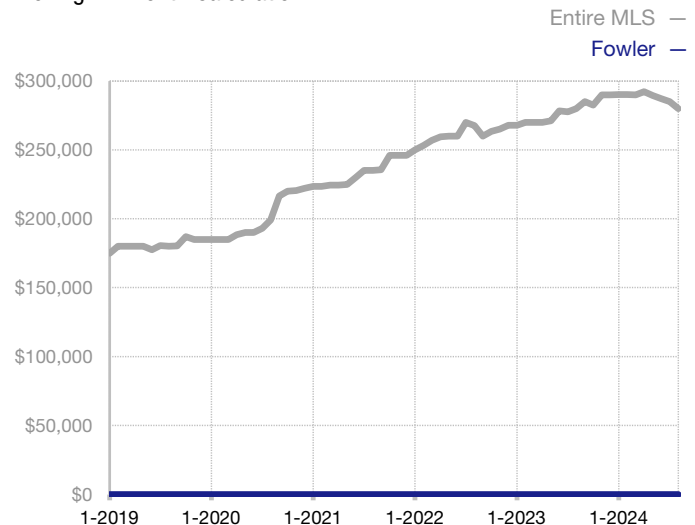
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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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Rolling 12-Month Calculation



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Huerfano County

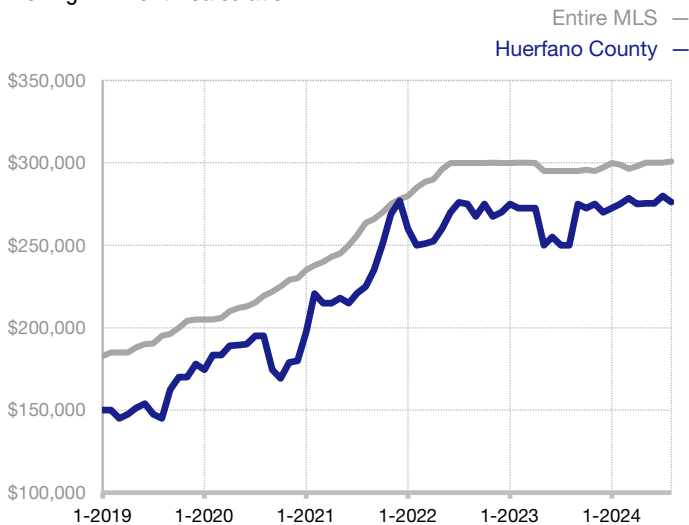
Single Family Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	11	8	- 27.3%	105	86	- 18.1%
Sold Listings	9	10	+ 11.1%	49	50	+ 2.0%
Median Sales Price*	\$285,000	\$257,500	- 9.6%	\$250,000	\$292,500	+ 17.0%
Average Sales Price*	\$296,556	\$344,740	+ 16.2%	\$340,463	\$364,845	+ 7.2%
Percent of List Price Received*	97.5%	95.3%	- 2.3%	94.9%	95.5%	+ 0.6%
Days on Market Until Sale	123	194	+ 57.7%	148	159	+ 7.4%
Inventory of Homes for Sale	69	62	- 10.1%	--	--	--
Months Supply of Inventory	11.7	9.3	- 20.5%	--	--	--

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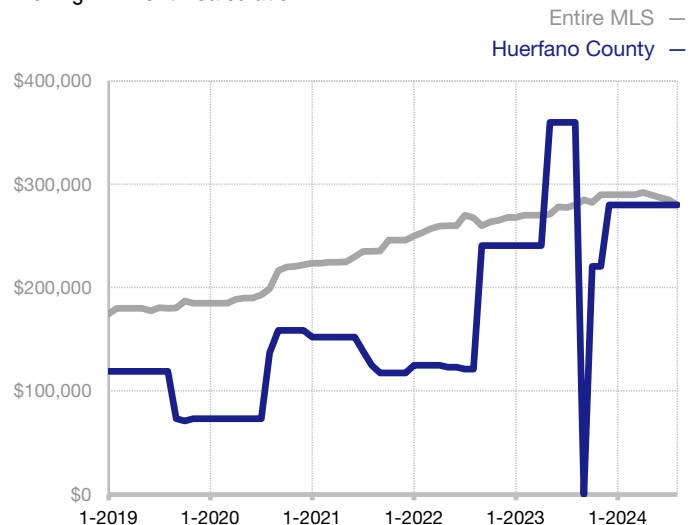
Townhouse/Condo Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	0	0	--	2	0	- 100.0%
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--

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La Junta

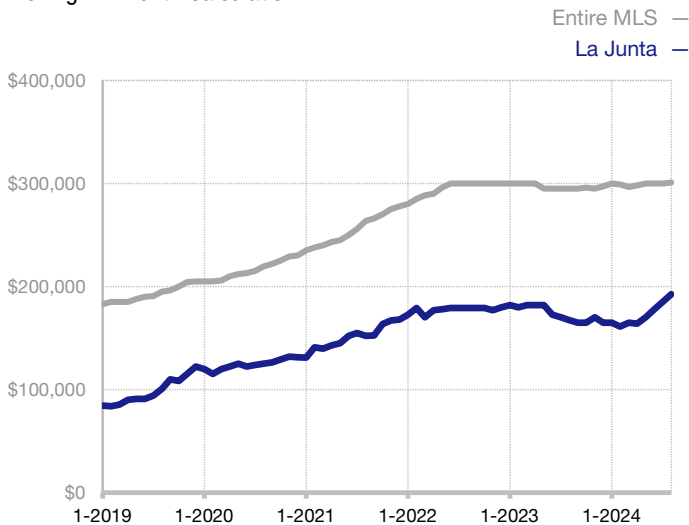
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	12	11	- 8.3%	104	92	- 11.5%
Sold Listings	6	3	- 50.0%	54	63	+ 16.7%
Median Sales Price*	\$188,000	\$250,000	+ 33.0%	\$164,000	\$200,000	+ 22.0%
Average Sales Price*	\$197,333	\$253,833	+ 28.6%	\$175,520	\$209,523	+ 19.4%
Percent of List Price Received*	101.0%	95.8%	- 5.1%	95.0%	92.2%	- 2.9%
Days on Market Until Sale	72	87	+ 20.8%	87	123	+ 41.4%
Inventory of Homes for Sale	46	38	- 17.4%	--	--	--
Months Supply of Inventory	6.9	4.9	- 29.0%	--	--	--

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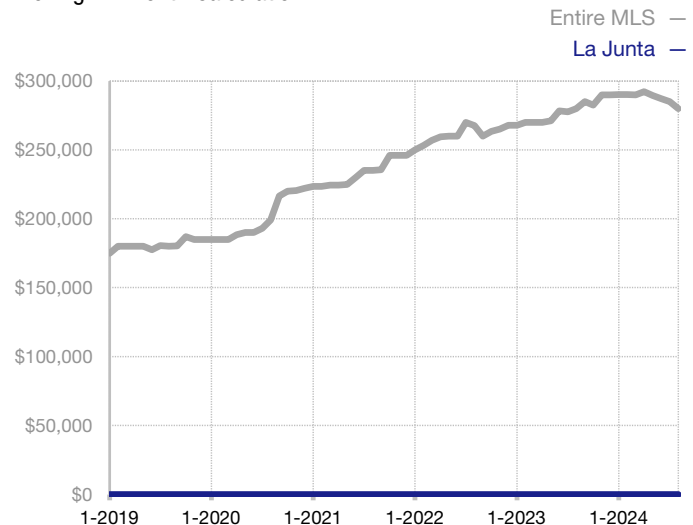
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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

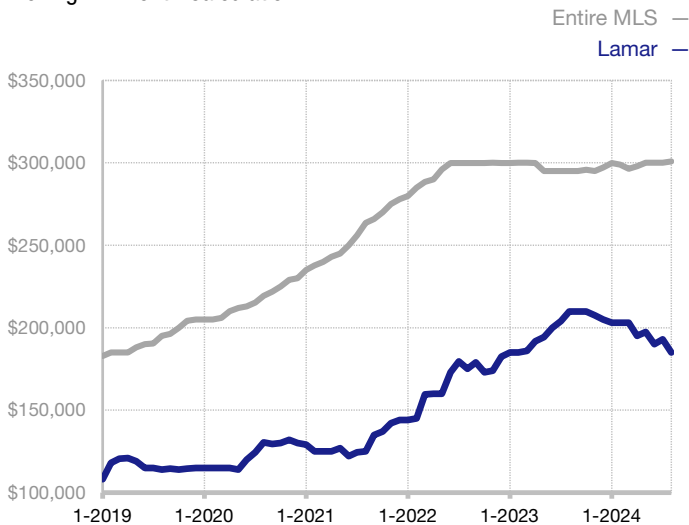
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	10	8	- 20.0%	61	63	+ 3.3%
Sold Listings	9	5	- 44.4%	50	42	- 16.0%
Median Sales Price*	\$240,000	\$110,000	- 54.2%	\$215,000	\$184,000	- 14.4%
Average Sales Price*	\$225,667	\$124,200	- 45.0%	\$242,130	\$191,345	- 21.0%
Percent of List Price Received*	92.2%	84.2%	- 8.7%	94.7%	93.7%	- 1.1%
Days on Market Until Sale	70	37	- 47.1%	95	92	- 3.2%
Inventory of Homes for Sale	20	29	+ 45.0%	--	--	--
Months Supply of Inventory	3.4	5.7	+ 67.6%	--	--	--

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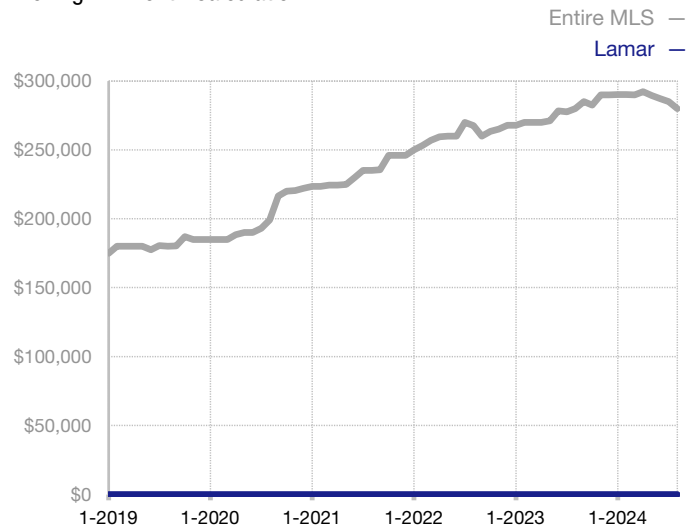
Key Metrics	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Manzanola

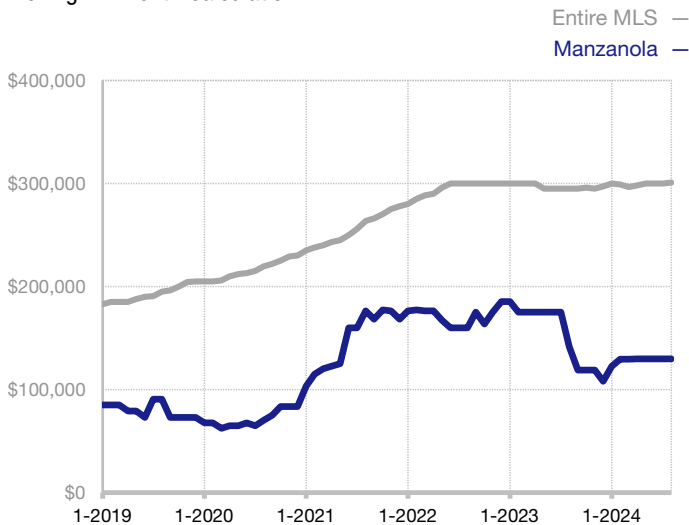
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	1	0	- 100.0%	12	7	- 41.7%
Sold Listings	1	1	0.0%	5	4	- 20.0%
Median Sales Price*	\$108,000	\$124,000	+ 14.8%	\$55,000	\$126,750	+ 130.5%
Average Sales Price*	\$108,000	\$124,000	+ 14.8%	\$93,700	\$197,750	+ 111.0%
Percent of List Price Received*	96.4%	95.5%	- 0.9%	83.8%	102.6%	+ 22.4%
Days on Market Until Sale	140	106	- 24.3%	70	67	- 4.3%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	2.5	1.5	- 40.0%	--	--	--

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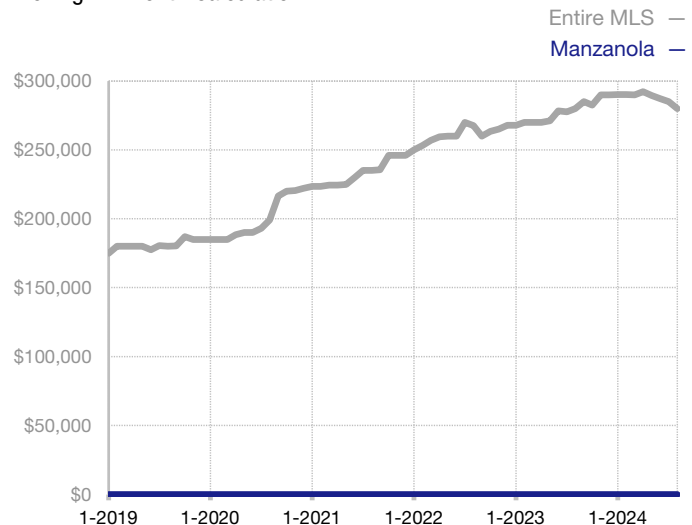
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
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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Rolling 12-Month Calculation



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Rocky Ford

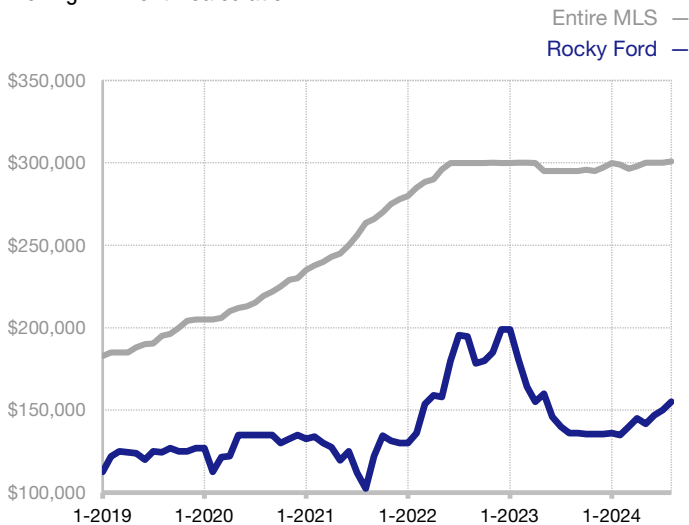
Single Family	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	3	4	+ 33.3%	51	43	- 15.7%
Sold Listings	5	1	- 80.0%	33	24	- 27.3%
Median Sales Price*	\$112,000	\$219,000	+ 95.5%	\$135,000	\$154,950	+ 14.8%
Average Sales Price*	\$126,200	\$219,000	+ 73.5%	\$129,418	\$175,913	+ 35.9%
Percent of List Price Received*	95.2%	101.9%	+ 7.0%	91.6%	95.6%	+ 4.4%
Days on Market Until Sale	65	148	+ 127.7%	88	132	+ 50.0%
Inventory of Homes for Sale	23	24	+ 4.3%	--	--	--
Months Supply of Inventory	5.9	7.4	+ 25.4%	--	--	--

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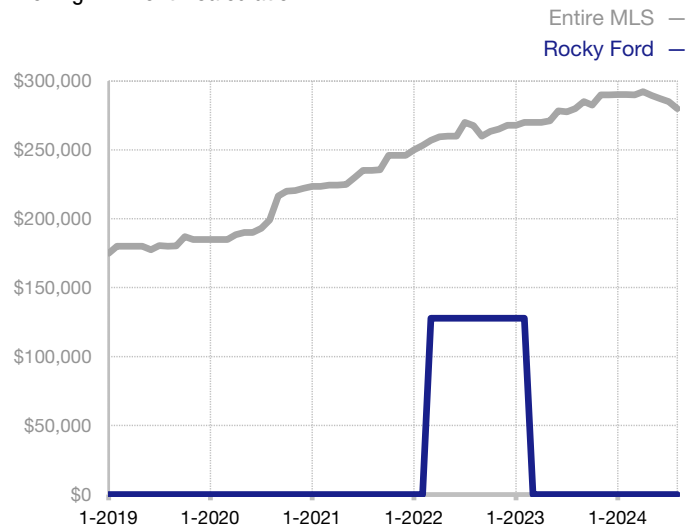
Townhouse/Condo	August			Year to Date		
	2023	2024	Percent Change from Previous Year	Thru 08-2023	Thru 08-2024	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



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



Indicators



Activity Snapshot

- 17.3% **+ 7.4%** **+ 13.7%**

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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Market Overview



Year-to-date (YTD) starting from the first of the year.

Historical Sparkbars	8-2023	8-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
	331	359	+ 8.5%	2,408	2,415	+ 0.3%
	176	190	+ 8.0%	1,671	1,447	- 13.4%
	212	175	- 17.5%	1,603	1,382	- 13.8%
	\$317,500	\$342,890	+ 8.0%	\$310,000	\$319,900	+ 3.2%
	\$341,200	\$339,364	- 0.5%	\$320,161	\$325,597	+ 1.7%
	98.6%	98.9%	+ 0.3%	98.5%	98.5%	0.0%
	77	79	+ 2.6%	85	91	+ 7.1%
	85	84	- 1.2%	87	90	+ 3.4%
	736	844	+ 14.7%	--	--	--
	3.8	5.0	+ 31.6%	--	--	--

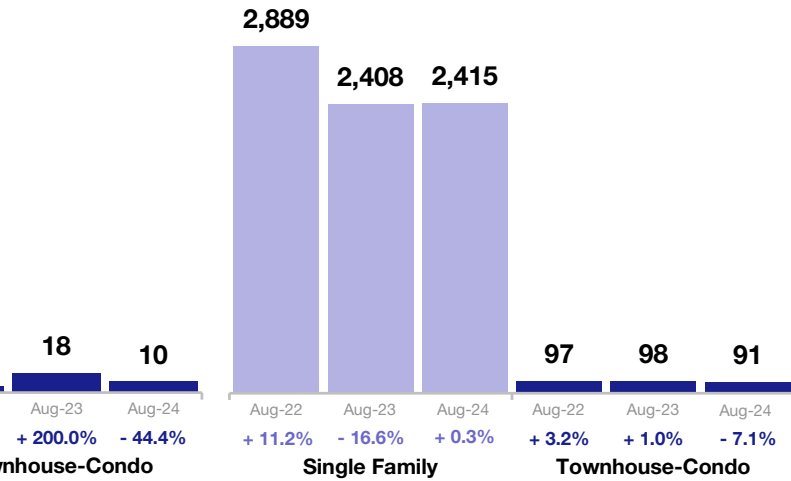
Condo Market Overview



Year-to-date (YTD) starting from the first of the year.

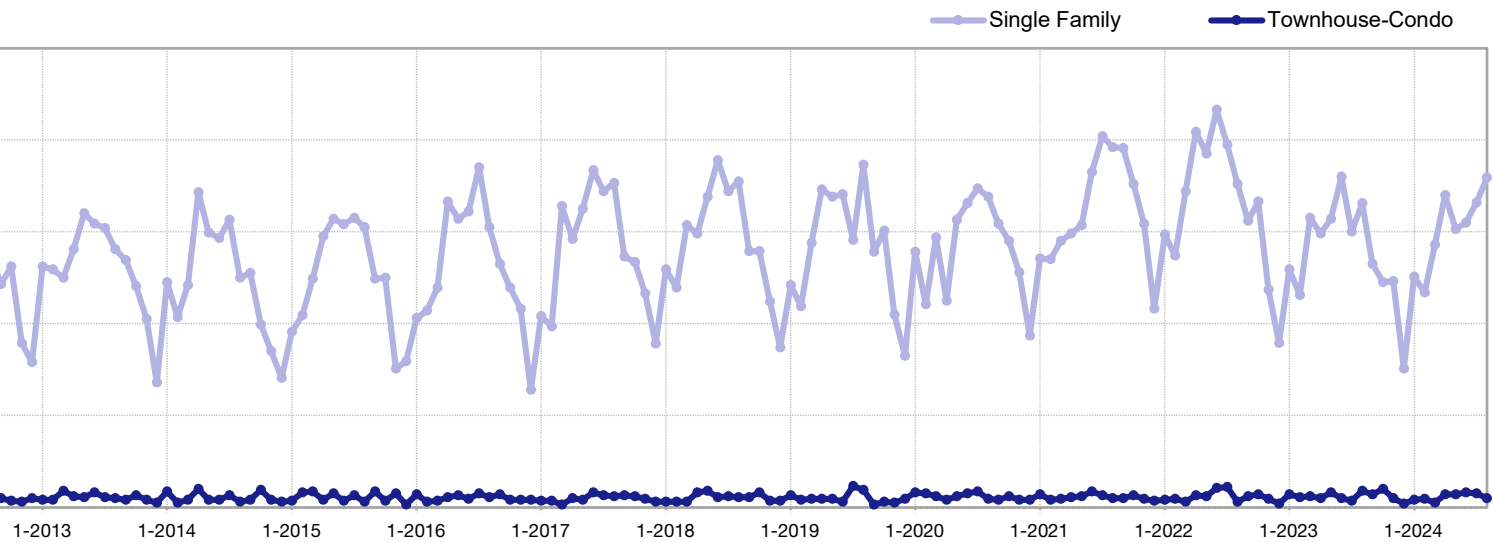
Historical Sparkbars	8-2023	8-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
	18	10	- 44.4%	98	91	- 7.1%
	9	14	+ 55.6%	61	58	- 4.9%
	8	7	- 12.5%	59	53	- 10.2%
	\$300,000	\$264,900	- 11.7%	\$290,000	\$270,000	- 6.9%
	\$268,919	\$258,486	- 3.9%	\$285,309	\$271,266	- 4.9%
	99.2%	96.4%	- 2.8%	98.8%	97.3%	- 1.5%
	62	106	+ 71.0%	70	84	+ 20.0%
	90	108	+ 20.0%	93	106	+ 14.0%
	31	28	- 9.7%	--	--	--
	4.0	4.1	+ 2.5%	--	--	--

Year to Date

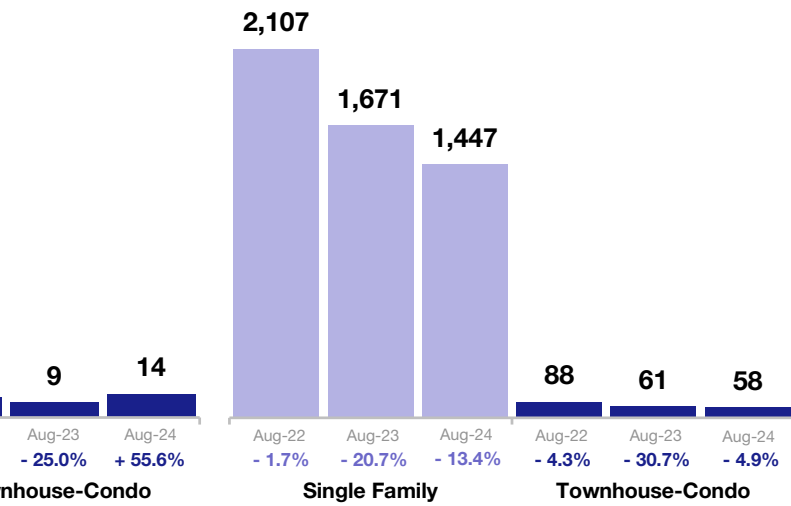


New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	265	-15.1%	14	+16.7%
Oct-2023	245	-26.4%	20	+42.9%
Nov-2023	246	+3.8%	10	+11.1%
Dec-2023	151	-15.6%	4	0.0%
Jan-2024	251	-3.1%	8	-42.9%
Feb-2024	234	+1.3%	9	-18.2%
Mar-2024	286	-9.2%	5	-58.3%
Apr-2024	340	+14.1%	14	+40.0%
May-2024	303	-3.5%	14	-12.5%
Jun-2024	310	-13.9%	16	+60.0%
Jul-2024	332	+10.7%	15	+114.3%
Aug-2024	359	+8.5%	10	-44.4%

Month

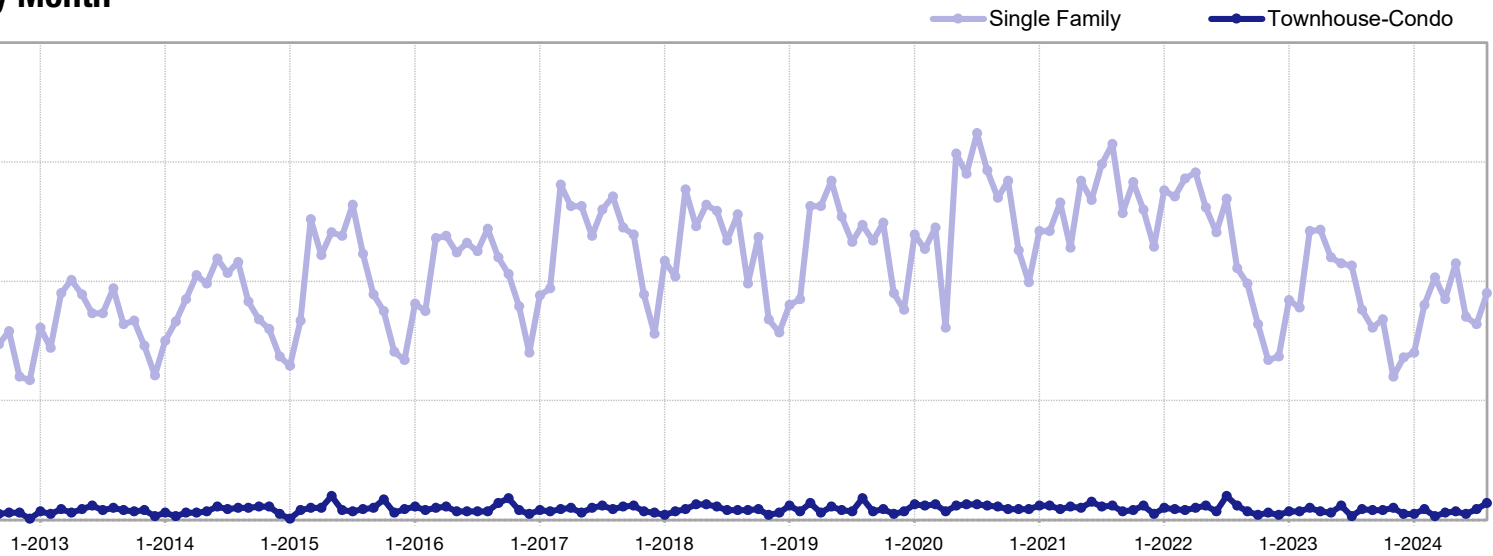


Year to Date

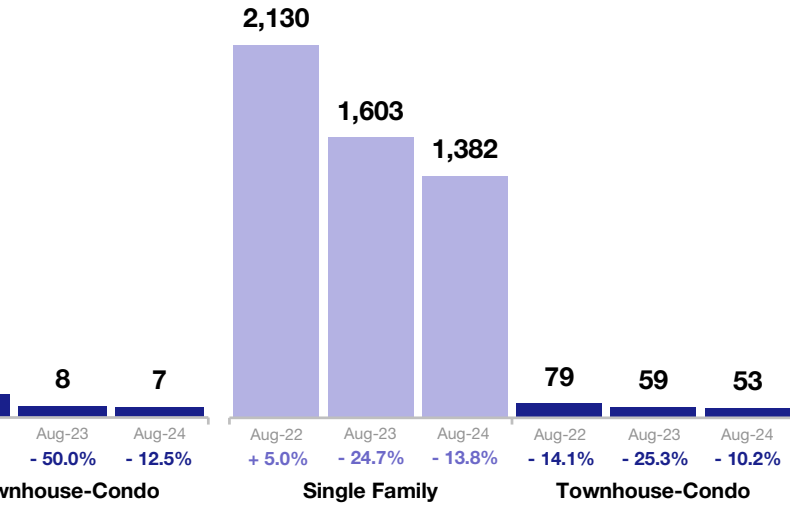


Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	161	-18.7%	8	+14.3%
Oct-2023	168	+2.4%	8	+100.0%
Nov-2023	120	-10.4%	10	+66.7%
Dec-2023	136	-0.7%	5	+25.0%
Jan-2024	140	-23.9%	5	-28.6%
Feb-2024	180	+1.1%	9	+28.6%
Mar-2024	203	-16.1%	3	-70.0%
Apr-2024	185	-23.9%	6	-14.3%
May-2024	215	-2.3%	7	+16.7%
Jun-2024	170	-20.9%	5	-58.3%
Jul-2024	164	-23.0%	9	+200.0%
Aug-2024	190	+8.0%	14	+55.6%

By Month

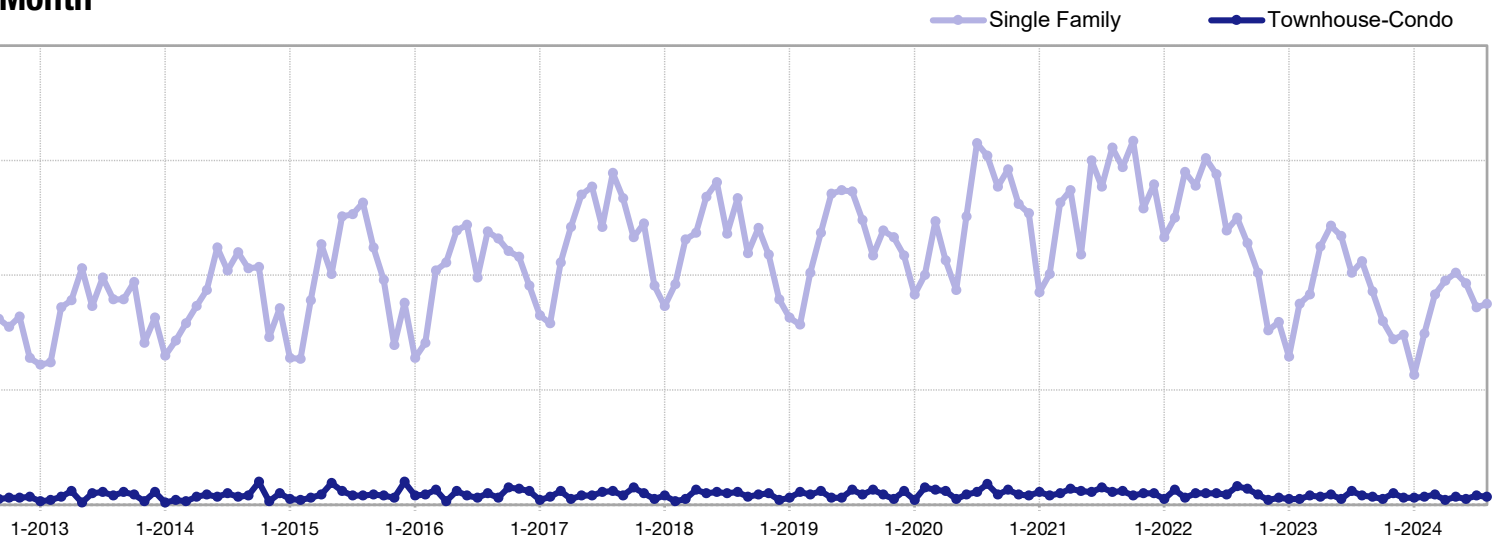


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	186	-18.4%	7	-50.0%
Oct-2023	160	-20.8%	5	-44.4%
Nov-2023	144	-5.3%	10	+150.0%
Dec-2023	148	-6.9%	6	0.0%
Jan-2024	113	-12.4%	6	+20.0%
Feb-2024	149	-14.9%	7	+40.0%
Mar-2024	183	0.0%	9	+12.5%
Apr-2024	195	-13.3%	4	-42.9%
May-2024	202	-16.9%	7	-22.2%
Jun-2024	193	-17.5%	5	0.0%
Jul-2024	172	-14.9%	8	-33.3%
Aug-2024	175	-17.5%	7	-12.5%

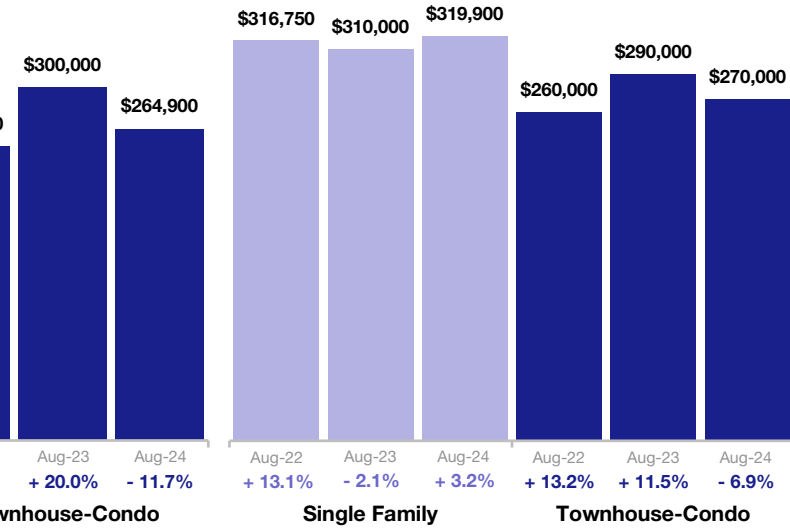
Month



Price

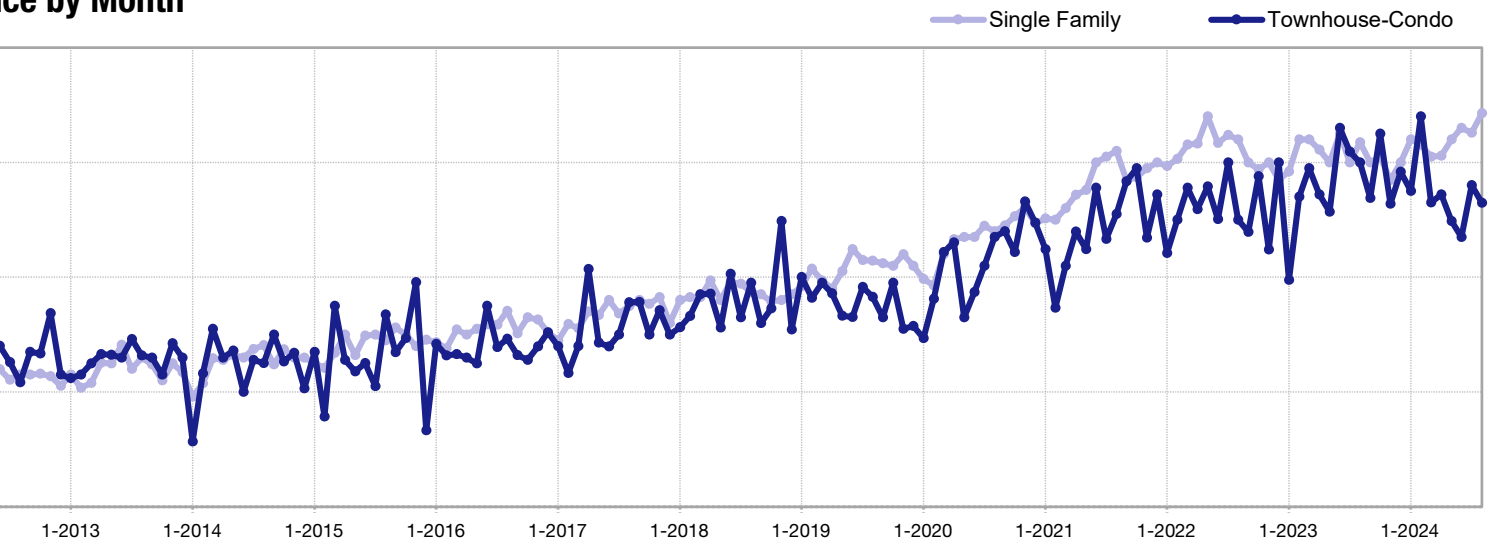


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	\$300,000	0.0%	\$268,900	+12.3%
Oct-2023	\$305,000	+3.7%	\$325,000	+12.9%
Nov-2023	\$284,500	-5.2%	\$264,000	+17.9%
Dec-2023	\$300,000	+5.3%	\$291,750	-2.8%
Jan-2024	\$320,000	+9.6%	\$275,000	+39.2%
Feb-2024	\$315,500	-1.4%	\$340,000	+25.9%
Mar-2024	\$305,000	-4.7%	\$265,000	-10.2%
Apr-2024	\$305,723	-1.7%	\$271,950	-0.0%
May-2024	\$319,900	+6.6%	\$249,000	-3.1%
Jun-2024	\$330,000	+1.6%	\$235,000	-28.8%
Jul-2024	\$325,750	+8.6%	\$280,000	-9.5%
Aug-2024	\$342,890	+8.0%	\$264,900	-11.7%

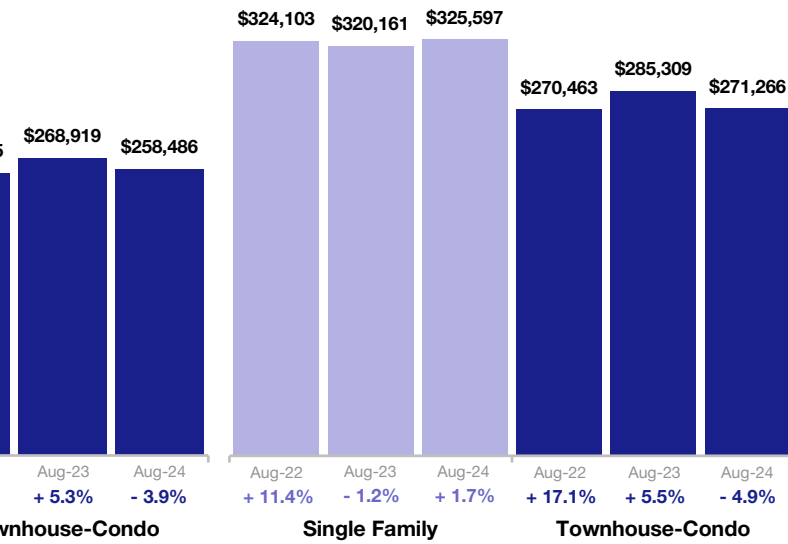
Price by Month



Price

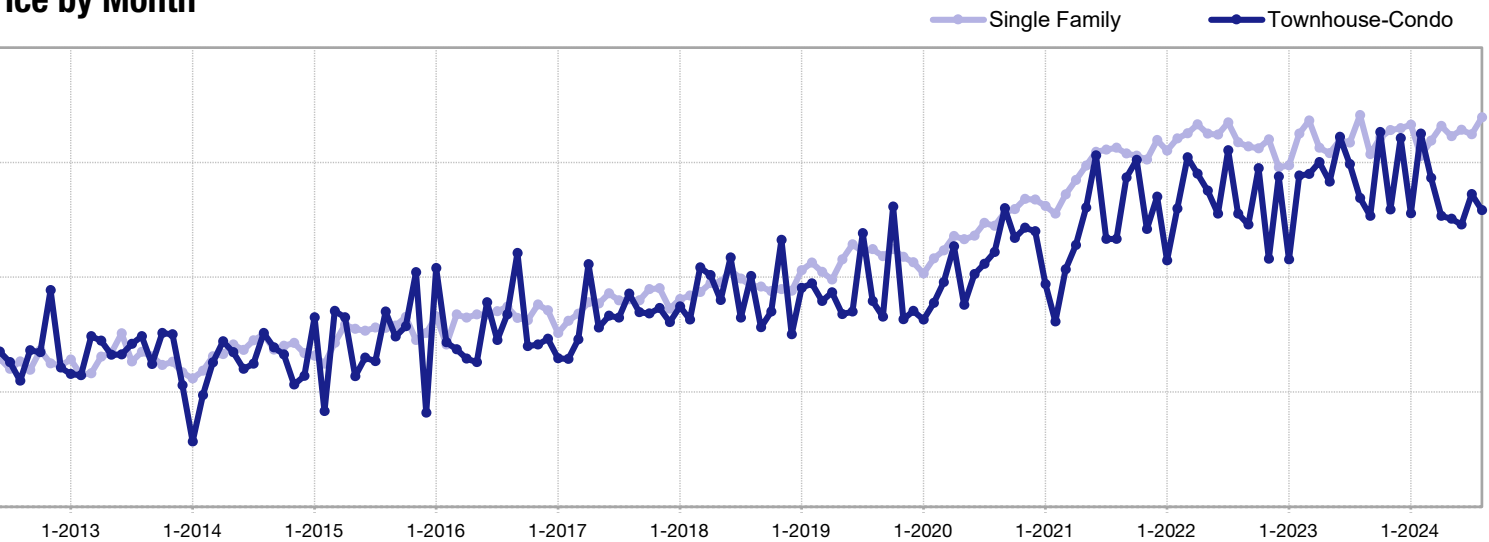


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	\$307,045	-2.2%	\$253,271	+3.0%
Oct-2023	\$321,659	+3.0%	\$326,300	+10.6%
Nov-2023	\$327,941	+2.5%	\$258,895	+19.8%
Dec-2023	\$329,693	+11.5%	\$321,232	+11.7%
Jan-2024	\$332,779	+11.9%	\$255,667	+18.6%
Feb-2024	\$305,454	-6.1%	\$325,057	+12.7%
Mar-2024	\$319,001	-5.2%	\$286,544	-1.2%
Apr-2024	\$331,607	+6.0%	\$253,475	-15.5%
May-2024	\$322,774	+4.8%	\$250,929	-11.4%
Jun-2024	\$328,440	+2.8%	\$245,900	-23.7%
Jul-2024	\$324,531	+2.3%	\$272,438	-8.8%
Aug-2024	\$339,364	-0.5%	\$258,486	-3.9%

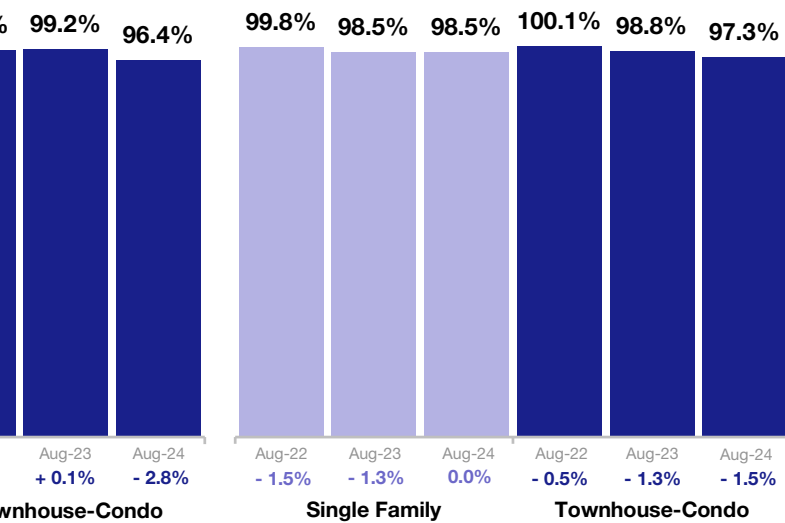
Price by Month



Best Price Received

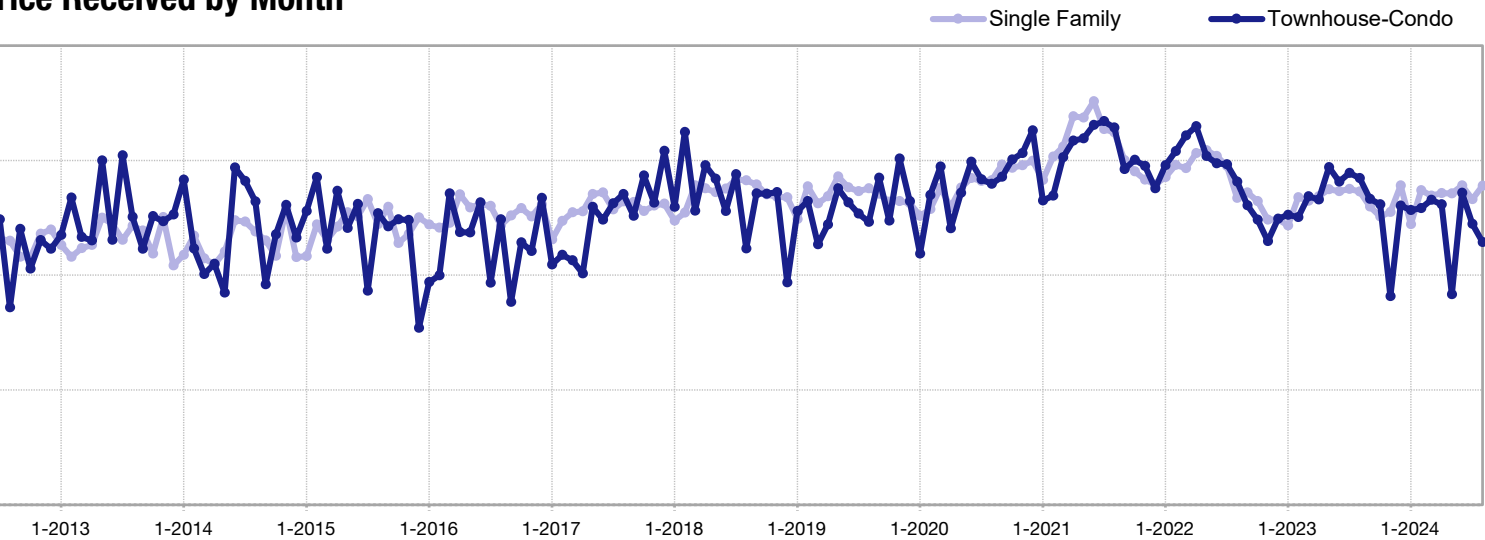


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	98.0%	-0.6%	98.3%	+0.2%
Oct-2023	97.6%	-0.6%	98.1%	+0.7%
Nov-2023	97.8%	+0.4%	94.1%	-2.5%
Dec-2023	98.9%	+1.5%	98.0%	+0.5%
Jan-2024	97.2%	0.0%	97.8%	+0.2%
Feb-2024	98.7%	+0.3%	97.9%	+0.4%
Mar-2024	98.5%	+0.3%	98.3%	-0.1%
Apr-2024	98.6%	+0.2%	98.1%	-0.2%
May-2024	98.6%	-0.1%	94.2%	-5.5%
Jun-2024	98.9%	+0.2%	98.6%	-0.5%
Jul-2024	98.3%	-0.5%	97.2%	-2.2%
Aug-2024	98.9%	+0.3%	96.4%	-2.8%

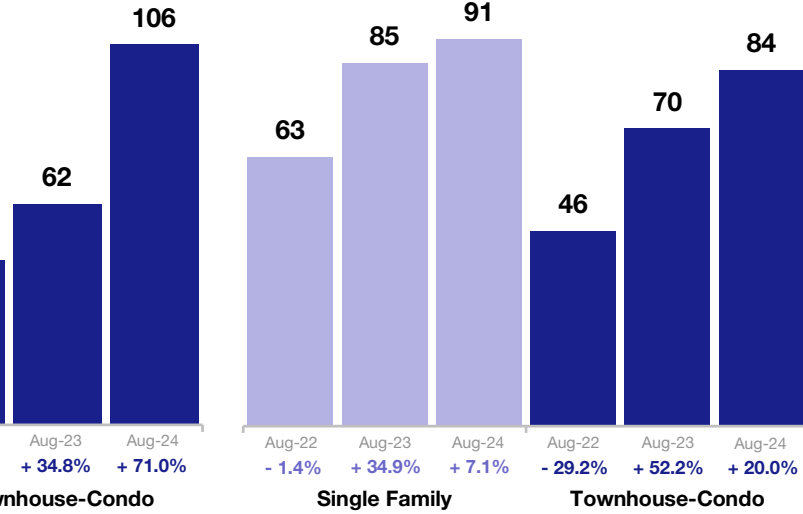
Best Price Received by Month



Market Until Sale

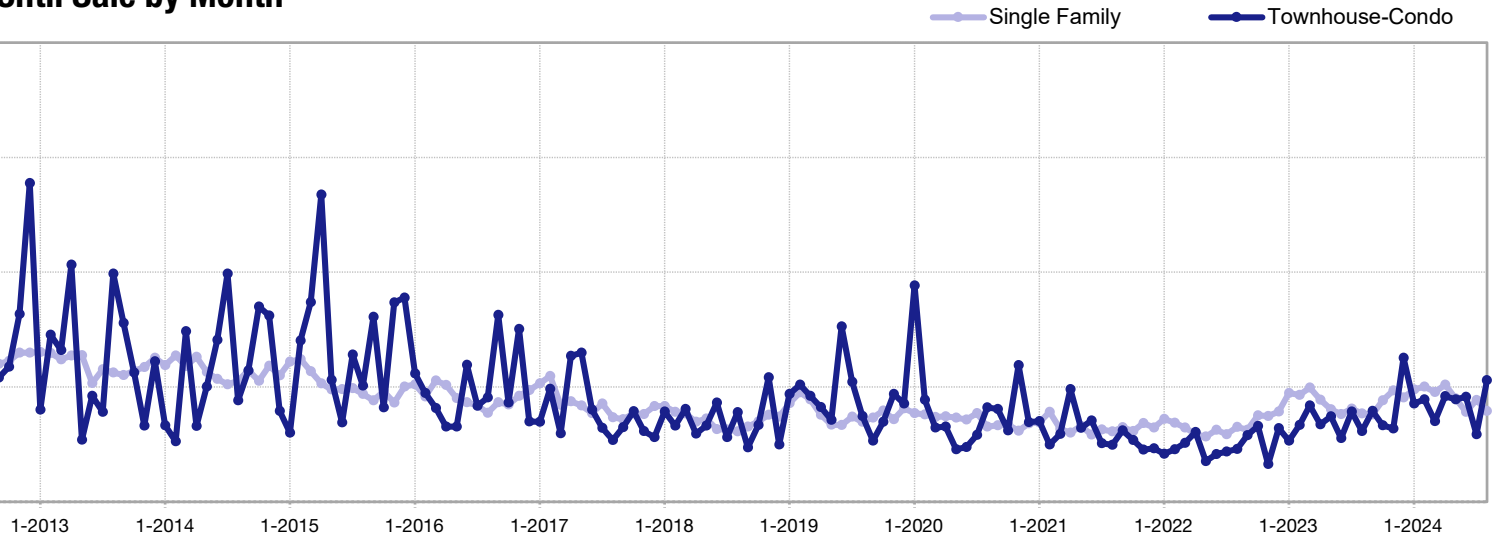


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	76	+20.6%	79	+36.2%
Oct-2023	88	+17.3%	67	+1.5%
Nov-2023	97	+29.3%	64	+93.9%
Dec-2023	91	+15.2%	125	+95.3%
Jan-2024	98	+3.2%	86	+62.3%
Feb-2024	100	+7.5%	89	+32.8%
Mar-2024	96	-3.0%	70	-16.7%
Apr-2024	102	+14.6%	92	+37.3%
May-2024	90	+12.5%	89	+20.3%
Jun-2024	78	+2.6%	91	+65.5%
Jul-2024	88	+8.6%	59	-25.3%
Aug-2024	79	+2.6%	106	+71.0%

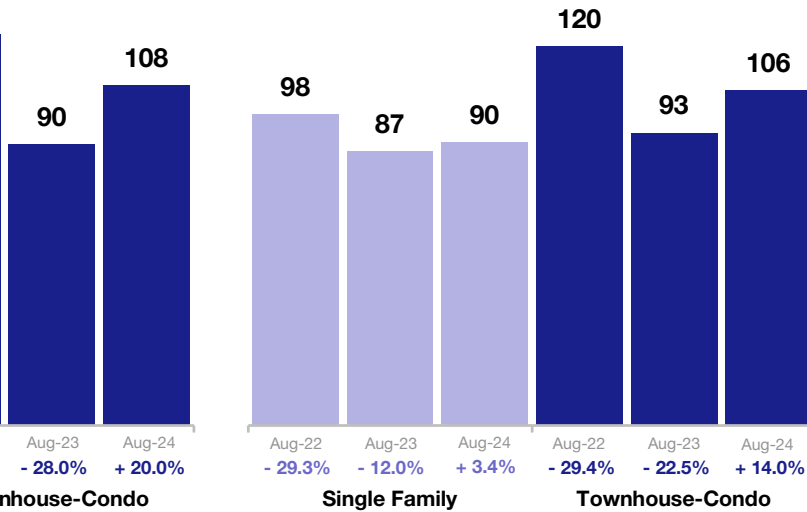
Until Sale by Month



Affordability Index

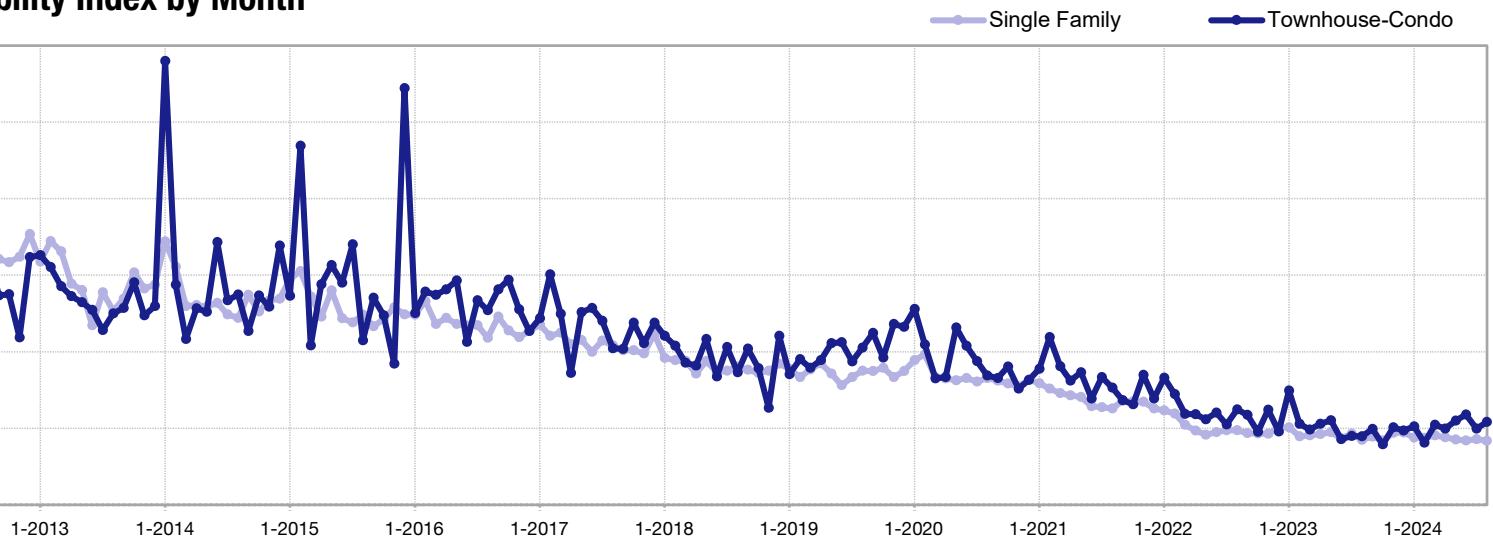


Year to Date

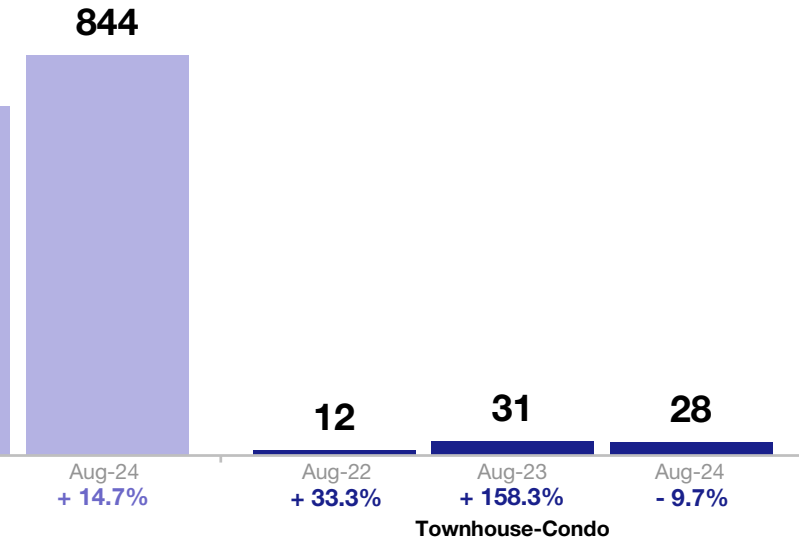


Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	89	-5.3%	99	-15.4%
Oct-2023	84	-9.7%	79	-16.8%
Nov-2023	94	+1.1%	101	-18.5%
Dec-2023	94	-6.9%	97	+1.0%
Jan-2024	88	-12.9%	102	-31.5%
Feb-2024	87	-2.2%	81	-23.6%
Mar-2024	91	0.0%	104	+6.1%
Apr-2024	88	-4.3%	99	-6.6%
May-2024	85	-10.5%	110	-0.9%
Jun-2024	84	-3.4%	118	+37.2%
Jul-2024	86	-7.5%	100	+11.1%
Aug-2024	84	-1.2%	108	+20.0%

Affordability Index by Month

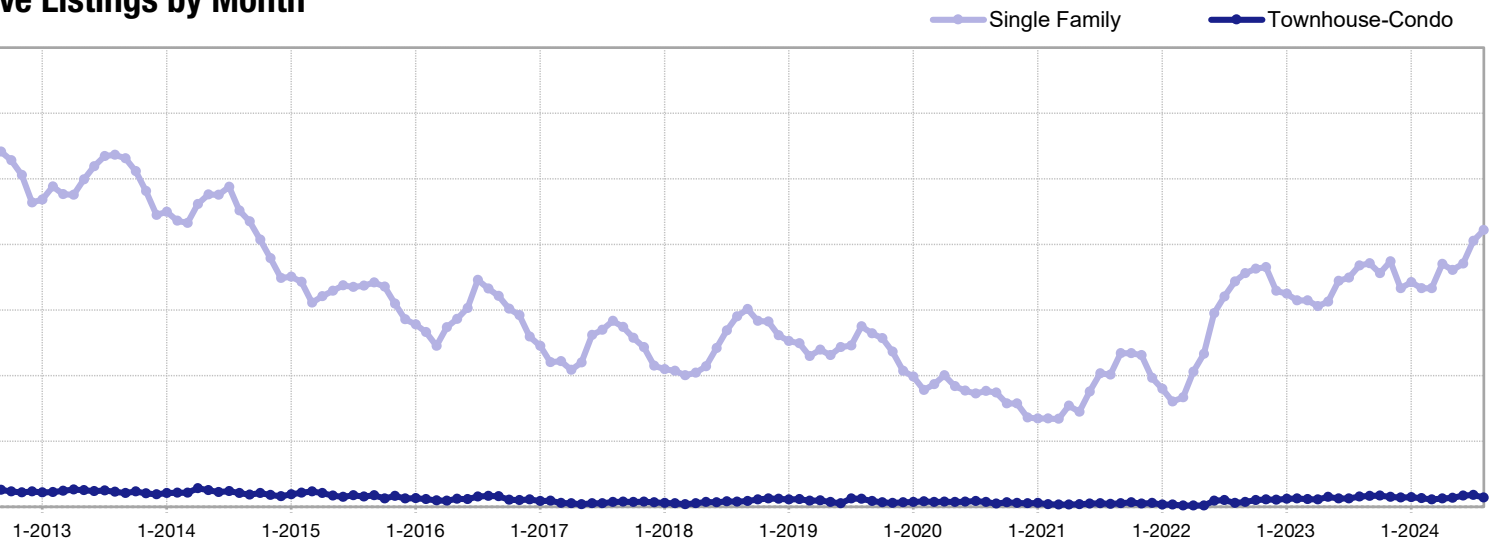


Active Listings

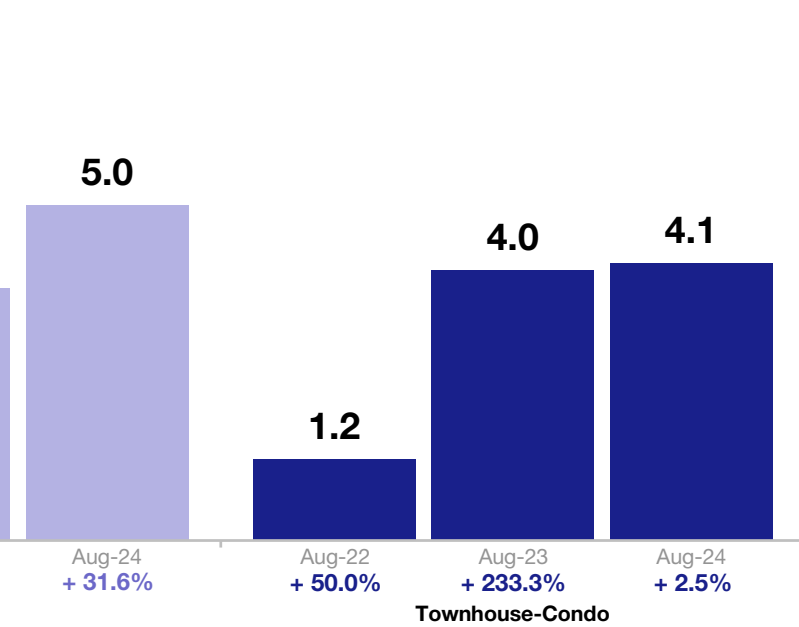


Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	742	+4.2%	33	+135.7%
Oct-2023	712	-1.9%	34	+70.0%
Nov-2023	748	+2.3%	30	+36.4%
Dec-2023	666	+1.2%	28	+33.3%
Jan-2024	685	+5.4%	29	+20.8%
Feb-2024	666	+5.9%	26	+4.0%
Mar-2024	666	+5.9%	22	-4.3%
Apr-2024	740	+20.9%	25	+13.6%
May-2024	722	+15.5%	27	-10.0%
Jun-2024	741	+7.5%	34	+36.0%
Jul-2024	811	+16.2%	36	+44.0%
Aug-2024	844	+14.7%	28	-9.7%

Active Listings by Month

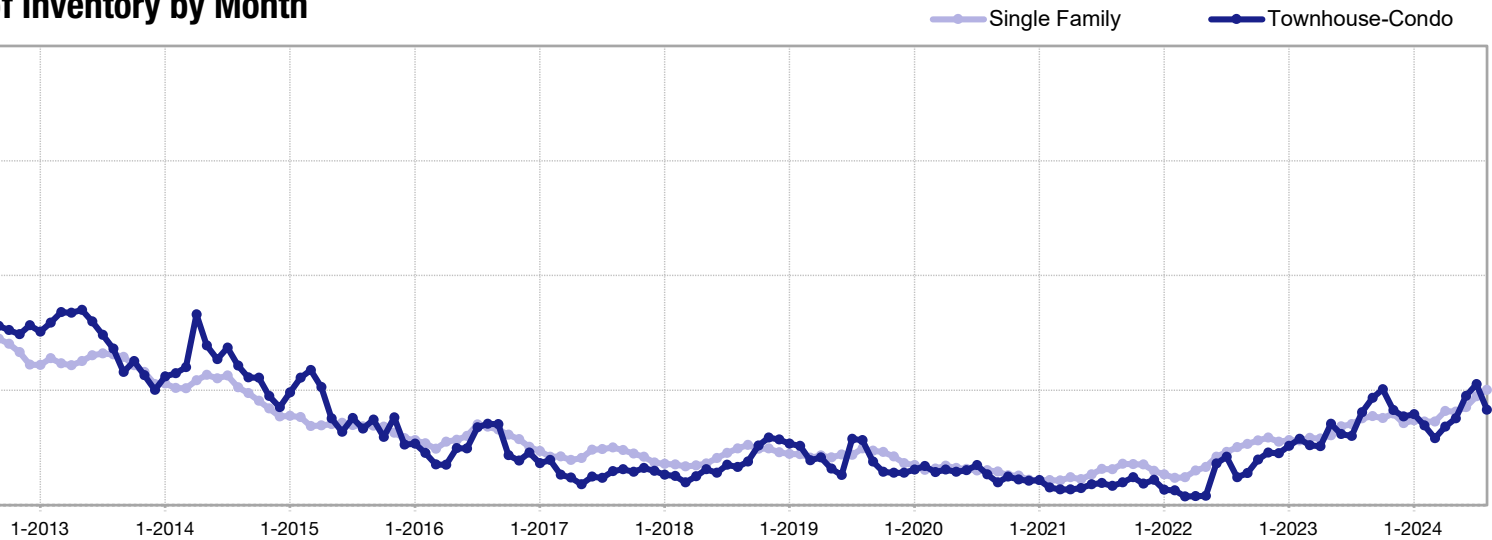


ly of Inventory



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2023	3.9	+44.4%	4.7	+235.7%
Oct-2023	3.8	+35.7%	5.0	+150.0%
Nov-2023	4.0	+37.9%	4.1	+78.3%
Dec-2023	3.6	+28.6%	3.9	+69.6%
Jan-2024	3.7	+32.1%	4.0	+53.8%
Feb-2024	3.6	+28.6%	3.5	+20.7%
Mar-2024	3.6	+24.1%	2.9	+11.5%
Apr-2024	4.1	+41.4%	3.4	+30.8%
May-2024	4.1	+36.7%	3.8	+8.6%
Jun-2024	4.3	+26.5%	4.7	+51.6%
Jul-2024	4.7	+34.3%	5.3	+76.7%
Aug-2024	5.0	+31.6%	4.1	+2.5%

f Inventory by Month



Overview



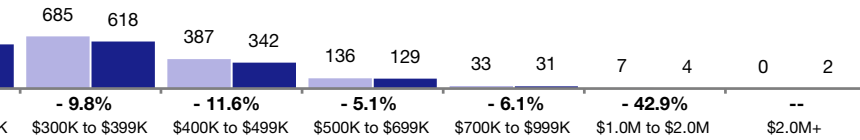
Year-to-date (YTD) starting from the first of the year.

Historical Sparkbars	8-2023	8-2024	Percent Change	YTD 2023	YTD 2024	Percent Change
	349	369	+ 5.7%	2,506	2,506	0.0%
	185	204	+ 10.3%	1,732	1,505	- 13.1%
	220	182	- 17.3%	1,662	1,435	- 13.7%
	\$313,750	\$337,000	+ 7.4%	\$309,900	\$315,250	+ 1.7%
	\$338,571	\$336,254	- 0.7%	\$318,923	\$323,589	+ 1.5%
	98.7%	98.8%	+ 0.1%	98.5%	98.5%	0.0%
	76	80	+ 5.3%	85	91	+ 7.1%
	86	85	- 1.2%	87	91	+ 4.6%
	767	872	+ 13.7%	--	--	--
	3.8	5.0	+ 31.6%	--	--	--



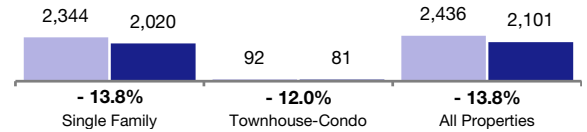
Rolling 12 Months

■ 8-2023 ■ 8-2024



By Property Type

■ 8-2023 ■ 8-2024



Rolling 12 Months

Compared to Prior Month

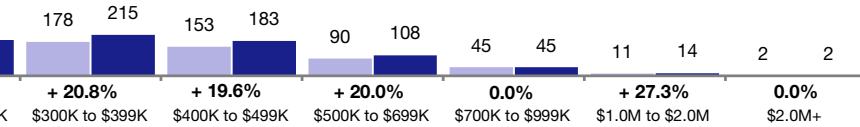
Year to Date

Property Type	Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			
	Change	8-2023	8-2024	Change	7-2024	8-2024	Change	7-2024	8-2024	Change	8-2023	8-2024	Change	8-2023	8-2024	Change
Single Family	+2.9%	0	0	--	7	6	-14.3%	0	0	--	47	46	-2.1%	0	0	--
Townhouse-Condo	-18.8%	19	11	-42.1%	27	22	-18.5%	1	2	+100.0%	244	197	-19.3%	9	8	-11.1%
Single Family	-20.3%	38	41	+7.9%	44	41	-6.8%	3	2	-33.3%	463	363	-21.6%	25	25	0.0%
Townhouse-Condo	-9.7%	28	25	-10.7%	49	49	0.0%	4	3	-25.0%	459	426	-7.2%	20	18	-10.0%
Single Family	-11.5%	5	4	-20.0%	28	39	+39.3%	0	0	--	265	242	-8.7%	4	2	-50.0%
Townhouse-Condo	-3.7%	2	0	-100.0%	12	16	+33.3%	0	0	--	100	84	-16.0%	1	0	-100.0%
Single Family	-6.1%	0	0	--	5	2	-60.0%	0	0	--	20	21	+5.0%	0	0	--
Townhouse-Condo	-42.9%	0	0	--	0	0	--	0	0	--	5	2	-60.0%	0	0	--
Single Family	--	0	0	--	0	0	--	0	0	--	0	1	--	0	0	--
Townhouse-Condo	-13.8%	92	81	-12.0%	172	175	+1.7%	8	7	-12.5%	1,603	1,382	-13.8%	59	53	-10.2%

Active Listings

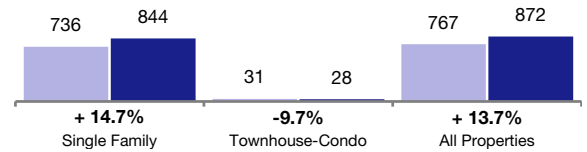
for sale at a given time.

■ 8-2023 ■ 8-2024



By Property Type

■ 8-2023 ■ 8-2024



Year over Year

Compared to Prior Month

Year to Date

Property Type	Townhouse-Condo			Single Family			Townhouse-Condo			Single Family			Townhouse-Condo			
	Change	8-2023	8-2024	Change	7-2024	8-2024	Change	7-2024	8-2024	Change	8-2023	8-2024	Change	8-2023	8-2024	Change
Single Family	-3.8%	0	0	--	27	25	-7.4%	0	0	--	15	14	-6.7%	15	14	-6.7%
Townhouse-Condo	+3.5%	2	2	0.0%	89	89	0.0%	1	2	+100.0%	14	7	-50.0%	14	7	-50.0%
Single Family	+7.4%	11	14	+27.3%	173	175	+1.2%	15	14	-6.7%	173	181	+4.6%	3	2	-33.3%
Townhouse-Condo	+24.6%	11	7	-36.4%	189	208	+10.1%	14	7	-50.0%	105	107	+1.9%	1	1	0.0%
Single Family	+23.1%	6	2	-66.7%	173	181	+4.6%	3	2	-33.3%	39	43	+10.3%	2	2	0.0%
Townhouse-Condo	+20.2%	1	1	0.0%	105	107	+1.9%	1	1	0.0%	14	14	0.0%	0	0	--
Single Family	-4.4%	0	2	--	39	43	+10.3%	2	2	0.0%	2	2	0.0%	0	0	--
Townhouse-Condo	+27.3%	0	0	--	14	14	0.0%	0	0	--	2	2	0.0%	0	0	--
Single Family	0.0%	0	0	--	2	2	0.0%	0	0	--	2	2	0.0%	0	0	--
Townhouse-Condo	+14.7%	31	28	-9.7%	811	844	+4.1%	36	28	-22.2%	36	28	-22.2%	36	28	-22.2%

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.



	A measure of how much new supply is coming onto the market from sellers.
	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.
	A measure of home sales that were closed to completion during the report period.
	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
	A sum of all home sales prices divided by total number of sales.
	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
	A measure of how long it takes homes to sell, on average.
	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.
	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.
	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.