

# Monthly Indicators



## February 2021

Percent changes calculated using year-over-year comparisons.

New Listings were up 3.3 percent for single family homes and 97.4 percent for townhouse-condo properties. Pending Sales increased 57.1 percent for single family homes and 117.9 percent for townhouse-condo properties.

The Median Sales Price was up 32.2 percent to \$1,032,000 for single family homes and 62.2 percent to \$592,000 for townhouse-condo properties. Days on Market decreased 65.3 percent for single family homes and 50.0 percent for townhouse-condo properties.

For homeowners currently struggling due to COVID-19, government agencies are continuing efforts to help those in need. The Federal Housing Finance Agency announced they will allow homeowners with loans backed by Fannie Mae and Freddie Mac to receive an additional three months of forbearance, extending total payment relief to up to 18 months. Qualified homeowners must already be in a forbearance plan as of the end of February.

## Activity Snapshot

<b>+ 107.9%</b>	<b>+ 4.1%</b>	<b>- 66.2%</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 ZIP codes 80487, 81639 and 80467 composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

Single Family Market Overview	2
Townhouse-Condo Market Overview	3
New Listings	4
Pending Sales	5
Sold Listings	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Days on Market Until Sale	10
Housing Affordability Index	11
Inventory of Active Listings	12
Months Supply of Inventory	13
Total Market Overview	14
Closed Sales and Inventory by Price Range	15
Glossary of Terms	16

# Single Family Market Overview

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



STEAMBOAT SPRINGS  
BOARD of REALTORS®

Key Metrics	Historical Sparkbars	2-2020	2-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
<b>New Listings</b>		30	31	+ 3.3%	43	57	+ 32.6%
<b>Pending Sales</b>		21	33	+ 57.1%	37	64	+ 73.0%
<b>Sold Listings</b>		14	19	+ 35.7%	31	42	+ 35.5%
<b>Median Sales Price</b>		\$780,500	\$1,032,000	+ 32.2%	\$750,000	\$909,000	+ 21.2%
<b>Average Sales Price</b>		\$1,392,932	\$1,354,095	- 2.8%	\$1,104,066	\$1,238,473	+ 12.2%
<b>Pct. of List Price Received</b>		96.8%	97.1%	+ 0.3%	95.9%	96.8%	+ 0.9%
<b>Days on Market</b>		167	58	- 65.3%	153	67	- 56.2%
<b>Housing Affordability Index</b>		49	37	- 24.5%	51	42	- 17.6%
<b>Active Listings</b>		186	48	- 74.2%	--	--	--
<b>Months Supply</b>		6.8	1.3	- 80.9%	--	--	--

# Townhouse-Condo Market Overview

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

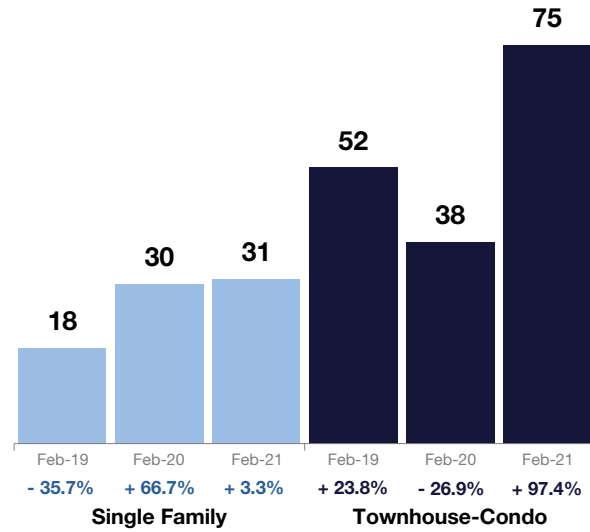


STEAMBOAT SPRINGS  
BOARD of REALTORS®

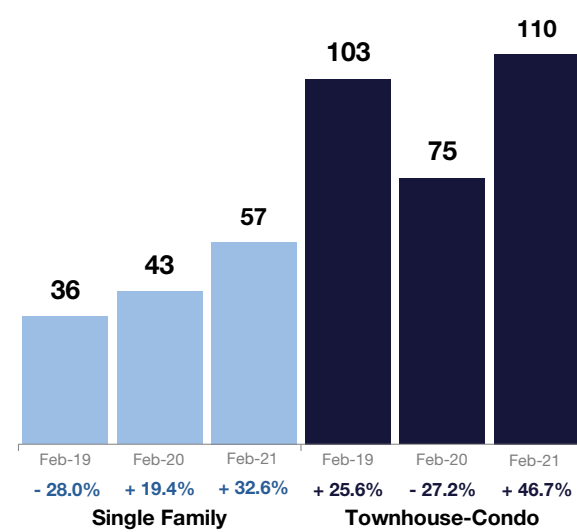
Key Metrics	Historical Sparkbars	2-2020	2-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
<b>New Listings</b>		38	75	+ 97.4%	75	110	+ 46.7%
<b>Pending Sales</b>		28	61	+ 117.9%	53	105	+ 98.1%
<b>Sold Listings</b>		21	44	+ 109.5%	42	81	+ 92.9%
<b>Median Sales Price</b>		\$365,000	\$592,000	+ 62.2%	\$410,000	\$601,000	+ 46.6%
<b>Average Sales Price</b>		\$542,533	\$888,097	+ 63.7%	\$584,114	\$806,305	+ 38.0%
<b>Pct. of List Price Received</b>		97.2%	99.9%	+ 2.8%	97.4%	99.7%	+ 2.4%
<b>Days on Market</b>		82	41	- 50.0%	81	33	- 59.3%
<b>Housing Affordability Index</b>		104	64	- 38.5%	93	63	- 32.3%
<b>Active Listings</b>		161	59	- 63.4%	--	--	--
<b>Months Supply</b>		3.7	1.1	- 70.3%	--	--	--

# New Listings

## February

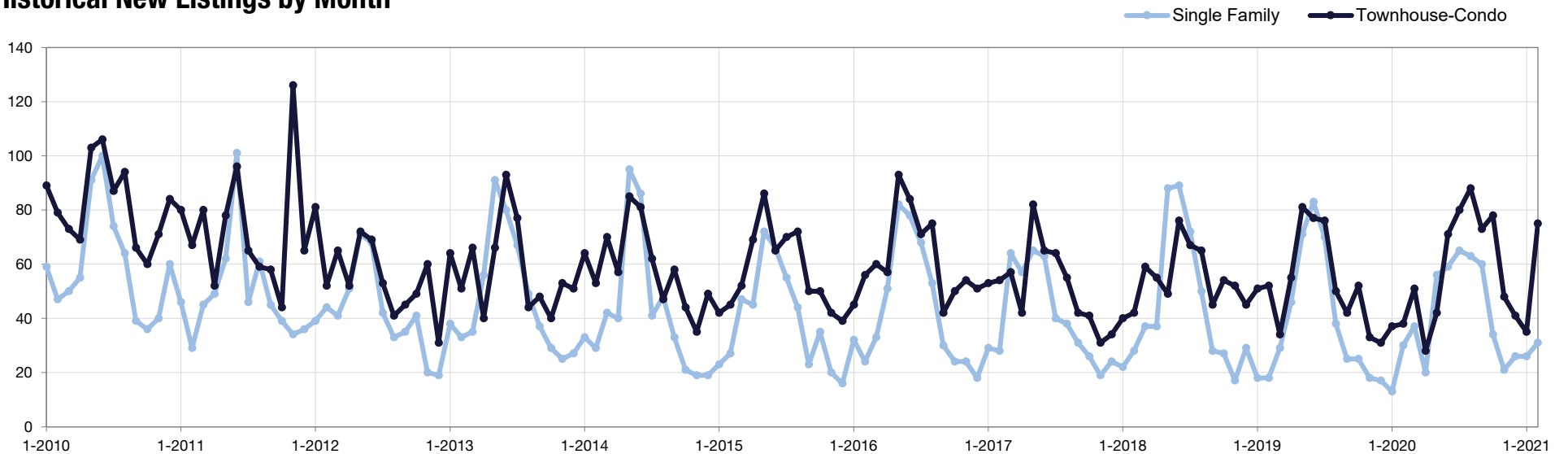


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2020	37	+27.6%	51	+50.0%
Apr-2020	20	-56.5%	28	-49.1%
May-2020	56	-21.1%	42	-48.1%
Jun-2020	59	-28.9%	71	-7.8%
Jul-2020	65	-7.1%	80	+5.3%
Aug-2020	63	+65.8%	88	+76.0%
Sep-2020	60	+140.0%	73	+73.8%
Oct-2020	34	+36.0%	78	+50.0%
Nov-2020	21	+16.7%	48	+45.5%
Dec-2020	26	+52.9%	41	+32.3%
Jan-2021	26	+100.0%	35	-5.4%
<b>Feb-2021</b>	<b>31</b>	<b>+3.3%</b>	<b>75</b>	<b>+97.4%</b>

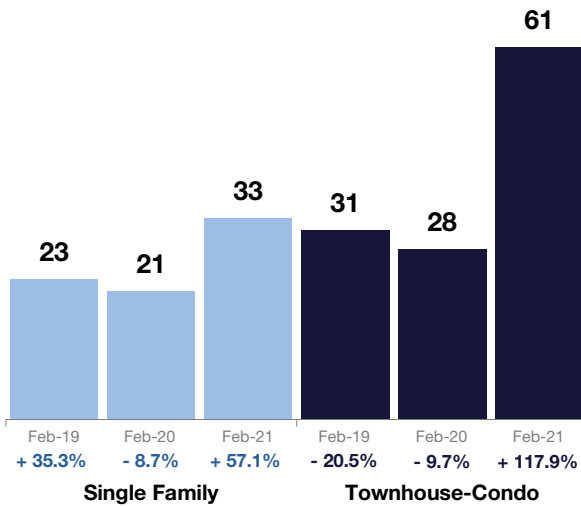
## Historical New Listings by Month



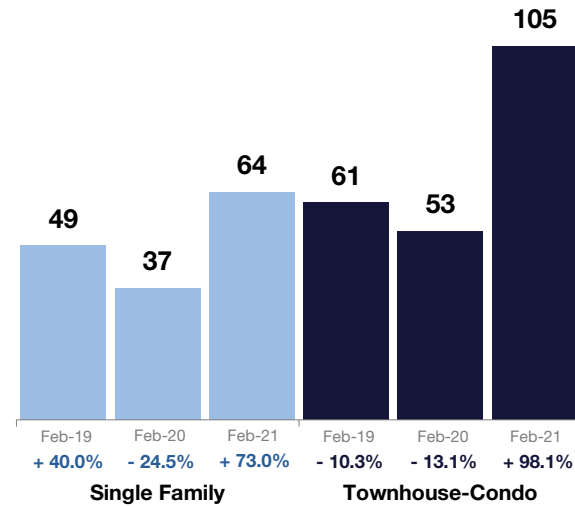
# Pending Sales



## February

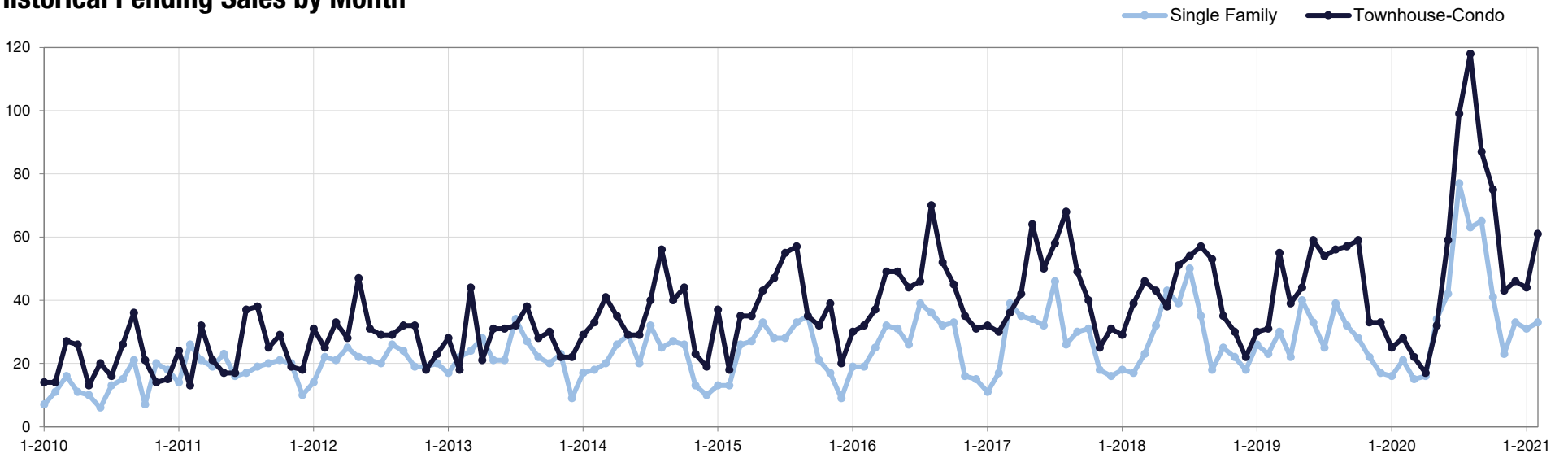


## Year to Date



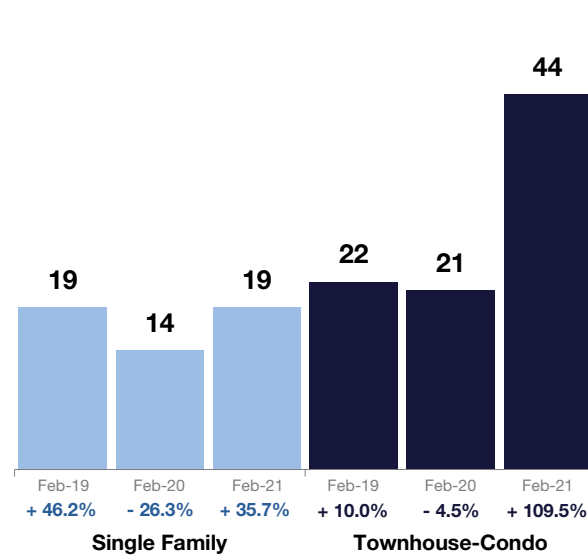
Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2020	15	-50.0%	22	-60.0%
Apr-2020	16	-27.3%	17	-56.4%
May-2020	34	-15.0%	32	-27.3%
Jun-2020	42	+27.3%	59	0.0%
Jul-2020	77	+208.0%	99	+83.3%
Aug-2020	63	+61.5%	118	+110.7%
Sep-2020	65	+103.1%	87	+52.6%
Oct-2020	41	+46.4%	75	+27.1%
Nov-2020	23	+4.5%	43	+30.3%
Dec-2020	33	+94.1%	46	+39.4%
Jan-2021	31	+93.8%	44	+76.0%
<b>Feb-2021</b>	<b>33</b>	<b>+57.1%</b>	<b>61</b>	<b>+117.9%</b>

## Historical Pending Sales by Month

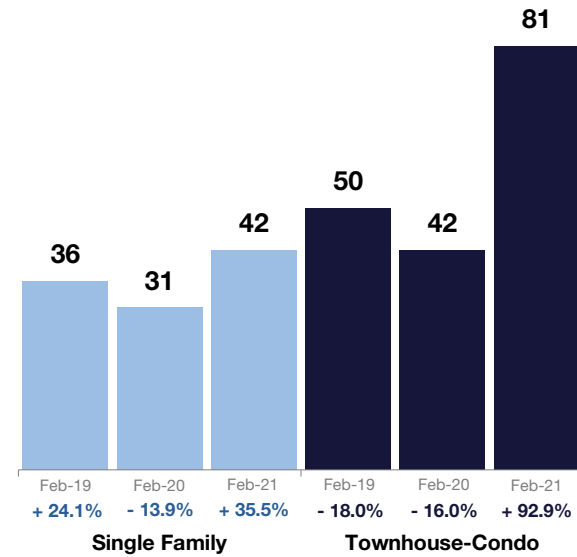


# Sold Listings

## February

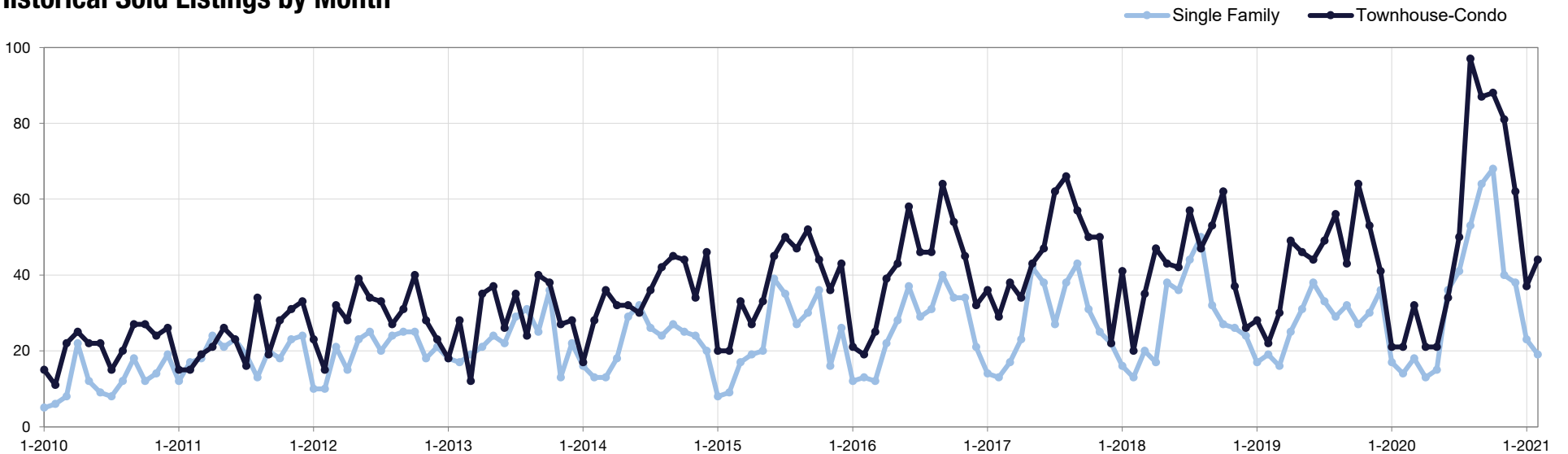


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2020	18	+12.5%	32	+6.7%
Apr-2020	13	-48.0%	21	-57.1%
May-2020	15	-51.6%	21	-54.3%
Jun-2020	36	-5.3%	34	-22.7%
Jul-2020	41	+24.2%	50	+2.0%
Aug-2020	53	+82.8%	97	+73.2%
Sep-2020	64	+100.0%	87	+102.3%
Oct-2020	68	+151.9%	88	+37.5%
Nov-2020	40	+33.3%	81	+52.8%
Dec-2020	38	+5.6%	62	+51.2%
Jan-2021	23	+35.3%	37	+76.2%
<b>Feb-2021</b>	<b>19</b>	<b>+35.7%</b>	<b>44</b>	<b>+109.5%</b>

## Historical Sold Listings by Month

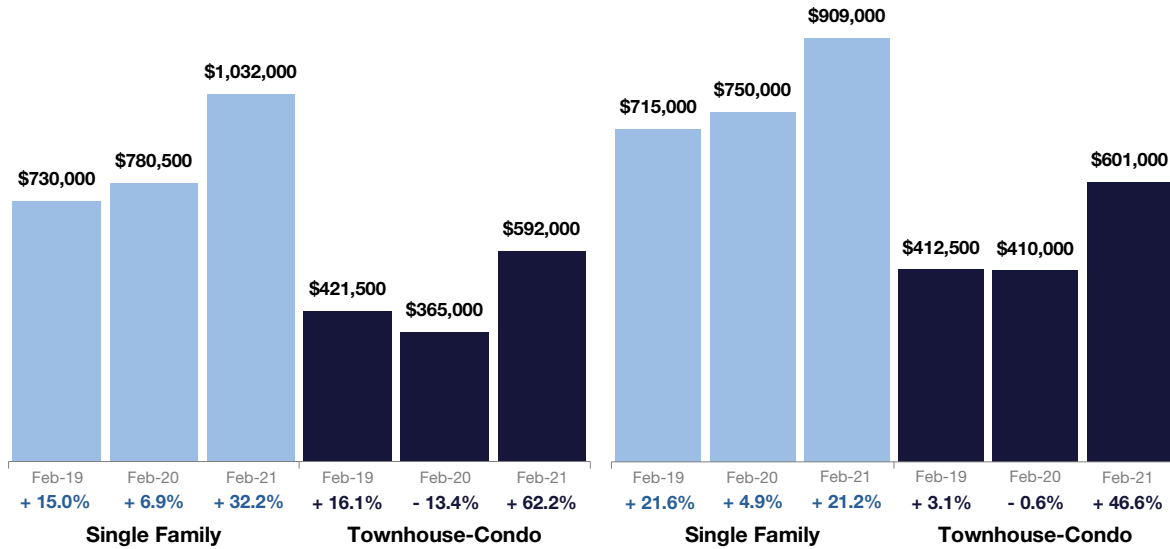


# Median Sales Price

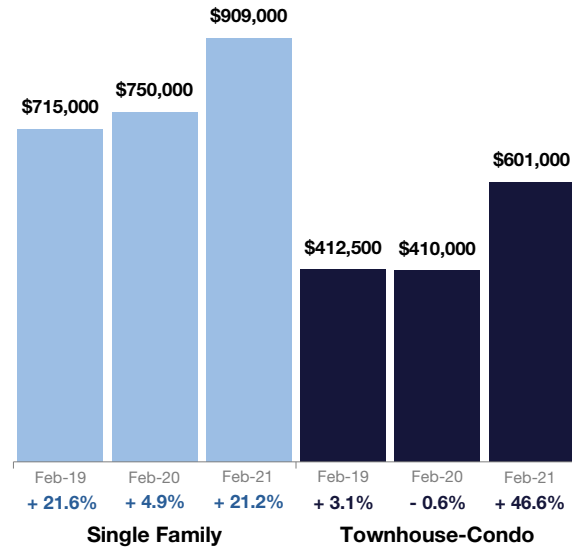


STEAMBOAT SPRINGS  
BOARD of REALTORS®

## February

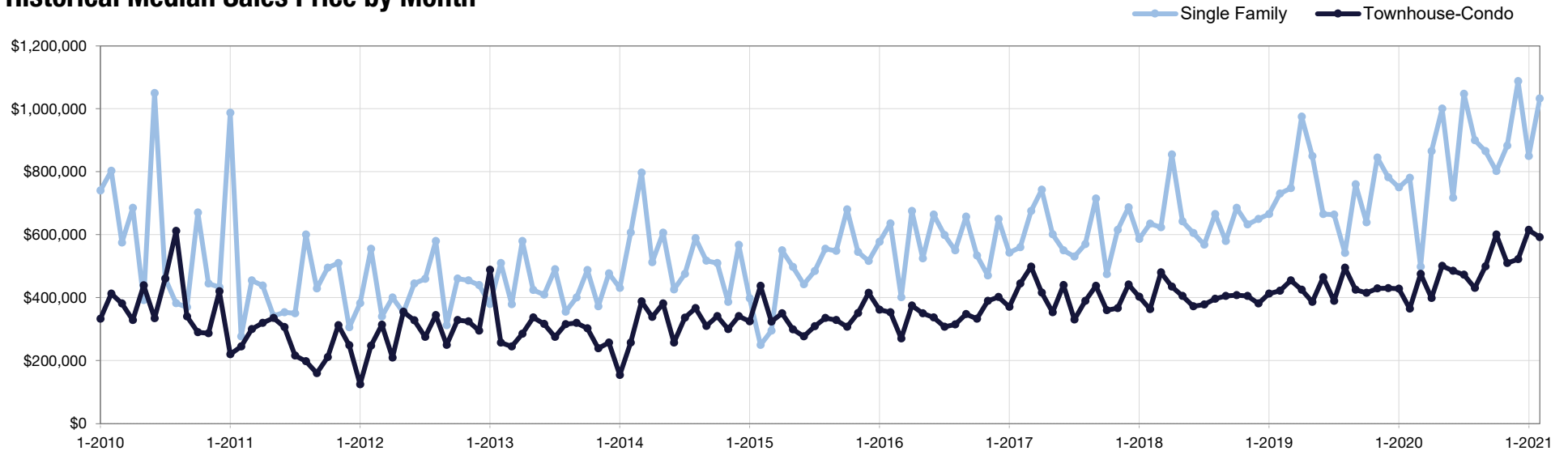


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2020	\$498,500	-33.3%	\$475,000	+4.5%
Apr-2020	\$865,000	-11.3%	\$399,000	-6.1%
May-2020	\$1,000,000	+17.6%	\$500,785	+29.7%
Jun-2020	\$717,250	+7.9%	\$485,000	+4.5%
Jul-2020	\$1,047,000	+57.7%	\$472,500	+21.2%
Aug-2020	\$900,000	+66.1%	\$431,000	-12.9%
Sep-2020	\$865,675	+13.9%	\$499,000	+17.4%
Oct-2020	\$801,750	+25.5%	\$600,000	+44.6%
Nov-2020	\$882,250	+4.5%	\$510,000	+18.9%
Dec-2020	\$1,087,500	+39.0%	\$522,000	+21.4%
Jan-2021	\$850,000	+13.3%	\$615,000	+43.7%
<b>Feb-2021</b>	<b>\$1,032,000</b>	<b>+32.2%</b>	<b>\$592,000</b>	<b>+62.2%</b>

## Historical Median Sales Price by Month

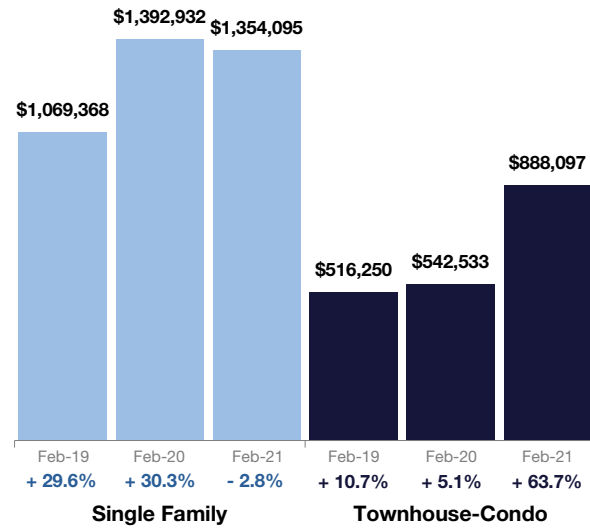


# Average Sales Price

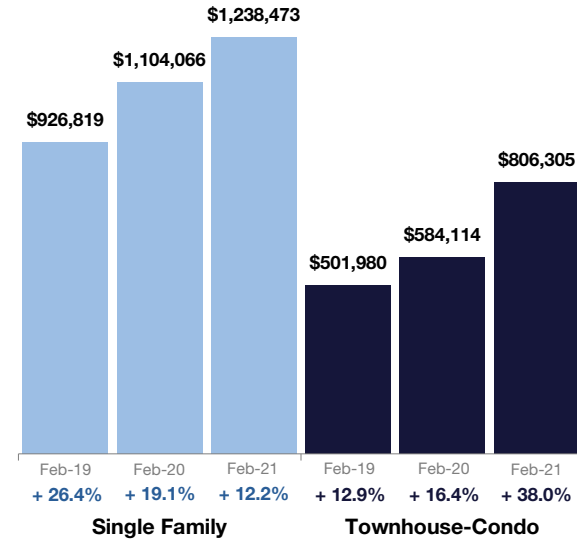


STEAMBOAT SPRINGS  
BOARD of REALTORS®

## February

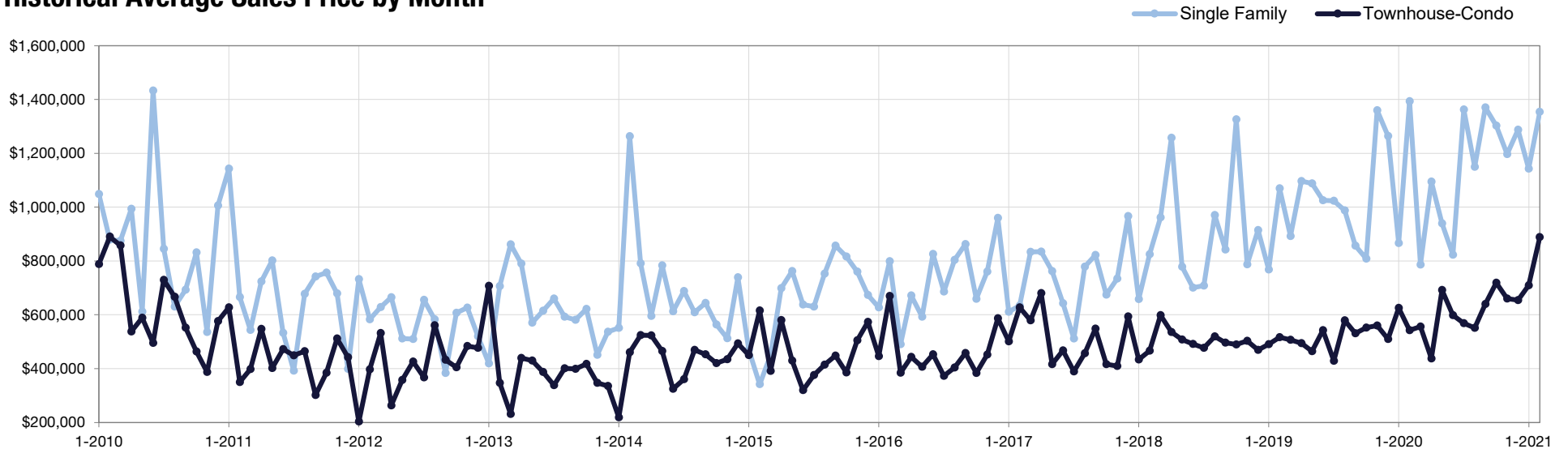


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2020	\$786,719	-11.8%	\$556,161	+9.8%
Apr-2020	\$1,094,433	-0.2%	\$437,262	-11.6%
May-2020	\$939,320	-13.7%	\$692,216	+49.1%
Jun-2020	\$823,133	-19.7%	\$598,321	+10.3%
Jul-2020	\$1,362,976	+33.2%	\$568,342	+32.7%
Aug-2020	\$1,149,076	+16.3%	\$550,935	-4.9%
Sep-2020	\$1,370,378	+59.9%	\$639,889	+20.5%
Oct-2020	\$1,302,618	+61.0%	\$718,935	+30.2%
Nov-2020	\$1,196,524	-12.0%	\$660,212	+18.0%
Dec-2020	\$1,287,122	+1.8%	\$653,976	+28.4%
Jan-2021	\$1,142,960	+32.0%	\$709,038	+13.3%
<b>Feb-2021</b>	<b>\$1,354,095</b>	<b>-2.8%</b>	<b>\$888,097</b>	<b>+63.7%</b>

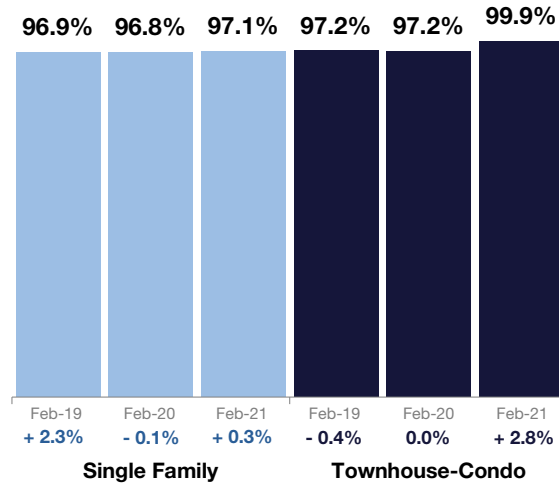
## Historical Average Sales Price by Month



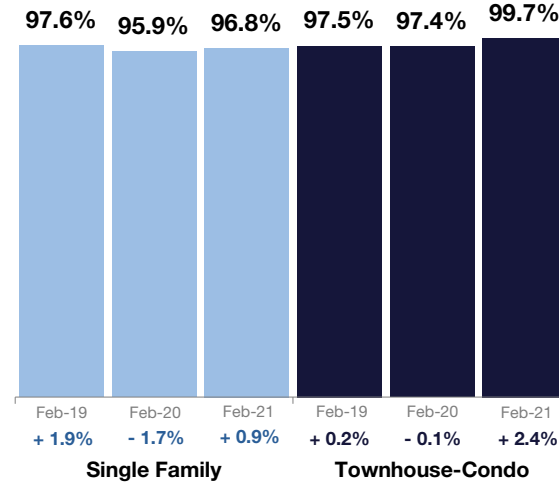


# Percent of List Price Received

## February

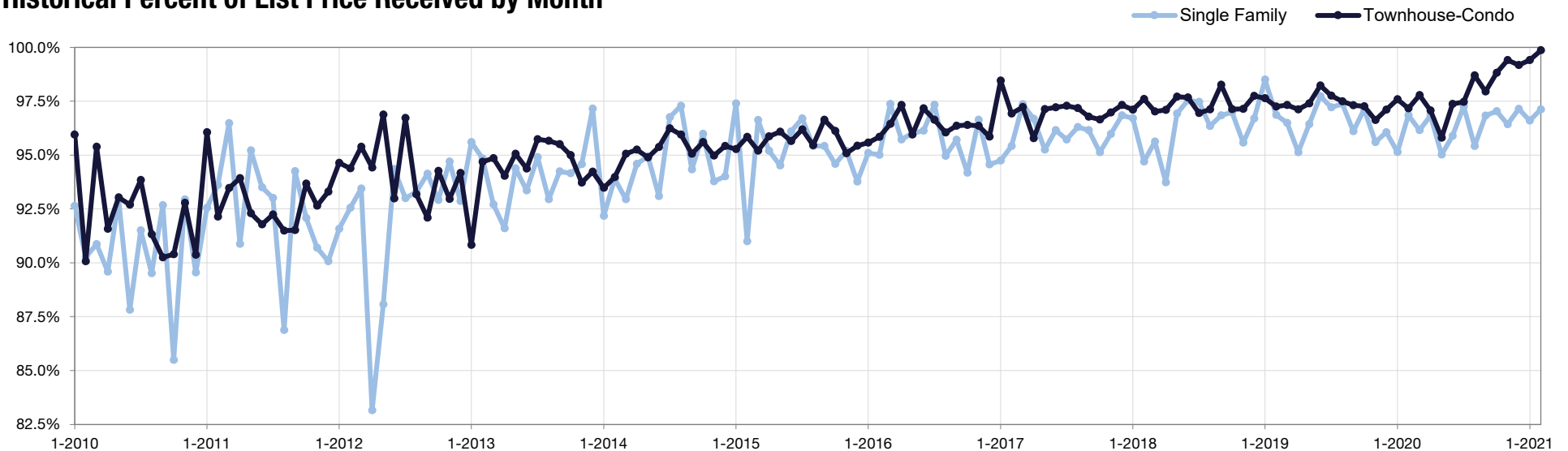


## Year to Date



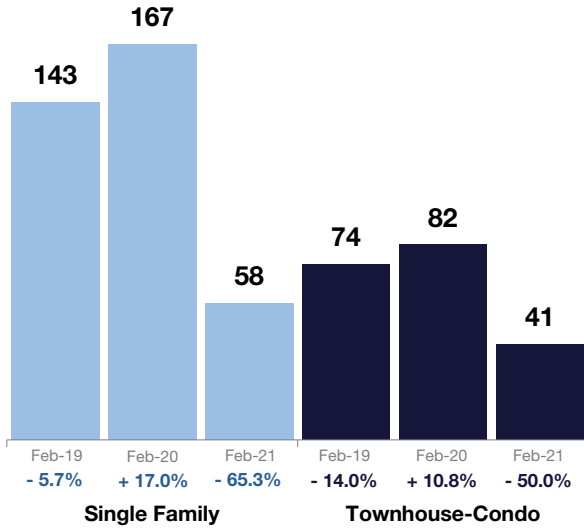
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2020	96.2%	-0.3%	97.8%	+0.5%
Apr-2020	96.8%	+1.8%	97.1%	0.0%
May-2020	95.0%	-1.5%	95.8%	-1.6%
Jun-2020	95.9%	-1.8%	97.4%	-0.8%
Jul-2020	97.3%	+0.1%	97.5%	-0.3%
Aug-2020	95.4%	-2.1%	98.7%	+1.2%
Sep-2020	96.8%	+0.7%	97.9%	+0.6%
Oct-2020	97.0%	-0.1%	98.8%	+1.5%
Nov-2020	96.4%	+0.8%	99.4%	+2.9%
Dec-2020	97.1%	+1.0%	99.2%	+2.2%
Jan-2021	96.6%	+1.6%	99.4%	+1.8%
<b>Feb-2021</b>	<b>97.1%</b>	<b>+0.3%</b>	<b>99.9%</b>	<b>+2.8%</b>

## Historical Percent of List Price Received by Month

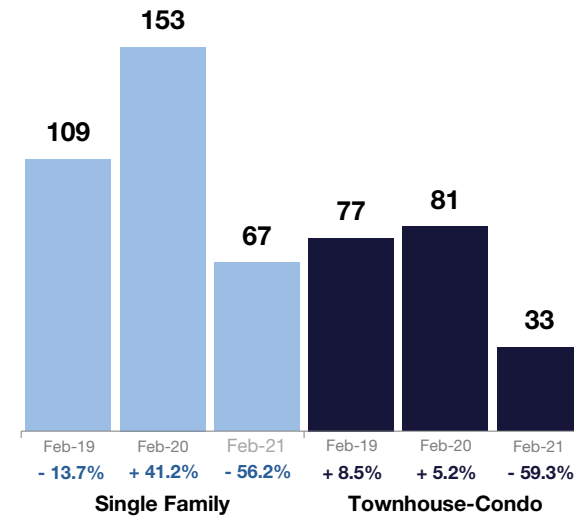


# Days on Market Until Sale

## February

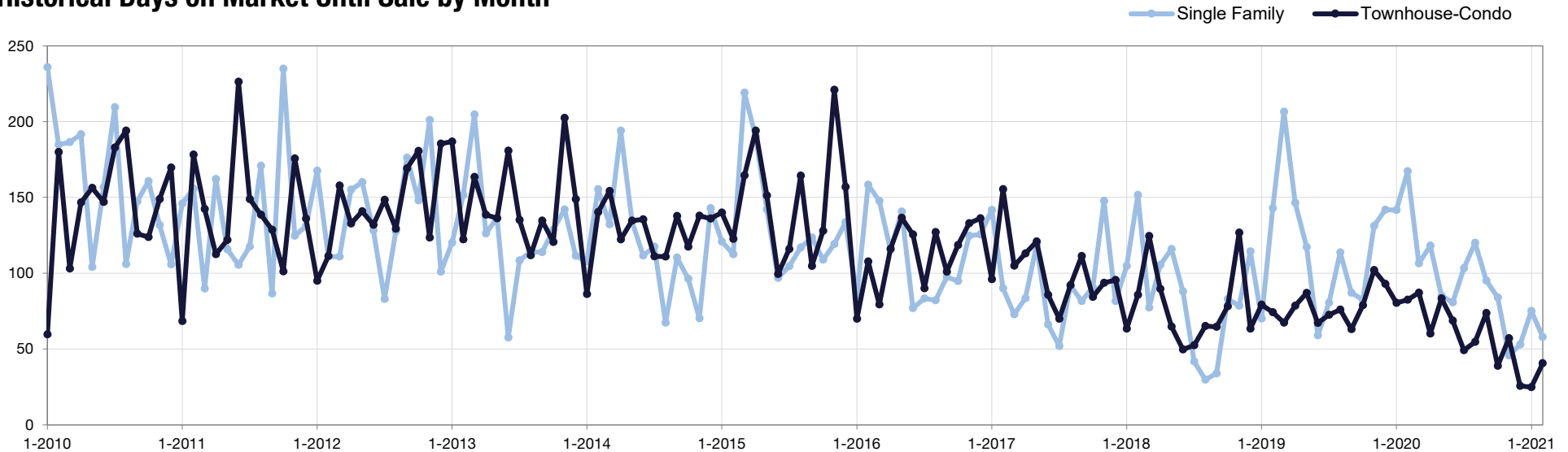


## Year to Date



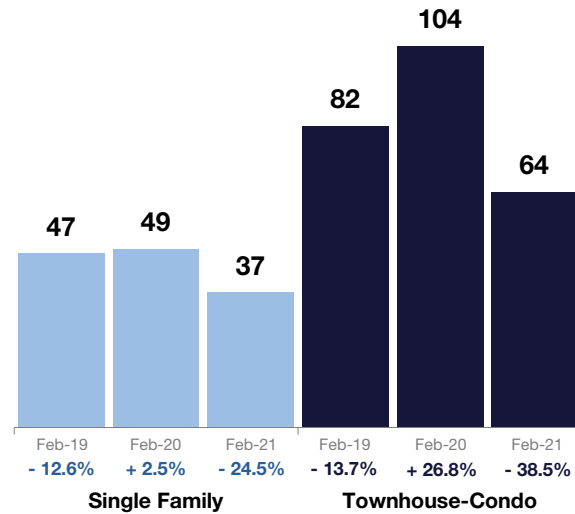
Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2020	106	-48.5%	87	+29.9%
Apr-2020	118	-19.2%	60	-23.1%
May-2020	85	-27.4%	83	-4.6%
Jun-2020	81	+37.3%	69	+3.0%
Jul-2020	103	+27.2%	49	-32.9%
Aug-2020	120	+5.3%	55	-27.6%
Sep-2020	95	+9.2%	74	+17.5%
Oct-2020	84	+2.4%	39	-50.6%
Nov-2020	46	-64.9%	57	-44.1%
Dec-2020	53	-62.7%	26	-72.0%
Jan-2021	75	-47.2%	25	-68.8%
<b>Feb-2021</b>	<b>58</b>	<b>-65.3%</b>	<b>41</b>	<b>-50.0%</b>

## Historical Days on Market Until Sale by Month

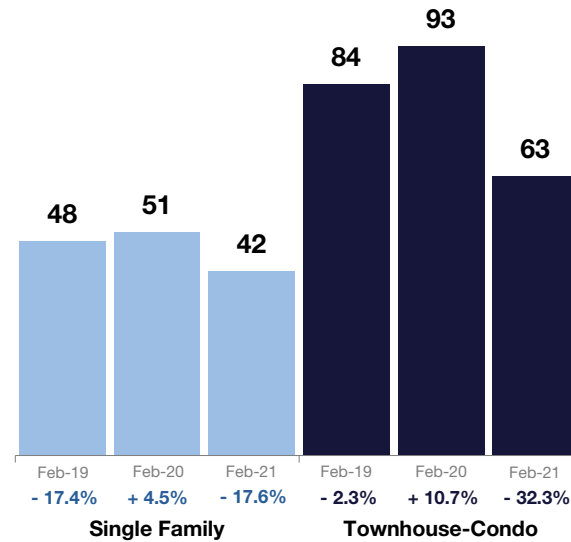


# Housing Affordability Index

## February

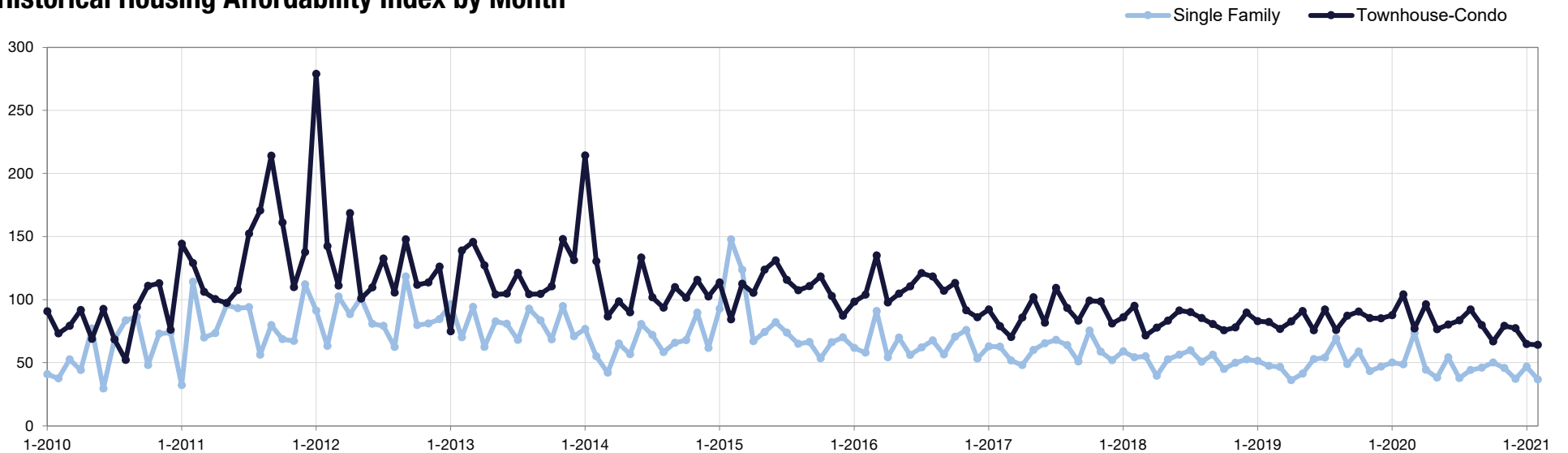


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2020	73	+55.3%	77	0.0%
Apr-2020	44	+22.2%	96	+15.7%
May-2020	38	-7.3%	76	-16.5%
Jun-2020	54	+1.9%	80	+5.3%
Jul-2020	38	-29.6%	83	-9.8%
Aug-2020	44	-36.2%	92	+21.1%
Sep-2020	46	-6.1%	80	-8.0%
Oct-2020	50	-15.3%	67	-25.6%
Nov-2020	46	+7.0%	79	-7.1%
Dec-2020	37	-21.3%	77	-9.4%
Jan-2021	47	-6.0%	65	-26.1%
<b>Feb-2021</b>	<b>37</b>	<b>-24.5%</b>	<b>64</b>	<b>-38.5%</b>

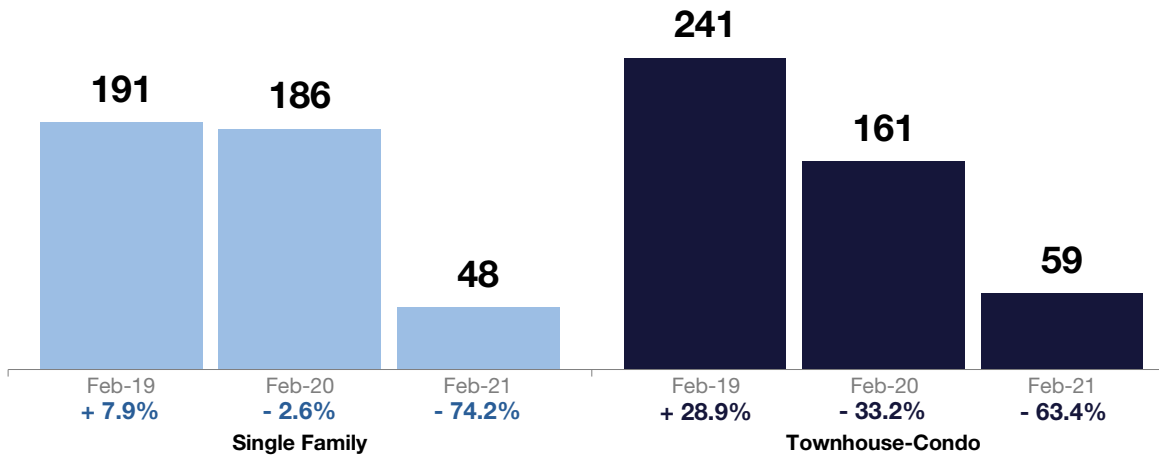
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

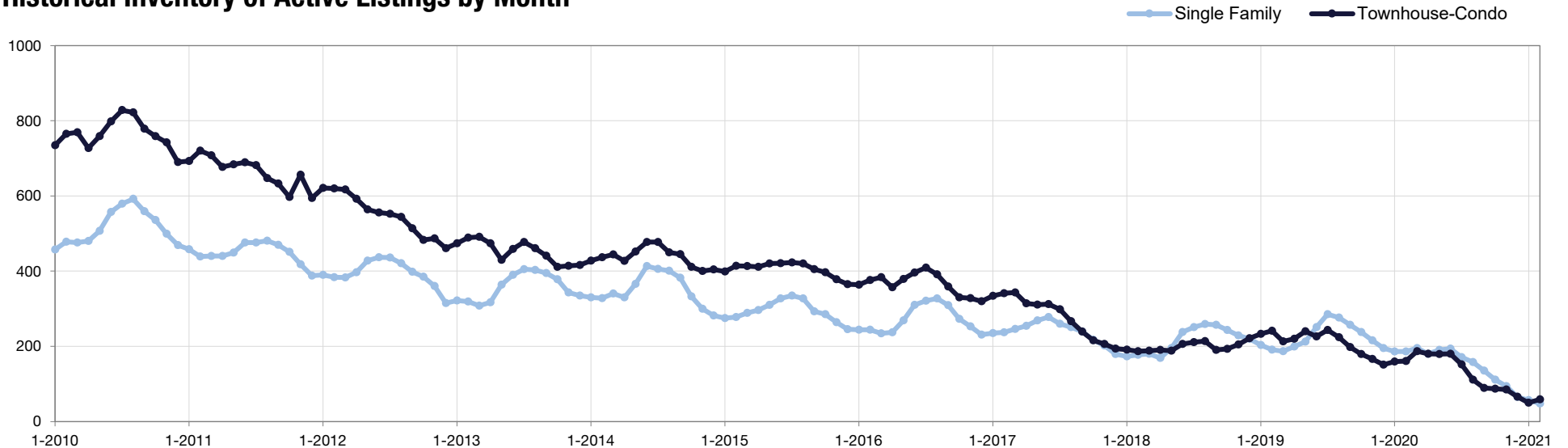


## February



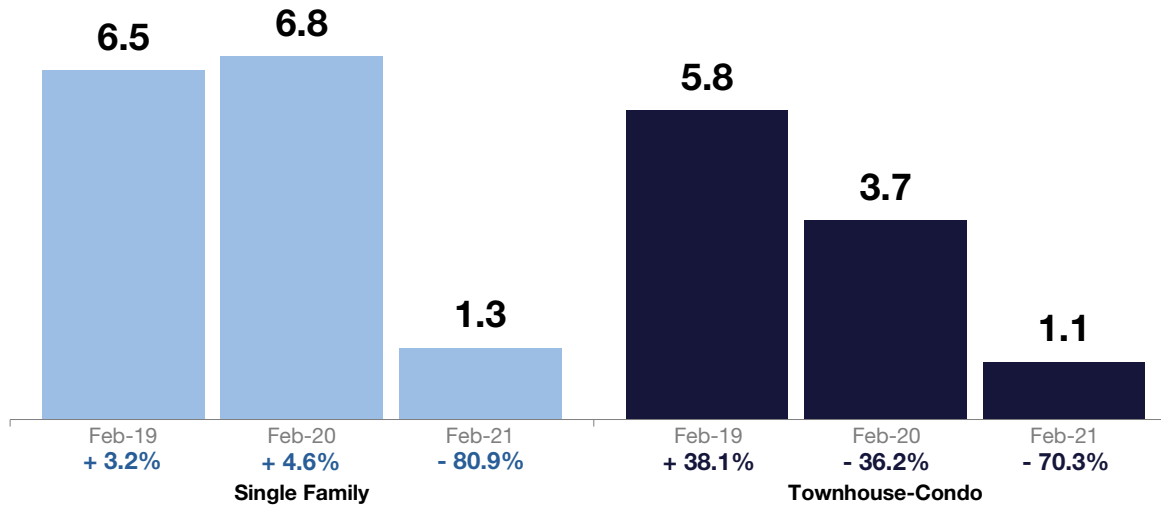
Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2020	195	+4.3%	187	-12.2%
Apr-2020	180	-9.5%	180	-18.2%
May-2020	190	-10.4%	179	-25.4%
Jun-2020	194	-22.7%	180	-20.4%
Jul-2020	171	-40.0%	152	-37.4%
Aug-2020	158	-42.8%	111	-50.4%
Sep-2020	135	-47.5%	89	-55.1%
Oct-2020	111	-53.4%	87	-51.4%
Nov-2020	94	-56.5%	85	-48.8%
Dec-2020	65	-66.7%	66	-56.3%
Jan-2021	57	-69.4%	50	-68.6%
<b>Feb-2021</b>	<b>48</b>	<b>-74.2%</b>	<b>59</b>	<b>-63.4%</b>

## Historical Inventory of Active Listings by Month



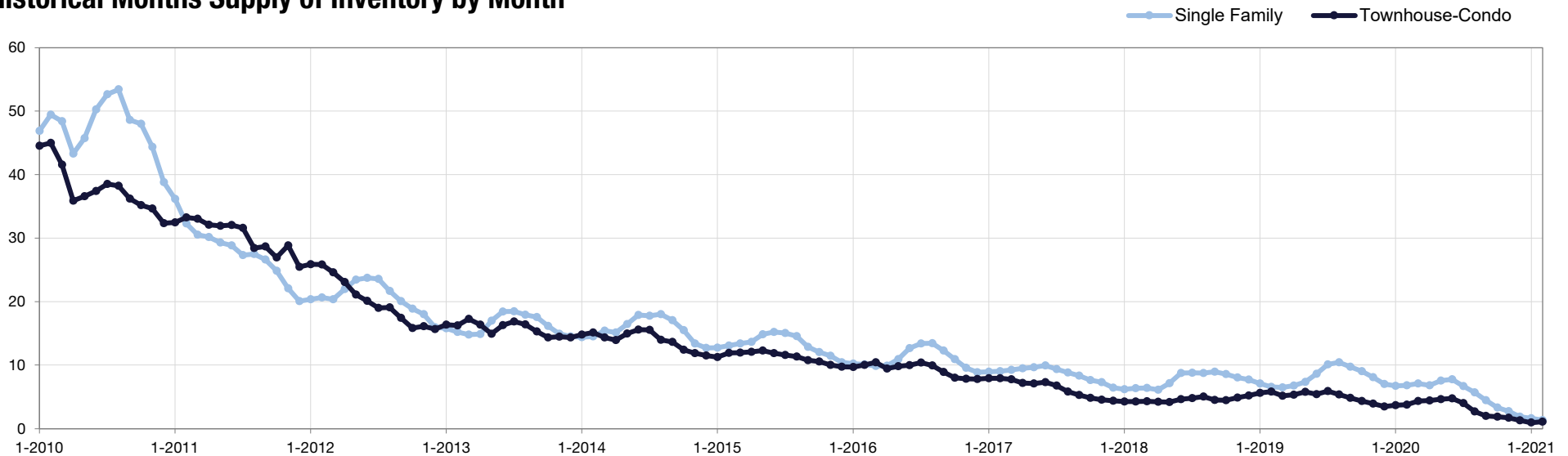
# Months Supply of Inventory

## February



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Mar-2020	7.1	+9.2%	4.3	-17.3%
Apr-2020	6.8	+1.5%	4.4	-17.0%
May-2020	7.5	+2.7%	4.6	-20.7%
Jun-2020	7.8	-9.3%	4.7	-13.0%
Jul-2020	6.7	-33.7%	4.0	-32.2%
Aug-2020	5.7	-45.2%	2.7	-50.0%
Sep-2020	4.5	-53.6%	2.0	-58.3%
Oct-2020	3.3	-63.3%	1.8	-58.1%
Nov-2020	2.7	-66.7%	1.7	-56.4%
Dec-2020	1.9	-72.9%	1.3	-62.9%
Jan-2021	1.6	-76.1%	1.0	-73.0%
<b>Feb-2021</b>	<b>1.3</b>	<b>-80.9%</b>	<b>1.1</b>	<b>-70.3%</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.



STEAMBOAT SPRINGS  
BOARD of REALTORS®

Key Metrics	Historical Sparkbars	2-2020	2-2021	Percent Change	YTD 2020	YTD 2021	Percent Change
<b>New Listings</b>		87	121	+ 39.1%	148	197	+ 33.1%
<b>Pending Sales</b>		56	107	+ 91.1%	98	198	+ 102.0%
<b>Sold Listings</b>		38	79	+ 107.9%	78	145	+ 85.9%
<b>Median Sales Price</b>		\$460,499	\$479,335	+ 4.1%	\$527,000	\$599,000	+ 13.7%
<b>Average Sales Price</b>		\$817,506	\$852,900	+ 4.3%	\$757,126	\$837,290	+ 10.6%
<b>Pct. of List Price Received</b>		96.8%	98.5%	+ 1.8%	96.6%	98.4%	+ 1.9%
<b>Days on Market</b>		116	59	- 49.1%	110	60	- 45.5%
<b>Housing Affordability Index</b>		82	79	- 3.7%	72	63	- 12.5%
<b>Active Listings</b>		423	143	- 66.2%	--	--	--
<b>Months Supply</b>		5.6	1.5	- 73.2%	--	--	--

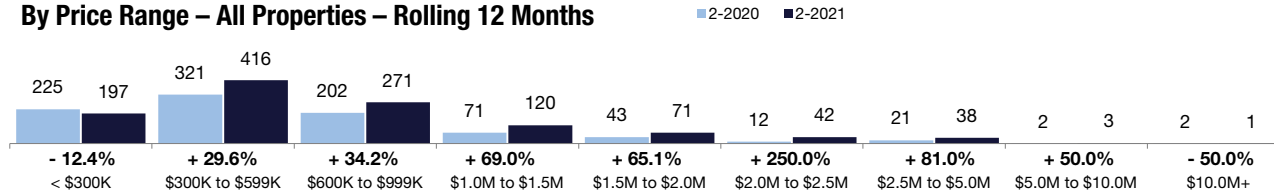
# Closed Sales

Actual sales that have closed in a given month.

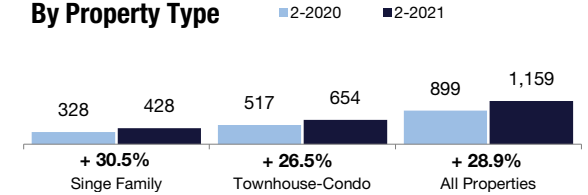


STEAMBOAT SPRINGS  
BOARD of REALTORS®

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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Condo		
	2-2020	2-2021	Change	2-2020	2-2021	Change
\$299,999 and Below	41	33	-19.5%	138	97	-29.7%
\$300,000 to \$599,999	83	114	+37.3%	230	294	+27.8%
\$600,000 to \$999,999	95	94	-1.1%	107	175	+63.6%
\$1,000,000 to \$1,499,999	43	74	+72.1%	28	46	+64.3%
\$1,500,000 to \$1,999,999	32	45	+40.6%	11	26	+136.4%
\$2,000,000 to \$2,499,999	11	31	+181.8%	1	11	+1000.0%
\$2,500,000 to \$4,999,999	19	33	+73.7%	2	5	+150.0%
\$5,000,000 to \$9,999,999	2	3	+50.0%	0	0	--
\$10,000,000 and Above	2	1	-50.0%	0	0	--
<b>All Price Ranges</b>	<b>328</b>	<b>428</b>	<b>+30.5%</b>	<b>517</b>	<b>654</b>	<b>+26.5%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	1-2021	2-2021	Change	1-2021	2-2021	Change
\$299,999 and Below	0	3	--	6	6	0.0%
\$300,000 to \$599,999	5	5	0.0%	12	16	+33.3%
\$600,000 to \$999,999	8	1	-87.5%	11	10	-9.1%
\$1,000,000 to \$1,499,999	5	1	-80.0%	5	3	-40.0%
\$1,500,000 to \$1,999,999	2	4	+100.0%	2	4	+100.0%
\$2,000,000 to \$2,499,999	1	2	+100.0%	1	3	+200.0%
\$2,500,000 to \$4,999,999	2	3	+50.0%	0	2	--
\$5,000,000 to \$9,999,999	0	0	--	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>23</b>	<b>19</b>	<b>-17.4%</b>	<b>37</b>	<b>44</b>	<b>+18.9%</b>

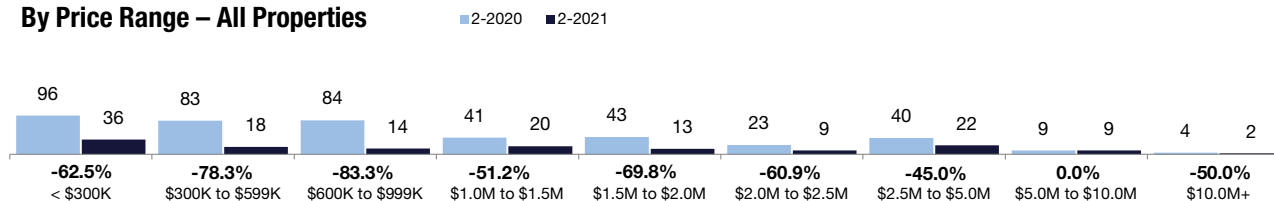
### Year to Date

By Price Range	Single Family			Condo		
	2-2020	2-2021	Change	2-2020	2-2021	Change
\$299,999 and Below	0	3	--	11	12	+9.1%
\$300,000 to \$599,999	8	10	+25.0%	19	28	+47.4%
\$600,000 to \$999,999	15	9	-40.0%	3	21	+600.0%
\$1,000,000 to \$1,499,999	1	6	+500.0%	7	8	+14.3%
\$1,500,000 to \$1,999,999	5	6	+20.0%	2	6	+200.0%
\$2,000,000 to \$2,499,999	0	3	--	0	4	--
\$2,500,000 to \$4,999,999	1	5	+400.0%	0	2	--
\$5,000,000 to \$9,999,999	1	0	-100.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>31</b>	<b>42</b>	<b>+35.5%</b>	<b>42</b>	<b>81</b>	<b>+92.9%</b>

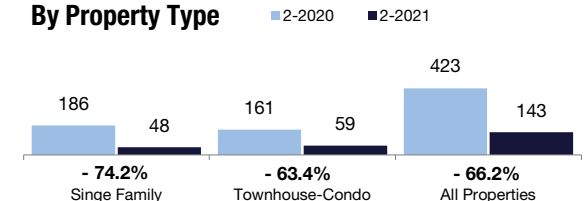
# Inventory of Active Listings

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

By Price Range	Single Family			Condo		
	2-2020	2-2021	Change	2-2020	2-2021	Change
\$299,999 and Below	15	4	-73.3%	14	3	-78.6%
\$300,000 to \$599,999	30	2	-93.3%	44	9	-79.5%
\$600,000 to \$999,999	39	2	-94.9%	45	12	-73.3%
\$1,000,000 to \$1,499,999	23	7	-69.6%	18	13	-27.8%
\$1,500,000 to \$1,999,999	26	7	-73.1%	17	6	-64.7%
\$2,000,000 to \$2,499,999	16	3	-81.3%	7	6	-14.3%
\$2,500,000 to \$4,999,999	25	14	-44.0%	15	8	-46.7%
\$5,000,000 to \$9,999,999	8	7	-12.5%	1	2	+100.0%
\$10,000,000 and Above	4	2	-50.0%	0	0	--
<b>All Price Ranges</b>	<b>186</b>	<b>48</b>	<b>-74.2%</b>	<b>161</b>	<b>59</b>	<b>-63.4%</b>

### Compared to Prior Month

By Price Range	Single Family			Condo		
	1-2021	2-2021	Change	1-2021	2-2021	Change
\$299,999 and Below	5	4	-20.0%	2	3	+50.0%
\$300,000 to \$599,999	11	2	-81.8%	13	9	-30.8%
\$600,000 to \$999,999	2	2	0.0%	9	12	+33.3%
\$1,000,000 to \$1,499,999	5	7	+40.0%	8	13	+62.5%
\$1,500,000 to \$1,999,999	7	7	0.0%	5	6	+20.0%
\$2,000,000 to \$2,499,999	3	3	0.0%	4	6	+50.0%
\$2,500,000 to \$4,999,999	14	14	0.0%	7	8	+14.3%
\$5,000,000 to \$9,999,999	7	7	0.0%	2	2	0.0%
\$10,000,000 and Above	3	2	-33.3%	0	0	--
<b>All Price Ranges</b>	<b>57</b>	<b>48</b>	<b>-15.8%</b>	<b>50</b>	<b>59</b>	<b>+18.0%</b>

### Year to Date

By Price Range	Single Family			Condo		
	2-2020	2-2021	Change	2-2020	2-2021	Change
\$299,999 and Below	0	3	--	11	12	+9.1%
\$300,000 to \$599,999	8	10	+25.0%	19	28	+47.4%
\$600,000 to \$999,999	15	9	-40.0%	3	21	+600.0%
\$1,000,000 to \$1,499,999	1	6	+500.0%	7	8	+14.3%
\$1,500,000 to \$1,999,999	5	6	+20.0%	2	6	+200.0%
\$2,000,000 to \$2,499,999	0	3	--	0	4	--
\$2,500,000 to \$4,999,999	1	5	+400.0%	0	2	--
\$5,000,000 to \$9,999,999	1	0	-100.0%	0	0	--
\$10,000,000 and Above	0	0	--	0	0	--
<b>All Price Ranges</b>	<b>31</b>	<b>42</b>	<b>+35.5%</b>	<b>42</b>	<b>81</b>	<b>+92.9%</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®



STEAMBOAT SPRINGS  
BOARD 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 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>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.