

# Monthly Indicators



## August 2025

Percent changes calculated using year-over-year comparisons.

New Listings were down 8.3 percent for single family homes but increased 4.1 percent for townhouse-condo properties. Pending Sales increased 9.2 percent for single family homes but decreased 2.5 percent for townhouse-condo properties.

The Median Sales Price was up 48.9 percent to \$1,338,250 for single family homes but decreased 34.7 percent to \$811,313 for townhouse-condo properties. Days on Market decreased 9.9 percent for single family homes but increased 6.3 percent for condo properties.

Nationally, 1.55 million units were listed for sale heading into August, up 0.6% from the previous month and 15.7% higher than the same time last year, representing a 4.6-month supply at the current sales pace, according to NAR. Inventory is now at its highest level since May 2020, a shift that has helped slow price growth in many markets. As a result, the national median existing-home sales price edged up just 0.2% year-over-year to \$422,400.

## Activity Snapshot

**+ 9.0%**      **+ 25.9%**      **+ 28.4%**

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
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Residential real estate activity in the counties of Delta, Eagle, Garfield, Gunnison, Mesa, Moffat and Pitkin composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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# Single Family Market Overview



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

Key Metrics	Historical Sparkbars	8-2024	8-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
<b>New Listings</b>		96	88	- 8.3%	744	857	+ 15.2%
<b>Pending Sales</b>		76	83	+ 9.2%	482	508	+ 5.4%
<b>Sold Listings</b>		63	64	+ 1.6%	447	465	+ 4.0%
<b>Median Sales Price</b>		\$899,000	<b>\$1,338,250</b>	+ 48.9%	\$975,000	<b>\$1,250,000</b>	+ 28.2%
<b>Avg. Sales Price</b>		\$3,650,550	<b>\$3,194,167</b>	- 12.5%	\$3,717,702	<b>\$3,675,939</b>	- 1.1%
<b>Pct. of List Price Received</b>		96.1%	<b>95.8%</b>	- 0.3%	96.5%	<b>96.4%</b>	- 0.1%
<b>Days on Market</b>		111	<b>100</b>	- 9.9%	123	<b>109</b>	- 11.4%
<b>Affordability Index</b>		46	<b>30</b>	- 34.8%	42	<b>32</b>	- 23.8%
<b>Active Listings</b>		364	<b>432</b>	+ 18.7%	--	--	--
<b>Months Supply</b>		6.2	<b>7.6</b>	+ 22.6%	--	--	--

# Townhouse-Condo Market Overview



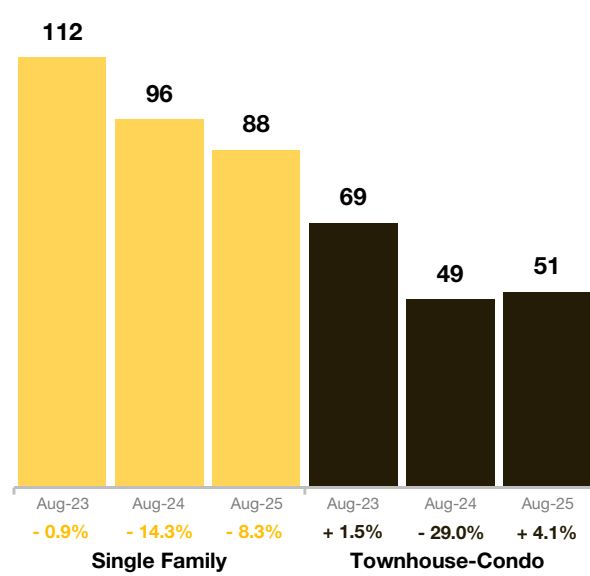
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	8-2024	8-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
<b>New Listings</b>		49	51	+ 4.1%	461	577	+ 25.2%
<b>Pending Sales</b>		40	39	- 2.5%	325	380	+ 16.9%
<b>Sold Listings</b>		34	42	+ 23.5%	307	288	- 6.2%
<b>Median Sales Price</b>		\$1,241,875	\$811,313	- 34.7%	\$1,200,000	\$1,163,125	- 3.1%
<b>Avg. Sales Price</b>		\$3,512,274	\$2,123,295	- 39.5%	\$2,155,892	\$2,347,181	+ 8.9%
<b>Pct. of List Price Received</b>		95.5%	96.1%	+ 0.6%	96.6%	96.4%	- 0.2%
<b>Days on Market</b>		95	101	+ 6.3%	109	127	+ 16.5%
<b>Affordability Index</b>		33	50	+ 51.5%	34	35	+ 2.9%
<b>Active Listings</b>		225	332	+ 47.6%	--	--	--
<b>Months Supply</b>		6.0	7.8	+ 30.0%	--	--	--

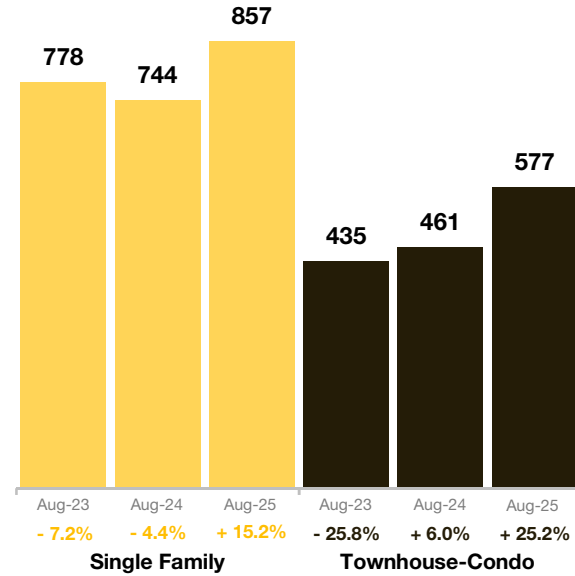
# New Listings



## August

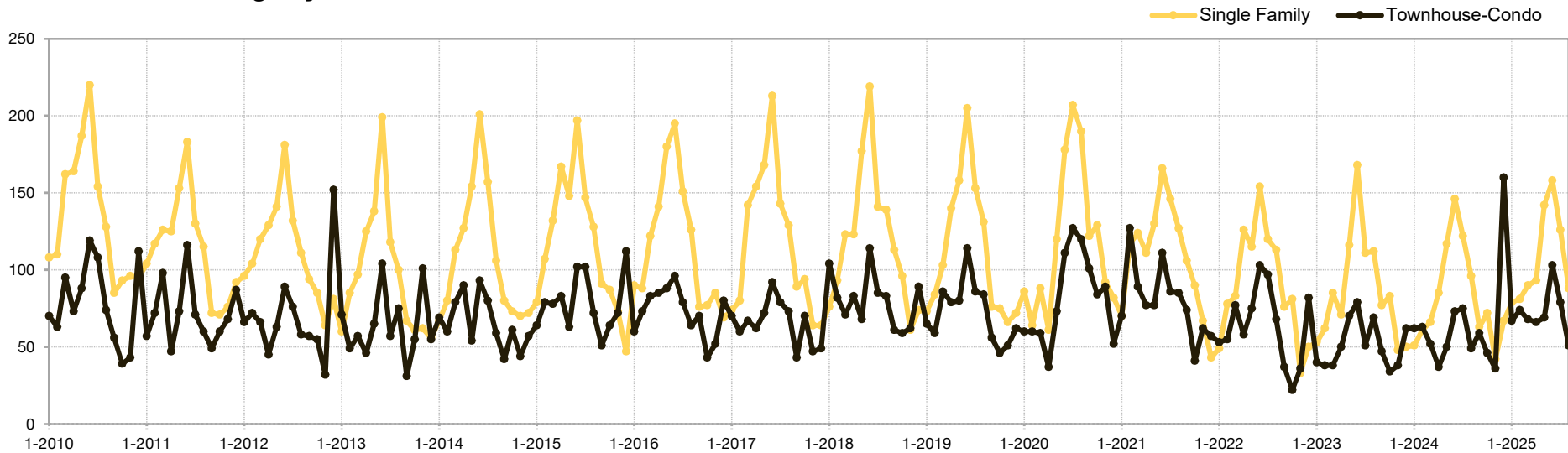


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2024	63	-18.2%	59	+25.5%
Oct-2024	72	-13.3%	46	+35.3%
Nov-2024	42	-12.5%	36	-5.3%
Dec-2024	67	+34.0%	160	+158.1%
Jan-2025	79	+54.9%	67	+8.1%
Feb-2025	81	+32.8%	74	+17.5%
Mar-2025	90	+36.4%	68	+30.8%
Apr-2025	93	+9.4%	66	+78.4%
May-2025	142	+21.4%	69	+38.0%
Jun-2025	158	+8.2%	103	+41.1%
Jul-2025	126	+3.3%	79	+5.3%
<b>Aug-2025</b>	<b>88</b>	<b>-8.3%</b>	<b>51</b>	<b>+4.1%</b>

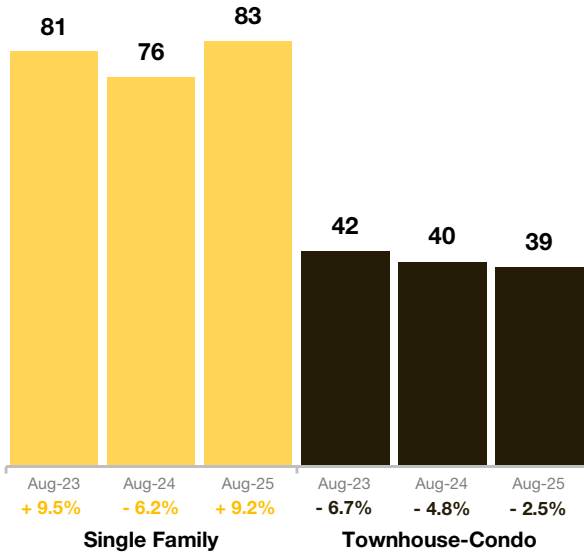
## Historical New Listings by Month



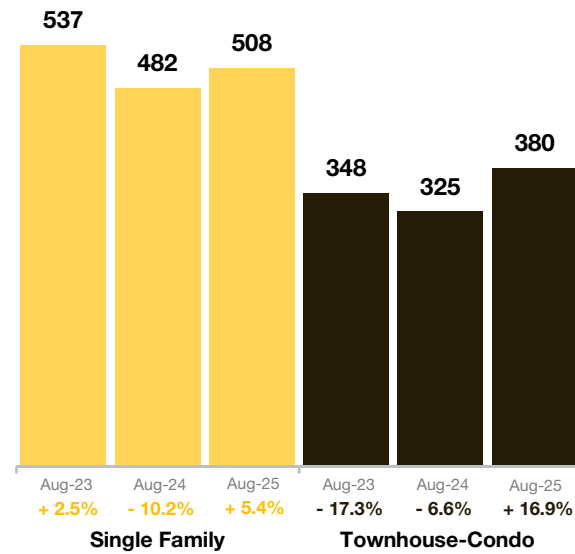
# Pending Sales



## August

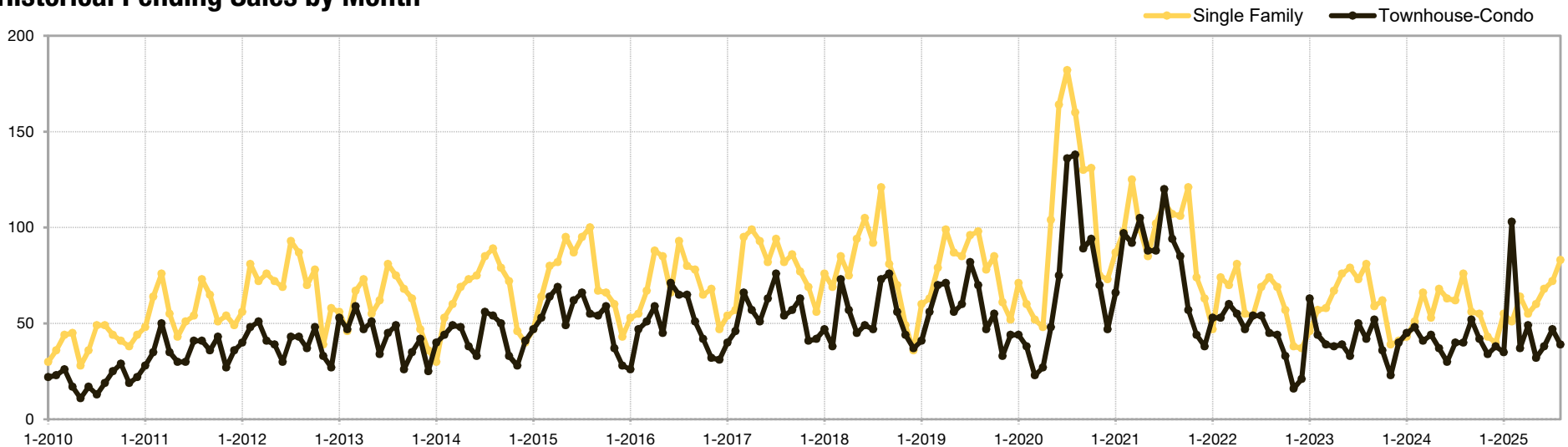


## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2024	56	-5.1%	52	0.0%
Oct-2024	55	-11.3%	42	+16.7%
Nov-2024	43	+10.3%	34	+47.8%
Dec-2024	40	-2.4%	38	-5.0%
Jan-2025	55	+27.9%	35	-22.2%
Feb-2025	51	0.0%	103	+114.6%
Mar-2025	64	-3.0%	37	-9.8%
Apr-2025	55	+3.8%	49	+11.4%
May-2025	60	-11.8%	32	-13.5%
Jun-2025	68	+7.9%	38	+26.7%
Jul-2025	72	+16.1%	47	+17.5%
<b>Aug-2025</b>	<b>83</b>	<b>+9.2%</b>	<b>39</b>	<b>-2.5%</b>

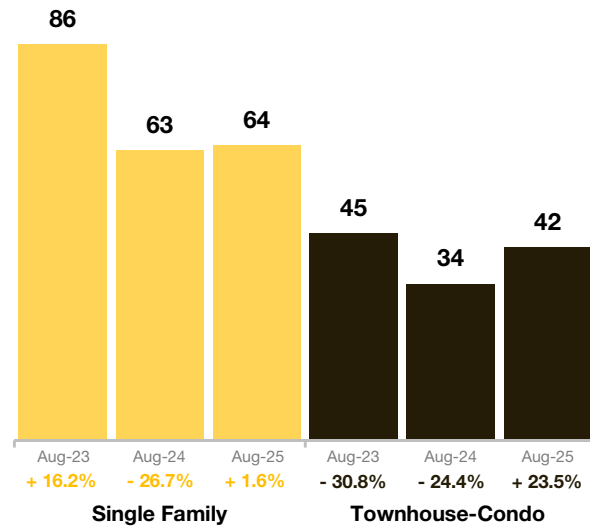
## Historical Pending Sales by Month



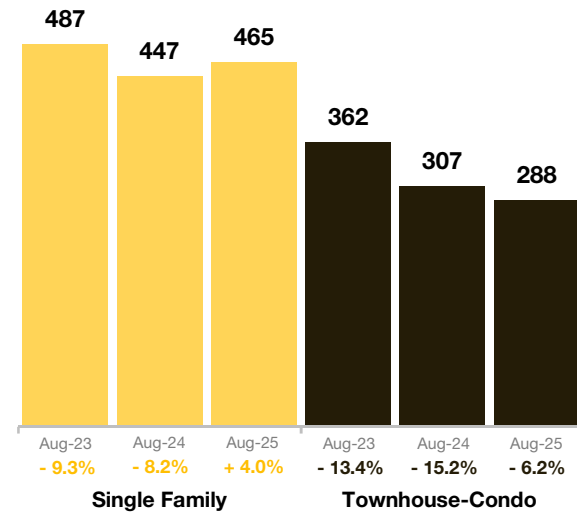
# Sold Listings



## August

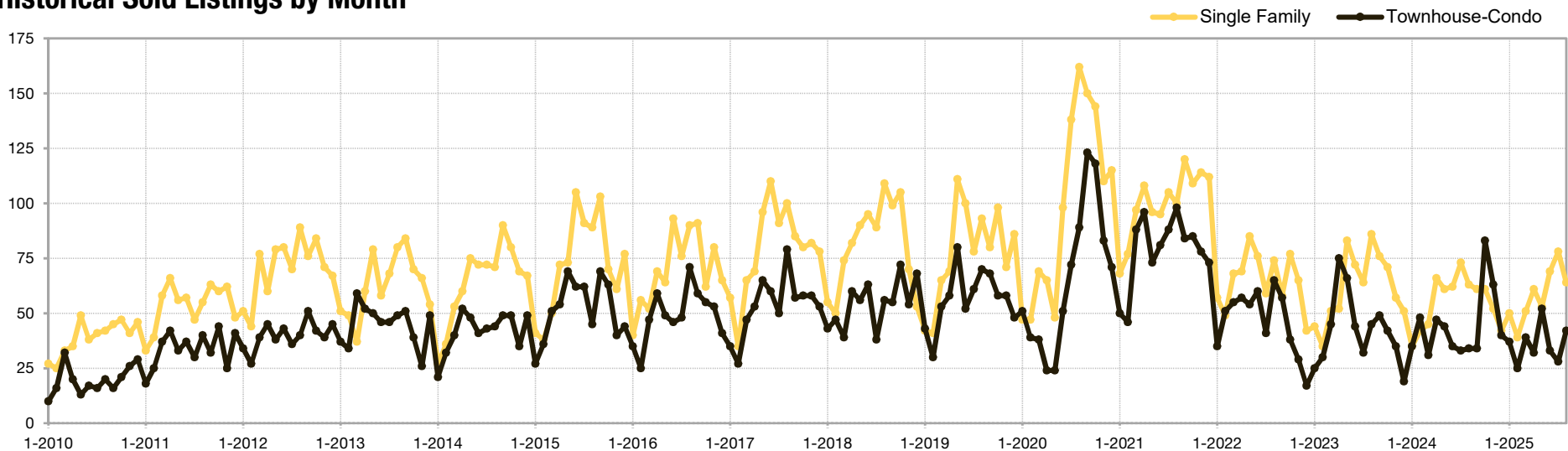


## Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2024	61	-19.7%	34	-30.6%
Oct-2024	61	-14.1%	83	+97.6%
Nov-2024	52	-8.8%	63	+80.0%
Dec-2024	42	-17.6%	40	+110.5%
Jan-2025	50	+42.9%	37	+5.7%
Feb-2025	39	-7.1%	25	-47.9%
Mar-2025	51	+13.3%	39	+25.8%
Apr-2025	61	-7.6%	32	-31.9%
May-2025	53	-13.1%	52	+18.2%
Jun-2025	69	+11.3%	33	-5.7%
Jul-2025	78	+6.8%	28	-15.2%
<b>Aug-2025</b>	<b>64</b>	<b>+1.6%</b>	<b>42</b>	<b>+23.5%</b>

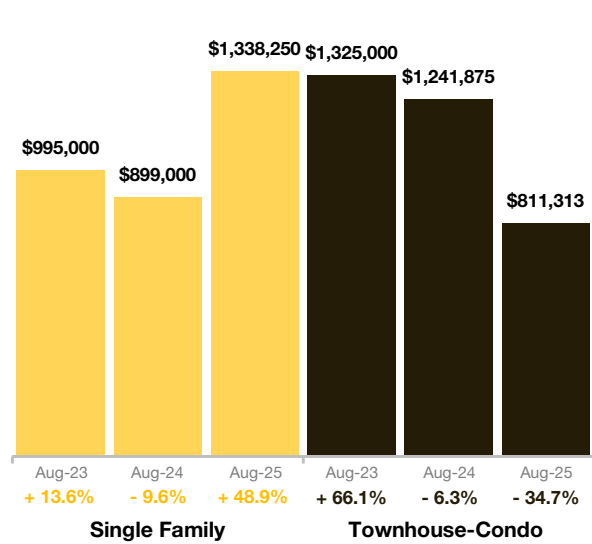
## Historical Sold Listings by Month



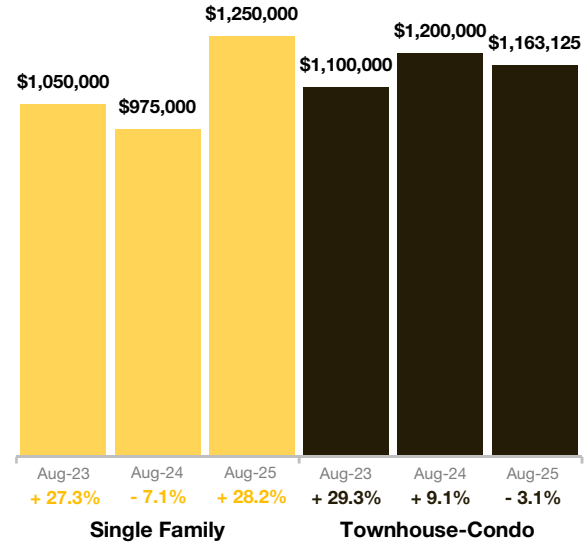
# Median Sales Price



## August

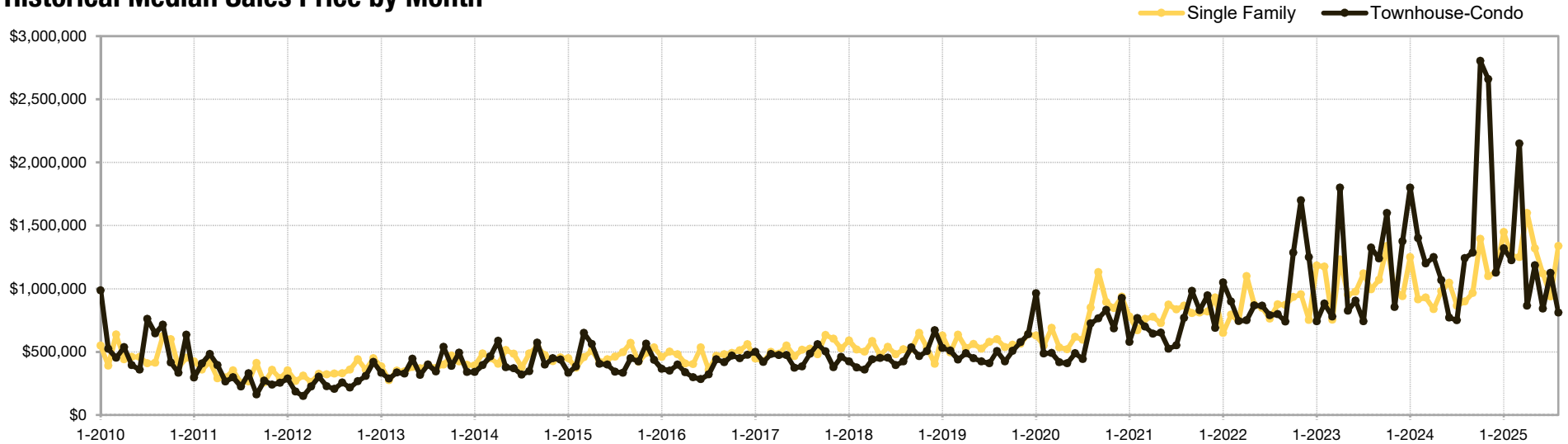


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2024	\$965,005	-9.8%	\$1,285,500	+3.7%
Oct-2024	\$1,395,000	+4.3%	\$2,802,500	+75.2%
Nov-2024	\$1,100,000	+10.0%	\$2,660,000	+211.5%
Dec-2024	\$1,130,500	+20.3%	\$1,125,750	-18.1%
Jan-2025	\$1,448,750	+15.9%	\$1,320,000	-26.7%
Feb-2025	\$1,260,000	+37.6%	\$1,225,000	-12.5%
Mar-2025	\$1,250,000	+34.4%	\$2,150,000	+79.2%
Apr-2025	\$1,600,000	+91.1%	\$866,000	-30.7%
May-2025	\$1,320,000	+34.7%	\$1,185,625	+11.1%
Jun-2025	\$1,120,000	+6.9%	\$843,000	+9.2%
Jul-2025	\$937,500	+8.4%	\$1,125,500	+50.1%
<b>Aug-2025</b>	<b>\$1,338,250</b>	<b>+48.9%</b>	<b>\$811,313</b>	<b>-34.7%</b>

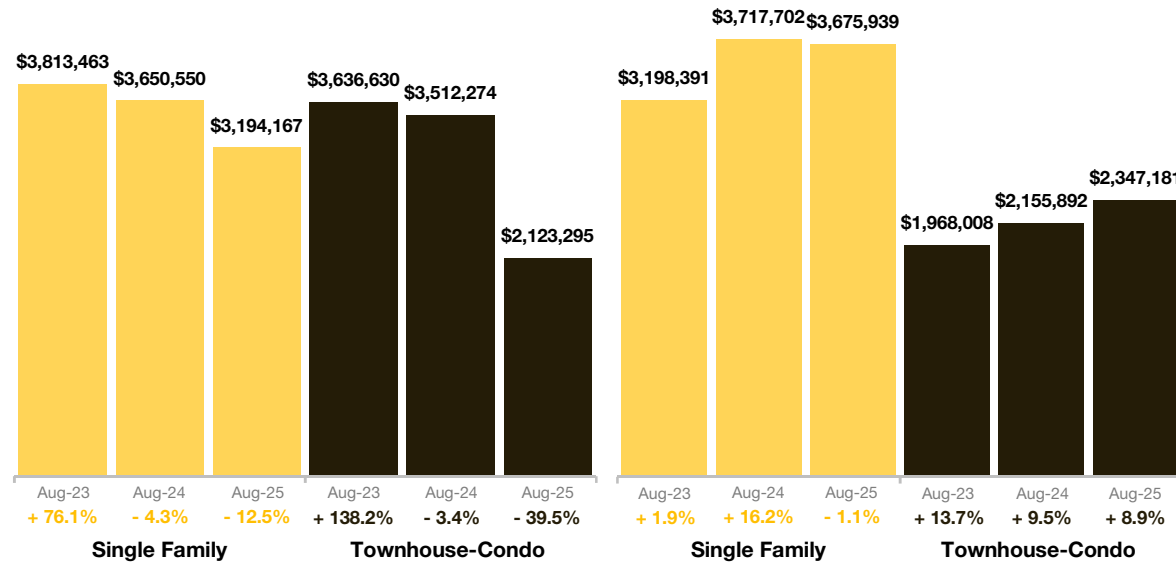
## Historical Median Sales Price by Month



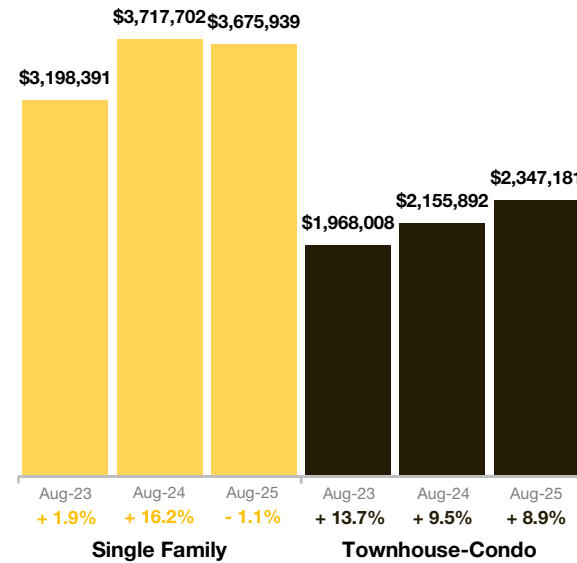
# Average Sales Price



## August

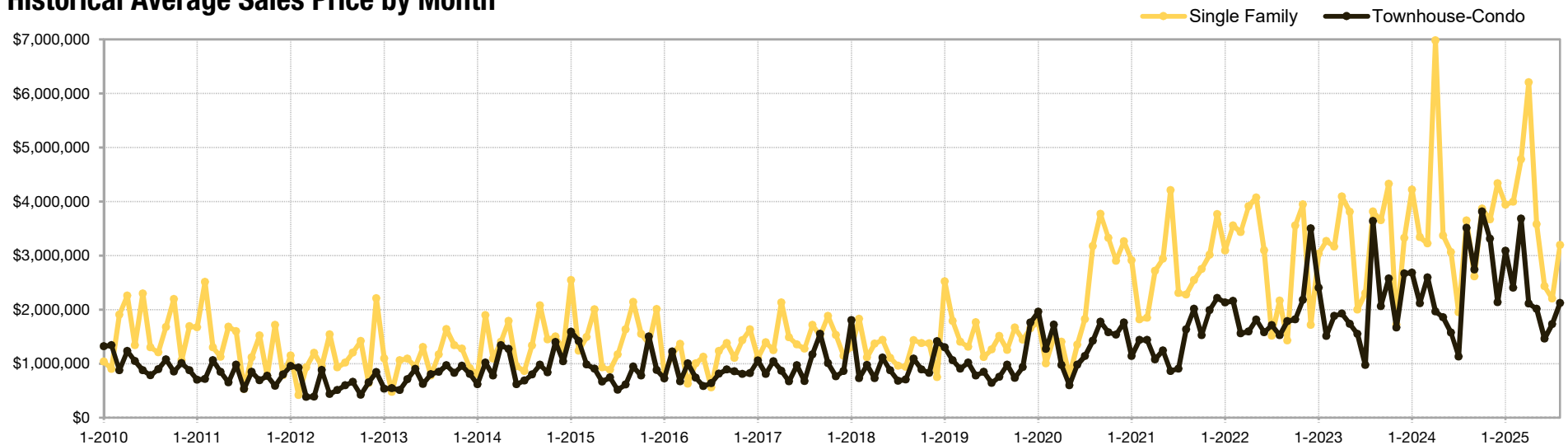


## Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2024	\$2,613,611	-28.5%	\$2,740,279	+32.7%
Oct-2024	\$3,866,518	-10.6%	\$3,812,386	+48.1%
Nov-2024	\$3,666,440	+113.0%	\$3,311,529	+98.6%
Dec-2024	\$4,334,096	+30.3%	\$2,134,079	-20.0%
Jan-2025	\$3,940,865	-6.6%	\$3,087,784	+15.0%
Feb-2025	\$3,996,085	+19.6%	\$2,402,320	+13.6%
Mar-2025	\$4,781,050	+48.4%	\$3,682,308	+41.9%
Apr-2025	\$6,205,704	-11.1%	\$2,109,184	+7.3%
May-2025	\$3,579,026	+6.1%	\$2,014,755	+8.4%
Jun-2025	\$2,435,149	-20.5%	\$1,460,712	-7.1%
Jul-2025	\$2,203,834	+12.9%	\$1,729,609	+52.9%
<b>Aug-2025</b>	<b>\$3,194,167</b>	<b>-12.5%</b>	<b>\$2,123,295</b>	<b>-39.5%</b>

## Historical Average Sales Price by Month

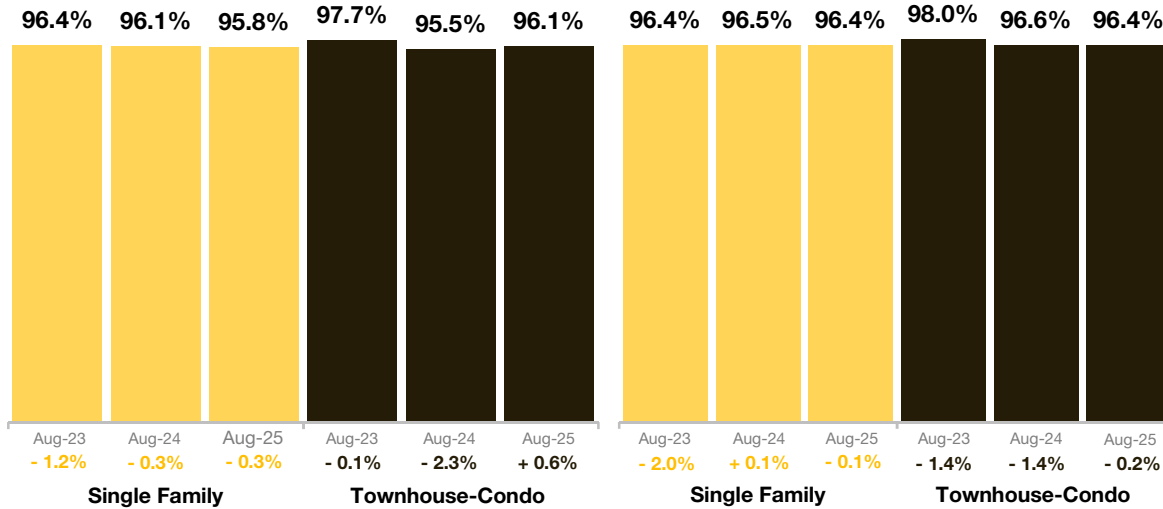


# Percent of List Price Received



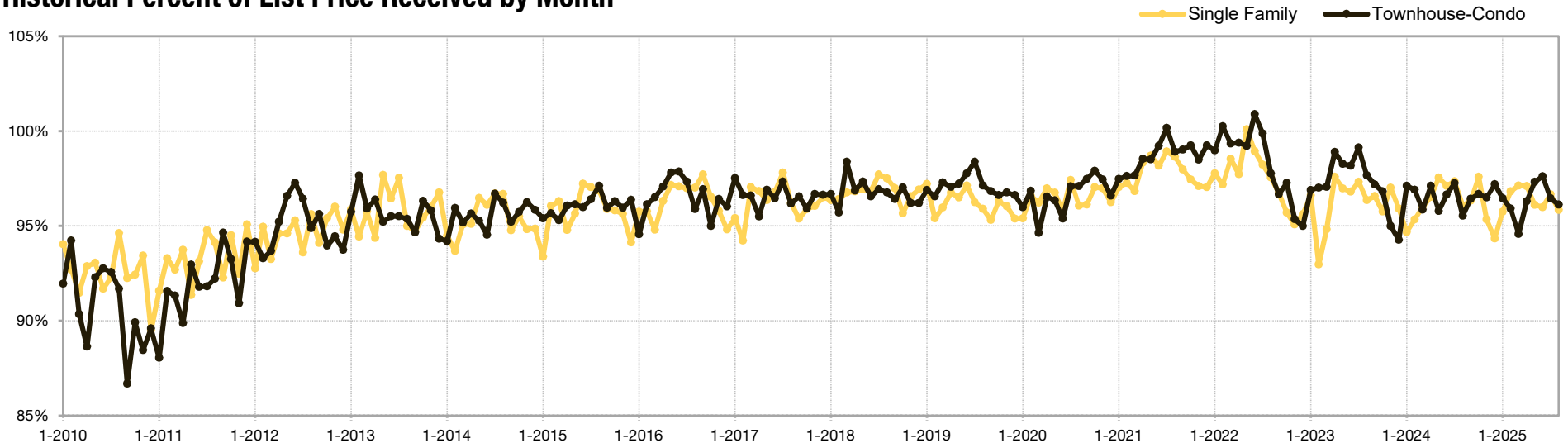
## August

## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2024	96.3%	-0.3%	96.4%	-0.8%
Oct-2024	97.6%	+1.9%	96.7%	-0.1%
Nov-2024	95.3%	-1.8%	96.5%	+1.6%
Dec-2024	94.3%	-1.7%	97.2%	+3.1%
Jan-2025	95.7%	+1.1%	96.5%	-0.6%
Feb-2025	96.8%	+1.6%	95.9%	-1.0%
Mar-2025	97.1%	+1.1%	94.6%	-1.4%
Apr-2025	97.1%	+0.6%	96.3%	-0.8%
May-2025	96.1%	-1.4%	97.3%	+1.6%
Jun-2025	96.0%	-1.1%	97.6%	+1.0%
Jul-2025	96.7%	-0.6%	96.5%	-0.8%
<b>Aug-2025</b>	<b>95.8%</b>	<b>-0.3%</b>	<b>96.1%</b>	<b>+0.6%</b>

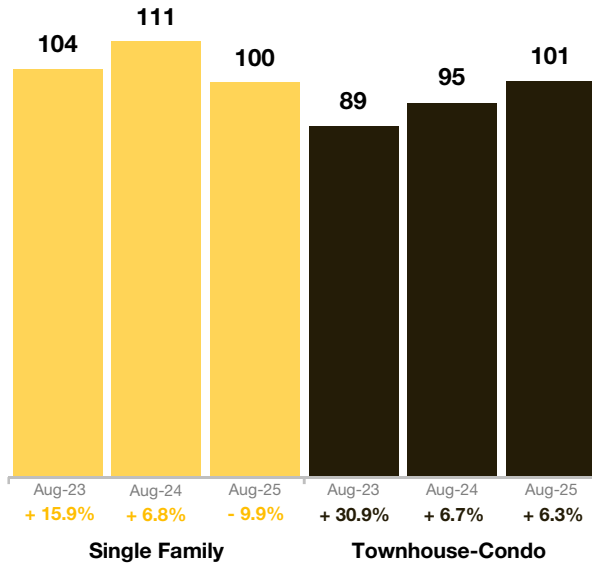
## Historical Percent of List Price Received by Month



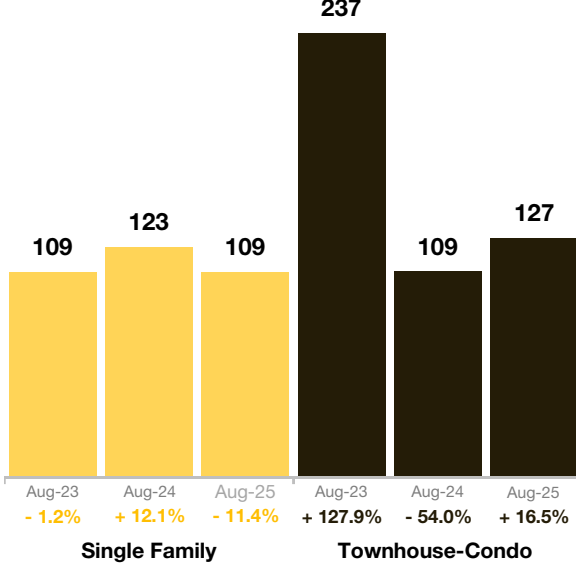
# Days on Market Until Sale



## August

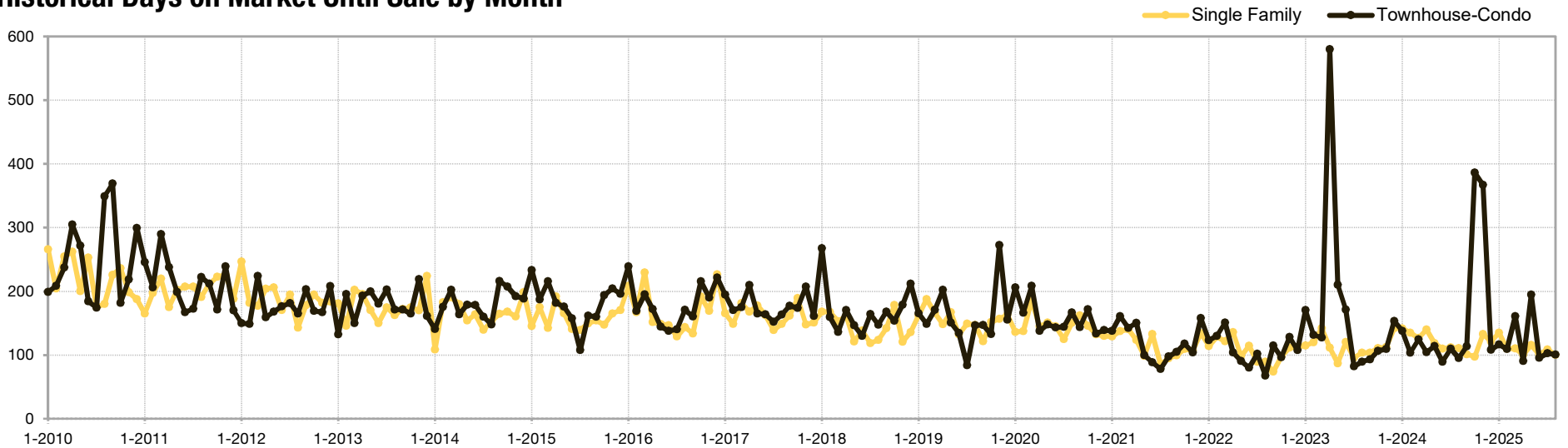


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2024	101	-2.9%	114	+22.6%
Oct-2024	97	-12.6%	386	+260.7%
Nov-2024	133	+18.8%	367	+236.7%
Dec-2024	121	-14.8%	108	-29.4%
Jan-2025	135	-4.9%	117	-15.2%
Feb-2025	110	-18.5%	110	+5.8%
Mar-2025	111	-12.6%	161	+28.8%
Apr-2025	100	-28.6%	91	-12.5%
May-2025	116	-2.5%	195	+71.1%
Jun-2025	101	-8.2%	96	+7.9%
Jul-2025	109	-2.7%	103	-6.4%
<b>Aug-2025</b>	<b>100</b>	<b>-9.9%</b>	<b>101</b>	<b>+6.3%</b>

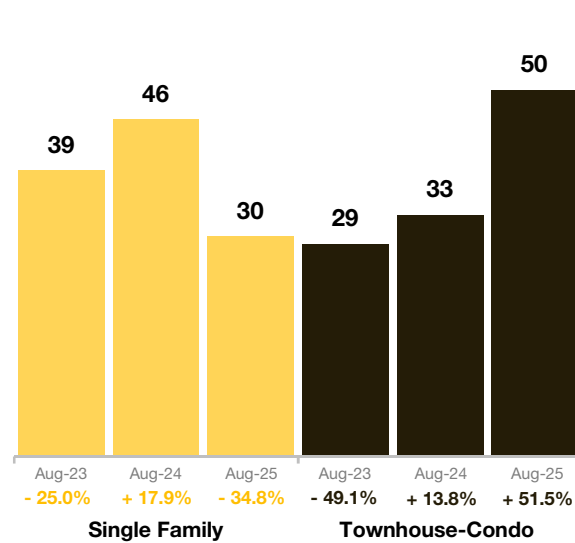
## Historical Days on Market Until Sale by Month



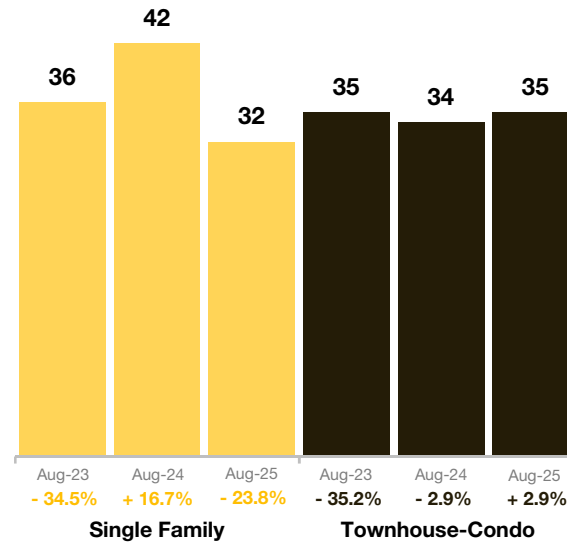
# Housing Affordability Index



## August

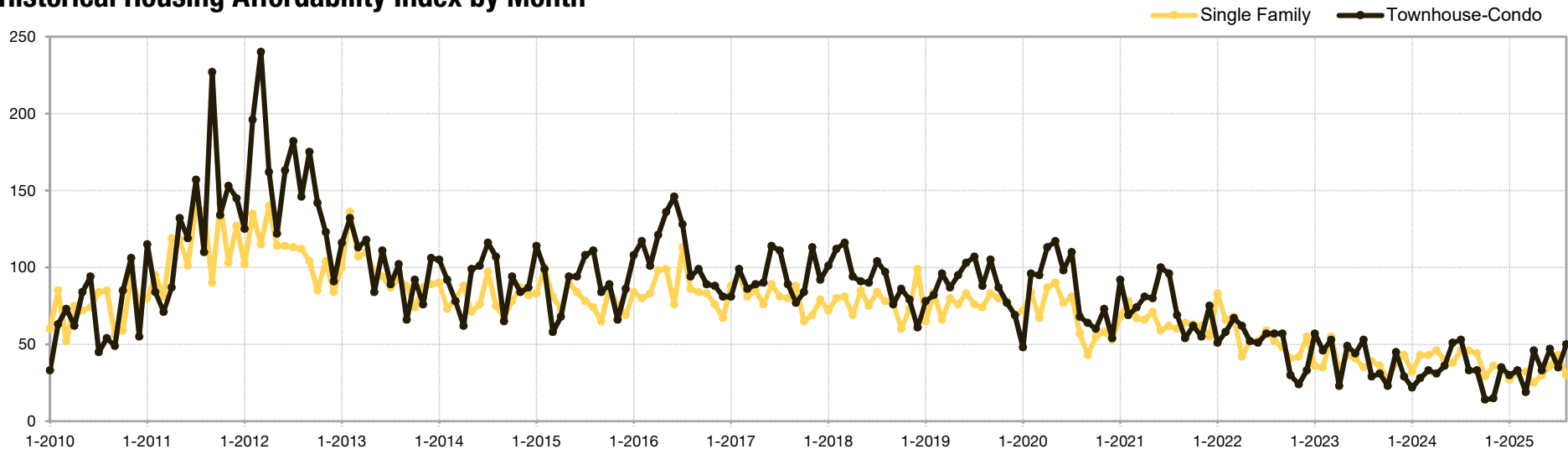


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2024	44	+22.2%	33	+6.5%
Oct-2024	29	+7.4%	14	-39.1%
Nov-2024	36	-5.3%	15	-66.7%
Dec-2024	35	-18.6%	35	+20.7%
Jan-2025	27	-15.6%	30	+36.4%
Feb-2025	32	-25.6%	33	+17.9%
Mar-2025	32	-25.6%	19	-42.4%
Apr-2025	25	-45.7%	46	+48.4%
May-2025	30	-25.0%	33	-8.3%
Jun-2025	36	-5.3%	47	-7.8%
Jul-2025	43	-6.5%	35	-34.0%
<b>Aug-2025</b>	<b>30</b>	<b>-34.8%</b>	<b>50</b>	<b>+51.5%</b>

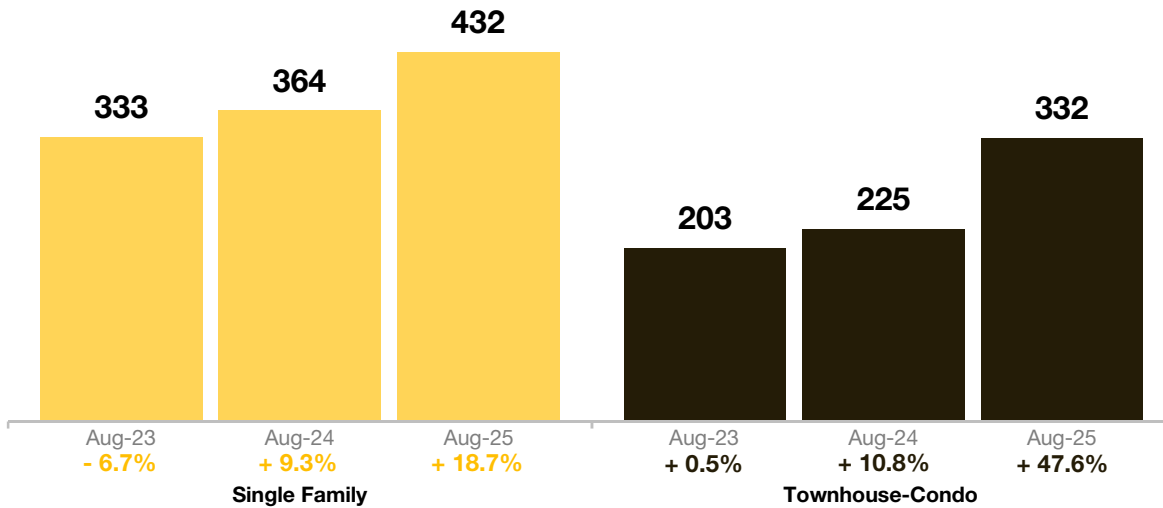
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

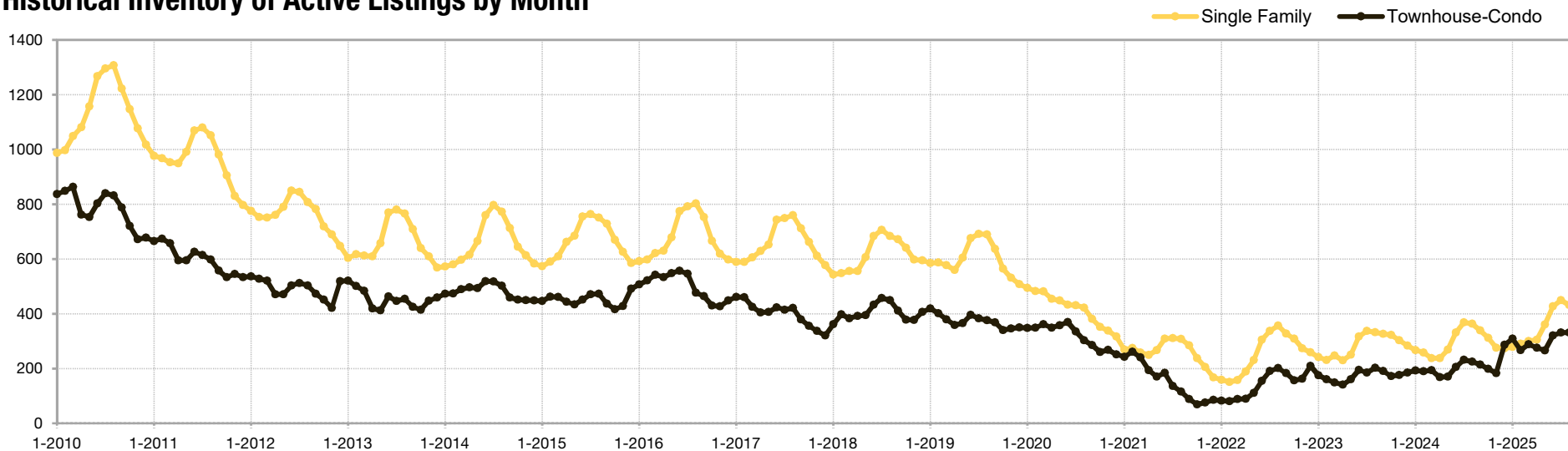


## August



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2024	339	+3.7%	214	+12.0%
Oct-2024	312	-3.4%	199	+15.0%
Nov-2024	276	-8.9%	183	+4.0%
Dec-2024	274	-3.5%	287	+55.1%
Jan-2025	279	+4.5%	309	+60.1%
Feb-2025	291	+12.8%	267	+40.5%
Mar-2025	300	+26.1%	289	+49.0%
Apr-2025	305	+28.2%	276	+63.3%
May-2025	361	+34.2%	266	+55.6%
Jun-2025	427	+28.6%	321	+55.8%
Jul-2025	450	+22.0%	332	+43.1%
<b>Aug-2025</b>	<b>432</b>	<b>+18.7%</b>	<b>332</b>	<b>+47.6%</b>

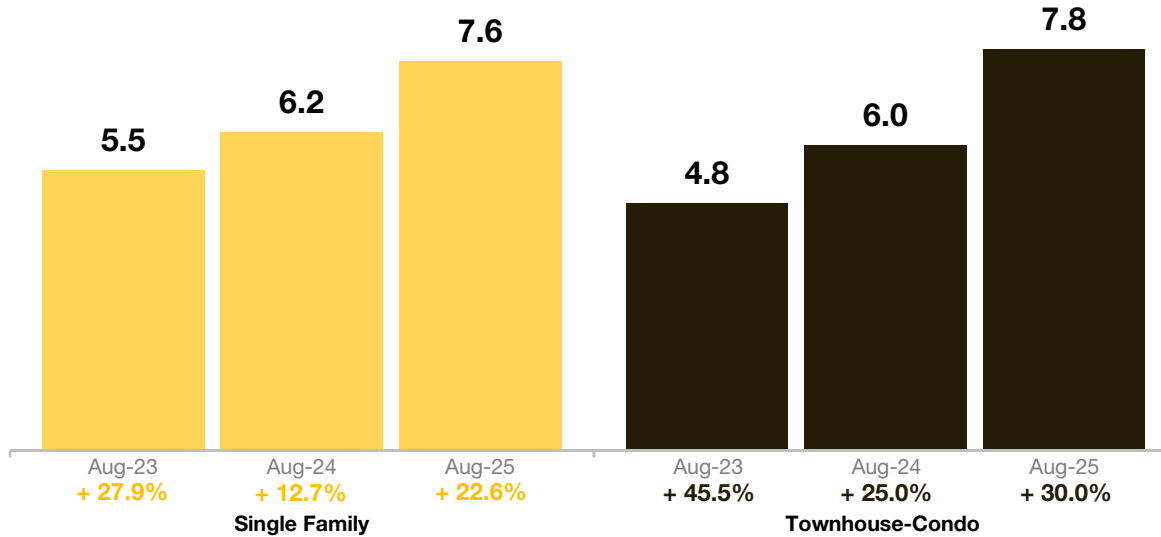
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

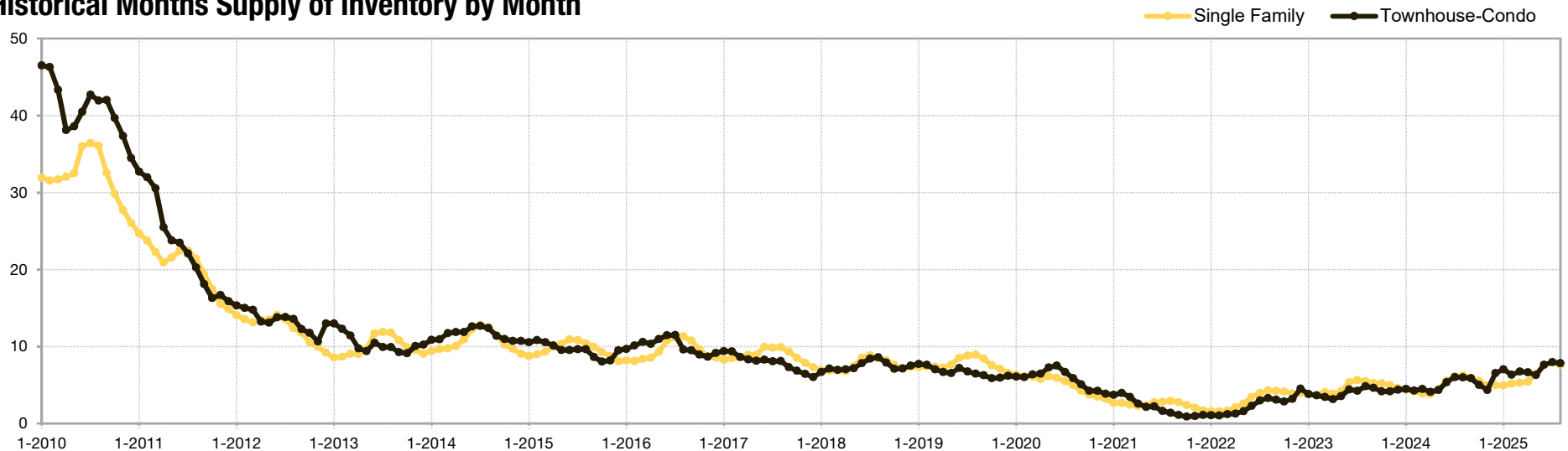


## August



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2024	5.9	+11.3%	5.9	+28.3%
Oct-2024	5.5	+5.8%	5.0	+19.0%
Nov-2024	4.9	-2.0%	4.3	+2.4%
Dec-2024	5.0	+8.7%	6.5	+47.7%
Jan-2025	4.9	+11.4%	7.0	+55.6%
Feb-2025	5.2	+23.8%	6.3	+46.5%
Mar-2025	5.3	+35.9%	6.7	+48.9%
Apr-2025	5.4	+42.1%	6.6	+61.0%
May-2025	6.5	+47.7%	6.3	+43.2%
Jun-2025	7.6	+35.7%	7.6	+40.7%
Jul-2025	7.9	+29.5%	8.0	+33.3%
<b>Aug-2025</b>	<b>7.6</b>	<b>+22.6%</b>	<b>7.8</b>	<b>+30.0%</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.

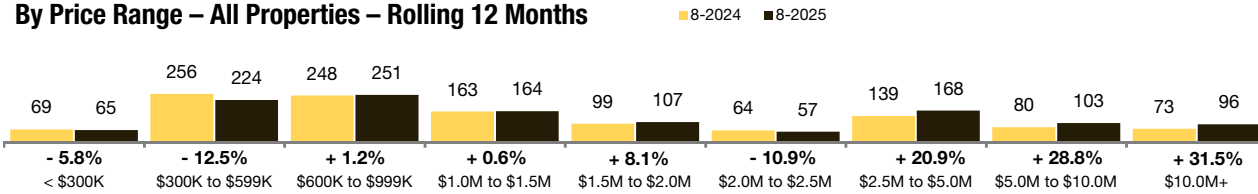
Key Metrics	Historical Sparkbars	8-2024	8-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
<b>New Listings</b>		148	143	- 3.4%	1,245	1,487	+ 19.4%
<b>Pending Sales</b>		118	128	+ 8.5%	830	925	+ 11.4%
<b>Sold Listings</b>		100	109	+ 9.0%	778	782	+ 0.5%
<b>Median Sales Price</b>		\$992,500	\$1,250,000	+ 25.9%	\$1,025,000	\$1,171,250	+ 14.3%
<b>Avg. Sales Price</b>		\$3,499,670	\$2,698,716	- 22.9%	\$3,045,661	\$3,095,619	+ 1.6%
<b>Pct. of List Price Received</b>		95.8%	95.6%	- 0.2%	96.5%	96.4%	- 0.1%
<b>Days on Market</b>		107	102	- 4.7%	117	115	- 1.7%
<b>Affordability Index</b>		42	32	- 23.8%	40	35	- 12.5%
<b>Active Listings</b>		616	791	+ 28.4%	--	--	--
<b>Months Supply</b>		6.2	7.7	+ 24.2%	--	--	--

# Sold Listings

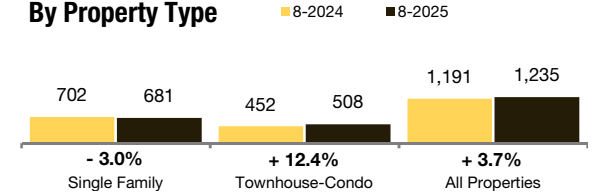
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	8-2024	8-2025	Change	8-2024	8-2025	Change
\$299,999 and Below	19	8	- 57.9%	25	21	- 16.0%
\$300,000 to \$599,999	165	111	- 32.7%	88	105	+ 19.3%
\$600,000 to \$999,999	171	171	0.0%	76	80	+ 5.3%
\$1,000,000 to \$1,499,999	91	113	+ 24.2%	72	50	- 30.6%
\$1,500,00 to \$1,999,999	50	62	+ 24.0%	48	45	- 6.3%
\$2,000,000 to \$2,499,999	33	31	- 6.1%	31	26	- 16.1%
\$2,500,000 to \$4,999,999	66	64	- 3.0%	73	104	+ 42.5%
\$5,000,000 to \$9,999,999	47	47	0.0%	28	56	+ 100.0%
\$10,000,000 and Above	60	74	+ 23.3%	11	21	+ 90.9%
<b>All Price Ranges</b>	<b>702</b>	<b>681</b>	<b>- 3.0%</b>	<b>452</b>	<b>508</b>	<b>+ 12.4%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	7-2025	8-2025	Change	7-2025	8-2025	Change
\$299,999 and Below	0	2	--	0	5	--
\$300,000 to \$599,999	17	9	- 47.1%	8	13	+ 62.5%
\$600,000 to \$999,999	23	13	- 43.5%	6	5	- 16.7%
\$1,000,000 to \$1,499,999	17	9	- 47.1%	3	1	- 66.7%
\$1,500,00 to \$1,999,999	5	5	0.0%	2	4	+ 100.0%
\$2,000,000 to \$2,499,999	4	5	+ 25.0%	3	1	- 66.7%
\$2,500,000 to \$4,999,999	5	10	+ 100.0%	4	8	+ 100.0%
\$5,000,000 to \$9,999,999	1	5	+ 400.0%	2	4	+ 100.0%
\$10,000,000 and Above	6	6	0.0%	0	1	--
<b>All Price Ranges</b>	<b>78</b>	<b>64</b>	<b>- 17.9%</b>	<b>28</b>	<b>42</b>	<b>+ 50.0%</b>

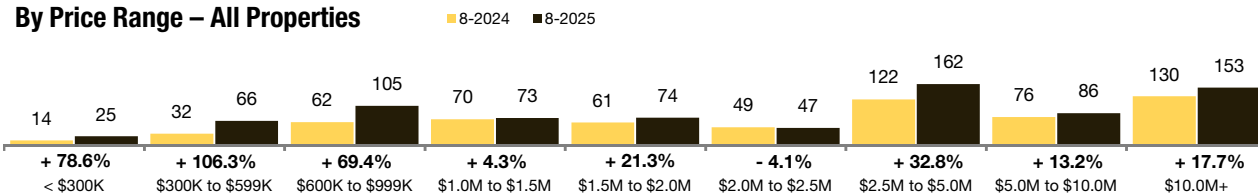
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	8-2024	8-2025	Change	8-2024	8-2025	Change
\$299,999 and Below	12	4	- 66.7%	17	17	0.0%
\$300,000 to \$599,999	101	76	- 24.8%	68	69	+ 1.5%
\$600,000 to \$999,999	116	113	- 2.6%	46	52	+ 13.0%
\$1,000,000 to \$1,499,999	56	81	+ 44.6%	49	22	- 55.1%
\$1,500,00 to \$1,999,999	32	46	+ 43.8%	32	29	- 9.4%
\$2,000,000 to \$2,499,999	20	23	+ 15.0%	22	17	- 22.7%
\$2,500,000 to \$4,999,999	44	38	- 13.6%	48	51	+ 6.3%
\$5,000,000 to \$9,999,999	26	31	+ 19.2%	18	22	+ 22.2%
\$10,000,000 and Above	40	53	+ 32.5%	7	9	+ 28.6%
<b>All Price Ranges</b>	<b>447</b>	<b>465</b>	<b>+ 4.0%</b>	<b>307</b>	<b>288</b>	<b>- 6.2%</b>

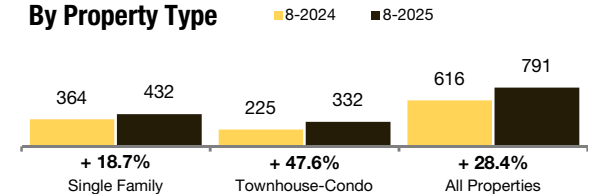
# Inventory of Active Listings

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

## By Price Range – All Properties



## By Property Type



### Compared to Prior Year

By Price Range	Single Family			Townhouse-Condo		
	8-2024	8-2025	Change	8-2024	8-2025	Change
\$299,999 and Below	2	3	+ 50.0%	2	9	+ 350.0%
\$300,000 to \$599,999	12	31	+ 158.3%	18	31	+ 72.2%
\$600,000 to \$999,999	41	61	+ 48.8%	18	43	+ 138.9%
\$1,000,000 to \$1,499,999	34	31	- 8.8%	32	39	+ 21.9%
\$1,500,00 to \$1,999,999	40	44	+ 10.0%	21	29	+ 38.1%
\$2,000,000 to \$2,499,999	23	19	- 17.4%	25	25	0.0%
\$2,500,000 to \$4,999,999	49	73	+ 49.0%	71	89	+ 25.4%
\$5,000,000 to \$9,999,999	59	44	- 25.4%	17	42	+ 147.1%
\$10,000,000 and Above	104	126	+ 21.2%	21	25	+ 19.0%
<b>All Price Ranges</b>	<b>364</b>	<b>432</b>	<b>+ 18.7%</b>	<b>225</b>	<b>332</b>	<b>+ 47.6%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	7-2025	8-2025	Change	7-2025	8-2025	Change
\$299,999 and Below	5	3	- 40.0%	7	9	+ 28.6%
\$300,000 to \$599,999	30	31	+ 3.3%	34	31	- 8.8%
\$600,000 to \$999,999	62	61	- 1.6%	42	43	+ 2.4%
\$1,000,000 to \$1,499,999	29	31	+ 6.9%	37	39	+ 5.4%
\$1,500,00 to \$1,999,999	47	44	- 6.4%	28	29	+ 3.6%
\$2,000,000 to \$2,499,999	20	19	- 5.0%	24	25	+ 4.2%
\$2,500,000 to \$4,999,999	78	73	- 6.4%	94	89	- 5.3%
\$5,000,000 to \$9,999,999	45	44	- 2.2%	41	42	+ 2.4%
\$10,000,000 and Above	134	126	- 6.0%	25	25	0.0%
<b>All Price Ranges</b>	<b>450</b>	<b>432</b>	<b>- 4.0%</b>	<b>332</b>	<b>332</b>	<b>0.0%</b>

### Year to Date

Property Type	8-2024	8-2025	Change
Single Family	364	432	+ 18.7%
Townhouse-Condo	225	332	+ 47.6%
All Properties	616	791	+ 28.4%

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 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.