

# Monthly Indicators



## September 2025

Percent changes calculated using year-over-year comparisons.

New Listings were up 33.3 percent for single family homes but decreased 44.1 percent for townhouse-condo properties. Pending Sales increased 3.6 percent for single family homes but decreased 15.4 percent for townhouse-condo properties.

The Median Sales Price was up 43.0 percent to \$1,380,000 for single family homes but decreased 44.0 percent to \$720,000 for townhouse-condo properties. Days on Market increased 18.8 percent for single family homes and 15.8 percent for condo properties.

Nationally, housing inventory declined for the first time this year, slipping 1.3% month-over-month to 1.53 million units, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the monthly drop, total inventory remained 11.7% higher than the same time last year. Meanwhile, the median existing-home price rose 2% year-over-year to \$422,600, though it was essentially flat compared to the prior month.

## Activity Snapshot

**+ 20.6%**    **- 12.5%**    **+ 27.3%**

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	9-2024	9-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
<b>New Listings</b>		63	84	+ 33.3%	807	949	+ 17.6%
<b>Pending Sales</b>		56	58	+ 3.6%	538	561	+ 4.3%
<b>Sold Listings</b>		61	69	+ 13.1%	508	537	+ 5.7%
<b>Median Sales Price</b>		\$965,005	\$1,380,000	+ 43.0%	\$972,500	\$1,250,000	+ 28.5%
<b>Avg. Sales Price</b>		\$2,613,611	\$4,207,104	+ 61.0%	\$3,585,124	\$3,730,197	+ 4.0%
<b>Pct. of List Price Received</b>		96.3%	95.1%	- 1.2%	96.5%	96.2%	- 0.3%
<b>Days on Market</b>		101	120	+ 18.8%	120	111	- 7.5%
<b>Affordability Index</b>		44	30	- 31.8%	43	33	- 23.3%
<b>Active Listings</b>		339	426	+ 25.7%	--	--	--
<b>Months Supply</b>		5.9	7.4	+ 25.4%	--	--	--

# Townhouse-Condo Market Overview



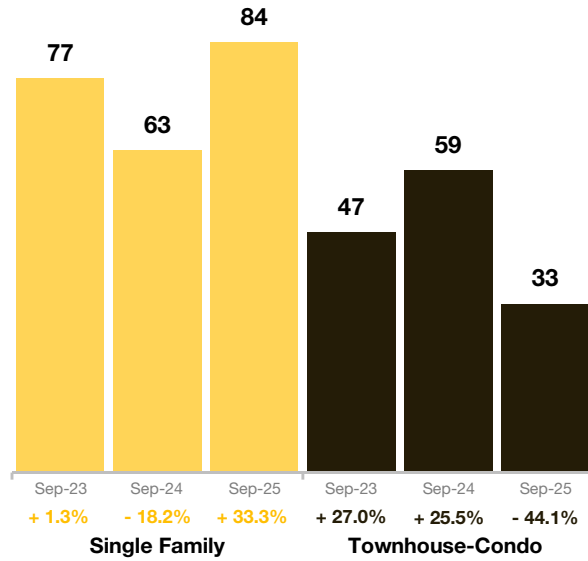
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	9-2024	9-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
<b>New Listings</b>		59	33	- 44.1%	520	616	+ 18.5%
<b>Pending Sales</b>		52	44	- 15.4%	377	426	+ 13.0%
<b>Sold Listings</b>		34	43	+ 26.5%	341	331	- 2.9%
<b>Median Sales Price</b>		\$1,285,500	\$720,000	- 44.0%	\$1,200,000	\$1,050,000	- 12.5%
<b>Avg. Sales Price</b>		\$2,740,279	\$1,512,724	- 44.8%	\$2,214,159	\$2,238,777	+ 1.1%
<b>Pct. of List Price Received</b>		96.4%	96.5%	+ 0.1%	96.5%	96.4%	- 0.1%
<b>Days on Market</b>		114	132	+ 15.8%	110	128	+ 16.4%
<b>Affordability Index</b>		33	58	+ 75.8%	35	39	+ 11.4%
<b>Active Listings</b>		214	291	+ 36.0%	--	--	--
<b>Months Supply</b>		5.9	6.8	+ 15.3%	--	--	--

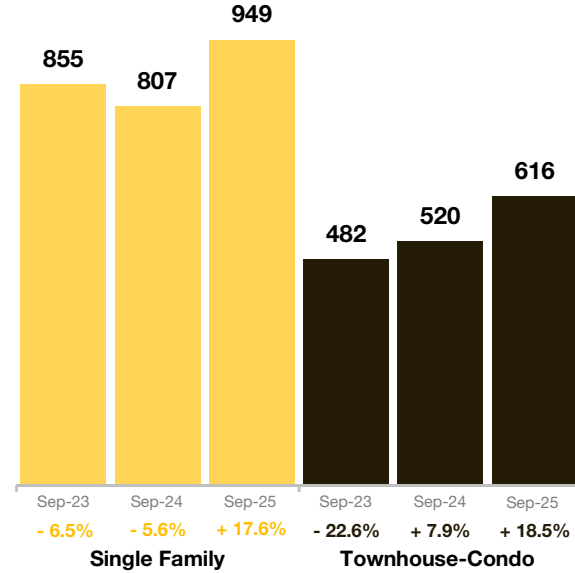
# New Listings



## September

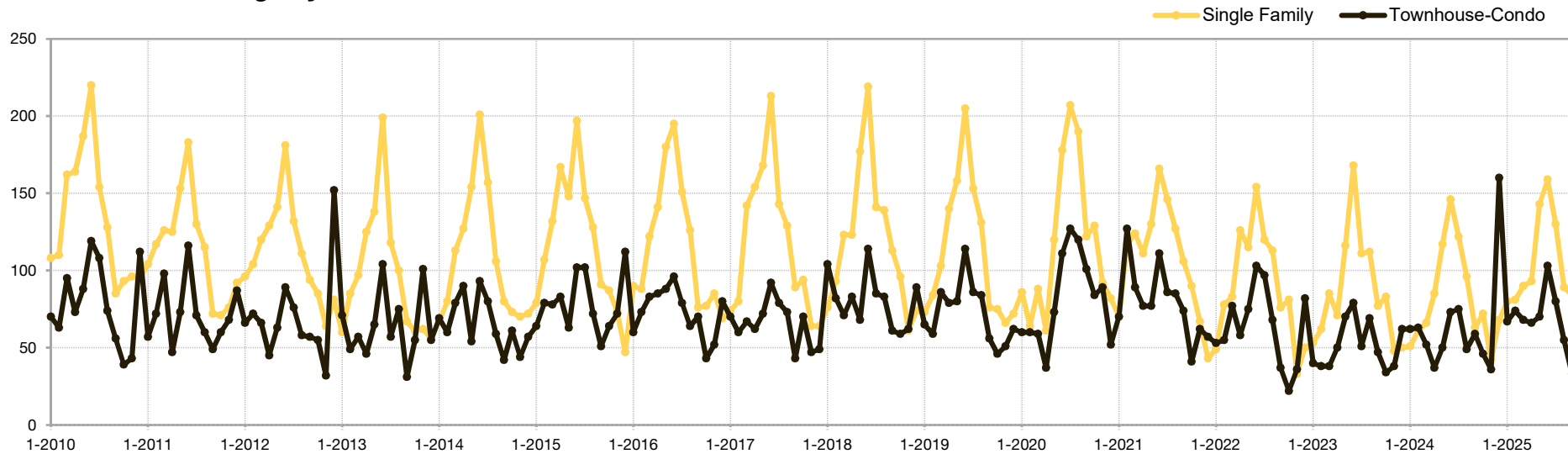


## Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2024	72	-13.3%	46	+35.3%
Nov-2024	42	-12.5%	36	-5.3%
Dec-2024	68	+36.0%	160	+158.1%
Jan-2025	80	+56.9%	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	143	+22.2%	70	+40.0%
Jun-2025	159	+8.9%	103	+41.1%
Jul-2025	130	+6.6%	80	+6.7%
Aug-2025	89	-7.3%	55	+12.2%
Sep-2025	84	+33.3%	33	-44.1%

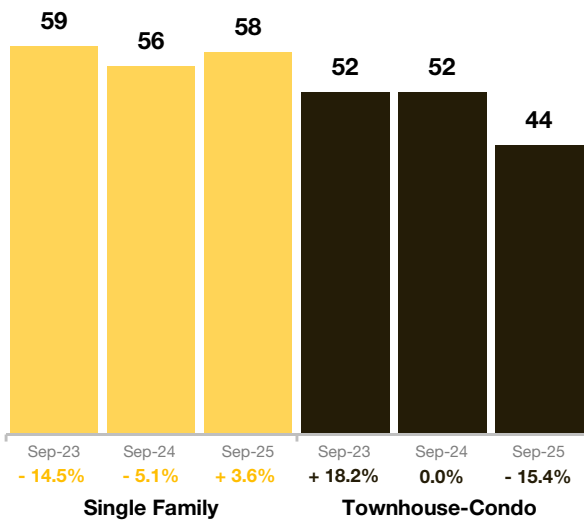
## Historical New Listings by Month



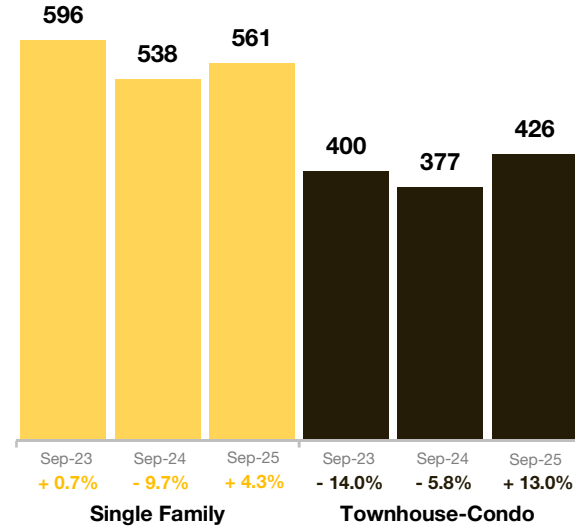
# Pending Sales



## September

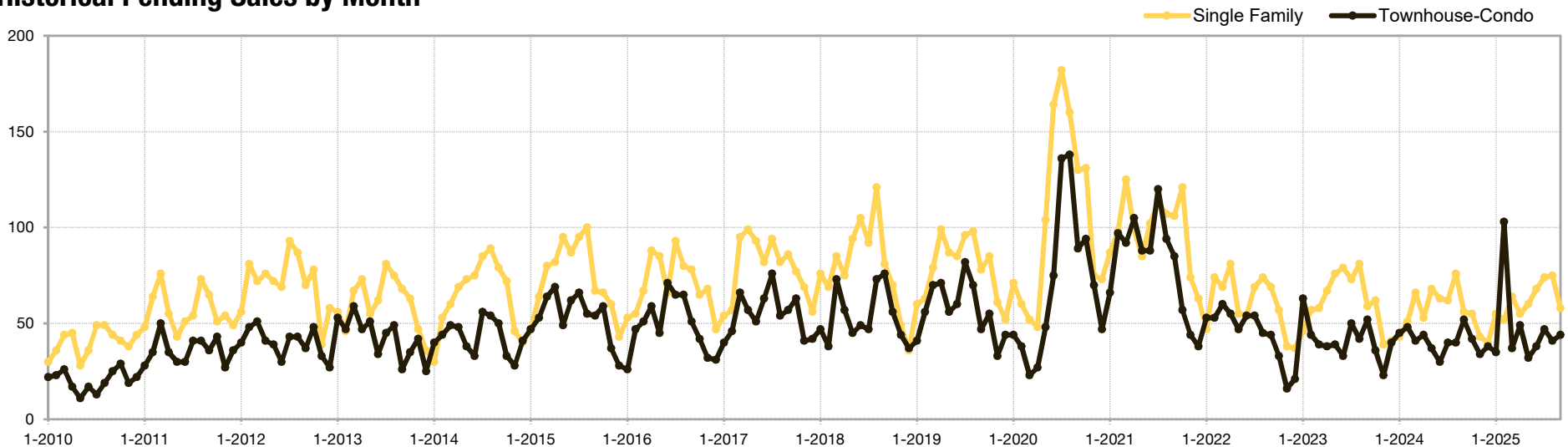


## Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	52	+2.0%	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	74	+19.4%	47	+17.5%
Aug-2025	75	-1.3%	41	+2.5%
<b>Sep-2025</b>	<b>58</b>	<b>+3.6%</b>	<b>44</b>	<b>-15.4%</b>

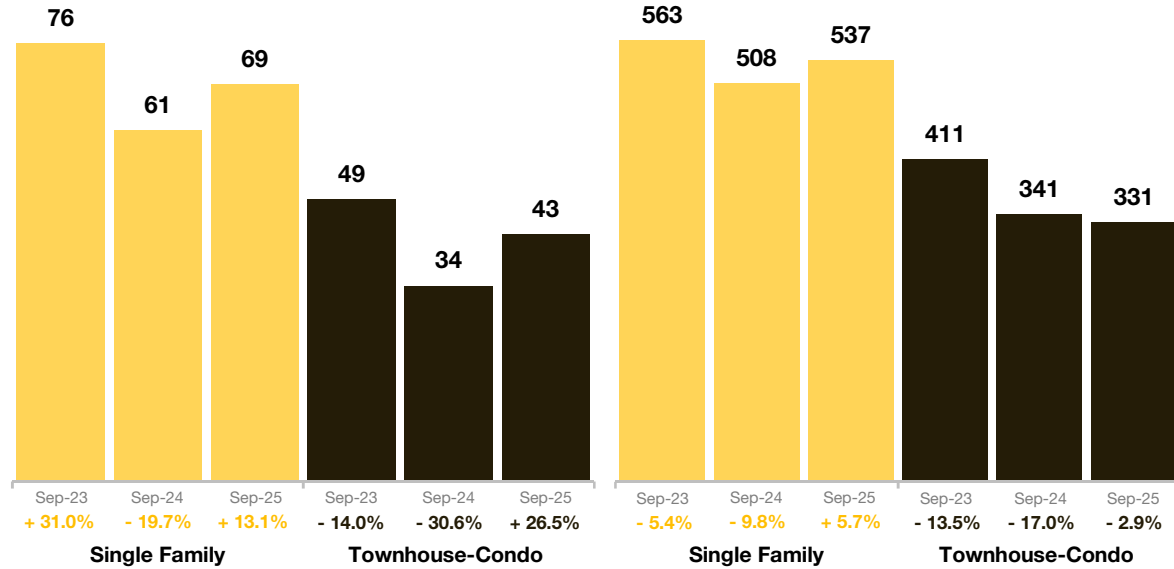
## Historical Pending Sales by Month



# Sold Listings

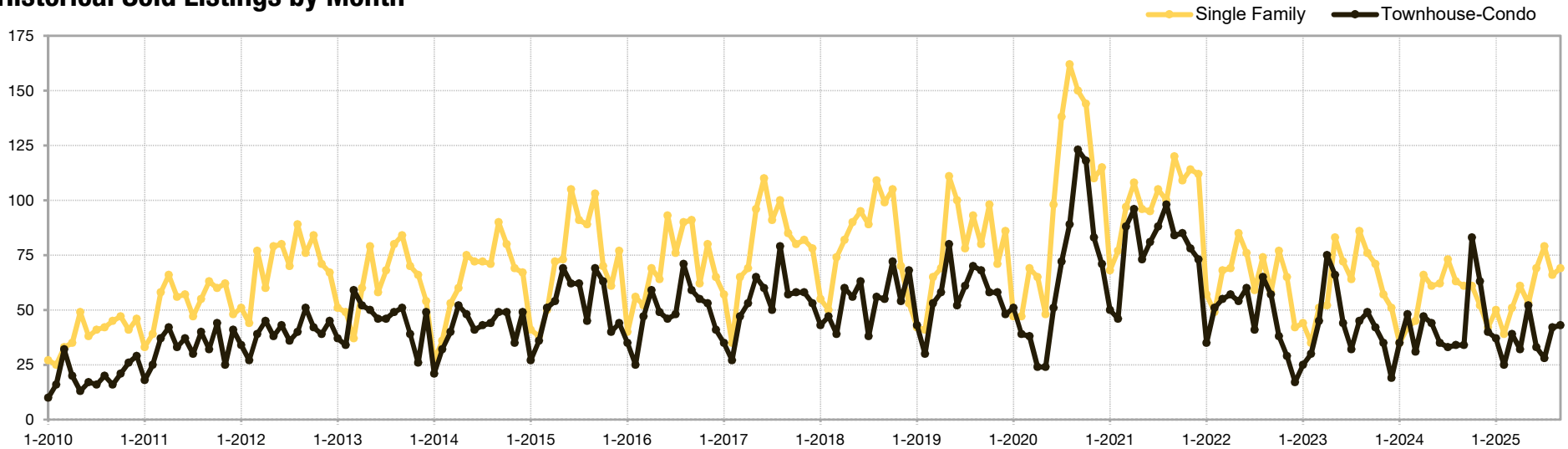


## September



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	79	+8.2%	28	-15.2%
Aug-2025	66	+4.8%	42	+23.5%
<b>Sep-2025</b>	<b>69</b>	<b>+13.1%</b>	<b>43</b>	<b>+26.5%</b>

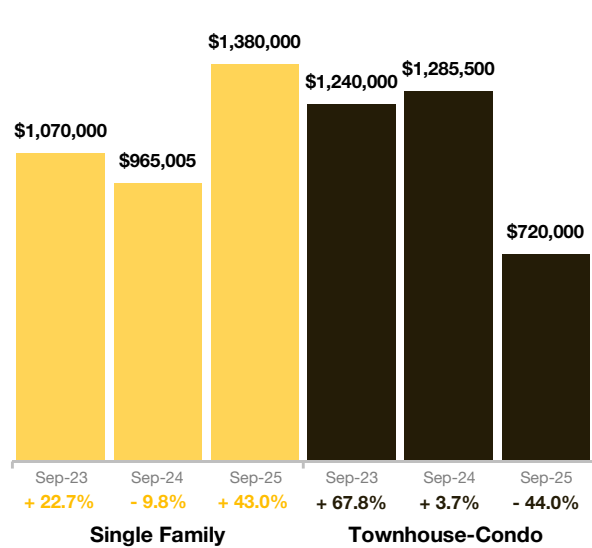
## Historical Sold Listings by Month



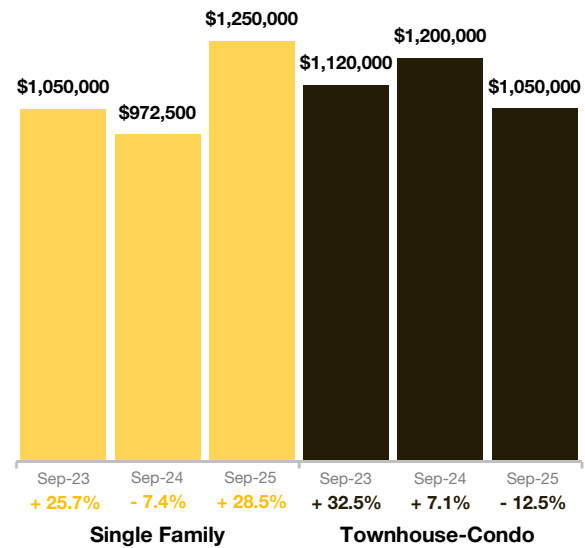
# Median Sales Price



## September

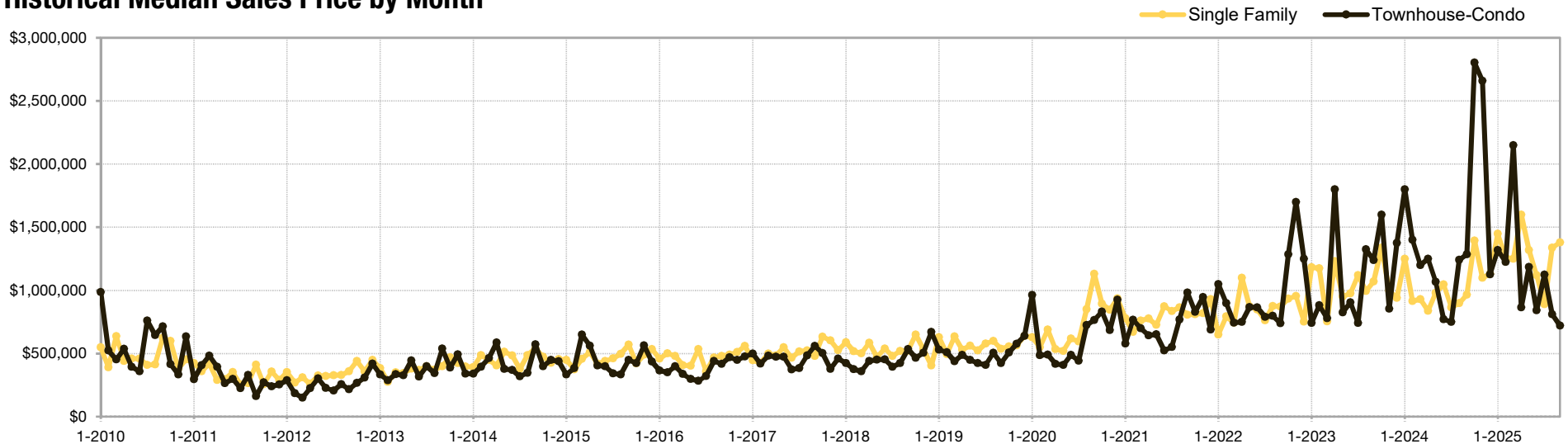


## Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$890,000	+2.9%	\$1,125,500	+50.1%
Aug-2025	\$1,338,250	+48.9%	\$811,313	-34.7%
Sep-2025	\$1,380,000	+43.0%	\$720,000	-44.0%

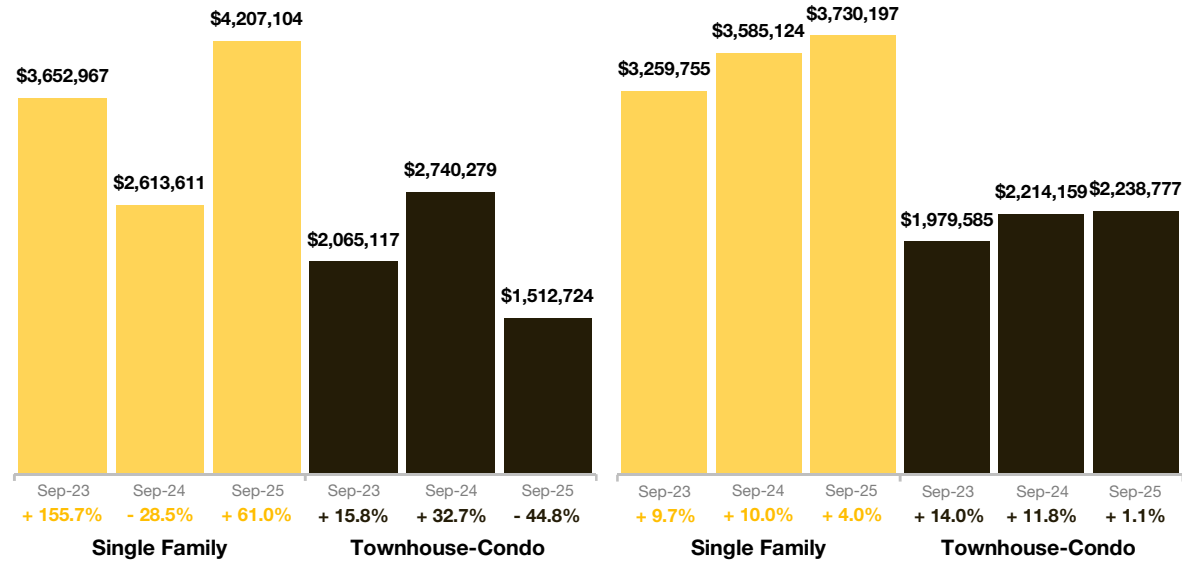
## Historical Median Sales Price by Month



# Average Sales Price

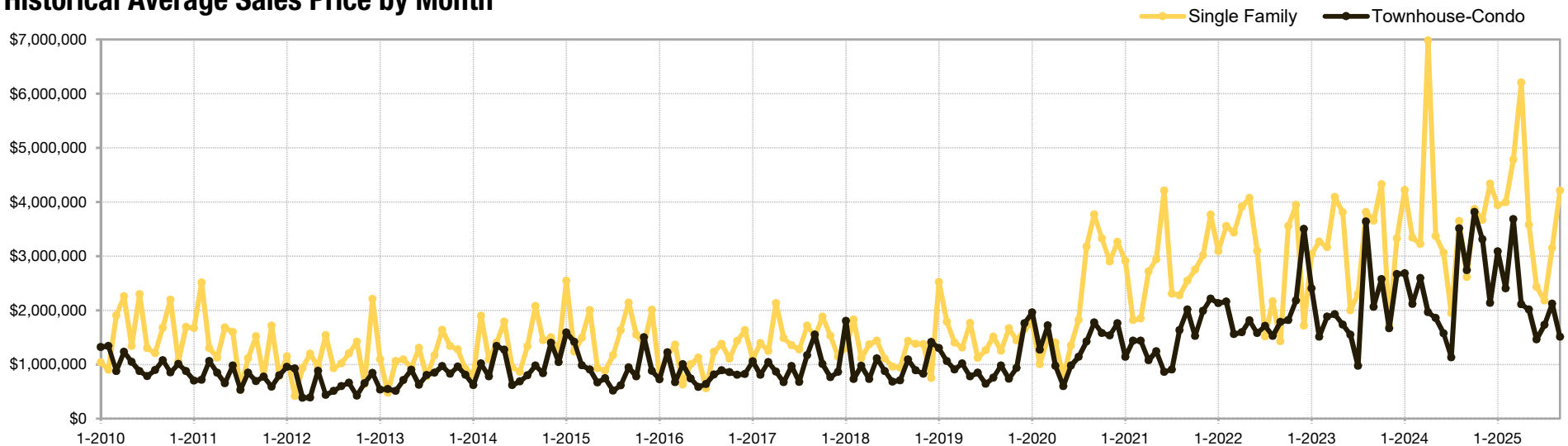


## September



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	\$2,177,684	+11.6%	\$1,729,609	+52.9%
Aug-2025	\$3,148,526	-13.8%	\$2,123,295	-39.5%
<b>Sep-2025</b>	<b>\$4,207,104</b>	<b>+61.0%</b>	<b>\$1,512,724</b>	<b>-44.8%</b>

## Historical Average Sales Price by Month

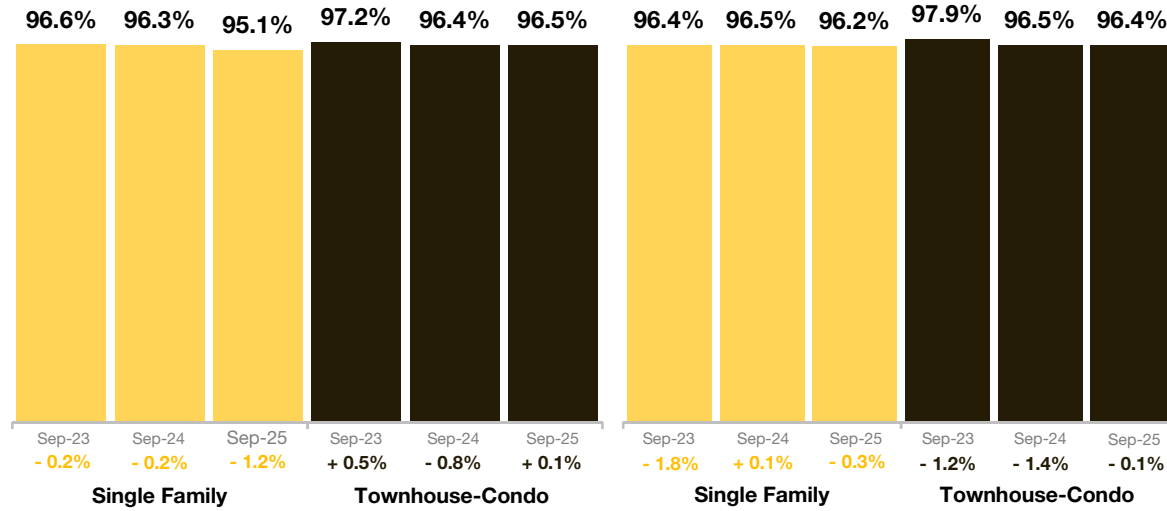


# Percent of List Price Received



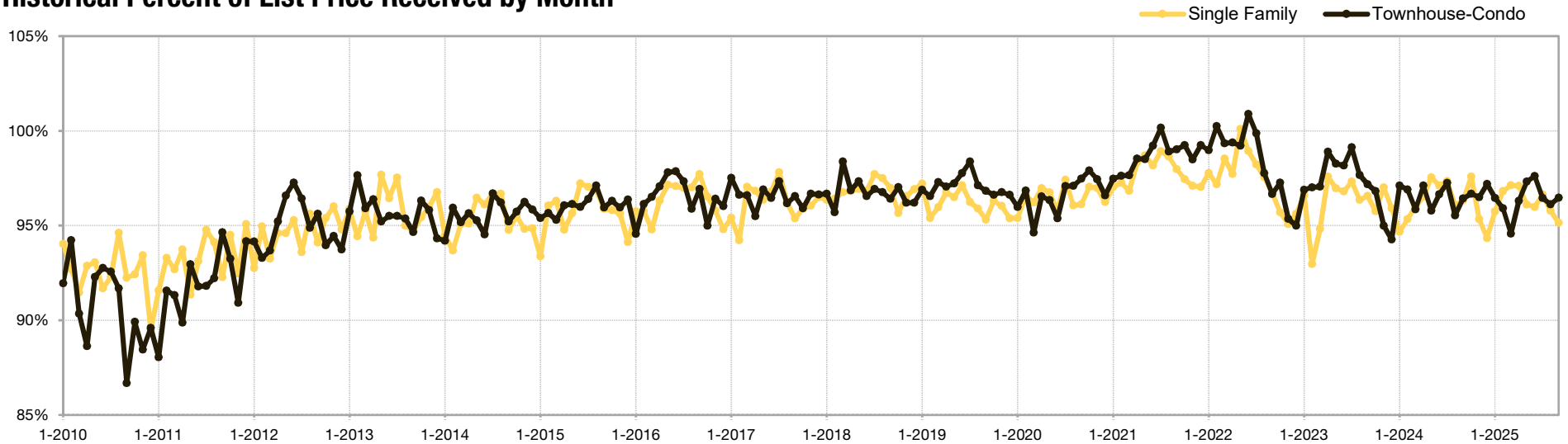
## September

## Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	96.6%	-0.7%	96.5%	-0.8%
Aug-2025	95.8%	-0.3%	96.1%	+0.6%
<b>Sep-2025</b>	<b>95.1%</b>	<b>-1.2%</b>	<b>96.5%</b>	<b>+0.1%</b>

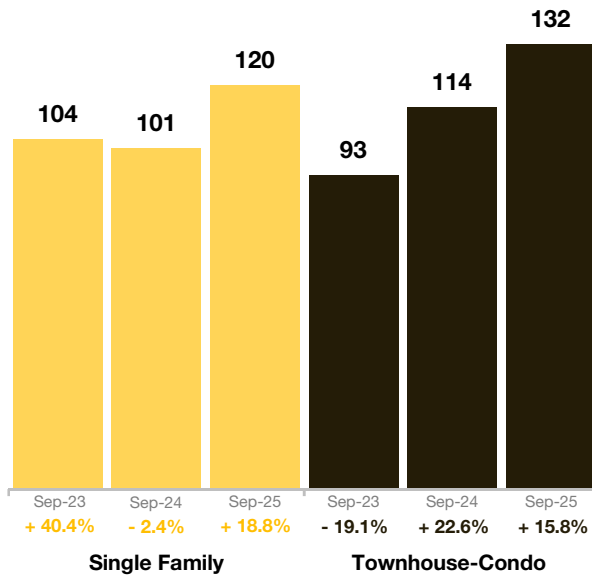
## Historical Percent of List Price Received by Month



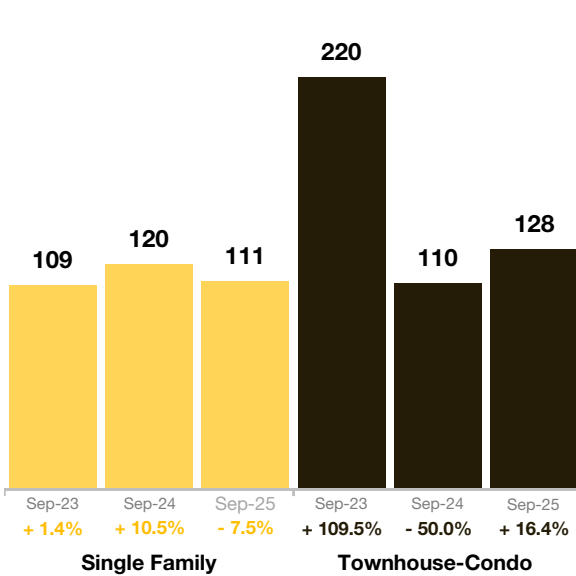
# Days on Market Until Sale



## September

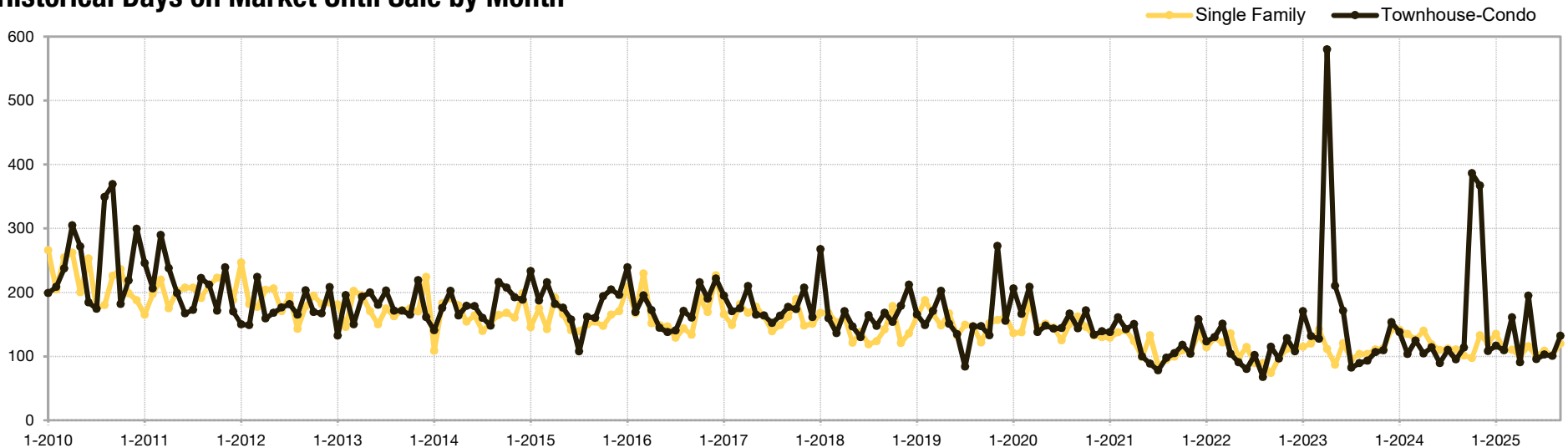


## Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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%
Aug-2025	101	-9.0%	101	+6.3%
Sep-2025	120	+18.8%	132	+15.8%

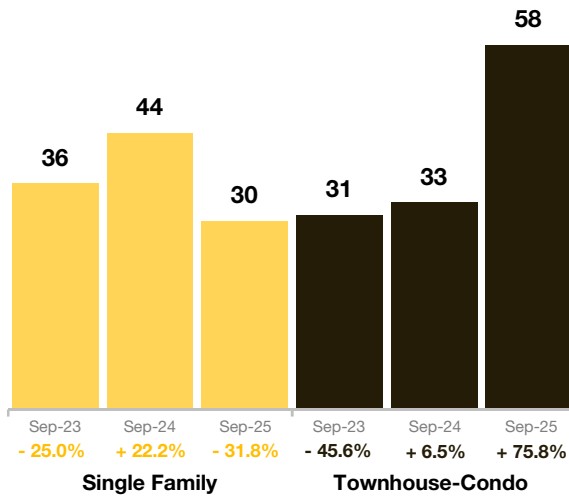
## Historical Days on Market Until Sale by Month



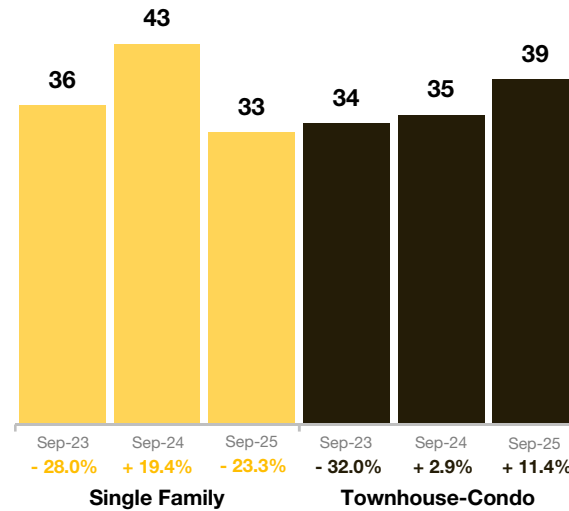
# Housing Affordability Index



## September

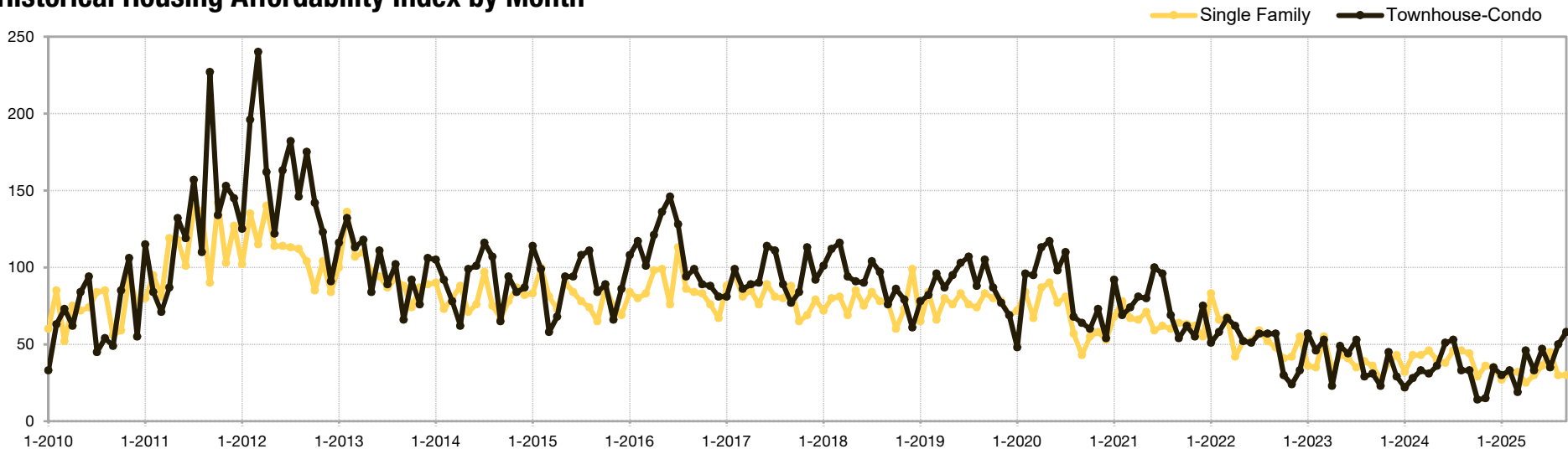


## Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	45	-2.2%	35	-34.0%
Aug-2025	30	-34.8%	50	+51.5%
<b>Sep-2025</b>	<b>30</b>	<b>-31.8%</b>	<b>58</b>	<b>+75.8%</b>

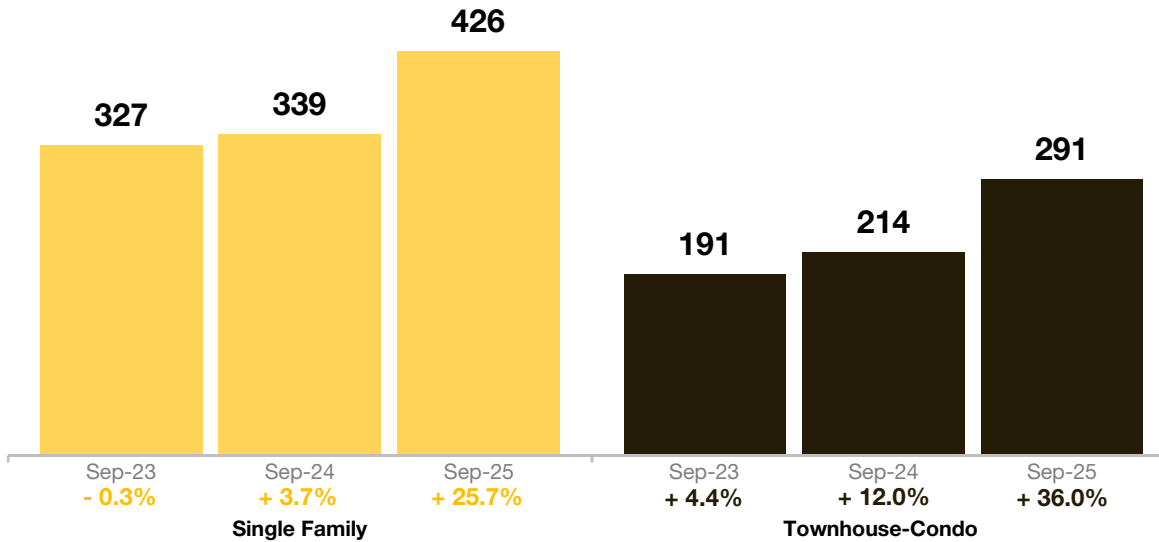
## Historical Housing Affordability Index by Month



# Inventory of Active Listings

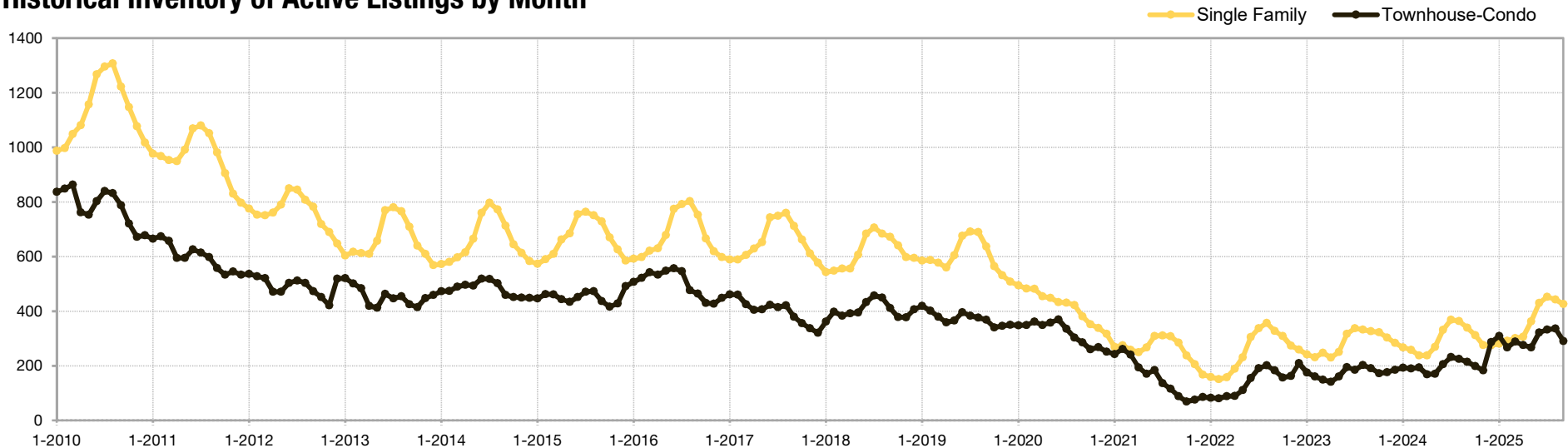


## September



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2024	312	-3.4%	199	+15.0%
Nov-2024	276	-8.9%	183	+4.0%
Dec-2024	275	-3.2%	287	+55.1%
Jan-2025	281	+5.2%	309	+60.1%
Feb-2025	292	+13.2%	267	+40.5%
Mar-2025	301	+26.5%	289	+49.0%
Apr-2025	306	+28.6%	276	+63.3%
May-2025	363	+34.9%	267	+56.1%
Jun-2025	430	+29.5%	322	+56.3%
Jul-2025	453	+22.8%	333	+43.5%
Aug-2025	443	+21.7%	336	+49.3%
Sep-2025	426	+25.7%	291	+36.0%

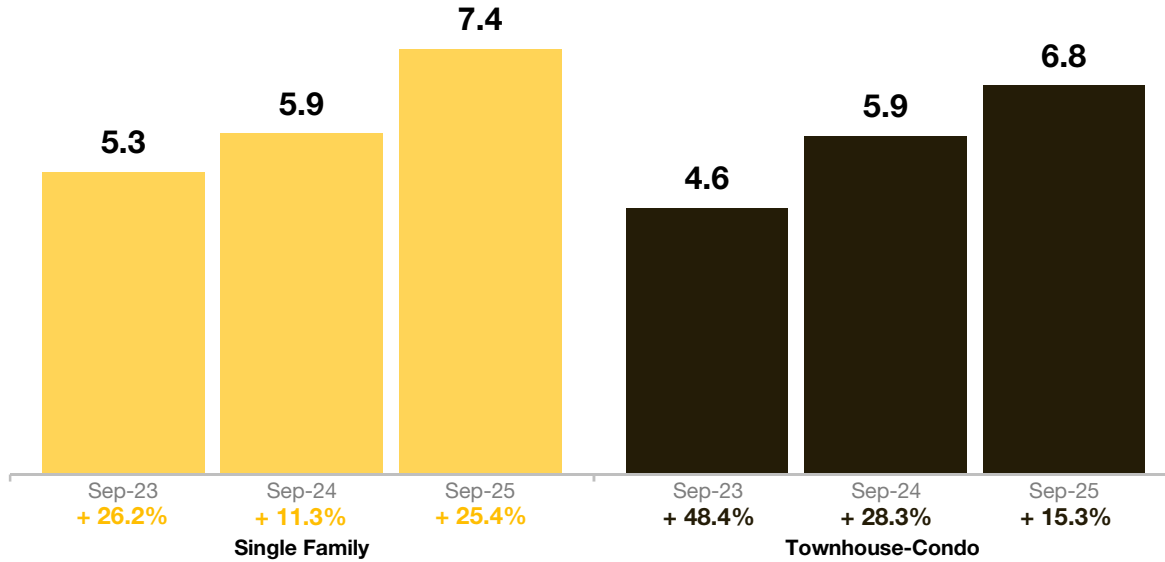
## Historical Inventory of Active Listings by Month



# Months Supply of Inventory

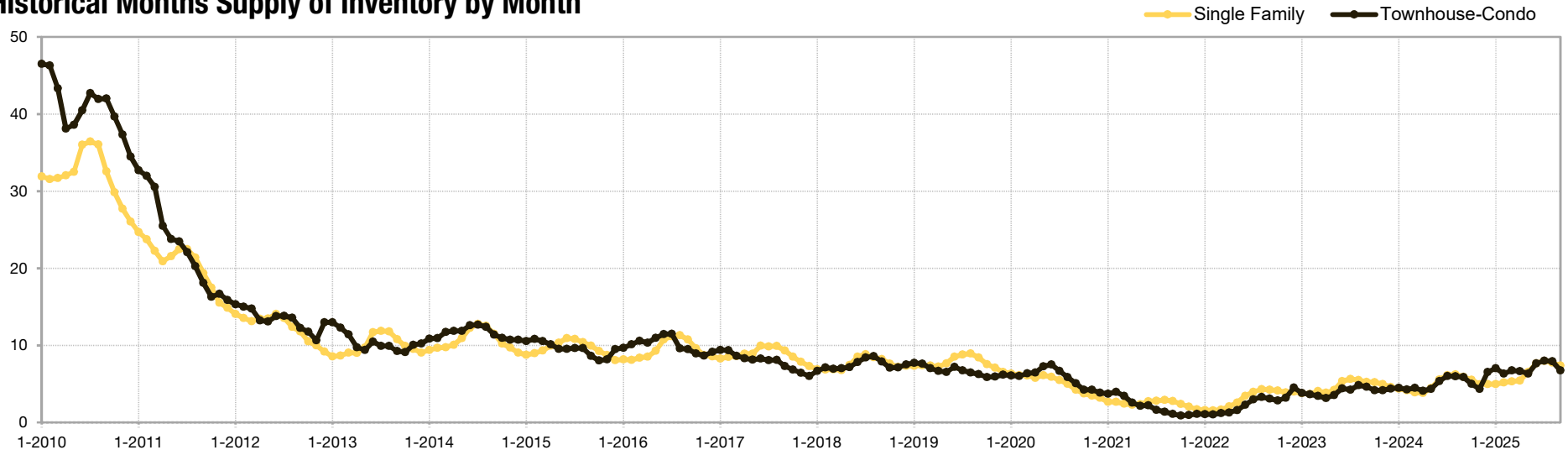


## September



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
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	5.0	+13.6%	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%	7.7	+42.6%
Jul-2025	8.0	+31.1%	8.0	+33.3%
Aug-2025	7.8	+25.8%	7.9	+31.7%
Sep-2025	7.4	+25.4%	6.8	+15.3%

## 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.

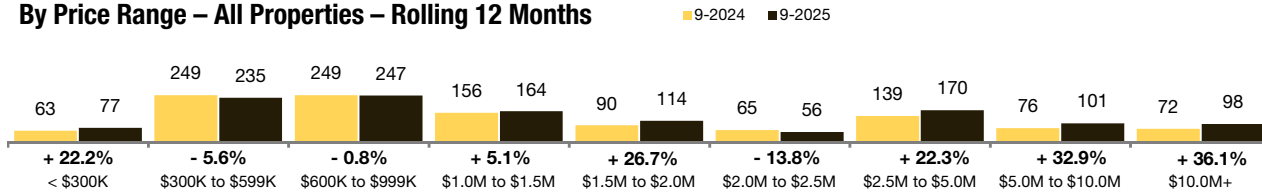
Key Metrics	Historical Sparkbars	9-2024	9-2025	Percent Change	YTD 2024	YTD 2025	Percent Change
<b>New Listings</b>		129	<b>122</b>	- 5.4%	1,374	<b>1,623</b>	+ 18.1%
<b>Pending Sales</b>		116	<b>112</b>	- 3.4%	946	<b>1,033</b>	+ 9.2%
<b>Sold Listings</b>		97	<b>117</b>	+ 20.6%	875	<b>905</b>	+ 3.4%
<b>Median Sales Price</b>		\$1,034,050	<b>\$905,000</b>	- 12.5%	\$1,025,000	<b>\$1,150,000</b>	+ 12.2%
<b>Avg. Sales Price</b>		\$2,606,957	<b>\$3,046,729</b>	+ 16.9%	\$2,997,028	<b>\$3,073,298</b>	+ 2.5%
<b>Pct. of List Price Received</b>		96.1%	<b>95.6%</b>	- 0.5%	96.4%	<b>96.2%</b>	- 0.2%
<b>Days on Market</b>		106	<b>123</b>	+ 16.0%	116	<b>116</b>	0.0%
<b>Affordability Index</b>		41	<b>46</b>	+ 12.2%	41	<b>36</b>	- 12.2%
<b>Active Listings</b>		578	<b>736</b>	+ 27.3%	--	<b>--</b>	--
<b>Months Supply</b>		6.0	<b>7.0</b>	+ 16.7%	--	<b>--</b>	--

# Sold Listings

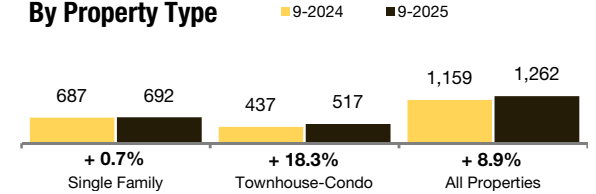
Actual sales that have closed in a given month.



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



## By Property Type



### Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	9-2024	9-2025	Change	9-2024	9-2025	Change
\$299,999 and Below	18	12	- 33.3%	21	24	+ 14.3%
\$300,000 to \$599,999	156	112	- 28.2%	90	113	+ 25.6%
\$600,000 to \$999,999	176	165	- 6.3%	72	82	+ 13.9%
\$1,000,000 to \$1,499,999	88	115	+ 30.7%	68	48	- 29.4%
\$1,500,00 to \$1,999,999	45	69	+ 53.3%	44	45	+ 2.3%
\$2,000,000 to \$2,499,999	35	31	- 11.4%	30	25	- 16.7%
\$2,500,000 to \$4,999,999	68	64	- 5.9%	71	106	+ 49.3%
\$5,000,000 to \$9,999,999	43	46	+ 7.0%	29	55	+ 89.7%
\$10,000,000 and Above	58	78	+ 34.5%	12	19	+ 58.3%
<b>All Price Ranges</b>	<b>687</b>	<b>692</b>	<b>+ 0.7%</b>	<b>437</b>	<b>517</b>	<b>+ 18.3%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	8-2025	9-2025	Change	8-2025	9-2025	Change
\$299,999 and Below	2	5	+ 150.0%	5	4	- 20.0%
\$300,000 to \$599,999	9	9	0.0%	13	15	+ 15.4%
\$600,000 to \$999,999	13	16	+ 23.1%	5	7	+ 40.0%
\$1,000,000 to \$1,499,999	10	10	0.0%	1	3	+ 200.0%
\$1,500,00 to \$1,999,999	5	9	+ 80.0%	4	1	- 75.0%
\$2,000,000 to \$2,499,999	6	3	- 50.0%	1	2	+ 100.0%
\$2,500,000 to \$4,999,999	10	6	- 40.0%	8	9	+ 12.5%
\$5,000,000 to \$9,999,999	5	3	- 40.0%	4	2	- 50.0%
\$10,000,000 and Above	6	8	+ 33.3%	1	0	- 100.0%
<b>All Price Ranges</b>	<b>66</b>	<b>69</b>	<b>+ 4.5%</b>	<b>42</b>	<b>43</b>	<b>+ 2.4%</b>

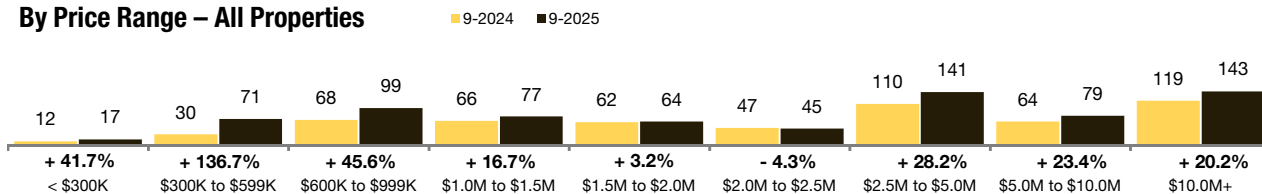
### Year to Date

By Price Range	Single Family			Townhouse-Condo		
	9-2024	9-2025	Change	9-2024	9-2025	Change
\$299,999 and Below	14	10	- 28.6%	18	21	+ 16.7%
\$300,000 to \$599,999	109	85	- 22.0%	75	84	+ 12.0%
\$600,000 to \$999,999	138	129	- 6.5%	51	59	+ 15.7%
\$1,000,000 to \$1,499,999	65	92	+ 41.5%	54	25	- 53.7%
\$1,500,00 to \$1,999,999	34	55	+ 61.8%	33	30	- 9.1%
\$2,000,000 to \$2,499,999	24	27	+ 12.5%	25	19	- 24.0%
\$2,500,000 to \$4,999,999	50	44	- 12.0%	55	60	+ 9.1%
\$5,000,000 to \$9,999,999	30	34	+ 13.3%	21	24	+ 14.3%
\$10,000,000 and Above	44	61	+ 38.6%	9	9	0.0%
<b>All Price Ranges</b>	<b>508</b>	<b>537</b>	<b>+ 5.7%</b>	<b>341</b>	<b>331</b>	<b>- 2.9%</b>

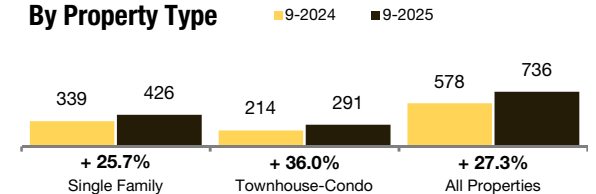
# Inventory of Active Listings

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

## By Price Range – All Properties



## By Property Type



### Compared to Prior Year

By Price Range	Single Family			Townhouse-Condo		
	9-2024	9-2025	Change	9-2024	9-2025	Change
\$299,999 and Below	3	1	- 66.7%	1	6	+ 500.0%
\$300,000 to \$599,999	8	41	+ 412.5%	20	28	+ 40.0%
\$600,000 to \$999,999	37	56	+ 51.4%	27	43	+ 59.3%
\$1,000,000 to \$1,499,999	34	40	+ 17.6%	28	35	+ 25.0%
\$1,500,00 to \$1,999,999	40	41	+ 2.5%	22	23	+ 4.5%
\$2,000,000 to \$2,499,999	22	18	- 18.2%	24	24	0.0%
\$2,500,000 to \$4,999,999	46	68	+ 47.8%	62	73	+ 17.7%
\$5,000,000 to \$9,999,999	52	43	- 17.3%	12	36	+ 200.0%
\$10,000,000 and Above	97	118	+ 21.6%	18	23	+ 27.8%
<b>All Price Ranges</b>	<b>339</b>	<b>426</b>	<b>+ 25.7%</b>	<b>214</b>	<b>291</b>	<b>+ 36.0%</b>

### Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	8-2025	9-2025	Change	8-2025	9-2025	Change
\$299,999 and Below	3	1	- 66.7%	9	6	- 33.3%
\$300,000 to \$599,999	35	41	+ 17.1%	31	28	- 9.7%
\$600,000 to \$999,999	62	56	- 9.7%	44	43	- 2.3%
\$1,000,000 to \$1,499,999	33	40	+ 21.2%	39	35	- 10.3%
\$1,500,00 to \$1,999,999	43	41	- 4.7%	30	23	- 23.3%
\$2,000,000 to \$2,499,999	18	18	0.0%	26	24	- 7.7%
\$2,500,000 to \$4,999,999	74	68	- 8.1%	89	73	- 18.0%
\$5,000,000 to \$9,999,999	44	43	- 2.3%	43	36	- 16.3%
\$10,000,000 and Above	131	118	- 9.9%	25	23	- 8.0%
<b>All Price Ranges</b>	<b>443</b>	<b>426</b>	<b>- 3.8%</b>	<b>336</b>	<b>291</b>	<b>- 13.4%</b>

### Year to Date

Property Type	9-2024	9-2025	Change
Single Family	339	426	+ 25.7%
Townhouse-Condo	214	291	+ 36.0%

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.