

Monthly Indicators



August 2021

Percent changes calculated using year-over-year comparisons.

New Listings were down 34.6 percent for single family homes and 17.3 percent for townhouse-condo properties. Pending Sales landed at 613 for single family homes and 211 for townhouse-condo properties.

The Median Sales Price was up 19.0 percent to \$720,000 for single family homes and 18.1 percent to \$460,000 for townhouse-condo properties. Days on Market decreased 35.0 percent for single family homes and 34.7 percent for townhouse-condo properties.

In new construction, home builders continue to struggle to meet buyer demand, as housing starts nationwide dropped 7% last month, according to the Commerce Department. Single-family home construction declined 4.5%, and multi-family home construction, which includes condos and apartment buildings, was also down, falling by 13%. Labor shortages, rising material costs, and supply-chain setbacks continue to challenge builders, with some projects temporarily paused due to availability and cost of materials.

Activity Snapshot

- 39.2% **+ 15.3%** **- 33.3%**

One-Year Change in Sold Listings All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Days on Market All Properties
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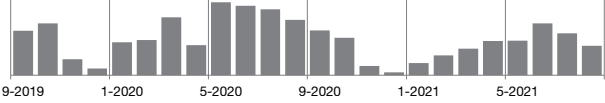
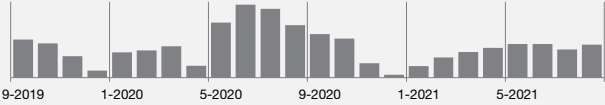
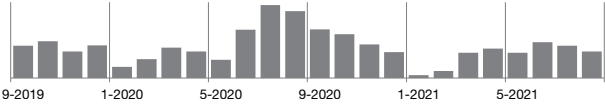
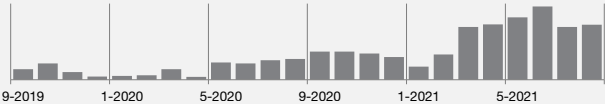
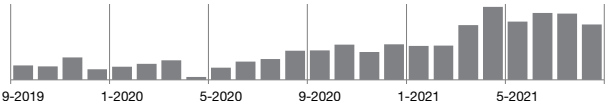
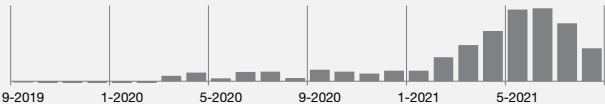
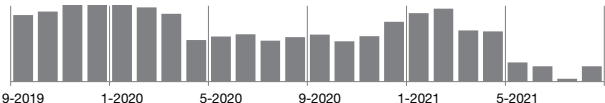
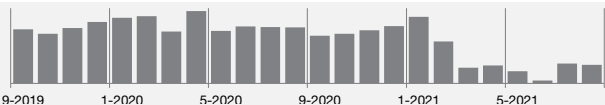
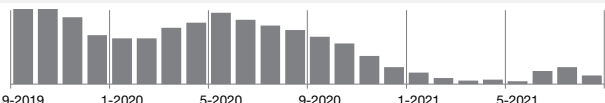
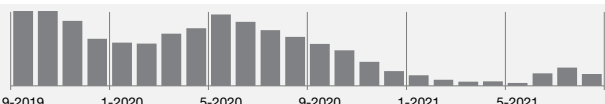
Residential real estate activity in the cities of Boulder, Broomfield, Louisville, Lafayette, Superior, Lyons, Niwot, Frederick, Firestone, Eire, Mead, Nederland and Jamestown composed of single-family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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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	8-2020	8-2021	Percent Change	YTD-2020	YTD-2021	Percent Change
New Listings		891	583	- 34.6%	6,866	4,851	- 29.3%
Pending / Under Contract		805	613	- 23.9%	5,707	4,443	- 22.1%
Sold Listings		957	549	- 42.6%	5,223	4,122	- 21.1%
Median Sales Price		\$605,000	\$720,000	+ 19.0%	\$580,000	\$713,000	+ 22.9%
Average Sales Price		\$761,539	\$887,607	+ 16.6%	\$707,733	\$901,517	+ 27.4%
Pct. of List Price Received		99.3%	102.0%	+ 2.7%	99.4%	103.5%	+ 4.1%
Days on Market Until Sale		40	26	- 35.0%	44	34	- 22.7%
Housing Affordability Index		66	54	- 18.2%	68	55	- 19.1%
Inventory of Active Listings		1,224	501	- 59.1%	--	--	--
Months Supply of Inventory		1.9	0.9	- 52.6%	--	--	--

Townhouse-Condo Market Overview

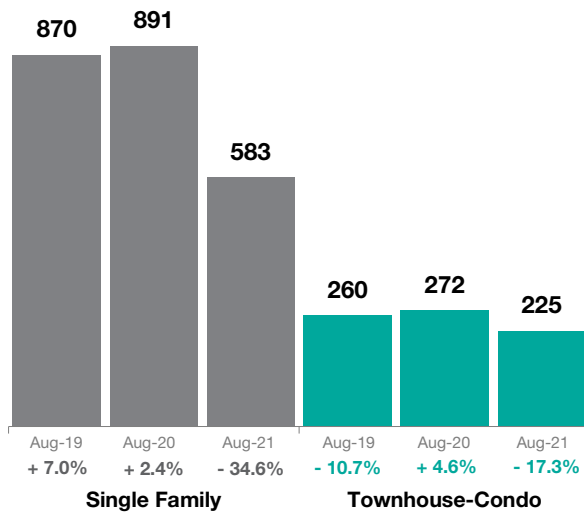


Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

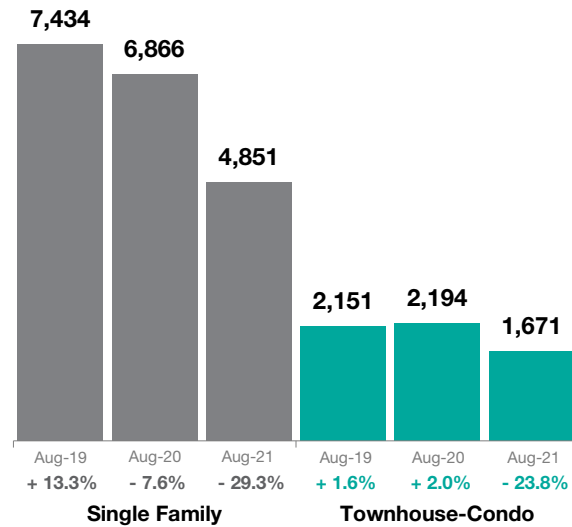
Key Metrics	Historical Sparkbars	8-2020	8-2021	Percent Change	YTD-2020	YTD-2021	Percent Change
New Listings		272	225	- 17.3%	2,194	1,671	- 23.8%
Pending / Under Contract		237	211	- 11.0%	1,588	1,561	- 1.7%
Sold Listings		272	199	- 26.8%	1,449	1,460	+ 0.8%
Median Sales Price		\$389,450	\$460,000	+ 18.1%	\$405,000	\$458,500	+ 13.2%
Average Sales Price		\$450,695	\$534,065	+ 18.5%	\$469,810	\$520,989	+ 10.9%
Pct. of List Price Received		98.8%	100.9%	+ 2.1%	99.0%	101.4%	+ 2.4%
Days on Market Until Sale		49	32	- 34.7%	52	45	- 13.5%
Housing Affordability Index		102	85	- 16.7%	98	85	- 13.3%
Inventory of Active Listings		486	192	- 60.5%	--	--	--
Months Supply of Inventory		2.8	1.0	- 64.3%	--	--	--

New Listings

August

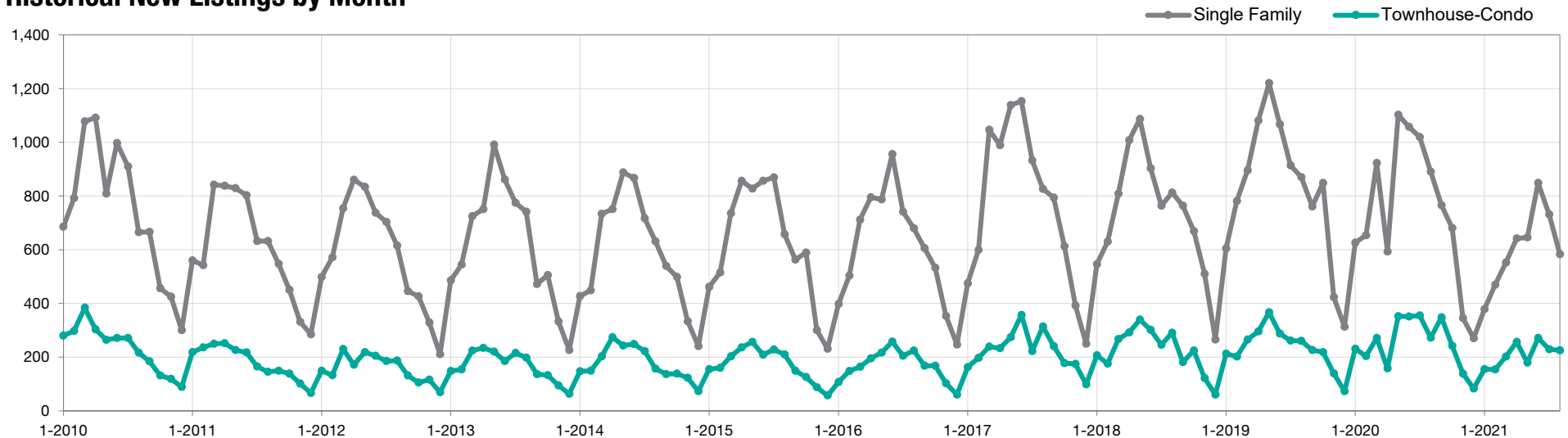


Year to Date



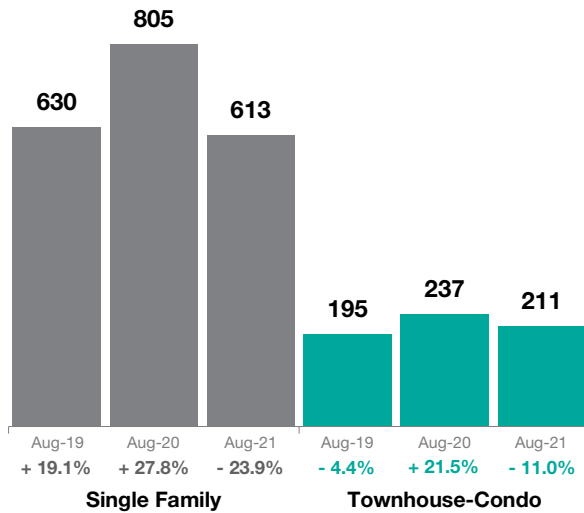
New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2020	766	+0.7%	348	+54.0%
Oct-2020	681	-19.8%	242	+11.0%
Nov-2020	345	-18.4%	138	-0.7%
Dec-2020	270	-13.7%	83	+13.7%
Jan-2021	378	-39.6%	155	-32.9%
Feb-2021	469	-28.3%	154	-24.5%
Mar-2021	552	-40.2%	202	-25.5%
Apr-2021	642	+8.3%	256	+62.0%
May-2021	646	-41.4%	179	-49.1%
Jun-2021	849	-19.8%	271	-22.8%
Jul-2021	732	-28.2%	229	-35.5%
Aug-2021	583	-34.6%	225	-17.3%

Historical New Listings by Month

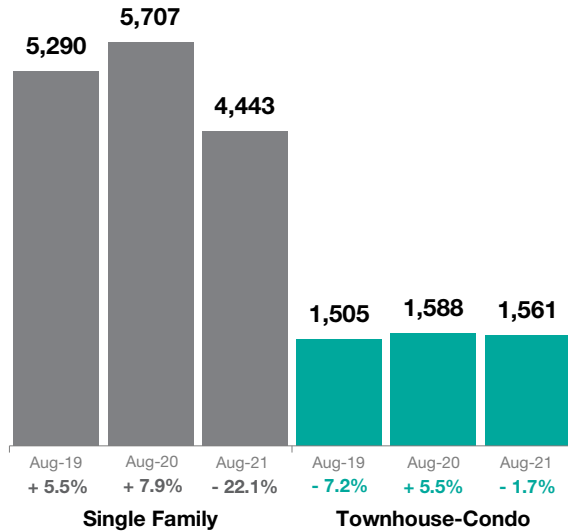


Pending / Under Contract

August

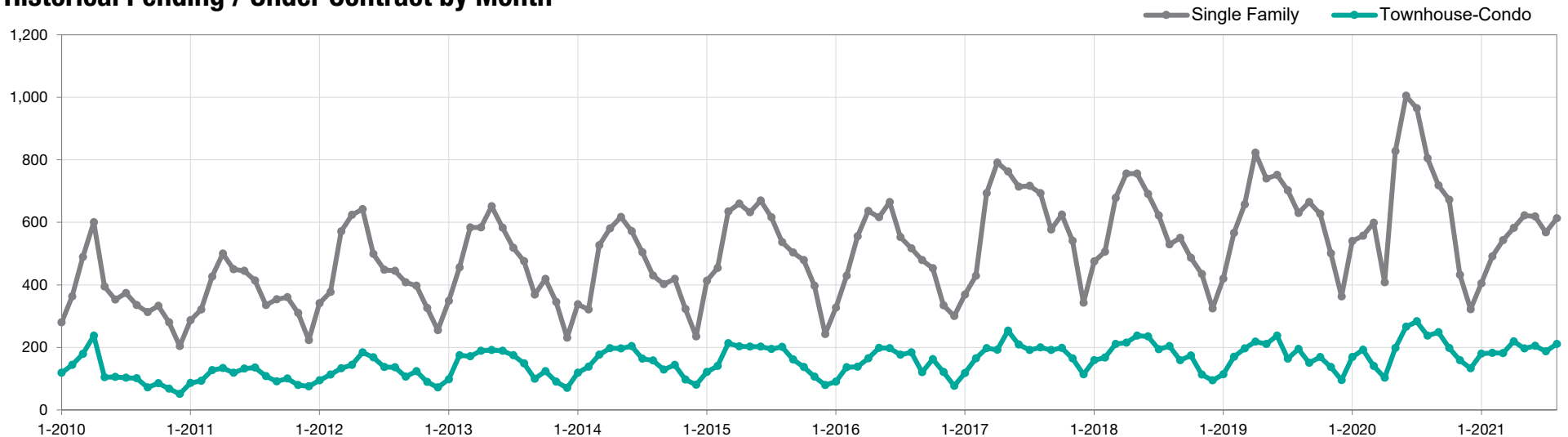


Year to Date



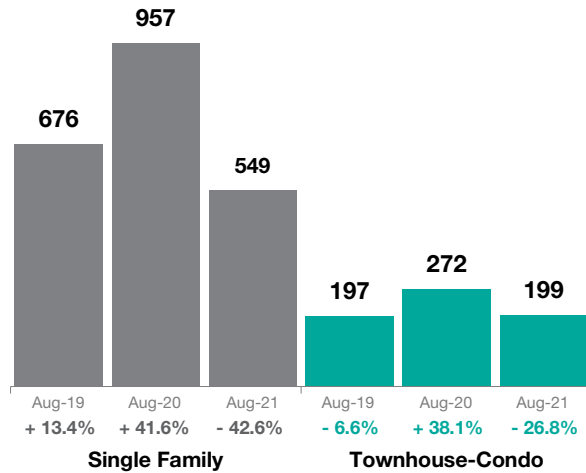
Pending / Under Contract	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2020	718	+8.0%	248	+65.3%
Oct-2020	672	+7.2%	198	+17.2%
Nov-2020	432	-13.8%	159	+16.1%
Dec-2020	322	-11.3%	133	+40.0%
Jan-2021	405	-25.0%	180	+6.5%
Feb-2021	491	-11.8%	182	-5.2%
Mar-2021	543	-9.3%	181	+29.3%
Apr-2021	582	+42.6%	219	+112.6%
May-2021	622	-24.9%	196	-1.0%
Jun-2021	619	-38.4%	205	-22.9%
Jul-2021	568	-41.1%	187	-33.9%
Aug-2021	613	-23.9%	211	-11.0%

Historical Pending / Under Contract by Month

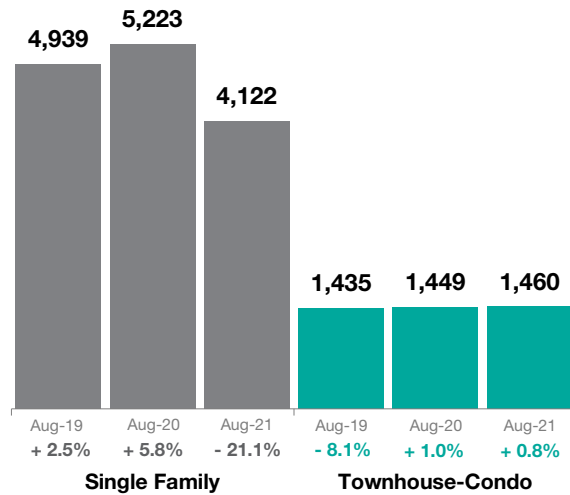


Sold Listings

August

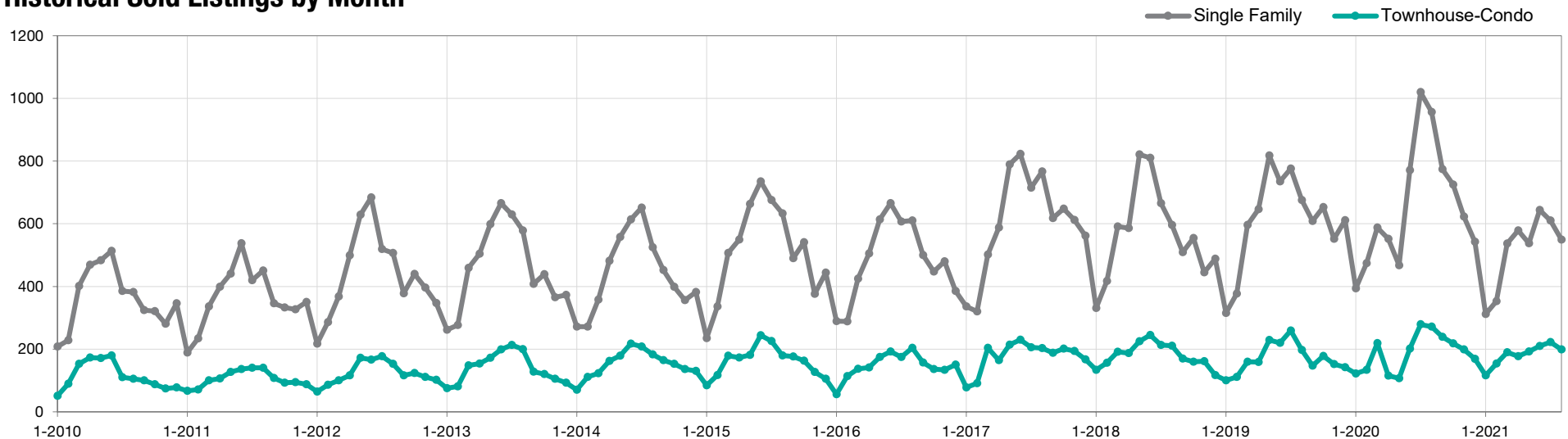


Year to Date



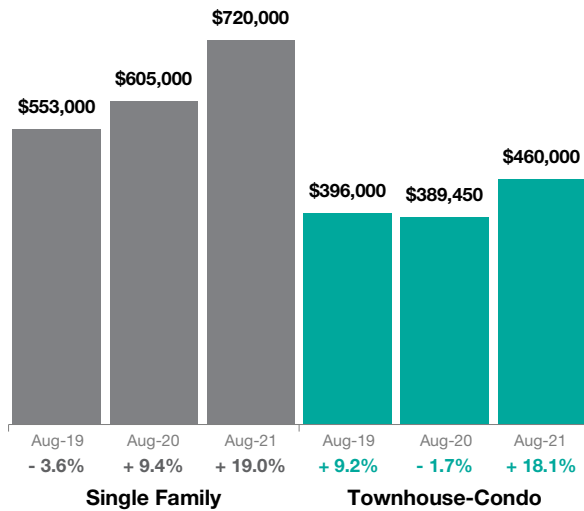
Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2020	774	+27.1%	239	+62.6%
Oct-2020	725	+11.0%	218	+22.5%
Nov-2020	623	+12.9%	199	+30.9%
Dec-2020	543	-11.1%	169	+19.0%
Jan-2021	312	-20.8%	116	-4.9%
Feb-2021	353	-25.5%	154	+14.9%
Mar-2021	537	-8.7%	190	-13.2%
Apr-2021	579	+4.9%	177	+53.9%
May-2021	538	+15.2%	192	+79.4%
Jun-2021	644	-16.5%	210	+4.5%
Jul-2021	610	-40.2%	222	-20.4%
Aug-2021	549	-42.6%	199	-26.8%

Historical Sold Listings by Month

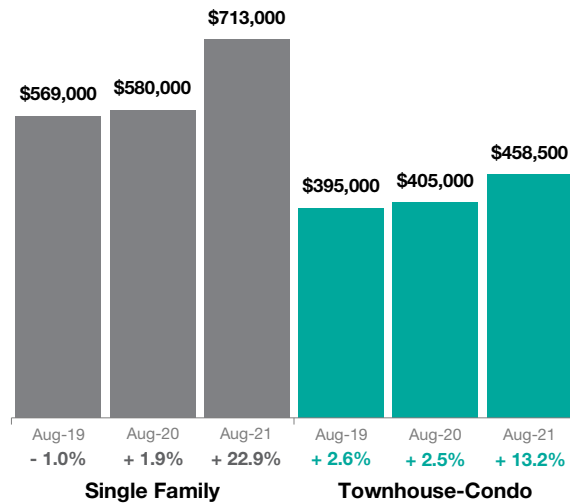


Median Sales Price

August

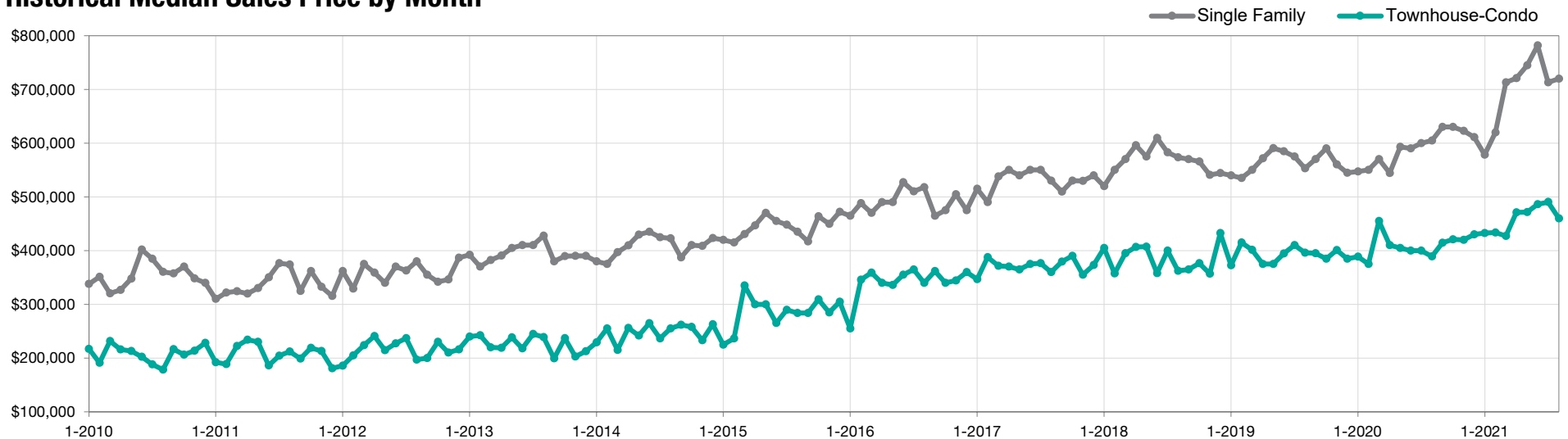


Year to Date



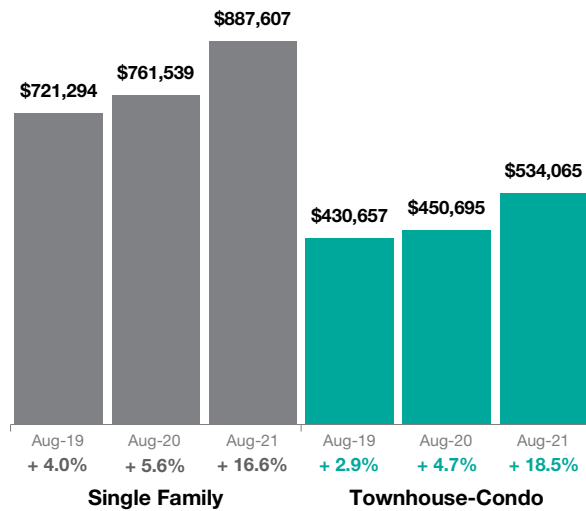
Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2020	\$630,000	+10.5%	\$414,600	+5.0%
Oct-2020	\$630,000	+6.8%	\$421,000	+9.4%
Nov-2020	\$623,000	+11.2%	\$420,000	+4.8%
Dec-2020	\$611,000	+12.1%	\$430,000	+11.7%
Jan-2021	\$578,563	+5.7%	\$432,500	+11.3%
Feb-2021	\$620,000	+12.7%	\$433,500	+15.6%
Mar-2021	\$713,182	+25.1%	\$427,500	-6.0%
Apr-2021	\$721,000	+32.5%	\$470,965	+14.9%
May-2021	\$745,000	+25.6%	\$471,710	+16.5%
Jun-2021	\$782,000	+32.5%	\$486,455	+21.6%
Jul-2021	\$713,000	+18.8%	\$490,500	+22.6%
Aug-2021	\$720,000	+19.0%	\$460,000	+18.1%

Historical Median Sales Price by Month

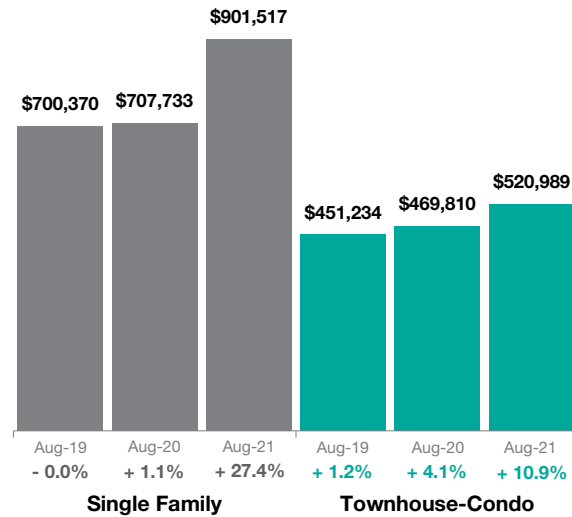


Average Sales Price

August

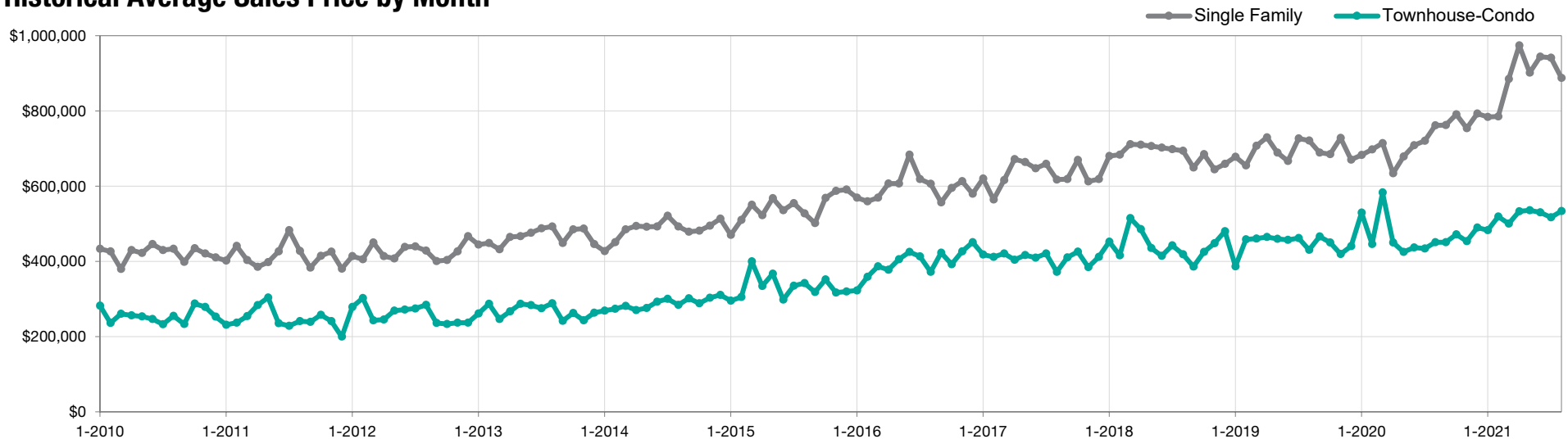


Year to Date



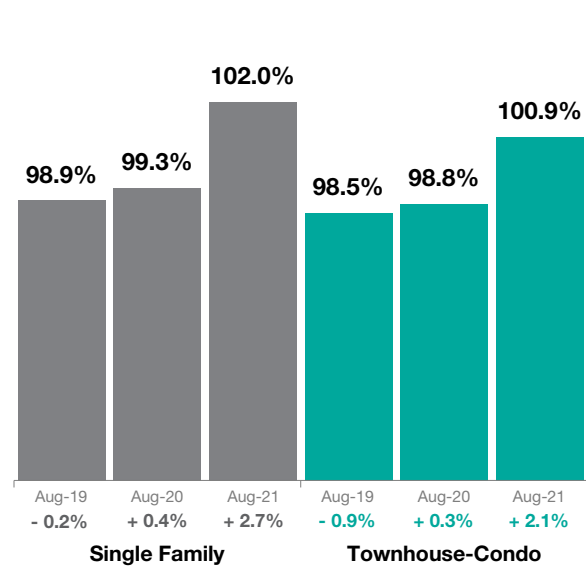
Average Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2020	\$762,002	+10.6%	\$450,678	-3.3%
Oct-2020	\$790,808	+15.4%	\$471,501	+4.7%
Nov-2020	\$754,305	+3.6%	\$453,551	+8.2%
Dec-2020	\$792,704	+18.3%	\$489,959	+11.3%
Jan-2021	\$783,619	+14.8%	\$483,132	-8.8%
Feb-2021	\$785,191	+12.5%	\$518,916	+16.4%
Mar-2021	\$885,290	+23.9%	\$500,358	-14.2%
Apr-2021	\$974,229	+53.7%	\$533,344	+18.6%
May-2021	\$901,638	+32.9%	\$535,720	+26.1%
Jun-2021	\$944,170	+33.3%	\$529,984	+21.4%
Jul-2021	\$941,785	+30.7%	\$517,047	+19.0%
Aug-2021	\$887,607	+16.6%	\$534,065	+18.5%

Historical Average Sales Price by Month

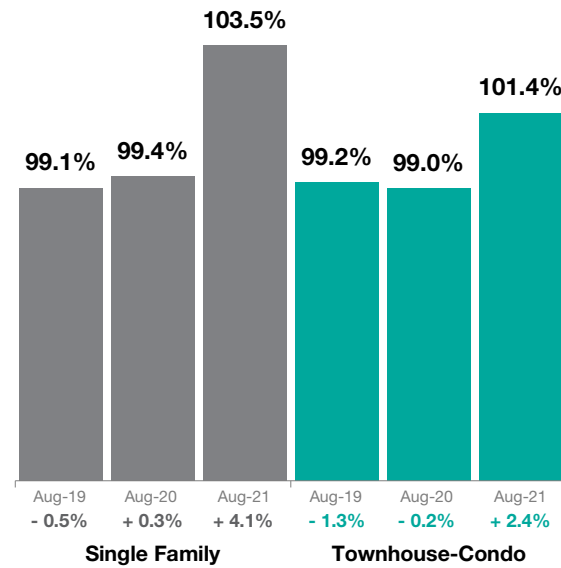


Percent of List Price Received

August

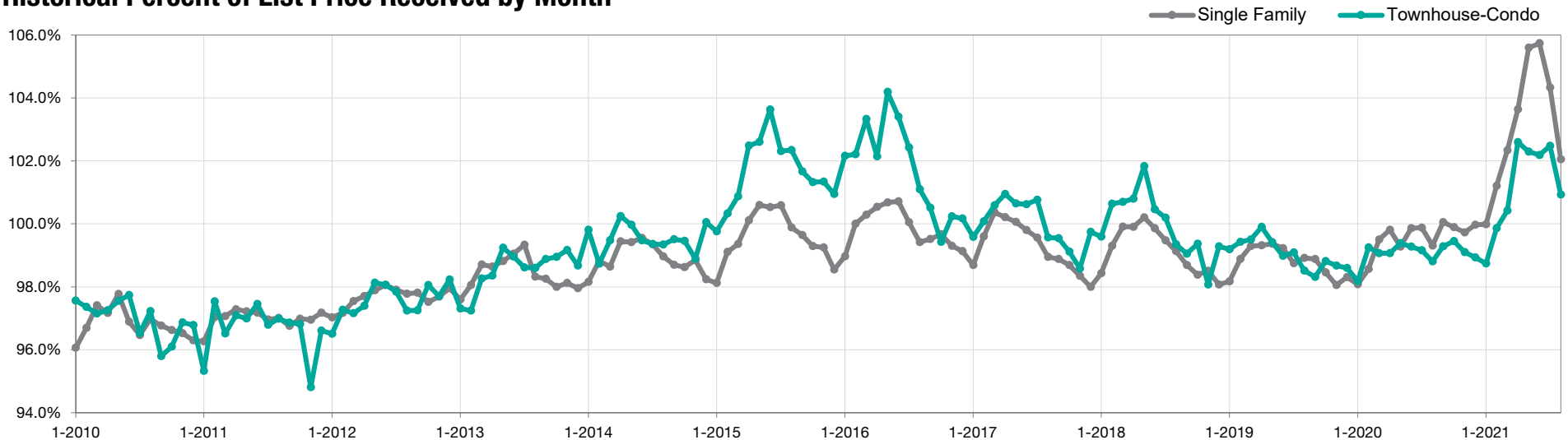


Year to Date



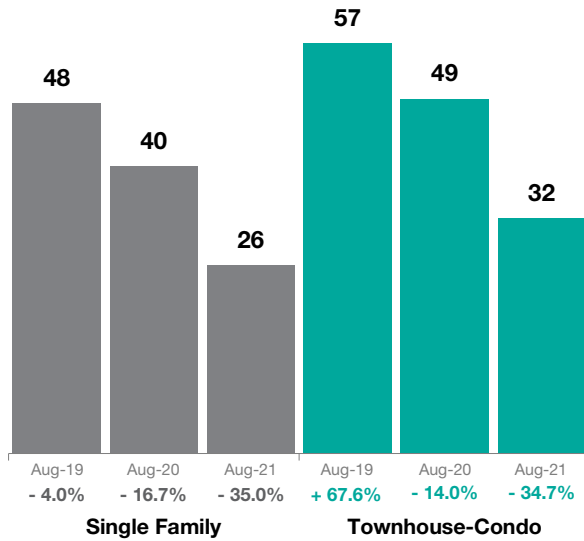
Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2020	100.1%	+1.2%	99.3%	+1.0%
Oct-2020	99.9%	+1.4%	99.5%	+0.7%
Nov-2020	99.7%	+1.6%	99.1%	+0.4%
Dec-2020	100.0%	+1.7%	98.9%	+0.3%
Jan-2021	100.0%	+1.9%	98.7%	+0.5%
Feb-2021	101.2%	+2.6%	99.9%	+0.7%
Mar-2021	102.3%	+2.8%	100.4%	+1.3%
Apr-2021	103.6%	+3.8%	102.6%	+3.5%
May-2021	105.6%	+6.3%	102.3%	+2.9%
Jun-2021	105.7%	+5.8%	102.2%	+2.9%
Jul-2021	104.3%	+4.4%	102.5%	+3.3%
Aug-2021	102.0%	+2.7%	100.9%	+2.1%

Historical Percent of List Price Received by Month

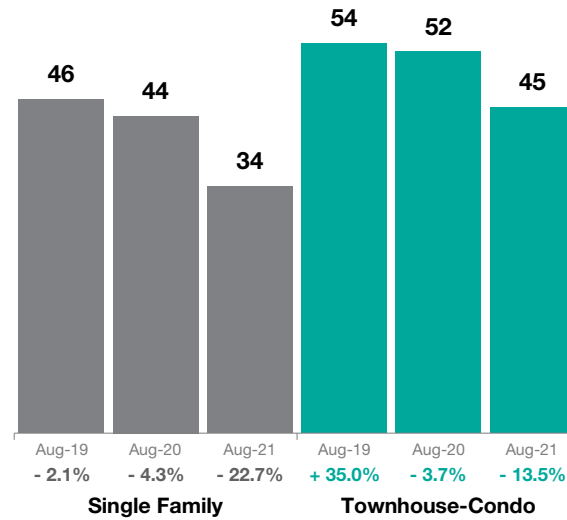


Days on Market Until Sale

August

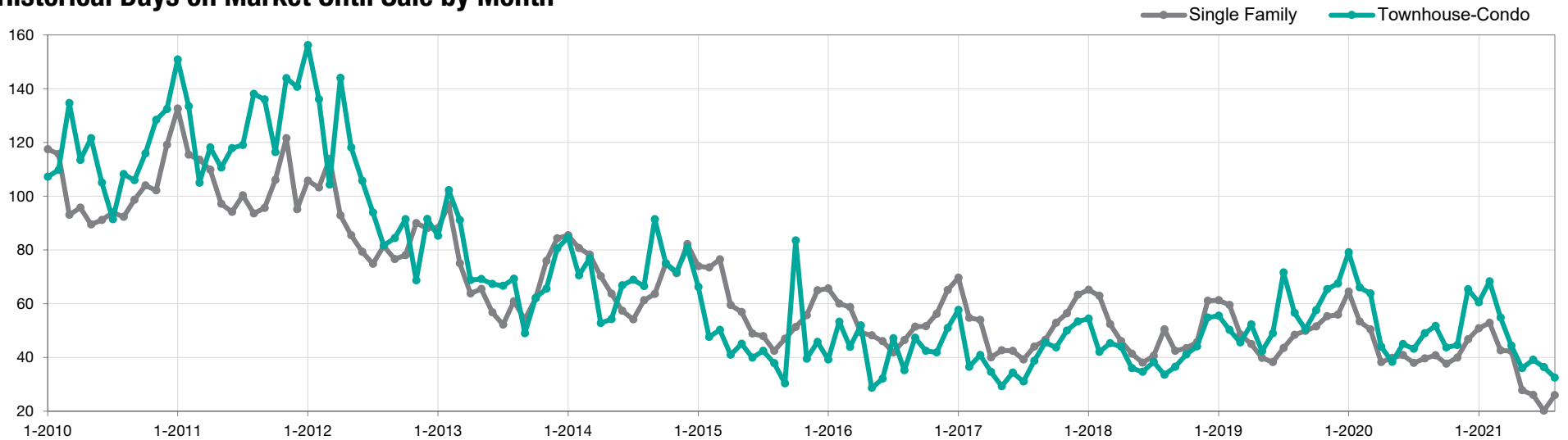


Year to Date



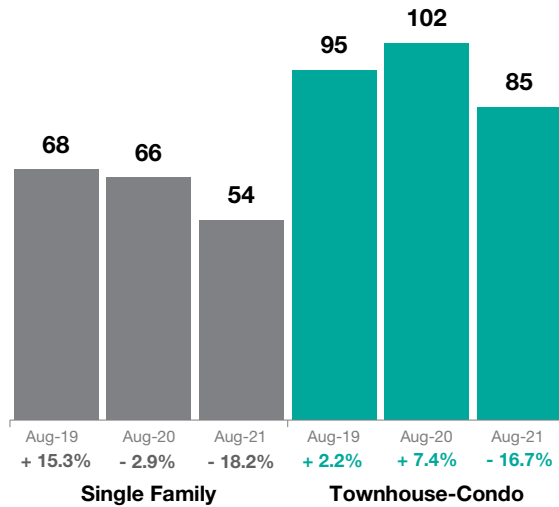
Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2020	41	-18.0%	52	+4.0%
Oct-2020	38	-25.5%	44	-24.1%
Nov-2020	40	-27.3%	45	-30.8%
Dec-2020	47	-16.1%	65	-4.4%
Jan-2021	51	-20.3%	61	-22.8%
Feb-2021	53	0.0%	68	+3.0%
Mar-2021	43	-14.0%	55	-14.1%
Apr-2021	42	+10.5%	44	0.0%
May-2021	28	-30.0%	36	-5.3%
Jun-2021	26	-36.6%	39	-13.3%
Jul-2021	20	-47.4%	36	-16.3%
Aug-2021	26	-35.0%	32	-34.7%

Historical Days on Market Until Sale by Month

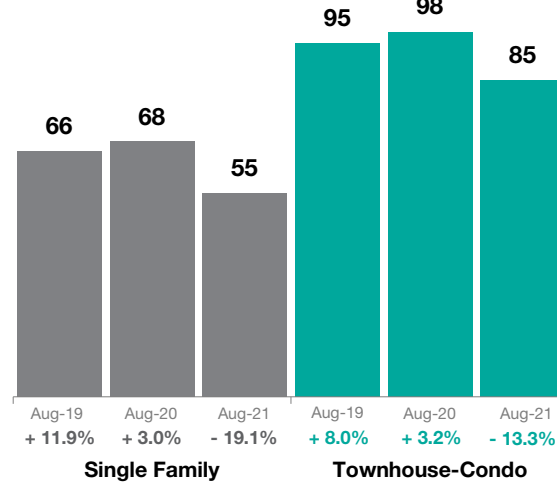


Housing Affordability Index

August

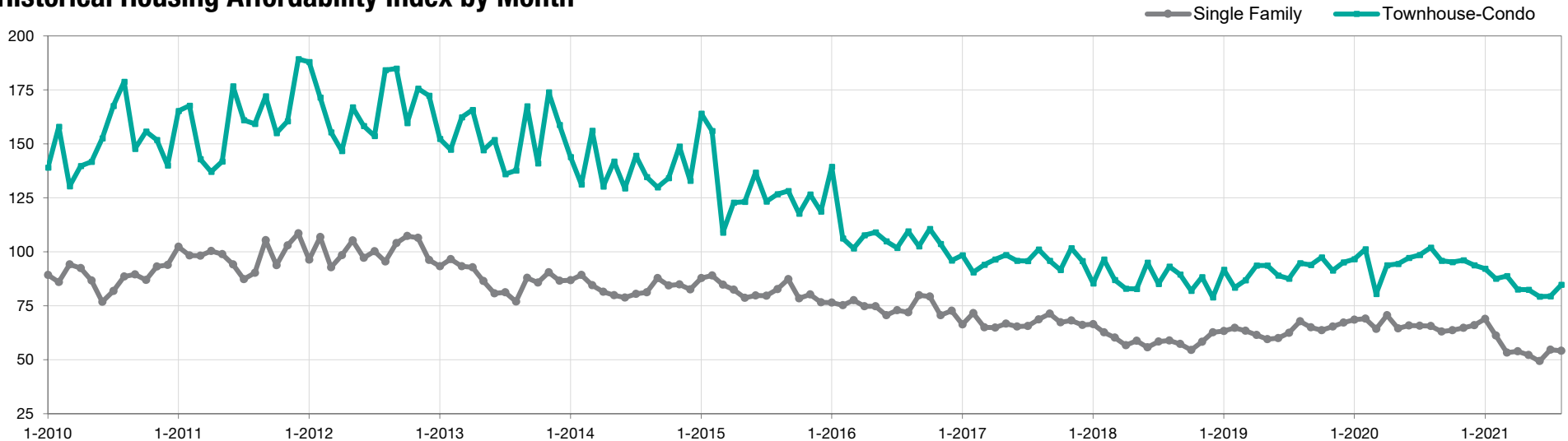


Year to Date



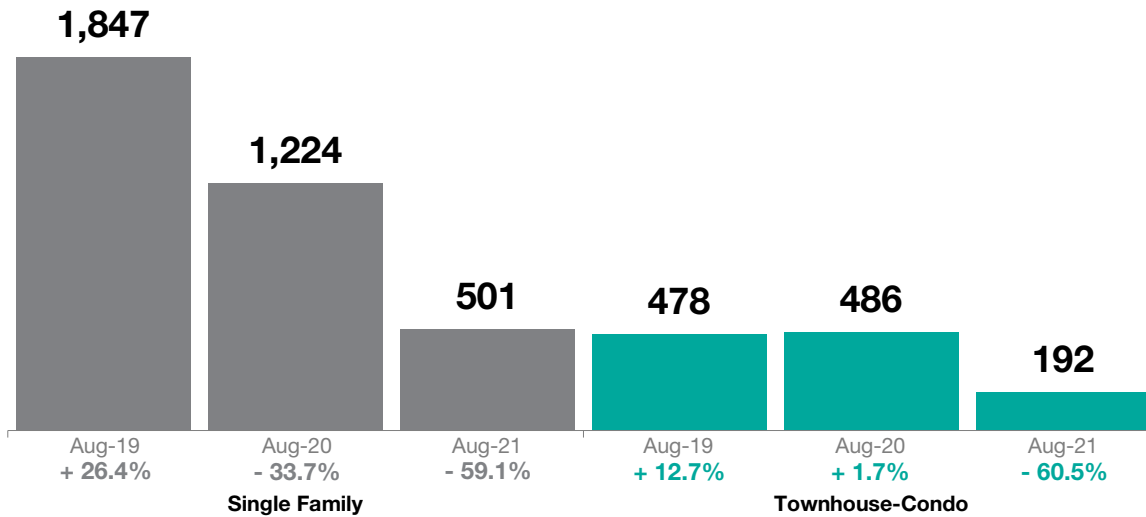
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2020	63	-3.1%	96	+2.1%
Oct-2020	64	0.0%	95	-2.1%
Nov-2020	65	0.0%	96	+5.5%
Dec-2020	66	-1.5%	94	-1.1%
Jan-2021	69	0.0%	92	-5.2%
Feb-2021	61	-11.6%	88	-12.9%
Mar-2021	53	-17.2%	89	+9.9%
Apr-2021	54	-23.9%	83	-11.7%
May-2021	52	-18.8%	82	-12.8%
Jun-2021	49	-25.8%	79	-18.6%
Jul-2021	55	-16.7%	79	-20.2%
Aug-2021	54	-18.2%	85	-16.7%

Historical Housing Affordability Index by Month



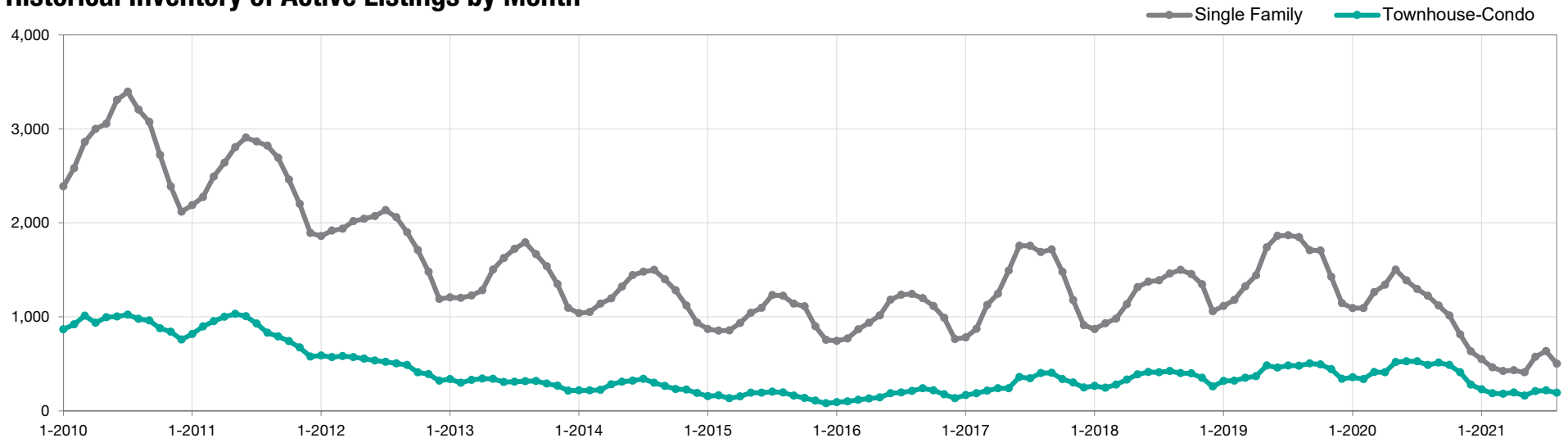
Inventory of Active Listings

August



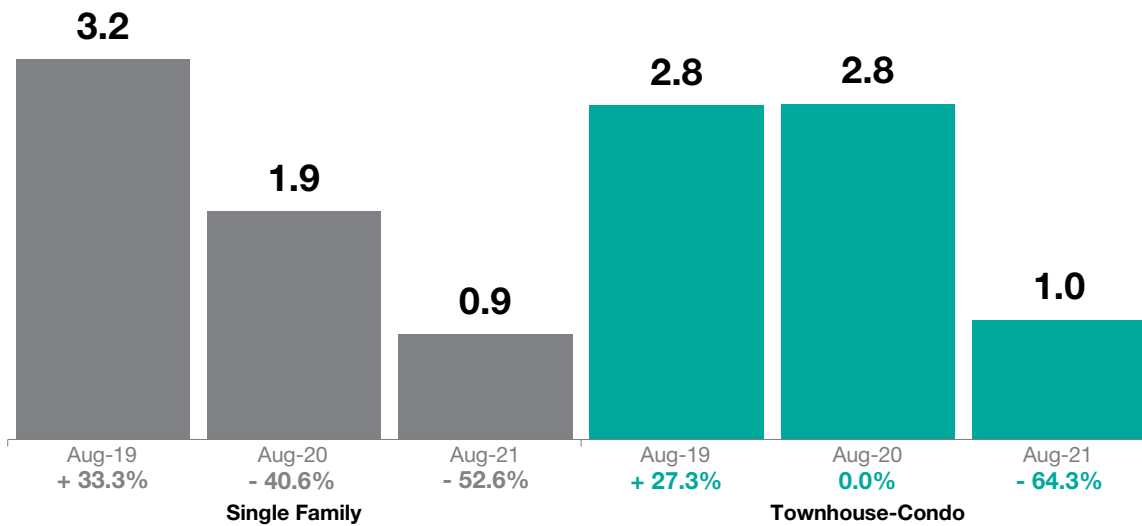
Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2020	1,121	-34.4%	512	+1.8%
Oct-2020	1,014	-40.5%	487	-1.0%
Nov-2020	813	-43.1%	409	-7.5%
Dec-2020	633	-44.7%	277	-18.5%
Jan-2021	548	-49.8%	229	-35.9%
Feb-2021	462	-57.7%	185	-45.1%
Mar-2021	422	-66.6%	180	-56.3%
Apr-2021	433	-67.7%	194	-52.7%
May-2021	408	-72.9%	161	-69.0%
Jun-2021	573	-58.7%	208	-60.5%
Jul-2021	636	-51.0%	217	-58.8%
Aug-2021	501	-59.1%	192	-60.5%

Historical Inventory of Active Listings by Month



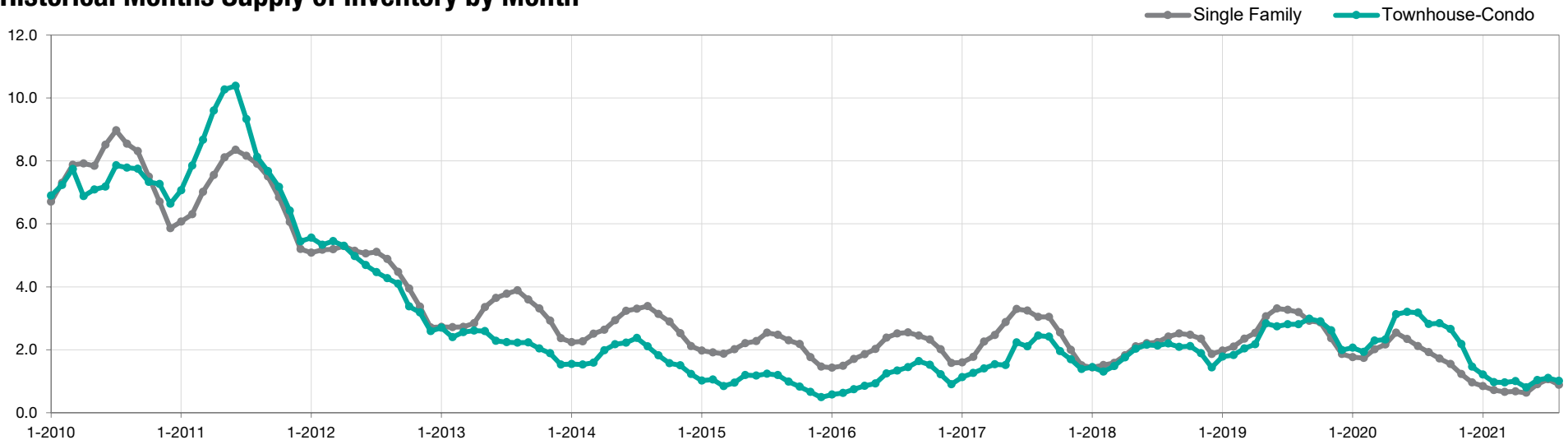
Months Supply of Inventory

August



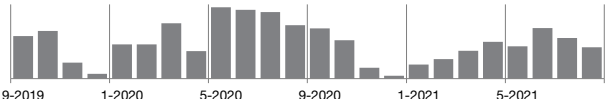
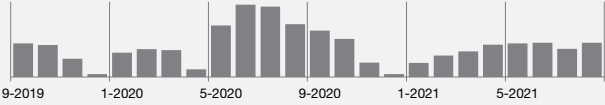
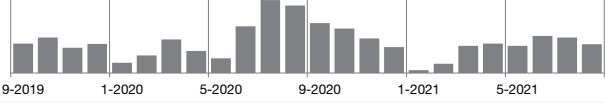
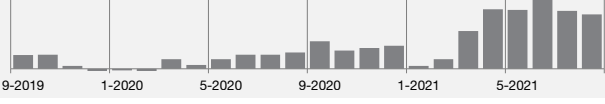
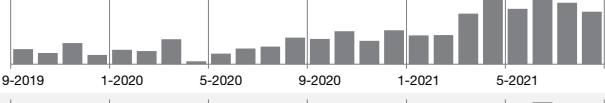
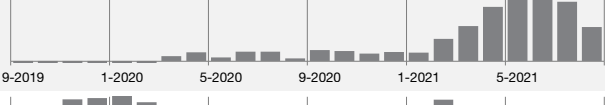
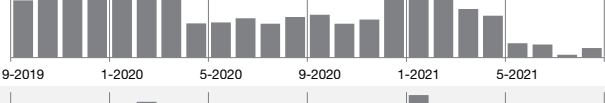
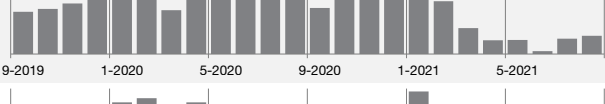
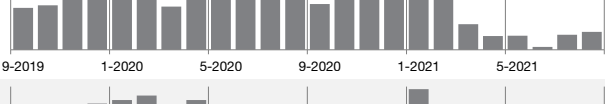
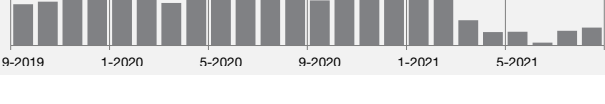
Months Supply	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Sep-2020	1.7	-41.4%	2.8	-6.7%
Oct-2020	1.5	-48.3%	2.7	-6.9%
Nov-2020	1.2	-50.0%	2.2	-15.4%
Dec-2020	1.0	-47.4%	1.5	-25.0%
Jan-2021	0.8	-55.6%	1.2	-42.9%
Feb-2021	0.7	-58.8%	1.0	-47.4%
Mar-2021	0.7	-65.0%	1.0	-56.5%
Apr-2021	0.7	-68.2%	1.0	-56.5%
May-2021	0.6	-76.0%	0.8	-74.2%
Jun-2021	0.9	-60.9%	1.0	-68.8%
Jul-2021	1.1	-47.6%	1.1	-65.6%
Aug-2021	0.9	-52.6%	1.0	-64.3%

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.

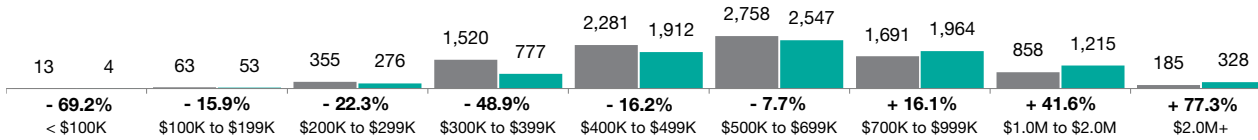
Key Metrics	Historical Sparkbars	8-2020	8-2021	Percent Change	YTD-2020	YTD-2021	Percent Change
New Listings		1,164	809	- 30.5%	9,065	6,524	- 28.0%
Pending / Under Contract		1,042	824	- 20.9%	7,299	6,006	- 17.7%
Sold Listings		1,231	748	- 39.2%	6,677	5,584	- 16.4%
Median Sales Price		\$555,100	\$640,000	+ 15.3%	\$540,000	\$627,000	+ 16.1%
Average Sales Price		\$693,685	\$793,550	+ 14.4%	\$657,431	\$802,143	+ 22.0%
Pct. of List Price Received		99.2%	101.8%	+ 2.6%	99.3%	102.9%	+ 3.6%
Days on Market Until Sale		42	28	- 33.3%	46	37	- 19.6%
Housing Affordability Index		72	61	- 15.3%	74	62	- 16.2%
Inventory of Active Listings		1,714	696	- 59.4%	--	--	--
Months Supply of Inventory		2.1	0.9	- 57.1%	--	--	--

Sold Listings

Actual sales that have closed in a given month.

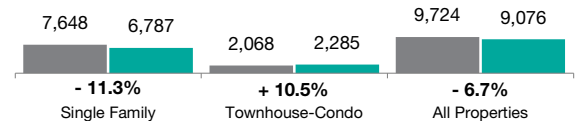
By Price Range – All Properties – Rolling 12 Months

■ 8-2020 ■ 8-2021



By Property Type

■ 8-2020 ■ 8-2021



Rolling 12 Months

Compared to Prior Month

Year to Date

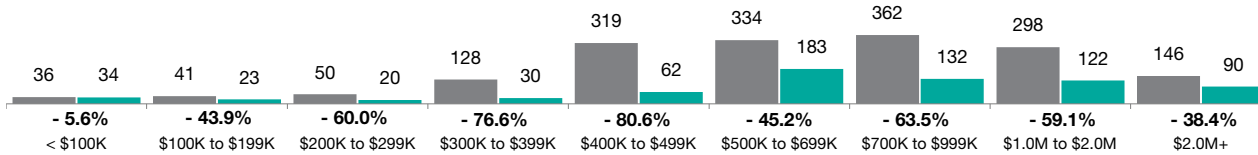
By Price Range	Single Family			Condo			Single Family			Condo			Single Family			Condo		
	8-2020	8-2021	Change	8-2020	8-2021	Change	7-2021	8-2021	Change	7-2021	8-2021	Change	8-2020	8-2021	Change	8-2020	8-2021	Change
\$99,999 and Below	13	4	-69.2%	0	0	--	0	0	--	0	0	--	9	1	-88.9%	0	0	--
\$100,000 to \$199,999	29	18	-37.9%	34	35	+2.9%	0	0	--	3	0	-100.0%	21	10	-52.4%	25	10	-60.0%
\$200,000 to \$299,999	73	40	-45.2%	282	236	-16.3%	2	2	0.0%	17	10	-41.2%	47	29	-38.3%	187	130	-30.5%
\$300,000 to \$399,999	806	197	-75.6%	714	580	-18.8%	5	11	+120.0%	44	54	+22.7%	455	69	-84.8%	491	348	-29.1%
\$400,000 to \$499,999	1,805	1,296	-28.2%	476	616	+29.4%	67	59	-11.9%	55	53	-3.6%	1,303	684	-47.5%	341	395	+15.8%
\$500,000 to \$699,999	2,384	2,028	-14.9%	374	518	+38.5%	212	187	-11.8%	68	59	-13.2%	1,642	1,190	-27.5%	268	375	+39.9%
\$700,000 to \$999,999	1,570	1,753	+11.7%	120	211	+75.8%	166	161	-3.0%	29	17	-41.4%	1,063	1,124	+5.7%	85	135	+58.8%
\$1,000,000 to \$1,999,999	788	1,134	+43.9%	66	79	+19.7%	121	103	-14.9%	6	4	-33.3%	559	788	+41.0%	50	57	+14.0%
\$2,000,000 and Above	180	317	+76.1%	2	10	+400.0%	37	26	-29.7%	0	2	--	124	227	+83.1%	2	10	+400.0%
All Price Ranges	7,648	6,787	-11.3%	2,068	2,285	+10.5%	610	549	-10.0%	222	199	-10.4%	5,223	4,122	-21.1%	1,449	1,460	+0.8%

Inventory of Active Listings

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

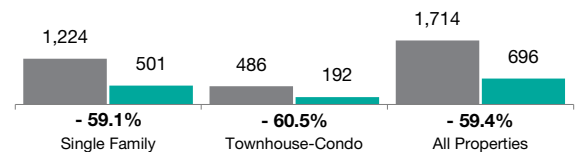
By Price Range – All Properties

■ 8-2020 ■ 8-2021



By Property Type

■ 8-2020 ■ 8-2021



Year over Year

Compared to Prior Month

Year to Date

By Price Range	Single Family			Condo			Single Family			Condo			Single Family		Condo		
	8-2020	8-2021	Change	8-2020	8-2021	Change	7-2021	8-2021	Change	7-2021	8-2021	Change	8-2020	8-2021	Change	8-2020	8-2021
\$99,999 and Below	35	34	-2.9%	1	0	-100.0%	34	34	0.0%	0	0	--					
\$100,000 to \$199,999	21	20	-4.8%	20	3	-85.0%	19	20	+5.3%	3	3	0.0%					
\$200,000 to \$299,999	10	1	-90.0%	40	19	-52.5%	3	1	-66.7%	22	19	-13.6%					
\$300,000 to \$399,999	27	5	-81.5%	101	25	-75.2%	13	5	-61.5%	36	25	-30.6%					
\$400,000 to \$499,999	214	29	-86.4%	105	33	-68.6%	52	29	-44.2%	38	33	-13.2%					
\$500,000 to \$699,999	237	123	-48.1%	97	60	-38.1%	163	123	-24.5%	70	60	-14.3%					
\$700,000 to \$999,999	279	108	-61.3%	83	24	-71.1%	134	108	-19.4%	20	24	+20.0%					
\$1,000,000 to \$1,999,999	261	99	-62.1%	36	23	-36.1%	128	99	-22.7%	23	23	0.0%					
\$2,000,000 and Above	140	82	-41.4%	3	5	+66.7%	90	82	-8.9%	5	5	0.0%					
All Price Ranges	1,224	501	-59.1%	486	192	-60.5%	636	501	-21.2%	217	192	-11.5%					

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®

New Listings	A measure of how much new supply is coming onto the market from sellers.
Pending / Under Contract	A count of all listings that went into Pending status during the reported period. Pending listings are counted at the end of the reported period only once. So if a listing goes into, out of and back into Pending status during the reporting period, it is counted just one time. 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. The Pending/Under Contract metric includes Pending, Active/Backup and Active/First Right.
Sold Listings	A measure of home sales that were closed to completion during the report period.
Median Sales Price	A measure of home values in a market area where 50% of activity was higher and 50% was lower than this price point.
Average Sales Price	A sum of all home sales prices divided by total number of sales.
Percent of List Price Received	A mathematical calculation of the percent difference from last list price and sold price for those listings sold in the reported period.
Days on Market Until Sale	A measure of how long it takes homes to sell, on average.
Housing Affordability Index	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.
Inventory of Active Listings	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.
Months Supply of Inventory	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.