Monthly Indicators

September 2026

New Listings were up 57.5 percent for the Single Family-Duplex category and 47.4 percent for the Townhouse-Condo category. Pending Sales decreased 3.7 percent for Single Family-Duplex and 17.6 percent for Townhouse-Condo.

The Median Sales Price was up 11.8 percent to $1,900,000 for the Single Family-Duplex category but decreased 1.8 percent to $1,335,000 for the Townhouse-Condo category. Days on Market increased 101.9 percent for Single Family-Duplex homes but decreased 21.0 percent for Townhouse-Condo properties.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to $429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Monthly Snapshot

- 4.9%	+ 17.9%	+ 13.5%
One-Year Change in **Closed Sales All Properties**	One-Year Change in **Active Listings All Properties**	One-Year Change in **Median Sales Price All Properties**

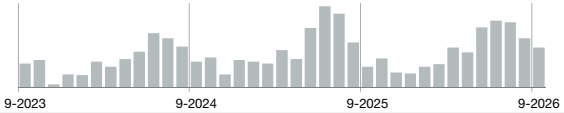
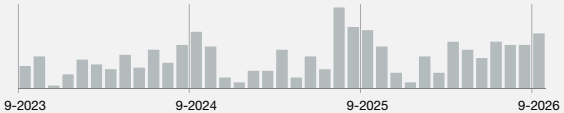
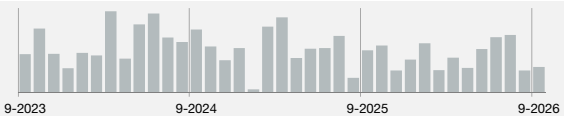
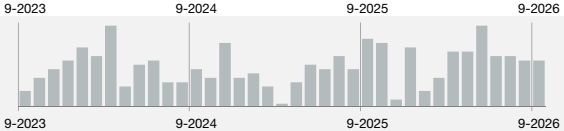
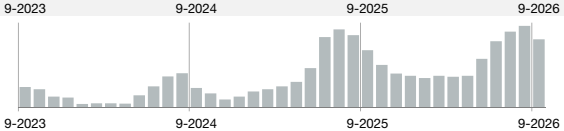
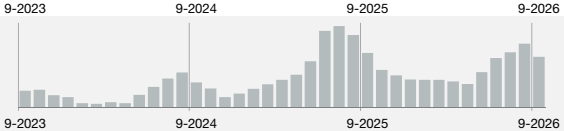
Residential real estate activity in Vail Board of REALTORS® MLS composed of single-family homes, duplexes, townhomes and condominiums. Percent changes are calculated using rounded figures.

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Current as of October 3, 2026. All data from the Vail Board of REALTORS® MLS. Report © 2026 ShowingTime Plus, LLC.

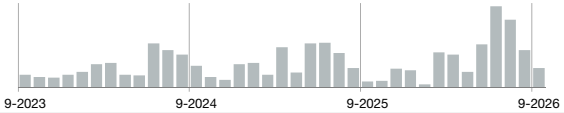
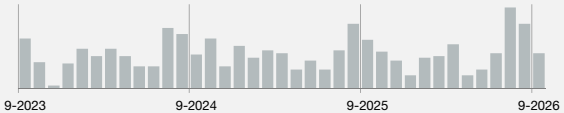
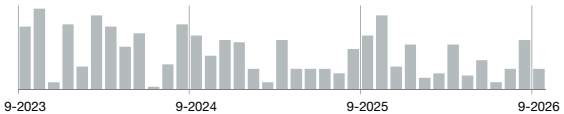
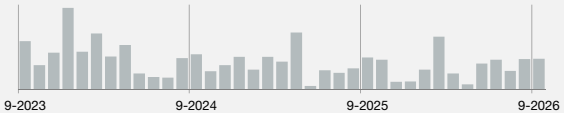
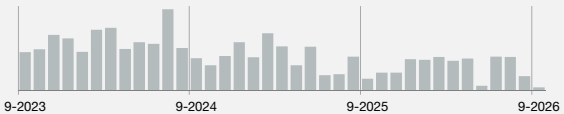
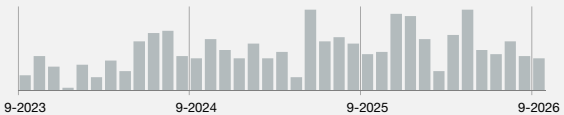
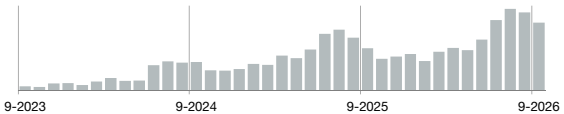
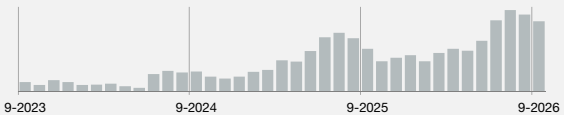
Single Family-Duplex Activity Overview

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

Key Metrics	Historical Sparkbars	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		40	**63**	+ 57.5%	609	**615**	+ 1.0%
Pending Sales		54	**52**	- 3.7%	371	**381**	+ 2.7%
Closed Sales		51	**61**	+ 19.6%	312	**342**	+ 9.6%
Median Sales Price		$1,700,000	**$1,900,000**	+ 11.8%	$1,927,750	**$1,900,000**	- 1.4%
Average Sales Price		$2,912,941	**$2,886,044**	- 0.9%	$3,344,580	**$3,032,281**	- 9.3%
Pct. of List Price Received		96.4%	**95.3%**	- 1.1%	96.2%	**96.1%**	- 0.1%
Days on Market Until Sale		53	**107**	+ 101.9%	83	**106**	+ 27.7%
Housing Affordability Index		29	**24**	- 17.2%	25	**24**	- 4.0%
Inventory of Active Listings		323	**348**	+ 7.7%	--	**--**	--
Months Supply of Inventory		8.8	**8.6**	- 2.3%	--	**--**	--

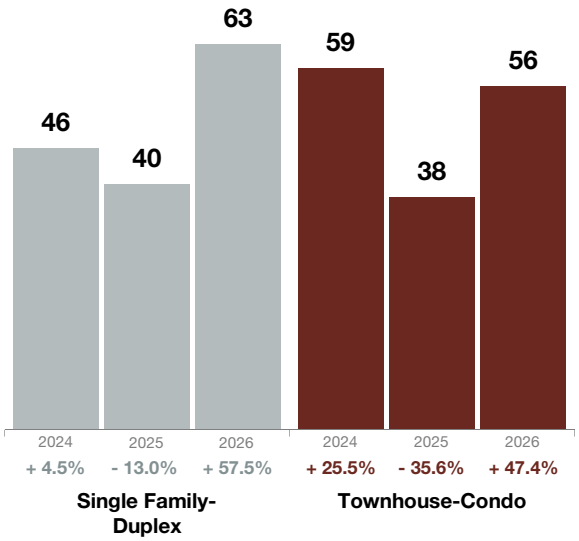
Townhouse-Condo Activity Overview

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

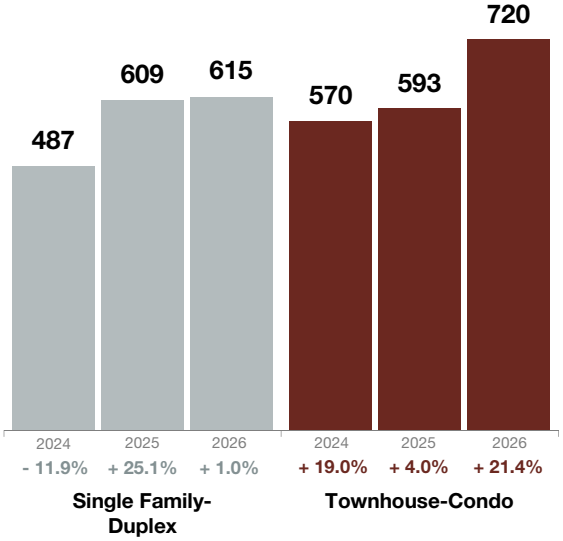
Key Metrics	Historical Sparkbars	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		38	**56**	+ 47.4%	593	**720**	+ 21.4%
Pending Sales		51	**42**	- 17.6%	381	**404**	+ 6.0%
Closed Sales		51	**36**	- 29.4%	353	**337**	- 4.5%
Median Sales Price		$1,360,000	**$1,335,000**	- 1.8%	$1,150,000	**$1,250,000**	+ 8.7%
Avg. Sales Price		$2,133,532	**$1,910,764**	- 10.4%	$1,946,648	**$1,805,956**	- 7.2%
Pct. of List Price Received		95.9%	**95.4%**	- 0.5%	96.9%	**96.5%**	- 0.4%
Days on Market Until Sale		119	**94**	- 21.0%	79	**95**	+ 20.3%
Affordability Index		36	**34**	- 5.6%	42	**36**	- 14.3%
Active Listings		261	**342**	+ 31.0%	--	**--**	--
Months Supply		6.4	**8.5**	+ 32.8%	--	**--**	--

New Listings

September

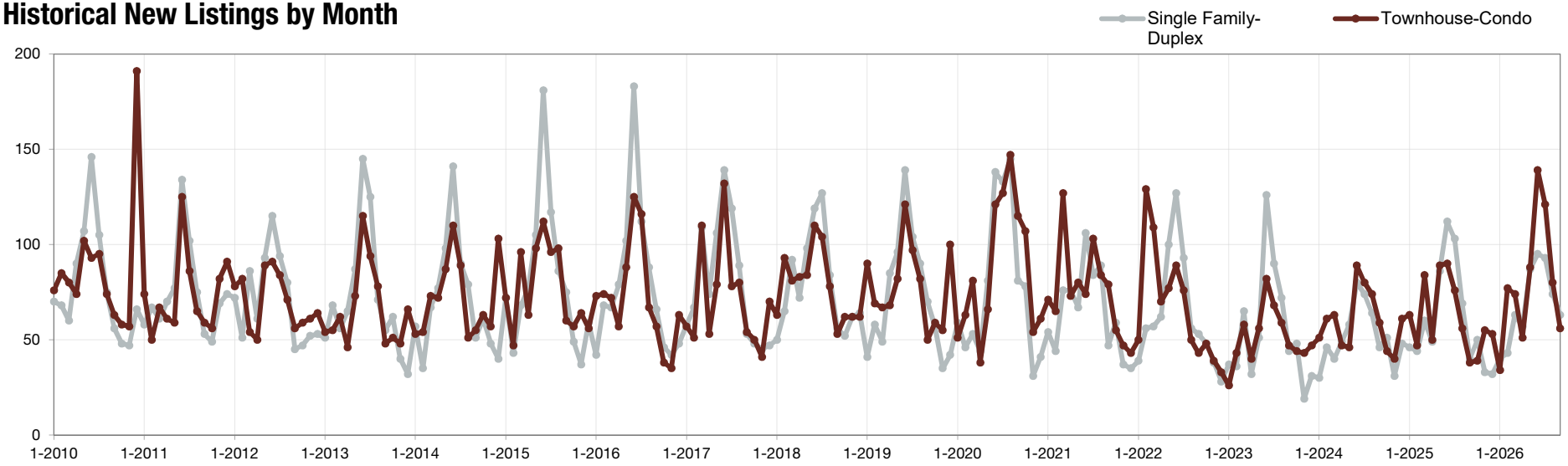


Year to Date



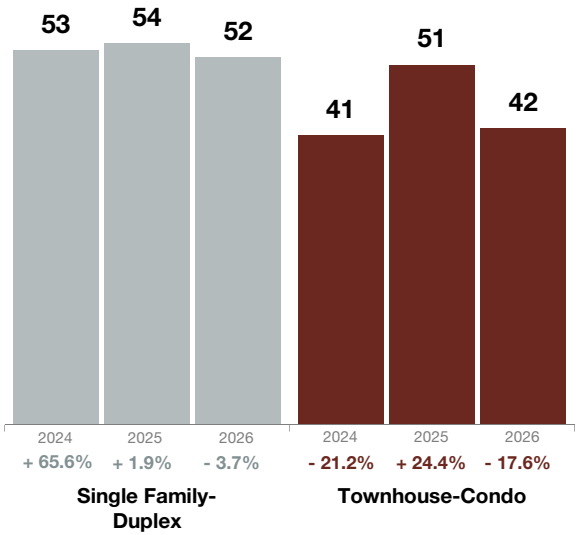
New Listings	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2025	50	-2.0%	39	-11.4%
Nov-2025	33	+6.5%	55	+37.5%
Dec-2025	32	-33.3%	53	-13.1%
Jan-2026	40	-13.0%	34	-46.0%
Feb-2026	43	-2.3%	77	+63.8%
Mar-2026	63	+5.0%	74	-11.9%
Apr-2026	57	+16.3%	51	+2.0%
May-2026	87	+1.2%	88	-1.1%
Jun-2026	95	-15.2%	139	+54.4%
Jul-2026	93	-9.7%	121	+59.2%
Aug-2026	74	+7.2%	80	+42.9%
Sep-2026	**63**	**+57.5%**	**56**	**+47.4%**
12-Month Avg	61	-1.2%	72	+17.5%

Historical New Listings by Month

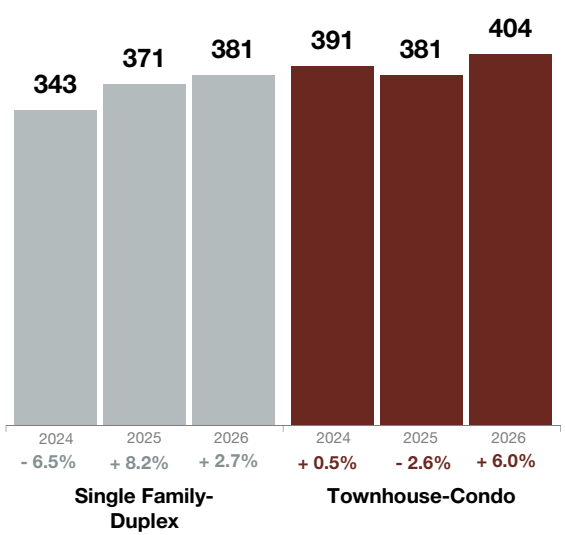


Pending Sales

September

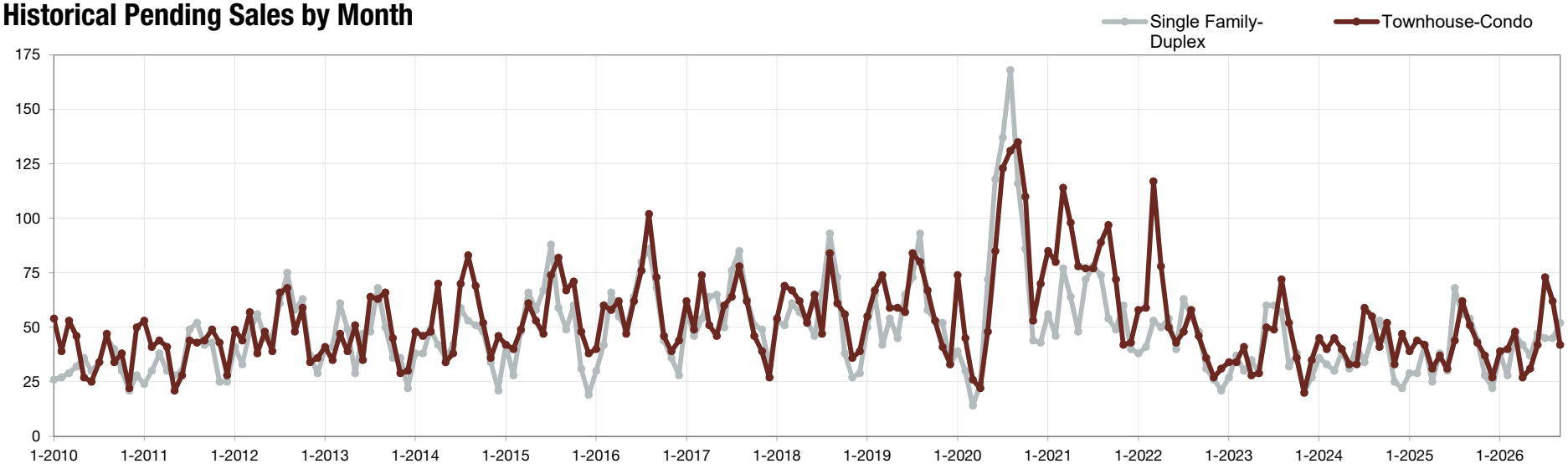


Year to Date



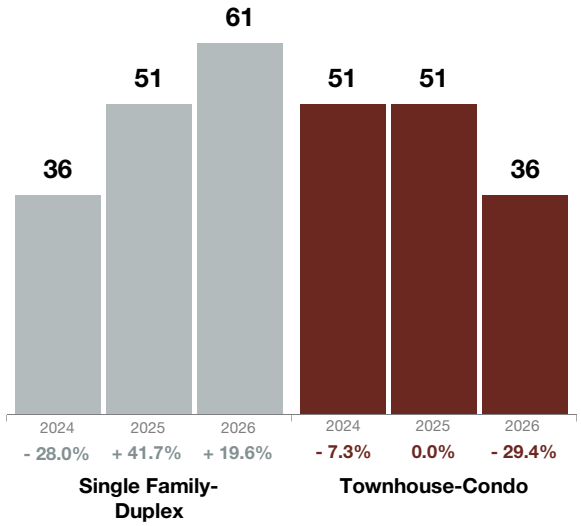
Pending Sales	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2025	44	0.0%	43	-17.3%
Nov-2025	28	+12.0%	37	+12.1%
Dec-2025	22	0.0%	27	-42.6%
Jan-2026	38	+31.0%	39	0.0%
Feb-2026	28	-3.4%	40	-9.1%
Mar-2026	47	+11.9%	48	+14.3%
Apr-2026	42	+68.0%	27	-12.9%
May-2026	37	-2.6%	31	-16.2%
Jun-2026	47	+56.7%	42	+35.5%
Jul-2026	45	-33.8%	73	+65.9%
Aug-2026	45	-19.6%	62	0.0%
Sep-2026	**52**	**-3.7%**	**42**	**-17.6%**
12-Month Avg	40	+2.8%	43	-0.4%

Historical Pending Sales by Month

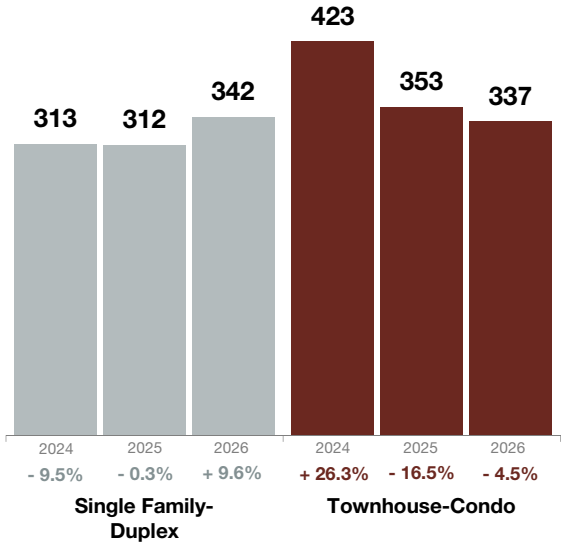


Closed Sales

September

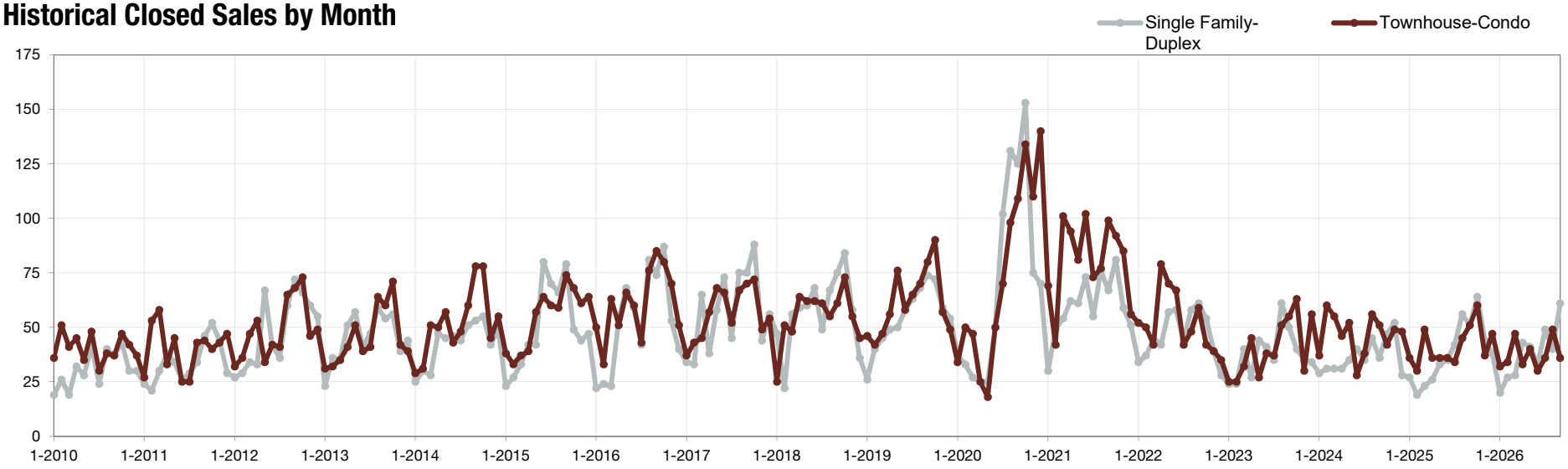


Year to Date



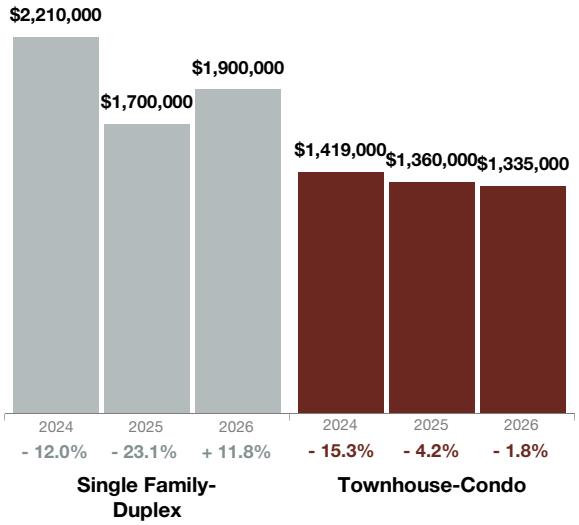
Closed Sales	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2025	64	+36.2%	60	+42.9%
Nov-2025	44	-15.4%	37	-24.5%
Dec-2025	38	+35.7%	47	-2.1%
Jan-2026	20	-25.9%	32	-11.1%
Feb-2026	27	+42.1%	34	+13.3%
Mar-2026	28	+21.7%	47	-4.1%
Apr-2026	43	+65.4%	33	-8.3%
May-2026	41	+24.2%	40	+11.1%
Jun-2026	33	-5.7%	30	-16.7%
Jul-2026	49	+16.7%	36	+5.9%
Aug-2026	40	-28.6%	49	+8.9%
Sep-2026	**61**	**+19.6%**	**36**	**-29.4%**
12-Month Avg	41	+11.2%	40	-2.2%

Historical Closed Sales by Month

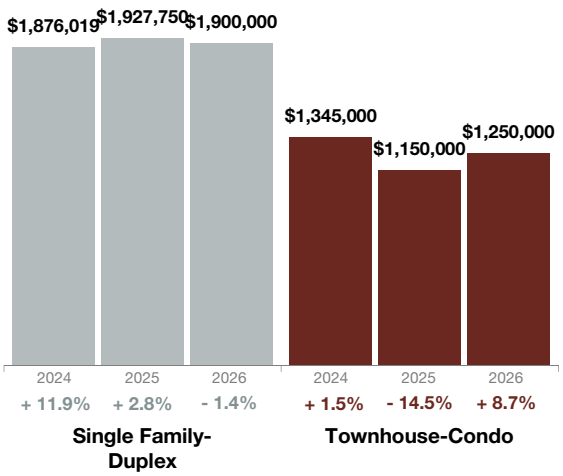


Median Sales Price

September



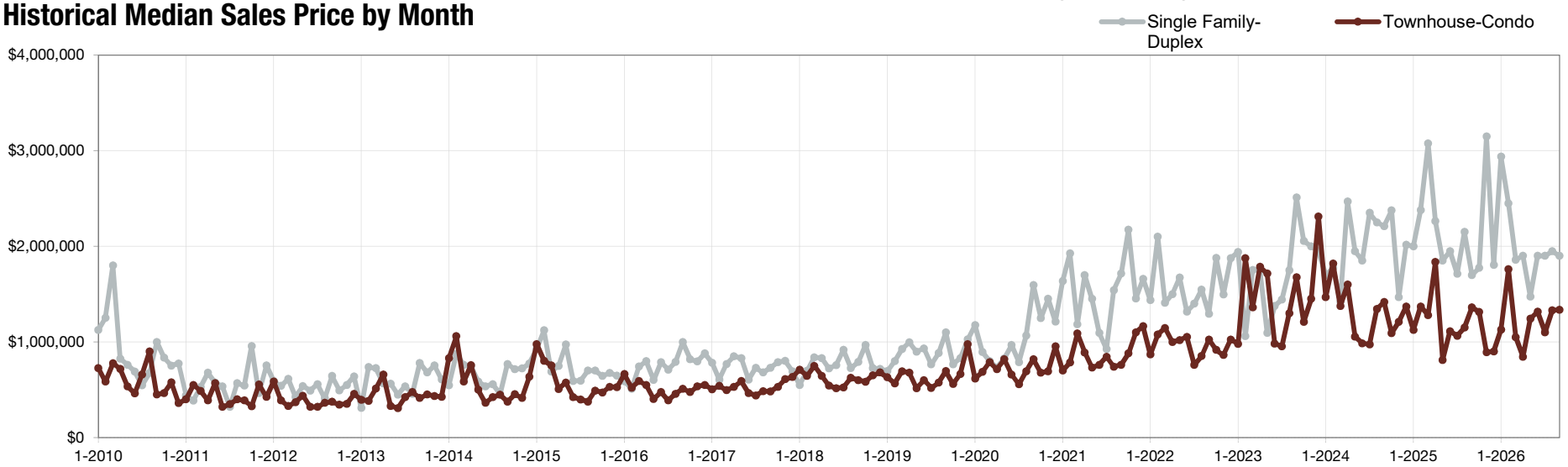
Year to Date



Median Sales Price	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2025	$1,775,000	-25.3%	$1,315,000	+20.4%
Nov-2025	$3,150,000	+114.7%	$893,000	-26.2%
Dec-2025	$1,805,000	-10.4%	$900,000	-34.3%
Jan-2026	$2,937,500	+46.9%	$1,128,125	+0.3%
Feb-2026	$2,450,000	+2.9%	$1,760,000	+28.5%
Mar-2026	$1,859,424	-39.5%	$1,050,000	-18.0%
Apr-2026	$1,900,000	-16.0%	$845,000	-54.0%
May-2026	$1,475,000	-20.3%	$1,242,500	+53.4%
Jun-2026	$1,900,000	-2.6%	$1,316,000	+18.3%
Jul-2026	$1,900,000	+10.9%	$1,099,500	+3.4%
Aug-2026	$1,950,000	-9.3%	$1,330,000	+15.7%
Sep-2026	**$1,900,000**	**+11.8%**	**$1,335,000**	**-1.8%**
12-Month Avg*	$1,932,500	+0.4%	$1,190,000	+2.3%

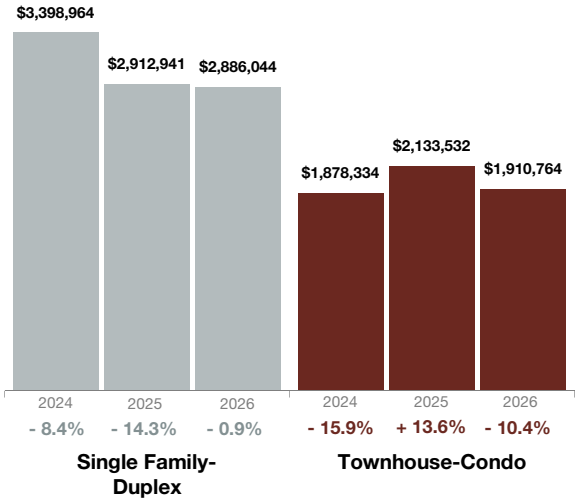
* Median Sales Price for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month

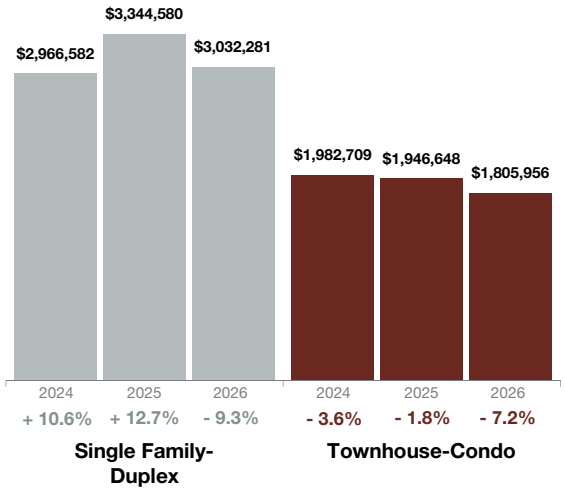


Average Sales Price

September



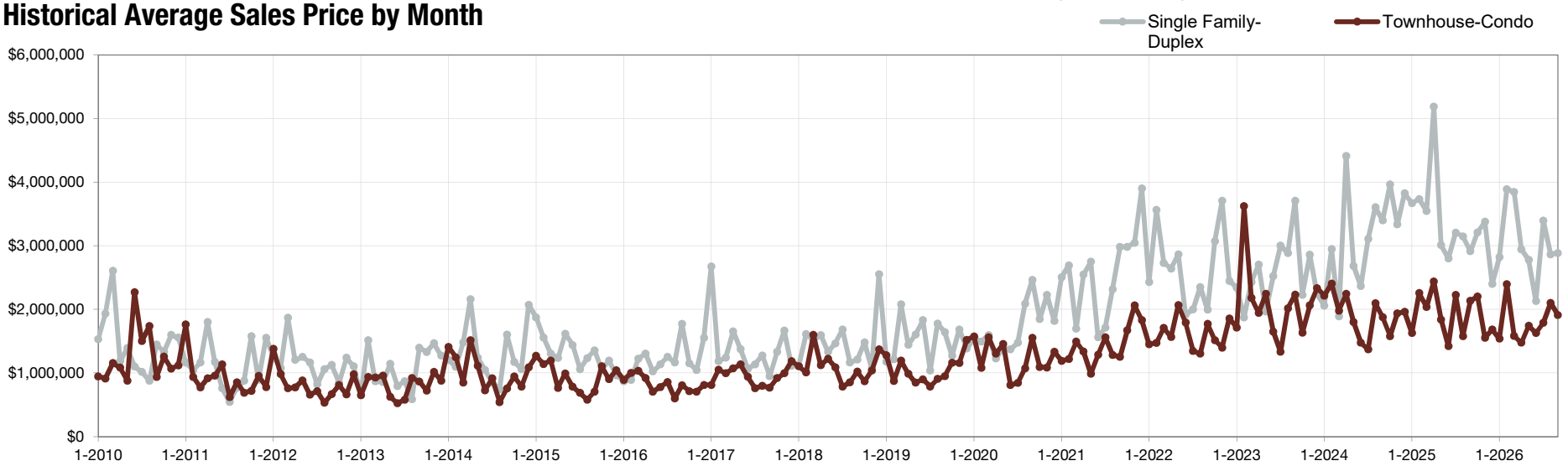
Year to Date



Avg. Sales Price	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2025	$3,209,271	-19.0%	$2,201,593	+39.5%
Nov-2025	$3,377,136	+1.3%	$1,553,081	-19.9%
Dec-2025	$2,399,079	-37.3%	$1,682,309	-14.2%
Jan-2026	$2,820,463	-23.2%	$1,539,492	-5.5%
Feb-2026	$3,890,777	+4.2%	$2,396,315	+6.2%
Mar-2026	$3,847,456	+8.4%	$1,583,395	-22.4%
Apr-2026	$2,946,084	-43.2%	$1,476,234	-39.5%
May-2026	$2,778,624	-7.7%	$1,742,363	-5.4%
Jun-2026	$2,129,116	-24.0%	$1,628,000	+14.4%
Jul-2026	$3,393,678	+5.8%	$1,788,393	-19.7%
Aug-2026	$2,866,157	-8.9%	$2,102,637	+33.2%
Sep-2026	**$2,886,044**	**-0.9%**	**$1,910,764**	**-10.4%**
12-Month Avg*	$3,037,280	-11.7%	$1,823,774	-4.8%

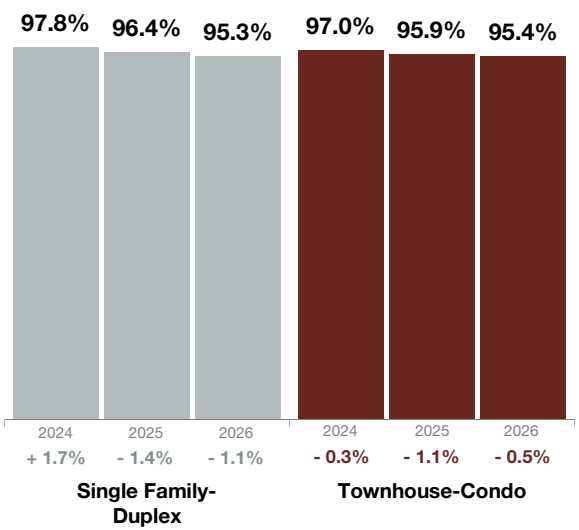
* Avg. Sales Price for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month

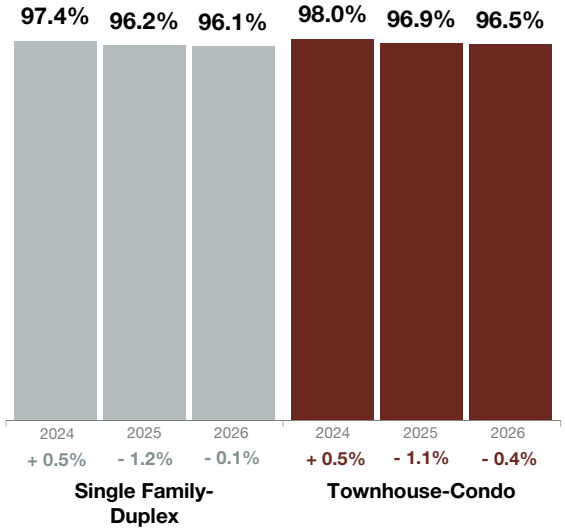


Percent of List Price Received

September



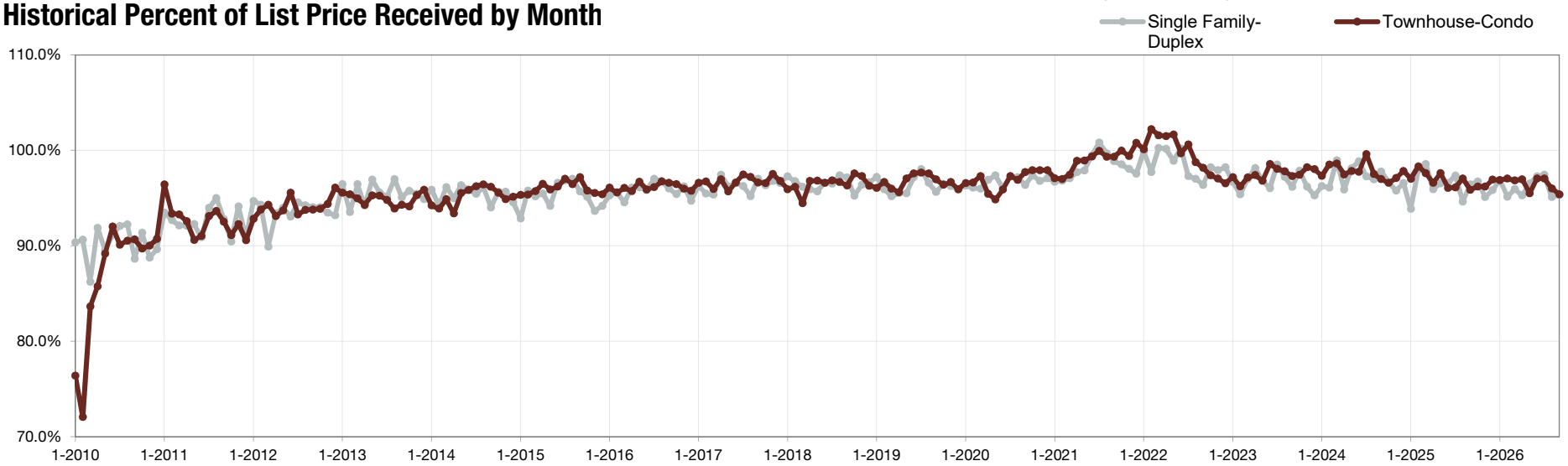
Year to Date



Pct. of List Price Received	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2025	96.7%	0.0%	96.2%	-0.4%
Nov-2025	95.1%	-0.7%	96.2%	-0.9%
Dec-2025	95.8%	-0.8%	96.9%	-0.9%
Jan-2026	96.9%	+3.2%	96.9%	-0.1%
Feb-2026	95.1%	-3.0%	97.0%	-1.3%
Mar-2026	95.9%	-2.7%	96.8%	-0.8%
Apr-2026	95.3%	-0.6%	97.0%	+0.4%
May-2026	96.5%	0.0%	95.5%	-2.2%
Jun-2026	97.3%	+0.7%	97.1%	+1.0%
Jul-2026	97.4%	0.0%	97.0%	+0.9%
Aug-2026	95.1%	+0.5%	96.0%	-1.1%
Sep-2026	**95.3%**	**-1.1%**	**95.4%**	**-0.5%**
12-Month Avg*	96.0%	-0.2%	96.5%	-0.5%

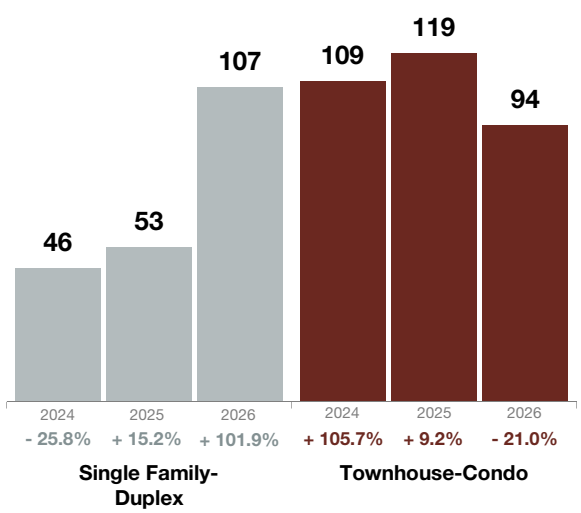
* Pct. of List Price Received for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Percent of List Price Received by Month

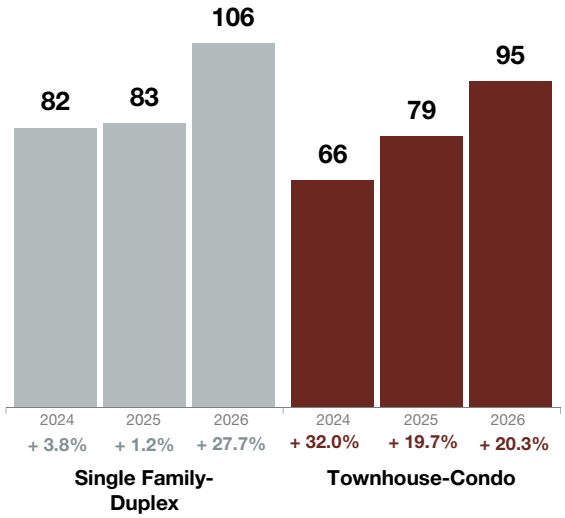


Days on Market Until Sale

September



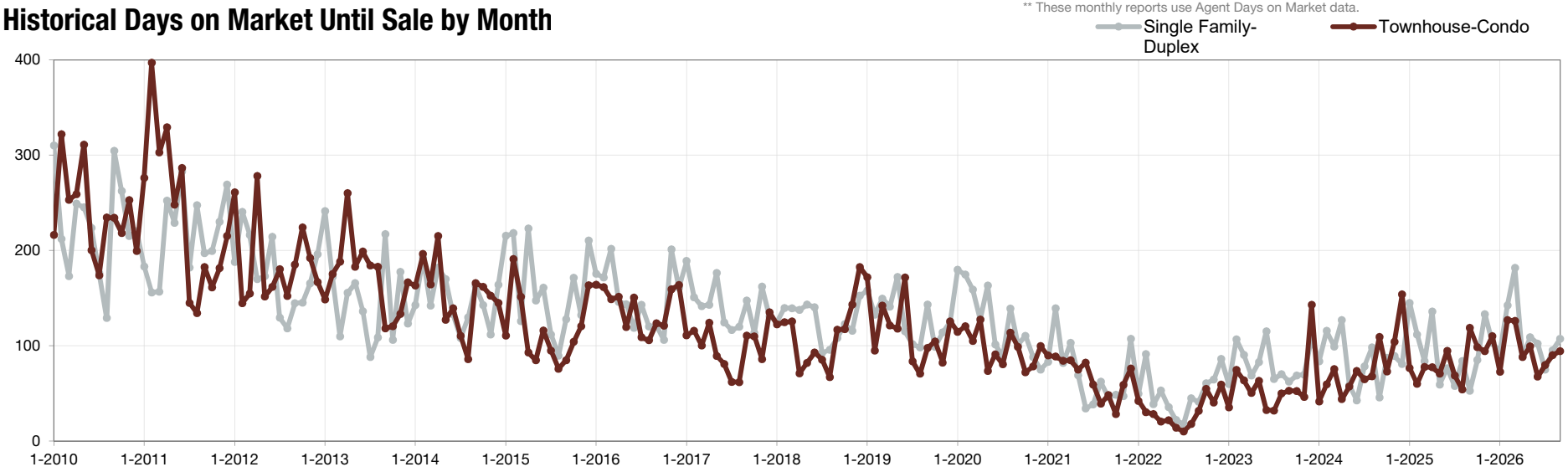
Year to Date



Days on Market	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2025	85	-2.3%	99	+35.6%
Nov-2025	133	+49.4%	94	-9.6%
Dec-2025	103	+27.2%	110	-28.6%
Jan-2026	94	-35.2%	73	-5.2%
Feb-2026	142	+26.8%	127	+111.7%
Mar-2026	182	+116.7%	126	+61.5%
Apr-2026	89	-34.6%	88	+14.3%
May-2026	109	+84.7%	99	+39.4%
Jun-2026	102	+34.2%	67	-29.5%
Jul-2026	75	+29.3%	80	+15.9%
Aug-2026	95	+13.1%	90	+66.7%
Sep-2026	**107**	**+101.9%**	**94**	**-21.0%**
12-Month Avg*	84	+25.6%	88	+10.6%

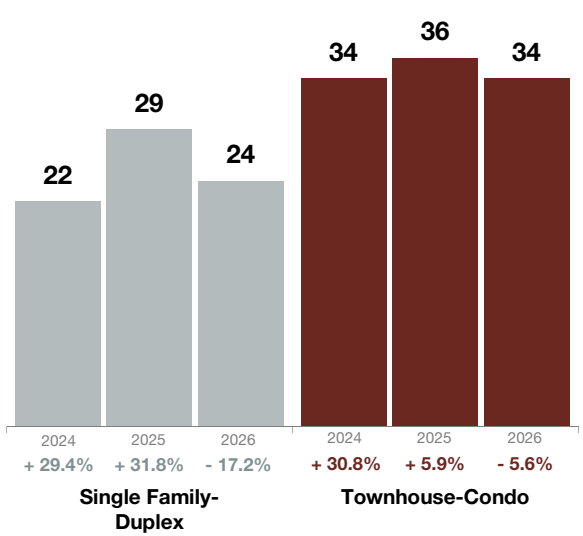
* Days on Market for all properties from October 2025 through September 2026. This is not the average of the individual figures above.
** These monthly reports use Agent Days on Market data.

Historical Days on Market Until Sale by Month

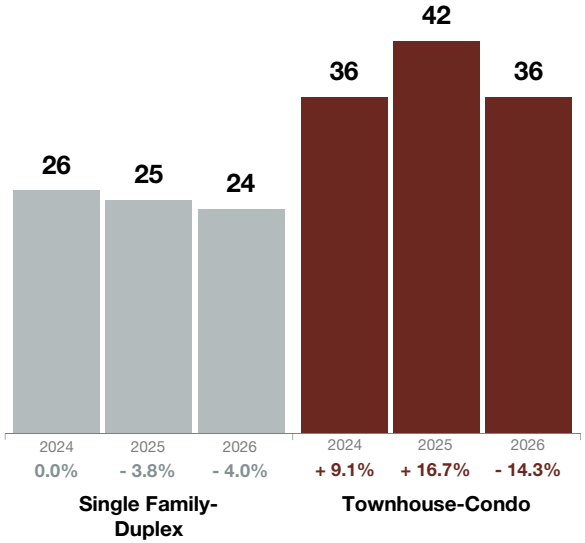


Housing Affordability Index

September



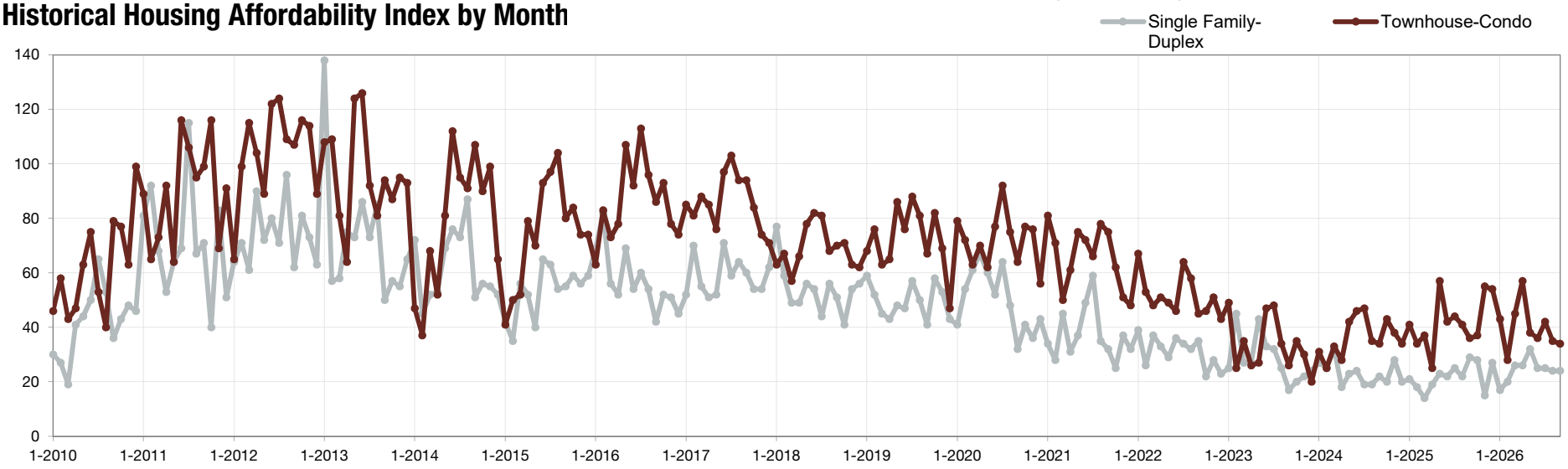
Year to Date



Affordability Index	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2025	28	+40.0%	37	-14.0%
Nov-2025	15	-46.4%	55	+44.7%
Dec-2025	27	+35.0%	54	+58.8%
Jan-2026	17	-19.0%	43	+4.9%
Feb-2026	20	+11.1%	28	-17.6%
Mar-2026	26	+85.7%	45	+21.6%
Apr-2026	26	+36.8%	57	+128.0%
May-2026	32	+39.1%	38	-33.3%
Jun-2026	25	+13.6%	36	-14.3%
Jul-2026	25	0.0%	42	-4.5%
Aug-2026	24	+9.1%	35	-14.6%
Sep-2026	**24**	**-17.2%**	**34**	**-5.6%**
12-Month Avg*	24	-4.0%	22	-9.5%

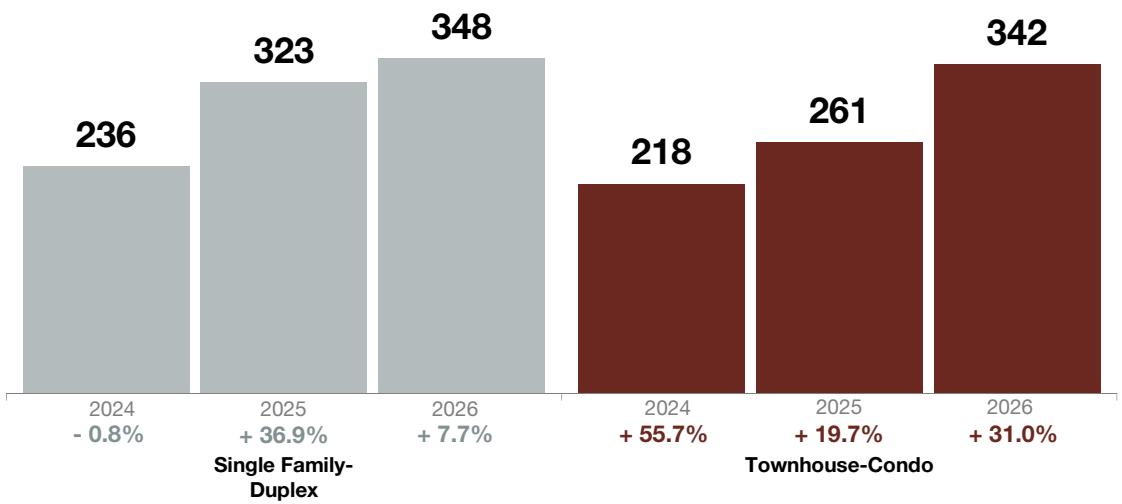
* Affordability Index for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Housing Affordability Index by Month



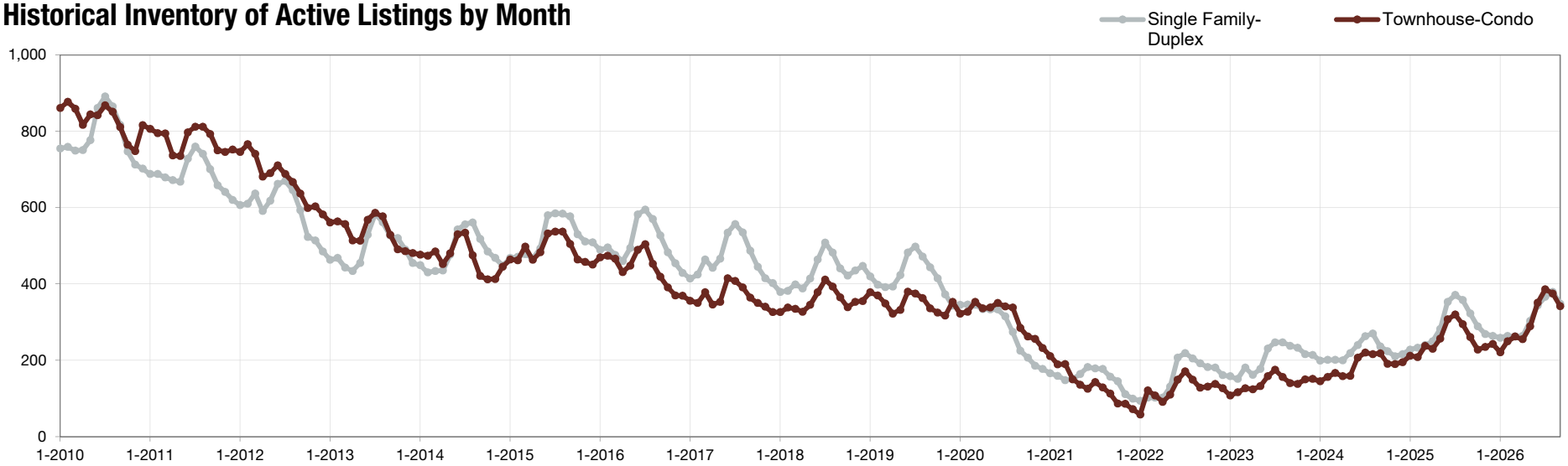
Inventory of Active Listings

September



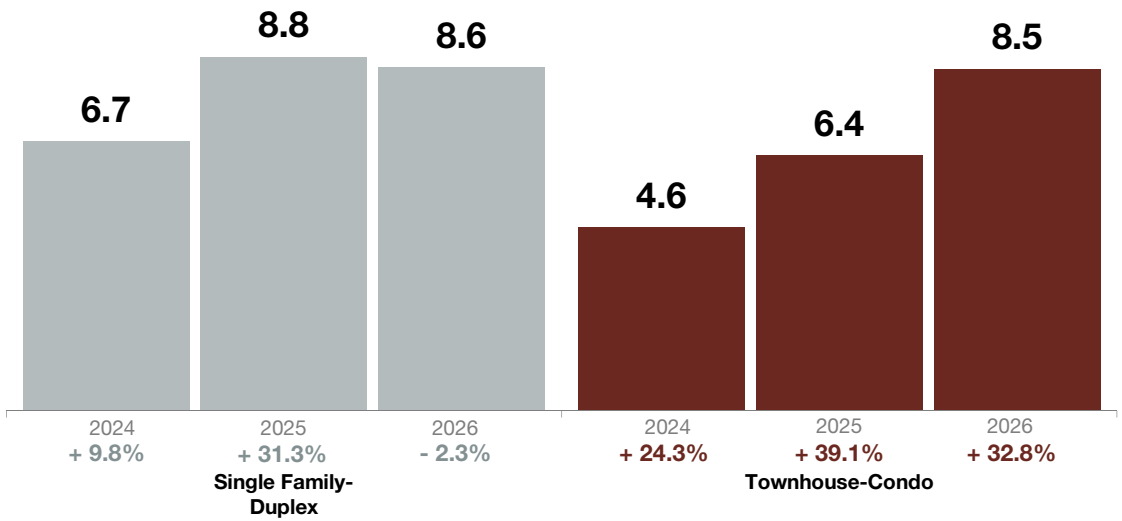
Active Listings	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2025	289	+29.0%	228	+19.4%
Nov-2025	269	+28.1%	235	+23.7%
Dec-2025	264	+22.2%	243	+24.6%
Jan-2026	259	+13.6%	221	+4.2%
Feb-2026	264	+13.3%	250	+20.2%
Mar-2026	262	+9.2%	262	+10.1%
Apr-2026	264	+5.6%	255	+10.9%
May-2026	303	+7.4%	289	+12.5%
Jun-2026	344	-2.5%	351	+14.3%
Jul-2026	366	-1.3%	386	+20.6%
Aug-2026	379	+5.9%	375	+27.1%
Sep-2026	**348**	**+7.7%**	**342**	**+31.0%**
12-Month Avg	301	+9.8%	286	+18.4%

Historical Inventory of Active Listings by Month



Months Supply of Inventory

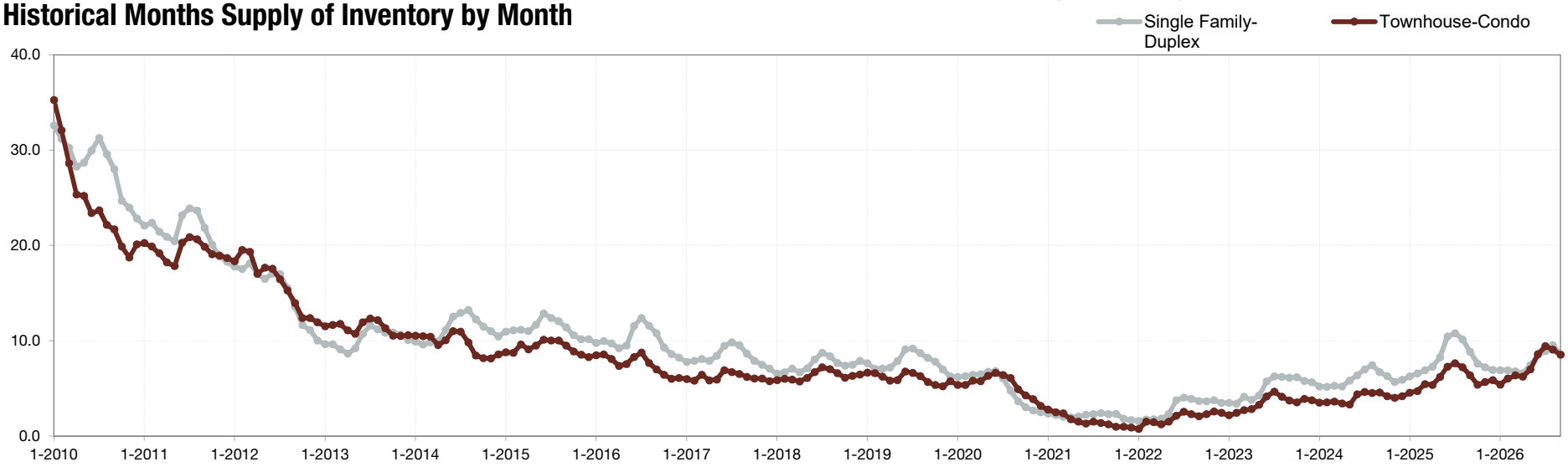
September



Months Supply	Single Family-Duplex	Year-Over-Year Change	Townhouse-Condo	Year-Over-Year Change
Oct-2025	7.6	+20.6%	5.4	+28.6%
Nov-2025	7.2	+26.3%	5.7	+42.5%
Dec-2025	6.9	+16.9%	5.9	+40.5%
Jan-2026	6.9	+11.3%	5.4	+20.0%
Feb-2026	6.9	+4.5%	6.0	+27.7%
Mar-2026	6.8	-1.4%	6.4	+18.5%
Apr-2026	6.6	-9.6%	6.2	+14.8%
May-2026	7.4	-9.8%	7.0	+12.9%
Jun-2026	8.5	-18.3%	8.6	+17.8%
Jul-2026	8.9	-17.6%	9.4	+23.7%
Aug-2026	9.5	-5.9%	9.1	+26.4%
Sep-2026	**8.6**	**-2.3%**	**8.5**	**+32.8%**
12-Month Avg	7.6	-1.5%	7.0	+24.6%

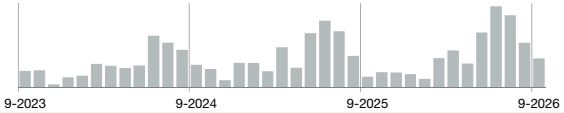
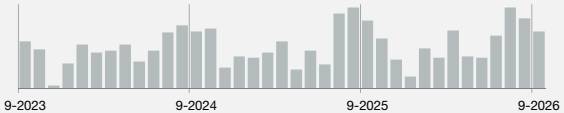
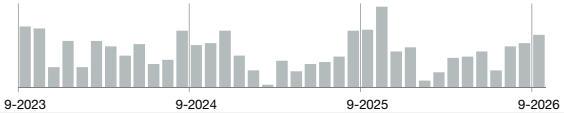
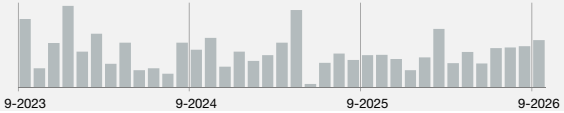
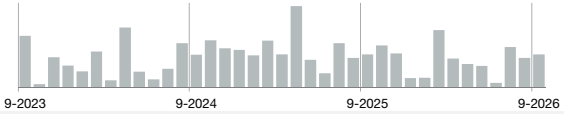
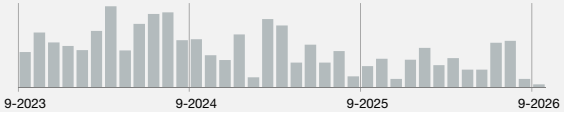
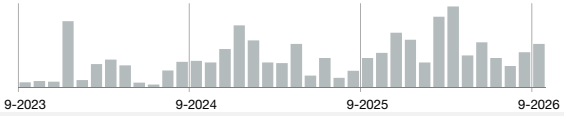
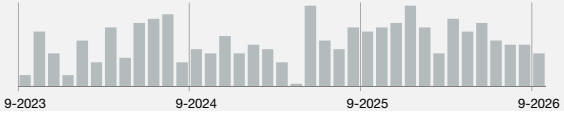
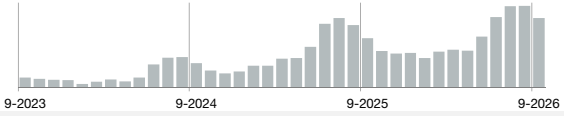
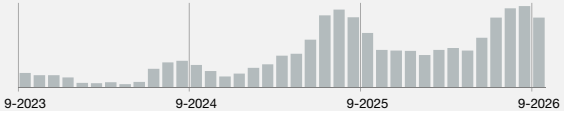
* Months Supply for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Properties Activity Overview

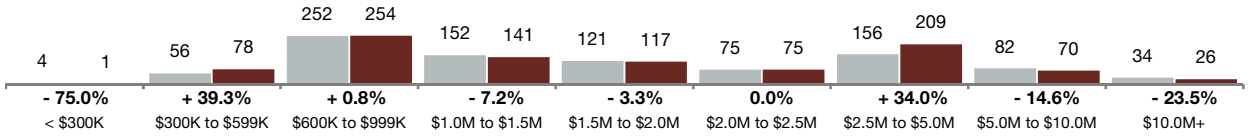
Key metrics for All Properties by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		79	**119**	+ 50.6%	1,203	**1,336**	+ 11.1%
Pending Sales		105	**94**	- 10.5%	752	**786**	+ 4.5%
Closed Sales		102	**97**	- 4.9%	665	**681**	+ 2.4%
Median Sales Price		$1,505,000	**$1,708,000**	+ 13.5%	$1,500,000	**$1,590,000**	+ 6.0%
Average Sales Price		$2,523,236	**$2,524,084**	+ 0.0%	$2,602,520	**$2,417,675**	- 7.1%
Pct. of List Price Received		96.2%	**95.4%**	- 0.8%	96.6%	**96.3%**	- 0.3%
Days on Market Until Sale		86	**102**	+ 18.6%	81	**101**	+ 24.7%
Housing Affordability Index		32	**27**	- 15.6%	32	**29**	- 9.4%
Inventory of Active Listings		585	**690**	+ 17.9%	--	**--**	--
Months Supply of Inventory		7.5	**8.5**	+ 13.3%	--	**--**	--

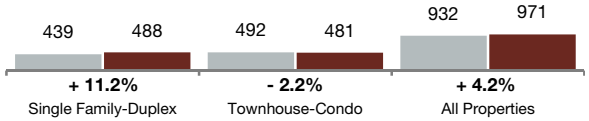
Closed Sales

Actual sales that have closed in a given month.

By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

	Single Family-Duplex			Townhouse-Condo		
By Price Range	9-2025	9-2026	Change	9-2025	9-2026	Change
$299,999 and Below	3	0	- 100.0%	1	0	- 100.0%
$300,000 to $599,999	15	10	- 33.3%	40	67	+ 67.5%
$600,000 to $999,999	91	114	+ 25.3%	161	140	- 13.0%
$1,000,000 to $1,499,999	60	53	- 11.7%	92	88	- 4.3%
$1,500,00 to $1,999,999	63	76	+ 20.6%	58	41	- 29.3%
$2,000,000 to $2,499,999	40	46	+ 15.0%	35	29	- 17.1%
$2,500,000 to $4,999,999	80	120	+ 50.0%	76	89	+ 17.1%
$5,000,000 to $9,999,999	59	48	- 18.6%	23	22	- 4.3%
$10,000,000 and Above	28	21	- 25.0%	6	5	- 16.7%
All Price Ranges	**439**	**488**	**+ 11.2%**	**492**	**481**	**- 2.2%**

Compared to Prior Month

	Single Family-Duplex			Townhouse-Condo		
	8-2026	9-2026	Change	8-2026	9-2026	Change
$299,999 and Below	0	0	--	0	0	--
$300,000 to $599,999	0	3	--	5	5	0.0%
$600,000 to $999,999	7	15	+ 114.3%	10	8	- 20.0%
$1,000,000 to $1,499,999	4	8	+ 100.0%	12	7	- 41.7%
$1,500,00 to $1,999,999	11	5	- 54.5%	7	1	- 85.7%
$2,000,000 to $2,499,999	4	8	+ 100.0%	2	4	+ 100.0%
$2,500,000 to $4,999,999	9	14	+ 55.6%	8	10	+ 25.0%
$5,000,000 to $9,999,999	3	6	+ 100.0%	4	1	- 75.0%
$10,000,000 and Above	2	2	0.0%	1	0	- 100.0%
All Price Ranges	**40**	**61**	**+ 52.5%**	**49**	**36**	**- 26.5%**

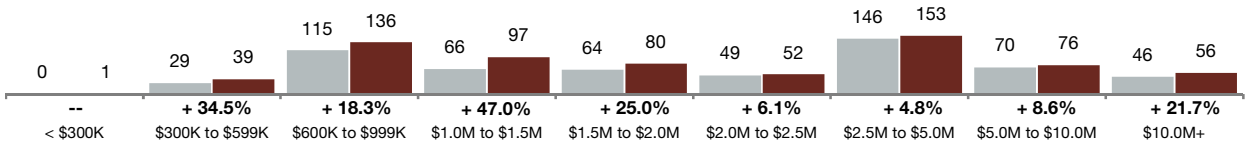
Year to Date

	Single Family-Duplex			Townhouse-Condo		
	YTD 2025	YTD 2026	Change	YTD 2025	YTD 2026	Change
$299,999 and Below	1	0	- 100.0%	1	0	- 100.0%
$300,000 to $599,999	14	7	- 50.0%	32	41	+ 28.1%
$600,000 to $999,999	59	77	+ 30.5%	113	96	- 15.0%
$1,000,000 to $1,499,999	42	37	- 11.9%	68	66	- 2.9%
$1,500,00 to $1,999,999	47	60	+ 27.7%	40	29	- 27.5%
$2,000,000 to $2,499,999	31	33	+ 6.5%	24	21	- 12.5%
$2,500,000 to $4,999,999	65	81	+ 24.6%	52	68	+ 30.8%
$5,000,000 to $9,999,999	33	33	0.0%	18	13	- 27.8%
$10,000,000 and Above	20	14	- 30.0%	5	3	- 40.0%
All Price Ranges	**312**	**342**	**+ 9.6%**	**353**	**337**	**- 4.5%**

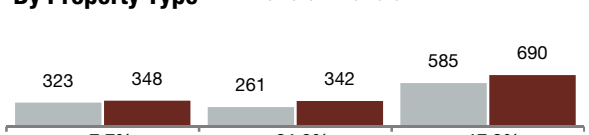
Inventory of Active Listings

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

	Single Family-Duplex			Townhouse-Condo		
By Price Range	9-2025	9-2026	Change	9-2025	9-2026	Change
$299,999 and Below	0	1	--	0	0	--
$300,000 to $599,999	5	6	+ 20.0%	23	33	+ 43.5%
$600,000 to $999,999	44	47	+ 6.8%	71	89	+ 25.4%
$1,000,000 to $1,499,999	21	40	+ 90.5%	45	57	+ 26.7%
$1,500,00 to $1,999,999	37	43	+ 16.2%	27	37	+ 37.0%
$2,000,000 to $2,499,999	35	30	- 14.3%	14	22	+ 57.1%
$2,500,000 to $4,999,999	85	86	+ 1.2%	61	67	+ 9.8%
$5,000,000 to $9,999,999	56	49	- 12.5%	14	27	+ 92.9%
$10,000,000 and Above	40	46	+ 15.0%	6	10	+ 66.7%
All Price Ranges	**323**	**348**	**+ 7.7%**	**261**	**342**	**+ 31.0%**

Compared to Prior Month

	Single Family-Duplex			Townhouse-Condo		
	8-2026	9-2026	Change	8-2026	9-2026	Change
$299,999 and Below	1	1	0.0%	0	0	--
$300,000 to $599,999	7	6	- 14.3%	28	33	+ 17.9%
$600,000 to $999,999	51	47	- 7.8%	95	89	- 6.3%
$1,000,000 to $1,499,999	44	40	- 9.1%	70	57	- 18.6%
$1,500,00 to $1,999,999	43	43	0.0%	41	37	- 9.8%
$2,000,000 to $2,499,999	33	30	- 9.1%	25	22	- 12.0%
$2,500,000 to $4,999,999	90	86	- 4.4%	73	67	- 8.2%
$5,000,000 to $9,999,999	61	49	- 19.7%	32	27	- 15.6%
$10,000,000 and Above	49	46	- 6.1%	11	10	- 9.1%
All Price Ranges	**379**	**348**	**- 8.2%**	**375**	**342**	**- 8.8%**

Year to Date

Single Family-Duplex	Townhouse-Condo

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

New Listings	A measure of how much new supply is coming onto the market from sellers.
Pending Sales	A count of all the listings that went into Pending 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.
Closed Sales	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.