Monthly Indicators

ASPEN BOARD OF REALTORS®

September 2026

Percent changes calculated using year-over-year comparisons.

New Listings were down 9.7 percent for single family homes but increased 44.7 percent for townhouse-condo properties. Pending Sales decreased 16.0 percent for single family homes and 21.4 percent for townhouse-condo properties.

The Median Sales Price was up 67.9 percent to $2,350,000 for single family homes and 28.8 percent to $950,000 for townhouse-condo properties. Days on Market increased 22.0 percent for single family homes but decreased 3.8 percent for 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.

Activity Snapshot

- 14.8%	+ 58.9%	+ 9.4%
One-Year Change in **Sold Listings All Properties**	One-Year Change in **Median Sales Price All Properties**	One-Year Change in **Active Listings All Properties**

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.

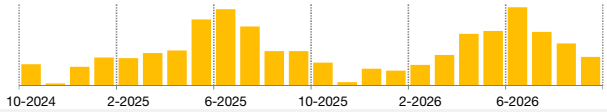
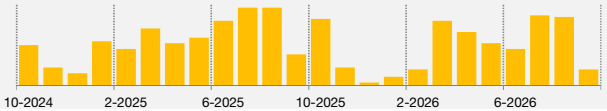
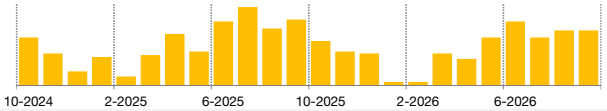
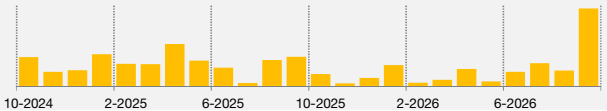
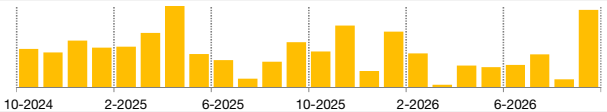
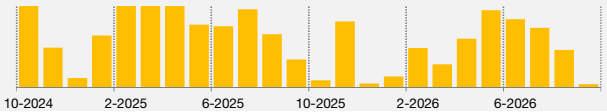
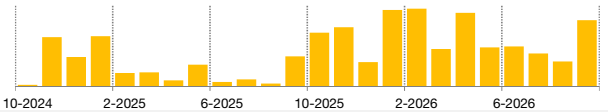
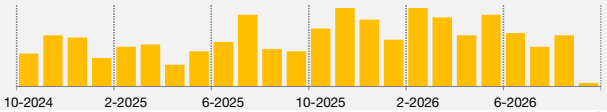
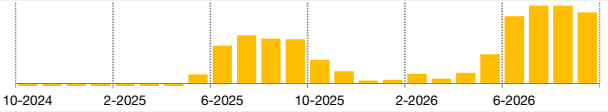
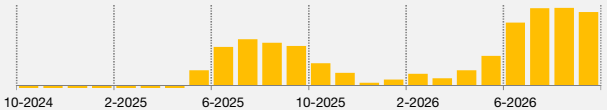
Single Family Market Overview	2
Townhouse-Condo Market Overview	3
New Listings	4
Pending Sales	5
Sold Listings	6
Median Sales Price	7
Average Sales Price	8
Percent of List Price Received	9
Days on Market Until Sale	10
Housing Affordability Index	11
Inventory of Active Listings	12
Months Supply of Inventory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

Current as of October 5, 2026. All data from the Aspen/Glenwood Springs MLS Inc. Report © 2026 ShowingTime Plus, LLC.

Single Family Market Overview

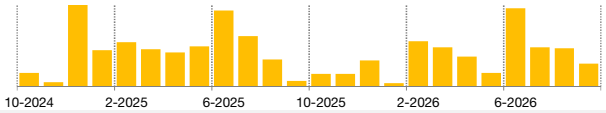
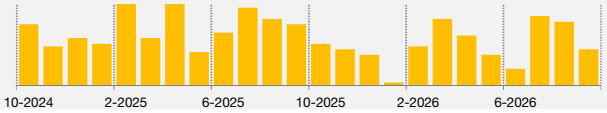
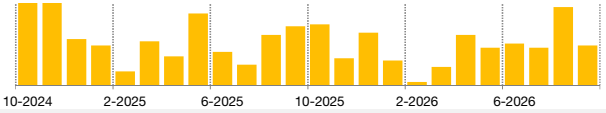
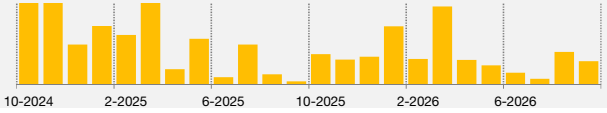
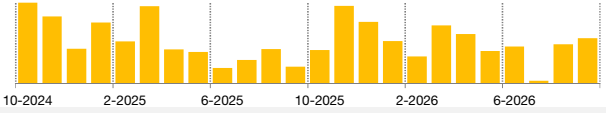
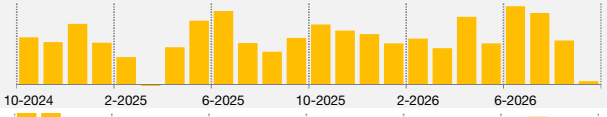
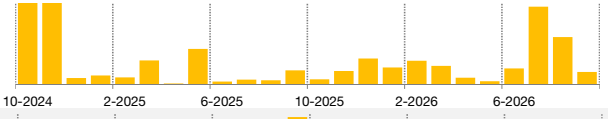
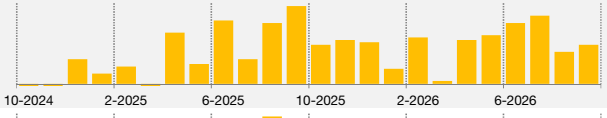
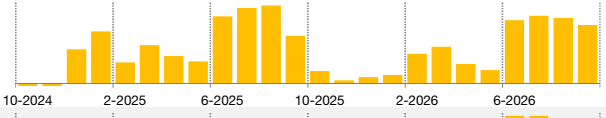
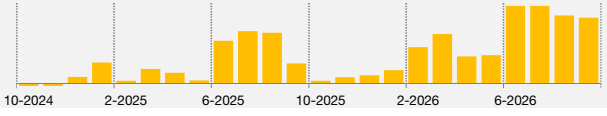
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

ASPEN BOARD OF REALTORS®

Key Metrics	Historical Sparkbars	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		93	**84**	- 9.7%	969	**939**	- 3.1%
Pending Sales		50	**42**	- 16.0%	557	**502**	- 9.9%
Sold Listings		71	**65**	- 8.5%	541	**495**	- 8.5%
Median Sales Price		$1,400,000	**$2,350,000**	+ 67.9%	$1,250,000	**$1,150,000**	- 8.0%
Avg. Sales Price		$4,254,087	**$6,076,769**	+ 42.8%	$3,928,944	**$3,382,993**	- 13.9%
Pct. of List Price Received		95.0%	**94.1%**	- 0.9%	96.2%	**95.4%**	- 0.8%
Days on Market		123	**150**	+ 22.0%	112	**137**	+ 22.3%
Affordability Index		31	**17**	- 45.2%	35	**36**	+ 2.9%
Active Listings		443	**504**	+ 13.8%	--	**--**	--
Months Supply		7.6	**9.2**	+ 21.1%	--	**--**	--

Townhouse-Condo Market Overview

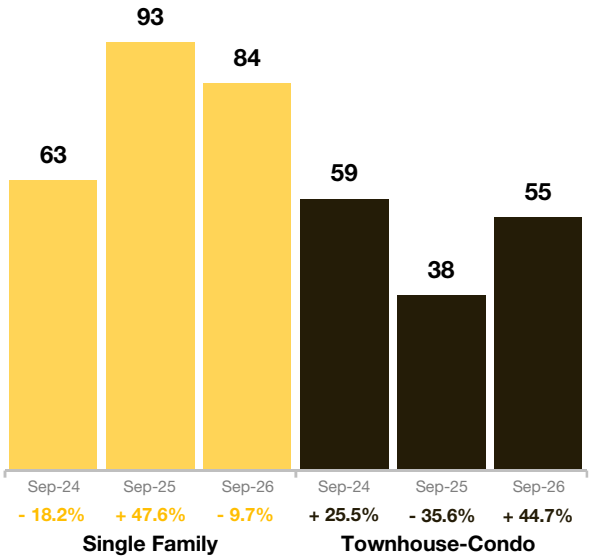
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		38	**55**	+ 44.7%	637	**597**	- 6.3%
Pending Sales		42	**33**	- 21.4%	430	**315**	- 26.7%
Sold Listings		46	**37**	- 19.6%	335	**321**	- 4.2%
Median Sales Price		$737,500	**$950,000**	+ 28.8%	$1,025,000	**$947,500**	- 7.6%
Avg. Sales Price		$1,482,742	**$2,519,013**	+ 69.9%	$2,223,153	**$2,223,423**	+ 0.0%
Pct. of List Price Received		96.7%	**95.0%**	- 1.8%	96.4%	**96.7%**	+ 0.3%
Days on Market		132	**127**	- 3.8%	129	**168**	+ 30.2%
Affordability Index		59	**43**	- 27.1%	42	**43**	+ 2.4%
Active Listings		299	**313**	+ 4.7%	--	**--**	--
Months Supply		6.9	**8.5**	+ 23.2%	--	**--**	--

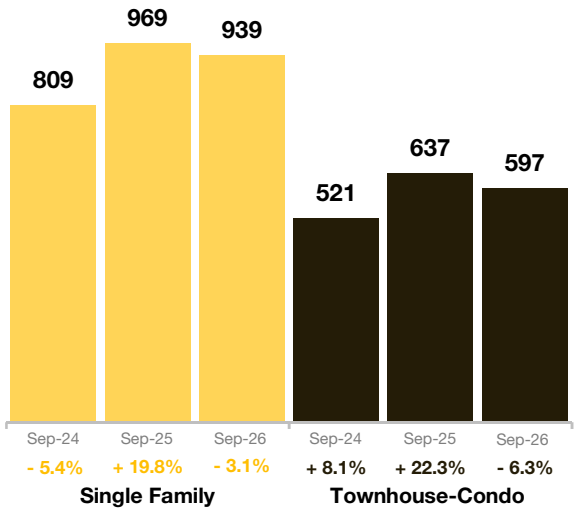
New Listings

ASPEN BOARD OF REALTORS®

September

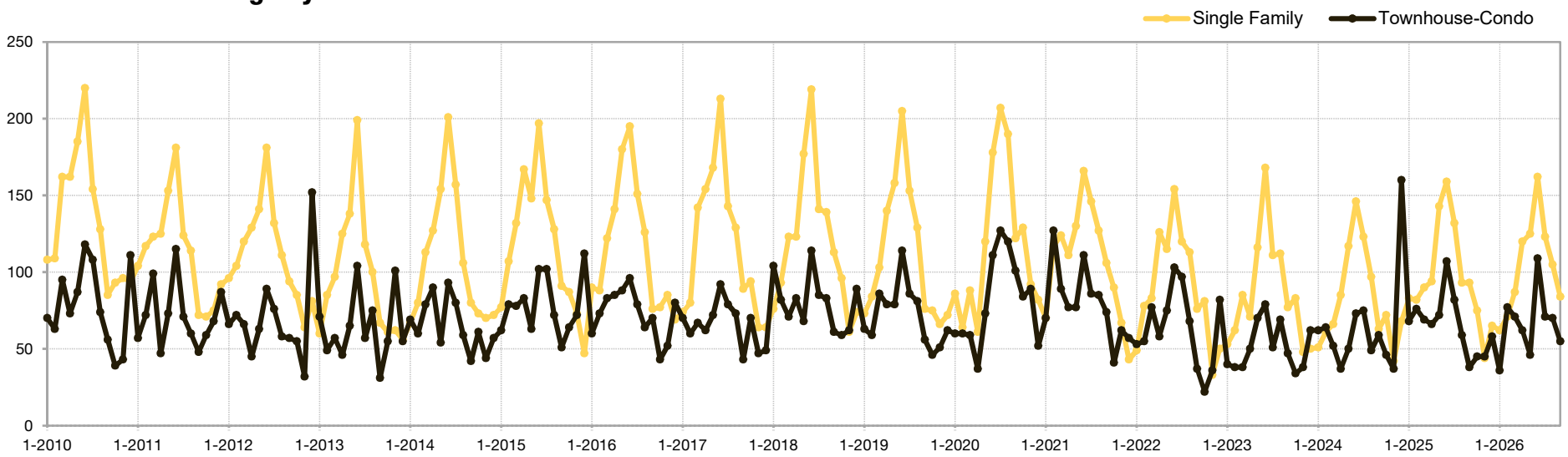


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2025	75	+4.2%	45	-2.2%
Nov-2025	44	+4.8%	45	+21.6%
Dec-2025	65	-4.4%	58	-63.8%
Jan-2026	62	-25.3%	36	-47.1%
Feb-2026	71	-13.4%	77	+1.3%
Mar-2026	87	-3.3%	71	+2.9%
Apr-2026	120	+27.7%	62	-6.1%
May-2026	125	-12.6%	46	-36.1%
Jun-2026	162	+1.9%	109	+1.9%
Jul-2026	123	-6.8%	71	-13.4%
Aug-2026	105	+12.9%	70	+18.6%
Sep-2026	**84**	**-9.7%**	**55**	**+44.7%**

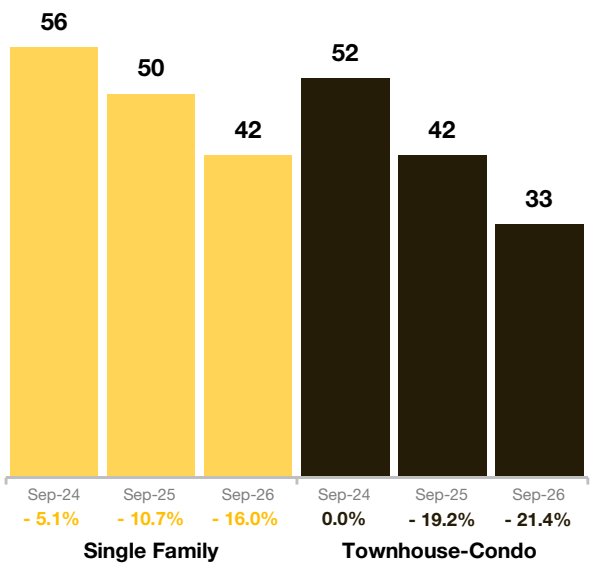
Historical New Listings by Month



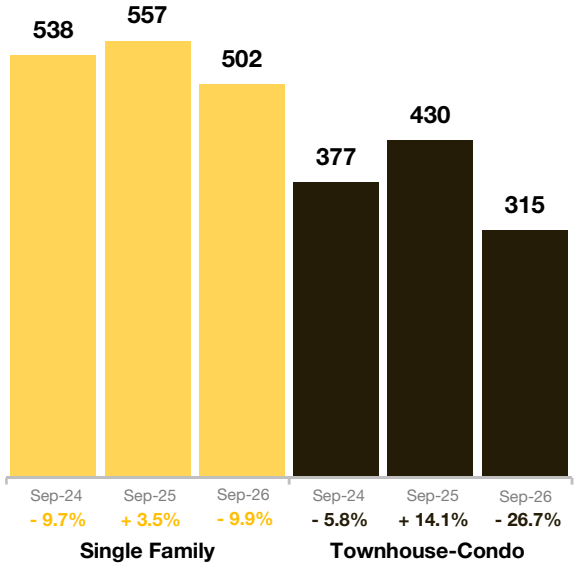
Pending Sales

ASPEN BOARD OF REALTORS®

September

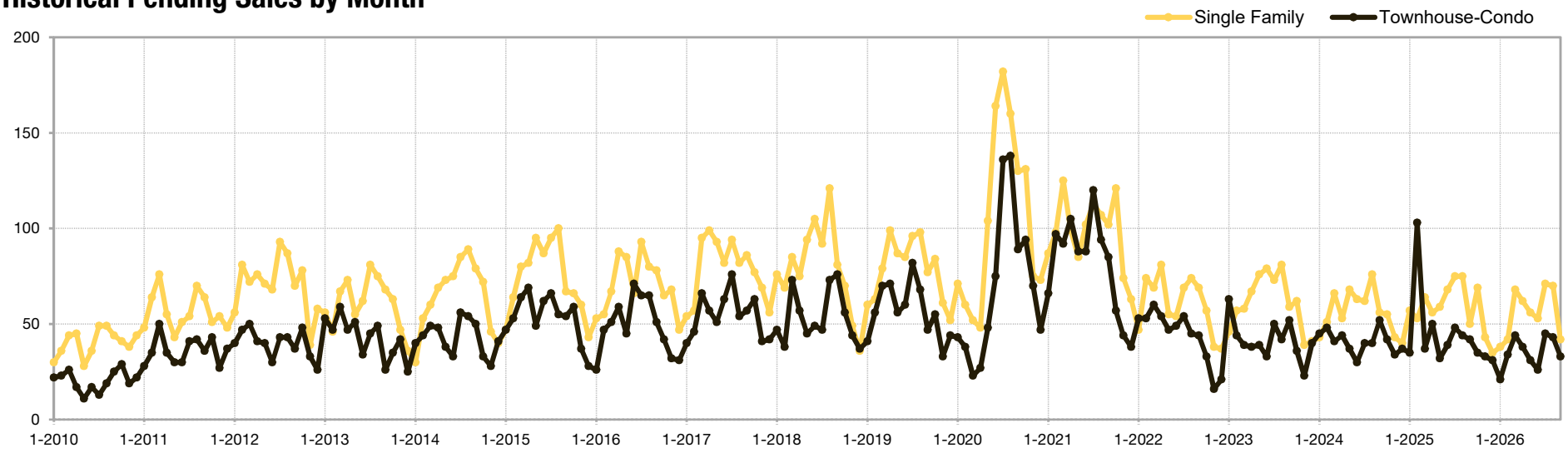


Year to Date



Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2025	69	+25.5%	35	-16.7%
Nov-2025	43	0.0%	33	-2.9%
Dec-2025	35	-12.5%	31	-16.2%
Jan-2026	38	-33.3%	21	-40.0%
Feb-2026	42	-20.8%	34	-67.0%
Mar-2026	68	+6.3%	44	+18.9%
Apr-2026	62	+10.7%	38	-24.0%
May-2026	56	-5.1%	31	-3.1%
Jun-2026	53	-22.1%	26	-33.3%
Jul-2026	71	-5.3%	45	-6.3%
Aug-2026	70	-6.7%	43	-2.3%
Sep-2026	**42**	**-16.0%**	**33**	**-21.4%**

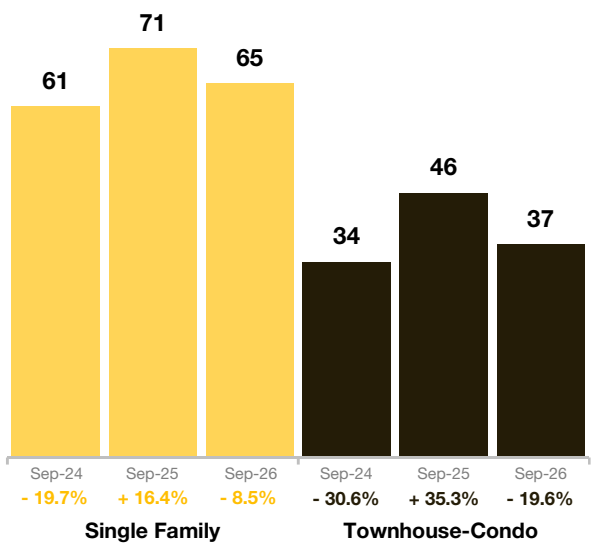
Historical Pending Sales by Month



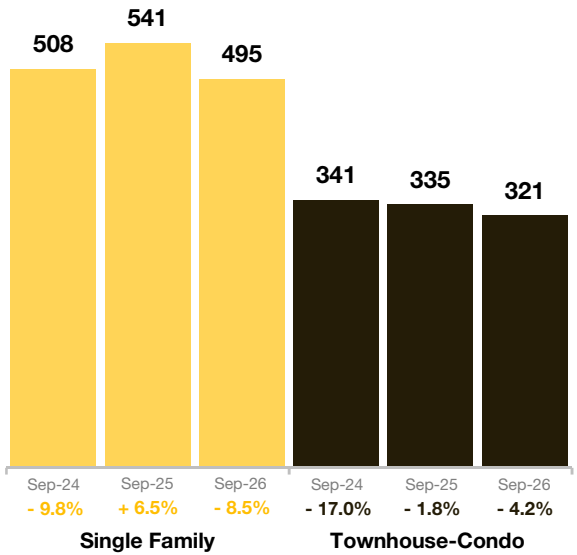
Sold Listings

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September

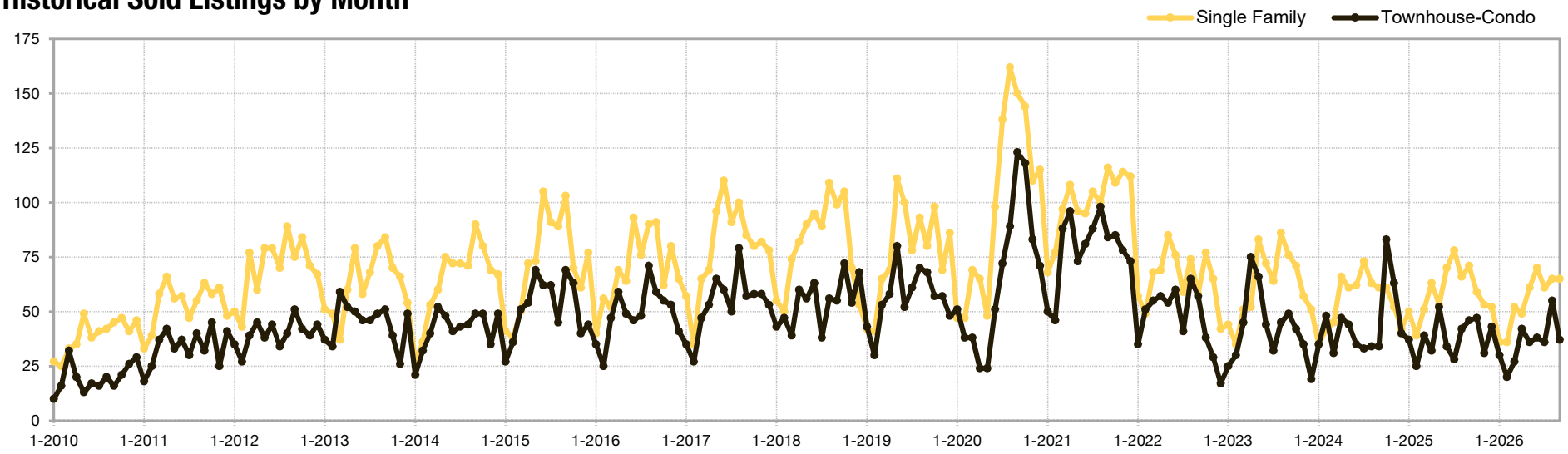


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2025	59	-3.3%	47	-43.4%
Nov-2025	53	+1.9%	31	-50.8%
Dec-2025	52	+23.8%	43	+7.5%
Jan-2026	36	-28.0%	30	-18.9%
Feb-2026	36	-7.7%	20	-20.0%
Mar-2026	52	+2.0%	27	-30.8%
Apr-2026	49	-22.2%	42	+31.3%
May-2026	61	+15.1%	36	-30.8%
Jun-2026	70	0.0%	38	+11.8%
Jul-2026	61	-21.8%	36	+28.6%
Aug-2026	65	-1.5%	55	+31.0%
Sep-2026	**65**	**-8.5%**	**37**	**-19.6%**

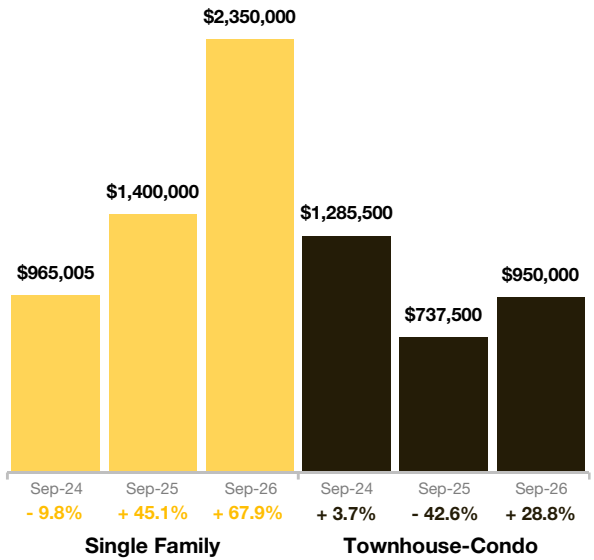
Historical Sold Listings by Month



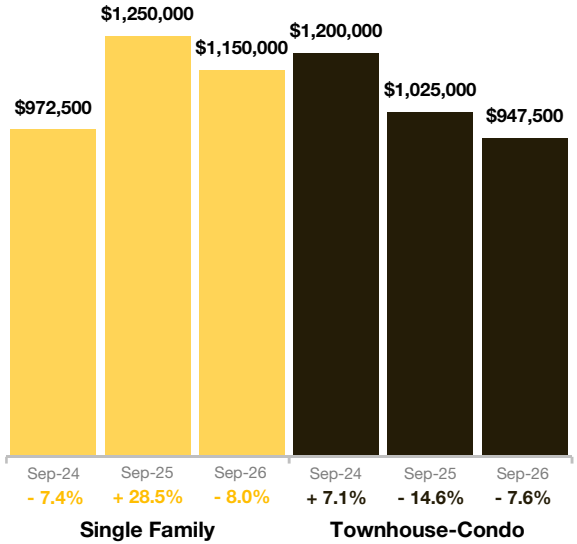
Median Sales Price

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September

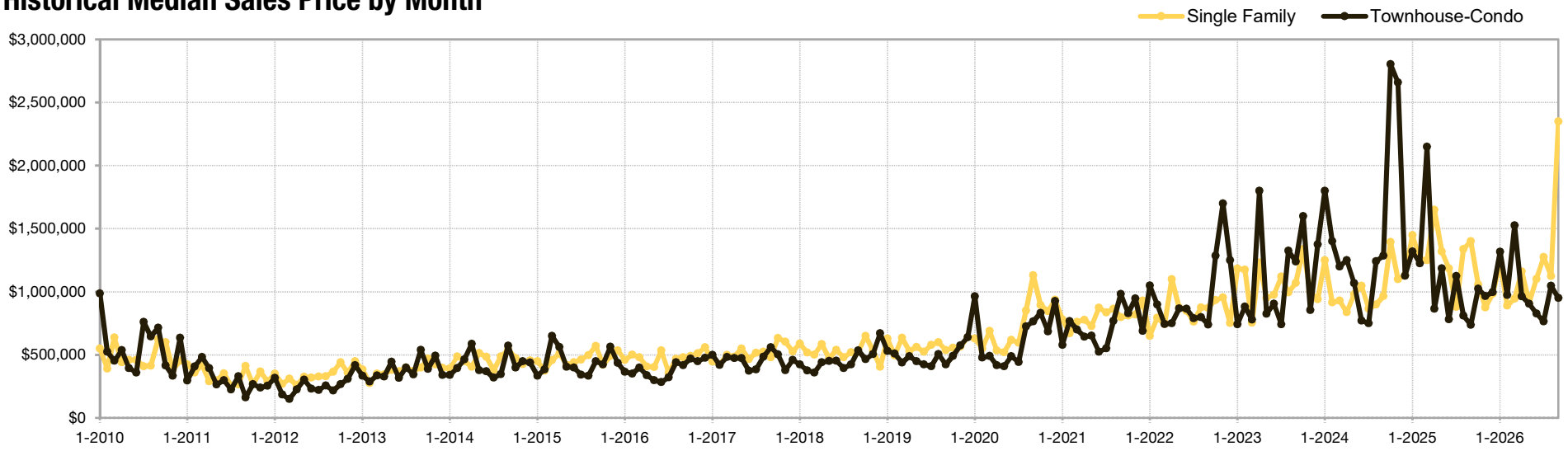


Year to Date



Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2025	$1,057,000	-24.2%	$1,025,000	-63.4%
Nov-2025	$875,000	-20.5%	$965,000	-63.7%
Dec-2025	$984,000	-13.0%	$998,000	-11.3%
Jan-2026	$1,235,000	-14.8%	$1,317,000	-0.2%
Feb-2026	$890,000	-29.4%	$973,000	-20.6%
Mar-2026	$945,000	-24.4%	$1,525,000	-29.1%
Apr-2026	$1,160,000	-29.7%	$962,500	+11.1%
May-2026	$910,000	-31.1%	$905,000	-23.7%
Jun-2026	$1,102,500	-7.0%	$827,500	+5.9%
Jul-2026	$1,275,000	+44.9%	$764,500	-32.1%
Aug-2026	$1,125,000	-15.9%	$1,048,000	+29.2%
Sep-2026	**$2,350,000**	**+67.9%**	**$950,000**	**+28.8%**

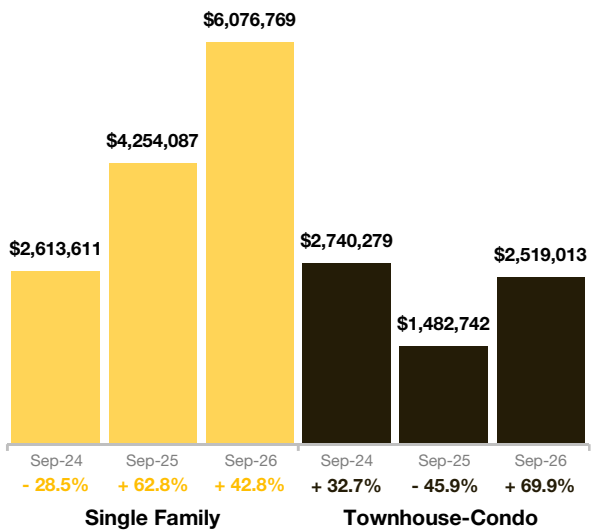
Historical Median Sales Price by Month



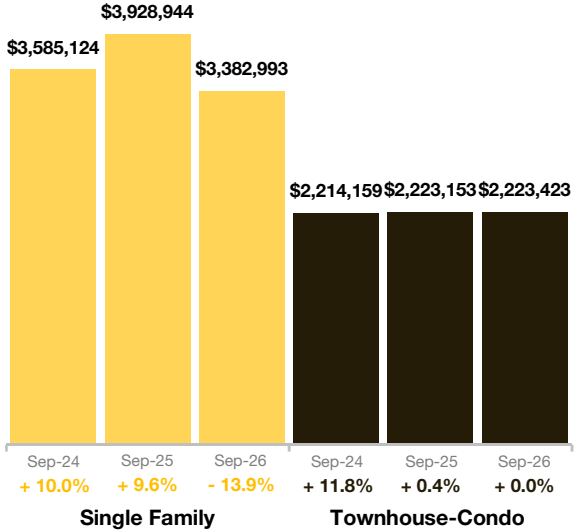
Average Sales Price

ASPEN BOARD OF REALTORS®

September

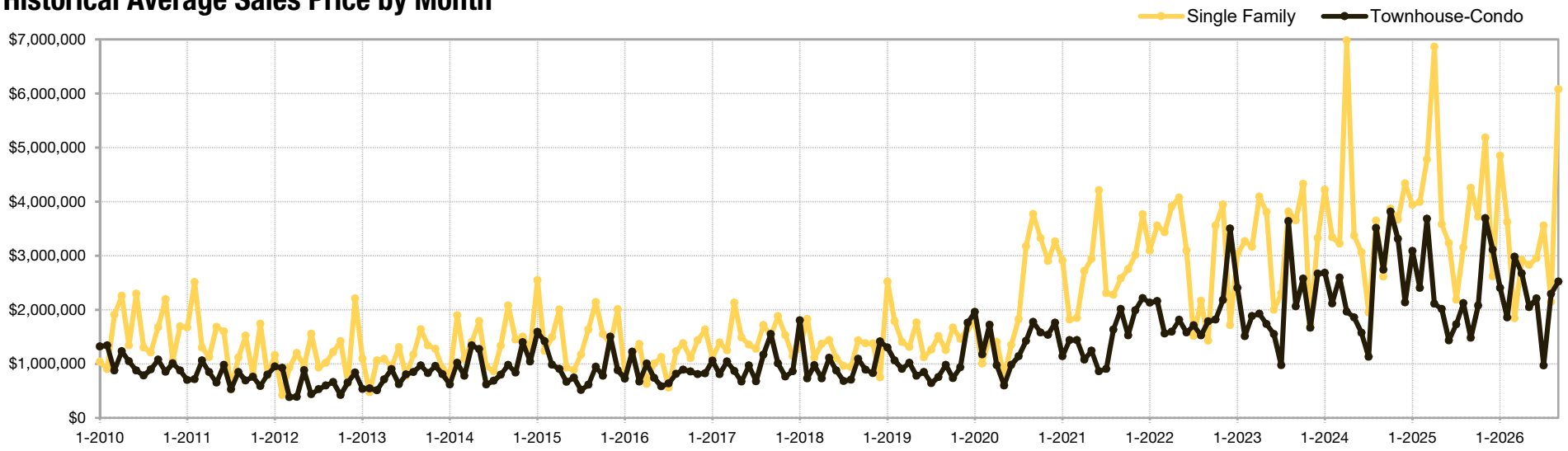


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2025	$3,721,748	-3.7%	$2,079,498	-45.5%
Nov-2025	$5,186,884	+41.5%	$3,690,023	+11.4%
Dec-2025	$2,621,405	-39.5%	$3,110,553	+45.8%
Jan-2026	$4,848,874	+23.0%	$2,406,203	-22.1%
Feb-2026	$3,624,008	-9.3%	$1,856,750	-22.7%
Mar-2026	$1,842,418	-61.5%	$2,978,315	-19.1%
Apr-2026	$2,919,260	-57.5%	$2,672,512	+26.7%
May-2026	$2,830,025	-20.9%	$2,049,375	+1.7%
Jun-2026	$2,956,076	-8.5%	$2,207,592	+53.9%
Jul-2026	$3,554,319	+62.6%	$967,913	-44.0%
Aug-2026	$2,143,819	-31.9%	$2,291,332	+7.9%
Sep-2026	**$6,076,769**	**+42.8%**	**$2,519,013**	**+69.9%**

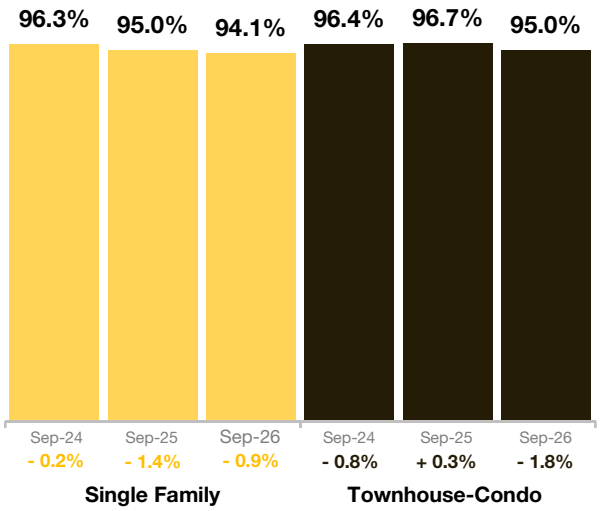
Historical Average Sales Price by Month



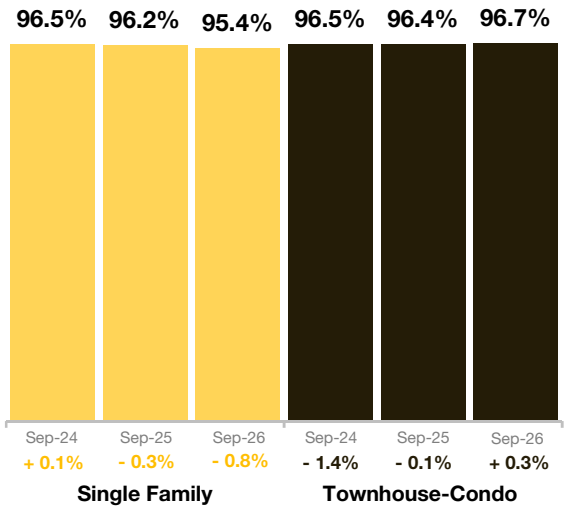
Percent of List Price Received

ASPEN BOARD OF REALTORS®

September

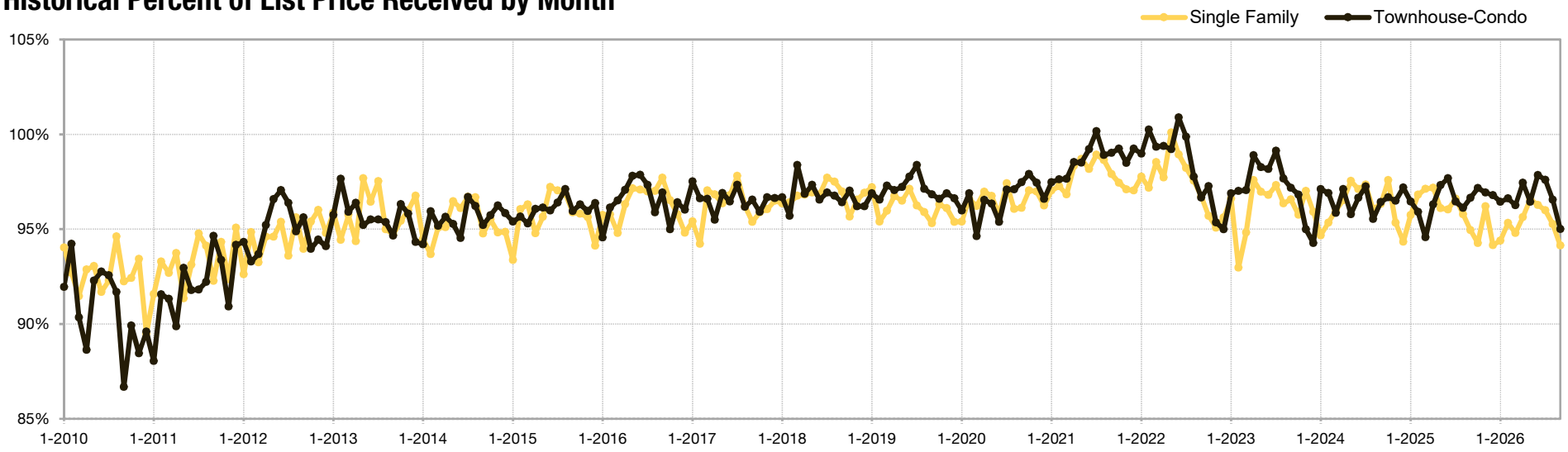


Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2025	94.3%	-3.4%	97.2%	+0.5%
Nov-2025	96.2%	+0.9%	96.9%	+0.4%
Dec-2025	94.2%	-0.1%	96.8%	-0.4%
Jan-2026	94.4%	-1.4%	96.4%	-0.1%
Feb-2026	95.3%	-1.5%	96.6%	+0.7%
Mar-2026	94.8%	-2.4%	96.3%	+1.8%
Apr-2026	95.6%	-1.6%	97.5%	+1.2%
May-2026	96.6%	+0.5%	96.4%	-0.9%
Jun-2026	96.3%	+0.3%	97.9%	+0.2%
Jul-2026	96.0%	-0.6%	97.6%	+1.1%
Aug-2026	95.3%	-0.5%	96.6%	+0.5%
Sep-2026	**94.1%**	**-0.9%**	**95.0%**	**-1.8%**

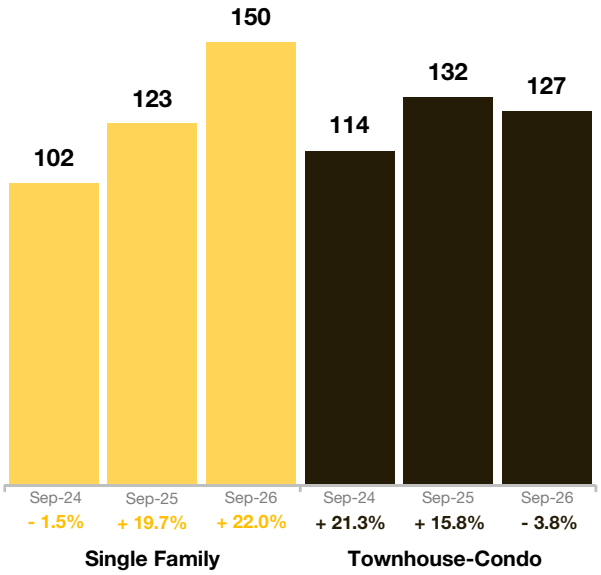
Historical Percent of List Price Received by Month



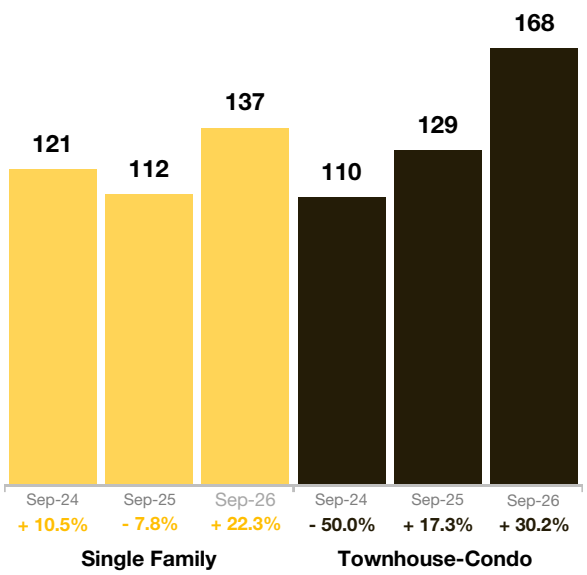
Days on Market Until Sale

ASPEN BOARD OF REALTORS®

September

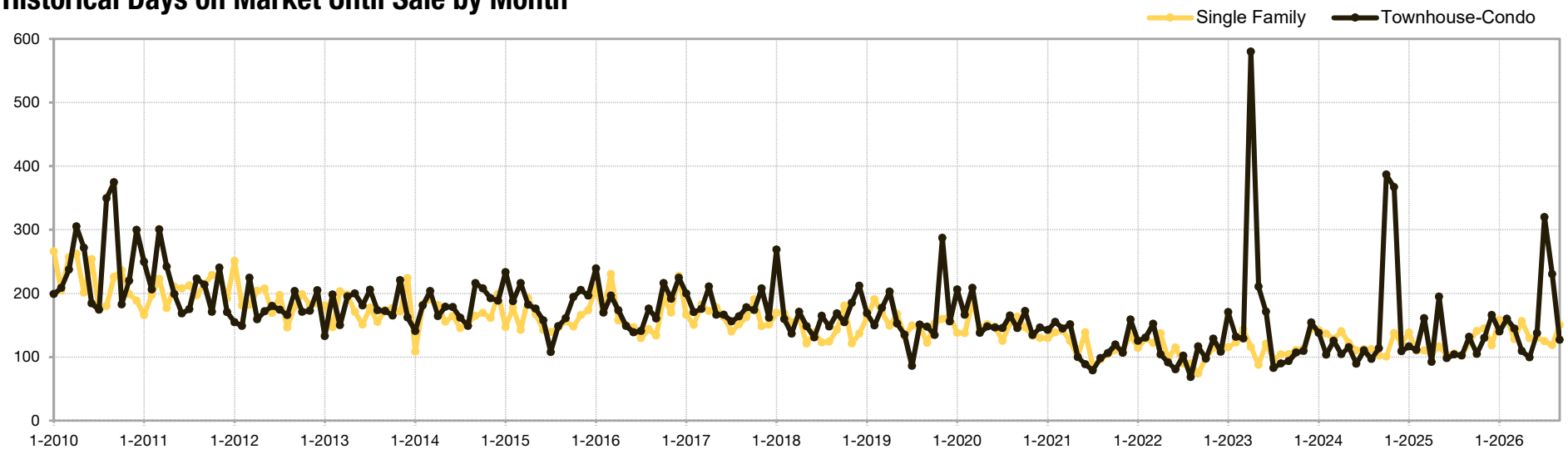


Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2025	141	+39.6%	105	-72.9%
Nov-2025	145	+5.8%	130	-64.6%
Dec-2025	118	-3.3%	166	+52.3%
Jan-2026	158	+14.5%	140	+19.7%
Feb-2026	159	+44.5%	160	+44.1%
Mar-2026	128	+15.3%	145	-9.9%
Apr-2026	156	+50.0%	110	+19.6%
May-2026	130	+12.1%	100	-48.7%
Jun-2026	130	+26.2%	138	+40.8%
Jul-2026	125	+19.0%	320	+207.7%
Aug-2026	119	+16.7%	230	+125.5%
Sep-2026	**150**	**+22.0%**	**127**	**-3.8%**

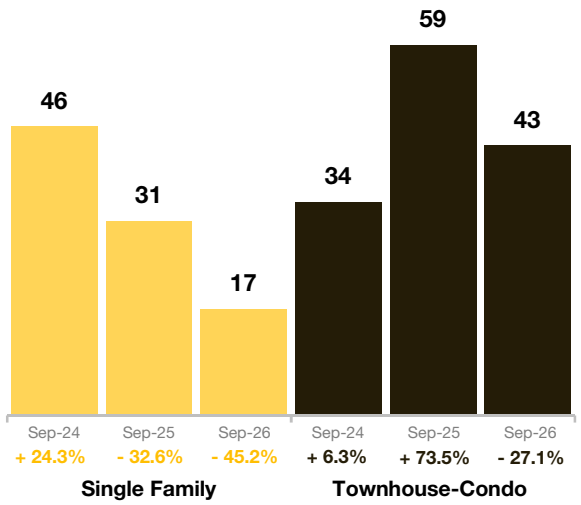
Historical Days on Market Until Sale by Month



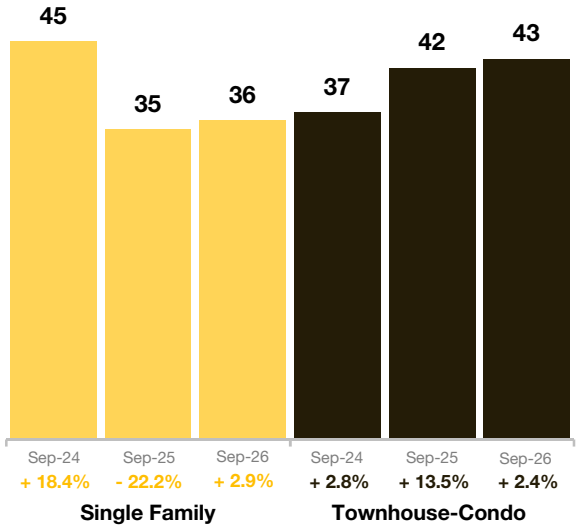
Housing Affordability Index

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September

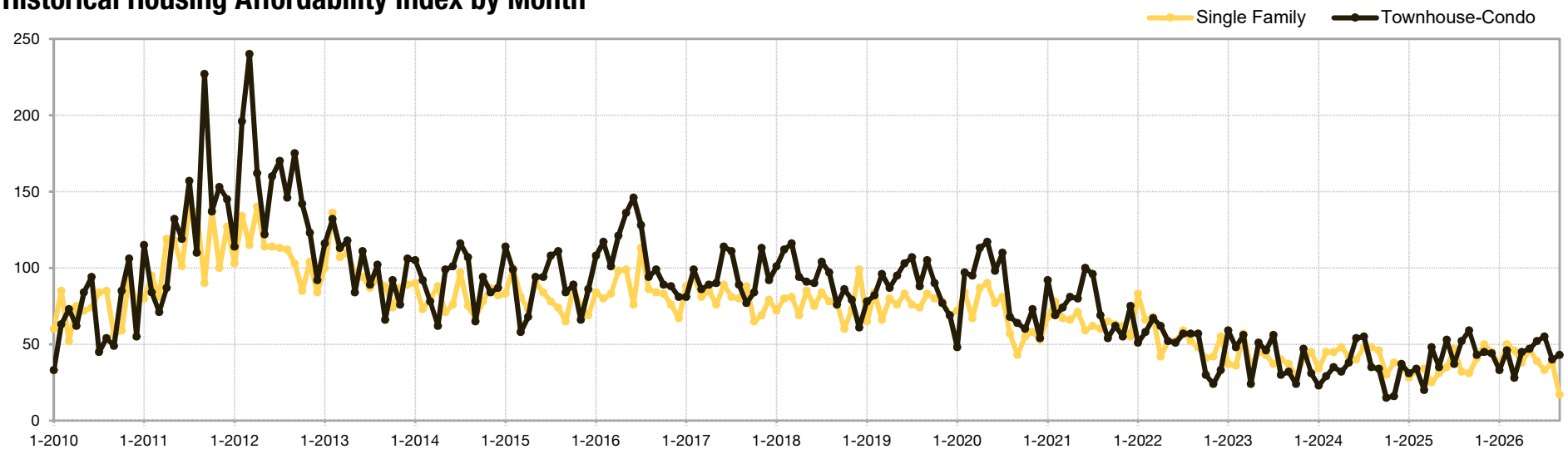


Year to Date



Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2025	41	+36.7%	43	+186.7%
Nov-2025	50	+31.6%	45	+181.3%
Dec-2025	45	+21.6%	44	+18.9%
Jan-2026	36	+28.6%	33	+6.5%
Feb-2026	50	+51.5%	46	+35.3%
Mar-2026	46	+35.3%	28	+40.0%
Apr-2026	38	+52.0%	45	-6.3%
May-2026	47	+51.6%	47	+34.3%
Jun-2026	39	+11.4%	52	-1.9%
Jul-2026	33	-29.8%	55	+48.6%
Aug-2026	38	+18.8%	40	-23.1%
Sep-2026	**17**	**-45.2%**	**43**	**-27.1%**

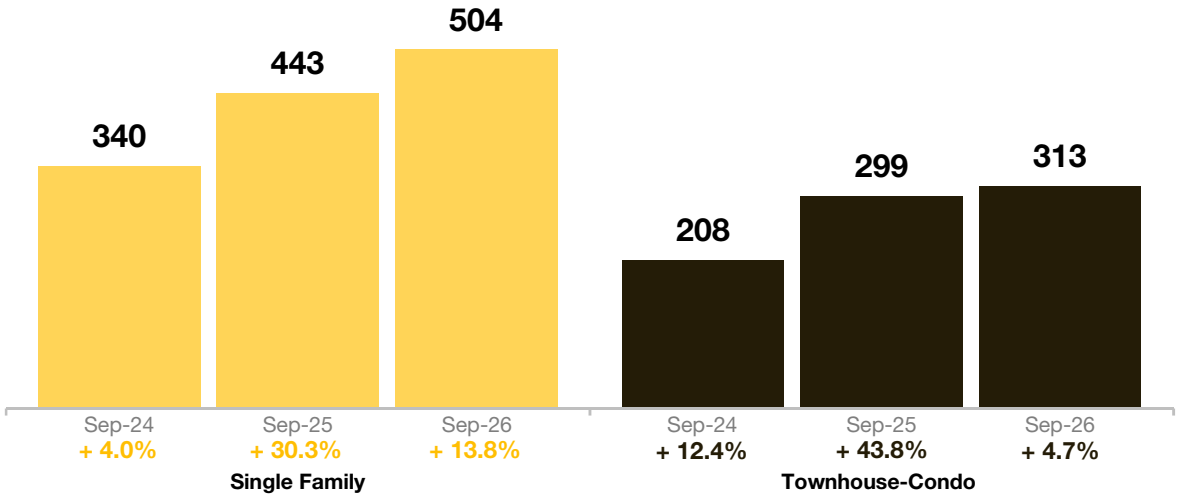
Historical Housing Affordability Index by Month



Inventory of Active Listings

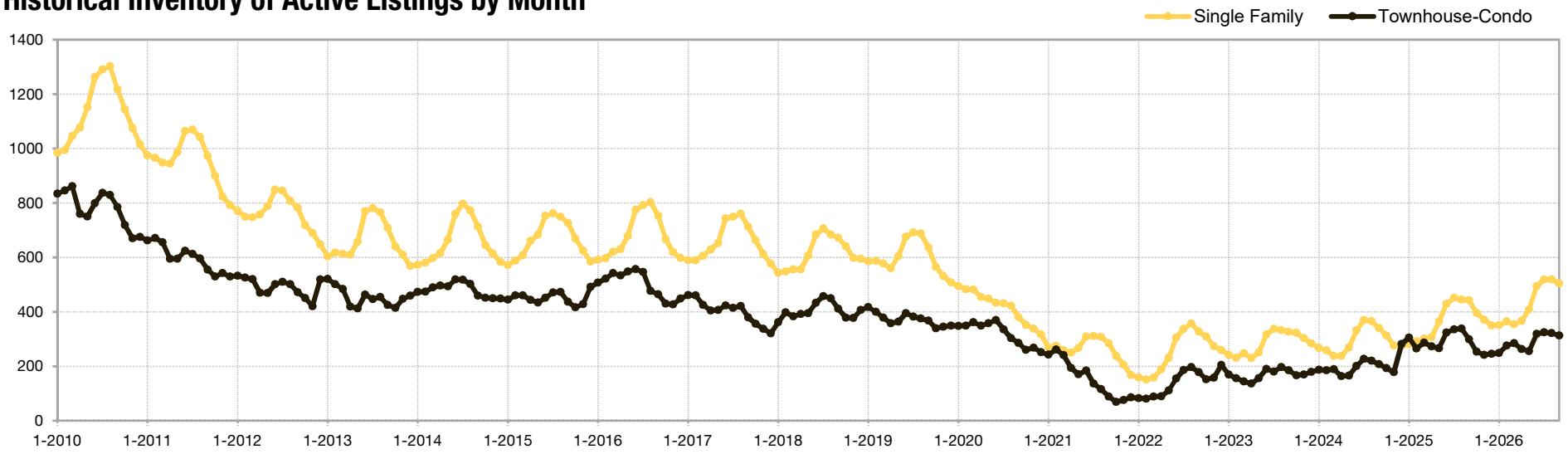
ASPEN BOARD OF REALTORS®

September



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2025	396	+26.5%	254	+31.6%
Nov-2025	371	+34.4%	242	+36.0%
Dec-2025	350	+27.3%	246	-12.8%
Jan-2026	351	+24.5%	249	-18.4%
Feb-2026	365	+25.0%	276	+4.2%
Mar-2026	354	+17.6%	285	-0.7%
Apr-2026	367	+19.5%	263	-3.7%
May-2026	409	+12.4%	255	-4.1%
Jun-2026	495	+15.4%	319	-1.5%
Jul-2026	519	+14.8%	325	-3.0%
Aug-2026	519	+16.6%	322	-4.7%
Sep-2026	**504**	**+13.8%**	**313**	**+4.7%**

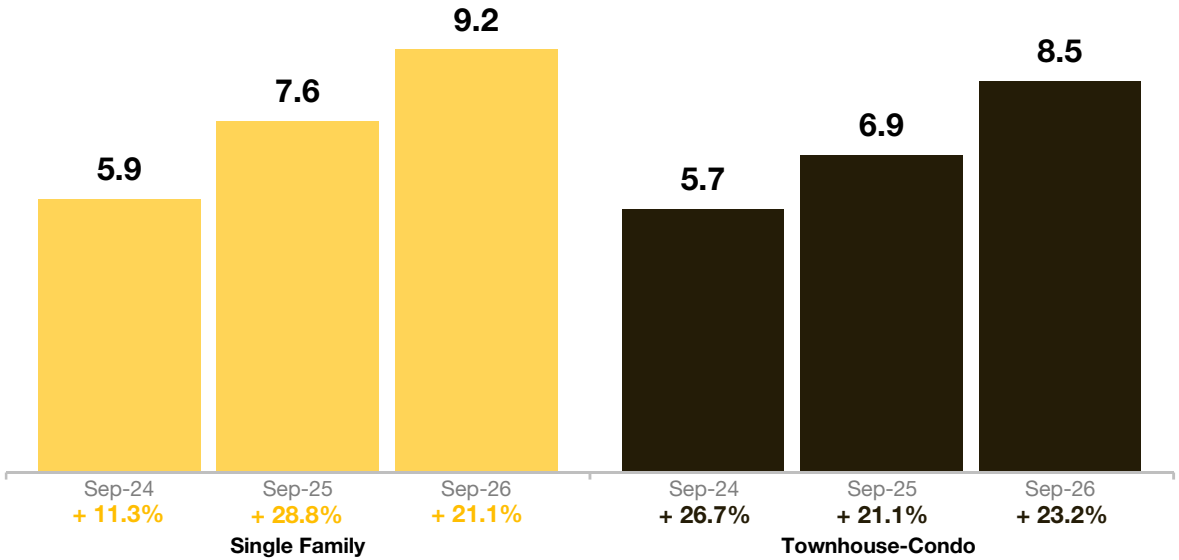
Historical Inventory of Active Listings by Month



Months Supply of Inventory

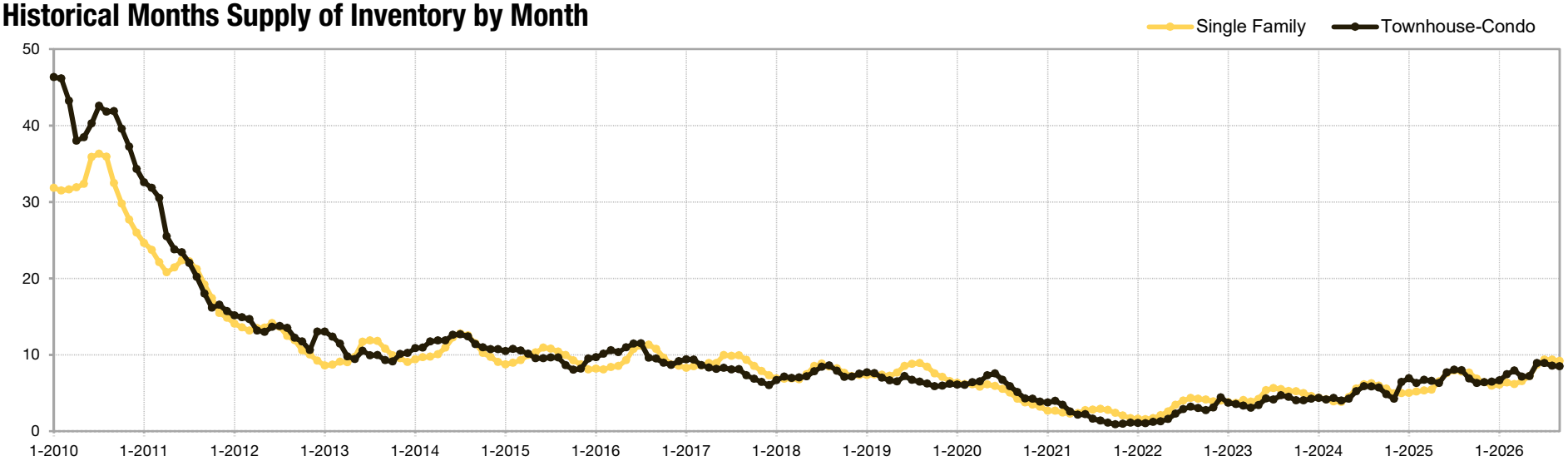
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September



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2025	6.8	+23.6%	6.3	+31.3%
Nov-2025	6.4	+30.6%	6.4	+52.4%
Dec-2025	6.0	+20.0%	6.5	+1.6%
Jan-2026	6.1	+22.0%	6.7	-2.9%
Feb-2026	6.4	+23.1%	7.5	+19.0%
Mar-2026	6.2	+17.0%	7.9	+17.9%
Apr-2026	6.5	+20.4%	7.1	+7.6%
May-2026	7.2	+10.8%	7.2	+14.3%
Jun-2026	8.7	+14.5%	8.9	+15.6%
Jul-2026	9.4	+19.0%	8.9	+11.3%
Aug-2026	9.4	+20.5%	8.6	+7.5%
Sep-2026	**9.2**	**+21.1%**	**8.5**	**+23.2%**

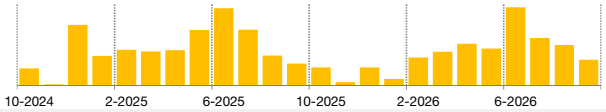
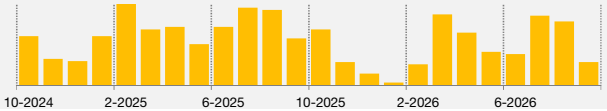
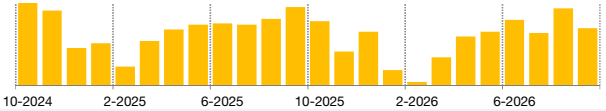
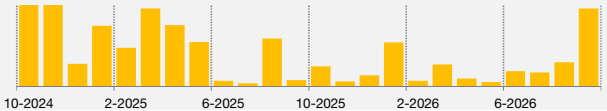
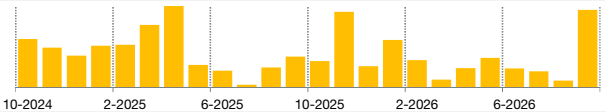
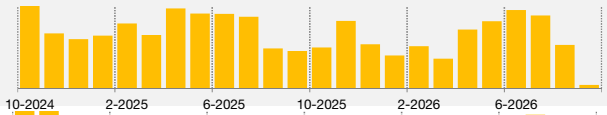
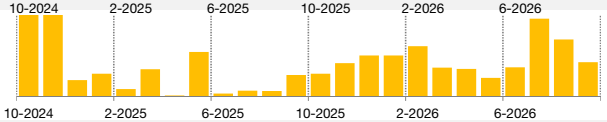
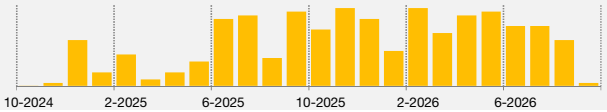
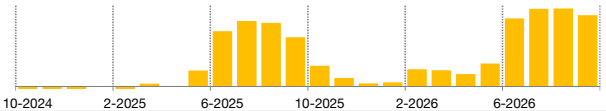
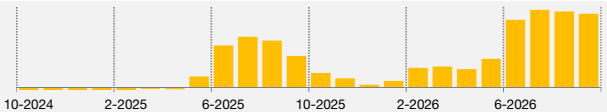
Historical Months Supply of Inventory by Month



Total Market Overview

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

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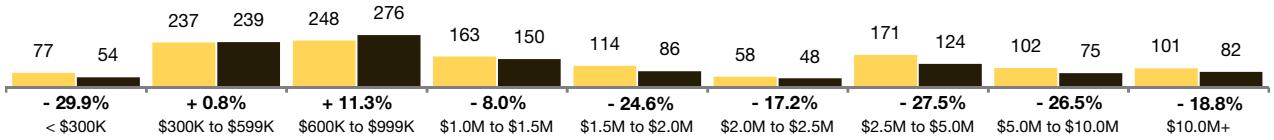
Key Metrics	Historical Sparkbars	9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		136	**145**	+ 6.6%	1,664	**1,573**	- 5.5%
Pending Sales		99	**78**	- 21.2%	1,030	**843**	- 18.2%
Sold Listings		122	**104**	- 14.8%	914	**839**	- 8.2%
Median Sales Price		$912,500	**$1,450,000**	+ 58.9%	$1,152,500	**$1,000,000**	- 13.2%
Avg. Sales Price		$3,044,068	**$4,700,735**	+ 54.4%	$3,181,705	**$2,920,645**	- 8.2%
Pct. of List Price Received		95.5%	**94.5%**	- 1.0%	96.3%	**95.9%**	- 0.4%
Days on Market		124	**141**	+ 13.7%	117	**149**	+ 27.4%
Affordability Index		48	**28**	- 41.7%	38	**41**	+ 7.9%
Active Listings		763	**835**	+ 9.4%	--	**--**	--
Months Supply		7.2	**8.8**	+ 22.2%	--	**--**	--

Sold Listings

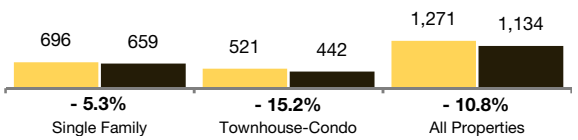
Actual sales that have closed in a given month.

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By Price Range – All Properties – Rolling 12 Months



By Property Type



Rolling 12 Months

By Price Range	Single Family			Townhouse-Condo		
	9-2025	9-2026	Change	9-2025	9-2026	Change
$299,999 and Below	12	9	- 25.0%	24	19	- 20.8%
$300,000 to $599,999	111	121	+ 9.0%	115	115	0.0%
$600,000 to $999,999	165	179	+ 8.5%	83	96	+ 15.7%
$1,000,000 to $1,499,999	114	103	- 9.6%	48	47	- 2.1%
$1,500,00 to $1,999,999	69	51	- 26.1%	45	33	- 26.7%
$2,000,000 to $2,499,999	32	24	- 25.0%	26	24	- 7.7%
$2,500,000 to $4,999,999	65	67	+ 3.1%	106	57	- 46.2%
$5,000,000 to $9,999,999	47	45	- 4.3%	55	30	- 45.5%
$10,000,000 and Above	81	60	- 25.9%	19	21	+ 10.5%
All Price Ranges	**696**	**659**	**- 5.3%**	**521**	**442**	**- 15.2%**

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	8-2026	9-2026	Change	8-2026	9-2026	Change
$299,999 and Below	0	0	--	3	1	- 66.7%
$300,000 to $599,999	9	9	0.0%	16	8	- 50.0%
$600,000 to $999,999	20	9	- 55.0%	8	10	+ 25.0%
$1,000,000 to $1,499,999	13	10	- 23.1%	9	4	- 55.6%
$1,500,00 to $1,999,999	7	3	- 57.1%	4	3	- 25.0%
$2,000,000 to $2,499,999	3	2	- 33.3%	1	1	0.0%
$2,500,000 to $4,999,999	9	11	+ 22.2%	5	3	- 40.0%
$5,000,000 to $9,999,999	0	10	--	6	5	- 16.7%
$10,000,000 and Above	4	11	+ 175.0%	3	2	- 33.3%
All Price Ranges	**65**	**65**	**0.0%**	**55**	**37**	**- 32.7%**

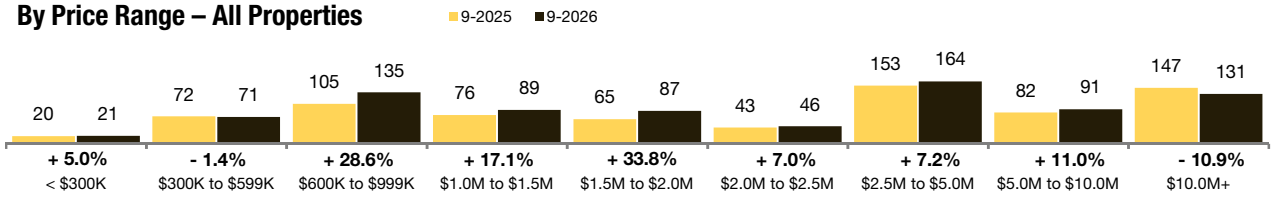
Year to Date

By Price Range	Single Family			Townhouse-Condo		
	9-2025	9-2026	Change	9-2025	9-2026	Change
$299,999 and Below	10	9	- 10.0%	21	12	- 42.9%
$300,000 to $599,999	84	89	+ 6.0%	86	83	- 3.5%
$600,000 to $999,999	129	130	+ 0.8%	60	74	+ 23.3%
$1,000,000 to $1,499,999	91	77	- 15.4%	25	38	+ 52.0%
$1,500,00 to $1,999,999	55	41	- 25.5%	30	28	- 6.7%
$2,000,000 to $2,499,999	28	19	- 32.1%	20	13	- 35.0%
$2,500,000 to $4,999,999	45	52	+ 15.6%	60	39	- 35.0%
$5,000,000 to $9,999,999	35	36	+ 2.9%	24	21	- 12.5%
$10,000,000 and Above	64	42	- 34.4%	9	13	+ 44.4%
All Price Ranges	**541**	**495**	**- 8.5%**	**335**	**321**	**- 4.2%**

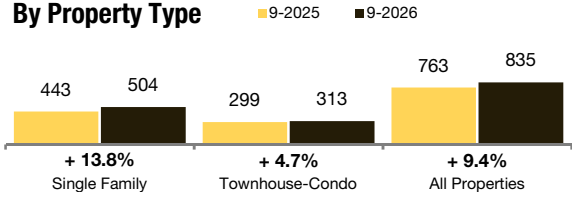
Inventory of Active Listings

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		
	9-2025	9-2026	Change	9-2025	9-2026	Change
$299,999 and Below	1	5	+ 400.0%	6	4	- 33.3%
$300,000 to $599,999	43	28	- 34.9%	28	41	+ 46.4%
$600,000 to $999,999	60	95	+ 58.3%	44	39	- 11.4%
$1,000,000 to $1,499,999	41	54	+ 31.7%	33	35	+ 6.1%
$1,500,00 to $1,999,999	43	48	+ 11.6%	22	39	+ 77.3%
$2,000,000 to $2,499,999	19	28	+ 47.4%	21	18	- 14.3%
$2,500,000 to $4,999,999	72	85	+ 18.1%	81	78	- 3.7%
$5,000,000 to $9,999,999	44	52	+ 18.2%	38	39	+ 2.6%
$10,000,000 and Above	120	109	- 9.2%	26	20	- 23.1%
All Price Ranges	**443**	**504**	**+ 13.8%**	**299**	**313**	**+ 4.7%**

Compared to Prior Month

By Price Range	Single Family			Townhouse-Condo		
	8-2026	9-2026	Change	8-2026	9-2026	Change
$299,999 and Below	4	5	+ 25.0%	4	4	0.0%
$300,000 to $599,999	31	28	- 9.7%	41	41	0.0%
$600,000 to $999,999	90	95	+ 5.6%	38	39	+ 2.6%
$1,000,000 to $1,499,999	54	54	0.0%	36	35	- 2.8%
$1,500,00 to $1,999,999	51	48	- 5.9%	39	39	0.0%
$2,000,000 to $2,499,999	25	28	+ 12.0%	19	18	- 5.3%
$2,500,000 to $4,999,999	90	85	- 5.6%	86	78	- 9.3%
$5,000,000 to $9,999,999	51	52	+ 2.0%	40	39	- 2.5%
$10,000,000 and Above	123	109	- 11.4%	19	20	+ 5.3%
All Price Ranges	**519**	**504**	**- 2.9%**	**322**	**313**	**- 2.8%**

Year to Date

Single Family	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

A research tool provided by the Colorado Association of REALTORS®

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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 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.
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.