

Real Estate News



THE GREAT PUMPKIN EDITION
Includes 2022 Third Quarter Reports







**CONNECT WITH TRUDI TO MAKE YOUR
REAL ESTATE DREAMS YOUR REALITY.**

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Happy Autumn!

October 2022

As the fall colors come and go, I always think of it as a time for change and new beginnings, and shifting your focus onto things to accomplish before fresh snow falls and winter appears!

Fall is a grand time to plan for the future, and also a perfect time to find and buy your new home that you have been searching for. It is also a terrific time to sell land or your residential properties that you have been thinking about selling. Contact me and I will tell you why . . .

I understand that one size does not fit all. That's why I set out to help every type of home buyer or seller and every type of property through specialized real estate services, including luxury homes, equestrian properties, vacant land and new construction. While residential real estate is the mainstay of my business, I also offer property management services for out of area owners, commercial real estate, and relocation services.

To further facilitate the real estate process, I do have affiliated partners in the Roaring Fork Valley and surrounding areas to answer financing questions and provide mortgage services. Likewise, I can easily connect you with local service repairmen and subcontractors if you need help in property maintenance & repairs!

Learn more now by calling me today!

Have peace-of-mind that doing right by you is at the heart of everything that I do.

At this time of the year, I hope you all enjoy mother nature at her finest show of colors!

Best regards,

Trudi

PS: I have sprinkled some fantastic recipes throughout this edition!

Aspen



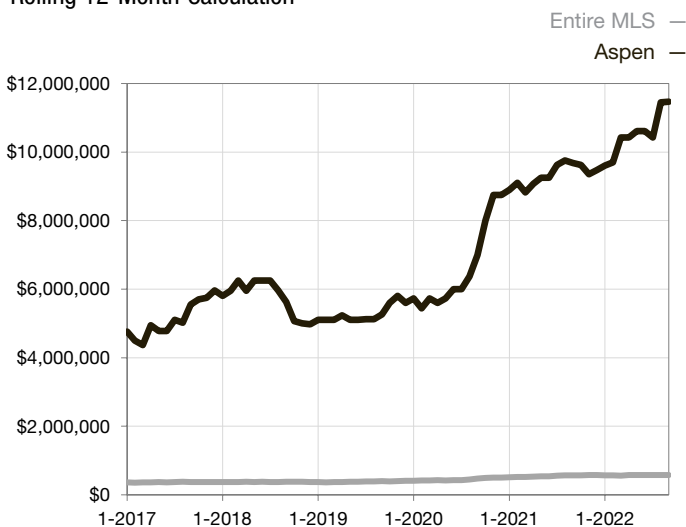
Single Family	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	16	11	- 31.3%	150	130	- 13.3%
Sold Listings	17	2	- 88.2%	103	59	- 42.7%
Median Sales Price*	\$10,600,000	\$9,250,000	- 12.7%	\$9,700,000	\$12,400,000	+ 27.8%
Average Sales Price*	\$9,269,176	\$9,250,000	- 0.2%	\$11,954,990	\$16,689,914	+ 39.6%
Percent of List Price Received*	97.6%	97.6%	0.0%	95.2%	96.2%	+ 1.1%
Days on Market Until Sale	77	27	- 64.9%	153	114	- 25.5%
Inventory of Homes for Sale	95	74	- 22.1%	--	--	--
Months Supply of Inventory	6.6	8.1	+ 22.7%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

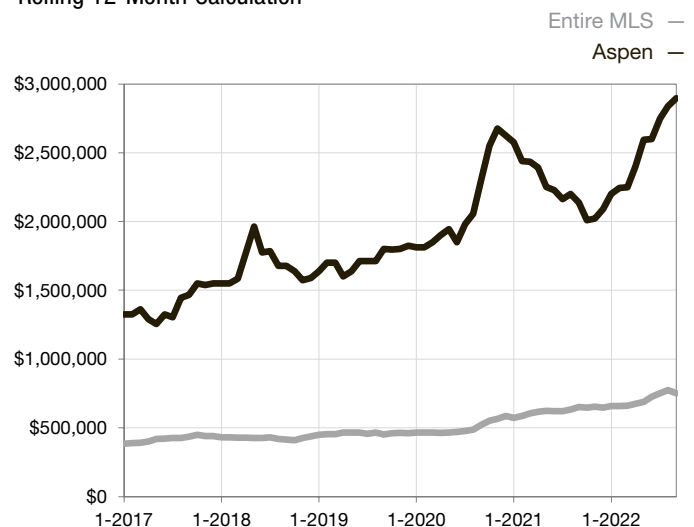
Townhouse/Condo	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	15	10	- 33.3%	191	147	- 23.0%
Sold Listings	23	9	- 60.9%	179	99	- 44.7%
Median Sales Price*	\$2,897,500	\$4,125,000	+ 42.4%	\$1,880,000	\$3,125,000	+ 66.2%
Average Sales Price*	\$4,729,152	\$5,445,556	+ 15.1%	\$2,818,467	\$4,527,475	+ 60.6%
Percent of List Price Received*	97.6%	96.4%	- 1.2%	96.9%	98.0%	+ 1.1%
Days on Market Until Sale	87	43	- 50.6%	90	45	- 50.0%
Inventory of Homes for Sale	45	54	+ 20.0%	--	--	--
Months Supply of Inventory	2.2	3.8	+ 72.7%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Trudi's Blueberry Pumpkin Bread

Mix well:

2 2/3 cup sugar
2/3 cup organic butter flavored shortening
(or organic coconut oil)
4 eggs
1 - 29 oz can organic pumpkin
2/3 cup water

Mix Dry ingredients Together & add to pumpkin batter:

3 1/3 cups organic flour
1/2 tsp baking powder
4 tsp baking soda
1 tsp salt

2 tsp organic cinnamon
1 tsp organic allspice
1 tsp organic pumpkin pie spice

Gently FOLD into batter:

2 pints fresh organic blueberries

Baking Instructions:

Grease pan & line with parchment paper pans. Bake for 45-50 minutes @ 350F. Pumpkin batter takes a little longer to bake, so be sure the center is completely done depending on your oven. Cool on baking racks and remove from pan while warm!



GREAT AS MUFFINS!



Woody Creek

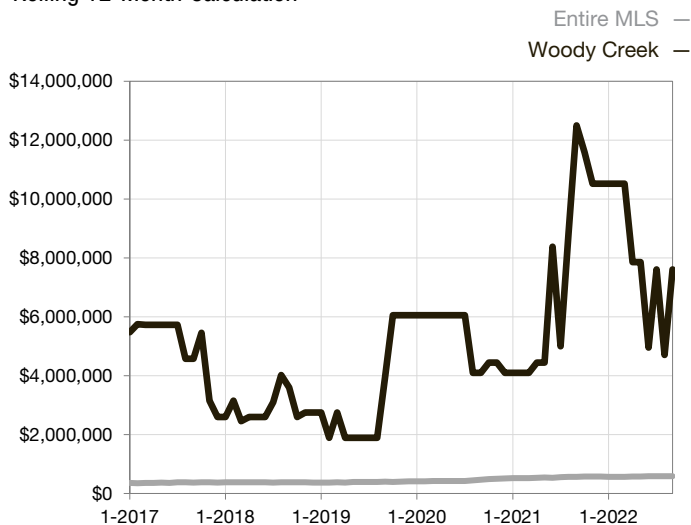
Single Family	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	1	1	0.0%	10	9	- 10.0%
Sold Listings	1	0	- 100.0%	7	0	- 100.0%
Median Sales Price*	\$670,000	\$0	- 100.0%	\$12,650,000	\$0	- 100.0%
Average Sales Price*	\$670,000	\$0	- 100.0%	\$10,988,571	\$0	- 100.0%
Percent of List Price Received*	96.4%	0.0%	- 100.0%	95.2%	0.0%	- 100.0%
Days on Market Until Sale	164	0	- 100.0%	201	0	- 100.0%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	5.4	8.3	+ 53.7%	--	--	--

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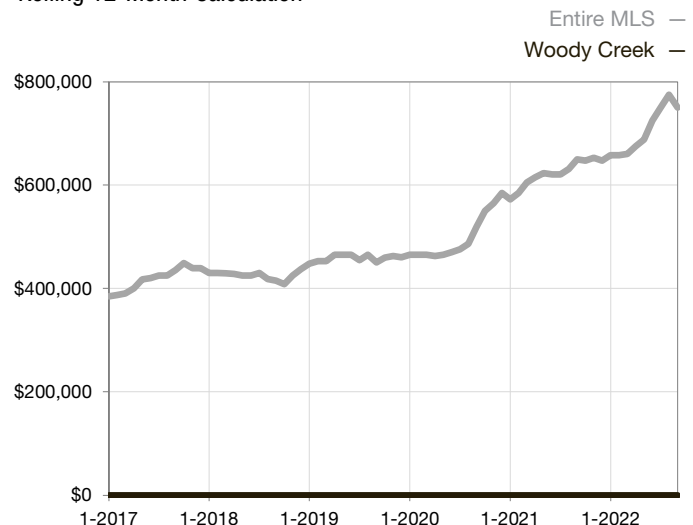
Townhouse/Condo	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Snowmass Village



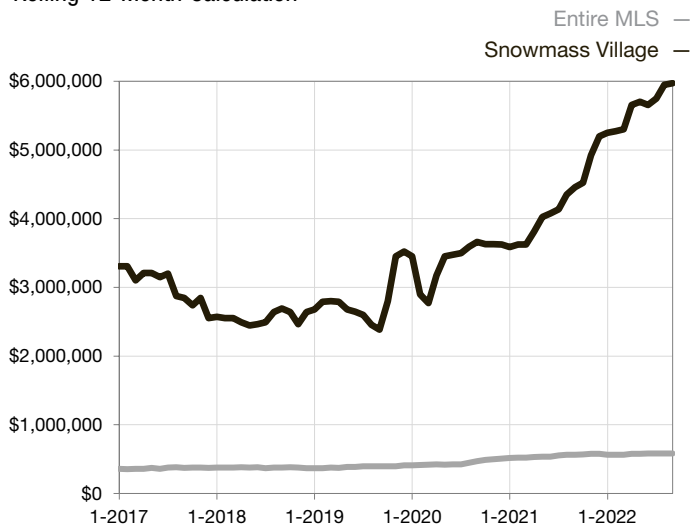
Single Family	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	1	2	+ 100.0%	54	45	- 16.7%
Sold Listings	10	1	- 90.0%	56	29	- 48.2%
Median Sales Price*	\$5,362,500	\$9,800,000	+ 82.8%	\$4,837,500	\$6,272,500	+ 29.7%
Average Sales Price*	\$5,756,000	\$9,800,000	+ 70.3%	\$5,331,991	\$7,398,176	+ 38.8%
Percent of List Price Received*	97.6%	91.2%	- 6.6%	96.6%	96.0%	- 0.6%
Days on Market Until Sale	79	82	+ 3.8%	146	108	- 26.0%
Inventory of Homes for Sale	17	18	+ 5.9%	--	--	--
Months Supply of Inventory	2.3	4.3	+ 87.0%	--	--	--

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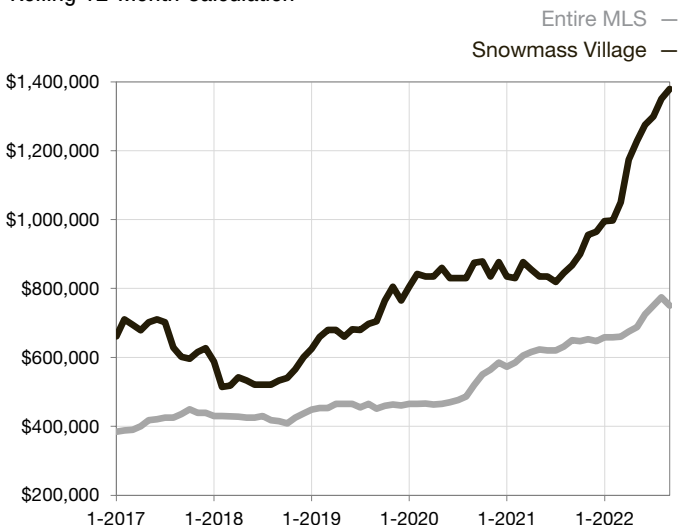
Townhouse/Condo	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	23	3	- 87.0%	239	149	- 37.7%
Sold Listings	18	8	- 55.6%	187	93	- 50.3%
Median Sales Price*	\$1,154,500	\$1,369,500	+ 18.6%	\$840,000	\$1,400,000	+ 66.7%
Average Sales Price*	\$1,611,608	\$1,863,781	+ 15.6%	\$1,300,165	\$1,914,588	+ 47.3%
Percent of List Price Received*	98.5%	93.8%	- 4.8%	97.8%	97.9%	+ 0.1%
Days on Market Until Sale	70	95	+ 35.7%	102	35	- 65.7%
Inventory of Homes for Sale	29	53	+ 82.8%	--	--	--
Months Supply of Inventory	1.3	4.3	+ 230.8%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation







Old Snowmass

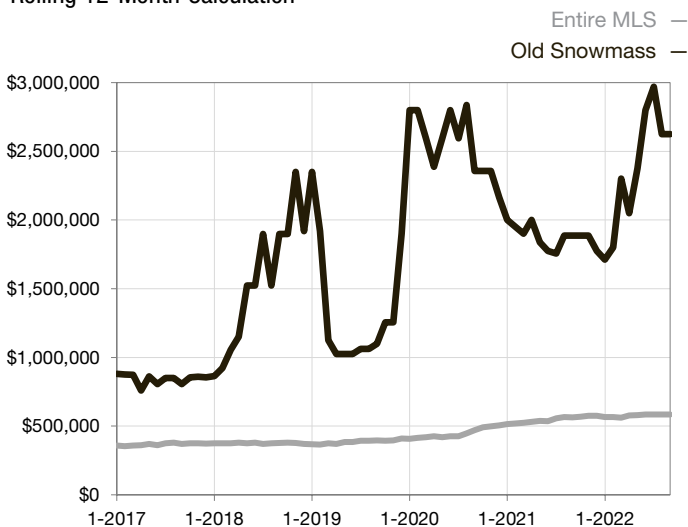
Single Family	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	3	1	- 66.7%	24	19	- 20.8%
Sold Listings	3	1	- 66.7%	16	15	- 6.3%
Median Sales Price*	\$715,000	\$499,000	- 30.2%	\$1,750,000	\$2,450,000	+ 40.0%
Average Sales Price*	\$2,803,333	\$499,000	- 82.2%	\$2,733,969	\$5,853,267	+ 114.1%
Percent of List Price Received*	94.9%	100.0%	+ 5.4%	97.6%	95.2%	- 2.5%
Days on Market Until Sale	37	10	- 73.0%	62	97	+ 56.5%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	7.5	3.2	- 57.3%	--	--	--

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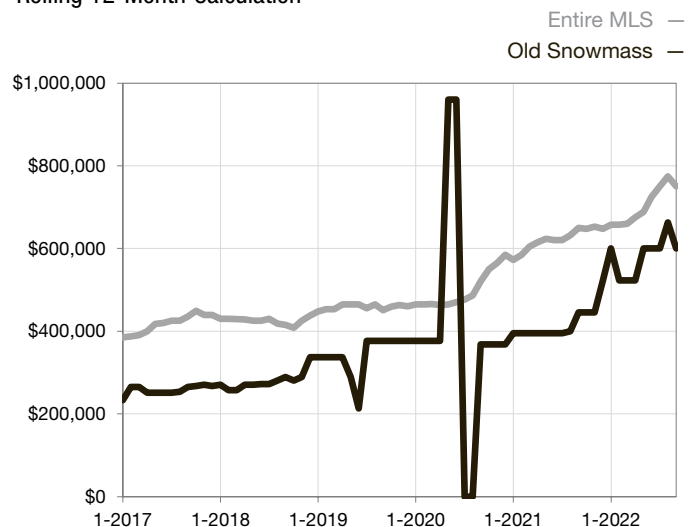
Townhouse/Condo	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	3	1	- 66.7%
Sold Listings	1	0	- 100.0%	3	2	- 33.3%
Median Sales Price*	\$2,175,000	\$0	- 100.0%	\$445,000	\$526,725	+ 18.4%
Average Sales Price*	\$2,175,000	\$0	- 100.0%	\$1,008,333	\$526,725	- 47.8%
Percent of List Price Received*	96.3%	0.0%	- 100.0%	97.6%	99.7%	+ 2.2%
Days on Market Until Sale	28	0	- 100.0%	74	149	+ 101.4%
Inventory of Homes for Sale	1	0	- 100.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Basalt



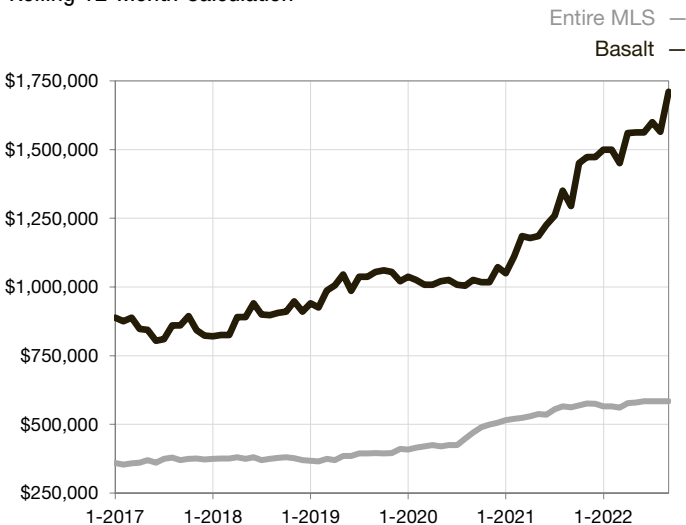
Single Family	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	3	6	+ 100.0%	62	59	- 4.8%
Sold Listings	9	4	- 55.6%	55	23	- 58.2%
Median Sales Price*	\$1,295,000	\$1,700,000	+ 31.3%	\$1,450,000	\$1,565,000	+ 7.9%
Average Sales Price*	\$1,827,352	\$2,131,875	+ 16.7%	\$1,876,703	\$1,844,478	- 1.7%
Percent of List Price Received*	95.7%	94.8%	- 0.9%	95.9%	96.9%	+ 1.0%
Days on Market Until Sale	141	19	- 86.5%	118	62	- 47.5%
Inventory of Homes for Sale	25	31	+ 24.0%	--	--	--
Months Supply of Inventory	3.9	8.5	+ 117.9%	--	--	--

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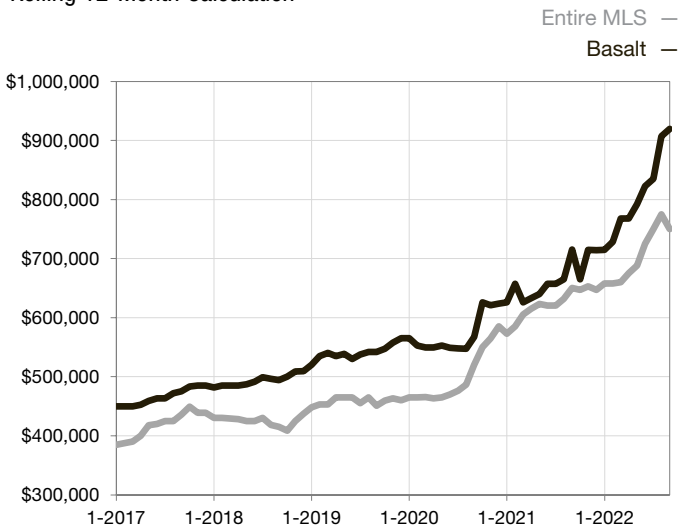
Townhouse/Condo	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	8	5	- 37.5%	89	86	- 3.4%
Sold Listings	9	12	+ 33.3%	66	68	+ 3.0%
Median Sales Price*	\$820,000	\$1,525,000	+ 86.0%	\$670,500	\$942,500	+ 40.6%
Average Sales Price*	\$1,099,556	\$1,754,500	+ 59.6%	\$791,056	\$1,170,699	+ 48.0%
Percent of List Price Received*	100.5%	99.4%	- 1.1%	99.7%	100.7%	+ 1.0%
Days on Market Until Sale	42	66	+ 57.1%	49	30	- 38.8%
Inventory of Homes for Sale	12	21	+ 75.0%	--	--	--
Months Supply of Inventory	1.4	2.9	+ 107.1%	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation





The Basalt Chamber of Commerce & Visitor's Center



Carbondale



Single Family

Key Metrics	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
New Listings	13	12	- 7.7%	172	164	- 4.7%
Sold Listings	16	11	- 31.3%	133	86	- 35.3%
Median Sales Price*	\$1,324,500	\$1,250,000	- 5.6%	\$1,463,375	\$1,622,500	+ 10.9%
Average Sales Price*	\$1,456,444	\$1,363,636	- 6.4%	\$1,553,078	\$1,856,184	+ 19.5%
Percent of List Price Received*	99.2%	98.4%	- 0.8%	98.3%	98.4%	+ 0.1%
Days on Market Until Sale	38	47	+ 23.7%	57	71	+ 24.6%
Inventory of Homes for Sale	60	59	- 1.7%	--	--	--
Months Supply of Inventory	3.7	5.3	+ 43.2%	--	--	--

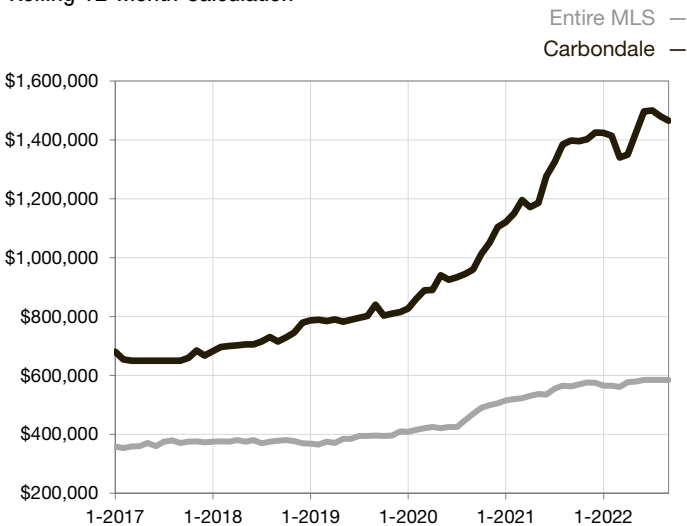
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Townhouse/Condo

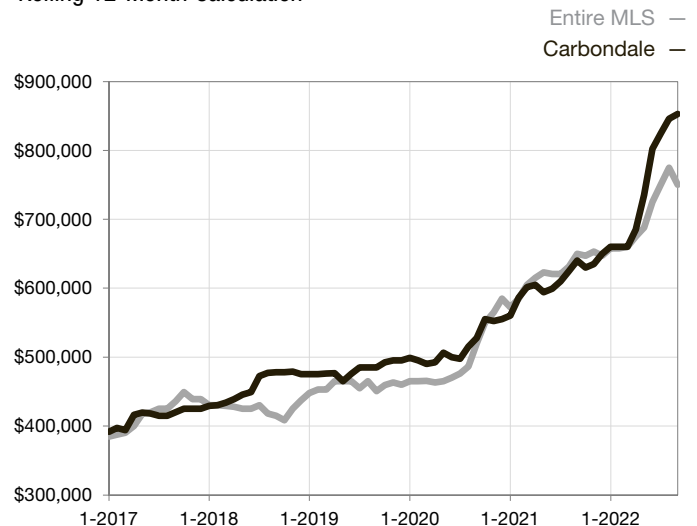
Key Metrics	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
New Listings	9	7	- 22.2%	76	68	- 10.5%
Sold Listings	10	3	- 70.0%	82	52	- 36.6%
Median Sales Price*	\$840,500	\$880,000	+ 4.7%	\$635,000	\$890,000	+ 40.2%
Average Sales Price*	\$1,041,250	\$933,333	- 10.4%	\$712,515	\$979,079	+ 37.4%
Percent of List Price Received*	100.0%	98.7%	- 1.3%	99.9%	99.5%	- 0.4%
Days on Market Until Sale	25	9	- 64.0%	57	37	- 35.1%
Inventory of Homes for Sale	11	23	+ 109.1%	--	--	--
Months Supply of Inventory	1.2	3.7	+ 208.3%	--	--	--

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Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse/Condo Rolling 12-Month Calculation



Pumpkin Soup

Ingredients:

4 tablespoon olive oil, divided
One 4-pound sugar pie pumpkin
1 large yellow onion, chopped
4 large or 6 medium garlic cloves, minced
1/2 teaspoon sea salt
1/2 teaspoon ground cinnamon
1/2 teaspoon ground nutmeg
1/8 teaspoon cloves
Dash of cayenne pepper
Freshly ground black pepper
4 cup (32 ounce) vegetable broth
1/2 cup coconut milk or heavy cream
2 tablespoon maple syrup or honey
1/4 cup pepitas (green pumpkin seeds)

Instructions:

1. Preheat oven to 425 degrees and line a baking sheet with parchment paper for easy cleanup. Carefully halve the pumpkin and scoop out the seeds (you can roast the seeds if you'd like—see note—but you won't need them for this recipe).
2. Slice each pumpkin halve in half to make quarters. Brush 1 tablespoon olive oil over the flesh of the pumpkin and place the quarters, cut sides down, onto the baking sheet. Roast for 35 minutes or longer, until the orange flesh is easily pierced through with a fork. Set it aside to cool for a few minutes.
3. Heat the remaining 3 tablespoons olive oil over medium heat. Add onion, garlic and salt to the skillet. Stir occasionally, until onion is translucent. In the meantime, peel the pumpkin skin off the pumpkins and discard the skin.
4. Add the pumpkin flesh, cinnamon, nutmeg, cloves, cayenne pepper (if

using), and a few twists of freshly ground black pepper. Use your stirring spoon to break up the pumpkin a bit. Pour in the broth. Bring the mixture to a boil, and then simmer for about 15 minutes.

5. While the soup is cooking, toast the pepitas in a medium skillet over medium-low heat, stirring frequently, until fragrant, golden and making little popping noises. You want them to be nice and toasty, but not burnt. Transfer pepitas to a bowl to cool.
6. Once the pumpkin mixture is done cooking, stir in the coconut milk and maple syrup. Remove the soup from heat and let it cool slightly. You can use an immersion or stand blender—working in batches, transfer the contents of the pan to a blender. Securely fasten the blender's lid and use a kitchen towel to protect your hand from steam escaping from the top of the blender as you purée the mixture until smooth. Transfer the puréed soup to a serving bowl and repeat with the remaining batches.
7. Taste and adjust if necessary
8. Ladle the soup into individual bowls. Sprinkle pepitas over the soup and serve.

Let leftover soup cool completely before transferring it to a proper storage container. Refrigerate for up to 4 days (leftovers taste even better the next day!). Or, freeze this soup for up to 3 months.

Recipe from Cookie and Kate:

<https://cookieandkate.com/creamy-vegan-pumpkin-soup/>





AURORA

Marble

Single Family	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	6	4	- 33.3%
Sold Listings	0	0	--	6	2	- 66.7%
Median Sales Price*	\$0	\$0	--	\$645,500	\$804,000	+ 24.6%
Average Sales Price*	\$0	\$0	--	\$713,500	\$804,000	+ 12.7%
Percent of List Price Received*	0.0%	0.0%	--	99.2%	97.8%	- 1.4%
Days on Market Until Sale	0	0	--	90	167	+ 85.6%
Inventory of Homes for Sale	3	2	- 33.3%	--	--	--
Months Supply of Inventory	2.6	1.3	- 50.0%	--	--	--

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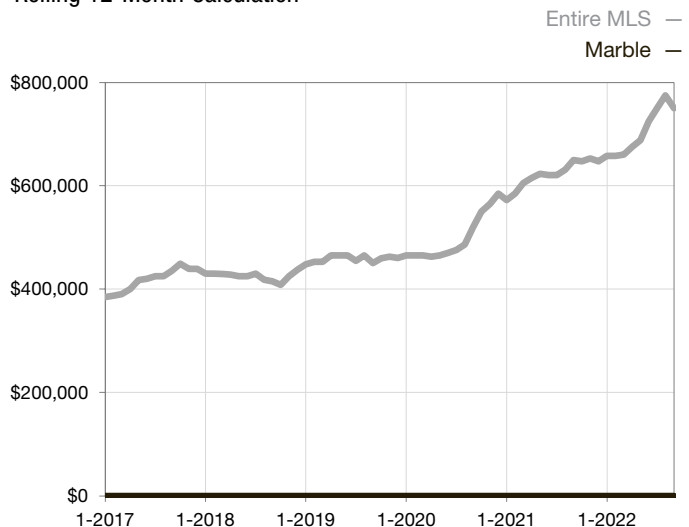
Townhouse/Condo	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

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Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Missouri Heights

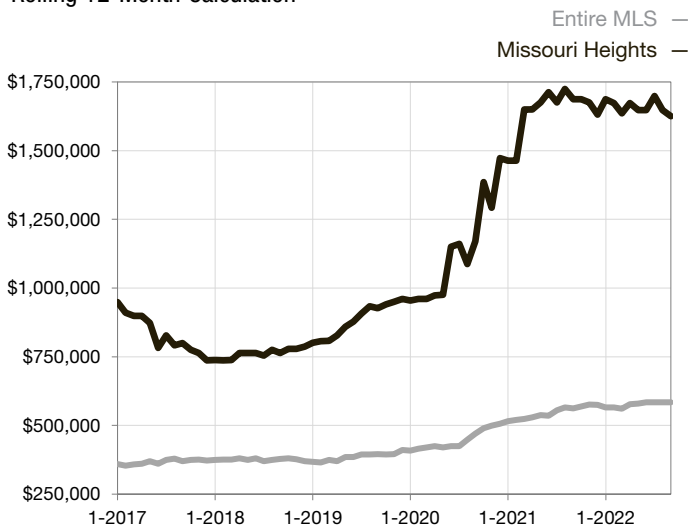
Single Family	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	2	1	- 50.0%	36	29	- 19.4%
Sold Listings	2	4	+ 100.0%	34	23	- 32.4%
Median Sales Price*	\$1,735,000	\$1,287,500	- 25.8%	\$1,687,000	\$1,712,500	+ 1.5%
Average Sales Price*	\$1,735,000	\$1,543,750	- 11.0%	\$1,842,840	\$2,178,312	+ 18.2%
Percent of List Price Received*	95.6%	96.7%	+ 1.2%	96.6%	97.8%	+ 1.2%
Days on Market Until Sale	92	59	- 35.9%	101	116	+ 14.9%
Inventory of Homes for Sale	14	10	- 28.6%	--	--	--
Months Supply of Inventory	3.1	3.5	+ 12.9%	--	--	--

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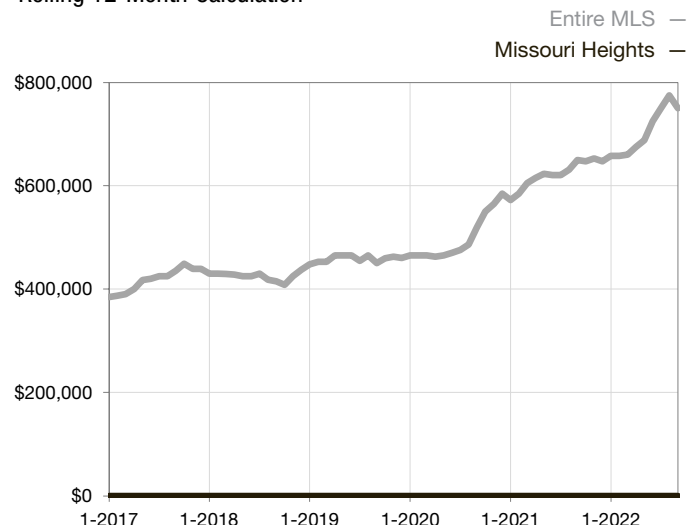
Townhouse/Condo	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	0	0	--
Sold Listings	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation







Redstone



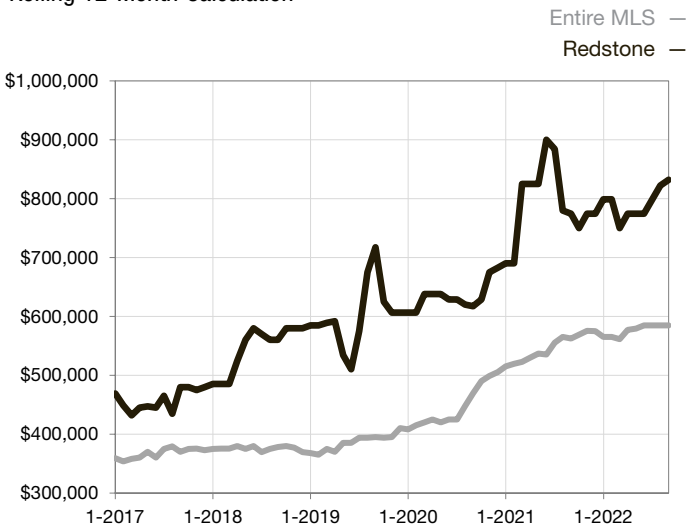
Single Family	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	1	0	- 100.0%	21	11	- 47.6%
Sold Listings	4	3	- 25.0%	21	6	- 71.4%
Median Sales Price*	\$749,500	\$745,000	- 0.6%	\$750,000	\$892,000	+ 18.9%
Average Sales Price*	\$736,625	\$796,333	+ 8.1%	\$912,559	\$2,693,000	+ 195.1%
Percent of List Price Received*	97.3%	95.3%	- 2.1%	94.1%	96.9%	+ 3.0%
Days on Market Until Sale	18	67	+ 272.2%	38	147	+ 286.8%
Inventory of Homes for Sale	6	3	- 50.0%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

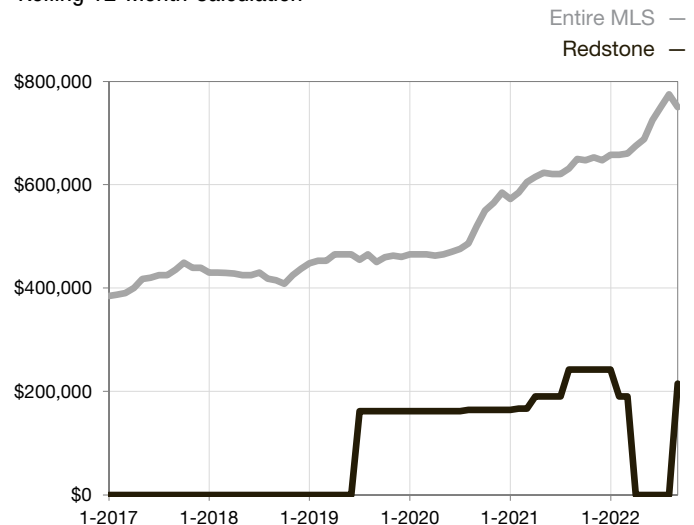
Townhouse/Condo	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	0	--	2	2	0.0%
Sold Listings	0	1	--	2	1	- 50.0%
Median Sales Price*	\$0	\$215,000	--	\$242,500	\$215,000	- 11.3%
Average Sales Price*	\$0	\$215,000	--	\$242,500	\$215,000	- 11.3%
Percent of List Price Received*	0.0%	104.9%	--	100.2%	104.9%	+ 4.7%
Days on Market Until Sale	0	3	--	6	3	- 50.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Glenwood Springs

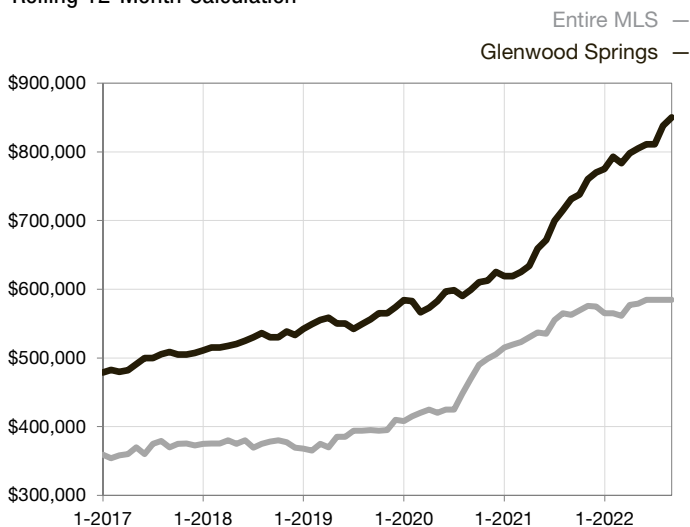
Single Family	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	25	12	- 52.0%	202	170	- 15.8%
Sold Listings	20	15	- 25.0%	170	130	- 23.5%
Median Sales Price*	\$799,000	\$1,042,500	+ 30.5%	\$766,449	\$852,164	+ 11.2%
Average Sales Price*	\$939,414	\$1,066,690	+ 13.5%	\$836,287	\$958,729	+ 14.6%
Percent of List Price Received*	99.1%	95.9%	- 3.2%	99.4%	98.6%	- 0.8%
Days on Market Until Sale	48	37	- 22.9%	39	49	+ 25.6%
Inventory of Homes for Sale	36	49	+ 36.1%	--	--	--
Months Supply of Inventory	1.8	3.2	+ 77.8%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

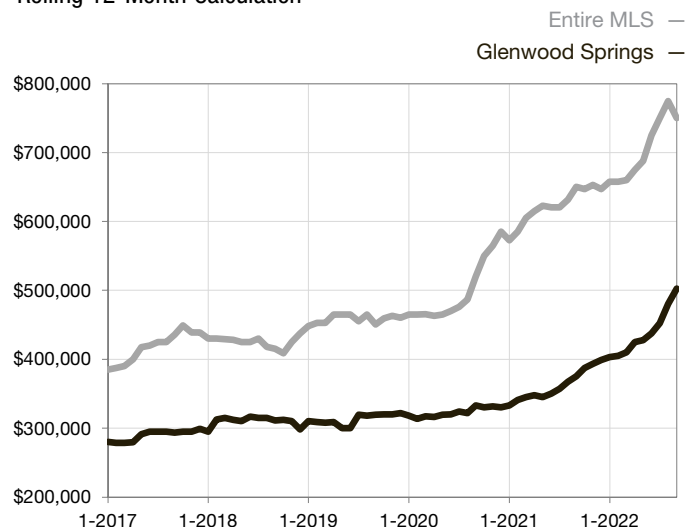
Townhouse/Condo	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	5	3	- 40.0%	83	73	- 12.0%
Sold Listings	13	16	+ 23.1%	68	80	+ 17.6%
Median Sales Price*	\$395,850	\$619,500	+ 56.5%	\$395,425	\$532,500	+ 34.7%
Average Sales Price*	\$479,104	\$583,281	+ 21.7%	\$395,835	\$532,827	+ 34.6%
Percent of List Price Received*	100.2%	94.4%	- 5.8%	100.2%	98.9%	- 1.3%
Days on Market Until Sale	12	60	+ 400.0%	22	58	+ 163.6%
Inventory of Homes for Sale	16	4	- 75.0%	--	--	--
Months Supply of Inventory	2.2	0.4	- 81.8%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse/Condo
Rolling 12-Month Calculation





How to roast pumpkin seeds

Pick off all the flesh bits from the seeds and discard them. Best to do this in a colander under running water. Pat the seeds dry with a tea towel or paper towels. Toss the seeds with a little olive oil, a sprinkle of salt and any other seasonings that sound good (1 teaspoon brown sugar and 1/2 teaspoon curry powder is yummy). Line a small, rimmed baking sheet with parchment paper and arrange the pumpkin seeds in a single layer. Roast for 13 to 16 minutes, until the seeds are fragrant and toasty.



New Castle

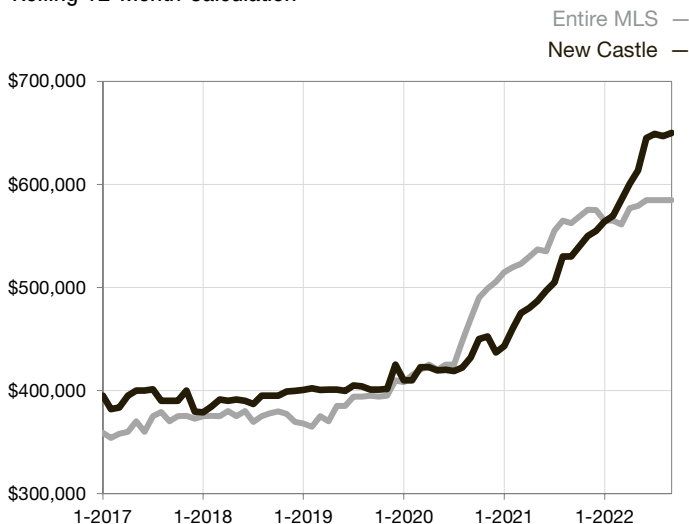
Single Family	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	11	5	- 54.5%	89	79	- 11.2%
Sold Listings	6	9	+ 50.0%	75	66	- 12.0%
Median Sales Price*	\$577,500	\$655,000	+ 13.4%	\$550,000	\$664,500	+ 20.8%
Average Sales Price*	\$612,833	\$613,611	+ 0.1%	\$581,938	\$670,041	+ 15.1%
Percent of List Price Received*	97.3%	96.7%	- 0.6%	99.1%	99.0%	- 0.1%
Days on Market Until Sale	20	24	+ 20.0%	38	34	- 10.5%
Inventory of Homes for Sale	23	14	- 39.1%	--	--	--
Months Supply of Inventory	2.9	1.7	- 41.4%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

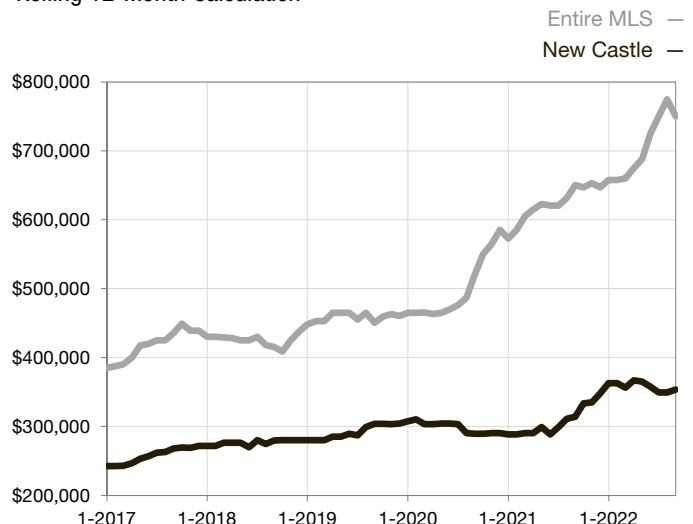
Townhouse/Condo	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	9	2	- 77.8%	51	51	0.0%
Sold Listings	2	5	+ 150.0%	49	45	- 8.2%
Median Sales Price*	\$257,500	\$420,000	+ 63.1%	\$333,500	\$349,000	+ 4.6%
Average Sales Price*	\$257,500	\$432,500	+ 68.0%	\$343,890	\$390,780	+ 13.6%
Percent of List Price Received*	99.3%	98.6%	- 0.7%	100.4%	100.9%	+ 0.5%
Days on Market Until Sale	48	23	- 52.1%	18	13	- 27.8%
Inventory of Homes for Sale	11	7	- 36.4%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Silt



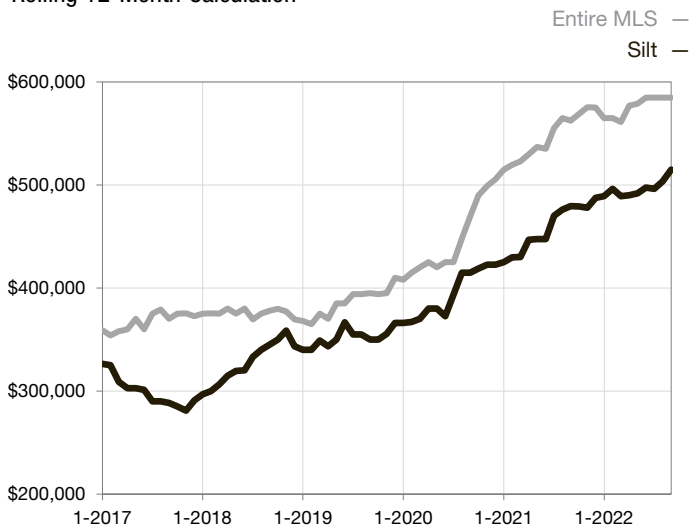
Single Family	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	10	15	+ 50.0%	97	76	- 21.6%
Sold Listings	15	4	- 73.3%	70	60	- 14.3%
Median Sales Price*	\$495,000	\$697,000	+ 40.8%	\$479,500	\$535,500	+ 11.7%
Average Sales Price*	\$529,023	\$724,750	+ 37.0%	\$506,351	\$545,907	+ 7.8%
Percent of List Price Received*	97.7%	98.3%	+ 0.6%	99.1%	98.8%	- 0.3%
Days on Market Until Sale	36	34	- 5.6%	37	42	+ 13.5%
Inventory of Homes for Sale	26	23	- 11.5%	--	--	--
Months Supply of Inventory	3.3	3.0	- 9.1%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

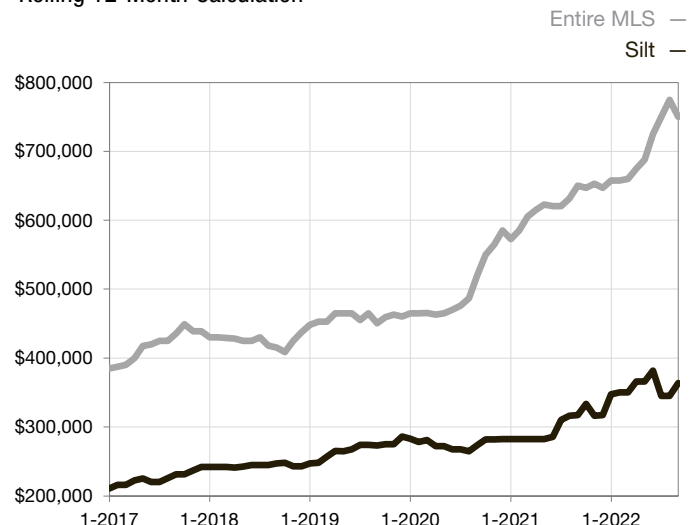
Townhouse/Condo	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	0	2	--	8	13	+ 62.5%
Sold Listings	1	0	- 100.0%	8	9	+ 12.5%
Median Sales Price*	\$285,000	\$0	- 100.0%	\$369,500	\$385,000	+ 4.2%
Average Sales Price*	\$285,000	\$0	- 100.0%	\$359,250	\$365,444	+ 1.7%
Percent of List Price Received*	100.0%	0.0%	- 100.0%	99.9%	99.4%	- 0.5%
Days on Market Until Sale	45	0	- 100.0%	17	16	- 5.9%
Inventory of Homes for Sale	0	2	--	--	--	--
Months Supply of Inventory	0.0	1.3	--	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse/Condo
Rolling 12-Month Calculation







Rifle



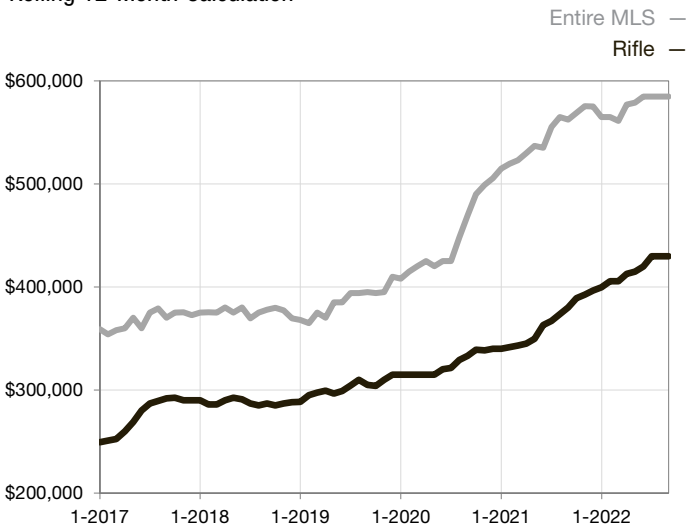
Single Family	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	22	10	- 54.5%	208	141	- 32.2%
Sold Listings	19	8	- 57.9%	154	120	- 22.1%
Median Sales Price*	\$415,000	\$472,500	+ 13.9%	\$393,500	\$448,750	+ 14.0%
Average Sales Price*	\$443,276	\$464,500	+ 4.8%	\$416,344	\$494,647	+ 18.8%
Percent of List Price Received*	98.4%	96.8%	- 1.6%	99.2%	99.1%	- 0.1%
Days on Market Until Sale	24	55	+ 129.2%	38	34	- 10.5%
Inventory of Homes for Sale	47	32	- 31.9%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

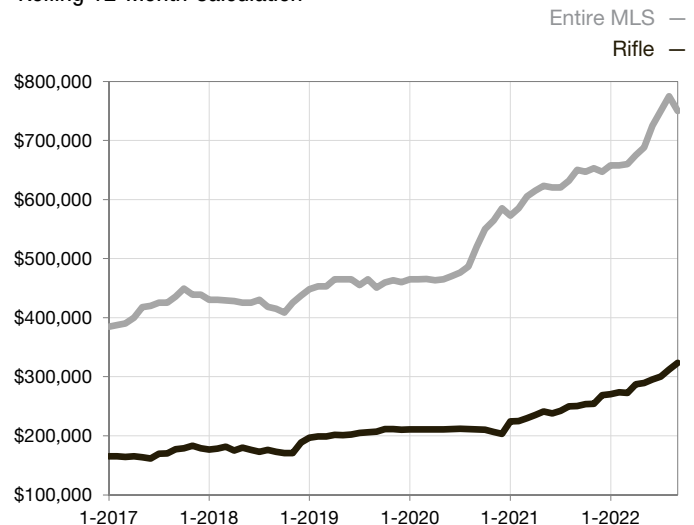
Townhouse/Condo	September			Year to Date		
	2021	2022	Percent Change from Previous Year	Thru 09-2021	Thru 9-2022	Percent Change from Previous Year
Key Metrics						
New Listings	5	2	- 60.0%	59	32	- 45.8%
Sold Listings	7	1	- 85.7%	62	31	- 50.0%
Median Sales Price*	\$265,000	\$375,000	+ 41.5%	\$252,000	\$324,500	+ 28.8%
Average Sales Price*	\$240,843	\$375,000	+ 55.7%	\$250,887	\$281,903	+ 12.4%
Percent of List Price Received*	99.6%	96.2%	- 3.4%	100.5%	99.9%	- 0.6%
Days on Market Until Sale	27	102	+ 277.8%	44	46	+ 4.5%
Inventory of Homes for Sale	3	5	+ 66.7%	--	--	--
Months Supply of Inventory	0.4	1.1	+ 175.0%	--	--	--

* Does not account for seller concessions and/or down payment assistance. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation



Monthly Indicators

September 2022

Percent changes calculated using year-over-year comparisons.

New Listings were down 29.2 percent for single family homes and 54.1 percent for townhouse-condo properties. Pending Sales decreased 24.5 percent for single family homes and 43.5 percent for townhouse-condo properties.

The Median Sales Price was up 8.0 percent to \$872,000 for single family homes but decreased 24.7 percent to \$739,000 for townhouse-condo properties. Days on Market decreased 26.4 percent for single family homes but increased 7.5 percent for condo properties.

Affordability challenges have priced many buyers out of the market this year, and buyers who do succeed in purchasing a home are finding that the costs of homeownership have increased significantly, with monthly mortgage payments more than 55% higher than a year ago, according to the National Association of REALTORS®. Inventory remains lower than normal, and as the market continue to shift, experts project homes will begin to spend more days on market and price growth will slow in the months ahead.



Activity Snapshot

- 44.4% **- 0.4%** **+ 0.2%**

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.

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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	9-2021	9-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		106	75	- 29.2%	1,095	907	- 17.2%
Pending Sales		106	80	- 24.5%	922	610	- 33.8%
Sold Listings		120	58	- 51.7%	866	596	- 31.2%
Median Sales Price		\$807,500	\$872,000	+ 8.0%	\$799,000	\$833,000	+ 4.3%
Avg. Sales Price		\$2,547,789	\$1,428,506	- 43.9%	\$2,620,343	\$2,966,177	+ 13.2%
Pct. of List Price Received		98.0%	96.7%	- 1.3%	98.1%	98.2%	+ 0.1%
Days on Market		53	39	- 26.4%	68	59	- 13.2%
Affordability Index		48	32	- 33.3%	48	34	- 29.2%
Active Listings		360	323	- 10.3%	--	--	--
Months Supply		3.5	4.2	+ 20.0%	--	--	--

Trudi's Pumpkin Pancakes

Ingredients:

Pancake mix and water
1 - 1 1/2 cups of pure pumpkin (8-12oz)
1 - 2 tsp of pumpkin pie spice

Instructions:

Follow instructions on pancake mix box. Add remaining ingredients to the batter. You may need to add extra water to thin down the batter to the right consistency for pancakes. Cook to golden brown as you would with regular pancakes. Pumpkin batter can take a little longer to cook, so be patient. Serve with maple syrup and sprinkle with powdered sugar.



Townhouse-Condo Market Overview

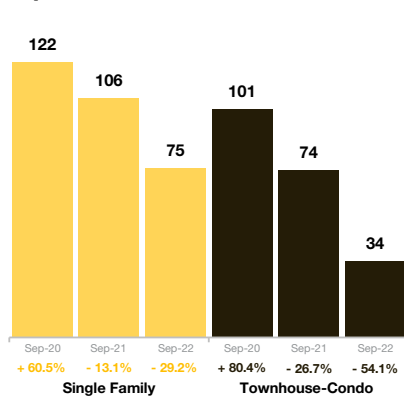
Key metrics by report month and for year-to-date (YTD) starting from the first of the year.



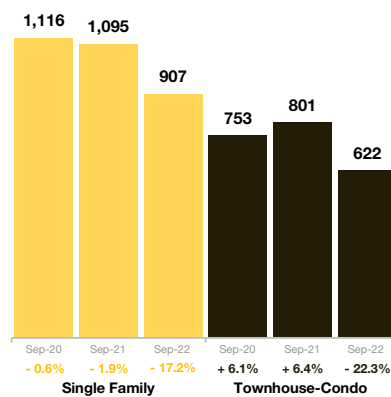
Key Metrics	Historical Sparkbars	9-2021	9-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		74	34	- 54.1%	801	622	- 22.3%
Pending Sales		85	48	- 43.5%	837	482	- 42.4%
Sold Listings		84	55	- 34.5%	706	480	- 32.0%
Median Sales Price		\$982,000	\$739,000	- 24.7%	\$675,000	\$839,264	+ 24.3%
Avg. Sales Price		\$2,011,633	\$1,815,623	- 9.7%	\$1,308,752	\$1,729,800	+ 32.2%
Pct. of List Price Received		99.0%	96.6%	- 2.4%	98.7%	99.1%	+ 0.4%
Days on Market		53	57	+ 7.5%	69	39	- 43.5%
Affordability Index		46	42	- 8.7%	66	37	- 43.9%
Active Listings		128	169	+ 32.0%	--	--	--
Months Supply		1.6	2.8	+ 75.0%	--	--	--

New Listings

September

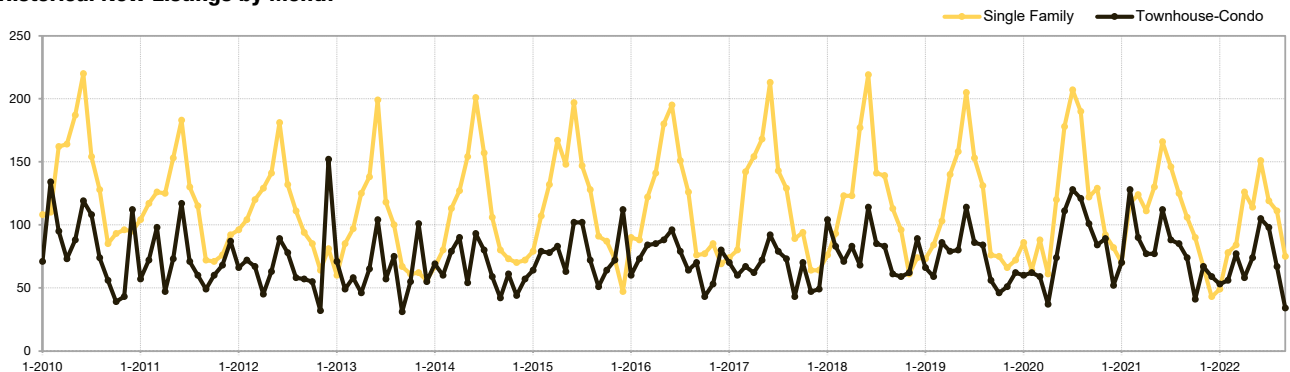


Year to Date



New Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2021	90	-30.2%	41	-51.2%
Nov-2021	67	-27.2%	67	-24.7%
Dec-2021	43	-47.6%	59	+13.5%
Jan-2022	49	-30.0%	53	-24.3%
Feb-2022	78	-33.3%	56	-56.3%
Mar-2022	84	-32.3%	77	-14.4%
Apr-2022	126	+13.5%	58	-24.7%
May-2022	114	-12.3%	74	-3.9%
Jun-2022	151	-9.0%	105	-6.3%
Jul-2022	119	-18.5%	98	+11.4%
Aug-2022	111	-11.2%	67	-21.2%
Sep-2022	75	-29.2%	34	-54.1%

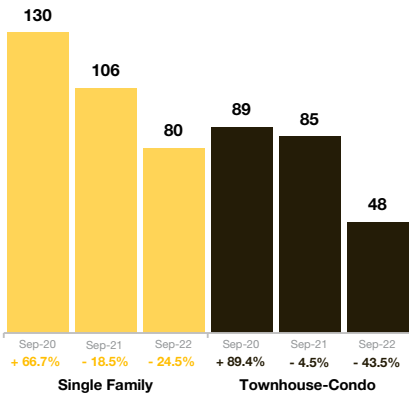
Historical New Listings by Month



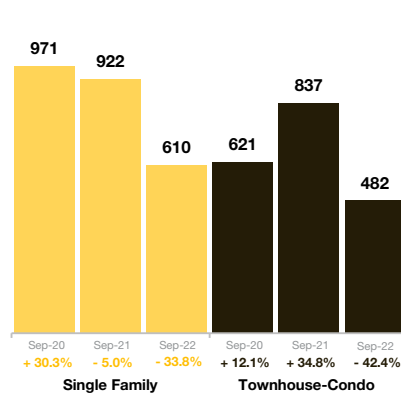
Pending Sales



September

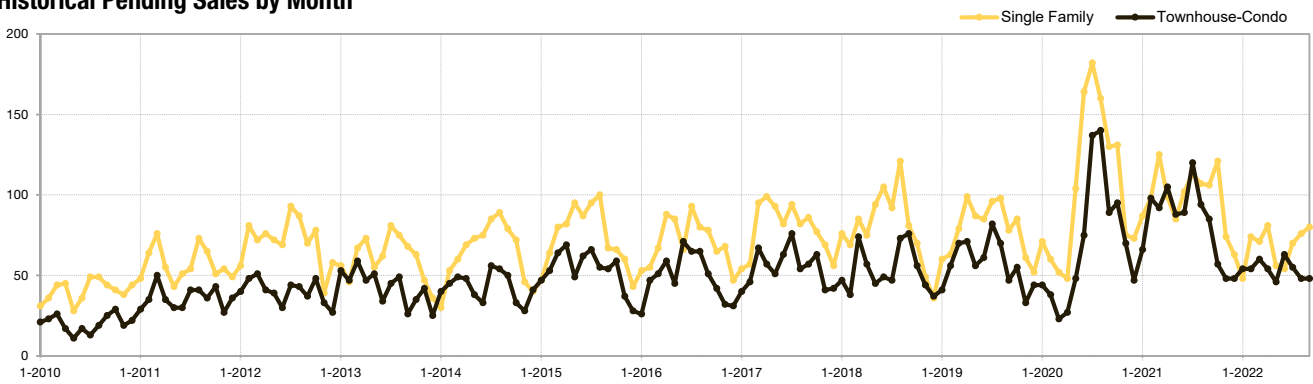


Year to Date



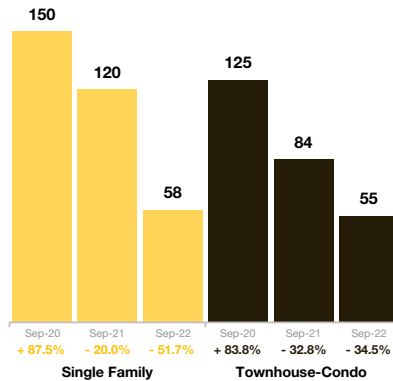
Pending Sales	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2021	121	-7.6%	57	-40.0%
Nov-2021	74	-1.3%	48	-31.4%
Dec-2021	63	-13.7%	48	+2.1%
Jan-2022	48	-44.8%	54	-18.2%
Feb-2022	74	-24.5%	54	-44.9%
Mar-2022	71	-43.2%	60	-34.8%
Apr-2022	81	-18.2%	54	-48.6%
May-2022	56	-34.1%	46	-47.7%
Jun-2022	54	-47.1%	63	-29.2%
Jul-2022	70	-38.1%	55	-54.2%
Aug-2022	76	-29.0%	48	-48.9%
Sep-2022	80	-24.5%	48	-43.5%

Historical Pending Sales by Month

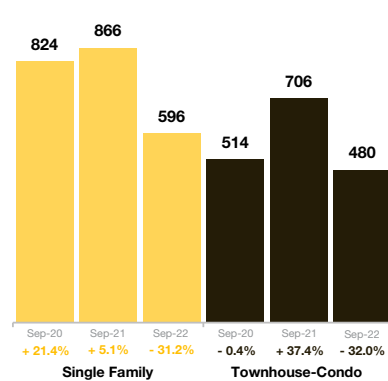


Sold Listings

September

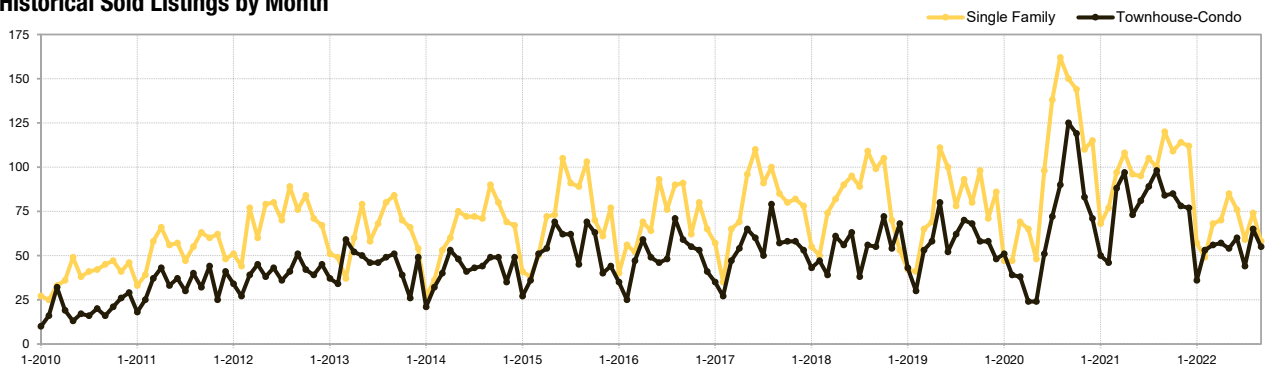


Year to Date



Sold Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2021	109	-24.3%	85	-28.6%
Nov-2021	114	+3.6%	78	-6.0%
Dec-2021	112	-2.6%	77	+8.5%
Jan-2022	57	-16.2%	36	-28.0%
Feb-2022	49	-36.4%	53	+15.2%
Mar-2022	68	-29.9%	56	-36.4%
Apr-2022	70	-35.2%	57	-41.2%
May-2022	85	-11.5%	54	-26.0%
Jun-2022	76	-20.0%	60	-25.9%
Jul-2022	59	-43.8%	44	-50.6%
Aug-2022	74	-26.0%	65	-33.7%
Sep-2022	58	-51.7%	55	-34.5%

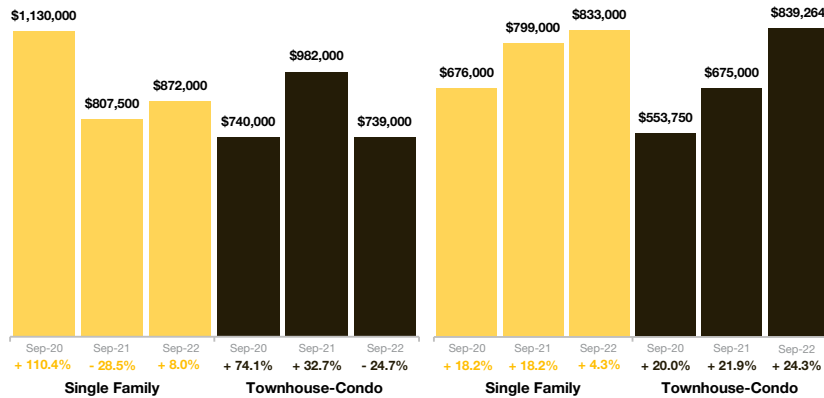
Historical Sold Listings by Month



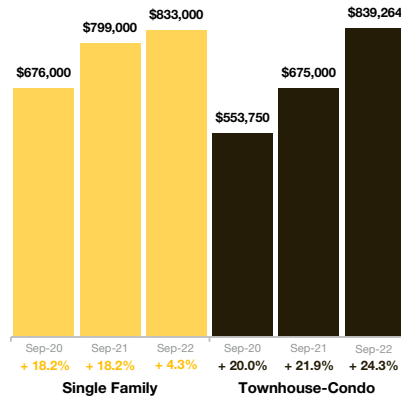
Median Sales Price



September

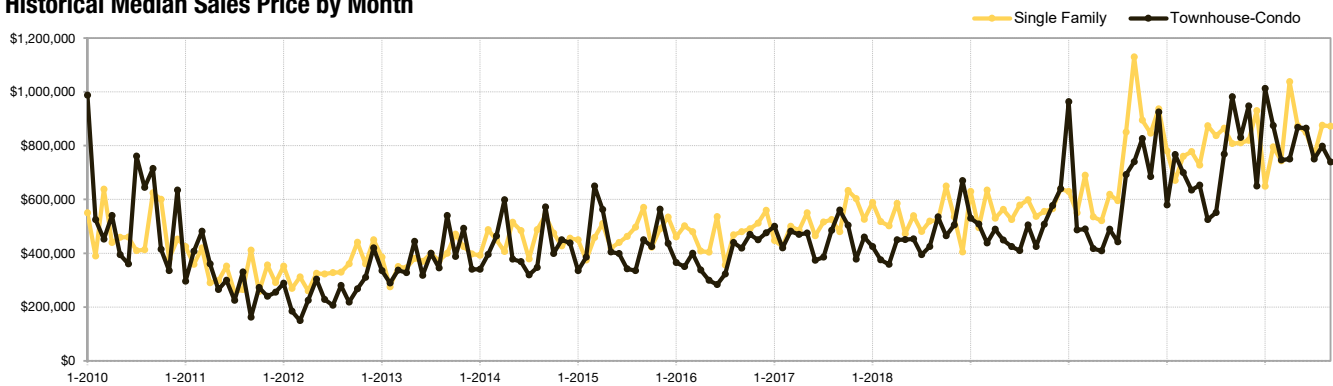


Year to Date



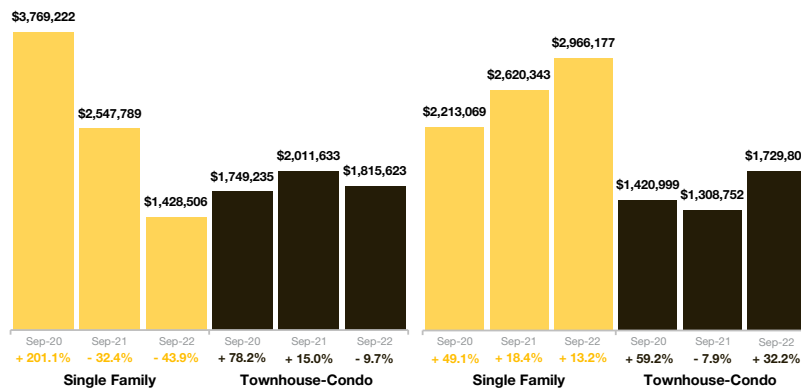
Median Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2021	\$810,000	-9.4%	\$830,535	+0.5%
Nov-2021	\$819,750	-3.1%	\$947,500	+38.3%
Dec-2021	\$930,000	-0.7%	\$650,000	-29.7%
Jan-2022	\$649,000	-16.8%	\$1,012,500	+74.6%
Feb-2022	\$795,000	+18.5%	\$875,000	+14.2%
Mar-2022	\$743,125	-2.2%	\$747,000	+6.7%
Apr-2022	\$1,037,500	+33.4%	\$750,000	+18.1%
May-2022	\$874,000	+20.1%	\$868,000	+32.9%
Jun-2022	\$849,032	-2.9%	\$865,000	+64.8%
Jul-2022	\$763,000	-8.8%	\$750,000	+36.1%
Aug-2022	\$875,625	+1.2%	\$797,500	+3.8%
Sep-2022	\$872,000	+8.0%	\$739,000	-24.7%

Historical Median Sales Price by Month

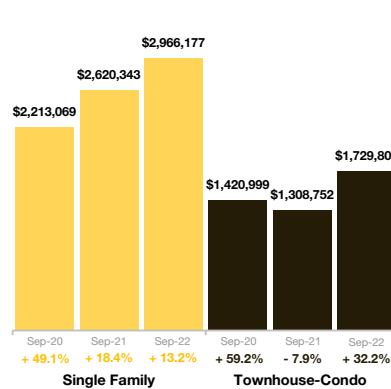


Average Sales Price

September

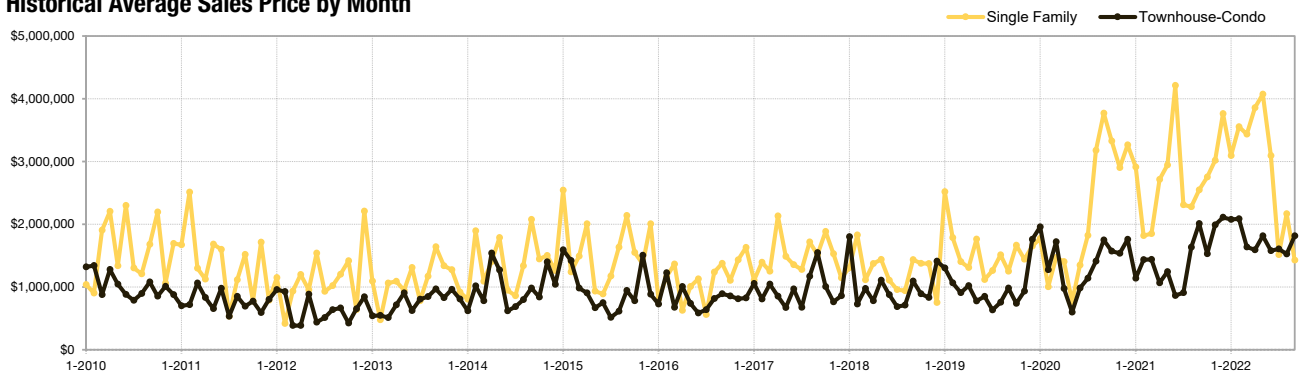


Year to Date



Avg. Sales Price	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2021	\$2,751,298	-17.3%	\$1,527,714	-2.7%
Nov-2021	\$3,015,543	+3.9%	\$1,987,445	+29.3%
Dec-2021	\$3,764,257	+15.3%	\$2,109,592	+19.9%
Jan-2022	\$3,092,225	+6.1%	\$2,077,635	+82.4%
Feb-2022	\$3,555,150	+95.4%	\$2,086,103	+45.2%
Mar-2022	\$3,436,092	+85.8%	\$1,636,616	+13.7%
Apr-2022	\$3,856,308	+42.0%	\$1,592,420	+49.2%
May-2022	\$4,072,068	+38.4%	\$1,815,860	+46.2%
Jun-2022	\$3,095,202	-26.5%	\$1,579,125	+82.7%
Jul-2022	\$1,514,001	-34.4%	\$1,605,307	+76.7%
Aug-2022	\$2,165,484	-4.9%	\$1,526,623	-6.7%
Sep-2022	\$1,428,506	-43.9%	\$1,815,623	-9.7%

Historical Average Sales Price by Month

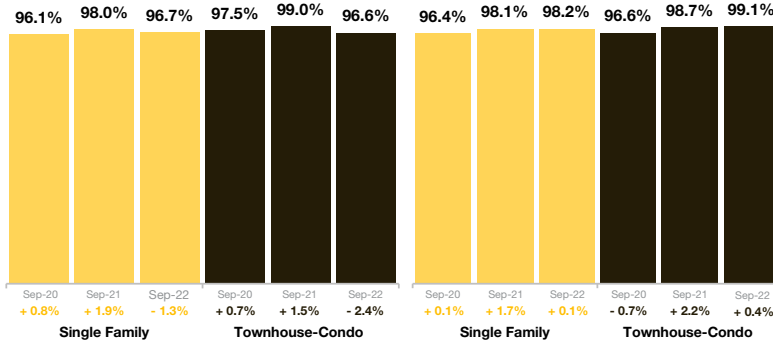


Percent of List Price Received



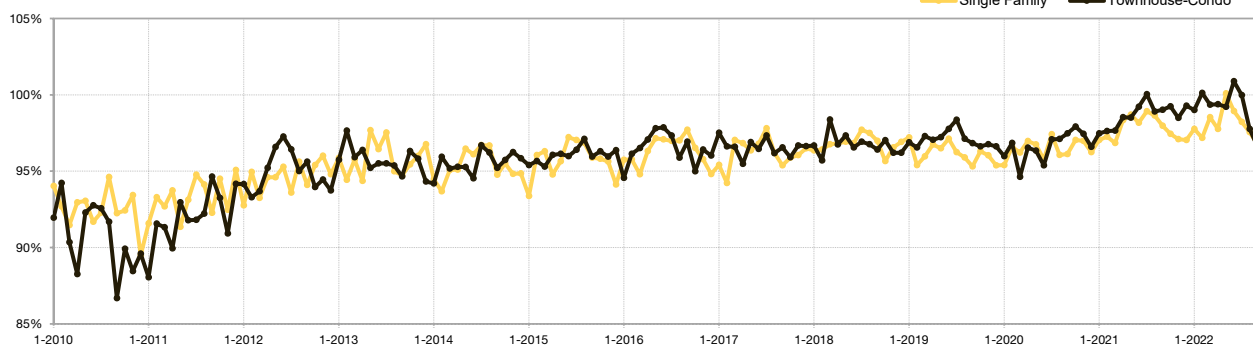
September

Year to Date



Pct. of List Price Received	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2021	97.5%	+0.5%	99.2%	+1.3%
Nov-2021	97.1%	+0.1%	98.5%	+1.1%
Dec-2021	97.0%	+0.8%	99.3%	+2.8%
Jan-2022	97.8%	+0.8%	99.0%	+1.5%
Feb-2022	97.2%	-0.1%	100.1%	+2.6%
Mar-2022	98.5%	+1.8%	99.4%	+1.7%
Apr-2022	97.8%	-0.5%	99.4%	+0.9%
May-2022	100.1%	+1.4%	99.2%	+0.7%
Jun-2022	98.9%	+0.7%	100.9%	+1.7%
Jul-2022	98.2%	-0.7%	100.0%	0.0%
Aug-2022	97.6%	-1.0%	97.8%	-1.1%
Sep-2022	96.7%	-1.3%	96.6%	-2.4%

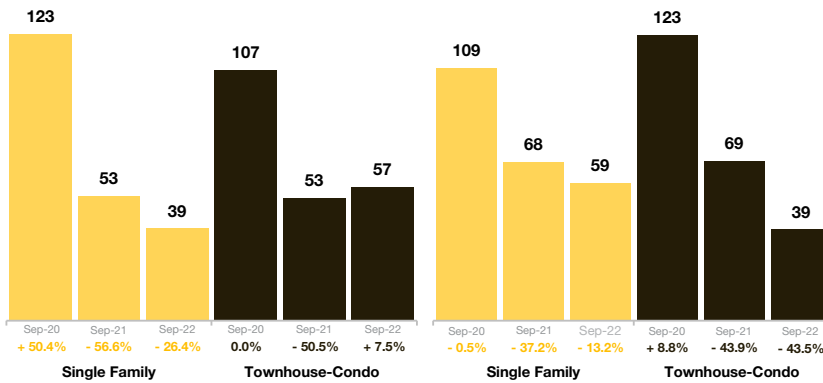
Historical Percent of List Price Received by Month



Days on Market Until Sale

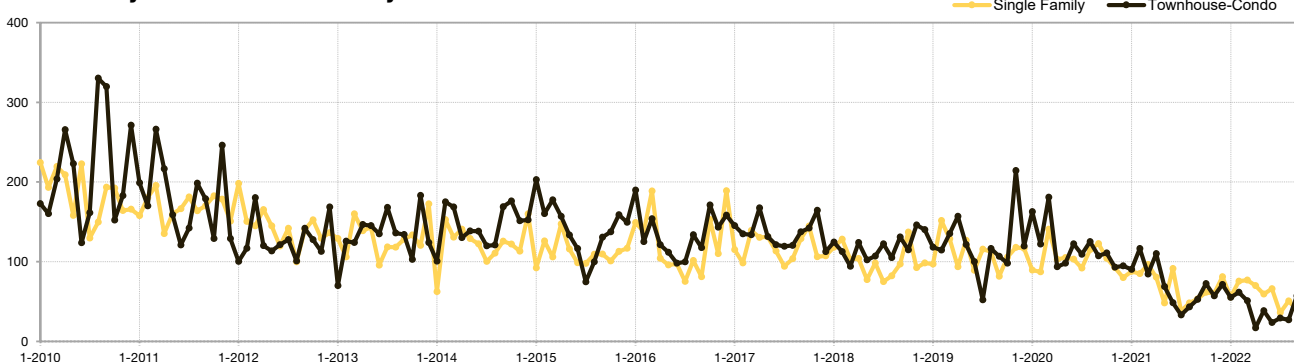
September

Year to Date



Days on Market Until Sale	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2021	62	-40.4%	72	-35.1%
Nov-2021	60	-34.8%	57	-38.7%
Dec-2021	81	+1.3%	71	-25.3%
Jan-2022	56	-36.4%	55	-38.9%
Feb-2022	75	-11.8%	61	-47.4%
Mar-2022	77	-19.8%	51	-39.3%
Apr-2022	70	-13.6%	17	-84.5%
May-2022	59	+22.9%	39	-43.5%
Jun-2022	66	-28.3%	24	-51.0%
Jul-2022	36	-5.3%	29	-12.1%
Aug-2022	51	+6.3%	27	-37.2%
Sep-2022	39	-26.4%	57	+7.5%

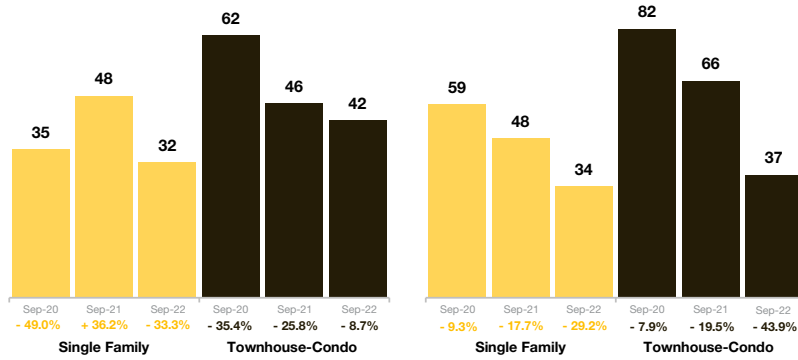
Historical Days on Market Until Sale by Month



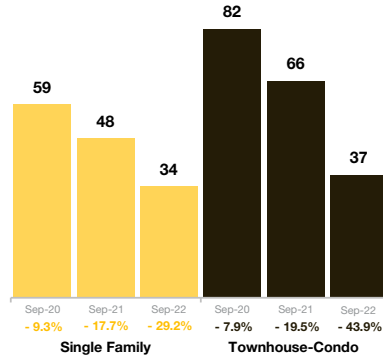
Housing Affordability Index



September

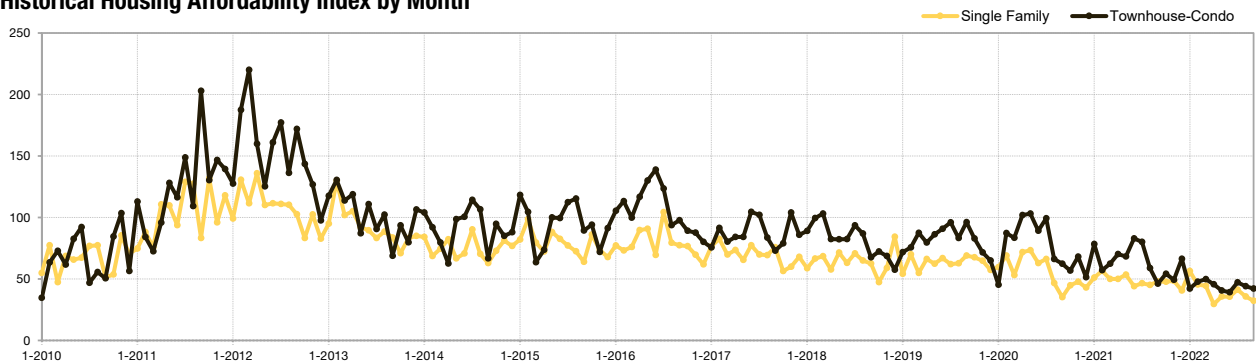


Year to Date



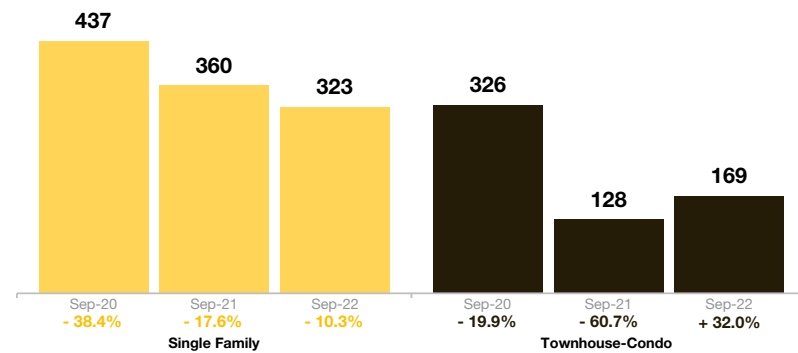
Housing Affordability Index	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2021	48	+6.7%	54	-5.3%
Nov-2021	48	0.0%	49	-27.9%
Dec-2021	41	-4.7%	66	+29.4%
Jan-2022	56	+9.8%	42	-46.2%
Feb-2022	45	-21.1%	48	-15.8%
Mar-2022	44	-12.0%	50	-19.4%
Apr-2022	30	-40.0%	46	-34.3%
May-2022	36	-32.1%	41	-39.7%
Jun-2022	35	-20.5%	39	-53.0%
Jul-2022	41	-10.9%	47	-41.3%
Aug-2022	36	-20.0%	44	-25.4%
Sep-2022	32	-33.3%	42	-8.7%

Historical Housing Affordability Index by Month



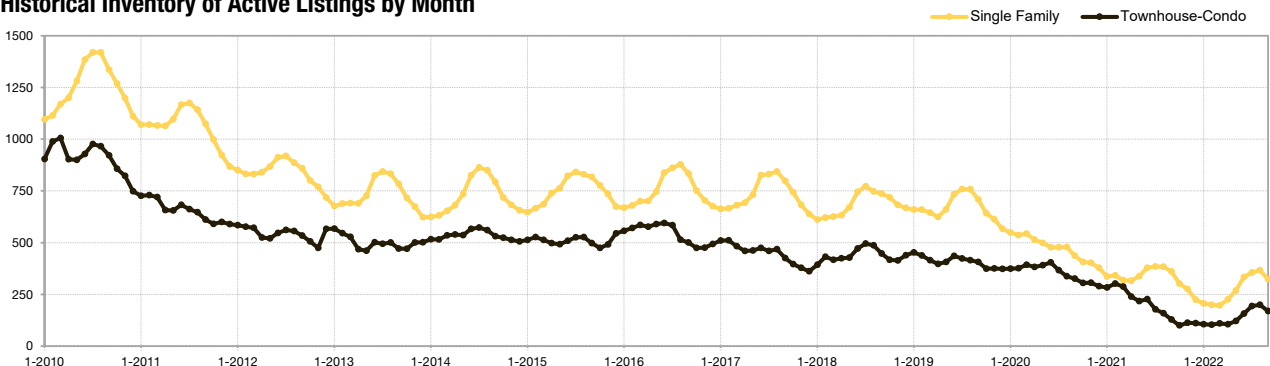
Inventory of Active Listings

September



Inventory of Active Listings	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2021	302	-25.6%	100	-67.2%
Nov-2021	276	-31.3%	113	-63.1%
Dec-2021	225	-40.5%	111	-61.6%
Jan-2022	206	-38.7%	105	-62.9%
Feb-2022	199	-41.8%	103	-65.9%
Mar-2022	196	-38.6%	110	-61.7%
Apr-2022	226	-28.5%	105	-56.1%
May-2022	268	-20.7%	121	-44.2%
Jun-2022	333	-11.9%	157	-30.8%
Jul-2022	355	-7.8%	193	+8.4%
Aug-2022	367	-4.2%	200	+25.8%
Sep-2022	323	-10.3%	169	+32.0%

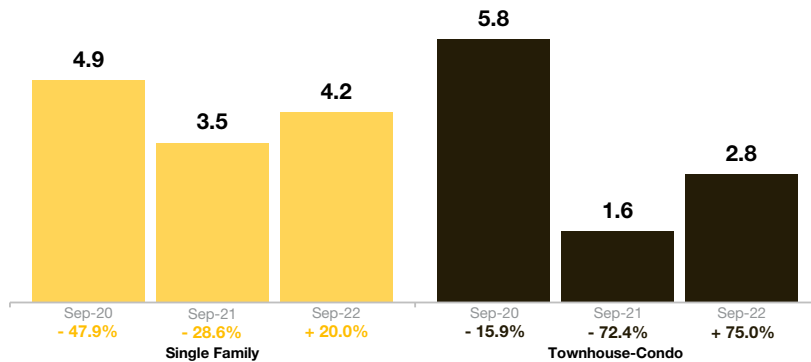
Historical Inventory of Active Listings by Month



Months Supply of Inventory

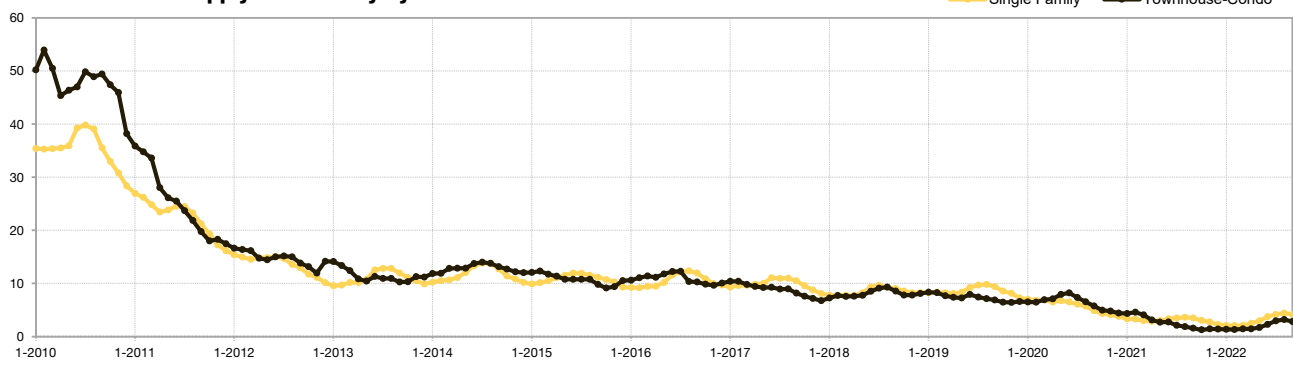


September



Months Supply of Inventory	Single Family	Percent Change from Previous Year	Townhouse-Condo	Percent Change from Previous Year
Oct-2021	3.0	-30.2%	1.3	-74.0%
Nov-2021	2.8	-31.7%	1.4	-70.8%
Dec-2021	2.2	-42.1%	1.4	-68.2%
Jan-2022	2.1	-36.4%	1.4	-67.4%
Feb-2022	2.1	-36.4%	1.3	-71.7%
Mar-2022	2.1	-30.0%	1.5	-63.4%
Apr-2022	2.5	-13.8%	1.5	-51.6%
May-2022	3.0	0.0%	1.7	-37.0%
Jun-2022	3.8	+15.2%	2.3	-14.8%
Jul-2022	4.2	+20.0%	3.0	+42.9%
Aug-2022	4.4	+22.2%	3.2	+68.4%
Sep-2022	4.2	+20.0%	2.8	+75.0%

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.

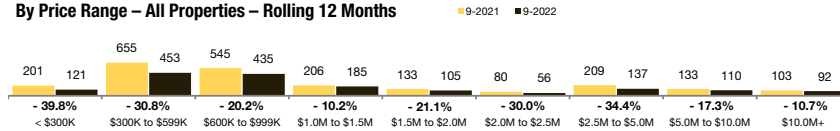
Key Metrics	Historical Sparkbars	9-2021	9-2022	Percent Change	YTD 2021	YTD 2022	Percent Change
New Listings		188	113	-39.9%	1,959	1,591	-18.8%
Pending Sales		194	133	-31.4%	1,797	1,124	-37.5%
Sold Listings		207	115	-44.4%	1,608	1,105	-31.3%
Median Sales Price		\$853,000	\$849,500	-0.4%	\$730,000	\$812,174	+11.3%
Avg. Sales Price		\$2,295,250	\$1,604,058	-30.1%	\$2,024,197	\$2,365,955	+16.9%
Pct. of List Price Received		98.4%	96.5%	-1.9%	98.3%	98.4%	+0.1%
Days on Market		53	48	-9.4%	70	50	-28.6%
Affordability Index		45	33	-26.7%	53	35	-34.0%
Active Listings		522	523	+0.2%	--	--	--
Months Supply		2.8	3.7	+32.1%	--	--	--

Sold Listings

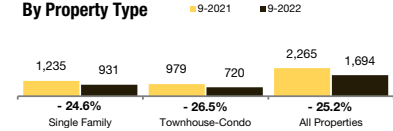
Actual sales that have closed in a given month.



By Price Range – All Properties – Rolling 12 Months



By Property Type

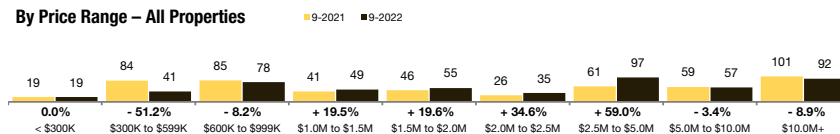


By Price Range	Rolling 12 Months			Compared to Prior Month			Year to Date					
	9-2021	9-2022	Change	9-2021	9-2022	Change	8-2022	9-2022	Change	9-2021	9-2022	Change
\$299,999 and Below	43	15	-65.1%	131	76	-42.0%	2	2	0.0%	4	4	0.0%
\$300,000 to \$599,999	361	270	-25.2%	285	177	-37.9%	17	10	-41.2%	15	11	-26.7%
\$600,000 to \$999,999	313	264	-15.7%	229	169	-26.2%	27	20	-25.9%	22	18	-18.2%
\$1,000,000 to \$1,499,999	114	101	-11.4%	92	83	-9.8%	13	17	+30.8%	10	4	-60.0%
\$1,500,000 to \$1,999,999	77	55	-28.6%	52	49	-5.8%	4	4	0.0%	3	2	-33.3%
\$2,000,000 to \$2,499,999	34	32	-5.9%	46	24	-47.8%	3	1	-66.7%	2	2	0.0%
\$2,500,000 to \$4,999,999	103	53	-48.5%	104	83	-20.2%	1	2	+100.0%	5	11	+120.0%
\$5,000,000 to \$9,999,999	97	65	-33.0%	32	44	+37.5%	1	1	0.0%	3	2	-33.3%
\$10,000,000 and Above	93	76	-18.3%	8	15	+87.5%	6	1	-83.3%	1	1	0.0%
All Price Ranges	1,235	931	-24.6%	979	720	-26.5%	74	58	-21.6%	65	55	-15.4%

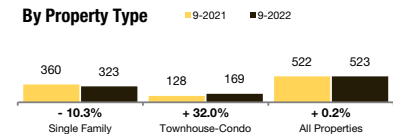
Inventory of Active Listings

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

By Price Range – All Properties



By Property Type



By Price Range	Compared to Prior Year			Compared to Prior Month			Year to Date					
	9-2021	9-2022	Change	9-2021	9-2022	Change	8-2022	9-2022	Change	9-2021	9-2022	Change
\$299,999 and Below	4	3	-25.0%	9	7	-22.2%	3	3	0.0%	8	7	-12.5%
\$300,000 to \$599,999	60	30	-50.0%	22	11	-50.0%	34	30	-11.8%	15	11	-26.7%
\$600,000 to \$999,999	62	56	-9.7%	22	22	0.0%	55	56	+1.8%	25	22	-12.0%
\$1,000,000 to \$1,499,999	25	31	+24.0%	14	15	+7.1%	46	31	-32.6%	17	15	-11.8%
\$1,500,000 to \$1,999,999	34	34	0.0%	11	21	+90.9%	30	34	+13.3%	21	21	0.0%
\$2,000,000 to \$2,499,999	18	19	+5.6%	7	14	+100.0%	19	19	0.0%	17	14	-17.6%
\$2,500,000 to \$4,999,999	40	49	+22.5%	19	46	+142.1%	63	49	-22.2%	58	46	-20.7%
\$5,000,000 to \$9,999,999	41	28	-31.7%	17	24	+41.2%	37	28	-24.3%	30	24	-20.0%
\$10,000,000 and Above	76	73	-3.9%	7	9	+28.6%	80	73	-8.8%	9	9	0.0%
All Price Ranges	360	323	-10.3%	128	169	+32.0%	367	323	-12.0%	200	169	-15.5%

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 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.





LIBBY'S® Famous Pumpkin Pie

Because traditional classics feel like warm hugs!

Ingredients

3/4 cup granulated sugar
1 teaspoon ground cinnamon
1/2 teaspoon salt
1/2 teaspoon ground ginger
1/4 teaspoon ground cloves
2 large eggs
1 can (15 ounces) LIBBY'S® 100% Pure Pumpkin
1 can (12 fluid ounces) Evaporated Milk, lactose-free or almond milk
1 unbaked 9-inch inch (4-cup volume) deep dish pie shell

Instructions

Step 1 — Mix sugar, cinnamon, salt, ginger and cloves in small bowl. Beat eggs in large bowl. Stir in pumpkin and sugar-spice mixture. Gradually stir in evaporated milk.
Step 2— Pour into pie shell.
Step 3— Bake in preheated 425° F oven for 15 minutes. Reduce temperature to 350° F; bake for 40 minutes or until knife inserted near center comes out clean. Cool on wire rack for 2 hours. Serve immediately or refrigerate.

Recipe from Libby's®

Pumpkin Spice Latte

What's autumn after all without a latte?



Ingredients

1 cup milk
2 tablespoons pure pumpkin puree
1 tablespoon sugar
1/4 teaspoon pumpkin pie spice, plus more for sprinkling
1/4 teaspoon pure vanilla extract
1/4 cup hot espresso or strong brewed coffee
Sweetened whipped cream, for serving

Instructions

1. Combine the milk, pumpkin puree, sugar, pumpkin pie spice and vanilla in a medium microwave safe bowl, cover the bowl with plastic wrap and vent with a small hole. Microwave until the milk is hot, 1 to 2 minutes. Whisk vigorously until the milk mixture is foamy, about 30 seconds.
2. Pour the espresso or coffee into a large mug and add the foamed milk. Top with whipped cream and a sprinkle of pumpkin pie spice.

Recipe from Food Network®



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REAL ESTATE LLC

REAL ESTATE FOR YOU!

Top 10 things to
do when selling
your home ...

#1 Call me.

(I will handle the other 9.)