

How the Monthly Snapshot is Calculated

The Monthly Snapshot is a snapshot of Metrolist listing data at a specific point in time (typically the fourth business day after the last day of the month). In contrast, the Stats tab in Matrix is updated real-time and reflects all of the latest changes to listing data.

We create our Monthly Snapshot using data compiled by *10K Marketing & Research*, who pulls data directly from the Metrolist Matrix system. Monthly statistics are posted on [REcolorado.com](https://www.recolorado.com).

- **Active Listings:**
 - Calculated based on the number of active listings at that point in time.
- **New Listings:**
 - Counted using the date entered into the MLS, not the agent-entered List Date.
 - Listings that go back to Active from an Under Contract or Withdrawn status are not counted as new listings.
- **Under Contract Listings:**
 - Calculated based on the agent-entered Under Contract Date.
 - Counted each time the listing goes under contract during the month. If a listing goes under contract on May 1st, back to active on May 7th, then under contract again on May 15th, the listing will be counted as under contract twice for the month of May.
- **Sold Listings:**
 - Are generated by the agent-entered Sold Date and not the date-of-entry.
 - A listing entered on the system on May 2nd with a sold date of April 30th will get counted as sold in April.
- **Cumulative Days on Market (CDOM):**
 - Calculated as the total of days the listing was in an Active status.
 - CDOM is calculated from List Date to Under Contract date for Under Contract status listings; List Date to System Change Date for Withdrawn status listings; and List Date to Expiration date for Expired status listings.
 - If a listing goes back to Active from an Under Contract or Withdrawn status, the days the listing was in a non-Active status will not count toward any CDOM calculation.
- **Average Sold Price:**
 - The average of all sold prices for the month.
- **Median Sold Price:**
 - The middle number in a series of all sold prices for the month.