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### Number of Listings

This chart displays the counts of properties in different listing statuses during the month.

**Active listings** - The number of properties for sale at any given time during the month. This provides a consistent basis for tracking trends.

**New listings** - The number of properties added to the MLS during the month, based on their Begin Date.

**Pended listings** - The number of properties that went under contract during the month, based on their Under Contract Date. Listings with canceled contracts are not included.

**Sold listings** - The number of properties that closed during the month, meaning their sales were finalized.

### Listing Prices

This chart shows the median and average list and sale prices for properties in various listing statuses.

**Median price** - The middle price in a list of values, where half are higher and half are lower. If the list has an even number of values, the two middle values are averaged.

**Average price** - The total of all prices divided by the number of listings.

**List price** - The asking price for a property when listed for sale.

**Sale price** - The price a property sold for. This is only available for sold listings.

**Active listings** - Properties on the market during the month.

**New listings** - Properties newly added to the market during the month.

**Pended listings** - Properties that went under contract during the month, excluding contracts that fell through.

**Sold listings** - Properties that closed during the month.

### Absorption Rate, in Months

This chart estimates how long it would take to sell the current inventory of properties at the current sales pace, assuming no new listings are added.

**Formula:** Absorption Rate = Active Listings ÷ Average Monthly Sales. The average monthly sales are calculated using sales from the past 12 months. Lower absorption rates indicate a faster-moving market.

### Sold to List Ratio

This chart compares sale prices to original and current list prices, expressed as a percentage.

**Below 100%** - Properties sold, on average, for less than their list price.

**Above 100%** - Properties sold, on average, for more than their list price.

**Formulas:** Sale Price ÷ Original List Price and Sale Price ÷ Current List Price. If the list price hasn't changed, these two ratios are the same.

### Days on Market

This chart shows how long it took for sold properties to go from being listed to being sold.

**DOM** - Days on Market refers to the number of days from when a listing became active to when it closed. The average DOM is calculated for all properties sold during the month. Shorter DOM suggests a faster-moving market, while longer DOM may indicate slower sales or incorrect pricing.

### Price Volume

This chart provides the total dollar value of listings in various statuses.

**Active list volume** - The total list prices of properties on the market during the month.

**New list volume** - The total list prices of properties added to the market during the month.

**Pended list volume** - The total list prices of properties that went under contract during the month, excluding contracts that fell through.

**Sold list volume** - The total list prices of properties that closed during the month.

**Sold sale volume** - The total sale prices of properties that closed during the month.