

DENVER METRO

ASSOCIATION OF REALTORS®

The Voice of Real Estate® in the Denver Metro Area



Denver Metro Real Estate Market Trends Report

August 2018

DMAR Statistics
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ANTHONY RAE
RE/MAX ALLIANCE
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MARKET OVERVIEW

The August report, according to recent data provided by the Denver Metro Association of REALTORS® Market Trends Committee, showcases the July market transactions encompassing the 11 counties of the Denver Metro Area (Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson and Park).

Here are the highlights:

		Prior Month	Year-Over-Year
 Residential (Single Family plus Condo)			
Active Inventory	7,643	2.78%	3.96%
Sold Homes	5,043	-15.65%	-8.54%
Sold Price - Average	\$479,802	-1.93%	7.58%
Sold Price - Median	\$417,500	-0.60%	8.44%
Days on Market - Average	20	5.26%	0.00%

 Single Family (aka Detached Single Family)			
Active Inventory	5,788	2.08%	1.49%
Sold Homes	3,651	-16.22%	-8.73%
Sold Price - Average	\$529,124	-1.48%	7.18%
Sold Price - Median	\$450,000	-0.33%	7.14%
Days on Market - Average	21	10.53%	0.00%

 Condo (aka Attached Single Family)			
Active Inventory	1,855	5.04%	12.49%
Sold Homes	1,392	-14.13%	-8.06%
Sold Price - Average	\$350,437	-2.85%	9.53%
Sold Price - Median	\$300,000	-1.64%	10.06%
Days on Market - Average	18	0.00%	0.00%

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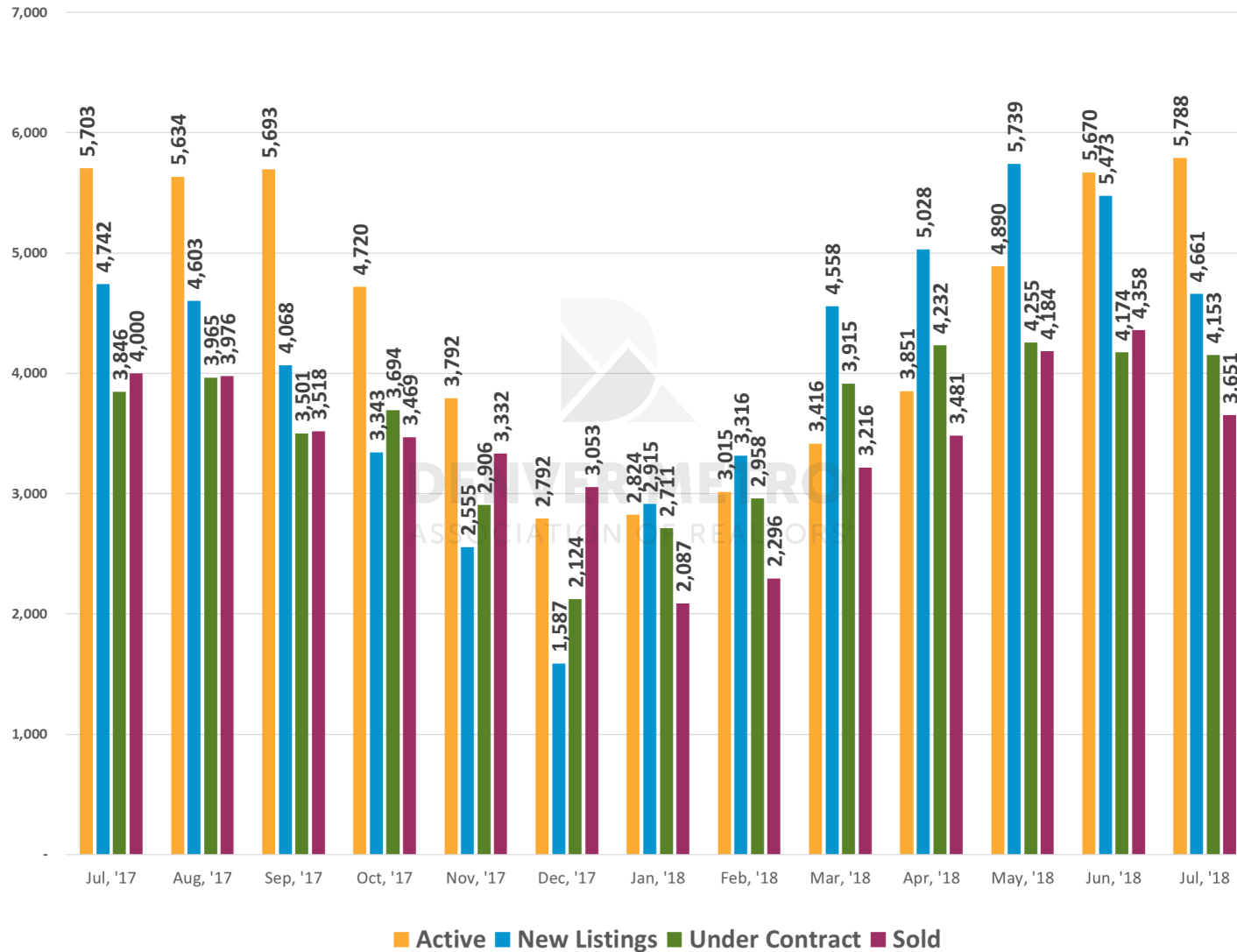
MARKET INSIGHTS

- ✓ According to Zillow, half of all homes nationwide are currently worth as much or more than they were at the peak of the housing bubble. Denver leads the way; 99.6 percent of the homes here have returned to or exceeded their pre-recession peak values.
- ✓ Apartment construction in Metro Denver is outpacing the national trend, accelerating faster than any other big city this year. Developers have completed 7,651 apartments in Metro Denver in the first six months of 2018. Yardi Matrix, a leading commercial real estate research and data platform, is projecting that 13,739 apartments will be completed in the last six months of 2018.
- ✓ Denver's median two-bedroom rent of \$1,350 is above the national average of \$1,180. Nationwide, rents have grown by 1.2 percent over the past year, compared to the stagnant growth in Denver. San Francisco has a median two-bedroom rent of \$3,090, which is more than twice the price in Denver.
- ✓ According to Zillow's senior economist Aaron Terrazas, rent growth has largely stabilized, reducing the urgency of renters to move on from rising rent rates and into the stability of home ownership, which further reduces demand.
- ✓ Centennial was ranked third on the list of most favorable places for first time homebuyers in a big city. Three main categories were considered in compiling the rankings: affordability, real estate market and quality of life. The city ranked 114th in affordability, 51st in the real estate market category and seventh in quality of life. Its total score was 64.74, compared to the number one city, Broken Arrow, Oklahoma, with a score of 67.09.
- ✓ Denver has a tech talent labor pool of 99,760, or 6.2 percent of its total employment, placing it among the top 10 most-tech-concentrated markets and well above the national average of 3.5 percent.
- ✓ The most dangerous time to drive in Denver is between 5 p.m. and 6 p.m., when more than 1,300 accidents typically take place every year. Since many buyers want to look at new listings after they get off work, that means many real estate agents are on the road at that time. Be safe!
- ✓ Compass, a real estate startup backed by Fidelity Investments, is coming to Denver and they may be changing the "for sale" sign with high-tech, interactive signs.
- ✓ There is a lot of change going on in the lending market right now. Purchase applications are up 1.2 percent year-over-year. When you consider tight inventory, rising prices and interest rates up 0.67 percent year-over-year, this is still strong. Refinance applications, which make up 37 percent of all mortgage applications, are down 29 percent year-over-year. This decline has a significant impact on lenders nationwide, causing some to shut their doors, merge or execute layoffs.
- ✓ The national median home price hit an all-time high of \$276,900, while home sales were down three months in a row.
- ✓ In June, national inventory of existing homes for sale was slightly higher year over year for the first time since 2015.
- ✓ Fun tidbit: Listed for \$1 billion and clocking in at 157 acres, *The Mountain of Beverly Hills* is officially the most expensive residential listing in the history of Los Angeles (if not the world).
- ✓ **Quick Stats:**
 - Average active listings for July were 17,074 (1985-2017).
 - Record high July was 2006 with 31,989 listings and 2017 represented the record low with 7,352 listings.
 - The 20-year average change in active listings from June to July is a 3.43 percent increase. 2018 represents a decrease of 2.78 percent.



Single Family (aka Detached Single Family)

DMAR Market Trends | July 2018 Data
Denver Metro Association of REALTORS®
Source of MLS Data: REcolorado.com



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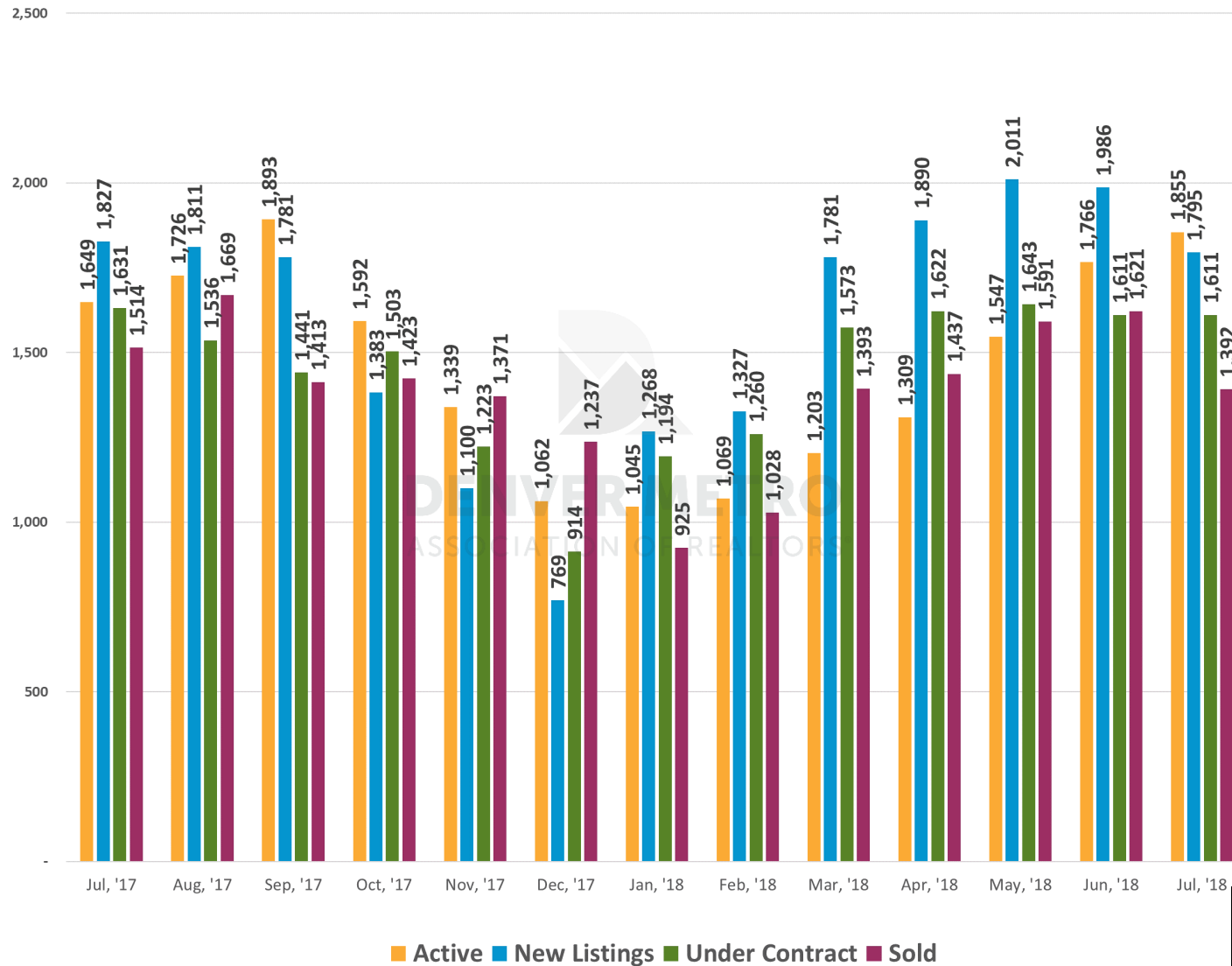
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Condo (aka Attached Single Family)

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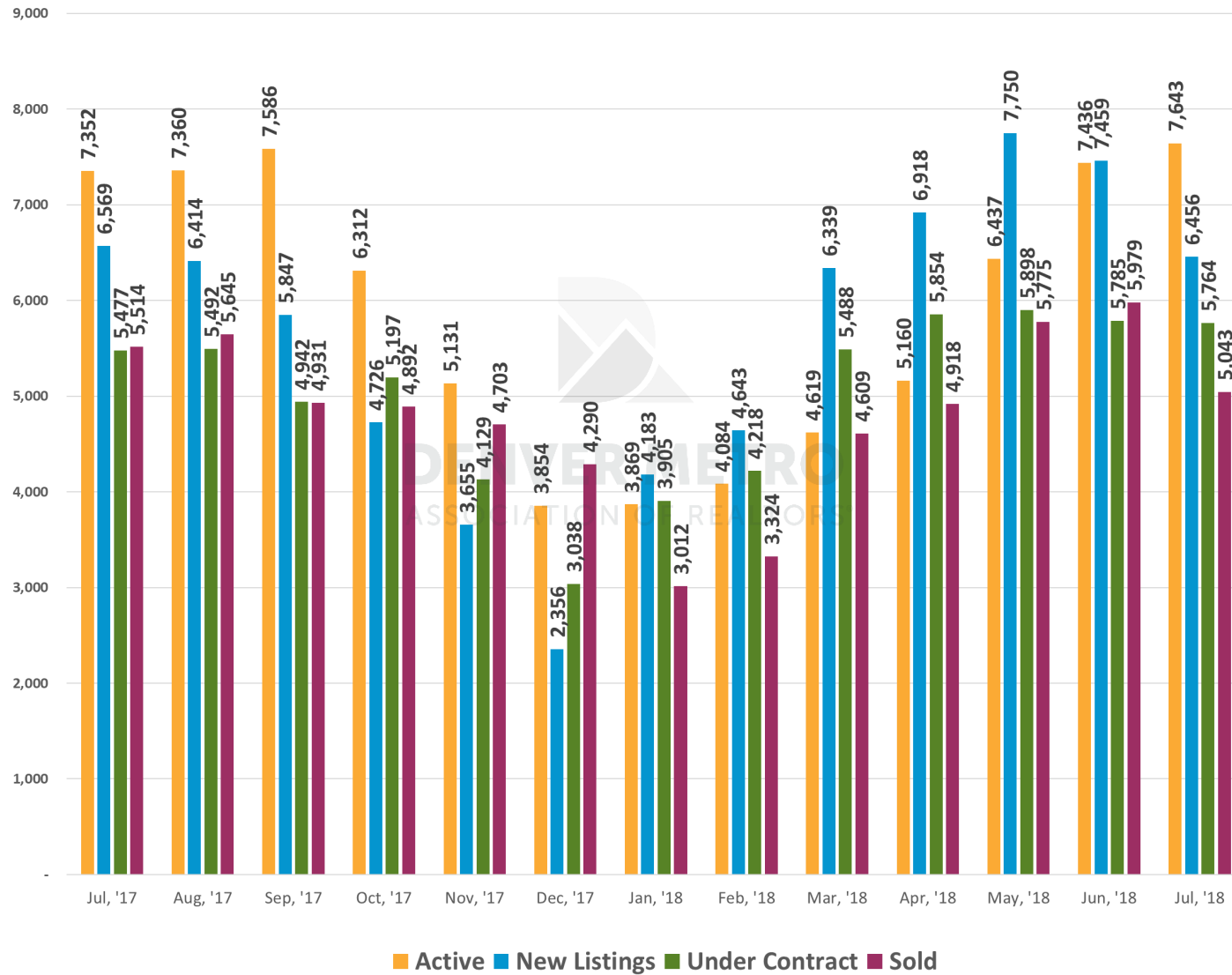
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Residential (Single Family + Condo)

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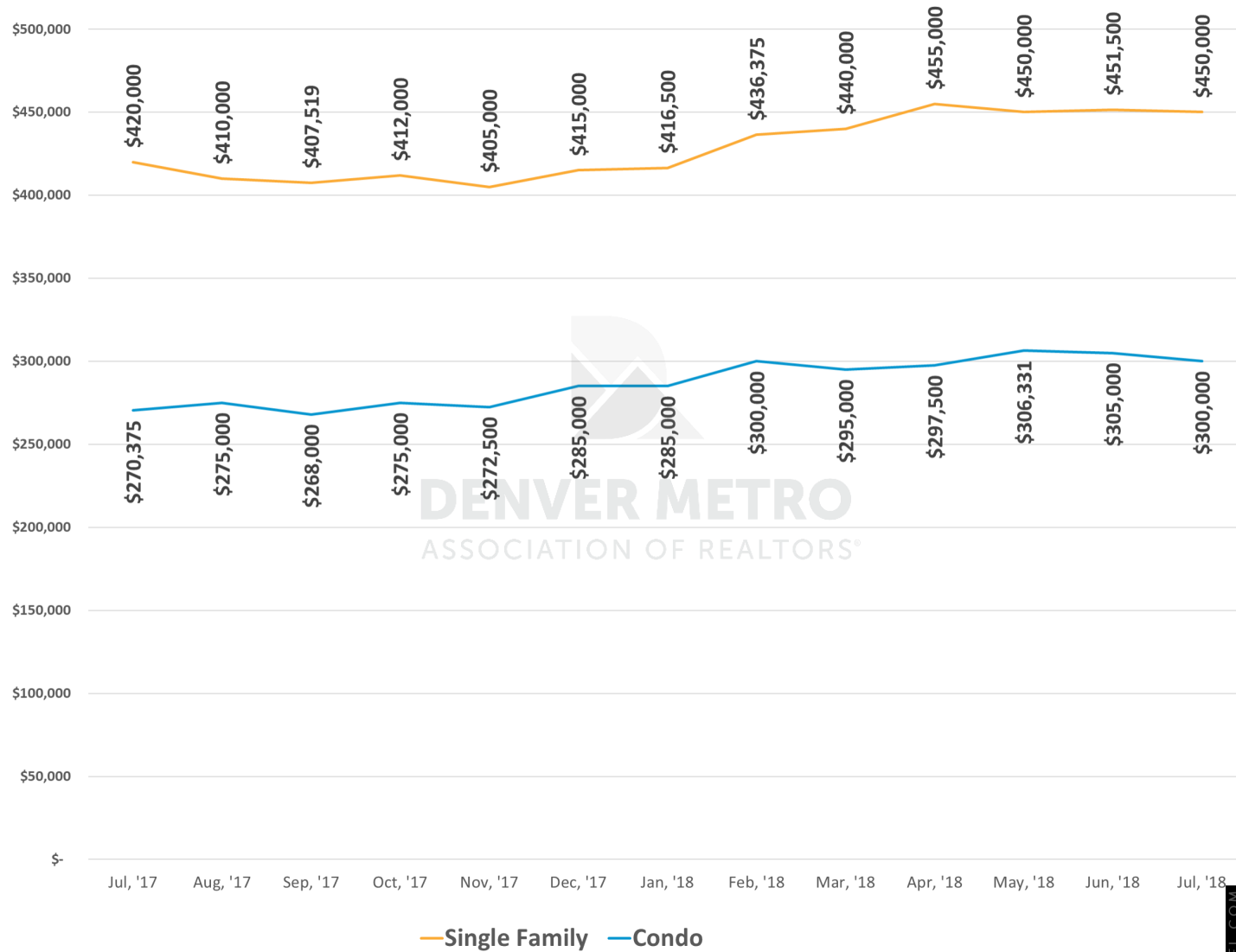


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Median Sales Price

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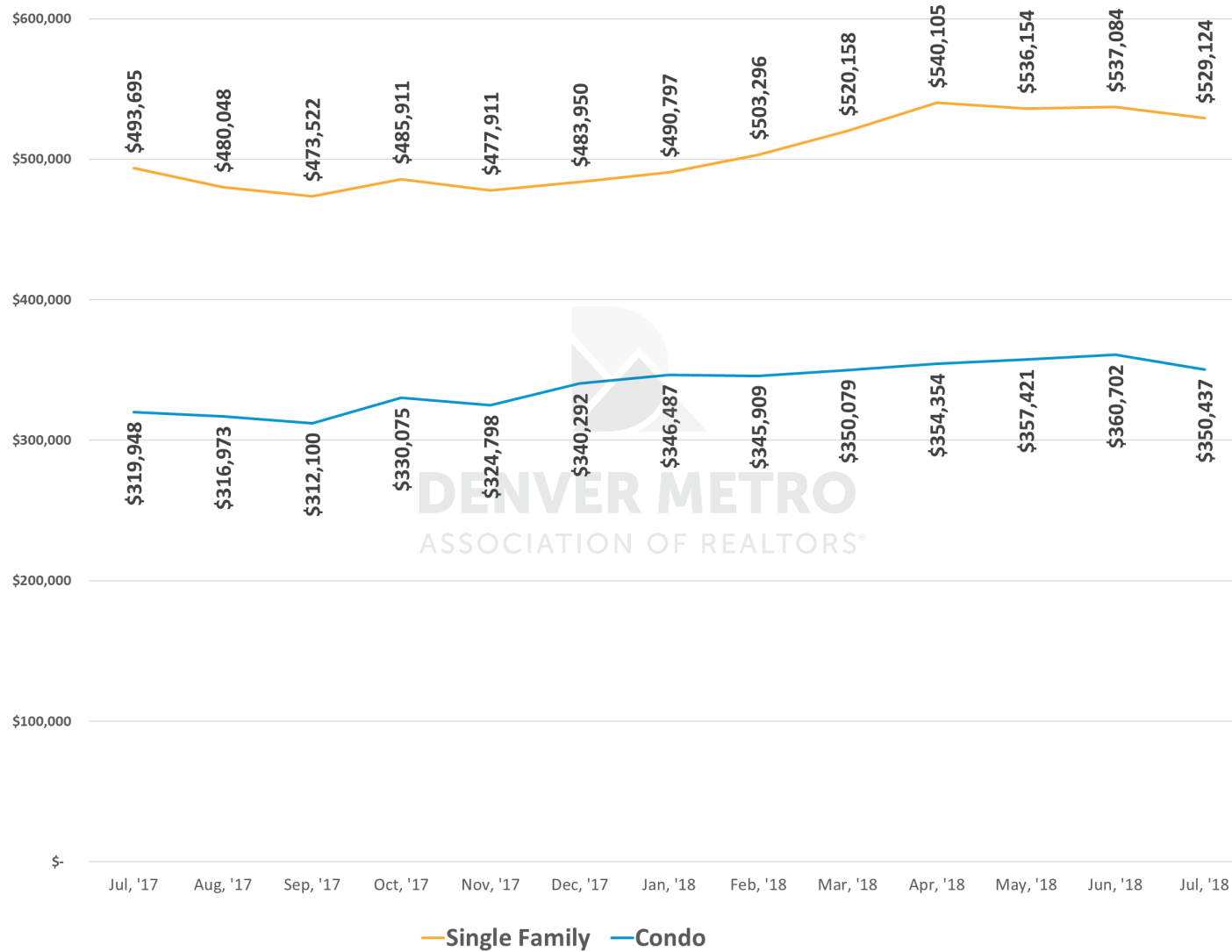


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Average Sales Price

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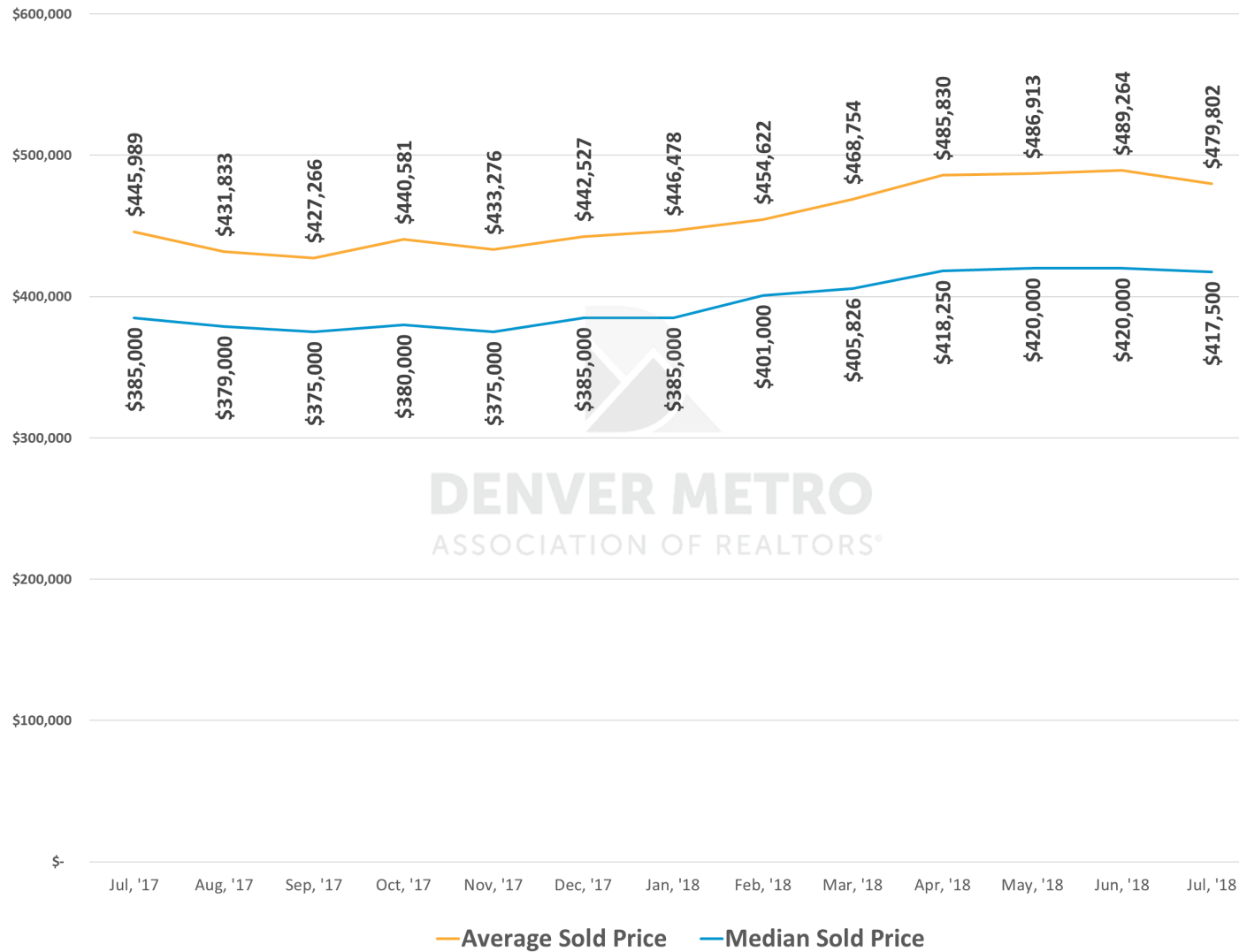


Residential Sold Price

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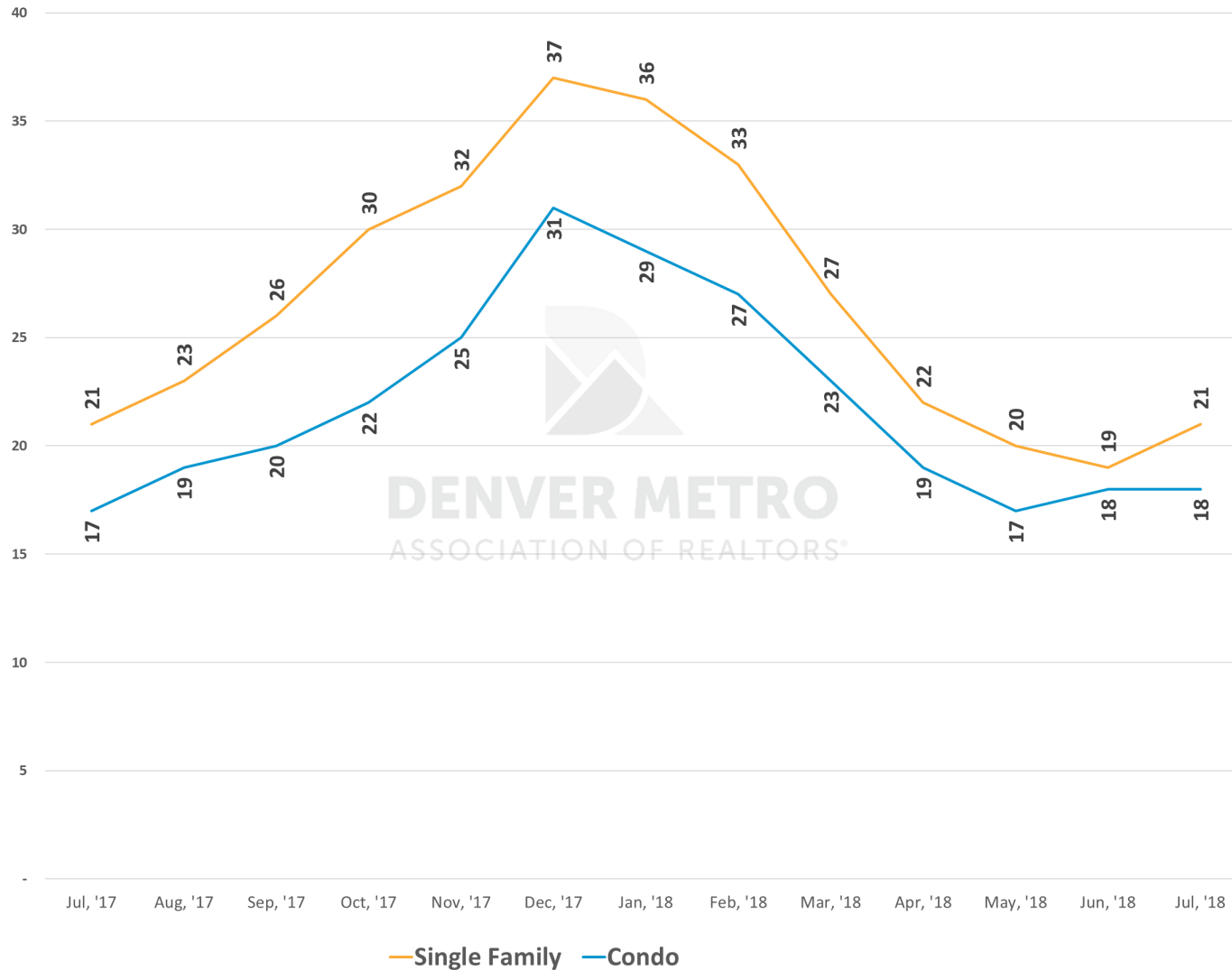
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Average Days on Market

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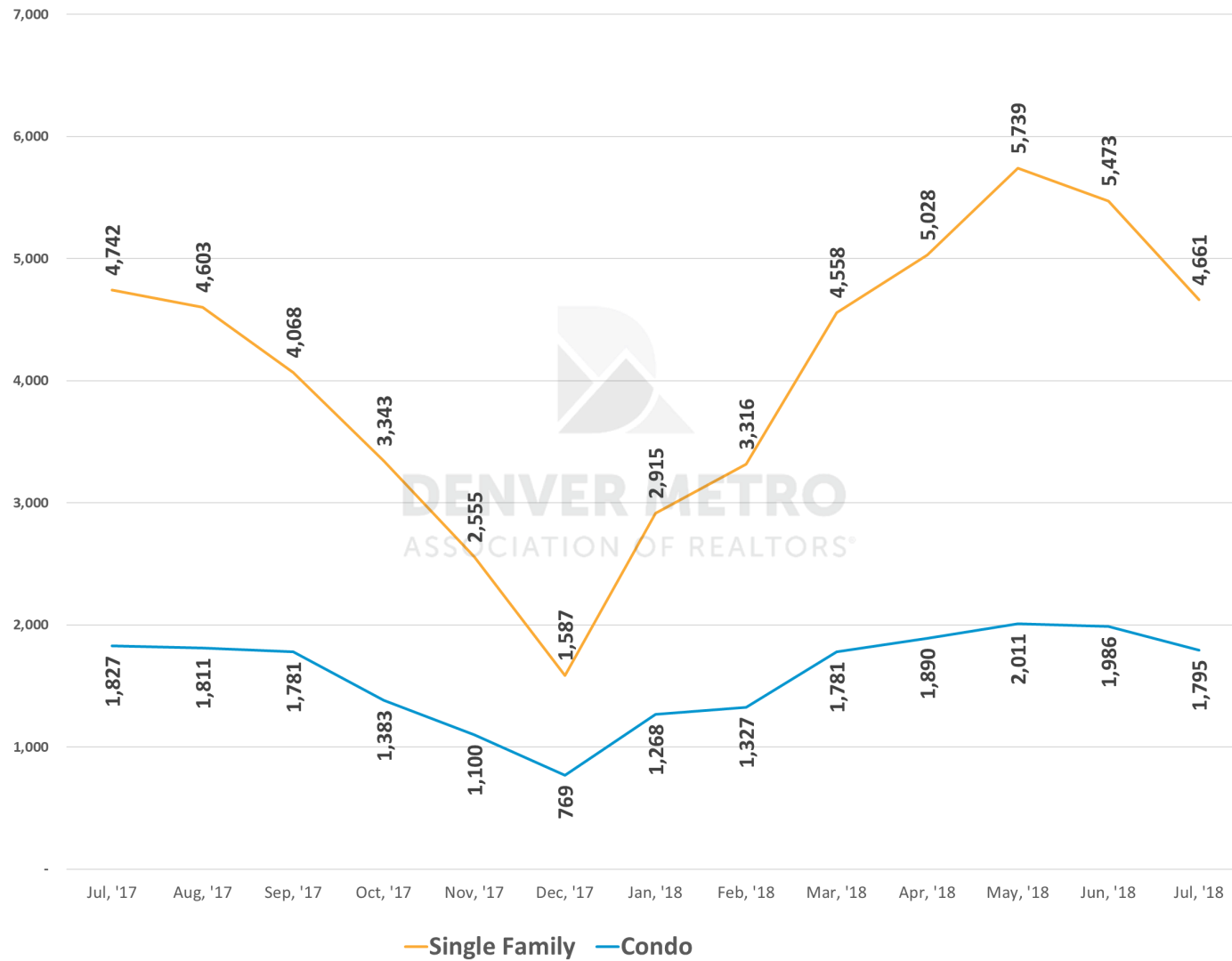


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New Listings

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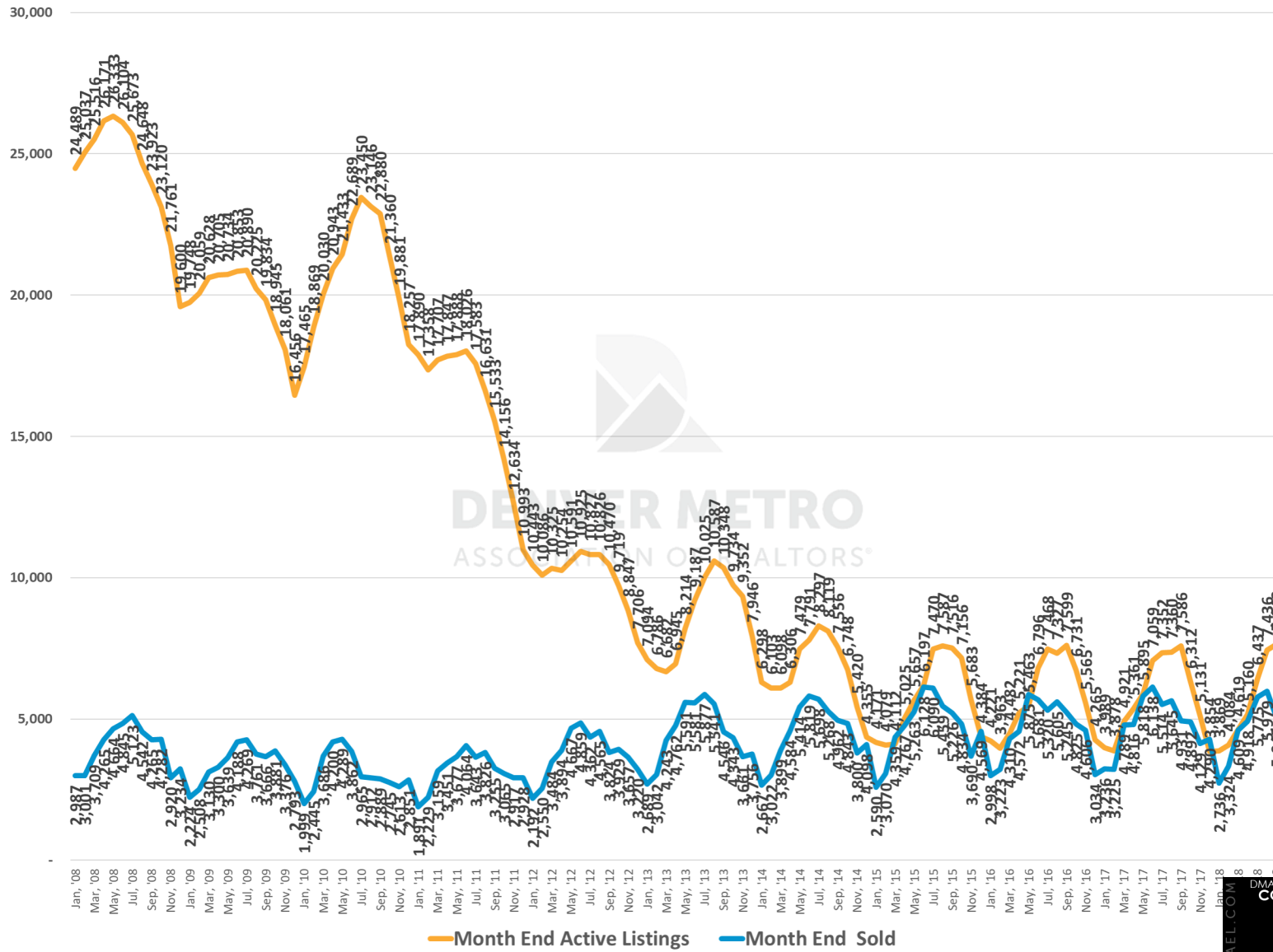
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Month End Active Listings and Month End Sold Homes

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DATA SNAPSHOT

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Jul, '18	Prior Month	Year Ago	Prior Month	Year Ago
Residential (Single Family + Condo)					
Active	7,643	7,436	7,352	2.78%	3.96%
New Listings	6,456	7,459	6,569	-13.45%	-1.72%
Under Contract	5,764	5,785	5,477	-0.36%	5.24%
Days on Market - Average	20	19	20	5.26%	0.00%
Days on Market - Median	7	6	7	16.67%	0.00%
Sold	5,043	5,979	5,514	-15.65%	-8.54%
Sold Price - Average	\$ 479,802	\$ 489,264	\$ 445,989	-1.93%	7.58%
Sold Price - Median	\$ 417,500	\$ 420,000	\$ 385,000	-0.60%	8.44%
Sales Volume	\$ 2,419,641,486	\$ 2,925,309,456	\$ 2,459,183,346	-17.29%	-1.61%
Close Price/List Price	100.05%	100.45%	100.30%	-0.40%	-0.25%
Single Family (aka Detached Single Family)					
Active	5,788	5,670	5,703	2.08%	1.49%
New Listings	4,661	5,473	4,742	-14.84%	-1.71%
Under Contract	4,153	4,174	3,846	-0.50%	7.98%
Days on Market - Average	21	19	21	10.53%	0.00%
Days on Market - Median	8	7	7	14.29%	14.29%
Sold	3,651	4,358	4,000	-16.22%	-8.73%
Sold Price - Average	\$ 529,124	\$ 537,084	\$ 493,695	-1.48%	7.18%
Sold Price - Median	\$ 450,000	\$ 451,500	\$ 420,000	-0.33%	7.14%
Sales Volume	\$ 1,931,831,724	\$ 2,340,612,072	\$ 1,974,780,000	-17.46%	-2.17%
Close Price/List Price	99.94%	100.38%	100.13%	-0.44%	-0.19%
Condo (aka Attached Single Family)					
Active	1,855	1,766	1,649	5.04%	12.49%
New Listings	1,795	1,986	1,827	-9.62%	-1.75%
Under Contract	1,611	1,611	1,631	0.00%	-1.23%
Days on Market - Average	18	18	17	0.00%	5.88%
Days on Market - Median	6	6	6	0.00%	0.00%
Sold	1,392	1,621	1,514	-14.13%	-8.06%
Sold Price - Average	\$ 350,437	\$ 360,702	\$ 319,948	-2.85%	9.53%
Sold Price - Median	\$ 300,000	\$ 305,000	\$ 270,375	-1.64%	10.96%
Sales Volume	\$ 487,808,304	\$ 584,697,942	\$ 484,401,272	-16.57%	0.70%
Close Price/List Price	100.34%	100.64%	100.74%	-0.30%	-0.40%

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JULY DATA YTD 2018 to 2014

	YTD 2018	YTD 2017	YTD 2016	YTD 2015	YTD 2014	'18 vs. '17	'17 vs. '16	'16 vs. '15	'15 vs. '14
Residential (Single Family + Condo)									
Active Listings at month end	7,643	7,352	7,468	7,470	8,297	3.96%	-1.55%	-0.03%	-9.97%
New Listings	43,773	43,348	41,497	42,605	41,434	0.98%	4.46%	-2.60%	2.83%
Days on Market - Average	23	24	25	24	35	-4.17%	-4.00%	4.17%	-31.43%
Days on Market - Median	6	6	6	6	10	0.00%	0.00%	0.00%	-40.00%
Sold	32,879	33,606	31,352	32,288	31,127	-2.16%	7.19%	-2.90%	3.73%
Sold Price - Average	\$ 476,429	\$ 433,428	\$ 399,999	\$ 362,842	\$ 324,488	9.92%	8.36%	10.24%	11.82%
Sold Price - Median	\$ 414,500	\$ 377,850	\$ 349,900	\$ 315,000	\$ 273,500	9.70%	7.99%	11.08%	15.17%
Sales Volume	\$ 15,664,509,091	\$ 14,565,781,368	\$ 12,540,768,648	\$ 11,715,442,496	\$ 10,100,337,976	7.54%	16.15%	7.04%	15.99%
Close Price/List Price	100.39%	100.37%	100.62%	100.71%	99.39%	0.02%	-0.25%	-0.09%	1.33%
Single Family (aka Detached Single Family)									
Active Listings at month end	5,788	5,703	5,988	6,055	6,657	1.49%	-4.76%	-1.11%	-9.04%
New Listings	31,699	31,360	30,439	30,914	30,581	1.08%	3.03%	-1.54%	1.09%
Days on Market - Average	24	26	27	27	37	-7.69%	-3.70%	0.00%	-27.03%
Days on Market - Median	6	7	7	6	11	-14.29%	0.00%	16.67%	-45.45%
Sold	23,430	24,133	22,630	23,024	22,850	-2.91%	6.64%	-1.71%	0.76%
Sold Price - Average	\$ 526,313	\$ 479,883	\$ 443,580	\$ 406,421	\$ 361,614	9.68%	8.18%	9.14%	12.39%
Sold Price - Median	\$ 446,003	\$ 410,000	\$ 381,000	\$ 349,900	\$ 303,016	8.78%	7.61%	8.89%	15.47%
Sales Volume	\$ 12,331,513,590	\$ 11,581,016,439	\$ 10,038,215,400	\$ 9,357,437,104	\$ 8,262,879,900	6.48%	15.37%	7.28%	13.25%
Close Price/List Price	100.30%	100.22%	100.39%	100.56%	99.42%	0.08%	-0.17%	-0.17%	1.15%
Condo (aka Attached Single Family)									
Active Listings at month end	1,855	1,649	1,480	1,415	1,640	12.49%	11.42%	4.59%	-13.72%
New Listings	12,074	11,988	11,058	11,691	10,853	0.72%	8.41%	-5.41%	7.72%
Days on Market - Average	21	20	18	18	30	5.00%	11.11%	0.00%	-40.00%
Days on Market - Median	6	5	5	5	9	20.00%	0.00%	0.00%	-44.44%
Sold	9,449	9,473	8,722	9,264	8,277	-0.25%	8.61%	-5.85%	11.92%
Sold Price - Average	\$ 352,734	\$ 315,084	\$ 286,925	\$ 254,535	\$ 221,998	11.95%	9.81%	12.73%	14.66%
Sold Price - Median	\$ 300,000	\$ 265,000	\$ 238,000	\$ 210,000	\$ 178,370	13.21%	11.34%	13.33%	17.73%
Sales Volume	\$ 3,332,983,566	\$ 2,984,790,732	\$ 2,502,559,850	\$ 2,358,012,240	\$ 1,837,477,446	11.67%	19.27%	6.13%	28.33%
Close Price/List Price	100.62%	100.74%	101.22%	101.06%	99.29%	-0.12%	-0.47%	0.16%	1.78%

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MARKET TRENDS

Price Range	Single Family			Condo		
	Sold	Active	MOI	Sold	Active	MOI
\$0 to \$99,999	5	13	2.60	-	9	
\$100,000 to \$199,999	16	38	2.38	150	117	0.78
\$200,000 to \$299,999	183	143	0.78	544	402	0.74
\$300,000 to \$399,999	1,022	975	0.95	340	447	1.31
\$400,000 to \$499,999	978	1,284	1.31	153	319	2.08
\$500,000 to \$749,999	1,011	1,738	1.72	149	317	2.13
\$750,000 to \$999,999	245	638	2.60	41	144	3.51
\$1,000,000 and over	191	959	5.02	15	100	6.67
TOTALS	3,651	5,788	1.59	1,392	1,855	1.33

Price Range	Single Family	Sold	% change	Condo	Sold	% change
	Jul, '18	Jun, '18		Jul, '18	Jun, '18	
\$0 to \$99,999	5	3	66.67%	-	2	-100.00%
\$100,000 to \$199,999	16	18	-11.11%	150	183	-18.03%
\$200,000 to \$299,999	183	190	-3.68%	544	592	-8.11%
\$300,000 to \$399,999	1,022	1,217	-16.02%	340	409	-16.87%
\$400,000 to \$499,999	978	1,197	-18.30%	153	203	-24.63%
\$500,000 to \$749,999	1,011	1,198	-15.61%	149	157	-5.10%
\$750,000 to \$999,999	245	313	-21.73%	41	51	-19.61%
\$1,000,000 and over	191	222	-13.96%	15	24	-37.50%
TOTALS	3,651	4,358	-16.22%	1,392	1,621	-14.13%

Price Range	Single Family	Sold	% change	Condo	Sold	% change
	YTD Jul, '18	YTD Jul, '17		YTD Jul, '18	YTD Jul, '17	
\$0 to \$99,999	24	25	-4.00%	28	111	-74.77%
\$100,000 to \$199,999	101	218	-53.67%	1,173	1,930	-39.22%
\$200,000 to \$299,999	1,376	3,033	-54.63%	3,523	3,744	-5.90%
\$300,000 to \$399,999	6,745	7,939	-15.04%	2,194	1,769	24.02%
\$400,000 to \$499,999	6,192	5,618	10.22%	1,135	902	25.83%
\$500,000 to \$749,999	6,263	5,154	21.52%	1,016	731	38.99%
\$750,000 to \$999,999	1,542	1,249	23.46%	273	181	50.83%
\$1,000,000 and over	1,187	897	32.33%	107	105	1.90%
TOTALS	23,430	24,133	-2.91%	9,449	9,473	-0.25%

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LUXURY MARKET | Properties Sold for \$1 Million or More

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Jul, '18	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	206	246	175	-16.26%	17.71%
Price - Average	\$ 1,413,971	\$ 1,562,443	\$ 1,553,341	-9.50%	-8.97%
Sales Volume	\$ 291,278,026	\$ 384,360,978	\$ 271,834,675	-24.22%	7.15%
Days on Market - Average	61	52	67	17.31%	-8.96%
Days on Market - Median	18	17	31	5.88%	-41.94%
Close Price/List Price	97.31%	97.57%	97.44%	-0.27%	-0.13%
PSF Total	\$ 282	\$ 315	\$ 307	-10.48%	-8.14%
Single Family (aka Detached Single Family)					
Sold	191	222	159	-13.96%	20.13%
Price - Average	\$ 1,431,924	\$ 1,553,197	\$ 1,555,344	-7.81%	-7.94%
Sales Volume	\$ 273,497,484	\$ 344,809,734	\$ 247,299,696	-20.68%	10.59%
Days on Market - Average	60	51	65	17.65%	-7.69%
Days on Market - Median	15	17	30	-11.76%	-50.00%
Close Price/List Price	97.38%	97.49%	96.95%	-0.11%	0.44%
PSF Total	\$ 273	\$ 293	\$ 293	-6.83%	-6.83%
Condo (aka Attached Single Family)					
Sold	15	24	16	-37.50%	-6.25%
Price - Average	\$ 1,185,367	\$ 1,647,964	\$ 1,533,438	-28.07%	-22.70%
Sales Volume	\$ 17,780,505	\$ 39,551,136	\$ 24,535,008	-55.04%	-27.53%
Days on Market - Average	76	67	91	13.43%	-16.48%
Days on Market - Median	27	24	58	12.50%	-53.45%
Close Price/List Price	96.45%	98.27%	102.36%	-1.85%	-5.77%
PSF Total	\$ 389	\$ 521	\$ 447	-25.34%	-12.98%

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RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION

LUXURY MARKET | Properties Sold for \$1 Million or More

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2018	YTD 2017	YTD 2016	YTD 2015	YTD 2014	'18 vs '17	'17 vs '16	'16 vs '15	15 vs '14
Residential (Single Family + Condo)									
Sold	1,294	1,002	755	616	495	29.14%	32.72%	22.56%	24.44%
Sold Price - Average	\$ 1,507,856	\$ 1,512,837	\$ 1,526,198	\$ 1,504,166	\$ 1,575,889	-0.33%	-0.88%	1.46%	-4.55%
Sales Volume	\$ 1,951,165,664	\$ 1,515,862,674	\$ 1,152,279,490	\$ 926,566,256	\$ 780,065,055	28.72%	31.55%	24.36%	18.78%
Sold Price - Median	\$ 1,300,000	\$ 1,285,000	\$ 1,315,000	\$ 1,301,895	\$ 1,300,000	1.17%	-2.28%	1.01%	0.15%
Days on Market - Average	66	83	89	91	91	-20.48%	-6.74%	-2.20%	0.00%
Days on Market - Median	21	31	36	39	36	-32.26%	-13.89%	-7.69%	8.33%
Close Price/List Price	97.44%	97.23%	97.58%	96.53%	96.78%	0.22%	-0.36%	1.09%	-0.26%
PSF Total	\$ 301	\$ 301	\$ 287	\$ 277	\$ 268	0.00%	4.88%	3.61%	3.36%
Single Family (aka Detached Single Family)									
Sold	1,187	897	695	572	461	32.33%	29.06%	21.50%	24.08%
Sold Price - Average	\$ 1,504,895	\$ 1,524,978	\$ 1,520,003	\$ 1,501,755	\$ 1,568,761	-1.32%	0.33%	1.22%	-4.27%
Sales Volume	\$ 1,786,310,365	\$ 1,367,905,266	\$ 1,056,402,085	\$ 859,003,860	\$ 723,198,821	30.59%	29.49%	22.98%	18.78%
Sold Price - Median	\$ 1,300,000	\$ 1,296,000	\$ 1,320,000	\$ 1,305,395	\$ 1,300,000	0.31%	-1.82%	1.12%	0.42%
Days on Market - Average	66	83	92	90	91	-20.48%	-9.78%	2.22%	-1.10%
Days on Market - Median	20	29	37	40	35	-31.03%	-21.62%	-7.50%	14.29%
Close Price/List Price	97.47%	97.14%	96.82%	96.45%	96.94%	0.34%	0.33%	0.38%	-0.51%
PSF Total	\$ 283	\$ 283	\$ 264	\$ 259	\$ 252	0.00%	7.20%	1.93%	2.78%
Condo (aka Attached Single Family)									
Sold	107	105	60	44	34	1.90%	75.00%	36.36%	29.41%
Sold Price - Average	\$ 1,540,697	\$ 1,409,112	\$ 1,597,950	\$ 1,535,519	\$ 1,672,546	9.34%	-11.82%	4.07%	-8.19%
Sales Volume	\$ 164,854,579	\$ 147,956,760	\$ 95,877,000	\$ 67,562,836	\$ 56,866,564	11.42%	54.32%	41.91%	18.81%
Sold Price - Median	\$ 1,300,000	\$ 1,215,000	\$ 1,268,750	\$ 1,300,000	\$ 1,410,000	7.00%	-4.24%	-2.40%	-7.80%
Days on Market - Average	68	78	56	99	89	-12.82%	39.29%	-43.43%	11.24%
Days on Market - Median	21	43	28	29	52	-51.16%	53.57%	-3.45%	-44.23%
Close Price/List Price	97.14%	98.01%	106.33%	97.60%	94.22%	-0.89%	-7.82%	8.94%	3.59%
PSF Total	\$ 497	\$ 454	\$ 551	\$ 505	\$ 485	9.47%	-17.60%	9.11%	4.12%

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RESIDENTIAL REAL ESTATE BROKER | DENVER, COLORADO | RELOCATION

SIGNATURE MARKET | Properties Sold Between \$750,000 and \$999,999

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Jul,'18	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	286	364	266	-21.43%	7.52%
Price - Average	\$ 850,538	\$ 849,688	\$ 845,834	0.10%	0.56%
Sales Volume	\$ 243,253,868	\$ 309,286,432	\$ 224,991,844	-21.35%	8.12%
Days on Market - Average	29	30	45	-3.33%	-35.56%
Days on Market - Median	11	7	21	57.14%	-47.62%
Close Price/List Price	99.00%	99.81%	98.67%	-0.81%	0.33%
PSF Total	\$ 251	\$ 239	\$ 224	5.02%	12.05%
Single Family (aka Detached Single Family)					
Sold	245	313	237	-21.73%	3.38%
Price - Average	\$ 849,468	\$ 852,213	\$ 847,929	-0.32%	0.18%
Sales Volume	\$ 208,119,660	\$ 266,742,669	\$ 200,959,173	-21.98%	3.56%
Days on Market - Average	28	30	43	-6.67%	-34.88%
Days on Market - Median	10	7	21	42.86%	-52.38%
Close Price/List Price	99.04%	99.85%	98.60%	-0.81%	0.45%
PSF Total	\$ 229	\$ 222	\$ 214	3.15%	7.01%
Condo (aka Attached Single Family)					
Sold	41	51	29	-19.61%	41.38%
Price - Average	\$ 856,933	\$ 834,191	\$ 828,718	2.73%	3.40%
Sales Volume	\$ 35,134,253	\$ 42,543,741	\$ 24,032,822	-17.42%	46.19%
Days on Market - Average	40	24	58	66.67%	-31.03%
Days on Market - Median	15	6	19	150.00%	-21.05%
Close Price/List Price	98.75%	99.60%	99.32%	-0.85%	-0.57%
PSF Total	\$ 386	\$ 343	\$ 301	12.54%	28.24%

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SIGNATURE MARKET | Properties Sold Between \$750,000 and \$999,999

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2018	YTD 2017	YTD 2016	YTD 2015	YTD 2014	'18 vs '17	'17 vs '16	'16 vs '15	'15 vs '14
Residential (Single Family + Condo)									
Sold	1,815	1,430	1,085	883	635	26.92%	31.80%	22.88%	39.06%
Sold Price - Average	\$ 850,024	\$ 846,826	\$ 847,931	\$ 846,623	\$ 847,204	0.38%	-0.13%	0.15%	-0.07%
Sales Volume	\$ 1,542,793,560	\$ 1,210,961,180	\$ 920,005,135	\$ 747,568,109	\$ 537,974,540	27.40%	31.63%	23.07%	38.96%
Sold Price - Median	\$ 840,000	\$ 835,000	\$ 840,000	\$ 835,000	\$ 840,000	0.60%	-0.60%	0.60%	-0.60%
Days on Market - Average	42	52	57	66	83	-19.23%	-8.77%	-13.64%	-20.48%
Days on Market - Median	11	19	20	25	32	-42.11%	-5.00%	-20.00%	-21.88%
Close Price/List Price	99.37%	98.66%	98.72%	98.30%	97.80%	0.72%	-0.06%	0.43%	0.51%
PSF Total	\$ 241	\$ 225	\$ 217	\$ 203	\$ 203	7.11%	3.69%	6.90%	0.00%
Single Family (aka Detached Single Family)									
Sold	1,542	1,249	919	783	559	23.46%	35.91%	17.37%	40.07%
Sold Price - Average	\$ 851,228	\$ 848,887	\$ 849,305	\$ 844,950	\$ 845,548	0.28%	-0.05%	0.52%	-0.07%
Sales Volume	\$ 1,312,593,576	\$ 1,060,259,863	\$ 780,511,295	\$ 661,595,850	\$ 472,661,332	23.80%	35.84%	17.97%	39.97%
Sold Price - Median	\$ 845,450	\$ 840,000	\$ 840,000	\$ 833,000	\$ 835,000	0.65%	0.00%	0.84%	-0.24%
Days on Market - Average	43	53	60	67	83	-18.87%	-11.67%	-10.45%	-19.28%
Days on Market - Median	11	20	21	25	33	-45.00%	-4.76%	-16.00%	-24.24%
Close Price/List Price	99.38%	98.61%	98.65%	98.19%	97.86%	0.78%	-0.04%	0.47%	0.34%
PSF Total	\$ 222	\$ 211	\$ 198	\$ 189	\$ 185	5.21%	6.57%	4.76%	2.16%
Condo (aka Attached Single Family)									
Sold	273	181	166	100	76	50.83%	9.04%	66.00%	31.58%
Sold Price - Average	\$ 843,226	\$ 832,598	\$ 840,325	\$ 859,719	\$ 859,385	1.28%	-0.92%	-2.26%	0.04%
Sales Volume	\$ 230,200,698	\$ 150,700,238	\$ 139,493,950	\$ 85,971,900	\$ 65,313,260	52.75%	8.03%	62.26%	31.63%
Sold Price - Median	\$ 828,895	\$ 825,000	\$ 825,000	\$ 862,500	\$ 850,000	0.47%	0.00%	-4.35%	1.47%
Days on Market - Average	41	51	45	55	90	-19.61%	13.33%	-18.18%	-38.89%
Days on Market - Median	12	18	15	24	21	-33.33%	20.00%	-37.50%	14.29%
Close Price/List Price	99.31%	99.00%	99.13%	99.15%	97.36%	0.31%	-0.13%	-0.02%	1.84%
PSF Total	\$ 345	\$ 322	\$ 325	\$ 313	\$ 334	7.14%	-0.92%	3.83%	-6.29%

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PREMIER MARKET | Properties Sold Between \$500,000 and \$749,999

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Jul, '18	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	1,160	1,355	998	-14.39%	16.23%
Price - Average	\$ 596,501	\$ 594,983	\$ 592,995	0.26%	0.59%
Sales Volume	\$ 691,941,160	\$ 806,201,965	\$ 591,809,010	-14.17%	16.92%
Days on Market - Average	26	25	31	4.00%	-16.13%
Days on Market - Median	10	9	11	11.11%	-9.09%
Close Price/List Price	99.68%	99.97%	99.54%	-0.29%	0.14%
PSF Total	\$ 206	\$ 213	\$ 199	-3.29%	3.52%
Single Family (aka Detached Single Family)					
Sold	1,011	1,198	886	-15.61%	14.11%
Price - Average	\$ 597,200	\$ 595,442	\$ 593,401	0.30%	0.64%
Sales Volume	\$ 603,769,200	\$ 713,339,516	\$ 525,753,286	-15.36%	14.84%
Days on Market - Average	25	24	29	4.17%	-13.79%
Days on Market - Median	10	9	12	11.11%	-16.67%
Close Price/List Price	99.75%	99.99%	99.56%	-0.24%	0.19%
PSF Total	\$ 188	\$ 198	\$ 185	-5.05%	1.62%
Condo (aka Attached Single Family)					
Sold	149	157	112	-5.10%	33.04%
Price - Average	\$ 591,762	\$ 591,480	\$ 589,789	0.05%	0.33%
Sales Volume	\$ 88,172,538	\$ 92,862,360	\$ 66,056,368	-5.05%	33.48%
Days on Market - Average	32	32	41	0.00%	-21.95%
Days on Market - Median	13	8	10	62.50%	30.00%
Close Price/List Price	99.21%	99.78%	99.36%	-0.57%	-0.15%
PSF Total	\$ 326	\$ 328	\$ 304	-0.61%	7.24%

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PREMIER MARKET | Properties Sold Between \$500,000 and \$749,999

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2018	YTD 2017	YTD 2016	YTD 2015	YTD 2014	'18 vs '17	'17 vs '16	'16 vs '15	'15 vs '14
Residential (Single Family + Condo)									
Sold	7,279	5,885	4,410	3,730	2,655	23.69%	33.45%	18.23%	40.49%
Sold Price - Average	\$ 593,768	\$ 590,794	\$ 592,801	\$ 593,095	\$ 592,842	0.50%	-0.34%	-0.05%	0.04%
Sales Volume	\$ 4,322,037,272	\$ 3,476,822,690	\$ 2,614,252,410	\$ 2,212,244,350	\$ 1,573,995,510	24.31%	32.99%	18.17%	40.55%
Sold Price - Median	\$ 580,000	\$ 575,000	\$ 580,000	\$ 579,450	\$ 578,000	0.87%	-0.86%	0.09%	0.25%
Current Days on Market - Average	33	38	43	47	56	-13.16%	-11.63%	-8.51%	-16.07%
Current Days on Market - Median	10	12	15	16	24	-16.67%	-20.00%	-6.25%	-33.33%
Close Price/List Price	99.88%	99.50%	99.28%	99.11%	98.64%	0.38%	0.22%	0.17%	0.48%
PSF Total	\$ 211	\$ 197	\$ 187	\$ 180	\$ 171	7.11%	5.35%	3.89%	5.26%
Single Family (aka Detached Single Family)									
Sold	6,263	5,154	3,861	3,222	2,340	21.52%	33.49%	19.83%	37.69%
Sold Price - Average	\$ 593,741	\$ 590,028	\$ 591,645	\$ 591,707	\$ 592,128	0.63%	-0.27%	-0.01%	-0.07%
Sales Volume	\$ 3,718,599,883	\$ 3,041,004,312	\$ 2,284,341,345	\$ 1,906,479,954	\$ 1,385,579,520	22.28%	33.12%	19.82%	37.59%
Sold Price - Median	\$ 580,000	\$ 575,000	\$ 580,000	\$ 575,000	\$ 575,000	0.87%	-0.86%	0.87%	0.00%
Current Days on Market - Average	31	36	42	46	53	-13.89%	-14.29%	-8.70%	-13.21%
Current Days on Market - Median	9	12	14	15	24	-25.00%	-14.29%	-6.67%	-37.50%
Close Price/List Price	99.93%	99.53%	99.32%	99.14%	98.62%	0.40%	0.21%	0.18%	0.53%
PSF Total	\$ 192	\$ 181	\$ 171	\$ 163	\$ 157	6.08%	5.85%	4.91%	3.82%
Condo (aka Attached Single Family)									
Sold	1,016	731	549	508	315	38.99%	33.15%	8.07%	61.27%
Sold Price - Average	\$ 593,930	\$ 596,201	\$ 600,929	\$ 601,896	\$ 598,153	-0.38%	-0.79%	-0.16%	0.63%
Sales Volume	\$ 603,432,880	\$ 435,822,931	\$ 329,910,021	\$ 305,763,168	\$ 188,418,195	38.46%	32.10%	7.90%	62.28%
Sold Price - Median	\$ 580,000	\$ 580,679	\$ 590,000	\$ 589,000	\$ 590,000	-0.12%	-1.58%	0.17%	-0.17%
Current Days on Market - Average	44	48	49	58	73	-8.33%	-2.04%	-15.52%	-20.55%
Current Days on Market - Median	14	17	24	24	27	-17.65%	-29.17%	0.00%	-11.11%
Close Price/List Price	99.58%	99.26%	99.01%	98.95%	98.75%	0.32%	0.25%	0.06%	0.20%
PSF Total	\$ 328	\$ 310	\$ 299	\$ 284	\$ 277	5.81%	3.68%	5.28%	2.53%

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