

DENVER METRO
ASSOCIATION OF REALTORS®
The Voice of Real Estate® in the Denver Metro Area



Denver Metro Real Estate Market Trends Report

February 2018

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ANTHONY RAE
RE/MAX ALLIANCE
303.520.3179



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MARKET OVERVIEW

The February report, according to recent data provided by the Denver Metro Association of REALTORS® Market Trends Committee, showcases the January 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	3,869	0.39%	-3.01%
Sold Homes	2,736	-36.22%	-15.45%
Average Sold Price	\$449,429	1.56%	11.84%
Median Sold Price	\$385,203	0.05%	10.07%
Average Days on Market	52	6.12%	15.56%

 Single Family (aka Detached Single Family)			
Active Inventory	2,824	1.15%	-5.65%
Sold Homes	1,903	-37.67%	-17.97%
Average Sold Price	\$490,932	1.44%	9.97%
Median Sold Price	\$416,000	0.24%	9.47%
Average Days on Market	44	-2.22%	-8.33%

 Condo (aka Attached Single Family)			
Active Inventory	1,045	-1.60%	4.92%
Sold Homes	833	-32.66%	-9.06%
Average Sold Price	\$354,613	4.21%	22.72%
Median Sold Price	\$285,000	0.00%	17.40%
Average Days on Market	70	0.13%	

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MARKET INSIGHTS

- ✓ According to RealtyTrac, one in every 3,906 homes in Colorado were in foreclosure in December. This compares favorably to the national number of one in every 2,043 homes.
- ✓ Colorado was the 9th fastest growing state in 2017, with an increase of 77,000 residents. While this may look like a drastic increase, it is actually a reduction compared to the previous year. Last year, the state saw an increase of 90,000 residents. Some residents may be starting to move out of the state due to traffic and housing prices.
- ✓ The deficit of homes in the metro area, which represents the demand for housing and the supply of available housing, is expected to peak this year at 32,000. Experts say it could take up to 10 years to correct the imbalance of homes needed. The current deficit is attributed to a shortage of land available for development as well as a shortage of trades, which leads to the slowing of new build activity.
- ✓ Contractors are busier than ever working on home remodel projects as homeowners are turning to home renovations in lieu of jumping into the market.
- ✓ Investor activity is increasing as the market heats up. Many investors are looking at both long- and short-term rental opportunities.
- ✓ First-time home buyers accounted for about 32 percent of homes sales in December and for the full year according to the December 2017 REALTORS® Confidence Index Survey.
- ✓ S&P's 2nd Mortgage Default Index rose to 1.22 percent in December - compared to 1.08 percent in November - the highest number since January 2012.
- ✓ In the last 10 years, the labor participation rate has fallen from 66 percent to 62.7 percent. Interestingly, the homeownership rate for the same time decreased from 68.2 percent to 64.2 percent.
- ✓ Land market trends from January 2017 to 2018 include a 9 percent increase to 114 days on market, more than three times the same statistic for the timing of homes going under contract.
- ✓ In contrast to home sellers, land sellers have a less urgent motivation. Compared to about 99 percent of homes, Original List to Sold Price remained at 93 percent as land sellers test higher prices, knowing that short supply and strong demand will eventually be in their favor.
- ✓ Expired land listings decreased 34 percent, reflecting a strong buyer demand despite increase in prices. Also, January 2017 compared to 2018, land inventory of listings for sale decreased by 15 percent.
- ✓ The custom home land market heated up in 2017 with 42 land parcel sales over \$1 million, up 40 percent compared to 30 transactions for 2016. No surprise that 42 percent of the 2017 sales were parcels located within the city of Denver.
- ✓ **Quick Stats:**
 - Average active listings for January is 13,760 (1985-2017).
 - Record-high January was 2008 with 24,550 listings and 2018 represents a new record-low with 3,869 listings.
 - The 20-year average change in active listings from December to January is a 1.81 percent decrease while 2018 represents an increase of 0.39 percent.



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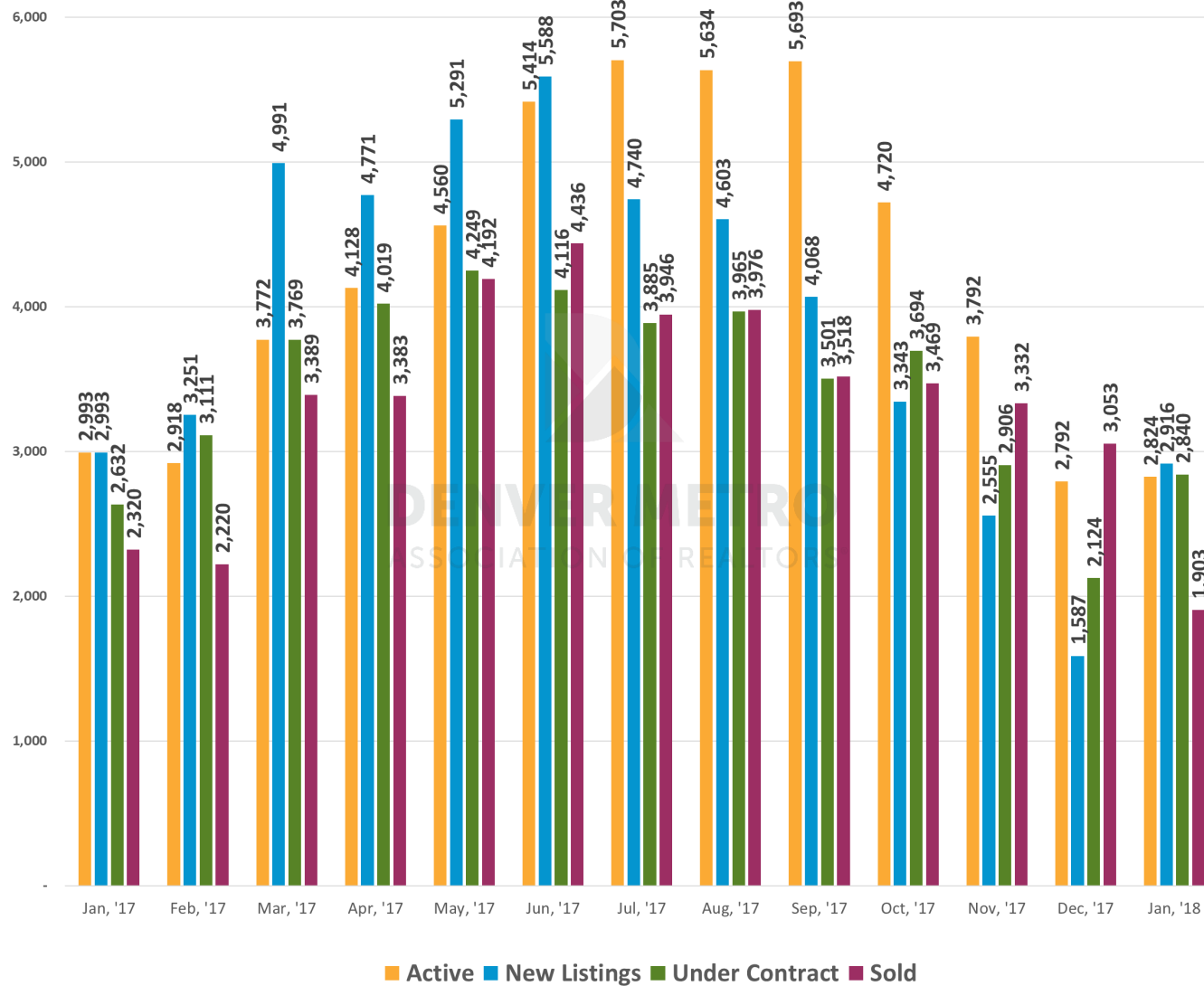
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Single Family (aka Detached Single Family)

DMAR Market Trends | January 2018 Data

Denver Metro Association of REALTORS®

Source of MLS Data: REcolorado.com


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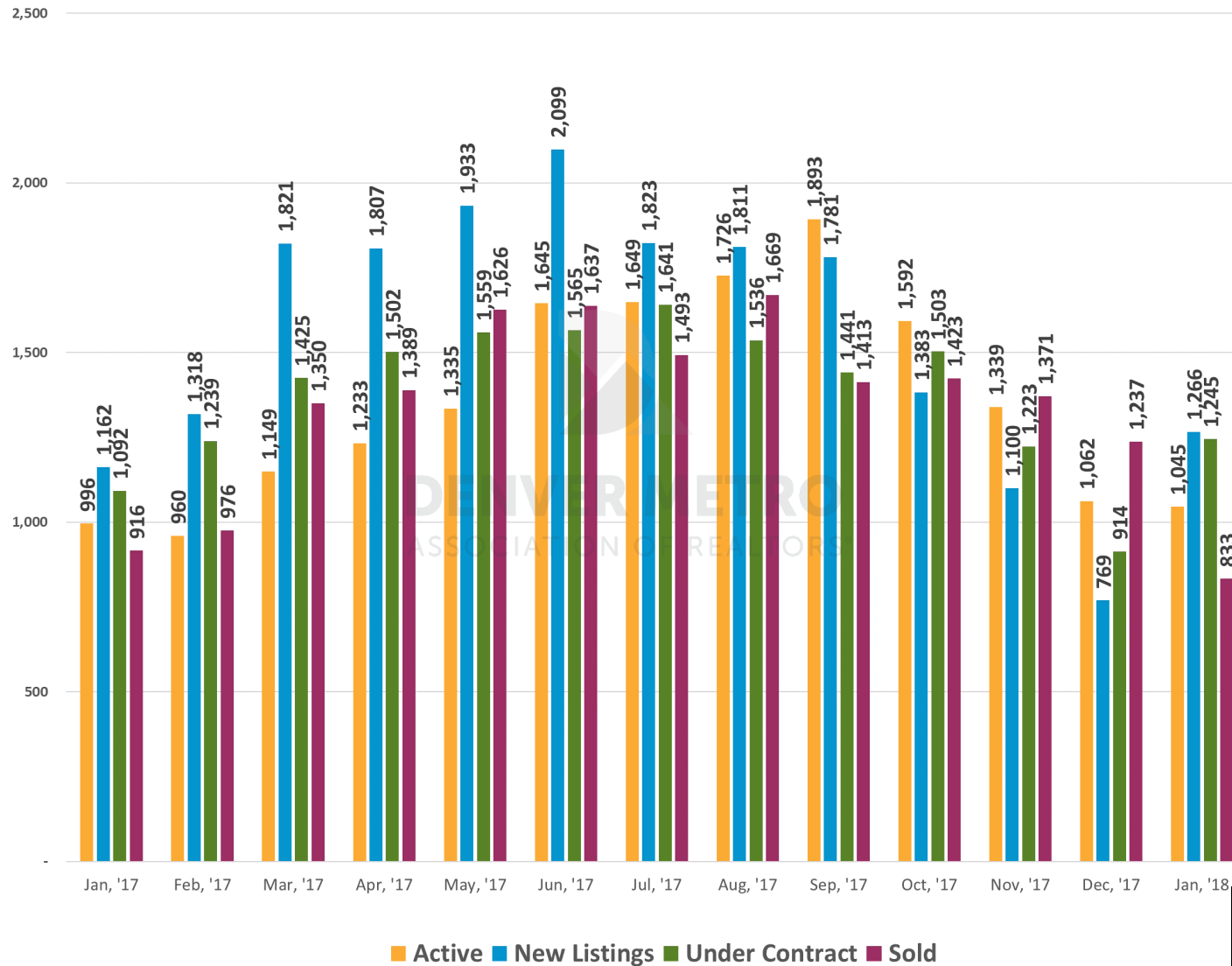
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Condo (aka Attached Single Family)

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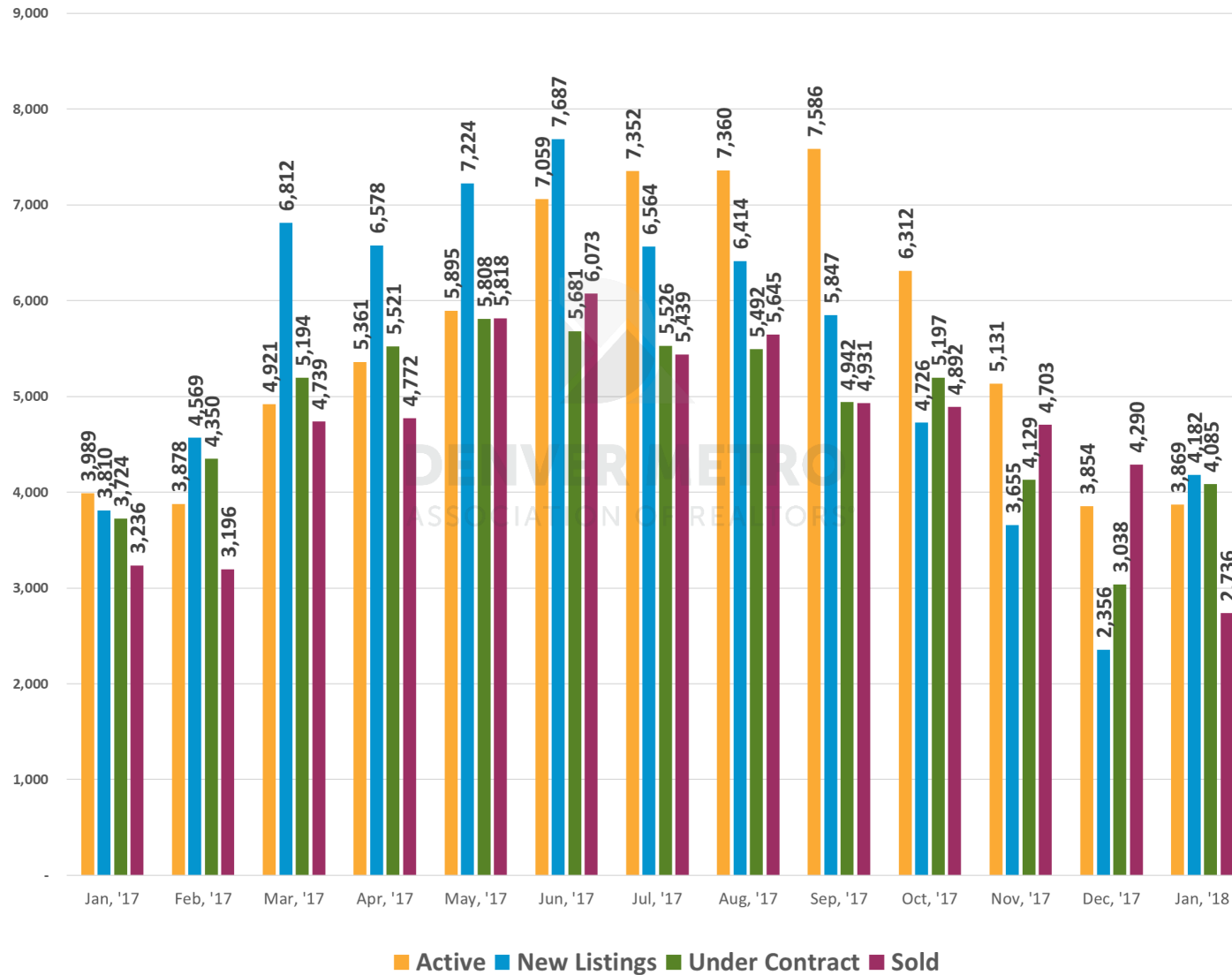
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Residential (Single Family + Condo)

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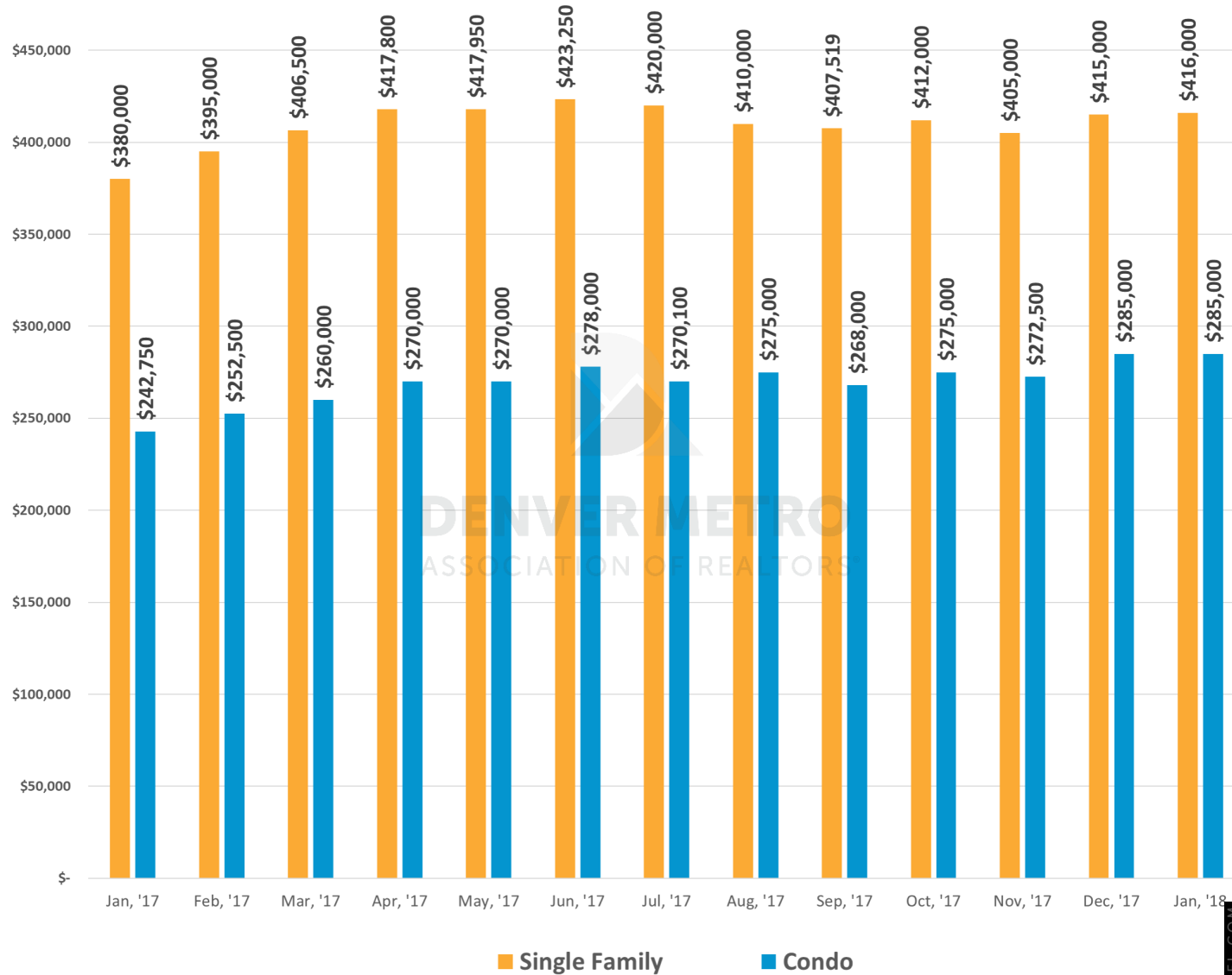


Median Sales Price

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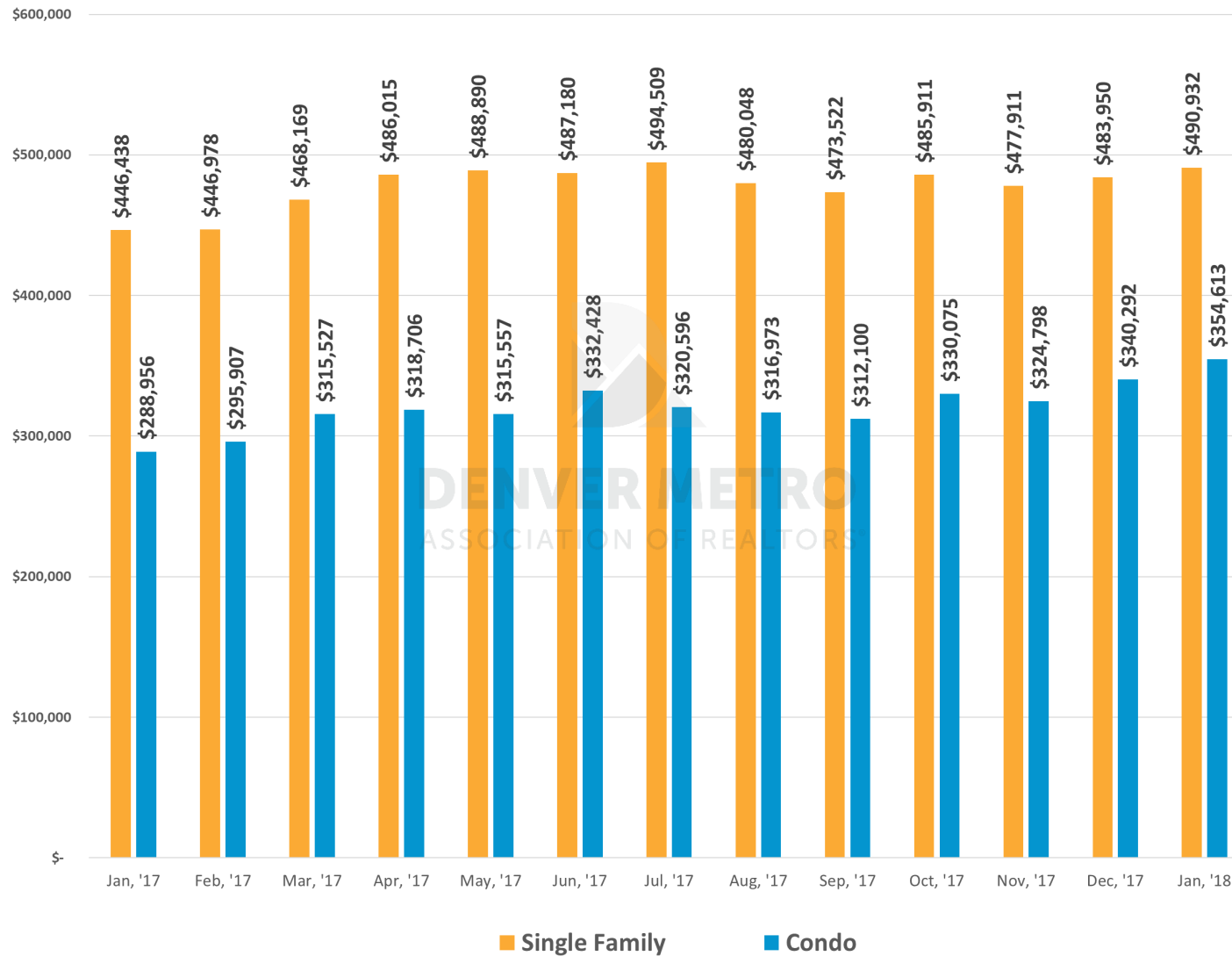


Average Sales Price

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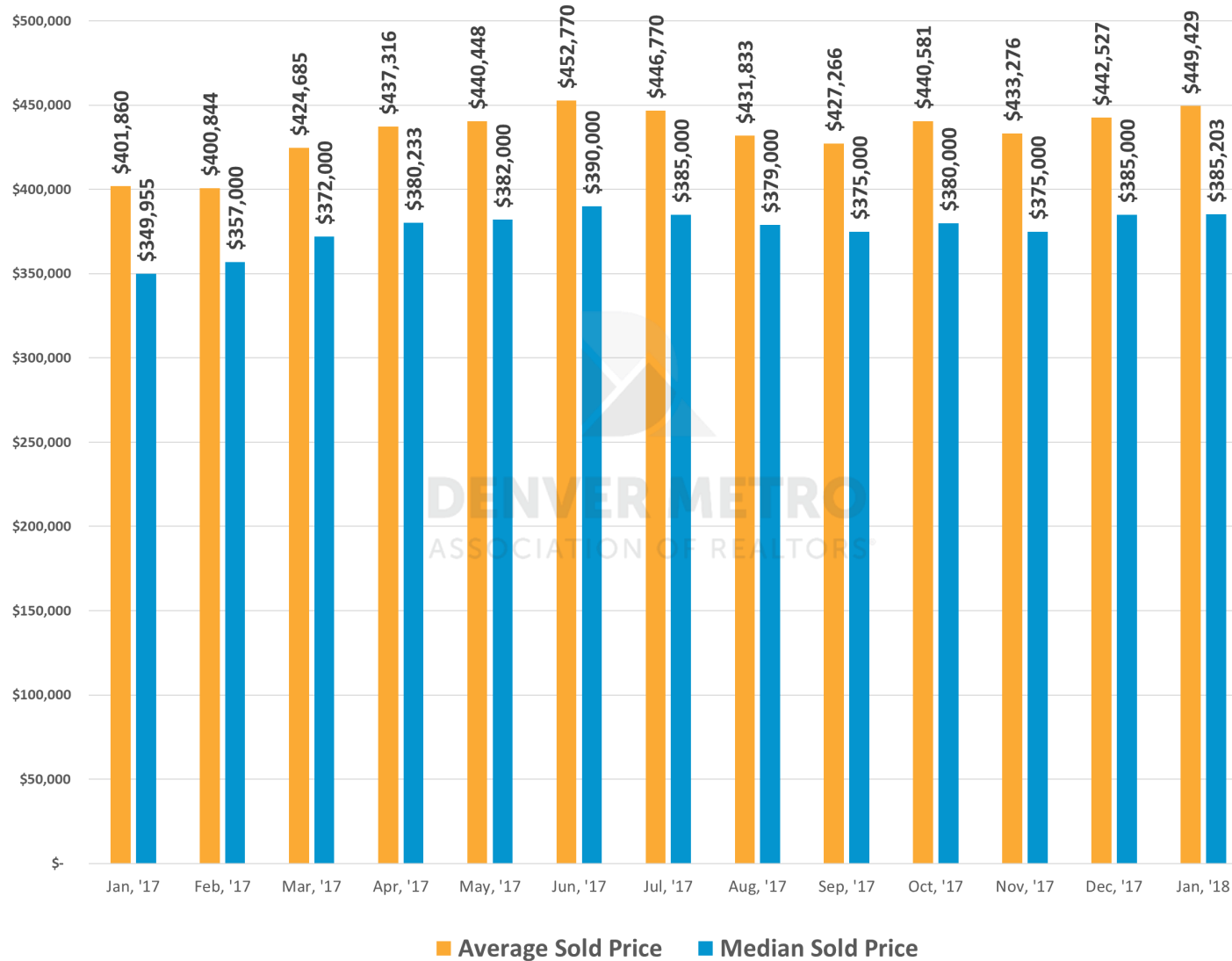
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Residential Sold Price

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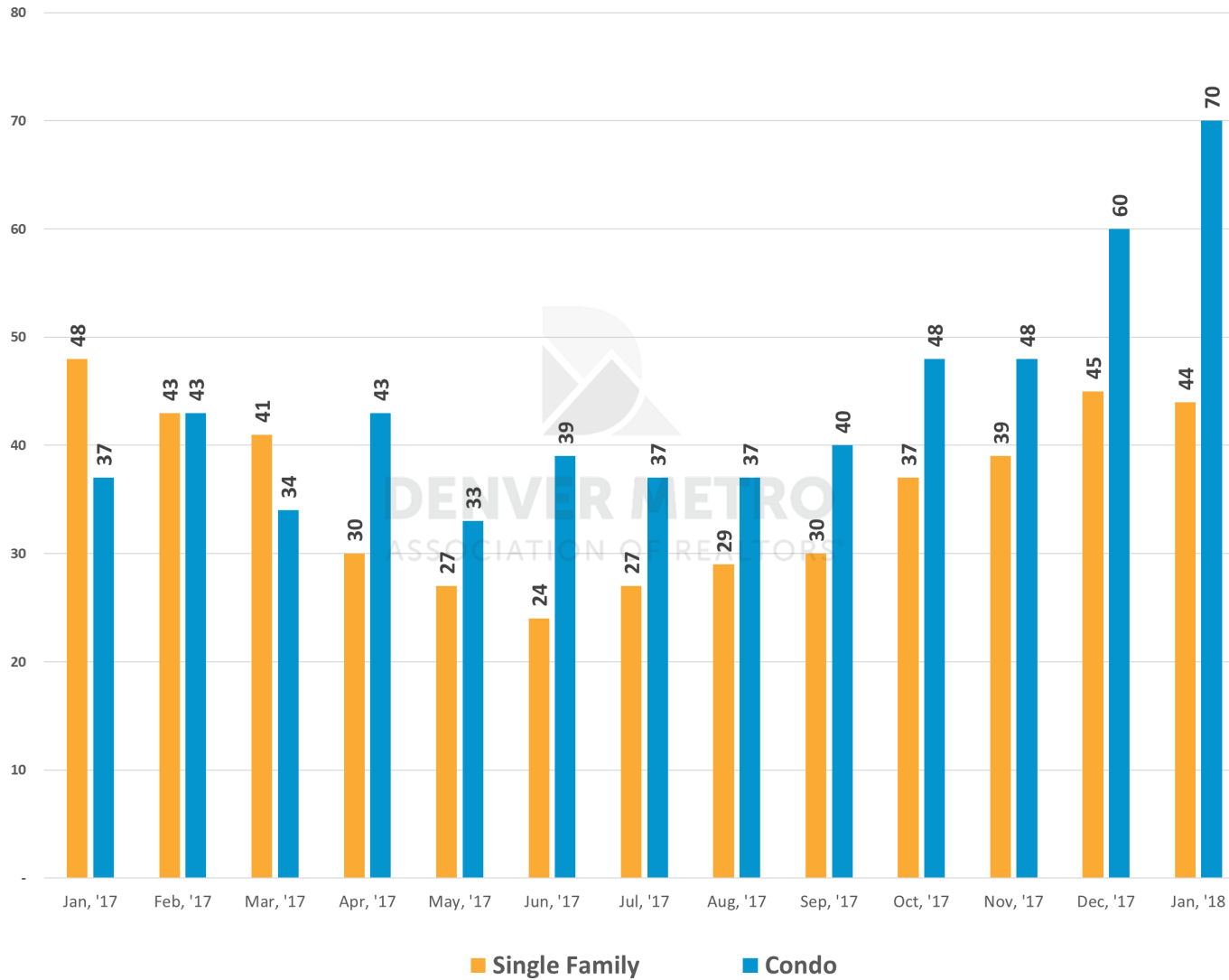
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Current Days on Market

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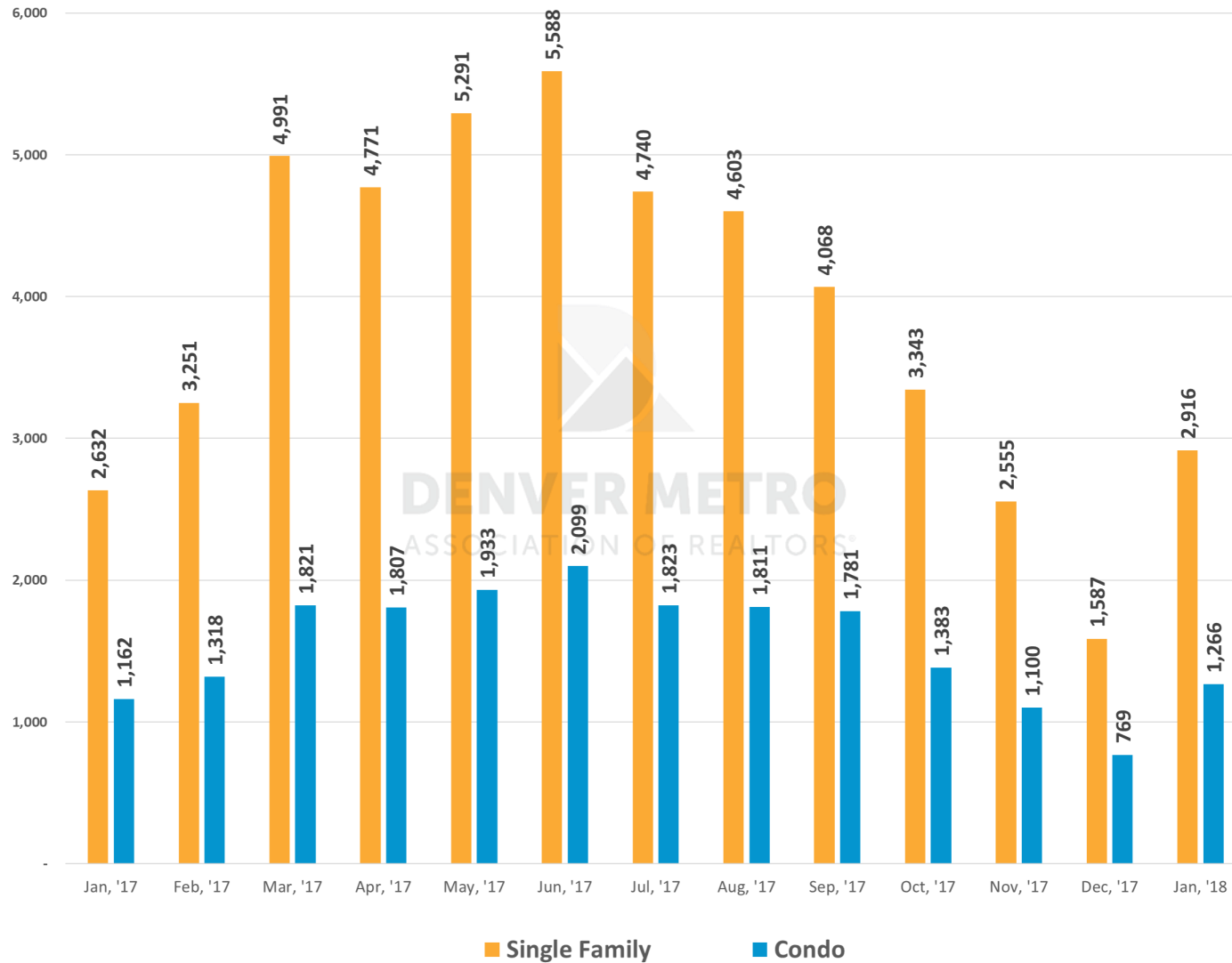


New Listings

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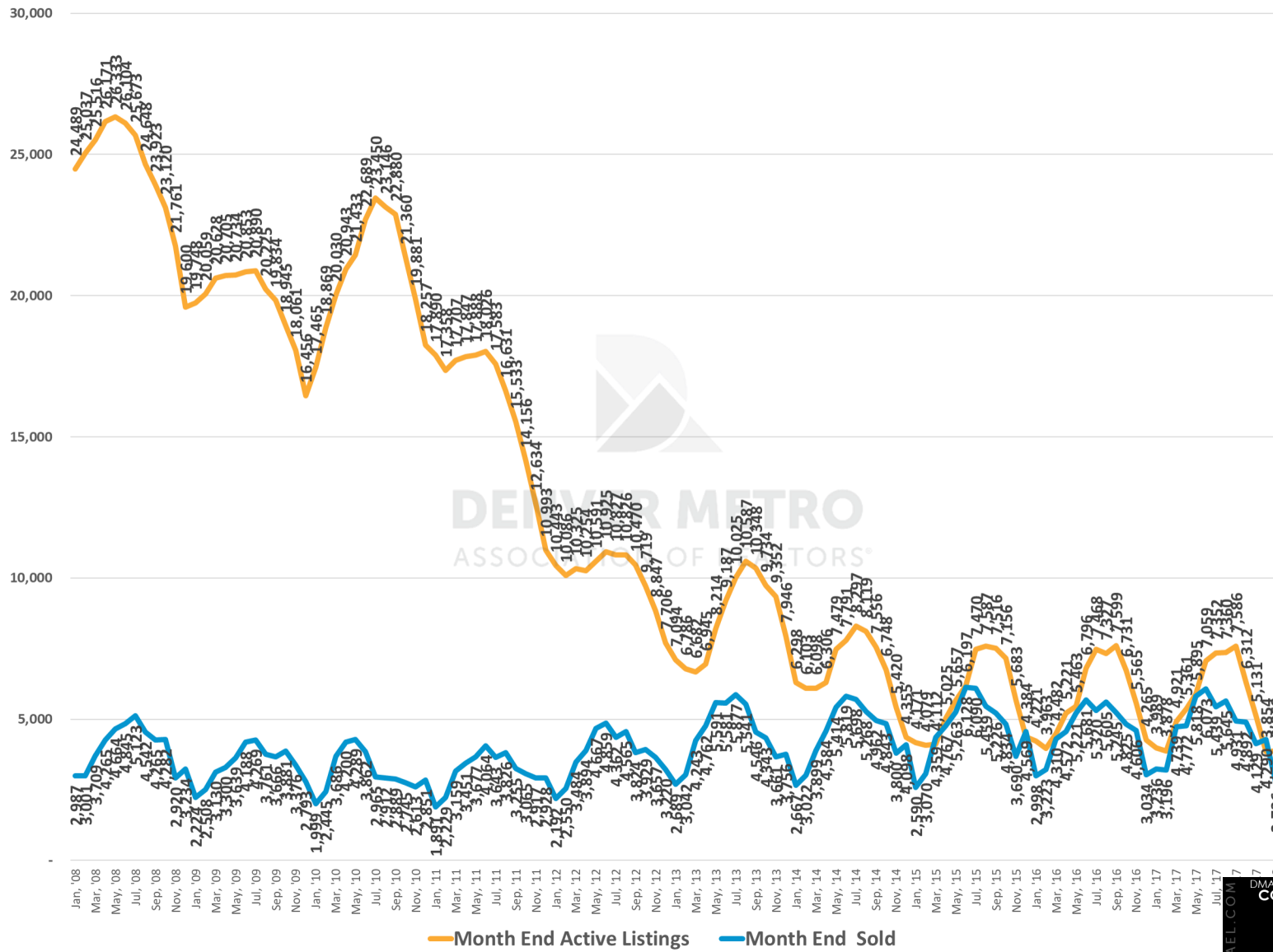
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Month End Active Listings and Month End Sold Homes

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DATA SNAPSHOT

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

	Jan, '18	Prior Month	Year Ago	Prior Month	Year Ago
Residential (Single Family + Condo)					
Active	3,869	3,854	3,989	0.39%	-3.01%
New Listings	4,182	2,356	3,810	77.50%	9.76%
Under Contract	4,085	3,038	3,724	34.46%	9.69%
Current Days on Market	52	49	45	6.12%	15.56%
Sold	2,736	4,290	3,236	-36.22%	-15.45%
Average Sold Price	\$ 449,429	\$ 442,527	\$ 401,860	1.56%	11.84%
Median Sold Price	\$ 385,203	\$ 385,000	\$ 349,955	0.05%	10.07%
Sales Volume	\$ 1,229,637,744	\$ 1,898,440,830	\$ 1,300,418,960	-35.23%	-5.44%
Close Price/List Price	99.39%	99.12%	99.27%	0.27%	0.12%
Single Family (aka Detached Single Family)					
Active	2,824	2,792	2,993	1.15%	-5.65%
New Listings	2,916	1,587	2,648	83.74%	10.12%
Under Contract	2,840	2,124	2,632	33.71%	7.90%
Current Days on Market	44	45	48	-2.22%	-8.33%
Sold	1,903	3,053	2,320	-37.67%	-17.97%
Average Sold Price	\$ 490,932	\$ 483,950	\$ 446,438	1.44%	9.97%
Median Sold Price	\$ 416,000	\$ 415,000	\$ 380,000	0.24%	9.47%
Sales Volume	\$ 934,243,596	\$ 1,477,499,350	\$ 1,035,736,160	-36.77%	-9.80%
Close Price/List Price	99.27%	98.95%	99.12%	0.32%	0.15%
Condo (aka Attached Single Family)					
Active	1,045	1,062	996	-1.60%	4.92%
New Listings	1,266	769	1,162	64.63%	8.95%
Under Contract	1,245	914	1,092	36.21%	14.01%
Current Days on Market	70	60	37	16.67%	89.19%
Sold	833	1,237	916	-32.66%	-9.06%
Average Sold Price	\$ 354,613	\$ 340,292	\$ 288,956	4.21%	22.72%
Median Sold Price	\$ 285,000	\$ 285,000	\$ 242,750	0.00%	17.40%
Sales Volume	\$ 295,392,629	\$ 420,941,204	\$ 264,683,696	-29.83%	11.60%
Close Price/List Price	99.65%	99.52%	99.64%	0.13%	0.01%

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JANUARY 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	3,869	3,989	4,221	4,171	6,298	-3.01%	-5.50%	1.20%	-33.77%
New Listings	4,182	3,810	3,857	3,758	3,990	9.76%	-1.22%	2.63%	-5.81%
Current Days on Market	52	45	45	44	58	15.56%	0.00%	2.27%	-24.14%
Sold	2,736	3,236	3,002	2,593	2,668	-15.45%	7.79%	15.77%	-2.81%
Average Sold Price	\$ 449,429	\$ 401,860	\$ 371,702	\$ 329,853	\$ 303,055	11.84%	8.11%	12.69%	8.84%
Median Sold Price	\$ 385,203	\$ 349,955	\$ 319,343	\$ 284,000	\$ 250,000	10.07%	9.59%	12.44%	13.60%
Sales Volume	\$ 1,229,637,744	\$ 1,300,418,960	\$ 1,115,849,404	\$ 855,308,829	\$ 808,550,740	-5.44%	16.54%	30.46%	5.78%
Close Price/List Price	99.39%	99.27%	99.05%	99.17%	98.27%	0.12%	0.22%	-0.12%	0.92%
Single Family (aka Detached Single Family)									
Active Listings at month end	2,824	2,993	3,361	3,384	4,983	-5.65%	-10.95%	-0.68%	-32.09%
New Listings	2,916	2,648	2,748	2,667	2,857	10.12%	-3.64%	3.04%	-6.65%
Current Days on Market	44	48	47	48	60	-8.33%	2.13%	-2.08%	-20.00%
Sold	1,903	2,320	2,177	1,840	2,024	-17.97%	6.57%	18.32%	-9.09%
Average Sold Price	\$ 490,932	\$ 446,438	\$ 410,053	\$ 370,340	\$ 334,170	9.97%	8.87%	10.72%	10.82%
Median Sold Price	\$ 416,000	\$ 380,000	\$ 345,008	\$ 320,000	\$ 275,000	9.47%	10.14%	7.81%	16.36%
Sales Volume	\$ 934,243,596	\$ 1,035,736,160	\$ 892,685,381	\$ 681,425,600	\$ 676,360,080	-9.80%	16.02%	31.00%	0.75%
Close Price/List Price	99.27%	99.12%	98.92%	99.13%	98.36%	0.15%	0.20%	-0.21%	0.78%
Condo (aka Attached Single Family)									
Active Listings at month end	1,045	996	860	787	1,315	4.92%	15.81%	9.28%	-40.15%
New Listings	1,266	1,162	1,109	1,091	1,133	8.95%	4.78%	1.65%	-3.71%
Current Days on Market	70	37	41	35	52	89.19%	-9.76%	17.14%	-32.69%
Sold	833	916	825	753	644	-9.06%	11.03%	9.56%	16.93%
Average Sold Price	\$ 354,613	\$ 288,956	\$ 270,499	\$ 230,922	\$ 205,263	22.72%	6.82%	17.14%	12.50%
Median Sold Price	\$ 285,000	\$ 242,750	\$ 215,000	\$ 186,000	\$ 156,500	17.40%	12.91%	15.59%	18.85%
Sales Volume	\$ 295,392,629	\$ 264,683,696	\$ 223,161,675	\$ 173,884,266	\$ 132,189,372	11.60%	18.61%	28.34%	31.54%
Close Price/List Price	99.65%	99.64%	99.39%	99.27%	97.98%	0.01%	0.25%	0.12%	1.32%

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MARKET TRENDS

Price Range	Single Family			Condo		
	Sold	Active	MOI	Sold	Active	MOI
\$0 to \$99,999	2	5	2.50	5	7	1.40
\$100,000 to \$199,999	15	21	1.40	133	65	0.49
\$200,000 to \$299,999	188	85	0.45	327	181	0.55
\$300,000 to \$399,999	640	277	0.43	153	190	1.24
\$400,000 to \$499,999	474	464	0.98	75	175	2.33
\$500,000 to \$749,999	404	962	2.38	94	263	2.80
\$750,000 to \$999,999	98	372	3.80	33	98	2.97
\$1,000,000 and over	82	638	7.78	13	66	5.08
TOTALS	1,903	2,824	1.48	833	1,045	1.25

Price Range	Single Family	Sold	% change	Condo	Sold	% change
	Jan, '18	Dec, '17		Jan, '18	Dec, '17	
\$0 to \$99,999	2	4	-50.00%	5	7	-28.57%
\$100,000 to \$199,999	15	27	-44.44%	133	199	-33.17%
\$200,000 to \$299,999	188	308	-38.96%	327	491	-33.40%
\$300,000 to \$399,999	640	1,049	-38.99%	153	230	-33.48%
\$400,000 to \$499,999	474	708	-33.05%	75	138	-45.65%
\$500,000 to \$749,999	404	694	-41.79%	94	118	-20.34%
\$750,000 to \$999,999	98	150	-34.67%	33	38	-13.16%
\$1,000,000 and over	82	113	-27.43%	13	16	-18.75%
TOTALS	1,903	3,053	-37.67%	833	1,237	-32.66%

Price Range	Single Family	Sold	% change	Condo	Sold	% change
	YTD Jan, '18	YTD Jan, '17		YTD Jan, '18	YTD Jan, '17	
\$0 to \$99,999	2	3	-33.33%	5	14	-64.29%
\$100,000 to \$199,999	15	43	-65.12%	133	266	-50.00%
\$200,000 to \$299,999	188	457	-58.86%	327	352	-7.10%
\$300,000 to \$399,999	640	802	-20.20%	153	134	14.18%
\$400,000 to \$499,999	474	489	-3.07%	75	65	15.38%
\$500,000 to \$749,999	404	364	10.99%	94	67	40.30%
\$750,000 to \$999,999	98	88	11.36%	33	9	266.67%
\$1,000,000 and over	82	74	10.81%	13	9	44.44%
TOTALS	1,903	2,320	-17.97%	833	916	-9.06%

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

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

	Jan, '18	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	95	129	83	-26.36%	14.46%
Average Price	\$ 1,568,936	\$ 1,515,435	\$ 1,615,280	3.53%	-2.87%
Sales Volume	\$ 149,048,920	\$ 195,491,115	\$ 134,068,240	-23.76%	11.17%
Current Days on Market	128	138	137	-7.25%	-6.57%
Close Price/List Price	96.01%	95.63%	95.93%	0.40%	0.08%
PSF Total	\$ 335	\$ 323	\$ 317	3.72%	5.68%
Single Family (aka Detached Single Family)					
Sold	82	113	74	-27.43%	10.81%
Average Price	\$ 1,550,040	\$ 1,521,831	\$ 1,643,368	1.85%	-5.68%
Sales Volume	\$ 127,103,280	\$ 171,966,903	\$ 121,609,232	-26.09%	4.52%
Current Days on Market	135	124	137	8.87%	-1.46%
Close Price/List Price	95.69%	95.35%	95.89%	0.36%	-0.21%
PSF Total	\$ 280	\$ 301	\$ 295	-6.98%	-5.08%
Condo (aka Attached Single Family)					
Sold	13	16	9	-18.75%	44.44%
Average Price	\$ 1,688,128	\$ 1,470,266	\$ 1,384,333	14.82%	21.95%
Sales Volume	\$ 21,945,664	\$ 23,524,256	\$ 12,458,997	-6.71%	76.14%
Current Days on Market	85	239	136	-64.44%	-37.50%
Close Price/List Price	98.24%	97.66%	96.29%	0.59%	2.03%
PSF Total	\$ 683	\$ 477	\$ 501	43.19%	36.33%

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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	95	83	68	37	36	14.46%	22.06%	83.78%	2.78%
Average Sold Price	\$ 1,568,936	\$ 1,615,280	\$ 1,617,990	\$ 1,371,244	\$ 1,686,013	-2.87%	-0.17%	17.99%	-18.67%
Sales Volume	\$ 149,048,920	\$ 134,068,240	\$ 110,023,320	\$ 50,736,028	\$ 60,696,468	11.17%	21.85%	116.85%	-16.41%
Median Sold Price	\$ 1,300,000	\$ 1,350,000	\$ 1,325,000	\$ 1,250,000	\$ 1,389,300	-3.70%	1.89%	6.00%	-10.03%
Current Days on Market - Average	128	137	152	121	101	-6.57%	-9.87%	25.62%	19.80%
Current Days on Market - Median	98	78	93	81	83	25.64%	-16.13%	14.81%	-2.41%
Close Price/List Price	96.01%	95.93%	95.36%	96.06%	94.88%	0.08%	0.60%	-0.73%	1.24%
PSF Total	\$ 335	\$ 317	\$ 313	\$ 268	\$ 284	5.68%	1.28%	16.79%	-5.63%
Single Family (aka Detached Single Family)									
Sold	82	74	58	35	32	10.81%	27.59%	65.71%	9.38%
Average Sold Price	\$ 1,550,040	\$ 1,643,368	\$ 1,579,831	\$ 1,384,458	\$ 1,588,372	-5.68%	4.02%	14.11%	-12.84%
Sales Volume	\$ 127,103,280	\$ 121,609,232	\$ 91,630,198	\$ 48,456,030	\$ 50,827,904	4.52%	32.72%	89.10%	-4.67%
Median Sold Price	\$ 1,300,000	\$ 1,343,000	\$ 1,300,000	\$ 1,290,000	\$ 1,354,300	-3.20%	3.31%	0.78%	-4.75%
Current Days on Market - Average	135	137	159	118	102	-1.46%	-13.84%	34.75%	15.69%
Current Days on Market - Median	101	83	102	47	83	21.69%	-18.63%	117.02%	-43.37%
Close Price/List Price	95.69%	95.89%	95.09%	96.18%	94.76%	-0.21%	0.84%	-1.13%	1.50%
PSF Total	\$ 280	\$ 295	\$ 266	\$ 255	\$ 245	-5.08%	10.90%	4.31%	4.08%
Condo (aka Attached Single Family)									
Sold	13	9	10	2	4	44.44%	-10.00%	400.00%	-50.00%
Average Sold Price	\$ 1,688,128	\$ 1,384,333	\$ 1,839,311	\$ 1,140,000	\$ 2,467,144	21.95%	-24.74%	61.34%	-53.79%
Sales Volume	\$ 21,945,664	\$ 12,458,997	\$ 18,393,110	\$ 2,280,000	\$ 9,868,576	76.14%	-32.26%	706.72%	-76.90%
Median Sold Price	\$ 1,311,000	\$ 1,350,000	\$ 1,430,009	\$ 1,140,000	\$ 1,871,788	-2.89%	-5.59%	25.44%	-39.10%
Current Days on Market - Average	85	136	117	165	91	-37.50%	16.24%	-29.09%	81.32%
Current Days on Market - Median	14	34	2	165	64	-58.82%	1600.00%	-98.79%	157.81%
Close Price/List Price	98.24%	96.29%	96.93%	94.08%	95.81%	2.03%	-0.66%	3.03%	-1.81%
PSF Total	\$ 683	\$ 501	\$ 591	\$ 491	\$ 593	36.33%	-15.23%	20.37%	-17.20%

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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

	Jan, '18	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	131	188	97	-30.32%	35.05%
Average Price	\$ 846,735	\$ 843,219	\$ 862,202	0.42%	-1.79%
Sales Volume	\$ 110,922,285	\$ 158,525,172	\$ 83,633,594	-30.03%	32.63%
Current Days on Market	95	107	127	-11.21%	-25.20%
Close Price/List Price	98.43%	97.59%	97.11%	0.86%	1.36%
PSF Total	\$ 252	\$ 241	\$ 224	4.56%	12.50%
Single Family (aka Detached Single Family)					
Sold	98	150	88	-34.67%	11.36%
Average Price	\$ 847,496	\$ 843,670	\$ 868,337	0.45%	-2.40%
Sales Volume	\$ 83,054,608	\$ 126,550,500	\$ 76,413,656	-34.37%	8.69%
Current Days on Market	86	102	131	-15.69%	-34.35%
Close Price/List Price	98.18%	97.16%	97.01%	1.05%	1.21%
PSF Total	\$ 223	\$ 216	\$ 212	3.24%	5.19%
Condo (aka Attached Single Family)					
Sold	33	38	9	-13.16%	266.67%
Average Price	\$ 844,475	\$ 841,438	\$ 802,210	0.36%	5.27%
Sales Volume	\$ 27,867,675	\$ 31,974,644	\$ 7,219,890	-12.84%	285.98%
Current Days on Market	121	123	89	-1.63%	35.96%
Close Price/List Price	99.15%	99.26%	98.12%	-0.11%	1.05%
PSF Total	\$ 339	\$ 340	\$ 334	-0.29%	1.50%

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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	131	97	82	57	47	35.05%	18.29%	43.86%	21.28%
Average Sold Price	\$ 846,735	\$ 862,202	\$ 850,617	\$ 847,474	\$ 837,145	-1.79%	1.36%	0.37%	1.23%
Sales Volume	\$ 110,922,285	\$ 83,633,594	\$ 69,750,594	\$ 48,306,018	\$ 39,345,815	32.63%	19.90%	44.39%	22.77%
Median Sold Price	\$ 830,000	\$ 860,000	\$ 849,225	\$ 837,500	\$ 835,000	-3.49%	1.27%	1.40%	0.30%
Current Days on Market - Average	95	127	99	160	102	-25.20%	28.28%	-38.13%	56.86%
Current Days on Market - Median	64	68	83	102	61	-5.88%	-18.07%	-18.63%	67.21%
Close Price/List Price	98.43%	97.11%	97.42%	97.03%	96.42%	1.36%	-0.32%	0.40%	0.63%
PSF Total	\$ 252	\$ 224	\$ 205	\$ 206	\$ 192	12.50%	9.27%	-0.49%	7.29%
Single Family (aka Detached Single Family)									
Sold	98	88	70	49	43	11.36%	25.71%	42.86%	13.95%
Average Sold Price	\$ 847,496	\$ 868,337	\$ 848,322	\$ 841,632	\$ 834,437	-2.40%	2.36%	0.79%	0.86%
Sales Volume	\$ 83,054,608	\$ 76,413,656	\$ 59,382,540	\$ 41,239,968	\$ 35,880,791	8.69%	28.68%	43.99%	14.94%
Median Sold Price	\$ 826,250	\$ 862,500	\$ 842,823	\$ 830,000	\$ 835,000	-4.20%	2.33%	1.54%	-0.60%
Current Days on Market - Average	86	131	101	175	105	-34.35%	29.70%	-42.29%	66.67%
Current Days on Market - Median	61	77	83	108	61	-20.78%	-7.23%	-23.15%	77.05%
Close Price/List Price	98.18%	97.01%	97.31%	96.62%	96.50%	1.21%	-0.31%	0.71%	0.12%
PSF Total	\$ 223	\$ 212	\$ 182	\$ 185	\$ 176	5.19%	16.48%	-1.62%	5.11%
Condo (aka Attached Single Family)									
Sold	33	9	12	8	4	266.67%	-25.00%	50.00%	100.00%
Average Sold Price	\$ 844,475	\$ 802,210	\$ 864,007	\$ 883,259	\$ 866,250	5.27%	-7.15%	-2.18%	1.96%
Sales Volume	\$ 27,867,675	\$ 7,219,890	\$ 10,368,084	\$ 7,066,072	\$ 3,465,000	285.98%	-30.36%	46.73%	103.93%
Median Sold Price	\$ 830,000	\$ 786,989	\$ 865,500	\$ 886,500	\$ 870,000	5.47%	-9.07%	-2.37%	1.90%
Current Days on Market - Average	121	89	84	71	67	35.96%	5.95%	18.31%	5.97%
Current Days on Market - Median	68	21	84	55	35	223.81%	-75.00%	52.73%	57.14%
Close Price/List Price	99.15%	98.12%	98.06%	99.52%	95.59%	1.05%	0.06%	-1.47%	4.11%
PSF Total	\$ 339	\$ 334	\$ 337	\$ 334	\$ 368	1.50%	-0.89%	0.90%	-9.24%

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

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

	Jan, '18	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	498	812	431	-38.67%	15.55%
Average Price	\$ 588,317	\$ 591,465	\$ 588,765	-0.53%	-0.08%
Sales Volume	\$ 292,981,866	\$ 480,269,580	\$ 253,757,715	-39.00%	15.46%
Current Days on Market	110	78	75	41.03%	46.67%
Close Price/List Price	99.07%	98.72%	98.56%	0.35%	0.52%
PSF Total	\$ 213	\$ 207	\$ 194	2.90%	9.79%
Single Family (aka Detached Single Family)					
Sold	404	694	364	-41.79%	10.99%
Average Price	\$ 587,337	\$ 590,461	\$ 587,486	-0.53%	-0.03%
Sales Volume	\$ 237,284,148	\$ 409,779,934	\$ 213,844,904	-42.09%	10.96%
Current Days on Market	60	56	77	7.14%	-22.08%
Close Price/List Price	98.98%	98.96%	98.47%	0.02%	0.52%
PSF Total	\$ 184	\$ 188	\$ 172	-2.13%	6.98%
Condo (aka Attached Single Family)					
Sold	94	118	67	-20.34%	40.30%
Average Price	\$ 592,530	\$ 597,367	\$ 595,711	-0.81%	-0.53%
Sales Volume	\$ 55,697,820	\$ 70,489,306	\$ 39,912,637	-20.98%	39.55%
Current Days on Market	323	208	68	55.29%	375.00%
Close Price/List Price	99.44%	98.88%	99.03%	0.57%	0.41%
PSF Total	\$ 335	\$ 318	\$ 317	5.35%	5.68%

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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	498	431	313	257	218	15.55%	37.70%	21.79%	17.89%
Average Sold Price	\$ 588,317	\$ 588,765	\$ 592,584	\$ 599,447	\$ 591,923	-0.08%	-0.64%	-1.14%	1.27%
Sales Volume	\$ 292,981,866	\$ 253,757,715	\$ 185,478,792	\$ 154,057,879	\$ 129,039,214	15.46%	36.81%	20.40%	19.39%
Median Sold Price	\$ 575,000	\$ 570,000	\$ 585,000	\$ 587,500	\$ 582,500	0.88%	-2.56%	-0.43%	0.86%
Current Days on Market - Average	110	75	84	100	89	46.67%	-10.71%	-16.00%	12.36%
Current Days on Market - Median	33	39	60	67	67	-15.38%	-35.00%	-10.45%	0.00%
Close Price/List Price	99.07%	98.56%	98.23%	98.10%	97.99%	0.52%	0.34%	0.13%	0.11%
PSF Total	\$ 213	\$ 194	\$ 181	\$ 182	\$ 162	9.79%	7.18%	-0.55%	12.35%
Single Family (aka Detached Single Family)									
Sold	404	364	271	217	199	10.99%	34.32%	24.88%	9.05%
Average Sold Price	\$ 587,337	\$ 587,486	\$ 590,732	\$ 600,422	\$ 593,377	-0.03%	-0.55%	-1.61%	1.19%
Sales Volume	\$ 237,284,148	\$ 213,844,904	\$ 160,088,372	\$ 130,291,574	\$ 118,082,023	10.96%	33.58%	22.87%	10.34%
Median Sold Price	\$ 575,000	\$ 570,000	\$ 575,000	\$ 589,000	\$ 580,000	0.88%	-0.87%	-2.38%	1.55%
Current Days on Market - Average	60	77	76	94	85	-22.08%	1.32%	-19.15%	10.59%
Current Days on Market - Median	31	41	57	63	63	-24.39%	-28.07%	-9.52%	0.00%
Close Price/List Price	98.98%	98.47%	98.24%	98.11%	98.10%	0.52%	0.23%	0.13%	0.01%
PSF Total	\$ 184	\$ 172	\$ 161	\$ 163	\$ 152	6.98%	6.83%	-1.23%	7.24%
Condo (aka Attached Single Family)									
Sold	94	67	42	40	19	40.30%	59.52%	5.00%	110.53%
Average Sold Price	\$ 592,530	\$ 595,711	\$ 604,535	\$ 594,159	\$ 576,697	-0.53%	-1.46%	1.75%	3.03%
Sales Volume	\$ 55,697,820	\$ 39,912,637	\$ 25,390,470	\$ 23,766,360	\$ 10,957,243	39.55%	57.20%	6.83%	116.90%
Median Sold Price	\$ 578,600	\$ 572,500	\$ 610,500	\$ 585,000	\$ 585,000	1.07%	-6.22%	4.36%	0.00%
Current Days on Market - Average	323	68	139	135	126	375.00%	-51.08%	2.96%	7.14%
Current Days on Market - Median	59	37	74	94	102	59.46%	-50.00%	-21.28%	-7.84%
Close Price/List Price	99.44%	99.03%	98.13%	98.04%	96.91%	0.41%	0.92%	0.09%	1.17%
PSF Total	\$ 335	\$ 317	\$ 310	\$ 285	\$ 270	5.68%	2.26%	8.77%	5.56%

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