

DENVER METRO

ASSOCIATION OF REALTORS®

The Voice of Real Estate® in the Denver Metro Area



Denver Metro Real Estate Market Trends Report

March 2018

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COMPLIMENTS OF



ANTHONY RAE
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303.520.3179



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MARKET OVERVIEW

The March report, according to recent data provided by the Denver Metro Association of REALTORS® Market Trends Committee, showcases the February 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	4,084	5.56%	5.31%
Sold Homes	2,927	-2.82%	-9.24%
Average Sold Price	\$453,258	1.52%	12.53%
Median Sold Price	\$400,000	3.90%	12.04%
Average Days on Market	50	-5.66%	13.64%
 Single Family (aka Detached Single Family)			
Active Inventory	3,015	6.76%	3.32%
Sold Homes	2,002	-4.07%	-10.59%
Average Sold Price	\$502,986	2.48%	11.78%
Median Sold Price	\$435,000	4.44%	10.13%
Average Days on Market	40	-13.04%	-9.09%
 Condo (aka Attached Single Family)			
Active Inventory	1,069	2.30%	11.35%
Sold Homes	925	0.00%	-6.19%
Average Sold Price	\$345,632	-0.25%	16.95%
Median Sold Price	\$296,000	3.86%	17.27%
Average Days on Market	72	2.86%	

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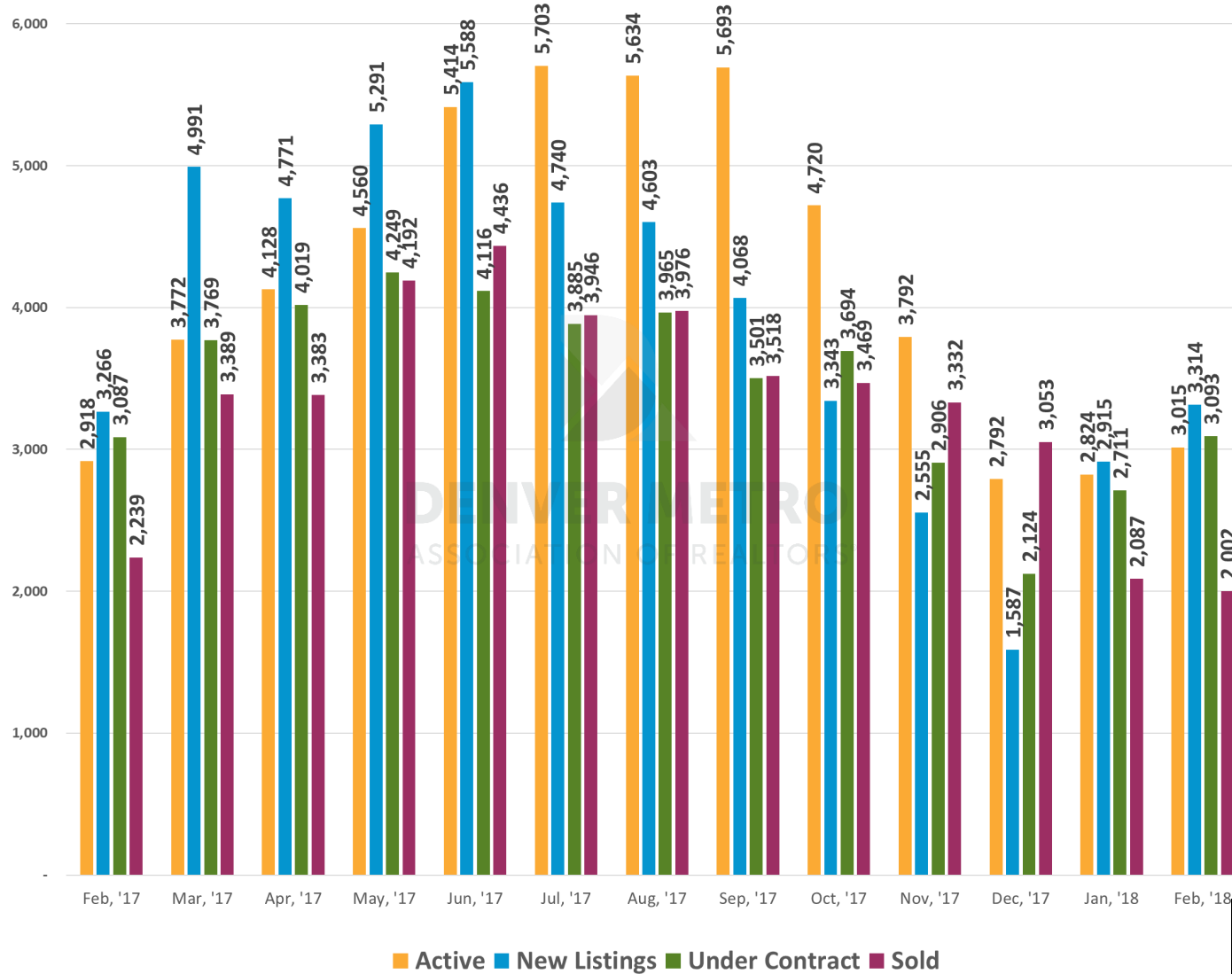



Single Family (aka Detached Single Family)

DMAR Market Trends | February 2018 Data

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Source of MLS Data: REcolorado.com


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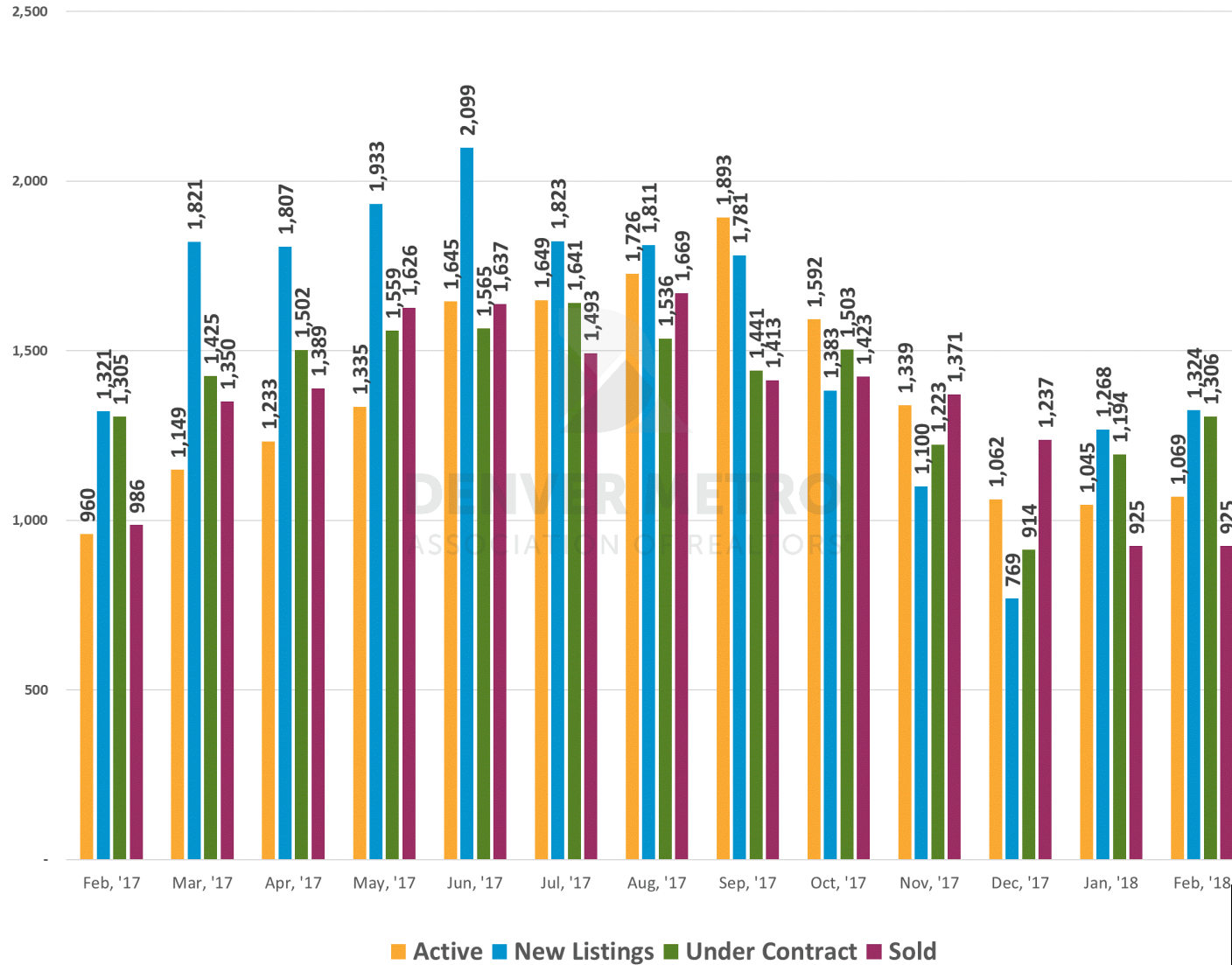


Condo (aka Attached Single Family)

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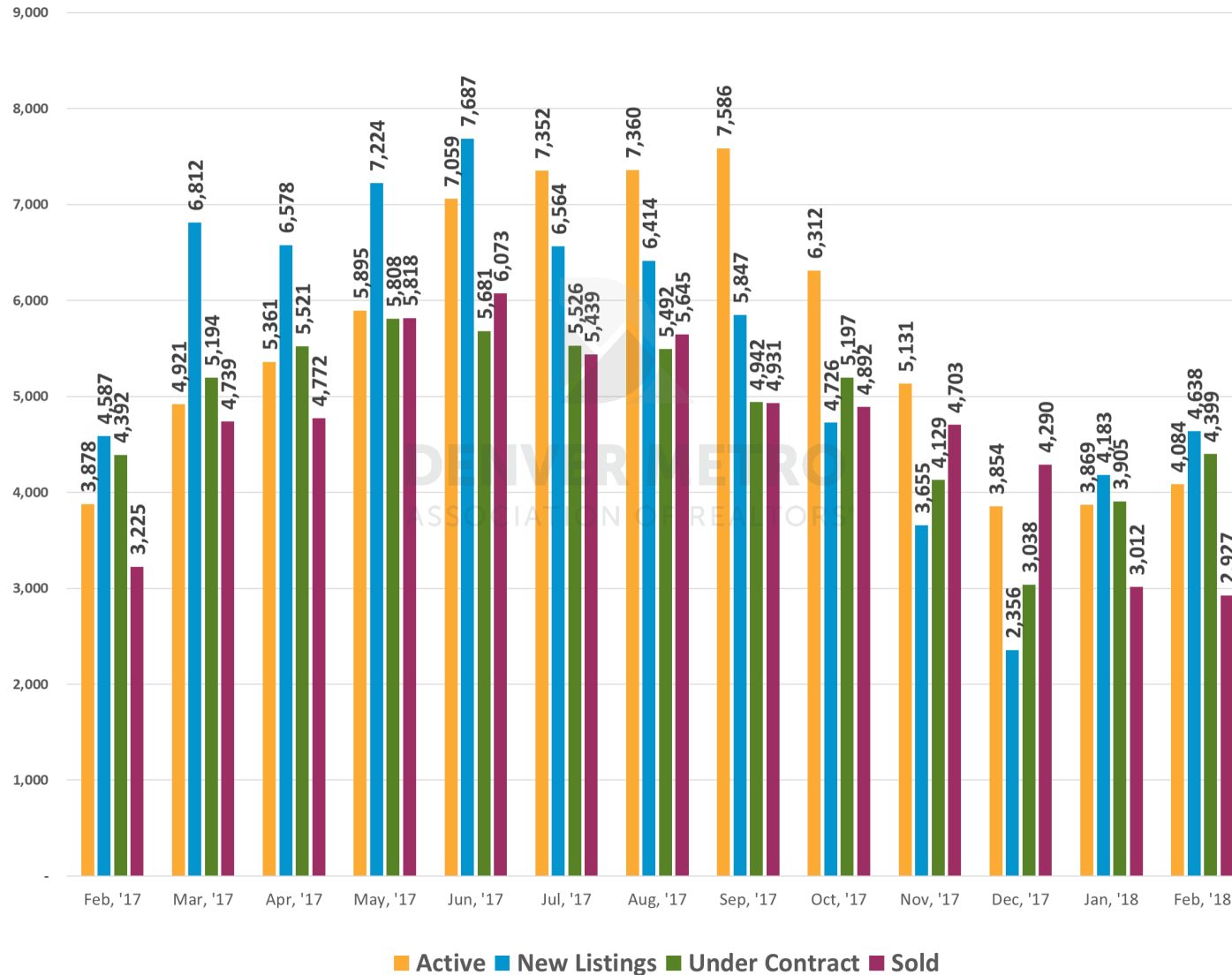


Residential (Single Family + Condo)

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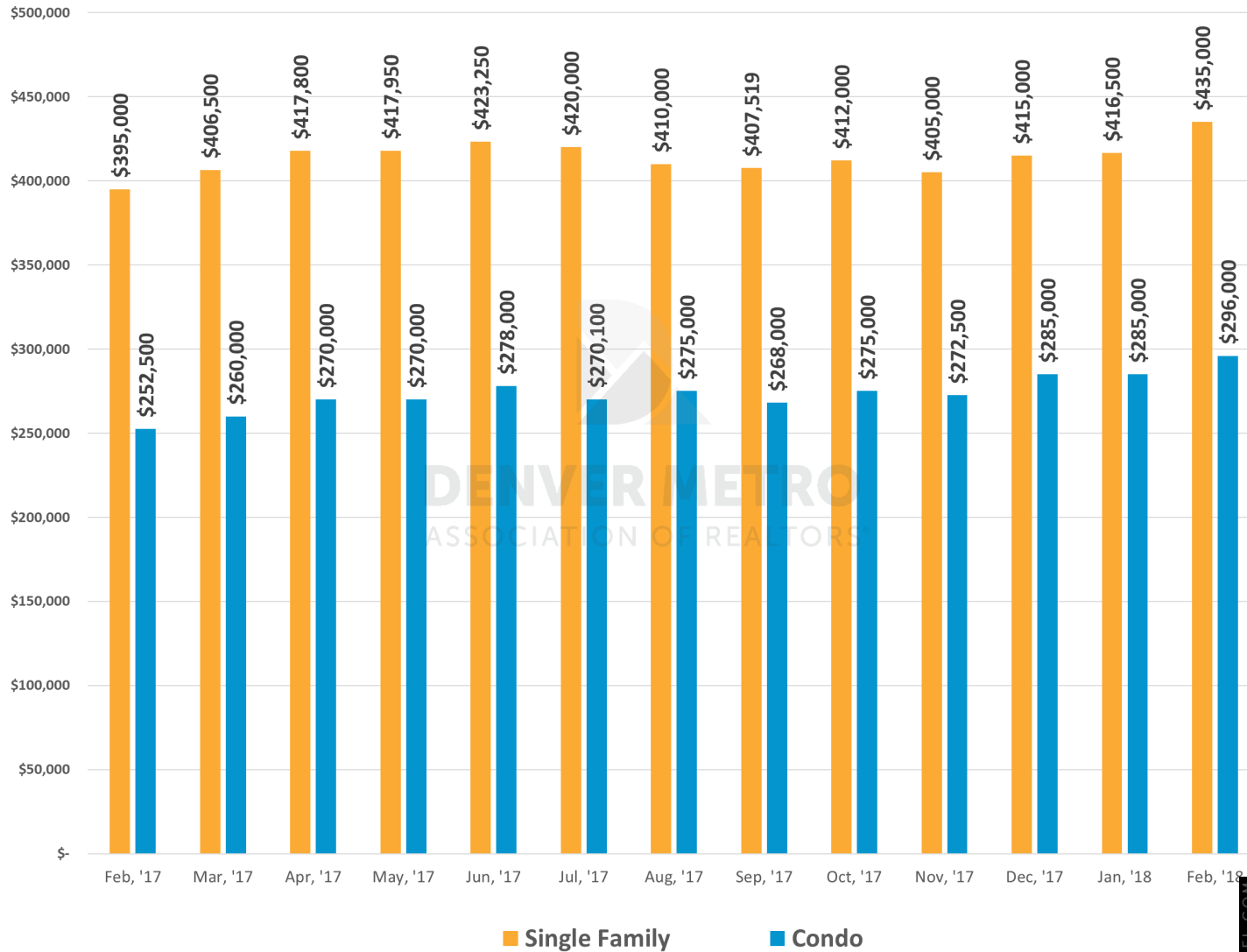


Median Sales Price

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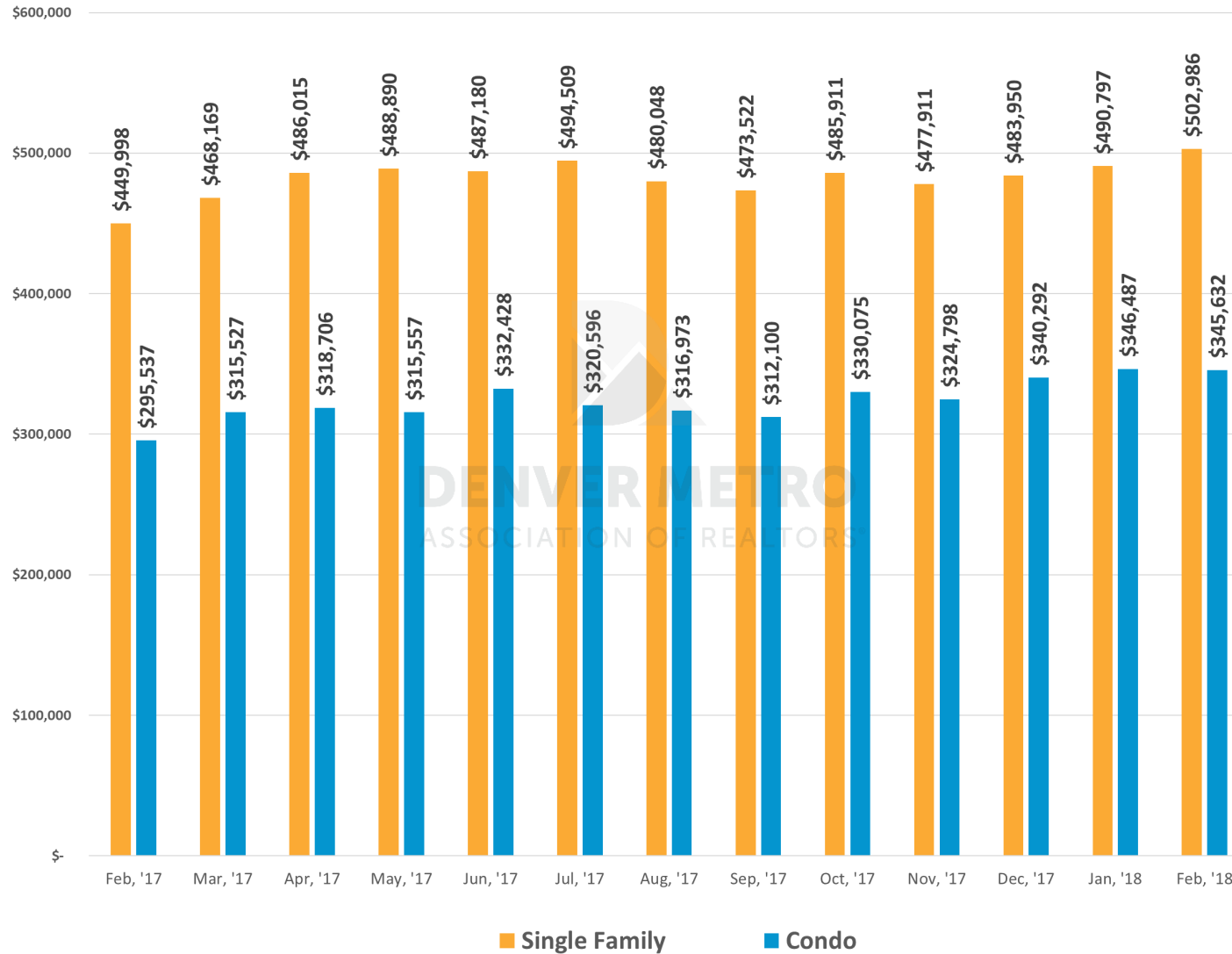


Average Sales Price

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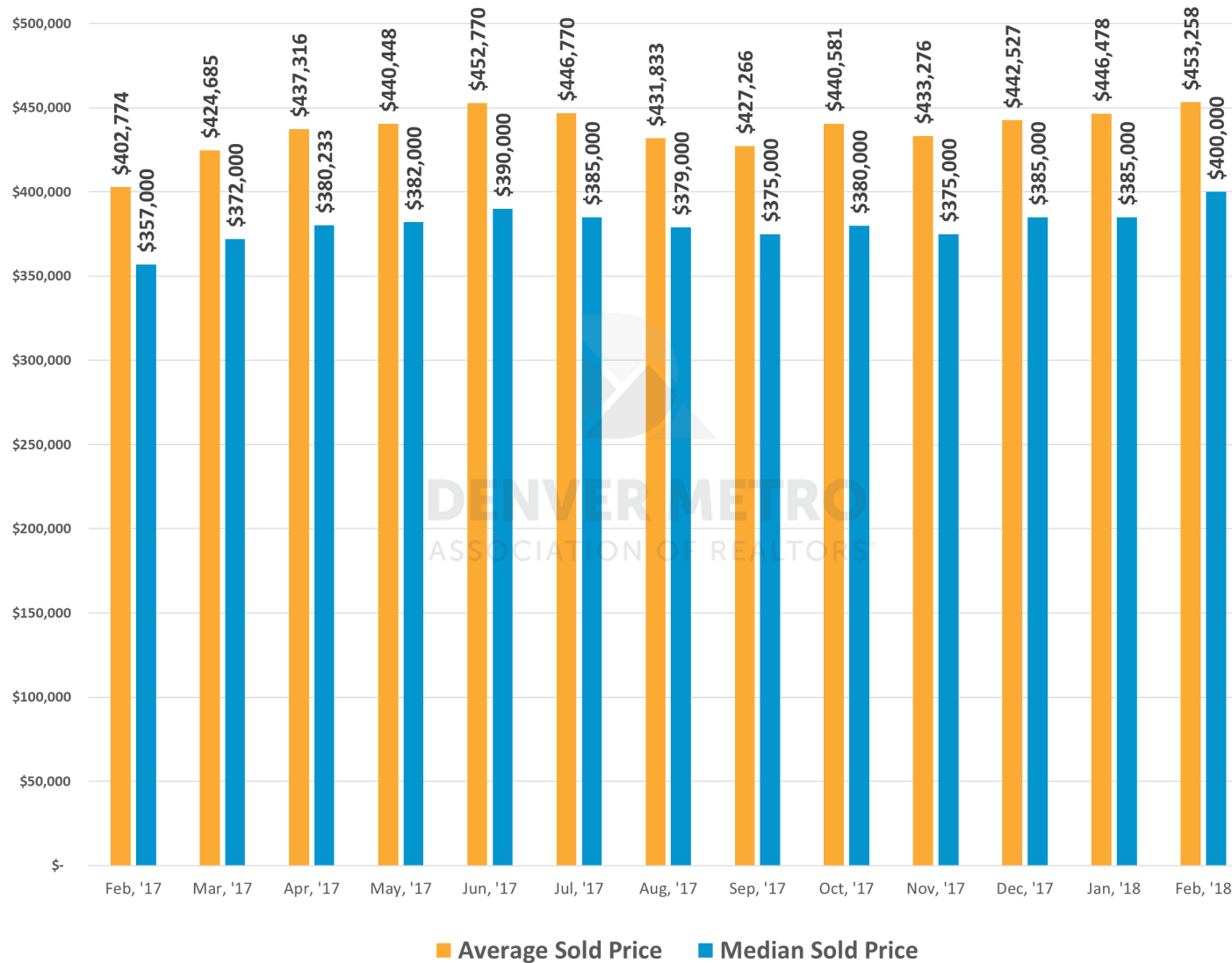
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Residential Sold Price

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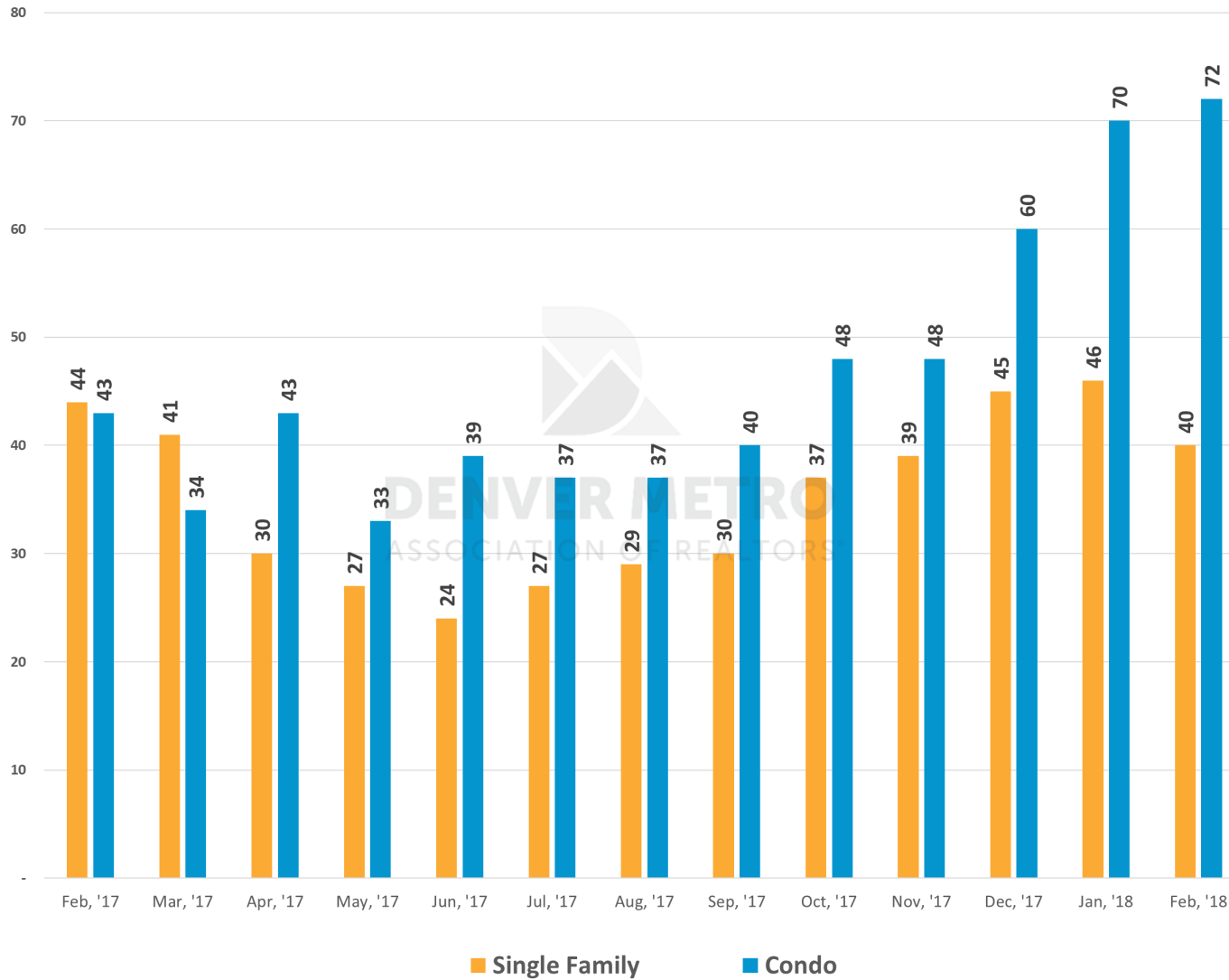


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Current Days on Market

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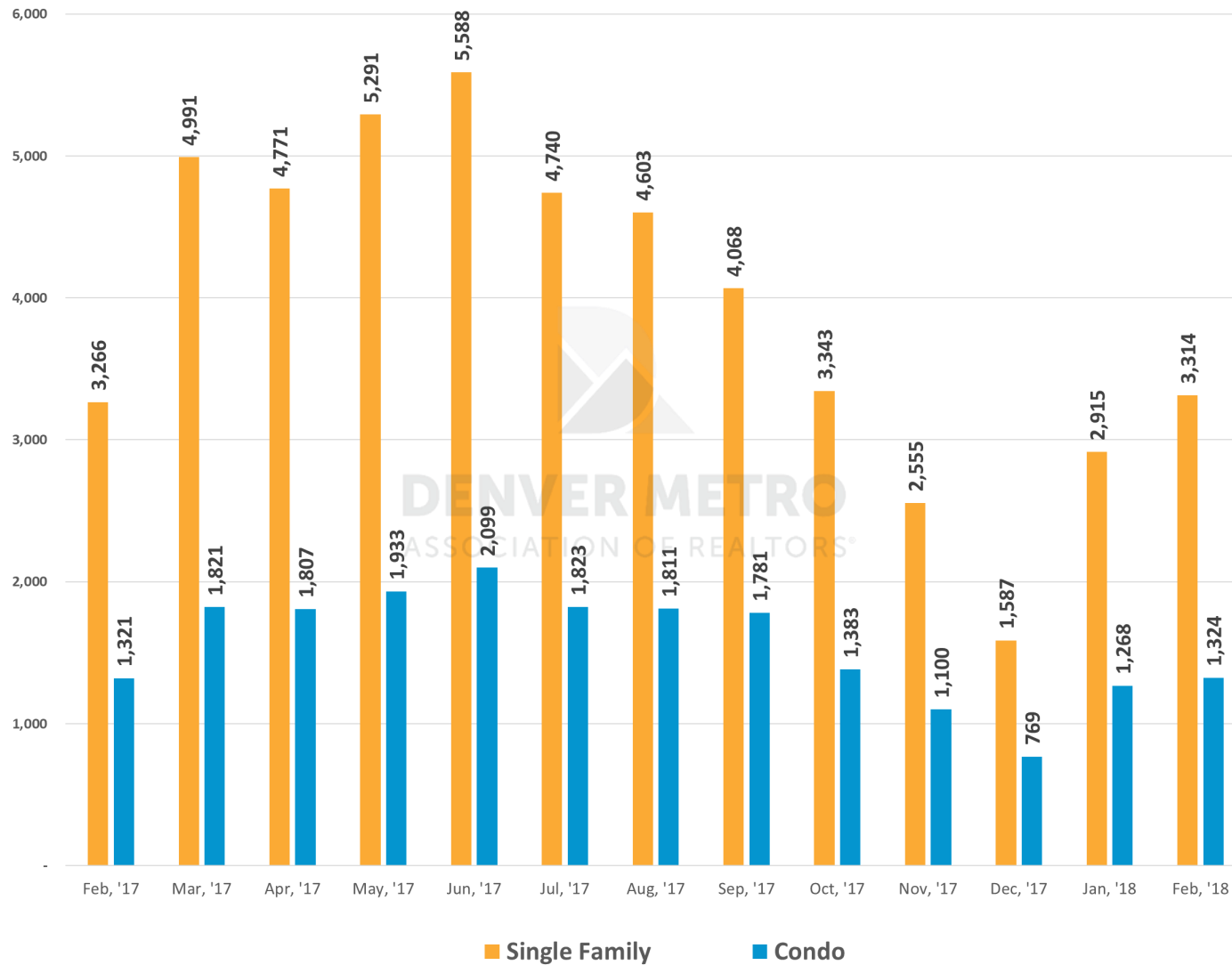
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New Listings

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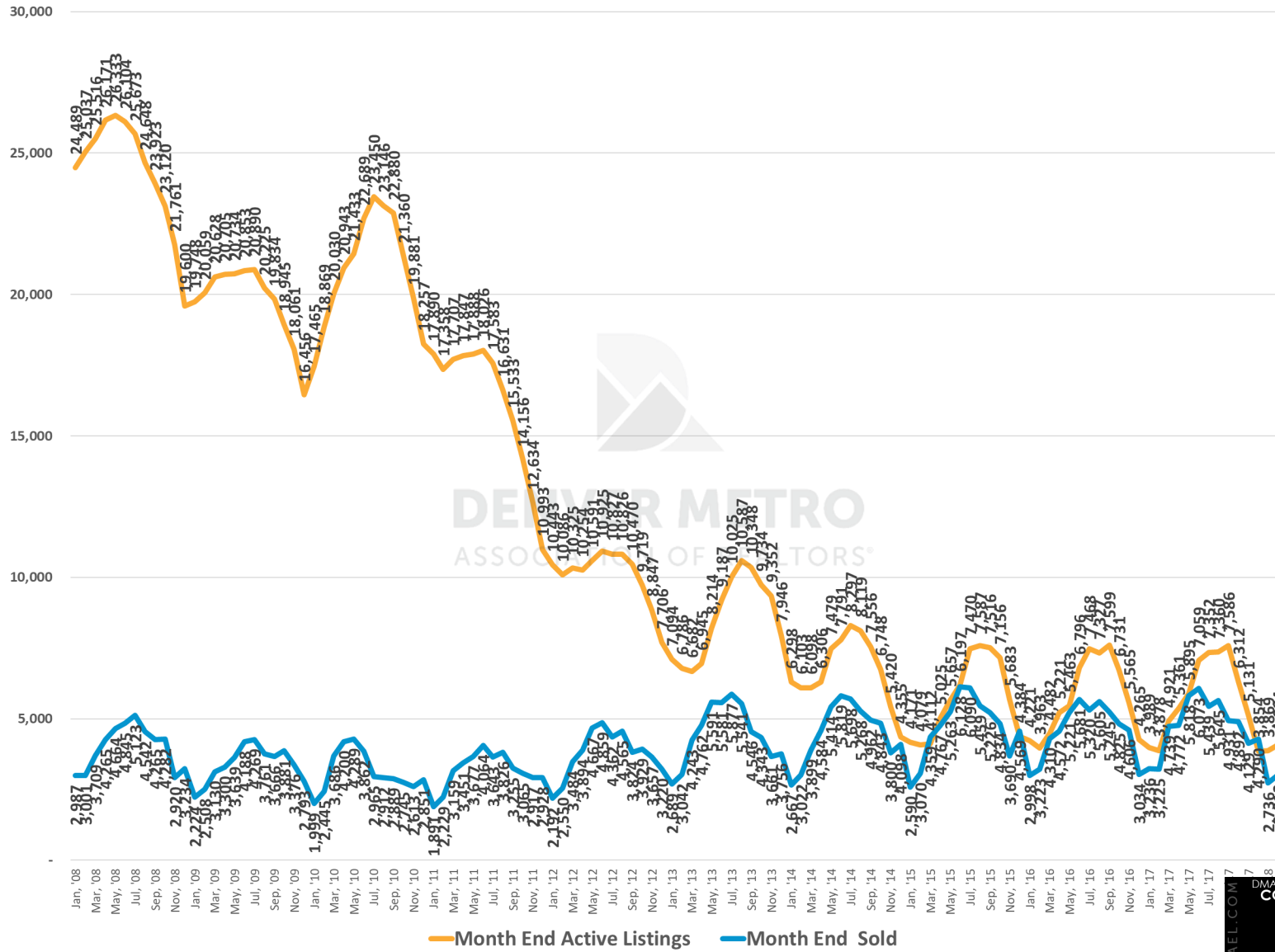
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Month End Active Listings and Month End Sold Homes

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DATA SNAPSHOT

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

	Feb, '18	Prior Month	Year Ago	Prior Month	Year Ago
Residential (Single Family + Condo)					
Active	4,084	3,869	3,878	5.56%	5.31%
New Listings	4,638	4,183	4,587	10.88%	1.11%
Under Contract	4,399	3,905	4,392	12.65%	0.16%
Current Days on Market	50	53	44	-5.66%	13.64%
Sold	2,927	3,012	3,225	-2.82%	-9.24%
Average Sold Price	\$ 453,258	\$ 446,478	\$ 402,774	1.52%	12.53%
Median Sold Price	\$ 400,000	\$ 385,000	\$ 357,000	3.90%	12.04%
Sales Volume	\$ 1,326,686,166	\$ 1,344,791,736	\$ 1,298,946,150	-1.35%	2.14%
Close Price/List Price	100.07%	99.43%	99.77%	0.64%	0.30%
Single Family (aka Detached Single Family)					
Active	3,015	2,824	2,918	6.76%	3.32%
New Listings	3,314	2,915	3,266	13.69%	1.47%
Under Contract	3,093	2,711	3,087	14.09%	0.19%
Current Days on Market	40	46	44	-13.04%	-9.09%
Sold	2,002	2,087	2,239	-4.07%	-10.59%
Average Sold Price	\$ 502,986	\$ 490,797	\$ 449,998	2.48%	11.78%
Median Sold Price	\$ 435,000	\$ 416,500	\$ 395,000	4.44%	10.13%
Sales Volume	\$ 1,006,977,972	\$ 1,024,293,339	\$ 1,007,545,522	-1.69%	-0.06%
Close Price/List Price	99.98%	99.33%	99.61%	0.65%	0.37%
Condo (aka Attached Single Family)					
Active	1,069	1,045	960	2.30%	11.35%
New Listings	1,324	1,268	1,321	4.42%	0.23%
Under Contract	1,306	1,194	1,305	9.38%	0.08%
Current Days on Market	72	70	43	2.86%	67.44%
Sold	925	925	986	0.00%	-6.19%
Average Sold Price	\$ 345,632	\$ 346,487	\$ 295,537	-0.25%	16.95%
Median Sold Price	\$ 296,000	\$ 285,000	\$ 252,500	3.86%	17.23%
Sales Volume	\$ 319,709,600	\$ 320,500,475	\$ 291,399,482	-0.25%	9.72%
Close Price/List Price	100.26%	99.66%	100.14%	0.60%	0.12%

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FEBRUARY 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	4,084	3,878	3,963	4,079	6,103	5.31%	-2.14%	-2.84%	-33.16%
New Listings	8,821	8,398	8,131	8,001	8,104	5.04%	3.28%	1.62%	-1.27%
Current Days on Market	52	44	46	45	56	18.18%	-4.35%	2.22%	-19.64%
Sold	5,939	6,464	6,227	5,663	5,691	-8.12%	3.81%	9.96%	-0.49%
Average Sold Price	\$ 449,820	\$ 402,316	\$ 373,253	\$ 338,927	\$ 299,576	11.81%	7.79%	10.13%	13.14%
Median Sold Price	\$ 391,000	\$ 352,750	\$ 324,900	\$ 290,000	\$ 252,000	10.84%	8.57%	12.03%	15.08%
Sales Volume	\$ 2,671,480,980	\$ 2,600,570,624	\$ 2,324,246,431	\$ 1,919,343,601	\$ 1,704,887,016	2.73%	11.89%	21.10%	12.58%
Close Price/List Price	99.75%	99.52%	99.41%	99.51%	98.46%	0.23%	0.11%	-0.10%	1.07%
Single Family (aka Detached Single Family)									
Active Listings at month end	3,015	2,918	3,158	3,338	4,842	3.32%	-7.60%	-5.39%	-31.06%
New Listings	6,229	5,915	5,801	5,757	5,865	5.31%	1.97%	0.76%	-1.84%
Current Days on Market	43	46	48	46	59	-6.52%	-4.17%	4.35%	-22.03%
Sold	4,089	4,562	4,436	4,027	4,228	-10.37%	2.84%	10.16%	-4.75%
Average Sold Price	\$ 496,764	\$ 448,156	\$ 412,165	\$ 379,077	\$ 330,366	10.85%	8.73%	8.73%	14.74%
Median Sold Price	\$ 425,000	\$ 386,000	\$ 353,250	\$ 325,000	\$ 277,000	10.10%	9.27%	8.69%	17.33%
Sales Volume	\$ 2,031,267,996	\$ 2,044,487,672	\$ 1,828,363,940	\$ 1,526,543,079	\$ 1,396,787,448	-0.65%	11.82%	19.77%	9.29%
Close Price/List Price	99.65%	99.36%	99.21%	99.46%	98.49%	0.29%	0.15%	-0.25%	0.98%
Condo (aka Attached Single Family)									
Active Listings at month end	1,069	960	805	741	1,261	11.35%	19.25%	8.64%	-41.24%
New Listings	2,592	2,483	2,330	2,244	2,239	4.39%	6.57%	3.83%	0.22%
Current Days on Market	71	40	41	42	49	77.50%	-2.44%	-2.38%	-14.29%
Sold	1,850	1,902	1,791	1,636	1,463	-2.73%	6.20%	9.47%	11.83%
Average Sold Price	\$ 346,059	\$ 292,368	\$ 276,874	\$ 240,096	\$ 210,592	18.36%	5.60%	15.32%	14.01%
Median Sold Price	\$ 290,000	\$ 248,950	\$ 222,500	\$ 190,000	\$ 165,000	16.49%	11.89%	17.11%	15.15%
Sales Volume	\$ 640,209,150	\$ 556,083,936	\$ 495,881,334	\$ 392,797,056	\$ 308,096,096	15.13%	12.14%	26.24%	27.49%
Close Price/List Price	99.96%	99.90%	99.91%	99.64%	98.36%	0.06%	-0.01%	0.27%	1.30%

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MARKET TRENDS

Price Range	Single Family			Condo		
	Sold	Active	MOI	Sold	Active	MOI
\$0 to \$99,999	3	9	3.00	7	6	0.86
\$100,000 to \$199,999	8	18	2.25	138	79	0.57
\$200,000 to \$299,999	154	66	0.43	323	166	0.51
\$300,000 to \$399,999	611	319	0.52	215	192	0.89
\$400,000 to \$499,999	531	503	0.95	120	195	1.63
\$500,000 to \$749,999	502	999	1.99	82	261	3.18
\$750,000 to \$999,999	105	412	3.92	26	99	3.81
\$1,000,000 and over	88	689	7.83	14	71	5.07
TOTALS	2,002	3,015	1.51	925	1,069	1.16

Price Range	Single Family		% change	Condo		% change
	Sold Feb, '18	Sold Jan, '18		Sold Feb, '18	Sold Jan, '18	
\$0 to \$99,999	3	2	50.00%	7	6	16.67%
\$100,000 to \$199,999	8	16	-50.00%	138	153	-9.80%
\$200,000 to \$299,999	154	209	-26.32%	323	361	-10.53%
\$300,000 to \$399,999	611	701	-12.84%	215	174	23.56%
\$400,000 to \$499,999	531	519	2.31%	120	81	48.15%
\$500,000 to \$749,999	502	444	13.06%	82	104	-21.15%
\$750,000 to \$999,999	105	105	0.00%	26	34	-23.53%
\$1,000,000 and over	88	91	-3.30%	14	12	16.67%
TOTALS	2,002	2,087	-4.07%	925	925	0.00%

Price Range	Single Family		% change	Condo		% change
	Sold YTD Feb, '18	Sold YTD Feb, '17		Sold YTD Feb, '18	Sold YTD Feb, '17	
\$0 to \$99,999	5	4	25.00%	13	28	-53.57%
\$100,000 to \$199,999	24	72	-66.67%	291	502	-42.03%
\$200,000 to \$299,999	363	843	-56.94%	684	749	-8.68%
\$300,000 to \$399,999	1,312	1,536	-14.58%	389	304	27.96%
\$400,000 to \$499,999	1,050	1,000	5.00%	201	133	51.13%
\$500,000 to \$749,999	946	804	17.66%	186	149	24.83%
\$750,000 to \$999,999	210	170	23.53%	60	22	172.73%
\$1,000,000 and over	179	133	34.59%	26	15	73.33%
TOTALS	4,089	4,562	-10.37%	1,850	1,902	-2.73%

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

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

	Feb, '18	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	102	103	65	-0.97%	56.92%
Average Price	\$ 1,442,936	\$ 1,533,391	\$ 1,565,936	-5.90%	-7.85%
Sales Volume	\$ 147,179,472	\$ 157,939,273	\$ 101,785,840	-6.81%	44.60%
Current Days on Market	88	138	138	-36.23%	-36.23%
Close Price/List Price	97.29%	95.88%	96.23%	1.47%	1.10%
PSF Total	\$ 296	\$ 304	\$ 285	-2.63%	3.86%
Single Family (aka Detached Single Family)					
Sold	88	91	59	-3.30%	49.15%
Average Price	\$ 1,453,565	\$ 1,535,150	\$ 1,585,779	-5.31%	-8.34%
Sales Volume	\$ 127,913,720	\$ 139,698,650	\$ 93,560,961	-8.44%	36.72%
Current Days on Market	88	144	139	-38.89%	-36.69%
Close Price/List Price	97.44%	95.56%	96.15%	1.97%	1.34%
PSF Total	\$ 270	\$ 276	\$ 278	-2.17%	-2.88%
Condo (aka Attached Single Family)					
Sold	14	12	6	16.67%	133.33%
Average Price	\$ 1,376,126	\$ 1,520,055	\$ 1,370,815	-9.47%	0.39%
Sales Volume	\$ 19,265,764	\$ 18,240,660	\$ 8,224,890	5.62%	134.24%
Current Days on Market	86	93	134	-7.53%	-35.82%
Close Price/List Price	96.31%	98.24%	97.07%	-1.96%	-0.78%
PSF Total	\$ 455	\$ 513	\$ 360	-11.31%	26.39%

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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	205	148	138	90	65	38.51%	7.25%	53.33%	38.46%
Average Sold Price	\$ 1,488,384	\$ 1,593,609	\$ 1,607,808	\$ 1,472,820	\$ 1,603,343	-6.60%	-0.88%	9.17%	-8.14%
Sales Volume	\$ 305,118,720	\$ 235,854,132	\$ 221,877,504	\$ 132,553,800	\$ 104,217,295	29.37%	6.30%	67.39%	27.19%
Median Sold Price	\$ 1,289,278	\$ 1,300,000	\$ 1,371,506	\$ 1,300,000	\$ 1,400,000	-0.82%	-5.21%	5.50%	-7.14%
Current Days on Market - Average	113	137	139	136	104	-17.52%	-1.44%	2.21%	30.77%
Current Days on Market - Median	79	84	92	113	68	-5.95%	-8.70%	-18.58%	66.18%
Close Price/List Price	96.58%	96.06%	95.80%	95.52%	94.63%	0.54%	0.27%	0.29%	0.94%
PSF Total	\$ 300	\$ 303	\$ 310	\$ 280	\$ 281	-0.99%	-2.26%	10.71%	-0.36%
Single Family (aka Detached Single Family)									
Sold	179	133	119	85	56	34.59%	11.76%	40.00%	51.79%
Average Sold Price	\$ 1,495,041	\$ 1,617,821	\$ 1,539,897	\$ 1,488,339	\$ 1,553,191	-7.59%	5.06%	3.46%	-4.18%
Sales Volume	\$ 267,612,339	\$ 215,170,193	\$ 183,247,743	\$ 126,508,815	\$ 86,978,696	24.37%	17.42%	44.85%	45.45%
Median Sold Price	\$ 1,292,700	\$ 1,300,000	\$ 1,363,012	\$ 1,319,000	\$ 1,354,300	-0.56%	-4.62%	3.34%	-2.61%
Current Days on Market - Average	116	138	141	135	105	-15.94%	-2.13%	4.44%	28.57%
Current Days on Market - Median	85	85	96	112	71	0.00%	-11.46%	-14.29%	57.75%
Close Price/List Price	96.49%	96.00%	95.41%	95.59%	94.71%	0.51%	0.62%	-0.19%	0.93%
PSF Total	\$ 273	\$ 287	\$ 261	\$ 268	\$ 244	-4.88%	9.96%	-2.61%	9.84%
Condo (aka Attached Single Family)									
Sold	26	15	19	5	9	73.33%	-21.05%	280.00%	-44.44%
Average Sold Price	\$ 1,442,555	\$ 1,378,926	\$ 2,033,144	\$ 1,209,000	\$ 1,915,397	4.61%	-32.18%	68.17%	-36.88%
Sales Volume	\$ 37,506,430	\$ 20,683,890	\$ 38,629,736	\$ 6,045,000	\$ 17,238,573	81.33%	-46.46%	539.04%	-64.93%
Median Sold Price	\$ 1,212,500	\$ 1,350,000	\$ 1,400,000	\$ 1,180,000	\$ 1,595,000	-10.19%	-3.57%	18.64%	-26.02%
Current Days on Market - Average	89	135	125	151	97	-34.07%	8.00%	-17.22%	55.67%
Current Days on Market - Median	65	43	7	122	21	51.16%	514.29%	-94.26%	480.95%
Close Price/List Price	97.20%	96.60%	98.22%	94.34%	94.13%	0.62%	-1.65%	4.11%	0.22%
PSF Total	\$ 482	\$ 444	\$ 621	\$ 489	\$ 509	8.56%	-28.50%	26.99%	-3.93%

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

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

	Feb, '18	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	131	139	95	-5.76%	37.89%
Average Price	\$ 850,605	\$ 847,251	\$ 837,905	0.40%	1.52%
Sales Volume	\$ 111,429,255	\$ 117,767,889	\$ 79,600,975	-5.38%	39.98%
Current Days on Market	83	95	90	-12.63%	-7.78%
Close Price/List Price	99.14%	98.41%	98.88%	0.74%	0.26%
PSF Total	\$ 255	\$ 252	\$ 222	1.19%	14.86%
Single Family (aka Detached Single Family)					
Sold	105	105	82	0.00%	28.05%
Average Price	\$ 853,261	\$ 847,307	\$ 837,879	0.70%	1.84%
Sales Volume	\$ 89,592,405	\$ 88,967,235	\$ 68,706,078	0.70%	30.40%
Current Days on Market	75	85	94	-11.76%	-20.21%
Close Price/List Price	99.01%	98.18%	98.64%	0.85%	0.38%
PSF Total	\$ 230	\$ 223	\$ 212	3.14%	8.49%
Condo (aka Attached Single Family)					
Sold	26	34	13	-23.53%	100.00%
Average Price	\$ 839,875	\$ 847,079	\$ 838,065	-0.85%	0.22%
Sales Volume	\$ 21,836,750	\$ 28,800,686	\$ 10,894,845	-24.18%	100.43%
Current Days on Market	114	127	68	-10.24%	67.65%
Close Price/List Price	99.69%	99.12%	100.41%	0.58%	-0.72%
PSF Total	\$ 357	\$ 342	\$ 284	4.39%	25.70%

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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	270	192	167	129	98	40.63%	14.97%	29.46%	31.63%
Average Sold Price	\$ 848,878	\$ 850,180	\$ 843,644	\$ 856,128	\$ 840,811	-0.15%	0.77%	-1.46%	1.82%
Sales Volume	\$ 229,197,060	\$ 163,234,560	\$ 140,888,548	\$ 110,440,512	\$ 82,399,478	40.41%	15.86%	27.57%	34.03%
Median Sold Price	\$ 839,950	\$ 839,000	\$ 830,000	\$ 850,000	\$ 835,000	0.11%	1.08%	-2.35%	1.80%
Current Days on Market - Average	89	109	109	119	106	-18.35%	0.00%	-8.40%	12.26%
Current Days on Market - Median	52	60	72	78	74	-13.33%	-16.67%	-7.69%	5.41%
Close Price/List Price	98.77%	97.99%	98.06%	97.54%	96.79%	0.80%	-0.07%	0.53%	0.77%
PSF Total	\$ 253	\$ 223	\$ 215	\$ 203	\$ 196	13.45%	3.72%	5.91%	3.57%
Single Family (aka Detached Single Family)									
Sold	210	170	140	112	86	23.53%	21.43%	25.00%	30.23%
Average Sold Price	\$ 850,284	\$ 853,646	\$ 844,076	\$ 851,311	\$ 840,308	-0.39%	1.13%	-0.85%	1.31%
Sales Volume	\$ 178,559,640	\$ 145,119,820	\$ 118,170,640	\$ 95,346,832	\$ 72,266,488	23.04%	22.81%	23.94%	31.94%
Median Sold Price	\$ 841,500	\$ 844,363	\$ 828,750	\$ 847,500	\$ 835,000	-0.34%	1.88%	-2.21%	1.50%
Current Days on Market - Average	80	113	105	128	102	-29.20%	7.62%	-17.97%	25.49%
Current Days on Market - Median	52	65	74	81	73	-20.00%	-12.16%	-8.64%	10.96%
Close Price/List Price	98.59%	97.80%	97.97%	97.38%	96.65%	0.81%	-0.17%	0.61%	0.76%
PSF Total	\$ 226	\$ 212	\$ 195	\$ 187	\$ 176	6.60%	8.72%	4.28%	6.25%
Condo (aka Attached Single Family)									
Sold	60	22	27	17	12	172.73%	-18.52%	58.82%	41.67%
Average Sold Price	\$ 843,957	\$ 823,397	\$ 841,406	\$ 887,861	\$ 844,413	2.50%	-2.14%	-5.23%	5.15%
Sales Volume	\$ 50,637,420	\$ 18,114,734	\$ 22,717,962	\$ 15,093,637	\$ 10,132,956	179.54%	-20.26%	50.51%	48.96%
Median Sold Price	\$ 830,625	\$ 814,948	\$ 833,081	\$ 895,000	\$ 837,500	1.92%	-2.18%	-6.92%	6.87%
Current Days on Market - Average	121	77	131	63	130	57.14%	-41.22%	107.94%	-51.54%
Current Days on Market - Median	50	17	41	51	112	194.12%	-58.54%	-19.61%	-54.46%
Close Price/List Price	99.37%	99.47%	98.53%	98.63%	97.76%	-0.10%	0.95%	-0.10%	0.89%
PSF Total	\$ 348	\$ 305	\$ 316	\$ 307	\$ 336	14.10%	-3.48%	2.93%	-8.63%

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

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

	Feb, '18	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	584	548	521	6.57%	12.09%
Average Price	\$ 588,125	\$ 590,263	\$ 587,984	-0.36%	0.02%
Sales Volume	\$ 343,465,000	\$ 323,464,124	\$ 306,339,664	6.18%	12.12%
Current Days on Market	76	113	80	-32.74%	-5.00%
Close Price/List Price	99.52%	99.08%	99.22%	0.44%	0.30%
PSF Total	\$ 212	\$ 214	\$ 201	-0.93%	5.47%
Single Family (aka Detached Single Family)					
Sold	502	444	439	13.06%	14.35%
Average Price	\$ 589,683	\$ 589,250	\$ 587,858	0.07%	0.31%
Sales Volume	\$ 296,020,866	\$ 261,627,000	\$ 258,069,662	13.15%	14.71%
Current Days on Market	49	64	69	-23.44%	-28.99%
Close Price/List Price	99.51%	99.00%	99.20%	0.52%	0.31%
PSF Total	\$ 193	\$ 185	\$ 178	4.32%	8.43%
Condo (aka Attached Single Family)					
Sold	82	104	82	-21.15%	0.00%
Average Price	\$ 578,591	\$ 594,592	\$ 588,657	-2.69%	-1.71%
Sales Volume	\$ 47,444,462	\$ 61,837,568	\$ 48,269,874	-23.28%	-1.71%
Current Days on Market	237	326	140	-27.30%	69.29%
Close Price/List Price	99.59%	99.43%	99.35%	0.16%	0.24%
PSF Total	\$ 329	\$ 336	\$ 320	-2.08%	2.81%

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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	1,132	953	656	587	426	18.78%	45.27%	11.75%	37.79%
Average Sold Price	\$ 589,160	\$ 588,250	\$ 591,381	\$ 594,526	\$ 594,345	0.15%	-0.53%	-0.53%	0.03%
Sales Volume	\$ 666,929,120	\$ 560,602,250	\$ 387,945,936	\$ 348,986,762	\$ 253,190,970	18.97%	44.51%	11.16%	37.84%
Median Sold Price	\$ 575,000	\$ 572,250	\$ 578,974	\$ 580,000	\$ 580,000	0.48%	-1.16%	-0.18%	0.00%
Current Days on Market - Average	94	78	91	99	94	20.51%	-14.29%	-8.08%	5.32%
Current Days on Market - Median	25	37	57	62	65	-32.43%	-35.09%	-8.06%	-4.62%
Close Price/List Price	99.31%	98.92%	98.46%	98.18%	98.15%	0.39%	0.47%	0.29%	0.03%
PSF Total	\$ 213	\$ 198	\$ 183	\$ 188	\$ 166	7.58%	8.20%	-2.66%	13.25%
Single Family (aka Detached Single Family)									
Sold	946	804	565	485	382	17.66%	42.30%	16.49%	26.96%
Average Sold Price	\$ 589,480	\$ 587,586	\$ 588,898	\$ 594,713	\$ 593,325	0.32%	-0.22%	-0.98%	0.23%
Sales Volume	\$ 557,648,080	\$ 472,419,144	\$ 332,727,370	\$ 288,435,805	\$ 226,650,150	18.04%	41.98%	15.36%	27.26%
Median Sold Price	\$ 575,000	\$ 570,000	\$ 575,000	\$ 580,000	\$ 576,000	0.88%	-0.87%	-0.86%	0.69%
Current Days on Market - Average	56	72	82	90	90	-22.22%	-12.20%	-8.89%	0.00%
Current Days on Market - Median	22	37	54	58	65	-40.54%	-31.48%	-6.90%	-10.77%
Close Price/List Price	99.27%	98.87%	98.46%	98.12%	98.17%	0.40%	0.42%	0.35%	-0.05%
PSF Total	\$ 189	\$ 175	\$ 163	\$ 167	\$ 153	8.00%	7.36%	-2.40%	9.15%
Condo (aka Attached Single Family)									
Sold	186	149	91	102	44	24.83%	63.74%	-10.78%	131.82%
Average Sold Price	\$ 587,537	\$ 591,829	\$ 606,798	\$ 593,634	\$ 603,193	-0.73%	-2.47%	2.22%	-1.58%
Sales Volume	\$ 109,281,882	\$ 88,182,521	\$ 55,218,618	\$ 60,550,668	\$ 26,540,492	23.93%	59.70%	-8.81%	128.14%
Median Sold Price	\$ 566,562	\$ 580,000	\$ 600,000	\$ 585,000	\$ 601,250	-2.32%	-3.33%	2.56%	-2.70%
Current Days on Market - Average	287	108	146	140	122	165.74%	-26.03%	4.29%	14.75%
Current Days on Market - Median	52	38	74	94	68	36.84%	-48.65%	-21.28%	38.24%
Close Price/List Price	99.50%	99.20%	98.41%	98.47%	98.01%	0.30%	0.80%	-0.06%	0.47%
PSF Total	\$ 333	\$ 318	\$ 309	\$ 286	\$ 283	4.72%	2.91%	8.04%	1.06%

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