

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



Denver Metro Real Estate Market Trends Report

May 2023

MARKET OVERVIEW

The May report, according to recent data provided by the Denver Metro Association of Realtors® Market Trends Committee, showcases the April 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:



Residential (Detached plus Attached)

		Prior Month	Year-Over-Year
Active Listings at Month End	4,620	2.30%	44.19%
Closed Homes	3,701	-7.91%	-29.87%
Close Price - Average	\$682,061	2.56%	-5.60%
Close Price - Median	\$580,000	2.47%	-6.00%
Days in MLS - Average	29	-21.62%	262.50%



Detached

Active Listings at Month End	3,257	2.97%	33.21%
Closed Homes	2,590	-8.77%	-29.73%
Close Price - Average	\$772,170	3.84%	-6.12%
Close Price - Median	\$640,000	3.23%	-5.88%
Days in MLS - Average	30	-23.08%	233.33%



Attached

Active Listings at Month End	1,363	0.74%	79.58%
Closed Homes	1,111	-5.85%	-30.17%
Close Price - Average	\$471,997	-0.84%	-3.83%
Close Price - Median	\$410,000	0.68%	-6.82%
Days in MLS - Average	25	-26.47%	212.50%

MARKET INSIGHTS

✓ Realtor® Tidbits:

- Pre-market home inspections can help sellers address unexpected issues before they list their properties, and provide buyers peace of mind to submit an offer early and close quickly.

✓ Local News:

- In 2021, the Property Tax Deferral Program was created, which allows Coloradans to defer a portion of their property tax if they increase over four percent.
- Between the first quarter of 2021 and the fourth quarter of 2022, about 15 percent of homes sold in the Denver metro were to investors, that's about one in every seven homes.
- Property assessors for nine metro Denver area counties recently announced that property valuations saw double-digit increases in their biannual assessment.
- According to new research by Moneywise, Colorado ranks fourth on its list of most difficult states for first-time homebuyers due to high prices and a lack of available inventory. Others in the top five were Hawaii, California, Washington and Massachusetts.

✓ National News:

- Investment and rental properties make up the second-largest number of property listings right now.
- According to a Zillow study, 60 percent of Gen Z homebuyers consider pet-friendly features essential and 48 percent listed a fenced backyard as important to their home search.
- U.S. home prices, as measured by the Case-Shiller National Home Price Index, rose 0.15 percent between January and February, after national prices declined every month between June 2022 and January 2023.
- A new survey shows that the pandemic turned many

homeowners into homebodies. This is showing up in home remodeling with requests for features that help with socializing, including wine storage, beer taps and home-brewed coffee stations.

- Ninety-eight percent of Millennials want to become homeowners if they are not already. The top motivating factor is to build their own equity instead of someone else's.
- Many buyers are turning to new builds because of the incentives that builders offer, which can be used for rate buy-downs to help with affordability.

✓ Mortgage News:

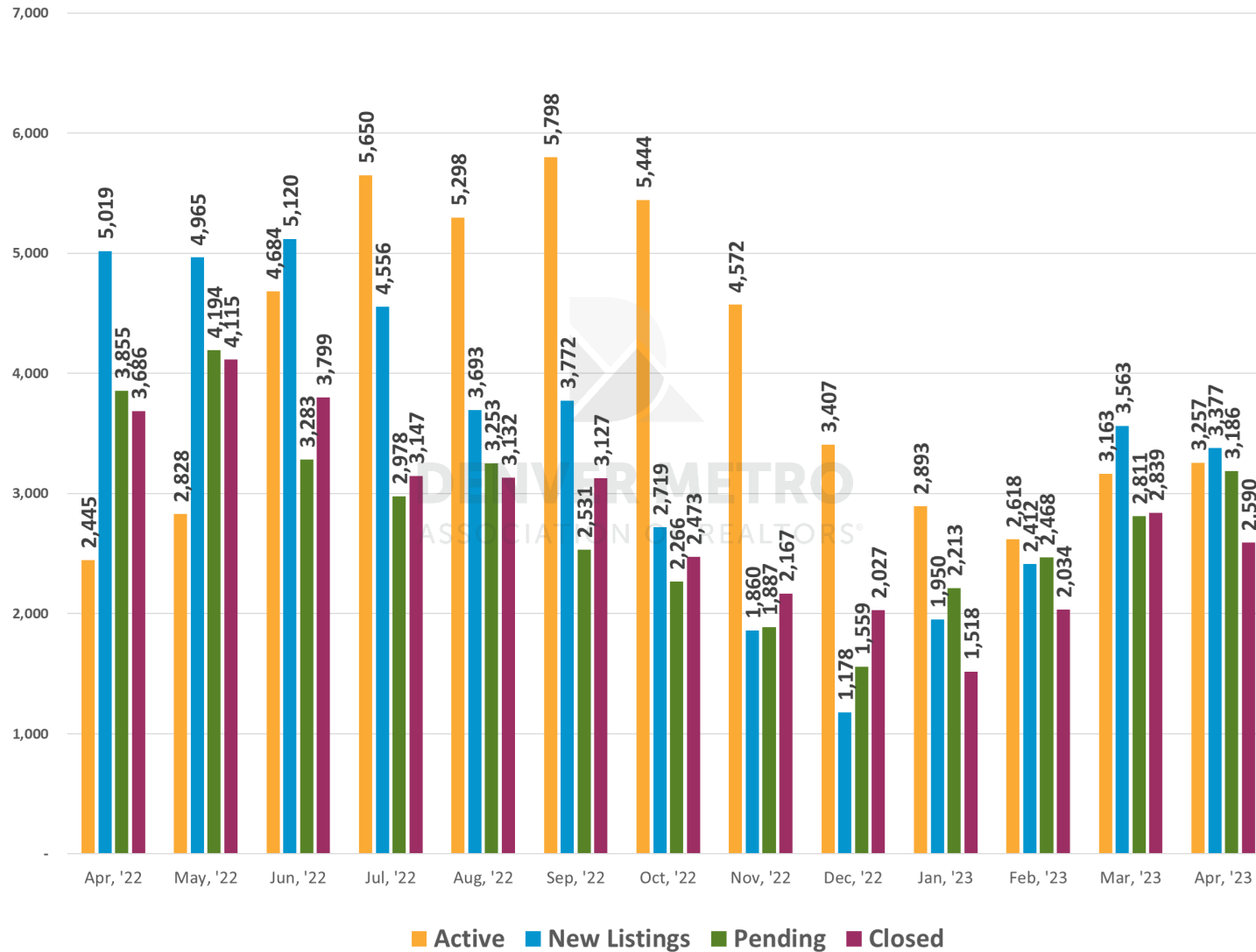
- The 10-year treasury and mortgage rates settled into a narrow range since November, allowing buyers to grow accustomed to rates in the mid-sixes.
- 2023 Q1 gross domestic product (GDP) dropped to 1.1 percent as consumer spending flattened and consumer confidence hit a nine-month low with worries of a recession.
- Recessions bring softening inflation and lower mortgage rates. With 1.6 jobs per unemployed person, the labor market continues to be strong. Homebuyers waiting for rates to fall could give an extended selling season in the second half of 2023.

✓ Quick Stats:

- Average active listings for April are 14,296 (1985-2022).
- The record-high April was 2006 with 29,045 listings and the record-low was set in 2021 with 2,594 listings.
- The historical average increase in active listings from March to April is 10.41 percent. This year's small increase of 2.30 percent represents the lowest increase since 2014's decrease of 0.57 percent.

Detached Single-Family

DMAR Market Trends | April 2023 Data
 Denver Metro Association of Realtors®
 Source of MLS Data: REcolorado.com

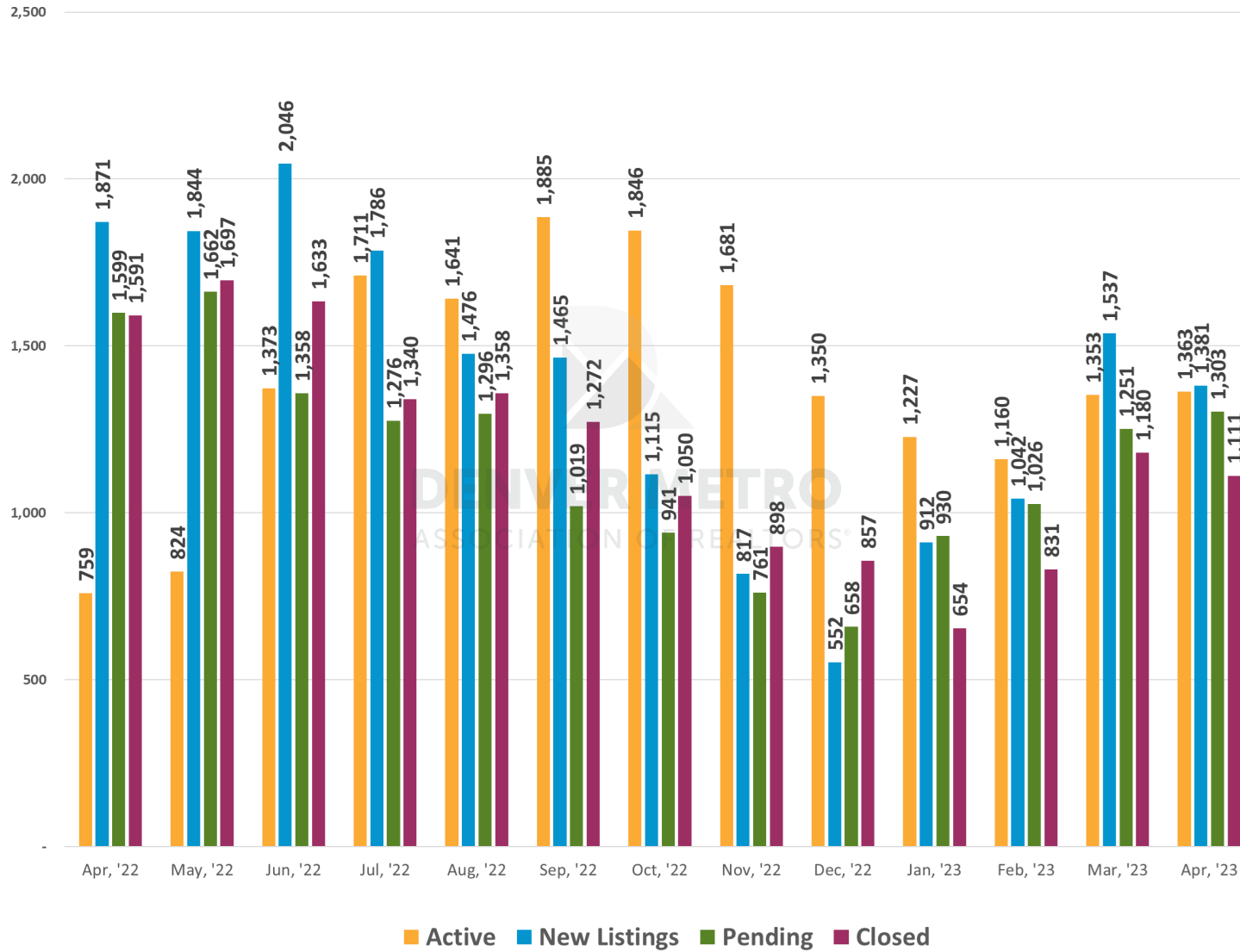


Attached Single-Family

DMAR Market Trends | April 2023 Data

Denver Metro Association of Realtors®

Source of MLS Data: REcolorado.com

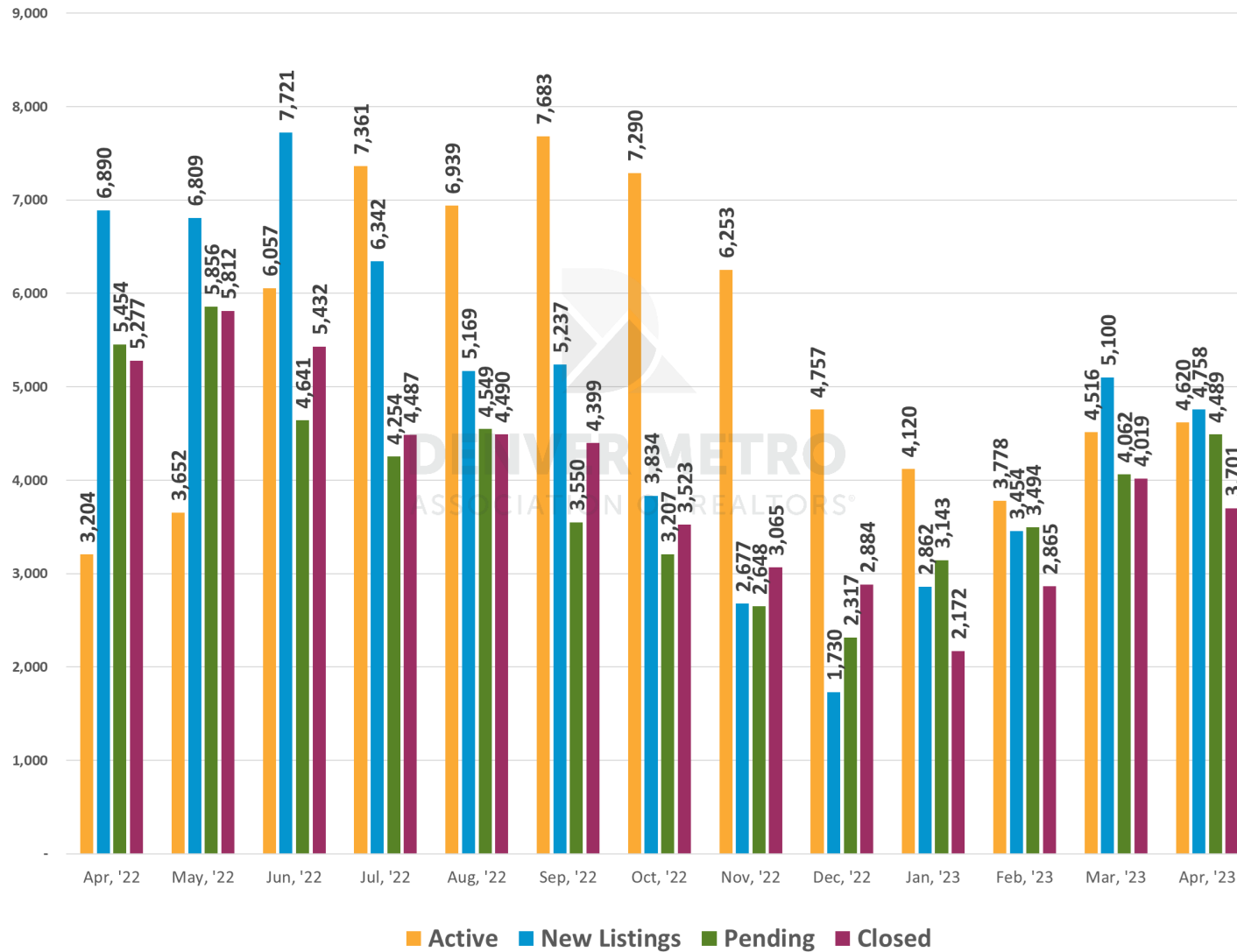


Residential (Detached + Attached)

DMAR Market Trends | April 2023 Data

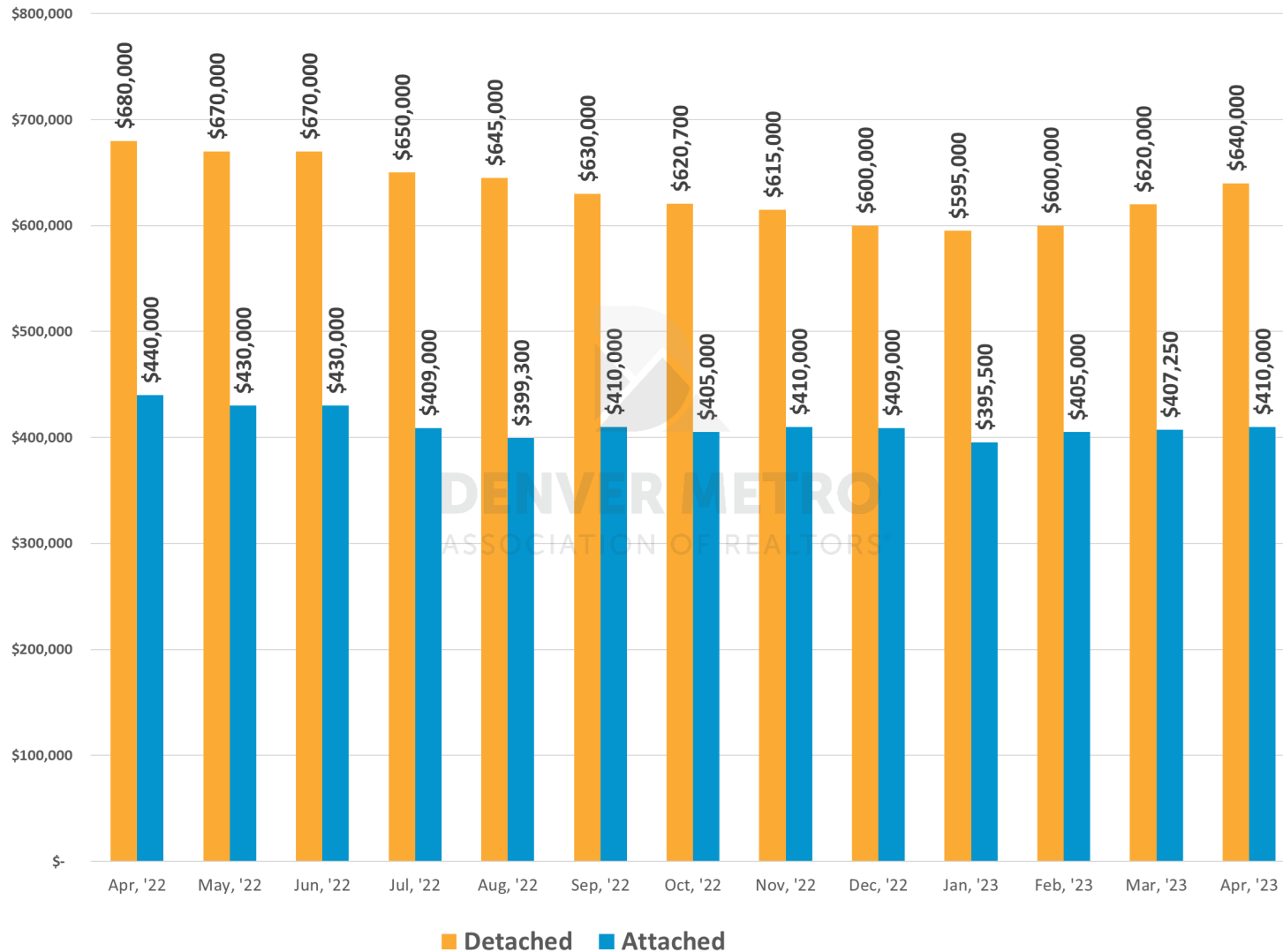
Denver Metro Association of Realtors®

Source of MLS Data: REcolorado.com



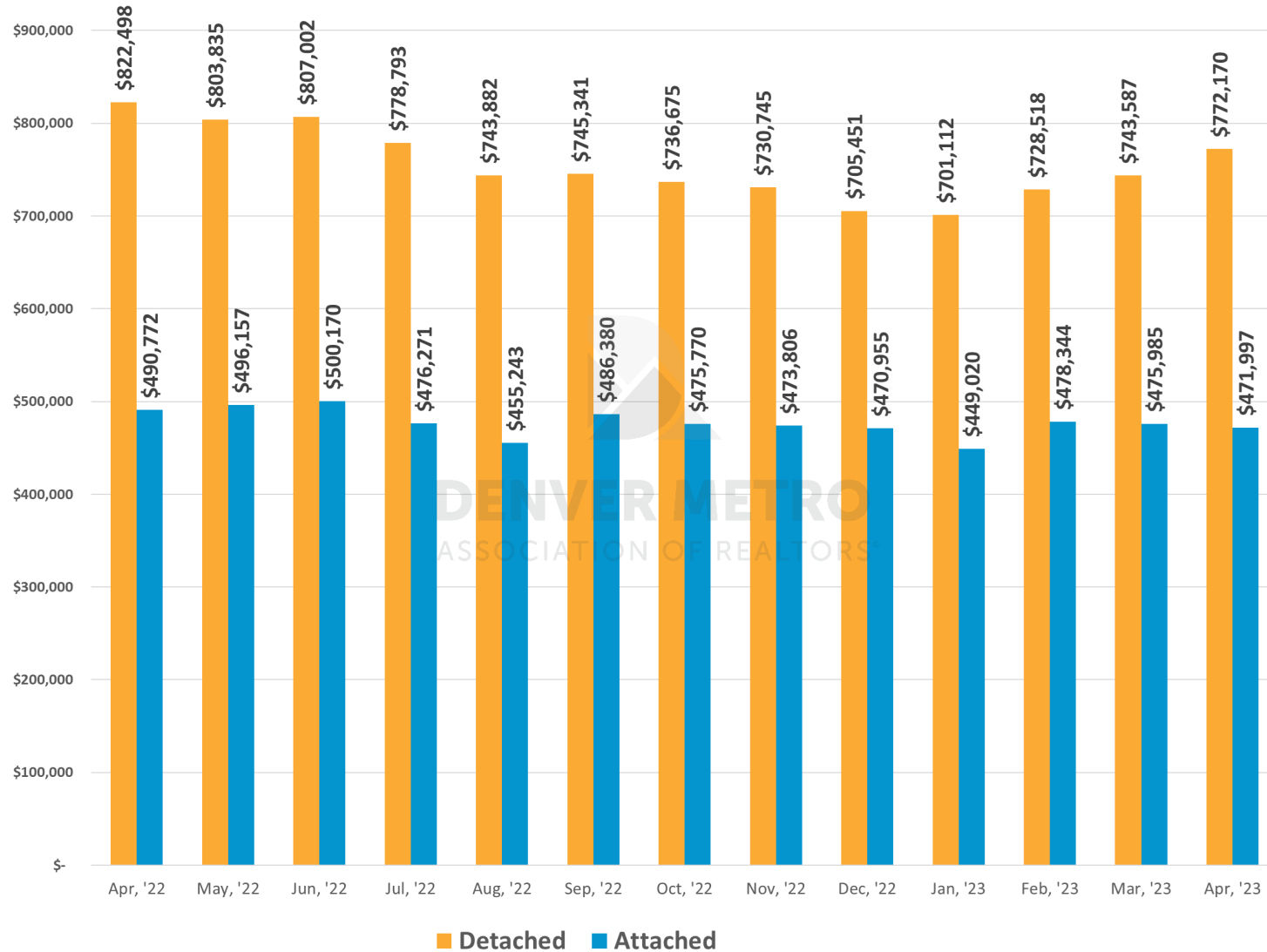
Median Close Price

DMAR Market Trends | April 2023 Data
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



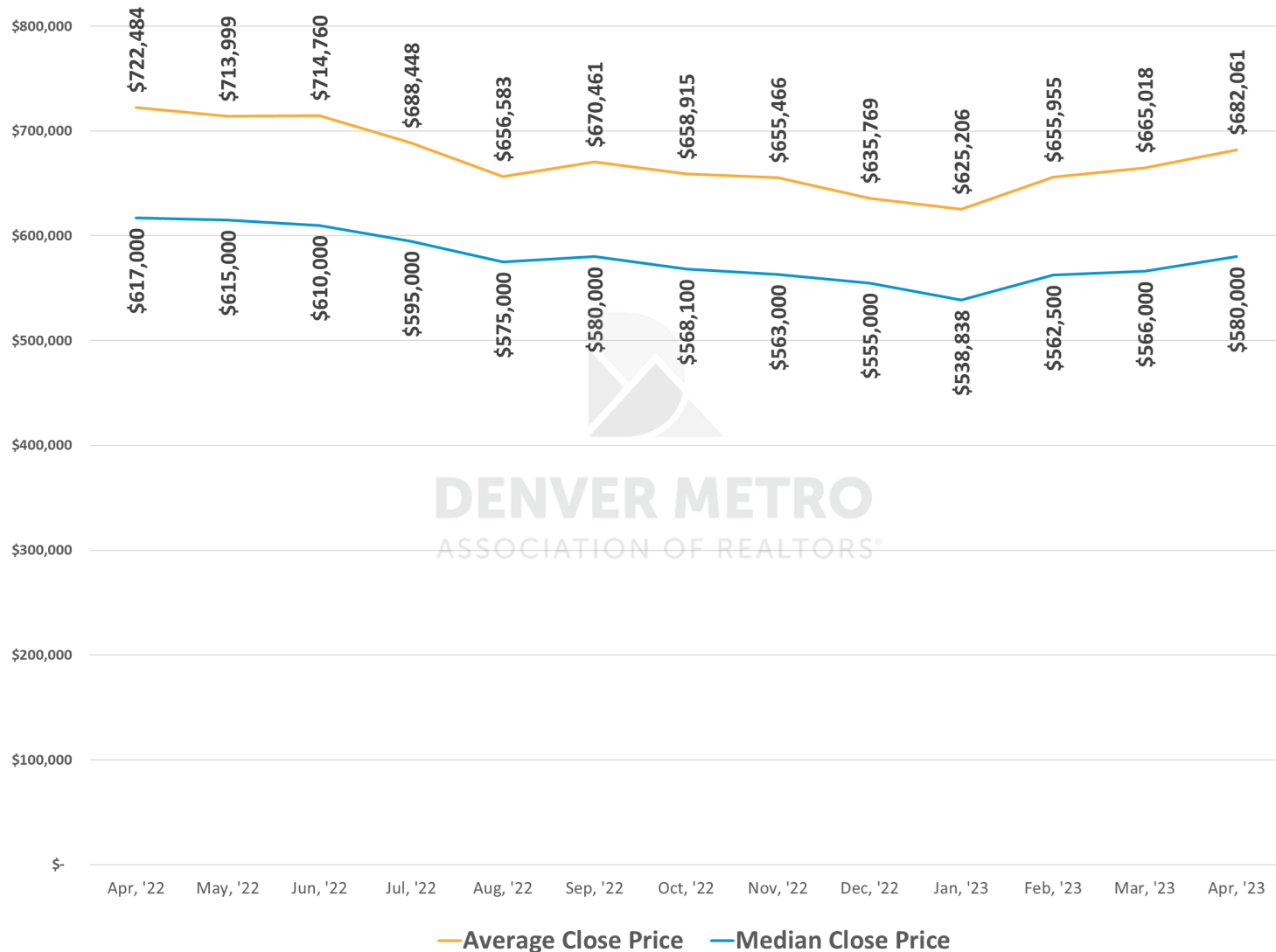
Average Close Price

DMAR Market Trends | April 2023 Data
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



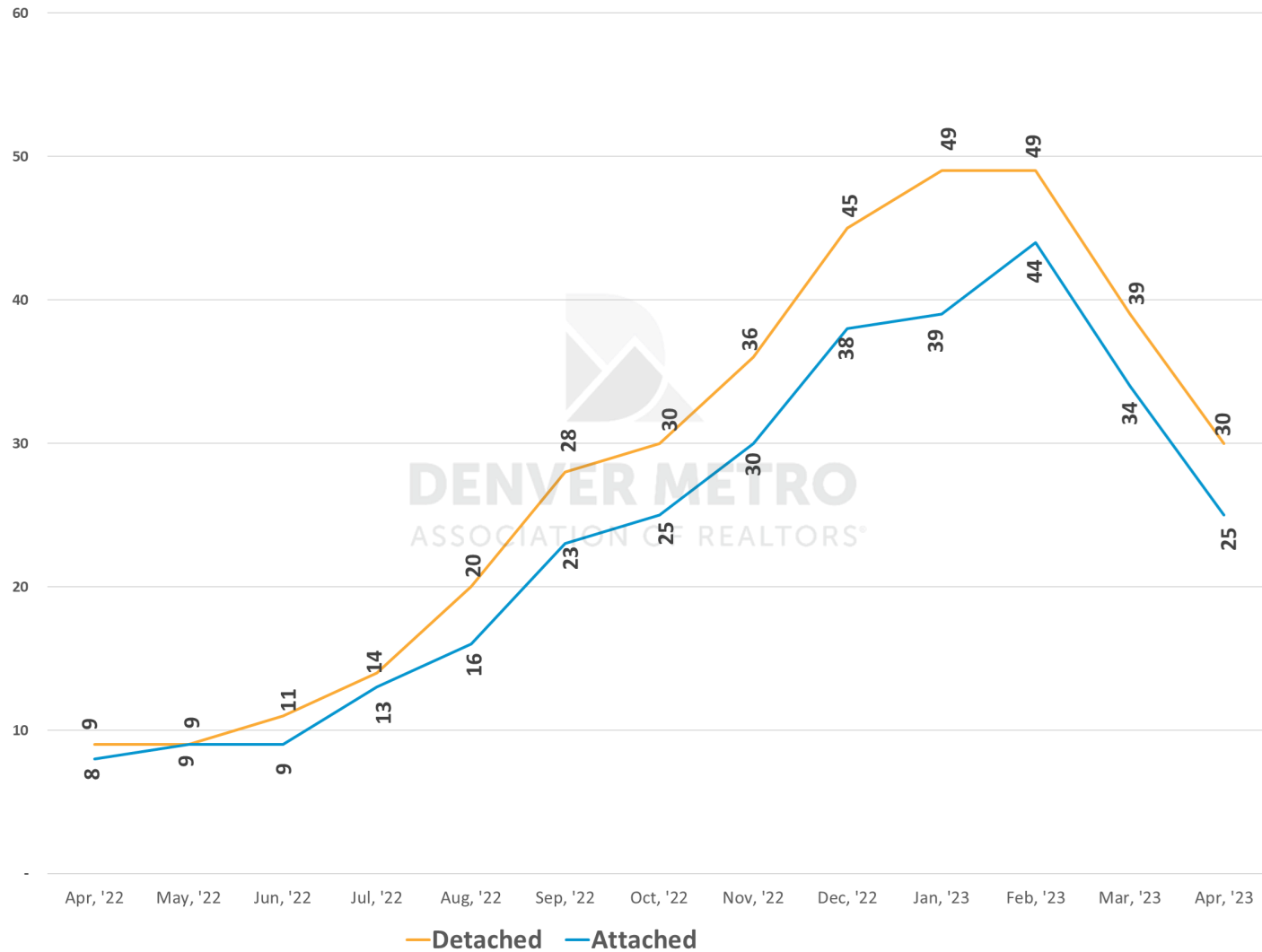
Residential Close Price

DMAR Market Trends | April 2023 Data
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



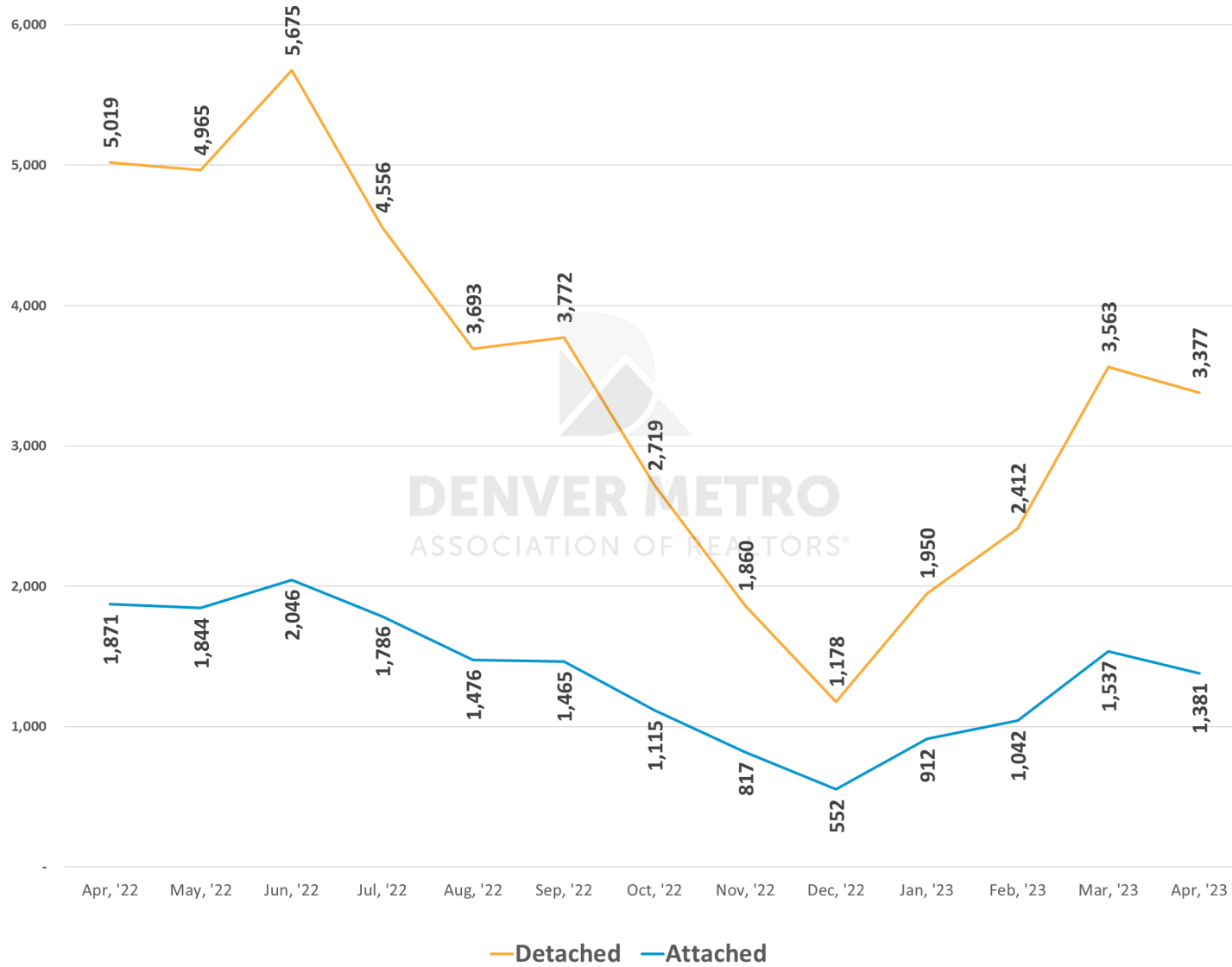
Average Days in MLS

DMAR Market Trends | April 2023 Data
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



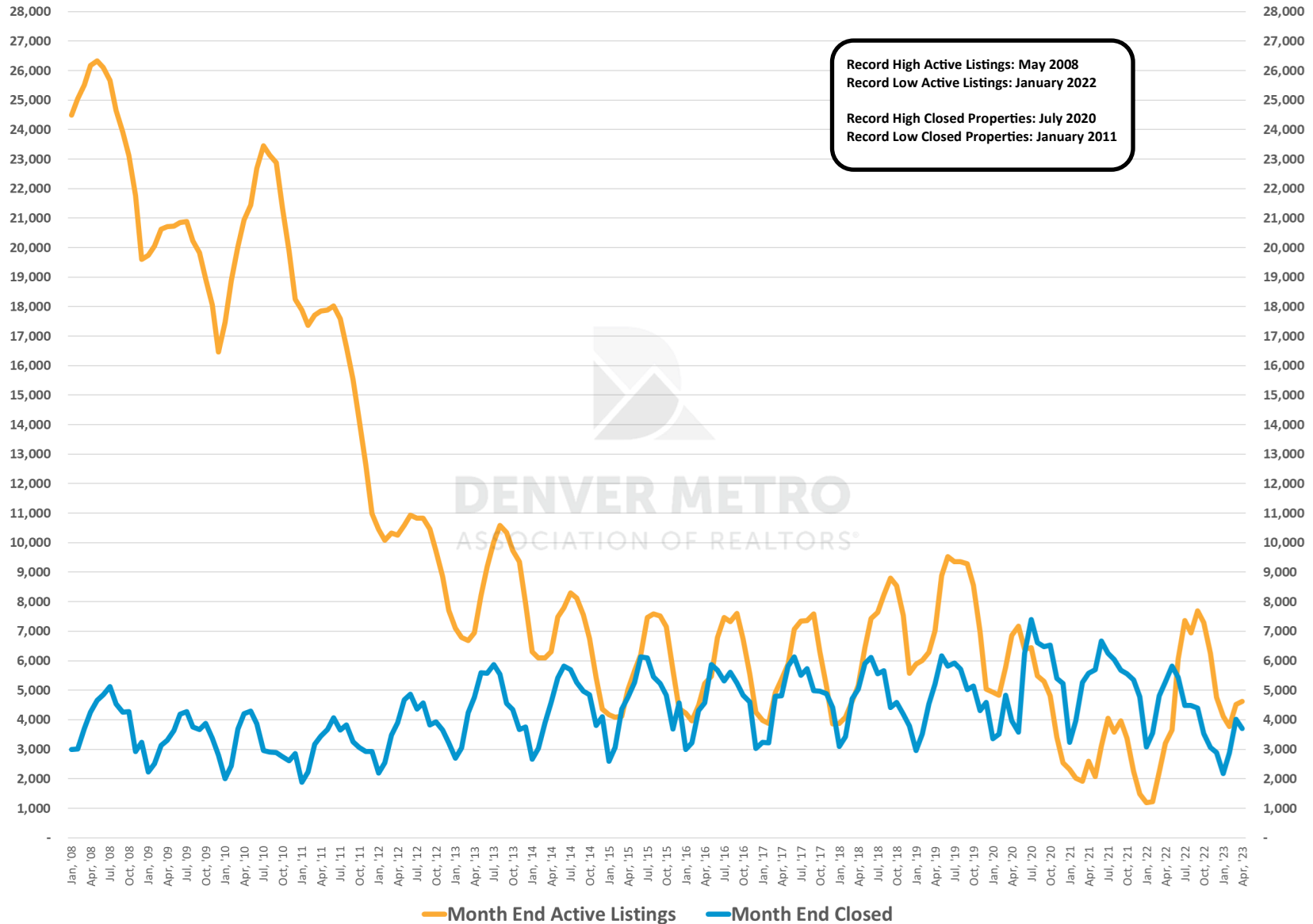
New Listings

DMAR Market Trends | April 2023 Data
 Denver Metro Association of Realtors®
 Source of MLS Data: REcolorado.com



Month End Active Listings and Month End Closed Homes

DMAR Market Trends | April 2023 Data
Denver Metro Association of Realtors®
Source of MLS Data: REColorado.com



DATA SNAPSHOT

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

	Apr, '23	Prior Month	Year Ago	Prior Month	Year Ago
Residential (Detached + Attached)					
Active Listings at Month End	4,620	4,516	3,204	2.30%	44.19%
New Listings	4,758	5,100	6,890	-6.71%	-30.94%
Pending	4,489	4,062	5,454	10.51%	-17.69%
Closed	3,701	4,019	5,277	-7.91%	-29.87%
Close Price - Average	\$ 682,061	\$ 665,018	\$ 722,484	2.56%	-5.60%
Close Price - Median	\$ 580,000	\$ 566,000	\$ 617,000	2.47%	-6.00%
Sales Volume	\$ 2,524,309,064	\$ 2,672,706,324	\$ 3,812,547,841	-5.55%	-33.79%
Days in MLS - Average	20	37	8	-45.95%	150.00%
Days in MLS - Median	7	10	4	-30.00%	75.00%
Close Price/List Price	100.21%	99.79%	106.87%	0.42%	-6.23%
Detached					
Active Listings at Month End	3,257	3,163	2,445	2.97%	33.21%
New Listings	3,377	3,563	5,019	-5.22%	-32.72%
Pending	3,186	2,811	3,855	13.34%	-17.35%
Closed	2,590	2,839	3,686	-8.77%	-29.73%
Close Price - Average	\$ 772,170	\$ 743,587	\$ 822,498	3.84%	-6.12%
Close Price - Median	\$ 640,000	\$ 620,000	\$ 680,000	3.23%	-5.88%
Sales Volume	\$ 1,999,919,877	\$ 2,111,044,293	\$ 3,031,729,049	-5.26%	-34.03%
Days in MLS - Average	30	39	9	-23.08%	233.33%
Days in MLS - Median	7	10	4	-30.00%	75.00%
Close Price/List Price	100.25%	99.82%	107.15%	0.43%	-6.44%
Attached					
Active Listings at Month End	1,363	1,353	759	0.74%	79.58%
New Listings	1,381	1,537	1,871	-10.15%	-26.19%
Pending	1,303	1,251	1,599	4.16%	-18.51%
Closed	1,111	1,180	1,591	-5.85%	-30.17%
Close Price - Average	\$ 471,997	\$ 475,985	\$ 490,772	-0.84%	-3.83%
Close Price - Median	\$ 410,000	\$ 407,250	\$ 440,000	0.68%	-6.82%
Sales Volume	\$ 524,389,187	\$ 561,662,031	\$ 780,818,792	-6.64%	-32.84%
Days in MLS - Average	25	34	8	-26.47%	212.50%
Days in MLS - Median	8	10	4	-20.00%	100.00%
Close Price/List Price	100.12%	99.73%	106.24%	0.39%	-5.76%

APRIL DATA YTD 2023 to 2019

	YTD 2023	YTD 2022	YTD 2021	YTD 2020	YTD 2019	'23 vs '22	'22 vs '21	'21 vs '20	'20 vs '19
Residential (Detached + Attached)									
Active Listings at Month End	4,620	3,204	2,594	6,855	7,012	44.19%	23.52%	-62.16%	-2.24%
New Listings	16,171	20,605	21,097	21,345	23,666	-21.52%	-2.33%	-1.16%	-9.81%
Closed	12,769	16,704	18,058	16,026	16,216	-23.56%	-7.50%	12.68%	-1.17%
Close Price - Average	\$ 661,302	\$ 680,312	\$ 583,721	\$ 495,725	\$ 477,029	-2.79%	16.55%	17.75%	3.92%
Close Price - Median	\$ 565,000	\$ 590,000	\$ 495,000	\$ 435,000	\$ 410,000	-4.24%	19.19%	13.79%	6.10%
Sales Volume	\$ 8,444,166,280	\$ 11,363,933,346	\$ 10,540,831,713	\$ 7,944,481,706	\$ 7,735,508,716	-25.69%	7.81%	32.68%	2.70%
Days in MLS - Average	39	13	20	33	34	200.00%	-35.00%	-39.39%	-2.94%
Days in MLS - Median	14	4	4	9	12	250.00%	0.00%	-55.56%	-25.00%
Close Price/List Price	99.43%	105.40%	102.91%	99.57%	99.24%	-5.66%	2.42%	3.35%	0.33%
Detached									
Active Listings at Month End	3,257	2,445	1,640	4,576	4,891	33.21%	49.09%	-64.16%	-6.44%
New Listings	11,302	14,633	14,515	14,761	16,589	-22.76%	0.81%	-1.67%	-11.02%
Closed	8,986	11,446	12,158	11,184	11,375	-21.49%	-5.86%	8.71%	-1.68%
Close Price - Average	\$ 741,584	\$ 773,350	\$ 665,380	\$ 548,905	\$ 527,288	-4.11%	16.23%	21.22%	4.10%
Close Price - Median	\$ 620,000	\$ 650,000	\$ 550,000	\$ 474,945	\$ 445,000	-4.62%	18.18%	15.80%	6.73%
Sales Volume	\$ 6,663,873,675	\$ 8,851,765,612	\$ 8,089,694,668	\$ 6,138,952,964	\$ 5,997,897,915	-24.72%	9.42%	31.78%	2.35%
Days in MLS - Average	40	12	16	32	35	233.33%	-25.00%	-50.00%	-8.57%
Days in MLS - Median	14	4	4	8	12	250.00%	0.00%	-50.00%	-33.33%
Close Price/List Price	99.41%	105.68%	103.66%	99.64%	99.23%	-5.93%	1.95%	4.03%	0.41%
Attached									
Active Listings at Month End	1,363	759	954	2,279	2,121	79.58%	-20.44%	-58.14%	7.45%
New Listings	4,869	5,972	6,582	6,584	7,077	-18.47%	-9.27%	-0.03%	-6.97%
Closed	3,783	5,258	5,900	4,842	4,841	-28.05%	-10.88%	21.85%	0.02%
Close Price - Average	\$ 470,603	\$ 477,780	\$ 415,447	\$ 372,889	\$ 358,936	-1.50%	15.00%	11.41%	3.89%
Close Price - Median	\$ 405,000	\$ 418,443	\$ 350,000	\$ 319,950	\$ 300,000	-3.21%	19.56%	9.39%	6.65%
Sales Volume	\$ 1,780,292,605	\$ 2,512,167,734	\$ 2,451,137,045	\$ 1,805,528,742	\$ 1,737,610,801	-29.13%	2.49%	35.76%	3.91%
Days in MLS - Average	34	13	27	35	32	161.54%	-51.85%	-22.86%	9.38%
Days in MLS - Median	13	4	5	11	12	225.00%	-20.00%	-54.55%	-8.33%
Close Price/List Price	99.48%	104.79%	101.38%	99.40%	99.26%	-5.07%	3.36%	1.99%	0.14%

MARKET TRENDS

Price Range	Detached			Attached		
	Closed	Active	MOI	Closed	Active	MOI
Months of Inventory						
\$0 to \$99,999	1	-	0.00	-	-	
\$100,000 to \$199,999	1	8	8.00	26	26	1.00
\$200,000 to \$299,999	9	15	1.67	170	129	0.76
\$300,000 to \$399,999	70	58	0.83	322	211	0.66
\$400,000 to \$499,999	389	231	0.59	270	241	0.89
\$500,000 to \$749,999	1,268	1,299	1.02	230	476	2.07
\$750,000 to \$999,999	468	747	1.60	47	136	2.89
\$1,000,000 and over	384	899	2.34	46	144	3.13
TOTALS	2,590	3,257	1.26	1,111	1,363	1.23

Price Range	Detached		% change	Attached		% change
	Closed Apr, '23	Closed Mar, '23		Closed Apr, '23	Closed Mar, '23	
Month-Over-Month						
\$0 to \$99,999	1	-	-100.00%	-	1	
\$100,000 to \$199,999	1	2	-50.00%	26	30	-13.33%
\$200,000 to \$299,999	9	22	-59.09%	170	184	-7.61%
\$300,000 to \$399,999	70	106	-33.96%	322	338	-4.73%
\$400,000 to \$499,999	389	487	-20.12%	270	261	3.45%
\$500,000 to \$749,999	1,268	1,409	-10.01%	230	256	-10.16%
\$750,000 to \$999,999	468	446	4.93%	47	64	-26.56%
\$1,000,000 and over	384	367	4.63%	46	46	0.00%
TOTALS	2,590	2,839	-8.77%	1,111	1,180	-5.85%

Price Range	Detached		% change	Attached		% change
	YTD Apr, '23	YTD Apr, '22		YTD Apr, '23	YTD Apr, '22	
Year-Over-Year						
\$0 to \$99,999	1	2	-50.00%	1	2	-50.00%
\$100,000 to \$199,999	6	19	-68.42%	104	205	-49.27%
\$200,000 to \$299,999	60	39	53.85%	609	770	-20.91%
\$300,000 to \$399,999	389	330	17.88%	1,088	1,326	-17.95%
\$400,000 to \$499,999	1,520	1,402	8.42%	845	1,220	-30.74%
\$500,000 to \$749,999	4,413	5,771	-23.53%	808	1,232	-34.42%
\$750,000 to \$999,999	1,452	2,237	-35.09%	182	312	-41.67%
\$1,000,000 and over	1,145	1,646	-30.44%	146	191	-23.56%
TOTALS	8,986	11,446	-21.49%	3,783	5,258	-28.05%

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

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

	Apr, '23	Prior Month	Last Year	Prior Month	Last Year
Residential (Detached + Attached)					
New Listings	677	708	850	-4.38%	-20.35%
Pending	486	465	586	4.52%	-17.06%
Closed	430	413	691	4.12%	-37.77%
Sales Volume	\$ 691,488,418	\$ 678,803,678	\$ 1,117,987,838	1.87%	-38.15%
Days in MLS - Average	32	34	13	-5.88%	146.15%
Days in MLS - Median	9	7	4	28.57%	125.00%
Close Price/List Price	99.23%	99.43%	108.11%	-0.20%	-8.21%
PSF Total	\$ 382	\$ 386	\$ 398	-1.04%	-4.02%
Detached					
New Listings	590	635	765	-7.09%	-22.88%
Pending	438	417	528	5.04%	-17.05%
Closed	384	367	631	4.63%	-39.14%
Sales Volume	\$ 622,816,668	\$ 609,061,678	\$ 1,037,128,094	2.26%	-39.95%
Days in MLS - Average	32	35	13	-8.57%	146.15%
Days in MLS - Median	9	7	4	28.57%	125.00%
Close Price/List Price	99.36%	99.49%	108.33%	-0.13%	-8.28%
PSF Total	\$ 363	\$ 371	\$ 386	-2.16%	-5.96%
Attached					
New Listings	87	73	85	19.18%	2.35%
Pending	48	48	58	0.00%	-17.24%
Closed	46	46	60	0.00%	-23.33%
Sales Volume	\$ 68,671,750	\$ 69,742,000	\$ 80,859,744	-1.53%	-15.07%
Days in MLS - Average	27	29	17	-6.90%	58.82%
Days in MLS - Median	12	8	4	50.00%	200.00%
Close Price/List Price	98.15%	98.94%	105.66%	-0.80%	-7.11%
PSF Total	\$ 543	\$ 506	\$ 524	7.31%	3.63%

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

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

	YTD 2023	YTD 2022	YTD 2021	YTD 2020	YTD 2019	'23 vs '22	'22 vs '21	'21 vs '20	'20 vs '19
Residential (Detached + Attached)									
New Listings	2,175	2,300	1,664	1,306	1,426	-5.43%	38.22%	27.41%	-8.42%
Pending	1,547	1,777	1,476	668	882	-12.94%	20.39%	120.96%	-24.26%
Closed	1,291	1,837	1,401	661	654	-29.72%	31.12%	111.95%	1.07%
Sales Volume	\$ 2,120,142,791	\$ 2,934,415,989	\$ 2,242,777,390	\$ 1,001,588,109	\$ 1,033,556,416	-27.75%	30.84%	123.92%	-3.09%
Days in MLS - Average	41	20	47	63	67	105.00%	-57.45%	-25.40%	-5.97%
Days in MLS - Median	12	4	6	23	22	200.00%	-33.33%	-73.91%	4.55%
Close Price/List Price	98.66%	106.76%	100.72%	97.05%	97.61%	-7.59%	6.00%	3.78%	-0.57%
PSF Total	\$ 386	\$ 396	\$ 357	\$ 352	\$ 335	-2.53%	10.92%	1.42%	5.07%
Detached									
New Listings	1,907	2,048	1,443	1,142	1,267	-6.88%	41.93%	26.36%	-9.87%
Pending	1,382	1,586	1,317	600	787	-12.86%	20.43%	119.50%	-23.76%
Closed	1,145	1,646	1,238	586	581	-30.44%	32.96%	111.26%	0.86%
Sales Volume	\$ 1,903,104,750	\$ 2,648,918,048	\$ 2,003,926,183	\$ 890,524,705	\$ 909,549,417	-28.16%	32.19%	125.03%	-2.09%
Days in MLS - Average	41	18	46	62	67	127.78%	-60.87%	-25.81%	-7.46%
Days in MLS - Median	12	4	6	21	22	200.00%	-33.33%	-71.43%	-4.55%
Close Price/List Price	98.73%	106.96%	100.85%	97.07%	97.60%	-7.69%	6.06%	3.89%	-0.54%
PSF Total	\$ 367	\$ 376	\$ 333	\$ 319	\$ 298	-2.39%	12.91%	4.39%	7.05%
Attached									
New Listings	268	252	221	164	159	6.35%	14.03%	34.76%	3.14%
Pending	165	191	159	68	95	-13.61%	20.13%	133.82%	-28.42%
Closed	146	191	163	75	73	-23.56%	17.18%	117.33%	2.74%
Sales Volume	\$ 217,038,041	\$ 285,497,941	\$ 238,851,207	\$ 111,063,404	\$ 124,006,999	-23.98%	19.53%	115.06%	-10.44%
Days in MLS - Average	37	37	51	71	63	0.00%	-27.45%	-28.17%	12.70%
Days in MLS - Median	14	4	7	36	24	250.00%	-42.86%	-80.56%	50.00%
Close Price/List Price	98.11%	104.96%	99.74%	96.89%	97.75%	-6.53%	5.23%	2.94%	-0.88%
PSF Total	\$ 539	\$ 566	\$ 544	\$ 613	\$ 626	-4.77%	4.04%	-11.26%	-2.08%

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

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

	Apr, '23	Prior Month	Last Year	Prior Month	Last Year
Residential (Detached + Attached)					
New Listings	795	804	1,188	-1.12%	-33.08%
Pending	671	568	900	18.13%	-25.44%
Closed	515	510	923	0.98%	-44.20%
Sales Volume	\$ 436,674,553	\$ 431,181,739	\$ 781,562,675	1.27%	-44.13%
Days in MLS - Average	29	41	8	-29.27%	262.50%
Days in MLS - Median	8	10	4	-20.00%	100.00%
Close Price/List Price	100.47%	99.87%	107.17%	0.60%	-6.25%
PSF Total	\$ 290	\$ 282	\$ 307	2.84%	-5.54%
Detached					
New Listings	704	715	1,079	-1.54%	-34.75%
Pending	616	515	807	19.61%	-23.67%
Closed	468	446	821	4.93%	-43.00%
Sales Volume	\$ 397,229,243	\$ 376,898,702	\$ 695,267,167	5.39%	-42.87%
Days in MLS - Average	29	40	8	-27.50%	262.50%
Days in MLS - Median	7	9	4	-22.22%	75.00%
Close Price/List Price	100.46%	99.97%	107.28%	0.49%	-6.36%
PSF Total	\$ 277	\$ 264	\$ 291	4.92%	-4.81%
Attached					
New Listings	91	89	109	2.25%	-16.51%
Pending	55	53	93	3.77%	-40.86%
Closed	47	64	102	-26.56%	-53.92%
Sales Volume	\$ 39,445,310	\$ 54,283,037	\$ 86,295,508	-27.33%	-54.29%
Days in MLS - Average	30	44	9	-31.82%	233.33%
Days in MLS - Median	9	14	3	-35.71%	200.00%
Close Price/List Price	100.56%	99.22%	106.22%	1.35%	-5.33%
PSF Total	\$ 427	\$ 401	\$ 442	6.48%	-3.39%

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

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

	YTD 2023	YTD 2022	YTD 2021	YTD 2020	YTD 2019	'23 vs '22	'22 vs '21	'21 vs '20	'20 vs '19
Residential (Detached + Attached)									
New Listings	2,507	3,175	2,039	1,632	1,613	-21.04%	55.71%	24.94%	1.18%
Pending	2,119	2,611	1,899	1,037	1,141	-18.84%	37.49%	83.12%	-9.11%
Closed	1,634	2,549	1,717	943	821	-35.90%	48.46%	82.08%	14.86%
Sales Volume	\$ 1,381,234,065	\$ 2,152,487,432	\$ 1,459,454,489	\$ 795,518,917	\$ 693,791,715	-35.83%	47.49%	83.46%	14.66%
Days in MLS - Average	39	14	23	44	50	178.57%	-39.13%	-47.73%	-12.00%
Days in MLS - Median	13	4	5	13	19	225.00%	-20.00%	-61.54%	-31.58%
Close Price/List Price	99.57%	106.07%	102.83%	99.09%	98.88%	-6.13%	3.15%	3.77%	0.21%
PSF Total	\$ 285	\$ 303	\$ 274	\$ 247	\$ 246	-5.94%	10.58%	10.93%	0.41%
Detached									
New Listings	2,222	2,838	1,707	1,331	1,348	-21.71%	66.26%	28.25%	-1.26%
Pending	1,915	2,322	1,593	867	958	-17.53%	45.76%	83.74%	-9.50%
Closed	1,452	2,237	1,475	783	667	-35.09%	51.66%	88.38%	17.39%
Sales Volume	\$ 1,227,418,074	\$ 1,889,140,966	\$ 1,251,210,312	\$ 658,917,552	\$ 562,918,226	-35.03%	50.99%	89.89%	17.05%
Days in MLS - Average	39	12	19	45	50	225.00%	-36.84%	-57.78%	-10.00%
Days in MLS - Median	13	4	4	12	18	225.00%	0.00%	-66.67%	-33.33%
Close Price/List Price	99.59%	106.33%	103.28%	99.11%	98.88%	-6.34%	2.95%	4.21%	0.23%
PSF Total	\$ 268	\$ 283	\$ 253	\$ 225	\$ 225	-5.30%	11.86%	12.44%	0.00%
Attached									
New Listings	285	337	332	301	265	-15.43%	1.51%	10.30%	13.58%
Pending	204	289	306	170	183	-29.41%	-5.56%	80.00%	-7.10%
Closed	182	312	242	160	154	-41.67%	28.93%	51.25%	3.90%
Sales Volume	\$ 153,815,991	\$ 263,346,466	\$ 208,244,177	\$ 136,601,365	\$ 130,873,489	-41.59%	26.46%	52.45%	4.38%
Days in MLS - Average	38	22	50	41	53	72.73%	-56.00%	21.95%	-22.64%
Days in MLS - Median	12	5	10	16	25	140.00%	-50.00%	-37.50%	-36.00%
Close Price/List Price	99.43%	104.21%	100.09%	99.00%	98.86%	-4.59%	4.12%	1.10%	0.14%
PSF Total	\$ 420	\$ 450	\$ 396	\$ 353	\$ 337	-6.67%	13.64%	12.18%	4.75%

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

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

	Apr, '23	Prior Month	Last Year	Prior Month	Last Year
Residential (Detached + Attached)					
New Listings	1,875	2,051	2,771	-8.58%	-32.33%
Pending	1,859	1,586	2,183	17.21%	-14.84%
Closed	1,498	1,665	2,219	-10.03%	-32.49%
Sales Volume	\$ 911,507,548	\$ 1,011,080,716	\$ 1,359,646,807	-9.85%	-32.96%
Days in MLS - Average	32	41	8	-21.95%	300.00%
Days in MLS - Median	8	12	4	-33.33%	100.00%
Close Price/List Price	100.44%	99.94%	106.98%	0.50%	-6.11%
PSF Total	\$ 275	\$ 268	\$ 313	2.61%	-12.14%
Detached					
New Listings	1,523	1,637	2,331	-6.96%	-34.66%
Pending	1,533	1,311	1,828	16.93%	-16.14%
Closed	1,268	1,409	1,796	-10.01%	-29.40%
Sales Volume	\$ 775,187,541	\$ 859,780,862	\$ 1,108,853,337	-9.84%	-30.09%
Days in MLS - Average	32	41	7	-21.95%	357.14%
Days in MLS - Median	7	12	4	-41.67%	75.00%
Close Price/List Price	100.53%	100.01%	107.22%	0.52%	-6.24%
PSF Total	\$ 265	\$ 256	\$ 298	3.52%	-11.07%
Attached					
New Listings	352	414	440	-14.98%	-20.00%
Pending	326	275	355	18.55%	-8.17%
Closed	230	256	423	-10.16%	-45.63%
Sales Volume	\$ 136,320,007	\$ 151,299,854	\$ 250,793,470	-9.90%	-45.64%
Days in MLS - Average	34	41	10	-17.07%	240.00%
Days in MLS - Median	11	15	4	-26.67%	175.00%
Close Price/List Price	99.89%	99.55%	105.95%	0.34%	-5.72%
PSF Total	\$ 331	\$ 333	\$ 376	-0.60%	-11.97%

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

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

	YTD 2023	YTD 2022	YTD 2021	YTD 2020	YTD 2019	'23 vs '22	'22 vs '21	'21 vs '20	'20 vs '19
Residential (Detached + Attached)									
New Listings	6,351	8,337	6,470	5,610	5,760	-23.82%	28.86%	15.33%	-2.60%
Pending	6,159	7,285	6,024	4,188	4,502	-15.46%	20.93%	43.84%	-6.97%
Closed	5,221	7,003	5,767	4,139	3,448	-25.45%	21.43%	39.33%	20.04%
Sales Volume	\$ 3,166,926,733	\$ 4,268,277,233	\$ 3,464,439,966	\$ 2,455,644,769	\$ 2,048,407,264	-25.80%	23.20%	41.08%	19.88%
Days in MLS - Average	43	12	16	40	42	258.33%	-25.00%	-60.00%	-4.76%
Days in MLS - Median	16	4	4	13	17	300.00%	0.00%	-69.23%	-23.53%
Close Price/List Price	99.68%	105.52%	104.00%	99.50%	99.11%	-5.53%	1.46%	4.52%	0.39%
PSF Total	\$ 269	\$ 299	\$ 255	\$ 219	\$ 211	-10.03%	17.25%	16.44%	3.79%
Detached									
New Listings	5,124	6,998	5,454	4,714	4,844	-26.78%	28.31%	15.70%	-2.68%
Pending	5,139	6,091	5,026	3,593	3,889	-15.63%	21.19%	39.88%	-7.61%
Closed	4,413	5,771	4,858	3,553	2,984	-23.53%	18.79%	36.73%	19.07%
Sales Volume	\$ 2,686,259,865	\$ 3,540,069,139	\$ 2,920,388,988	\$ 2,108,011,498	\$ 1,772,314,748	-24.12%	21.22%	38.54%	18.94%
Days in MLS - Average	42	11	12	38	41	281.82%	-8.33%	-68.42%	-7.32%
Days in MLS - Median	16	4	4	12	17	300.00%	0.00%	-66.67%	-29.41%
Close Price/List Price	99.74%	105.70%	104.50%	99.53%	99.12%	-5.64%	1.15%	4.99%	0.41%
PSF Total	\$ 256	\$ 284	\$ 234	\$ 198	\$ 193	-9.86%	21.37%	18.18%	2.59%
Attached									
New Listings	1,227	1,339	1,016	896	916	-8.36%	31.79%	13.39%	-2.18%
Pending	1,020	1,194	998	595	613	-14.57%	19.64%	67.73%	-2.94%
Closed	808	1,232	909	586	464	-34.42%	35.53%	55.12%	26.29%
Sales Volume	\$ 480,666,868	\$ 728,208,094	\$ 544,050,978	\$ 347,633,271	276,092,516	-33.99%	33.85%	56.50%	25.91%
Days in MLS - Average	43	16	40	51	48	168.75%	-60.00%	-21.57%	6.25%
Days in MLS - Median	19	4	6	18	23	375.00%	-33.33%	-66.67%	-21.74%
Close Price/List Price	99.35%	104.66%	101.34%	99.34%	99.03%	-5.07%	3.28%	2.01%	0.31%
PSF Total	\$ 336	\$ 368	\$ 366	\$ 351	\$ 327	-8.70%	0.55%	4.27%	7.34%

CLASSIC MARKET | Properties Sold Between \$300,000 and \$499,999

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

	Apr, '23	Prior Month	Last Year	Prior Month	Last Year
Residential (Detached + Attached)					
New Listings	1,163	1,282	1,731	-9.28%	-32.81%
Pending	1,228	1,208	1,473	1.66%	-16.63%
Closed	1,051	1,192	1,192	-11.83%	-11.83%
Sales Volume	\$ 434,270,525	\$ 493,344,892	\$ 494,447,148	-11.97%	-12.17%
Days in MLS - Average	23	33	6	-30.30%	283.33%
Days in MLS - Median	7	9	4	-22.22%	75.00%
Close Price/List Price	100.35%	99.83%	106.44%	0.52%	-5.72%
PSF Total	\$ 319	\$ 305	\$ 339	4.59%	-5.90%
Detached					
New Listings	534	558	821	-4.30%	-34.96%
Pending	580	549	684	5.65%	-15.20%
Closed	459	593	424	-22.60%	8.25%
Sales Volume	\$ 202,135,364	\$ 259,491,051	\$ 187,538,251	-22.10%	7.78%
Days in MLS - Average	26	34	6	-23.53%	333.33%
Days in MLS - Median	6	10	4	-40.00%	50.00%
Close Price/List Price	100.21%	99.72%	105.41%	0.49%	-4.93%
PSF Total	\$ 314	\$ 295	\$ 337	6.44%	-6.82%
Attached					
New Listings	629	724	910	-13.12%	-30.88%
Pending	648	659	789	-1.67%	-17.87%
Closed	592	599	768	-1.17%	-22.92%
Sales Volume	\$ 232,135,161	\$ 233,853,841	\$ 306,908,897	-0.73%	-24.36%
Days in MLS - Average	21	32	6	-34.38%	250.00%
Days in MLS - Median	7	9	4	-22.22%	75.00%
Close Price/List Price	100.46%	99.93%	107.00%	0.53%	-6.11%
PSF Total	\$ 322	\$ 315	\$ 341	2.22%	-5.57%

CLASSIC MARKET | Properties Sold Between \$300,000 and \$499,999

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

	YTD 2023	YTD 2022	YTD 2021	YTD 2020	YTD 2019	'23 vs '22	'22 vs '21	'21 vs '20	'20 vs '19
Residential (Detached + Attached)									
New Listings	4,261	5,516	8,552	9,741	11,052	-22.75%	-35.50%	-12.21%	-11.86%
Pending	4,431	5,054	8,234	8,181	9,798	-12.33%	-38.62%	0.65%	-16.50%
Closed	3,842	4,278	7,065	7,724	8,241	-10.19%	-39.45%	-8.53%	-6.27%
Sales Volume	\$ 1,586,470,269	\$ 1,764,552,536	\$ 2,880,934,247	\$ 3,087,871,009	\$ 3,234,155,435	-10.09%	-38.75%	-6.70%	-4.52%
Days in MLS - Average	34	10	14	26	30	240.00%	-28.57%	-46.15%	-13.33%
Days in MLS - Median	13	4	4	7	11	225.00%	0.00%	-42.86%	-36.36%
Close Price/List Price	99.50%	104.97%	103.21%	100.04%	99.57%	-5.21%	1.71%	3.17%	0.47%
PSF Total	\$ 304	\$ 327	\$ 267	\$ 220	\$ 208	-7.03%	22.47%	21.36%	5.77%
Detached									
New Listings	1,973	2,679	5,713	7,042	8,385	-26.35%	-53.11%	-18.87%	-16.02%
Pending	2,142	2,438	5,409	6,177	7,617	-12.14%	-54.93%	-12.43%	-18.91%
Closed	1,909	1,732	4,395	5,783	6,502	10.22%	-60.59%	-24.00%	-11.06%
Sales Volume	\$ 830,632,325	\$ 760,075,643	\$ 1,865,296,745	\$ 2,360,242,915	\$ 2,585,556,559	9.28%	-59.25%	-20.97%	-8.71%
Days in MLS - Average	36	10	10	24	29	260.00%	0.00%	-58.33%	-17.24%
Days in MLS - Median	14	4	4	6	10	250.00%	0.00%	-33.33%	-40.00%
Close Price/List Price	99.19%	104.02%	103.86%	100.17%	99.57%	-4.64%	0.15%	3.68%	0.60%
PSF Total	\$ 294	\$ 324	\$ 253	\$ 207	\$ 195	-9.26%	28.06%	22.22%	6.15%
Attached									
New Listings	2,288	2,837	2,839	2,699	2,667	-19.35%	-0.07%	5.19%	1.20%
Pending	2,289	2,616	2,825	2,004	2,181	-12.50%	-7.40%	40.97%	-8.12%
Closed	1,933	2,546	2,670	1,941	1,739	-24.08%	-4.64%	37.56%	11.62%
Sales Volume	\$ 755,837,944	\$ 1,004,476,893	\$ 1,015,637,502	\$ 727,628,094	\$ 648,598,876	-24.75%	-1.10%	39.58%	12.18%
Days in MLS - Average	32	20	22	33	32	60.00%	-9.09%	-33.33%	3.13%
Days in MLS - Median	11	4	5	10	12	175.00%	-20.00%	-50.00%	-16.67%
Close Price/List Price	99.80%	105.61%	102.14%	99.66%	99.53%	-5.50%	3.40%	2.49%	0.13%
PSF Total	\$ 314	\$ 328	\$ 290	\$ 258	\$ 255	-4.27%	13.10%	12.40%	1.18%