

Market Overview

	Aug. 2023	Jul. 2023	Aug. 2022	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
Active Listings at Month's End	6,858	6,299	6,939	8.87%	-1.17%
New Listings	4,863	4,780	5,182	1.74%	-6.16%
Pending	3,845	3,816	4,466	0.76%	-13.91%
Closed	3,792	3,870	4,520	-2.02%	-16.11%
Close Price - Average	\$ 690,748	\$ 692,465	\$ 658,625	-0.25%	4.88%
Close Price - Median	\$ 582,000	\$ 590,000	\$ 575,000	-1.36%	1.22%
Sales Volume	\$ 2,619,315,572	\$ 2,679,839,418	\$ 2,976,983,786	-2.26%	-12.01%
Days in MLS - Average	26	23	19	13.04%	36.84%
Days in MLS - Median	11	9	11	22.22%	0.00%
Close-Price-to-List-Price Ratio	99.46%	99.89%	99.39%	-0.43%	0.07%
Detached					
Active Listings at Month's End	4,970	4,597	5,298	8.11%	-6.19%
New Listings	3,439	3,377	3,692	1.84%	-6.85%
Pending	2,736	2,664	3,183	2.70%	-14.04%
Closed	2,632	2,706	3,153	-2.73%	-16.52%
Close Price - Average	\$ 782,462	\$ 782,240	\$ 746,829	0.03%	4.77%
Close Price - Median	\$ 650,000	\$ 650,000	\$ 645,000	0.00%	0.78%
Sales Volume	\$ 2,059,440,891	\$ 2,116,741,688	\$ 2,354,752,837	-2.71%	-12.54%
Days in MLS - Average	26	22	20	18.18%	30.00%
Days in MLS - Median	11	9	12	22.22%	-8.33%
Close-Price-to-List-Price Ratio	99.41%	99.93%	99.13%	-0.52%	0.28%
Attached					
Active Listings at Month's End	1,888	1,702	1,641	10.93%	15.05%
New Listings	1,424	1,403	1,490	1.50%	-4.43%
Pending	1,109	1,152	1,283	-3.73%	-13.56%
Closed	1,160	1,164	1,367	-0.34%	-15.14%
Close Price - Average	\$ 482,651	\$ 483,761	\$ 455,180	-0.23%	6.04%
Close Price - Median	\$ 419,950	\$ 420,000	\$ 399,900	-0.01%	5.01%
Sales Volume	\$ 559,874,681	\$ 563,097,730	\$ 622,230,949	-0.57%	-10.02%
Days in MLS - Average	25	25	16	0.00%	56.25%
Days in MLS - Median	12	10	8	20.00%	50.00%
Close-Price-to-List-Price Ratio	99.58%	99.78%	99.99%	-0.20%	-0.41%

Market Highlights

Realtor® Insights:

- Locally, homes are continuing to sit on the market for longer periods of time before receiving competitive offers. Seller's expectations should be set prior to their home entering the market as to the length of time it could take to sell compared to what their neighbor may have experienced in 2021-2022.
- While the metro real estate market is slowing due to higher interest rates and normal seasonal patterns, prepared buyers are still winning on hotter listings.
- Buyers returning for a second (or third) showing are being beaten out by more decisive buyers who offer reasonable terms and act quickly.
- Tax and mechanic's liens are on the rise; consider ordering Ownership and Encumbrances (O&Es) before listing a property.

Local News:

- Boulder City Council voted to raise the city's occupancy limits. The new law will increase the city's limits on how many unrelated people can live together from as few as three to five across much of the city.
- House Bill 1137, which went into effect in August 2022 and limited the conduct of Colorado homeowner associations in collecting unpaid assessments, fees and fines, appears to have significantly reduced the number of HOA foreclosure filings in Colorado.
- In an August survey, Denver residents were asked where they would move in the country if they couldn't live in Colorado and western states were the clear choice: California (17 percent), Oregon (14 percent), Washington (11 percent), North Carolina (6 percent), Montana (5 percent) and Utah (5 percent).
- There has been a frenzy of Colorado new business formations this year. Filings are up 39.1 percent in the second quarter compared to last year.
- Metro Denver's inflation rate is coming down, but not as quickly as it is in other major cities or in the country, with stubborn housing and energy costs largely to blame.

National News:

- Second quarter GDP was revised down from 2.4 percent to 2.1 percent; June and July job reporting was revised down 110,000 jobs, and JOLTs open jobs declined significantly. The job market is softening.
- Per Freddie Mac, the corporate forecast for the next twelve months has house prices rising by 0.8 percent and an additional 0.9 percent over the following 12 months, consistent with their projection of a gradually softening labor market.
- While in Jackson Hole, Fed Chair Powell reiterated "the mission is not complete". We need to see two percent core inflation and a period of below-trend economic growth in addition to the softening of the labor market before it is.
- Denver still ranks as the fourth-strongest house market in the Nation.

- Title companies are reformatting their spaces to accommodate fragmented closings as buyers and sellers continue to opt for separate closings since COVID-19.
- Almost half of homeowners have over 50 percent equity in their homes - the highest point in four years.
- Wealthy millennials are moving away from California and New York, instead opting for Florida, Texas or New Jersey - Colorado ranked number four.
- Investor home purchases fell 45 percent year over year in the second quarter, outpacing the 31 percent drop in overall home sales. That's the biggest decline since 2008 with the exception of the quarter before, when they dropped 48 percent.
- In August, 30 percent of sellers accepted an offer above their asking price, marking a significant drop compared to July's 37.7 percent and last August's 43.7 percent. To add additional perspective, in one of our hottest months, May of 2021, 72.2 percent of sellers accepted an offer above asking price.

Mortgage News:

- Refinance origination activity in 2023 has been at the lowest level in almost 30 years. In the first and second quarters of 2023, there were only \$75 and \$80 billion, respectively, in mortgage refinance originations nationally, representing the lowest quarterly volumes since 1995.
- Rates jumped to 7.5 percent in August only to return to seven percent on the last day of the month.

Rental News:

- September often brings a surge in rental applications which adds to demand. However, as buyers exit the real estate market, rental prices could start climbing due to a lack of inventory for rentals.

Quick Stats:

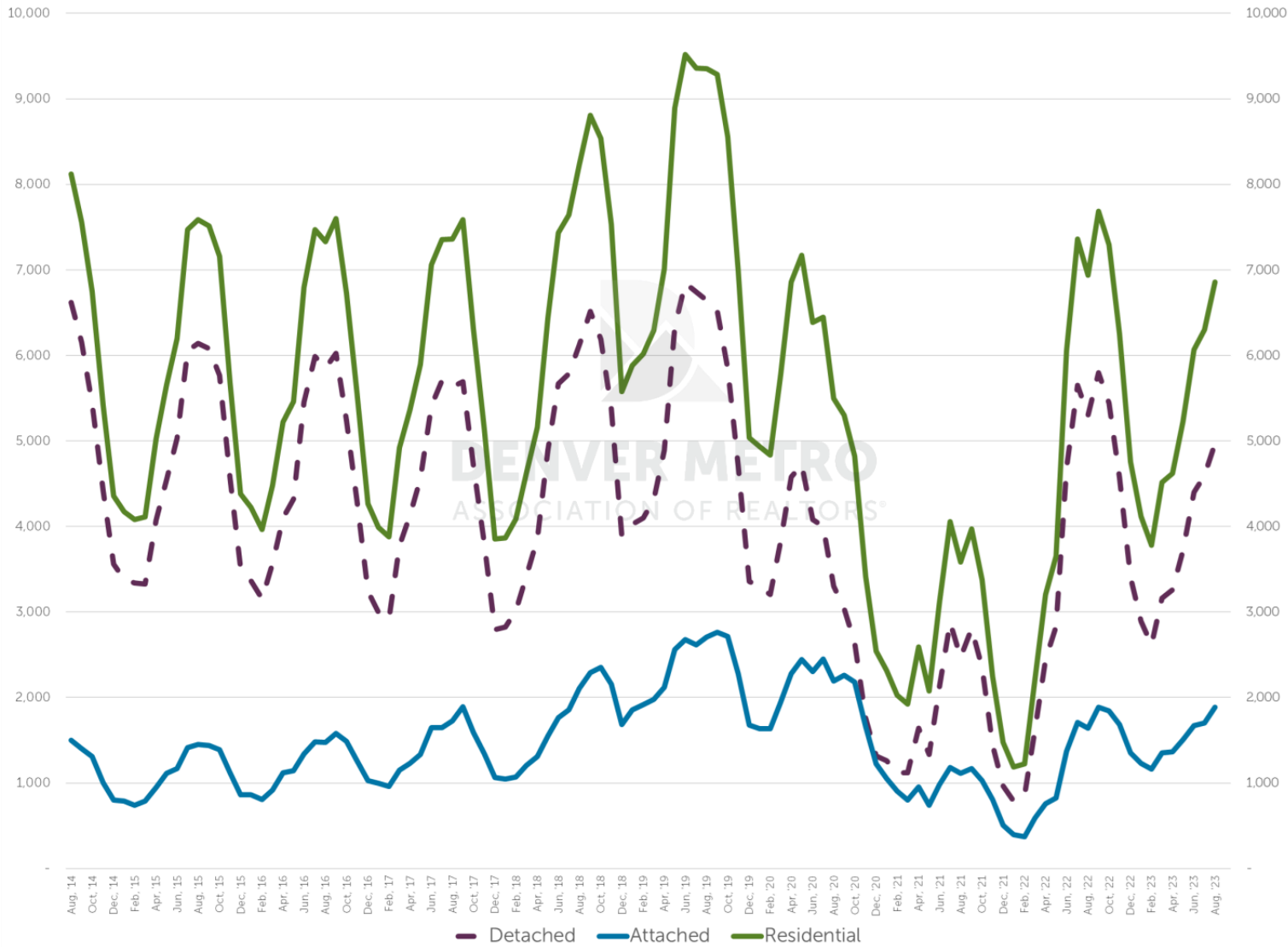
- The average number of active listings for August is 15,900 (1985-2022).
- The record high August was 2006 with 31,664 listings and the record-low was set in 2021 with 3,582 listings.
- The historical average decrease in active listings from July to August is 1.76 percent. This year's increase of 8.87 percent represents continued under performance of pending and new listings.

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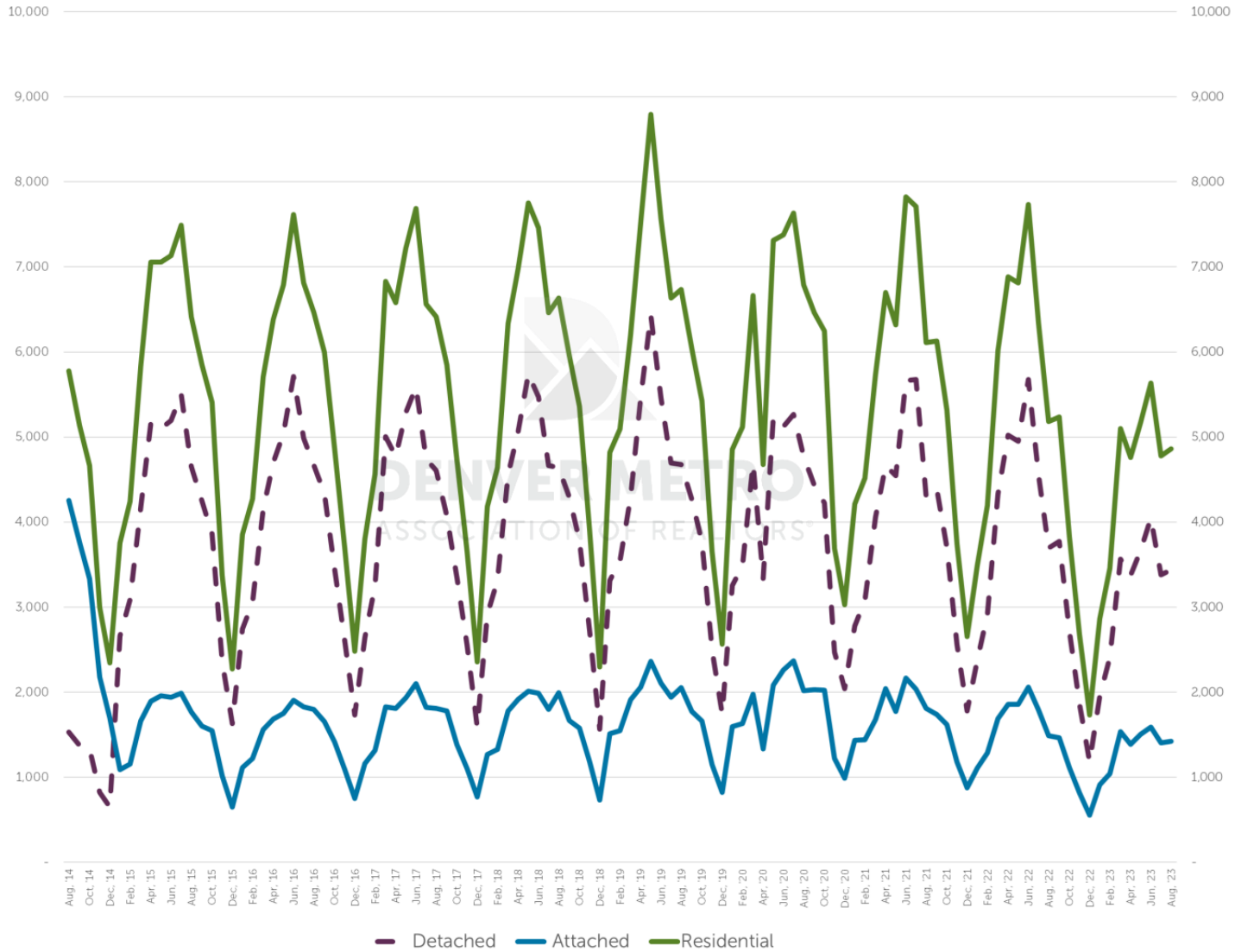
Active Listings at Month's End

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



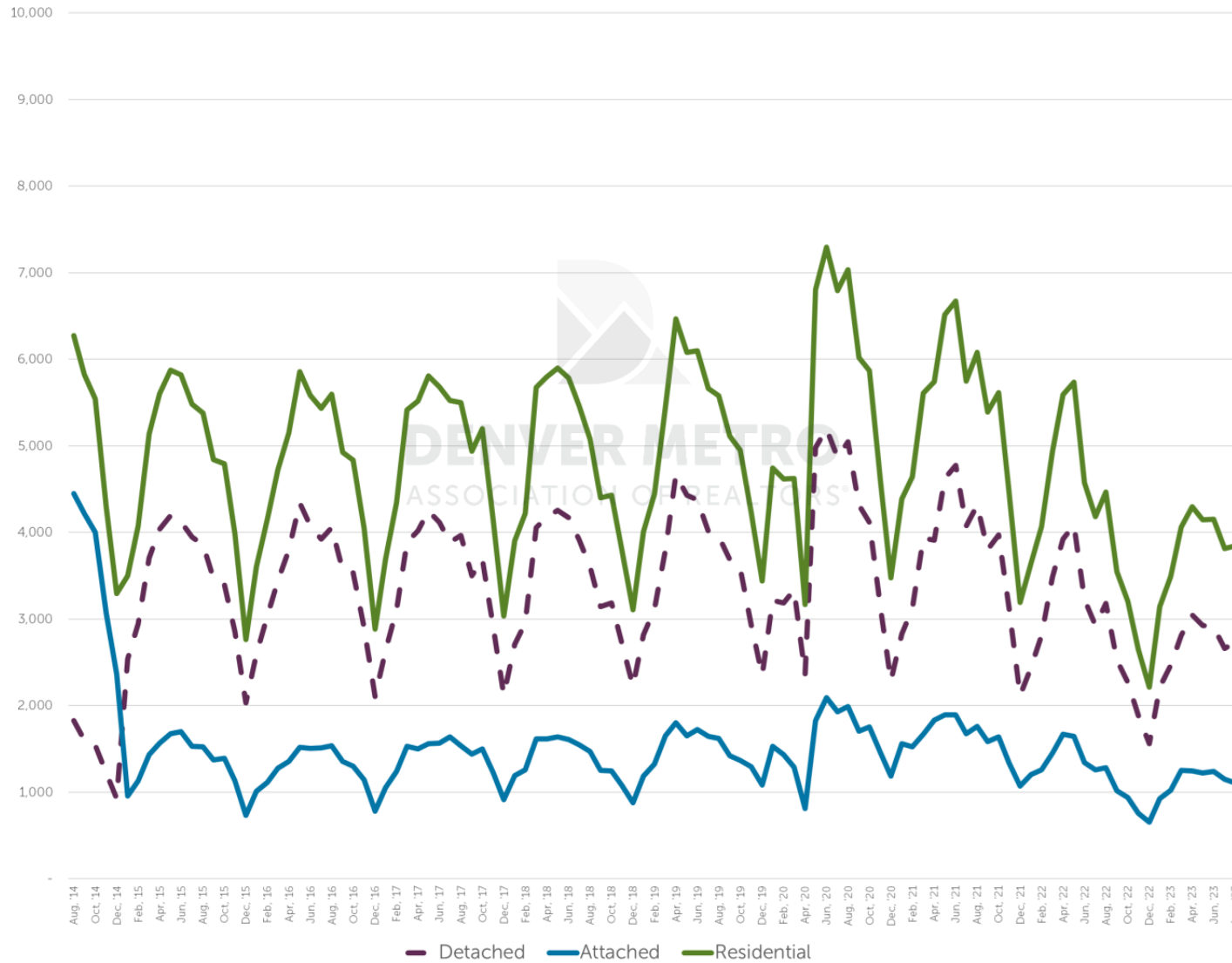
New Listings

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



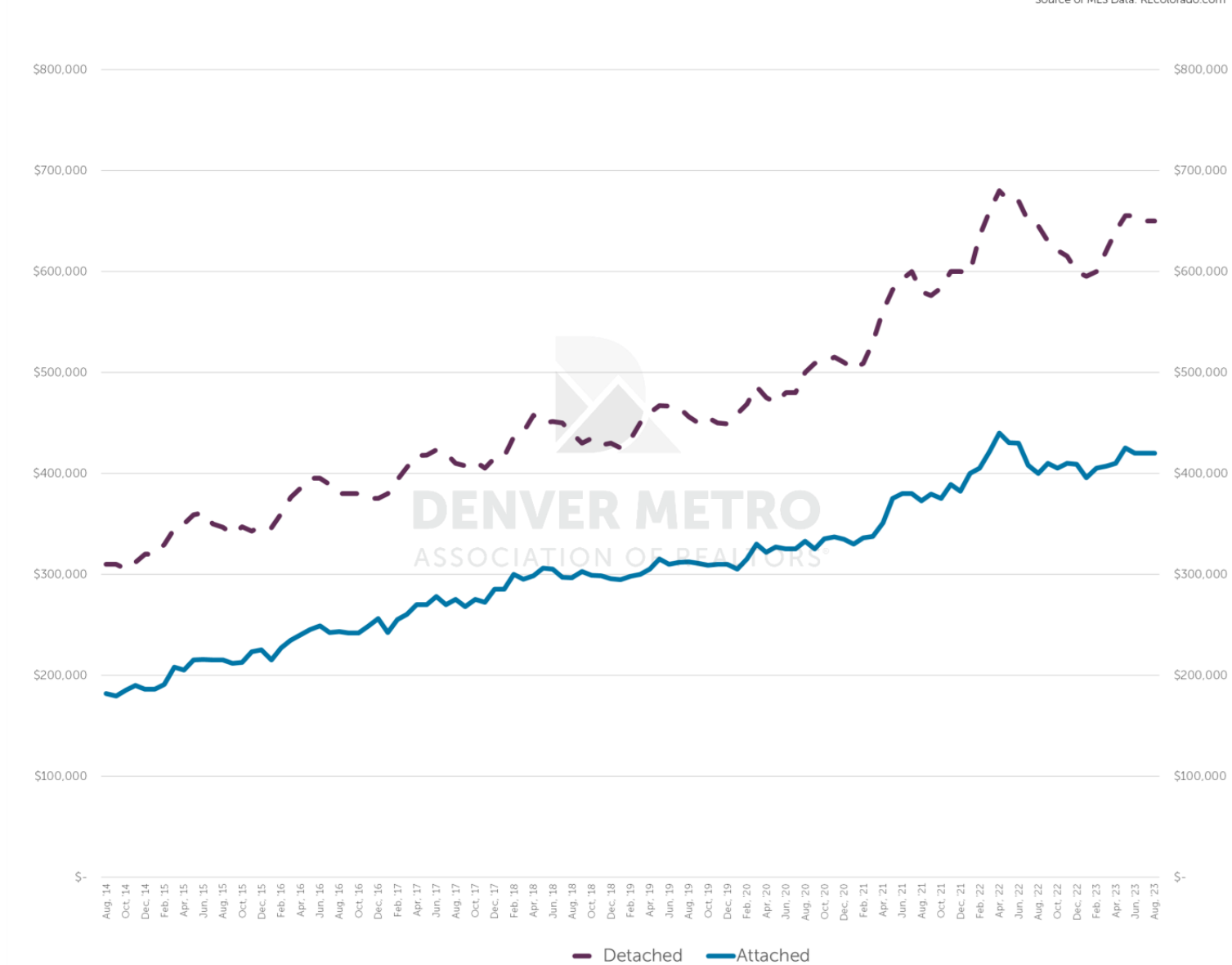
Pending Sales

DMAR Market Trends | August 2023
 Denver Metro Association of Realtors®
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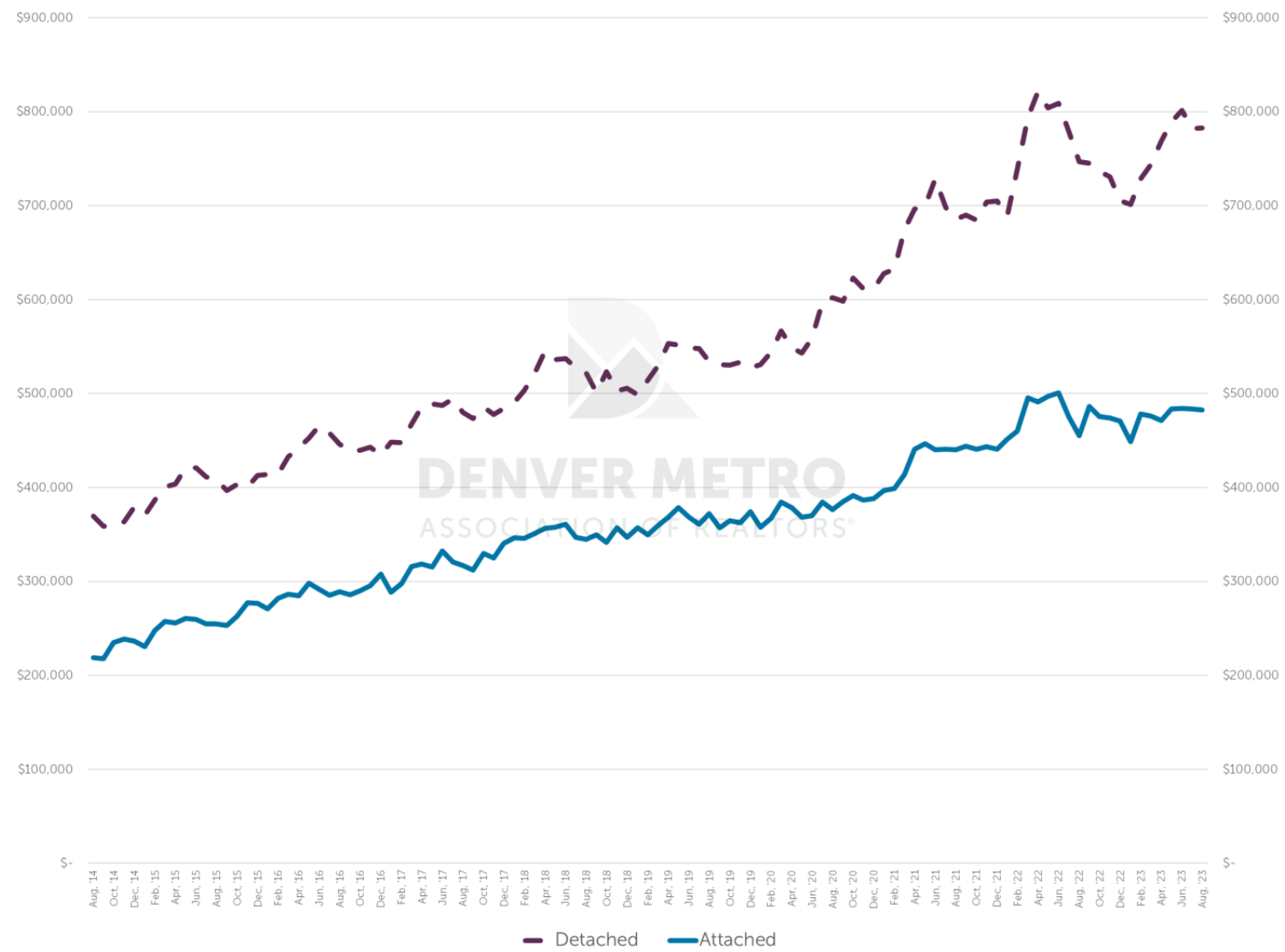
Median Close Price

DMAR Market Trends | August 2023
 Denver Metro Association of Realtors®
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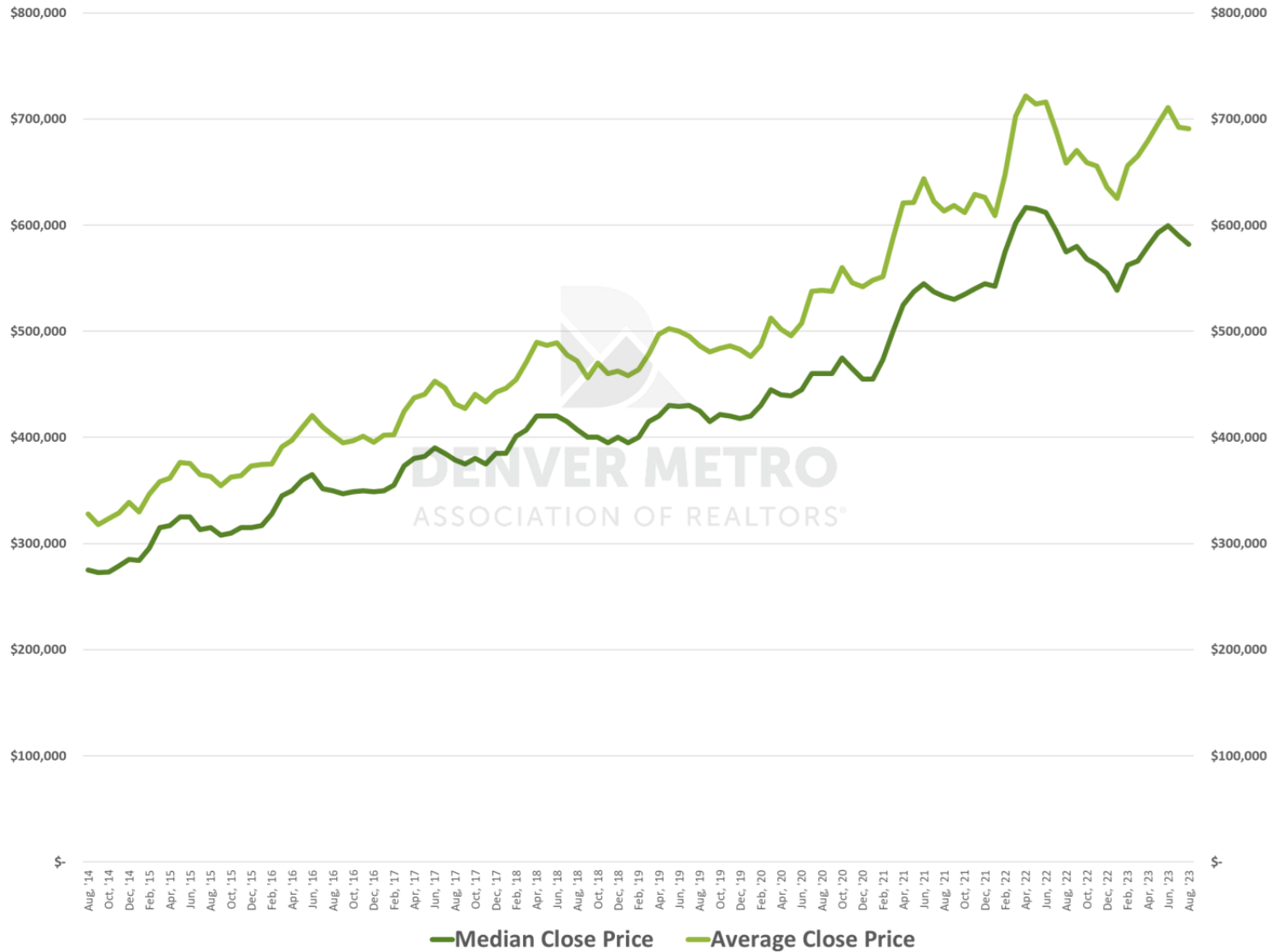
Average Close Price

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



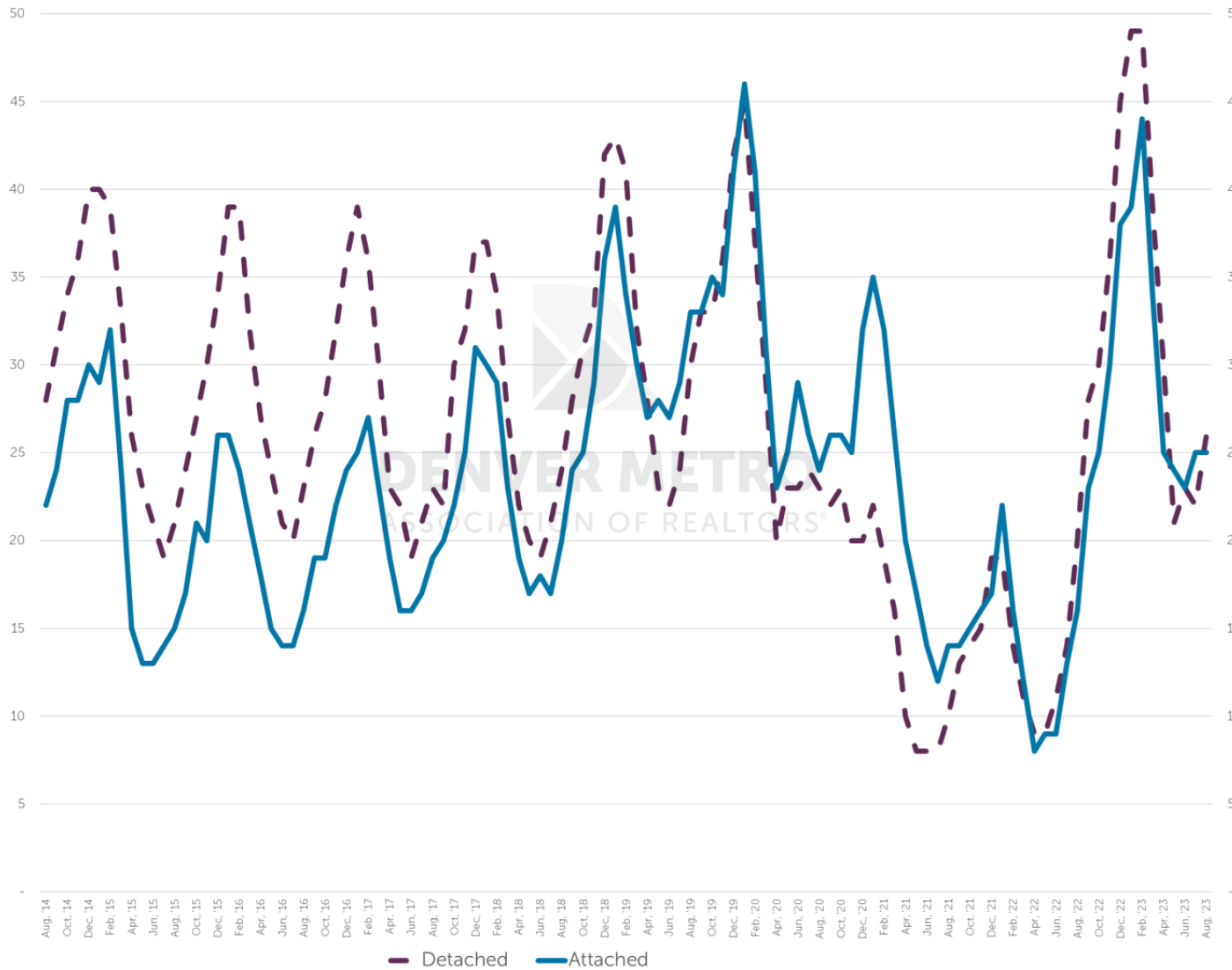
Residential Median + Average Close Price

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



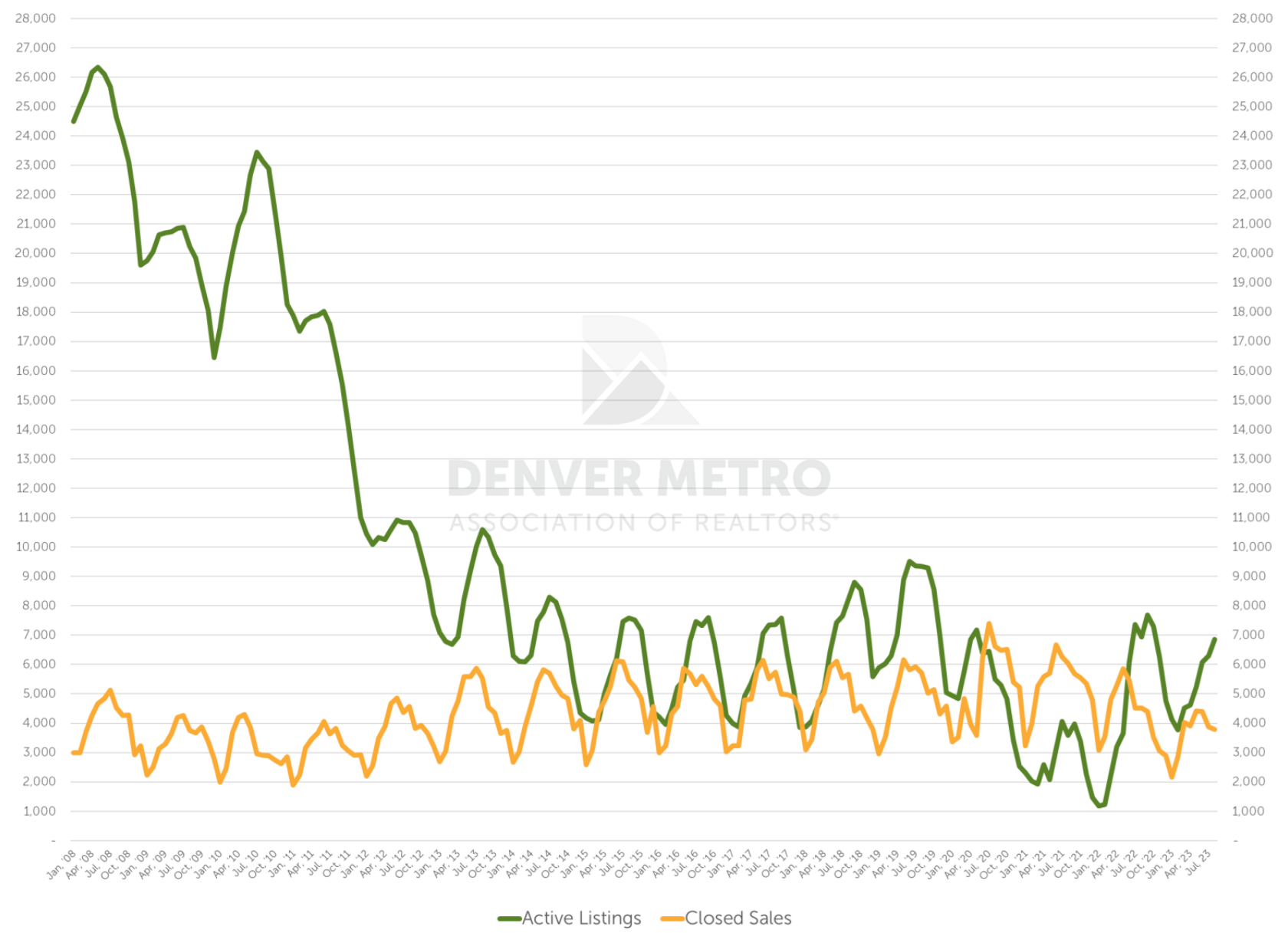
Average Days in MLS

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



Residential Active Listings + Closed Sales at Month's End

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



August Data Year-to-Date | 2023 to 2019

	YTD 2023	YTD 2022	YTD 2021	YTD 2020	YTD 2019	'23 vs '22	'23 vs '21	'23 vs '20	'23 vs '19
Residential (Detached + Attached)									
Active Listings at Month's End	6,858	6,939	3,582	5,496	9,350	-1.17%	91.46%	24.78%	-26.65%
New Listings	36,665	46,674	48,460	50,505	53,442	-21.44%	-24.34%	-27.40%	-31.39%
Closed	29,511	37,060	42,740	39,868	39,842	-20.37%	-30.95%	-25.98%	-25.93%
Close Price - Average	\$ 681,892	\$ 689,322	\$ 608,003	\$ 512,145	\$ 488,118	-1.08%	12.15%	33.14%	39.70%
Close Price - Median	\$ 580,000	\$ 598,950	\$ 520,000	\$ 445,050	\$ 420,000	-3.16%	11.54%	30.32%	38.10%
Sales Volume	\$ 20,123,323,690	\$ 25,546,274,206	\$ 25,986,057,199	\$ 20,418,205,273	\$ 19,447,606,966	-21.23%	-22.56%	-1.44%	3.47%
Days in MLS - Average	30	13	14	28	29	130.77%	114.29%	7.14%	3.45%
Days in MLS - Median	10	4	4	8	11	150.00%	150.00%	25.00%	-9.09%
Close-Price-to-List-Price Ratio	99.77%	103.72%	103.70%	99.75%	99.36%	-3.81%	-3.79%	0.02%	0.41%
Detached									
Active Listings at Month's End	4,970	5,298	2,469	3,305	6,645	-6.19%	101.30%	50.38%	-25.21%
New Listings	25,833	33,507	34,093	35,152	37,895	-22.90%	-24.23%	-26.51%	-31.83%
Closed	20,712	25,722	29,507	28,398	28,336	-19.48%	-29.81%	-27.07%	-26.91%
Close Price - Average	\$ 768,414	\$ 781,113	\$ 688,081	\$ 567,702	\$ 538,009	-1.63%	11.67%	35.36%	42.83%
Close Price - Median	\$ 639,000	\$ 655,000	\$ 575,000	\$ 485,000	\$ 455,000	-2.44%	11.13%	31.75%	40.44%
Sales Volume	\$ 15,915,397,014	\$ 20,091,794,642	\$ 20,303,214,012	\$ 16,121,595,161	\$ 15,245,017,519	-20.79%	-21.61%	-1.28%	4.40%
Days in MLS - Average	31	13	12	27	29	138.46%	158.33%	14.81%	6.90%
Days in MLS - Median	10	5	4	7	11	100.00%	150.00%	42.86%	-9.09%
Close-Price-to-List-Price Ratio	99.78%	103.77%	104.30%	99.85%	99.38%	-3.85%	-4.33%	-0.07%	0.40%
Attached									
Active Listings at Month's End	1,888	1,641	1,113	2,191	2,705	15.05%	69.63%	-13.83%	-30.20%
New Listings	10,832	13,167	14,367	15,353	15,547	-17.73%	-24.60%	-29.45%	-30.33%
Closed	8,799	11,338	13,233	11,470	11,506	-22.39%	-33.51%	-23.29%	-23.53%
Close Price - Average	\$ 478,228	\$ 481,080	\$ 429,445	\$ 374,595	\$ 365,252	-0.59%	11.36%	27.67%	30.93%
Close Price - Median	\$ 415,000	\$ 420,000	\$ 366,606	\$ 325,000	\$ 307,000	-1.19%	13.20%	27.69%	35.18%
Sales Volume	\$ 4,207,926,676	\$ 5,454,479,564	\$ 5,682,843,187	\$ 4,296,610,112	\$ 4,202,589,447	-22.85%	-25.95%	-2.06%	0.13%
Days in MLS - Average	29	12	20	30	30	141.67%	45.00%	-3.33%	-3.33%
Days in MLS - Median	10	4	5	11	12	150.00%	100.00%	-9.09%	-16.67%
Close-Price-to-List-Price Ratio	99.74%	103.59%	102.36%	99.48%	99.30%	-3.72%	-2.56%	0.26%	0.44%

Market Trends

Price Range	Detached			Attached		
	Closed	Active	MOI	Closed	Active	MOI
Months of Inventory						
\$0 to \$299,999	20	52	2.60	197	256	1.30
\$300,000 to \$499,999	444	565	1.27	565	772	1.37
\$500,000 to \$749,999	1,229	1,999	1.63	293	527	1.80
\$750,000 to \$999,999	564	1,098	1.95	61	158	2.59
\$1,000,000 to \$1,499,999	226	548	2.42	29	106	3.66
\$1,500,000 to \$1,999,999	77	291	3.78	10	40	4.00
\$2,000,000 and over	72	417	5.79	5	29	5.80
TOTALS	2,632	4,970	1.89	1,160	1,888	1.63

Price Range	Detached		% change	Attached		% change
	Closed Aug. 2023	Closed Jul. 2023		Closed Aug. 2023	Closed Jul. 2023	
Month-Over-Month						
\$0 to \$299,999	20	14	42.86%	197	201	-1.99%
\$300,000 to \$499,999	444	427	3.98%	565	585	-3.42%
\$500,000 to \$749,999	1,229	1,313	-6.40%	293	268	9.33%
\$750,000 to \$999,999	564	546	3.30%	61	59	3.39%
\$1,000,000 to \$1,499,999	226	245	-7.76%	29	39	-25.64%
\$1,500,000 to \$1,999,999	77	85	-9.41%	10	4	150.00%
\$2,000,000 and over	72	76	-5.26%	5	8	-37.50%
TOTALS	2,632	2,706	-2.73%	1,160	1,164	-0.34%

Price Range	Detached		% change	Attached		% change
	YTD Aug. 2023	YTD Aug. 2022		YTD Aug. 2023	YTD Aug. 2022	
Year-Over-Year						
\$0 to \$299,999	133	134	-0.75%	1,552	1,960	-20.82%
\$300,000 to \$499,999	3,749	3,618	3.62%	4,417	5,667	-22.06%
\$500,000 to \$749,999	10,069	12,960	-22.31%	2,043	2,657	-23.11%
\$750,000 to \$999,999	3,840	5,137	-25.25%	435	616	-29.38%
\$1,000,000 to \$1,499,999	1,759	2,430	-27.61%	254	302	-15.89%
\$1,500,000 to \$1,999,999	601	788	-23.73%	59	77	-23.38%
\$2,000,000 and over	561	654	-14.22%	39	59	-33.90%
TOTALS	20,712	25,721	-19.47%	8,799	11,338	-22.39%

Properties Sold for \$1 Million or More

	Aug. 2023	Jul. 2023	Aug. 2022	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	666	633	523	5.21%	27.34%
Pending	434	402	457	7.96%	-5.03%
Closed	419	457	480	-8.32%	-12.71%
Sales Volume	\$ 699,640,181	\$ 732,233,794	\$ 719,753,846	-4.45%	-2.79%
Days in MLS - Average	34	30	22	13.33%	54.55%
Days in MLS - Median	13	9	13	44.44%	0.00%
Close-Price-to-List-Price Ratio	98.75%	98.82%	98.81%	-0.07%	-0.06%
PSF Total	\$ 387	\$ 384	\$ 368	0.78%	5.16%
Detached					
New Listings	585	559	469	4.65%	24.73%
Pending	388	358	409	8.38%	-5.13%
Closed	375	406	439	-7.64%	-14.58%
Sales Volume	\$ 633,298,710	\$ 657,966,248	\$ 660,956,821	-3.75%	-4.18%
Days in MLS - Average	33	27	22	22.22%	50.00%
Days in MLS - Median	13	8	13	62.50%	0.00%
Close-Price-to-List-Price Ratio	98.86%	98.89%	98.94%	-0.03%	-0.08%
PSF Total	\$ 371	\$ 368	\$ 353	0.82%	5.10%
Attached					
New Listings	81	74	54	9.46%	50.00%
Pending	46	44	48	4.55%	-4.17%
Closed	44	51	41	-13.73%	7.32%
Sales Volume	\$ 66,341,471	\$ 74,267,546	\$ 58,797,025	-10.67%	12.83%
Days in MLS - Average	43	54	25	-20.37%	72.00%
Days in MLS - Median	24	25	11	-4.00%	118.18%
Close-Price-to-List-Price Ratio	97.80%	98.26%	97.35%	-0.47%	0.46%
PSF Total	\$ 524	\$ 511	\$ 532	2.54%	-1.50%

Properties Sold for \$1 Million or More

	YTD 2023	YTD 2022	YTD 2021	YTD 2020	YTD 2019	'23 vs '22	'23 vs '21	'23 vs '20	'23 vs '19
Residential (Detached + Attached)									
New Listings	4,944	5,253	3,954	3,259	2,951	-5.88%	25.04%	51.70%	67.54%
Pending	3,315	3,815	3,356	2,193	1,853	-13.11%	-1.22%	51.16%	78.90%
Closed	3,273	4,310	3,605	1,845	1,681	-24.06%	-9.21%	77.40%	94.71%
Sales Volume	\$ 5,363,223,183	\$ 6,815,088,119	\$ 5,735,700,380	\$ 2,822,161,140	\$ 2,593,585,140	-21.30%	-6.49%	90.04%	106.79%
Days in MLS - Average	34	18	32	55	57	88.89%	6.25%	-38.18%	-40.35%
Days in MLS - Median	9	4	5	20	22	125.00%	80.00%	-55.00%	-59.09%
Close-Price-to-List-Price Ratio	99.14%	104.61%	102.19%	97.46%	97.55%	-5.23%	-2.98%	1.72%	1.63%
PSF Total	\$ 386	\$ 394	\$ 365	\$ 337	\$ 334	-2.03%	5.75%	14.54%	15.57%
Detached									
New Listings	4,378	4,670	3,423	2,895	2,618	-6.25%	27.90%	51.23%	67.23%
Pending	2,968	3,407	2,968	2,012	1,659	-12.89%	0.00%	47.51%	78.90%
Closed	2,921	3,872	3,201	1,690	1,494	-24.56%	-8.75%	72.84%	95.52%
Sales Volume	\$ 4,843,381,788	\$ 6,159,504,877	\$ 5,135,482,404	\$ 2,591,331,562	\$ 2,292,585,184	-21.37%	-5.69%	86.91%	111.26%
Days in MLS - Average	33	17	29	55	58	94.12%	13.79%	-40.00%	-43.10%
Days in MLS - Median	9	4	5	19	22	125.00%	80.00%	-52.63%	-59.09%
Close-Price-to-List-Price Ratio	99.22%	104.78%	102.46%	97.52%	97.52%	-5.31%	-3.16%	1.74%	1.74%
PSF Total	\$ 368	\$ 375	\$ 340	\$ 315	\$ 302	-1.87%	8.24%	16.83%	21.85%
Attached									
New Listings	566	583	531	364	333	-2.92%	6.59%	55.49%	69.97%
Pending	347	408	388	181	194	-14.95%	-10.57%	91.71%	78.87%
Closed	352	438	404	155	187	-19.63%	-12.87%	127.10%	88.24%
Sales Volume	\$ 519,841,395	\$ 655,583,242	\$ 600,217,976	\$ 230,829,578	\$ 300,999,956	-20.71%	-13.39%	125.21%	72.70%
Days in MLS - Average	40	28	55	58	53	42.86%	-27.27%	-31.03%	-24.53%
Days in MLS - Median	13	4	7	30	22	225.00%	85.71%	-56.67%	-40.91%
Close-Price-to-List-Price Ratio	98.44%	103.08%	99.99%	96.79%	97.78%	-4.50%	-1.55%	1.70%	0.67%
PSF Total	\$ 534	\$ 566	\$ 565	\$ 571	\$ 593	-5.65%	-5.49%	-6.48%	-9.95%

Properties Sold Between \$750,000 and \$999,999

	Aug. 2023	Jul. 2023	Aug. 2022	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	740	822	755	-9.98%	-1.99%
Pending	583	646	660	-9.75%	-11.67%
Closed	625	605	651	3.31%	-3.99%
Sales Volume	\$ 528,974,263	\$ 514,847,401	\$ 552,268,093	2.74%	-4.22%
Days in MLS - Average	27	26	20	3.85%	35.00%
Days in MLS - Median	14	10	11	40.00%	27.27%
Close-Price-to-List-Price Ratio	99.39%	98.48%	99.48%	0.92%	-0.09%
PSF Total	\$ 283	\$ 287	\$ 295	-1.39%	-4.07%
Detached					
New Listings	679	736	679	-7.74%	0.00%
Pending	529	588	593	-10.03%	-10.79%
Closed	564	546	591	3.30%	-4.57%
Sales Volume	\$ 477,589,188	\$ 465,849,938	\$ 501,124,434	2.52%	-4.70%
Days in MLS - Average	27	26	20	3.85%	35.00%
Days in MLS - Median	14	10	11	40.00%	27.27%
Close-Price-to-List-Price Ratio	99.33%	99.87%	99.48%	-0.54%	-0.15%
PSF Total	\$ 269	\$ 274	\$ 280	-1.82%	-3.93%
Attached					
New Listings	61	86	76	-29.07%	-19.74%
Pending	54	58	67	-6.90%	-19.40%
Closed	61	59	60	3.39%	1.67%
Sales Volume	\$ 51,385,075	\$ 48,997,463	\$ 51,143,659	4.87%	0.47%
Days in MLS - Average	28	29	27	-3.45%	3.70%
Days in MLS - Median	13	8	12	62.50%	8.33%
Close-Price-to-List-Price Ratio	99.99%	100.11%	99.49%	-0.12%	0.50%
PSF Total	\$ 415	\$ 409	\$ 439	1.47%	-5.47%

Properties Sold Between \$750,000 and \$999,999

	YTD 2023	YTD 2022	YTD 2021	YTD 2020	YTD 2019	'23 vs '22	'23 vs '21	'23 vs '20	'23 vs '19
Residential (Detached + Attached)									
New Listings	5,887	7,264	5,167	3,960	3,572	-18.96%	13.93%	48.66%	64.81%
Pending	4,606	5,541	4,549	3,120	2,532	-16.87%	1.25%	47.63%	81.91%
Closed	4,275	5,753	4,530	2,619	2,265	-25.69%	-5.63%	63.23%	88.74%
Sales Volume	\$ 3,620,212,982	\$ 4,873,444,842	\$ 3,841,911,309	\$ 2,216,355,329	\$ 1,920,428,489	-25.72%	-5.77%	63.34%	88.51%
Days in MLS - Average	31	14	16	41	41	121.43%	93.75%	-24.39%	-24.39%
Days in MLS - Median	10	5	4	14	15	100.00%	150.00%	-28.57%	-33.33%
Close-Price-to-List-Price Ratio	99.75%	103.97%	103.69%	99.09%	98.99%	-4.06%	-3.80%	0.67%	0.77%
PSF Total	\$ 287	\$ 301	\$ 277	\$ 249	\$ 248	-4.65%	3.61%	15.26%	15.73%
Detached									
New Listings	5,274	6,560	4,480	3,253	3,023	-19.60%	17.72%	62.13%	74.46%
Pending	4,170	5,001	3,954	2,679	2,156	-16.62%	5.46%	55.66%	93.41%
Closed	3,840	5,137	3,960	2,254	1,903	-25.25%	-3.03%	70.36%	101.79%
Sales Volume	\$ 3,254,309,744	\$ 4,352,479,631	\$ 3,354,308,654	\$ 1,905,673,706	\$ 1,612,245,090	-25.23%	-2.98%	70.77%	101.85%
Days in MLS - Average	31	13	13	41	39	138.46%	138.46%	-24.39%	-20.51%
Days in MLS - Median	11	5	4	13	15	120.00%	175.00%	-15.38%	-26.67%
Close-Price-to-List-Price Ratio	99.76%	104.10%	104.10%	99.15%	99.00%	-4.17%	-4.17%	0.62%	0.77%
PSF Total	\$ 272	\$ 284	\$ 261	\$ 232	\$ 227	-4.23%	4.21%	17.24%	19.82%
Attached									
New Listings	613	704	687	707	549	-12.93%	-10.77%	-13.30%	11.66%
Pending	436	540	595	441	376	-19.26%	-26.72%	-1.13%	15.96%
Closed	435	616	570	365	362	-29.38%	-23.68%	19.18%	20.17%
Sales Volume	\$ 365,903,238	\$ 520,965,211	\$ 487,602,655	\$ 310,681,623	\$ 308,183,399	-29.76%	-24.96%	17.77%	18.73%
Days in MLS - Average	32	21	38	41	55	52.38%	-15.79%	-21.95%	-41.82%
Days in MLS - Median	10	5	7	15	22	100.00%	42.86%	-33.33%	-54.55%
Close-Price-to-List-Price Ratio	99.70%	102.93%	100.86%	98.69%	98.91%	-3.14%	-1.15%	1.02%	0.80%
PSF Total	\$ 416	\$ 445	\$ 393	\$ 355	\$ 358	-6.52%	5.85%	17.18%	16.20%

Properties Sold Between \$500,000 and \$749,999

	Aug. 2023	Jul. 2023	Aug. 2022	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	1870	1859	2111	0.59%	-11.42%
Pending	1522	1547	1811	-1.62%	-15.96%
Closed	1522	1581	1849	-3.73%	-17.69%
Sales Volume	\$ 921,755,816	\$ 962,170,180	\$ 1,126,612,525	-4.20%	-18.18%
Days in MLS - Average	27	23	20	17.39%	35.00%
Days in MLS - Median	12	10	13	20.00%	-7.69%
Close-Price-to-List-Price Ratio	99.75%	100.04%	99.55%	-0.29%	0.20%
PSF Total	\$ 283	\$ 285	\$ 280	-0.70%	1.07%
Detached					
New Listings	1,539	1,529	1,772	0.65%	-13.15%
Pending	1,274	1,259	1,553	1.19%	-17.97%
Closed	1,229	1,313	1,551	-6.40%	-20.76%
Sales Volume	\$ 748,995,952	\$ 802,189,669	\$ 950,087,443	-6.63%	-21.17%
Days in MLS - Average	25	22	21	13.64%	19.05%
Days in MLS - Median	11	9	13	22.22%	-15.38%
Close-Price-to-List-Price Ratio	99.76%	100.11%	99.46%	-0.35%	0.30%
PSF Total	\$ 268	\$ 272	\$ 266	-1.47%	0.75%
Attached					
New Listings	331	330	339	0.30%	-2.36%
Pending	248	288	258	-13.89%	-3.88%
Closed	293	268	298	9.33%	-1.68%
Sales Volume	\$ 172,759,864	\$ 159,980,511	\$ 176,525,082	7.99%	-2.13%
Days in MLS - Average	34	32	19	6.25%	78.95%
Days in MLS - Median	17	11	9	54.55%	88.89%
Close-Price-to-List-Price Ratio	99.72%	99.71%	100.02%	0.01%	-0.30%
PSF Total	\$ 345	\$ 345	\$ 353	0.00%	-2.27%

Properties Sold Between \$500,000 and \$749,999

	YTD 2023	YTD 2022	YTD 2021	YTD 2020	YTD 2019	'23 vs '22	'23 vs '21	'23 vs '20	'23 vs '19
Residential (Detached + Attached)									
New Listings	14,282	19,176	16,207	13,503	12,935	-25.52%	-11.88%	5.77%	10.41%
Pending	12,390	15,026	14,599	11,730	9,853	-17.54%	-15.13%	5.63%	25.75%
Closed	12,112	15,618	15,352	10,752	9,099	-22.45%	-21.10%	12.65%	33.11%
Sales Volume	\$ 7,356,276,168	\$ 9,532,674,359	\$ 9,223,409,772	\$ 6,385,425,847	\$ 5,407,319,340	-22.83%	-20.24%	15.20%	36.04%
Days in MLS - Average	32	12	11	32	36	166.67%	190.91%	0.00%	-11.11%
Days in MLS - Median	11	5	4	11	15	120.00%	175.00%	0.00%	-26.67%
Close-Price-to-List-Price Ratio	99.98%	103.72%	104.52%	99.71%	99.24%	-3.61%	-4.34%	0.27%	0.75%
PSF Total	\$ 277	\$ 296	\$ 260	\$ 220	\$ 213	-6.42%	6.54%	25.91%	30.05%
Detached									
New Listings	11,667	16,211	13,926	11,425	11,061	-28.03%	-16.22%	2.12%	5.48%
Pending	10,284	12,674	12,503	10,187	8,579	-18.86%	-17.75%	0.95%	19.87%
Closed	10,069	12,961	13,175	9,361	7,899	-22.31%	-23.57%	7.56%	27.47%
Sales Volume	\$ 6,145,527,497	\$ 7,956,855,624	\$ 7,931,464,119	\$ 5,564,795,132	\$ 4,698,731,827	-22.76%	-22.52%	10.44%	30.79%
Days in MLS - Average	31	12	9	30	35	158.33%	244.44%	3.33%	-11.43%
Days in MLS - Median	10	5	4	10	14	100.00%	150.00%	0.00%	-28.57%
Close-Price-to-List-Price Ratio	100.04%	103.76%	104.91%	99.77%	99.26%	-3.59%	-4.64%	0.27%	0.79%
PSF Total	\$ 264	\$ 282	\$ 243	\$ 202	\$ 195	-6.38%	8.64%	30.69%	35.38%
Attached									
New Listings	2,615	2,965	2,281	2,078	1,874	-11.80%	14.64%	25.84%	39.54%
Pending	2,106	2,352	2,096	1,543	1,274	-10.46%	0.48%	36.49%	65.31%
Closed	2,043	2,657	2,177	1,391	1,200	-23.11%	-6.16%	46.87%	70.25%
Sales Volume	\$ 1,210,748,671	\$ 1,575,818,735	\$ 1,291,945,653	\$ 820,630,715	\$ 708,587,513	-23.17%	-6.28%	47.54%	70.87%
Days in MLS - Average	38	14	25	44	43	171.43%	52.00%	-13.64%	-11.63%
Days in MLS - Median	15	4	5	17	18	275.00%	200.00%	-11.76%	-16.67%
Close-Price-to-List-Price Ratio	99.66%	103.55%	102.09%	99.28%	99.14%	-3.76%	-2.38%	0.38%	0.52%
PSF Total	\$ 341	\$ 365	\$ 364	\$ 343	\$ 331	-6.58%	-6.32%	-0.58%	3.02%