

Market Overview

	May-24	Apr. 2024	May-23	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
Active Listings at Month's End	9,159	6,990	5,228	31.03%	75.19%
New Listings	6,966	5,979	5,203	16.51%	33.88%
Pending	4,265	4,184	4,086	1.94%	4.38%
Closed	4,198	3,971	4,438	5.72%	-5.41%
Close Price - Average	\$ 720,109	\$ 725,479	\$ 697,040	-0.74%	3.31%
Close Price - Median	\$ 600,000	\$ 602,500	\$ 594,945	-0.41%	0.85%
Sales Volume	\$ 3,023,018,931	\$ 2,880,875,838	\$ 3,093,465,230	4.93%	-2.28%
Days in MLS - Average	27	30	22	-10.00%	22.73%
Days in MLS - Median	9	8	6	12.50%	50.00%
Close-Price-to-List-Price Ratio	99.79%	99.72%	100.48%	0.07%	-0.69%
Detached					
Active Listings at Month's End	6,352	4,719	3,720	34.60%	70.75%
New Listings	5,165	4,370	3,680	18.19%	40.35%
Pending	3,239	3,166	2,874	2.31%	12.70%
Closed	3,174	2,938	3,080	8.03%	3.05%
Close Price - Average	\$ 803,510	\$ 814,196	\$ 790,377	-1.31%	1.66%
Close Price - Median	\$ 660,000	\$ 661,750	\$ 656,500	-0.26%	0.53%
Sales Volume	\$ 2,550,339,284	\$ 2,392,108,814	\$ 2,434,359,751	6.61%	4.76%
Days in MLS - Average	25	29	21	-13.79%	19.05%
Days in MLS - Median	7	7	6	0.00%	16.67%
Close-Price-to-List-Price Ratio	99.98%	99.88%	100.57%	0.10%	-0.59%
Attached					
Active Listings at Month's End	2,807	2,271	1,508	23.60%	86.14%
New Listings	1,801	1,609	1,523	11.93%	18.25%
Pending	1,026	1,018	1,212	0.79%	-15.35%
Closed	1,024	1,033	1,358	-0.87%	-24.59%
Close Price - Average	\$ 461,601	\$ 473,153	\$ 485,350	-2.44%	-4.89%
Close Price - Median	\$ 407,250	\$ 419,000	\$ 425,000	-2.80%	-4.18%
Sales Volume	\$ 472,679,647	\$ 488,767,024	\$ 659,105,479	-3.29%	-28.28%
Days in MLS - Average	31	35	24	-11.43%	29.17%
Days in MLS - Median	14	12	6	16.67%	133.33%
Close-Price-to-List-Price Ratio	99.21%	99.26%	100.28%	-0.05%	-1.07%

Knowledge is **POWER**

I'm here to **educate** you on current market conditions so you will be **empowered** to make **better decisions** when its time to buy or sell.

Denver Metro Association of Realtors Monthly Market Trends Report

COMPLIMENTS OF

ANTHONY / RAE (303) 520-3179

| RESIDENTIAL REAL ESTATE BROKER | BUYER & SELLER ADVICE & COUNSELING | RELOCATION |

anthonyrael.com/denverstats

Market Highlights

Realtor® Insights:

- Denver's real estate market is normalizing but continues to face persistent affordability challenges. This presents opportunities for serious buyers and sellers to negotiate favorable deals in the second half of the year.

Local News:

- Governor Polis approved a bipartisan bill that will cut property taxes, saving the average homeowner \$500 and capping future tax increases at 5.5 percent.
- Mayor Mike Johnston announced a plan to raise \$500 million in public funds to revitalize downtown Denver over the next 10 years.
- Overall office vacancy rate in downtown Denver rose to 32 percent in the first three months of 2024, the highest in decades. However, offices around Union Station and LoDo are faring better, with vacancy rates in the single digits.
- Upton Residences, with 461 condos, will be Denver's second-largest condo project once completed, following the 42-story, 496-unit Spire building that hit the market in late 2009.
- Colorado homeowners report 30 to 130 percent insurance premium increases, with some being informed that their policies won't be renewed.

National News:

- Consumer confidence in the U.S. rose in May after three straight months of declines, though Americans are still anxious about inflation and interest rates.
- Expectations of a recession in the next year rose again in May but remain below their peak in May of 2023.
- Plans to purchase a home remain at their lowest level since August 2012. Sales of existing homes slumped in April due to high mortgage rates and rising prices.
- National home sale prices have been rising by about half a percent per month for the last six months, stabilizing price growth back to pre-pandemic levels.
- Rising homeowner's insurance costs, not calculated in inflation numbers, contribute to the perception that inflation figures are inaccurate.
- Condo owners face higher dues and special assessments as HOA insurance premiums skyrocket.
- April retail sales were flat month-over-month and year-over-year, continuing a trend of mildly slowing sales. After a 15 percent jump due to Covid, retail sales remained strong through January 2023 but have weakened slightly as spending on post-Covid services rises.
- The National Association of Home Builders housing market index fell to 45

in May, down from 51, as higher mortgage rates and persistent inflation impacted all three components of the index (current single-family sales, sales expectations for the next six months and prospective buyer traffic).

- The "Western Gothic" aesthetic, featuring dark color palettes with vintage Western and Americana motifs, is emerging as a top design trend for 2024.
- From 2013 to 2021, Black and Latinx homeowners were twice as likely as White homeowners to receive appraisals below the contract price. In 2022 and 2023, this disparity decreased, with Black and Latinx homeowners who are 1.5 times more likely to receive low appraisals.

Mortgage News:

- Homeowners who bought one to two years ago hoping for lower rates are feeling the pinch. U.S. delinquency rates were flat at 2.8 percent from February to March, deviating from the usual seasonal decline. This trend comes as household budgets remain strained by high inflation.
- The Veterans Administration announced a targeted moratorium on foreclosures for Veterans with VA-guaranteed loans through December 31, 2024.
- Denver homeowners have an average of \$250,000 tappable equity (leaving 20 percent equity in the home).
- The average mortgage rate for Denver homeowners is 3.9 percent.
- As ADUs gain popularity, a new loan program allows for a HELOC based on future value, enabling homeowners to build an ADU without refinancing their low first mortgage interest rate.
- According to Bloomberg, 1.7 million adjustable-rate mortgages are about to reset for people who bought around 2019.

Quick Stats:

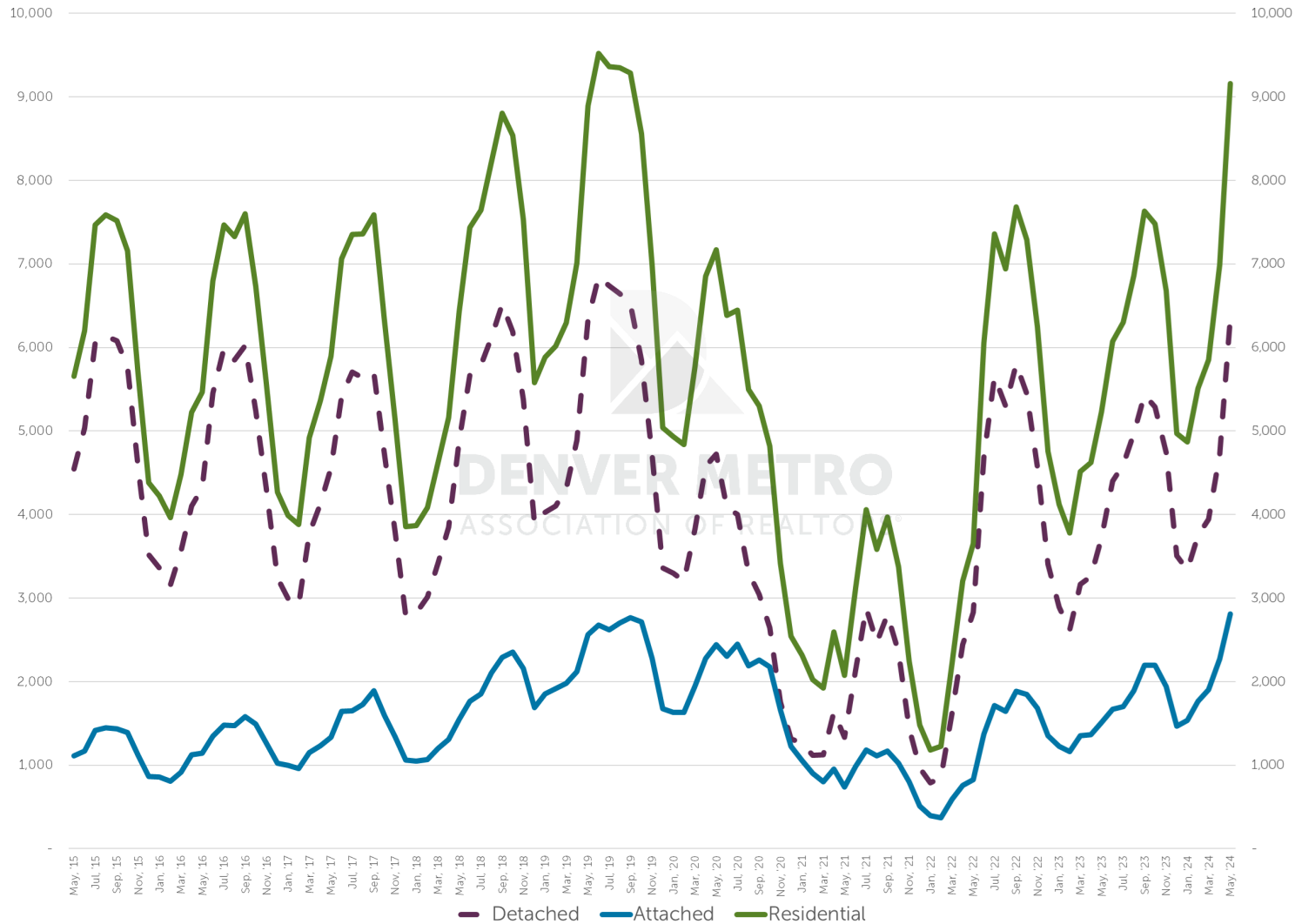
- Average active listings for May is 14,895 (1985-2023).
- The record-high for April was set in 2006 with 30,457 listings, while the record-low was set in 2021 with 2,075 listings.
- The historical average increase in active listings from April to May is 7.48 percent. This May saw a new record with a 31.03 percent increase, surpassing the previous record of 26.8 percent in 2019.

Follow #DMARstats
for shareable graphics and more!



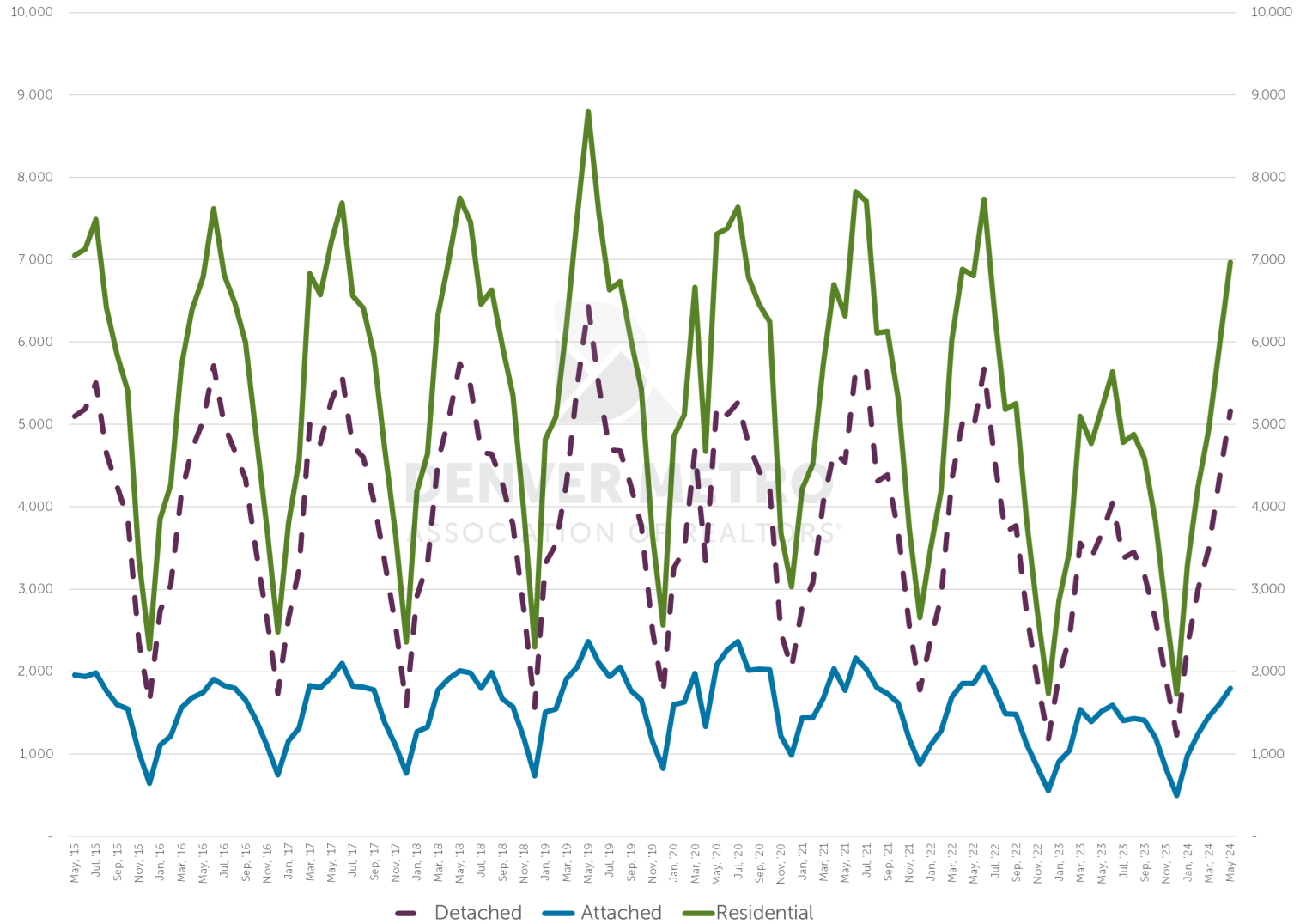
Active Listings at Month's End

DMAR Market Trends | May 2024
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



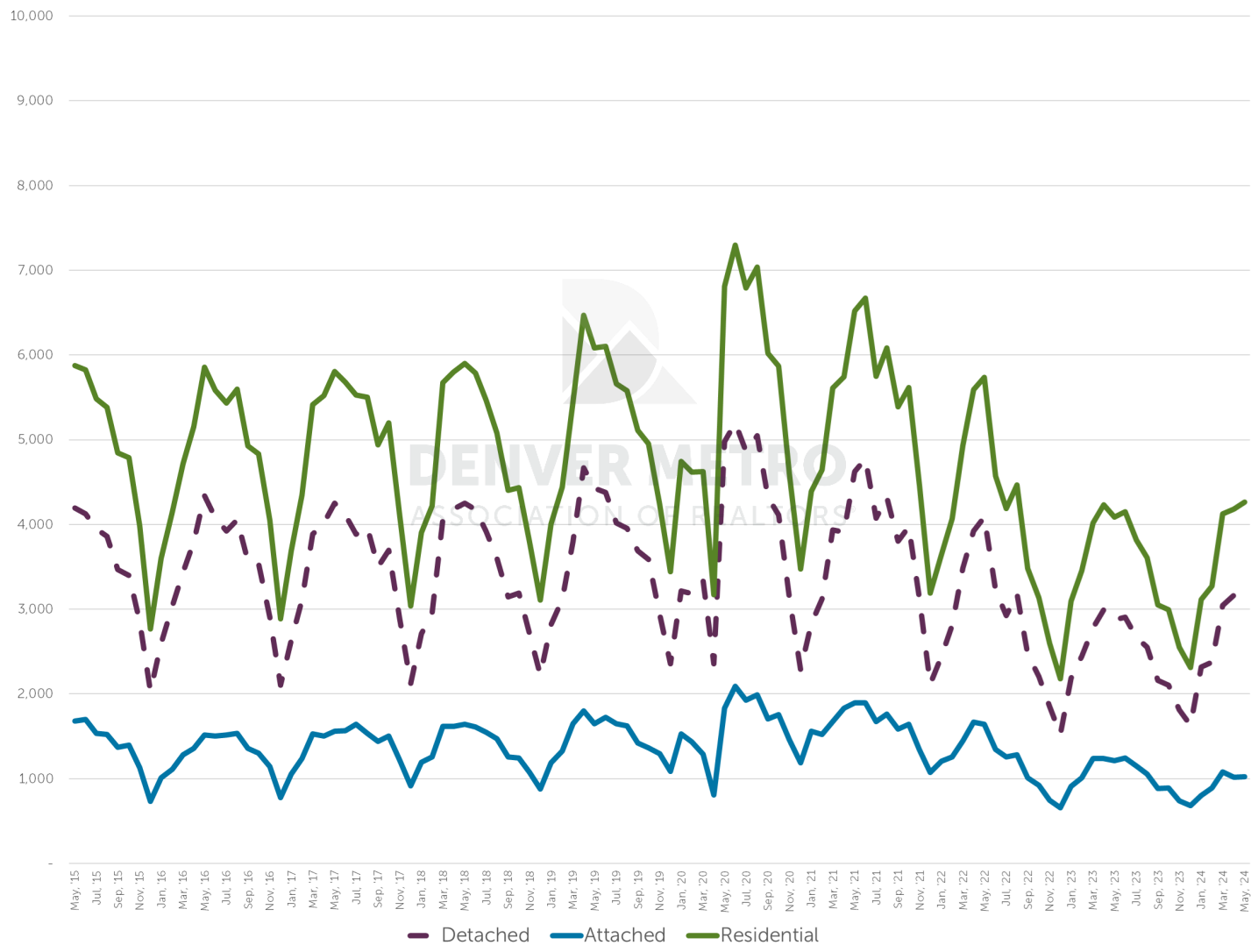
New Listings

DMAR Market Trends | May 2024
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



Pending Sales

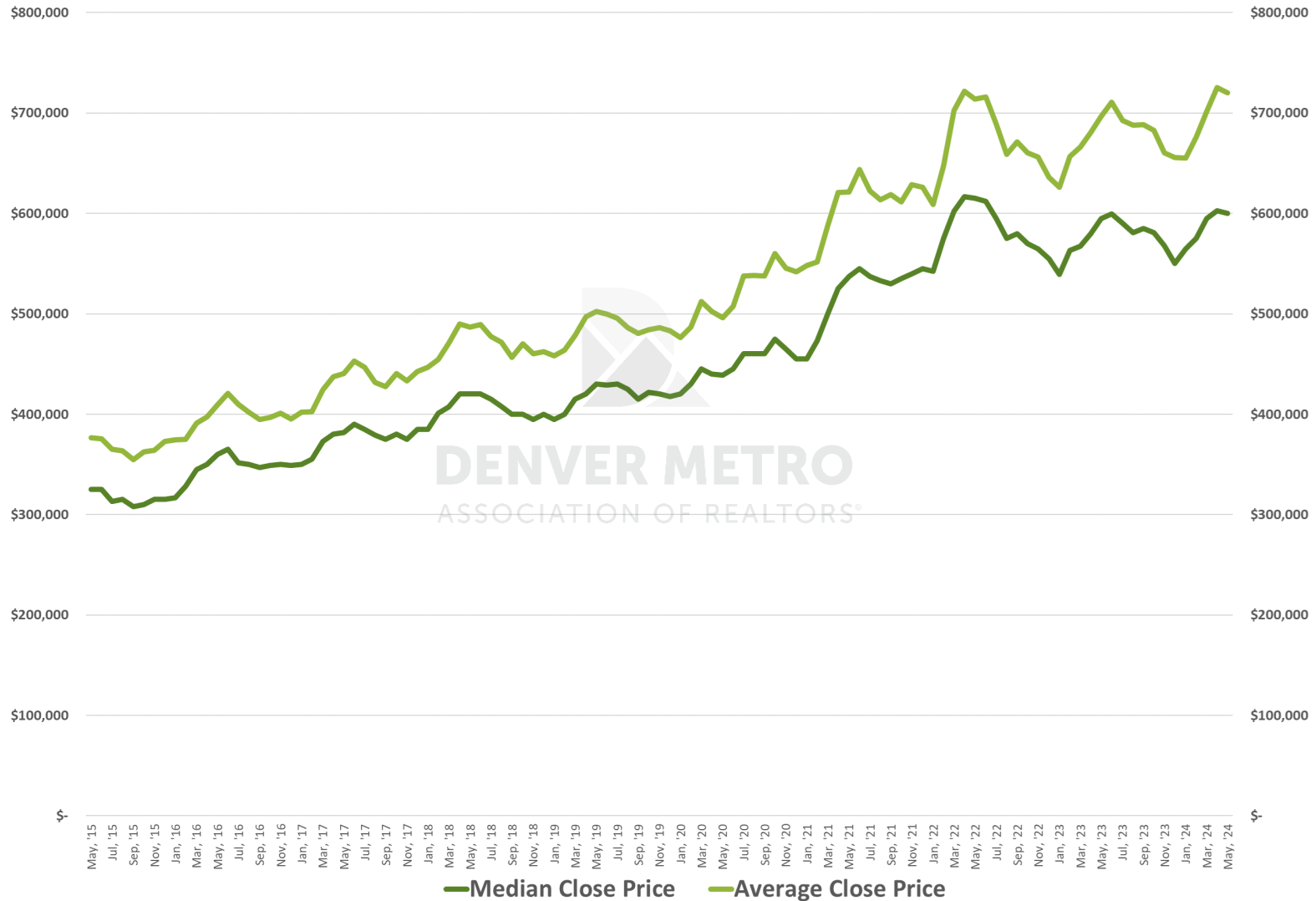
DMAR Market Trends | May 2024
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



Residential Median + Average Close Price

10-year view

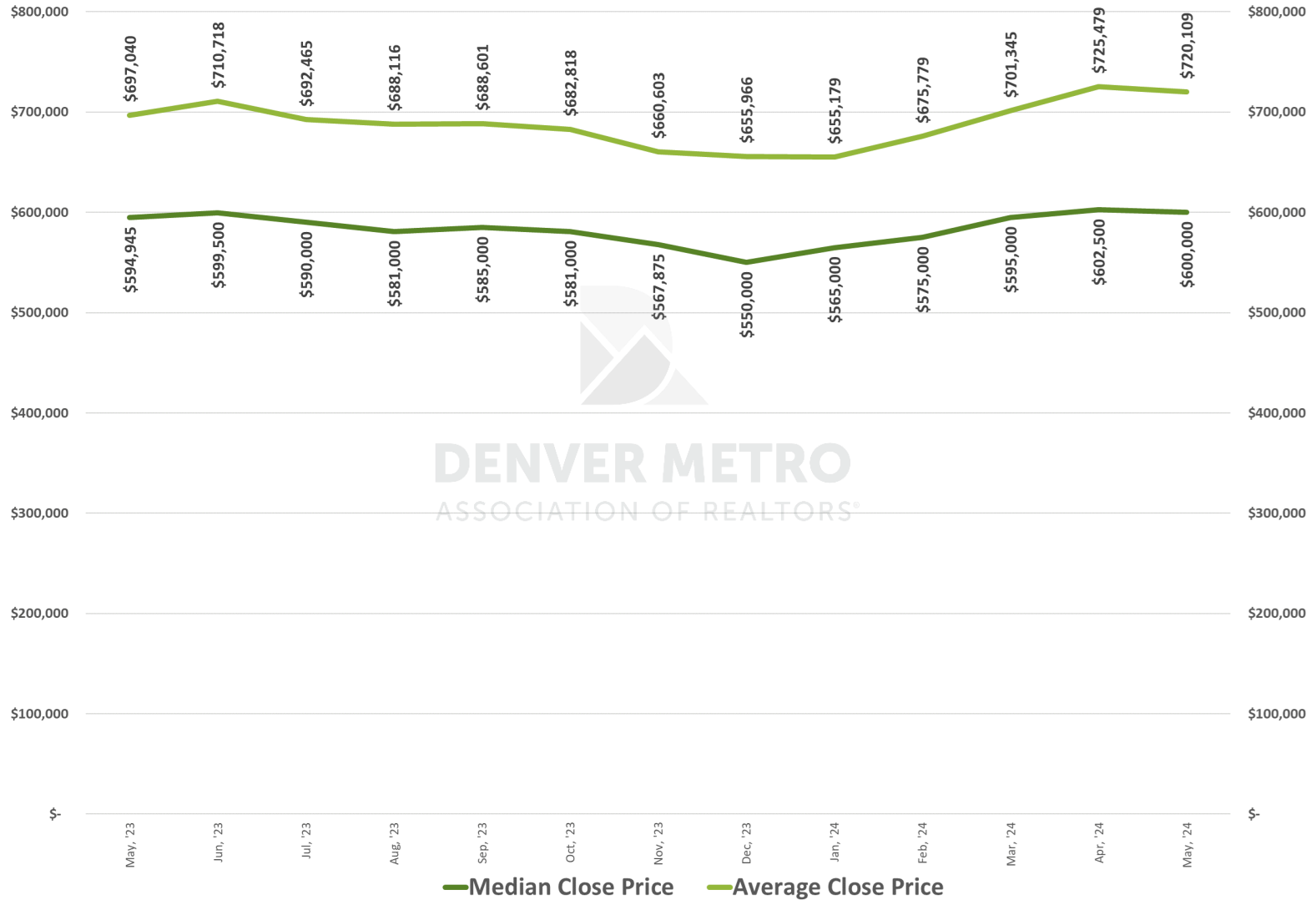
DMAR Market Trends | May 2024
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



Residential Median + Average Close Price

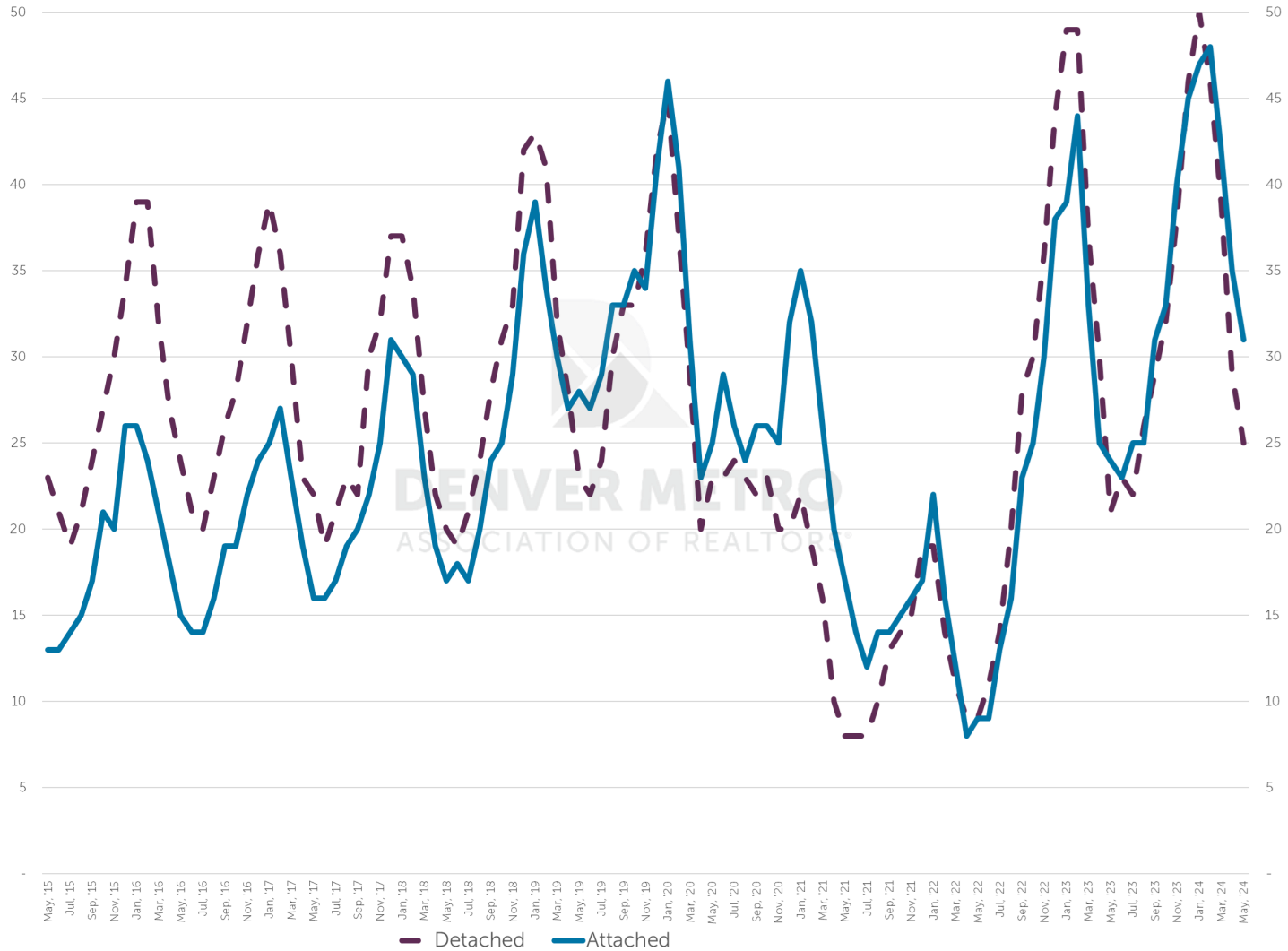
1-year snapshot

DMAR Market Trends | May 2024
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



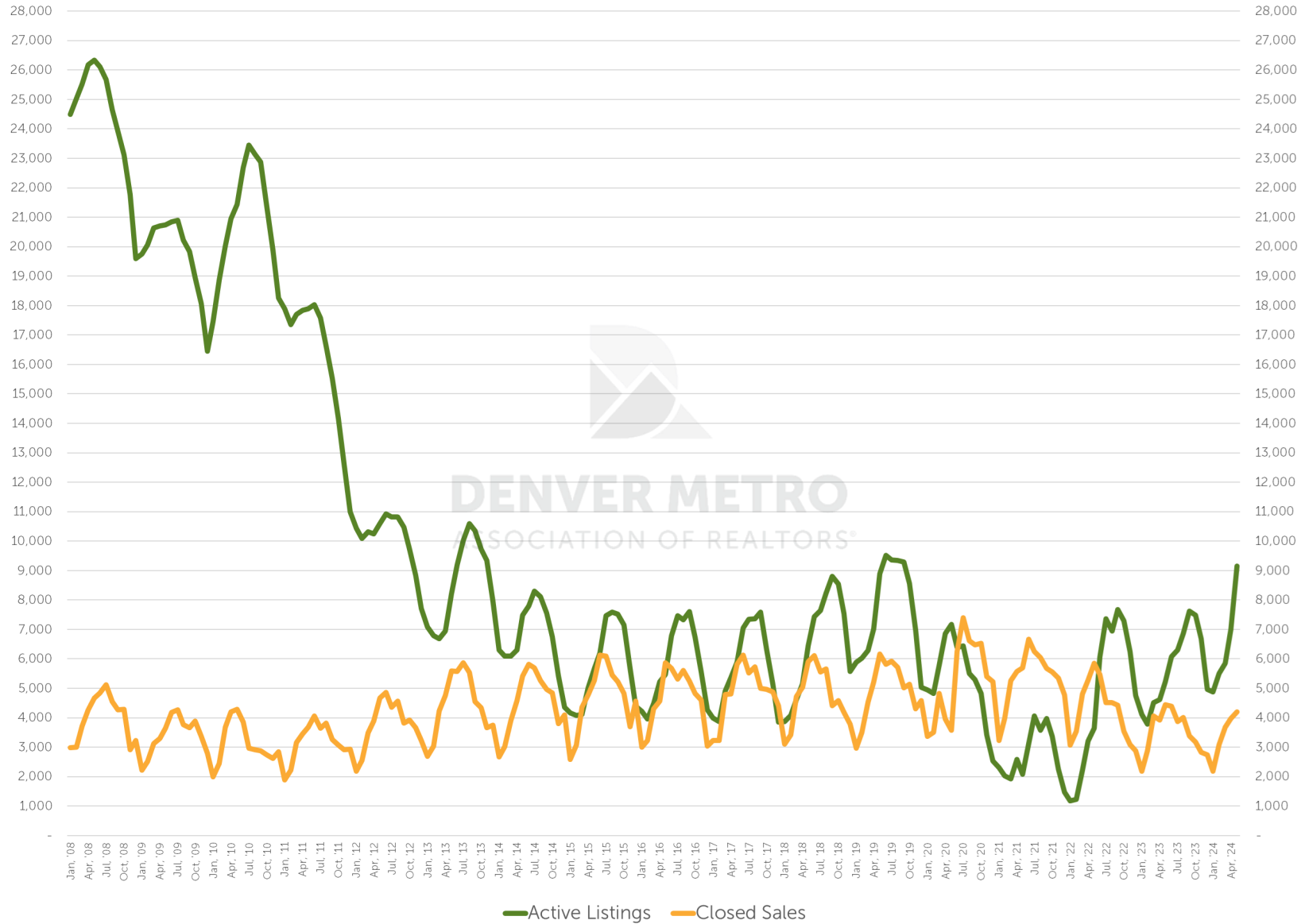
Average Days in MLS

DMAR Market Trends | May 2024
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



Residential Active Listings + Closed Sales at Month's End

DMAR Market Trends | May 2024
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



May Data Year-to-Date | 2024 to 2020

	YTD 2024	YTD 2023	YTD 2022	YTD 2021	YTD 2020	'24 vs '23	'24 vs '22	'24 vs '21	'24 vs '20
Residential (Detached + Attached)									
Active Listings at Month's End	9,159	5,228	3,652	2,075	7,170	75.19%	150.79%	341.40%	27.74%
New Listings	25,412	21,391	27,415	27,360	28,683	18.80%	-7.31%	-7.12%	-11.40%
Closed	17,148	17,484	22,562	23,767	19,605	-1.92%	-24.00%	-27.85%	-12.53%
Close Price - Average	\$ 701,067	\$ 670,746	\$ 689,100	\$ 592,812	\$ 495,438	4.52%	1.74%	18.26%	41.50%
Close Price - Median	\$ 590,000	\$ 574,163	\$ 598,950	\$ 505,000	\$ 435,000	2.76%	-1.49%	16.83%	35.63%
Sales Volume	\$ 12,021,899,260	\$ 11,727,315,179	\$ 15,547,473,709	\$ 14,089,368,078	\$ 9,713,062,011	2.51%	-22.68%	-14.67%	23.77%
Days in MLS - Average	37	34	12	17	31	8.82%	208.33%	117.65%	19.35%
Days in MLS - Median	13	11	4	4	9	18.18%	225.00%	225.00%	44.44%
Close-Price-to-List-Price Ratio	99.50%	99.70%	105.36%	103.46%	99.54%	-0.20%	-5.56%	-3.83%	-0.04%
Detached									
Active Listings at Month's End	6,352	3,720	2,828	1,336	4,725	70.75%	124.61%	375.45%	34.43%
New Listings	18,319	14,980	19,585	19,017	19,986	22.29%	-6.46%	-3.67%	-8.34%
Closed	12,692	12,256	15,588	16,110	13,784	3.56%	-18.58%	-21.22%	-7.92%
Close Price - Average	\$ 782,277	\$ 754,300	\$ 781,521	\$ 673,702	\$ 547,597	3.71%	0.10%	16.12%	42.86%
Close Price - Median	\$ 649,900	\$ 630,000	\$ 655,000	\$ 561,000	\$ 474,000	3.16%	-0.78%	15.85%	37.11%
Sales Volume	\$ 9,928,665,998	\$ 9,244,704,216	\$ 12,182,349,993	\$ 10,853,332,369	\$ 7,548,076,936	7.40%	-18.50%	-8.52%	31.54%
Days in MLS - Average	36	35	11	14	31	2.86%	227.27%	157.14%	16.13%
Days in MLS - Median	12	10	4	4	8	20.00%	200.00%	200.00%	50.00%
Close-Price-to-List-Price Ratio	99.62%	99.71%	105.57%	104.22%	99.60%	-0.09%	-5.64%	-4.41%	0.02%
Attached									
Active Listings at Month's End	2,807	1,508	824	739	2,445	86.14%	240.66%	279.84%	14.81%
New Listings	7,093	6,411	7,830	8,343	8,697	10.64%	-9.41%	-14.98%	-18.44%
Closed	4,456	5,228	6,974	7,657	5,821	-14.77%	-36.11%	-41.80%	-23.45%
Close Price - Average	\$ 469,756	\$ 474,868	\$ 482,524	\$ 422,624	\$ 371,927	-1.08%	-2.65%	11.15%	26.30%
Close Price - Median	\$ 410,000	\$ 410,000	\$ 422,000	\$ 356,004	\$ 320,000	0.00%	-2.84%	15.17%	28.13%
Sales Volume	\$ 2,093,233,262	\$ 2,482,610,963	\$ 3,365,123,716	\$ 3,236,035,709	\$ 2,164,985,075	-15.68%	-37.80%	-35.31%	-3.31%
Days in MLS - Average	40	31	12	25	33	29.03%	233.33%	60.00%	21.21%
Days in MLS - Median	16	11	4	5	11	45.45%	300.00%	220.00%	45.45%
Close-Price-to-List-Price Ratio	99.15%	99.68%	104.89%	101.88%	99.39%	-0.53%	-5.47%	-2.68%	-0.24%

Market Trends

Price Range	Detached			Attached		
	Closed	Active	MOI	Closed	Active	MOI
\$0 to \$299,999	12	31	2.58	183	565	3.09
\$300,000 to \$499,999	499	691	1.38	540	1,244	2.30
\$500,000 to \$749,999	1,462	2,544	1.74	219	662	3.02
\$750,000 to \$999,999	647	1,377	2.13	46	172	3.74
\$1,000,000 to \$1,499,999	335	828	2.47	23	99	4.30
\$1,500,000 to \$1,999,999	127	377	2.97	10	31	3.10
\$2,000,000 and over	92	504	5.48	3	34	11.33
TOTALS	3,174	6,352	2.00	1,024	2,807	2.74

Price Range	Detached		% change	Attached		% change
	Closed May 2024	Closed Apr. 2024		Closed May 2024	Closed Apr. 2024	
\$0 to \$299,999	12	20	-40.00%	183	180	1.67%
\$300,000 to \$499,999	499	465	7.31%	540	514	5.06%
\$500,000 to \$749,999	1,462	1,355	7.90%	219	249	-12.05%
\$750,000 to \$999,999	647	595	8.74%	46	54	-14.81%
\$1,000,000 to \$1,499,999	335	285	17.54%	23	26	-11.54%
\$1,500,000 to \$1,999,999	127	112	13.39%	10	6	66.67%
\$2,000,000 and over	92	106	-13.21%	3	4	-25.00%
TOTALS	3,174	2,938	8.03%	1,024	1,033	-0.87%

Price Range	Detached		% change	Attached		% change
	YTD May 2024	YTD May 2023		YTD May 2024	YTD May 2023	
\$0 to \$299,999	80	86	-6.98%	824	951	-13.35%
\$300,000 to \$499,999	2,174	2,415	-9.98%	2,235	2,634	-15.15%
\$500,000 to \$749,999	6,013	5,973	0.67%	1,018	1,189	-14.38%
\$750,000 to \$999,999	2,466	2,129	15.83%	222	250	-11.20%
\$1,000,000 to \$1,499,999	1,161	979	18.59%	103	148	-30.41%
\$1,500,000 to \$1,999,999	431	354	21.75%	35	37	-5.41%
\$2,000,000 and over	367	320	14.69%	19	19	0.00%
TOTALS	12,692	12,256	3.56%	4,456	5,228	-14.77%

Properties Sold for \$1 Million or More

	May-24	Apr. 2024	May-23	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	1,116	919	737	21.44%	51.42%
Pending	567	538	483	5.39%	17.39%
Closed	590	539	536	9.46%	10.07%
Sales Volume	\$ 937,711,672	\$ 896,047,548	\$ 863,633,549	4.65%	8.58%
Days in MLS - Average	32	36	24	-11.11%	33.33%
Days in MLS - Median	8	8	5	0.00%	60.00%
Close-Price-to-List-Price Ratio	98.93%	98.93%	100.19%	0.00%	-1.26%
PSF Total	\$ 377	\$ 393	\$ 386	-4.07%	-2.33%
Detached					
New Listings	1,043	855	656	21.99%	58.99%
Pending	526	514	433	2.33%	21.48%
Closed	554	503	480	10.14%	15.42%
Sales Volume	\$ 884,023,151	\$ 845,061,048	\$ 782,035,731	4.61%	13.04%
Days in MLS - Average	31	35	22	-11.43%	40.91%
Days in MLS - Median	8	8	5	0.00%	60.00%
Close-Price-to-List-Price Ratio	98.97%	98.97%	100.26%	0.00%	-1.29%
PSF Total	\$ 366	\$ 383	\$ 366	-4.44%	0.00%
Attached					
New Listings	73	64	81	14.06%	-9.88%
Pending	41	24	50	70.83%	-18.00%
Closed	36	36	56	0.00%	-35.71%
Sales Volume	\$ 53,688,521	\$ 50,986,500	\$ 81,597,818	5.30%	-34.20%
Days in MLS - Average	46	45	40	2.22%	15.00%
Days in MLS - Median	18	7	4	157.14%	350.00%
Close-Price-to-List-Price Ratio	98.35%	98.27%	99.61%	0.08%	-1.26%
PSF Total	\$ 539	\$ 536	\$ 559	0.56%	-3.58%

Properties Sold for \$1 Million or More

	YTD 2024	YTD 2023	YTD 2022	YTD 2021	YTD 2020	'24 vs '23	'24 vs '22	'24 vs '21	'24 vs '20
Residential (Detached + Attached)									
New Listings	3,820	2,843	3,171	2,219	1,846	34.37%	20.47%	72.15%	106.93%
Pending	2,344	2,005	2,450	1,987	964	16.91%	-4.33%	17.97%	143.15%
Closed	2,116	1,857	2,594	1,907	785	13.95%	-18.43%	10.96%	169.55%
Sales Volume	\$ 3,427,410,811	\$ 3,032,552,455	\$ 4,129,823,562	\$ 3,037,829,669	\$ 1,190,186,881	13.02%	-17.01%	12.82%	187.97%
Days in MLS - Average	43	36	18	41	63	19.44%	138.89%	4.88%	-31.75%
Days in MLS - Median	13	9	4	6	23	44.44%	225.00%	116.67%	-43.48%
Close-Price-to-List-Price Ratio	98.61%	99.16%	106.79%	101.50%	97.08%	-0.55%	-7.66%	-2.85%	1.58%
PSF Total	\$ 385	\$ 385	\$ 396	\$ 364	\$ 349	0.00%	-2.78%	5.77%	10.32%
Detached									
New Listings	3,553	2,505	2,813	1,931	1,635	41.84%	26.31%	84.00%	117.31%
Pending	2,194	1,795	2,176	1,766	879	22.23%	0.83%	24.24%	149.60%
Closed	1,959	1,653	2,330	1,678	702	18.51%	-15.92%	16.75%	179.06%
Sales Volume	\$ 3,187,346,249	\$ 2,729,316,596	\$ 3,733,748,105	\$ 2,700,014,594	\$ 1,067,648,403	16.78%	-14.63%	18.05%	198.54%
Days in MLS - Average	42	36	16	39	62	16.67%	162.50%	7.69%	-32.26%
Days in MLS - Median	12	8	4	5	22	50.00%	200.00%	140.00%	-45.45%
Close-Price-to-List-Price Ratio	98.65%	99.24%	107.00%	101.72%	97.11%	-0.59%	-7.80%	-3.02%	1.59%
PSF Total	\$ 372	\$ 366	\$ 377	\$ 336	\$ 318	1.64%	-1.33%	10.71%	16.98%
Attached									
New Listings	267	338	358	288	211	-21.01%	-25.42%	-7.29%	26.54%
Pending	150	210	274	221	85	-28.57%	-45.26%	-32.13%	76.47%
Closed	157	204	264	229	83	-23.04%	-40.53%	-31.44%	89.16%
Sales Volume	\$ 240,064,562	\$ 303,235,859	\$ 396,075,457	\$ 337,815,075	\$ 122,538,478	-20.83%	-39.39%	-28.94%	95.91%
Days in MLS - Average	54	38	31	52	70	42.11%	74.19%	3.85%	-22.86%
Days in MLS - Median	21	12	4	6	36	75.00%	425.00%	250.00%	-41.67%
Close-Price-to-List-Price Ratio	98.08%	98.48%	104.85%	99.87%	96.84%	-0.41%	-6.46%	-1.79%	1.28%
PSF Total	\$ 541	\$ 545	\$ 564	\$ 564	\$ 606	-0.73%	-4.08%	-4.08%	-10.73%

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

	May-24	Apr. 2024	May-23	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	1,287	1,032	878	24.71%	46.58%
Pending	720	706	652	1.98%	10.43%
Closed	693	649	701	6.78%	-1.14%
Sales Volume	\$ 587,777,497	\$ 551,372,335	\$ 591,213,092	6.60%	-0.58%
Days in MLS - Average	27	29	22	-6.90%	22.73%
Days in MLS - Median	7	7	6	0.00%	16.67%
Close-Price-to-List-Price Ratio	100.25%	100.10%	100.15%	0.15%	0.10%
PSF Total	\$ 292	\$ 295	\$ 289	-1.02%	1.04%
Detached					
New Listings	1,188	958	789	24.01%	50.57%
Pending	677	662	582	2.27%	16.32%
Closed	647	595	639	8.74%	1.25%
Sales Volume	\$ 548,765,807	\$ 506,410,035	\$ 539,866,883	8.36%	1.65%
Days in MLS - Average	26	27	22	-3.70%	18.18%
Days in MLS - Median	6	8	6	-25.00%	0.00%
Close-Price-to-List-Price Ratio	100.30%	100.12%	100.15%	0.18%	0.15%
PSF Total	\$ 280	\$ 282	\$ 276	-0.71%	1.45%
Attached					
New Listings	99	74	89	33.78%	11.24%
Pending	43	44	70	-2.27%	-38.57%
Closed	46	54	62	-14.81%	-25.81%
Sales Volume	\$ 39,011,690	\$ 44,962,300	\$ 51,346,209	-13.23%	-24.02%
Days in MLS - Average	35	55	25	-36.36%	40.00%
Days in MLS - Median	15	5	7	200.00%	114.29%
Close-Price-to-List-Price Ratio	99.56%	99.87%	100.19%	-0.31%	-0.63%
PSF Total	\$ 462	\$ 430	\$ 422	7.44%	9.48%

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

	YTD 2024	YTD 2023	YTD 2022	YTD 2021	YTD 2020	'24 vs '23	'24 vs '22	'24 vs '21	'24 vs '20
Residential (Detached + Attached)									
New Listings	4,204	3,348	4,304	2,752	2,219	25.57%	-2.32%	52.76%	89.45%
Pending	3,055	2,734	3,531	2,587	1,493	11.74%	-13.48%	18.09%	104.62%
Closed	2,688	2,379	3,524	2,381	1,158	12.99%	-23.72%	12.89%	132.12%
Sales Volume	\$ 2,278,951,335	\$ 2,011,177,825	\$ 2,980,006,930	\$ 2,021,842,548	\$ 977,357,582	13.31%	-23.53%	12.72%	133.17%
Days in MLS - Average	38	34	12	21	43	11.76%	216.67%	80.95%	-11.63%
Days in MLS - Median	11	10	4	4	13	10.00%	175.00%	175.00%	-15.38%
Close-Price-to-List-Price Ratio	99.80%	99.76%	105.80%	103.45%	98.95%	0.04%	-5.67%	-3.53%	0.86%
PSF Total	\$ 288	\$ 286	\$ 304	\$ 275	\$ 249	0.70%	-5.26%	4.73%	15.66%
Detached									
New Listings	3,828	2,976	3,865	2,342	1,830	28.63%	-0.96%	63.45%	109.18%
Pending	2,820	2,461	3,166	2,211	1,277	14.59%	-10.93%	27.54%	120.83%
Closed	2,466	2,129	3,116	2,047	963	15.83%	-20.86%	20.47%	156.07%
Sales Volume	\$ 2,091,628,487	\$ 1,800,628,625	\$ 2,634,770,697	\$ 1,734,701,640	\$ 811,314,565	16.16%	-20.61%	20.58%	157.81%
Days in MLS - Average	37	34	11	16	43	8.82%	236.36%	131.25%	-13.95%
Days in MLS - Median	11	10	4	4	12	10.00%	175.00%	175.00%	-8.33%
Close-Price-to-List-Price Ratio	99.84%	99.78%	106.00%	103.92%	98.98%	0.06%	-5.81%	-3.93%	0.87%
PSF Total	\$ 275	\$ 270	\$ 285	\$ 255	\$ 227	1.85%	-3.51%	7.84%	21.15%
Attached									
New Listings	376	372	439	410	389	1.08%	-14.35%	-8.29%	-3.34%
Pending	235	273	365	376	216	-13.92%	-35.62%	-37.50%	8.80%
Closed	222	250	408	334	195	-11.20%	-45.59%	-33.53%	13.85%
Sales Volume	\$ 187,322,848	\$ 210,549,200	\$ 345,236,233	\$ 287,140,908	\$ 166,043,017	-11.03%	-45.74%	-34.76%	12.82%
Days in MLS - Average	55	35	21	49	41	57.14%	161.90%	12.24%	34.15%
Days in MLS - Median	14	10	4	9	16	40.00%	250.00%	55.56%	-12.50%
Close-Price-to-List-Price Ratio	99.33%	99.61%	104.27%	100.61%	98.81%	-0.28%	-4.74%	-1.27%	0.53%
PSF Total	\$ 436	\$ 419	\$ 451	\$ 398	\$ 357	4.06%	-3.33%	9.55%	22.13%

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

	May-24	Apr. 2024	May-23	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	2,633	2,279	2,002	15.53%	31.52%
Pending	1,680	1,693	1,660	-0.77%	1.20%
Closed	1,681	1,604	1,841	4.80%	-8.69%
Sales Volume	\$ 1,020,612,172	\$ 977,145,693	\$ 1,117,542,918	4.45%	-8.67%
Days in MLS - Average	25	28	24	-10.71%	4.17%
Days in MLS - Median	8	8	7	0.00%	14.29%
Close-Price-to-List-Price Ratio	100.19%	100.15%	100.58%	0.04%	-0.39%
PSF Total	\$ 282	\$ 284	\$ 282	-0.70%	0.00%
Detached					
New Listings	2,223	1,906	1,666	16.63%	33.43%
Pending	1,455	1,471	1,376	-1.09%	5.74%
Closed	1,462	1,355	1,480	7.90%	-1.22%
Sales Volume	\$ 894,265,206	\$ 830,353,208	\$ 904,644,748	7.70%	-1.15%
Days in MLS - Average	23	27	22	-14.81%	4.55%
Days in MLS - Median	8	7	6	14.29%	33.33%
Close-Price-to-List-Price Ratio	100.28%	100.19%	100.71%	0.09%	-0.43%
PSF Total	\$ 275	\$ 272	\$ 268	1.10%	2.61%
Attached					
New Listings	410	373	336	9.92%	22.02%
Pending	225	222	284	1.35%	-20.77%
Closed	219	249	361	-12.05%	-39.34%
Sales Volume	\$ 126,346,966	\$ 146,792,485	\$ 212,898,170	-13.93%	-40.65%
Days in MLS - Average	36	35	36	2.86%	0.00%
Days in MLS - Median	15	11	13	36.36%	15.38%
Close-Price-to-List-Price Ratio	99.56%	99.90%	100.04%	-0.34%	-0.48%
PSF Total	\$ 335	\$ 346	\$ 339	-3.18%	-1.18%

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

	YTD 2024	YTD 2023	YTD 2022	YTD 2021	YTD 2020	'24 vs '23	'24 vs '22	'24 vs '21	'24 vs '20
Residential (Detached + Attached)									
New Listings	9,790	8,383	11,187	8,567	7,627	16.78%	-12.49%	14.28%	28.36%
Pending	7,612	7,678	9,655	8,152	5,953	-0.86%	-21.16%	-6.62%	27.87%
Closed	7,031	7,162	9,510	7,911	5,048	-1.83%	-26.07%	-11.12%	39.28%
Sales Volume	\$4,266,904,782	\$ 4,345,633,672	\$5,803,146,840	\$ 4,754,149,278	\$2,992,240,649	-1.81%	-26.47%	-10.25%	42.60%
Days in MLS - Average	36	38	11	14	38	-5.26%	227.27%	157.14%	-5.26%
Days in MLS - Median	13	12	4	4	12	8.33%	225.00%	225.00%	8.33%
Close-Price-to-List-Price Ratio	99.87%	99.91%	105.40%	104.61%	99.46%	-0.04%	-5.25%	-4.53%	0.41%
PSF Total	\$ 280	\$ 272	\$ 300	\$ 256	\$ 219	2.94%	-6.67%	9.38%	27.85%
Detached									
New Listings	8,109	6,825	9,413	7,295	6,440	18.81%	-13.85%	11.16%	25.92%
Pending	6,517	6,399	8,106	6,890	5,137	1.84%	-19.60%	-5.41%	26.86%
Closed	6,013	5,973	7,859	6,719	4,357	0.67%	-23.49%	-10.51%	38.01%
Sales Volume	\$ 3,672,857,364	\$ 3,640,287,015	\$ 4,825,937,164	\$ 4,044,077,730	\$ 2,583,222,975	0.89%	-23.89%	-9.18%	42.18%
Days in MLS - Average	34	37	10	11	36	-8.11%	240.00%	209.09%	-5.56%
Days in MLS - Median	12	11	4	4	11	9.09%	200.00%	200.00%	9.09%
Close-Price-to-List-Price Ratio	99.95%	99.98%	105.52%	105.12%	99.49%	-0.03%	-5.28%	-4.92%	0.46%
PSF Total	\$ 270	\$ 259	\$ 285	\$ 236	\$ 198	4.25%	-5.26%	14.41%	36.36%
Attached									
New Listings	1,681	1,558	1,774	1,272	1,187	7.89%	-5.24%	32.15%	41.62%
Pending	1,095	1,279	1,549	1,262	816	-14.39%	-29.31%	-13.23%	34.19%
Closed	1,018	1,189	1,651	1,192	691	-14.38%	-38.34%	-14.60%	47.32%
Sales Volume	\$ 594,047,418	\$ 705,346,657	\$ 977,209,676	\$ 710,071,548	\$ 409,017,674	-15.78%	-39.21%	-16.34%	45.24%
Days in MLS - Average	49	41	15	34	50	19.51%	226.67%	44.12%	-2.00%
Days in MLS - Median	19	16	4	5	18	18.75%	375.00%	280.00%	5.56%
Close-Price-to-List-Price Ratio	99.41%	99.56%	104.80%	101.74%	99.26%	-0.15%	-5.14%	-2.29%	0.15%
PSF Total	\$ 341	\$ 338	\$ 370	\$ 370	\$ 351	0.89%	-7.84%	-7.84%	-2.85%