

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 |

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Market Overview

	Mar. 2024	Feb. 2024	Mar. 2023	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
Active Listings at Month's End	5,849	5,511	4,516	6.13%	29.52%
New Listings	4,932	4,242	5,099	16.27%	-3.28%
Pending	4,317	3,272	4,017	31.94%	7.47%
Closed	3,512	3,097	4,054	13.40%	-13.37%
Close Price - Average	\$ 703,330	\$ 675,779	\$ 666,361	4.08%	5.55%
Close Price - Median	\$ 595,000	\$ 575,000	\$ 567,250	3.48%	4.89%
Sales Volume	\$ 2,470,093,575	\$ 2,092,886,553	\$ 2,701,428,795	18.02%	-8.56%
Days in MLS - Average	40	46	37	-13.04%	8.11%
Days in MLS - Median	11	23	10	-52.17%	10.00%
Close-Price-to-List-Price Ratio	99.75%	99.21%	99.78%	0.54%	-0.03%
Detached					
Active Listings at Month's End	3,944	3,748	3,163	5.23%	24.69%
New Listings	3,483	2,997	3,561	16.22%	-2.19%
Pending	3,157	2,378	2,781	32.76%	13.52%
Closed	2,626	2,261	2,867	16.14%	-8.41%
Close Price - Average	\$ 779,981	\$ 752,257	\$ 744,590	3.69%	4.75%
Close Price - Median	\$ 645,000	\$ 630,000	\$ 620,000	2.38%	4.03%
Sales Volume	\$ 2,048,229,566	\$ 1,700,853,596	\$ 2,134,739,859	20.42%	-4.05%
Days in MLS - Average	39	46	39	-15.22%	0.00%
Days in MLS - Median	10	23	10	-56.52%	0.00%
Close-Price-to-List-Price Ratio	99.86%	99.26%	99.81%	0.60%	0.05%
Attached					
Active Listings at Month's End	1,905	1,763	1,353	8.05%	40.80%
New Listings	1,449	1,245	1,538	16.39%	-5.79%
Pending	1,160	894	1,236	29.75%	-6.15%
Closed	886	836	1,187	5.98%	-25.36%
Close Price - Average	\$ 476,144	\$ 468,939	\$ 477,413	1.54%	-0.27%
Close Price - Median	\$ 420,000	\$ 405,900	\$ 409,000	3.47%	2.69%
Sales Volume	\$ 421,864,009	\$ 392,032,957	\$ 566,688,936	7.61%	-25.56%
Days in MLS - Average	42	48	33	-12.50%	27.27%
Days in MLS - Median	14	23	10	-39.13%	40.00%
Close-Price-to-List-Price Ratio	99.45%	99.05%	99.72%	0.40%	-0.27%

Market Highlights

Realtor® Insights:

- Sellers are increasingly trusting the Federal Reserve's assurance of three potential interest rate drops this year. Consequently, they are slowly removing their "golden handcuffs" and stepping off the fence to look for new homes.

Local News:

- According to the Colorado Department of Labor and Employment, Colorado experienced greater job growth in 2023 than initially reported, adding 57,900 jobs throughout the year—up from the previously reported 24,100. The change pushed Colorado to the 11th highest growth rate nationally, up from the slowest rate before the benchmark revisions. About 80 to 85 percent of additional jobs are located in Metro Denver.
- According to the Bureau of Economic Analysis, the Personal Consumption Expenditure (PCE) Index grew by 2.5 percent in February compared to the same time last year. This index is the Federal Reserve's favored measure of inflation and has reported year-over-year price growth of three percent or less for five consecutive months.
- According to the Census Bureau's data on county-level migration for 2023, eight of the top 10 fastest-growing counties by level are in Texas. In terms of percentage growth, six of the top 10 were also in Texas. The Denver Metro area ranked #22 in terms of level growth and #146 of percentage growth.
- Colorado HB24-1007, known as the "Home (Harmonizing Occupancy Measures Equitably) Act," proposes banning occupancy limits currently enforced in two dozen Colorado cities. If passed, the bill would remove the limit on the number of unrelated people allowed to live together, opening up more shared living options.
- Despite elevated property tax bills, Colorado ranks within the top three states with the lowest property taxes by percentage of the property's assessed value.

National News:

- President Biden is calling on Congress to enact legislation to enable more Americans to purchase a home, proposing a \$5,000 tax credit for mortgage relief and up to \$25,000 in down payment assistance for first-generation homebuyers.
- Redfin's analysis of estimated U.S. incomes reveals that prospective homebuyers now require an annual income of \$75,849 to afford the average U.S. starter home, marking an 8.2 percent increase compared to a year ago.
- A recent Zillow analysis of 2023 sales found that homes listed in the first two weeks of June sold for 2.3 percent more than any other time of the

year, translating to a \$7,700 increase in value for the typical U.S. home. In Denver, peak price premiums were observed in the second half of May, with sales commanding a 2.9 percent premium over the rest of the year.

- National home-flipping profits hit a 17-year low in 2023, with the average gross profit falling to \$66,000, the lowest figure recorded since 2007.
- Job growth continues to bolster our economy, keeping rates elevated. February data from the Bureau of Labor Statistics (BLS) report, marked the 38th consecutive month of job growth—a streak that stands as the fifth-longest period of employment expansion on record. Moreover, it marked the 25th consecutive month with unemployment below four percent, the longest stretch in over 50 years.
- PCE data released on March 29th came in as expected, following the Consumer Price Index's (CPI) two consecutive months of higher-than-expected inflation earlier in March. Personal spending jumped 0.8 percent, and wholesale inflation (PPI) recorded its sharpest increase in six months. All evidence suggests that inflation remains elevated, and a Fed rate drop is not imminent.
- A recent Bankrate survey revealed that half of potential homebuyers say they can't afford a down payment.
- New data suggests that the number of HOAs is expected to increase by 3,000 in 2024, potentially escalating homeownership costs for residents.

Mortgage News:

- As March wound down, mortgage rates fell into a 6.9 percent lull, sparking a 15 percent surge in mortgage purchase applications. Even when rates stabilized at 6.6 percent in January, there was a notable 24 percent increase in applications. This indicates that demand can rise without rates dipping into the five percent range.

Quick Stats:

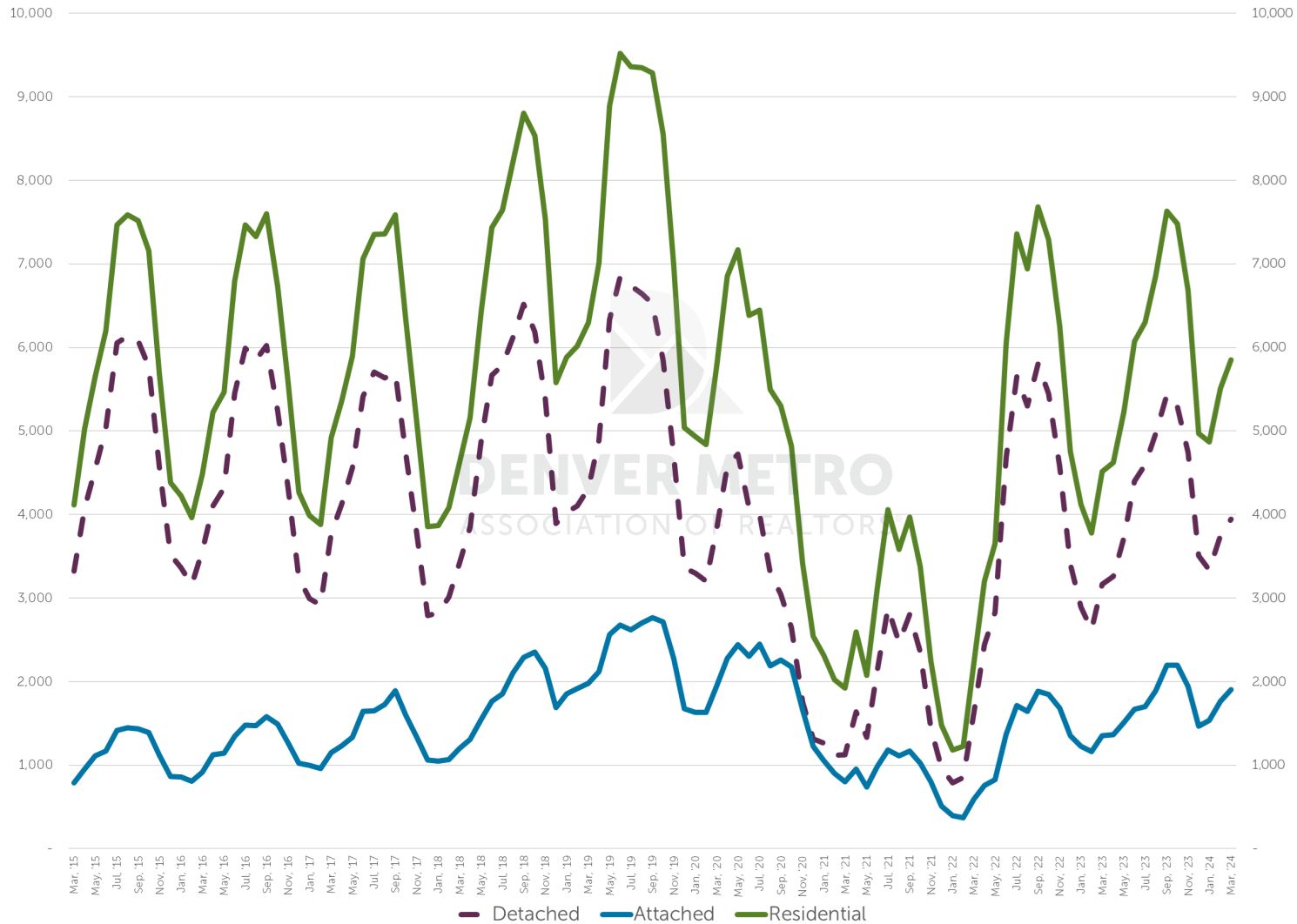
- Average active listings for March is 13,376 (1985-2023).
- Record-high March was 2006 with 27,309 listings and the record-low was set in 2021 with 1,921 listings.
- The historical average increase in active listings from February to March is 10.97 percent. An increase of 6.13 percent this March represents a slightly slower increase relative to historical observations.

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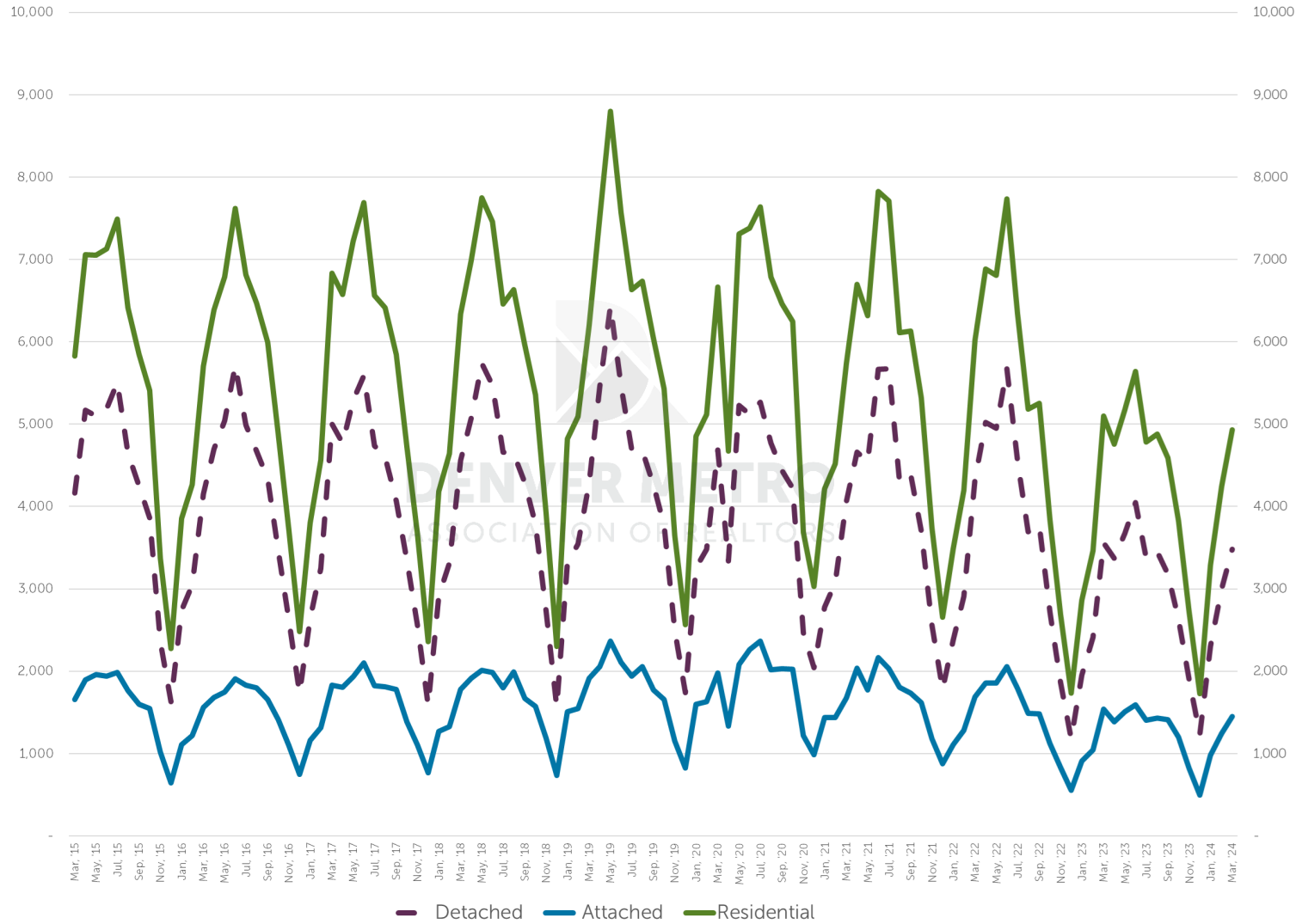
Active Listings at Month's End

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



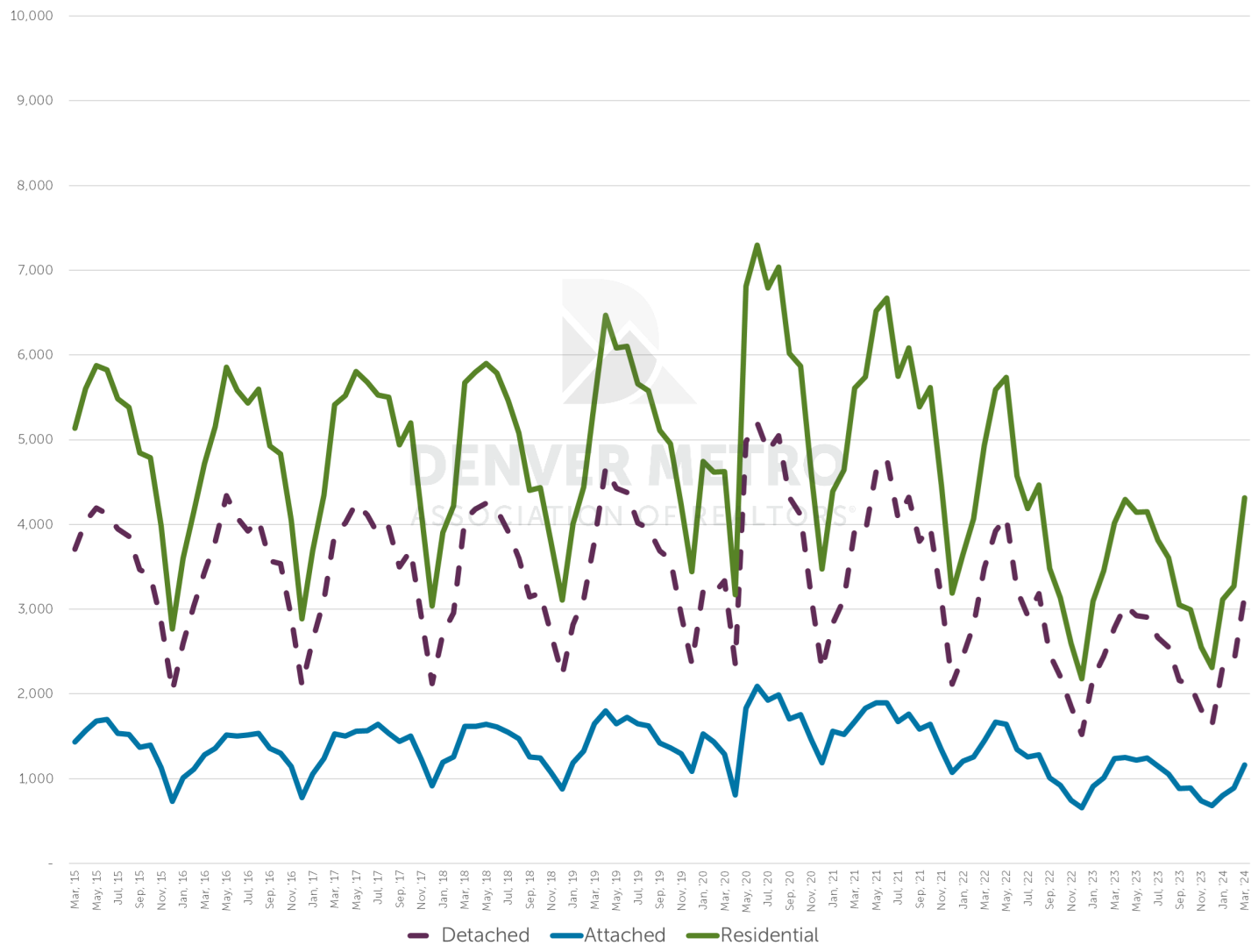
New Listings

DMAR Market Trends | March 2024
Denver Metro Association of Realtors®
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Pending Sales

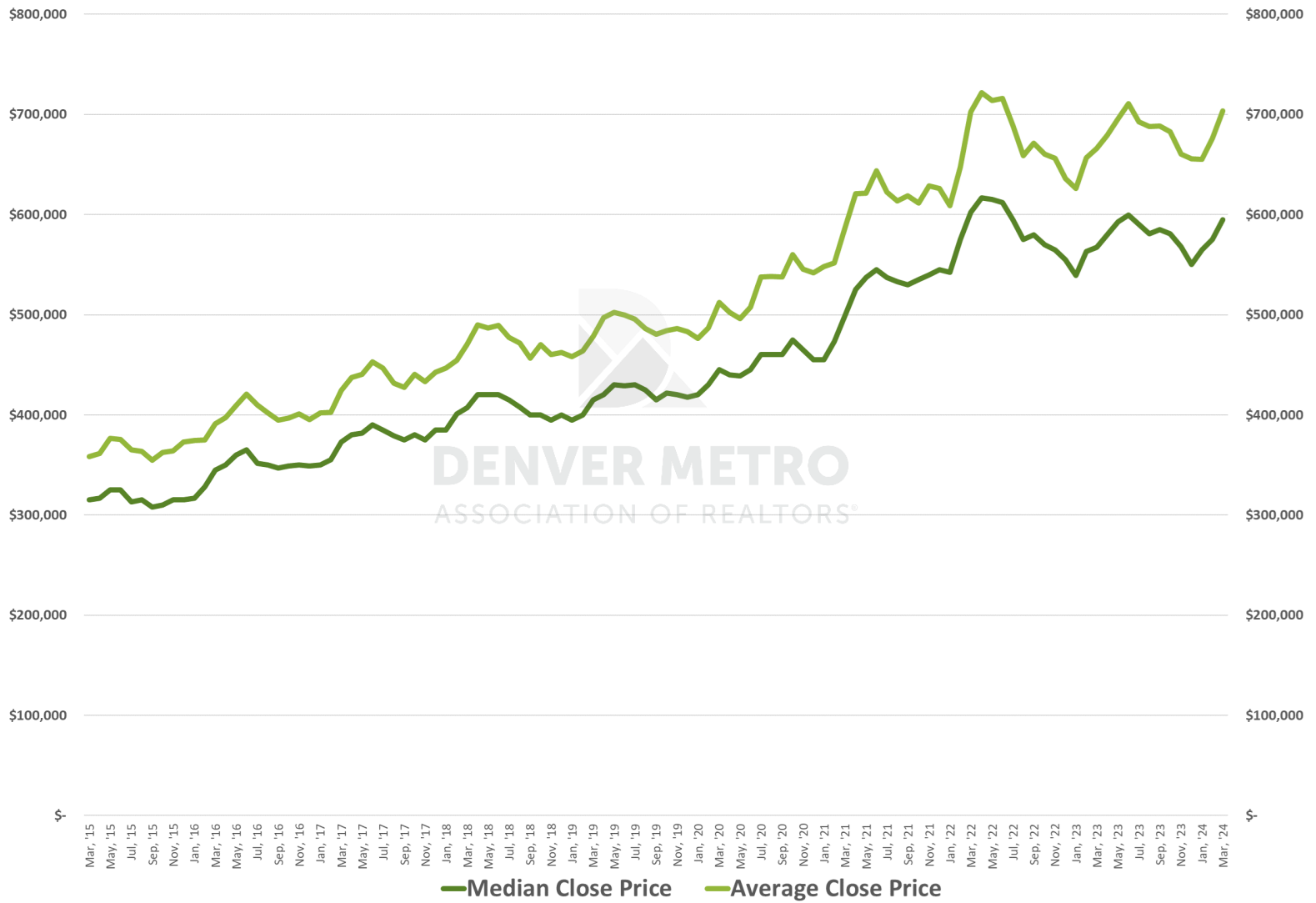
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Residential Median + Average Close Price

10-year view

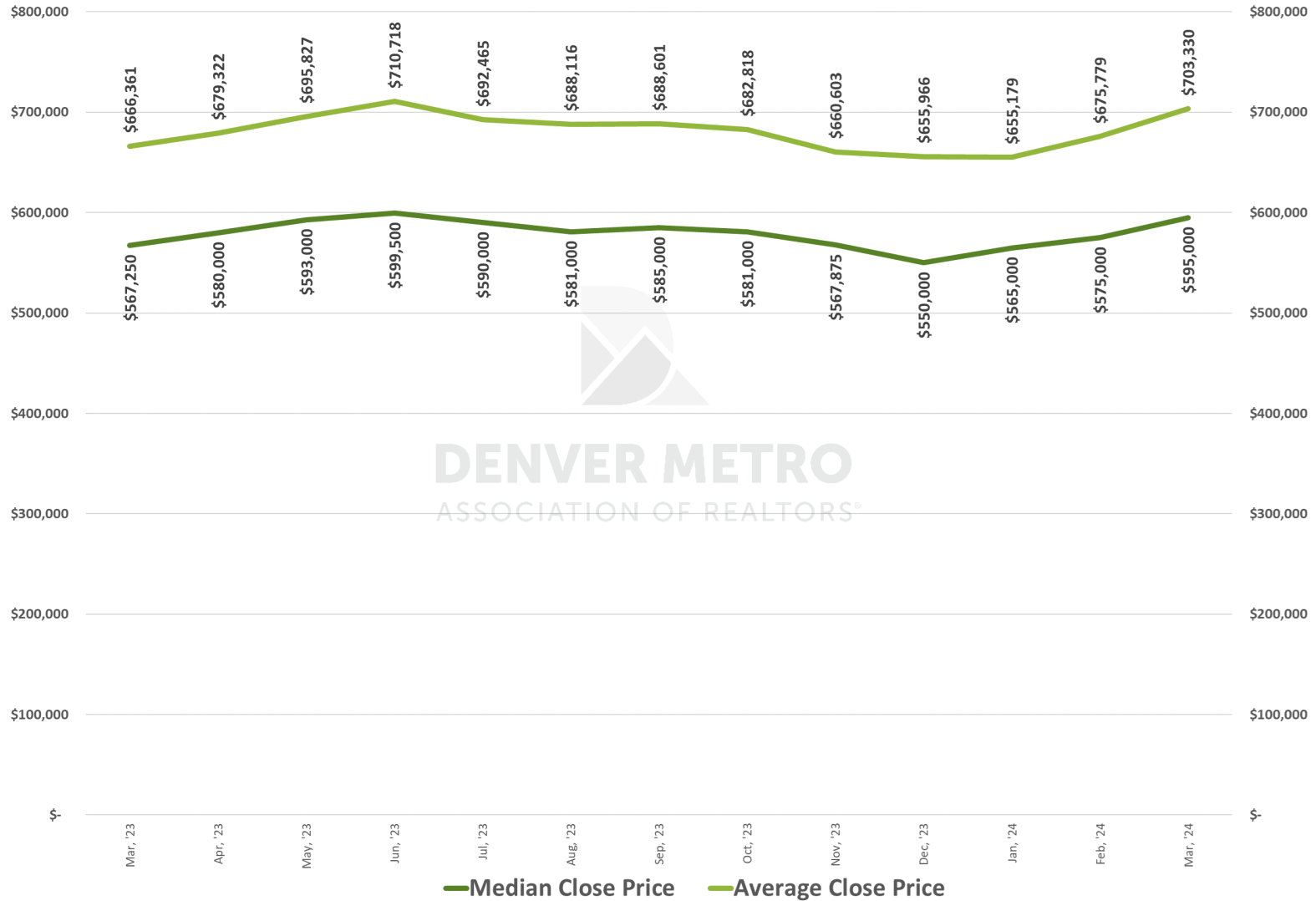
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Source of MLS Data: REcolorado.com



Residential Median + Average Close Price

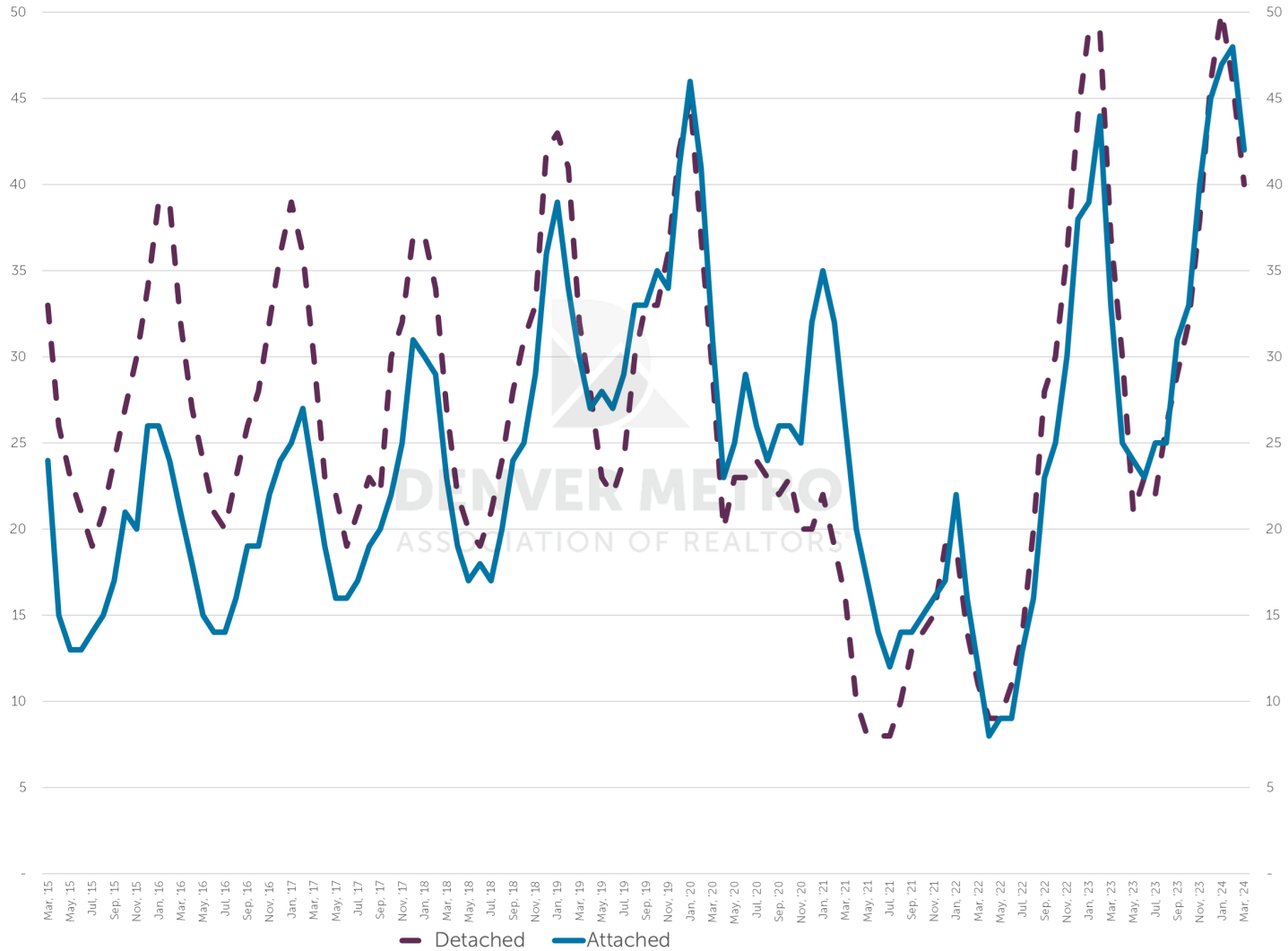
1-year snapshot

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Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



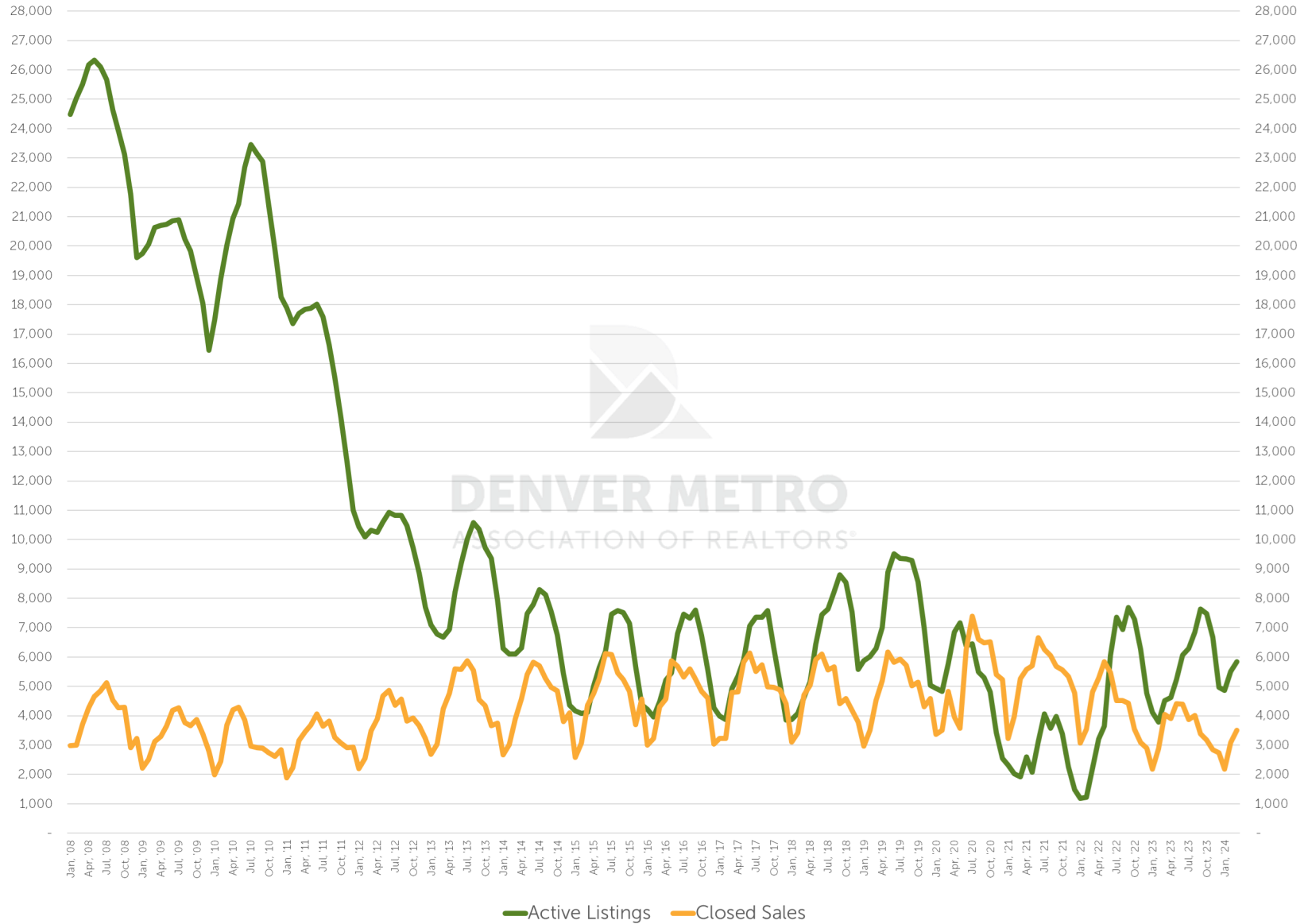
Average Days in MLS

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



Residential Active Listings + Closed Sales at Month's End

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



March 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	5,849	4,516	2,221	1,921	5,776	29.52%	163.35%	204.48%	1.26%
New Listings	12,460	11,418	13,715	14,468	16,661	9.13%	-9.15%	-13.88%	-25.21%
Closed	8,801	9,119	11,434	12,479	12,066	-3.49%	-23.03%	-29.47%	-27.06%
Close Price - Average	\$ 681,632	\$ 653,635	\$ 660,806	\$ 567,192	\$ 493,573	4.28%	3.15%	20.18%	38.10%
Close Price - Median	\$ 580,000	\$ 559,990	\$ 576,000	\$ 480,000	\$ 432,000	3.57%	0.69%	20.83%	34.26%
Sales Volume	\$ 5,999,047,375	\$ 5,960,493,340	\$ 7,555,653,173	\$ 7,077,984,047	\$ 5,955,447,253	0.65%	-20.60%	-15.24%	0.73%
Days in MLS - Average	44	43	15	22	37	2.33%	193.33%	100.00%	18.92%
Days in MLS - Median	20	19	4	5	12	5.26%	400.00%	300.00%	66.67%
Close-Price-to-List-Price Ratio	99.24%	99.12%	104.72%	102.18%	99.44%	0.12%	-5.23%	-2.88%	-0.20%
Detached									
Active Listings at Month's End	3,944	3,163	1,627	1,122	3,829	24.69%	142.41%	251.52%	3.00%
New Listings	8,782	7,925	9,614	9,903	11,423	10.81%	-8.65%	-11.32%	-23.12%
Closed	6,458	6,434	7,765	8,227	8,305	0.37%	-16.83%	-21.50%	-22.24%
Close Price - Average	\$ 758,428	\$ 729,917	\$ 749,954	\$ 650,634	\$ 548,975	3.91%	1.13%	16.57%	38.15%
Close Price - Median	\$ 635,000	\$ 610,000	\$ 639,250	\$ 540,000	\$ 473,000	4.10%	-0.66%	17.59%	34.25%
Sales Volume	\$ 4,897,929,466	\$ 4,696,286,593	\$ 5,823,389,129	\$ 5,352,764,860	\$ 4,559,240,812	4.29%	-15.89%	-8.50%	7.43%
Days in MLS - Average	44	45	14	19	36	-2.22%	214.29%	131.58%	22.22%
Days in MLS - Median	20	20	4	4	11	0.00%	400.00%	400.00%	81.82%
Close-Price-to-List-Price Ratio	99.30%	99.07%	104.99%	102.86%	99.50%	0.23%	-5.42%	-3.46%	-0.20%
Attached									
Active Listings at Month's End	1,905	1,353	594	799	1,947	40.80%	220.71%	138.42%	-2.16%
New Listings	3,678	3,493	4,101	4,565	5,238	5.30%	-10.31%	-19.43%	-29.78%
Closed	2,343	2,685	3,669	4,252	3,761	-12.74%	-36.14%	-44.90%	-37.70%
Close Price - Average	\$ 469,961	\$ 470,841	\$ 472,135	\$ 405,743	\$ 371,233	-0.19%	-0.46%	15.83%	26.59%
Close Price - Median	\$ 410,000	\$ 405,000	\$ 410,000	\$ 345,000	\$ 317,500	1.23%	0.00%	18.84%	29.13%
Sales Volume	\$ 1,101,117,909	\$ 1,264,206,747	\$ 1,732,264,044	\$ 1,725,219,187	\$ 1,396,206,441	-12.90%	-36.43%	-36.18%	-21.14%
Days in MLS - Average	45	38	16	30	38	18.42%	181.25%	50.00%	18.42%
Days in MLS - Median	22	17	4	6	14	29.41%	450.00%	266.67%	57.14%
Close-Price-to-List-Price Ratio	99.08%	99.22%	104.16%	100.87%	99.33%	-0.14%	-4.88%	-1.77%	-0.25%

Market Trends

Price Range	Detached			Attached		
	Closed	Active	MOI	Closed	Active	MOI
\$0 to \$299,999	18	19	1.06	154	353	2.29
\$300,000 to \$499,999	441	478	1.08	437	794	1.82
\$500,000 to \$749,999	1,277	1,573	1.23	215	499	2.32
\$750,000 to \$999,999	483	774	1.60	45	132	2.93
\$1,000,000 to \$1,499,999	237	473	2.00	23	69	3.00
\$1,500,000 to \$1,999,999	99	243	2.45	11	34	3.09
\$2,000,000 and over	71	384	5.41	1	24	24.00
TOTALS	2,626	3,944	1.50	886	1,905	2.15

Price Range	Detached		% change	Attached		% change
	Closed Mar. 2024	Closed Feb. 2024		Closed Mar. 2024	Closed Feb. 2024	
\$0 to \$299,999	18	15	20.00%	154	171	-9.94%
\$300,000 to \$499,999	441	437	0.92%	437	388	12.63%
\$500,000 to \$749,999	1,277	1,094	16.73%	215	196	9.69%
\$750,000 to \$999,999	483	434	11.29%	45	51	-11.76%
\$1,000,000 to \$1,499,999	237	166	42.77%	23	22	4.55%
\$1,500,000 to \$1,999,999	99	55	80.00%	11	5	120.00%
\$2,000,000 and over	71	60	18.33%	1	3	-66.67%
TOTALS	2,626	2,261	16.14%	886	836	5.98%

Price Range	Detached		% change	Attached		% change
	YTD Mar. 2024	YTD Mar. 2023		YTD Mar. 2024	YTD Mar. 2023	
\$0 to \$299,999	50	57	-12.28%	452	519	-12.91%
\$300,000 to \$499,999	1,192	1,457	-18.19%	1,154	1,347	-14.33%
\$500,000 to \$749,999	3,129	3,159	-0.95%	538	582	-7.56%
\$750,000 to \$999,999	1,200	992	20.97%	116	136	-14.71%
\$1,000,000 to \$1,499,999	529	445	18.88%	54	75	-28.00%
\$1,500,000 to \$1,999,999	189	164	15.24%	19	15	26.67%
\$2,000,000 and over	169	160	5.62%	10	11	-9.09%
TOTALS	6,458	6,434	0.37%	2,343	2,685	-12.74%

Properties Sold for \$1 Million or More

	Mar. 2024	Feb. 2024	Mar. 2023	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	722	676	684	6.80%	5.56%
Pending	526	423	461	24.35%	14.10%
Closed	442	311	418	42.12%	5.74%
Sales Volume	\$ 707,584,468	\$ 515,974,755	\$ 690,143,678	37.14%	2.53%
Days in MLS - Average	48	53	34	-9.43%	41.18%
Days in MLS - Median	11	24	8	-54.17%	37.50%
Close-Price-to-List-Price Ratio	99.09%	98.10%	99.40%	1.01%	-0.31%
PSF Total	\$ 386	\$ 398	\$ 387	-3.02%	-0.26%
Detached					
New Listings	678	616	616	10.06%	10.06%
Pending	493	394	414	25.13%	19.08%
Closed	407	281	371	44.84%	9.70%
Sales Volume	\$ 658,118,706	\$ 473,270,255	\$ 618,051,678	39.06%	6.48%
Days in MLS - Average	46	52	35	-11.54%	31.43%
Days in MLS - Median	10	19	8	-47.37%	25.00%
Close-Price-to-List-Price Ratio	99.12%	98.13%	99.46%	1.01%	-0.34%
PSF Total	\$ 372	\$ 388	\$ 371	-4.12%	0.27%
Attached					
New Listings	44	60	68	-26.67%	-35.29%
Pending	33	29	47	13.79%	-29.79%
Closed	35	30	47	16.67%	-25.53%
Sales Volume	\$ 49,465,762	\$ 42,704,500	\$ 72,092,000	15.83%	-31.39%
Days in MLS - Average	62	61	28	1.64%	121.43%
Days in MLS - Median	21	45	6	-53.33%	250.00%
Close-Price-to-List-Price Ratio	98.75%	97.88%	98.94%	0.89%	-0.19%
PSF Total	\$ 551	\$ 493	\$ 506	11.76%	8.89%

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	1,821	1,461	1,450	1,105	1,062	24.64%	25.59%	64.80%	71.47%
Pending	1,258	1,052	1,189	1,050	557	19.58%	5.80%	19.81%	125.85%
Closed	970	870	1,147	885	499	11.49%	-15.43%	9.60%	94.39%
Sales Volume	\$ 1,568,465,081	\$ 1,444,710,991	\$ 1,817,703,151	\$ 1,433,670,664	\$ 769,286,622	8.57%	-13.71%	9.40%	103.89%
Days in MLS - Average	54	45	24	58	69	20.00%	125.00%	-6.90%	-21.74%
Days in MLS - Median	23	15	4	10	29	53.33%	475.00%	130.00%	-20.69%
Close-Price-to-List-Price Ratio	98.26%	98.45%	105.94%	99.74%	96.87%	-0.19%	-7.25%	-1.48%	1.43%
PSF Total	\$ 385	\$ 388	\$ 395	\$ 356	\$ 363	-0.77%	-2.53%	8.15%	6.06%
Detached									
New Listings	1,686	1,287	1,283	957	923	31.00%	31.41%	76.18%	82.67%
Pending	1,171	937	1,056	940	497	24.97%	10.89%	24.57%	135.61%
Closed	887	769	1,016	785	443	15.34%	-12.70%	12.99%	100.23%
Sales Volume	\$ 1,439,370,540	\$ 1,293,994,700	\$ 1,613,064,954	\$ 1,285,612,629	\$ 686,901,818	11.23%	-10.77%	11.96%	109.55%
Days in MLS - Average	54	46	21	58	69	17.39%	157.14%	-6.90%	-21.74%
Days in MLS - Median	22	14	4	10	28	57.14%	450.00%	120.00%	-21.43%
Close-Price-to-List-Price Ratio	98.30%	98.49%	106.11%	99.83%	96.86%	-0.19%	-7.36%	-1.53%	1.49%
PSF Total	\$ 370	\$ 368	\$ 371	\$ 333	\$ 329	0.54%	-0.27%	11.11%	12.46%
Attached									
New Listings	135	174	167	148	139	-22.41%	-19.16%	-8.78%	-2.88%
Pending	87	115	133	110	60	-24.35%	-34.59%	-20.91%	45.00%
Closed	83	101	131	100	56	-17.82%	-36.64%	-17.00%	48.21%
Sales Volume	\$ 129,094,541	\$ 150,716,291	\$ 204,638,197	\$ 148,058,035	\$ 82,384,804	-14.35%	-36.92%	-12.81%	56.70%
Days in MLS - Average	59	42	47	56	70	40.48%	25.53%	5.36%	-15.71%
Days in MLS - Median	44	16	4	8	53	175.00%	1000.00%	450.00%	-16.98%
Close-Price-to-List-Price Ratio	97.83%	98.09%	104.65%	98.99%	96.91%	-0.27%	-6.52%	-1.17%	0.95%
PSF Total	\$ 542	\$ 537	\$ 585	\$ 534	\$ 633	0.93%	-7.35%	1.50%	-14.38%

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

	Mar. 2024	Feb. 2024	Mar. 2023	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	792	683	795	15.96%	-0.38%
Pending	684	498	555	37.35%	23.24%
Closed	528	485	516	8.87%	2.33%
Sales Volume	\$ 446,455,191	\$ 410,821,473	\$ 436,066,104	8.67%	2.38%
Days in MLS - Average	38	56	41	-32.14%	-7.32%
Days in MLS - Median	10	32	10	-68.75%	0.00%
Close-Price-to-List-Price Ratio	99.86%	99.36%	99.87%	0.50%	-0.01%
PSF Total	\$ 288	\$ 280	\$ 281	2.86%	2.49%
Detached					
New Listings	709	602	706	17.77%	0.42%
Pending	634	442	503	43.44%	26.04%
Closed	483	434	452	11.29%	6.86%
Sales Volume	\$ 408,508,823	\$ 367,829,569	\$ 381,783,067	11.06%	7.00%
Days in MLS - Average	38	53	40	-28.30%	-5.00%
Days in MLS - Median	9	34	9	-73.53%	0.00%
Close-Price-to-List-Price Ratio	99.91%	99.43%	99.97%	0.48%	-0.06%
PSF Total	\$ 273	\$ 264	\$ 264	3.41%	3.41%
Attached					
New Listings	83	81	89	2.47%	-6.74%
Pending	50	56	52	-10.71%	-3.85%
Closed	45	51	64	-11.76%	-29.69%
Sales Volume	\$ 37,946,368	\$ 42,991,904	\$ 54,283,037	-11.74%	-30.10%
Days in MLS - Average	46	73	44	-36.99%	4.55%
Days in MLS - Median	10	19	14	-47.37%	-28.57%
Close-Price-to-List-Price Ratio	99.34%	98.78%	99.22%	0.57%	0.12%
PSF Total	\$ 445	\$ 414	\$ 401	7.49%	10.97%

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	1,926	1,706	1,987	1,344	1,305	12.90%	-3.07%	43.30%	47.59%
Pending	1,664	1,430	1,707	1,352	854	16.36%	-2.52%	23.08%	94.85%
Closed	1,316	1,128	1,626	1,085	676	16.67%	-19.07%	21.29%	94.67%
Sales Volume	\$ 1,114,135,296	\$ 951,976,515	\$ 1,370,924,757	\$ 923,903,447	\$ 570,090,762	17.03%	-18.73%	20.59%	95.43%
Days in MLS - Average	48	44	16	29	53	9.09%	200.00%	65.52%	-9.43%
Days in MLS - Median	20	20	4	5	23	0.00%	400.00%	300.00%	-13.04%
Close-Price-to-List-Price Ratio	99.40%	99.16%	105.44%	101.82%	98.78%	0.24%	-5.73%	-2.38%	0.63%
PSF Total	\$ 283	\$ 282	\$ 301	\$ 272	\$ 247	0.35%	-5.98%	4.04%	14.57%
Detached									
New Listings	1,716	1,508	1,759	1,121	1,040	13.79%	-2.44%	53.08%	65.00%
Pending	1,516	1,283	1,514	1,131	701	18.16%	0.13%	34.04%	116.26%
Closed	1,200	992	1,416	909	551	20.97%	-15.25%	32.01%	117.79%
Sales Volume	\$ 1,015,590,665	\$ 836,717,834	\$ 1,193,873,799	\$ 772,607,768	\$ 463,146,823	21.38%	-14.93%	31.45%	119.28%
Days in MLS - Average	47	44	15	24	55	6.82%	213.33%	95.83%	-14.55%
Days in MLS - Median	20	21	4	5	26	-4.76%	400.00%	300.00%	-23.08%
Close-Price-to-List-Price Ratio	99.44%	99.18%	105.77%	102.22%	98.73%	0.26%	-5.98%	-2.72%	0.72%
PSF Total	\$ 269	\$ 264	\$ 278	\$ 249	\$ 224	1.89%	-3.24%	8.03%	20.09%
Attached									
New Listings	210	198	228	223	265	6.06%	-7.89%	-5.83%	-20.75%
Pending	148	147	193	221	153	0.68%	-23.32%	-33.03%	-3.27%
Closed	116	136	210	176	125	-14.71%	-44.76%	-34.09%	-7.20%
Sales Volume	\$ 98,544,631	\$ 115,258,681	\$ 177,050,958	\$ 151,295,679	\$ 106,943,939	-14.50%	-44.34%	-34.87%	-7.85%
Days in MLS - Average	61	41	29	56	44	48.78%	110.34%	8.93%	38.64%
Days in MLS - Median	23	15	6	12	19	53.33%	283.33%	91.67%	21.05%
Close-Price-to-List-Price Ratio	98.97%	99.03%	103.24%	99.75%	99.00%	-0.06%	-4.14%	-0.78%	-0.03%
PSF Total	\$ 426	\$ 417	\$ 453	\$ 389	\$ 346	2.16%	-5.96%	9.51%	23.12%

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

	Mar. 2024	Feb. 2024	Mar. 2023	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	1,960	1,609	2,069	21.81%	-5.27%
Pending	1,745	1,320	1,570	32.20%	11.15%
Closed	1,492	1,290	1,680	15.66%	-11.19%
Sales Volume	\$ 907,656,636	\$ 778,361,226	\$ 1,019,978,582	16.61%	-11.01%
Days in MLS - Average	39	46	41	-15.22%	-4.88%
Days in MLS - Median	11	23	12	-52.17%	-8.33%
Close-Price-to-List-Price Ratio	100.13%	99.60%	99.92%	0.53%	0.21%
PSF Total	\$ 282	\$ 282	\$ 267	0.00%	5.62%
Detached					
New Listings	1,562	1,317	1,655	18.60%	-5.62%
Pending	1,461	1,118	1,299	30.68%	12.47%
Closed	1,277	1,094	1,422	16.73%	-10.20%
Sales Volume	\$ 781,267,700	\$ 664,405,837	\$ 867,579,613	17.59%	-9.95%
Days in MLS - Average	37	43	42	-13.95%	-11.90%
Days in MLS - Median	10	22	12	-54.55%	-16.67%
Close-Price-to-List-Price Ratio	100.22%	99.67%	99.99%	0.55%	0.23%
PSF Total	\$ 271	\$ 270	\$ 256	0.37%	5.86%
Attached					
New Listings	398	292	414	36.30%	-3.86%
Pending	284	202	271	40.59%	4.80%
Closed	215	196	258	9.69%	-16.67%
Sales Volume	\$ 126,388,936	\$ 113,955,389	\$ 152,398,969	10.91%	-17.07%
Days in MLS - Average	52	61	41	-14.75%	26.83%
Days in MLS - Median	16	28	15	-42.86%	6.67%
Close-Price-to-List-Price Ratio	99.55%	99.25%	99.53%	0.30%	0.02%
PSF Total	\$ 349	\$ 345	\$ 333	1.16%	4.80%

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	4,870	4,496	5,566	4,250	4,353	8.32%	-12.50%	14.59%	11.88%
Pending	4,366	4,268	5,101	4,165	3,382	2.30%	-14.41%	4.83%	29.10%
Closed	3,667	3,741	4,786	3,777	3,080	-1.98%	-23.38%	-2.91%	19.06%
Sales Volume	\$ 2,220,815,128	\$ 2,266,343,243	\$ 2,909,757,737	\$ 2,265,336,514	\$ 1,827,093,294	-2.01%	-23.68%	-1.97%	21.55%
Days in MLS - Average	44	47	14	20	44	-6.38%	214.29%	120.00%	0.00%
Days in MLS - Median	21	23	4	4	17	-8.70%	425.00%	425.00%	23.53%
Close-Price-to-List-Price Ratio	99.60%	99.37%	104.84%	103.19%	99.42%	0.23%	-5.00%	-3.48%	0.18%
PSF Total	\$ 278	\$ 266	\$ 292	\$ 250	\$ 220	4.51%	-4.79%	11.20%	26.36%
Detached									
New Listings	3,959	3,622	4,667	3,576	3,637	9.30%	-15.17%	10.71%	8.85%
Pending	3,678	3,586	4,263	3,471	2,870	2.57%	-13.72%	5.96%	28.15%
Closed	3,129	3,159	3,977	3,173	2,632	-0.95%	-21.32%	-1.39%	18.88%
Sales Volume	1,906,821,856	1,919,728,843	2,432,343,113	1,903,157,313	1,560,700,228	-0.67%	-21.61%	0.19%	22.18%
Days in MLS - Average	42	47	13	15	16	-10.64%	223.08%	180.00%	162.50%
Days in MLS - Median	20	23	4	4	16	-13.04%	400.00%	400.00%	25.00%
Close-Price-to-List-Price Ratio	99.68%	99.41%	105.01%	103.60%	99.43%	0.27%	-5.08%	-3.78%	0.25%
PSF Total	\$ 267	\$ 253	\$ 278	\$ 228	\$ 197	5.53%	-3.96%	17.11%	35.53%
Attached									
New Listings	911	874	899	674	716	4.23%	1.33%	35.16%	27.23%
Pending	688	682	838	694	512	0.88%	-17.90%	-0.86%	34.38%
Closed	538	582	809	604	448	-7.56%	-33.50%	-10.93%	20.09%
Sales Volume	\$ 313,993,272	\$ 346,614,400	\$ 477,414,624	\$ 362,179,201	\$ 266,393,066	-9.41%	-34.23%	-13.30%	17.87%
Days in MLS - Average	59	46	20	46	57	28.26%	195.00%	28.26%	3.51%
Days in MLS - Median	28	23	4	9	23	21.74%	600.00%	211.11%	21.74%
Close-Price-to-List-Price Ratio	99.12%	99.13%	104.00%	101.00%	99.35%	-0.01%	-4.69%	-1.86%	-0.23%
PSF Total	\$ 341	\$ 339	\$ 364	\$ 361	\$ 352	0.59%	-6.32%	-5.54%	-3.13%