

Market Overview

	Jun. 2024	May. 2024	Jun. 2023	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
Active Listings at Month's End	10,214	9,159	6,070	11.52%	68.27%
New Listings	5,825	6,966	5,650	-16.38%	3.10%
Pending	4,056	3,999	4,085	1.43%	-0.71%
Closed	3,678	4,435	4,417	-17.07%	-16.73%
Close Price - Average	\$ 723,497	\$ 717,693	\$ 709,946	0.81%	1.91%
Close Price - Median	\$ 608,000	\$ 600,000	\$ 599,000	1.33%	1.50%
Sales Volume	\$ 2,661,023,040	\$ 3,182,968,193	\$ 3,135,829,786	-16.40%	-15.14%
Days in MLS - Average	27	26	23	3.85%	17.39%
Days in MLS - Median	12	9	7	33.33%	71.43%
Close-Price-to-List-Price Ratio	99.56%	99.79%	100.21%	-0.23%	-0.65%
Detached					
Active Listings at Month's End	7,179	6,352	4,400	13.02%	63.16%
New Listings	4,294	5,161	4,048	-16.80%	6.08%
Pending	3,039	3,040	2,856	-0.03%	6.41%
Closed	2,805	3,357	3,152	-16.44%	-11.01%
Close Price - Average	\$ 801,143	\$ 800,313	\$ 800,300	0.10%	0.11%
Close Price - Median	\$ 665,000	\$ 658,000	\$ 654,789	1.06%	1.56%
Sales Volume	\$ 2,247,204,757	\$ 2,686,649,241	\$ 2,522,545,134	-16.36%	-10.92%
Days in MLS - Average	26	25	23	4.00%	13.04%
Days in MLS - Median	10	7	7	42.86%	42.86%
Close-Price-to-List-Price Ratio	99.69%	99.97%	100.27%	-0.28%	-0.58%
Attached					
Active Listings at Month's End	3,035	2,807	1,670	8.12%	81.74%
New Listings	1,531	1,805	1,602	-15.18%	-4.43%
Pending	1,017	959	1,229	6.05%	-17.25%
Closed	873	1,078	1,265	-19.02%	-30.99%
Close Price - Average	\$ 474,019	\$ 460,407	\$ 484,810	2.96%	-2.23%
Close Price - Median	\$ 410,000	\$ 407,000	\$ 420,000	0.74%	-2.38%
Sales Volume	\$ 413,818,283	\$ 496,318,952	\$ 613,284,652	-16.62%	-32.52%
Days in MLS - Average	33	30	23	10.00%	43.48%
Days in MLS - Median	17	14	8	21.43%	112.50%
Close-Price-to-List-Price Ratio	99.17%	99.23%	99.23%	-0.06%	-0.06%

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

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Market Highlights

Realtor® Insights:

- Home sellers are returning to the market but are finding buyers hesitant.
- While market dynamics have shifted in recent months with an influx of demand, it remains important to focus on area-specific micro-markets— which can vary significantly in activity—when pricing homes or helping buyers.
- With days in MLS ticking up, this is an excellent opportunity for those who weren't competitive in the previous market to start shopping again.
- Buyers are cautious about purchasing at what might be the "top" for a while, while sellers still expect multiple offers on overpriced properties.
- The number of contract terminations is rising. Sellers may need to be more cooperative and solutions-oriented during inspection negotiations to keep their closing on track.
- Buyers today want less deferred maintenance and more updates. Sellers should make sure their home's HVAC, roof and water heater are properly maintained and not past their lifespan to sell their home quicker and for more money in today's market.

Local News:

- Denver ranked 12th in the nation with the highest number of people moving out of the state, up from 18th in 2023. California ranked the highest, with Los Angeles first and the San Francisco area second.
- Skyline at Highlands, comprising 533 luxury apartments, recently opened in Denver. To address affordability in the neighborhood, the developer (in cooperation with the Denver Public Schools Foundation) ran a lottery in which 10 eligible teachers won a year of free rent.

National News:

- The Carolinas ranked as the area with the highest number of people moving into the region in the U.S.
- Glass blocks are back in vogue as one of the hottest design and architectural trends.
- The CoreLogic HPI Forecast™ projects that home prices will increase by 3.7 percent from March 2024 to March 2025.
- Millennials are defying norms by taking charge of solo home purchases and buying with friends and family. According to Bankrate's new Home-buying Trends Survey, 42 percent of millennials have purchased a home alone, compared to 34 percent of Gen Xers and 22 percent of baby boomers. Additionally, 10 percent of millennials have bought a home with a friend, and seven percent have purchased one with a relative other than their domestic partner or spouse.

- Last year, 43 percent of homebuyers used a gift from family or friends to help with down payments.
- Construction starts for single- and multi-family homes have plateaued after a steep drop last year, a pattern similar to one that preceded the 2008 housing correction.
- Cracks are showing in the U.S. labor market as initial jobless claims hit a 10-month high. Continued jobless claims reached their highest level since November 2021, and unemployment hit four percent for the first time since January 2022.

Mortgage News:

- The upcoming election is contributing to economic uncertainty, affecting both consumer and corporate confidence. This uncertainty is prompting firms and households to delay significant spending decisions. Note that lower spending leads to softening inflation and lower GDP, which could result in lower mortgage rates and an increase in home sales post-election.
- Mortgage purchase applications increased by 11.7 percent during June, while mortgage rates dropped from 7.17 percent to 6.97 percent. If demand returned to the levels of this week in 2019, we would see an 80 percent jump in mortgage purchase applications.

Quick Stats:

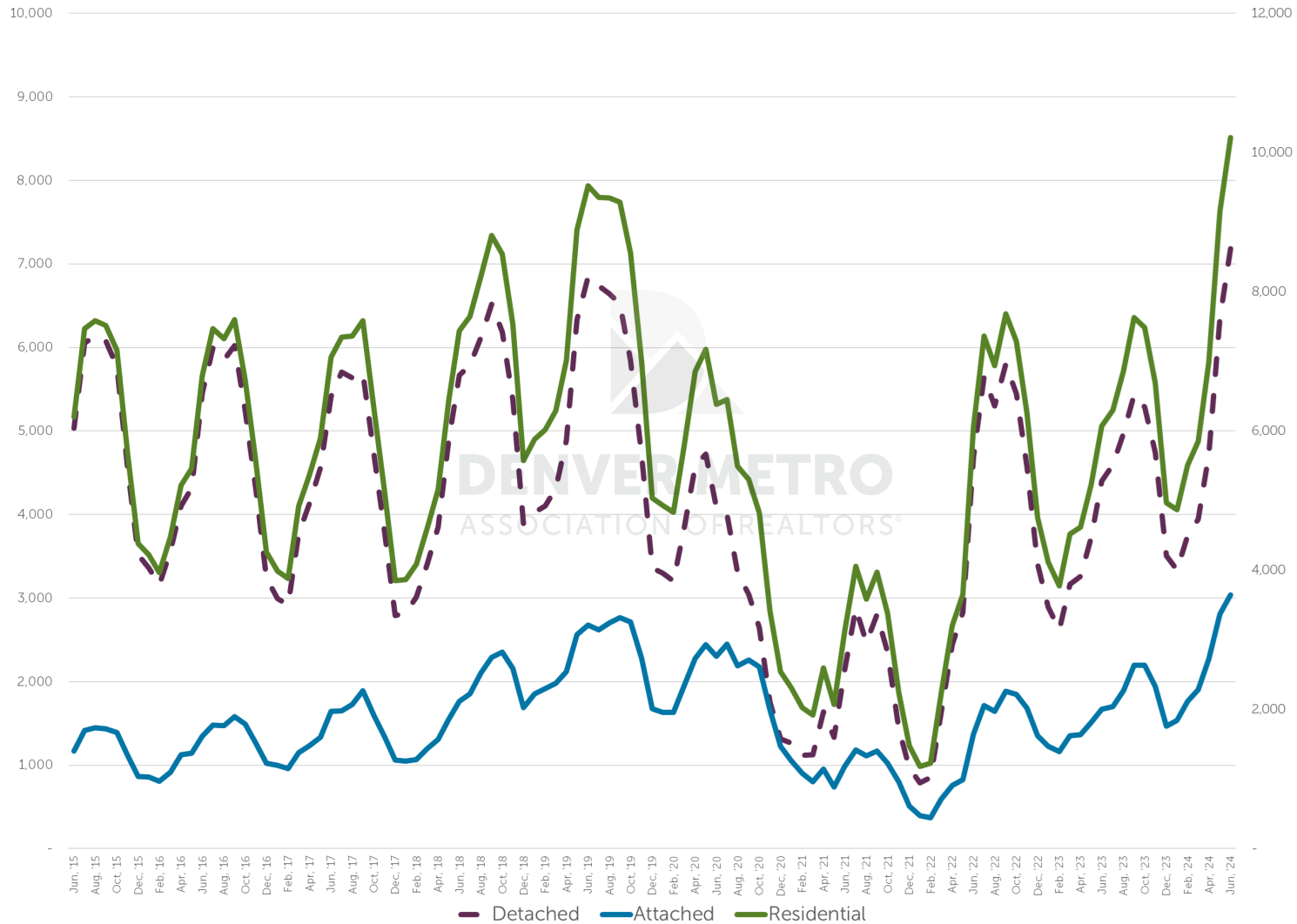
- As more sellers compete for fewer buyers, expect more deals that contain seller concessions. In May, 56.3 percent of closed transactions paid a seller concession, with the average concession being \$9,250 and the median of \$7,000. In May of last year, only 47.8 percent of transactions included a concession, with an average concession of \$7,723 and a median of \$5,000.

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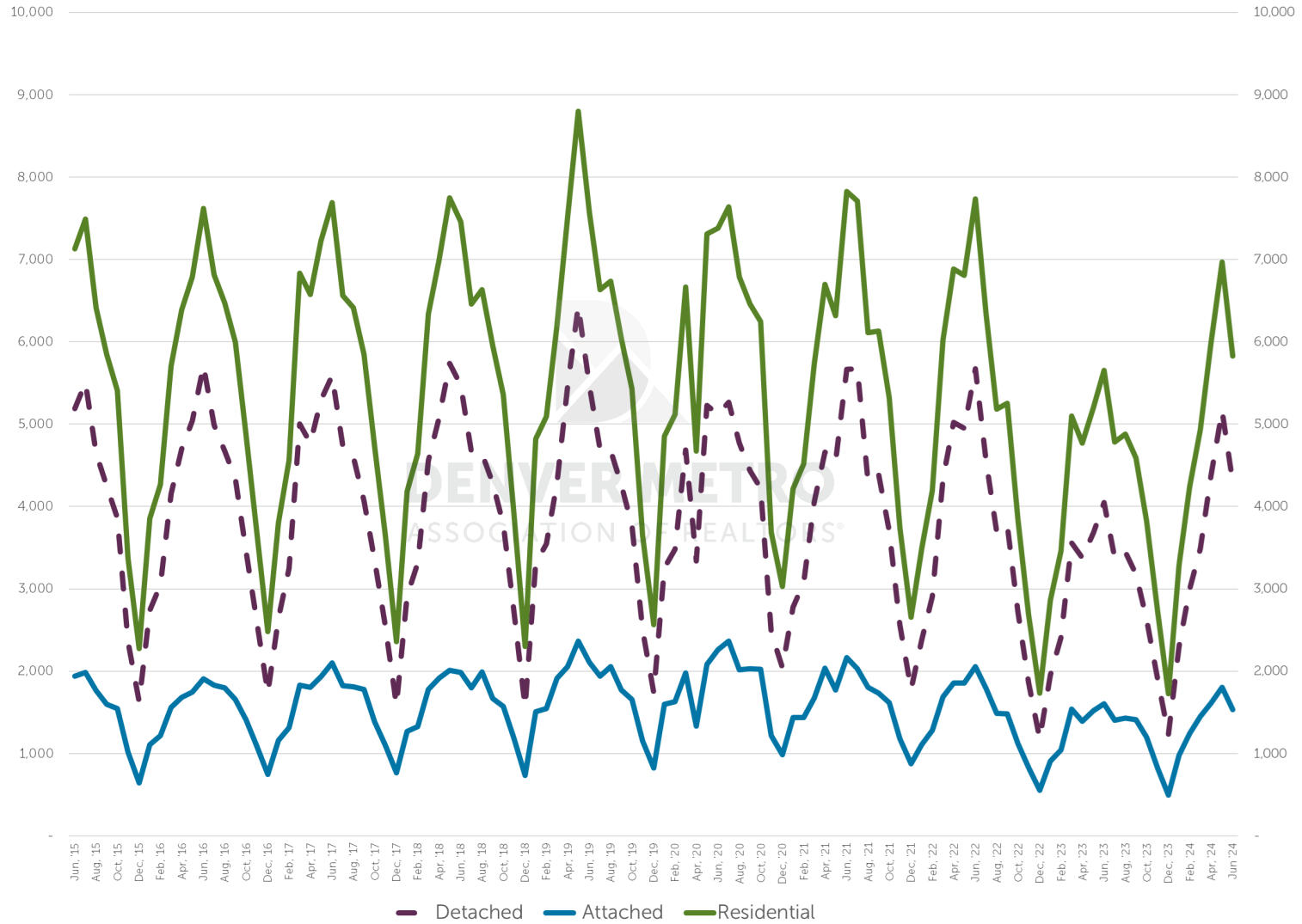
Active Listings at Month's End

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



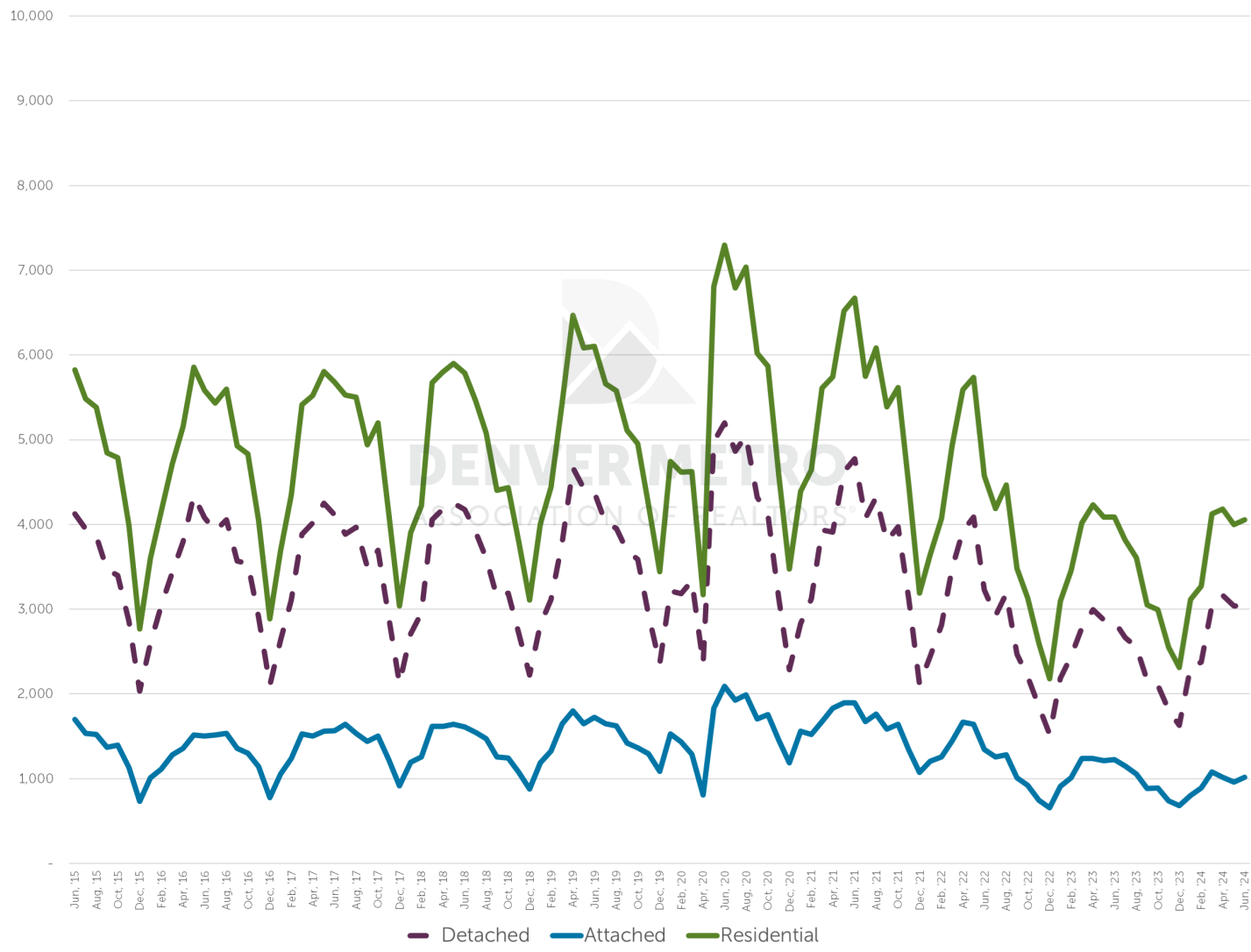
New Listings

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Source of MLS Data: REcolorado.com



Pending Sales

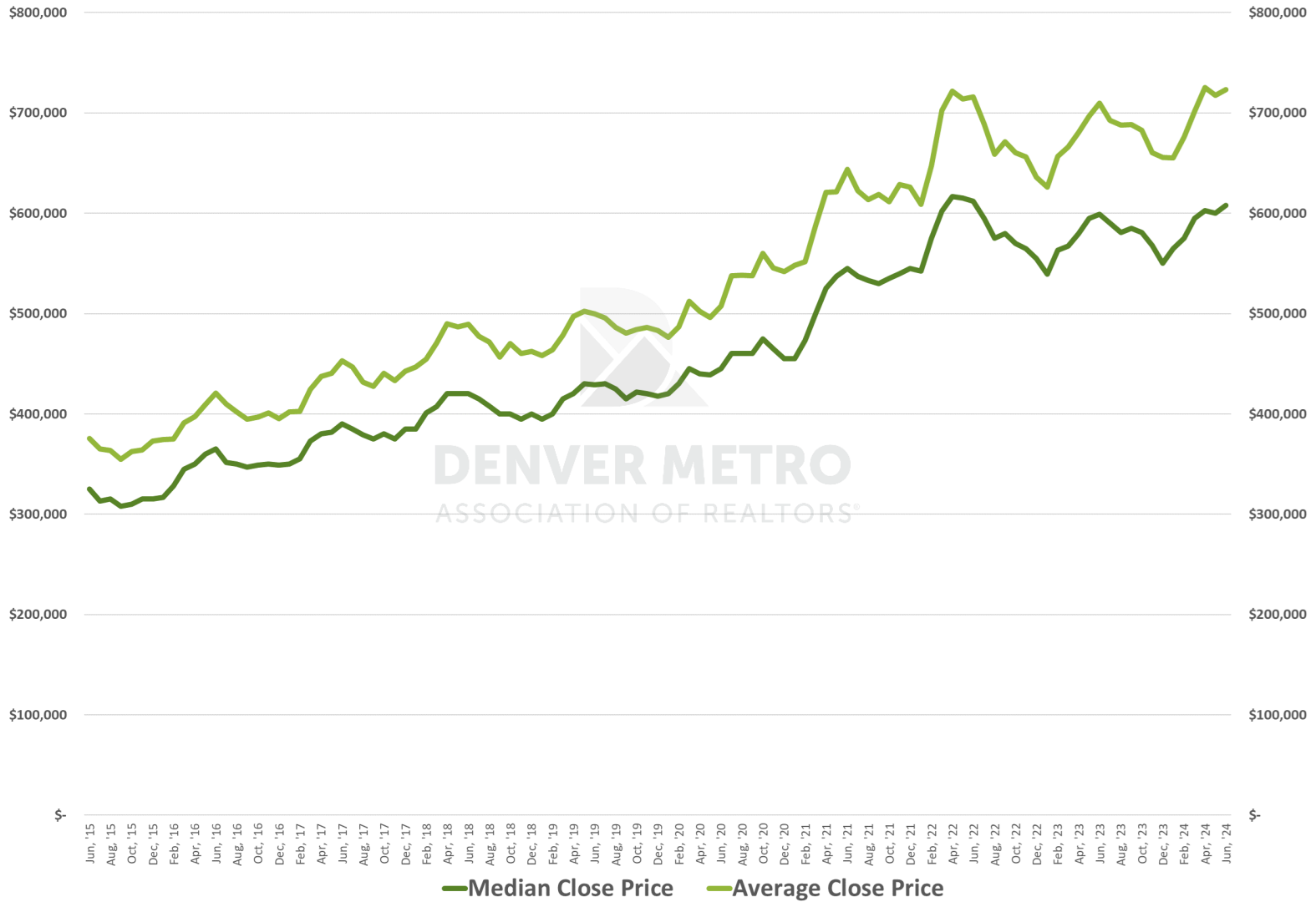
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Residential Median + Average Close Price

10-year view

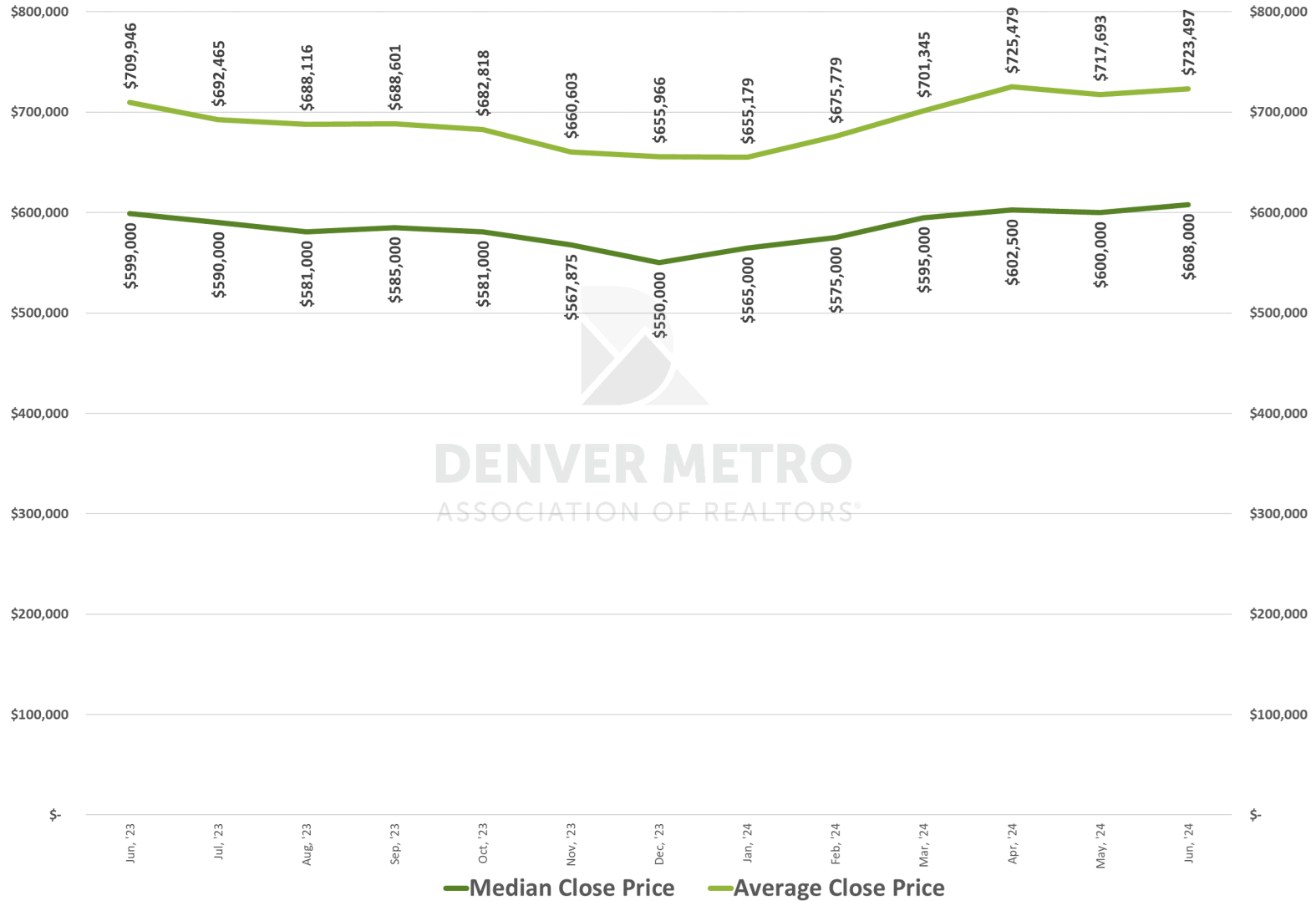
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Source of MLS Data: REcolorado.com



Residential Median + Average Close Price

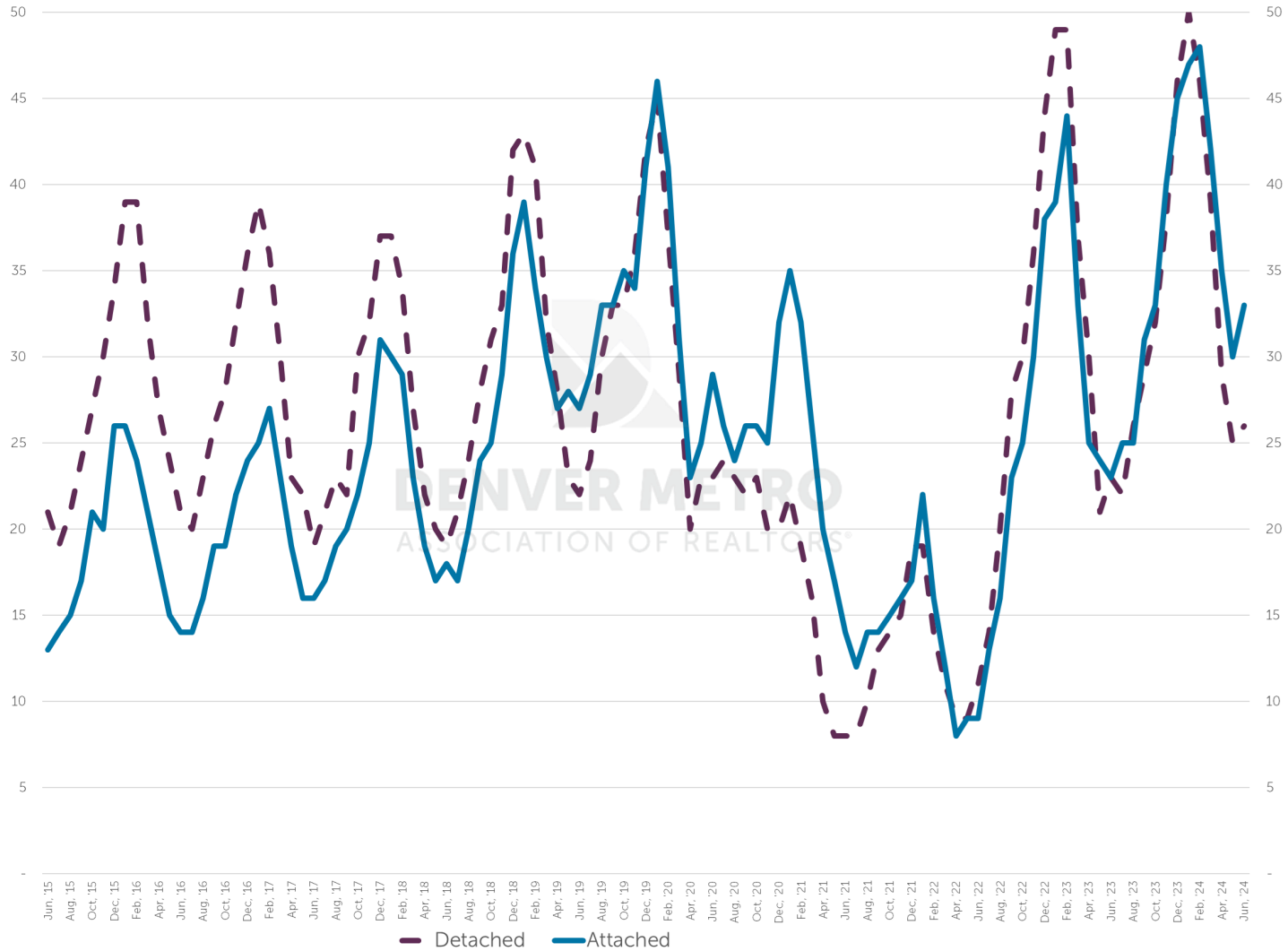
1-year snapshot

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Source of MLS Data: REcolorado.com



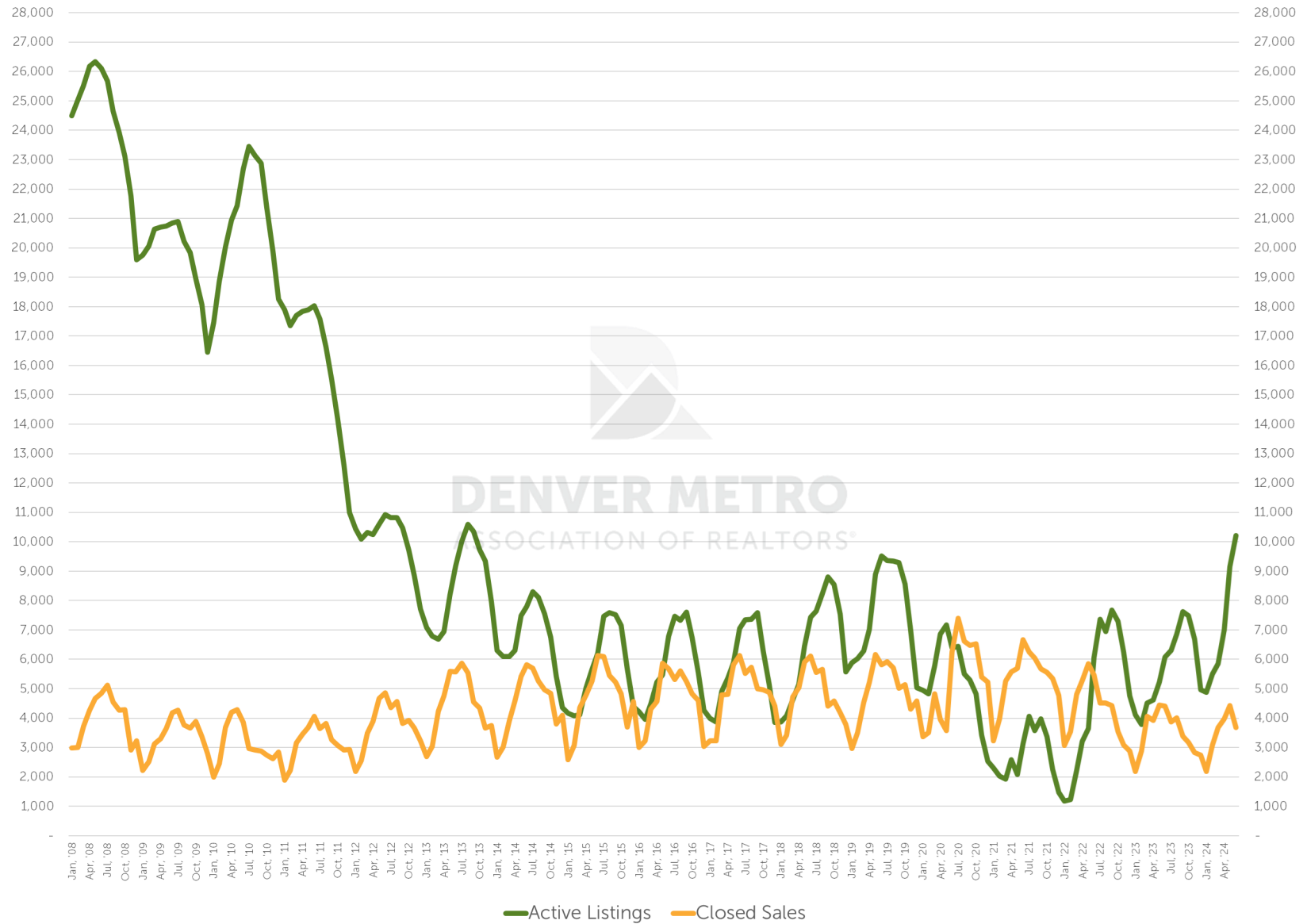
Average Days in MLS

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



Residential Active Listings + Closed Sales at Month's End

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



June 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	10,214	6,071	6,057	3,122	6,383	68.24%	68.63%	227.16%	60.02%
New Listings	31,240	27,041	35,148	35,190	36,059	15.53%	-11.12%	-11.22%	-13.36%
Closed	21,090	21,901	28,036	30,436	25,851	-3.70%	-24.78%	-30.71%	-18.42%
Close Price - Average	\$ 704,875	\$ 678,651	\$ 694,358	\$ 603,489	\$ 498,401	3.86%	1.51%	16.80%	41.43%
Close Price - Median	\$ 595,000	\$ 576,300	\$ 600,000	\$ 515,000	\$ 437,953	3.24%	-0.83%	15.53%	35.86%
Sales Volume	\$ 14,865,804,643	\$ 14,863,144,965	\$ 19,467,018,224	\$ 18,367,804,489	\$ 12,884,165,804	0.02%	-23.64%	-19.07%	15.38%
Days in MLS - Average	35	32	11	16	30	9.38%	218.18%	118.75%	16.67%
Days in MLS - Median	13	10	4	4	9	30.00%	225.00%	225.00%	44.44%
Close-Price-to-List-Price Ratio	99.51%	99.81%	104.90%	103.88%	99.58%	-0.30%	-5.14%	-4.21%	-0.07%
Detached									
Active Listings at Month's End	7,179	4,401	4,684	2,137	4,082	63.12%	53.27%	235.94%	75.87%
New Listings	22,608	19,028	25,260	24,674	25,104	18.81%	-10.50%	-8.37%	-9.94%
Closed	15,705	15,408	19,411	20,821	18,345	1.93%	-19.09%	-24.57%	-14.39%
Close Price - Average	\$ 785,354	\$ 763,710	\$ 786,946	\$ 685,782	\$ 550,338	2.83%	-0.20%	14.52%	42.70%
Close Price - Median	\$ 650,000	\$ 635,000	\$ 658,000	\$ 570,000	\$ 475,000	2.36%	-1.22%	14.04%	36.84%
Sales Volume	\$ 12,333,984,492	\$ 11,767,249,350	\$ 15,275,413,788	\$ 14,278,659,758	\$ 10,095,958,992	4.82%	-19.26%	-13.62%	22.17%
Days in MLS - Average	34	33	11	13	29	3.03%	209.09%	161.54%	17.24%
Days in MLS - Median	11	9	4	4	8	22.22%	175.00%	175.00%	37.50%
Close-Price-to-List-Price Ratio	99.63%	99.83%	105.04%	104.60%	99.66%	-0.20%	-5.15%	-4.75%	-0.03%
Attached									
Active Listings at Month's End	3,035	1,670	1,373	985	2,301	81.74%	121.05%	208.12%	31.90%
New Listings	8,632	8,013	9,888	10,516	10,955	7.72%	-12.70%	-17.92%	-21.20%
Closed	5,385	6,493	8,625	9,615	7,506	-17.06%	-37.57%	-43.99%	-28.26%
Close Price - Average	\$ 470,162	\$ 476,805	\$ 485,983	\$ 425,288	\$ 371,464	-1.39%	-3.26%	10.55%	26.57%
Close Price - Median	\$ 410,000	\$ 412,500	\$ 425,000	\$ 362,500	\$ 322,000	-0.61%	-3.53%	13.10%	27.33%
Sales Volume	\$ 2,531,820,151	\$ 3,095,895,615	\$ 4,191,604,436	\$ 4,089,144,731	\$ 2,788,206,812	-18.22%	-39.60%	-38.08%	-9.20%
Days in MLS - Average	38	30	12	23	32	26.67%	216.67%	65.22%	18.75%
Days in MLS - Median	16	10	4	5	11	60.00%	300.00%	220.00%	45.45%
Close-Price-to-List-Price Ratio	99.16%	99.76%	104.58%	102.32%	99.38%	-0.60%	-5.18%	-3.09%	-0.22%

Market Trends

	Price Range	Detached			Attached		
		Closed	Active	MOI	Closed	Active	MOI
Months of Inventory	\$0 to \$299,999	12	41	3.42	147	644	4.38
	\$300,000 to \$499,999	428	848	1.98	471	1,342	2.85
	\$500,000 to \$749,999	1,305	2,860	2.19	190	700	3.68
	\$750,000 to \$999,999	568	1,560	2.75	32	180	5.63
	\$1,000,000 to \$1,499,999	319	930	2.92	20	102	5.10
	\$1,500,000 to \$1,999,999	96	403	4.20	6	35	5.83
	\$2,000,000 and over	77	537	6.97	7	32	4.57
TOTALS		2,805	7,179	2.56	873	3,035	3.48

	Price Range	Detached		% change	Attached		% change
		Closed Jun. 2024	Closed May 2024		Closed Jun. 2024	Closed May 2024	
Month-Over-Month	\$0 to \$299,999	12	15	-20.00%	147	195	-24.62%
	\$300,000 to \$499,999	428	536	-20.15%	471	567	-16.93%
	\$500,000 to \$749,999	1,305	1,544	-15.48%	190	230	-17.39%
	\$750,000 to \$999,999	568	683	-16.84%	32	49	-34.69%
	\$1,000,000 to \$1,499,999	319	351	-9.12%	20	23	-13.04%
	\$1,500,000 to \$1,999,999	96	131	-26.72%	6	11	-45.45%
	\$2,000,000 and over	77	97	-20.62%	7	3	133.33%
TOTALS		2,805	3,357	-16.44%	873	1,078	-19.02%

	Price Range	Detached		% change	Attached		% change
		YTD Jun. 2024	YTD Jun. 2023		YTD Jun. 2024	YTD Jun. 2023	
Year-Over-Year	\$0 to \$299,999	95	99	-4.04%	983	1,155	-14.89%
	\$300,000 to \$499,999	2,641	2,885	-8.46%	2,733	3,270	-16.42%
	\$500,000 to \$749,999	7,414	7,539	-1.66%	1,221	1,495	-18.33%
	\$750,000 to \$999,999	3,076	2,734	12.51%	257	316	-18.67%
	\$1,000,000 to \$1,499,999	1,496	1,295	15.52%	123	186	-33.87%
	\$1,500,000 to \$1,999,999	533	443	20.32%	42	45	-6.67%
	\$2,000,000 and over	450	413	8.96%	26	26	0.00%
TOTALS		15,705	15,408	1.93%	5,385	6,493	-17.06%

Properties Sold for \$1 Million or More

	Jun. 2024	May. 2024	Jun. 2023	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	909	1072	782	-15.21%	16.24%
Pending	506	546	472	-7.33%	7.20%
Closed	525	616	551	-14.77%	-4.72%
Sales Volume	\$ 825,885,749	\$ 979,157,365	\$ 914,255,273	-15.65%	-9.67%
Days in MLS - Average	30	32	27	-6.25%	11.11%
Days in MLS - Median	10	8	8	25.00%	25.00%
Close-Price-to-List-Price Ratio	99.12%	98.88%	99.83%	0.24%	-0.71%
PSF Total	\$ 375	\$ 378	\$ 385	-0.79%	-2.60%
Detached					
New Listings	862	1002	711	-13.97%	21.24%
Pending	483	507	426	-4.73%	13.38%
Closed	492	579	498	-15.03%	-1.20%
Sales Volume	\$ 771,387,147	\$ 923,968,844	\$ 837,843,754	-16.51%	-7.93%
Days in MLS - Average	29	31	27	-6.45%	7.41%
Days in MLS - Median	9	8	7	12.50%	28.57%
Close-Price-to-List-Price Ratio	99.27%	98.93%	99.92%	0.34%	-0.65%
PSF Total	\$ 364	\$ 368	\$ 371	-1.09%	-1.89%
Attached					
New Listings	47	70	71	-32.86%	-33.80%
Pending	23	39	46	-41.03%	-50.00%
Closed	33	37	53	-10.81%	-37.74%
Sales Volume	\$ 54,498,602	\$ 55,188,521	\$ 76,411,519	-1.25%	-28.68%
Days in MLS - Average	45	47	31	-4.26%	45.16%
Days in MLS - Median	23	18	11	27.78%	109.09%
Close-Price-to-List-Price Ratio	96.94%	98.11%	99.00%	-1.19%	-2.08%
PSF Total	\$ 541	\$ 539	\$ 522	0.37%	3.64%

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	4,669	3,625	4,065	2,887	2,311	28.80%	14.86%	61.72%	102.03%
Pending	2,823	2,477	2,956	2,475	1,362	13.97%	-4.50%	14.06%	107.27%
Closed	2,670	2,408	3,315	2,560	1,050	10.88%	-19.46%	4.30%	154.29%
Sales Volume	\$ 4,303,112,103	\$ 3,946,807,728	\$ 5,274,030,162	\$ 4,098,627,018	\$ 1,578,267,352	9.03%	-18.41%	4.99%	172.65%
Days in MLS - Average	40	34	18	37	59	17.65%	122.22%	8.11%	-32.20%
Days in MLS - Median	12	8	4	5	21	50.00%	200.00%	140.00%	-42.86%
Close-Price-to-List-Price Ratio	98.70%	99.31%	106.10%	102.17%	97.31%	-0.61%	-6.97%	-3.40%	1.43%
PSF Total	\$ 383	\$ 385	\$ 399	\$ 364	\$ 339	-0.52%	-4.01%	5.22%	12.98%
Detached									
New Listings	4,357	3,216	3,606	2,516	2,058	35.48%	20.83%	73.17%	111.71%
Pending	2,652	2,221	2,636	2,200	1,254	19.41%	0.61%	20.55%	111.48%
Closed	2,479	2,151	2,969	2,265	951	15.25%	-16.50%	9.45%	160.67%
Sales Volume	\$ 4,007,048,939	\$ 3,567,160,350	\$ 4,756,099,605	\$ 3,670,834,570	\$ 1,434,041,094	12.33%	-15.75%	9.16%	179.42%
Days in MLS - Average	39	34	16	34	58	14.71%	143.75%	14.71%	-32.76%
Days in MLS - Median	11	8	4	5	20	37.50%	175.00%	120.00%	-45.00%
Close-Price-to-List-Price Ratio	98.77%	99.40%	106.30%	102.47%	97.35%	-0.63%	-7.08%	-3.61%	1.46%
PSF Total	\$ 371	\$ 367	\$ 379	\$ 339	\$ 313	1.09%	-2.11%	9.44%	18.53%
Attached									
New Listings	312	409	459	371	253	-23.72%	-32.03%	-15.90%	23.32%
Pending	171	256	320	275	108	-33.20%	-46.56%	-37.82%	58.33%
Closed	191	257	346	295	99	-25.68%	-44.80%	-35.25%	92.93%
Sales Volume	\$ 296,063,164	\$ 379,647,378	\$ 517,930,557	\$ 427,792,448	\$ 144,226,258	-22.02%	-42.84%	-30.79%	105.28%
Days in MLS - Average	52	36	28	60	68	44.44%	85.71%	-13.33%	-23.53%
Days in MLS - Median	21	12	4	7	37	75.00%	425.00%	200.00%	-43.24%
Close-Price-to-List-Price Ratio	97.83%	98.59%	104.34%	99.86%	96.98%	-0.77%	-6.24%	-2.03%	0.88%
PSF Total	\$ 541	\$ 540	\$ 564	\$ 559	\$ 589	0.19%	-4.08%	-3.22%	-8.15%

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

	Jun. 2024	May. 2024	Jun. 2023	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	1,020	1,273	948	-19.87%	7.59%
Pending	663	688	635	-3.63%	4.41%
Closed	600	732	671	-18.03%	-10.58%
Sales Volume	\$ 508,986,943	\$ 620,510,447	\$ 569,345,642	-17.97%	-10.60%
Days in MLS - Average	24	27	27	-11.11%	-11.11%
Days in MLS - Median	9	7	10	28.57%	-10.00%
Close-Price-to-List-Price Ratio	99.50%	100.26%	99.92%	-0.76%	-0.42%
PSF Total	\$ 288	\$ 292	\$ 294	-1.37%	-2.04%
Detached					
New Listings	948	1174	861	-19.25%	10.10%
Pending	625	647	586	-3.40%	6.66%
Closed	568	683	605	-16.84%	-6.12%
Sales Volume	\$ 482,122,017	\$ 578,982,757	\$ 513,464,142	-16.73%	-6.10%
Days in MLS - Average	23	26	27	-11.54%	-14.81%
Days in MLS - Median	9	6	10	50.00%	-10.00%
Close-Price-to-List-Price Ratio	99.46%	100.31%	99.97%	-0.85%	-0.51%
PSF Total	\$ 284	\$ 280	\$ 281	1.43%	1.07%
Attached					
New Listings	72	99	87	-27.27%	-17.24%
Pending	38	41	49	-7.32%	-22.45%
Closed	32	49	66	-34.69%	-51.52%
Sales Volume	\$ 26,864,926	\$ 41,527,690	\$ 55,881,500	-35.31%	-51.93%
Days in MLS - Average	37	33	27	12.12%	37.04%
Days in MLS - Median	9	12	11	-25.00%	-18.18%
Close-Price-to-List-Price Ratio	100.23%	99.52%	99.46%	0.71%	0.77%
PSF Total	\$ 366	\$ 465	\$ 409	-21.29%	-10.51%

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	5,188	4,296	5,561	3,681	2,852	20.76%	-6.71%	40.94%	81.91%
Pending	3,679	3,369	4,219	3,260	2,051	9.20%	-12.80%	12.85%	79.38%
Closed	3,333	3,050	4,411	3,175	1,565	9.28%	-24.44%	4.98%	112.97%
Sales Volume	\$ 2,825,612,673	\$ 2,580,523,467	\$ 3,733,818,163	\$ 2,693,562,542	\$ 1,321,893,900	9.50%	-24.32%	4.90%	113.75%
Days in MLS - Average	35	32	12	18	42	9.38%	191.67%	94.44%	-16.67%
Days in MLS - Median	11	10	4	4	13	10.00%	175.00%	175.00%	-15.38%
Close-Price-to-List-Price Ratio	99.75%	99.80%	105.15%	103.93%	99.03%	-0.05%	-5.14%	-4.02%	0.73%
PSF Total	\$ 288	\$ 287	\$ 304	\$ 276	\$ 250	0.35%	-5.26%	4.35%	15.20%
Detached									
New Listings	4,743	3,837	5,024	3,166	2,352	23.61%	-5.59%	49.81%	101.66%
Pending	3,408	3,047	3,801	2,817	1,753	11.85%	-10.34%	20.98%	94.41%
Closed	3,076	2,734	3,919	2,753	1,327	12.51%	-21.51%	11.73%	131.80%
Sales Volume	\$ 2,608,908,899	\$ 2,314,092,767	\$ 3,318,075,395	\$ 2,331,434,669	\$ 1,119,362,877	12.74%	-21.37%	11.90%	133.07%
Days in MLS - Average	34	32	12	14	42	6.25%	183.33%	142.86%	-19.05%
Days in MLS - Median	10	10	4	4	12	0.00%	150.00%	150.00%	-16.67%
Close-Price-to-List-Price Ratio	99.78%	99.82%	105.33%	104.41%	99.09%	-0.04%	-5.27%	-4.43%	0.70%
PSF Total	\$ 277	\$ 272	\$ 286	\$ 258	\$ 231	1.84%	-3.15%	7.36%	19.91%
Attached									
New Listings	445	459	537	515	500	-3.05%	-17.13%	-13.59%	-11.00%
Pending	271	322	418	443	298	-15.84%	-35.17%	-38.83%	-9.06%
Closed	257	316	492	422	238	-18.67%	-47.76%	-39.10%	7.98%
Sales Volume	\$ 216,703,774	\$ 266,430,700	\$ 415,742,768	\$ 362,127,873	\$ 202,531,023	-18.66%	-47.88%	-40.16%	7.00%
Days in MLS - Average	52	33	19	43	42	57.58%	173.68%	20.93%	23.81%
Days in MLS - Median	13	10	5	7	18	30.00%	160.00%	85.71%	-27.78%
Close-Price-to-List-Price Ratio	99.44%	99.58%	103.74%	100.82%	98.72%	-0.14%	-4.14%	-1.37%	0.73%
PSF Total	\$ 428	\$ 417	\$ 449	\$ 394	\$ 355	2.64%	-4.68%	8.63%	20.56%

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

	Jun. 2024	May. 2024	Jun. 2023	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	2,219	2,609	2,198	-14.95%	0.96%
Pending	1,607	1,571	1,622	2.29%	-0.92%
Closed	1,495	1,774	1,872	-15.73%	-20.14%
Sales Volume	\$ 911,183,079	\$ 1,075,527,525	\$ 1,141,600,159	-15.28%	-20.18%
Days in MLS - Average	27	25	24	8.00%	12.50%
Days in MLS - Median	12	8	7	50.00%	71.43%
Close-Price-to-List-Price Ratio	99.88%	100.19%	100.37%	-0.31%	-0.49%
PSF Total	\$ 282	\$ 282	\$ 284	0.00%	-0.70%
Detached					
New Listings	1,861	2,212	1,803	-15.87%	3.22%
Pending	1,403	1,357	1,339	3.39%	4.78%
Closed	1,305	1,544	1,566	-15.48%	-16.67%
Sales Volume	\$ 800,480,946	\$ 943,232,070	\$ 960,958,660	-15.13%	-16.70%
Days in MLS - Average	26	23	22	13.04%	18.18%
Days in MLS - Median	11	7	7	57.14%	57.14%
Close-Price-to-List-Price Ratio	99.94%	100.29%	100.44%	-0.35%	-0.50%
PSF Total	\$ 275	\$ 275	\$ 271	0.00%	1.48%
Attached					
New Listings	358	397	395	-9.82%	-9.37%
Pending	204	214	283	-4.67%	-27.92%
Closed	190	230	306	-17.39%	-37.91%
Sales Volume	\$ 110,702,133	\$ 132,295,455	\$ 180,641,499	-16.32%	-38.72%
Days in MLS - Average	34	36	34	-5.56%	0.00%
Days in MLS - Median	18	16	14	12.50%	28.57%
Close-Price-to-List-Price Ratio	99.48%	99.58%	99.97%	-0.10%	-0.49%
PSF Total	\$ 332	\$ 335	\$ 348	-0.90%	-4.60%

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	11,990	10,580	14,457	11,427	9,645	13.33%	-17.06%	4.93%	24.31%
Pending	9,083	9,300	11,508	10,372	7,979	-2.33%	-21.07%	-12.43%	13.84%
Closed	8,635	9,034	11,861	10,485	6,726	-4.42%	-27.20%	-17.64%	28.38%
Sales Volume	\$ 5,242,027,990	\$ 5,487,233,831	\$ 7,241,336,642	\$ 6,300,093,835	\$ 3,993,257,746	-4.47%	-27.61%	-16.79%	31.27%
Days in MLS - Average	34	35	11	12	36	-2.86%	209.09%	183.33%	-5.56%
Days in MLS - Median	12	11	4	4	12	9.09%	200.00%	200.00%	0.00%
Close-Price-to-List-Price Ratio	99.87%	100.00%	104.85%	104.94%	99.50%	-0.13%	-4.75%	-4.83%	0.37%
PSF Total	\$ 281	\$ 275	\$ 299	\$ 258	\$ 220	2.18%	-6.02%	8.91%	27.73%
Detached									
New Listings	9,974	8,628	12,206	9,800	8,148	15.60%	-18.29%	1.78%	22.41%
Pending	7,799	7,738	9,681	8,827	6,891	0.79%	-19.44%	-11.65%	13.18%
Closed	7,414	7,539	9,800	8,972	5,825	-1.66%	-24.35%	-17.37%	27.28%
Sales Volume	\$ 4,530,132,659	\$ 4,601,245,675	\$ 6,020,035,503	\$ 5,402,667,985	\$ 3,460,156,068	-1.55%	-24.75%	-16.15%	30.92%
Days in MLS - Average	32	34	10	9	34	-5.88%	220.00%	255.56%	-5.88%
Days in MLS - Median	11	10	4	4	11	10.00%	175.00%	175.00%	0.00%
Close-Price-to-List-Price Ratio	99.95%	100.07%	104.94%	105.42%	99.55%	-0.12%	-4.76%	-5.19%	0.40%
PSF Total	\$ 271	\$ 262	\$ 285	\$ 240	\$ 200	3.44%	-4.91%	12.92%	35.50%
Attached									
New Listings	2,016	1,952	2,251	1,627	1,497	3.28%	-10.44%	23.91%	34.67%
Pending	1,284	1,562	1,827	1,545	1,088	-17.80%	-29.72%	-16.89%	18.01%
Closed	1,221	1,495	2,061	1,513	901	-18.33%	-40.76%	-19.30%	35.52%
Sales Volume	\$ 711,895,331	\$ 885,988,156	\$ 1,221,301,139	\$ 897,425,850	\$ 533,101,678	-19.65%	-41.71%	-20.67%	33.54%
Days in MLS - Average	46	39	14	30	49	17.95%	228.57%	53.33%	-6.12%
Days in MLS - Median	19	16	4	5	18	18.75%	375.00%	280.00%	5.56%
Close-Price-to-List-Price Ratio	99.42%	99.64%	104.42%	102.05%	99.22%	-0.22%	-4.79%	-2.58%	0.20%
PSF Total	\$ 339	\$ 340	\$ 367	\$ 366	\$ 349	-0.29%	-7.63%	-7.38%	-2.87%