

Market Overview

	Oct. 2023	Sep. 2023	Oct. 2022	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
Active Listings at Month's End	7,482	7,629	7,290	-1.93%	2.63%
New Listings	3,816	4,589	3,841	-16.84%	-0.65%
Pending	3,187	3,049	3,132	4.53%	1.76%
Closed	2,986	3,377	3,543	-11.58%	-15.72%
Close Price - Average	\$ 687,917	\$ 688,601	\$ 660,468	-0.10%	4.16%
Close Price - Median	\$ 585,000	\$ 585,000	\$ 570,000	0.00%	2.63%
Sales Volume	\$ 2,054,120,861	\$ 2,325,406,189	\$ 2,340,036,418	-11.67%	-12.22%
Days in MLS - Average	32	30	28	6.67%	14.29%
Days in MLS - Median	16	14	17	14.29%	-5.88%
Close-Price-to-List-Price Ratio	98.94%	99.19%	98.71%	-0.25%	0.23%
Detached					
Active Listings at Month's End	5,289	5,435	5,444	-2.69%	-2.85%
New Listings	2,622	3,176	2,720	-17.44%	-3.60%
Pending	2,248	2,162	2,207	3.98%	1.86%
Closed	2,105	2,395	2,485	-12.11%	-15.29%
Close Price - Average	\$ 772,601	\$ 773,913	\$ 738,847	-0.17%	4.57%
Close Price - Median	\$ 649,000	\$ 640,000	\$ 625,000	1.41%	3.84%
Sales Volume	\$ 1,626,325,177	\$ 1,853,522,498	\$ 1,836,034,950	-12.26%	-11.42%
Days in MLS - Average	32	29	30	10.34%	6.67%
Days in MLS - Median	16	14	18	14.29%	-11.11%
Close-Price-to-List-Price Ratio	98.79%	99.18%	98.51%	-0.39%	0.28%
Attached					
Active Listings at Month's End	2,193	2,194	1,846	-0.05%	18.80%
New Listings	1,194	1,413	1,121	-15.50%	6.51%
Pending	939	887	925	5.86%	1.51%
Closed	881	982	1,058	-10.29%	-16.73%
Close Price - Average	\$ 485,580	\$ 480,533	\$ 476,372	1.05%	1.93%
Close Price - Median	\$ 425,000	\$ 420,000	\$ 405,000	1.19%	4.94%
Sales Volume	\$ 427,795,684	\$ 471,883,691	\$ 504,001,468	-9.34%	-15.12%
Days in MLS - Average	32	31	25	3.23%	28.00%
Days in MLS - Median	16	15	14	6.67%	14.29%
Close-Price-to-List-Price Ratio	99.28%	99.21%	99.16%	0.07%	0.12%

Market Highlights

Realtor® Insights:

- Many new builds have incredible year-end incentives such as permanent rate buydowns, all appliances and landscaping included packages.
- Buyers are enjoying increased inventory and have become more demanding during inspections. Sellers planning to list their homes this winter may benefit from obtaining a pre-inspection buyer report to address necessary repairs in advance which can help put potential buyer objections into perspective.
- Buyers seem to be writing more “contingent” offers on homes they want to purchase, even before their homes are on the market. With days in MLS increasing significantly, accepting these “contingent” offers is becoming more difficult, creating a dilemma for both buyers and sellers.

Local News:

- During the first three quarters of 2023, new housing permits decreased 22.1 percent compared to 2022. Fewer than 16,000 permits have been approved through the end of September, down from more than 20,000 last year.
- Colorado has the four most expensive U.S. cities that aren't on a coast, with Boulder leading, followed by Denver, Fort Collins and Greeley.
- Proposition HH is a hot item on the upcoming November 6th ballot, with the Colorado Association of Realtors® opposing it due to concerns about reducing property taxes and future TABOR funds.
- Downtown commercial office space vacancy has hit 30 percent for the first time in decades, with vacancy rates surpassing 20 percent in the first quarter of 2021 due to the pandemic.
- Evictions are on the rise in Denver as pandemic assistance comes to an end, with a projected rate of more than 12,000 eviction filings by year's end—the highest since 2008.
- Despite a surge in construction, Colorado is short over 100,000 housing units and affordable housing options remain limited.
- The General Assembly allocated \$1.1 million to Colorado's Low-Income Radon Mitigation Assistance (LIRMA) Program for the 2023-2024 fiscal year, providing financial aid for homeowners to mitigate radon with income-qualified homes.
- To be in the top one percent of earners in Colorado, you have to make \$609,919 per year (based on 2020 data), a 25 percent increase over the past five years, ranking Colorado as the 8th highest state for earners.

National News:

- New home sales soared nationally in September, up 33.9 percent from last year.
- In Q3, 31 percent of U.S. single-family homes for sale were new construction – the highest share of any Q3 on record.
- While shares in homebuilder stocks have dropped 16 percent since September, builders are still outperforming the broader S&P 500 market, with an 18 percent increase this year.

- Goldman Sachs forecasts a 1.3 percent appreciation nationwide for 2024, along with a drop in closed transactions from four million to 3.8 million as interest rates remain at or above 6.8 percent.
- Work-from-home rates have returned to pre-pandemic levels, with fewer than 26 percent of American households having someone work from home at least one day per week. The peak of 2021 saw 37 percent of households.
- In an effort to create more affordable housing, the White House and U.S. Department of Housing and Urban Development (HUD) announced a new initiative to encourage the conversion of commercial properties into residential units, with \$10 billion in funding allocated for this purpose.
- Bank regulators made changes to the Community Reinvestment Act, instituted in 1977, to address the legacy of redlining and require banks to make more mortgages in lower-income areas. This update was the first to the law since 1995.
- A report from Up for Growth notes that a surge in apartment and home construction in metro Denver combined with slower population growth is chipping away at the state's housing deficit during the pandemic.

Mortgage News:

- With a 20 percent down payment on today's median home price and a 7.98 percent mortgage rate, mortgage payments have increased by 130 percent compared to January 2020. However, the average wage in Denver has only increased by 24 percent during the same period.

Quick Stats:

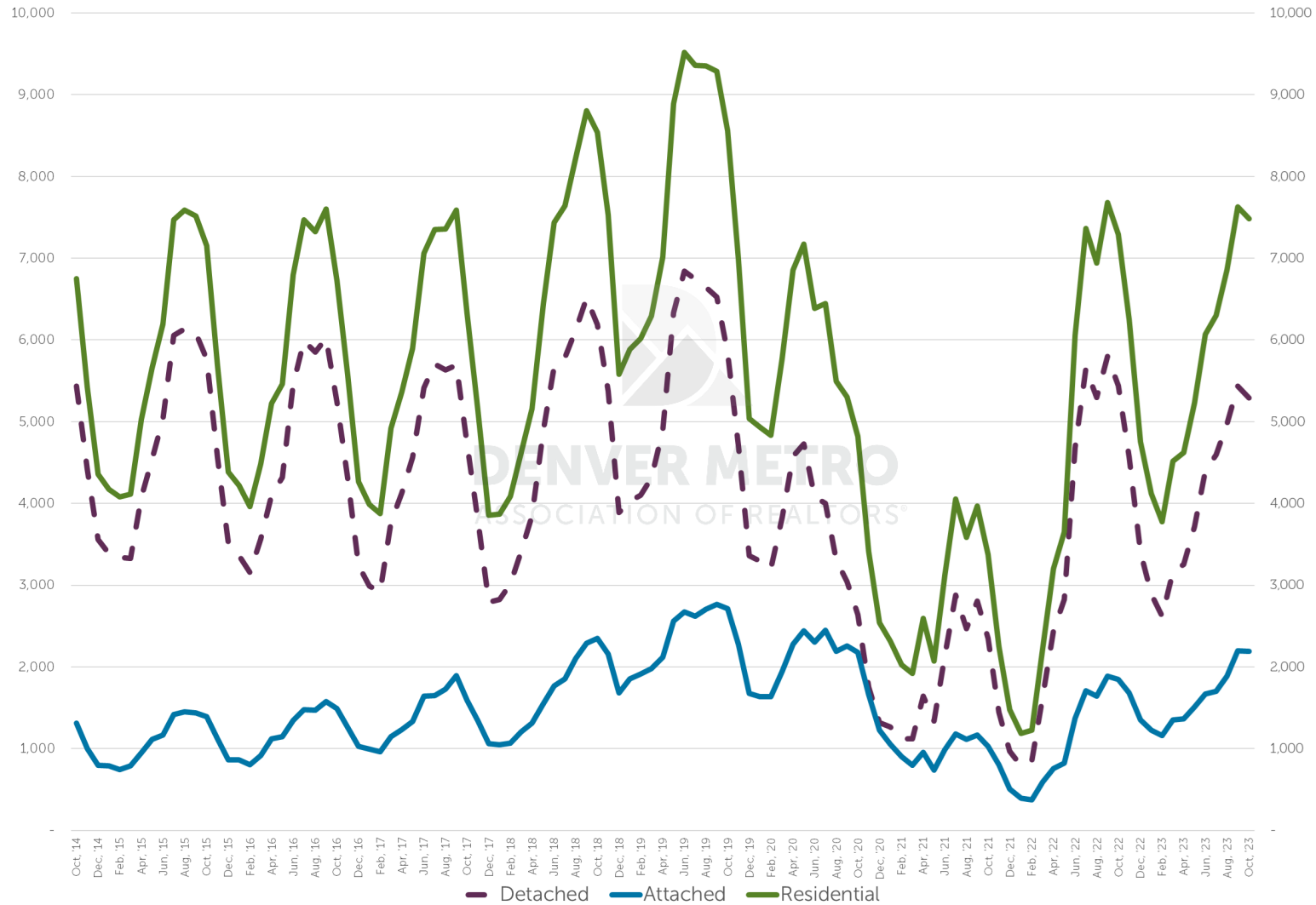
- In October, 57.9 percent of closed transactions included an average seller concession of \$9,390. The previous month saw 56.4 percent of closings with an average seller concession of \$9,214. In October of last year, 50.7 percent of transactions paid a concession with an average concession of \$7,553. As more sellers compete for fewer buyers, expect to see more deals contain a seller concession.
- Average active listings for October are 14,755 (1985-2022).
- Record-high October was 2006 with 29,722 listings and the record-low was set in 2021 with 3,376 listings.
- The historical average decrease in active listings from September to October is 6.97 percent. This year's decrease of 1.93 percent this year represents a meaningful change from our seasonal expectations.

Follow #DMARstats
 for shareable graphics and more!



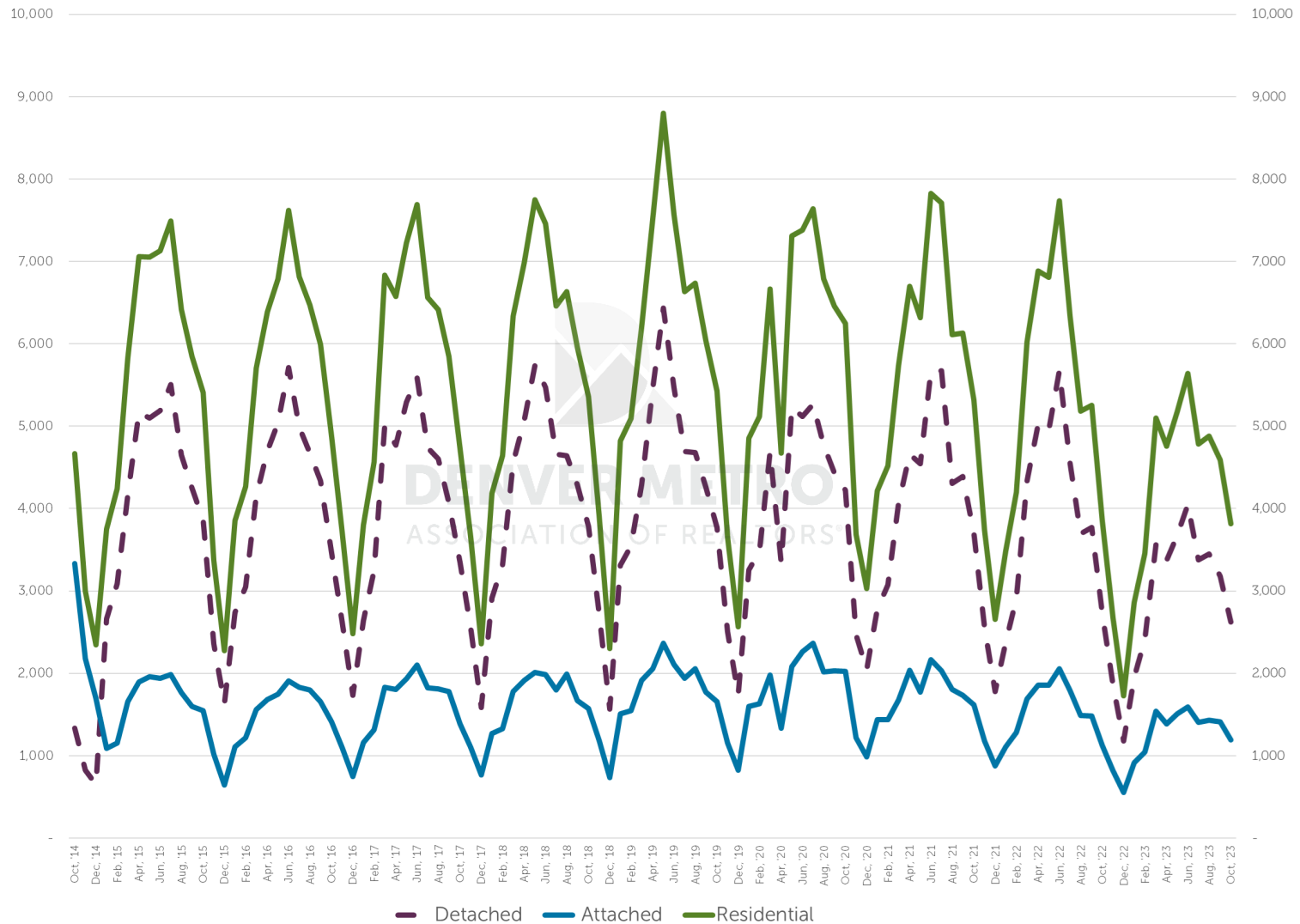
Active Listings at Month's End

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



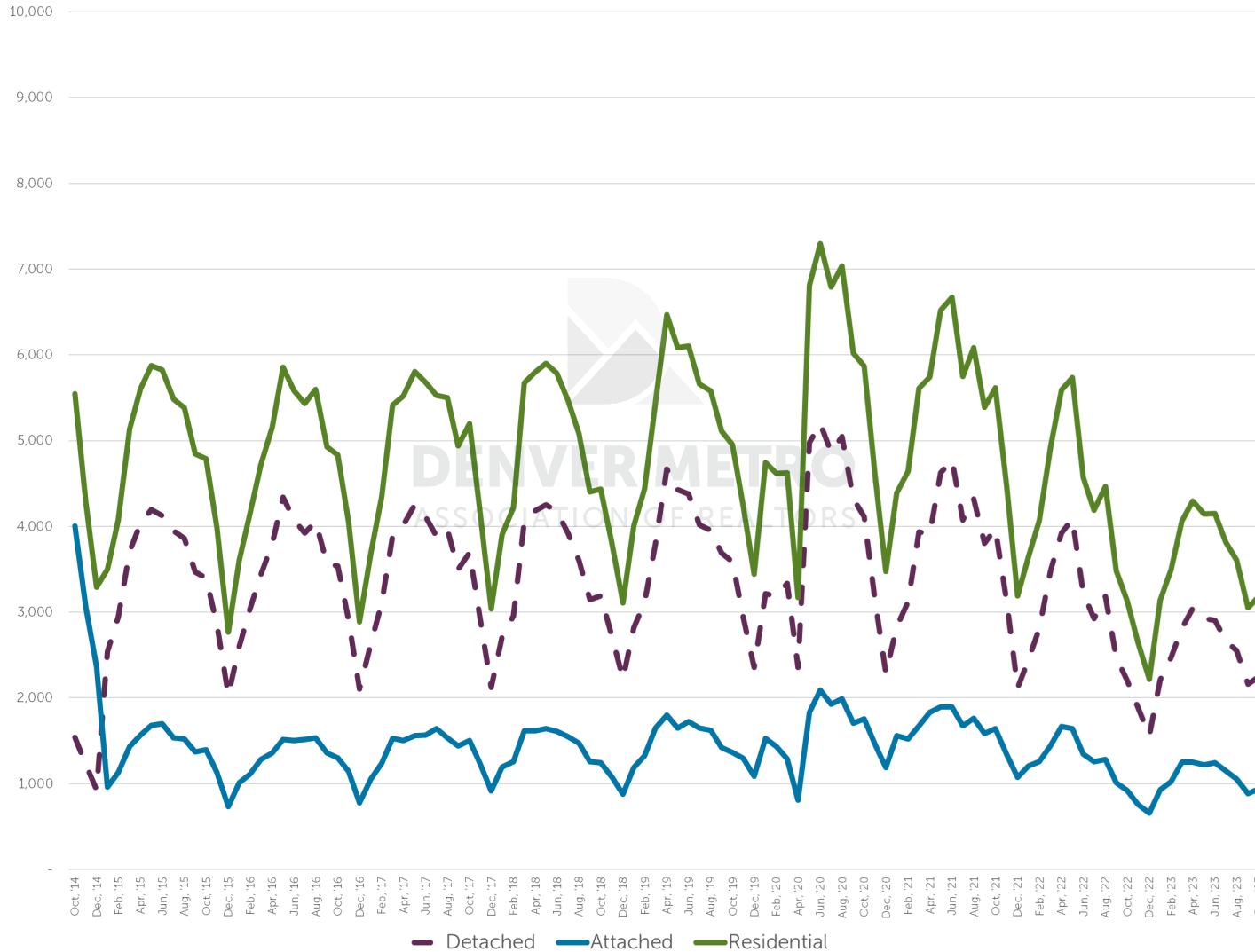
New Listings

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



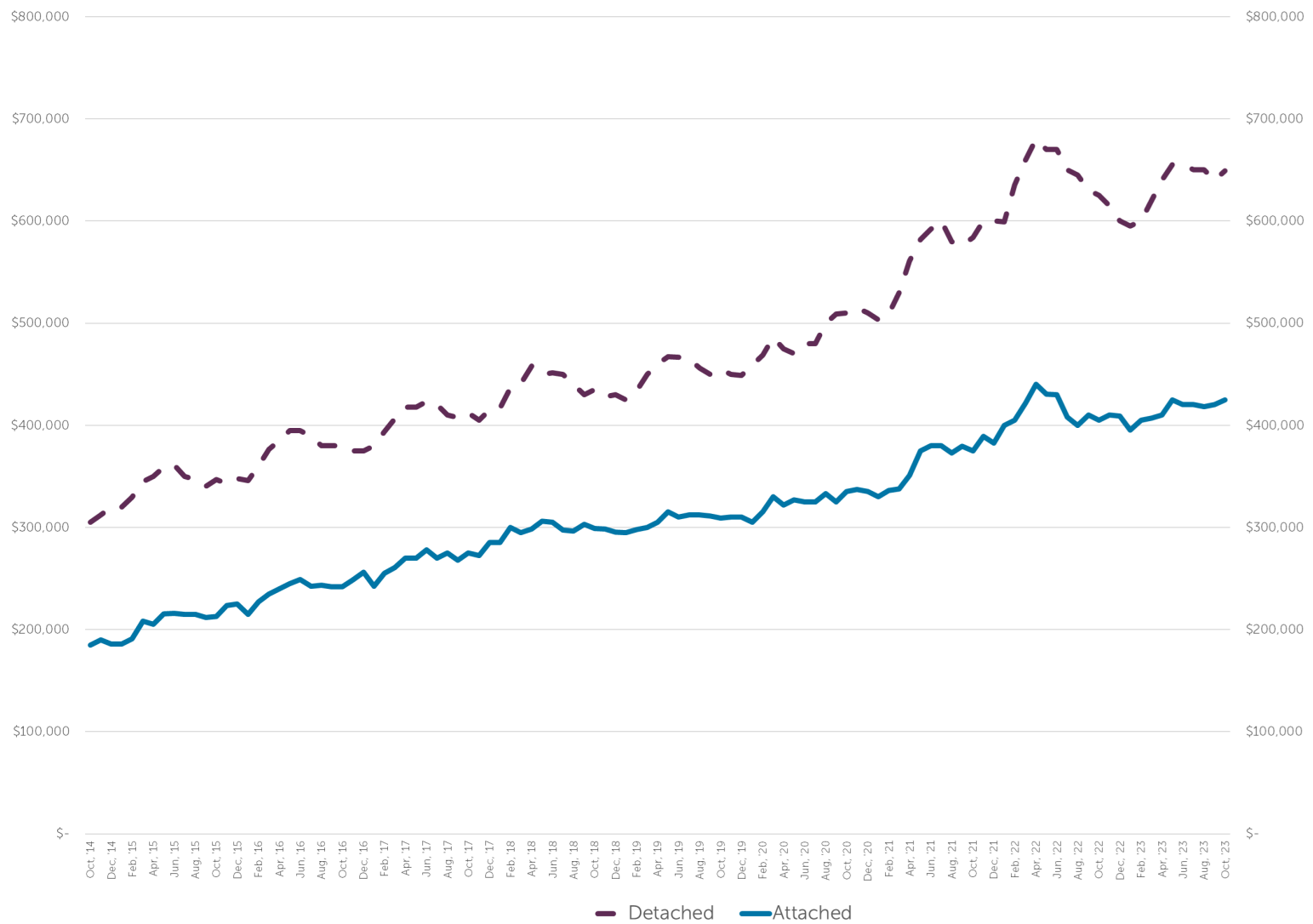
Pending Sales

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



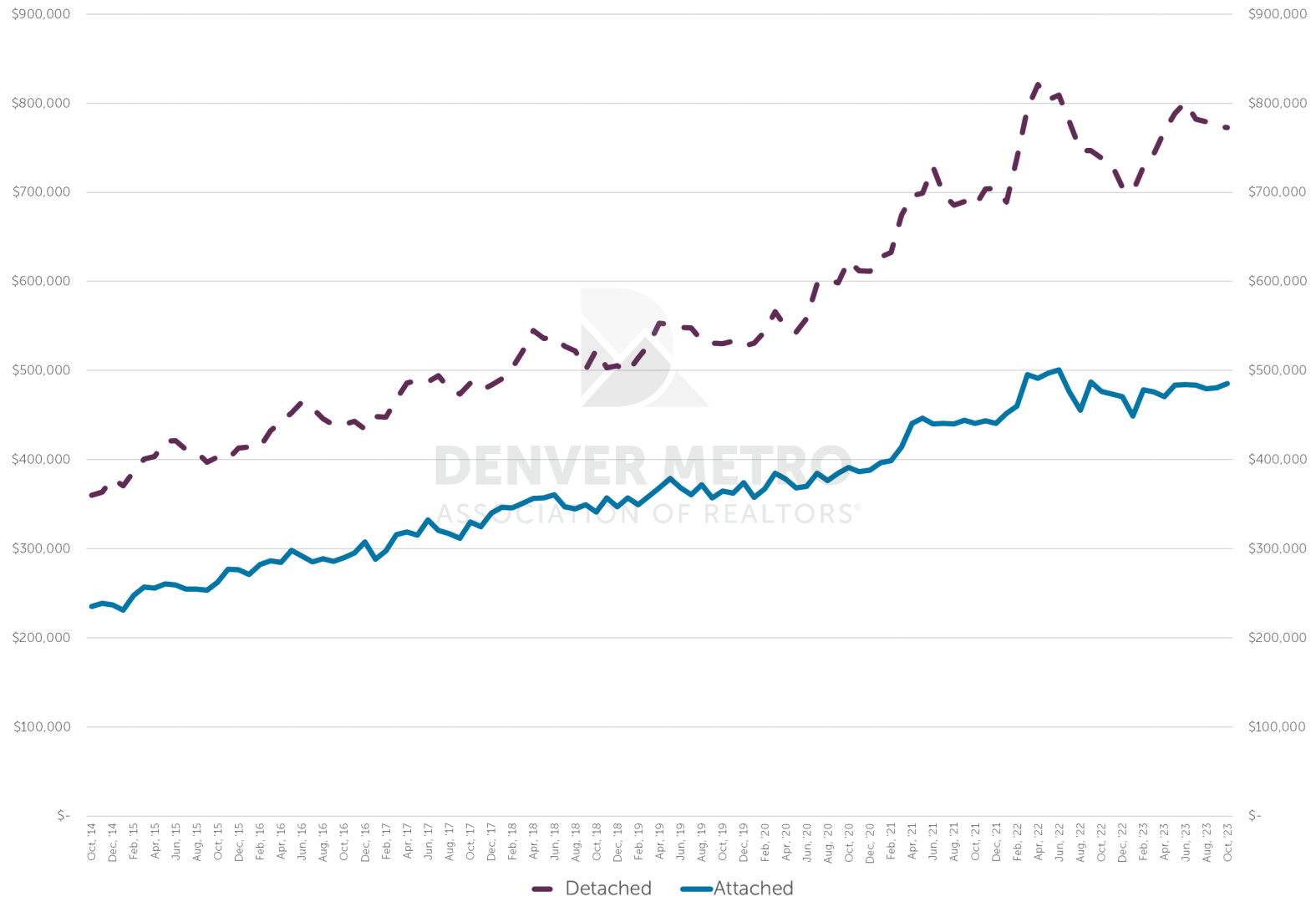
Median Close Price

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



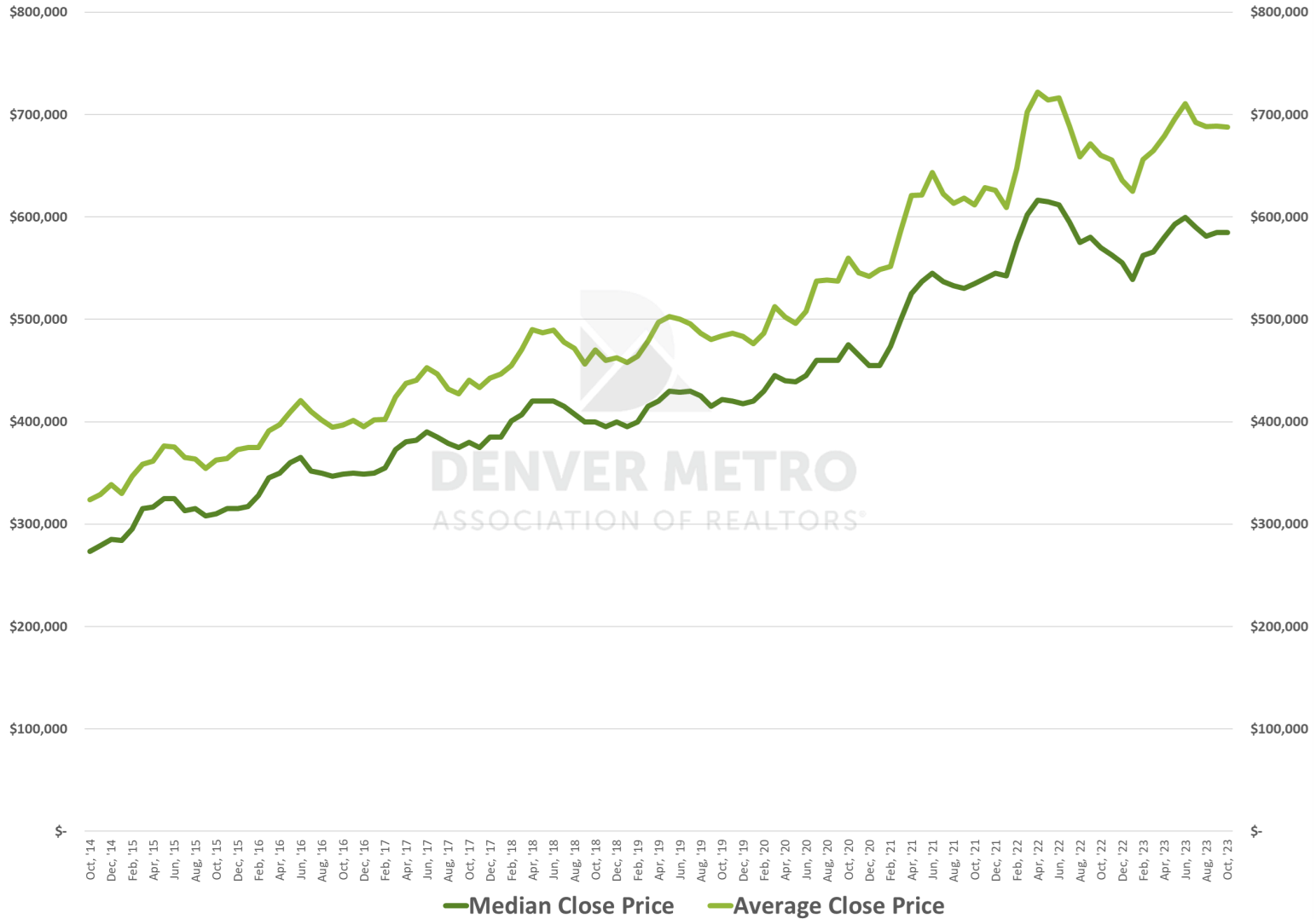
Average Close Price

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



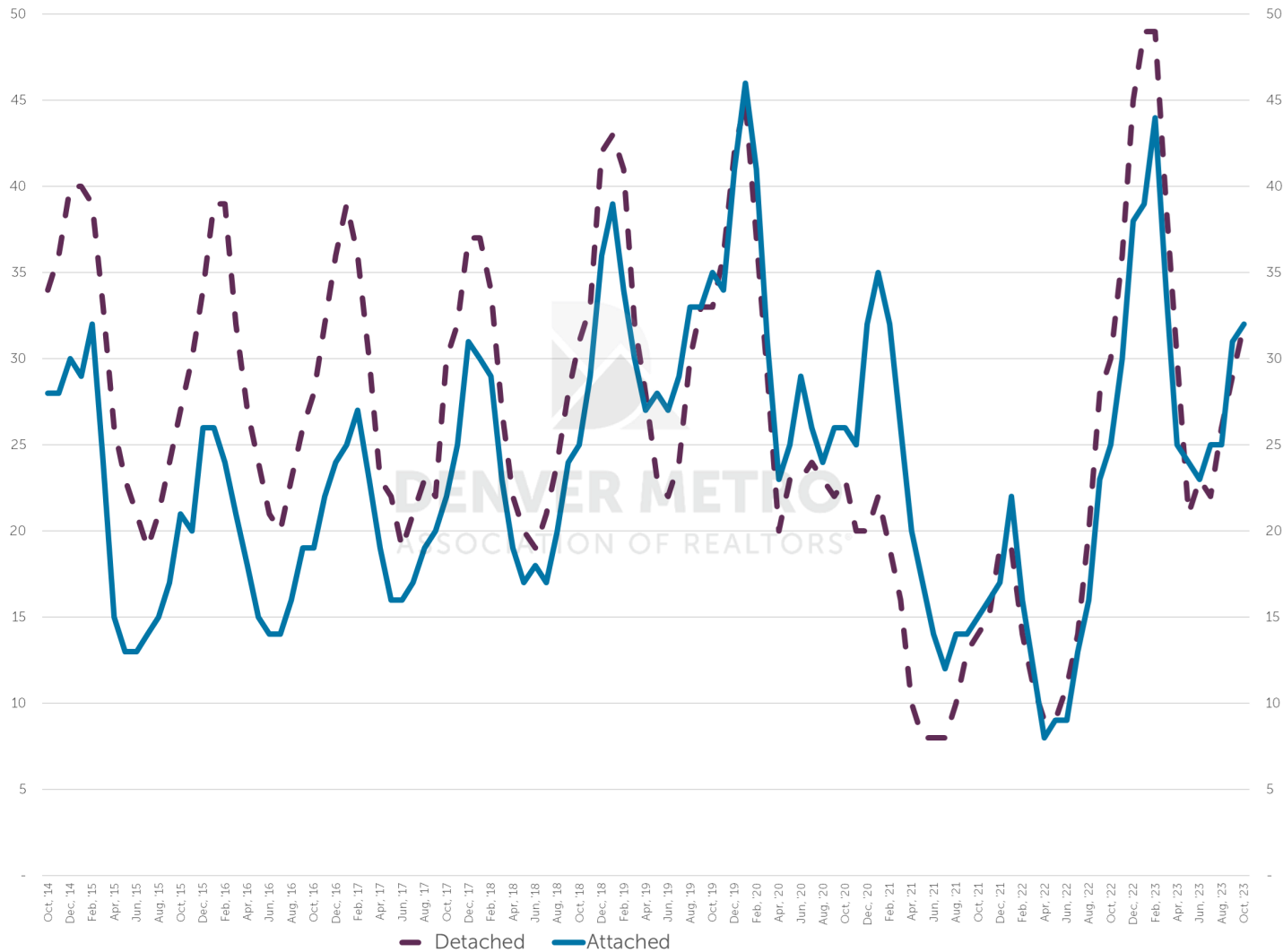
Residential Median + Average Close Price

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



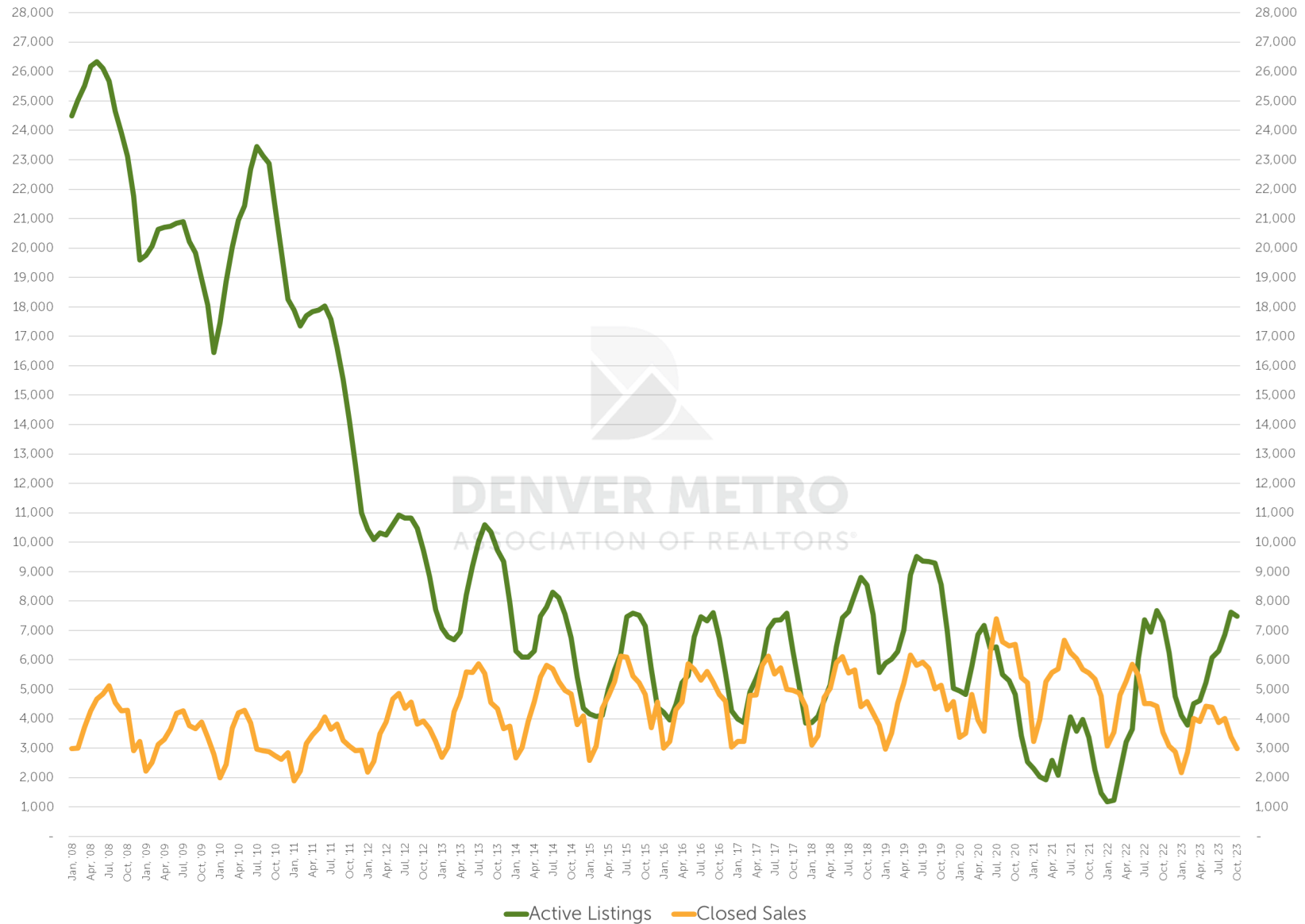
Average Days in MLS

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



Residential Active Listings + Closed Sales at Month's End

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



October 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	7,482	7,290	3,376	4,821	8,557	2.63%	121.62%	55.20%	-12.56%
New Listings	45,085	55,766	59,918	63,254	64,942	-19.15%	-24.76%	-28.72%	-30.58%
Closed	36,131	45,028	53,981	52,877	50,010	-19.76%	-33.07%	-31.67%	-27.75%
Close Price - Average	\$ 682,919	\$ 685,288	\$ 609,482	\$ 521,083	\$ 486,943	-0.35%	12.05%	31.06%	40.25%
Close Price - Median	\$ 580,000	\$ 592,000	\$ 525,000	\$ 450,000	\$ 420,000	-2.03%	10.48%	28.89%	38.10%
Sales Volume	\$ 24,674,562,462	\$ 30,857,162,233	\$ 32,900,442,603	\$ 27,553,288,513	\$ 24,352,030,583	-20.04%	-25.00%	-10.45%	1.32%
Days in MLS - Average	30	15	14	27	30	100.00%	114.29%	11.11%	0.00%
Days in MLS - Median	11	5	4	7	12	120.00%	175.00%	57.14%	-8.33%
Close-Price-to-List-Price Ratio	99.64%	102.85%	103.30%	99.87%	99.26%	-3.12%	-3.54%	-0.23%	0.38%
Detached									
Active Listings at Month's End	5,289	5,444	2,351	2,643	5,844	-2.85%	124.97%	100.11%	-9.50%
New Listings	31,634	39,999	42,187	43,815	45,951	-20.91%	-25.01%	-27.80%	-31.16%
Closed	25,395	31,349	37,435	37,780	35,617	-18.99%	-32.16%	-32.78%	-28.70%
Close Price - Average	\$ 769,146	\$ 774,309	\$ 687,958	\$ 578,385	\$ 536,455	-0.67%	11.80%	32.98%	43.38%
Close Price - Median	\$ 639,950	\$ 650,000	\$ 576,000	\$ 490,000	\$ 455,000	-1.55%	11.10%	30.60%	40.65%
Sales Volume	\$ 19,532,455,711	\$ 24,273,804,764	\$ 25,753,723,926	\$ 21,851,378,060	\$ 19,106,916,439	-19.53%	-24.16%	-10.61%	2.23%
Days in MLS - Average	30	16	12	26	30	87.50%	150.00%	15.38%	0.00%
Days in MLS - Median	10	5	4	7	12	100.00%	150.00%	42.86%	-16.67%
Close-Price-to-List-Price Ratio	99.64%	102.84%	103.78%	100.00%	99.28%	-3.11%	-3.99%	-0.36%	0.36%
Attached									
Active Listings at Month's End	2,193	1,846	1,025	2,178	2,713	18.80%	113.95%	0.69%	-19.17%
New Listings	13,451	15,767	17,731	19,439	18,991	-14.69%	-24.14%	-30.80%	-29.17%
Closed	10,736	13,679	16,546	15,097	14,393	-21.51%	-35.11%	-28.89%	-25.41%
Close Price - Average	\$ 478,959	\$ 481,275	\$ 431,930	\$ 377,685	\$ 364,421	-0.48%	10.89%	26.81%	31.43%
Close Price - Median	\$ 415,000	\$ 417,675	\$ 370,000	\$ 326,000	\$ 308,000	-0.64%	12.16%	27.30%	34.74%
Sales Volume	\$ 5,142,106,751	\$ 6,583,357,469	\$ 7,146,718,677	\$ 5,701,910,453	\$ 5,245,114,144	-21.89%	-28.05%	-9.82%	-1.96%
Days in MLS - Average	29	14	19	29	31	107.14%	52.63%	0.00%	-6.45%
Days in MLS - Median	11	5	5	10	13	120.00%	120.00%	10.00%	-15.38%
Close-Price-to-List-Price Ratio	99.65%	102.85%	102.20%	99.55%	99.24%	-3.11%	-2.50%	0.10%	0.41%

Market Trends

Price Range	Detached			Attached		
	Closed	Active	MOI	Closed	Active	MOI
\$0 to \$299,999	29	46	1.59	149	321	2.15
\$300,000 to \$499,999	387	656	1.70	437	926	2.12
\$500,000 to \$749,999	965	2,200	2.28	206	591	2.87
\$750,000 to \$999,999	428	1,084	2.53	54	175	3.24
\$1,000,000 to \$1,499,999	178	556	3.12	25	114	4.56
\$1,500,000 to \$1,999,999	57	305	5.35	7	43	6.14
\$2,000,000 and over	61	442	7.25	3	23	7.67
TOTALS	2,105	5,289	2.51	881	2,193	2.49

Price Range	Detached		% change	Attached		% change
	Closed Oct. 2023	Closed Sep. 2023		Closed Oct. 2023	Closed Sep. 2023	
\$0 to \$299,999	29	20	45.00%	149	181	-17.68%
\$300,000 to \$499,999	387	462	-16.23%	437	488	-10.45%
\$500,000 to \$749,999	965	1,111	-13.14%	206	220	-6.36%
\$750,000 to \$999,999	428	456	-6.14%	54	50	8.00%
\$1,000,000 to \$1,499,999	178	202	-11.88%	25	30	-16.67%
\$1,500,000 to \$1,999,999	57	72	-20.83%	7	8	-12.50%
\$2,000,000 and over	61	72	-15.28%	3	5	-40.00%
TOTALS	2,105	2,395	-12.11%	881	982	-10.29%

Price Range	Detached		% change	Attached		% change
	YTD Oct. 2023	YTD Oct. 2022		YTD Oct. 2023	YTD Oct. 2022	
\$0 to \$299,999	183	191	-4.19%	1,898	2,369	-19.88%
\$300,000 to \$499,999	4,637	4,756	-2.50%	5,377	6,855	-21.56%
\$500,000 to \$749,999	12,235	15,670	-21.92%	2,488	3,171	-21.54%
\$750,000 to \$999,999	4,751	6,140	-22.62%	541	735	-26.39%
\$1,000,000 to \$1,499,999	2,154	2,869	-24.92%	310	377	-17.77%
\$1,500,000 to \$1,999,999	736	926	-20.52%	74	101	-26.73%
\$2,000,000 and over	699	797	-12.30%	48	71	-32.39%
TOTALS	25,395	31,349	-18.99%	10,736	13,679	-21.51%

Properties Sold for \$1 Million or More

	Oct. 2023	Sep. 2023	Oct. 2022	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	516	614	426	-15.96%	21.13%
Pending	316	339	300	-6.78%	5.33%
Closed	331	389	347	-14.91%	-4.61%
Sales Volume	\$ 549,719,399	\$ 641,405,716	\$ 572,810,274	-14.29%	-4.03%
Days in MLS - Average	40	37	28	8.11%	42.86%
Days in MLS - Median	22	19	12	15.79%	83.33%
Close-Price-to-List-Price Ratio	97.90%	98.06%	98.63%	-0.16%	-0.74%
PSF Total	\$ 389	\$ 398	\$ 392	-2.26%	-0.77%
Detached					
New Listings	447	535	373	-16.45%	19.84%
Pending	281	298	257	-5.70%	9.34%
Closed	296	346	296	-14.45%	0.00%
Sales Volume	\$ 499,246,507	\$ 578,861,220	\$ 498,170,797	-13.75%	0.22%
Days in MLS - Average	40	36	29	11.11%	37.93%
Days in MLS - Median	22	20	12	10.00%	83.33%
Close-Price-to-List-Price Ratio	98.08%	98.14%	98.62%	-0.06%	-0.55%
PSF Total	\$ 371	\$ 381	\$ 373	-2.62%	-0.54%
Attached					
New Listings	69	79	53	-12.66%	30.19%
Pending	35	41	43	-14.63%	-18.60%
Closed	35	43	51	-18.60%	-31.37%
Sales Volume	\$ 50,472,892	\$ 62,544,496	\$ 74,639,477	-19.30%	-32.38%
Days in MLS - Average	44	40	25	10.00%	76.00%
Days in MLS - Median	18	14	12	28.57%	50.00%
Close-Price-to-List-Price Ratio	96.29%	97.38%	98.70%	-1.12%	-2.44%
PSF Total	\$ 539	\$ 540	\$ 502	-0.19%	7.37%

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	6,005	6,295	4,832	4,115	3,595	-4.61%	24.28%	45.93%	67.04%
Pending	3,939	4,476	4,164	2,967	2,252	-12.00%	-5.40%	32.76%	74.91%
Closed	4,021	5,141	4,518	2,668	2,065	-21.79%	-11.00%	50.71%	94.72%
Sales Volume	\$ 6,601,049,642	\$ 8,148,578,713	\$ 7,184,819,939	\$ 4,100,077,361	\$ 3,189,190,269	-18.99%	-8.13%	61.00%	106.98%
Days in MLS - Average	34	20	30	55	59	70.00%	13.33%	-38.18%	-42.37%
Days in MLS - Median	11	5	5	19	24	120.00%	120.00%	-42.11%	-54.17%
Close-Price-to-List-Price Ratio	98.93%	103.62%	102.02%	97.72%	97.39%	-4.53%	-3.03%	1.24%	1.58%
PSF Total	\$ 387	\$ 392	\$ 365	\$ 337	\$ 336	-1.28%	6.03%	14.84%	15.18%
Detached									
New Listings	5,293	5,566	4,202	3,645	3,196	-4.90%	25.96%	45.21%	65.61%
Pending	3,517	3,983	3,668	2,724	2,011	-11.70%	-4.12%	29.11%	74.89%
Closed	3,589	4,592	3,994	2,454	1,830	-21.84%	-10.14%	46.25%	96.12%
Sales Volume	\$ 5,964,280,859	\$ 7,331,871,132	\$ 6,414,287,287	\$ 3,786,638,956	\$ 2,823,941,484	-18.65%	-7.02%	57.51%	111.20%
Days in MLS - Average	34	19	28	55	60	78.95%	21.43%	-38.18%	-43.33%
Days in MLS - Median	10	5	5	19	24	100.00%	100.00%	-47.37%	-58.33%
Close-Price-to-List-Price Ratio	99.02%	103.78%	102.27%	97.78%	97.37%	-4.59%	-3.18%	1.27%	1.69%
PSF Total	\$ 369	\$ 372	\$ 341	\$ 318	\$ 304	-0.81%	8.21%	16.04%	21.38%
Attached									
New Listings	712	729	630	470	399	-2.33%	13.02%	51.49%	78.45%
Pending	422	493	496	243	241	-14.40%	-14.92%	73.66%	75.10%
Closed	432	549	524	214	235	-21.31%	-17.56%	101.87%	83.83%
Sales Volume	\$ 636,768,783	\$ 816,707,581	\$ 770,532,652	\$ 313,438,405	\$ 365,248,785	-22.03%	-17.36%	103.16%	74.34%
Days in MLS - Average	40	29	48	53	49	37.93%	-16.67%	-24.53%	-18.37%
Days in MLS - Median	13	5	8	25	22	160.00%	62.50%	-48.00%	-40.91%
Close-Price-to-List-Price Ratio	98.16%	102.28%	100.09%	97.02%	97.57%	-4.03%	-1.93%	1.18%	0.60%
PSF Total	\$ 536	\$ 555	\$ 554	\$ 558	\$ 583	-3.42%	-3.25%	-3.94%	-8.06%

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

	Oct. 2023	Sep. 2023	Oct. 2022	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	609	701	524	-13.12%	16.22%
Pending	467	488	450	-4.30%	3.78%
Closed	482	506	484	-4.74%	-0.41%
Sales Volume	\$ 408,812,165	\$ 429,364,979	\$ 408,614,754	-4.79%	0.05%
Days in MLS - Average	34	33	28	3.03%	21.43%
Days in MLS - Median	16	19	17	-15.79%	-5.88%
Close-Price-to-List-Price Ratio	98.91%	99.14%	98.63%	-0.23%	0.28%
PSF Total	\$ 290	\$ 284	\$ 282	2.11%	2.84%
Detached					
New Listings	530	621	464	-14.65%	14.22%
Pending	421	442	416	-4.75%	1.20%
Closed	428	456	440	-6.14%	-2.73%
Sales Volume	\$ 362,522,835	\$ 386,730,004	\$ 371,746,807	-6.26%	-2.48%
Days in MLS - Average	33	32	29	3.13%	13.79%
Days in MLS - Median	17	19	18	-10.53%	-5.56%
Close-Price-to-List-Price Ratio	98.90%	99.25%	98.58%	-0.35%	0.32%
PSF Total	\$ 273	\$ 268	\$ 268	1.87%	1.87%
Attached					
New Listings	79	80	60	-1.25%	31.67%
Pending	46	46	34	0.00%	35.29%
Closed	54	50	44	8.00%	22.73%
Sales Volume	\$ 46,289,330	\$ 42,634,975	\$ 36,867,947	8.57%	25.55%
Days in MLS - Average	40	46	22	-13.04%	81.82%
Days in MLS - Median	11	24	6	-54.17%	83.33%
Close-Price-to-List-Price Ratio	98.97%	98.17%	99.14%	0.81%	-0.17%
PSF Total	\$ 418	\$ 431	\$ 422	-3.02%	-0.95%

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	7,134	8,538	6,619	4,938	4,285	-16.44%	7.78%	44.47%	66.49%
Pending	5,496	6,495	5,858	4,047	3,105	-15.38%	-6.18%	35.80%	77.00%
Closed	5,292	6,875	5,818	3,658	2,823	-23.03%	-9.04%	44.67%	87.46%
Sales Volume	\$ 4,482,763,926	\$ 5,821,327,652	\$ 4,931,556,829	\$ 3,096,961,633	\$ 2,391,873,865	-22.99%	-9.10%	44.75%	87.42%
Days in MLS - Average	31	16	16	40	43	93.75%	93.75%	-22.50%	-27.91%
Days in MLS - Median	12	5	5	13	17	140.00%	140.00%	-7.69%	-29.41%
Close-Price-to-List-Price Ratio	99.61%	103.14%	103.27%	99.27%	98.87%	-3.42%	-3.54%	0.34%	0.75%
PSF Total	\$ 287	\$ 298	\$ 278	\$ 252	\$ 247	-3.69%	3.24%	13.89%	16.19%
Detached									
New Listings	6,370	7,693	5,761	4,059	3,618	-17.20%	10.57%	56.94%	76.06%
Pending	4,972	5,867	5,110	3,475	2,658	-15.25%	-2.70%	43.08%	87.06%
Closed	4,751	6,140	5,094	3,148	2,397	-22.62%	-6.73%	50.92%	98.21%
Sales Volume	\$ 4,026,231,383	\$ 5,199,361,571	\$ 4,312,169,138	\$ 2,664,428,478	\$ 2,029,020,363	-22.56%	-6.63%	51.11%	98.43%
Days in MLS - Average	31	15	13	40	40	106.67%	138.46%	-22.50%	-22.50%
Days in MLS - Median	12	5	4	13	17	140.00%	200.00%	-7.69%	-29.41%
Close-Price-to-List-Price Ratio	99.63%	103.23%	103.60%	99.36%	98.88%	-3.49%	-3.83%	0.27%	0.76%
PSF Total	\$ 272	\$ 281	\$ 261	\$ 235	\$ 228	-3.20%	4.21%	15.74%	19.30%
Attached									
New Listings	764	845	858	879	667	-9.59%	-10.96%	-13.08%	14.54%
Pending	524	628	748	572	447	-16.56%	-29.95%	-8.39%	17.23%
Closed	541	735	724	510	426	-26.39%	-25.28%	6.08%	27.00%
Sales Volume	\$ 456,532,543	\$ 621,966,081	\$ 619,387,691	\$ 432,533,155	\$ 362,853,502	-26.60%	-26.29%	5.55%	25.82%
Days in MLS - Average	34	22	36	44	59	54.55%	-5.56%	-22.73%	-42.37%
Days in MLS - Median	11	5	7	15	24	120.00%	57.14%	-26.67%	-54.17%
Close-Price-to-List-Price Ratio	99.49%	102.33%	100.99%	98.74%	98.82%	-2.78%	-1.49%	0.76%	0.68%
PSF Total	\$ 417	\$ 442	\$ 395	\$ 357	\$ 357	-5.66%	5.57%	16.81%	16.81%

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

	Oct. 2023	Sep. 2023	Oct. 2022	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	1,407	1,805	1,508	-22.05%	-6.70%
Pending	1256	1214	1248	3.46%	0.64%
Closed	1171	1331	1441	-12.02%	-18.74%
Sales Volume	\$ 711,472,873	\$ 812,483,428	\$ 873,835,889	-12.43%	-18.58%
Days in MLS - Average	33	31	30	6.45%	10.00%
Days in MLS - Median	16	15	20	6.67%	-20.00%
Close-Price-to-List-Price Ratio	99.29%	99.48%	98.84%	-0.19%	0.46%
PSF Total	\$ 278	\$ 281	\$ 270	-1.07%	2.96%
Detached					
New Listings	1,121	1,446	1,265	-22.48%	-11.38%
Pending	1,053	992	1,047	6.15%	0.57%
Closed	965	1,111	1,200	-13.14%	-19.58%
Sales Volume	\$ 589,646,602	\$ 683,722,718	\$ 731,939,614	-13.76%	-19.44%
Days in MLS - Average	31	29	31	6.90%	0.00%
Days in MLS - Median	16	15	20	6.67%	-20.00%
Close-Price-to-List-Price Ratio	99.30%	99.51%	98.73%	-0.21%	0.58%
PSF Total	\$ 263	\$ 267	\$ 259	-1.50%	1.54%
Attached					
New Listings	286	359	243	-20.33%	17.70%
Pending	203	222	201	-8.56%	1.00%
Closed	206	220	241	-6.36%	-14.52%
Sales Volume	\$ 121,826,271	\$ 128,760,710	\$ 141,896,275	-5.39%	-14.14%
Days in MLS - Average	44	44	25	0.00%	76.00%
Days in MLS - Median	19	15	18	26.67%	5.56%
Close-Price-to-List-Price Ratio	99.27%	99.32%	99.36%	-0.05%	-0.09%
PSF Total	\$ 348	\$ 352	\$ 324	-1.14%	7.41%

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	17,546	22,804	20,406	16,873	15,601	-23.06%	-14.02%	3.99%	12.47%
Pending	14,697	17,660	18,583	14,976	12,087	-16.78%	-20.91%	-1.86%	21.59%
Closed	14,723	18,841	19,702	14,512	11,432	-21.86%	-25.27%	1.45%	28.79%
Sales Volume	\$ 8,946,765,207	\$ 11,489,770,914	\$ 11,826,284,841	\$ 8,632,711,311	\$ 6,793,106,993	-22.13%	-24.35%	3.64%	31.70%
Days in MLS - Average	32	15	12	30	36	113.33%	166.67%	6.67%	-11.11%
Days in MLS - Median	12	5	4	10	16	140.00%	200.00%	20.00%	-25.00%
Close-Price-to-List-Price Ratio	99.87%	102.91%	103.95%	99.88%	99.18%	-2.95%	-3.92%	-0.01%	0.70%
PSF Total	\$ 277	\$ 292	\$ 260	\$ 221	\$ 214	-5.14%	6.54%	25.34%	29.44%
Detached									
New Listings	14,300	19,258	17,526	14,200	13,303	-25.75%	-18.41%	0.70%	7.49%
Pending	12,187	14,891	15,955	12,982	10,508	-18.16%	-23.62%	-6.12%	15.98%
Closed	12,235	15,670	16,950	12,669	9,880	-21.92%	-27.82%	-3.43%	23.84%
Sales Volume	\$ 7,473,975,744	\$ 9,609,355,439	\$ 10,195,774,440	\$ 7,543,946,479	\$ 5,875,784,188	-22.22%	-26.70%	-0.93%	27.20%
Days in MLS - Average	31	15	10	29	35	106.67%	210.00%	6.90%	-11.43%
Days in MLS - Median	11	5	4	9	16	120.00%	175.00%	22.22%	-31.25%
Close-Price-to-List-Price Ratio	99.93%	102.92%	104.27%	99.96%	99.18%	-2.91%	-4.16%	-0.03%	0.76%
PSF Total	\$ 264	\$ 278	\$ 244	\$ 204	\$ 196	-5.04%	8.20%	29.41%	34.69%
Attached									
New Listings	3,246	3,546	2,880	2,673	2,298	-8.46%	12.71%	21.44%	41.25%
Pending	2,510	2,769	2,628	1,994	1,579	-9.35%	-4.49%	25.88%	58.96%
Closed	2,488	3,171	2,752	1,843	1,552	-21.54%	-9.59%	35.00%	60.31%
Sales Volume	\$ 1,472,789,463	\$ 1,880,415,475	\$ 1,630,510,401	\$ 1,088,764,832	\$ 917,322,805	-21.68%	-9.67%	35.27%	60.55%
Days in MLS - Average	39	16	23	42	44	143.75%	69.57%	-7.14%	-11.36%
Days in MLS - Median	15	5	5	16	20	200.00%	200.00%	-6.25%	-25.00%
Close-Price-to-List-Price Ratio	99.60%	102.84%	101.95%	99.33%	99.17%	-3.15%	-2.31%	0.27%	0.43%
PSF Total	\$ 342	\$ 359	\$ 361	\$ 340	\$ 331	-4.74%	-5.26%	0.59%	3.32%