

Market Overview

	Apr. 2024	Mar. 2024	Apr. 2023	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
Active Listings at Month's End	6,990	5,849	4,620	19.51%	51.30%
New Listings	5,980	4,933	4,768	21.22%	25.42%
Pending	4,468	4,125	4,234	8.32%	5.53%
Closed	3,739	3,678	3,927	1.66%	-4.79%
Close Price - Average	\$ 727,700	\$ 701,345	\$ 680,763	3.76%	6.89%
Close Price - Median	\$ 602,550	\$ 595,000	\$ 580,000	1.27%	3.89%
Sales Volume	\$ 2,720,868,670	\$ 2,579,546,666	\$ 2,673,356,609	5.48%	1.78%
Days in MLS - Average	30	40	28	-25.00%	7.14%
Days in MLS - Median	8	11	7	-27.27%	14.29%
Close-Price-to-List-Price Ratio	99.73%	99.76%	100.20%	-0.03%	-0.47%
Detached					
Active Listings at Month's End	4,719	3,944	3,257	19.65%	44.89%
New Listings	4,371	3,484	3,375	25.46%	29.51%
Pending	3,383	3,044	2,994	11.14%	12.99%
Closed	2,770	2,747	2,743	0.84%	0.98%
Close Price - Average	\$ 816,201	\$ 777,062	\$ 771,042	5.04%	5.86%
Close Price - Median	\$ 665,000	\$ 645,000	\$ 640,000	3.10%	3.91%
Sales Volume	\$ 2,260,876,306	\$ 2,134,589,010	\$ 2,114,967,872	5.92%	6.90%
Days in MLS - Average	28	39	30	-28.21%	-6.67%
Days in MLS - Median	7	10	7	-30.00%	0.00%
Close-Price-to-List-Price Ratio	99.88%	99.87%	100.26%	0.01%	-0.38%
Attached					
Active Listings at Month's End	2,271	1,905	1,363	19.21%	66.62%
New Listings	1,609	1,449	1,393	11.04%	15.51%
Pending	1,085	1,081	1,240	0.37%	-12.50%
Closed	969	931	1,184	4.08%	-18.16%
Close Price - Average	\$ 474,708	\$ 477,935	\$ 471,612	-0.68%	0.66%
Close Price - Median	\$ 419,000	\$ 419,950	\$ 410,000	-0.23%	2.20%
Sales Volume	\$ 459,992,364	\$ 444,957,656	\$ 558,388,737	3.38%	-17.62%
Days in MLS - Average	35	42	25	-16.67%	40.00%
Days in MLS - Median	12	15	8	-20.00%	50.00%
Close-Price-to-List-Price Ratio	99.28%	99.43%	100.05%	-0.15%	-0.77%

Market Highlights

Realtor® Insights:

- Move-in ready homes priced correctly are selling notably faster and attracting multiple offers, while homes that are not turnkey are struggling to find buyers.
- While many sellers are sticking with traditional on-market listings, others with more complicated properties that require repair and renovation are increasingly choosing to sell "off-market."

Local News:

- The Denver Metro area ranks as the hottest housing market in the country for a second year in a row, according to a recent analysis from U.S. News & World Report. The report notes that the Denver Metro area "retains a mix of strengths including low unemployment, few mortgage delinquencies, low rental vacancy rates for investors and a positive ratio of building permits to job growth."
- Between devastating hailstorms and catastrophic wildfires, homeowners are getting pummeled by rising property insurance rates. Colorado has the sixth-highest average premiums for a standard homeowner's policy and some insurers aren't renewing policies or writing new ones in certain areas.
- Vacant land scams are on the rise in Douglas County. These scams can affect single-family homes and condos but are more persistent on vacant, raw or undeveloped land. Often the properties targeted do not have an active mortgage.

National News:

- Seven of the most expensive neighborhoods in the U.S. are now in Florida, with Gable Estates in Coral Gables ranking as number one with an average home price of \$21.10 million.
- State and federal lawmakers are introducing a large number of bills to prevent institutional investors from purchasing residential homes or forcing them to sell in an effort to combat low inventory and high prices.

- Nearly one in four renters who have lived in their home for a year or more seriously considered buying when looking for a home to rent, with 76 percent citing affordability for purchasing a home as the main inhibitor.
- The share of U.S. home investors recently hit a new high, eclipsing the previous all-time high of 28.3 percent back in February 2022. Investor share rising above 30 percent in 2024 has become a distinct possibility.

Mortgage News:

- Temporary buydowns are filling a gap for high rates. While the 3-2-1 buydown can be expensive, some lenders are paying for a 1-0 buydown for their clients.
- At May's Fed meeting, Fed Chair Powell refrained from expressing the level of concern about inflation that recent data warrants. While he acknowledged it would take longer, he did indicate that the next move is a cut, not a hike.
- The market's implied probability of no rate hikes in 2024 has surged to 20 percent, up from zero only one month ago.

Quick Stats:

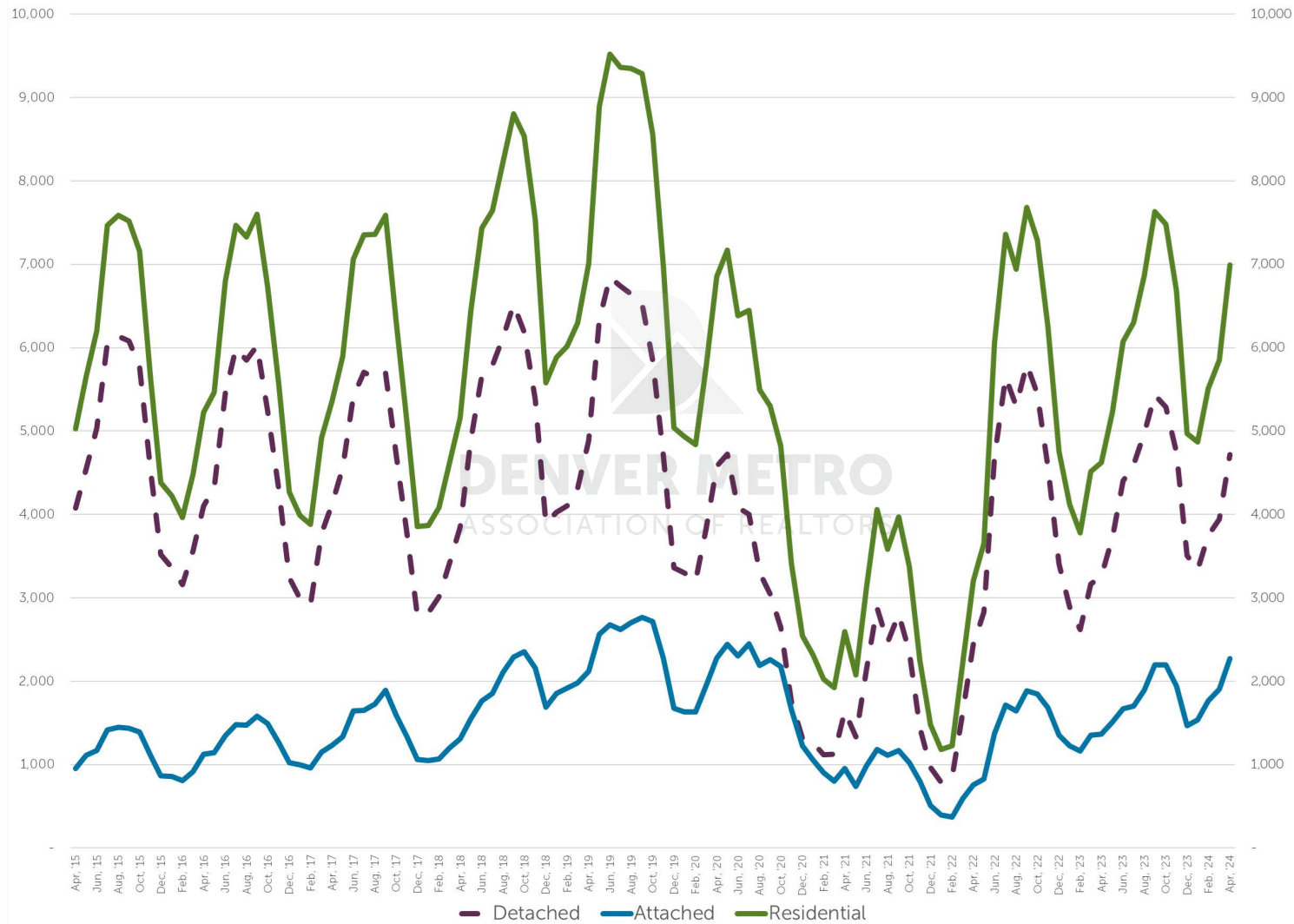
- Average active listings for April are 14,048 (1985-2023).
- Record-high April was 2006 with 29,045 listings and the record-low was set in 2021 with 2,594 listings.
- The historical average increase in active listings from March to April is 10.32 percent. An increase of 19.51 percent this April represents a healthy increase relative to historical observations.

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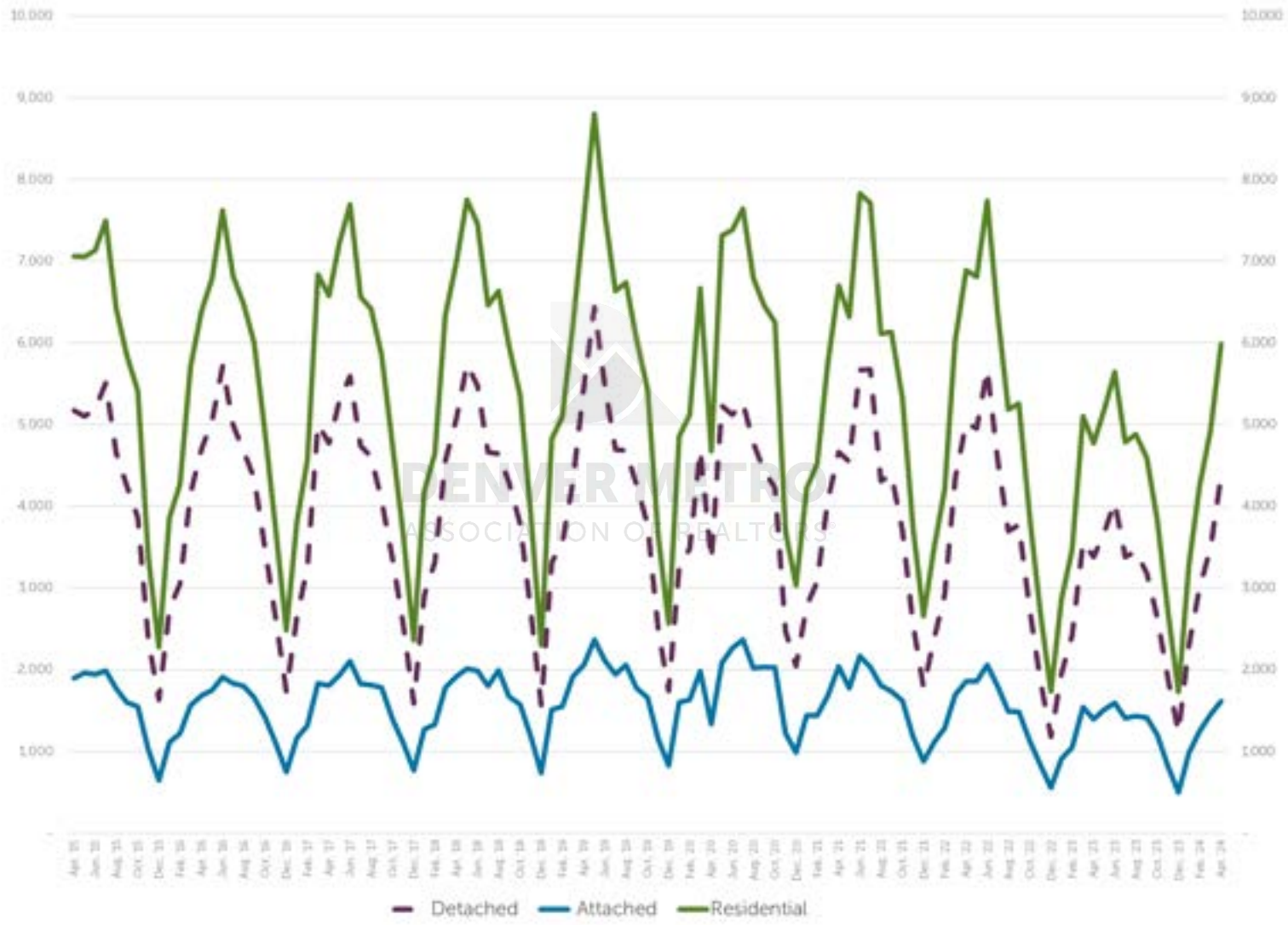
Active Listings at Month's End

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



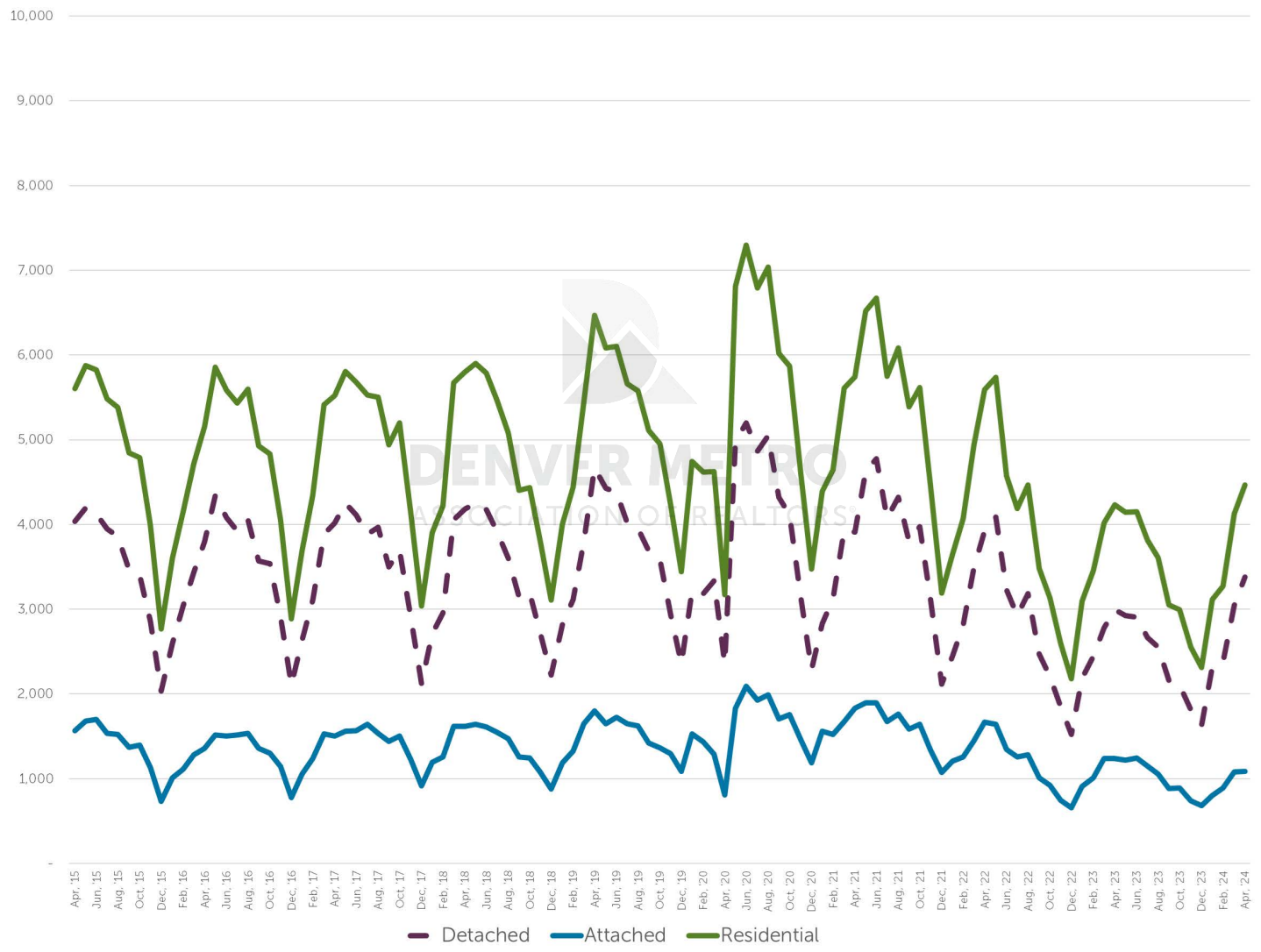
New Listings

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



Pending Sales

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



Residential Median + Average Close Price

10-year view

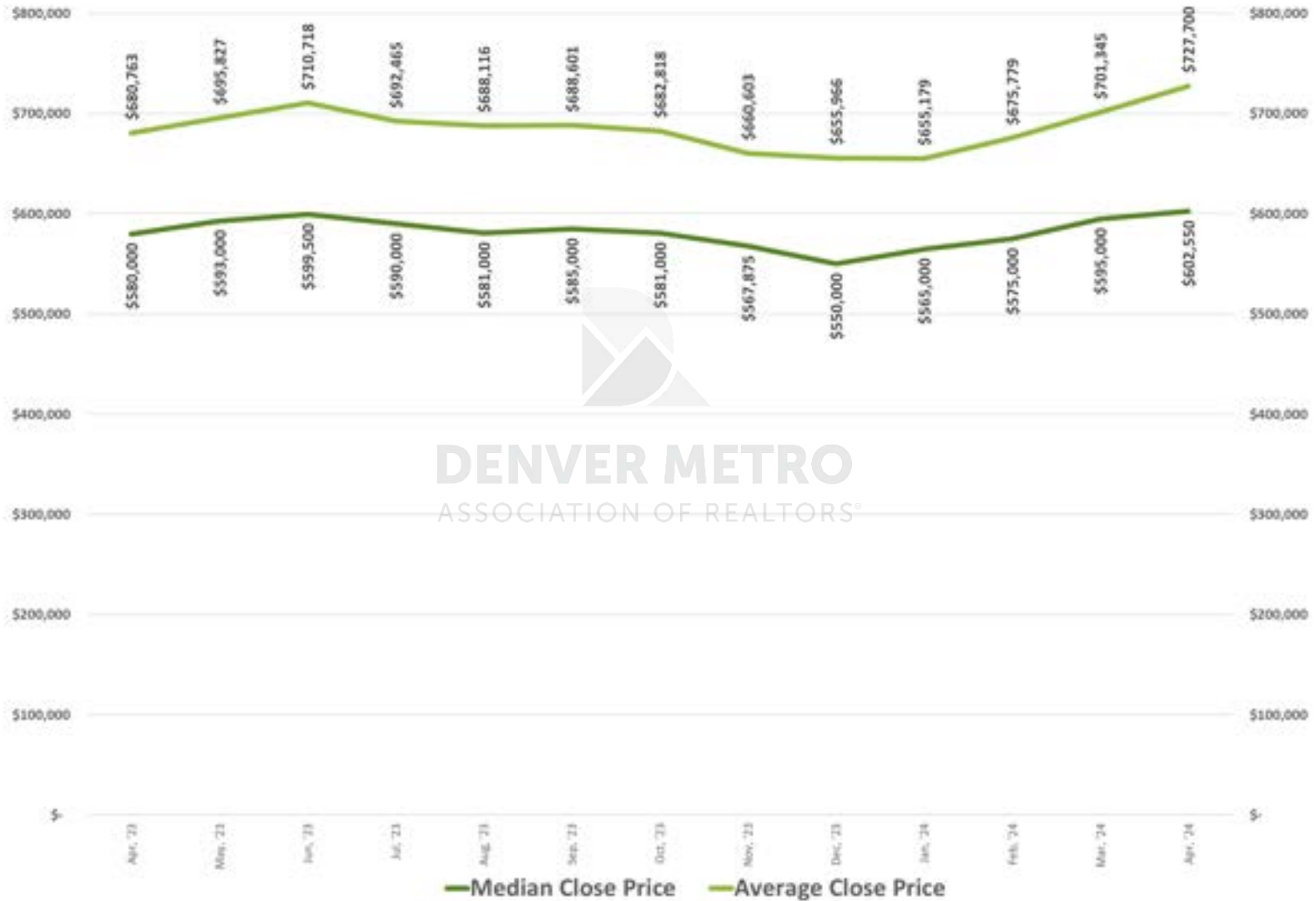
DMAR Market Trends | April 2024
Denver Metro Association of Realtors®
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Residential Median + Average Close Price

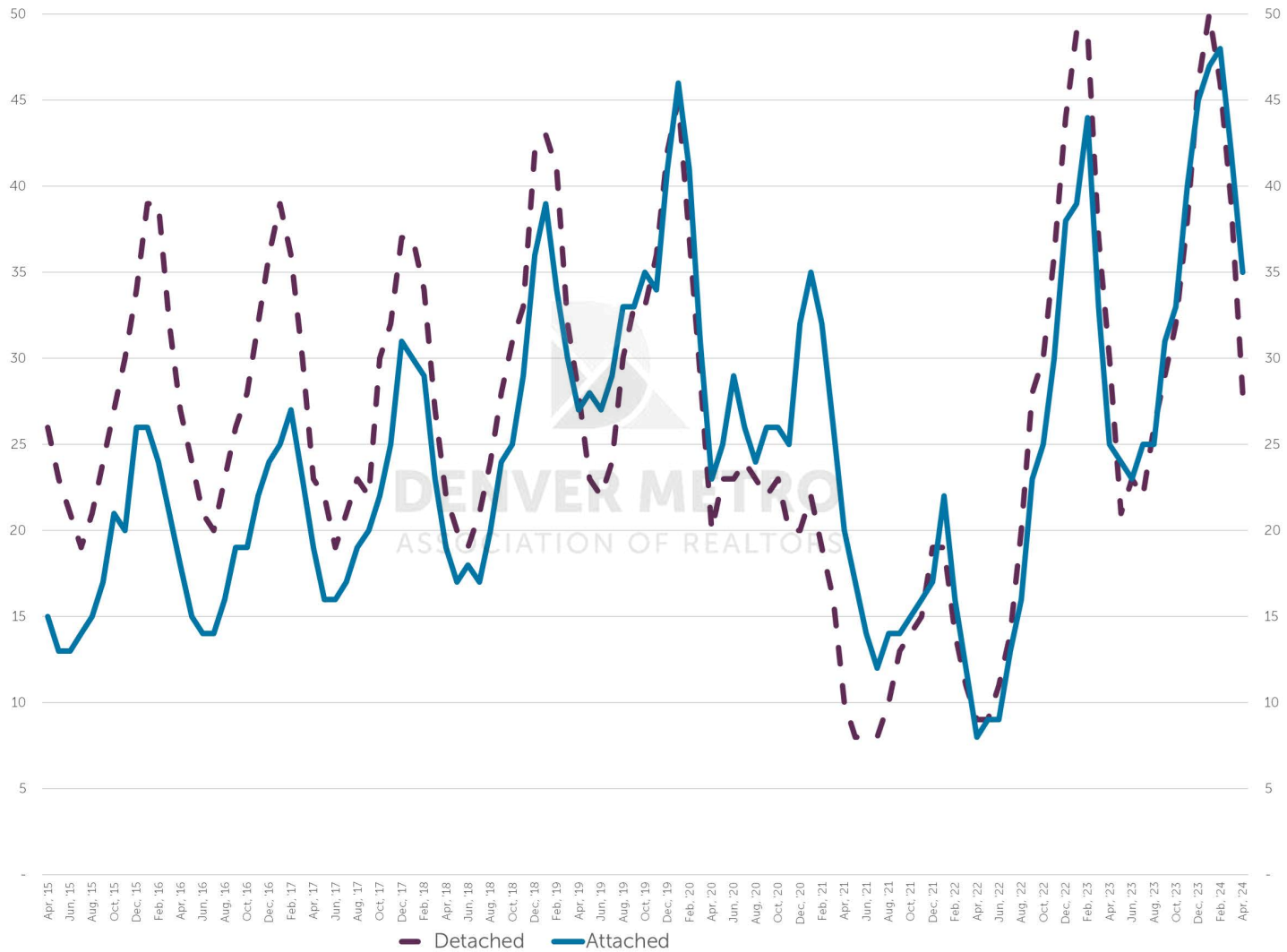
1-year snapshot

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



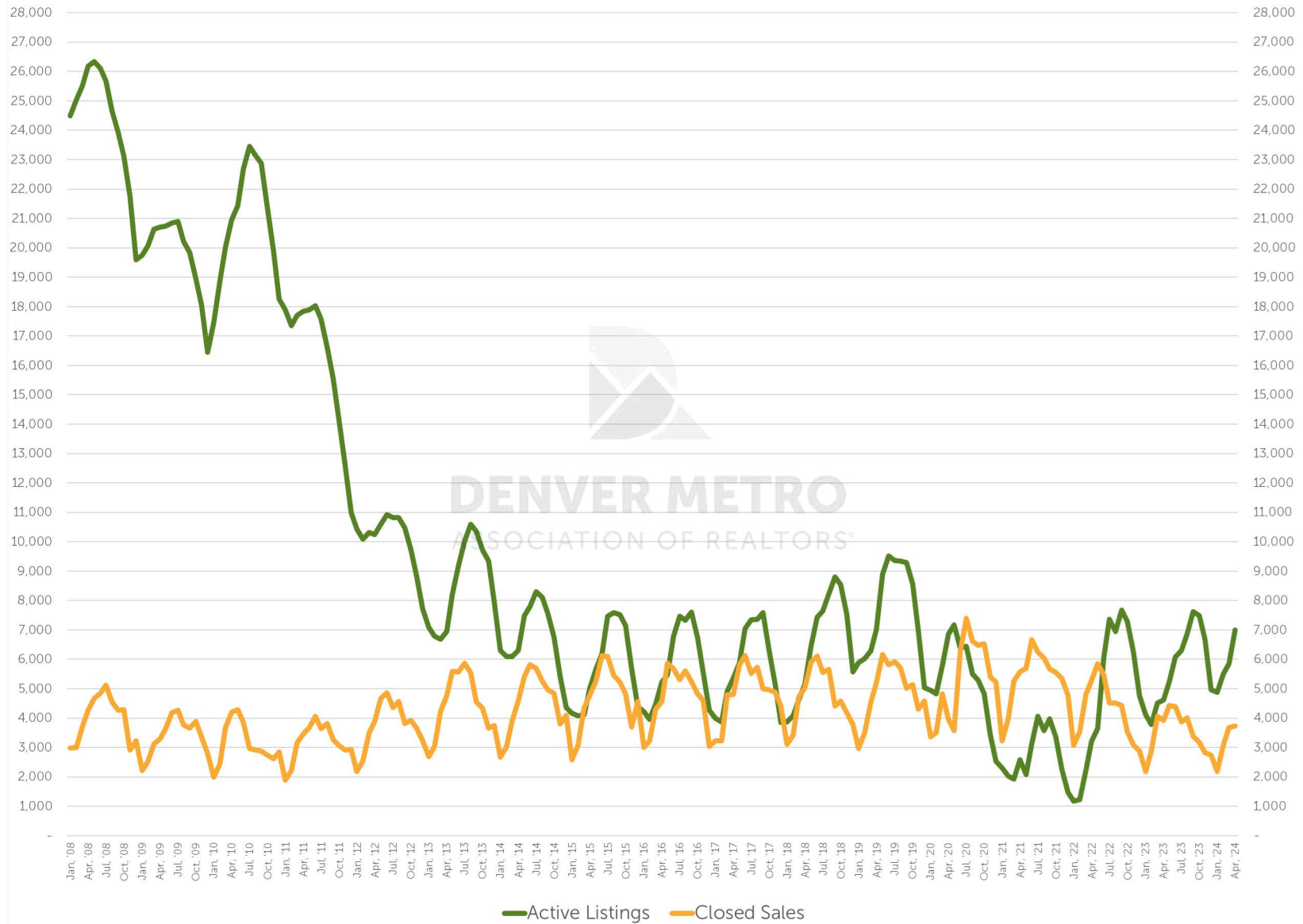
Average Days in MLS

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



Residential Active Listings + Closed Sales at Month's End

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



April 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	6,990	4,620	3,204	2,594	6,855	51.30%	118.16%	169.47%	1.97%
New Listings	18,448	16,188	20,605	21,097	21,345	13.96%	-10.47%	-12.56%	-13.57%
Closed	12,711	13,046	16,712	18,059	16,027	-2.57%	-23.94%	-29.61%	-20.69%
Close Price - Average	\$ 694,936	\$ 661,801	\$ 680,293	\$ 583,725	\$ 495,722	5.01%	2.15%	19.05%	40.19%
Close Price - Median	\$ 587,500	\$ 565,000	\$ 590,000	\$ 495,000	\$ 435,000	3.98%	-0.42%	18.69%	35.06%
Sales Volume	\$ 8,833,329,886	\$ 8,633,849,949	\$ 11,369,051,014	\$ 10,541,490,213	\$ 7,944,939,706	2.31%	-22.30%	-16.20%	11.18%
Days in MLS - Average	40	38	13	20	33	5.26%	207.69%	100.00%	21.21%
Days in MLS - Median	15	14	4	4	9	7.14%	275.00%	275.00%	66.67%
Close-Price-to-List-Price Ratio	99.40%	99.44%	105.40%	102.91%	99.57%	-0.04%	-5.69%	-3.41%	-0.17%
Detached									
Active Listings at Month's End	4,719	3,257	2,445	1,640	4,576	44.89%	93.01%	187.74%	3.13%
New Listings	13,158	11,300	14,633	14,515	14,761	16.44%	-10.08%	-9.35%	-10.86%
Closed	9,348	9,176	11,452	12,159	11,185	1.87%	-18.37%	-23.12%	-16.42%
Close Price - Average	\$ 775,143	\$ 742,191	\$ 773,312	\$ 665,380	\$ 548,897	4.44%	0.24%	16.50%	41.22%
Close Price - Median	\$ 644,341	\$ 620,000	\$ 650,000	\$ 550,000	\$ 474,900	3.93%	-0.87%	17.15%	35.68%
Sales Volume	\$ 7,246,034,216	\$ 6,810,344,465	\$ 8,855,968,178	\$ 8,090,353,168	\$ 6,139,410,964	6.40%	-18.18%	-10.44%	18.02%
Days in MLS - Average	39	40	12	16	32	-2.50%	225.00%	143.75%	21.88%
Days in MLS - Median	14	14	4	4	8	0.00%	250.00%	250.00%	75.00%
Close-Price-to-List-Price Ratio	99.49%	99.43%	105.68%	103.66%	99.64%	0.06%	-5.86%	-4.02%	-0.15%
Attached									
Active Listings at Month's End	2,271	1,363	759	954	2,279	66.62%	199.21%	138.05%	-0.35%
New Listings	5,290	4,888	5,972	6,582	6,584	8.22%	-11.42%	-19.63%	-19.65%
Closed	3,363	3,870	5,260	5,900	4,842	-13.10%	-36.06%	-43.00%	-30.55%
Close Price - Average	\$ 471,988	\$ 471,190	\$ 477,772	\$ 415,447	\$ 372,889	0.17%	-1.21%	13.61%	26.58%
Close Price - Median	\$ 413,000	\$ 405,000	\$ 419,180	\$ 350,000	\$ 319,950	1.98%	-1.47%	18.00%	29.08%
Sales Volume	\$ 1,587,295,670	\$ 1,823,505,484	\$ 2,513,082,836	\$ 2,451,137,045	\$ 1,805,528,742	-12.95%	-36.84%	-35.24%	-12.09%
Days in MLS - Average	43	34	13	27	35	26.47%	230.77%	59.26%	22.86%
Days in MLS - Median	18	13	4	5	11	38.46%	350.00%	260.00%	63.64%
Close-Price-to-List-Price Ratio	99.14%	99.47%	104.79%	101.38%	99.40%	-0.33%	-5.39%	-2.21%	-0.26%

Market Trends

Price Range	Detached			Attached		
	Closed	Active	MOI	Closed	Active	MOI
\$0 to \$299,999	20	29	1.45	164	438	2.67
\$300,000 to \$499,999	433	521	1.20	493	958	1.94
\$500,000 to \$749,999	1,277	1,863	1.46	227	570	2.51
\$750,000 to \$999,999	562	962	1.71	49	152	3.10
\$1,000,000 to \$1,499,999	271	606	2.24	26	87	3.35
\$1,500,000 to \$1,999,999	106	302	2.85	6	35	5.83
\$2,000,000 and over	101	436	4.32	4	31	7.75
TOTALS	2,770	4,719	1.70	969	2,271	2.34

Price Range	Detached		% change	Attached		% change
	Closed Apr. 2024	Closed Mar. 2024		Closed Apr. 2024	Closed Mar. 2024	
\$0 to \$299,999	20	17	17.65%	164	160	2.50%
\$300,000 to \$499,999	433	458	-5.46%	493	463	6.48%
\$500,000 to \$749,999	1,277	1,343	-4.91%	227	222	2.25%
\$750,000 to \$999,999	562	508	10.63%	49	50	-2.00%
\$1,000,000 to \$1,499,999	271	249	8.84%	26	23	13.04%
\$1,500,000 to \$1,999,999	106	101	4.95%	6	11	-45.45%
\$2,000,000 and over	101	71	42.25%	4	2	100.00%
TOTALS	2,770	2,747	0.84%	969	931	4.08%

Price Range	Detached		% change	Attached		% change
	YTD Apr. 2024	YTD Apr. 2023		YTD Apr. 2024	YTD Apr. 2023	
\$0 to \$299,999	68	68	0.00%	624	727	-14.17%
\$300,000 to \$499,999	1,642	1,952	-15.88%	1,673	1,979	-15.46%
\$500,000 to \$749,999	4,472	4,493	-0.47%	775	828	-6.40%
\$750,000 to \$999,999	1,786	1,490	19.87%	171	188	-9.04%
\$1,000,000 to \$1,499,999	812	689	17.85%	80	108	-25.93%
\$1,500,000 to \$1,999,999	298	254	17.32%	25	26	-3.85%
\$2,000,000 and over	270	230	17.39%	15	14	7.14%
TOTALS	9,348	9,176	1.87%	3,363	3,870	-13.10%

Properties Sold for \$1 Million or More

	Apr. 2024	Mar. 2024	Apr. 2023	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	950	712	645	33.43%	47.29%
Pending	566	515	469	9.90%	20.68%
Closed	514	457	451	12.47%	13.97%
Sales Volume	\$ 854,934,019	\$ 728,370,978	\$ 724,207,915	17.38%	18.05%
Days in MLS - Average	35	47	31	-25.53%	12.90%
Days in MLS - Median	8	11	9	-27.27%	-11.11%
Close-Price-to-List-Price Ratio	98.78%	99.03%	99.29%	-0.25%	-0.51%
PSF Total	\$ 393	\$ 387	\$ 379	1.55%	3.69%
Detached					
New Listings	884	669	562	32.14%	57.30%
Pending	542	484	424	11.98%	27.83%
Closed	478	421	404	13.54%	18.32%
Sales Volume	\$ 803,947,519	\$ 675,210,216	\$ 653,286,165	19.07%	23.06%
Days in MLS - Average	35	45	32	-22.22%	9.38%
Days in MLS - Median	8	10	8	-20.00%	0.00%
Close-Price-to-List-Price Ratio	98.82%	99.05%	99.44%	-0.23%	-0.62%
PSF Total	\$ 383	\$ 373	\$ 360	2.68%	6.39%
Attached					
New Listings	66	43	83	53.49%	-20.48%
Pending	24	31	45	-22.58%	-46.67%
Closed	36	36	47	0.00%	-23.40%
Sales Volume	\$ 50,986,500	\$ 53,160,762	\$ 70,921,750	-4.09%	-28.11%
Days in MLS - Average	45	68	26	-33.82%	73.08%
Days in MLS - Median	7	35	11	-80.00%	-36.36%
Close-Price-to-List-Price Ratio	98.27%	98.79%	98.01%	-0.53%	0.27%
PSF Total	\$ 536	\$ 557	\$ 544	-3.77%	-1.47%

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	2,750	2,106	2,299	1,664	1,306	30.58%	19.62%	65.26%	110.57%
Pending	1,811	1,522	1,774	1,476	668	18.99%	2.09%	22.70%	171.11%
Closed	1,500	1,321	1,838	1,401	661	13.55%	-18.39%	7.07%	126.93%
Sales Volume	\$ 2,445,985,610	\$ 2,168,918,906	\$ 2,935,690,989	\$ 2,242,777,390	\$ 1,001,588,109	12.77%	-16.68%	9.06%	144.21%
Days in MLS - Average	47	41	20	47	63	14.63%	135.00%	0.00%	-25.40%
Days in MLS - Median	15	12	4	6	23	25.00%	275.00%	150.00%	-34.78%
Close-Price-to-List-Price Ratio	98.43%	98.74%	106.76%	100.72%	97.05%	-0.31%	-7.80%	-2.27%	1.42%
PSF Total	\$ 388	\$ 385	\$ 396	\$ 357	\$ 352	0.78%	-2.02%	8.68%	10.23%
Detached									
New Listings	2,552	1,849	2,047	1,443	1,142	38.02%	24.67%	76.85%	123.47%
Pending	1,702	1,362	1,583	1,317	600	24.96%	7.52%	29.23%	183.67%
Closed	1,380	1,173	1,647	1,238	586	17.65%	-16.21%	11.47%	135.49%
Sales Volume	\$ 2,262,209,569	\$ 1,947,280,865	\$ 2,650,193,048	\$ 2,003,926,183	\$ 890,524,705	16.17%	-14.64%	12.89%	154.03%
Days in MLS - Average	47	41	18	46	62	14.63%	161.11%	2.17%	-24.19%
Days in MLS - Median	15	11	4	6	21	36.36%	275.00%	150.00%	-28.57%
Close-Price-to-List-Price Ratio	98.47%	98.82%	106.96%	100.85%	97.07%	-0.35%	-7.94%	-2.36%	1.44%
PSF Total	\$ 374	\$ 365	\$ 376	\$ 333	\$ 319	2.47%	-0.53%	12.31%	17.24%
Attached									
New Listings	198	257	252	221	164	-22.96%	-21.43%	-10.41%	20.73%
Pending	109	160	191	159	68	-31.88%	-42.93%	-31.45%	60.29%
Closed	120	148	191	163	75	-18.92%	-37.17%	-26.38%	60.00%
Sales Volume	\$ 183,776,041	\$ 221,638,041	\$ 285,497,941	\$ 238,851,207	\$ 111,063,404	-17.08%	-35.63%	-23.06%	65.47%
Days in MLS - Average	57	37	37	51	71	54.05%	54.05%	11.76%	-19.72%
Days in MLS - Median	24	14	4	7	36	71.43%	500.00%	242.86%	-33.33%
Close-Price-to-List-Price Ratio	97.98%	98.06%	104.96%	99.74%	96.89%	-0.08%	-6.65%	-1.76%	1.12%
PSF Total	\$ 542	\$ 539	\$ 566	\$ 544	\$ 613	0.56%	-4.24%	-0.37%	-11.58%

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

	Apr. 2024	Mar. 2024	Apr. 2023	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	1,036	771	764	34.37%	35.60%
Pending	742	670	652	10.75%	13.80%
Closed	611	558	550	9.50%	11.09%
Sales Volume	\$ 519,191,120	\$ 472,085,398	\$ 467,988,218	9.98%	10.94%
Days in MLS - Average	30	39	28	-23.08%	7.14%
Days in MLS - Median	8	10	7	-20.00%	14.29%
Close-Price-to-List-Price Ratio	100.17%	99.87%	100.49%	0.30%	-0.32%
PSF Total	\$ 293	\$ 289	\$ 289	1.38%	1.38%
Detached					
New Listings	958	688	680	39.24%	40.88%
Pending	697	618	597	12.78%	16.75%
Closed	562	508	499	10.63%	12.63%
Sales Volume	\$ 478,264,820	\$ 430,269,803	\$ 424,953,908	11.15%	12.55%
Days in MLS - Average	27	38	29	-28.95%	-6.90%
Days in MLS - Median	8	10	7	-20.00%	14.29%
Close-Price-to-List-Price Ratio	100.18%	99.92%	100.50%	0.26%	-0.32%
PSF Total	\$ 282	\$ 273	\$ 275	3.30%	2.55%
Attached					
New Listings	78	83	84	-6.02%	-7.14%
Pending	45	52	55	-13.46%	-18.18%
Closed	49	50	51	-2.00%	-3.92%
Sales Volume	\$ 40,926,300	\$ 41,815,595	\$ 43,034,310	-2.13%	-4.90%
Days in MLS - Average	59	50	28	18.00%	110.71%
Days in MLS - Median	5	12	8	-58.33%	-37.50%
Close-Price-to-List-Price Ratio	100.03%	99.40%	100.41%	0.63%	-0.38%
PSF Total	\$ 426	\$ 453	\$ 423	-5.96%	0.71%

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	2,936	2,471	3,175	2,039	1,632	18.82%	-7.53%	43.99%	79.90%
Pending	2,382	2,082	2,607	1,899	1,037	14.41%	-8.63%	25.43%	129.70%
Closed	1,957	1,678	2,550	1,717	943	16.63%	-23.25%	13.98%	107.53%
Sales Volume	\$ 1,658,992,623	\$ 1,419,964,733	\$ 2,153,337,432	\$ 1,459,436,489	\$ 795,518,917	16.83%	-22.96%	13.67%	108.54%
Days in MLS - Average	42	39	14	23	44	7.69%	200.00%	82.61%	-4.55%
Days in MLS - Median	13	12	4	5	13	8.33%	225.00%	160.00%	0.00%
Close-Price-to-List-Price Ratio	99.65%	99.59%	106.07%	102.83%	99.09%	0.06%	-6.05%	-3.09%	0.57%
PSF Total	\$ 286	\$ 284	\$ 303	\$ 274	\$ 247	0.70%	-5.61%	4.38%	15.79%
Detached									
New Listings	2,648	2,188	2,838	1,707	1,331	21.02%	-6.69%	55.13%	98.95%
Pending	2,187	1,879	2,321	1,593	867	16.39%	-5.77%	37.29%	152.25%
Closed	1,786	1,490	2,238	1,475	783	19.87%	-20.20%	21.08%	128.10%
Sales Volume	\$ 1,514,717,465	\$ 1,260,761,742	\$ 1,889,990,966	\$ 1,251,192,312	\$ 658,917,552	20.14%	-19.86%	21.06%	129.88%
Days in MLS - Average	40	39	12	19	45	2.56%	233.33%	110.53%	-11.11%
Days in MLS - Median	13	13	4	4	12	0.00%	225.00%	225.00%	8.33%
Close-Price-to-List-Price Ratio	99.69%	99.62%	106.33%	103.28%	99.11%	0.07%	-6.24%	-3.48%	0.59%
PSF Total	\$ 273	\$ 268	\$ 283	\$ 253	\$ 225	1.87%	-3.53%	7.91%	21.33%
Attached									
New Listings	288	283	337	332	301	1.77%	-14.54%	-13.25%	-4.32%
Pending	195	203	286	306	170	-3.94%	-31.82%	-36.27%	14.71%
Closed	171	188	312	242	160	-9.04%	-45.19%	-29.34%	6.88%
Sales Volume	\$ 144,275,158	\$ 159,202,991	\$ 263,346,466	\$ 208,244,177	\$ 136,601,365	-9.38%	-45.21%	-30.72%	5.62%
Days in MLS - Average	61	38	22	50	41	60.53%	177.27%	22.00%	48.78%
Days in MLS - Median	14	11	5	10	16	27.27%	180.00%	40.00%	-12.50%
Close-Price-to-List-Price Ratio	99.30%	99.42%	104.21%	100.09%	99.00%	-0.12%	-4.71%	-0.79%	0.30%
PSF Total	\$ 428	\$ 418	\$ 450	\$ 396	\$ 353	2.39%	-4.89%	8.08%	21.25%

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

	Apr. 2024	Mar. 2024	Apr. 2023	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	2,288	1,968	1,886	16.26%	21.31%
Pending	1,796	1,675	1,750	7.22%	2.63%
Closed	1,554	1,565	1,580	-0.70%	-1.65%
Sales Volume	\$ 916,224,214	\$ 952,267,280	\$ 961,747,511	-3.78%	-4.73%
Days in MLS - Average	28	39	32	-28.21%	-12.50%
Days in MLS - Median	8	11	8	-27.27%	0.00%
Close-Price-to-List-Price Ratio	100.17%	100.13%	100.40%	0.04%	-0.23%
PSF Total	\$ 283	\$ 282	\$ 275	0.35%	2.91%
Detached					
New Listings	1,908	1,578	1,538	20.91%	24.06%
Pending	1,565	1,404	1,437	11.47%	8.91%
Closed	1,277	1,343	1,334	-4.91%	-4.27%
Sales Volume	\$ 782,615,989	\$ 821,866,804	\$ 815,913,424	-4.78%	-4.08%
Days in MLS - Average	26	36	31	-27.78%	-16.13%
Days in MLS - Median	7	11	7	-36.36%	0.00%
Close-Price-to-List-Price Ratio	100.21%	100.23%	100.50%	-0.02%	-0.29%
PSF Total	\$ 272	\$ 271	\$ 264	0.37%	3.03%
Attached					
New Listings	380	390	348	-2.56%	9.20%
Pending	231	271	313	-14.76%	-26.20%
Closed	277	222	246	24.77%	12.60%
Sales Volume	\$ 133,608,225	\$ 130,400,476	\$ 145,834,087	2.46%	-8.38%
Days in MLS - Average	36	52	35	-30.77%	2.86%
Days in MLS - Median	11	17	13	-35.29%	-15.38%
Close-Price-to-List-Price Ratio	99.95%	99.52%	99.87%	0.43%	0.08%
PSF Total	\$ 344	\$ 350	\$ 333	-1.71%	3.30%

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	7,169	6,383	8,339	6,470	5,610	12.31%	-14.03%	10.80%	27.79%
Pending	6,058	6,018	7,284	6,024	4,188	0.66%	-16.83%	0.56%	44.65%
Closed	5,247	5,321	7,005	5,768	4,139	-1.39%	-25.10%	-9.03%	26.77%
Sales Volume	\$ 3,183,413,736	\$ 3,228,090,754	\$ 4,269,404,544	\$ 3,465,116,466	\$ 2,455,644,769	-1.38%	-25.44%	-8.13%	29.64%
Days in MLS - Average	40	42	12	16	40	-4.76%	233.33%	150.00%	0.00%
Days in MLS - Median	15	16	4	4	13	-6.25%	275.00%	275.00%	15.38%
Close-Price-to-List-Price Ratio	99.77%	99.68%	105.52%	104.00%	99.50%	0.09%	-5.45%	-4.07%	0.27%
PSF Total	\$ 279	\$ 269	\$ 299	\$ 255	\$ 219	3.72%	-6.69%	9.41%	27.40%
Detached									
New Listings	5,890	5,159	7,000	5,454	4,714	14.17%	-15.86%	7.99%	24.95%
Pending	5,174	5,023	6,091	5,026	3,593	3.01%	-15.05%	2.94%	44.00%
Closed	4,472	4,493	5,773	4,859	3,553	-0.47%	-22.54%	-7.96%	25.87%
Sales Volume	2,730,184,949	2,735,642,267	3,541,196,450	2,921,065,488	2,108,011,498	-0.20%	-22.90%	-6.53%	29.51%
Days in MLS - Average	37	42	11	12	38	-11.90%	236.36%	208.33%	-2.63%
Days in MLS - Median	14	16	4	4	12	-12.50%	250.00%	250.00%	16.67%
Close-Price-to-List-Price Ratio	99.84%	99.74%	105.70%	104.49%	99.53%	0.10%	-5.54%	-4.45%	0.31%
PSF Total	\$ 269	\$ 256	\$ 284	\$ 234	\$ 198	5.08%	-5.28%	14.96%	35.86%
Attached									
New Listings	1,279	1,224	1,339	1,016	896	4.49%	-4.48%	25.89%	42.75%
Pending	884	995	1,193	998	595	-11.16%	-25.90%	-11.42%	48.57%
Closed	775	828	1,232	909	586	-6.40%	-37.09%	-14.74%	32.25%
Sales Volume	\$ 453,228,787	\$ 492,448,487	\$ 728,208,094	\$ 544,050,978	\$ 347,633,271	-7.96%	-37.76%	-16.69%	30.38%
Days in MLS - Average	53	43	16	40	51	23.26%	231.25%	32.50%	3.92%
Days in MLS - Median	22	19	4	6	18	15.79%	450.00%	266.67%	22.22%
Close-Price-to-List-Price Ratio	99.36%	99.35%	104.66%	101.34%	99.34%	0.01%	-5.06%	-1.95%	0.02%
PSF Total	\$ 342	\$ 337	\$ 368	\$ 366	\$ 351	1.48%	-7.07%	-6.56%	-2.56%