



## Market Overview

	Aug. 2024	Jul. 2024	Aug. 2023	Month-Over-Month	Year-Over-Year
<b>Residential</b> (Detached + Attached)					
Active Listings at Month's End	10,724	10,584	6,858	1.32%	56.37%
New Listings	5,110	5,149	4,878	-0.76%	4.76%
Pending	3,805	3,668	3,533	3.74%	7.70%
Closed	3,622	3,918	4,038	-7.55%	-10.30%
Close Price - Average	\$ 706,206	\$ 706,597	\$ 690,327	-0.06%	2.30%
Close Price - Median	\$ 590,000	\$ 599,990	\$ 581,600	-1.67%	1.44%
Sales Volume	\$ 2,557,877,015	\$ 2,768,448,074	\$ 2,787,540,751	-7.61%	-8.24%
Days in MLS - Average	37	30	26	23.33%	42.31%
Days in MLS - Median	21	16	11	31.25%	90.91%
Close-Price-to-List-Price Ratio	98.92%	99.02%	99.45%	-0.10%	-0.53%
<b>Detached</b>					
Active Listings at Month's End	7,497	7,370	4,970	1.72%	50.85%
New Listings	3,690	3,727	3,442	-0.99%	7.21%
Pending	2,836	2,770	2,496	2.38%	13.62%
Closed	2,729	2,931	2,808	-6.89%	-2.81%
Close Price - Average	\$ 791,657	\$ 790,474	\$ 782,507	0.15%	1.17%
Close Price - Median	\$ 650,500	\$ 655,000	\$ 649,995	-0.69%	0.08%
Sales Volume	\$ 2,160,432,539	\$ 2,316,878,600	\$ 2,197,279,665	-6.75%	-1.68%
Days in MLS - Average	36	28	26	28.57%	38.46%
Days in MLS - Median	19	14	11	35.71%	72.73%
Close-Price-to-List-Price Ratio	98.96%	99.04%	99.39%	-0.08%	-0.43%
<b>Attached</b>					
Active Listings at Month's End	3,227	3,214	1,888	0.40%	70.92%
New Listings	1,420	1,422	1,436	-0.14%	-1.11%
Pending	969	898	1,037	7.91%	-6.56%
Closed	893	987	1,230	-9.52%	-27.40%
Close Price - Average	\$ 445,067	\$ 457,517	\$ 479,887	-2.72%	-7.26%
Close Price - Median	\$ 396,350	\$ 415,000	\$ 418,000	-4.49%	-5.18%
Sales Volume	\$ 397,444,476	\$ 451,569,474	\$ 590,261,086	-11.99%	-32.67%
Days in MLS - Average	41	35	25	17.14%	64.00%
Days in MLS - Median	26	22	11	18.18%	136.36%
Close-Price-to-List-Price Ratio	98.83%	98.96%	99.58%	-0.13%	-0.75%

## Market Highlights

### Realtor® Insights:

- September is traditionally a challenging month to list a home as end-of-summer trips and back-to-school distractions often tend to reduce buyer activity. Sellers who decide to list during this time would be wise to invest in pre-inspections, making necessary repairs and ensuring their property is fully prepared to make a strong impression before marketing.
- Many buyers are focusing on flooring, with a preference for consistent, updated flooring throughout each level of a home. Homes with multiple mismatched flooring types are often less appealing to potential buyers.
- While open houses seemed to make a comeback earlier this summer, August brought a noticeable lull to the open house activity.
- Many sellers seem to recognize the current market challenges and understand the importance of offering compensation to a cooperating buyer's agent. This strategy is key to ensuring good representation on both sides of the transaction to facilitate a smooth sale.

### Local News:

- The office vacancy rate in Downtown Denver rose to 33.8 percent in the second quarter, marking the highest vacancy rate on record.
- Colorado ranks among the top five most expensive states to live in and is second in the nation for both hail claims and wildfire risk, according to the Rocky Mountain Insurance Information Association (RMIIA).
- The slowdown in Colorado home sales has led to an increase in seller concessions. Over half of all statewide transactions this summer included concessions to attract buyers feeling the pressure of interest rates and insurance premiums.

### National News:

- U.S. new-home sales rebounded to their highest level since May 2023, as buyers took advantage of lower mortgage rates and an increase in available listings.
- Nearly half of renovating homeowners say they're tackling outdoor projects to upgrade their homes, prioritizing colorful front

doors, exterior accents, outdoor trim, upgraded landscaping, outdoor kitchens and lighting to improve living spaces and boost curb appeal.

- Pending sales of starter homes increased by more than 10 percent year-over-year in July, reaching their highest level since October 2022, signaling that first-time homebuyers are taking advantage of a slower market.
- Total home sales are now projected to be lower than previously expected for the rest of this year, with a meaningful recovery not anticipated until further into 2025, according to a new forecast from Fannie Mae's Economic and Strategic Research group.

### Mortgage News:

- The highly anticipated Fed rate cut is approaching with the Federal Open Market Committee (FOMC) meeting scheduled for September 17-18.
- On September 18, the Fed will release its Summary of Economic Projections, providing insights into the Fed's outlook on interest rates, inflation, GDP and unemployment.
- In August, the 30-year mortgage rate dropped from 6.62 percent to 6.43 percent according to Mortgage News Daily. Despite this decline, mortgage purchase applications stagnated, dropping by 1.5 percent for the month.

### Quick Stats:

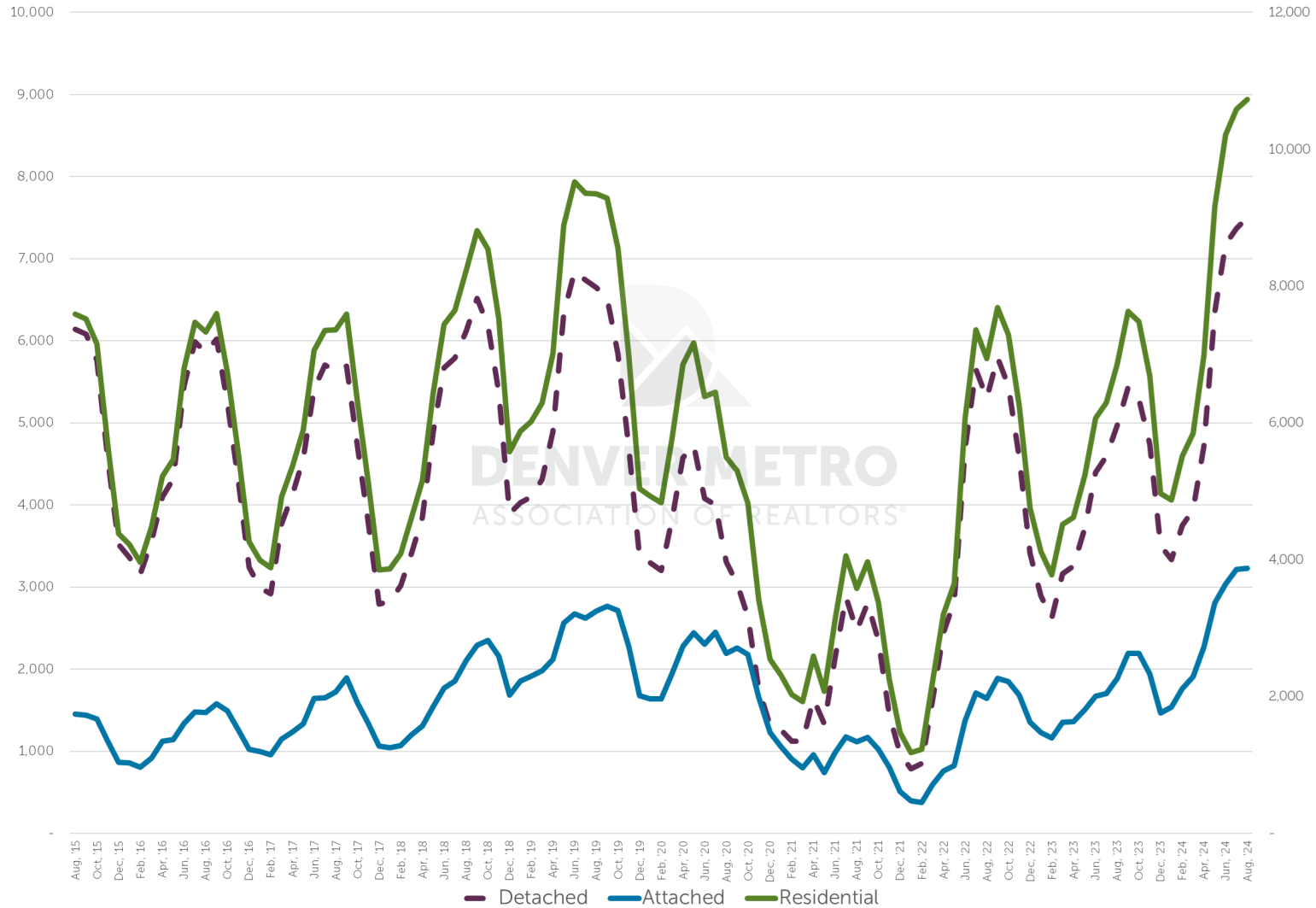
- Average active listings for August are 15,439 (1985-2023).
- Record-high August was 2006 with 31,664 listings and the record-low was set in 2021 with 3,582 listings.
- Historically, active listings typically decrease by 1.29 percent from July to August. This August's decrease of 1.32 percent aligns closely with the historical trend.

**Follow #DMARstats**  
for shareable graphics and more!



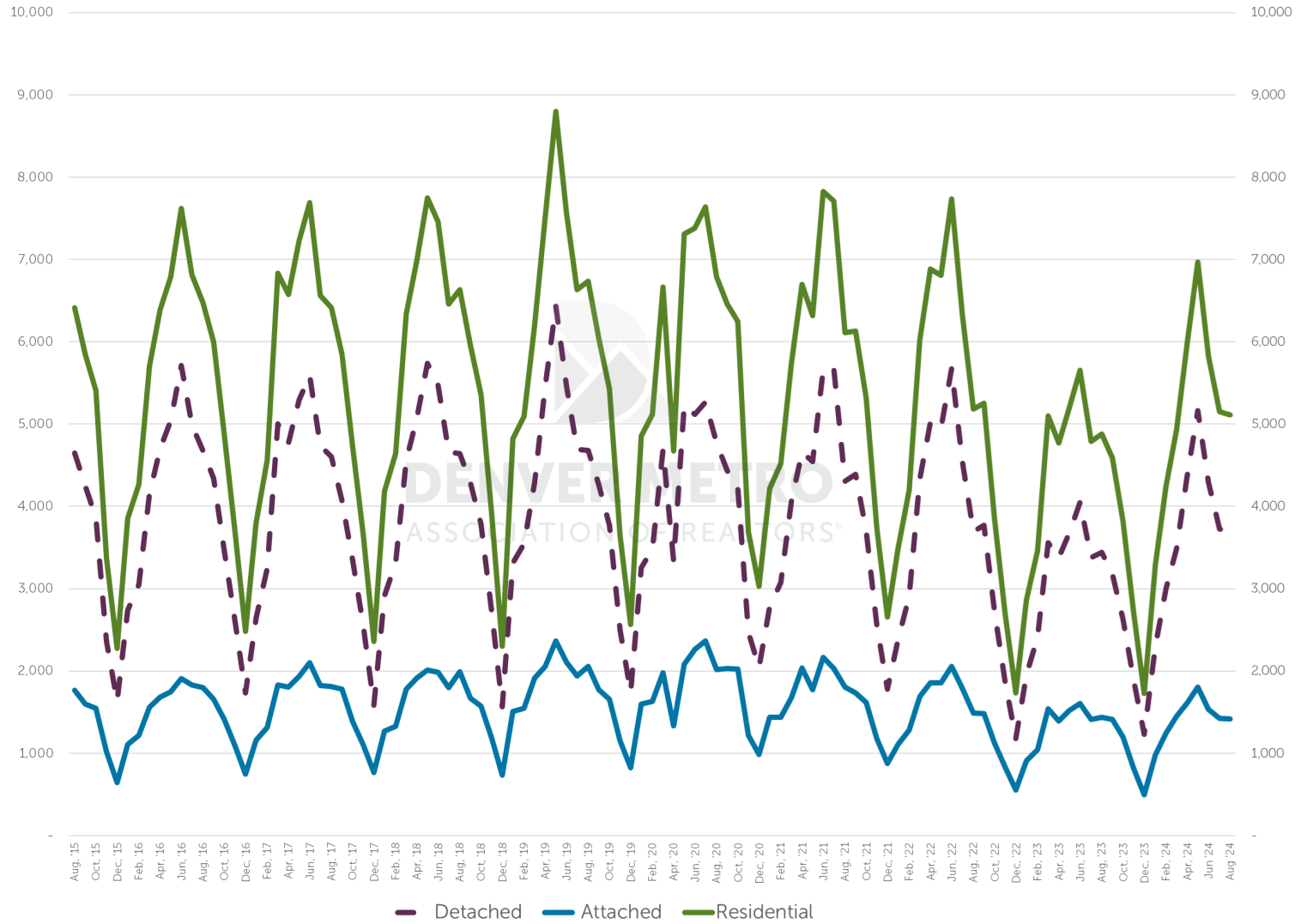
# Active Listings at Month's End

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



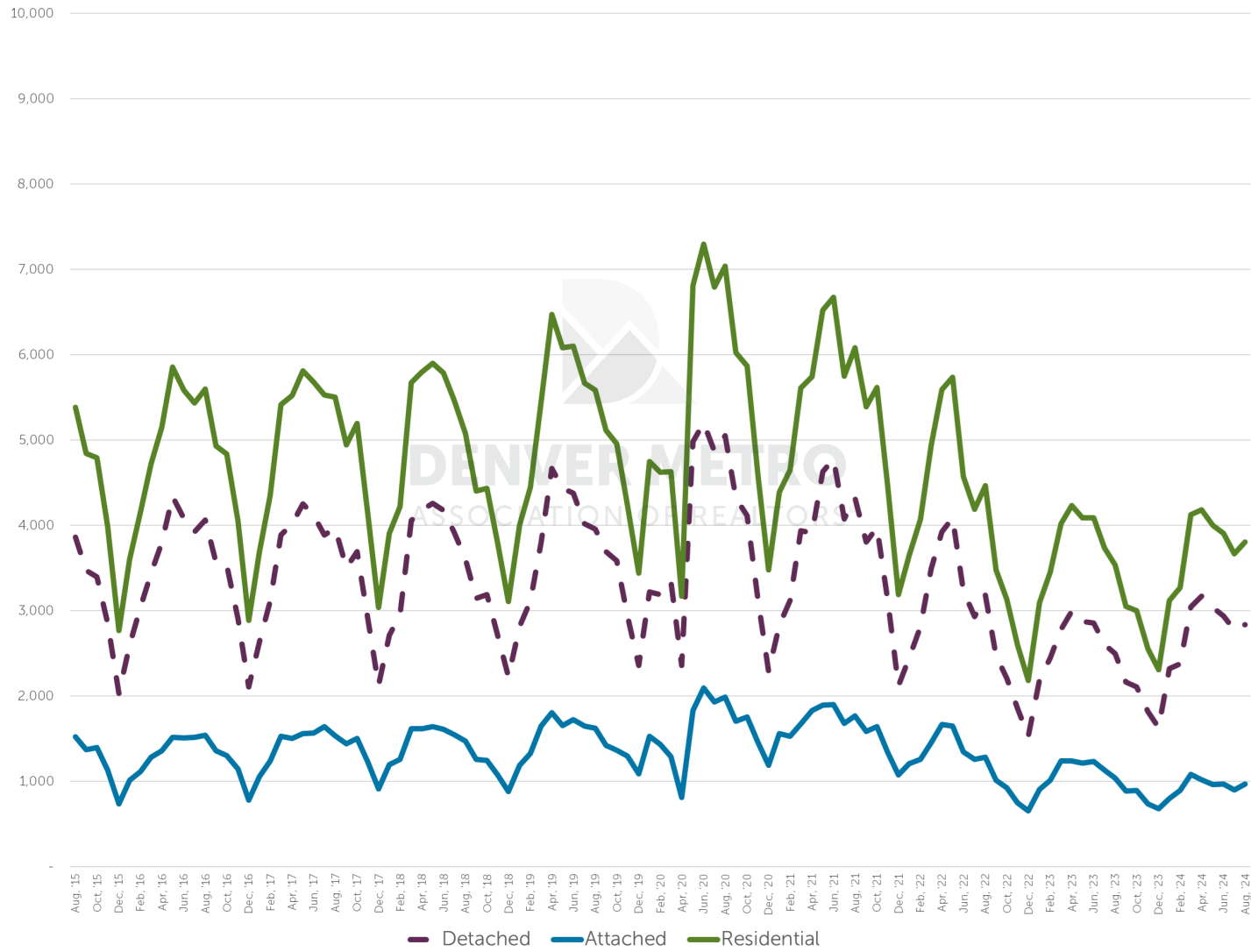
# New Listings

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



# Pending Sales

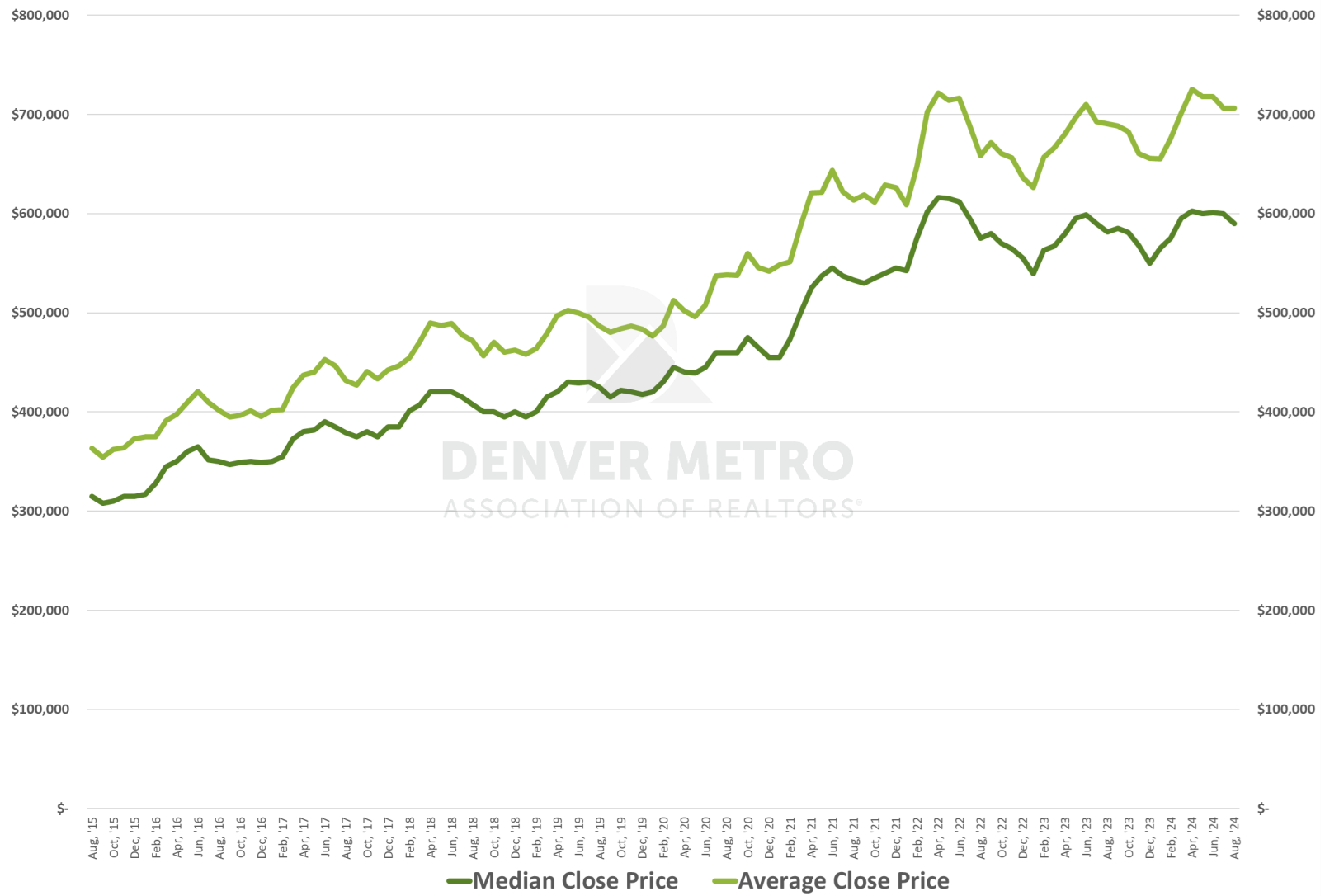
DMAR Market Trends | August 2024  
Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com



# Residential Median + Average Close Price

10-year view

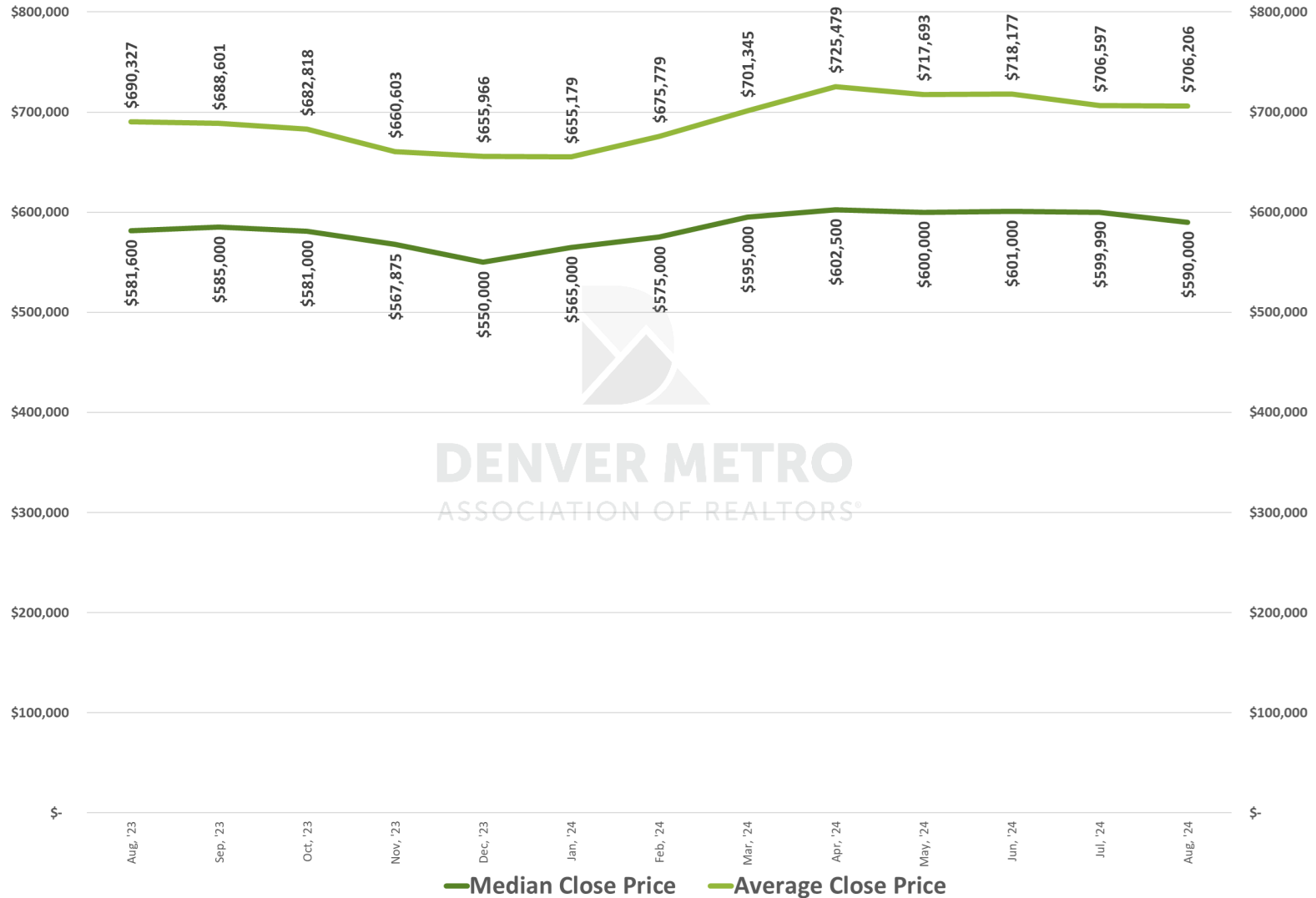
DMAR Market Trends | August 2024  
Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com



# Residential Median + Average Close Price

1-year snapshot

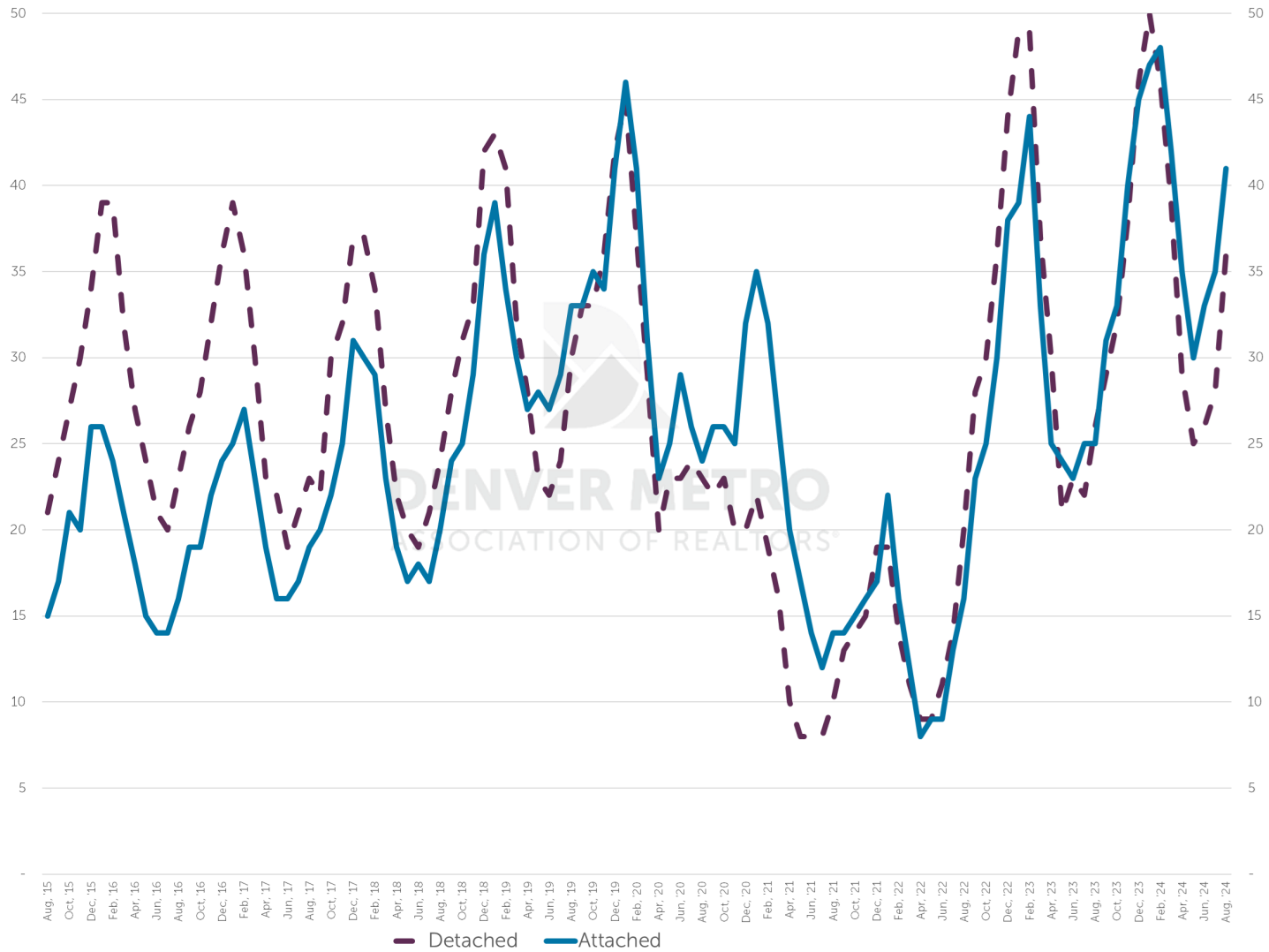
DMAR Market Trends | August 2024  
Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com





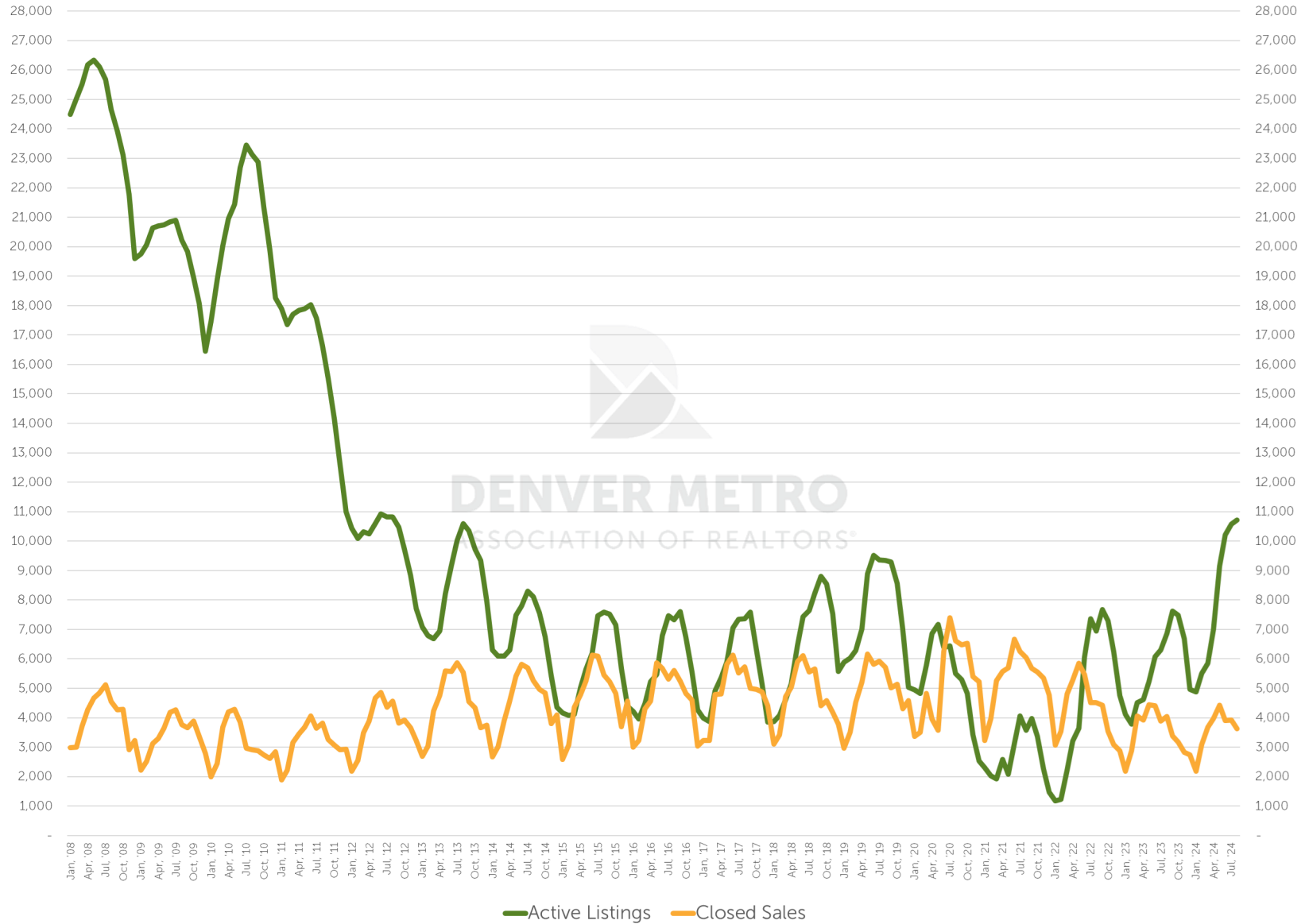
# Average Days in MLS

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



# Residential Active Listings + Closed Sales at Month's End

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



# August 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
<b>Residential (Detached + Attached)</b>									
Active Listings at Month's End	10,724	6,858	6,939	3,582	5,496	56.37%	54.55%	199.39%	95.12%
New Listings	41,496	36,708	46,674	48,460	50,501	13.04%	-11.09%	-14.37%	-17.83%
Closed	28,911	29,833	37,069	42,743	39,869	-3.09%	-22.01%	-32.36%	-27.49%
Close Price - Average	\$ 704,464	\$ 682,077	\$ 689,302	\$ 608,002	\$ 512,169	3.28%	2.20%	15.87%	37.55%
Close Price - Median	\$ 595,000	\$ 580,000	\$ 598,750	\$ 520,000	\$ 445,105	2.59%	-0.63%	14.42%	33.68%
Sales Volume	\$ 20,366,771,605	\$ 20,348,414,773	\$ 25,551,722,317	\$ 25,987,818,271	\$ 20,419,678,640	0.09%	-20.29%	-21.63%	-0.26%
Days in MLS - Average	34	30	12	14	28	13.33%	183.33%	142.86%	21.43%
Days in MLS - Median	14	10	4	4	8	40.00%	250.00%	250.00%	75.00%
Close-Price-to-List-Price Ratio	99.37%	99.77%	103.72%	103.70%	99.75%	-0.40%	-4.19%	-4.18%	-0.38%
<b>Detached</b>									
Active Listings at Month's End	7,497	4,970	5,298	2,469	3,305	50.85%	41.51%	203.65%	126.84%
New Listings	30,018	25,848	33,507	34,093	35,149	16.13%	-10.41%	-11.95%	-14.60%
Closed	21,582	20,937	25,729	29,510	28,399	3.08%	-16.12%	-26.87%	-24.00%
Close Price - Average	\$ 785,831	\$ 768,648	\$ 781,083	\$ 688,071	\$ 567,733	2.24%	0.61%	14.21%	38.42%
Close Price - Median	\$ 650,000	\$ 639,000	\$ 655,000	\$ 575,000	\$ 485,000	1.72%	-0.76%	13.04%	34.02%
Sales Volume	\$ 16,959,803,794	\$ 16,093,185,392	\$ 20,096,496,953	\$ 20,304,975,084	\$ 16,123,035,528	5.39%	-15.61%	-16.47%	5.19%
Days in MLS - Average	33	30	13	12	27	10.00%	153.85%	175.00%	22.22%
Days in MLS - Median	13	10	5	4	7	30.00%	160.00%	225.00%	85.71%
Close-Price-to-List-Price Ratio	99.46%	99.78%	103.77%	104.30%	99.85%	-0.32%	-4.15%	-4.64%	-0.39%
<b>Attached</b>									
Active Listings at Month's End	3,227	1,888	1,641	1,113	2,191	70.92%	96.65%	189.94%	47.28%
New Listings	11,478	10,860	13,167	14,367	15,352	5.69%	-12.83%	-20.11%	-25.23%
Closed	\$ 7,329	8,896	11,340	13,233	11,470	-17.61%	-35.37%	-44.62%	-36.10%
Close Price - Average	\$ 464,861	\$ 478,331	\$ 481,060	\$ 429,445	\$ 374,598	-2.82%	-3.37%	8.25%	24.10%
Close Price - Median	\$ 410,000	\$ 415,000	\$ 420,000	\$ 366,606	\$ 325,000	-1.20%	-2.38%	11.84%	26.15%
Sales Volume	\$ 3,406,967,811	\$ 4,255,229,381	\$ 5,455,225,364	\$ 5,682,843,187	\$ 4,296,643,112	-19.93%	-37.55%	-40.05%	-20.71%
Days in MLS - Average	38	29	12	20	30	31.03%	216.67%	90.00%	26.67%
Days in MLS - Median	19	10	4	5	11	90.00%	375.00%	280.00%	72.73%
Close-Price-to-List-Price Ratio	99.09%	99.74%	103.59%	102.36%	99.48%	-0.65%	-4.34%	-3.19%	-0.39%

## Market Trends

	Price Range	Detached			Attached		
		Closed	Active	MOI	Closed	Active	MOI
Months of Inventory	\$0 to \$299,999	22	56	2.55	214	725	3.39
	\$300,000 to \$499,999	487	959	1.97	451	1,472	3.26
	\$500,000 to \$749,999	1,247	3,109	2.49	167	698	4.18
	\$750,000 to \$999,999	519	1,608	3.10	37	198	5.35
	\$1,000,000 to \$1,499,999	293	888	3.03	15	76	5.07
	\$1,500,000 to \$1,999,999	87	381	4.38	6	25	4.17
	\$2,000,000 and over	74	496	6.70	3	33	11.00
TOTALS		2,729	7,497	2.75	893	3,227	3.61

	Price Range	Detached		% change	Attached		% change
		Closed Aug. 2024	Closed Jul. 2024		Closed Aug. 2024	Closed Jul. 2024	
Month-Over-Month	\$0 to \$299,999	22	25	-12.00%	214	198	8.08%
	\$300,000 to \$499,999	487	486	0.21%	451	498	-9.44%
	\$500,000 to \$749,999	1,247	1,340	-6.94%	167	226	-26.11%
	\$750,000 to \$999,999	519	601	-13.64%	37	39	-5.13%
	\$1,000,000 to \$1,499,999	293	315	-6.98%	15	20	-25.00%
	\$1,500,000 to \$1,999,999	87	87	0.00%	6	4	50.00%
	\$2,000,000 and over	74	77	-3.90%	3	2	50.00%
TOTALS		2,729	2,931	-6.89%	893	987	-9.52%

	Price Range	Detached		% change	Attached		% change
		YTD Aug. 2024	YTD Aug. 2023		YTD Aug. 2024	YTD Aug. 2023	
Year-Over-Year	\$0 to \$299,999	146	135	8.15%	1,415	1,571	-9.93%
	\$300,000 to \$499,999	3,668	3,795	-3.35%	3,709	4,456	-16.76%
	\$500,000 to \$749,999	10,106	10,174	-0.67%	1,629	2,076	-21.53%
	\$750,000 to \$999,999	4,226	3,872	9.14%	334	439	-23.92%
	\$1,000,000 to \$1,499,999	2,120	1,779	19.17%	159	255	-37.65%
	\$1,500,000 to \$1,999,999	712	612	16.34%	52	59	-11.86%
	\$2,000,000 and over	604	570	5.96%	31	40	-22.50%
TOTALS		21,582	20,937	3.08%	7,329	8,896	-17.61%

## Properties Sold for \$1 Million or More

	Aug. 2024	Jul. 2024	Aug. 2023	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
New Listings	669	649	627	3.08%	6.70%
Pending	443	457	407	-3.06%	8.85%
Closed	478	505	446	-5.35%	7.17%
Sales Volume	\$ 778,307,834	\$ 810,301,533	\$ 747,342,816	-3.95%	4.14%
Days in MLS - Average	47	36	34	30.56%	38.24%
Days in MLS - Median	26	15	14	73.33%	85.71%
Close-Price-to-List-Price Ratio	97.80%	97.83%	98.75%	-0.03%	-0.96%
PSF Total	\$ 376	\$ 369	\$ 386	1.90%	-2.59%
<b>Detached</b>					
New Listings	632	615	546	2.76%	15.75%
Pending	417	430	362	-3.02%	15.19%
Closed	454	479	401	-5.22%	13.22%
Sales Volume	\$ 739,201,575	\$ 767,857,533	\$ 679,601,345	-3.73%	8.77%
Days in MLS - Average	46	35	33	31.43%	39.39%
Days in MLS - Median	26	15	13	73.33%	100.00%
Close-Price-to-List-Price Ratio	97.75%	97.82%	98.85%	-0.07%	-1.11%
PSF Total	\$ 366	\$ 359	\$ 371	1.95%	-1.35%
<b>Attached</b>					
New Listings	37	34	81	8.82%	-54.32%
Pending	26	27	45	-3.70%	-42.22%
Closed	24	26	45	-7.69%	-46.67%
Sales Volume	\$ 39,106,259	\$ 42,444,000	\$ 67,741,471	-7.86%	-42.27%
Days in MLS - Average	64	42	42	52.38%	52.38%
Days in MLS - Median	20	25	23	-20.00%	-13.04%
Close-Price-to-List-Price Ratio	98.71%	98.09%	97.80%	0.63%	0.93%
PSF Total	\$ 564	\$ 554	\$ 523	1.81%	7.84%

## 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
<b>Residential (Detached + Attached)</b>									
New Listings	5,895	4,852	5,251	3,953	3,259	21.50%	12.26%	49.13%	80.88%
Pending	3,698	3,278	3,812	3,256	2,193	12.81%	-2.99%	13.57%	68.63%
Closed	3,678	3,315	4,311	3,605	1,846	10.95%	-14.68%	2.02%	99.24%
Sales Volume	\$ 5,928,085,366	\$ 5,434,358,254	\$ 6,816,363,119	\$ 5,735,700,380	\$ 2,823,367,340	9.09%	-13.03%	3.35%	109.97%
Days in MLS - Average	41	33	18	32	55	24.24%	127.78%	28.13%	-25.45%
Days in MLS - Median	14	9	4	5	20	55.56%	250.00%	180.00%	-30.00%
Close-Price-to-List-Price Ratio	98.45%	99.18%	104.61%	102.19%	97.46%	-0.74%	-5.89%	-3.66%	1.02%
PSF Total	\$ 380	\$ 386	\$ 394	\$ 365	\$ 337	-1.55%	-3.55%	4.11%	12.76%
<b>Detached</b>									
New Listings	5,518	4,290	4,668	3,423	2,895	28.62%	18.21%	61.20%	90.60%
Pending	3,478	2,933	3,404	2,968	2,012	18.58%	2.17%	17.18%	72.86%
Closed	3,436	2,961	3,873	3,201	1,691	16.04%	-11.28%	7.34%	103.19%
Sales Volume	\$ 5,549,421,943	\$ 4,910,191,859	\$ 6,160,779,877	\$ 5,135,482,404	\$ 2,592,537,762	13.02%	-9.92%	8.06%	114.05%
Days in MLS - Average	40	33	17	29	55	21.21%	135.29%	37.93%	-27.27%
Days in MLS - Median	14	9	4	5	19	55.56%	250.00%	180.00%	-26.32%
Close-Price-to-List-Price Ratio	98.49%	99.26%	104.78%	102.46%	97.52%	-0.78%	-6.00%	-3.87%	0.99%
PSF Total	\$ 368	\$ 368	\$ 375	\$ 340	\$ 315	0.00%	-1.87%	8.24%	16.83%
<b>Attached</b>									
New Listings	377	562	583	530	364	-32.92%	-35.33%	-28.87%	3.57%
Pending	220	345	408	288	181	-36.23%	-46.08%	-23.61%	21.55%
Closed	242	354	438	404	155	-31.64%	-44.75%	-40.10%	56.13%
Sales Volume	\$ 378,663,423	\$ 524,166,395	\$ 655,583,242	\$ 600,217,976	\$ 230,829,578	-27.76%	-42.24%	-36.91%	64.04%
Days in MLS - Average	52	40	28	55	58	30.00%	85.71%	-5.45%	-10.34%
Days in MLS - Median	23	13	4	7	30	76.92%	475.00%	228.57%	-23.33%
Close-Price-to-List-Price Ratio	97.92%	98.45%	103.08%	99.99%	96.79%	-0.54%	-5.01%	-2.07%	1.17%
PSF Total	\$ 547	\$ 535	\$ 566	\$ 565	\$ 571	2.24%	-3.36%	-3.19%	-4.20%

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

	Aug. 2024	Jul. 2024	Aug. 2023	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
New Listings	878	828	701	6.04%	25.25%
Pending	570	585	533	-2.56%	6.94%
Closed	556	640	654	-13.13%	-14.98%
Sales Volume	\$ 472,127,638	\$ 544,156,769	\$ 553,468,830	-13.24%	-14.70%
Days in MLS - Average	34	29	27	17.24%	25.93%
Days in MLS - Median	19	16	14	18.75%	35.71%
Close-Price-to-List-Price Ratio	99.13%	99.29%	99.38%	-0.16%	-0.25%
PSF Total	\$ 286	\$ 289	\$ 283	-1.04%	1.06%
<b>Detached</b>					
New Listings	795	766	642	3.79%	23.83%
Pending	539	548	481	-1.64%	12.06%
Closed	519	601	591	-13.64%	-12.18%
Sales Volume	\$ 441,039,239	\$ 511,708,169	\$ 500,371,988	-13.81%	-11.86%
Days in MLS - Average	34	28	27	21.43%	25.93%
Days in MLS - Median	19	15	15	26.67%	26.67%
Close-Price-to-List-Price Ratio	99.12%	99.32%	99.32%	-0.20%	-0.20%
PSF Total	\$ 276	\$ 278	\$ 270	-0.72%	2.22%
<b>Attached</b>					
New Listings	83	62	59	33.87%	40.68%
Pending	31	37	52	-16.22%	-40.38%
Closed	37	39	63	-5.13%	-41.27%
Sales Volume	\$ 31,088,399	\$ 32,448,600	\$ 53,096,842	-4.19%	-41.45%
Days in MLS - Average	44	35	27	25.71%	62.96%
Days in MLS - Median	22	18	12	22.22%	83.33%
Close-Price-to-List-Price Ratio	99.24%	98.71%	99.99%	0.54%	-0.75%
PSF Total	\$ 426	\$ 463	\$ 413	-7.99%	3.15%

## 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
<b>Residential (Detached + Attached)</b>									
New Listings	6,809	5,803	7,262	5,168	3,960	17.34%	-6.24%	31.75%	71.94%
Pending	4,806	4,533	5,537	4,549	3,120	6.02%	-13.20%	5.65%	54.04%
Closed	4,560	4,311	5,754	4,531	2,619	5.78%	-20.75%	0.64%	74.11%
Sales Volume	\$ 3,868,360,563	\$ 3,650,594,698	\$ 4,874,294,842	\$ 3,842,748,100	\$ 2,216,355,329	5.97%	-20.64%	0.67%	74.54%
Days in MLS - Average	34	31	14	16	41	9.68%	142.86%	112.50%	-17.07%
Days in MLS - Median	12	11	5	4	14	9.09%	140.00%	200.00%	-14.29%
Close-Price-to-List-Price Ratio	99.60%	99.75%	103.97%	103.69%	99.09%	-0.15%	-4.20%	-3.94%	0.51%
PSF Total	\$ 288	\$ 287	\$ 301	\$ 277	\$ 249	0.35%	-4.32%	3.97%	15.66%
<b>Detached</b>									
New Listings	6,227	5,197	6,559	4,480	3,253	19.82%	-5.06%	39.00%	91.42%
Pending	4,467	4,102	5,000	3,954	2,679	8.90%	-10.66%	12.97%	66.74%
Closed	4,226	3,872	5,138	3,961	2,254	9.14%	-17.75%	6.69%	87.49%
Sales Volume	\$ 3,587,269,790	\$ 3,281,239,693	\$ 4,353,329,631	\$ 3,355,145,445	\$ 1,905,673,706	9.33%	-17.60%	6.92%	88.24%
Days in MLS - Average	33	31	13	13	41	6.45%	153.85%	153.85%	-19.51%
Days in MLS - Median	12	11	5	4	13	9.09%	140.00%	200.00%	-7.69%
Close-Price-to-List-Price Ratio	99.63%	99.75%	104.10%	104.10%	99.15%	-0.12%	-4.29%	-4.29%	0.48%
PSF Total	\$ 277	\$ 272	\$ 284	\$ 261	\$ 232	1.84%	-2.46%	6.13%	19.40%
<b>Attached</b>									
New Listings	582	606	703	688	707	-3.96%	-17.21%	-15.41%	-17.68%
Pending	339	431	537	595	441	-21.35%	-36.87%	-43.03%	-23.13%
Closed	334	439	616	570	365	-23.92%	-45.78%	-41.40%	-8.49%
Sales Volume	\$ 281,090,773	\$ 369,355,005	\$ 520,965,211	\$ 487,602,655	\$ 310,681,623	-23.90%	-46.04%	-42.35%	-9.52%
Days in MLS - Average	49	32	21	38	41	53.13%	133.33%	28.95%	19.51%
Days in MLS - Median	15	10	5	7	15	50.00%	200.00%	114.29%	0.00%
Close-Price-to-List-Price Ratio	99.32%	99.71%	102.93%	100.86%	98.69%	-0.39%	-3.51%	-1.53%	0.64%
PSF Total	\$ 431	\$ 415	\$ 445	\$ 393	\$ 355	3.86%	-3.15%	9.67%	21.41%



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

	Aug. 2024	Jul. 2024	Aug. 2023	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
New Listings	2,007	2,019	1,911	-0.59%	5.02%
Pending	1,543	1,461	1,395	5.61%	10.61%
Closed	1,414	1,566	1,627	-9.71%	-13.09%
Sales Volume	\$ 861,995,337	\$ 952,139,386	\$ 985,785,954	-9.47%	-12.56%
Days in MLS - Average	35	29	27	20.69%	29.63%
Days in MLS - Median	19	15	12	26.67%	58.33%
Close-Price-to-List-Price Ratio	99.34%	99.54%	99.75%	-0.20%	-0.41%
PSF Total	\$ 275	\$ 285	\$ 282	-3.51%	-2.48%
<b>Detached</b>					
New Listings	1,675	1,714	1,583	-2.28%	5.81%
Pending	1,333	1,278	1,157	4.30%	15.21%
Closed	1,247	1,340	1,316	-6.94%	-5.24%
Sales Volume	\$ 763,783,904	\$ 820,882,230	\$ 802,529,841	-6.96%	-4.83%
Days in MLS - Average	34	27	25	25.93%	36.00%
Days in MLS - Median	19	14	11	35.71%	72.73%
Close-Price-to-List-Price Ratio	99.42%	99.59%	99.76%	-0.17%	-0.34%
PSF Total	\$ 268	\$ 275	\$ 268	-2.55%	0.00%
<b>Attached</b>					
New Listings	332	305	328	8.85%	1.22%
Pending	210	183	238	14.75%	-11.76%
Closed	167	226	311	-26.11%	-46.30%
Sales Volume	\$ 98,211,433	\$ 131,257,156	\$ 183,256,113	-25.18%	-46.41%
Days in MLS - Average	42	36	34	16.67%	23.53%
Days in MLS - Median	27	20	17	35.00%	58.82%
Close-Price-to-List-Price Ratio	98.78%	99.26%	99.73%	-0.48%	-0.95%
PSF Total	\$ 326	\$ 343	\$ 343	-4.96%	-4.96%

# 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
<b>Residential (Detached + Attached)</b>									
New Listings	16,020	14,370	19,178	16,207	13,503	11.48%	-16.47%	-1.15%	18.64%
Pending	12,005	12,203	15,025	14,599	11,730	-1.62%	-20.10%	-17.77%	2.34%
Closed	11,735	12,250	15,622	15,353	10,753	-4.20%	-24.88%	-23.57%	9.13%
Sales Volume	\$ 7,128,608,801	\$ 7,440,325,288	\$ 9,534,803,670	\$ 9,224,116,122	\$ 6,386,069,014	-4.19%	-25.24%	-22.72%	11.63%
Days in MLS - Average	34	32	12	11	32	6.25%	183.33%	209.09%	6.25%
Days in MLS - Median	14	11	5	4	11	27.27%	180.00%	250.00%	27.27%
Close-Price-to-List-Price Ratio	99.76%	99.97%	103.72%	104.52%	99.71%	-0.21%	-3.82%	-4.55%	0.05%
PSF Total	\$ 280	\$ 277	\$ 296	\$ 260	\$ 220	1.08%	-5.41%	7.69%	27.27%
<b>Detached</b>									
New Listings	13,404	11,763	16,213	13,926	11,425	13.95%	-17.33%	-3.75%	17.32%
Pending	10,338	10,125	12,674	12,503	10,187	2.10%	-18.43%	-17.32%	1.48%
Closed	10,106	10,174	12,964	13,176	9,362	-0.67%	-22.05%	-23.30%	7.95%
Sales Volume	\$ 6,178,693,121	\$ 6,209,940,558	\$ 7,958,482,935	\$ 7,932,170,469	\$ 5,565,438,299	-0.50%	-22.36%	-22.11%	11.02%
Days in MLS - Average	32	31	12	9	30	3.23%	166.67%	255.56%	6.67%
Days in MLS - Median	13	10	5	4	10	30.00%	160.00%	225.00%	30.00%
Close-Price-to-List-Price Ratio	99.84%	100.04%	103.76%	104.91%	99.77%	-0.20%	-3.78%	-4.83%	0.07%
PSF Total	\$ 271	\$ 264	\$ 282	\$ 243	\$ 202	2.65%	-3.90%	11.52%	34.16%
<b>Attached</b>									
New Listings	2,616	2,607	2,965	2,281	2,078	0.35%	-11.77%	14.69%	25.89%
Pending	1,667	2,078	2,351	2,096	1,543	-19.78%	-29.09%	-20.47%	8.04%
Closed	1,629	2,076	2,658	2,177	1,391	-21.53%	-38.71%	-25.17%	17.11%
Sales Volume	\$ 949,915,680	\$ 1,230,384,730	\$ 1,576,320,735	\$ 1,291,945,653	\$ 820,630,715	-22.80%	-39.74%	-26.47%	15.75%
Days in MLS - Average	44	37	14	25	44	18.92%	214.29%	76.00%	0.00%
Days in MLS - Median	20	15	4	5	17	33.33%	400.00%	300.00%	17.65%
Close-Price-to-List-Price Ratio	99.32%	99.67%	103.55%	102.09%	99.28%	-0.35%	-4.08%	-2.71%	0.04%
PSF Total	\$ 339	\$ 341	\$ 364	\$ 364	\$ 343	-0.59%	-6.87%	-6.87%	-1.17%