

Market Overview

	Aug. 2025	Jul. 2025	Aug. 2024	Month-Over- Month	Year-Over- Year
Residential (Detached + Attached)					
Active Listings at Month's End	13,059	13,995	10,724	-6.69%	21.77%
New Listings	4,686	5,354	5,117	-12.48%	-8.42%
Pending	3,921	3,618	3,554	8.37%	10.33%
Closed	3,636	3,861	3,850	-5.83%	-5.56%
Close Price - Average	\$ 716,245	\$ 696,037	\$ 708,017	2.90%	1.16%
Close Price - Median	\$ 593,250	\$ 588,500	\$ 590,000	0.81%	0.55%
Sales Volume	\$ 2,604,267,881	\$ 2,687,397,140	\$ 2,725,865,170	-3.09%	-4.46%
Days in MLS - Average	48	40	37	20.00%	29.73%
Days in MLS - Median	30	24	21	25.00%	42.86%
Close-Price-to-List-Price Ratio	98.52%	98.67%	98.88%	-0.15%	-0.36%
Detached					
Active Listings at Month's End	9,025	9,707	7,497	-7.03%	20.38%
New Listings	3,470	3,910	3,689	-11.25%	-5.94%
Pending	3,035	2,757	2,646	10.08%	14.70%
Closed	2,803	2,968	2,892	-5.56%	-3.08%
Close Price - Average	\$ 796,546	\$ 777,326	\$ 794,106	2.47%	0.31%
Close Price - Median	\$ 649,000	\$ 650,000	\$ 651,500	-0.15%	-0.38%
Sales Volume	\$ 2,232,719,633	\$ 2,307,103,638	\$ 2,296,554,337	-3.22%	-2.78%
Days in MLS - Average	44	37	36	18.92%	22.22%
Days in MLS - Median	27	21	19	28.57%	42.11%
Close-Price-to-List-Price Ratio	98.58%	98.78%	98.90%	-0.20%	-0.32%
Attached					
Active Listings at Month's End	4,034	4,288	3,227	-5.92%	25.01%
New Listings	1,216	1,444	1,428	-15.79%	-14.85%
Pending	886	861	908	2.90%	-2.42%
Closed	833	893	958	-6.72%	-13.05%
Close Price - Average	\$ 446,036	\$ 425,861	\$ 448,132	4.74%	-0.47%
Close Price - Median	\$ 385,000	\$ 390,000	\$ 397,125	-1.28%	-3.05%
Sales Volume	\$ 371,548,248	\$ 380,293,502	\$ 429,310,833	-2.30%	-13.45%
Days in MLS - Average	59	54	40	9.26%	47.50%
Days in MLS - Median	44	38	26	15.79%	69.23%
Close-Price-to-List-Price Ratio	98.32%	98.33%	98.81%	-0.01%	-0.50%

Market Highlights

Realtor® Insights:

- Standing inventory is putting downward pressure on prices, and while Realtors® are often taught that “price fixes everything,” recent price drops aren’t making as much impact in this market. Be cautious when advising sellers to reduce their price too quickly or “chase the market down”—many buyers are simply taking their time to sift through active listings.
- Timely showing feedback is more important than ever. Providing clear, factual and constructive feedback, whether positive or negative, helps our industry stay collaborative and allows listing agents to better guide their sellers.
- With hail season behind us and cooling temperatures ahead, now is a great time for sellers planning to list later in the year to pre-inspect roofs and HVAC systems, proactively address any repair items and file away the reports to share with winter buyers as MLS supplements.
- Buyers today are increasingly inclined to offer significantly below asking price, regardless of a home’s days on the market. Many are citing headlines about excess inventory, extended market times and a shift toward a “buyers’ market.”

Local News:

- This summer, Denver had the highest share of listings with a price cut in the nation, with 36.8 percent of active homes experiencing at least one price cut.
- Denver’s draft Downtown Area Plan outlines a 20-year vision to reshape the urban core with redesigned streets, new parks and green corridors, expanded transit and trail connections and office-to-housing conversions, all aimed at creating a more walkable, livable downtown.
- Once a leader in economic expansion during the 2010s, the Denver Metro area has cooled in recent years. Job growth, retail sales and population gains are now closer to average compared to other cities, with markets like Austin and Phoenix outpacing Denver’s current trajectory.
- Trader Joe’s announced two new Colorado locations: one in a mixed-use development in Platt Park and another in Northfield.
- The most expensive house currently for sale in the U.S. hit the market in Aspen last week: a 74.1-acre property listed at \$300 million.
- The RiNo Art District launched the *RiNo Made Pop-Up* program to fill vacant commercial spaces while supporting local artists. Selected artists receive a \$1,500 stipend and several months of free rent, allowing them to host exhibitions and open studio hours.
- Denver City Council approved a measure to abolish parking minimums citywide, giving developers more flexibility to build housing and commercial projects without required parking spaces.
- A three-acre community park, an Asian-themed food hall and hundreds of new apartments and townhomes are planned for Downtown Westminster, marking the next phase of redevelopment at the former Westminster Mall site and boosting optimism for the area’s future.

National News:

- Determining how many buyers are actively in the market is far from an exact science. Redfin recently shared its methodology for estimating buyer activity, which relies on complex formulas and assumptions. While useful, this highlights the importance of working with Realtors® who are out in the field daily and have real-time insights into market behavior.
- Amazon is suing a subcontractor for \$10 million, alleging that the premature removal of structural supports at Upton, Denver’s largest condo project since 2009, jeopardized the building’s stability and caused delays of more than 10 weeks.
- Warm Eucalyptus has been named Valspar’s 2026 Color of the Year. The soft, nature-inspired hue reflects consumers’ growing desire for comfort, nostalgia and a deeper connection to nature, offering spaces that feel both nurturing and adaptable.
- According to *Forbes*, newly built homes are now selling for significantly less than existing homes. In June 2025, new homes sold for nine percent less than existing homes, marking the eighth occurrence since May 2024. For perspective, this pricing inversion only happened twice between June 1982 and May 2024.

Mortgage News:

- The average 30-year fixed mortgage rate has dipped to 6.56 from 6.58 percent, its lowest level in about 10 months, offering renewed opportunities for refinancing and homebuying. Meanwhile, 15-year fixed rates hovered near 5.69 percent.
- As mortgage rates ease, refinancing is thawing. An estimated two million homeowners may benefit now, with that figure potentially growing to six million if rates drop to six percent. Cash-out refinances made up 59 percent of total refinance activity last quarter.

Quick Stats:

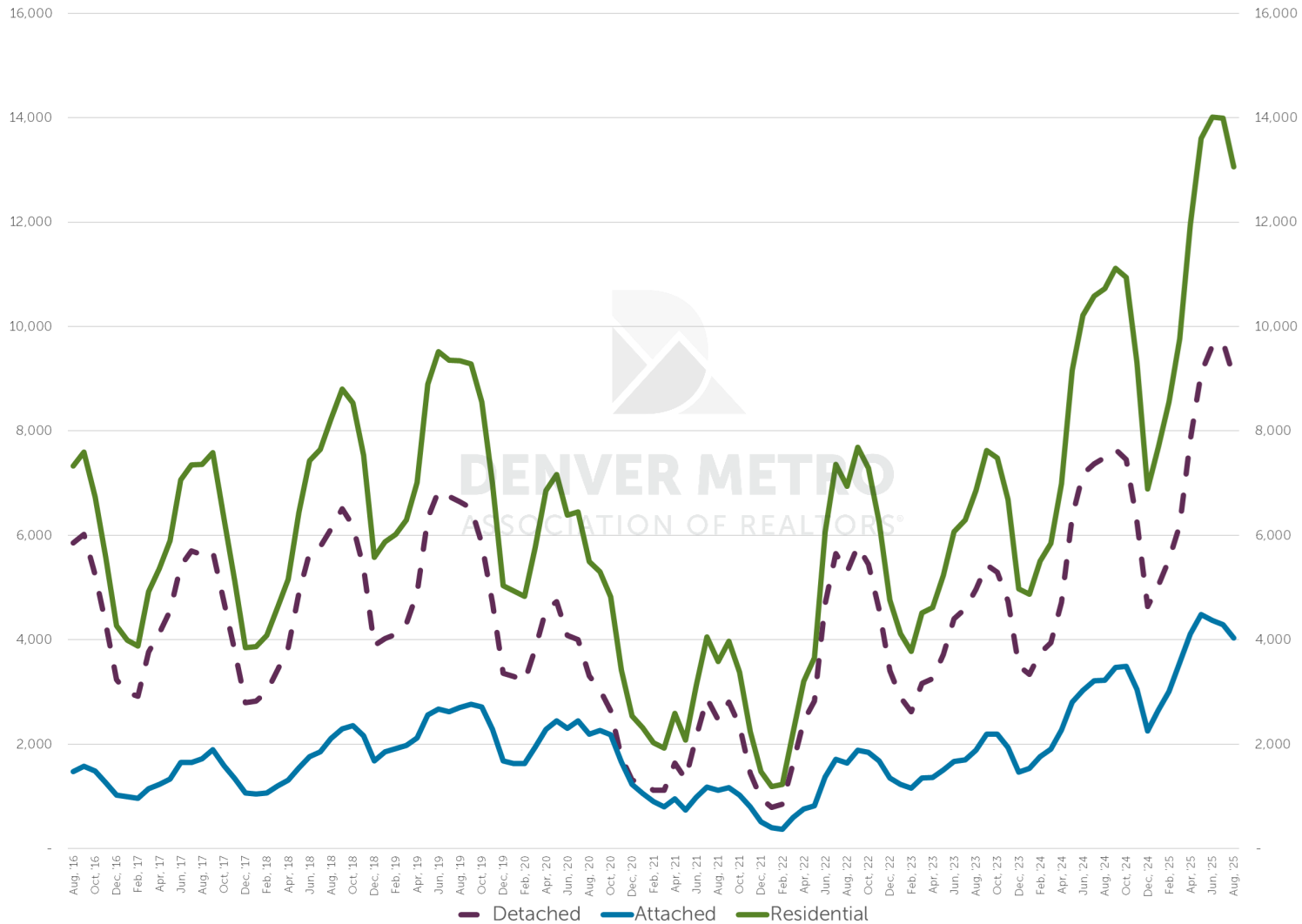
- The average number of active listings for August is 15,321 (1985-2024).
- The record-high for August was set in 2006 with 31,664 listings, while the record-low was set in 2021 with 3,582 listings.
- Historically, active listings decrease by an average of 1.15 percent from July to August. A decrease of 6.69 percent this August represents a steeper than average decline—about six times the typical July-to-August drop (5.54 percentage points larger than the norm).

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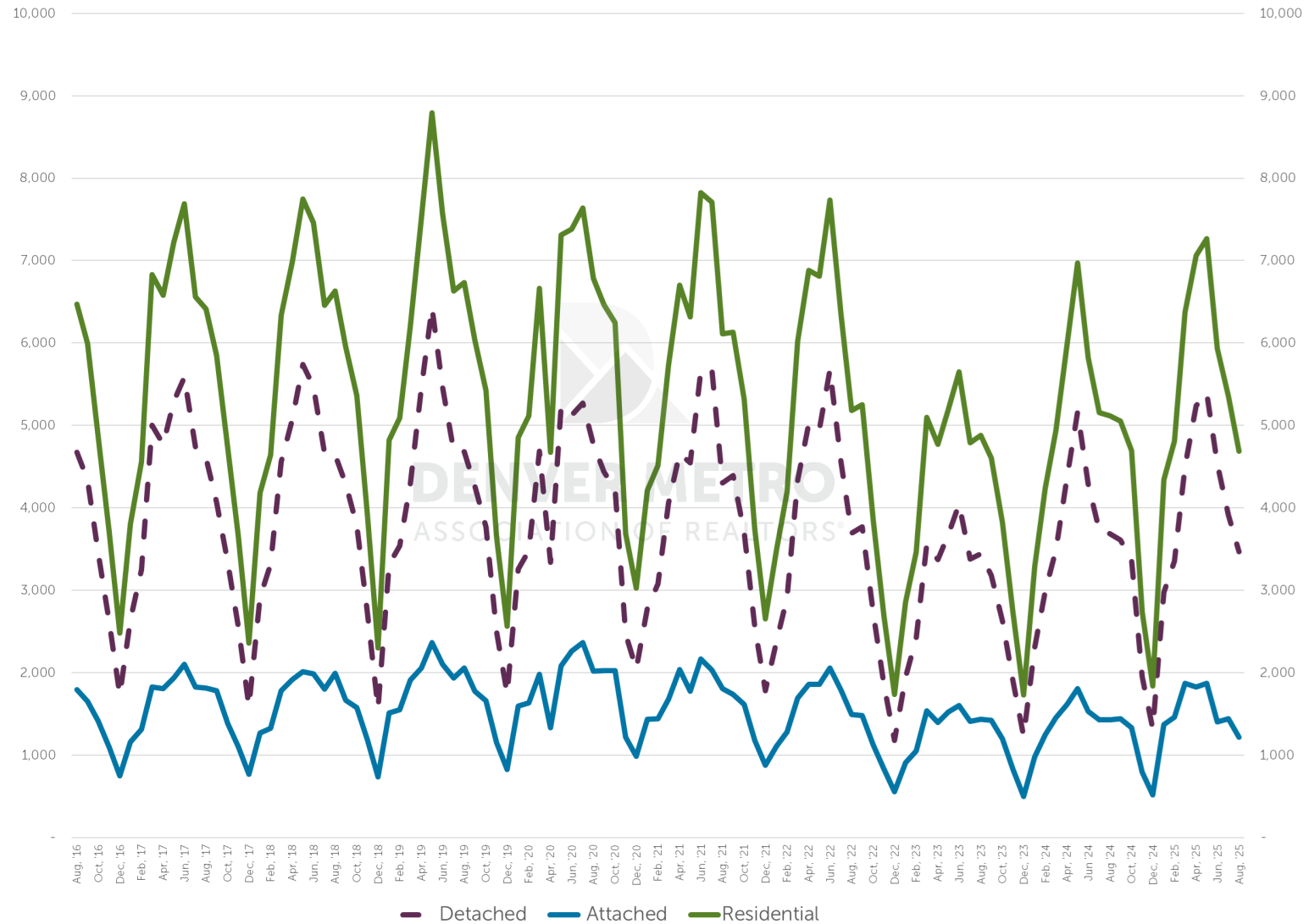
Active Listings at Month's End

DMAR Market Trends | August 2025
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



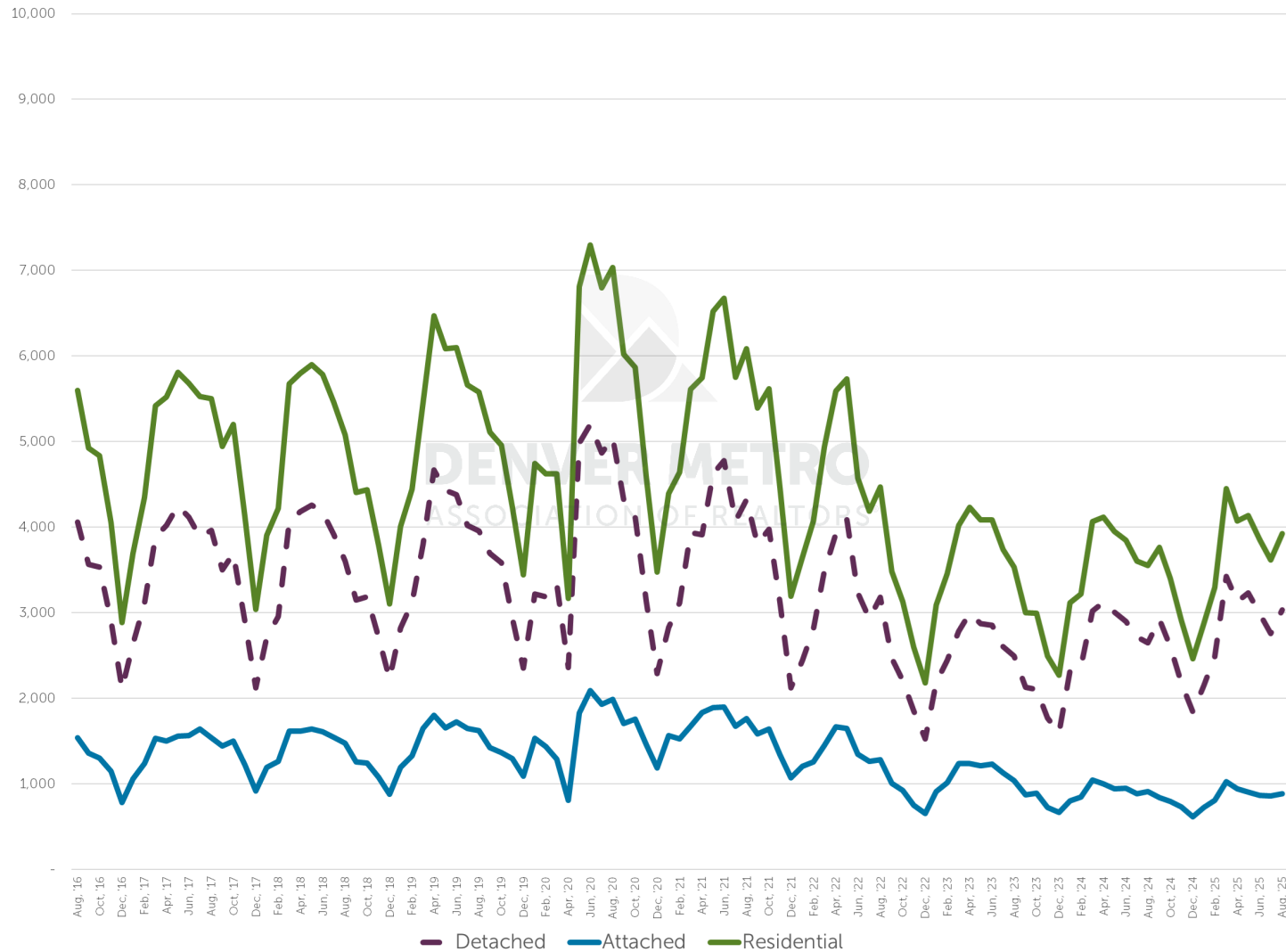
New Listings

DMAR Market Trends | August 2025
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



Pending Sales

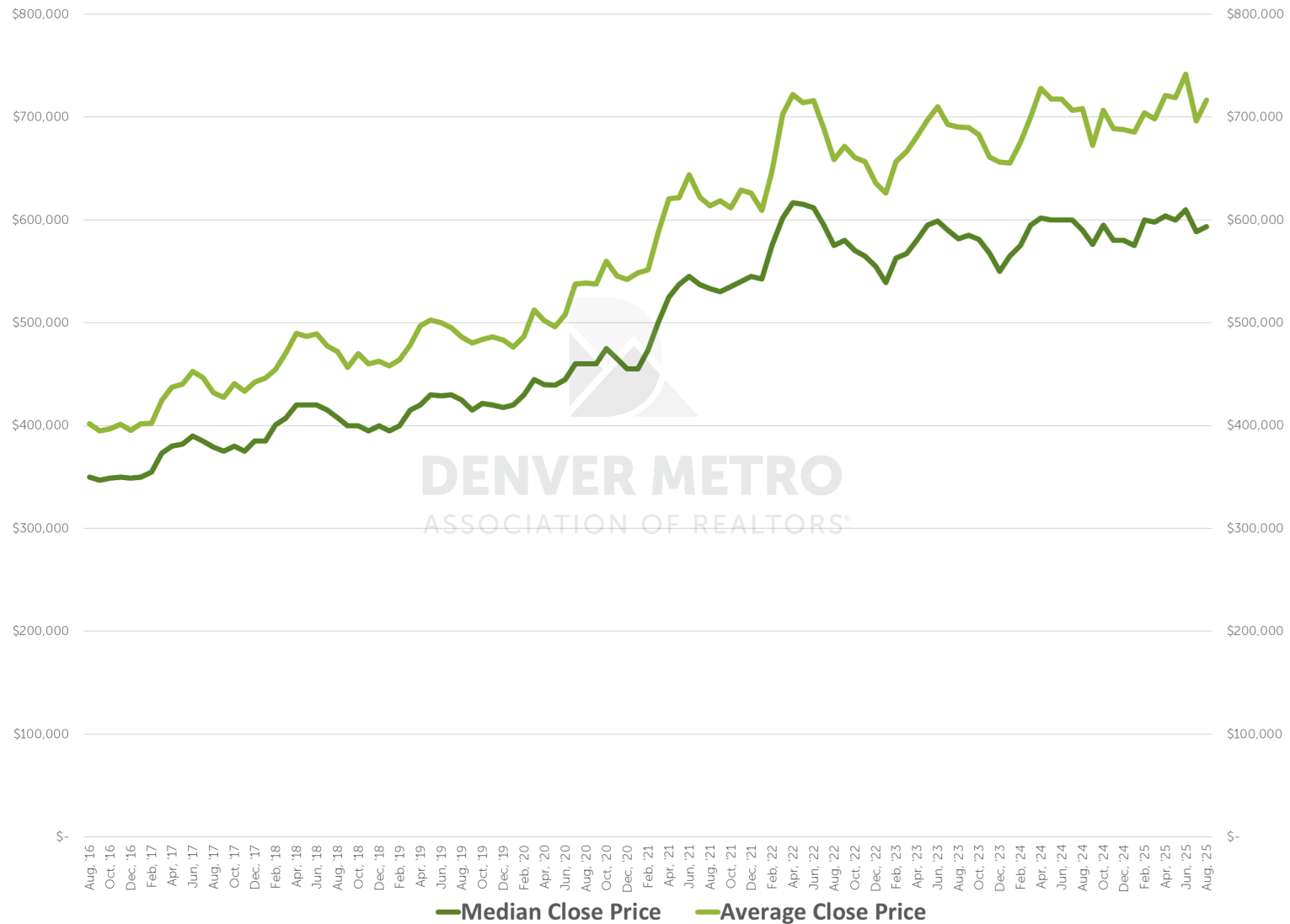
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Residential Median + Average Close Price

10-year view

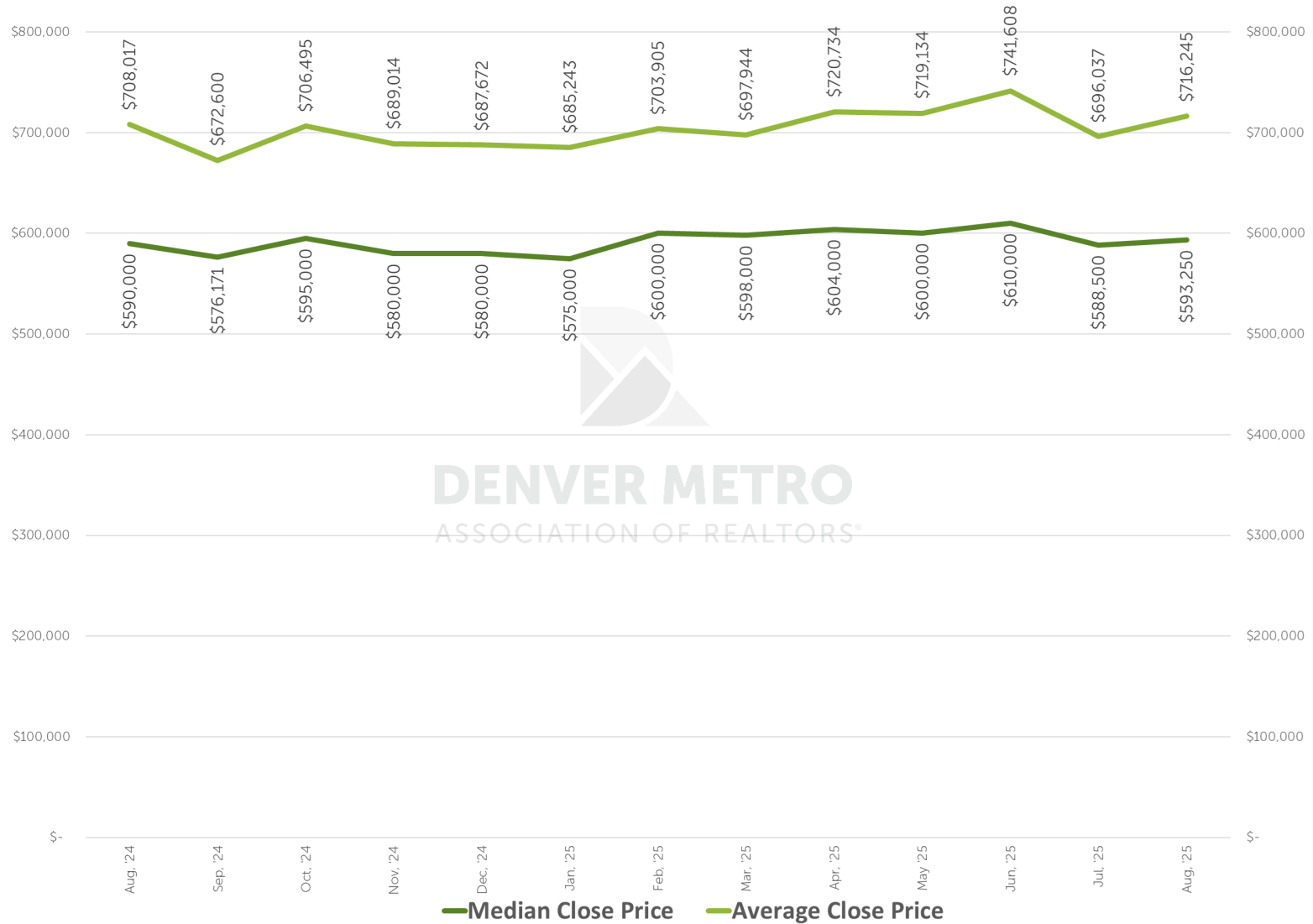
DMAR Market Trends | August 2025
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Residential Median + Average Close Price

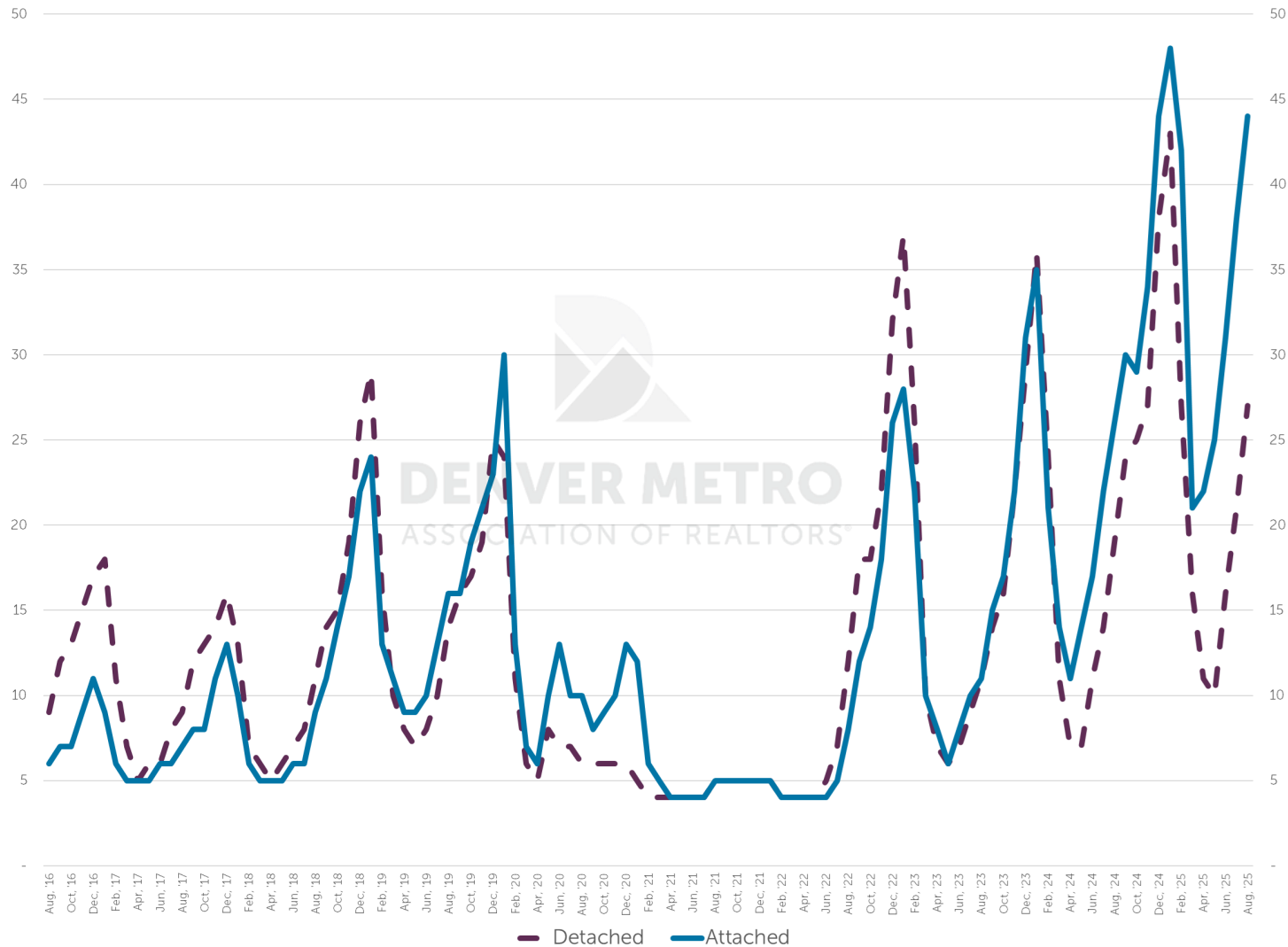
1-year snapshot

DMAR Market Trends | August 2025
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



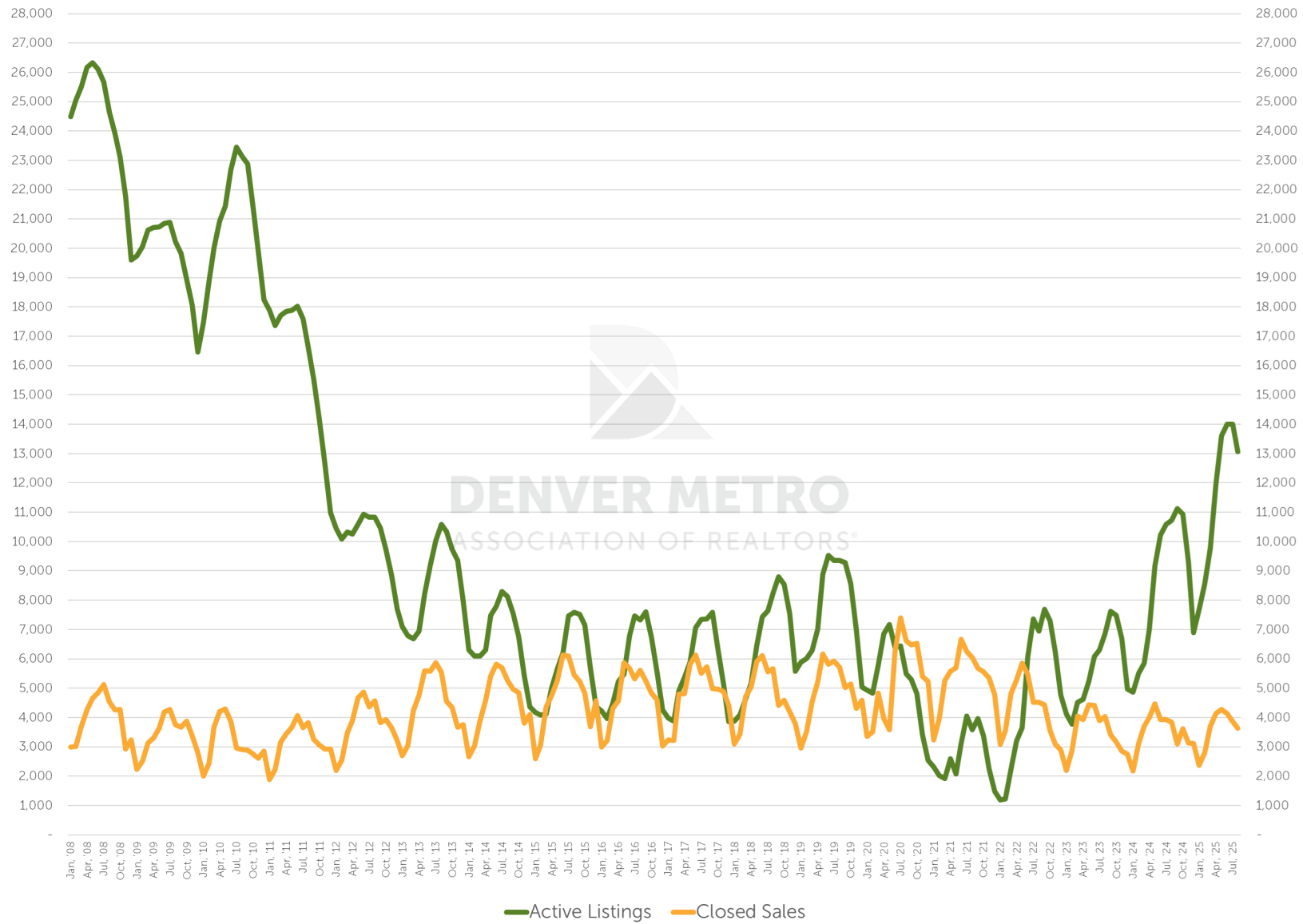
Median Days in MLS

DMAR Market Trends | August 2025
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



Residential Active Listings + Closed Sales at Month's End

DMAR Market Trends | August 2025
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



August Data Year-to-Date | 2025 to 2021

	YTD 2025	YTD 2024	YTD 2023	YTD 2022	YTD 2021	'25 vs '24	'25 vs '23	'25 vs '22	'25 vs '21
Residential (Detached + Attached)									
Active Listings at Month's End	13,059	10,724	6,858	6,939	3,582	21.77%	90.42%	88.20%	264.57%
New Listings	45,868	41,515	36,709	46,674	48,460	10.49%	24.95%	-1.73%	-5.35%
Closed	29,007	29,195	29,843	37,075	42,746	-0.64%	-2.80%	-21.76%	-32.14%
Close Price - Average	\$ 712,280	\$ 704,771	\$ 682,114	\$ 689,281	\$ 608,012	1.07%	4.42%	3.34%	17.15%
Close Price - Median	\$ 599,000	\$ 595,000	\$ 580,000	\$ 598,702	\$ 520,078	0.67%	3.28%	0.05%	15.18%
Sales Volume	\$ 20,661,093,388	\$ 20,575,802,563	\$ 20,356,324,235	\$ 25,555,105,013	\$ 25,990,080,271	0.41%	1.50%	-19.15%	-20.50%
Days in MLS - Average	43	34	30	12	14	26.47%	43.33%	258.33%	207.14%
Days in MLS - Median	21	14	10	4	4	50.00%	110.00%	425.00%	425.00%
Close-Price-to-List-Price Ratio	98.99%	99.36%	99.77%	103.72%	103.70%	-0.37%	-0.78%	-4.56%	-4.54%
Detached									
Active Listings at Month's End	9,025	7,497	4,970	5,298	2,469	20.38%	81.59%	70.35%	265.53%
New Listings	33,380	30,023	27,074	34,734	35,406	11.18%	23.29%	-3.90%	-5.72%
Closed	22,276	21,976	21,918	26,703	30,723	1.37%	1.63%	-16.58%	-27.49%
Close Price - Average	\$ 794,400	\$ 785,771	\$ 765,175	\$ 779,962	\$ 685,656	1.10%	3.82%	1.85%	15.86%
Close Price - Median	\$ 653,509	\$ 650,000	\$ 635,000	\$ 654,000	\$ 575,000	0.54%	2.91%	-0.08%	13.65%
Sales Volume	\$ 17,696,059,630	\$ 17,268,092,603	\$ 16,771,113,869	\$ 20,827,325,036	\$ 21,065,412,651	2.48%	5.52%	-15.03%	-15.99%
Days in MLS - Average	40	34	31	13	12	17.65%	29.03%	207.69%	233.33%
Days in MLS - Median	18	13	10	5	4	38.46%	80.00%	260.00%	350.00%
Close-Price-to-List-Price Ratio	99.09%	99.44%	99.77%	103.79%	104.22%	-0.35%	-0.68%	-4.53%	-4.92%
Attached									
Active Listings at Month's End	4,034	3,227	1,888	1,641	1,113	25.01%	113.67%	145.83%	262.44%
New Listings	12,488	11,492	9,635	11,940	13,054	8.67%	29.61%	4.59%	-4.34%
Closed	6,731	7,219	7,925	10,372	12,023	-6.76%	-15.07%	-35.10%	-44.02%
Close Price - Average	\$ 440,504	\$ 458,195	\$ 452,392	\$ 455,821	\$ 409,604	-3.86%	-2.63%	-3.36%	7.54%
Close Price - Median	\$ 395,000	\$ 405,000	\$ 399,900	\$ 406,000	\$ 352,000	-2.47%	-1.23%	-2.71%	12.22%
Sales Volume	\$ 2,965,033,758	\$ 3,307,709,960	\$ 3,585,210,366	\$ 4,727,779,977	\$ 4,924,667,620	-10.36%	-17.30%	-37.28%	-39.79%
Days in MLS - Average	53	36	27	12	20	47.22%	96.30%	341.67%	165.00%
Days in MLS - Median	32	18	9	4	5	77.78%	255.56%	700.00%	540.00%
Close-Price-to-List-Price Ratio	98.64%	99.10%	99.77%	103.54%	102.38%	-0.46%	-1.13%	-4.73%	-3.65%

Market Trends

Price Range		Detached			Attached		
		Closed	Active	MOI	Closed	Active	MOI
Months of Inventory	\$0 to \$299,999	22	64	2.91	215	1,084	5.04
	\$300,000 to \$499,999	515	1,364	2.65	400	1,852	4.63
	\$500,000 to \$749,999	1,235	3,575	2.89	158	763	4.83
	\$750,000 to \$999,999	536	1,892	3.53	29	188	6.48
	\$1,000,000 to \$1,499,999	306	1,112	3.63	20	75	3.75
	\$1,500,000 to \$1,999,999	109	453	4.16	5	43	8.60
	\$2,000,000 and over	80	565	7.06	6	29	4.83
	TOTALS	2,803	9,025	3.22	833	4,034	4.84
Price Range		Detached			Attached		
		% change			% change		
		Closed Aug. 2025	Closed Jul. 2025		Closed Aug. 2025	Closed Jul. 2025	
Month-Over-Month	\$0 to \$299,999	22	33	-33.33%	215	219	-1.83%
	\$300,000 to \$499,999	515	559	-7.87%	400	447	-10.51%
	\$500,000 to \$749,999	1,235	1,303	-5.22%	158	175	-9.71%
	\$750,000 to \$999,999	536	573	-6.46%	29	37	-21.62%
	\$1,000,000 to \$1,499,999	306	320	-4.38%	20	8	150.00%
	\$1,500,000 to \$1,999,999	109	103	5.83%	5	7	-28.57%
	\$2,000,000 and over	80	77	3.90%	6	-	-
	TOTALS	2,803	2,968	-5.56%	833	893	-6.72%
Price Range		Detached			Attached		
		% change			% change		
		YTD Aug. 2025	YTD Aug. 2024		YTD Aug. 2025	YTD Aug. 2024	
Year-Over-Year	\$0 to \$299,999	177	151	17.22%	1,527	1,430	6.78%
	\$300,000 to \$499,999	3,972	3,751	5.89%	3,399	3,707	-8.31%
	\$500,000 to \$749,999	10,013	10,293	-2.72%	1,381	1,555	-11.19%
	\$750,000 to \$999,999	4,372	4,287	1.98%	261	311	-16.08%
	\$1,000,000 to \$1,499,999	2,318	2,157	7.46%	104	141	-26.24%
	\$1,500,000 to \$1,999,999	749	722	3.74%	33	49	-32.65%
	\$2,000,000 and over	675	615	9.76%	26	26	0.00%
	TOTALS	22,276	21,976	1.37%	6,731	7,219	-6.76%

Properties Sold for \$1 Million or More

	Aug. 2025	Jul. 2025	Aug. 2024	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	650	741	630	-12.28%	3.17%
Pending	494	487	428	1.44%	15.42%
Closed	526	515	505	2.14%	4.16%
Sales Volume	\$ 849,143,396	\$ 797,722,001	\$ 834,943,870	6.45%	1.70%
Days in MLS - Average	51	41	46	24.39%	10.87%
Days in MLS - Median	34	22	25	54.55%	36.00%
Close-Price-to-List-Price Ratio	97.40%	97.64%	97.70%	-0.25%	-0.31%
PSF Total	\$ 371	\$ 364	\$ 381	1.92%	-2.62%
Detached					
New Listings	606	696	597	-12.93%	1.51%
Pending	466	460	400	1.30%	16.50%
Closed	495	500	479	-1.00%	3.34%
Sales Volume	\$ 798,585,896	\$ 776,896,501	\$ 788,287,611	2.79%	1.31%
Days in MLS - Average	51	41	46	24.39%	10.87%
Days in MLS - Median	34	22	25	54.55%	36.00%
Close-Price-to-List-Price Ratio	97.45%	97.63%	97.61%	-0.18%	-0.16%
PSF Total	\$ 353	\$ 360	\$ 369	-1.94%	-4.34%
Attached					
New Listings	44	45	33	-2.22%	33.33%
Pending	28	27	28	3.70%	0.00%
Closed	31	15	26	106.67%	19.23%
Sales Volume	\$ 50,557,500	\$ 20,825,500	\$ 46,656,259	142.77%	8.36%
Days in MLS - Average	51	40	59	27.50%	-13.56%
Days in MLS - Median	34	17	12	100.00%	183.33%
Close-Price-to-List-Price Ratio	96.49%	97.90%	99.36%	-1.44%	-2.89%
PSF Total	\$ 657	\$ 499	\$ 615	31.66%	6.83%

Properties Sold for \$1 Million or More

	YTD 2025	YTD 2024	YTD 2023	YTD 2022	YTD 2021	'25 vs '24	'25 vs '23	'25 vs '22	'25 vs '21
Residential (Detached + Attached)									
New Listings	6,728	5,766	4,851	5,251	3,953	16.68%	38.69%	28.13%	70.20%
Pending	3,950	3,666	3,278	3,812	3,356	7.75%	20.50%	3.62%	17.70%
Closed	3,905	3,710	3,318	4,311	3,605	5.26%	17.69%	-9.42%	8.32%
Sales Volume	\$ 6,331,539,105	\$ 5,998,658,402	\$ 5,438,293,793	\$ 6,816,363,119	\$ 5,735,700,380	5.55%	16.43%	-7.11%	10.39%
Days in MLS - Average	44	40	33	18	32	10.00%	33.33%	144.44%	37.50%
Days in MLS - Median	16	14	9	4	5	14.29%	77.78%	300.00%	220.00%
Close-Price-to-List-Price Ratio	98.18%	98.44%	99.18%	104.61%	102.19%	-0.26%	-1.01%	-6.15%	-3.92%
PSF Total	\$ 379	\$ 381	\$ 386	\$ 394	\$ 365	-0.52%	-1.81%	-3.81%	3.84%
Detached									
New Listings	6,351	5,401	4,490	4,892	3,574	17.59%	41.45%	29.82%	77.70%
Pending	3,781	3,459	3,064	3,562	3,090	9.31%	23.40%	6.15%	22.36%
Closed	3,742	3,494	3,101	4,044	3,318	7.10%	20.67%	-7.47%	12.78%
Sales Volume	\$ 6,074,219,188	\$ 5,656,813,154	\$ 5,102,573,674	\$ 6,413,304,552	\$ 5,292,930,872	7.38%	19.04%	-5.29%	14.76%
Days in MLS - Average	44	40	32	17	28	10.00%	37.50%	158.82%	57.14%
Days in MLS - Median	16	14	9	4	5	14.29%	77.78%	300.00%	220.00%
Close-Price-to-List-Price Ratio	98.21%	98.46%	99.26%	104.81%	102.48%	-0.25%	-1.06%	-6.30%	-4.17%
PSF Total	\$ 369	\$ 370	\$ 371	\$ 379	\$ 342	-0.27%	-0.54%	-2.64%	7.89%
Attached									
New Listings	377	365	361	359	379	3.29%	4.43%	5.01%	-0.53%
Pending	169	207	214	250	266	-18.36%	-21.03%	-32.40%	-36.47%
Closed	163	216	217	267	287	-24.54%	-24.88%	-38.95%	-43.21%
Sales Volume	\$ 257,319,917	\$ 341,845,248	\$ 335,720,119	\$ 403,058,567	\$ 442,769,508	-24.73%	-23.35%	-36.16%	-41.88%
Days in MLS - Average	49	46	46	39	70	6.52%	6.52%	25.64%	-30.00%
Days in MLS - Median	18	16	14	5	14	12.50%	28.57%	260.00%	28.57%
Close-Price-to-List-Price Ratio	97.57%	97.98%	97.95%	101.52%	98.84%	-0.42%	-0.39%	-3.89%	-1.28%
PSF Total	\$ 603	\$ 565	\$ 589	\$ 623	\$ 636	6.73%	2.38%	-3.21%	-5.19%

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

	Aug. 2025	Jul. 2025	Aug. 2024	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	742	841	814	-11.77%	-8.85%
Pending	614	592	527	3.72%	16.51%
Closed	565	610	588	-7.38%	-3.91%
Sales Volume	\$ 481,276,652	\$ 517,462,161	\$ 499,706,582	-6.99%	-3.69%
Days in MLS - Average	46	37	34	24.32%	35.29%
Days in MLS - Median	31	22	19	40.91%	63.16%
Close-Price-to-List-Price Ratio	98.60%	98.82%	99.10%	-0.22%	-0.50%
PSF Total	\$ 285	\$ 279	\$ 286	2.15%	-0.35%
Detached					
New Listings	673	787	739	-14.49%	-8.93%
Pending	570	559	497	1.97%	14.69%
Closed	536	573	551	-6.46%	-2.72%
Sales Volume	\$ 456,776,804	\$ 485,867,361	\$ 468,652,183	-5.99%	-2.53%
Days in MLS - Average	46	35	34	31.43%	35.29%
Days in MLS - Median	31	21	19	47.62%	63.16%
Close-Price-to-List-Price Ratio	98.61%	98.86%	99.09%	-0.25%	-0.48%
PSF Total	\$ 278	\$ 269	\$ 276	3.35%	0.72%
Attached					
New Listings	69	54	75	27.78%	-8.00%
Pending	44	33	30	33.33%	46.67%
Closed	29	37	37	-21.62%	-21.62%
Sales Volume	\$ 24,499,848	\$ 31,594,800	\$ 31,054,399	-22.46%	-21.11%
Days in MLS - Average	51	65	39	-21.54%	30.77%
Days in MLS - Median	33	39	22	-15.38%	50.00%
Close-Price-to-List-Price Ratio	98.44%	98.25%	99.15%	0.19%	-0.72%
PSF Total	\$ 415	\$ 431	\$ 426	-3.71%	-2.58%

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

	YTD 2025	YTD 2024	YTD 2023	YTD 2022	YTD 2021	'25 vs '24	'25 vs '23	'25 vs '22	'25 vs '21
Residential (Detached + Attached)									
New Listings	7,482	6,720	5,801	7,262	5,168	11.34%	28.98%	3.03%	44.78%
Pending	4,877	4,734	4,533	5,537	4,549	3.02%	7.59%	-11.92%	7.21%
Closed	4,633	4,598	4,313	5,754	4,533	0.76%	7.42%	-19.48%	2.21%
Sales Volume	\$ 3,943,994,125	\$ 3,900,912,907	\$ 3,652,274,698	\$ 4,874,294,842	\$ 3,844,432,100	1.10%	7.99%	-19.09%	2.59%
Days in MLS - Average	40	34	31	14	16	17.65%	29.03%	185.71%	150.00%
Days in MLS - Median	18	12	10	5	4	50.00%	80.00%	260.00%	350.00%
Close-Price-to-List-Price Ratio	99.18%	99.60%	99.75%	103.97%	103.69%	-0.42%	-0.57%	-4.61%	-4.35%
PSF Total	\$ 284	\$ 288	\$ 287	\$ 301	\$ 277	-1.39%	-1.05%	-5.65%	2.53%
Detached									
New Listings	6,930	6,160	5,348	6,745	4,677	12.50%	29.58%	2.74%	48.17%
Pending	4,602	4,419	4,212	5,138	4,134	4.14%	9.26%	-10.43%	11.32%
Closed	4,372	4,287	3,992	5,281	4,136	1.98%	9.52%	-17.21%	5.71%
Sales Volume	\$ 3,723,077,859	\$ 3,639,160,069	\$ 3,382,909,404	\$ 4,475,854,620	\$ 3,507,721,550	2.31%	10.06%	-16.82%	6.14%
Days in MLS - Average	39	34	31	13	13	14.71%	25.81%	200.00%	200.00%
Days in MLS - Median	17	12	11	5	4	41.67%	54.55%	240.00%	325.00%
Close-Price-to-List-Price Ratio	99.22%	99.61%	99.75%	104.07%	103.98%	-0.39%	-0.53%	-4.66%	-4.58%
PSF Total	\$ 275	\$ 277	\$ 274	\$ 286	\$ 263	-0.72%	0.36%	-3.85%	4.56%
Attached									
New Listings	552	560	453	517	491	-1.43%	21.85%	6.77%	12.42%
Pending	275	315	321	399	415	-12.70%	-14.33%	-31.08%	-33.73%
Closed	261	311	321	473	397	-16.08%	-18.69%	-44.82%	-34.26%
Sales Volume	\$ 220,916,266	\$ 261,752,838	\$ 269,365,294	\$ 398,440,222	\$ 336,710,550	-15.60%	-17.99%	-44.55%	-34.39%
Days in MLS - Average	57	42	30	23	47	35.71%	90.00%	147.83%	21.28%
Days in MLS - Median	28	13	9	5	10	115.38%	211.11%	460.00%	180.00%
Close-Price-to-List-Price Ratio	98.54%	99.39%	99.70%	102.91%	100.67%	-0.86%	-1.16%	-4.25%	-2.12%
PSF Total	\$ 427	\$ 442	\$ 441	\$ 464	\$ 423	-3.39%	-3.17%	-7.97%	0.95%

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

	Aug. 2025	Jul. 2025	Aug. 2024	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	1,777	1,972	1,987	-9.89%	-10.57%
Pending	1,519	1,379	1,449	10.15%	4.83%
Closed	1,393	1,478	1,503	-5.75%	-7.32%
Sales Volume	\$ 841,669,919	\$ 897,904,511	\$ 916,042,587	-6.26%	-8.12%
Days in MLS - Average	43	38	35	13.16%	22.86%
Days in MLS - Median	28	24	20	16.67%	40.00%
Close-Price-to-List-Price Ratio	99.05%	99.16%	99.32%	-0.11%	-0.27%
PSF Total	\$ 272	\$ 277	\$ 274	-1.81%	-0.73%
Detached					
New Listings	1,552	1,688	1,678	-8.06%	-7.51%
Pending	1,365	1,229	1,255	11.07%	8.76%
Closed	1,235	1,303	1,326	-5.22%	-6.86%
Sales Volume	\$ 749,973,515	\$ 795,227,950	\$ 812,110,684	-5.69%	-7.65%
Days in MLS - Average	41	37	35	10.81%	17.14%
Days in MLS - Median	27	23	19	17.39%	42.11%
Close-Price-to-List-Price Ratio	99.12%	99.21%	99.38%	-0.09%	-0.26%
PSF Total	\$ 264	\$ 271	\$ 267	-2.58%	-1.12%
Attached					
New Listings	225	284	309	-20.77%	-27.18%
Pending	154	150	194	2.67%	-20.62%
Closed	158	175	177	-9.71%	-10.73%
Sales Volume	\$ 91,696,404	\$ 102,676,561	\$ 103,931,903	-10.69%	-11.77%
Days in MLS - Average	58	48	40	20.83%	45.00%
Days in MLS - Median	46	36	26	27.78%	76.92%
Close-Price-to-List-Price Ratio	98.43%	98.75%	98.87%	-0.32%	-0.45%
PSF Total	\$ 329	\$ 324	\$ 325	1.54%	1.23%

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

	YTD 2025	YTD 2024	YTD 2023	YTD 2022	YTD 2021	'25 vs '24	'25 vs '23	'25 vs '22	'25 vs '21
Residential (Detached + Attached)									
New Listings	16,988	15,980	15,473	19,178	16,207	6.31%	9.79%	-11.42%	4.82%
Pending	11,675	11,871	12,201	15,025	14,599	-1.65%	-4.31%	-22.30%	-20.03%
Closed	11,394	11,848	12,251	15,628	15,354	-3.83%	-7.00%	-27.09%	-25.79%
Sales Volume	\$ 6,938,357,653	\$ 7,196,732,649	\$ 7,440,917,288	\$ 9,538,186,366	\$ 9,224,694,122	-3.59%	-6.75%	-27.26%	-24.78%
Days in MLS - Average	41	34	32	12	11	20.59%	28.13%	241.67%	272.73%
Days in MLS - Median	20	14	11	5	4	42.86%	81.82%	300.00%	400.00%
Close-Price-to-List-Price Ratio	99.43%	99.75%	99.97%	103.72%	104.52%	-0.32%	-0.54%	-4.14%	-4.87%
PSF Total	\$ 277	\$ 280	\$ 277	\$ 296	\$ 260	-1.07%	0.00%	-6.42%	6.54%
Detached									
New Listings	14,376	13,395	13,395	16,696	14,328	7.32%	7.32%	-13.90%	0.34%
Pending	10,273	10,270	10,577	13,037	12,854	0.03%	-2.87%	-21.20%	-20.08%
Closed	10,013	10,293	10,623	13,368	13,563	-2.72%	-5.74%	-25.10%	-26.17%
Sales Volume	\$ 6,126,625,655	\$ 6,290,028,834	\$ 6,478,502,874	\$ 8,205,333,294	\$ 8,162,854,250	-2.60%	-5.43%	-25.33%	-24.95%
Days in MLS - Average	40	33	32	12	9	21.21%	25.00%	233.33%	344.44%
Days in MLS - Median	19	13	10	5	4	46.15%	90.00%	280.00%	375.00%
Close-Price-to-List-Price Ratio	99.51%	99.81%	100.01%	103.76%	104.86%	-0.30%	-0.50%	-4.10%	-5.10%
PSF Total	\$ 269	\$ 271	\$ 265	\$ 283	\$ 244	-0.74%	1.51%	-4.95%	10.25%
Attached									
New Listings	2,612	2,585	2,078	2,482	1,879	1.04%	25.70%	5.24%	39.01%
Pending	1,402	1,601	1,624	1,988	1,745	-12.43%	-13.67%	-29.48%	-19.66%
Closed	1,381	1,555	1,628	2,260	1,791	-11.19%	-15.17%	-38.89%	-22.89%
Sales Volume	\$ 811,731,998	\$ 906,703,815	\$ 962,414,414	\$ 1,332,853,072	\$ 1,061,839,872	-10.47%	-15.66%	-39.10%	-23.55%
Days in MLS - Average	47	41	34	14	27	14.63%	38.24%	235.71%	74.07%
Days in MLS - Median	29	18	13	4	5	61.11%	123.08%	625.00%	480.00%
Close-Price-to-List-Price Ratio	98.91%	99.38%	99.75%	103.47%	101.94%	-0.47%	-0.84%	-4.41%	-2.97%
PSF Total	\$ 336	\$ 341	\$ 354	\$ 368	\$ 382	-1.47%	-5.08%	-8.70%	-12.04%