

Market Overview

	Jul. 2025	Jun. 2025	Jul. 2024	Month-Over- Month	Year-Over- Year
Residential (Detached + Attached)					
Active Listings at Month's End	13,995	14,007	10,584	-0.09%	32.23%
New Listings	5,361	5,931	5,153	-9.61%	4.04%
Pending	3,839	3,851	3,601	-0.31%	6.61%
Closed	3,661	4,128	3,930	-11.31%	-6.84%
Close Price - Average	\$ 699,915	\$ 741,608	\$ 706,824	-5.62%	-0.98%
Close Price - Median	\$ 590,000	\$ 610,000	\$ 599,990	-3.28%	-1.67%
Sales Volume	\$ 2,562,387,385	\$ 3,061,357,371	\$ 2,777,819,799	-16.30%	-7.76%
Days in MLS - Average	40	38	30	5.26%	33.33%
Days in MLS - Median	24	18	16	33.33%	50.00%
Close-Price-to-List-Price Ratio	98.70%	99.03%	99.02%	-0.33%	-0.32%
Detached					
Active Listings at Month's End	9,707	9,634	7,370	0.76%	31.71%
New Listings	3,916	4,531	3,727	-13.57%	5.07%
Pending	2,920	2,988	2,717	-2.28%	7.47%
Closed	2,817	3,264	2,943	-13.69%	-4.28%
Close Price - Average	\$ 782,224	\$ 820,701	\$ 790,729	-4.69%	-1.08%
Close Price - Median	\$ 650,000	\$ 665,000	\$ 655,000	-2.26%	-0.76%
Sales Volume	\$ 2,203,525,493	\$ 2,678,768,048	\$ 2,327,114,225	-17.74%	-5.31%
Days in MLS - Average	36	33	28	9.09%	28.57%
Days in MLS - Median	20	16	14	25.00%	42.86%
Close-Price-to-List-Price Ratio	98.81%	99.10%	99.04%	-0.29%	-0.23%
Attached					
Active Listings at Month's End	4,288	4,373	3,214	-1.94%	33.42%
New Listings	1,445	1,400	1,426	3.21%	1.33%
Pending	919	863	884	6.49%	3.96%
Closed	844	864	987	-2.31%	-14.49%
Close Price - Average	\$ 425,192	\$ 442,812	\$ 456,642	-3.98%	-6.89%
Close Price - Median	\$ 390,000	\$ 400,000	\$ 415,000	-2.50%	-6.02%
Sales Volume	\$ 358,861,892	\$ 382,589,323	\$ 450,705,574	-6.20%	-20.38%
Days in MLS - Average	54	55	35	-1.82%	54.29%
Days in MLS - Median	39	31	22	25.81%	77.27%
Close-Price-to-List-Price Ratio	98.35%	98.76%	98.95%	-0.42%	-0.61%

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**Denver Metro Association of Realtors
Monthly Market Trends Report**

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Market Highlights

Realtor® Insights:

- When pricing a new listing, active days in MLS are now a stronger indicator of market activity than sold data.
- Demand for affordable housing, particularly build-to-rent and entry-level multifamily, continues to outpace interest for single-family homes.
- As inventory increases, some agents are teaming up to host neighborhood open house events, allowing buyers to tour multiple homes on one day, often with prizes as incentives to boost turnout.

Local News:

- According to PitchBook, Colorado companies raised \$1.7 billion in venture capital in Q2 2025, up sharply from \$645.0 million in Q1. This increase brings the first-half total to \$2.3 billion, a seven percent increase year-over-year. Notable deals included \$260 million for satellite startup True Anomaly and \$186 million for clean steel firm Electra. While national VC activity declined, Colorado outperformed, with firms like Denver Ventures launching new funds.
- Metro Denver is projected to add 5,042 tech jobs in 2025, ranking sixth nationally for tech job growth. The sector now contributes 13 percent to the region's economy, ninth highest among U.S. metros, and supports 159,099 total tech jobs statewide.
- Denver's meetings and conventions sector is projected to generate over \$980 million in economic impact in 2025, exceeding pre-pandemic levels.
- A 2024 report by the Global Business Travel Association ranked Colorado seventh in the nation for business traveler spending, with travelers contributing over \$7 billion to the economy.
- Colorado Public Radio reports Colorado experienced a decade-long decline in net migration, with 40,000 fewer people moving to the area compared to previous decades.
- Statewide building permits in 2025 are down just 0.6 percent year-to-date through May. Single-family permits declined 10.8 percent, while multifamily permits rose 19.3 percent, signaling a continued shift toward higher-density housing.
- ENT Credit Union ranks as the fastest growing among Colorado-based credit unions based on total residential real estate loan volume.
- Nearly two years after Denver voters rejected a mixed-use development at the former Park Hill Golf Course site, Mayor Mike Johnston has proposed spending \$70 million in public debt to start building a major regional park there.
- The Denver Metro apartment vacancy rate decreased to 6.4 percent in Q2 2025.
- Denver led the nation in price reductions for June, with 37 percent of sellers lowering their asking price.
- Denver ranked 6th among second-tier cities where college graduates are landing jobs.

- Denver continues to battle stubborn inflation, ranking 7th in the nation for Consumer Price Index.
- According to JW Surety Bonds, Denver ranks as the 3rd most desired city to buy a house and 1st for Millennials.
- From 2019 to 2025, Denver ranked 124th out of 300 U.S. cities for housing affordability.

National News:

- CoStar filed a lawsuit against Zillow, alleging copyright infringement over its use of more than 46,000 CoStar-owned photos.
- Nationwide, spring pending sales hit a 13-year low. Even strong marketing and strategic pricing aren't enough to offset consumer sentiment about the future.
- In 2019, 48.1 percent of online home shoppers searched outside their current metro area. By Q2, that number increased to 58.9 percent, possibly due to affordability challenges.
- The U.S. office vacancy rate hit a record high of 20.6 percent in Q2 2025, marking the sixth post-pandemic peak. First-half leasing activity totaled 138 million square feet, down 14.8 percent from the pre-pandemic average and 13.8 percent from last year.

Mortgage News:

- At today's home prices, buyers need to earn approximately \$127,000 annually to afford the average monthly mortgage payment on a median-priced home, up from \$79,000 in 2021. Of the nation's 46 million renters, only about six million meet that income hurdle.
- A new obstacle to homeownership is emerging as credit scores decline following the end of a pause on reporting student loan delinquencies. The delinquency rate jumped to eight percent in Q1, up from just one percent, disqualifying an estimated 2.4 million borrowers who previously would have qualified for a mortgage.

Quick Stats:

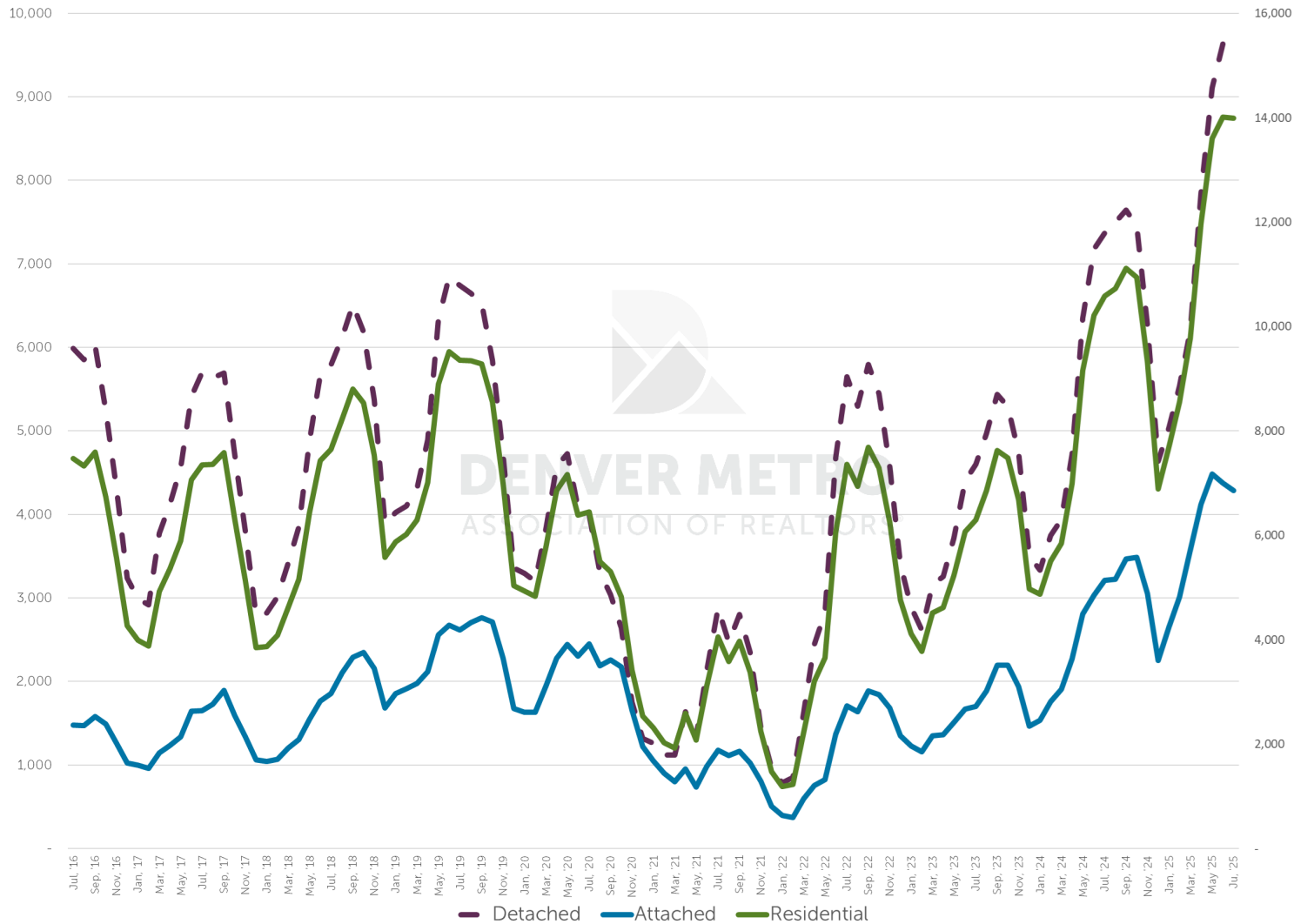
- The average number of active listings for July is 15,379 (1985-2024).
- The record-high for July was set in 2006 with 31,989 listings, while the record-low was set in 2021 with 4,056 listings.
- Historically, active listings increase by an average of 5.6 percent from June to July. However, this July saw a slight decrease of 0.09 percent, suggesting the seasonal peak in inventory may already be behind us.

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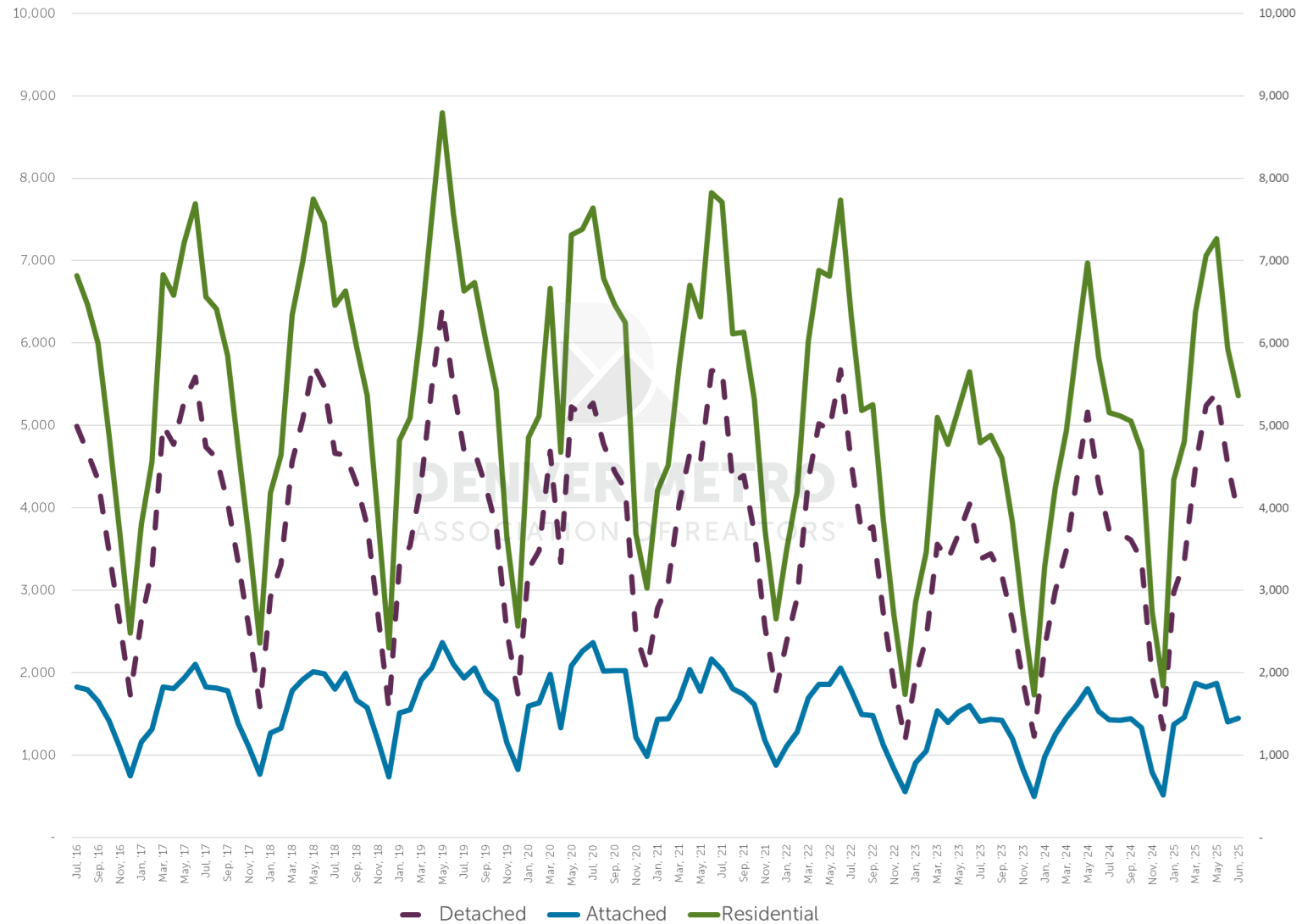
Active Listings at Month's End

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



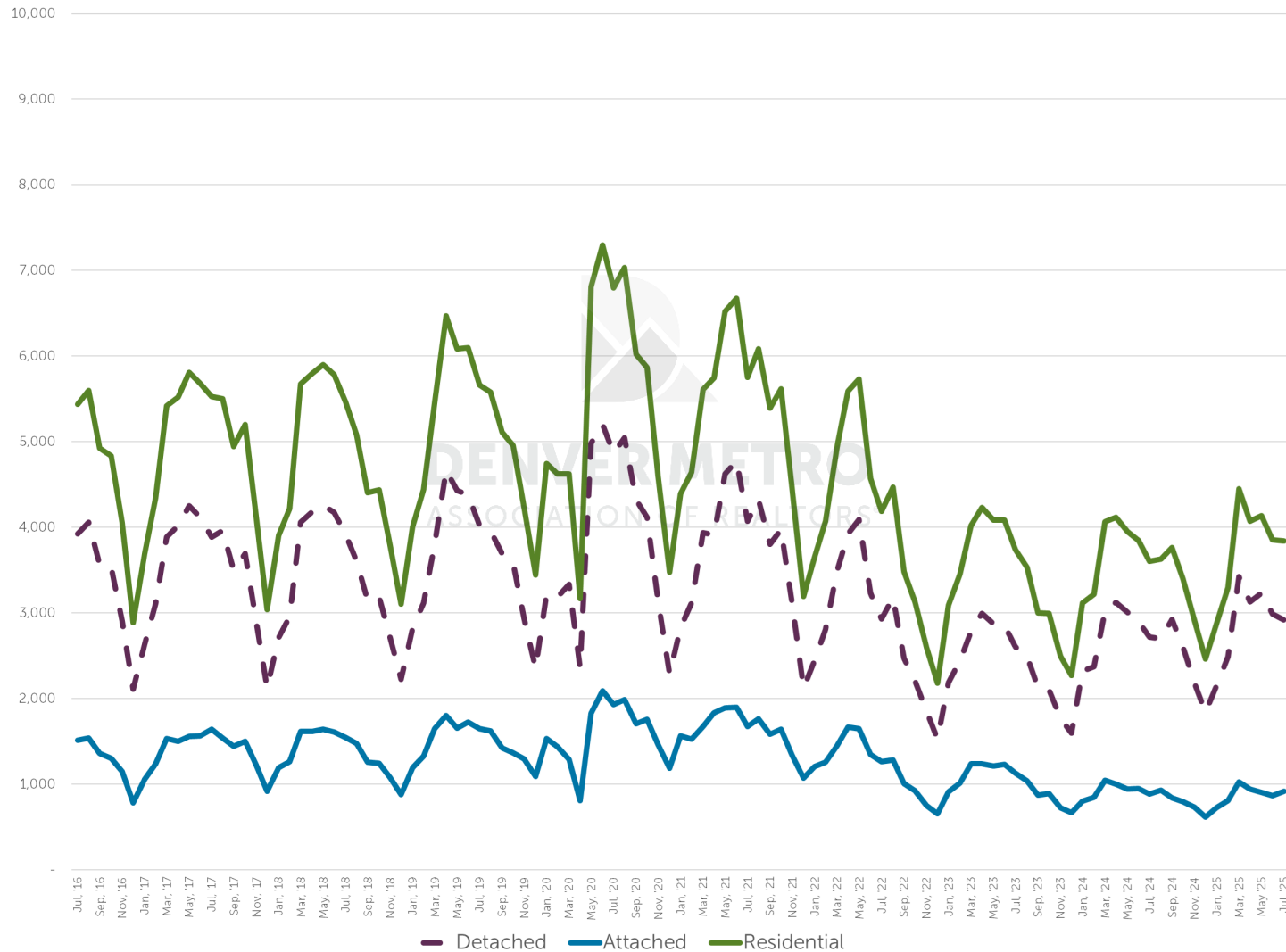
New Listings

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Source of MLS Data: REcolorado.com



Pending Sales

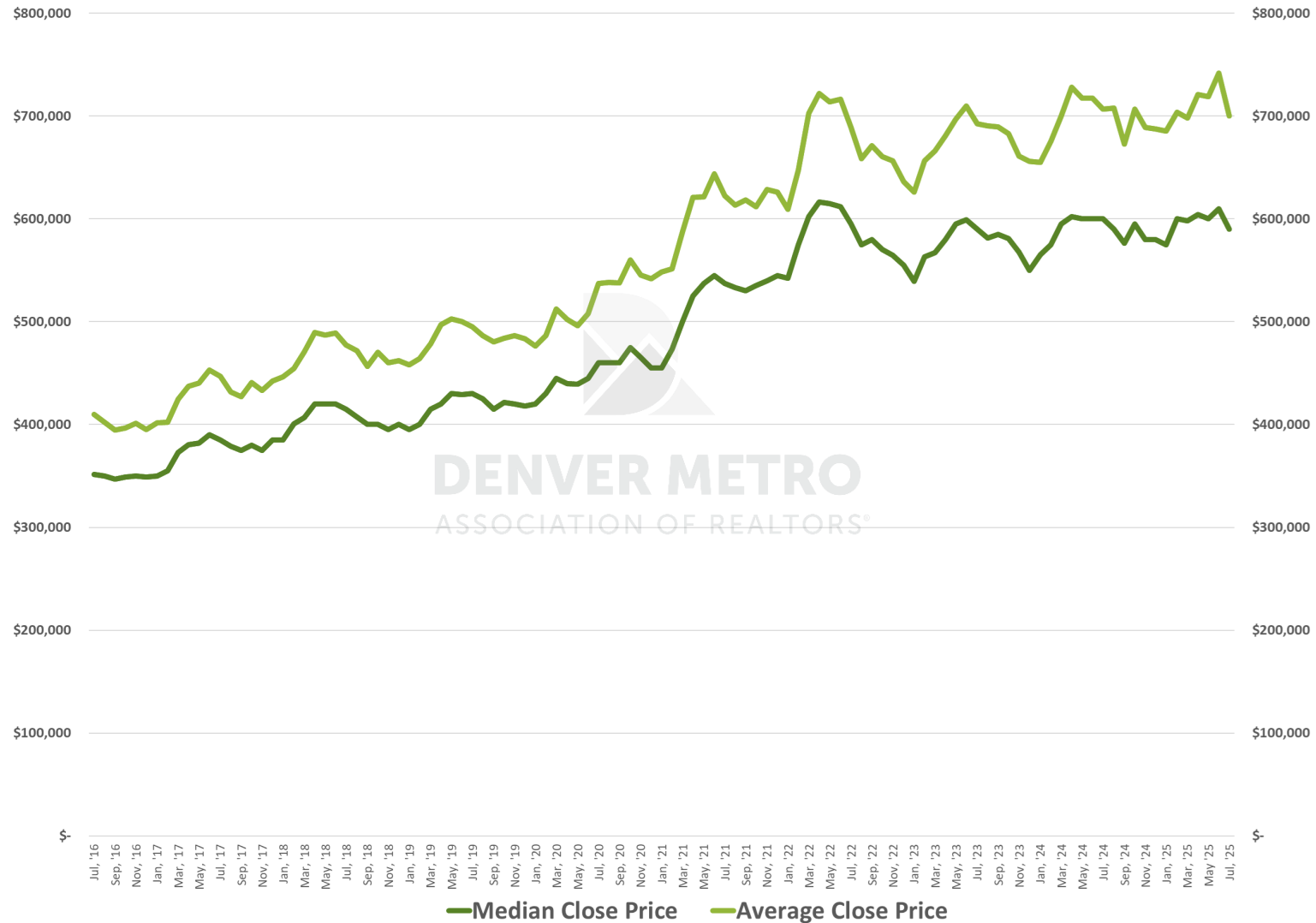
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Residential Median + Average Close Price

10-year view

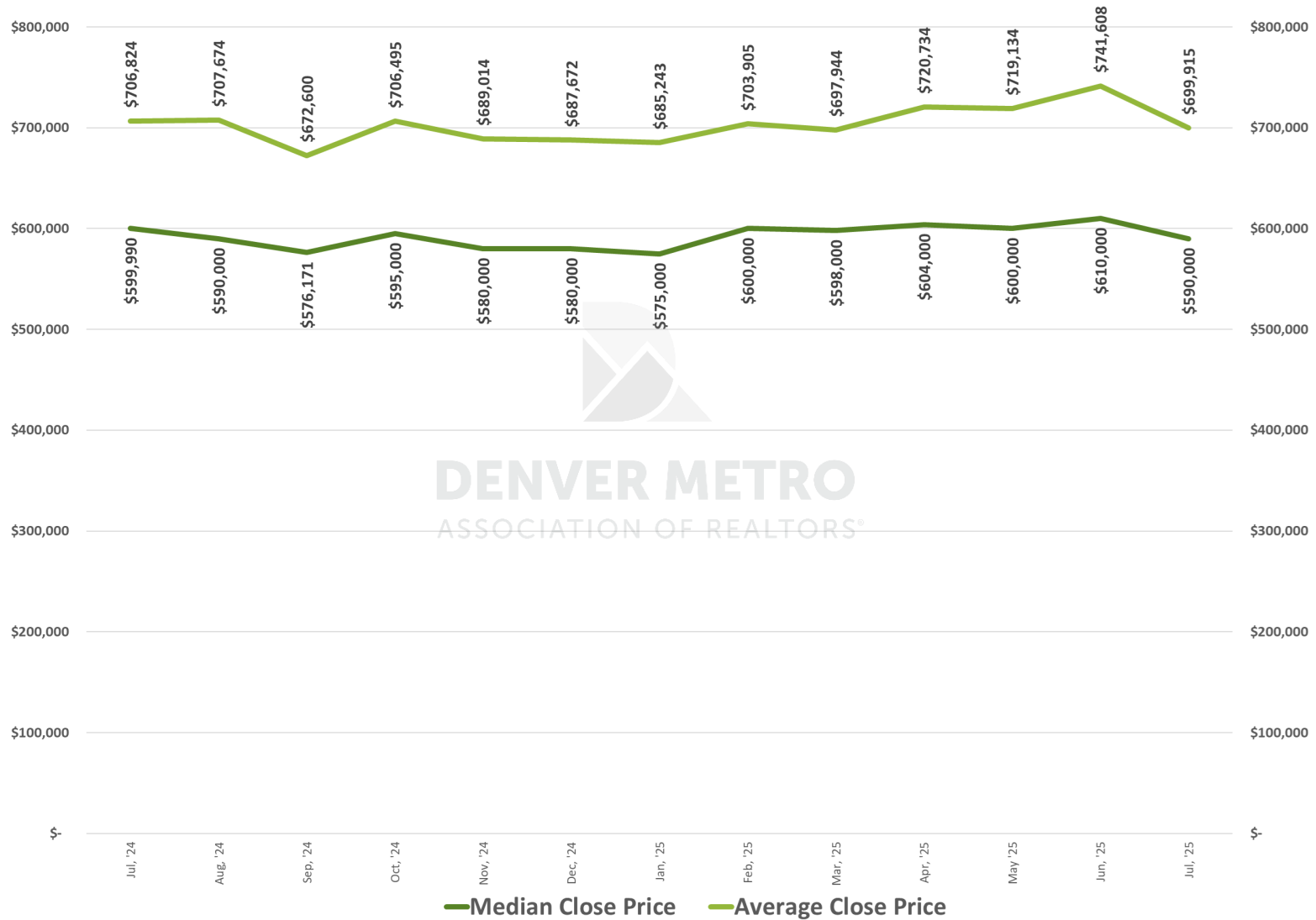
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Residential Median + Average Close Price

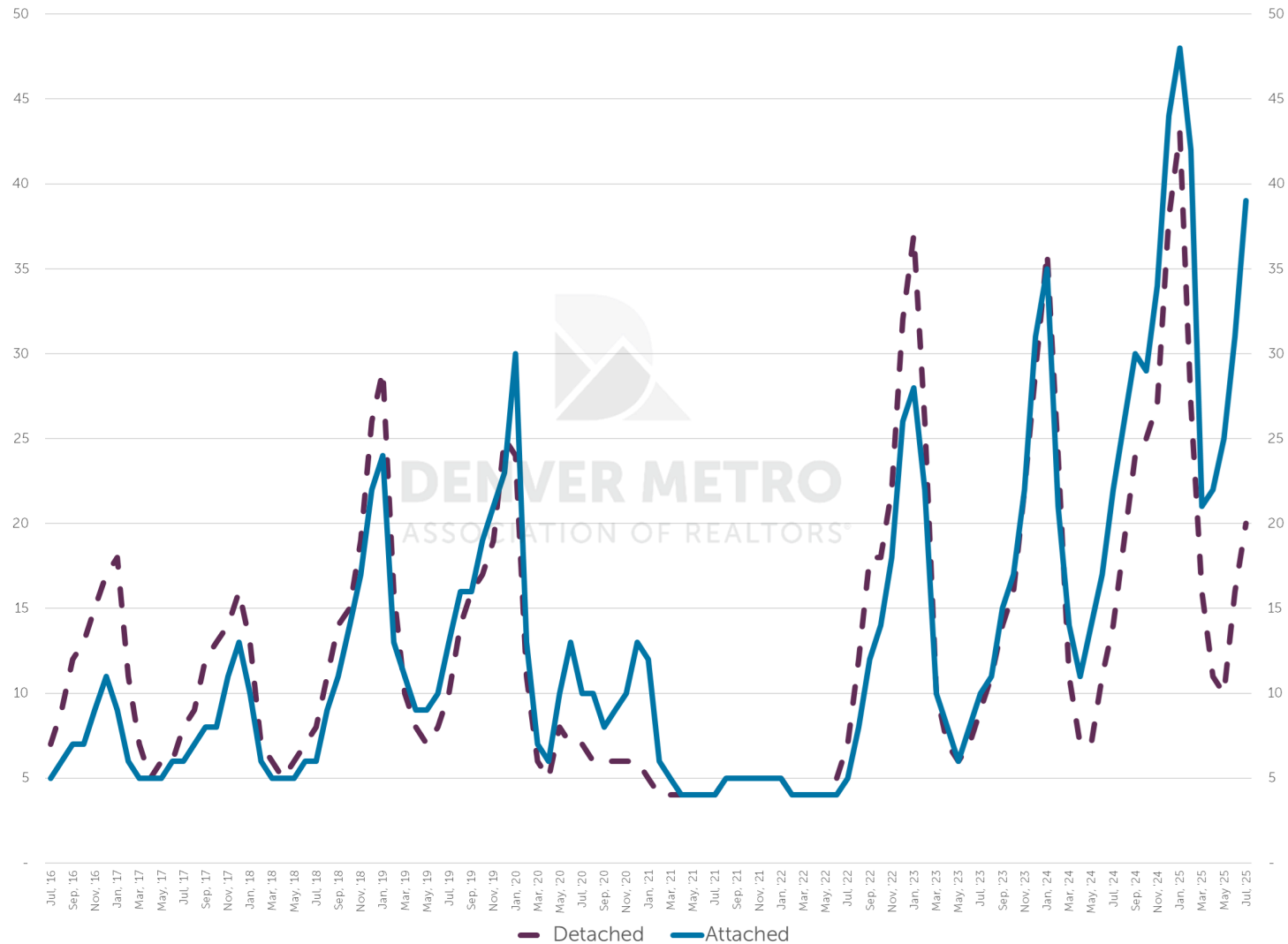
1-year snapshot

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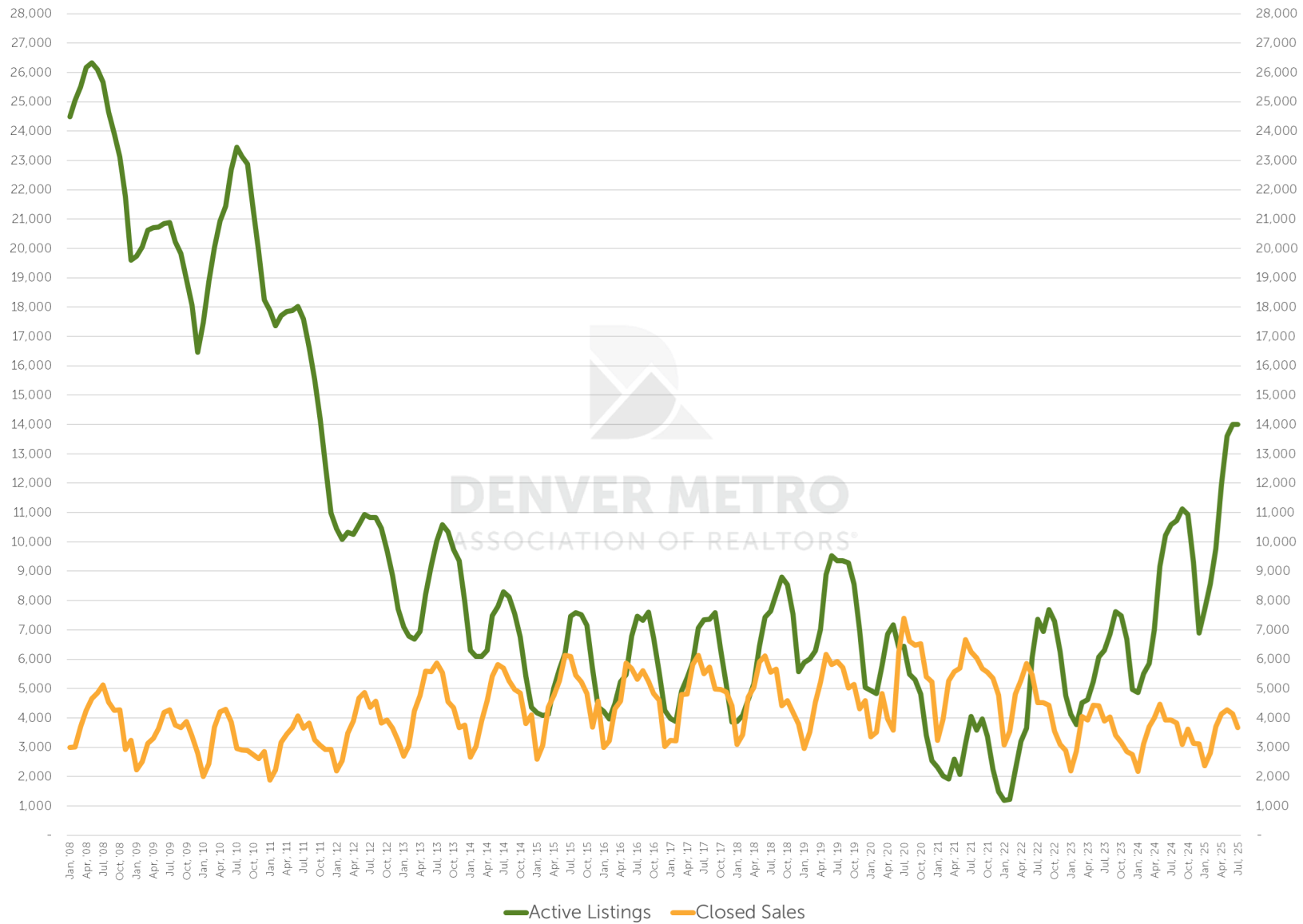
Median Days in MLS

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



Residential Active Listings + Closed Sales at Month's End

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Source of MLS Data: REcolorado.com



July 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	13,995	10,584	6,299	7,361	4,056	32.23%	122.18%	90.12%	245.04%
New Listings	41,154	36,398	31,830	41,492	42,343	13.07%	29.29%	-0.81%	-2.81%
Closed	25,141	25,344	25,805	32,552	36,695	-0.80%	-2.57%	-22.77%	-31.49%
Close Price - Average	\$ 712,360	\$ 704,303	\$ 680,829	\$ 693,553	\$ 606,704	1.14%	4.63%	2.71%	17.41%
Close Price - Median	\$ 599,900	\$ 595,000	\$ 580,000	\$ 600,000	\$ 520,000	0.82%	3.43%	-0.02%	15.37%
Sales Volume	\$ 17,909,434,648	\$ 17,849,857,393	\$ 17,568,783,484	\$ 22,576,537,927	\$ 22,262,997,380	0.33%	1.94%	-20.67%	-19.56%
Days in MLS - Average	43	34	31	12	15	26.47%	38.71%	258.33%	186.67%
Days in MLS - Median	19	13	9	4	4	46.15%	111.11%	375.00%	375.00%
Close-Price-to-List-Price Ratio	99.06%	99.43%	99.82%	104.32%	103.90%	-0.37%	-0.76%	-5.04%	-4.66%
Detached									
Active Listings at Month's End	9,707	7,370	4,597	5,650	2,878	31.71%	111.16%	71.81%	237.28%
New Listings	29,892	26,334	23,484	30,895	30,946	13.51%	27.29%	-3.25%	-3.41%
Closed	19,297	19,083	18,976	23,432	26,290	1.12%	1.69%	-17.65%	-26.60%
Close Price - Average	\$ 794,939	\$ 784,544	\$ 763,140	\$ 784,901	\$ 685,328	1.32%	4.17%	1.28%	15.99%
Close Price - Median	\$ 655,000	\$ 650,000	\$ 635,000	\$ 655,000	\$ 575,000	0.77%	3.15%	0.00%	13.91%
Sales Volume	\$ 15,339,938,975	\$ 14,971,458,266	\$ 14,481,340,188	\$ 18,391,794,759	\$ 18,017,282,221	2.46%	5.93%	-16.59%	-14.86%
Days in MLS - Average	40	33	32	12	12	21.21%	25.00%	233.33%	233.33%
Days in MLS - Median	17	12	9	4	4	41.67%	88.89%	325.00%	325.00%
Close-Price-to-List-Price Ratio	99.18%	99.52%	99.83%	104.44%	104.47%	-0.34%	-0.65%	-5.04%	-5.06%
Attached									
Active Listings at Month's End	4,288	3,214	1,702	1,711	1,178	33.42%	151.94%	150.61%	264.01%
New Listings	11,262	10,064	8,346	10,597	11,397	11.90%	34.94%	6.28%	-1.18%
Closed	5,844	6,261	6,829	9,120	10,405	-6.66%	-14.42%	-35.92%	-43.83%
Close Price - Average	\$ 439,681	\$ 459,735	\$ 452,108	\$ 458,853	\$ 408,046	-4.36%	-2.75%	-4.18%	7.75%
Close Price - Median	\$ 395,000	\$ 407,000	\$ 399,000	\$ 410,000	\$ 351,000	-2.95%	-1.00%	-3.66%	12.54%
Sales Volume	\$ 2,569,495,673	\$ 2,878,399,127	\$ 3,087,443,296	\$ 4,184,743,168	\$ 4,245,715,159	-10.73%	-16.78%	-38.60%	-39.48%
Days in MLS - Average	52	36	28	12	21	44.44%	85.71%	333.33%	147.62%
Days in MLS - Median	30	17	9	4	5	76.47%	233.33%	650.00%	500.00%
Close-Price-to-List-Price Ratio	98.69%	99.15%	99.80%	104.02%	102.44%	-0.46%	-1.11%	-5.12%	-3.66%

Market Trends

Price Range		Detached			Attached		
		Closed	Active	MOI	Closed	Active	MOI
Months of Inventory	\$0 to \$299,999	31	63	2.03	205	1,125	5.49
	\$300,000 to \$499,999	525	1,386	2.64	422	1,979	4.69
	\$500,000 to \$749,999	1,235	3,887	3.15	168	846	5.04
	\$750,000 to \$999,999	540	2,066	3.83	36	188	5.22
	\$1,000,000 to \$1,499,999	309	1,235	4.00	8	81	10.13
	\$1,500,000 to \$1,999,999	101	482	4.77	5	35	7.00
	\$2,000,000 and over	76	588	7.74	-	34	-
	TOTALS	2,817	9,707	3.45	844	4,288	5.08
Price Range		Detached			Attached		
		% change			% change		
		Closed Jul. 2025	Closed Jun. 2025		Closed Jul. 2025	Closed Jun. 2025	
Month-Over-Month	\$0 to \$299,999	31	24	29.17%	205	186	10.22%
	\$300,000 to \$499,999	525	555	-5.41%	422	433	-2.54%
	\$500,000 to \$749,999	1,235	1,431	-13.70%	168	194	-13.40%
	\$750,000 to \$999,999	540	664	-18.67%	36	34	5.88%
	\$1,000,000 to \$1,499,999	309	353	-12.46%	8	9	-11.11%
	\$1,500,000 to \$1,999,999	101	119	-15.13%	5	3	66.67%
	\$2,000,000 and over	76	118	-35.59%	-	5	-100.00%
	TOTALS	2,817	3,264	-13.69%	844	864	-2.31%
Price Range		Detached			Attached		
		% change			% change		
		YTD Jul. 2025	YTD Jul. 2024		YTD Jul. 2025	YTD Jul. 2024	
Year-Over-Year	\$0 to \$299,999	153	125	22.40%	1,298	1,202	7.99%
	\$300,000 to \$499,999	3,419	3,240	5.52%	2,972	3,217	-7.62%
	\$500,000 to \$749,999	8,697	8,967	-3.01%	1,213	1,378	-11.97%
	\$750,000 to \$999,999	3,799	3,736	1.69%	231	274	-15.69%
	\$1,000,000 to \$1,499,999	1,998	1,847	8.18%	84	125	-32.80%
	\$1,500,000 to \$1,999,999	637	629	1.27%	26	43	-39.53%
	\$2,000,000 and over	594	539	10.20%	20	22	-9.09%
	TOTALS	19,297	19,083	1.12%	5,844	6,261	-6.66%

Properties Sold for \$1 Million or More

	Jul. 2025	Jun. 2025	Jul. 2024	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	774	926	617	-16.41%	25.45%
Pending	509	536	447	-5.04%	13.87%
Closed	499	607	506	-17.79%	-1.38%
Sales Volume	\$ 776,374,526	\$ 1,019,296,540	\$ 813,551,533	-23.83%	-4.57%
Days in MLS - Average	41	38	36	7.89%	13.89%
Days in MLS - Median	22	14	15	57.14%	46.67%
Close-Price-to-List-Price Ratio	97.67%	98.11%	97.83%	-0.45%	-0.16%
PSF Total	\$ 366	\$ 380	\$ 370	-3.68%	-1.08%
Detached					
New Listings	728	882	584	-17.46%	24.66%
Pending	480	522	421	-8.05%	14.01%
Closed	486	590	480	-17.63%	1.25%
Sales Volume	\$ 758,634,026	\$ 991,321,040	\$ 771,107,533	-23.47%	-1.62%
Days in MLS - Average	41	35	35	17.14%	17.14%
Days in MLS - Median	22	14	15	57.14%	46.67%
Close-Price-to-List-Price Ratio	97.65%	98.11%	97.82%	-0.47%	-0.17%
PSF Total	\$ 362	\$ 375	\$ 360	-3.47%	0.56%
Attached					
New Listings	46	44	33	4.55%	39.39%
Pending	29	14	26	107.14%	11.54%
Closed	13	17	26	-23.53%	-50.00%
Sales Volume	\$ 17,740,500	\$ 27,975,500	\$ 42,444,000	-36.59%	-58.20%
Days in MLS - Average	39	118	42	-66.95%	-7.14%
Days in MLS - Median	17	30	25	-43.33%	-32.00%
Close-Price-to-List-Price Ratio	98.25%	98.15%	98.09%	0.10%	0.16%
PSF Total	\$ 515	\$ 551	\$ 554	-6.53%	-7.04%

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	6,160	5,137	4,225	4,728	3,480	19.91%	45.80%	30.29%	77.01%
Pending	3,483	3,238	2,871	3,355	2,914	7.57%	21.32%	3.82%	19.53%
Closed	3,359	3,205	2,872	3,831	3,102	4.80%	16.96%	-12.32%	8.28%
Sales Volume	\$ 5,455,522,328	\$ 5,163,714,532	\$ 4,690,950,977	\$ 6,096,609,273	\$ 4,939,585,777	5.65%	16.30%	-10.52%	10.44%
Days in MLS - Average	43	39	33	18	33	10.26%	30.30%	138.89%	30.30%
Days in MLS - Median	14	13	8	4	5	7.69%	75.00%	250.00%	180.00%
Close-Price-to-List-Price Ratio	98.31%	98.55%	99.24%	105.33%	102.31%	-0.24%	-0.94%	-6.66%	-3.91%
PSF Total	\$ 380	\$ 381	\$ 385	\$ 397	\$ 364	-0.26%	-1.30%	-4.28%	4.40%
Detached									
New Listings	5,824	4,805	3,919	4,401	3,157	21.21%	48.61%	32.33%	84.48%
Pending	3,340	3,059	2,689	3,137	2,680	9.19%	24.21%	6.47%	24.63%
Closed	3,229	3,015	2,681	3,590	2,852	7.10%	20.44%	-10.06%	13.22%
Sales Volume	\$ 5,251,844,911	\$ 4,868,525,543	\$ 4,399,066,779	\$ 5,732,556,456	\$ 4,562,059,269	7.87%	19.39%	-8.39%	15.12%
Days in MLS - Average	43	39	32	16	30	10.26%	34.38%	168.75%	43.33%
Days in MLS - Median	14	12	8	4	5	16.67%	75.00%	250.00%	180.00%
Close-Price-to-List-Price Ratio	98.33%	98.60%	99.33%	105.55%	102.61%	-0.27%	-1.01%	-6.84%	-4.17%
PSF Total	\$ 372	\$ 370	\$ 371	\$ 382	\$ 341	0.54%	0.27%	-2.62%	9.09%
Attached									
New Listings	336	332	306	327	323	1.20%	9.80%	2.75%	4.02%
Pending	143	179	182	218	234	-20.11%	-21.43%	-34.40%	-38.89%
Closed	130	190	191	241	250	-31.58%	-31.94%	-46.06%	-48.00%
Sales Volume	\$ 203,677,417	\$ 295,188,989	\$ 291,884,198	\$ 364,052,817	\$ 377,526,508	-31.00%	-30.22%	-44.05%	-46.05%
Days in MLS - Average	48	45	45	40	69	6.67%	6.67%	20.00%	-30.43%
Days in MLS - Median	17	16	13	5	14	6.25%	30.77%	240.00%	21.43%
Close-Price-to-List-Price Ratio	97.87%	97.79%	98.09%	102.02%	98.94%	0.08%	-0.22%	-4.07%	-1.08%
PSF Total	\$ 593	\$ 558	\$ 588	\$ 626	\$ 626	6.27%	0.85%	-5.27%	-5.27%

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

	Jul. 2025	Jun. 2025	Jul. 2024	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	860	1,011	814	-14.94%	5.65%
Pending	616	618	569	-0.32%	8.26%
Closed	576	698	640	-17.48%	-10.00%
Sales Volume	\$ 488,389,129	\$ 593,112,700	\$ 544,158,269	-17.66%	-10.25%
Days in MLS - Average	36	33	16	9.09%	125.00%
Days in MLS - Median	21	17	16	23.53%	31.25%
Close-Price-to-List-Price Ratio	98.84%	99.10%	99.29%	-0.26%	-0.45%
PSF Total	\$ 280	\$ 284	\$ 289	-1.41%	-3.11%
Detached					
New Listings	804	958	756	-16.08%	6.35%
Pending	582	588	534	-1.02%	8.99%
Closed	540	664	602	-18.67%	-10.30%
Sales Volume	\$ 457,624,329	\$ 564,174,548	\$ 512,494,669	-18.89%	-10.71%
Days in MLS - Average	34	30	28	13.33%	21.43%
Days in MLS - Median	21	17	15	23.53%	40.00%
Close-Price-to-List-Price Ratio	98.88%	99.12%	99.32%	-0.24%	-0.44%
PSF Total	\$ 270	\$ 276	\$ 278	-2.17%	-2.88%
Attached					
New Listings	56	53	58	5.66%	-3.45%
Pending	34	30	35	13.33%	-2.86%
Closed	36	34	38	5.88%	-5.26%
Sales Volume	\$ 30,764,800	\$ 28,938,152	\$ 31,663,600	6.31%	-2.84%
Days in MLS - Average	65	88	36	-26.14%	80.56%
Days in MLS - Median	35	31	18	12.90%	94.44%
Close-Price-to-List-Price Ratio	98.26%	98.71%	98.71%	-0.46%	-0.46%
PSF Total	\$ 434	\$ 443	\$ 467	-2.03%	-7.07%

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	6,776	5,905	5,101	6,509	4,483	14.75%	32.84%	4.10%	51.15%
Pending	4,296	4,207	4,000	4,878	3,870	2.12%	7.40%	-11.93%	11.01%
Closed	4,030	4,010	3,659	5,103	3,885	0.50%	10.14%	-21.03%	3.73%
Sales Volume	\$ 3,430,055,168	\$ 3,401,206,325	\$ 3,098,805,868	\$ 4,322,026,749	\$ 3,296,069,846	0.85%	10.69%	-20.64%	4.07%
Days in MLS - Average	40	34	31	13	17	17.65%	29.03%	207.69%	135.29%
Days in MLS - Median	16	11	10	4	4	45.45%	60.00%	300.00%	300.00%
Close-Price-to-List-Price Ratio	99.26%	99.67%	99.81%	104.55%	103.96%	-0.41%	-0.55%	-5.06%	-4.52%
PSF Total	\$ 284	\$ 288	\$ 287	\$ 302	\$ 277	-1.39%	-1.05%	-5.96%	2.53%
Detached									
New Listings	6,290	5,420	4,686	6,046	4,060	16.05%	34.23%	4.04%	54.93%
Pending	4,063	3,922	3,716	4,524	3,520	3.60%	9.34%	-10.19%	15.43%
Closed	3,799	3,736	3,378	4,668	3,541	1.69%	12.46%	-18.62%	7.29%
Sales Volume	\$ 3,234,468,750	\$ 3,170,507,886	\$ 2,863,221,041	\$ 3,955,422,873	\$ 3,004,151,791	2.02%	12.97%	-18.23%	7.67%
Days in MLS - Average	38	34	31	12	13	11.76%	22.58%	216.67%	192.31%
Days in MLS - Median	15	11	10	4	4	36.36%	50.00%	275.00%	275.00%
Close-Price-to-List-Price Ratio	99.31%	99.69%	99.82%	104.67%	104.29%	-0.38%	-0.51%	-5.12%	-4.78%
PSF Total	\$ 275	\$ 277	\$ 275	\$ 287	\$ 262	-0.72%	0.00%	-4.18%	4.96%
Attached									
New Listings	486	485	415	463	423	0.21%	17.11%	4.97%	14.89%
Pending	233	285	284	354	350	-18.25%	-17.96%	-34.18%	-33.43%
Closed	231	274	281	435	344	-15.69%	-17.79%	-46.90%	-32.85%
Sales Volume	\$ 195,586,418	\$ 230,698,439	\$ 235,584,827	\$ 366,603,876	\$ 291,918,055	-15.22%	-16.98%	-46.65%	-33.00%
Days in MLS - Average	58	42	31	22	51	38.10%	87.10%	163.64%	13.73%
Days in MLS - Median	25	11	9	5	11	127.27%	177.78%	400.00%	127.27%
Close-Price-to-List-Price Ratio	98.56%	99.43%	99.71%	103.20%	100.56%	-0.87%	-1.15%	-4.50%	-1.99%
PSF Total	\$ 429	\$ 444	\$ 439	\$ 463	\$ 423	-3.38%	-2.28%	-7.34%	1.42%

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

	Jul. 2025	Jun. 2025	Jul. 2024	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	1,987	2,281	2,003	-12.89%	-0.80%
Pending	1,457	1,477	1,431	-1.35%	1.82%
Closed	1,403	1,625	1,575	-13.66%	-10.92%
Sales Volume	\$ 852,118,004	\$ 990,346,579	\$ 957,604,611	-13.96%	-11.02%
Days in MLS - Average	38	34	29	11.76%	31.03%
Days in MLS - Median	24	17	15	41.18%	60.00%
Close-Price-to-List-Price Ratio	99.17%	99.45%	99.53%	-0.28%	-0.36%
PSF Total	\$ 278	\$ 281	\$ 285	-1.07%	-2.46%
Detached					
New Listings	1,685	1,962	1,704	-14.12%	-1.12%
Pending	1,296	1,296	1,253	0.00%	3.43%
Closed	1,235	1,431	1,349	-13.70%	-8.45%
Sales Volume	\$ 753,708,251	\$ 875,769,769	\$ 826,412,455	-13.94%	-8.80%
Days in MLS - Average	37	33	27	12.12%	37.04%
Days in MLS - Median	23	16	14	43.75%	64.29%
Close-Price-to-List-Price Ratio	99.23%	99.53%	99.58%	-0.30%	-0.35%
PSF Total	\$ 272	\$ 272	\$ 275	0.00%	-1.09%
Attached					
New Listings	302	319	299	-5.33%	1.00%
Pending	161	181	178	-11.05%	-9.55%
Closed	168	194	226	-13.40%	-25.66%
Sales Volume	\$ 98,409,753	\$ 114,576,810	\$ 131,192,156	-14.11%	-24.99%
Days in MLS - Average	48	47	36	2.13%	33.33%
Days in MLS - Median	36	28	21	28.57%	71.43%
Close-Price-to-List-Price Ratio	98.77%	98.84%	99.25%	-0.07%	-0.48%
PSF Total	\$ 327	\$ 349	\$ 343	-6.30%	-4.66%

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	15,235	13,994	12,455	17,065	13,999	8.87%	22.32%	-10.72%	8.83%
Pending	10,241	10,422	10,806	13,214	12,413	-1.74%	-5.23%	-22.50%	-17.50%
Closed	9,910	10,345	10,624	13,777	12,966	-4.20%	-6.72%	-28.07%	-23.57%
Sales Volume	\$ 6,040,139,592	\$ 6,280,690,062	\$ 6,455,131,334	\$ 8,410,481,841	\$ 7,791,765,286	-3.83%	-6.43%	-28.18%	-22.48%
Days in MLS - Average	40	33	33	11	12	21.21%	21.21%	263.64%	233.33%
Days in MLS - Median	19	13	11	4	4	46.15%	72.73%	375.00%	375.00%
Close-Price-to-List-Price Ratio	99.49%	99.82%	100.01%	104.28%	104.83%	-0.33%	-0.52%	-4.59%	-5.09%
PSF Total	\$ 278	\$ 281	\$ 276	\$ 298	\$ 259	-1.07%	0.72%	-6.71%	7.34%
Detached									
New Listings	12,811	11,718	10,641	14,865	12,367	9.33%	20.39%	-13.82%	3.59%
Pending	8,979	9,015	9,372	11,445	10,915	-0.40%	-4.19%	-21.55%	-17.74%
Closed	8,697	8,967	9,248	11,776	11,431	-3.01%	-5.96%	-26.15%	-23.92%
Sales Volume	\$ 5,326,147,043	\$ 5,477,918,150	\$ 5,640,685,747	\$ 7,230,282,897	\$ 6,882,615,021	-2.77%	-5.58%	-26.34%	-22.61%
Days in MLS - Average	40	32	33	11	9	25.00%	21.21%	263.64%	344.44%
Days in MLS - Median	18	12	10	4	4	50.00%	80.00%	350.00%	350.00%
Close-Price-to-List-Price Ratio	99.56%	99.88%	100.05%	104.34%	105.21%	-0.32%	-0.49%	-4.58%	-5.37%
PSF Total	\$ 270	\$ 272	\$ 265	\$ 285	\$ 243	-0.74%	1.89%	-5.26%	11.11%
Attached									
New Listings	2,424	2,276	1,814	2,200	1,632	6.50%	33.63%	10.18%	48.53%
Pending	1,262	1,407	1,434	1,769	1,498	-10.31%	-11.99%	-28.66%	-15.75%
Closed	1,213	1,378	1,376	2,001	1,535	-11.97%	-11.85%	-39.38%	-20.98%
Sales Volume	\$ 713,992,549	\$ 802,771,912	\$ 814,445,587	\$ 1,180,198,944	\$ 909,150,265	-11.06%	-12.33%	-39.50%	-21.47%
Days in MLS - Average	46	41	35	14	30	12.20%	31.43%	228.57%	53.33%
Days in MLS - Median	27	17	13	4	5	58.82%	107.69%	575.00%	440.00%
Close-Price-to-List-Price Ratio	98.98%	99.44%	99.75%	103.92%	101.99%	-0.46%	-0.77%	-4.75%	-2.95%
PSF Total	\$ 338	\$ 343	\$ 355	\$ 371	\$ 383	-1.46%	-4.79%	-8.89%	-11.75%