

## Market Overview

	Sep. 2025	Aug. 2025	Sep. 2024	Month-Over- Month	Year-Over- Year
<b>Residential</b> (Detached + Attached)					
Active Listings at Month's End	13,074	13,059	11,115	0.11%	17.62%
New Listings	4,968	4,679	5,058	6.18%	-1.78%
Pending	3,585	3,660	3,468	-2.05%	3.37%
Closed	3,366	3,690	3,375	-8.78%	-0.27%
Close Price - Average	\$ 694,658	\$ 716,142	\$ 675,160	-3.00%	2.89%
Close Price - Median	\$ 589,900	\$ 593,250	\$ 575,000	-0.56%	2.59%
Sales Volume	\$ 2,338,219,199	\$ 2,642,562,231	\$ 2,278,665,553	-11.52%	2.61%
Days in MLS - Average	53	47	40	12.77%	32.50%
Days in MLS - Median	35	30	25	16.67%	40.00%
Close-Price-to-List-Price Ratio	98.32%	98.51%	98.91%	-0.19%	-0.60%
<b>Detached</b>					
Active Listings at Month's End	9,001	9,025	7,646	-0.27%	17.72%
New Listings	3,596	3,462	3,612	3.87%	-0.44%
Pending	2,803	2,832	2,705	-1.02%	3.62%
Closed	2,626	2,840	2,527	-7.54%	3.92%
Close Price - Average	\$ 768,507	\$ 797,167	\$ 749,509	-3.60%	2.53%
Close Price - Median	\$ 638,250	\$ 649,900	\$ 629,875	-1.79%	1.33%
Sales Volume	\$ 2,018,100,282	\$ 2,263,953,823	\$ 1,894,009,346	-10.86%	6.55%
Days in MLS - Average	50	44	38	13.64%	31.58%
Days in MLS - Median	33	27	24	22.22%	37.50%
Close-Price-to-List-Price Ratio	98.36%	98.57%	99.01%	-0.21%	-0.66%
<b>Attached</b>					
Active Listings at Month's End	4,073	4,034	3,469	0.97%	17.41%
New Listings	1,372	1,217	1,446	12.74%	-5.12%
Pending	782	828	763	-5.56%	2.49%
Closed	740	850	848	-12.94%	-12.74%
Close Price - Average	\$ 432,593	\$ 445,422	\$ 453,604	-2.88%	-4.63%
Close Price - Median	\$ 390,000	\$ 385,500	\$ 403,500	1.17%	-3.35%
Sales Volume	\$ 320,118,917	\$ 378,608,408	\$ 384,656,207	-15.45%	-16.78%
Days in MLS - Average	62	59	46	5.08%	34.78%
Days in MLS - Median	42	43	30	-2.33%	40.00%
Close-Price-to-List-Price Ratio	98.19%	98.30%	98.63%	-0.11%	-0.45%

## Market Highlights

### Realtor® Insights:

- A smart pricing strategy for sellers today is to compare their home against current similar inventory and pending listings, rather than relying on the past six months of sales data, a method that was common until recently.
- Inspection waivers are a thing of the past. Savvy sellers are now conducting pre-listing inspections and addressing issues upfront to ensure their homes present well during due diligence and to avoid offering buyer credits for repairs.
- It's important to set expectations with sellers in this shifting market. With remote work now the norm for many buyers and the market pace slower overall, showings are increasingly taking place during the week instead of primarily on weekends.
- Given persistently higher interest rates, requests for rate buydowns have become common. Sellers should anticipate these buyer concessions and factor them into their net sheets before listing.

### Local News:

- Nationwide, 40.3 percent of homes are owned outright with no mortgage, the highest percentage ever recorded. Locally, however, Denver has one of the lowest shares of mortgage-free homeowners at just 27.1 percent.
- The Real Estate Investment Index recently ranked 50 cities for first-time real estate investors. Three Colorado cities made the list: Aurora (31), Colorado Springs (34) and Denver (36).
- In August, Miami ranked as the strongest buyer's market in the country, with 142.8 percent more sellers than buyers, while Newark, NJ was the strongest seller's market, with 43 percent fewer sellers than buyers. Denver ranked as a strong buyer's market, with 57 percent more sellers than buyers.
- Colorado continues to face a shortage of new housing despite slower net migration. To keep up with demand, the state needs more than 34,000 new homes per year, a shortfall compared to the 106,000 homes estimated as necessary in 2019.
- In Globeville, a new library and 170 affordable housing units are coming to 4995 Washington Street, the site of a former used-car lot. The 250,000-square-foot development will include the library on the ground floor along with community-oriented commercial space.
- In the Denver Tech Center, a vacant 120,000-square-foot office building on the 4000 block of South Monaco is being converted into 143 affordable apartments. Developer Shea Properties expects one-bedroom units to rent for approximately \$1,400 per month, with move-ins scheduled to begin in summer 2026.

- Xcel Energy and two telecom companies have reached a settlement in the Marshall Fire trial. Colorado's largest utility expects to pay around \$640 million to plaintiffs, including insurers, Boulder County and residents. The agreement is not yet final and must still be approved by individual plaintiffs.

### National News:

- Two of the nation's largest real estate services companies are merging in a deal that will bring Century 21, Sotheby's International Realty, Compass and several other major brokerage brands under a single umbrella. New York-based Compass will acquire rival Anywhere Real Estate in an all-stock transaction valued at roughly \$10 billion, including debt.
- Construction activity continues to rise, fueling higher home prices. Combined with lingering COVID-era price gains in many markets, affordability remains a significant challenge.
- A recent nationwide survey of more than 1,000 homeowners undertaking remodeling projects found that half reported significant stress and "renovation fatigue" due to delays and disruptions. Nearly 40 percent also went over budget, largely because of unexpectedly high material and labor costs.

### Mortgage News:

- According to the Mortgage Bankers Association, the average contract rate on 30-year fixed mortgages (conforming balance) increased to 6.46 percent in the week ending September 26, reversing a multi-week downward trend in rates.
- In Denver, a Realtor.com report suggests that further rate declines could "unlock" more buyers, since the metro area has one of the highest shares of homes with mortgage debt, second only to Washington, D.C.

### Quick Stats:

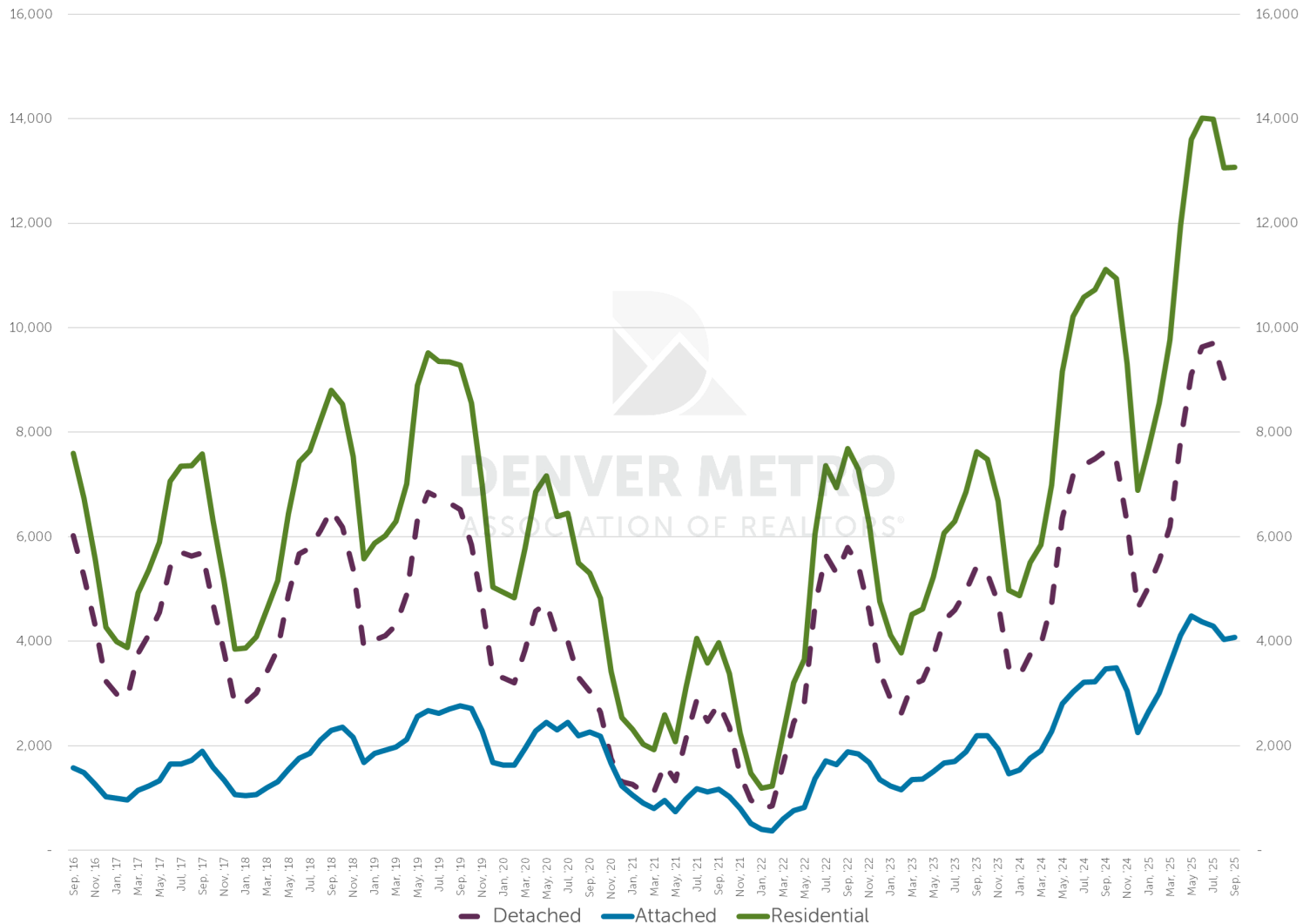
- The average number of active listings for September (1985–2024) is 15,149.
- The highest number of September listings was 31,450 in 2006, and the lowest was 3,971 in 2021.
- Historically, active listings increase 1.04% from August to September. This year's 0.97% increase aligns with normal seasonal growth.

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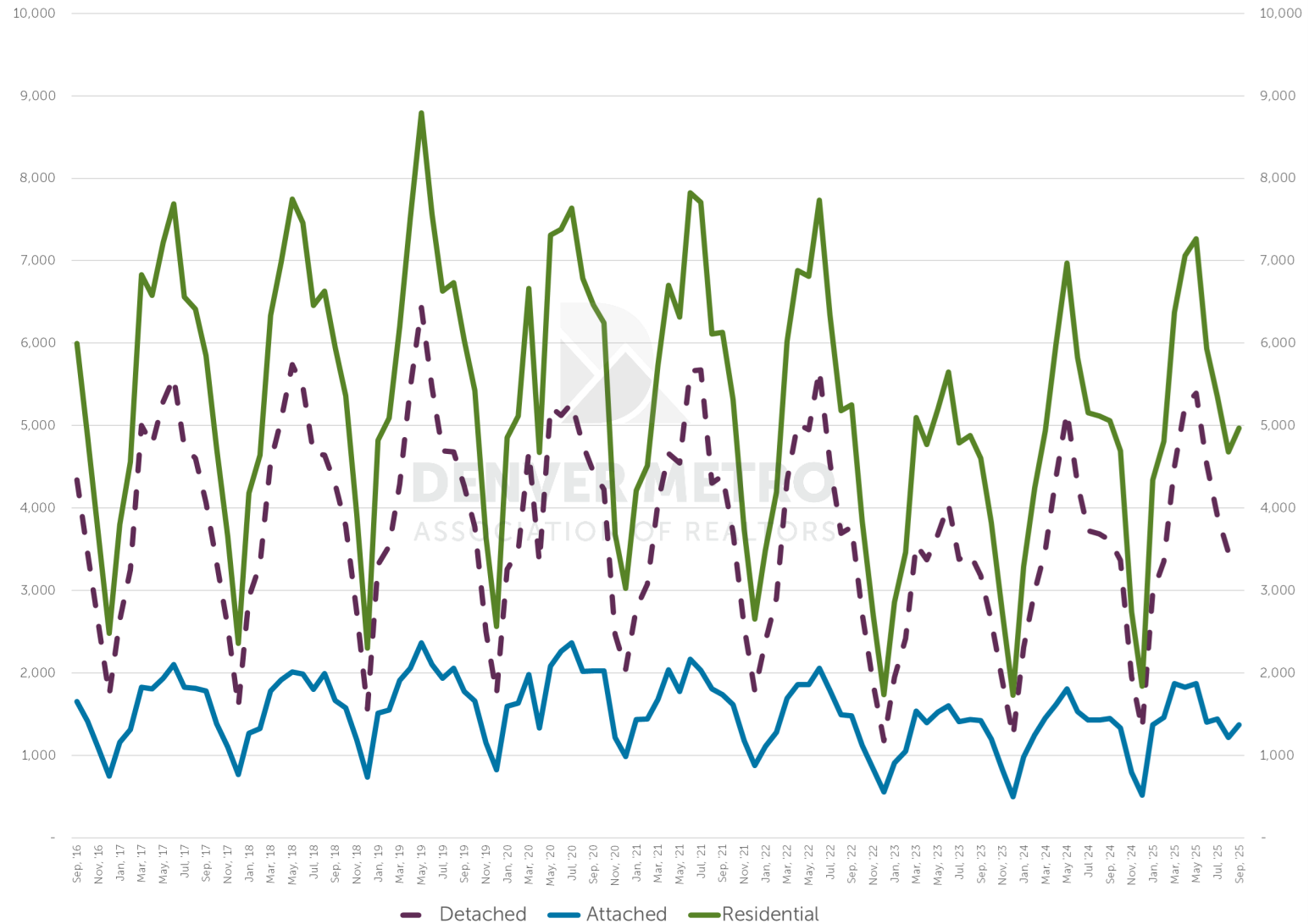
# Active Listings at Month's End

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



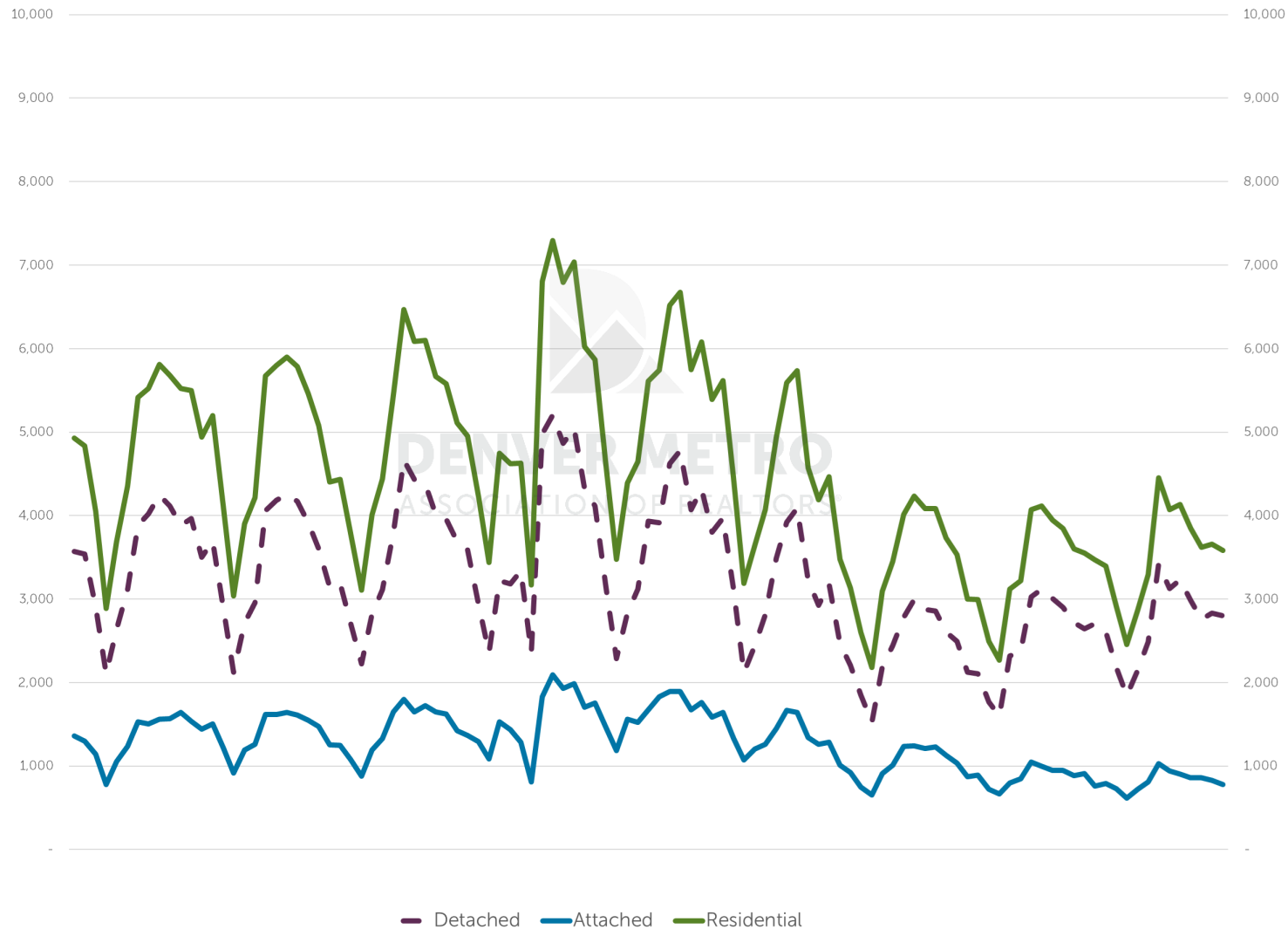
# New Listings

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



## Pending Sales

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



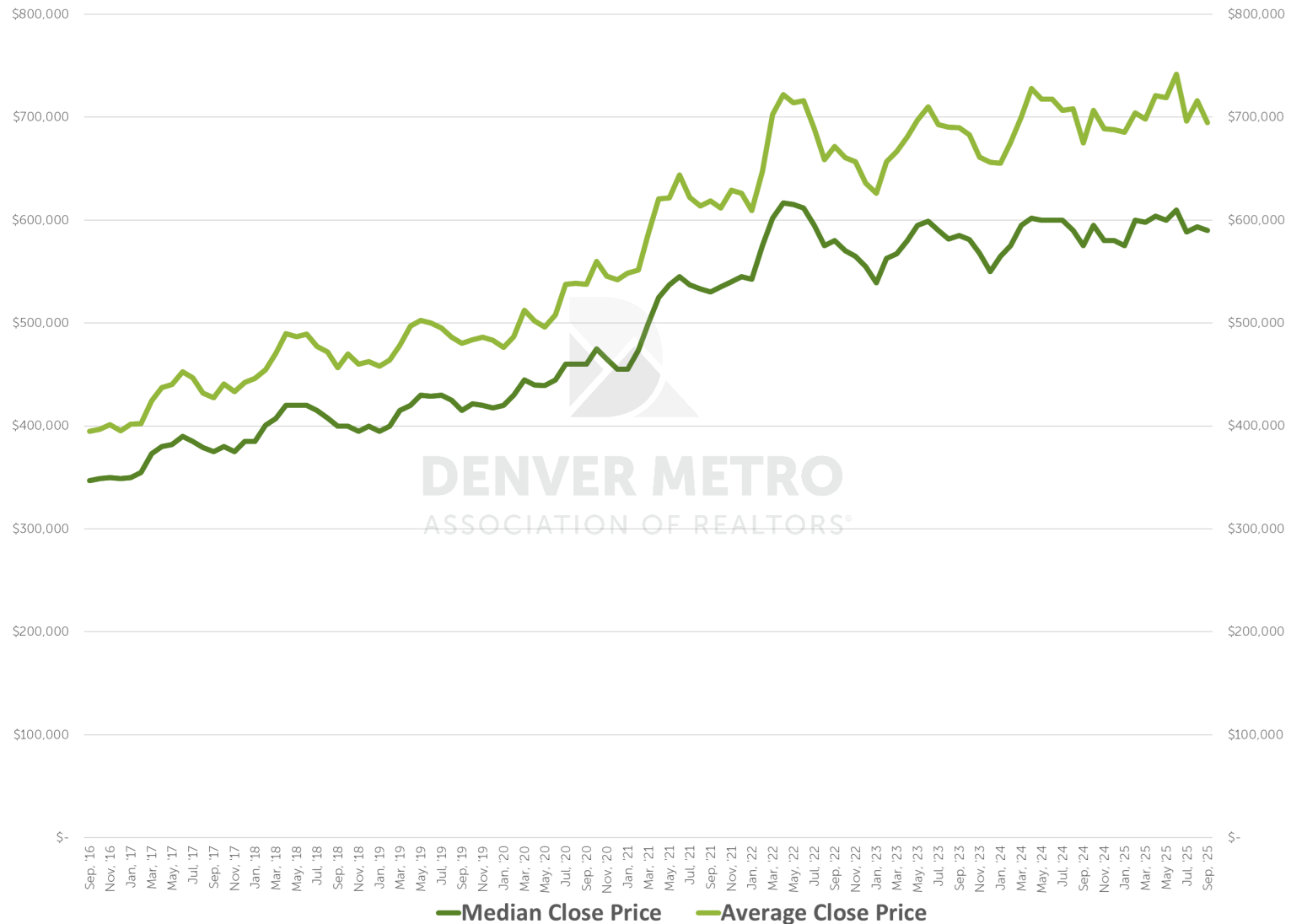
# Residential Median + Average Close Price

10-year view

DMAR Market Trends | September 2025

Denver Metro Association of Realtors®

Source of MLS Data: REcolorado.com



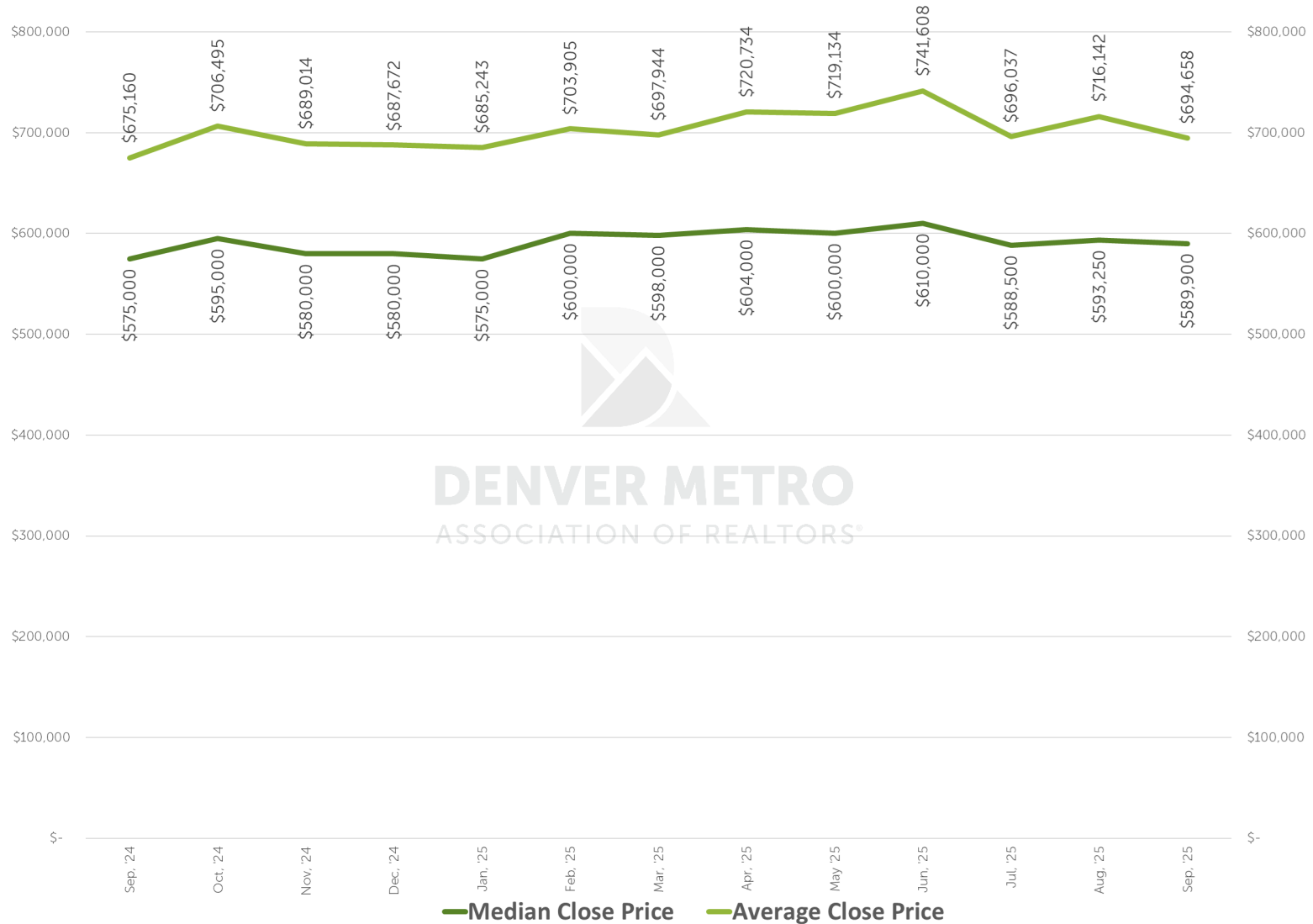
## Residential Median + Average Close Price

1-year snapshot

DMAR Market Trends | September 2025

Denver Metro Association of Realtors®

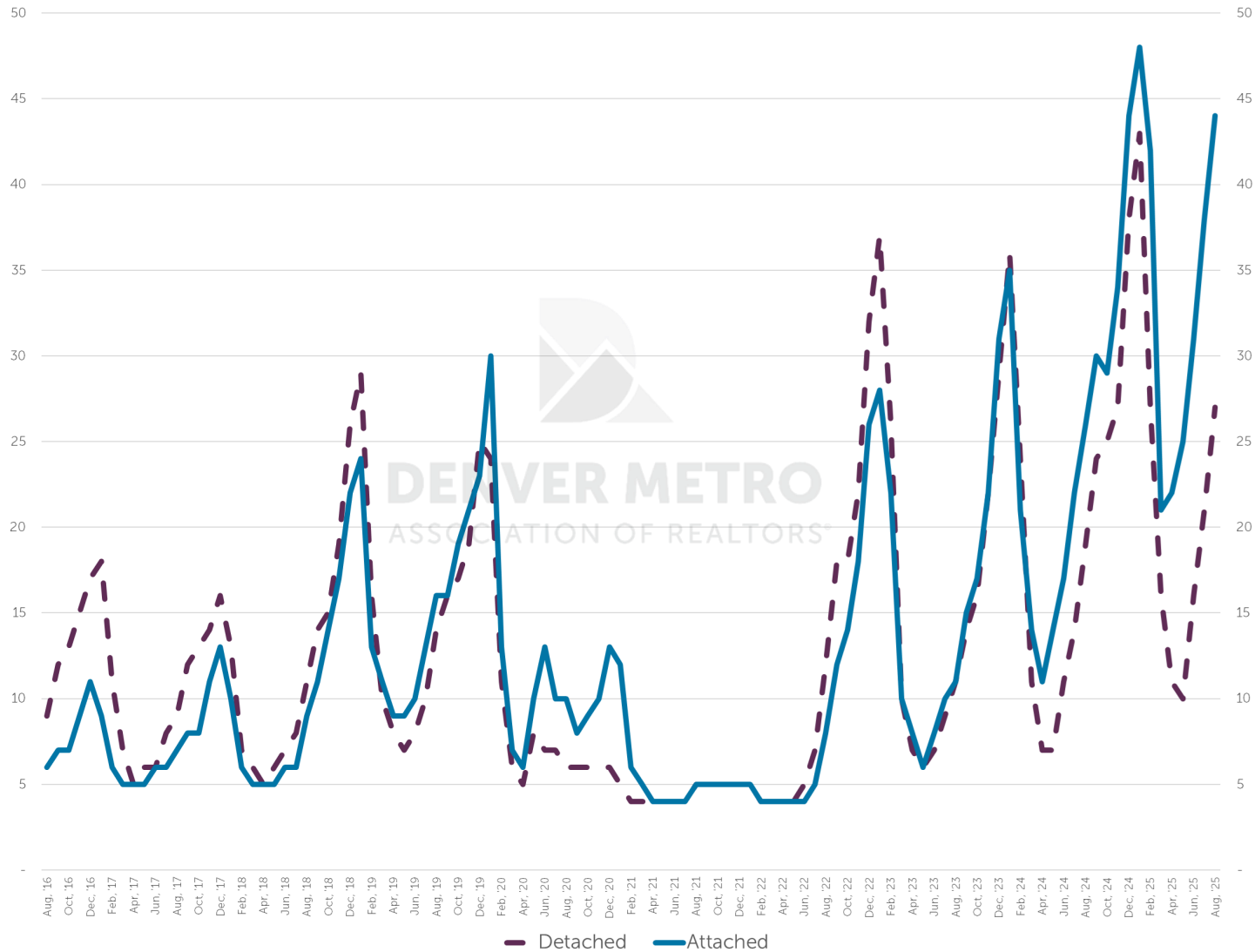
Source of MLS Data: REcolorado.com





# Median Days in MLS

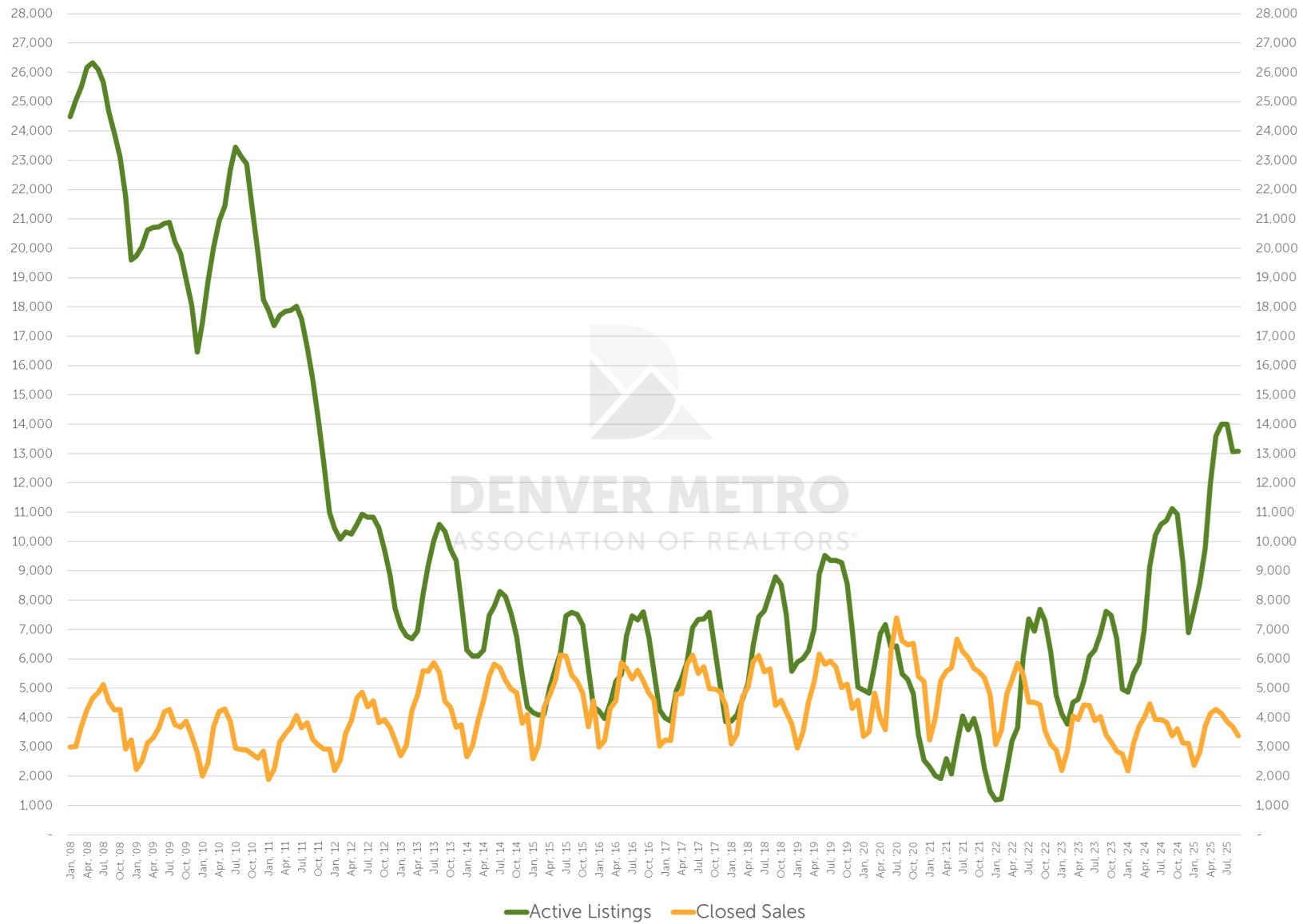
DMAR Market Trends | September 2025  
Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com





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

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



## September 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
<b>Residential</b> (Detached + Attached)									
Active Listings at Month's End	13,074	11,115	7,629	7,683	3,971	17.62%	71.37%	70.17%	229.24%
New Listings	45,857	41,515	36,709	46,674	48,460	10.46%	24.92%	-1.75%	-5.37%
Closed	29,072	29,196	29,843	37,075	42,746	-0.42%	-2.58%	-21.59%	-31.99%
Close Price - Average	\$ 712,207	\$ 704,762	\$ 682,114	\$ 689,281	\$ 608,012	1.06%	4.41%	3.33%	17.14%
Close Price - Median	\$ 599,000	\$ 595,000	\$ 580,000	\$ 598,702	\$ 520,078	0.67%	3.28%	0.05%	15.18%
Sales Volume	\$ 20,705,288,243	\$ 20,576,224,063	\$ 20,356,324,235	\$ 25,555,105,013	\$ 25,990,080,271	0.63%	1.71%	-18.98%	-20.33%
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%
<b>Detached</b>									
Active Listings at Month's End	9,001	7,646	5,435	5,798	2,803	17.72%	65.61%	55.24%	221.12%
New Listings	33,369	30,023	27,074	34,734	35,406	11.14%	23.25%	-3.93%	-5.75%
Closed	22,320	21,977	21,918	26,703	30,723	1.56%	1.83%	-16.41%	-27.35%
Close Price - Average	\$ 794,413	\$ 785,754	\$ 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	\$ 17,731,304,425	\$ 17,268,514,103	\$ 16,771,113,869	\$ 20,827,325,036	\$ 21,065,412,651	2.68%	5.73%	-14.87%	-15.83%
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%
<b>Attached</b>									
Active Listings at Month's End	4,073	3,469	2,194	1,885	1,168	17.41%	85.64%	116.07%	248.72%
New Listings	12,488	11,492	9,635	11,940	13,054	8.67%	29.61%	4.59%	-4.34%
Closed	6,752	7,219	7,925	10,372	12,023	-6.47%	-14.80%	-34.90%	-43.84%
Close Price - Average	\$ 440,460	\$ 458,195	\$ 452,392	\$ 455,821	\$ 409,604	-3.87%	-2.64%	-3.37%	7.53%
Close Price - Median	\$ 395,000	\$ 405,000	\$ 399,900	\$ 406,000	\$ 352,000	-2.47%	-1.23%	-2.71%	12.22%
Sales Volume	\$ 2,973,983,818	\$ 3,307,709,960	\$ 3,585,210,366	\$ 4,727,779,977	\$ 4,924,667,620	-10.09%	-17.05%	-37.10%	-39.61%
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	98.63%	99.10%	99.77%	103.54%	102.38%	-0.47%	-1.14%	-4.74%	-3.66%

## Market Trends

Price Range		Detached			Attached		
		Closed	Active	MOI	Closed	Active	MOI
Months of Inventory	\$0 to \$299,999	26	65	2.50	181	1,102	6.09
	\$300,000 to \$499,999	514	1,446	2.81	361	1,843	5.11
	\$500,000 to \$749,999	1,219	3,605	2.96	146	783	5.36
	\$750,000 to \$999,999	482	1,825	3.79	33	192	5.82
	\$1,000,000 to \$1,499,999	234	1,074	4.59	16	82	5.13
	\$1,500,000 to \$1,999,999	71	428	6.03	2	41	20.50
	\$2,000,000 and over	80	558	6.98	1	30	30.00
	TOTALS	2,626	9,001	3.43	740	4,073	5.50

Price Range		Detached		% change	Attached		% change
		Closed Sep. 2025	Closed Aug. 2025		Closed Sep. 2025	Closed Aug. 2025	
Month-Over-Month	\$0 to \$299,999	26	23	13.04%	181	220	-17.73%
	\$300,000 to \$499,999	514	523	-1.72%	361	407	-11.30%
	\$500,000 to \$749,999	1,219	1,253	-2.71%	146	163	-10.43%
	\$750,000 to \$999,999	482	540	-10.74%	33	29	13.79%
	\$1,000,000 to \$1,499,999	234	307	-23.78%	16	20	-20.00%
	\$1,500,000 to \$1,999,999	71	112	-36.61%	2	5	-60.00%
	\$2,000,000 and over	80	82	-2.44%	1	6	-83.33%
	TOTALS	2,626	2,840	-7.54%	740	850	-12.94%

Price Range		Detached		% change	Attached		% change
		YTD Sep. 2025	YTD Sep. 2024		YTD Sep. 2025	YTD Sep. 2024	
Year-Over-Year	\$0 to \$299,999	178	151	17.88%	1,533	1,430	7.20%
	\$300,000 to \$499,999	3,983	3,752	6.16%	3,407	3,707	-8.09%
	\$500,000 to \$749,999	10,033	10,293	-2.53%	1,388	1,555	-10.74%
	\$750,000 to \$999,999	4,378	4,287	2.12%	261	311	-16.08%
	\$1,000,000 to \$1,499,999	2,319	2,157	7.51%	104	141	-26.24%
	\$1,500,000 to \$1,999,999	752	722	4.16%	33	49	-32.65%
	\$2,000,000 and over	677	615	10.08%	26	26	0.00%
	TOTALS	22,320	21,977	1.56%	6,752	7,219	-6.47%

## Properties Sold for \$1 Million or More

	Sep. 2025	Aug. 2025	Sep. 2024	Month-Over-Month	Year-Over-Year
<b>Residential</b> (Detached + Attached)					
New Listings	747	625	687	19.52%	8.73%
Pending	487	466	440	4.51%	10.68%
Closed	404	532	388	-24.06%	4.12%
Sales Volume	\$ 662,254,717	\$ 862,124,396	\$ 597,508,649	-23.18%	10.84%
Days in MLS - Average	58	51	47	13.73%	23.40%
Days in MLS - Median	41	34	24	20.59%	70.83%
Close-Price-to-List-Price Ratio	97.06%	97.41%	97.93%	-0.36%	-0.89%
PSF Total	\$ 374	\$ 372	\$ 361	0.54%	3.60%
<b>Detached</b>					
New Listings	696	584	633	19.18%	9.95%
Pending	463	440	421	5.23%	9.98%
Closed	385	501	367	-23.15%	4.90%
Sales Volume	638,015,879	\$ 811,566,896	\$ 559,921,649	-21.38%	13.95%
Days in MLS - Average	56	51	43	9.80%	30.23%
Days in MLS - Median	41	33	23	24.24%	78.26%
Close-Price-to-List-Price Ratio	97.12%	97.46%	98.01%	-0.35%	-0.91%
PSF Total	\$ 366	\$ 354	\$ 350	3.39%	4.57%
<b>Attached</b>					
New Listings	51	41	54	24.39%	-5.56%
Pending	24	26	19	-7.69%	26.32%
Closed	19	31	21	-38.71%	-9.52%
Sales Volume	\$ 24,238,838	\$ 50,557,500	\$ 37,587,000	-52.06%	-35.51%
Days in MLS - Average	91	51	114	78.43%	-20.18%
Days in MLS - Median	32	34	74	-5.88%	-56.76%
Close-Price-to-List-Price Ratio	95.83%	96.49%	96.48%	-0.68%	-0.67%
PSF Total	\$ 537	\$ 657	\$ 558	-18.26%	-3.76%

## 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
<b>Residential (Detached + Attached)</b>									
New Listings	6,665	5,767	4,851	5,251	3,953	15.57%	37.39%	26.93%	68.61%
Pending	3,913	3,666	3,278	3,812	3,356	6.74%	19.37%	2.65%	16.60%
Closed	3,911	3,710	3,318	4,311	3,605	5.42%	17.87%	-9.28%	8.49%
Sales Volume	\$ 6,344,520,105	\$ 5,998,658,402	\$ 5,438,293,793	\$ 6,816,363,119	\$ 5,735,700,380	5.77%	16.66%	-6.92%	10.61%
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%
<b>Detached</b>									
New Listings	6,294	5,402	4,490	4,892	3,574	16.51%	40.18%	28.66%	76.11%
Pending	3,746	3,459	3,064	3,562	3,090	8.30%	22.26%	5.17%	21.23%
Closed	3,748	3,494	3,101	4,044	3,318	7.27%	20.86%	-7.32%	12.96%
Sales Volume	\$ 6,087,200,188	\$ 5,656,813,154	\$ 5,102,573,674	\$ 6,413,304,552	\$ 5,292,930,872	7.61%	19.30%	-5.08%	15.01%
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%
<b>Attached</b>									
New Listings	371	365	361	359	379	1.64%	2.77%	3.34%	-2.11%
Pending	167	207	214	250	266	-19.32%	-21.96%	-33.20%	-37.22%
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

	Sep. 2025	Aug. 2025	Sep. 2024	Month-Over-Month	Year-Over-Year
<b>Residential</b> (Detached + Attached)					
New Listings	836	710	814	17.75%	2.70%
Pending	618	570	594	8.42%	4.04%
Closed	515	569	476	-9.49%	8.19%
Sales Volume	\$ 436,443,149	\$ 484,696,025	\$ 404,516,117	-9.96%	7.89%
Days in MLS - Average	51	46	43	10.87%	18.60%
Days in MLS - Median	36	30	28	20.00%	28.57%
Close-Price-to-List-Price Ratio	98.36%	98.61%	99.05%	-0.25%	-0.70%
PSF Total	\$ 278	\$ 285	\$ 275	-2.46%	1.09%
<b>Detached</b>					
New Listings	759	641	743	18.41%	2.15%
Pending	580	526	550	10.27%	5.45%
Closed	482	540	449	-10.74%	7.35%
Sales Volume	\$ 408,577,123	\$ 460,196,177	\$ 381,108,017	-11.22%	7.21%
Days in MLS - Average	50	46	41	8.70%	21.95%
Days in MLS - Median	35	30	28	16.67%	25.00%
Close-Price-to-List-Price Ratio	98.42%	98.62%	99.09%	-0.20%	-0.68%
PSF Total	\$ 269	\$ 278	\$ 267	-3.24%	0.75%
<b>Attached</b>					
New Listings	77	69	71	11.59%	8.45%
Pending	38	44	44	-13.64%	-13.64%
Closed	33	29	27	13.79%	22.22%
Sales Volume	\$ 27,866,026	\$ 24,499,848	\$ 23,408,100	13.74%	19.04%
Days in MLS - Average	60	51	68	17.65%	-11.76%
Days in MLS - Median	51	33	20	54.55%	155.00%
Close-Price-to-List-Price Ratio	97.60%	98.44%	98.31%	-0.85%	-0.72%
PSF Total	\$ 417	\$ 415	\$ 404	0.48%	3.22%



## 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
<b>Residential (Detached + Attached)</b>									
New Listings	7,419	6,718	5,801	7,262	5,168	10.43%	27.89%	2.16%	43.56%
Pending	4,829	4,734	4,533	5,537	4,549	2.01%	6.53%	-12.79%	6.16%
Closed	4,639	4,598	4,313	5,754	4,433	0.89%	7.56%	-19.38%	4.65%
Sales Volume	\$ 3,949,012,948	\$ 3,900,912,907	\$ 3,652,274,698	\$ 4,874,294,842	\$ 3,844,432,100	1.23%	8.12%	-18.98%	2.72%
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%
<b>Detached</b>									
New Listings	6,870	6,158	5,348	6,745	4,677	11.56%	28.46%	1.85%	46.89%
Pending	4,554	4,419	4,212	5,138	4,134	3.05%	8.12%	-11.37%	10.16%
Closed	4,378	4,287	3,992	5,281	4,136	2.12%	9.67%	-17.10%	5.85%
Sales Volume	\$ 3,728,096,682	\$ 3,639,160,069	\$ 3,382,909,404	\$ 4,475,854,620	\$ 3,507,721,550	2.44%	10.20%	-16.71%	6.28%
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	99.21%	99.61%	99.75%	104.07%	104.07%	-0.40%	-0.54%	-4.67%	-4.67%
PSF Total	\$ 275	\$ 277	\$ 274	\$ 286	\$ 263	-0.72%	0.36%	-3.85%	4.56%
<b>Attached</b>									
New Listings	549	560	453	517	491	-1.96%	21.19%	6.19%	11.81%
Pending	275	315	321	399	415	-12.70%	-14.33%	-31.08%	-33.73%
Closed	261	311	321	473	297	-16.08%	-18.69%	-44.82%	-12.12%
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%	99.39%	102.91%	100.67%	-0.86%	-0.86%	-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

	Sep. 2025	Aug. 2025	Sep. 2024	Month-Over-Month	Year-Over-Year
<b>Residential</b> (Detached + Attached)					
New Listings	1,849	1,773	1,934	4.29%	-4.40%
Pending	1,343	1,442	1,372	-6.87%	-2.11%
Closed	1,365	1,416	1,420	-3.60%	-3.87%
Sales Volume	\$ 829,747,827	\$ 856,082,356	\$ 857,816,729	-3.08%	-3.27%
Days in MLS - Average	47	43	38	9.30%	23.68%
Days in MLS - Median	33	28	25	17.86%	32.00%
Close-Price-to-List-Price Ratio	98.87%	99.04%	99.31%	-0.17%	-0.44%
PSF Total	\$ 266	\$ 272	\$ 280	-2.21%	-5.00%
<b>Detached</b>					
New Listings	1,526	1,555	1,605	-1.86%	-4.92%
Pending	1,181	1,296	1,225	-8.87%	-3.59%
Closed	1,219	1,253	1,240	-2.71%	-1.69%
Sales Volume	\$ 743,972,900	\$ 761,162,392	\$ 751,716,881	-2.26%	-1.03%
Days in MLS - Average	46	41	37	12.20%	24.32%
Days in MLS - Median	32	27	24	18.52%	33.33%
Close-Price-to-List-Price Ratio	98.91%	99.11%	99.35%	-0.20%	-0.44%
PSF Total	\$ 257	\$ 264	\$ 270	-2.65%	-4.81%
<b>Attached</b>					
New Listings	323	218	329	48.17%	-1.82%
Pending	162	146	147	10.96%	10.20%
Closed	146	163	180	-10.43%	-18.89%
Sales Volume	\$ 85,774,927	\$ 94,919,964	\$ 106,099,848	-9.63%	-19.16%
Days in MLS - Average	54	59	45	-8.47%	20.00%
Days in MLS - Median	42	46	28	-8.70%	50.00%
Close-Price-to-List-Price Ratio	98.55%	98.44%	99.04%	0.11%	-0.49%
PSF Total	\$ 339	\$ 333	\$ 347	1.80%	-2.31%

## 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
<b>Residential (Detached + Attached)</b>									
New Listings	16,960	15,980	14,364	19,178	16,207	6.13%	18.07%	-11.57%	4.65%
Pending	11,565	11,872	12,201	15,025	14,599	-2.59%	-5.21%	-23.03%	-20.78%
Closed	11,421	11,848	12,251	15,628	15,354	-3.60%	-6.77%	-26.92%	-25.62%
Sales Volume	\$ 6,955,534,990	\$ 7,196,732,649	\$ 7,440,917,288	\$ 9,538,186,366	\$ 9,224,694,122	-3.35%	-6.52%	-27.08%	-24.60%
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%
<b>Detached</b>									
New Listings	14,373	13,395	12,286	16,696	14,328	7.30%	16.99%	-13.91%	0.31%
Pending	10,176	10,271	10,577	13,037	12,854	-0.92%	-3.79%	-21.95%	-20.83%
Closed	10,033	10,293	10,623	13,368	13,563	-2.53%	-5.55%	-24.95%	-26.03%
Sales Volume	\$ 6,139,279,532	\$ 6,290,028,834	\$ 6,478,502,874	\$ 8,205,333,294	\$ 8,162,854,250	-2.40%	-5.24%	-25.18%	-24.79%
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	99.50%	99.81%	100.01%	103.76%	104.86%	-0.31%	-0.51%	-4.11%	-5.11%
PSF Total	\$ 269	\$ 271	\$ 265	\$ 283	\$ 244	-0.74%	1.51%	-4.95%	10.25%
<b>Attached</b>									
New Listings	2,587	2,585	2,078	2,482	1,879	0.08%	24.49%	4.23%	37.68%
Pending	1,389	1,601	1,624	1,988	1,745	-13.24%	-14.47%	-30.13%	-20.40%
Closed	1,388	1,555	1,628	2,260	1,791	-10.74%	-14.74%	-38.58%	-22.50%
Sales Volume	\$ 816,255,458	\$ 906,703,815	\$ 962,414,414	\$ 1,332,853,072	\$ 1,061,839,872	-9.98%	-15.19%	-38.76%	-23.13%
Days in MLS - Average	48	41	34	14	27	17.07%	41.18%	242.86%	77.78%
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	\$ 337	\$ 341	\$ 354	\$ 369	\$ 382	-1.17%	-4.80%	-8.67%	-11.78%