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The Voice of Real Estate® in the Denver Metro Area



Denver Metro Real Estate Market Trends Report

May 2017

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COMPLIMENTS OF



ANTHONY RAE
RE/MAX ALLIANCE
303.520.3179



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MARKET OVERVIEW

The May report, according to recent data provided by the Denver Metro Association of REALTORS® Market Trends Committee, showcases the April market transactions encompassing the 11 counties of the Denver Metro Area (Adams, Arapahoe, Boulder, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson and Park).

Here are the highlights:

		Prior Month	Year-Over-Year
 Residential (Single Family plus Condo)			
Active Inventory	5,361	8.94%	2.68%
Sold Homes	4,389	-7.39%	-4.00%
Average Sold Price	\$439,161	3.41%	10.53%
Median Sold Price	\$383,500	3.09%	9.57%
Average Days on Market	33	-15.38%	3.13%
 Single Family (aka Detached Single Family)			
Active Inventory	4,128	9.44%	0.68%
Sold Homes	3,125	-7.79%	-4.26%
Average Sold Price	\$487,974	4.23%	10.32%
Median Sold Price	\$420,000	3.32%	9.09%
Average Days on Market	30	-26.83%	-9.09%
 Condo (aka Attached Single Family)			
Active Inventory	1,233	7.31%	9.99%
Sold Homes	1,264	-6.37%	-3.36%
Average Sold Price	\$318,478	0.9%	3.8%
Median Sold Price	\$270,000	20.5%	
Average Days on Market	41		

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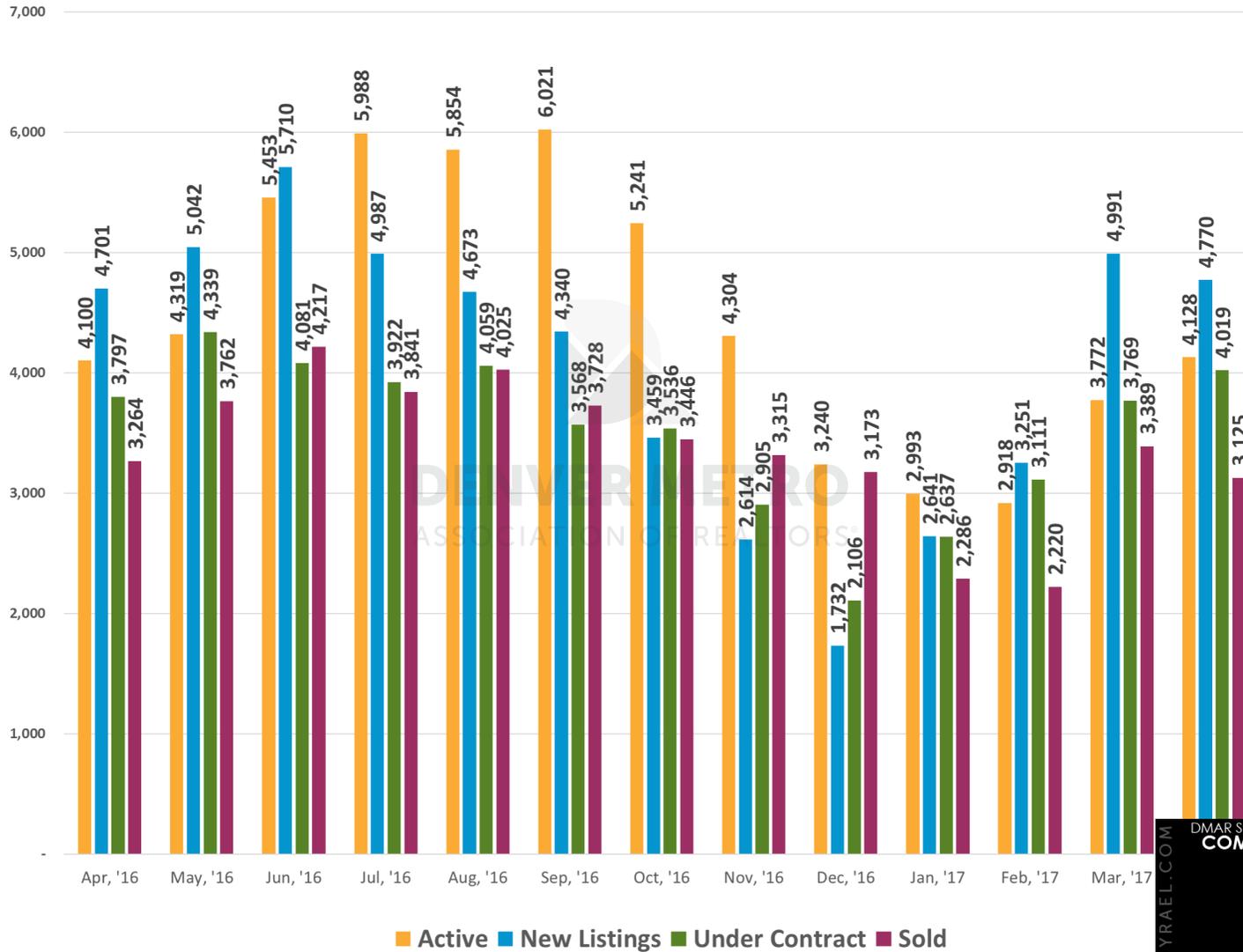
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Single Family (aka Detached Single Family)

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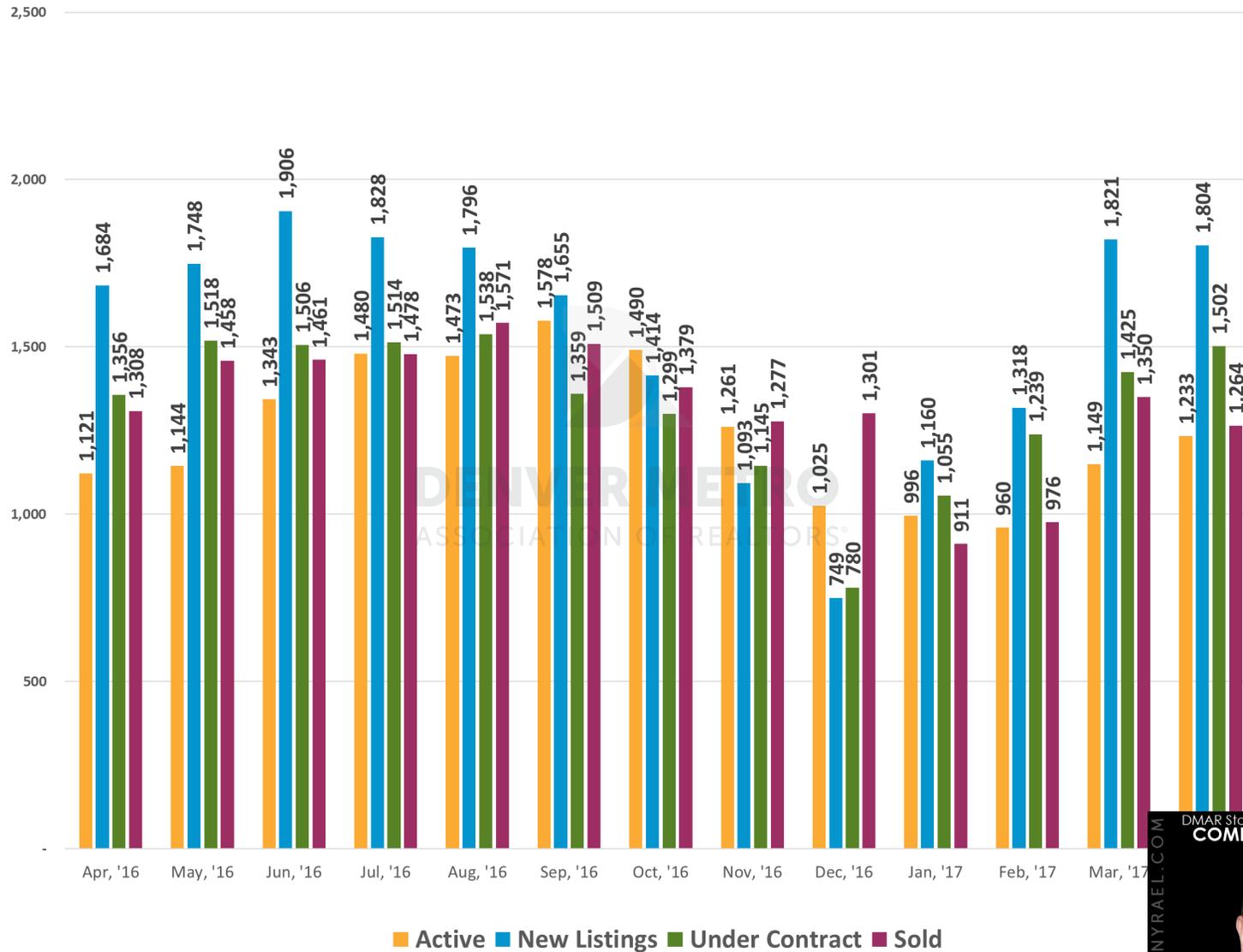


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Condo (aka Attached Single Family)

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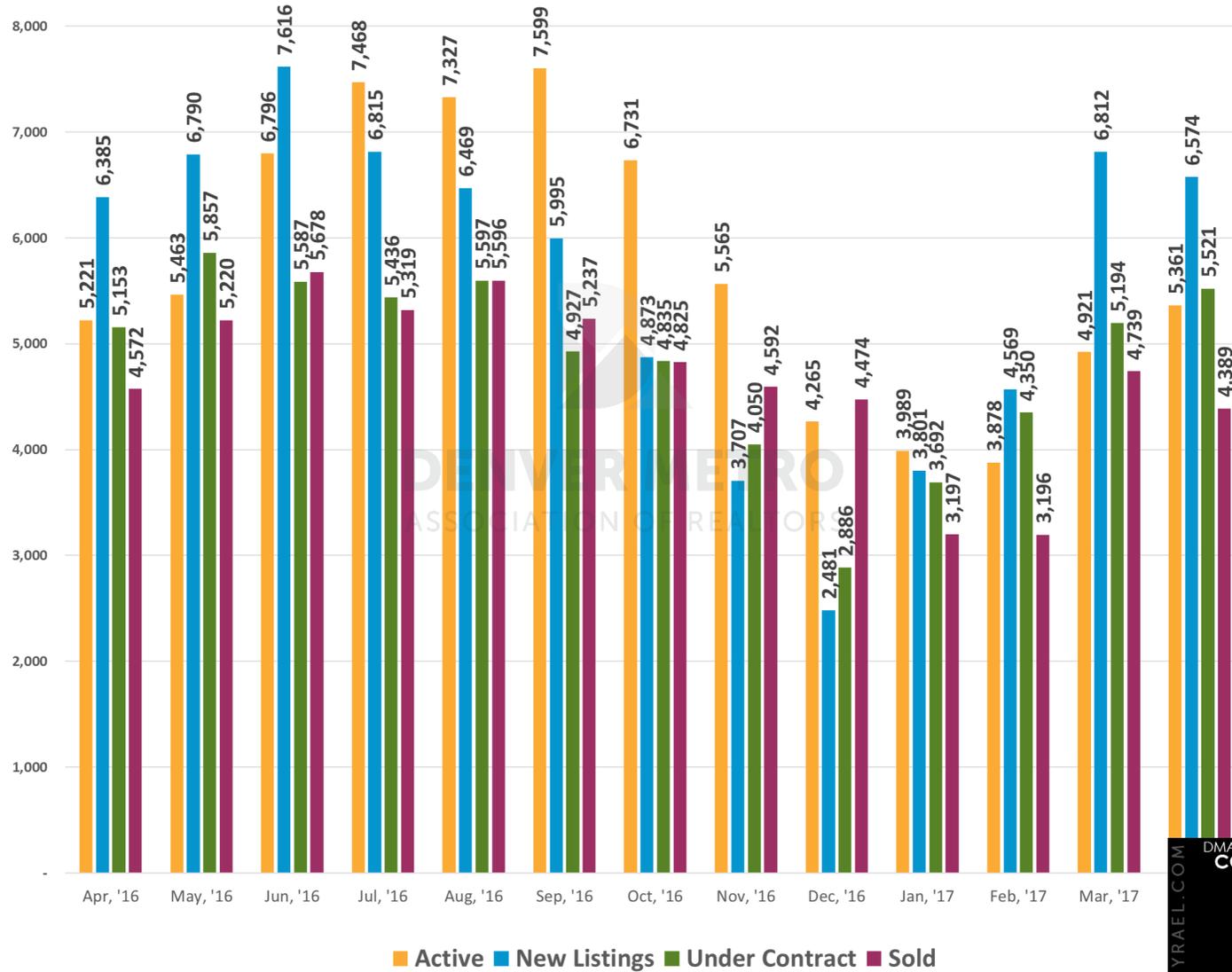


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Residential (Single Family + Condo)

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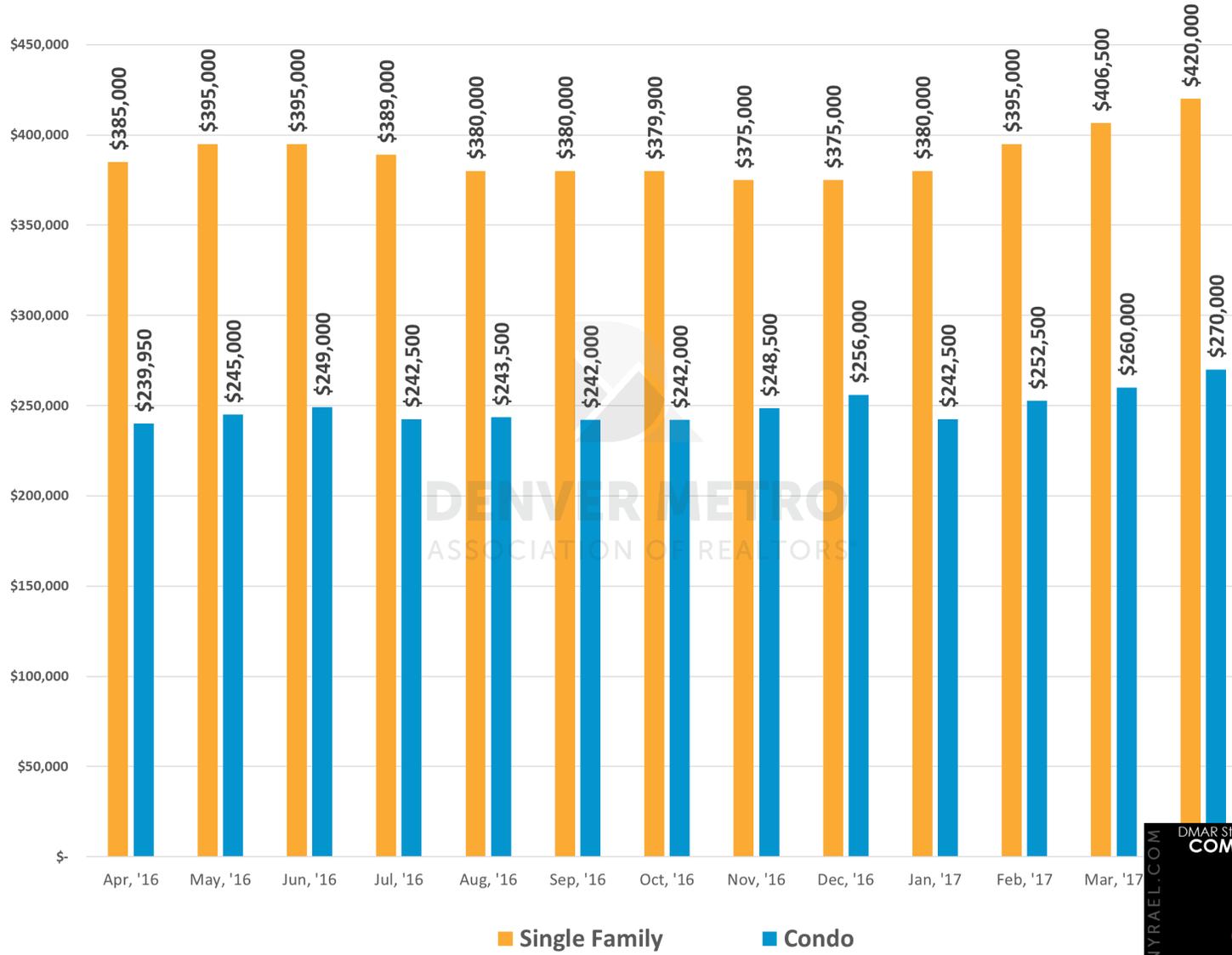


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Median Sales Price

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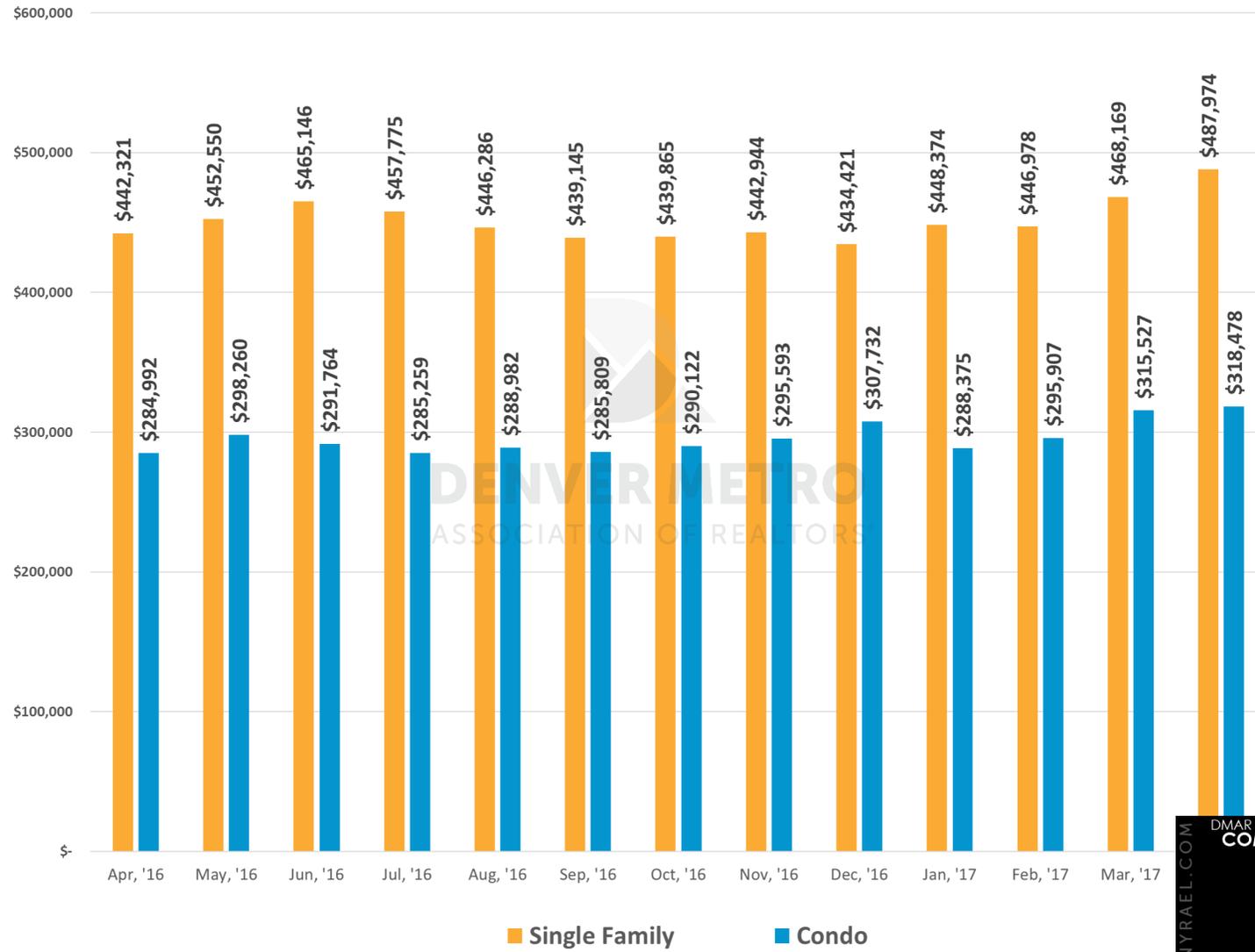
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Average Sales Price

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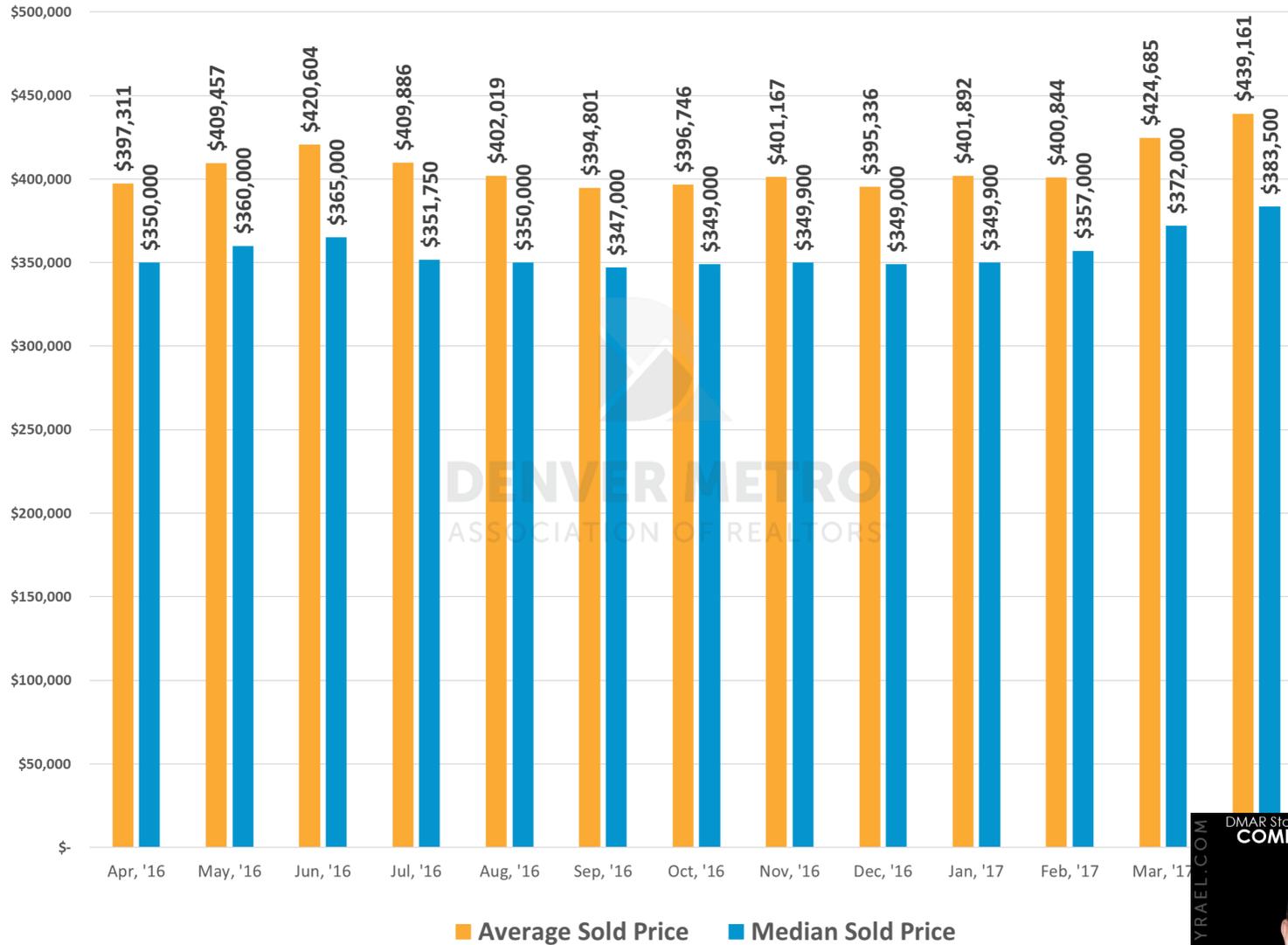


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Residential Sold Price

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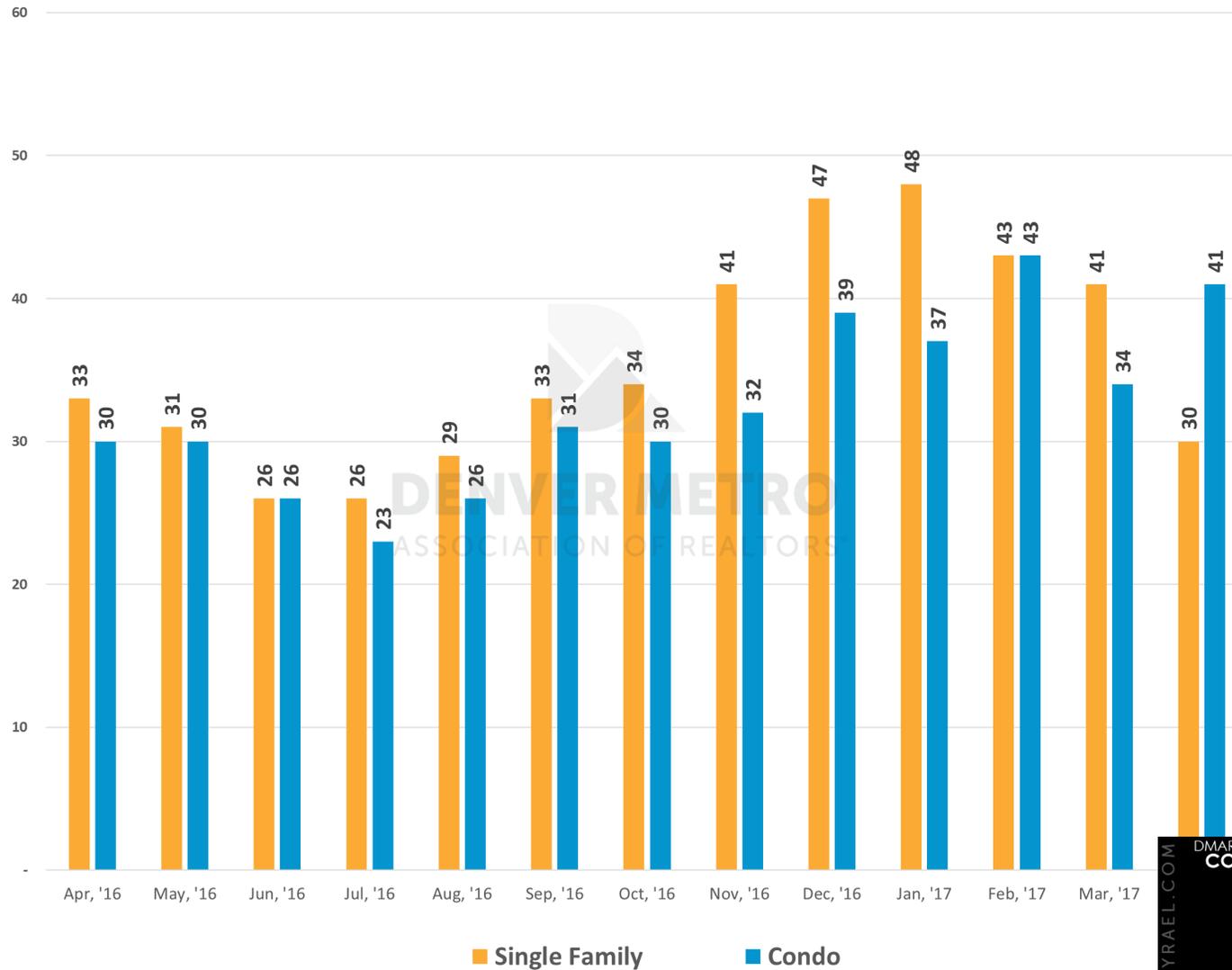
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Current Days on Market

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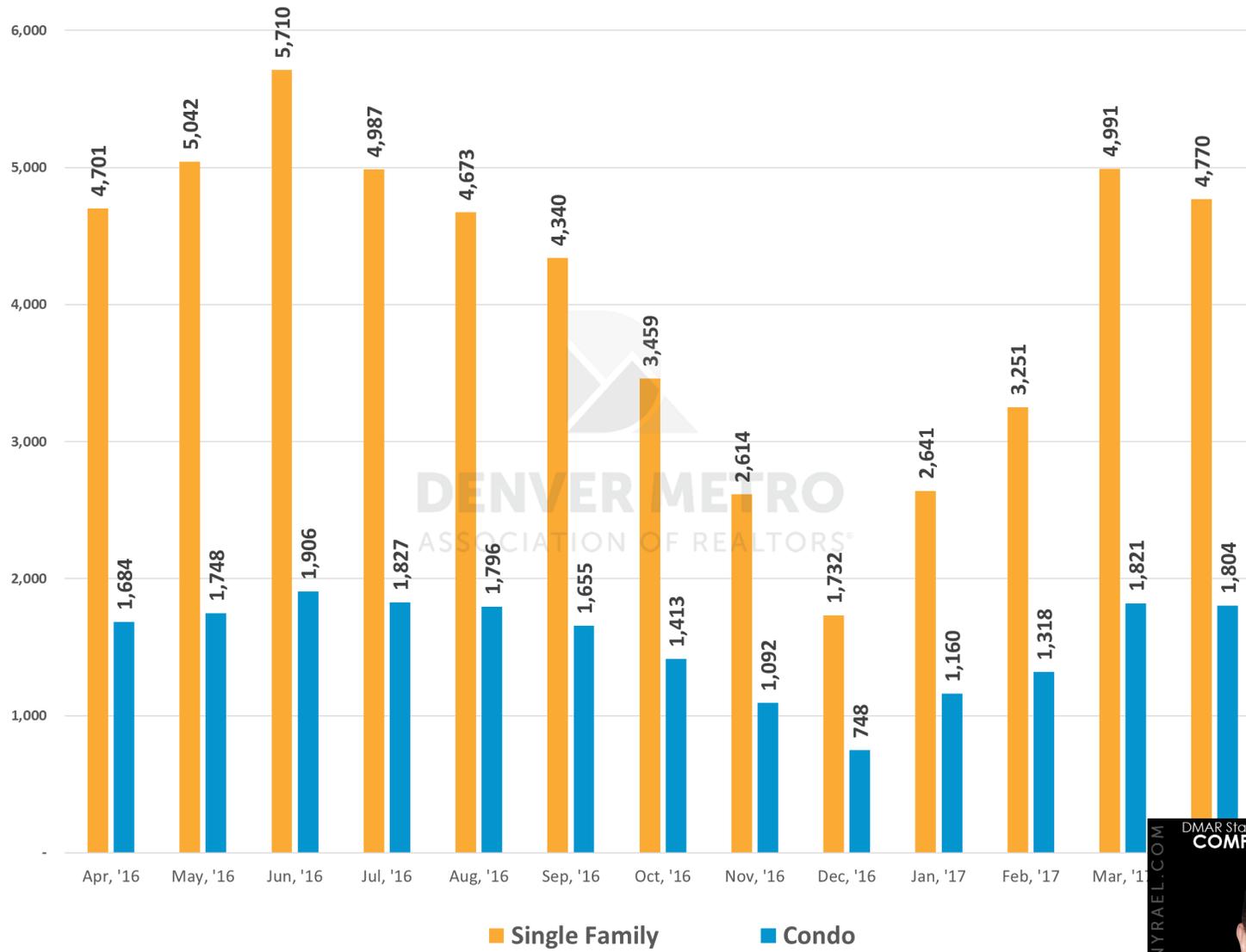


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New Listings

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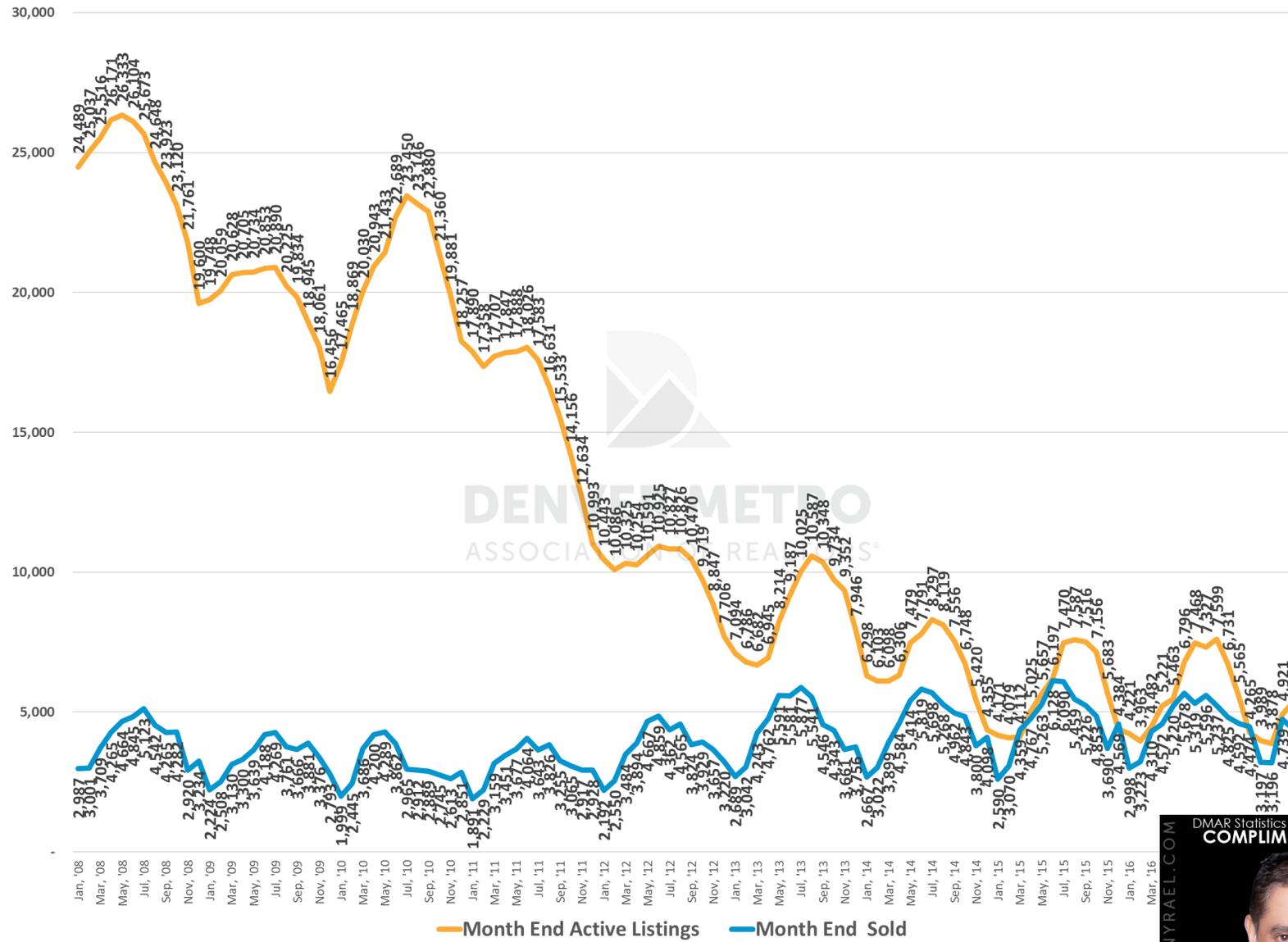
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Month End Active Listings and Month End Sold Homes

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DATA SNAPSHOT

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Apr. '17	Prior Month	Year Ago	Prior Month	Year Ago
Residential (Single Family + Condo)					
Active	5,361	4,921	5,221	8.94%	2.68%
New Listings	6,574	6,812	6,385	-3.49%	2.96%
Under Contract	5,521	5,194	5,153	6.30%	7.14%
Current Days on Market	33	39	32	-15.38%	3.13%
Sold	4,389	4,739	4,572	-7.39%	-4.00%
Average Sold Price	\$439,161	\$424,685	\$397,311	3.41%	10.53%
Median Sold Price	\$383,500	\$372,000	\$350,000	3.09%	9.57%
Sales Volume	\$1,927,477,629	\$2,012,582,215	\$1,816,505,892	-4.23%	6.11%

	Apr. '17	Prior Month	Year Ago	Prior Month	Year Ago
Single Family (aka Detached Single Family)					
Active	4,128	3,772	4,100	9.44%	0.68%
New Listings	4,770	4,991	4,701	-4.43%	1.47%
Under Contract	4,019	3,769	3,797	6.63%	5.85%
Current Days on Market	30	41	33	-26.83%	-9.09%
Sold	3,125	3,389	3,264	-7.79%	-4.26%
Average Sold Price	\$487,974	\$468,169	\$442,321	4.23%	10.32%
Median Sold Price	\$420,000	\$406,500	\$385,000	3.32%	9.09%
Sales Volume	\$1,524,918,750	\$1,586,624,741	\$1,443,735,744	-3.89%	5.62%

	Apr. '17	Prior Month	Year Ago	Prior Month	Year Ago
Condo (aka Attached Single Family)					
Active	1,233	1,149	1,121	7.31%	9.99%
New Listings	1,804	1,821	1,684	-0.93%	7.13%
Under Contract	1,502	1,425	1,356	5.40%	10.77%
Current Days on Market	41	34	30	20.59%	7.27%
Sold	1,264	1,350	1,308	-6.37%	-1.68%
Average Sold Price	\$318,478	\$315,527	\$284,992	0.94%	11.75%
Median Sold Price	\$270,000	\$260,000	\$239,950	3.85%	13.36%
Sales Volume	\$402,556,192	\$425,961,450	\$372,769,536	-5.49%	7.27%

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APRIL DATA YTD 2017 to 2013

	YTD 2017	YTD 2016	YTD 2015	YTD 2014	YTD 2013	'17 vs. '16	'16 vs. '15	'15 vs. '14	'14 vs. '13
Residential (Single Family + Condo)									
Active Listings at month end	5,361	5,221	5,025	6,306	6,945	2.68%	3.90%	-20.31%	-9.20%
New Listings	21,761	20,215	20,879	20,475	27,507	7.65%	-3.18%	1.97%	-25.56%
Current Days on Market	39	40	38	50	66	-2.50%	5.26%	-24.00%	-24.24%
Sold	15,554	15,105	14,786	14,172	14,745	2.97%	2.16%	4.33%	-3.89%
Average Sold Price	\$409,044	\$385,691	\$352,120	\$311,630	\$294,058	6.05%	9.53%	12.99%	5.98%
Median Sold Price	\$367,000	\$335,500	\$305,000	\$264,000	\$246,000	9.39%	10.00%	15.53%	7.32%
Sales Volume	\$6,362,270,376	\$5,825,862,555	\$5,206,446,320	\$4,416,420,360	\$4,335,885,210	9.21%	11.90%	17.89%	1.86%
Single Family (aka Detached Single Family)									
Active Listings at month end	4,128	4,100	4,075	5,088	5,662	0.68%	0.61%	-19.91%	-10.14%
New Listings	15,654	14,645	15,083	15,074	21,905	6.89%	-2.90%	0.06%	-31.18%
Current Days on Market	40	41	40	52	68	-2.44%	2.50%	-23.08%	-23.53%
Sold	11,045	10,784	10,520	10,450	11,755	2.42%	2.51%	0.67%	-11.10%
Average Sold Price	\$464,931	\$427,197	\$393,446	\$345,473	\$321,260	8.83%	8.58%	13.89%	7.54%
Median Sold Price	\$400,000	\$369,900	\$339,900	\$290,000	\$269,000	8.14%	8.83%	17.21%	7.81%
Sales Volume	\$5,135,162,895	\$4,606,892,448	\$4,139,051,920	\$3,610,192,850	\$3,776,411,300	11.47%	11.30%	14.65%	-4.40%
Condo (aka Attached Single Family)									
Active Listings at month end	1,233	1,121	950	1,218	1,283	9.99%	18.00%	-22.00%	-5.07%
New Listings	6,107	5,570	5,796	5,401	5,602	9.64%	-3.90%	7.31%	-3.59%
Current Days on Market	39	37	34	43	62	5.41%	8.82%	-20.93%	-30.65%
Sold	4,509	4,321	4,266	3,722	2,990	4.35%	1.29%	14.62%	24.48%
Average Sold Price	\$306,640	\$282,106	\$250,208	\$216,611	\$187,078	8.70%	12.75%	15.51%	15.79%
Median Sold Price	\$257,500	\$231,000	\$200,000	\$171,750	\$152,000	11.47%	15.50%	16.45%	12.99%
Sales Volume	\$1,382,639,760	\$1,218,980,026	\$1,067,387,328	\$806,226,142	\$559,363,220	13.43%	14.20%	32.39%	44.13%

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MARKET TRENDS

Price Range	Single Family			Condo		
	Sold	Active	MOI	Sold	Active	MOI
\$0 to \$99,999	3	10	3.33	21	14	0.67
\$100,000 to \$199,999	26	20	0.77	241	120	0.50
\$200,000 to \$299,999	388	144	0.37	482	243	0.50
\$300,000 to \$399,999	980	513	0.52	243	201	0.83
\$400,000 to \$499,999	717	747	1.04	150	187	1.25
\$500,000 to \$749,999	720	1,271	1.77	89	285	3.20
\$750,000 to \$999,999	167	571	3.42	23	104	4.52
\$1,000,000 and over	124	852	6.87	15	79	5.27
TOTALS	3,125	4,128	1.32	1,264	1,233	0.98

Price Range	Single Family		% change	Condo		% change
	Apr. '17	Mar. '17		Apr. '17	Mar. '17	
\$0 to \$99,999	3	6	-50.00%	21	18	16.67%
\$100,000 to \$199,999	26	31	-16.13%	241	303	-20.46%
\$200,000 to \$299,999	388	492	-21.14%	482	519	-7.13%
\$300,000 to \$399,999	980	1,094	-10.42%	243	232	4.74%
\$400,000 to \$499,999	717	782	-8.31%	150	119	26.05%
\$500,000 to \$749,999	720	701	2.71%	89	108	-17.59%
\$750,000 to \$999,999	167	167	0.00%	23	32	-28.13%
\$1,000,000 and over	124	116	6.90%	15	19	-21.05%
TOTALS	3,125	3,389	-7.79%	1,264	1,350	-6.37%

Price Range	Single Family		% change	Condo		% change
	YTD Apr. '17	YTD Apr. '16		YTD Apr. '17	YTD Apr. '16	
\$0 to \$99,999	13	21	-38.10%	67	173	-61.27%
\$100,000 to \$199,999	126	317	-60.25%	1,046	1,399	-25.23%
\$200,000 to \$299,999	1,719	2,488	-30.91%	1,745	1,419	22.97%
\$300,000 to \$399,999	3,609	3,436	5.03%	779	628	24.04%
\$400,000 to \$499,999	2,494	2,183	14.25%	400	320	25.00%
\$500,000 to \$749,999	2,209	1,668	32.43%	346	270	26.30%
\$750,000 to \$999,999	504	381	32.28%	77	81	-4.94%
\$1,000,000 and over	371	290	27.93%	49	31	58.06%
TOTALS	11,045	10,784	2.42%	4,509	4,321	4.34%

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LUXURY MARKET | Properties Sold for \$1 Million or More

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Apr. '17	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	139	135	101	2.96%	37.62%
Average Price	\$ 1,505,868	\$ 1,429,960	\$ 1,545,366	5.31%	-2.56%
Sales Volume	\$ 209,315,652	\$ 193,044,600	\$ 156,081,966	8.43%	34.11%
Current Days on Market	117	117	118	0.00%	-0.85%
Close Price/List Price	97.01%	97.49%	97.41%	-0.49%	-0.41%
PSF Total	\$ 294	\$ 301	\$ 279	-2.22%	5.49%
Single Family (aka Detached Single Family)					
Sold	124	116	96	6.90%	29.17%
Average Price	\$ 1,516,734	\$ 1,463,244	\$ 1,560,229	3.66%	-2.79%
Sales Volume	\$ 188,075,016	\$ 169,736,304	\$ 149,781,984	10.80%	25.57%
Current Days on Market	109	117	122	-6.84%	-10.66%
Close Price/List Price	96.92%	97.51%	97.43%	-0.61%	-0.52%
PSF Total	\$ 279	\$ 279	\$ 271	0.00%	2.95%
Condo (aka Attached Single Family)					
Sold	15	19	5	-21.05%	200.00%
Average Price	\$ 1,416,037	\$1,226,750	\$ 1,260,000	15.43%	12.38%
Sales Volume	\$ 21,240,555	\$ 23,308,250	\$ 6,300,000	-8.87%	237.15%
Current Days on Market	178	118	37	50.85%	381.08%
Close Price/List Price	97.73%	97.39%	97.07%	0.35%	0.68%
PSF Total	\$ 420	\$ 434	\$ 439	-3.26%	-4.36%

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	YTD 2017	YTD 2016	YTD 2015	YTD 2014	YTD 2013	17 vs '16	'16 vs '15	15 vs '14	14 vs '13
Residential (Single Family + Condo)									
Sold	420	321	245	199	203	30.84%	31.02%	23.12%	-1.97%
Average Sold Price	\$ 1,501,845	\$ 1,559,500	\$ 1,500,538	\$ 1,536,848	\$ 1,497,604	-3.70%	3.93%	-2.36%	2.62%
Sales Volume	\$ 630,774,900	\$ 500,599,500	\$ 367,631,810	\$ 305,832,752	\$ 304,013,612	26.00%	36.17%	20.21%	0.60%
Median Sold Price	\$ 1,262,538	\$ 1,350,000	\$ 1,300,000	\$ 1,300,000	\$ 1,259,000	-6.48%	3.85%	0.00%	3.26%
Current Days on Market - Average	125	122	131	135	191	2.46%	-6.87%	-2.96%	-29.32%
Current Days on Market - Median	55	55	62	74	99	0.00%	-11.29%	-16.22%	-25.25%
Close Price/List Price	96.82%	96.45%	96.27%	95.78%	95.46%	0.38%	0.19%	0.51%	0.34%
PSF Total	\$ 298	\$ 296	\$ 275	\$ 264	\$ 249	0.68%	7.64%	4.17%	6.02%
Single Family (aka Detached Single Family)									
Sold	371	290	227	181	191	27.93%	27.75%	25.41%	-5.24%
Average Sold Price	\$ 1,524,373	\$ 1,539,025	\$ 1,498,312	\$ 1,518,117	\$ 1,507,972	-0.95%	2.72%	-1.30%	0.67%
Sales Volume	\$ 565,542,383	\$ 446,317,250	\$ 340,116,824	\$ 274,779,177	\$ 288,022,652	26.71%	31.22%	23.78%	-4.60%
Median Sold Price	\$ 1,270,000	\$ 1,345,000	\$ 1,307,500	\$ 1,282,000	\$ 1,269,000	-5.58%	2.87%	1.99%	1.02%
Current Days on Market - Average	122	125	125	135	193	-2.40%	0.00%	-7.41%	-30.05%
Current Days on Market - Median	57	60	59	74	98	-5.00%	1.69%	-20.27%	-24.49%
Close Price/List Price	96.76%	96.32%	96.08%	95.93%	95.63%	0.46%	0.25%	0.16%	0.31%
PSF Total	\$ 281	\$ 265	\$ 256	\$ 245	\$ 238	6.04%	3.52%	4.49%	2.94%
Condo (aka Attached Single Family)									
Sold	49	31	18	18	12	58.06%	72.22%	0.00%	50.00%
Average Sold Price	\$ 1,331,279	\$ 1,751,040	\$ 1,528,611	\$ 1,725,199	\$ 1,332,583	-23.97%	14.55%	-11.40%	29.46%
Sales Volume	\$ 65,232,671	\$ 54,282,240	\$ 27,514,998	\$ 31,053,582	\$ 15,990,996	20.17%	97.28%	-11.40%	94.19%
Median Sold Price	\$ 1,185,000	\$ 1,350,000	\$ 1,257,500	\$ 1,515,000	\$ 1,225,000	-12.22%	7.36%	-17.00%	23.67%
Current Days on Market - Average	142	92	205	131	149	54.35%	-55.12%	56.49%	-12.08%
Current Days on Market - Median	45	26	123	96	122	73.08%	-78.86%	28.13%	-21.31%
Close Price/List Price	97.25%	97.68%	98.75%	94.29%	92.78%	-0.44%	-1.08%	4.73%	1.63%
PSF Total	\$ 433	\$ 580	\$ 508	\$ 459	\$ 425	-25.34%	14.17%	10.68%	8.00%

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SIGNATURE MARKET | Properties Sold Between \$750,000 and \$999,999

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Apr. '17	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	190	199	141	-4.52%	34.75%
Average Price	\$ 848,244	\$ 835,429	\$ 843,184	1.53%	0.60%
Sales Volume	\$ 161,166,360	\$ 166,250,371	\$ 118,888,944	-3.06%	35.56%
Current Days on Market	63	105	66	-40.00%	-4.55%
Close Price/List Price	98.73%	98.49%	98.93%	0.24%	-0.20%
PSF Total	\$ 223	\$ 224	\$ 218	-0.54%	2.29%
Single Family (aka Detached Single Family)					
Sold	167	167	114	0.00%	46.49%
Average Price	\$ 851,381	\$ 836,344	\$ 848,163	1.80%	0.38%
Sales Volume	\$ 142,180,627	\$ 139,669,448	\$ 96,690,582	1.80%	47.05%
Current Days on Market	59	110	69	-46.36%	-14.49%
Close Price/List Price	98.70%	98.44%	98.92%	0.26%	-0.22%
PSF Total	\$ 210	\$ 207	\$ 196	1.45%	7.35%
Condo (aka Attached Single Family)					
Sold	23	32	27	-28.13%	-14.81%
Average Price	\$ 825,466	\$ 830,650	\$ 822,161	-0.62%	0.40%
Sales Volume	\$ 18,985,718	\$ 26,580,800	\$ 22,198,347	-28.57%	-14.47%
Current Days on Market	87	78	50	11.54%	74.00%
Close Price/List Price	98.97%	98.77%	98.94%	0.20%	0.03%
PSF Total	\$ 321	\$ 316	\$ 313	1.58%	2.56%

DMAR MARKET TRENDS | MAY 2017

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SIGNATURE MARKET | Properties Sold Between \$750,000 and \$999,999

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2017	YTD 2016	YTD 2015	YTD 2014	YTD 2013	17 vs '16	'16 vs '15	15 vs '14	14 vs '13
Residential (Single Family + Condo)									
Sold	581	462	400	254	250	25.76%	15.50%	57.48%	1.60%
Average Sold Price	\$ 844,494	\$ 842,764	\$ 849,387	\$ 843,588	\$ 853,869	0.21%	-0.78%	0.69%	-1.20%
Sales Volume	\$ 490,651,014	\$ 389,356,968	\$ 339,754,800	\$ 214,271,352	\$ 213,467,250	26.02%	14.60%	58.56%	0.38%
Median Sold Price	\$ 834,900	\$ 834,750	\$ 841,000	\$ 835,000	\$ 850,000	0.02%	-0.74%	0.72%	-1.76%
Current Days on Market - Average	92	88	106	124	132	4.55%	-16.98%	-14.52%	-6.06%
Current Days on Market - Median	35	38	44	59	66	-7.89%	-13.64%	-25.42%	-10.61%
Close Price/List Price	98.40%	98.52%	97.93%	97.53%	97.34%	-0.12%	0.60%	0.41%	0.20%
PSF Total	\$ 223	\$ 216	\$ 208	\$ 198	\$ 197	3.24%	3.85%	5.05%	0.51%
Single Family (aka Detached Single Family)									
Sold	504	381	345	224	233	32.28%	10.43%	54.02%	-3.86%
Average Sold Price	\$ 847,163	\$ 844,721	\$ 846,636	\$ 841,570	\$ 852,515	0.29%	-0.23%	0.60%	-1.28%
Sales Volume	\$ 426,970,152	\$ 321,838,701	\$ 292,089,420	\$ 188,511,680	\$ 198,635,995	32.67%	10.18%	54.94%	-5.10%
Median Sold Price	\$ 840,000	\$ 838,000	\$ 837,782	\$ 829,975	\$ 850,000	0.24%	0.03%	0.94%	-2.36%
Current Days on Market - Average	94	88	110	120	126	6.82%	-20.00%	-8.33%	-4.76%
Current Days on Market - Median	37	48	49	52	62	-22.92%	-2.04%	-5.77%	-16.13%
Close Price/List Price	98.31%	98.37%	97.73%	97.57%	97.60%	-0.06%	0.65%	0.16%	-0.03%
PSF Total	\$ 210	\$ 193	\$ 190	\$ 179	\$ 183	8.81%	1.58%	6.15%	-2.19%
Condo (aka Attached Single Family)									
Sold	77	81	55	30	17	-4.94%	47.27%	83.33%	76.47%
Average Sold Price	\$ 827,029	\$ 833,561	\$ 866,646	\$ 858,658	\$ 872,426	-0.78%	-3.82%	0.93%	-1.58%
Sales Volume	\$ 63,681,233	\$ 67,518,441	\$ 47,665,530	\$ 25,759,740	\$ 14,831,242	-5.68%	41.65%	85.04%	73.69%
Median Sold Price	\$ 815,000	\$ 809,000	\$ 878,000	\$ 855,000	\$ 875,000	0.74%	-7.86%	2.69%	-2.29%
Current Days on Market - Average	80	92	83	158	216	-13.04%	10.84%	-47.47%	-26.85%
Current Days on Market - Median	23	18	31	120	147	27.78%	-41.94%	-74.17%	-18.37%
Close Price/List Price	99.03%	99.19%	99.18%	97.22%	93.71%	-0.16%	0.01%	2.02%	3.75%
PSF Total	\$ 314	\$ 323	\$ 319	\$ 335	\$ 390	-2.79%	1.25%	-4.78%	-14.10%

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PREMIER MARKET | Properties Sold Between \$500,000 and \$749,999

Snapshot Month-Over-Month and Year-Over-Year Comparisons

	Apr. '17	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	809	809	652	0.00%	24.08%
Average Price	\$ 591,383	\$ 589,140	\$ 594,656	0.38%	-0.55%
Sales Volume	\$ 478,428,847	\$ 476,614,260	\$ 387,715,712	0.38%	23.40%
Current Days on Market	56	68	70	-17.65%	-20.00%
Close Price/List Price	99.70%	99.41%	99.65%	0.29%	0.05%
PSF Total	\$ 197	\$ 190	\$ 187	3.68%	5.35%
Single Family (aka Detached Single Family)					
Sold	720	701	565	2.71%	27.43%
Average Price	\$ 592,278	\$ 586,092	\$ 594,604	1.06%	-0.39%
Sales Volume	\$ 426,440,160	\$ 410,850,492	\$ 335,951,260	3.79%	26.94%
Current Days on Market	47	62	59	-24.19%	-20.34%
Close Price/List Price	99.75%	99.49%	99.68%	0.26%	0.07%
PSF Total	\$ 184	\$ 173	\$ 171	6.28%	7.42%
Condo (aka Attached Single Family)					
Sold	89	108	87	-17.59%	2.30%
Average Price	\$ 584,144	\$ 608,924	\$ 594,995	-4.07%	-1.82%
Sales Volume	\$ 51,988,816	\$ 65,763,792	\$ 51,764,565	-20.95%	0.43%
Current Days on Market	128	107	138	19.63%	-7.25%
Close Price/List Price	99.29%	98.94%	99.46%	0.35%	-0.17%
PSF Total	\$ 303	\$ 302	\$ 294	0.33%	3.06%

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PREMIER MARKET | Properties Sold Between \$500,000 and \$749,999

Snapshot Year-to-Date and Year-Over-Year Comparisons

	YTD 2017	YTD 2016	YTD 2015	YTD 2014	YTD 2013	17 vs '16	'16 vs '15	15 vs '14	14 vs '13
Residential (Single Family + Condo)									
Sold	2,555	1,938	1,620	1,121	1,004	31.84%	19.63%	44.51%	11.65%
Average Sold Price	\$ 589,613	\$ 592,426	\$ 592,470	\$ 592,953	\$ 591,209	-0.47%	-0.01%	-0.08%	0.29%
Sales Volume	\$ 1,506,461,215	\$ 1,148,121,588	\$ 959,801,400	\$ 664,700,313	\$ 593,573,836	31.21%	19.62%	44.40%	11.98%
Median Sold Price	\$ 575,000	\$ 580,000	\$ 578,350	\$ 580,000	\$ 577,356	-0.86%	0.29%	-0.28%	0.46%
Current Days on Market - Average	68	81	81	82	97	-16.05%	0.00%	-1.22%	-15.46%
Current Days on Market - Median	20	28	32	41	39	-28.57%	-12.50%	-21.95%	5.13%
Close Price/List Price	99.32%	99.01%	98.74%	98.31%	97.92%	0.31%	0.27%	0.44%	0.40%
PSF Total	\$ 195	\$ 186	\$ 181	\$ 170	\$ 165	4.84%	2.76%	6.47%	3.03%
Single Family (aka Detached Single Family)									
Sold	2,209	1,668	1,379	982	941	32.43%	20.96%	40.43%	4.36%
Average Sold Price	\$ 588,740	\$ 591,159	\$ 592,250	\$ 590,443	\$ 589,443	-0.41%	-0.18%	0.31%	0.17%
Sales Volume	\$ 1,300,526,660	\$ 986,053,212	\$ 816,712,750	\$ 579,815,026	\$ 554,665,863	31.89%	20.73%	40.86%	4.53%
Median Sold Price	\$ 574,737	\$ 580,000	\$ 578,000	\$ 575,000	\$ 575,000	-0.91%	0.35%	0.52%	0.00%
Current Days on Market - Average	60	71	73	79	99	-15.49%	-2.74%	-7.59%	-20.20%
Current Days on Market - Median	19	26	28	41	40	-26.92%	-7.14%	-31.71%	2.50%
Close Price/List Price	99.35%	99.00%	98.73%	98.36%	97.91%	0.35%	0.27%	0.38%	0.46%
PSF Total	\$ 178	\$ 167	\$ 164	\$ 155	\$ 157	6.59%	1.83%	5.81%	-1.27%
Condo (aka Attached Single Family)									
Sold	346	270	241	139	63	28.15%	12.03%	73.38%	120.63%
Average Sold Price	\$ 595,188	\$ 600,254	\$ 593,730	\$ 610,687	\$ 617,584	-0.84%	1.10%	-2.78%	-1.12%
Sales Volume	\$ 205,935,048	\$ 162,068,580	\$ 143,088,930	\$ 84,885,493	\$ 38,907,792	27.07%	13.26%	68.57%	118.17%
Median Sold Price	\$ 585,500	\$ 590,000	\$ 578,700	\$ 621,000	\$ 620,000	-0.76%	1.95%	-6.81%	0.16%
Current Days on Market - Average	113	143	130	108	77	-20.98%	10.00%	20.37%	40.26%
Current Days on Market - Median	34	50	79	45	31	-32.00%	-36.71%	75.56%	45.16%
Close Price/List Price	99.14%	99.02%	98.76%	98.03%	98.05%	0.12%	0.26%	0.74%	-0.02%
PSF Total	\$ 309	\$ 298	\$ 278	\$ 282	\$ 293	3.69%	7.19%	-1.42%	-3.75%

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