

Market Overview

	Dec. 2023	Nov. 2023	Dec. 2022	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
Active Listings at Month's End	4,971	6,684	4,757	-25.63%	4.50%
New Listings	1,725	2,716	1,734	-36.49%	-0.52%
Pending	2,417	2,552	2,180	-5.29%	10.87%
Closed	2,620	2,837	2,889	-7.65%	-9.31%
Close Price - Average	\$ 657,229	\$ 660,603	\$ 636,119	-0.51%	3.32%
Close Price - Median	\$ 551,993	\$ 567,875	\$ 554,990	-2.80%	-0.54%
Sales Volume	\$ 1,721,940,734	\$ 1,874,129,944	\$ 1,837,747,151	-8.12%	-6.30%
Days in MLS - Average	46	38	43	21.05%	6.98%
Days in MLS - Median	29	22	30	31.82%	-3.33%
Close-Price-to-List-Price Ratio	99.25%	98.58%	98.42%	0.68%	0.84%
Detached					
Active Listings at Month's End	3,505	4,743	3,407	-26.10%	2.88%
New Listings	1,228	1,897	1,177	-35.27%	4.33%
Pending	1,723	1,814	1,525	-5.02%	12.98%
Closed	1,850	1,996	2,028	-7.31%	-8.78%
Close Price - Average	\$ 733,116	\$ 741,103	\$ 706,806	-1.08%	3.72%
Close Price - Median	\$ 613,500	\$ 626,550	\$ 600,000	-2.08%	2.25%
Sales Volume	\$ 1,356,264,719	\$ 1,479,241,873	\$ 1,433,402,388	-8.31%	-5.38%
Days in MLS - Average	46	38	44	21.05%	4.55%
Days in MLS - Median	29	22	32	31.82%	-9.38%
Close-Price-to-List-Price Ratio	99.55%	98.49%	98.29%	1.08%	1.28%
Attached					
Active Listings at Month's End	1,466	1,941	1,350	-24.47%	8.59%
New Listings	497	819	557	-39.32%	-10.77%
Pending	694	738	655	-5.96%	5.95%
Closed	770	841	861	-8.44%	-10.57%
Close Price - Average	\$ 474,904	\$ 469,546	\$ 469,622	1.14%	1.12%
Close Price - Median	\$ 418,701	\$ 417,000	\$ 408,650	0.41%	2.46%
Sales Volume	\$ 365,676,015	\$ 394,888,071	\$ 404,344,763	-7.40%	-9.56%
Days in MLS - Average	45	40	38	12.50%	18.42%
Days in MLS - Median	30	22	26	36.36%	15.38%
Close-Price-to-List-Price Ratio	98.53%	98.78%	98.72%	-0.25%	-0.19%

Market Highlights

Realtor® Insights:

- Amidst a slowdown in buyer activity, longer days on the market and more back-on-market listings, some sellers now require higher earnest money deposits.
- Real estate agents are reporting a slight uptick in buyers expressing interest in purchasing a property at the onset of 2024, likely due to the dip in mortgage rates and the Federal Reserve's projection of three rate cuts this year.

Local News:

- Rapid appreciation in property values across Colorado has propelled school districts and local governments towards a projected 25 percent jump in property tax rolls, even after a \$434 million tax cut was approved earlier this year.
- To address the housing affordability challenge for educators, some school districts are exploring building tiny homes on their land.
- Thomas James Homes, the luxury home builder in central Denver, will be leaving the Denver market after completing 34 current projects throughout the city.
- A majority of Colorado voters say homeownership is only going to become less attainable, voicing concerns about the cost of living and the state's broader affordability.
- The Denver Housing Authority completed the renovation of a former medical office building at 655 Broadway into an affordable apartment complex. The nine-story building houses 96 affordable units for seniors and disabled individuals.

National News:

- Despite tax cuts, home values are still expected to rise 28 percent this fiscal year, impacting tax bills due in 2024.
- Nationwide, existing home sales rose by 0.8 percent in November, marking the first increase in five months.
- Interior design trends for 2024 highlight a shift from black houses, brass fixtures, sharp angles and white oak floors and finishes to more earth-toned homes, silver fixtures, curved architecture and rich, darker wood tones.
- Peach Fuzz is Pantone's Color of the Year for 2024.
- A recent survey revealed that one in five homeowners with plans to move had considered renting their homes in 2023; however, financial constraints and manageability realities led 64 percent of them to ultimately decide against becoming landlords.
- Heat pumps are now beating out fossil-fuel-powered gas furnaces in installations and are a strong selling point for sustainability-conscious buyers.

- More than a third of non-agent sellers (for-sale-by-owners or owners who sold to an iBuyer) said the selling process was more difficult than they expected, admitting that they struggled to understand their purchase contract, made legal mistakes and were distrusted by buyers in the marketplace.
- Conditions for housing are expected to improve as interest rates decline, unlocking inventory, fostering moderate home price appreciation and facilitating smoother transactions.

Mortgage News:

- 2023 witnessed mortgage rate volatility, introducing uncertainty among buyers. While the 30-year mortgage rate began and ended the year at 6.6 percent, rates got as low as 5.99 percent and as high as eight percent.
- Federal Reserve Chair Powell turned dovish, or favoring expansionary policy, as he announced three rate cuts in 2024. Despite the current federal rate standing at 5.5 percent and Core PCE at 3.2 percent, which is considered highly restrictive, it would require a series of nine rate cuts or a 2.25 percent reduction to shift towards an accommodative stance.
- The market believes the Fed will start cutting rates as soon as March, since inflation is expected to drop for both January and February based on 2023's 0.5 percent and 0.4 percent month-over-month numbers getting replaced by 0.1 to 0.2 percent. However, geopolitical events creating additional chain restrictions could alter this trajectory.
- While an assumption purchase can assist a buyer in securing a low-interest mortgage, servicers such as PennyMac are severely backlogged, causing transactions to extend 90 days or more.
- For housing to become attainable, Americans either need mortgage rates to fall below 5.5 percent, wages to increase or a combination of these factors.

Quick Stats:

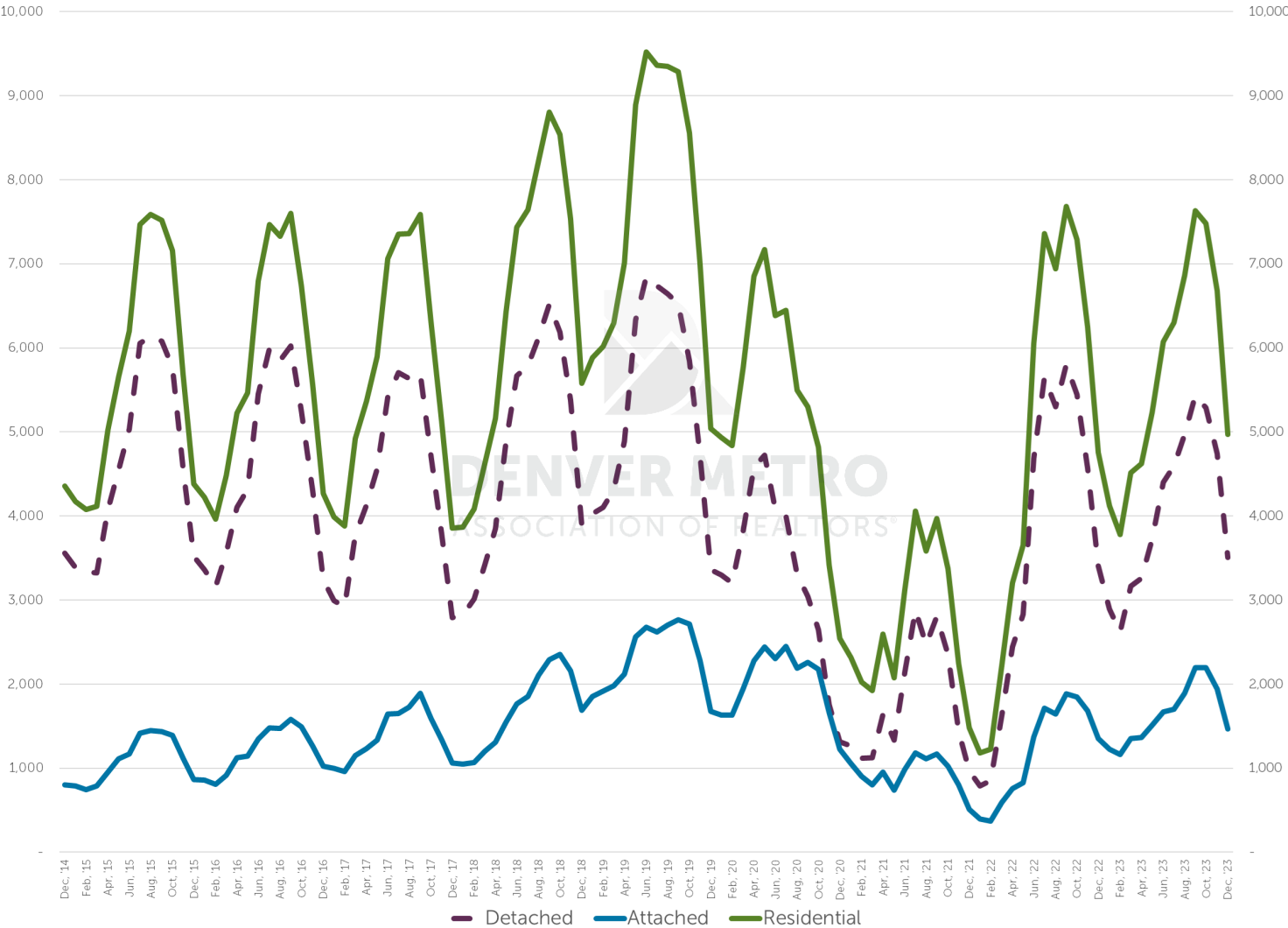
- Average active listings for December are 12,150 (1985-2022).
- Record-high December was 2007 with 24,603 listings and the record-low was set in 2021 with 1,477 listings.
- The historical average decrease in active listings from November to December is 17.06 percent. This year's decrease of 25.63 percent is higher than the seasonal norm, but is inline with what we've seen over the last 10 years at 22.5 percent.

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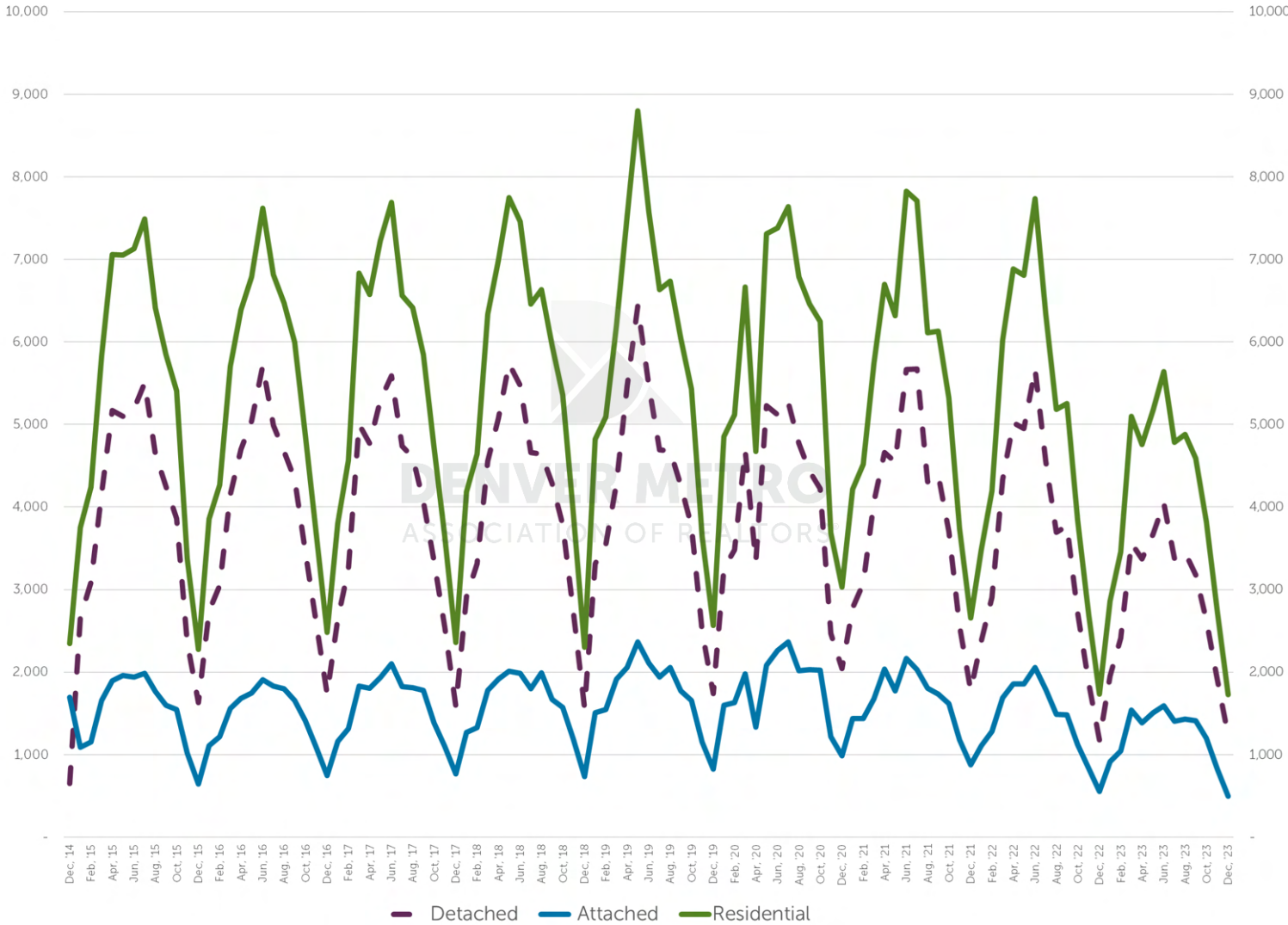
Active Listings at Month's End

DMAR Market Trends | December 2023
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



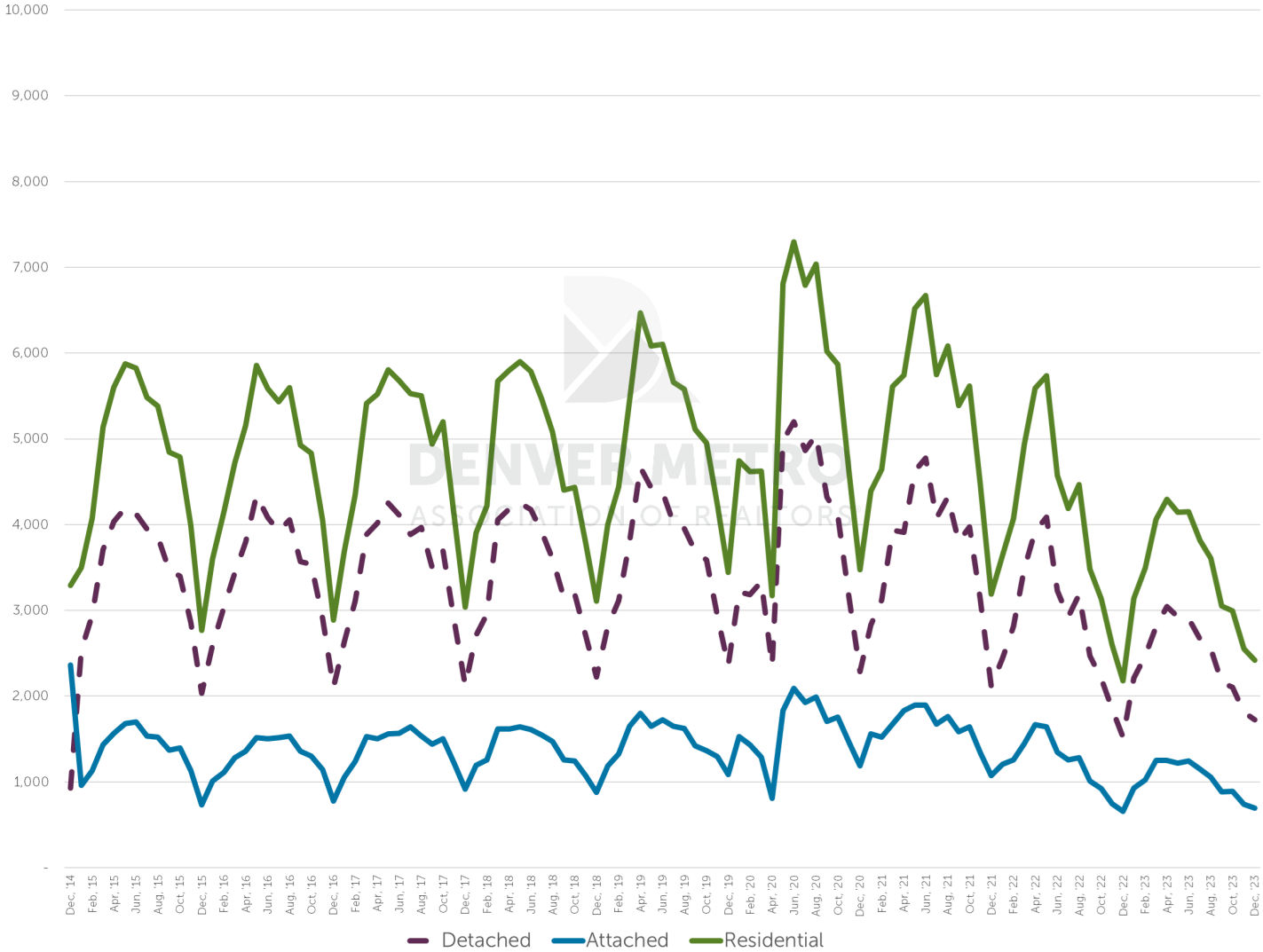
New Listings

DMAR Market Trends | December 2023
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



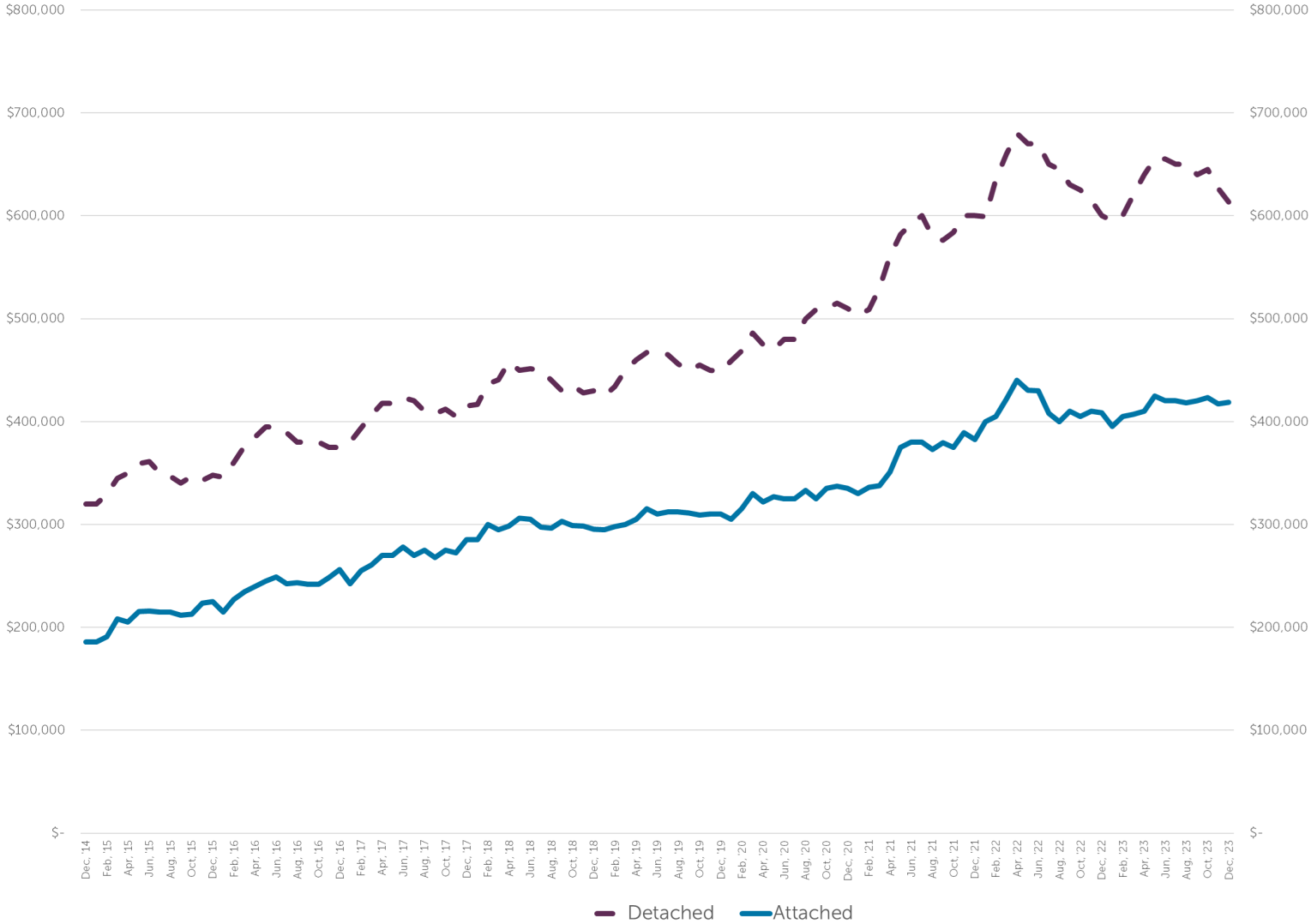
Pending Sales

DMAR Market Trends | December 2023
Denver Metro Association of Realtors®
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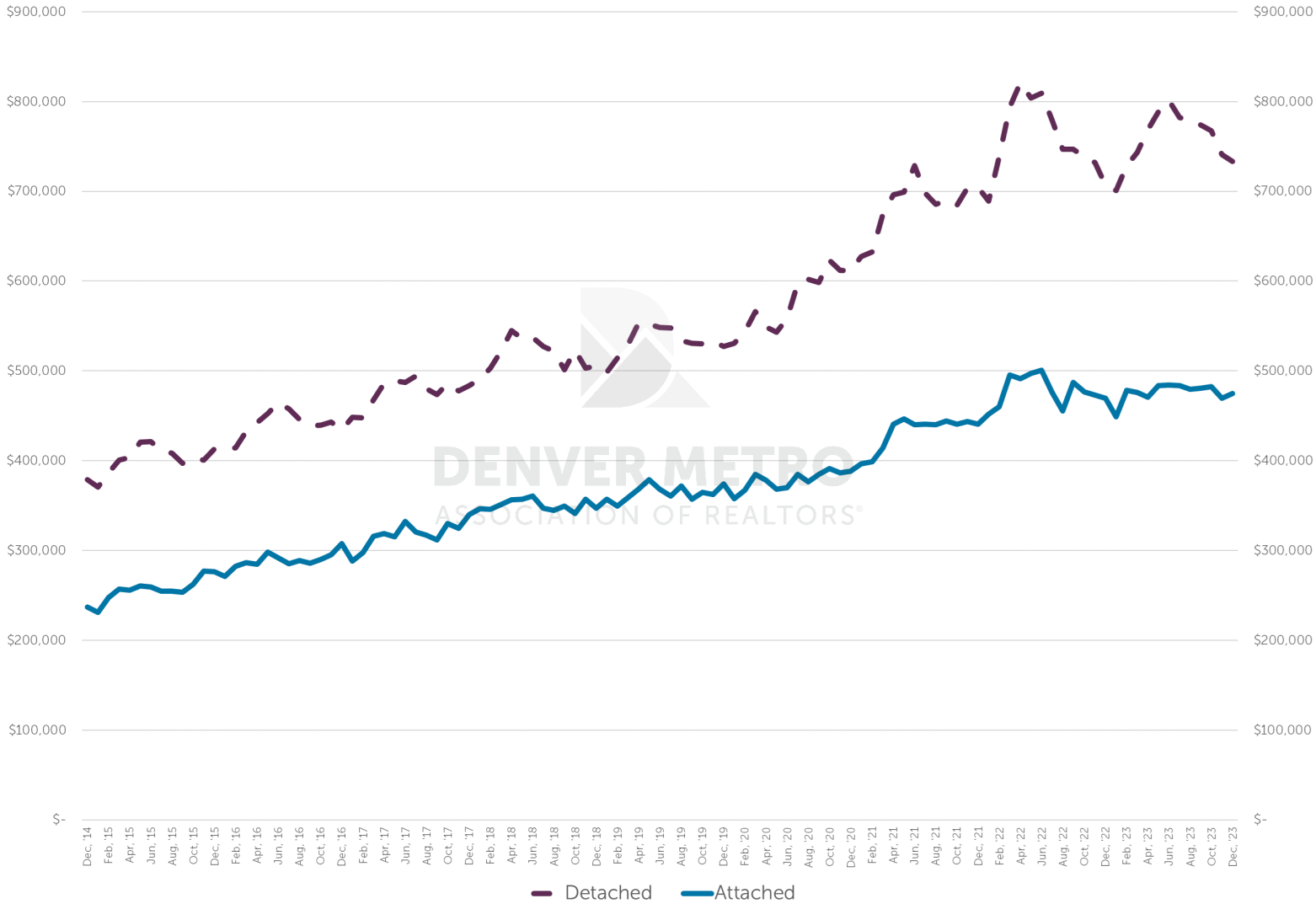
Median Close Price

DMAR Market Trends | December 2023
Denver Metro Association of Realtors®
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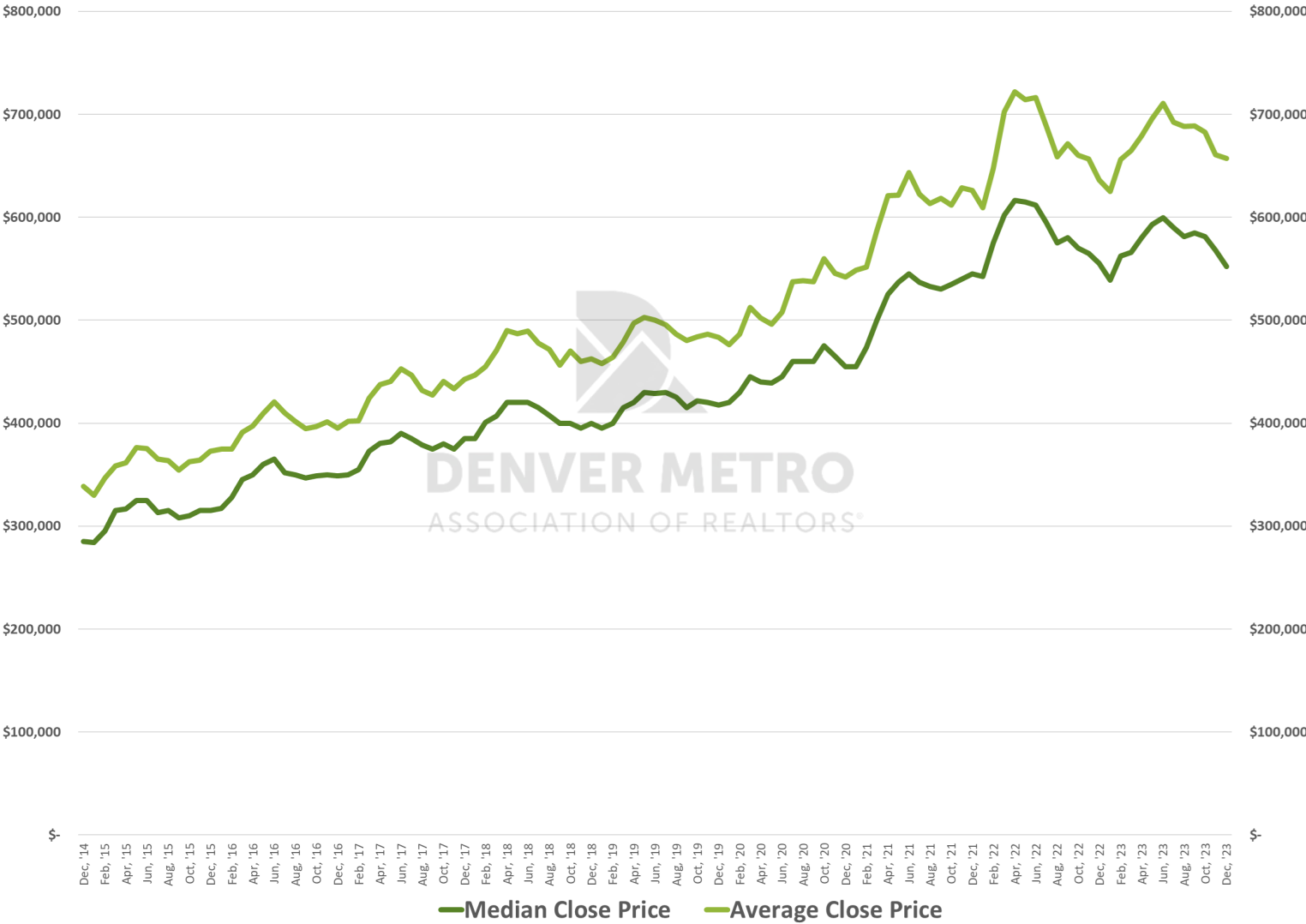
Average Close Price

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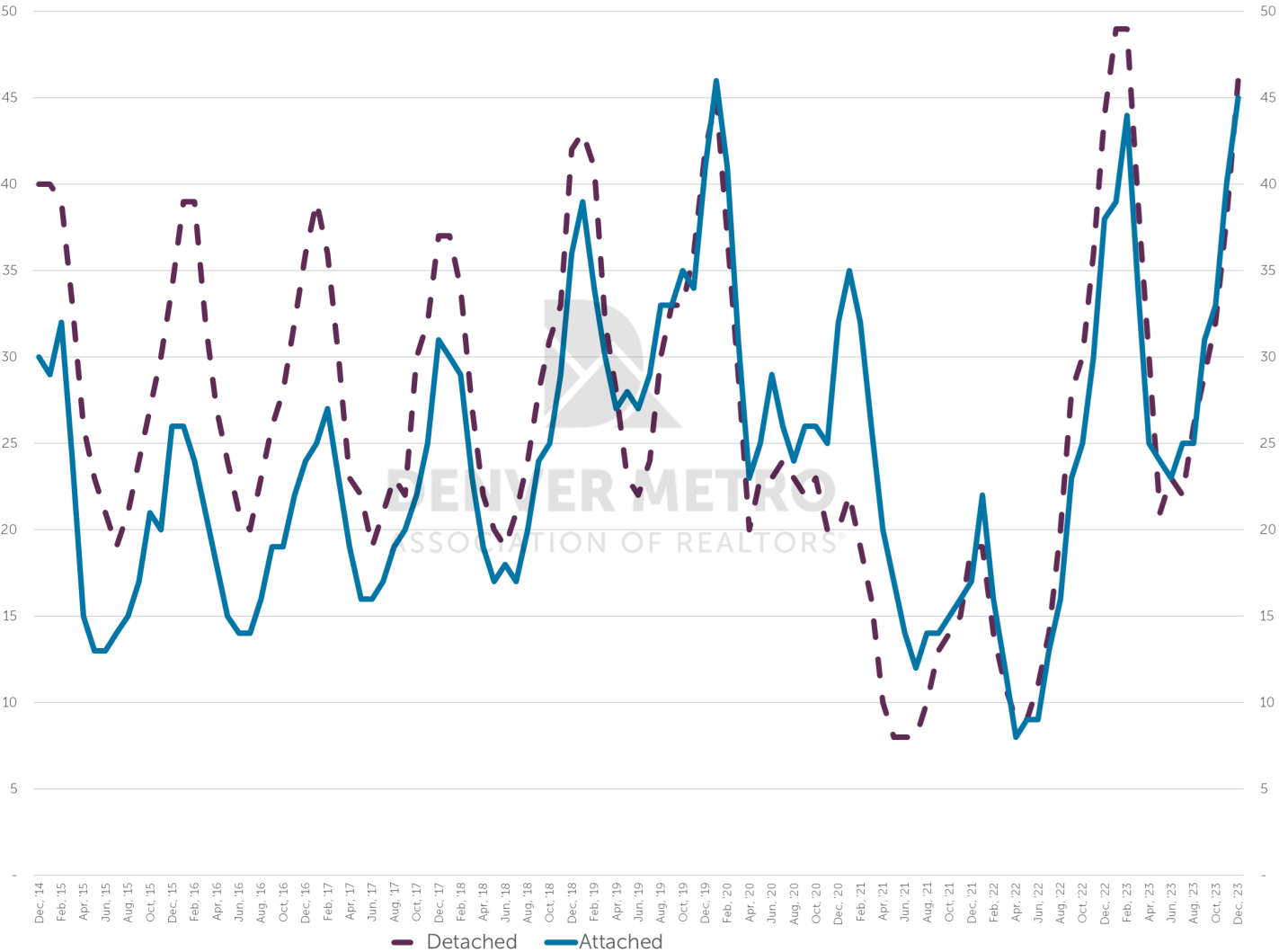
Residential Median + Average Close Price

DMAR Market Trends | December 2023
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



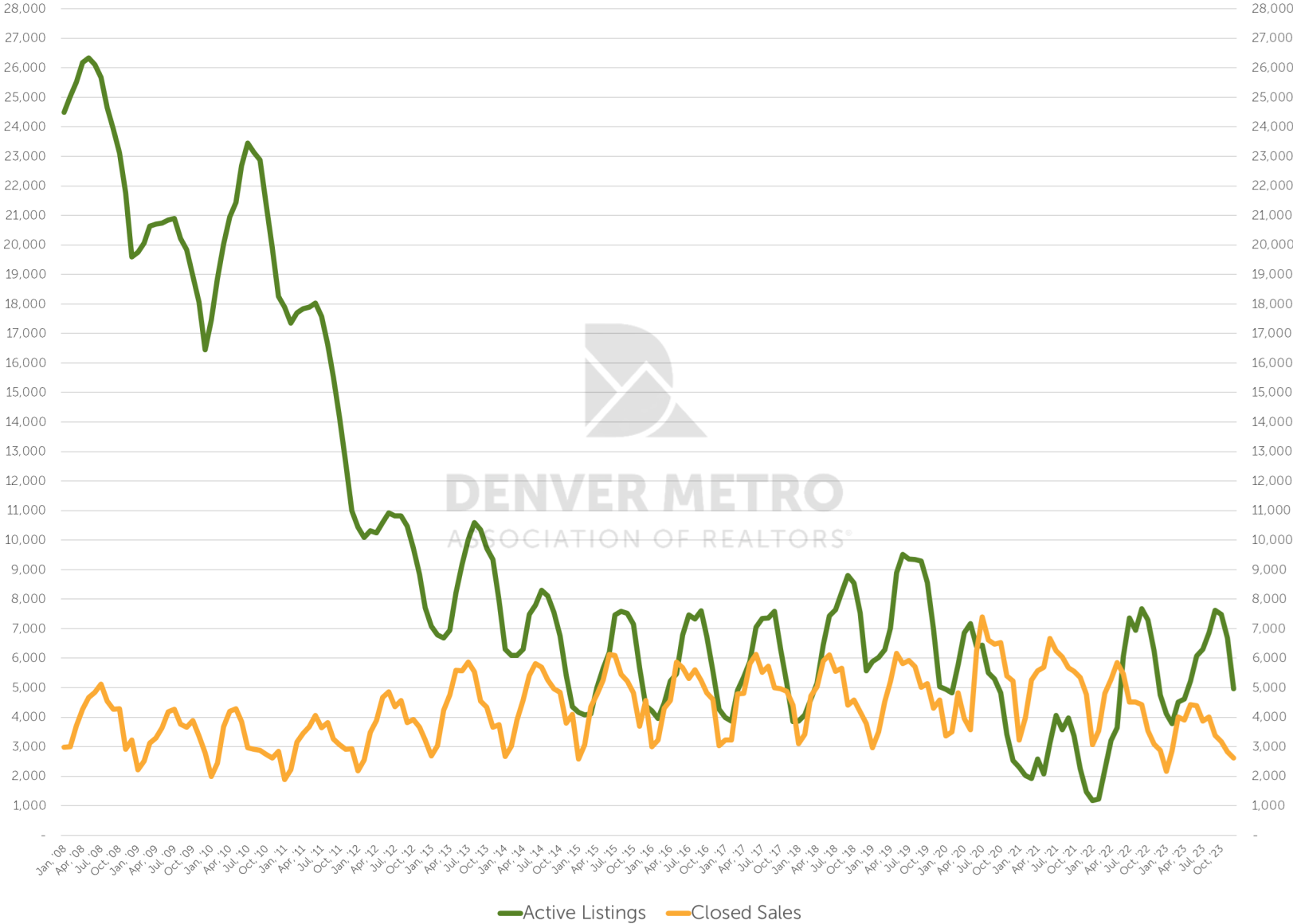
Average Days in MLS

DMAR Market Trends | December 2023
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



Residential Active Listings + Closed Sales at Month's End

DMAR Market Trends | December 2023
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



December Data Year-to-Date | 2023 to 2019

	YTD 2023	YTD 2022	YTD 2021	YTD 2020	YTD 2019	'23 vs '22	'23 vs '21	'23 vs '20	'23 vs '19
Residential (Detached + Attached)									
Active Listings at Month's End	4,971	4,757	1,477	2,541	5,037	4.50%	236.56%	95.63%	-1.31%
New Listings	49,560	60,189	66,333	69,988	71,202	-17.66%	-25.29%	-29.19%	-30.40%
Closed	41,840	51,016	64,108	63,516	58,902	-17.99%	-34.74%	-34.13%	-28.97%
Close Price - Average	\$ 679,710	\$ 680,771	\$ 612,427	\$ 524,773	\$ 486,524	-0.16%	10.99%	29.52%	39.71%
Close Price - Median	\$ 578,000	\$ 588,000	\$ 525,000	\$ 450,000	\$ 420,000	-1.70%	10.10%	28.44%	37.62%
Sales Volume	\$ 28,439,050,530	\$ 34,730,218,331	\$ 39,261,440,263	\$ 33,331,467,588	\$ 28,657,225,410	-18.11%	-27.56%	-14.68%	-0.76%
Days in MLS - Average	32	18	14	26	31	77.78%	128.57%	23.08%	3.23%
Days in MLS - Median	12	5	4	7	13	140.00%	200.00%	71.43%	-7.69%
Close-Price-to-List-Price Ratio	99.55%	102.32%	103.03%	99.96%	99.20%	-2.71%	-3.38%	-0.41%	0.35%
Detached									
Active Listings at Month's End	3,505	3,407	968	1,316	3,360	2.88%	262.09%	166.34%	4.32%
New Listings	34,776	43,036	46,526	48,328	50,201	-19.19%	-25.25%	-28.04%	-30.73%
Closed	29,409	35,570	44,588	45,192	41,991	-17.32%	-34.04%	-34.92%	-29.96%
Close Price - Average	\$ 764,977	\$ 767,888	\$ 690,714	\$ 583,780	\$ 535,472	-0.38%	10.75%	31.04%	42.86%
Close Price - Median	\$ 635,000	\$ 649,900	\$ 580,000	\$ 495,000	\$ 454,500	-2.29%	9.48%	28.28%	39.71%
Sales Volume	\$ 22,497,218,988	\$ 27,313,787,801	\$ 30,797,558,634	\$ 26,382,188,411	\$ 22,484,995,632	-17.63%	-26.95%	-14.73%	0.05%
Days in MLS - Average	32	18	13	25	31	77.78%	146.15%	28.00%	3.23%
Days in MLS - Median	12	6	4	7	13	100.00%	200.00%	71.43%	-7.69%
Close-Price-to-List-Price Ratio	99.56%	102.29%	103.45%	100.11%	99.20%	-2.67%	-3.76%	-0.55%	0.36%
Attached									
Active Listings at Month's End	1,466	1,350	509	1,225	1,677	8.59%	188.02%	19.67%	-12.58%
New Listings	14,784	17,153	19,807	21,660	21,001	-13.81%	-25.36%	-31.75%	-29.60%
Closed	12,431	15,446	19,520	18,324	16,911	-19.52%	-36.32%	-32.16%	-26.49%
Close Price - Average	\$ 477,985	\$ 480,152	\$ 433,600	\$ 379,245	\$ 364,983	-0.45%	10.24%	26.04%	30.96%
Close Price - Median	\$ 415,000	\$ 415,388	\$ 372,500	\$ 327,500	\$ 309,000	-0.09%	11.41%	26.72%	34.30%
Sales Volume	\$ 5,941,831,542	\$ 7,416,430,530	\$ 8,463,881,629	\$ 6,949,279,177	\$ 6,172,229,778	-19.88%	-29.80%	-14.50%	-3.73%
Days in MLS - Average	31	16	19	29	32	93.75%	63.16%	6.90%	-3.13%
Days in MLS - Median	12	5	5	11	14	140.00%	140.00%	9.09%	-14.29%
Close-Price-to-List-Price Ratio	99.52%	102.39%	102.07%	99.59%	99.18%	-2.80%	-2.50%	-0.07%	0.34%

Market Trends

Price Range	Detached			Attached		
	Closed	Active	MOI	Closed	Active	MOI
\$0 to \$299,999	22	39	1.77	149	260	1.74
\$300,000 to \$499,999	405	518	1.28	400	594	1.49
\$500,000 to \$749,999	888	1,499	1.69	169	398	2.36
\$750,000 to \$999,999	285	692	2.43	33	108	3.27
\$1,000,000 to \$1,499,999	161	328	2.04	12	62	5.17
\$1,500,000 to \$1,999,999	52	161	3.10	2	29	14.50
\$2,000,000 and over	37	268	7.24	5	15	3.00
TOTALS	1,850	3,505	1.89	770	1,466	1.90

Price Range	Detached		% change	Attached		% change
	Closed Dec. 2023	Closed Nov. 2023		Closed Dec. 2023	Closed Nov. 2023	
\$0 to \$299,999	22	26	-15.38%	149	172	-13.37%
\$300,000 to \$499,999	405	411	-1.46%	400	384	4.17%
\$500,000 to \$749,999	888	947	-6.23%	169	207	-18.36%
\$750,000 to \$999,999	285	361	-21.05%	33	46	-28.26%
\$1,000,000 to \$1,499,999	161	154	4.55%	12	22	-45.45%
\$1,500,000 to \$1,999,999	52	51	1.96%	2	8	-75.00%
\$2,000,000 and over	37	46	-19.57%	5	2	150.00%
TOTALS	1,850	1,996	-7.31%	770	841	-8.44%

Price Range	Detached		% change	Attached		% change
	YTD Dec. 2023	YTD Dec. 2022		YTD Dec. 2023	YTD Dec. 2022	
\$0 to \$299,999	235	227	3.52%	2,226	2,729	-18.43%
\$300,000 to \$499,999	5,488	5,744	-4.46%	6,210	7,715	-19.51%
\$500,000 to \$749,999	14,146	17,663	-19.91%	2,887	3,571	-19.15%
\$750,000 to \$999,999	5,424	6,858	-20.91%	623	813	-23.37%
\$1,000,000 to \$1,499,999	2,480	3,177	-21.94%	346	427	-18.97%
\$1,500,000 to \$1,999,999	845	1,007	-16.09%	84	111	-24.32%
\$2,000,000 and over	791	893	-11.42%	55	80	-31.25%
TOTALS	29,409	35,569	-17.32%	12,431	15,446	-19.52%

Properties Sold for \$1 Million or More

	Dec. 2023	Nov. 2023	Dec. 2022	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	162	287	142	-43.55%	14.08%
Pending	237	261	179	-9.20%	32.40%
Closed	269	283	235	-4.95%	14.47%
Sales Volume	\$ 442,423,819	\$ 457,980,746	\$ 387,475,726	-3.40%	14.18%
Days in MLS - Average	54	44	42	22.73%	28.57%
Days in MLS - Median	33	23	26	43.48%	26.92%
Close-Price-to-List-Price Ratio	96.94%	97.05%	97.66%	-0.11%	-0.74%
PSF Total	\$ 367	\$ 376	\$ 389	-2.39%	-5.66%
Detached					
New Listings	151	258	122	-41.47%	23.77%
Pending	213	238	160	-10.50%	33.13%
Closed	250	251	206	-0.40%	21.36%
Sales Volume	\$ 399,273,819	\$ 413,335,388	\$ 342,384,720	-3.40%	16.62%
Days in MLS - Average	54	44	42	22.73%	28.57%
Days in MLS - Median	32	22	25	45.45%	28.00%
Close-Price-to-List-Price Ratio	97.10%	97.33%	97.63%	-0.24%	-0.54%
PSF Total	\$ 347	\$ 358	\$ 371	-3.07%	-6.47%
Attached					
New Listings	11	29	20	-62.07%	-45.00%
Pending	24	23	19	4.35%	26.32%
Closed	19	32	29	-40.63%	-34.48%
Sales Volume	\$ 43,150,000	\$ 44,645,358	\$ 45,091,006	-3.35%	-4.30%
Days in MLS - Average	55	47	46	17.02%	19.57%
Days in MLS - Median	51	31	28	64.52%	82.14%
Close-Price-to-List-Price Ratio	94.94%	94.84%	97.89%	0.11%	-3.01%
PSF Total	\$ 623	\$ 515	\$ 520	20.97%	19.81%

Properties Sold for \$1 Million or More

	YTD 2023	YTD 2022	YTD 2021	YTD 2020	YTD 2019	'23 vs '22	'23 vs '21	'23 vs '20	'23 vs '19
Residential (Detached + Attached)									
New Listings	6,402	6,706	5,251	4,461	3,892	-4.53%	21.92%	43.51%	64.49%
Pending	4,422	4,879	4,677	3,439	2,537	-9.37%	-5.45%	28.58%	74.30%
Closed	4,601	5,695	5,339	3,298	2,435	-19.21%	-13.82%	39.51%	88.95%
Sales Volume	\$ 7,548,960,910	\$ 9,038,393,583	\$ 8,541,394,671	\$ 5,129,000,594	\$ 3,764,155,058	-16.48%	-11.62%	47.18%	100.55%
Days in MLS - Average	36	22	30	55	60	63.64%	20.00%	-34.55%	-40.00%
Days in MLS - Median	12	5	5	20	25	140.00%	140.00%	-40.00%	-52.00%
Close-Price-to-List-Price Ratio	98.72%	103.04%	101.87%	97.79%	97.30%	-4.19%	-3.09%	0.95%	1.46%
PSF Total	\$ 385	\$ 390	\$ 368	\$ 337	\$ 341	-1.28%	4.62%	14.24%	12.90%
Detached									
New Listings	5,656	5,918	4,563	3,943	3,419	-4.43%	23.95%	43.44%	65.43%
Pending	3,955	4,332	4,109	3,141	2,247	-8.70%	-3.75%	25.92%	76.01%
Closed	4,116	5,077	4,705	3,035	2,147	-18.93%	-12.52%	35.62%	91.71%
Sales Volume	\$ 6,821,971,769	\$ 8,119,325,057	\$ 7,615,187,365	\$ 4,744,117,109	\$ 3,323,747,607	-15.98%	-10.42%	43.80%	105.25%
Days in MLS - Average	36	21	28	56	62	71.43%	28.57%	-35.71%	-41.94%
Days in MLS - Median	11	5	5	20	26	120.00%	120.00%	-45.00%	-57.69%
Close-Price-to-List-Price Ratio	98.82%	103.19%	102.09%	97.86%	97.25%	-4.23%	-3.20%	0.98%	1.61%
PSF Total	\$ 367	\$ 371	\$ 344	\$ 319	\$ 307	-1.08%	6.69%	15.05%	19.54%
Attached									
New Listings	746	788	688	518	473	-5.33%	8.43%	44.02%	57.72%
Pending	467	547	568	298	290	-14.63%	-17.78%	56.71%	61.03%
Closed	485	618	634	263	288	-21.52%	-23.50%	84.41%	68.40%
Sales Volume	\$ 726,989,141	\$ 919,068,526	\$ 926,207,306	\$ 384,883,485	\$ 440,407,451	-20.90%	-21.51%	88.89%	65.07%
Days in MLS - Average	41	29	47	55	46	41.38%	-12.77%	-25.45%	-10.87%
Days in MLS - Median	16	6	8	26	17	166.67%	100.00%	-38.46%	-5.88%
Close-Price-to-List-Price Ratio	97.82%	101.79%	100.28%	97.00%	97.66%	-3.90%	-2.45%	0.85%	0.16%
PSF Total	\$ 538	\$ 550	\$ 549	\$ 545	\$ 589	-2.18%	-2.00%	-1.28%	-8.66%

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

	Dec. 2023	Nov. 2023	Dec. 2022	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	227	389	193	-41.65%	17.62%
Pending	314	351	250	-10.54%	25.60%
Closed	318	407	380	-21.87%	-16.32%
Sales Volume	\$ 266,496,563	\$ 343,691,460	\$ 321,141,865	-22.46%	-17.02%
Days in MLS - Average	54	41	44	31.71%	22.73%
Days in MLS - Median	33	26	32	26.92%	3.13%
Close-Price-to-List-Price Ratio	98.60%	98.53%	98.55%	0.07%	0.05%
PSF Total	\$ 273	\$ 279	\$ 268	-2.15%	1.87%
Detached					
New Listings	209	365	172	-42.74%	21.51%
Pending	289	321	230	-9.97%	25.65%
Closed	285	361	338	-21.05%	-15.68%
Sales Volume	\$ 238,613,106	\$ 304,912,154	\$ 284,996,774	-21.74%	-16.28%
Days in MLS - Average	50	41	44	21.95%	13.64%
Days in MLS - Median	31	26	33	19.23%	-6.06%
Close-Price-to-List-Price Ratio	98.76%	98.56%	98.33%	0.20%	0.44%
PSF Total	\$ 257	\$ 266	\$ 253	-3.38%	1.58%
Attached					
New Listings	18	24	21	-25.00%	-14.29%
Pending	25	30	20	-16.67%	25.00%
Closed	33	46	42	-28.26%	-21.43%
Sales Volume	\$ 27,883,457	\$ 38,779,306	\$ 36,145,091	-28.10%	-22.86%
Days in MLS - Average	90	45	41	100.00%	119.51%
Days in MLS - Median	53	20	18	165.00%	194.44%
Close-Price-to-List-Price Ratio	97.13%	98.28%	100.40%	-1.17%	-3.26%
PSF Total	\$ 411	\$ 376	\$ 386	9.31%	6.48%

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

	YTD 2023	YTD 2022	YTD 2021	YTD 2020	YTD 2019	'23 vs '22	'23 vs '21	'23 vs '20	'23 vs '19
Residential (Detached + Attached)									
New Listings	7,708	9,086	7,294	5,392	4,649	-15.17%	5.68%	42.95%	65.80%
Pending	6,125	7,079	6,720	4,573	3,502	-13.48%	-8.85%	33.94%	74.90%
Closed	6,047	7,671	7,045	4,427	3,297	-21.17%	-14.17%	36.59%	83.41%
Sales Volume	\$ 5,117,762,441	\$ 6,494,860,243	\$ 5,972,742,033	\$ 3,749,093,241	\$ 2,792,837,214	-21.20%	-14.31%	36.51%	83.25%
Days in MLS - Average	33	19	17	39	45	73.68%	94.12%	-15.38%	-26.67%
Days in MLS - Median	13	5	5	13	18	160.00%	160.00%	0.00%	-27.78%
Close-Price-to-List-Price Ratio	99.48%	102.66%	102.98%	99.38%	98.82%	-3.10%	-3.40%	0.10%	0.67%
PSF Total	\$ 285	\$ 296	\$ 278	\$ 253	\$ 248	-3.72%	2.52%	12.65%	14.92%
Detached									
New Listings	6,906	8,174	6,333	4,426	3,906	-15.51%	9.05%	56.03%	76.80%
Pending	5,549	6,402	5,857	3,914	2,989	-13.32%	-5.26%	41.77%	85.65%
Closed	5,424	6,858	6,205	3,809	2,790	-20.91%	-12.59%	42.40%	94.41%
Sales Volume	\$ 4,591,861,634	\$ 5,806,175,402	\$ 5,255,387,656	\$ 3,224,817,498	\$ 2,361,527,870	-20.91%	-12.63%	42.39%	94.44%
Days in MLS - Average	33	18	14	38	43	83.33%	135.71%	-13.16%	-23.26%
Days in MLS - Median	13	5	5	12	18	160.00%	160.00%	8.33%	-27.78%
Close-Price-to-List-Price Ratio	99.51%	102.73%	103.25%	99.47%	98.83%	-3.13%	-3.62%	0.04%	0.69%
PSF Total	\$ 271	\$ 279	\$ 262	\$ 236	\$ 227	-2.87%	3.44%	14.83%	19.38%
Attached									
New Listings	802	912	961	966	743	-12.06%	-16.55%	-16.98%	7.94%
Pending	576	677	863	659	513	-14.92%	-33.26%	-12.59%	12.28%
Closed	623	813	840	618	507	-23.37%	-25.83%	0.81%	22.88%
Sales Volume	\$ 525,900,807	\$ 688,684,841	\$ 717,354,377	\$ 524,275,743	\$ 431,309,344	-23.64%	-26.69%	0.31%	21.93%
Days in MLS - Average	38	24	34	43	58	58.33%	11.76%	-11.63%	-34.48%
Days in MLS - Median	14	6	6	15	25	133.33%	133.33%	-6.67%	-44.00%
Close-Price-to-List-Price Ratio	99.27%	102.09%	100.98%	98.82%	98.79%	-2.76%	-1.69%	0.46%	0.49%
PSF Total	\$ 414	\$ 438	\$ 397	\$ 359	\$ 362	-5.48%	4.28%	15.32%	14.36%

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

	Dec. 2023	Nov. 2023	Dec. 2022	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	694	1,042	669	-33.40%	3.74%
Pending	970	1,004	852	-3.39%	13.85%
Closed	1,057	1,154	1,148	-8.41%	-7.93%
Sales Volume	\$ 634,912,906	\$ 698,605,152	\$ 695,484,797	-9.12%	-8.71%
Days in MLS - Average	48	42	47	14.29%	2.13%
Days in MLS - Median	35	26	35	34.62%	0.00%
Close-Price-to-List-Price Ratio	100.62%	98.95%	98.62%	1.69%	2.03%
PSF Total	\$ 267	\$ 268	\$ 260	-0.37%	2.69%
Detached					
New Listings	597	846	541	-29.43%	10.35%
Pending	833	839	712	-0.72%	16.99%
Closed	888	947	957	-6.23%	-7.21%
Sales Volume	\$ 536,783,201	\$ 578,339,380	\$ 580,523,495	-7.19%	-7.53%
Days in MLS - Average	48	39	47	23.08%	2.13%
Days in MLS - Median	35	25	35	40.00%	0.00%
Close-Price-to-List-Price Ratio	101.01%	98.99%	98.66%	2.04%	2.38%
PSF Total	\$ 257	\$ 256	\$ 247	0.39%	4.05%
Attached					
New Listings	97	196	128	-50.51%	-24.22%
Pending	137	165	140	-16.97%	-2.14%
Closed	169	207	191	-18.36%	-11.52%
Sales Volume	\$ 98,129,705	\$ 120,265,772	\$ 114,961,302	-18.41%	-14.64%
Days in MLS - Average	50	55	43	-9.09%	16.28%
Days in MLS - Median	35	29	32	20.69%	9.38%
Close-Price-to-List-Price Ratio	98.59%	98.80%	98.41%	-0.21%	0.18%
PSF Total	\$ 321	\$ 321	\$ 323	0.00%	-0.62%

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

	YTD 2023	YTD 2022	YTD 2021	YTD 2020	YTD 2019	'23 vs '22	'23 vs '21	'23 vs '20	'23 vs '19
Residential (Detached + Attached)									
New Listings	19,306	24,492	22,884	18,606	16,982	-21.17%	-15.64%	3.76%	13.69%
Pending	16,558	19,532	21,468	17,058	13,778	-15.23%	-22.87%	-2.93%	20.18%
Closed	17,033	21,235	23,701	17,571	13,403	-19.79%	-28.13%	-3.06%	27.08%
Sales Volume	\$ 10,340,434,513	\$ 12,936,025,653	\$ 14,240,569,136	\$ 10,462,098,027	\$ 7,954,253,415	-20.06%	-27.39%	-1.16%	30.00%
Days in MLS - Average	34	18	12	29	38	88.89%	183.33%	17.24%	-10.53%
Days in MLS - Median	14	6	4	9	18	133.33%	250.00%	55.56%	-22.22%
Close-Price-to-List-Price Ratio	99.86%	102.42%	103.59%	100.01%	99.12%	-2.50%	-3.60%	-0.15%	0.75%
PSF Total	\$ 276	\$ 289	\$ 261	\$ 223	\$ 214	-4.50%	5.75%	23.77%	28.97%
Detached									
New Listings	15,769	20,654	19,633	15,650	14,448	-23.65%	-19.68%	0.76%	9.14%
Pending	13,754	16,468	18,427	14,707	11,937	-16.48%	-25.36%	-6.48%	15.22%
Closed	14,146	17,664	20,413	15,285	11,580	-19.92%	-30.70%	-7.45%	22.16%
Sales Volume	\$ 8,635,495,279	\$ 10,818,197,060	\$ 12,293,894,481	\$ 9,108,115,369	\$ 6,878,968,024	-20.18%	-29.76%	-5.19%	25.53%
Days in MLS - Average	33	18	11	27	37	83.33%	200.00%	22.22%	-10.81%
Days in MLS - Median	13	6	4	8	17	116.67%	225.00%	62.50%	-23.53%
Close-Price-to-List-Price Ratio	99.93%	102.43%	103.87%	100.11%	99.12%	-2.44%	-3.79%	-0.18%	0.82%
PSF Total	\$ 263	\$ 275	\$ 245	\$ 206	\$ 196	-4.36%	7.35%	27.67%	34.18%
Attached									
New Listings	3,537	3,838	3,251	2,956	2,534	-7.84%	8.80%	19.65%	39.58%
Pending	2,804	3,064	3,041	2,351	1,841	-8.49%	-7.79%	19.27%	52.31%
Closed	2,887	3,571	3,288	2,286	1,823	-19.15%	-12.20%	26.29%	58.37%
Sales Volume	\$ 1,704,939,234	\$ 2,117,828,593	\$ 1,946,674,655	\$ 1,353,982,658	\$ 1,075,285,391	-19.50%	-12.42%	25.92%	58.56%
Days in MLS - Average	41	18	23	41	46	127.78%	78.26%	0.00%	-10.87%
Days in MLS - Median	18	5	5	16	22	260.00%	260.00%	12.50%	-18.18%
Close-Price-to-List-Price Ratio	99.52%	102.35%	101.82%	99.36%	99.10%	-2.77%	-2.26%	0.16%	0.42%
PSF Total	\$ 340	\$ 355	\$ 359	\$ 338	\$ 329	-4.23%	-5.29%	0.59%	3.34%