

# Market Overview

	Feb. 2024	Jan. 2024	Feb. 2023	Month-Over-Month	Year-Over-Year
<b>Residential</b> (Detached + Attached)					
Active Listings at Month's End	5,511	4,871	3,778	13.14%	45.87%
New Listings	4,243	3,286	3,460	29.12%	22.63%
Pending	3,514	3,118	3,453	12.70%	1.77%
Closed	2,864	2,183	2,877	31.20%	-0.45%
Close Price - Average	\$ 676,575	\$ 655,179	\$ 656,634	3.27%	3.04%
Close Price - Median	\$ 576,584	\$ 565,000	\$ 563,000	2.05%	2.41%
Sales Volume	\$ 1,937,710,244	\$ 1,430,256,504	\$ 1,889,135,789	35.48%	2.57%
Days in MLS - Average	47	49	48	-4.08%	-2.08%
Days in MLS - Median	23	36	25	-36.11%	-8.00%
Close-Price-to-List-Price Ratio	99.25%	98.47%	98.90%	0.79%	0.35%
<b>Detached</b>					
Active Listings at Month's End	3,748	3,336	2,618	12.35%	43.16%
New Listings	2,998	2,304	2,413	30.12%	24.24%
Pending	2,568	2,318	2,443	10.79%	5.12%
Closed	2,084	1,565	2,043	33.16%	2.01%
Close Price - Average	\$ 753,920	\$ 731,353	\$ 729,156	3.09%	3.40%
Close Price - Median	\$ 633,000	\$ 625,000	\$ 600,000	1.28%	5.50%
Sales Volume	\$ 1,571,170,091	\$ 1,144,568,051	\$ 1,489,665,061	37.27%	5.47%
Days in MLS - Average	46	50	49	-8.00%	-6.12%
Days in MLS - Median	23	36	26	-36.11%	-11.54%
Close-Price-to-List-Price Ratio	99.30%	98.40%	98.83%	0.91%	0.48%
<b>Attached</b>					
Active Listings at Month's End	1,763	1,535	1,160	14.85%	51.98%
New Listings	1,245	982	1,047	26.78%	18.91%
Pending	946	800	1,010	18.25%	-6.34%
Closed	780	618	834	26.21%	-6.47%
Close Price - Average	\$ 469,923	\$ 462,279	\$ 478,982	1.65%	-1.89%
Close Price - Median	\$ 410,000	\$ 393,750	\$ 405,000	4.13%	1.23%
Sales Volume	\$ 366,540,153	\$ 285,688,453	\$ 399,470,728	28.30%	-8.24%
Days in MLS - Average	48	47	44	2.13%	9.09%
Days in MLS - Median	23	35	22	-34.29%	4.55%
Close-Price-to-List-Price Ratio	99.09%	98.62%	99.05%	0.48%	0.04%

## Market Highlights

### Realtor® Insights:

- FHA/VA assumable loans can be a great way for a homebuyer to purchase at a low rate but expect wildly different experiences and timelines ranging from two weeks to over three months depending on the servicer.
- Spring has sprung and the market frenzy is back, particularly for homes priced in the sweet spot, often attracting multiple offers within days of being listed.
- The condo market has shifted to a buyer's market, driven by escalating HOA fees due to insurance costs and elevated mortgage interest rates. Currently, there are nearly 1,000 condos priced under \$500K for sale.

### Local News:

- According to the U.S. Census Bureau, Colorado witnessed a significant seven percent decline in the homeownership rate last year, the steepest drop among all states.
- Broncos quarterback, Russell Wilson, listed his \$25 million Cherry Hills Village mansion. The 20,000-square-foot home reportedly has four bedrooms, 12 bathrooms, an indoor swimming pool and a basketball court.
- Golden Triangle continues to be a hotspot for development, with multiple projects in various stages of development underway. Notably, there are five new projects on Bannock Street alone.
- A recent study by Point2 Homes ranked Aurora ninth in a top 10 list of cities offering Gen Z buyers the highest chance of homeownership.
- Colorado's economy ranked as the 13th most competitive in the nation in 2023, experiencing a peak in 2017 and a subsequent decline in 2021.
- Colorado secured the top spot nationally for housing instability among people 65 and older. With the state's aging population projected to reach 1.3 million by 2035, seniors on fixed incomes are increasingly challenged by the inhospitable housing market.
- Sticker shock coming! County treasurers began mailing tax bills around the first of February that reflect the 42 percent average increase in Colorado property values between January 1, 2021 and June 30, 2022.
- The Temporary Rental Assistance Grant in Colorado allocated \$30 million to aid renters at risk of eviction due to falling behind on payments.
- Gelt Venture Partners, LLC acquired Allure Apartments for \$68.25 million, a 252-unit apartment property located at 1300 S. Willow Street in Denver.

- House Bill 24-1152 proposes granting homeowners the right to construct an Accessory Dwelling Unit (ADU) on their property, with eligibility extending to cities within five specified metro areas and a population of at least 1,000. Additionally, it introduces ADU fee reductions and an encouragement grant program.

### National News:

- January existing home sales rose 3.1 percent month-over-month to a seasonally adjusted annual rate of four million, the highest level since August 2023.
- New listings of U.S. homes for sale rose 13 percent year-over-year during the four weeks ending February 25, marking the most substantial increase in nearly three years.

### Mortgage News:

- February's Mortgage Purchase Applications dropped 17 percent as rates jumped from 6.67 to 7.13 percent, remaining at elevated levels.
- The Core Personal Consumption Expenditures Index (PCE), the Fed's preferred inflation measure, rose by 0.4 percent from the previous month, pushing the three and six-month average inflation back above two percent for the second consecutive month.
- Personal income was surprisingly strong, rising one percent from last month, while spending decreased 0.1 percent. While some potential homebuyers feel financially burdened with job instability and rising prices, others benefit from a buoyant stock market and the resurgence of the crypto market.
- Investors acquired 26 percent of the lowest-priced homes in the U.S. in Q4, marking the largest share in history.

### Quick Stats:

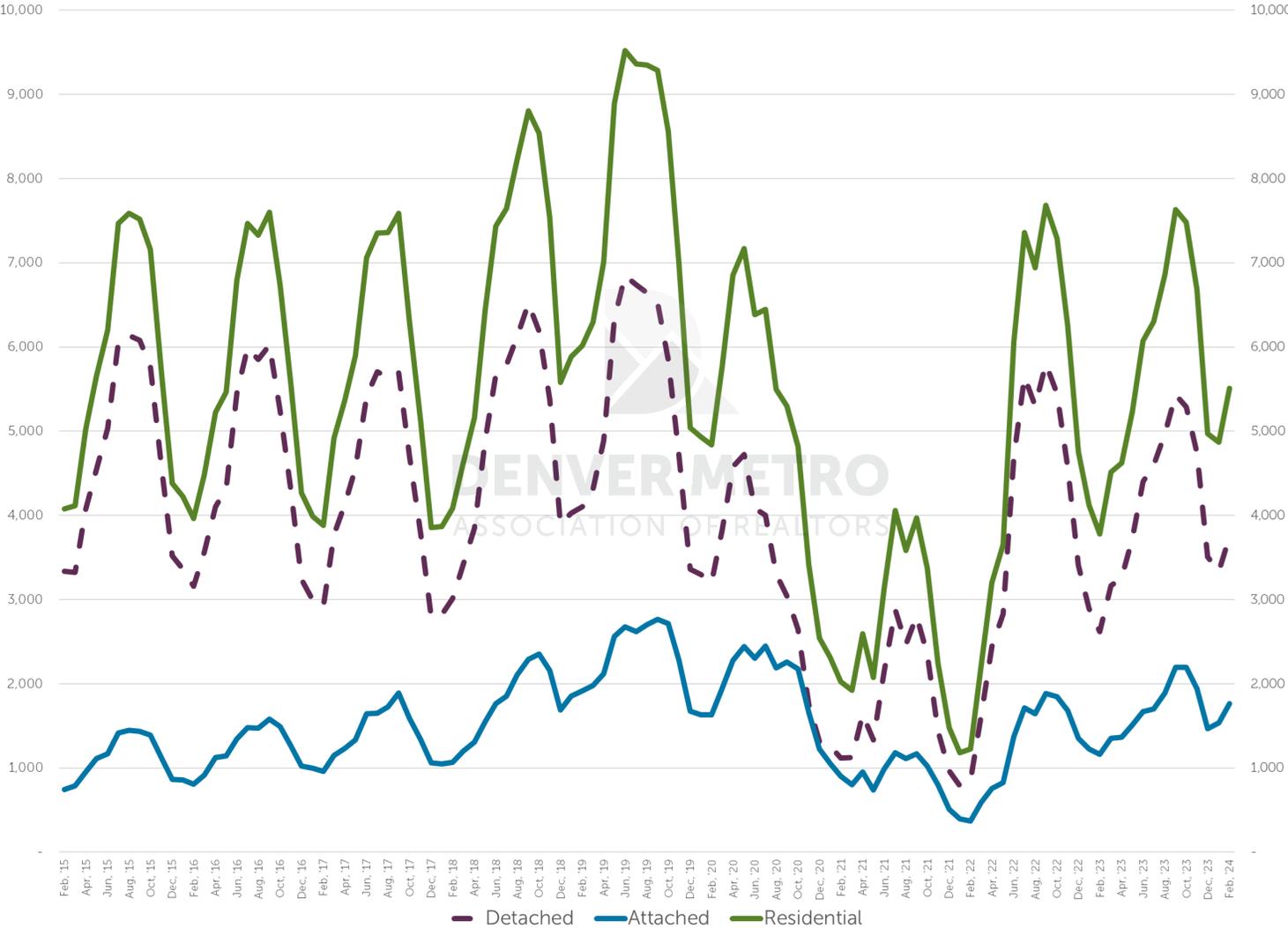
- Average active listings for February are 12,671 (1985-2023).
- Record-high February was 2006 with 25,484 listings and the record-low was set in 2022 with 1,226 listings.
- The historical average decrease in active listings from January to February is 0.29 percent. An increase of 13.14 percent this February represents the second largest percentage increase on record (2001 23.0 percent).

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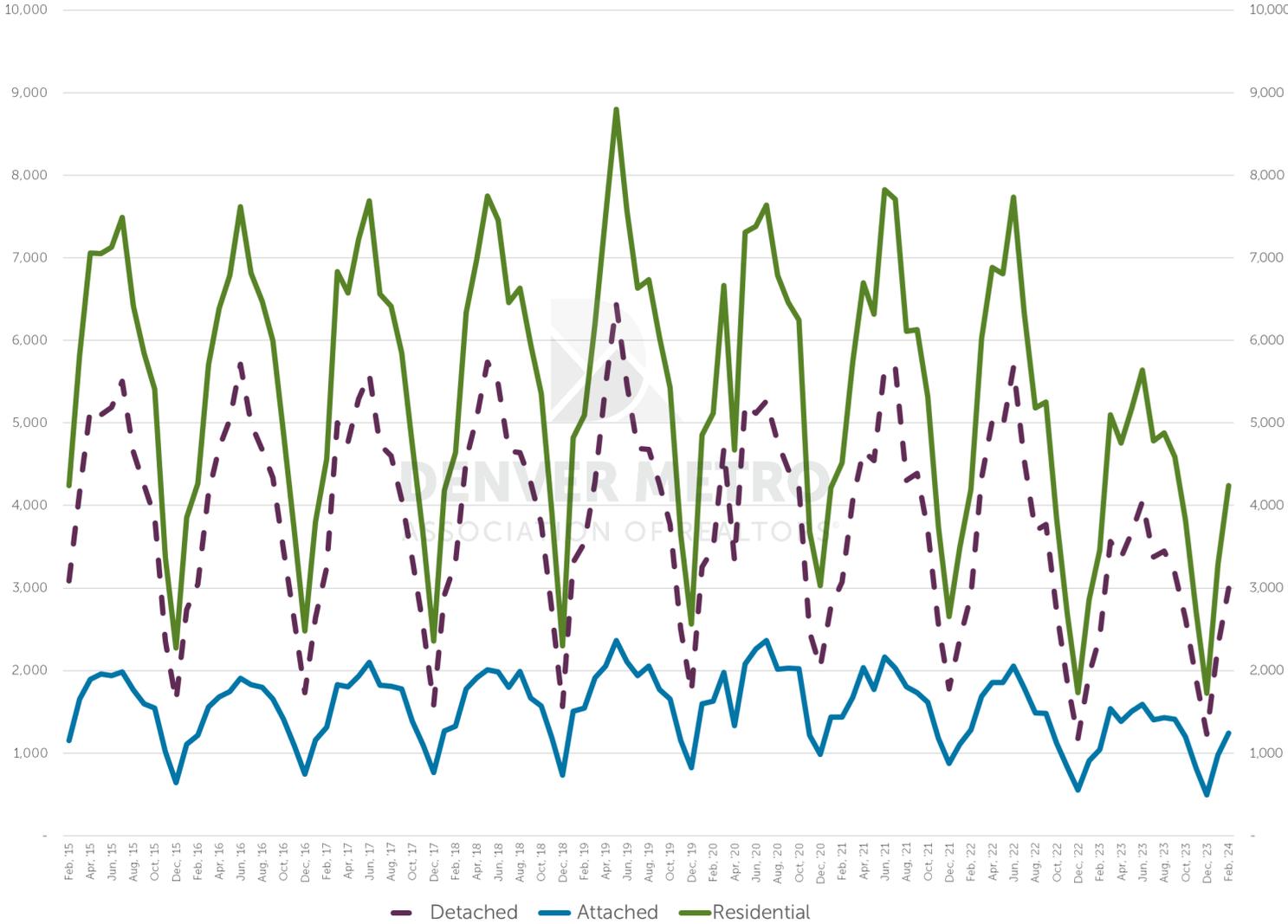
# Active Listings at Month's End

DMAR Market Trends | February 2024  
Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com



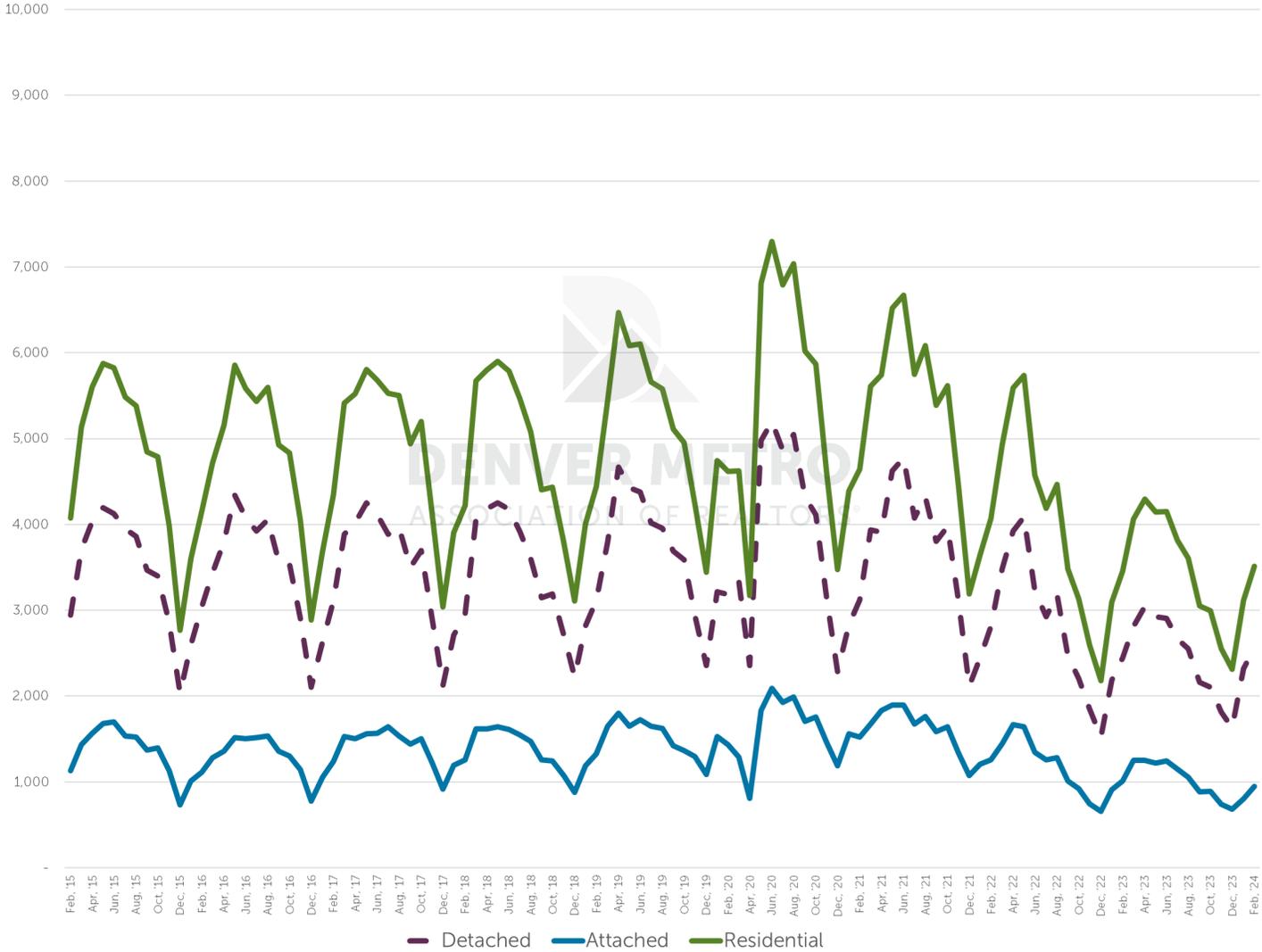
# New Listings

DMAR Market Trends | February 2024  
Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com



# Pending Sales

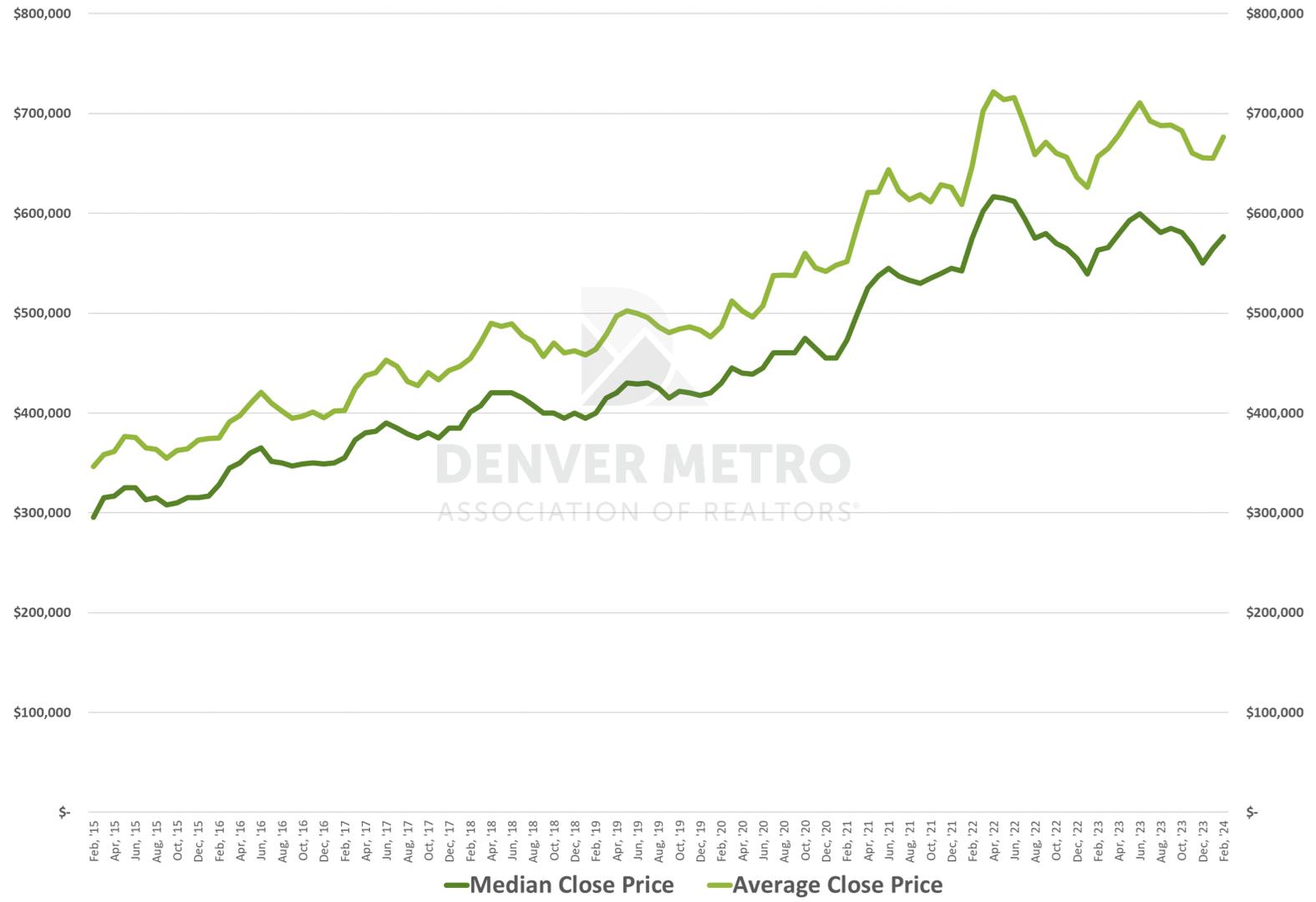
DMAR Market Trends | February 2024  
Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com



# Residential Median + Average Close Price

10-year view

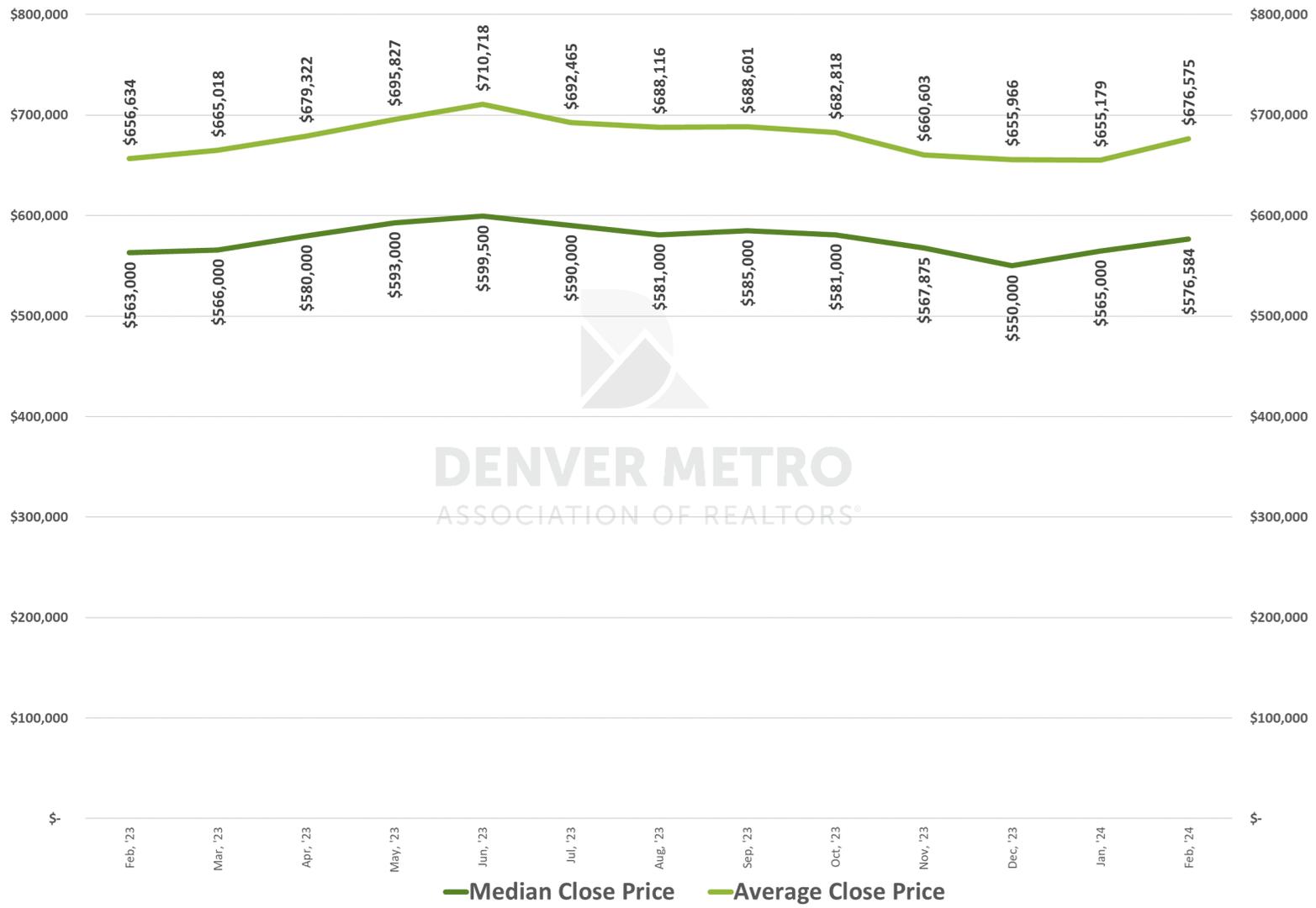
DMAR Market Trends | February 2024  
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Source of MLS Data: REcolorado.com



# Residential Median + Average Close Price

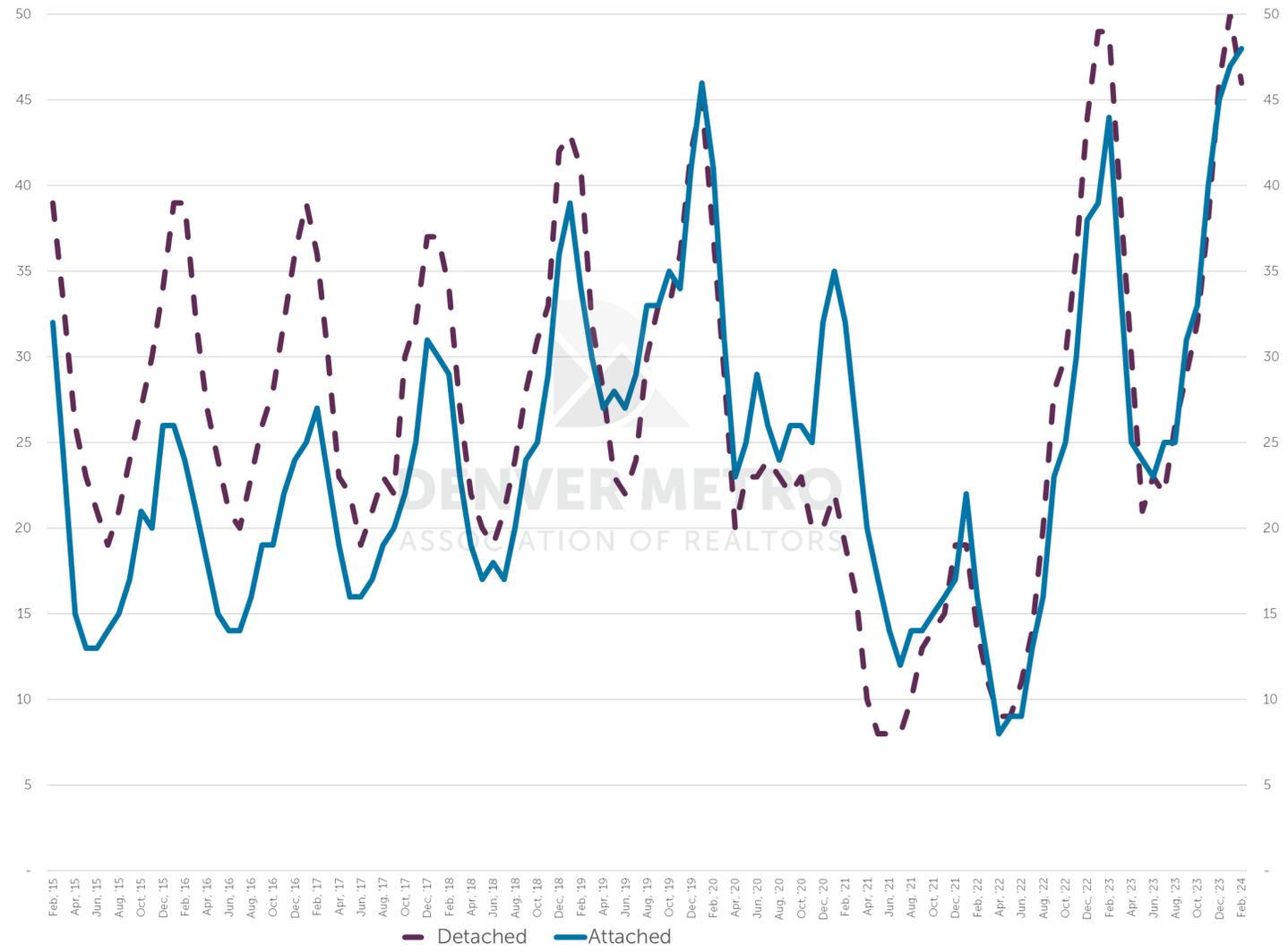
1-year snapshot

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



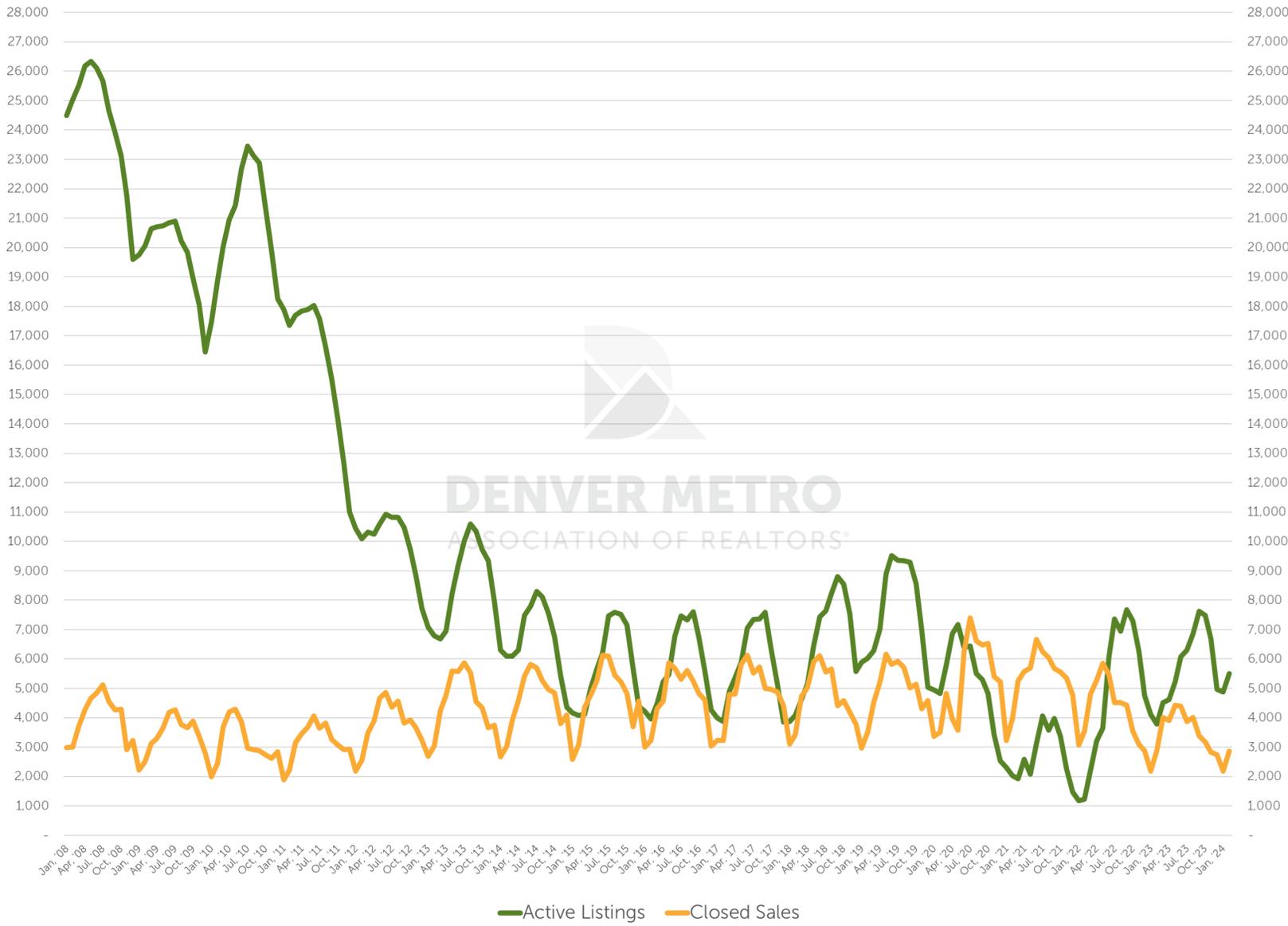
# Average Days in MLS

DMAR Market Trends | February 2024  
Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com



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

DMAR Market Trends | February 2024  
Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com



# February Data Year-to-Date | 2024 to 2020

	YTD 2024	YTD 2023	YTD 2022	YTD 2021	YTD 2020	'24 vs '23	'24 vs '22	'24 vs '21	'24 vs '20
<b>Residential (Detached + Attached)</b>									
Active Listings at Month's End	5,511	3,778	1,226	2,024	4,835	45.87%	349.51%	172.28%	13.98%
New Listings	7,529	6,319	7,680	8,762	9,991	19.15%	-1.97%	-14.07%	-24.64%
Closed	5,047	5,065	6,614	7,206	7,234	-0.36%	-23.69%	-29.96%	-30.23%
Close Price - Average	\$ 667,321	\$ 643,448	\$ 630,734	\$ 550,921	\$ 481,603	3.71%	5.80%	21.13%	38.56%
Close Price - Median	\$ 572,000	\$ 550,500	\$ 560,000	\$ 465,000	\$ 425,000	3.91%	2.14%	23.01%	34.59%
Sales Volume	\$ 3,367,966,748	\$ 3,259,064,545	\$ 4,171,676,806	\$ 3,969,936,219	\$ 3,483,917,481	3.34%	-19.27%	-15.16%	-3.33%
Days in MLS - Average	48	47	17	25	42	2.13%	182.35%	92.00%	14.29%
Days in MLS - Median	30	30	4	5	19	0.00%	650.00%	500.00%	57.89%
Close-Price-to-List-Price Ratio	98.91%	98.58%	103.51%	101.35%	99.16%	0.33%	-4.44%	-2.41%	-0.25%
<b>Detached</b>									
Active Listings at Month's End	3,748	2,618	853	1,120	3,201	43.16%	339.39%	234.64%	17.09%
New Listings	5,302	4,364	5,285	5,860	6,736	21.49%	0.32%	-9.52%	-21.29%
Closed	3,649	3,567	4,421	4,716	4,926	2.30%	-17.46%	-22.63%	-25.92%
Close Price - Average	\$ 744,242	\$ 718,124	\$ 717,449	\$ 631,412	\$ 537,452	3.64%	3.73%	17.87%	38.48%
Close Price - Median	\$ 630,000	\$ 600,000	\$ 620,000	\$ 522,000	\$ 465,000	5.00%	1.61%	20.69%	35.48%
Sales Volume	\$ 2,715,738,142	\$ 2,561,546,734	\$ 3,171,843,475	\$ 2,977,740,220	\$ 2,647,490,402	6.02%	-14.38%	-8.80%	2.58%
Days in MLS - Average	48	49	16	21	41	-2.04%	200.00%	128.57%	17.07%
Days in MLS - Median	30	33	4	5	18	-9.09%	650.00%	500.00%	66.67%
Close-Price-to-List-Price Ratio	98.92%	98.48%	103.74%	101.93%	99.17%	0.45%	-4.65%	-2.95%	-0.25%
<b>Attached</b>									
Active Listings at Month's End	1,763	1,160	373	904	1,634	51.98%	372.65%	95.02%	7.89%
New Listings	2,227	1,955	2,395	2,902	3,255	13.91%	-7.01%	-23.26%	-31.58%
Closed	1,398	1,498	2,193	2,490	2,308	-6.68%	-36.25%	-43.86%	-39.43%
Close Price - Average	\$ 466,544	\$ 465,633	\$ 455,920	\$ 398,472	\$ 362,403	0.20%	2.33%	17.08%	28.74%
Close Price - Median	\$ 400,000	\$ 400,000	\$ 400,000	\$ 337,250	\$ 310,000	0.00%	0.00%	18.61%	29.03%
Sales Volume	\$ 652,228,606	\$ 697,517,811	\$ 999,833,331	\$ 992,195,999	\$ 836,427,079	-6.49%	-34.77%	-34.26%	-22.02%
Days in MLS - Average	48	42	18	33	43	14.29%	166.67%	45.45%	11.63%
Days in MLS - Median	28	25	4	8	21	12.00%	600.00%	250.00%	33.33%
Close-Price-to-List-Price Ratio	98.88%	98.82%	103.05%	100.25%	99.13%	0.06%	-4.05%	-1.37%	-0.25%

## Market Trends

Price Range	Detached			Attached		
	Closed	Active	MOI	Closed	Active	MOI
\$0 to \$299,999	13	26	2.00	155	317	2.05
\$300,000 to \$499,999	403	452	1.12	364	765	2.10
\$500,000 to \$749,999	998	1,534	1.54	186	435	2.34
\$750,000 to \$999,999	410	756	1.84	47	118	2.51
\$1,000,000 to \$1,499,999	157	413	2.63	21	69	3.29
\$1,500,000 to \$1,999,999	50	229	4.58	4	37	9.25
\$2,000,000 and over	53	338	6.38	3	22	7.33
TOTALS	2,084	3,748	1.80	780	1,763	2.26

Price Range	Detached		% change	Attached		% change
	Closed Feb. 2024	Closed Jan. 2024		Closed Feb. 2024	Closed Jan. 2024	
\$0 to \$299,999	13	17	-23.53%	155	126	23.02%
\$300,000 to \$499,999	403	312	29.17%	364	329	10.64%
\$500,000 to \$749,999	998	756	32.01%	186	125	48.80%
\$750,000 to \$999,999	410	283	44.88%	47	20	135.00%
\$1,000,000 to \$1,499,999	157	124	26.61%	21	9	133.33%
\$1,500,000 to \$1,999,999	50	35	42.86%	4	3	33.33%
\$2,000,000 and over	53	38	39.47%	3	6	-50.00%
TOTALS	2,084	1,565	33.16%	780	618	26.21%

Price Range	Detached		% change	Attached		% change
	YTD Feb. 2024	YTD Feb. 2023		YTD Feb. 2024	YTD Feb. 2023	
\$0 to \$299,999	30	32	-6.25%	281	303	-7.26%
\$300,000 to \$499,999	715	860	-16.86%	693	745	-6.98%
\$500,000 to \$749,999	1,754	1,737	0.98%	311	324	-4.01%
\$750,000 to \$999,999	693	540	28.33%	67	72	-6.94%
\$1,000,000 to \$1,499,999	281	238	18.07%	30	42	-28.57%
\$1,500,000 to \$1,999,999	85	71	19.72%	7	6	16.67%
\$2,000,000 and over	91	89	2.25%	9	6	50.00%
TOTALS	3,649	3,567	2.30%	1,398	1,498	-6.68%

## Properties Sold for \$1 Million or More

	Feb. 2024	Jan. 2024	Feb. 2023	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
New Listings	689	426	471	61.74%	46.28%
Pending	443	291	321	52.23%	38.01%
Closed	288	215	257	33.95%	12.06%
Sales Volume	\$ 476,609,128	\$ 342,651,805	\$ 448,230,862	39.09%	6.33%
Days in MLS - Average	55	69	56	-20.29%	-1.79%
Days in MLS - Median	28	53	23	-47.17%	21.74%
Close-Price-to-List-Price Ratio	98.09%	96.80%	98.43%	1.33%	-0.35%
PSF Total	\$ 393	\$ 364	\$ 415	7.97%	-5.30%
<b>Detached</b>					
New Listings	628	395	413	58.99%	52.06%
Pending	412	266	285	54.89%	44.56%
Closed	260	197	222	31.98%	17.12%
Sales Volume	\$ 437,004,628	\$ 305,727,526	\$ 394,235,199	42.94%	10.85%
Days in MLS - Average	54	71	57	-23.94%	-5.26%
Days in MLS - Median	25	53	24	-52.83%	4.17%
Close-Price-to-List-Price Ratio	98.10%	96.88%	98.33%	1.26%	-0.23%
PSF Total	\$ 383	\$ 342	\$ 382	11.99%	0.26%
<b>Attached</b>					
New Listings	61	31	58	96.77%	5.17%
Pending	31	25	36	24.00%	-13.89%
Closed	28	18	35	55.56%	-20.00%
Sales Volume	\$ 39,604,500	\$ 36,924,279	\$ 53,995,663	7.26%	-26.65%
Days in MLS - Average	61	50	49	22.00%	24.49%
Days in MLS - Median	45	45	19	0.00%	136.84%
Close-Price-to-List-Price Ratio	98.06%	95.99%	99.04%	2.16%	-0.99%
PSF Total	\$ 492	\$ 603	\$ 627	-18.41%	-21.53%

## Properties Sold for \$1 Million or More

	YTD 2024	YTD 2023	YTD 2022	YTD 2021	YTD 2020	'24 vs '23	'24 vs '22	'24 vs '21	'24 vs '20
<b>Residential (Detached + Attached)</b>									
New Listings	1,115	777	754	652	653	43.50%	47.88%	71.01%	70.75%
Pending	754	591	697	630	398	27.58%	8.18%	19.68%	89.45%
Closed	503	452	571	467	274	11.28%	-11.91%	7.71%	83.58%
Sales Volume	\$ 819,260,933	\$ 754,567,313	\$ 879,445,927	\$ 759,491,399	\$ 420,439,683	8.57%	-6.84%	7.87%	94.86%
Days in MLS - Average	61	56	29	63	77	8.93%	110.34%	-3.17%	-20.78%
Days in MLS - Median	41	32	5	27	47	28.13%	720.00%	51.85%	-12.77%
Close-Price-to-List-Price Ratio	97.54%	97.58%	104.09%	98.80%	96.43%	-0.04%	-6.29%	-1.28%	1.15%
PSF Total	\$ 381	\$ 389	\$ 382	\$ 352	\$ 363	-2.06%	-0.26%	8.24%	4.96%
<b>Detached</b>									
New Listings	1,023	671	663	559	558	52.46%	54.30%	83.01%	83.33%
Pending	698	523	621	568	360	33.46%	12.40%	22.89%	93.89%
Closed	457	398	505	412	245	14.82%	-9.50%	10.92%	86.53%
Sales Volume	\$ 742,732,154	\$ 675,943,022	\$ 777,065,431	\$ 682,988,373	\$ 377,520,000	9.88%	-4.42%	8.75%	96.74%
Days in MLS - Average	61	56	25	63	78	8.93%	144.00%	-3.17%	-21.79%
Days in MLS - Median	41	33	5	29	45	24.24%	720.00%	41.38%	-8.89%
Close-Price-to-List-Price Ratio	97.57%	97.60%	104.13%	98.91%	96.41%	-0.03%	-6.30%	-1.35%	1.20%
PSF Total	\$ 365	\$ 366	\$ 356	\$ 332	\$ 330	-0.27%	2.53%	9.94%	10.61%
<b>Attached</b>									
New Listings	92	106	91	93	95	-13.21%	1.10%	-1.08%	-3.16%
Pending	56	68	76	62	38	-17.65%	-26.32%	-9.68%	47.37%
Closed	46	54	66	55	29	-14.81%	-30.30%	-16.36%	58.62%
Sales Volume	\$ 76,528,779	\$ 78,624,291	\$ 102,380,496	\$ 76,503,026	\$ 42,919,683	-2.67%	-25.25%	0.03%	78.31%
Days in MLS - Average	57	53	66	66	72	7.55%	-13.64%	-13.64%	-20.83%
Days in MLS - Median	45	30	3	19	64	50.00%	1400.00%	136.84%	-29.69%
Close-Price-to-List-Price Ratio	97.23%	97.39%	103.81%	97.96%	96.58%	-0.16%	-6.34%	-0.75%	0.67%
PSF Total	\$ 535	\$ 564	\$ 583	\$ 505	\$ 634	-5.14%	-8.23%	5.94%	-15.62%



Compliments of:

**ANTHONY RAEI** / 303.520.3179  



**DENVER METRO**  
ASSOCIATION OF REALTORS®

#DMARstats

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

	Feb. 2024	Jan. 2024	Feb. 2023	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
New Listings	697	451	490	54.55%	42.24%
Pending	527	486	443	8.44%	18.96%
Closed	457	303	355	50.83%	28.73%
Sales Volume	\$ 387,270,654	\$ 256,858,632	\$ 299,944,532	50.77%	29.11%
Days in MLS - Average	56	52	46	7.69%	21.74%
Days in MLS - Median	32	37	22	-13.51%	45.45%
Close-Price-to-List-Price Ratio	99.42%	98.67%	98.99%	0.76%	0.43%
PSF Total	\$ 281	\$ 278	\$ 284	1.08%	-1.06%
<b>Detached</b>					
New Listings	615	406	434	51.48%	41.71%
Pending	473	443	396	6.77%	19.44%
Closed	410	283	316	44.88%	29.75%
Sales Volume	\$ 347,513,500	\$ 239,252,273	\$ 267,256,550	45.25%	30.03%
Days in MLS - Average	53	51	47	3.92%	12.77%
Days in MLS - Median	35	36	23	-2.78%	52.17%
Close-Price-to-List-Price Ratio	99.47%	98.67%	98.98%	0.81%	0.50%
PSF Total	\$ 265	\$ 268	\$ 266	-1.12%	-0.38%
<b>Attached</b>					
New Listings	82	45	56	82.22%	46.43%
Pending	54	43	47	25.58%	14.89%
Closed	47	20	39	135.00%	20.51%
Sales Volume	\$ 39,757,154	\$ 17,606,359	\$ 32,687,982	125.81%	21.63%
Days in MLS - Average	76	66	39	15.15%	94.87%
Days in MLS - Median	15	51	15	-70.59%	0.00%
Close-Price-to-List-Price Ratio	98.91%	98.65%	99.08%	0.26%	-0.17%
PSF Total	\$ 413	\$ 415	\$ 427	-0.48%	-3.28%

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

	YTD 2024	YTD 2023	YTD 2022	YTD 2021	YTD 2020	'24 vs '23	'24 vs '22	'24 vs '21	'24 vs '20
<b>Residential (Detached + Attached)</b>									
New Listings	1,148	911	1,048	776	744	26.02%	9.54%	47.94%	54.30%
Pending	1,013	875	1,016	803	551	15.77%	-0.30%	26.15%	83.85%
Closed	760	612	853	569	371	24.18%	-10.90%	33.57%	104.85%
Sales Volume	\$ 644,129,286	\$ 515,910,411	\$ 719,241,928	\$ 486,474,426	\$ 312,811,788	24.85%	-10.44%	32.41%	105.92%
Days in MLS - Average	54	47	19	38	61	14.89%	184.21%	42.11%	-11.48%
Days in MLS - Median	35	34	4	7	39	2.94%	775.00%	400.00%	-10.26%
Close-Price-to-List-Price Ratio	99.12%	98.55%	104.19%	100.87%	98.57%	0.58%	-4.87%	-1.73%	0.56%
PSF Total	\$ 279	\$ 283	\$ 301	\$ 265	\$ 247	-1.41%	-7.31%	5.28%	12.96%
<b>Detached</b>									
New Listings	1,021	802	911	624	580	27.31%	12.07%	63.62%	76.03%
Pending	916	780	885	653	438	17.44%	3.50%	40.28%	109.13%
Closed	693	540	733	470	300	28.33%	-5.46%	47.45%	131.00%
Sales Volume	\$ 586,765,773	\$ 454,934,767	\$ 618,281,665	\$ 401,001,992	\$ 253,279,374	28.98%	-5.10%	46.32%	131.67%
Days in MLS - Average	52	48	17	32	61	8.33%	205.88%	62.50%	-14.75%
Days in MLS - Median	35	35	4	6	44	0.00%	775.00%	483.33%	-20.45%
Close-Price-to-List-Price Ratio	99.15%	98.52%	104.56%	101.29%	98.50%	0.64%	-5.17%	-2.11%	0.66%
PSF Total	\$ 266	\$ 263	\$ 276	\$ 243	\$ 224	1.14%	-3.62%	9.47%	18.75%
<b>Attached</b>									
New Listings	127	109	137	152	164	16.51%	-7.30%	-16.45%	-22.56%
Pending	97	95	131	150	113	2.11%	-25.95%	-35.33%	-14.16%
Closed	67	72	120	99	71	-6.94%	-44.17%	-32.32%	-5.63%
Sales Volume	\$ 57,363,513	\$ 60,975,644	\$ 100,960,263	\$ 85,472,434	\$ 59,532,414	-5.92%	-43.18%	-32.89%	-3.64%
Days in MLS - Average	73	39	34	69	59	87.18%	114.71%	5.80%	23.73%
Days in MLS - Median	35	15	8	23	32	133.33%	337.50%	52.17%	9.38%
Close-Price-to-List-Price Ratio	98.83%	98.84%	101.91%	98.90%	98.89%	-0.01%	-3.02%	-0.07%	-0.06%
PSF Total	\$ 414	\$ 430	\$ 451	\$ 368	\$ 343	-3.72%	-8.20%	12.50%	20.70%



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**DENVER METRO**  
ASSOCIATION OF REALTORS®

#DMARstats

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

	Feb. 2024	Jan. 2024	Feb. 2023	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
New Listings	1,601	1,304	1,302	22.78%	22.96%
Pending	1,416	1,289	1,431	9.85%	-1.05%
Closed	1,184	881	1,220	34.39%	-2.95%
Sales Volume	\$ 714,898,648	\$ 532,351,576	\$ 739,883,759	34.29%	-3.38%
Days in MLS - Average	46	52	52	-11.54%	-11.54%
Days in MLS - Median	23	40	31	-42.50%	-25.81%
Close-Price-to-List-Price Ratio	99.65%	98.71%	99.22%	0.95%	0.43%
PSF Total	\$ 282	\$ 265	\$ 269	6.42%	4.83%
<b>Detached</b>					
New Listings	1,308	1,081	1,079	21.00%	21.22%
Pending	1,205	1,105	1,207	9.05%	-0.17%
Closed	998	756	1,039	32.01%	-3.95%
Sales Volume	\$ 606,863,468	\$ 459,997,619	\$ 630,060,768	31.93%	-3.68%
Days in MLS - Average	44	49	51	-10.20%	-13.73%
Days in MLS - Median	22	39	31	-43.59%	-29.03%
Close-Price-to-List-Price Ratio	99.71%	98.79%	99.25%	0.93%	0.46%
PSF Total	\$ 270	\$ 256	\$ 256	5.47%	5.47%
<b>Attached</b>					
New Listings	293	223	223	31.39%	31.39%
Pending	211	184	224	14.67%	-5.80%
Closed	186	125	181	48.80%	2.76%
Sales Volume	\$ 108,035,180	\$ 72,353,957	\$ 109,822,991	49.31%	-1.63%
Days in MLS - Average	61	68	53	-10.29%	15.09%
Days in MLS - Median	28	44	30	-36.36%	-6.67%
Close-Price-to-List-Price Ratio	99.28%	98.25%	99.01%	1.05%	0.27%
PSF Total	\$ 345	\$ 319	\$ 343	8.15%	0.58%

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

	YTD 2024	YTD 2023	YTD 2022	YTD 2021	YTD 2020	'24 vs '23	'24 vs '22	'24 vs '21	'24 vs '20
<b>Residential (Detached + Attached)</b>									
New Listings	2,905	2,428	3,100	2,435	2,604	19.65%	-6.29%	19.30%	11.56%
Pending	2,705	2,699	3,103	2,465	2,267	0.22%	-12.83%	9.74%	19.32%
Closed	2,065	2,061	2,726	2,065	1,749	0.19%	-24.25%	0.00%	18.07%
Sales Volume	\$ 1,247,250,224	\$ 1,246,364,661	\$ 1,650,184,782	\$ 1,236,009,811	\$ 1,037,334,256	0.07%	-24.42%	0.91%	20.24%
Days in MLS - Average	49	51	17	23	51	-3.92%	188.24%	113.04%	-3.92%
Days in MLS - Median	32	35	4	5	29	-8.57%	700.00%	540.00%	10.34%
Close-Price-to-List-Price Ratio	99.25%	98.92%	103.56%	102.10%	99.06%	0.33%	-4.16%	-2.79%	0.19%
PSF Total	\$ 275	\$ 265	\$ 283	\$ 245	\$ 217	3.77%	-2.83%	12.24%	26.73%
<b>Detached</b>									
New Listings	2,389	1,968	2,597	2,048	2,162	21.39%	-8.01%	16.65%	10.50%
Pending	2,310	2,287	2,575	2,044	1,902	1.01%	-10.29%	13.01%	21.45%
Closed	1,754	1,737	2,290	1,714	1,485	0.98%	-23.41%	2.33%	18.11%
Sales Volume	1,066,861,087	1,052,149,230	1,393,567,589	1,024,701,032	879,938,219	1.40%	-23.44%	4.11%	21.24%
Days in MLS - Average	46	51	15	17	49	-9.80%	206.67%	170.59%	-6.12%
Days in MLS - Median	31	36	4	4	29	-13.89%	675.00%	675.00%	6.90%
Close-Price-to-List-Price Ratio	99.31%	98.94%	103.77%	102.43%	99.04%	0.37%	-4.30%	-3.05%	0.27%
PSF Total	\$ 264	\$ 251	\$ 268	\$ 225	\$ 194	5.18%	-1.49%	17.33%	36.08%
<b>Attached</b>									
New Listings	516	460	503	387	442	12.17%	2.58%	33.33%	16.74%
Pending	395	412	528	421	365	-4.13%	-25.19%	-6.18%	8.22%
Closed	311	324	436	351	264	-4.01%	-28.67%	-11.40%	17.80%
Sales Volume	\$ 180,389,137	\$ 194,215,431	\$ 256,617,193	\$ 211,308,779	\$ 157,396,037	-7.12%	-29.70%	-14.63%	14.61%
Days in MLS - Average	64	51	24	51	64	25.49%	166.67%	25.49%	0.00%
Days in MLS - Median	38	32	5	13	35	18.75%	660.00%	192.31%	8.57%
Close-Price-to-List-Price Ratio	98.86%	98.82%	102.45%	100.50%	99.19%	0.04%	-3.50%	-1.63%	-0.33%
PSF Total	\$ 335	\$ 343	\$ 362	\$ 345	\$ 349	-2.33%	-7.46%	-2.90%	-4.01%