

# Knowledge is **POWER**

I'm here to **educate** you on  
current market conditions  
so you will be **empowered**  
to make **better decisions**  
when its time to buy or sell.

## Denver Metro Association of Realtors Monthly Market Trends Report

COMPLIMENTS OF

**ANTHONY / RAE** (303) 520-3179

| RESIDENTIAL REAL ESTATE BROKER | BUYER & SELLER ADVICE & COUNSELING | RELOCATION |

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## Market Overview

	Mar. 2025	Feb. 2025	Mar. 2024	Month-Over- Month	Year-Over- Year
<b>Residential</b> (Detached + Attached)					
Active Listings at Month's End	9,764	8,554	5,849	14.15%	66.93%
New Listings	6,373	4,811	4,938	32.47%	29.06%
Pending	4,641	3,296	4,068	40.81%	14.09%
Closed	3,515	2,804	3,705	25.36%	-5.13%
Close Price - Average	\$ 698,053	\$ 703,905	\$ 700,279	-0.83%	-0.32%
Close Price - Median	\$ 599,000	\$ 600,000	\$ 595,000	-0.17%	0.67%
Sales Volume	\$ 2,453,657,703	\$ 1,973,748,720	\$ 2,594,535,207	24.31%	-5.43%
Days in MLS - Average	48	56	39	-14.29%	23.08%
Days in MLS - Median	18	29	11	-37.93%	63.64%
Close-Price-to-List-Price Ratio	99.29%	99.02%	99.76%	0.27%	-0.47%
<b>Detached</b>					
Active Listings at Month's End	6,197	5,541	3,944	11.84%	57.12%
New Listings	4,507	3,350	3,487	34.54%	29.25%
Pending	3,564	2,488	3,023	43.25%	17.90%
Closed	2,672	2,137	2,794	25.04%	-4.37%
Close Price - Average	\$ 780,223	\$ 780,992	\$ 775,153	-0.10%	0.65%
Close Price - Median	\$ 660,000	\$ 644,000	\$ 642,500	2.48%	2.72%
Sales Volume	\$ 2,084,755,760	\$ 1,668,979,632	\$ 2,165,777,992	24.91%	-3.74%
Days in MLS - Average	46	54	40	-14.81%	15.00%
Days in MLS - Median	16	27	11	-40.74%	45.45%
Close-Price-to-List-Price Ratio	99.45%	99.16%	99.87%	0.29%	-0.42%
<b>Attached</b>					
Active Listings at Month's End	3,567	3,013	1,905	18.39%	87.24%
New Listings	1,866	1,461	1,451	27.72%	28.60%
Pending	1,077	808	1,045	33.29%	3.06%
Closed	843	667	911	26.39%	-7.46%
Close Price - Average	\$ 437,606	\$ 456,925	\$ 470,645	-4.23%	-7.02%
Close Price - Median	\$ 389,000	\$ 399,990	\$ 415,000	-2.75%	-6.27%
Sales Volume	\$ 368,901,943	\$ 304,769,088	\$ 428,757,215	21.04%	-13.96%
Days in MLS - Average	52	60	39	-13.33%	33.33%
Days in MLS - Median	21	42	14	-50.00%	50.00%
Close-Price-to-List-Price Ratio	98.77%	98.57%	99.42%	0.20%	-0.65%

# Market Highlights

## Realtor® Insights:

- Buyer activity has increased in this spring market. However, seller activity is still outpacing buyers. Homes that have been well-prepared, highlight unique features and offer easy access, including open houses, get noticed and considered by serious buyers.
- The week of April 13 - 19 is officially the best time to sell in 2025, according to Realtor.com's annual analysis. This week offers the most favorable market conditions for sellers — stronger home prices, peak buyer demand and lower competition from other listings.
- Buyers continue to be fickle and wait for the right properties to come along and don't mind competing for well-priced homes in turnkey condition in desirable areas. Properties within HOAs continue to struggle with barriers to desirability and warrantability.

## Local News:

- HB25-1004 just passed through the Colorado House of Representatives. The objective is aimed at restricting the use of algorithmic devices by landlords to set rent prices in coordinated efforts.
- Two bills are under consideration in this legislative session. HB25-1043, one vote from approval, aims to protect homeowner equity by allowing a nine-month stay before foreclosure auctions, giving homeowners time to sell and pay off debts. The second bill, still in its early stages, proposes an alternative dispute resolution process.
- Denver has secured a spot among the top 20 cities for AI-related job hiring, with over 250 job openings in January, highlighting the city's growing role as a hub for AI companies.
- Three of Colorado's cities are in the nation's top 15 strongest buyer's markets due to inventory growth, with Colorado Springs at fifth, Boulder at tenth and Denver at thirteenth nationwide.
- RTD is looking into using unused Park-n-Ride lots as affordable housing with one sale already completed with a real estate developer.

## National News:

- A report by Zillow showed that sellers of off-market properties sold for significantly less money, and in communities of color, that amount was even more significant.
- In March, builder confidence in the market for newly built single-family homes nationwide dropped to 39, a decline of three points from February and the lowest level in seven months.
- Government-Sponsored Enterprises were ordered to terminate all Special Purpose Credit Programs. While this change removes some homebuyer grants, it effectively pushes down payment assistance to the state and local levels.
- February 2025 active new build housing inventory in Denver is 28 percent higher than February 2019. Homebuilder unsold inventory hit a 15-year high, opening up

more opportunities for buyers in the new build space. In fact, Lennar is offering buyer incentives on its typical sale totaling 13 percent of the home's sale price, up from just 1.5 percent in Q2 2022.

- The new tariffs are predicted to raise the cost of building a new home between \$7,500 and \$10,000 on average per home, largely due to the increased cost of lumber from Canada.
- The Eighth Circuit Court of Appeals issued a unanimous decision, finding that using floor plans to market properties created by Designworks Homes, Inc. does not infringe on copyright.
- The University of Michigan's consumer sentiment index declined by 10.5 percent to 57.9 in March, following a 10.0 percent decline in February. Year-over-year, this represents a 27.1 percent decline. The drop in sentiment was driven by growing concerns over inflation. This is the largest month-over-month increase in long-term inflation expectations recorded since 1993.

## Mortgage News:

- Stock market weakness on sticky inflation and quarter-end reports gave bonds a quick dip, dropping the 10-year 12.7 basis points on Friday. Rates ended the month at 6.76 percent.
- The Federal Reserve lowered 2025 GDP growth expectations to 1.7 percent, raised core inflation projections to 2.8 percent and increased the year-end unemployment forecast to 4.4 percent. Despite these adjustments, the Federal Reserve maintained its outlook for two rate cuts in 2025 and two in 2026.
- In a letter dated March 26th, HUD announced that, starting May 25, 2025, FHA-insured loans will no longer be available for non-permanent U.S. residents. However, non-permanent status will still be permitted for conventional loans, though further changes are expected.
- The Department of Education announced on Wednesday, March 26th that it is reopening applications for income-driven repayment plans for federal student loan borrowers.

## Quick Stats:

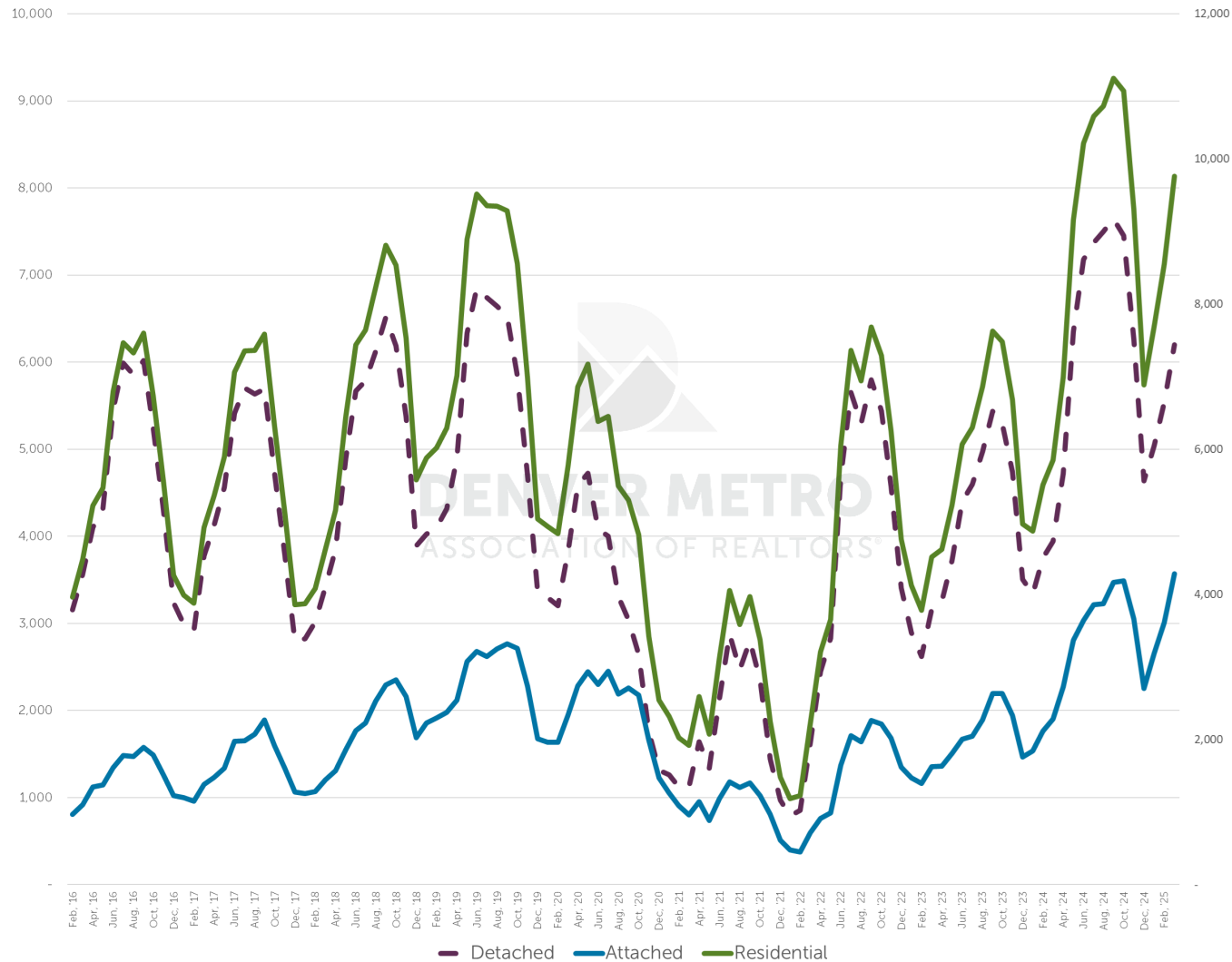
- The average number of active listings for March from 1985 - 2024 is 13,188.
- The record high March was in 2006 with 27,309 listings and the record low was set in 2021 with 1,921 listings.
- The historical average increase in active listings from February to March is 10.91 percent. An increase of 14.15 percent this March represents a higher increase relative to the average historical observation.

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## Active Listings at Month's End

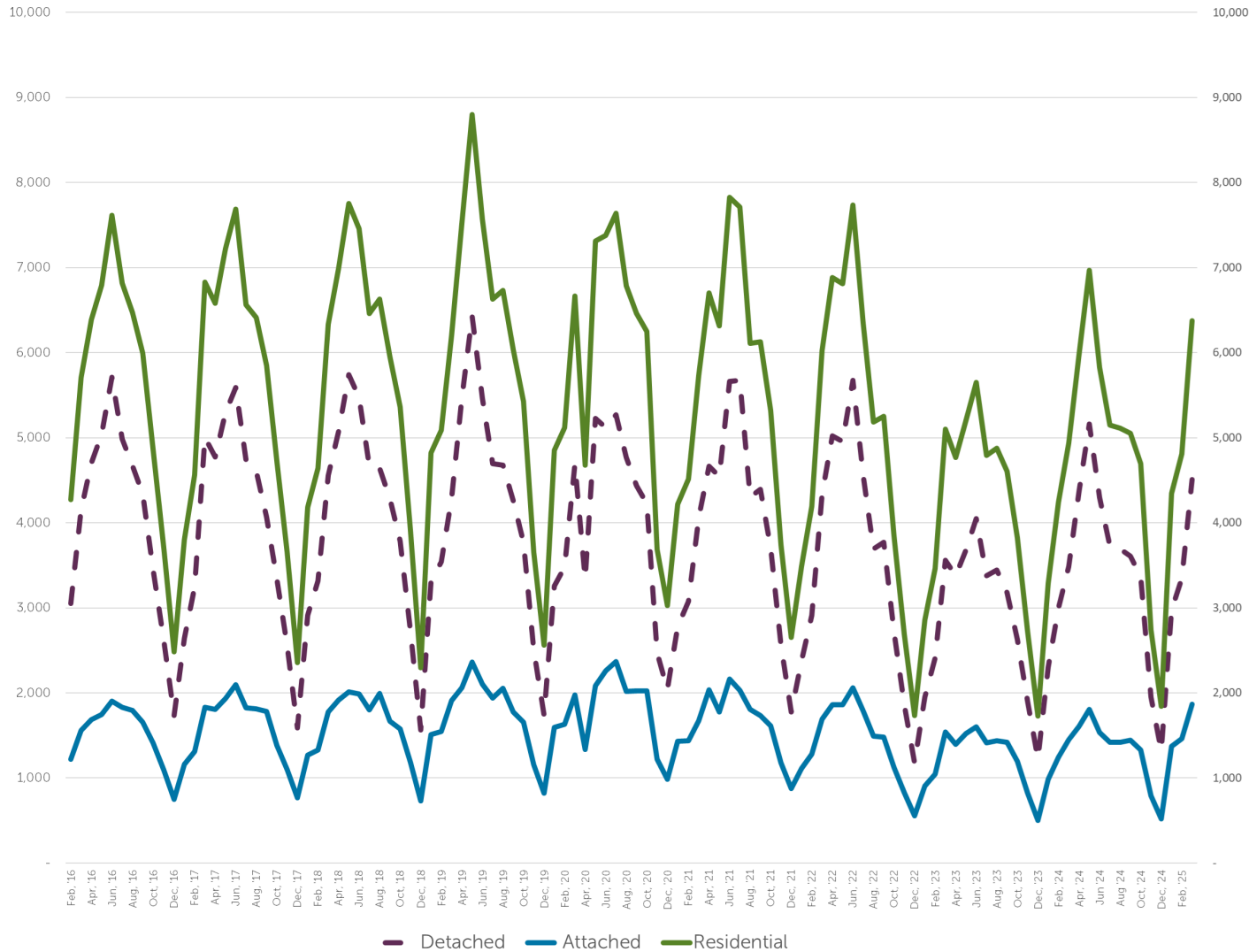
DMAR Market Trends | March 2025  
Denver Metro Association of Realtors®  
Source of MLS Data: REcolorado.com





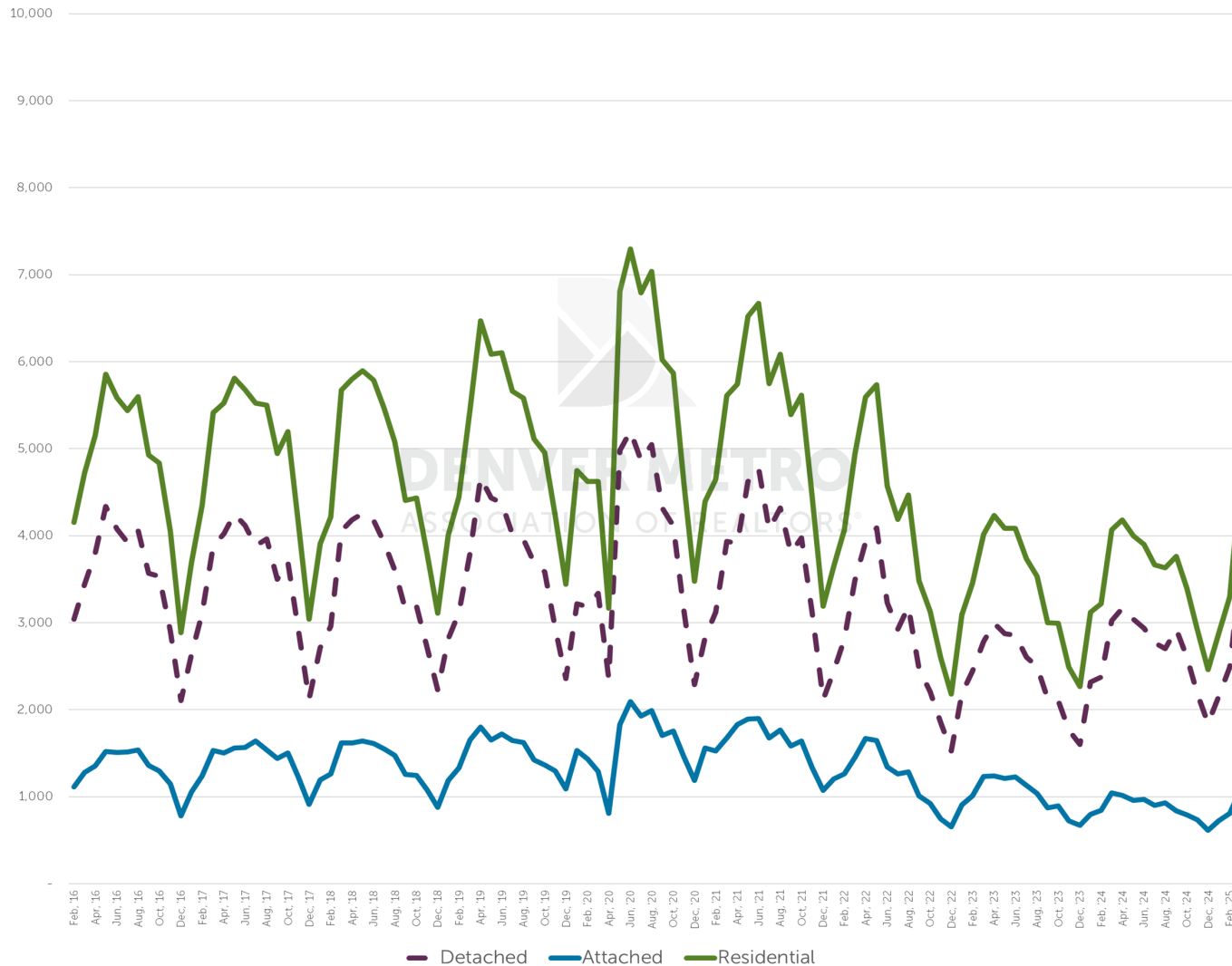
## New Listings

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## Pending Sales

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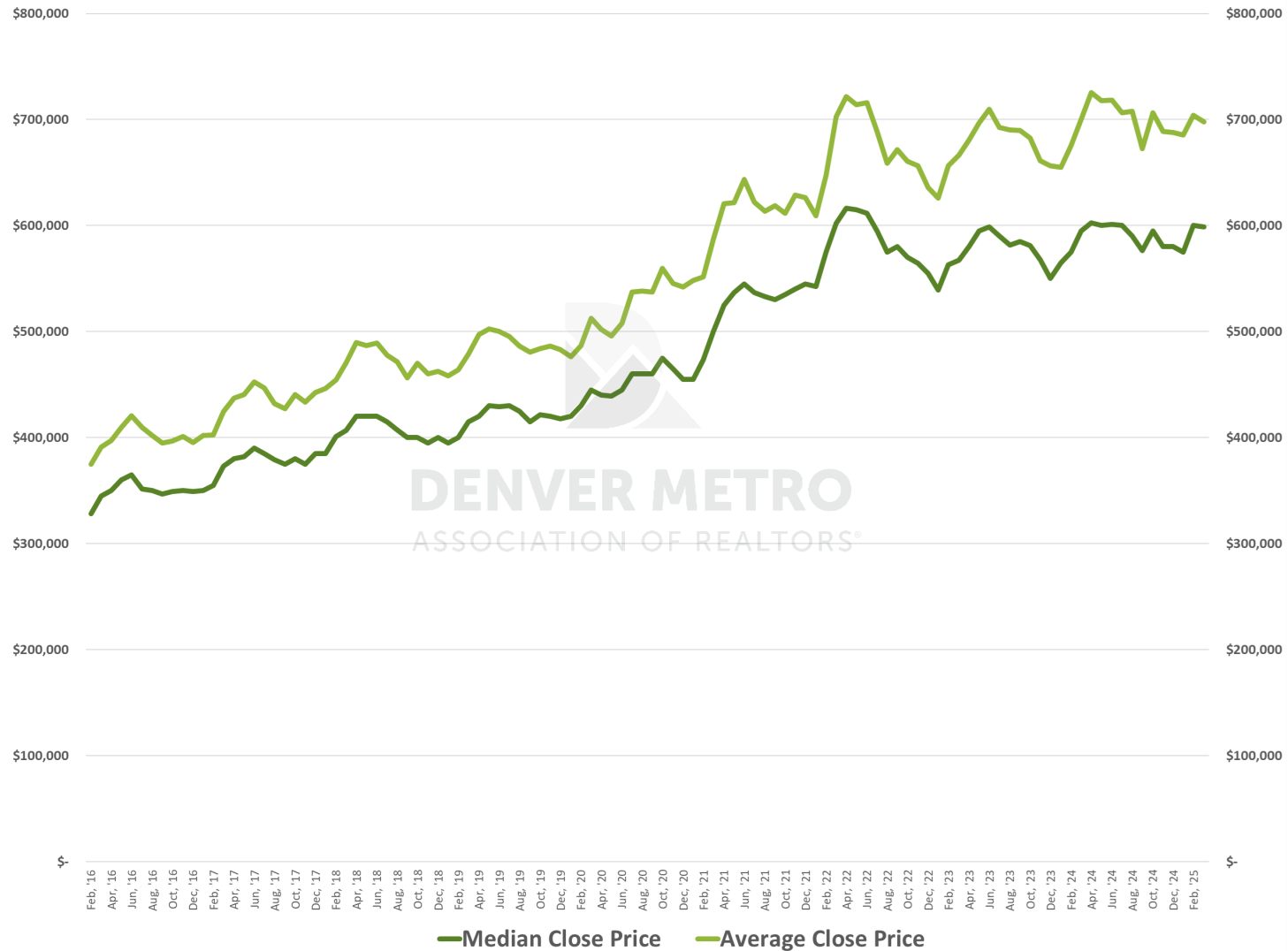




## Residential Median + Average Close Price

10-year view

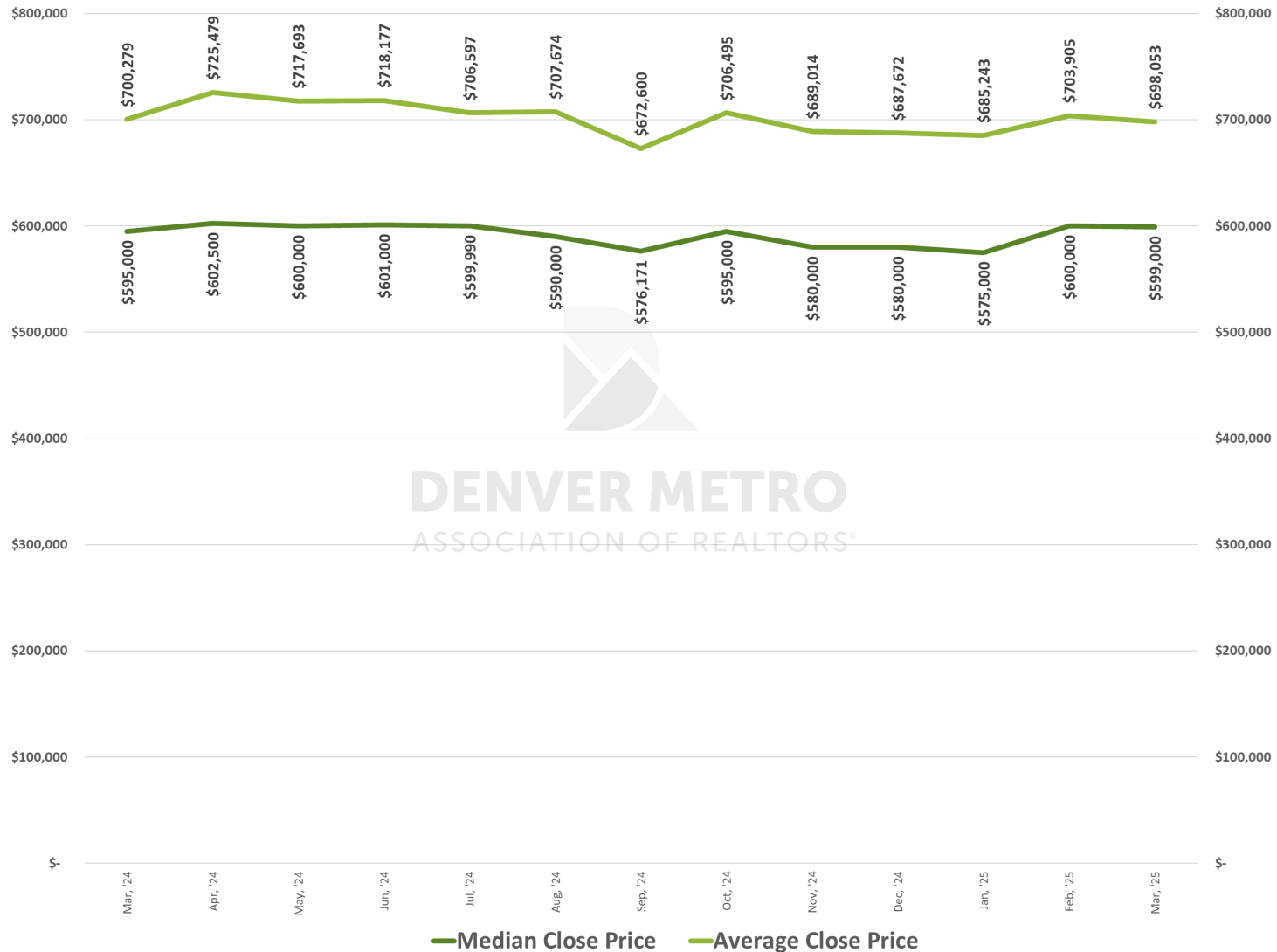
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## Residential Median + Average Close Price

1-year snapshot

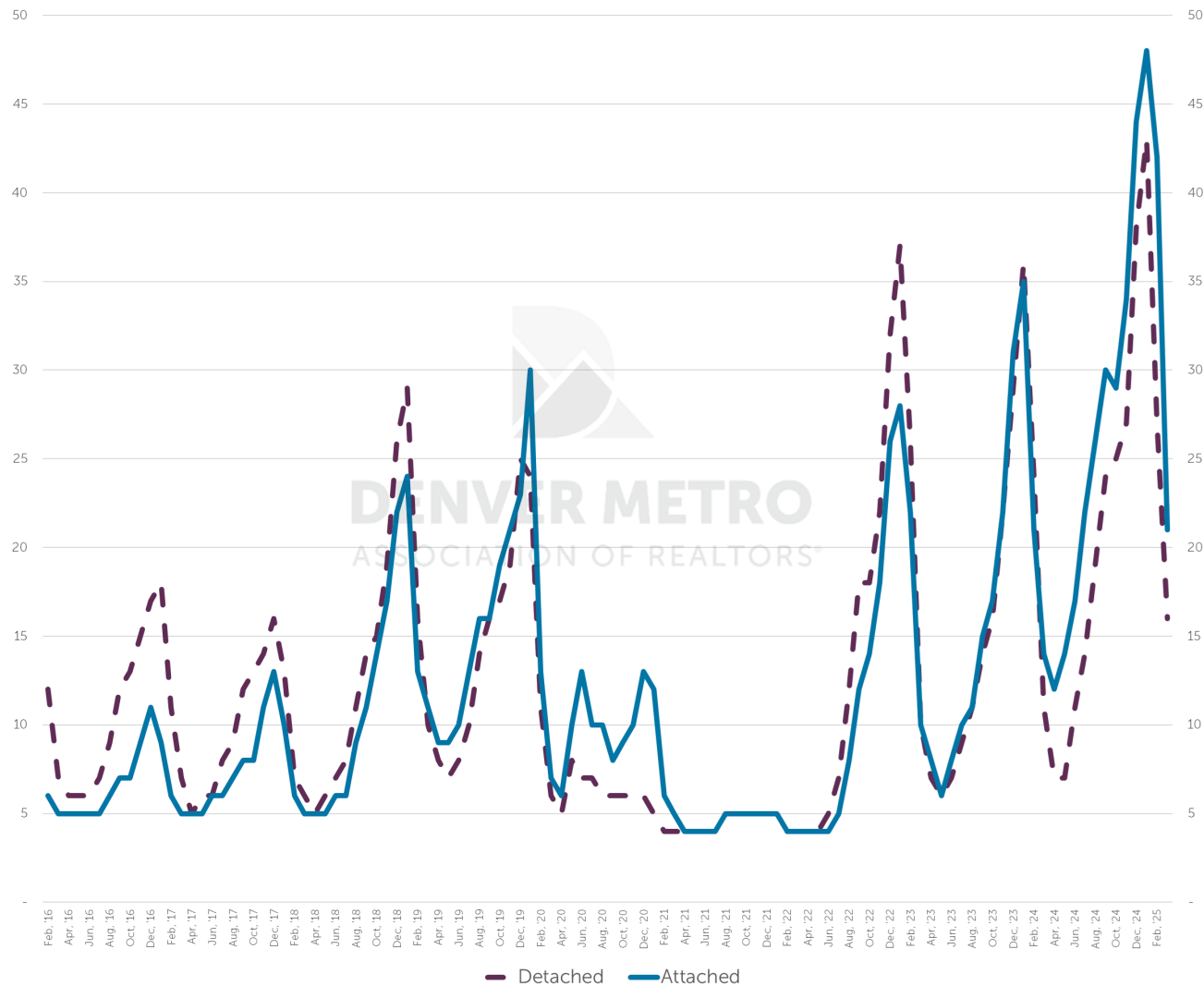
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Source of MLS Data: REcolorado.com





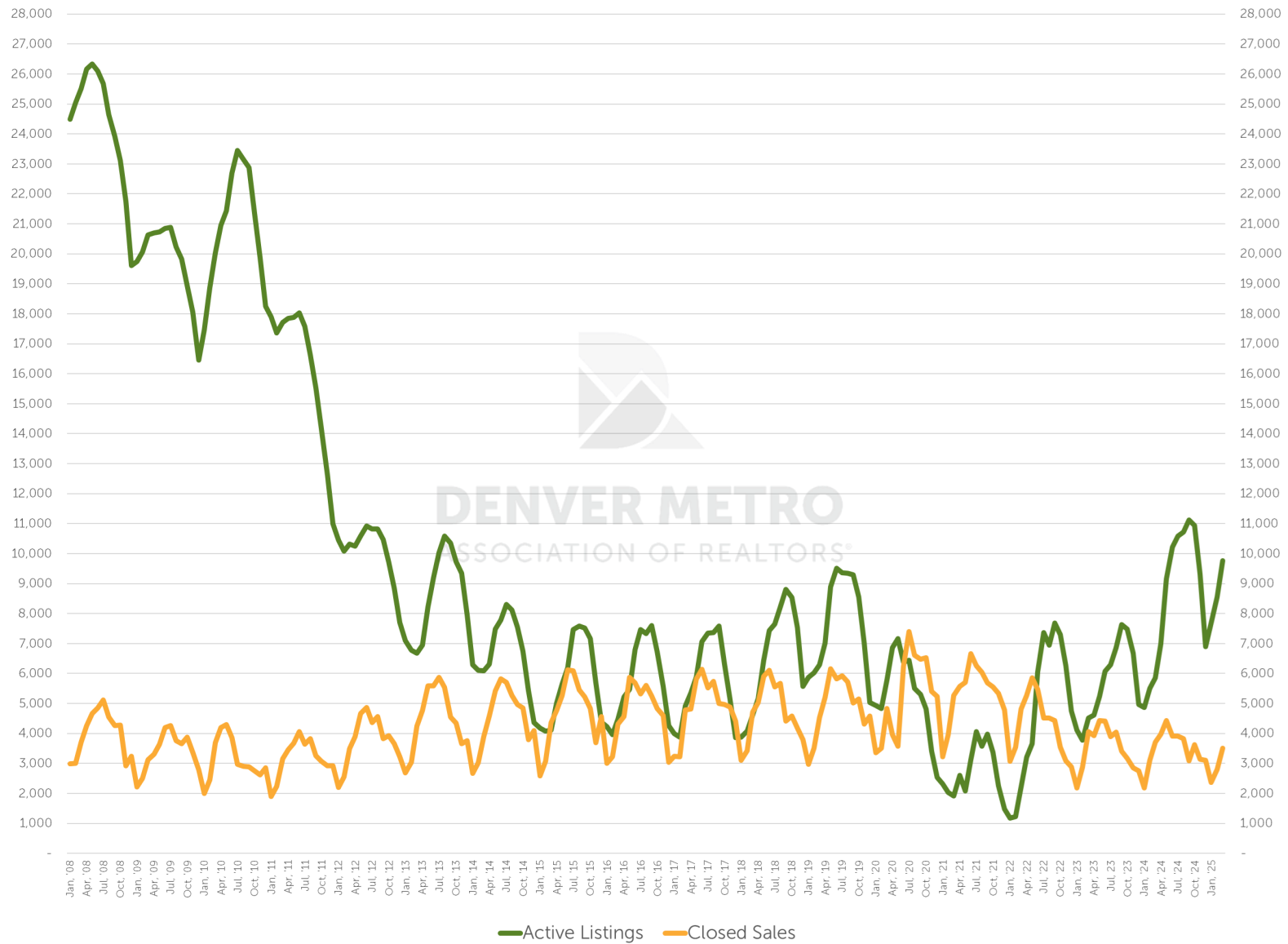
# Median Days in MLS

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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



## March 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	9,764	5,849	4,516	2,221	1,921	66.93%	116.21%	339.62%	408.28%
New Listings	15,529	12,470	11,420	13,715	14,468	24.53%	35.98%	13.23%	7.33%
Closed	8,697	9,024	9,121	11,435	12,480	-3.62%	-4.65%	-23.94%	-30.31%
Close Price - Average	\$ 696,368	\$ 680,579	\$ 653,640	\$ 660,792	\$ 567,215	2.32%	6.54%	5.38%	22.77%
Close Price - Median	\$ 590,000	\$ 580,000	\$ 559,990	\$ 576,000	\$ 480,000	1.72%	5.36%	2.43%	22.92%
Sales Volume	\$ 6,056,311,260	\$ 6,141,549,326	\$ 5,961,848,589	\$ 7,556,158,173	\$ 7,078,838,838	-1.39%	1.58%	-19.85%	-14.44%
Days in MLS - Average	54	44	43	15	22	22.73%	25.58%	260.00%	145.45%
Days in MLS - Median	28	20	19	4	5	40.00%	47.37%	600.00%	460.00%
Close-Price-to-List-Price Ratio	98.98%	99.26%	99.12%	104.72%	102.18%	-0.28%	-0.14%	-5.48%	-3.13%
<b>Detached</b>									
Active Listings at Month's End	6,197	3,944	3,163	1,627	1,122	57.12%	95.92%	280.89%	452.32%
New Listings	10,832	8,785	8,337	9,963	10,322	23.30%	29.93%	8.72%	4.94%
Closed	6,570	6,758	6,729	8,058	8,635	-2.78%	-2.36%	-18.47%	-23.91%
Close Price - Average	\$ 777,905	\$ 756,352	\$ 727,675	\$ 748,470	\$ 647,519	2.85%	6.90%	3.93%	20.14%
Close Price - Median	\$ 649,925	\$ 632,850	\$ 609,990	\$ 636,270	\$ 536,000	2.70%	6.55%	2.15%	21.25%
Sales Volume	\$ 5,110,838,862	\$ 5,111,426,960	\$ 4,896,524,709	\$ 6,031,168,950	\$ 5,591,325,887	-0.01%	4.38%	-15.26%	-8.59%
Days in MLS - Average	53	45	45	14	19	17.78%	17.78%	278.57%	178.95%
Days in MLS - Median	26	20	21	4	4	30.00%	23.81%	550.00%	550.00%
Close-Price-to-List-Price Ratio	99.11%	99.30%	99.06%	105.01%	102.76%	-0.19%	0.05%	-5.62%	-3.55%
<b>Attached</b>									
Active Listings at Month's End	3,567	1,905	1,353	594	799	87.24%	163.64%	500.51%	346.43%
New Listings	4,697	3,685	3,083	3,752	4,146	27.46%	52.35%	25.19%	13.29%
Closed	2,127	2,266	2,392	3,377	3,845	-6.13%	-11.08%	-37.02%	-44.68%
Close Price - Average	\$ 444,510	\$ 454,599	\$ 445,370	\$ 451,581	\$ 386,869	-2.22%	-0.19%	-1.57%	14.90%
Close Price - Median	\$ 395,000	\$ 399,000	\$ 390,000	\$ 400,000	\$ 330,000	-1.00%	1.28%	-1.25%	19.70%
Sales Volume	\$ 945,472,398	\$ 1,030,122,366	\$ 1,065,323,880	\$ 1,524,989,223	\$ 1,487,512,951	-8.22%	-11.25%	-38.00%	-36.44%
Days in MLS - Average	57	42	37	15	30	35.71%	54.05%	280.00%	90.00%
Days in MLS - Median	35	19	16	4	6	84.21%	118.75%	775.00%	483.33%
Close-Price-to-List-Price Ratio	98.60%	99.13%	99.26%	104.03%	100.87%	-0.53%	-0.66%	-5.22%	-2.25%

## Market Trends

Price Range		Detached			Attached		
		Closed	Active	MOI	Closed	Active	MOI
Months of Inventory	\$0 to \$299,999	15	41	2.73	190	896	4.72
	\$300,000 to \$499,999	483	957	1.98	427	1,583	3.71
	\$500,000 to \$749,999	1,199	2,467	2.06	174	750	4.31
	\$750,000 to \$999,999	555	1,233	2.22	31	189	6.10
	\$1,000,000 to \$1,499,999	265	733	2.77	14	87	6.21
	\$1,500,000 to \$1,999,999	78	330	4.23	4	35	8.75
	\$2,000,000 and over	77	436	5.66	3	27	9.00
TOTALS		2,672	6,197	2.32	843	3,567	4.23
Price Range		Detached			Attached		
		% change			% change		
		Closed Mar. 2025	Closed Feb. 2025		Closed Mar. 2025	Closed Feb. 2025	
Month-Over-Month	\$0 to \$299,999	15	13	15.38%	190	139	36.69%
	\$300,000 to \$499,999	483	389	24.16%	427	345	23.77%
	\$500,000 to \$749,999	1,199	1,022	17.32%	174	135	28.89%
	\$750,000 to \$999,999	555	381	45.67%	31	26	19.23%
	\$1,000,000 to \$1,499,999	265	207	28.02%	14	13	7.69%
	\$1,500,000 to \$1,999,999	78	55	41.82%	4	6	-33.33%
	\$2,000,000 and over	77	70	10.00%	3	3	0.00%
TOTALS		2,672	2,137	25.04%	843	667	26.39%
Price Range		Detached			Attached		
		% change			% change		
		YTD Mar. 2025	YTD Mar. 2024		YTD Mar. 2025	YTD Mar. 2024	
Year-Over-Year	\$0 to \$299,999	44	51	-13.73%	485	464	4.53%
	\$300,000 to \$499,999	1,222	1,252	-2.40%	1,055	1,153	-8.50%
	\$500,000 to \$749,999	3,039	3,284	-7.46%	444	479	-7.31%
	\$750,000 to \$999,999	1,260	1,247	1.04%	87	106	-17.92%
	\$1,000,000 to \$1,499,999	628	555	13.15%	36	41	-12.20%
	\$1,500,000 to \$1,999,999	180	195	-7.69%	11	16	-31.25%
	\$2,000,000 and over	197	174	13.22%	9	7	28.57%
TOTALS		6,570	6,758	-2.78%	2,127	2,266	-6.13%

## Properties Sold for \$1 Million or More

	Mar. 2025	Feb. 2025	Mar. 2024	Month-Over-Month	Year-Over-Year
<b>Residential</b> (Detached + Attached)					
New Listings	1,015	729	685	39.23%	48.18%
Pending	626	424	511	47.64%	22.50%
Closed	441	354	458	24.58%	-3.71%
Sales Volume	\$ 691,390,200	\$ 579,569,559	\$ 730,970,978	19.29%	-5.41%
Days in MLS - Average	47	56	47	-16.07%	0.00%
Days in MLS - Median	11	17	11	-35.29%	0.00%
Close-Price-to-List-Price Ratio	98.66%	98.78%	99.03%	-0.12%	-0.37%
PSF Total	\$ 382	\$ 401	\$ 388	-4.74%	-1.55%
<b>Detached</b>					
New Listings	942	684	645	37.72%	46.05%
Pending	602	401	484	50.12%	24.38%
Closed	420	332	427	26.51%	-1.64%
Sales Volume	\$ 660,615,450	\$ 543,110,559	\$ 685,587,068	21.64%	-3.64%
Days in MLS - Average	47	57	47	-17.54%	0.00%
Days in MLS - Median	11	18	10	-38.89%	10.00%
Close-Price-to-List-Price Ratio	98.76%	98.80%	99.09%	-0.04%	-0.33%
PSF Total	\$ 371	\$ 381	\$ 374	-2.62%	-0.80%
<b>Attached</b>					
New Listings	73	45	40	62.22%	82.50%
Pending	24	23	27	4.35%	-11.11%
Closed	21	22	31	-4.55%	-32.26%
Sales Volume	\$ 30,774,750	\$ 36,459,000	\$ 45,383,910	-15.59%	-32.19%
Days in MLS - Average	38	40	53	-5.00%	-28.30%
Days in MLS - Median	7	9	14	-22.22%	-50.00%
Close-Price-to-List-Price Ratio	96.16%	98.51%	98.26%	-2.39%	-2.14%
PSF Total	\$ 589	\$ 694	\$ 575	-15.13%	2.43%



## 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	2,328	1,760	1,461	1,450	1,105	32.27%	59.34%	60.55%	110.68%
Pending	1,363	1,234	1,053	1,189	1,050	10.45%	29.44%	14.63%	29.81%
Closed	1,061	988	870	1,147	885	7.39%	21.95%	-7.50%	19.89%
Sales Volume	\$ 1,720,030,415	\$ 1,594,810,690	\$ 1,444,710,991	\$ 1,817,703,151	\$ 1,433,670,664	7.85%	19.06%	-5.37%	19.97%
Days in MLS - Average	57	54	45	24	58	5.56%	26.67%	137.50%	-1.72%
Days in MLS - Median	19	22	15	4	10	-13.64%	26.67%	375.00%	90.00%
Close-Price-to-List-Price Ratio	98.26%	98.25%	98.45%	105.94%	99.74%	0.01%	-0.19%	-7.25%	-1.48%
PSF Total	\$ 388	\$ 385	\$ 388	\$ 395	\$ 356	0.78%	0.00%	-1.77%	8.99%
<b>Detached</b>									
New Listings	2,168	1,632	1,360	1,348	990	32.84%	59.41%	60.83%	118.99%
Pending	1,299	1,161	988	1,106	969	11.89%	31.48%	17.45%	34.06%
Closed	1,005	924	812	1,057	811	8.77%	23.77%	-4.92%	23.92%
Sales Volume	\$ 1,630,734,665	\$ 1,494,227,324	\$ 1,353,028,291	\$ 1,674,592,789	\$ 1,321,006,729	9.14%	20.52%	-2.62%	23.45%
Days in MLS - Average	58	54	45	20	57	7.41%	28.89%	190.00%	1.75%
Days in MLS - Median	19	22	14	4	10	-13.64%	35.71%	375.00%	90.00%
Close-Price-to-List-Price Ratio	98.30%	98.28%	98.54%	106.23%	99.87%	0.02%	-0.24%	-7.46%	-1.57%
PSF Total	\$ 373	\$ 372	\$ 373	\$ 375	\$ 335	0.27%	0.00%	-0.53%	11.34%
<b>Attached</b>									
New Listings	160	128	101	102	115	25.00%	58.42%	56.86%	39.13%
Pending	64	73	65	83	81	-12.33%	-1.54%	-22.89%	-20.99%
Closed	56	64	58	90	74	-12.50%	-3.45%	-37.78%	-24.32%
Sales Volume	\$ 89,295,750	\$ 100,583,366	\$ 91,682,700	\$ 143,110,362	\$ 112,663,935	-11.22%	-2.60%	-37.60%	-20.74%
Days in MLS - Average	36	51	48	63	68	-29.41%	-25.00%	-42.86%	-47.06%
Days in MLS - Median	8	16	26	5	20	-50.00%	-69.23%	60.00%	-60.00%
Close-Price-to-List-Price Ratio	97.49%	97.75%	97.14%	102.50%	98.31%	-0.27%	0.36%	-4.89%	-0.83%
PSF Total	\$ 649	\$ 576	\$ 601	\$ 633	\$ 587	12.67%	7.99%	2.53%	10.56%

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

	Mar. 2025	Feb. 2025	Mar. 2024	Month-Over-Month	Year-Over-Year
<b>Residential</b> (Detached + Attached)					
New Listings	1,077	760	766	41.71%	40.60%
Pending	763	544	660	40.26%	15.61%
Closed	586	407	561	43.98%	4.46%
Sales Volume	\$ 496,150,259	\$ 347,875,959	\$ 474,465,398	42.62%	4.57%
Days in MLS - Average	47	55	39	-14.55%	20.51%
Days in MLS - Median	16	26	10	-38.46%	60.00%
Close-Price-to-List-Price Ratio	99.63%	99.26%	99.87%	0.37%	-0.24%
PSF Total	\$ 282	\$ 279	\$ 289	1.08%	-2.42%
<b>Detached</b>					
New Listings	990	686	689	44.31%	43.69%
Pending	723	514	610	40.66%	18.52%
Closed	555	381	512	45.67%	8.40%
Sales Volume	\$ 469,445,359	\$ 325,685,359	\$ 433,529,703	44.14%	8.28%
Days in MLS - Average	47	54	38	-12.96%	23.68%
Days in MLS - Median	16	26	10	-38.46%	60.00%
Close-Price-to-List-Price Ratio	99.68%	99.31%	99.92%	0.37%	-0.24%
PSF Total	\$ 273	\$ 270	\$ 273	1.11%	0.00%
<b>Attached</b>					
New Listings	87	74	77	17.57%	12.99%
Pending	40	30	50	33.33%	-20.00%
Closed	31	26	49	19.23%	-36.73%
Sales Volume	\$ 26,704,900	\$ 22,190,600	\$ 40,935,695	20.34%	-34.76%
Days in MLS - Average	41	58	49	-29.31%	-16.33%
Days in MLS - Median	16	25	10	-36.00%	60.00%
Close-Price-to-List-Price Ratio	98.66%	98.51%	99.38%	0.15%	-0.72%
PSF Total	\$ 442	\$ 401	\$ 455	10.22%	-2.86%

## 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	2,464	1,880	1,707	1,987	1,344	31.06%	44.35%	24.01%	83.33%
Pending	1,745	1,622	1,430	1,707	1,352	7.58%	22.03%	2.23%	29.07%
Closed	1,347	1,353	1,128	1,626	1,086	-0.44%	19.41%	-17.16%	24.03%
Sales Volume	\$ 1,144,618,491	\$ 1,145,652,948	\$ 951,976,515	\$ 1,370,924,757	\$ 924,758,238	-0.09%	20.24%	-16.51%	23.77%
Days in MLS - Average	54	48	44	16	29	12.50%	22.73%	237.50%	86.21%
Days in MLS - Median	27	19	21	4	5	42.11%	28.57%	575.00%	440.00%
Close-Price-to-List-Price Ratio	99.29%	99.42%	99.16%	105.44%	101.82%	-0.13%	0.13%	-5.83%	-2.48%
PSF Total	\$ 281	\$ 283	\$ 282	\$ 301	\$ 272	-0.71%	-0.35%	-6.64%	3.31%
<b>Detached</b>									
New Listings	2,232	1,683	1,559	1,817	1,181	32.62%	43.17%	22.84%	88.99%
Pending	1,649	1,491	1,315	1,558	1,190	10.60%	25.40%	5.84%	38.57%
Closed	1,260	1,247	1,016	1,458	970	1.04%	24.02%	-13.58%	29.90%
Sales Volume	\$ 1,070,766,306	\$ 1,056,086,741	\$ 856,961,562	\$ 1,229,532,587	\$ 825,625,412	1.39%	24.95%	-12.91%	29.69%
Days in MLS - Average	54	47	45	15	24	14.89%	20.00%	260.00%	125.00%
Days in MLS - Median	27	20	21	4	5	35.00%	28.57%	575.00%	440.00%
Close-Price-to-List-Price Ratio	99.34%	99.44%	99.16%	105.70%	102.10%	-0.10%	0.18%	-6.02%	-2.70%
PSF Total	\$ 272	\$ 269	\$ 265	\$ 282	\$ 253	1.12%	2.64%	-3.55%	7.51%
<b>Attached</b>									
New Listings	232	197	148	170	163	17.77%	56.76%	36.47%	42.33%
Pending	96	131	115	149	162	-26.72%	-16.52%	-35.57%	-40.74%
Closed	87	106	112	168	116	-17.92%	-22.32%	-48.21%	-25.00%
Sales Volume	\$ 73,852,185	\$ 89,566,207	\$ 95,014,953	\$ 141,392,170	\$ 99,132,826	-17.54%	-22.27%	-47.77%	-25.50%
Days in MLS - Average	56	54	40	31	72	3.70%	40.00%	80.65%	-22.22%
Days in MLS - Median	34	15	13	5	25	126.67%	161.54%	580.00%	36.00%
Close-Price-to-List-Price Ratio	98.48%	99.21%	99.18%	103.20%	99.46%	-0.74%	-0.71%	-4.57%	-0.99%
PSF Total	\$ 420	\$ 445	\$ 435	\$ 465	\$ 427	-5.62%	-3.45%	-9.68%	-1.64%

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

	Mar. 2025	Feb. 2025	Mar. 2024	Month-Over-Month	Year-Over-Year
<b>Residential</b> (Detached + Attached)					
New Listings	2,306	1,724	1,948	33.76%	18.38%
Pending	1,814	1,277	1,649	42.05%	10.01%
Closed	1,373	1,157	1,575	18.67%	-12.83%
Sales Volume	\$ 839,753,230	\$ 707,030,631	\$ 957,931,001	18.77%	-12.34%
Days in MLS - Average	43	53	38	-18.87%	13.16%
Days in MLS - Median	16	28	11	-42.86%	45.45%
Close-Price-to-List-Price Ratio	99.64%	99.40%	100.12%	0.24%	-0.48%
PSF Total	\$ 276	\$ 275	\$ 282	0.36%	-2.13%
<b>Detached</b>					
New Listings	1,892	1,397	1,566	35.43%	20.82%
Pending	1,603	1,113	1,393	44.03%	15.08%
Closed	1,199	1,022	1,359	17.32%	-11.77%
Sales Volume	\$ 737,681,537	\$ 627,194,945	\$ 831,282,154	17.62%	-11.26%
Days in MLS - Average	44	54	37	-18.52%	18.92%
Days in MLS - Median	16	28	11	-42.86%	45.45%
Close-Price-to-List-Price Ratio	99.72%	99.42%	100.21%	0.30%	-0.49%
PSF Total	\$ 268	\$ 267	\$ 271	0.37%	-1.11%
<b>Attached</b>					
New Listings	414	327	382	26.61%	8.38%
Pending	211	164	256	28.66%	-17.58%
Closed	174	135	216	28.89%	-19.44%
Sales Volume	\$ 102,071,693	\$ 79,835,686	\$ 126,648,847	27.85%	-19.41%
Days in MLS - Average	37	44	46	-15.91%	-19.57%
Days in MLS - Median	16	22	16	-27.27%	0.00%
Close-Price-to-List-Price Ratio	99.10%	99.23%	99.56%	-0.13%	-0.46%
PSF Total	\$ 329	\$ 336	\$ 349	-2.08%	-5.73%

## 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</b> (Detached + Attached)									
New Listings	5,691	4,861	4,492	5,566	4,250	17.07%	26.69%	2.25%	33.91%
Pending	4,239	4,226	4,266	5,101	4,165	0.31%	-0.63%	-16.90%	1.78%
Closed	3,483	3,763	3,743	4,787	3,777	-7.44%	-6.95%	-27.24%	-7.78%
Sales Volume	\$ 2,124,028,682	\$ 2,278,868,978	\$ 2,267,656,569	\$ 2,910,262,737	\$ 2,265,336,514	-6.79%	-6.33%	-27.02%	-6.24%
Days in MLS - Average	51	44	47	14	20	15.91%	8.51%	264.29%	155.00%
Days in MLS - Median	27	21	23	4	4	28.57%	17.39%	575.00%	575.00%
Close-Price-to-List-Price Ratio	99.41%	99.61%	99.37%	104.84%	103.19%	-0.20%	0.04%	-5.18%	-3.66%
PSF Total	\$ 276	\$ 278	\$ 266	\$ 292	\$ 250	-0.72%	3.76%	-5.48%	10.40%
<b>Detached</b>									
New Listings	4,638	3,975	3,796	4,799	3,684	16.68%	22.18%	-3.35%	25.90%
Pending	3,702	3,624	3,748	4,388	3,582	2.15%	-1.23%	-15.63%	3.35%
Closed	3,039	3,284	3,300	4,099	3,276	-7.46%	-7.91%	-25.86%	-7.23%
Sales Volume	\$ 1,864,176,579	\$ 1,999,403,280	\$ 2,003,791,043	\$ 2,506,447,806	\$ 1,964,836,455	-6.76%	-6.97%	-25.62%	-5.12%
Days in MLS - Average	52	43	47	13	15	20.93%	10.64%	300.00%	246.67%
Days in MLS - Median	27	21	23	4	4	28.57%	17.39%	575.00%	575.00%
Close-Price-to-List-Price Ratio	99.47%	99.65%	99.39%	104.99%	103.53%	-0.18%	0.08%	-5.26%	-3.92%
PSF Total	\$ 267	\$ 268	\$ 254	\$ 279	\$ 230	-0.37%	5.12%	-4.30%	16.09%
<b>Attached</b>									
New Listings	1,053	886	696	767	566	18.85%	51.29%	37.29%	86.04%
Pending	537	602	518	713	583	-10.80%	3.67%	-24.68%	-7.89%
Closed	444	479	443	688	501	-7.31%	0.23%	-35.47%	-11.38%
Sales Volume	\$ 259,852,103	\$ 279,465,698	\$ 263,865,526	\$ 403,814,931	\$ 300,500,059	-7.02%	-1.52%	-35.65%	-13.53%
Days in MLS - Average	47	53	44	20	49	-11.32%	6.82%	135.00%	-4.08%
Days in MLS - Median	27	22	21	4	9	22.73%	28.57%	575.00%	200.00%
Close-Price-to-List-Price Ratio	98.99%	99.28%	99.26%	103.92%	100.91%	-0.29%	-0.27%	-4.74%	-1.90%
PSF Total	\$ 335	\$ 348	\$ 355	\$ 372	\$ 379	-3.74%	-5.63%	-9.95%	-11.61%