

DENVER METRO
ASSOCIATION OF REALTORS®
The Voice of Real Estate® in the Denver Metro Area



Denver Metro Real Estate Market Trends Report

October 2017

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ANTHONY RAE
RE/MAX ALLIANCE
303.520.3179

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MARKET OVERVIEW

The October report, according to recent data provided by the Denver Metro Association of REALTORS® Market Trends Committee, showcases the September 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	7,586	3.07%	-0.17%
Sold Homes	4,427	-21.58%	-15.60%
Average Sold Price	\$429,597	-0.52%	8.84%
Median Sold Price	\$375,000	-1.06%	8.07%
Average Days on Market	32	3.23%	0.00%
 Single Family (aka Detached Single Family)			
Active Inventory	5,693	1.05%	-5.45%
Sold Homes	3,165	-20.40%	-15.28%
Average Sold Price	\$476,051	-0.83%	8.50%
Median Sold Price	\$409,000	-0.24%	7.63%
Average Days on Market	30	3.45%	-9.09%
 Condo (aka Attached Single Family)			
Active Inventory	1,893	9.68%	19.96%
Sold Homes	1,262	-24.39%	-16.37%
Average Sold Price	\$313,096	-1.22%	9.60%
Median Sold Price	\$268,000	-2.55%	11.20%
Average Days on Market	39	5.41%	

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MARKET INSIGHTS

- ✓ As we head into fall, brokers are going back to basics with multi-house open house tours, broker opens and increased marketing activities to get their listings sold.
- ✓ Showings are slowing down and sellers are having to reduce prices in order to get more traction.
- ✓ Escalating buyer demands during inspection are causing more homes to fall out of contract and back on to the market. Back-up offers are still a great option for buyers who didn't get the house in the first round.
- ✓ Savvy buyers want properties that are turnkey. Putting in the time and effort to make sure your listings are market-ready will help shorten days on market.
- ✓ Under \$400k still remains a very popular price point with days on market low.
- ✓ "Back on Market" and "Price Reductions" seem to be more common than "New Listings" in MLS searches.
- ✓ Denver ranks 6th on the list of markets on pace to build the most homes in 2017 with 25,098 annualized permits. According to Trulia's chief economist, that's up 56.2 percent from historical norms.
- ✓ According to CoreLogic's Housing Credit Index Report, the national average credit score for purchase mortgages is 745 in the second quarter of 2017. For Colorado, the average is 751 which is the second highest in the nation behind Hawaii at 756.
- ✓ The National Association of REALTORS®' chief economist, Lawrence Yun, has revised his forecast for existing home sales downward to \$5.44 million, a 0.2 percent decrease from last year's \$5.45 million.
- ✓ Mortgage rates climb after two months of descent, according to the Mortgage Bankers Association.
- ✓ Lennar Homes has 31 communities under construction in Colorado. Eagle Home Mortgage, the lending arm of Lennar, announced it would pay off up to \$13,000 in student loans - depending on the sales price - for borrowers purchasing a new home from Lennar.
- ✓ Nationally, new home sales decreased in August to a new 2017 low according to HousingWire.
- ✓ **Quick Stats:**
 - Average active listings for September is 17,019 (1985-2016).
 - Record-high September was 2006 with 31,450 listings and the record- low was September of 2015 with 7,015 listings.
 - The 10-year average change in active listings from August to September is a 2.3 percent decrease. 2017 represents a nice increase of 3.07 percent.

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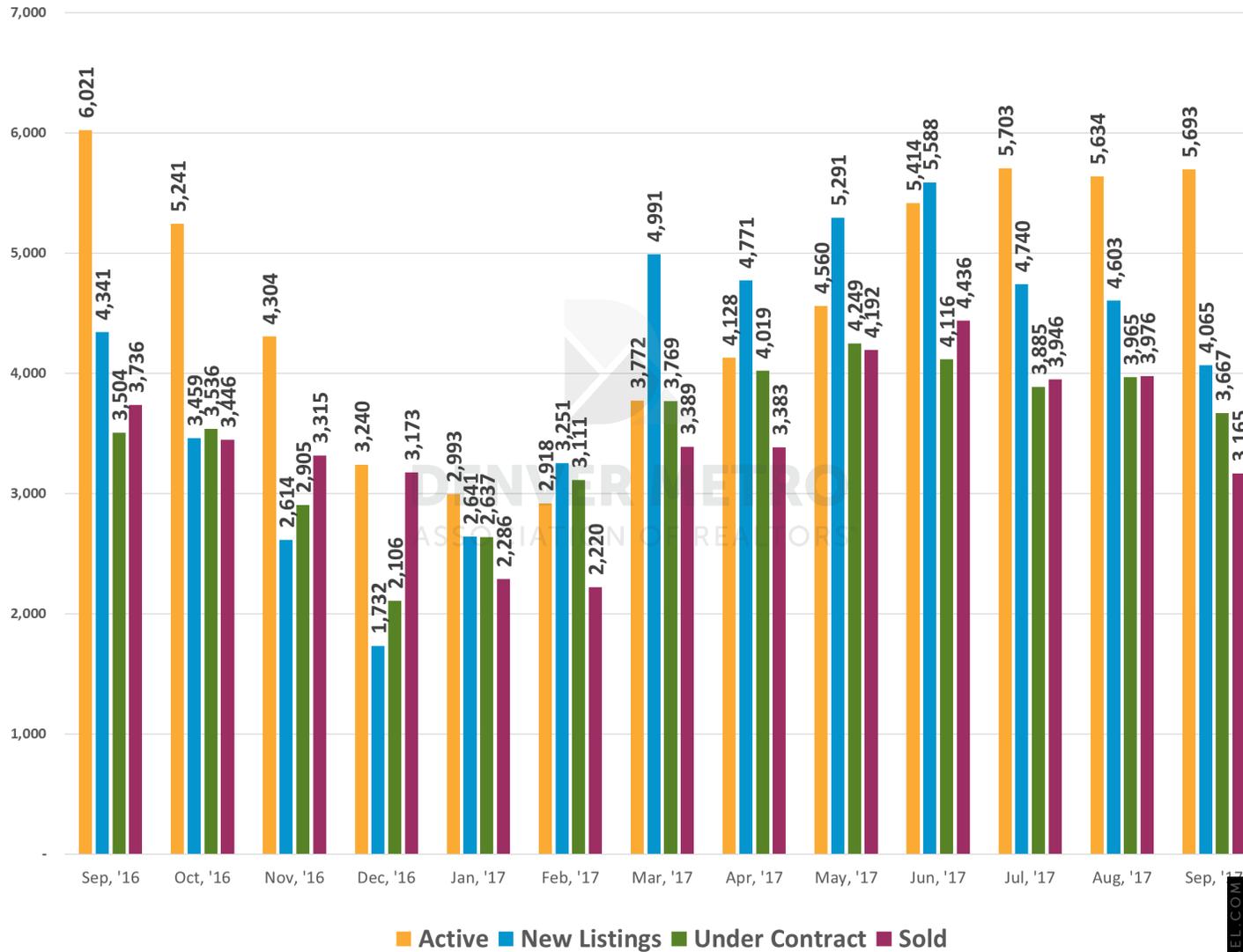
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Single Family (aka Detached Single Family)

DMAR Market Trends | September 2017 Data
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Source of MLS Data: REcolorado.com



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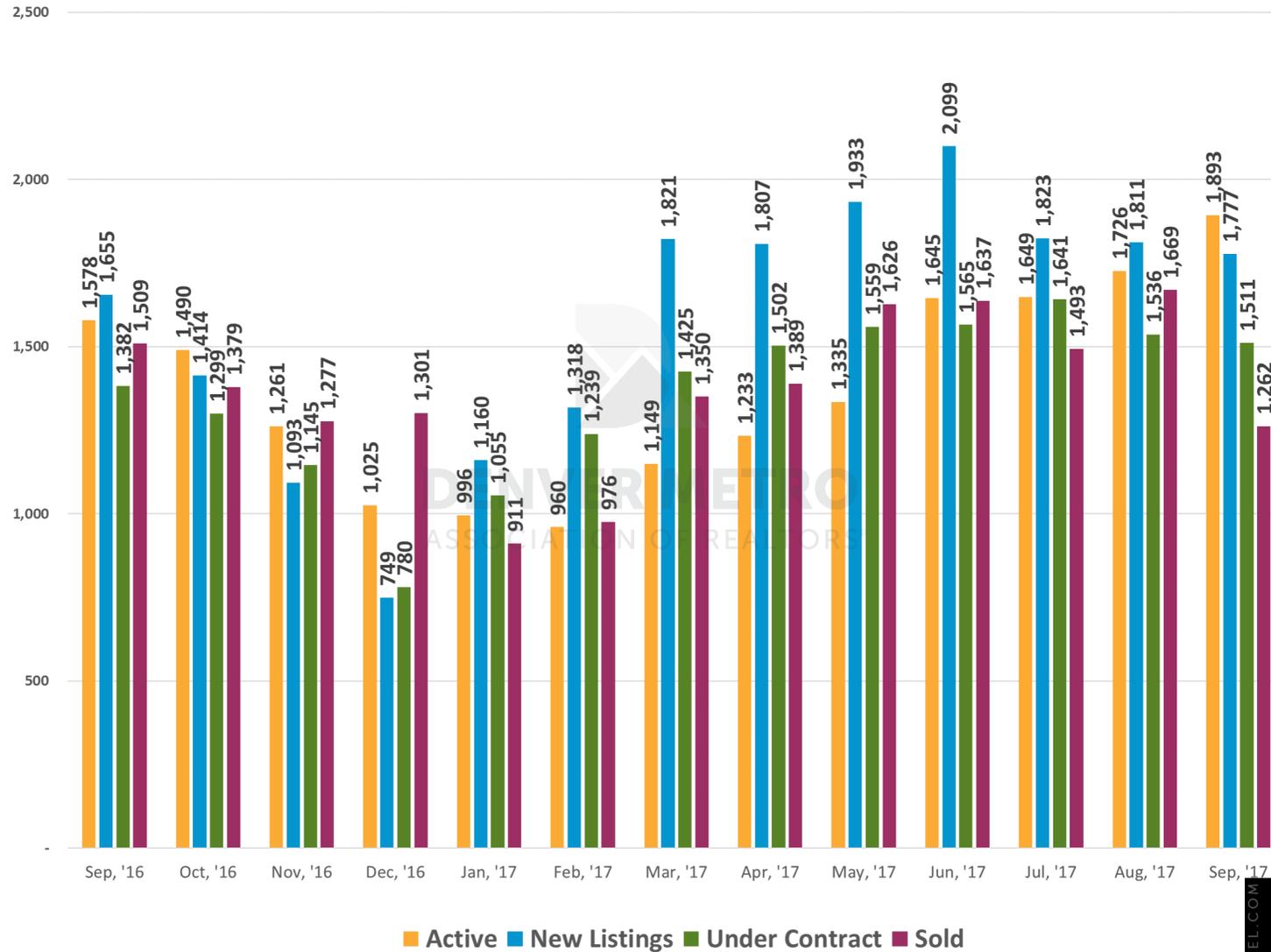
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Condo (aka Attached Single Family)

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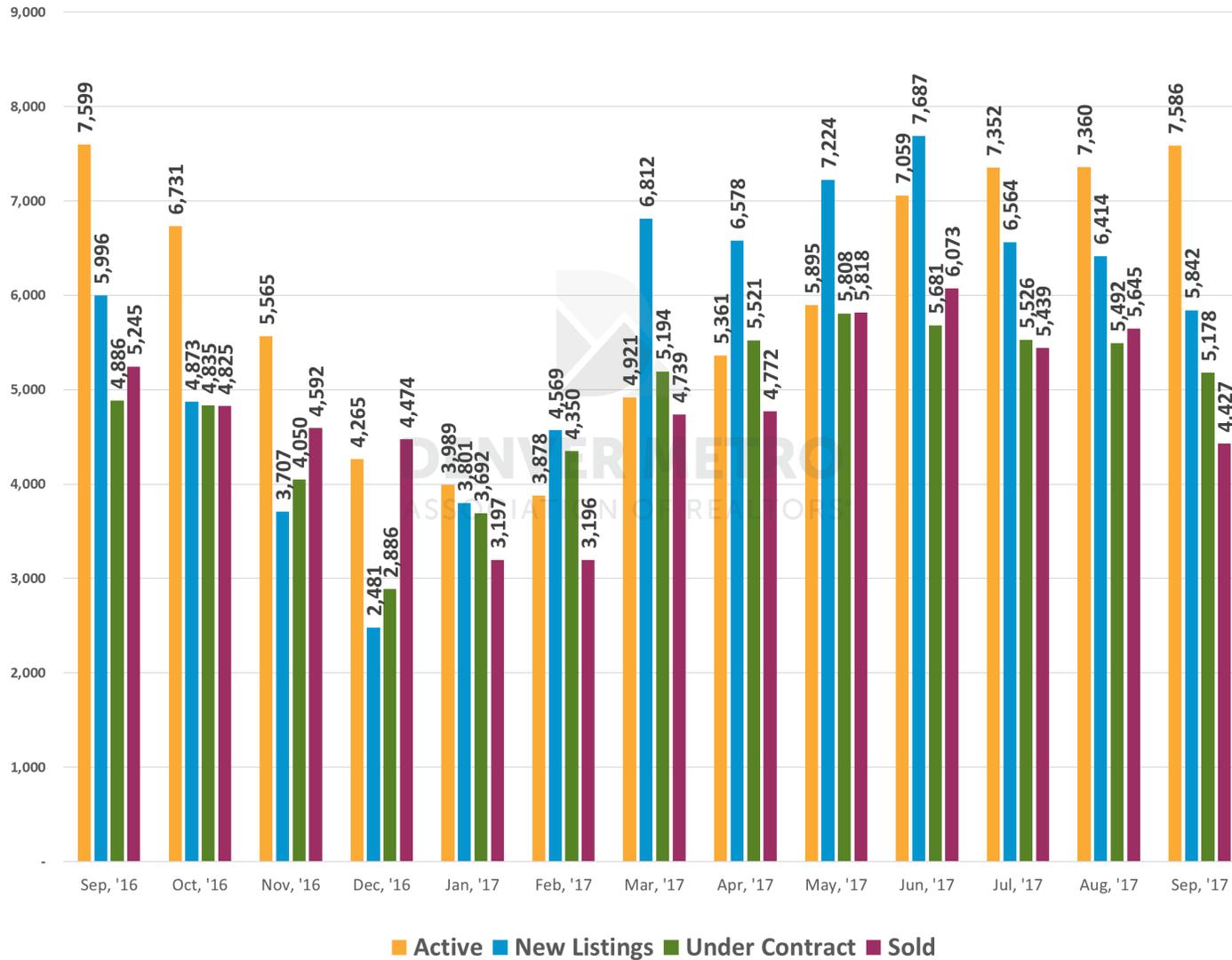


Residential (Single Family + Condo)

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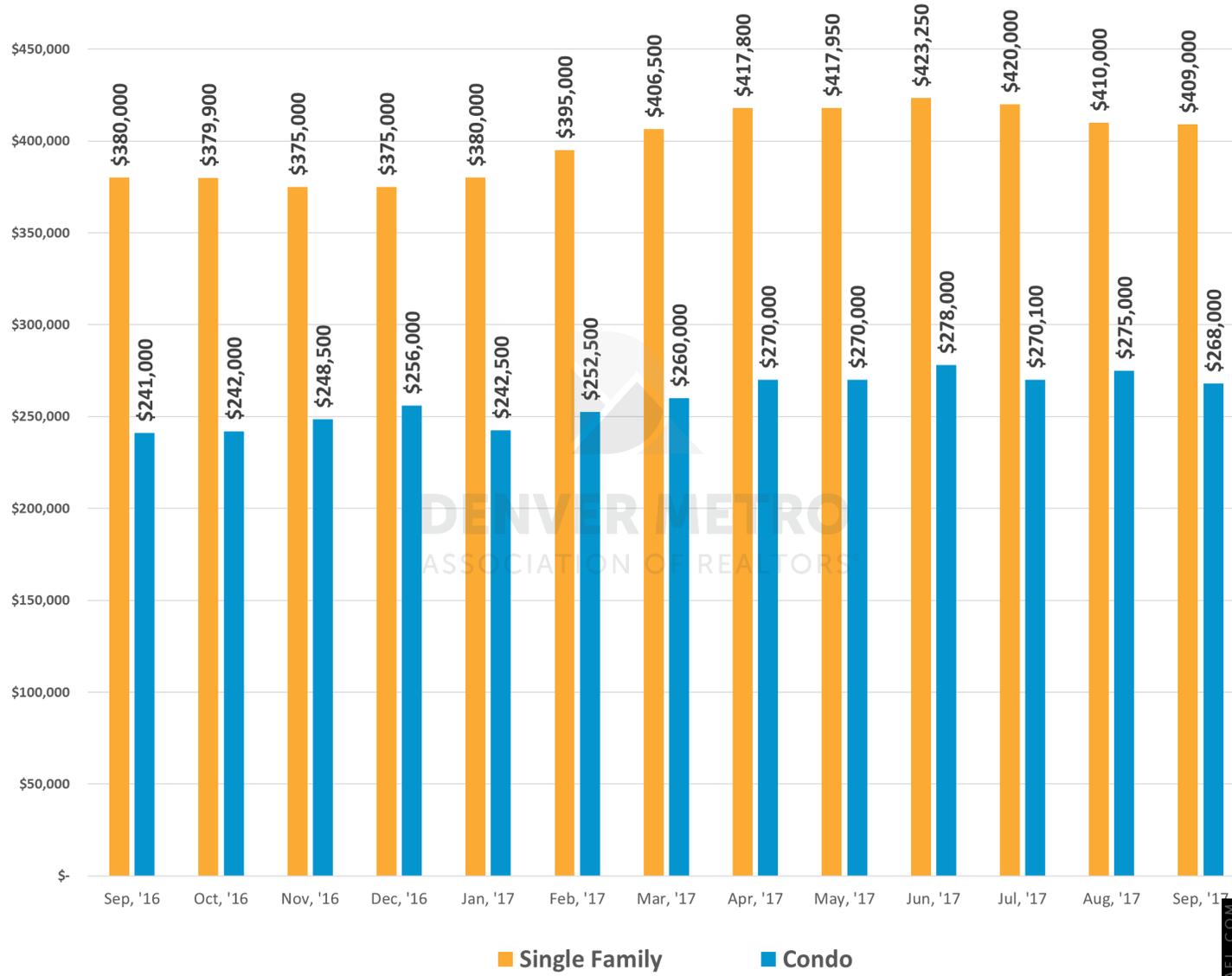


Median Sales Price

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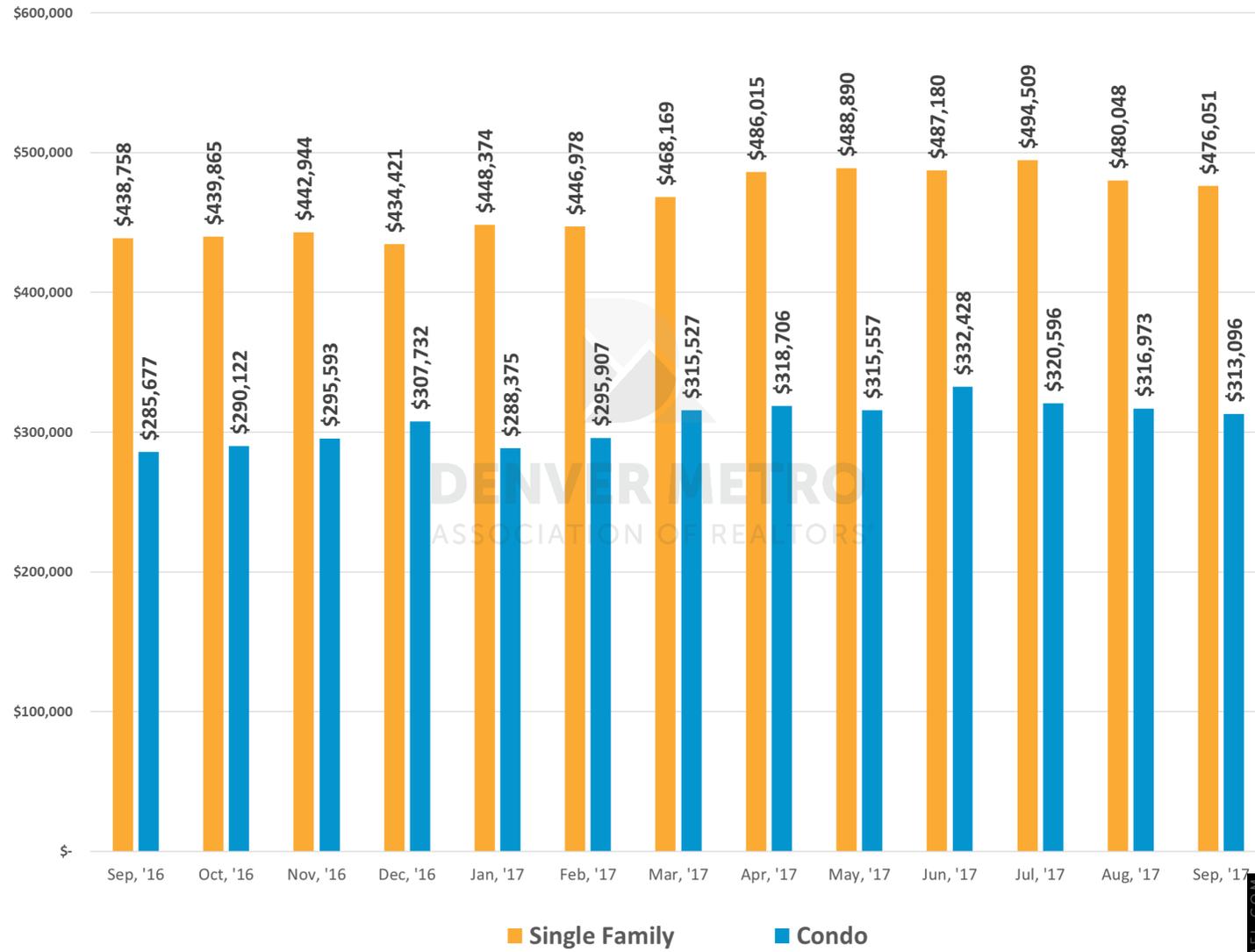


Average Sales Price

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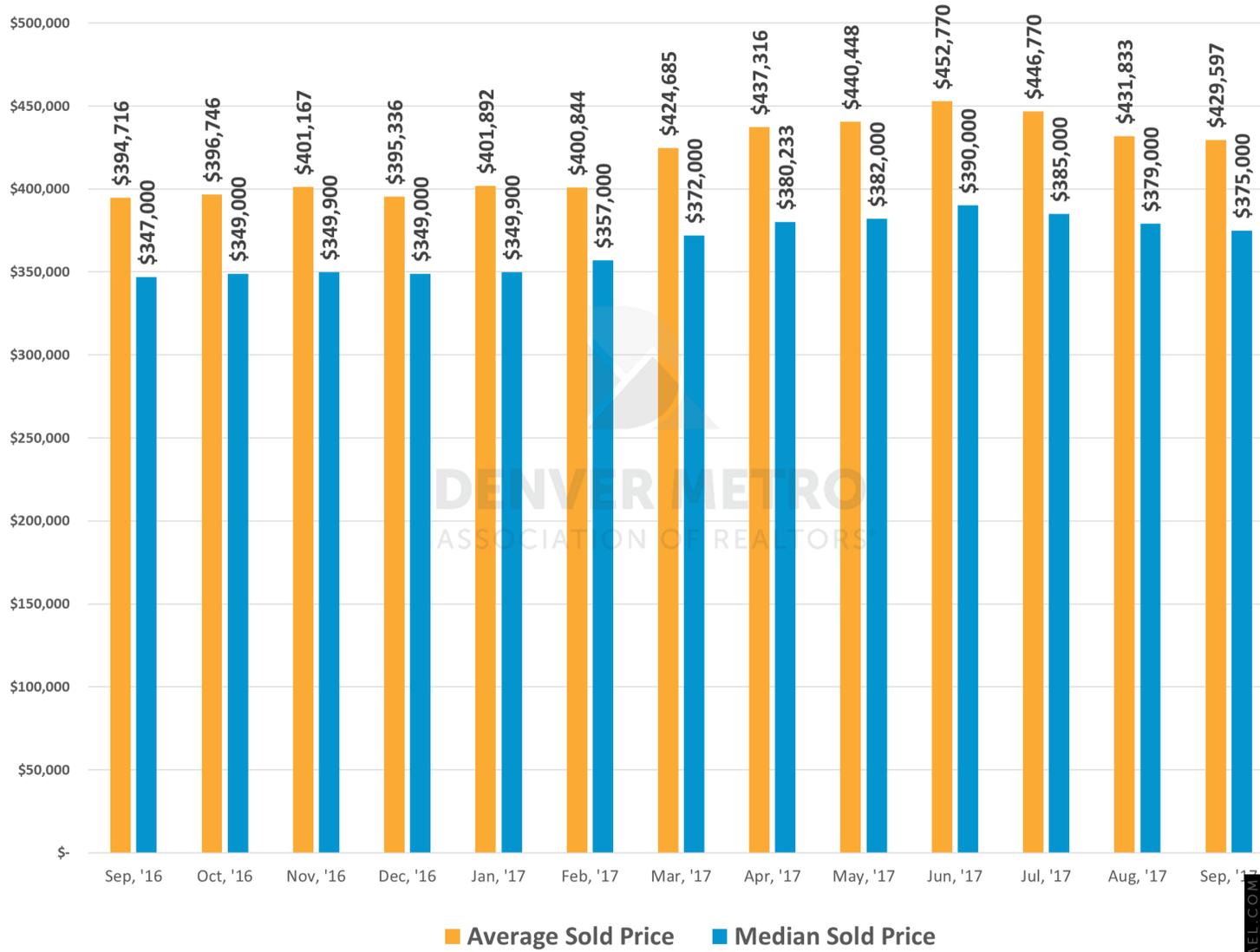


Residential Sold Price

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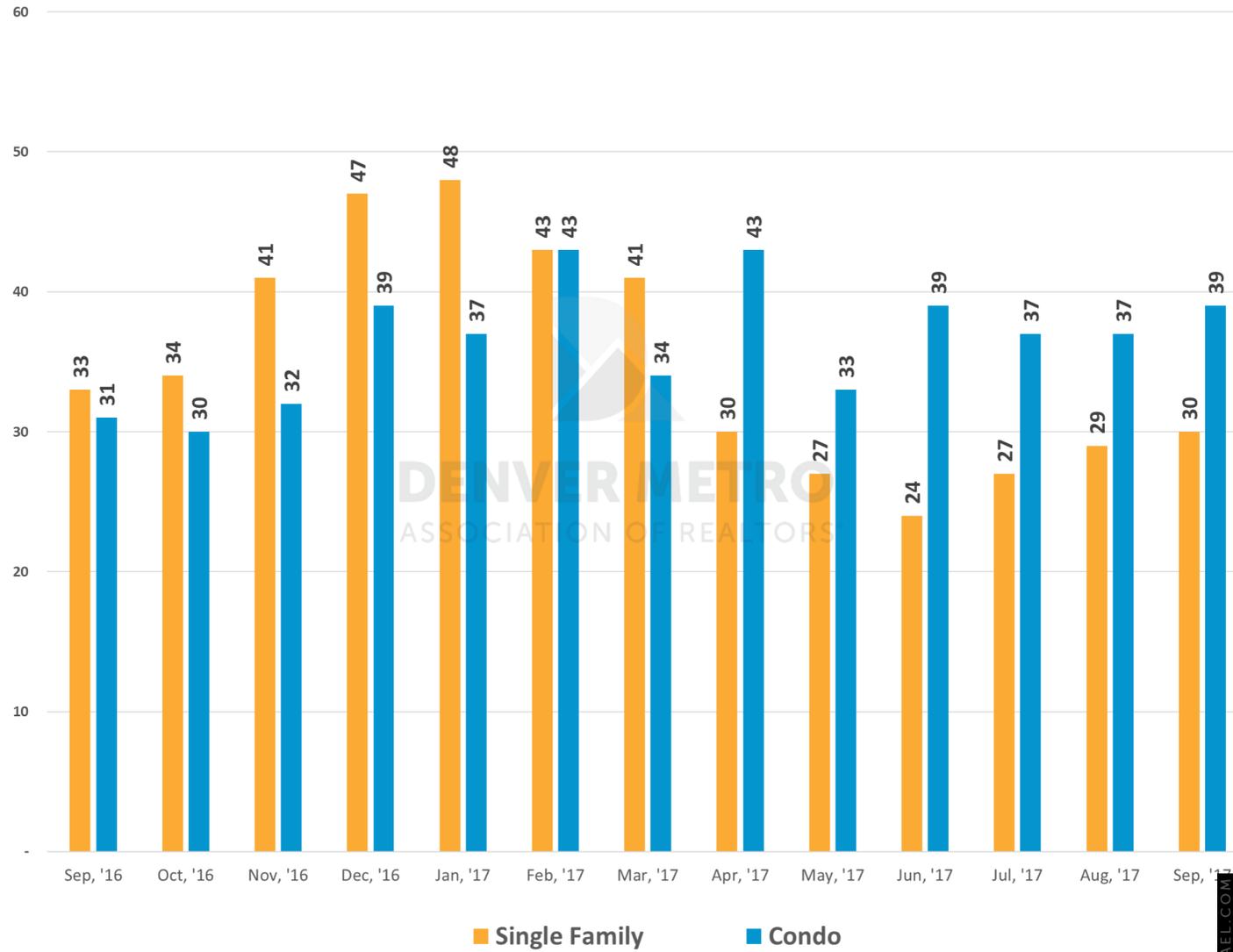
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Current Days on Market

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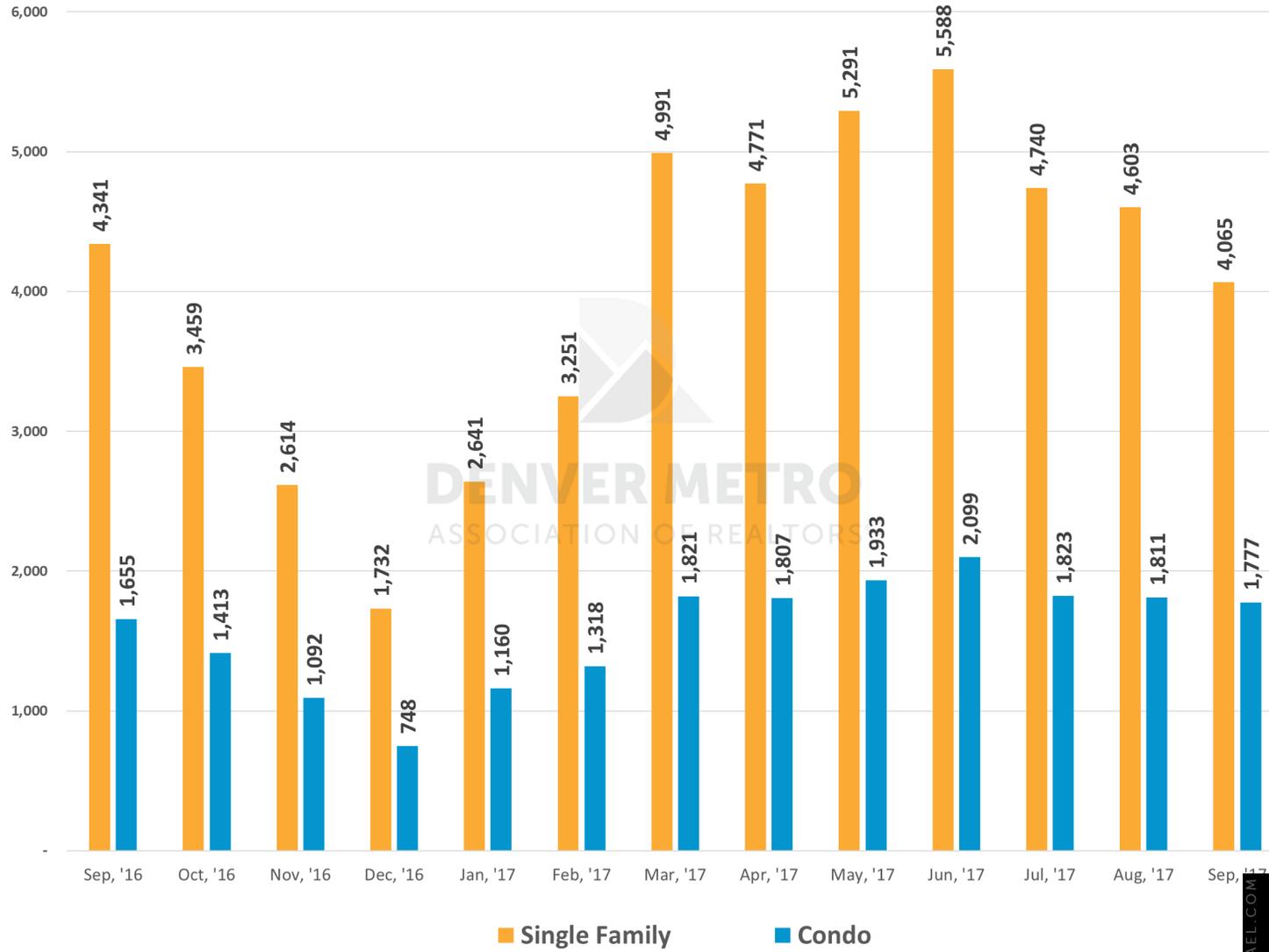


New Listings

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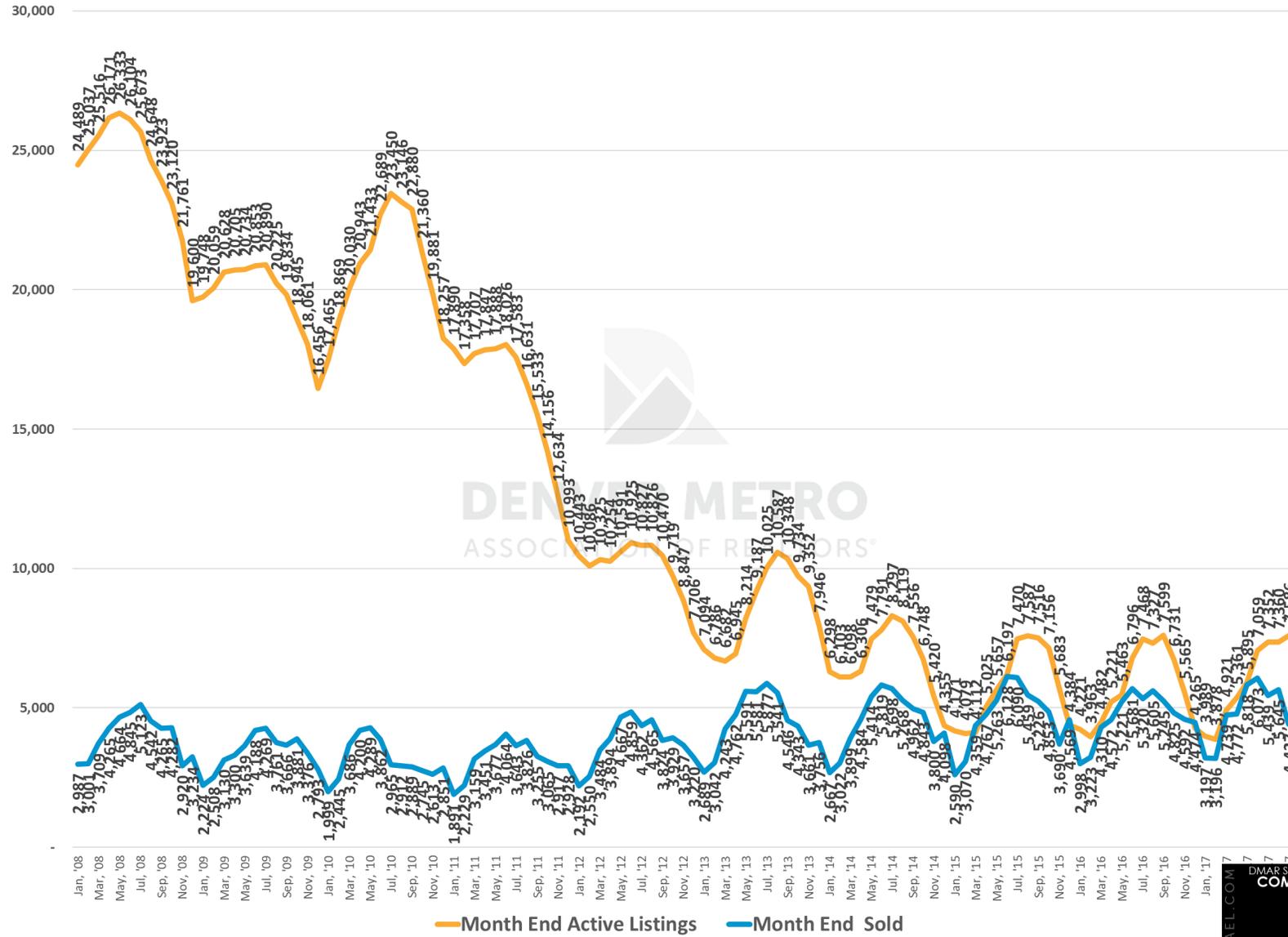
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Month End Active Listings and Month End Sold Homes

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DATA SNAPSHOT

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

	Sep, '17	Prior Month	Year Ago	Prior Month	Year Ago
Residential (Single Family + Condo)					
Active	7,586	7,360	7,599	3.07%	-0.17%
New Listings	5,842	6,414	5,996	-8.92%	-2.57%
Under Contract	5,178	5,492	4,886	-5.72%	5.98%
Current Days on Market	32	31	32	3.23%	0.00%
Sold	4,427	5,645	5,245	-21.58%	-15.60%
Average Sold Price	\$ 429,597	\$ 431,833	\$ 394,716	-0.52%	8.84%
Median Sold Price	\$ 375,000	\$ 379,000	\$ 347,000	-1.06%	8.07%
Sales Volume	\$ 1,901,825,919	\$ 2,437,697,285	\$ 2,070,285,420	-21.98%	-8.14%
Close Price/List Price	99.60%	100.00%	99.75%	-0.40%	-0.15%
Single Family (aka Detached Single Family)					
Active	5,693	5,634	6,021	1.05%	-5.45%
New Listings	4,065	4,603	4,341	-11.69%	-6.36%
Under Contract	3,667	3,956	3,504	-7.31%	4.65%
Current Days on Market	30	29	33	3.45%	-9.09%
Sold	3,165	3,976	3,736	-20.40%	-15.28%
Average Sold Price	\$ 476,051	\$ 480,048	\$ 438,758	-0.83%	8.50%
Median Sold Price	\$ 409,000	\$ 410,000	\$ 380,000	-0.24%	7.63%
Sales Volume	\$ 1,506,701,415	\$ 1,908,670,848	\$ 1,639,199,888	-21.06%	-8.08%
Close Price/List Price	99.42%	99.90%	99.51%	-0.48%	-0.09%
Condo (aka Attached Single Family)					
Active	1,893	1,726	1,578	9.68%	19.96%
New Listings	1,777	1,811	1,655	-1.88%	7.37%
Under Contract	1,511	1,536	1,382	-1.63%	9.33%
Current Days on Market	39	37	31	5.41%	25.81%
Sold	1,262	1,669	1,509	-24.39%	-16.37%
Average Sold Price	\$ 313,096	\$ 316,973	\$ 285,677	-1.22%	9.60%
Median Sold Price	\$ 268,000	\$ 275,000	\$ 241,000	-2.55%	11.20%
Sales Volume	\$ 395,127,152	\$ 529,027,937	\$ 431,086,593	-25.31%	-8.34%
Close Price/List Price	100.05%	100.25%	100.34%	-0.20%	-0.29%

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SEPTEMBER 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	7,586	7,599	7,516	7,556	10,348	-0.17%	1.10%	-0.53%	-26.98%
New Listings	55,569	53,964	55,033	53,489	75,289	2.97%	-1.94%	2.89%	-28.96%
Current Days on Market	34	33	29	37	50	3.03%	13.79%	-21.62%	-26.00%
Sold	43,558	42,199	42,978	41,359	41,936	3.22%	-1.81%	3.91%	-1.38%
Average Sold Price	\$ 432,848	\$ 399,575	\$ 361,872	\$ 324,106	\$ 307,111	8.33%	10.42%	11.65%	5.53%
Median Sold Price	\$ 377,000	\$ 349,900	\$ 314,000	\$ 274,000	\$ 255,000	7.75%	11.43%	14.60%	7.45%
Sales Volume	\$ 18,853,993,184	\$ 16,861,665,425	\$ 15,552,534,816	\$ 13,404,700,054	\$ 12,879,006,896	11.82%	8.42%	16.02%	4.08%
Close Price/List Price	100.25%	100.46%	100.62%	99.35%	99.27%	-0.21%	-0.16%	1.28%	0.08%
Single Family (aka Detached Single Family)									
Active Listings at month end	5,693	6,021	6,080	6,155	8,635	-5.45%	-0.97%	-1.22%	-28.72%
New Listings	40,002	39,453	39,931	39,390	60,279	1.39%	-1.20%	1.37%	-34.65%
Current Days on Market	32	33	31	39	51	-3.03%	6.45%	-20.51%	-23.53%
Sold	31,184	30,396	30,570	30,179	33,121	2.59%	-0.57%	1.30%	-8.88%
Average Sold Price	\$ 479,571	\$ 443,273	\$ 405,490	\$ 362,281	\$ 336,552	8.19%	9.32%	11.93%	7.64%
Median Sold Price	\$ 410,000	\$ 380,000	\$ 348,000	\$ 305,000	\$ 280,000	7.89%	9.20%	14.10%	8.93%
Sales Volume	\$ 14,954,942,064	\$ 13,473,726,108	\$ 12,395,829,300	\$ 10,933,278,299	\$ 11,146,938,792	10.99%	8.70%	13.38%	-1.92%
Close Price/List Price	100.11%	100.23%	100.43%	99.37%	99.37%	-0.12%	-0.20%	1.07%	0.00%
Condo (aka Attached Single Family)									
Active Listings at month end	1,893	1,578	1,436	1,401	1,713	19.96%	9.89%	2.50%	-18.21%
New Listings	15,567	14,511	15,102	14,099	15,010	7.28%	-3.91%	7.11%	-6.07%
Current Days on Market	38	31	26	32	48	22.58%	19.23%	-18.75%	-33.33%
Sold	12,374	11,803	12,408	11,180	8,815	4.84%	-4.88%	10.98%	26.83%
Average Sold Price	\$ 315,099	\$ 287,038	\$ 254,407	\$ 221,055	\$ 196,492	9.78%	12.83%	15.09%	12.50%
Median Sold Price	\$ 267,000	\$ 240,000	\$ 210,000	\$ 179,500	\$ 160,000	11.25%	14.29%	16.99%	12.19%
Sales Volume	\$ 3,899,035,026	\$ 3,387,909,514	\$ 3,156,682,056	\$ 2,471,394,900	\$ 1,732,076,980	15.09%	7.33%	27.73%	42.68%
Close Price/List Price	100.61%	101.05%	101.09%	99.30%	98.89%	-0.44%	-0.04%	1.80%	0.41%

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MARKET TRENDS

Price Range	Single Family			Condo		
	Sold	Active	MOI	Sold	Active	MOI
\$0 to \$99,999	7	20	2.86	11	10	0.91
\$100,000 to \$199,999	26	44	1.69	238	173	0.73
\$200,000 to \$299,999	330	240	0.73	524	460	0.88
\$300,000 to \$399,999	1,117	941	0.84	272	376	1.38
\$400,000 to \$499,999	763	1,105	1.45	107	288	2.69
\$500,000 to \$749,999	662	1,675	2.53	71	363	5.11
\$750,000 to \$999,999	163	677	4.15	24	130	5.42
\$1,000,000 and over	97	991	10.22	15	93	6.20
TOTALS	3,165	5,693	1.80	1,262	1,893	1.50

Price Range	Single Family		% change	Condo		% change
	Sold Sep, '17	Sold Aug, '17		Sold Sep, '17	Sold Aug, '17	
\$0 to \$99,999	7	9	-22.22%	11	9	22.22%
\$100,000 to \$199,999	26	22	18.18%	238	305	-21.97%
\$200,000 to \$299,999	330	425	-22.35%	524	668	-21.56%
\$300,000 to \$399,999	1,117	1,388	-19.52%	272	338	-19.53%
\$400,000 to \$499,999	763	921	-17.16%	107	194	-44.85%
\$500,000 to \$749,999	662	875	-24.34%	71	113	-37.17%
\$750,000 to \$999,999	163	206	-20.87%	24	28	-14.29%
\$1,000,000 and over	97	130	-25.38%	15	14	7.14%
TOTALS	3,165	3,976	-20.40%	1,262	1,669	-24.39%

Price Range	Single Family		% change	Condo		% change
	Sold YTD Sep, '17	Sold YTD Sep, '16		Sold YTD Sep, '17	Sold YTD Sep, '16	
\$0 to \$99,999	40	52	-23.08%	131	349	-62.46%
\$100,000 to \$199,999	265	619	-57.19%	2,467	3,397	-27.38%
\$200,000 to \$299,999	3,774	6,096	-38.09%	4,927	4,267	15.47%
\$300,000 to \$399,999	10,426	9,917	5.13%	2,370	1,893	25.20%
\$400,000 to \$499,999	7,280	6,364	14.39%	1,200	877	36.83%
\$500,000 to \$749,999	6,663	5,216	27.74%	912	715	27.55%
\$750,000 to \$999,999	1,613	1,229	31.24%	233	222	4.95%
\$1,000,000 and over	1,123	903	24.36%	134	83	61.45%
TOTALS	31,184	30,396	2.59%	12,374	11,803	4.84%

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

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

	Sep, '17	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	112	144	102	-22.22%	9.80%
Average Price	\$ 1,561,436	\$ 1,558,787	\$ 1,549,212	0.17%	0.79%
Sales Volume	\$ 174,880,832	\$ 224,465,328	\$ 158,019,624	-22.09%	10.67%
Current Days on Market	80	93	92	-13.98%	-13.04%
Close Price/List Price	96.09%	97.84%	96.71%	-1.79%	-0.64%
PSF Total	\$ 303	\$ 316	\$ 313	-4.11%	-3.19%
Single Family (aka Detached Single Family)					
Sold	97	130	89	-25.38%	8.99%
Average Price	\$ 1,587,487	\$ 1,574,612	\$ 1,553,715	0.82%	2.17%
Sales Volume	\$ 153,986,239	\$ 204,699,560	\$ 138,280,635	-24.77%	11.36%
Current Days on Market	83	96	90	-13.54%	-7.78%
Close Price/List Price	96.11%	97.89%	96.52%	-1.82%	-0.42%
PSF Total	\$ 274	\$ 298	\$ 272	-8.05%	0.74%
Condo (aka Attached Single Family)					
Sold	15	14	13	7.14%	15.38%
Average Price	\$ 1,392,977	\$ 1,411,840	\$ 1,518,385	-1.34%	-8.26%
Sales Volume	\$ 20,894,655	\$ 19,765,760	\$ 19,739,005	5.71%	5.85%
Current Days on Market	60	68	106	-11.76%	-43.40%
Close Price/List Price	95.98%	97.37%	97.99%	-1.43%	-2.05%
PSF Total	\$ 491	\$ 483	\$ 593	1.66%	-17.20%

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

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	1,257	986	812	641	612	27.48%	21.43%	26.68%	4.74%
Average Sold Price	\$ 1,522,222	\$ 1,530,425	\$ 1,501,491	\$ 1,553,837	\$ 1,538,631	-0.54%	1.93%	-3.37%	0.99%
Sales Volume	\$ 1,913,433,054	\$ 1,508,999,050	\$ 1,219,210,692	\$ 996,009,517	\$ 941,642,172	26.80%	23.77%	22.41%	5.77%
Median Sold Price	\$ 1,296,000	\$ 1,304,899	\$ 1,300,000	\$ 1,300,000	\$ 1,299,000	-0.68%	0.38%	0.00%	0.08%
Current Days on Market - Average	102	106	106	105	164	-3.77%	0.00%	0.95%	-35.98%
Current Days on Market - Median	36	41	42	43	64	-12.20%	-2.38%	-2.33%	-32.81%
Close Price/List Price	97.20%	97.27%	96.79%	96.68%	95.47%	-0.07%	0.50%	0.11%	1.27%
PSF Total	\$ 303	\$ 291	\$ 274	\$ 267	\$ 266	4.12%	6.20%	2.62%	0.38%
Single Family (aka Detached Single Family)									
Sold	1,123	903	754	599	569	24.36%	19.76%	25.88%	5.27%
Average Sold Price	\$ 1,535,901	\$ 1,526,871	\$ 1,501,517	\$ 1,550,457	\$ 1,540,239	0.59%	1.69%	-3.16%	0.66%
Sales Volume	\$ 1,724,816,823	\$ 1,378,764,513	\$ 1,132,143,818	\$ 928,723,743	\$ 876,395,991	25.10%	21.78%	21.90%	5.97%
Median Sold Price	\$ 1,300,000	\$ 1,315,000	\$ 1,300,000	\$ 1,300,000	\$ 1,290,000	-1.14%	1.15%	0.00%	0.78%
Current Days on Market - Average	97	108	105	105	164	-10.19%	2.86%	0.00%	-35.98%
Current Days on Market - Median	36	42	43	41	62	-14.29%	-2.33%	4.88%	-33.87%
Close Price/List Price	97.14%	96.67%	96.76%	96.84%	95.58%	0.49%	-0.09%	-0.08%	1.32%
PSF Total	\$ 284	\$ 267	\$ 258	\$ 253	\$ 246	6.37%	3.49%	1.98%	2.85%
Condo (aka Attached Single Family)									
Sold	134	83	58	42	43	61.45%	43.10%	38.10%	-2.33%
Average Sold Price	\$ 1,407,591	\$ 1,569,084	\$ 1,501,151	\$ 1,602,034	\$ 1,517,354	-10.29%	4.53%	-6.30%	5.58%
Sales Volume	\$ 188,617,194	\$ 130,233,972	\$ 87,066,758	\$ 67,285,428	\$ 65,246,222	44.83%	49.58%	29.40%	3.13%
Median Sold Price	\$ 1,230,000	\$ 1,250,000	\$ 1,296,000	\$ 1,370,000	\$ 1,387,000	-1.60%	-3.55%	-5.40%	-1.23%
Current Days on Market - Average	141	82	124	107	158	71.95%	-33.87%	15.89%	-32.28%
Current Days on Market - Median	39	34	36	67	106	14.71%	-5.56%	-46.27%	-36.79%
Close Price/List Price	97.72%	103.89%	97.14%	94.43%	93.97%	-5.94%	6.95%	2.87%	0.49%
PSF Total	\$ 461	\$ 547	\$ 489	\$ 471	\$ 538	-15.72%	11.86%	3.82%	-12.45%

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

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

	Sep, '17	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	187	234	164	-20.09%	14.02%
Average Price	\$ 859,068	\$ 845,900	\$ 848,220	1.56%	1.28%
Sales Volume	\$ 160,645,716	\$ 197,940,600	\$ 139,108,080	-18.84%	15.48%
Current Days on Market	77	62	85	24.19%	-9.41%
Close Price/List Price	98.25%	98.39%	98.14%	-0.14%	0.11%
PSF Total	\$ 220	\$ 230	\$ 225	-4.35%	-2.22%
Single Family (aka Detached Single Family)					
Sold	163	206	143	-20.87%	13.99%
Average Price	\$ 859,847	\$ 845,994	\$ 851,679	1.64%	0.96%
Sales Volume	\$ 140,155,061	\$ 174,274,764	\$ 121,790,097	-19.58%	15.08%
Current Days on Market	73	59	80	23.73%	-8.75%
Close Price/List Price	98.14%	98.54%	97.87%	-0.41%	0.28%
PSF Total	\$ 200	\$ 217	\$ 210	-7.83%	-4.76%
Condo (aka Attached Single Family)					
Sold	24	28	21	-14.29%	14.29%
Average Price	\$ 853,774	\$ 845,209	\$ 824,664	1.01%	3.53%
Sales Volume	\$ 20,490,576	\$ 23,665,852	\$ 17,317,944	-13.42%	18.32%
Current Days on Market	101	78	117	29.49%	-13.68%
Close Price/List Price	98.97%	97.28%	99.97%	1.74%	-1.00%
PSF Total	\$ 351	\$ 325	\$ 328	8.00%	7.01%

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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	1,846	1,451	1,164	858	797	27.22%	24.66%	35.66%	7.65%
Average Sold Price	\$ 848,142	\$ 847,564	\$ 846,888	\$ 847,146	\$ 849,287	0.07%	0.08%	-0.03%	-0.25%
Sales Volume	\$ 1,565,670,132	\$ 1,229,815,364	\$ 985,777,632	\$ 726,851,268	\$ 676,881,739	27.31%	24.76%	35.62%	7.38%
Median Sold Price	\$ 838,000	\$ 839,000	\$ 835,000	\$ 840,000	\$ 845,000	-0.12%	0.48%	-0.60%	-0.59%
Current Days on Market - Average	71	74	83	90	103	-4.05%	-10.84%	-7.78%	-12.62%
Current Days on Market - Median	25	24	31	39	37	4.17%	-22.58%	-20.51%	5.41%
Close Price/List Price	98.59%	98.61%	98.27%	97.78%	97.51%	-0.02%	0.35%	0.50%	0.28%
PSF Total	\$ 225	\$ 219	\$ 204	\$ 203	\$ 197	2.74%	7.35%	0.49%	3.05%
Single Family (aka Detached Single Family)									
Sold	1,613	1,229	1,044	757	731	31.24%	17.72%	37.91%	3.56%
Average Sold Price	\$ 849,853	\$ 849,354	\$ 846,169	\$ 845,612	\$ 850,018	0.06%	0.38%	0.07%	-0.52%
Sales Volume	\$ 1,370,812,889	\$ 1,043,856,066	\$ 883,400,436	\$ 640,128,284	\$ 621,363,158	31.32%	18.16%	38.00%	3.02%
Median Sold Price	\$ 840,000	\$ 840,000	\$ 835,000	\$ 837,500	\$ 845,000	0.00%	0.60%	-0.30%	-0.89%
Current Days on Market - Average	70	72	82	87	100	-2.78%	-12.20%	-5.75%	-13.00%
Current Days on Market - Median	25	25	30	39	36	0.00%	-16.67%	-23.08%	8.33%
Close Price/List Price	98.56%	98.52%	98.17%	97.82%	97.61%	0.04%	0.36%	0.36%	0.22%
PSF Total	\$ 210	\$ 200	\$ 191	\$ 186	\$ 182	5.00%	4.71%	2.69%	2.20%
Condo (aka Attached Single Family)									
Sold	233	222	120	101	66	4.95%	85.00%	18.81%	53.03%
Average Sold Price	\$ 836,295	\$ 837,651	\$ 853,141	\$ 858,644	\$ 841,186	-0.16%	-1.82%	-0.64%	2.08%
Sales Volume	\$ 194,856,735	\$ 185,958,522	\$ 102,376,920	\$ 86,723,044	\$ 55,518,276	4.79%	81.64%	18.05%	56.21%
Median Sold Price	\$ 825,000	\$ 822,897	\$ 850,000	\$ 850,000	\$ 820,000	0.26%	-3.19%	0.00%	3.66%
Current Days on Market - Average	78	83	96	116	132	-6.02%	-13.54%	-17.24%	-12.12%
Current Days on Market - Median	26	19	33	39	54	36.84%	-42.42%	-15.38%	-27.78%
Close Price/List Price	98.79%	99.09%	99.13%	97.47%	96.40%	-0.30%	-0.04%	1.70%	1.11%
PSF Total	\$ 325	\$ 324	\$ 321	\$ 328	\$ 365	0.31%	0.93%	-2.13%	-10.14%

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

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

	Sep, '17	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	733	988	733	-25.81%	0.00%
Average Price	\$ 592,351	\$ 591,631	\$ 595,275	0.12%	-0.49%
Sales Volume	\$ 434,193,283	\$ 584,531,428	\$ 436,336,575	-25.72%	-0.49%
Current Days on Market	48	56	64	-14.29%	-25.00%
Close Price/List Price	99.01%	99.33%	98.84%	-0.32%	0.17%
PSF Total	\$ 199	\$ 197	\$ 186	1.02%	6.99%
Single Family (aka Detached Single Family)					
Sold	662	875	659	-24.34%	0.46%
Average Price	\$ 591,005	\$ 591,171	\$ 593,695	-0.03%	-0.45%
Sales Volume	\$ 391,245,310	\$ 517,274,625	\$ 391,245,005	-24.36%	0.00%
Current Days on Market	41	39	57	5.13%	-28.07%
Close Price/List Price	99.00%	99.29%	98.78%	-0.29%	0.22%
PSF Total	\$ 188	\$ 184	\$ 172	2.17%	9.30%
Condo (aka Attached Single Family)					
Sold	71	113	74	-37.17%	-4.05%
Average Price	\$ 604,900	\$ 595,188	\$ 609,345	1.63%	-0.73%
Sales Volume	\$ 42,947,900	\$ 67,256,244	\$ 45,091,530	-36.14%	-4.75%
Current Days on Market	114	183	133	-37.70%	-14.29%
Close Price/List Price	99.06%	99.64%	99.34%	-0.58%	-0.28%
PSF Total	\$ 306	\$ 300	\$ 309	2.00%	-0.97%

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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	7,575	5,931	4,839	3,499	3,160	27.72%	22.57%	38.30%	10.73%
Average Sold Price	\$ 591,164	\$ 593,259	\$ 592,792	\$ 593,537	\$ 593,372	-0.35%	0.08%	-0.13%	0.03%
Sales Volume	\$ 4,478,067,300	\$ 3,518,619,129	\$ 2,868,520,488	\$ 2,076,785,963	\$ 1,875,055,520	27.27%	22.66%	38.12%	10.76%
Median Sold Price	\$ 575,000	\$ 580,000	\$ 578,000	\$ 579,150	\$ 580,000	-0.86%	0.35%	-0.20%	-0.15%
Current Days on Market - Average	57	64	62	64	74	-10.94%	3.23%	-3.13%	-13.51%
Current Days on Market - Median	15	19	20	28	27	-21.05%	-5.00%	-28.57%	3.70%
Close Price/List Price	99.43%	99.21%	99.45%	98.56%	98.18%	0.22%	-0.24%	0.90%	0.39%
PSF Total	\$ 197	\$ 187	\$ 182	\$ 171	\$ 165	5.35%	2.75%	6.43%	3.64%
Single Family (aka Detached Single Family)									
Sold	6,663	5,216	4,170	3,097	2,971	27.74%	25.08%	34.65%	4.24%
Average Sold Price	\$ 590,406	\$ 592,184	\$ 591,203	\$ 592,970	\$ 592,475	-0.30%	0.17%	-0.30%	0.08%
Sales Volume	\$ 3,933,875,178	\$ 3,088,831,744	\$ 2,465,316,510	\$ 1,836,428,090	\$ 1,760,243,225	27.36%	25.29%	34.25%	4.33%
Median Sold Price	\$ 575,000	\$ 580,000	\$ 575,000	\$ 576,750	\$ 579,000	-0.86%	0.87%	-0.30%	-0.39%
Current Days on Market - Average	45	56	56	62	72	-19.64%	0.00%	-9.68%	-13.89%
Current Days on Market - Median	14	18	18	28	26	-22.22%	0.00%	-35.71%	7.69%
Close Price/List Price	99.45%	99.24%	99.06%	98.55%	98.19%	0.21%	0.18%	0.52%	0.37%
PSF Total	\$ 182	\$ 172	\$ 165	\$ 157	\$ 157	5.81%	4.24%	5.10%	0.00%
Condo (aka Attached Single Family)									
Sold	912	715	669	402	189	27.55%	6.88%	66.42%	112.70%
Average Sold Price	\$ 596,703	\$ 601,099	\$ 602,697	\$ 597,907	\$ 607,476	-0.73%	-0.27%	0.80%	-1.58%
Sales Volume	\$ 544,193,136	\$ 429,785,785	\$ 403,204,293	\$ 240,358,614	\$ 114,812,964	26.62%	6.59%	67.75%	109.35%
Median Sold Price	\$ 580,000	\$ 592,000	\$ 590,000	\$ 590,000	\$ 600,000	-2.03%	0.34%	0.00%	-1.67%
Current Days on Market - Average	140	124	104	82	101	12.90%	19.23%	26.83%	-18.81%
Current Days on Market - Median	30	41	36	36	35	-26.83%	13.89%	0.00%	2.86%
Close Price/List Price	99.30%	99.00%	101.85%	98.61%	98.01%	0.30%	-2.80%	3.29%	0.61%
PSF Total	\$ 309	\$ 297	\$ 287	\$ 276	\$ 296	4.04%	3.48%	3.99%	-6.76%

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