

DENVER METRO

ASSOCIATION OF REALTORS®

The Voice of Real Estate® in the Denver Metro Area



Denver Metro Real Estate Market Trends Report

June 2018

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MARKET OVERVIEW

The June report, according to recent data provided by the Denver Metro Association of REALTORS® Market Trends Committee, showcases the May 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:



Residential (Single Family plus Condo)

		Prior Month	Year-Over-Year
Active Inventory	6,437	24.75%	9.19%
Sold Homes	5,235	6.45%	-10.89%
Sold Price - Average	\$490,355	0.93%	11.37%
Sold Price - Median	\$420,000	0.42%	9.95%
Days on Market - Average	18	-14.29%	-10.00%



Single Family (aka Detached Single Family)

Active Inventory	4,890	26.98%	7.24%
Sold Homes	3,807	9.37%	-10.11%
Sold Price - Average	\$540,624	0.10%	10.67%
Sold Price - Median	\$451,000	-0.88%	7.89%
Days on Market - Average	20	-9.09%	-9.09%



Condo (aka Attached Single Family)

Active Inventory	1,547	18.18%	15.88%
Sold Homes	1,428	-0.63%	-12.93%
Sold Price - Average	\$356,337	0.56%	12.86%
Sold Price - Median	\$305,000	2.52%	13.96%
Days on Market - Average	16	-15.79%	

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MARKET INSIGHTS

- ✓ The Denver market feels as though it's already feeling the summer slowdown with fewer multiple offers.
- ✓ Denver is increasingly realizing its lack of affordable housing options and is trying to combat this through increased affordable housing legislation.
- ✓ Despite record lows in inventory, Census Bureau data shows approvals for 13,525 housing units in Colorado through March, up 41 percent from the year prior. Permits to build single-family homes is at its highest level since before the Great Recession.
- ✓ Areas like Five Points, Baker, Highland and Jefferson Park that were formerly "Redlined" neighborhoods, now have a higher median home value than the city as a whole.
- ✓ According to a study done by the credit card search company MagnifyMoney, Denver is number three on the list of the top 50 cities to retire. The criteria included lifestyle, cost of living, medical quality and cost, and assisted care availability and quality. Denver's active lifestyle earned high points; however, the cost of housing hurt Denver's overall ranking.
- ✓ According to a new study from ATTOM Data Solutions, the average worker in 10 of 11 Colorado counties analyzed, including six in Denver metro, can't afford a median-priced home in the area.
- ✓ Cash offers in the luxury market are out-bidding offers with loans; in the 11-county area we report on, 78 luxury properties sold in May were paid in cash, with the highest sold price being a \$3.29 million property in Boulder.
- ✓ Brokers are reporting an increase in the number of leach fields failing the Health Department certifications. The increase in newer system failures is particularly increasing. It is a good

idea to have sellers order the inspections before they are under contract in order to avoid expensive surprises.

- ✓ As home sales volume increases in summer months, it's crucial to remind consumers of wire fraud related to real estate transactions. In order to protect consumers from wire diversions, most title companies will not email or text wire information. According to the FBI, an estimated \$1 billion was, or attempted to be, diverted from homebuyers via escrow wire fraud scams in 2017.
- ✓ There is an increase in fix-n-flip investors that is adding to the complexity of competing bid situations, making it more difficult for first-time homebuyers and other non-investor buyers.
- ✓ Mortgage rates have increased a half point this year thus far, with speculation they'll increase another half point by year-end. This is setting urgency for some buyers to act now before rates rise.
- ✓ John Mark McWatters, the Chairman of the National Credit Union Association, is considered a front runner to replace Mic Mulvaney this summer as the head of the Consumer Financial Protection Bureau.
- ✓ **Quick Stats:**
 - Average active listings for May is 16,296 (1985-2017). May 2018 ended with 6,437 active listings.
 - Record-high May was 2006 with 30,457 listings, and 2016 represented the record-low with 5,463 listings.
 - The 20-year average change in active listings from April to May is a 5.17 percent increase. 2018 represents an increase of 24.75 percent.



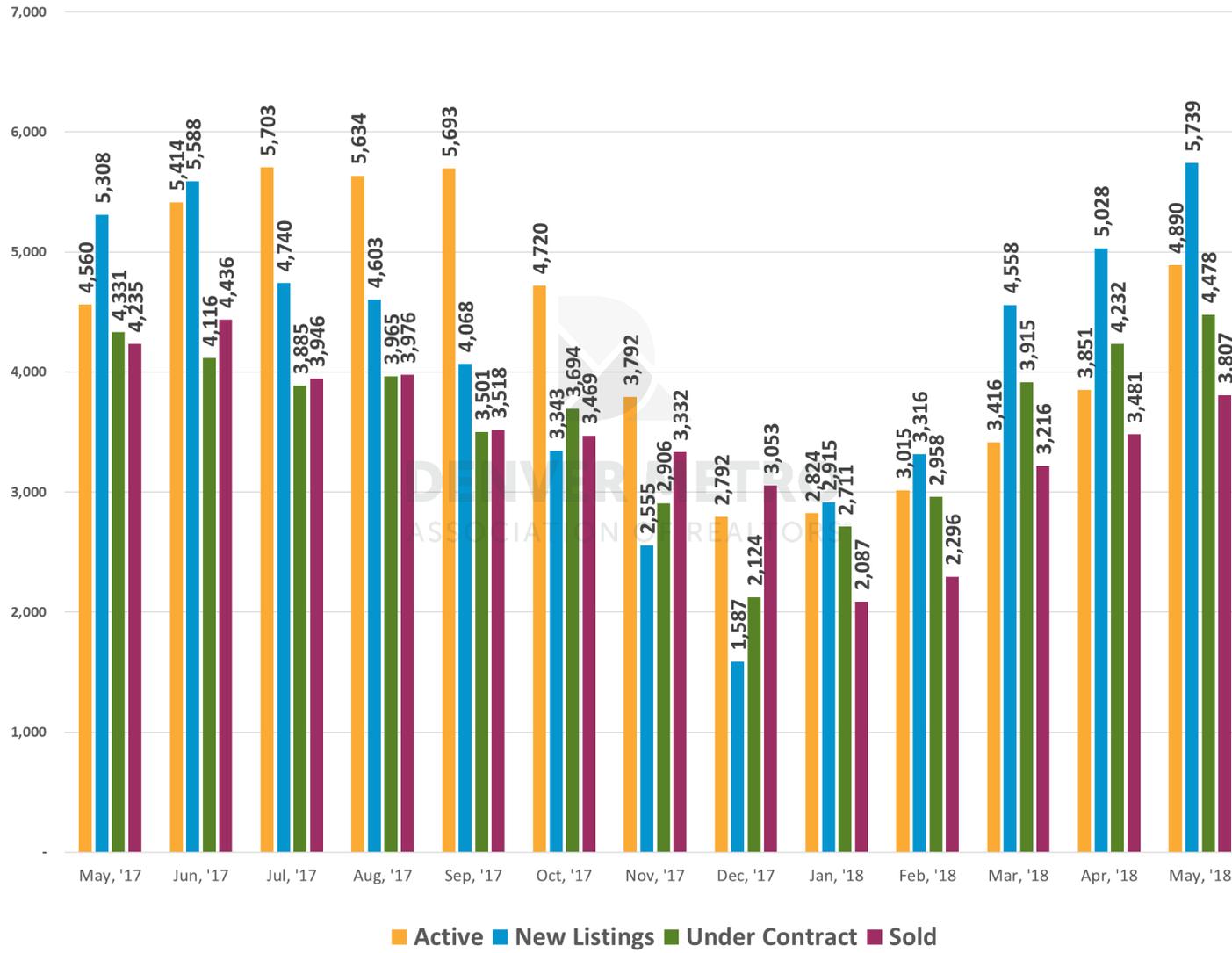
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Single Family (aka Detached Single Family)

DMAR Market Trends | May 2018 Data
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 Source of MLS Data: REcolorado.com



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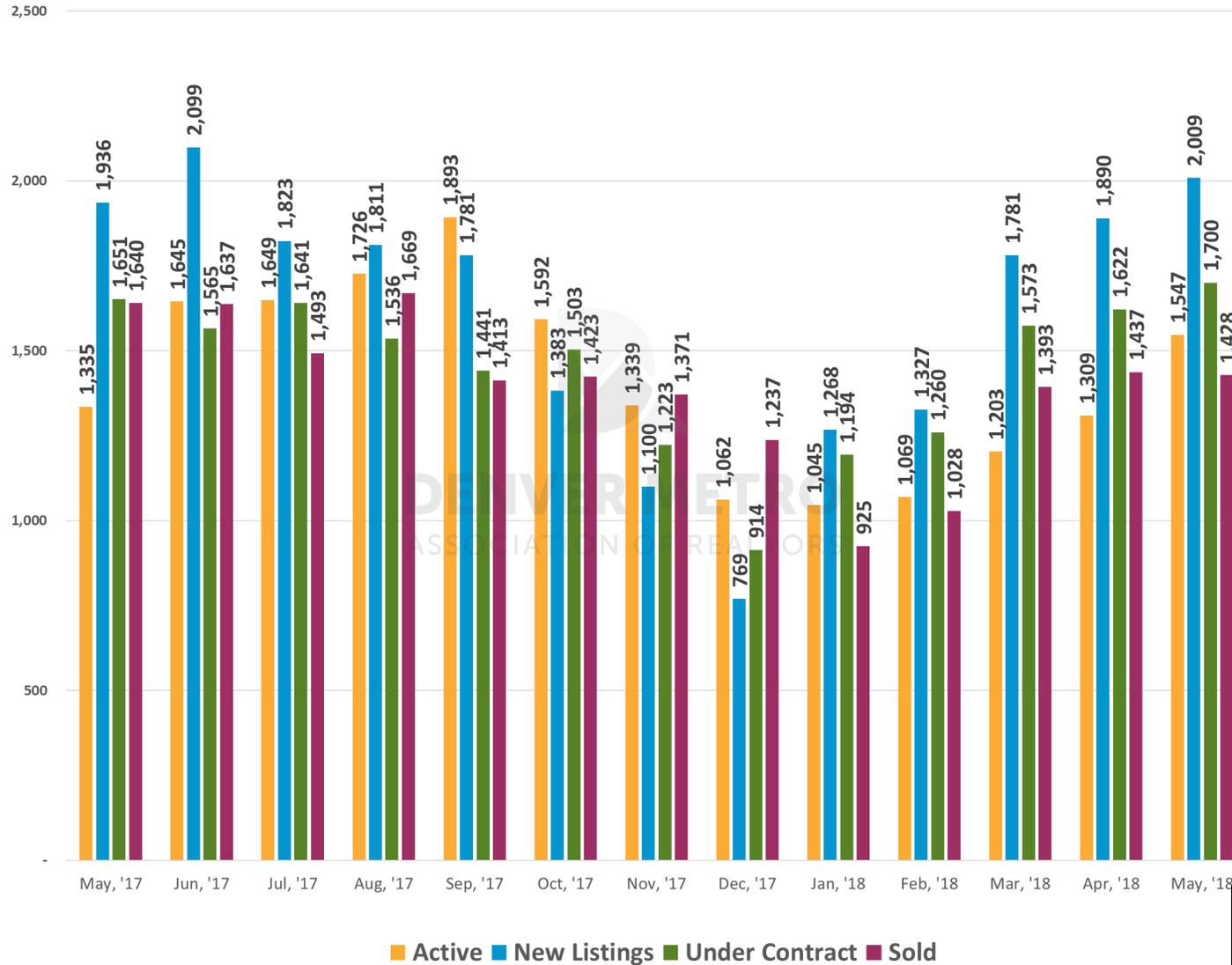


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Condo (aka Attached Single Family)

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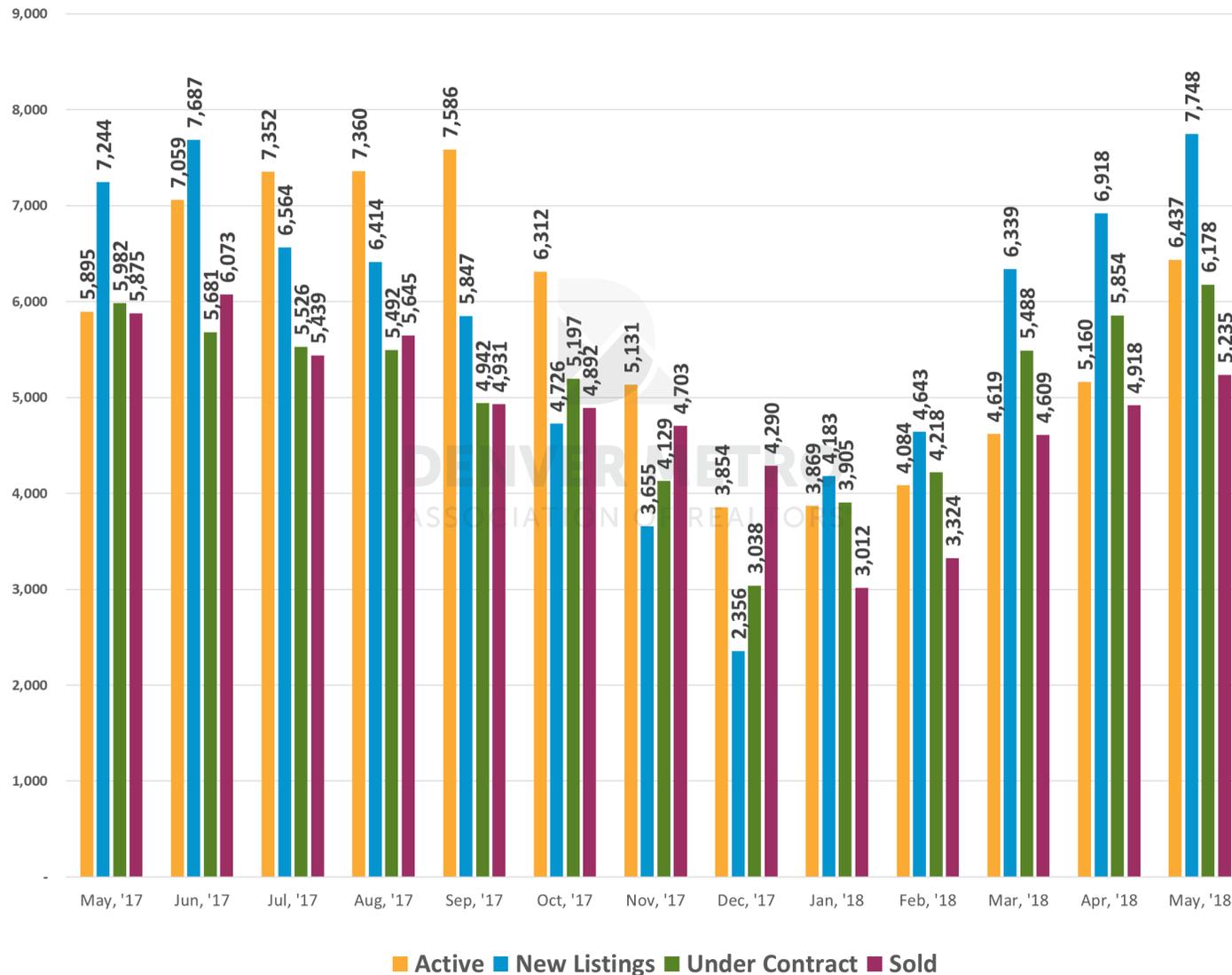


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Residential (Single Family + Condo)

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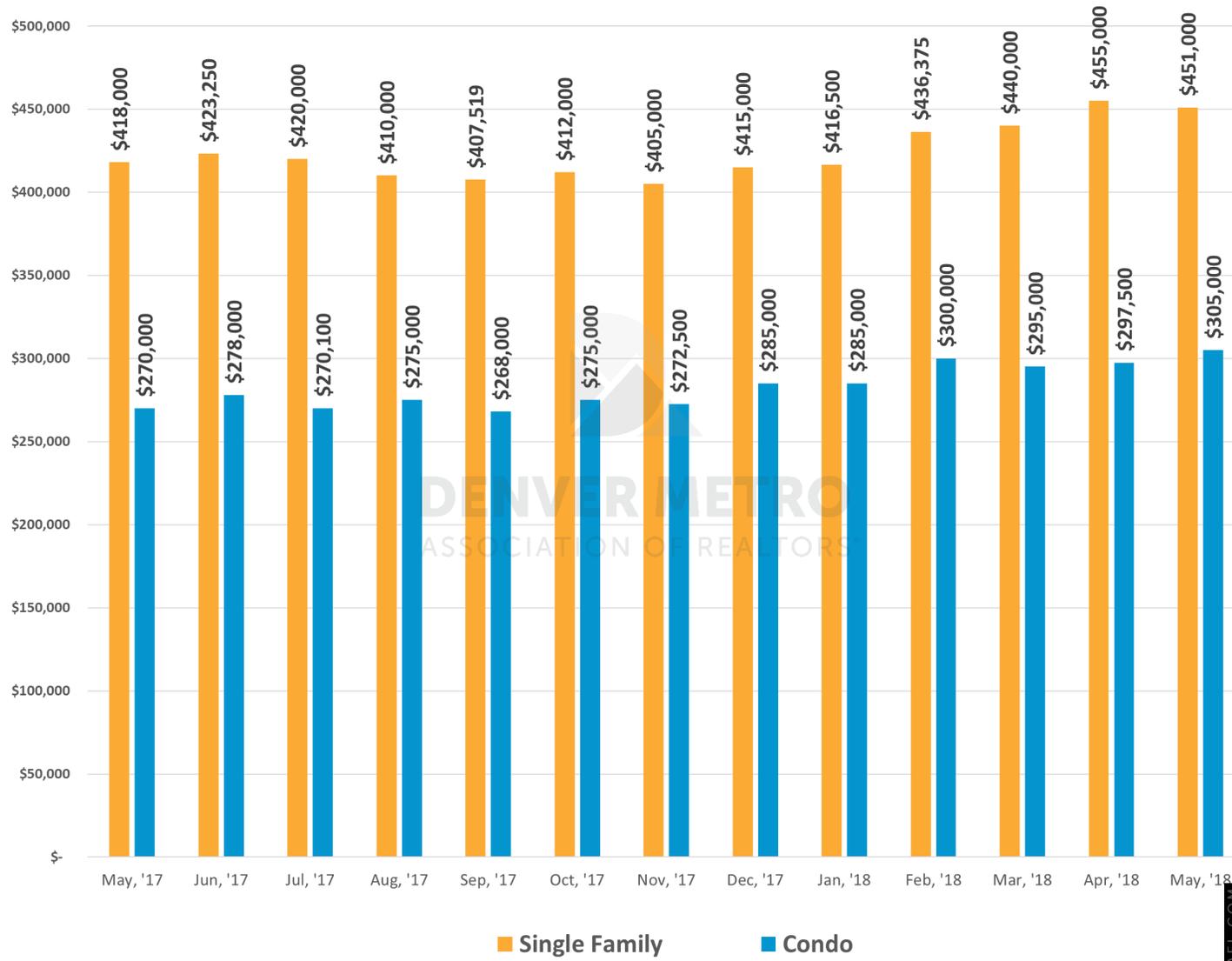


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Median Sales Price

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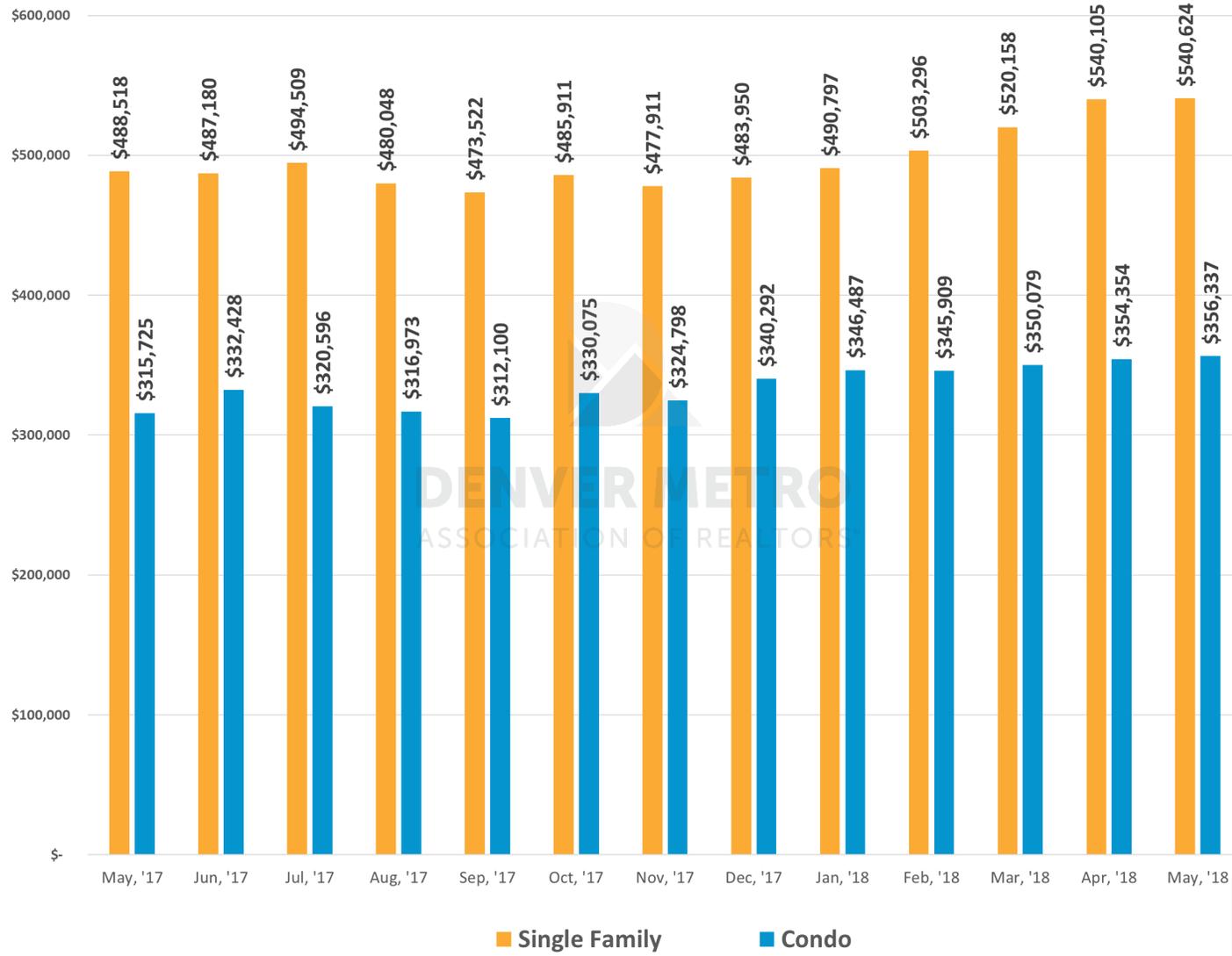
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Average Sales Price

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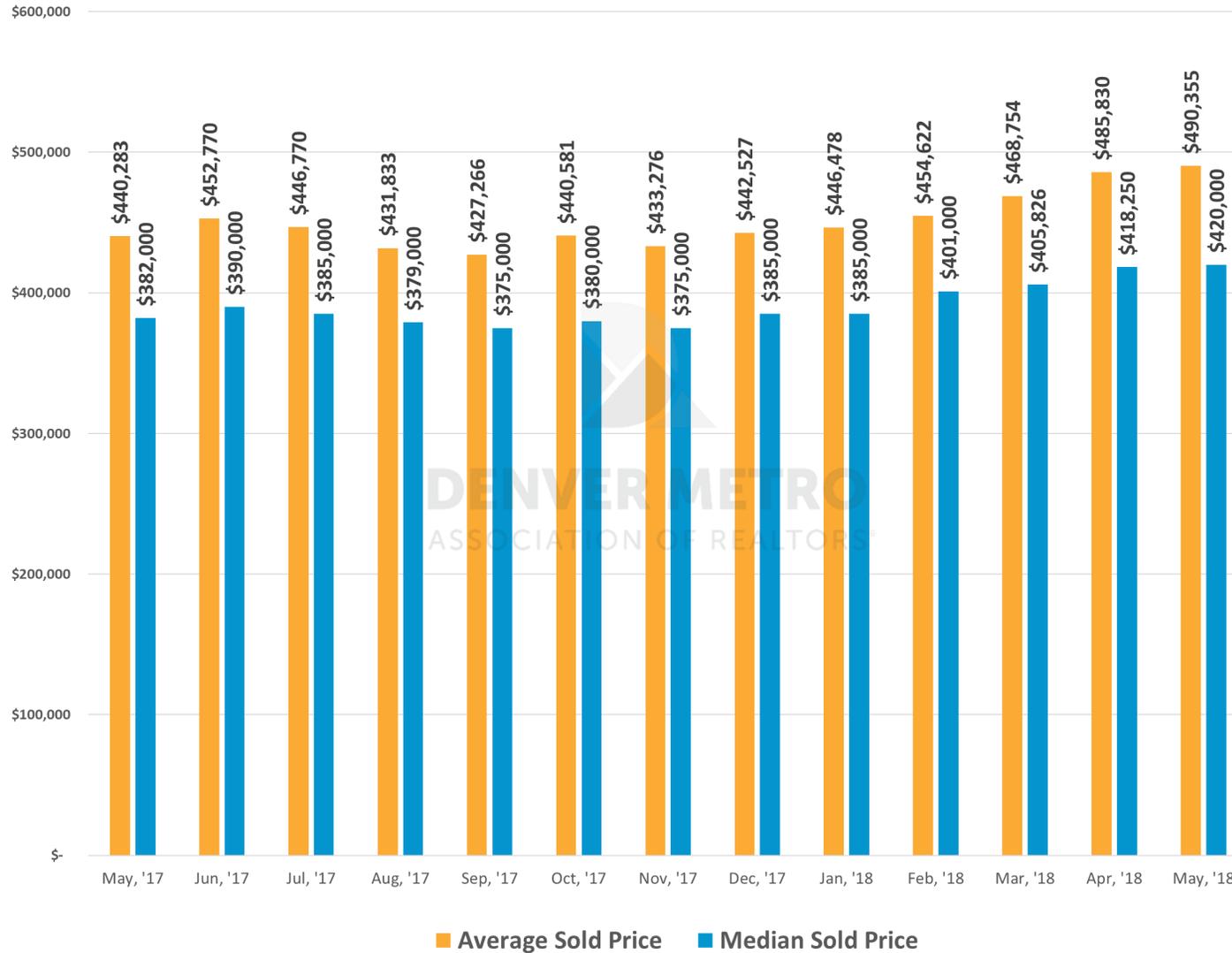
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Residential Sold Price

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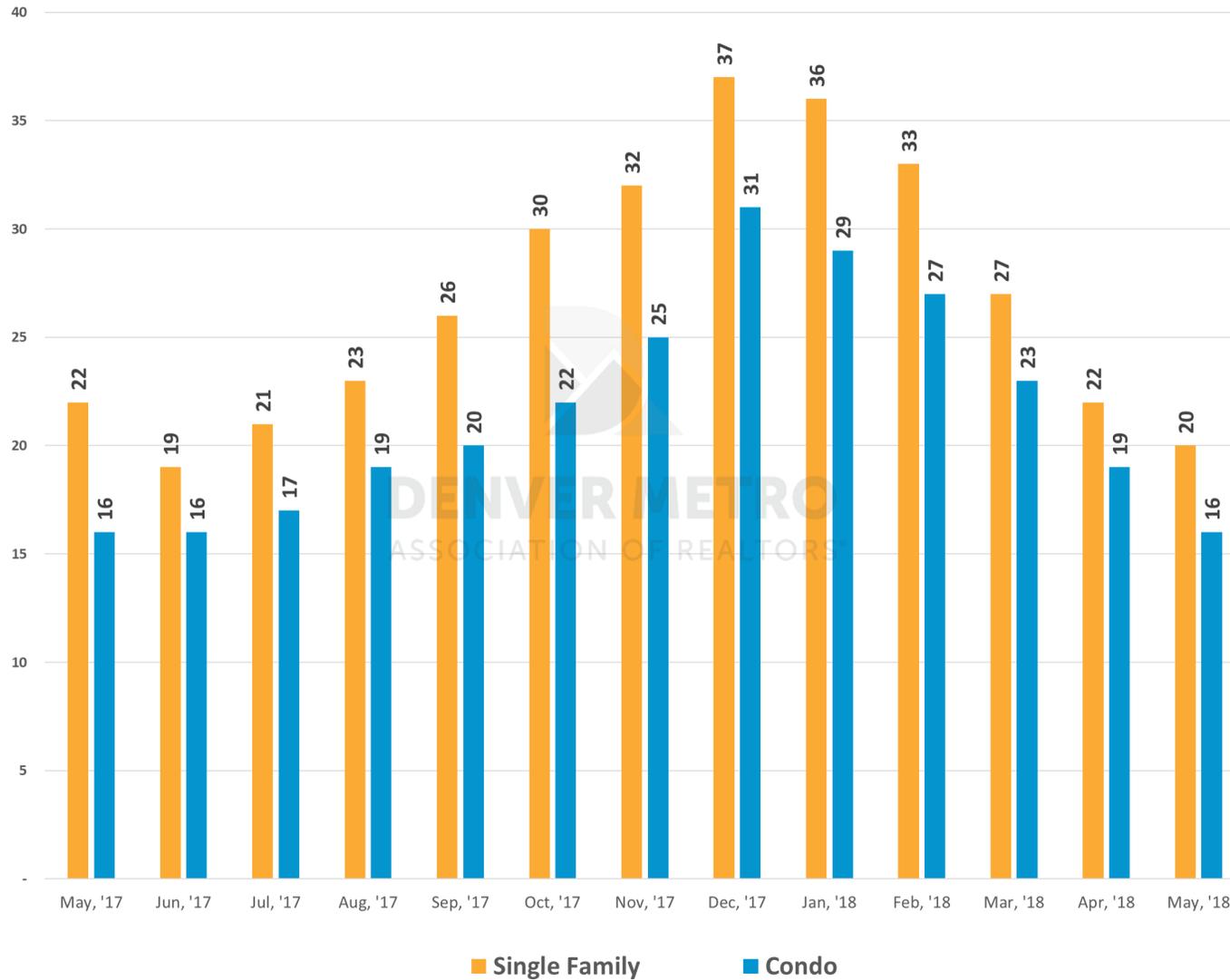


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Average Days on Market

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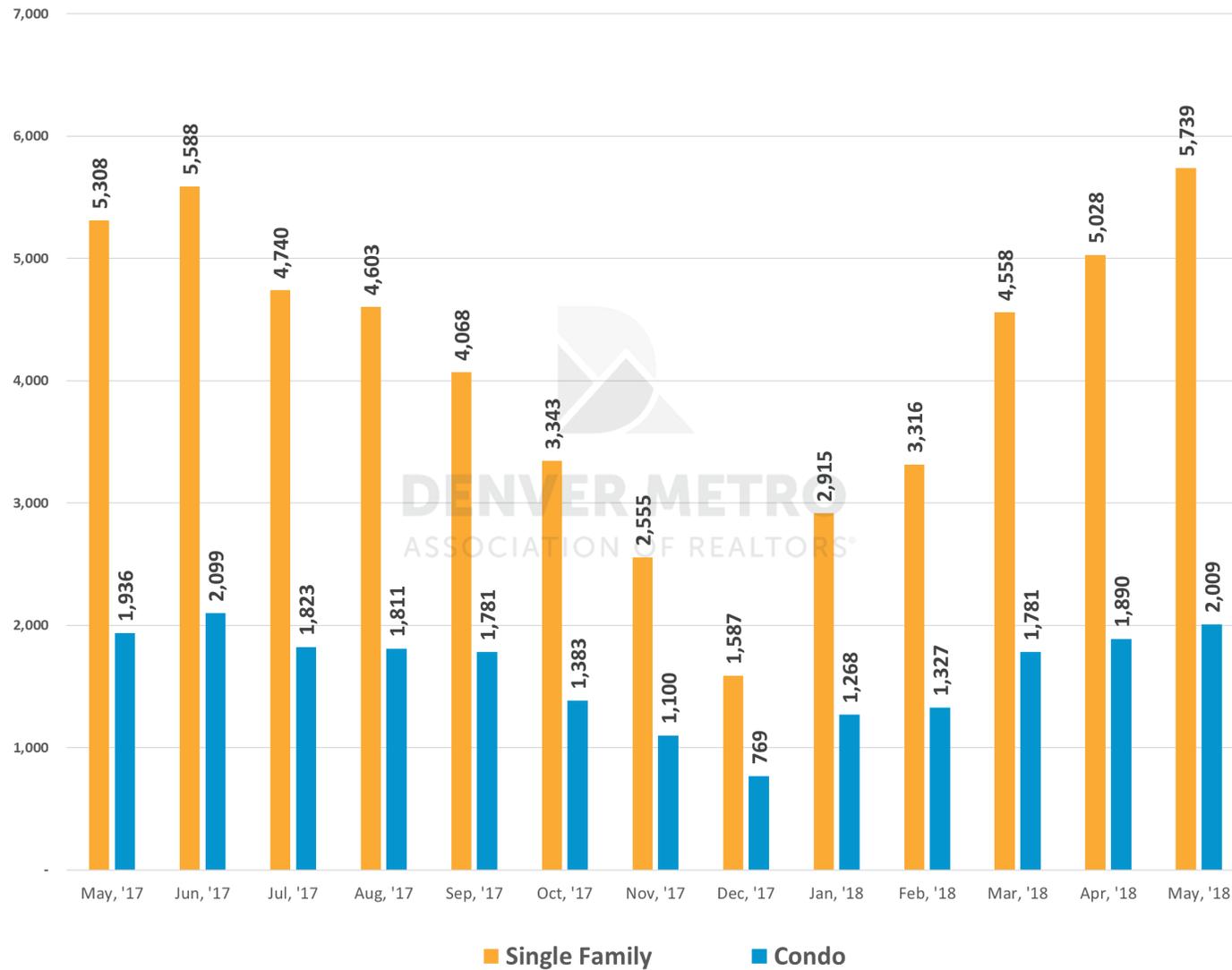
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New Listings

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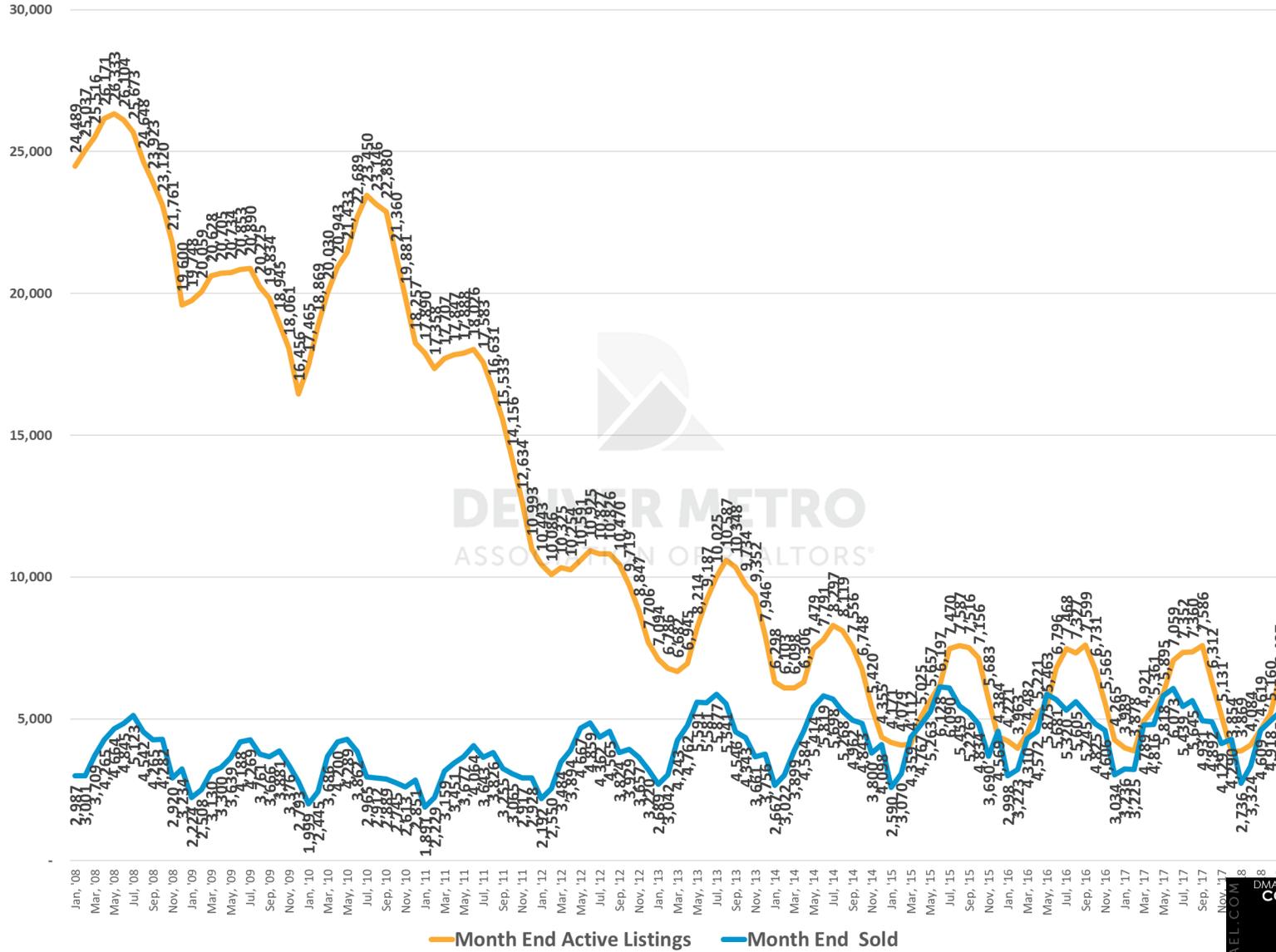
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Month End Active Listings and Month End Sold Homes

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DATA SNAPSHOT

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

	May '18	Prior Month	Year Ago	Prior Month	Year Ago
Residential (Single Family + Condo)					
Active	6,437	5,160	5,895	24.75%	9.19%
New Listings	7,748	6,918	7,244	12.00%	6.96%
Under Contract	6,178	5,854	5,982	5.53%	3.28%
Days on Market - Average	18	21	20	-14.29%	-10.00%
Days on Market - Median	5	5	5	0.00%	0.00%
Sold	5,235	4,918	5,875	6.45%	-10.89%
Sold Price - Average	\$ 490,355	\$ 485,830	\$ 440,283	0.93%	11.37%
Sold Price - Median	\$ 420,000	\$ 418,250	\$ 382,000	0.42%	9.95%
Sales Volume	\$ 2,567,008,425	\$ 2,389,311,940	\$ 2,586,662,625	7.44%	-0.76%
Close Price/List Price	100.75%	100.85%	100.83%	-0.10%	-0.08%
Single Family (aka Detached Single Family)					
Active	4,890	3,851	4,560	26.98%	7.24%
New Listings	5,739	5,028	5,308	14.14%	8.12%
Under Contract	4,478	4,232	4,331	5.81%	3.39%
Days on Market - Average	20	22	22	-9.09%	-9.09%
Days on Market - Median	5	5	6	0.00%	-16.67%
Sold	3,807	3,481	4,235	9.37%	-10.11%
Sold Price - Average	\$ 540,624	\$ 540,105	\$ 488,518	0.10%	10.67%
Sold Price - Median	\$ 451,000	\$ 455,000	\$ 418,000	-0.88%	7.89%
Sales Volume	\$ 2,058,155,568	\$ 1,880,105,505	\$ 2,068,873,730	9.47%	-0.52%
Close Price/List Price	100.65%	100.69%	100.70%	-0.04%	-0.05%
Condo (aka Attached Single Family)					
Active	1,547	1,309	1,335	18.18%	15.88%
New Listings	2,009	1,890	1,936	6.30%	3.77%
Under Contract	1,700	1,622	1,651	4.81%	2.97%
Days on Market - Average	16	19	16	-15.79%	0.00%
Days on Market - Median	5	5	5	0.00%	0.00%
Sold	1,428	1,437	1,640	-0.63%	-12.93%
Sold Price - Average	\$ 356,337	\$ 354,354	\$ 315,725	0.56%	12.86%
Sold Price - Median	\$ 305,000	\$ 297,500	\$ 270,000	2.52%	12.96%
Sales Volume	\$ 508,849,236	\$ 509,206,698	\$ 517,789,000	-0.07%	-1.73%
Close Price/List Price	101.02%	101.25%	101.16%	-0.23%	-0.14%

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MAY DATA YTD 2018 to 2014

	YTD 2018	YTD 2017	YTD 2016	YTD 2015	YTD 2014	'18 vs. '17	'17 vs. '16	'16 vs. '15	'15 vs. '14
Residential (Single Family + Condo)									
Active Listings at month end	6,437	5,895	5,463	5,657	7,479	9.19%	7.91%	-3.43%	-24.36%
New Listings	29,853	29,071	27,038	27,958	27,818	2.69%	7.52%	-3.29%	0.50%
Days on Market - Average	25	26	28	28	40	-3.85%	-7.14%	0.00%	-30.00%
Days on Market - Median	6	6	6	6	13	0.00%	0.00%	0.00%	-53.85%
Sold	21,199	21,952	20,346	20,062	19,602	-3.43%	7.89%	1.42%	2.35%
Sold Price - Average	\$ 472,630	\$ 425,011	\$ 391,726	\$ 358,389	\$ 317,994	11.20%	8.50%	9.30%	12.70%
Sold Price - Median	\$ 410,000	\$ 371,750	\$ 342,000	\$ 310,000	\$ 267,000	10.29%	8.70%	10.32%	16.10%
Sales Volume	\$ 10,019,283,370	\$ 9,329,841,472	\$ 7,970,057,196	\$ 7,190,000,118	\$ 6,233,318,388	7.39%	17.06%	10.85%	15.35%
Close Price/List Price	100.44%	100.31%	100.44%	100.51%	99.19%	0.13%	-0.13%	-0.07%	1.33%
Single Family (aka Detached Single Family)									
Active Listings at month end	4,890	4,560	4,319	4,545	5,995	7.24%	5.58%	-4.97%	-24.19%
New Listings	21,567	21,012	19,718	20,204	20,515	2.64%	6.56%	-2.41%	-1.52%
Days on Market - Average	26	28	31	30	43	-7.14%	-9.68%	3.33%	-30.23%
Days on Market - Median	6	7	7	6	14	-14.29%	0.00%	16.67%	-57.14%
Sold	14,958	15,643	14,565	14,330	14,384	-4.38%	7.40%	1.64%	-0.38%
Sold Price - Average	\$ 523,255	\$ 471,576	\$ 433,629	\$ 400,566	\$ 353,355	10.96%	8.75%	8.25%	13.36%
Sold Price - Median	\$ 442,450	\$ 405,000	\$ 375,000	\$ 345,000	\$ 296,000	9.25%	8.00%	8.70%	16.55%
Sales Volume	\$ 7,826,848,290	\$ 7,376,863,368	\$ 6,315,806,385	\$ 5,740,110,780	\$ 5,082,658,320	6.10%	16.80%	10.03%	12.94%
Close Price/List Price	100.34%	100.17%	100.24%	100.38%	99.22%	0.17%	-0.07%	-0.14%	1.17%
Condo (aka Attached Single Family)									
Active Listings at month end	1,547	1,335	1,144	1,112	1,484	15.88%	16.70%	2.88%	-25.07%
New Listings	8,286	8,059	7,320	7,754	7,303	2.82%	10.10%	-5.60%	6.18%
Days on Market - Average	22	21	20	21	34	4.76%	5.00%	-4.76%	-38.24%
Days on Market - Median	5	5	5	5	11	0.00%	0.00%	0.00%	-54.55%
Sold	6,241	6,309	5,781	5,732	5,218	-1.08%	9.13%	0.85%	9.85%
Sold Price - Average	\$ 351,296	\$ 309,556	\$ 286,154	\$ 252,945	\$ 220,516	13.48%	8.18%	13.13%	14.71%
Sold Price - Median	\$ 297,500	\$ 260,000	\$ 235,000	\$ 204,200	\$ 174,900	14.42%	10.64%	15.08%	16.75%
Sales Volume	\$ 2,192,438,336	\$ 1,952,988,804	\$ 1,654,256,274	\$ 1,449,880,740	\$ 1,150,652,488	12.26%	18.06%	14.10%	26.01%
Close Price/List Price	100.68%	100.65%	100.97%	100.84%	99.09%	0.03%	-0.32%	0.13%	1.77%

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MARKET TRENDS

Price Range	Single Family			Condo		
	Sold	Active	MOI	Sold	Active	MOI
\$0 to \$99,999	4	8	2.00	3	7	2.33
\$100,000 to \$199,999	12	23	1.92	144	94	0.65
\$200,000 to \$299,999	185	119	0.64	528	289	0.55
\$300,000 to \$399,999	1,065	652	0.61	361	350	0.97
\$400,000 to \$499,999	995	1,008	1.01	179	260	1.45
\$500,000 to \$749,999	1,036	1,577	1.52	159	324	2.04
\$750,000 to \$999,999	295	609	2.06	40	121	3.03
\$1,000,000 and over	215	894	4.16	14	102	7.29
TOTALS	3,807	4,890	1.28	1,428	1,547	1.08

Price Range	Single Family	Sold	% change	Condo	Sold	% change
	May '18	Apr, '18		May '18	Apr, '18	
\$0 to \$99,999	4	3	33.33%	3	4	-25.00%
\$100,000 to \$199,999	12	12	0.00%	144	175	-17.71%
\$200,000 to \$299,999	185	204	-9.31%	528	548	-3.65%
\$300,000 to \$399,999	1,065	945	12.70%	361	315	14.60%
\$400,000 to \$499,999	995	901	10.43%	179	189	-5.29%
\$500,000 to \$749,999	1,036	978	5.93%	159	151	5.30%
\$750,000 to \$999,999	295	245	20.41%	40	40	0.00%
\$1,000,000 and over	215	193	11.40%	14	15	-6.67%
TOTALS	3,807	3,481	9.37%	1,428	1,437	-0.63%

Price Range	Single Family	Sold	% change	Condo	Sold	% change
	YTD May '18	YTD May '17		YTD May '18	YTD May '17	
\$0 to \$99,999	18	18	0.00%	26	86	-69.77%
\$100,000 to \$199,999	65	169	-61.54%	813	1,396	-41.76%
\$200,000 to \$299,999	984	2,198	-55.23%	2,317	2,477	-6.46%
\$300,000 to \$399,999	4,368	5,139	-15.00%	1,402	1,102	27.22%
\$400,000 to \$499,999	3,886	3,588	8.31%	757	576	31.42%
\$500,000 to \$749,999	3,912	3,225	21.30%	682	485	40.62%
\$750,000 to \$999,999	964	754	27.85%	178	121	47.11%
\$1,000,000 and over	761	552	37.86%	66	66	0.00%
TOTALS	14,958	15,643	-4.38%	6,241	6,309	-1.08%

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

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

	May '18	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	229	208	188	10.10%	21.81%
Price - Average	\$ 1,496,357	\$ 1,554,517	\$ 1,482,778	-3.74%	0.92%
Sales Volume	\$ 342,665,753	\$ 323,339,536	\$ 278,762,264	5.98%	22.92%
Days on Market - Average	53	61	70	-13.11%	-24.29%
Days on Market - Median	17	15	26	13.33%	-34.62%
Close Price/List Price	97.69%	97.80%	97.68%	-0.11%	0.01%
PSF Total	\$ 308	\$ 294	\$ 297	4.76%	3.70%
Single Family (aka Detached Single Family)					
Sold	215	193	172	11.40%	25.00%
Price - Average	\$ 1,500,311	\$ 1,539,575	\$ 1,501,956	-2.55%	-0.11%
Sales Volume	\$ 322,566,865	\$ 297,137,975	\$ 258,336,432	8.56%	24.86%
Days on Market - Average	53	60	71	-11.67%	-25.35%
Days on Market - Median	17	14	26	21.43%	-34.62%
Close Price/List Price	97.69%	97.90%	97.68%	-0.21%	0.01%
PSF Total	\$ 293	\$ 277	\$ 286	5.78%	2.45%
Condo (aka Attached Single Family)					
Sold	14	15	16	-6.67%	-12.50%
Price - Average	\$ 1,435,643	\$ 1,746,769	\$ 1,276,616	-17.81%	12.46%
Sales Volume	\$ 20,099,002	\$ 26,201,535	\$ 20,425,856	-23.29%	-1.60%
Days on Market - Average	44	64	63	-31.25%	-30.16%
Days on Market - Median	12	32	27	-62.50%	-55.56%
Close Price/List Price	97.78%	96.51%	97.70%	1.32%	0.08%
PSF Total	\$ 536	\$ 515	\$ 416	4.08%	28.85%

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

	YTD 2018	YTD 2017	YTD 2016	YTD 2015	YTD 2014	'18 vs '17	'17 vs '16	'16 vs '15	15 vs '14
Residential (Single Family + Condo)									
Sold	827	618	453	364	301	33.82%	36.42%	24.45%	20.93%
Sold Price - Average	\$ 1,516,903	\$ 1,504,193	\$ 1,544,485	\$ 1,520,467	\$ 1,579,652	0.84%	-2.61%	1.58%	-3.75%
Sales Volume	\$ 1,254,478,781	\$ 929,591,274	\$ 699,651,705	\$ 553,449,988	\$ 475,475,252	34.95%	32.86%	26.42%	16.40%
Sold Price - Median	\$ 1,300,000	\$ 1,270,000	\$ 1,320,000	\$ 1,330,000	\$ 1,305,000	2.36%	-3.79%	-0.75%	1.92%
Days on Market - Average	71	91	94	104	104	-21.98%	-3.19%	-9.62%	0.00%
Days on Market - Median	24	33	45	46	47	-27.27%	-26.67%	-2.17%	-2.13%
Close Price/List Price	97.43%	97.11%	96.82%	96.16%	96.09%	0.33%	0.30%	0.69%	0.07%
PSF Total	\$ 300	\$ 299	\$ 293	\$ 276	\$ 269	0.33%	2.05%	6.16%	2.60%
Single Family (aka Detached Single Family)									
Sold	761	552	411	336	275	37.86%	34.31%	22.32%	22.18%
Sold Price - Average	\$ 1,510,756	\$ 1,526,736	\$ 1,530,188	\$ 1,517,780	\$ 1,565,006	-1.05%	-0.23%	0.82%	-3.02%
Sales Volume	\$ 1,149,685,316	\$ 842,758,272	\$ 628,907,268	\$ 509,974,080	\$ 430,376,650	36.42%	34.00%	23.32%	18.49%
Sold Price - Median	\$ 1,300,000	\$ 1,275,000	\$ 1,320,500	\$ 1,337,500	\$ 1,300,000	1.96%	-3.45%	-1.27%	2.88%
Days on Market - Average	72	92	98	103	106	-21.74%	-6.12%	-4.85%	-2.83%
Days on Market - Median	24	33	50	46	48	-27.27%	-34.00%	8.70%	-4.17%
Close Price/List Price	97.48%	97.07%	96.77%	95.95%	96.28%	0.42%	0.31%	0.85%	-0.34%
PSF Total	\$ 282	\$ 283	\$ 267	\$ 257	\$ 250	-0.35%	5.99%	3.89%	2.80%
Condo (aka Attached Single Family)									
Sold	66	66	42	28	26	0.00%	57.14%	50.00%	7.69%
Sold Price - Average	\$ 1,587,772	\$ 1,315,660	\$ 1,684,393	\$ 1,552,719	\$ 1,734,561	20.68%	-21.89%	8.48%	-10.48%
Sales Volume	\$ 104,792,952	\$ 86,833,560	\$ 70,744,506	\$ 43,476,132	\$ 45,098,586	20.68%	22.74%	62.72%	-3.60%
Sold Price - Median	\$ 1,334,000	\$ 1,200,000	\$ 1,263,986	\$ 1,300,000	\$ 1,540,000	11.17%	-5.06%	-2.77%	-15.58%
Days on Market - Average	69	78	57	112	84	-11.54%	36.84%	-49.11%	33.33%
Days on Market - Median	19	36	29	31	35	-47.22%	24.14%	-6.45%	-11.43%
Close Price/List Price	96.85%	97.37%	97.39%	98.72%	94.09%	-0.53%	-0.02%	-1.35%	4.92%
PSF Total	\$ 510	\$ 430	\$ 556	\$ 505	\$ 476	18.60%	-22.66%	10.10%	6.09%

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

	May '18	Prior Month	Last Year	Prior Month	Last Year
Residential (Single Family + Condo)					
Sold	335	285	271	17.54%	23.62%
Price - Average	\$ 849,222	\$ 857,051	\$ 844,850	-0.91%	0.52%
Sales Volume	\$ 284,489,370	\$ 244,259,535	\$ 228,954,350	16.47%	24.26%
Days on Market - Average	37	39	50	-5.13%	-26.00%
Days on Market - Median	8	8	14	0.00%	-42.86%
Close Price/List Price	99.91%	99.62%	99.04%	0.29%	0.88%
PSF Total	\$ 238	\$ 236	\$ 228	0.85%	4.39%
Single Family (aka Detached Single Family)					
Sold	295	245	231	20.41%	27.71%
Price - Average	\$ 850,941	\$ 856,442	\$ 845,948	-0.64%	0.59%
Sales Volume	\$ 251,027,595	\$ 209,828,290	\$ 195,413,988	19.63%	28.46%
Days on Market - Average	38	41	50	-7.32%	-24.00%
Days on Market - Median	8	8	14	0.00%	-42.86%
Close Price/List Price	99.93%	99.60%	98.99%	0.33%	0.95%
PSF Total	\$ 224	\$ 220	\$ 210	1.82%	6.67%
Condo (aka Attached Single Family)					
Sold	40	40	40	0.00%	0.00%
Price - Average	\$ 836,547	\$ 860,783	\$ 838,505	-2.82%	-0.23%
Sales Volume	\$ 33,461,880	\$ 34,431,320	\$ 33,540,200	-2.82%	-0.23%
Days on Market - Average	26	27	49	-3.70%	-46.94%
Days on Market - Median	8	11	22	-27.27%	-63.64%
Close Price/List Price	99.76%	99.74%	99.34%	0.02%	0.42%
PSF Total	\$ 338	\$ 337	\$ 337	0.30%	0.30%

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

	YTD 2018	YTD 2017	YTD 2016	YTD 2015	YTD 2014	'18 vs '17	'17 vs '16	'16 vs '15	'15 vs '14
Residential (Single Family + Condo)									
Sold	1,142	875	637	540	376	30.51%	37.36%	17.96%	43.62%
Sold Price - Average	\$ 850,265	\$ 844,459	\$ 846,136	\$ 846,829	\$ 845,767	0.69%	-0.20%	-0.08%	0.13%
Sales Volume	\$ 971,002,630	\$ 738,901,625	\$ 538,988,632	\$ 457,287,660	\$ 318,008,392	31.41%	37.09%	17.87%	43.80%
Sold Price - Median	\$ 842,750	\$ 830,500	\$ 840,000	\$ 838,416	\$ 835,000	1.48%	-1.13%	0.19%	0.41%
Days on Market - Average	49	60	68	73	101	-18.33%	-11.76%	-6.85%	-27.72%
Days on Market - Median	13	22	28	26	40	-40.91%	-21.43%	7.69%	-35.00%
Close Price/List Price	99.35%	98.60%	98.68%	98.20%	87.58%	0.76%	-0.08%	0.49%	12.13%
PSF Total	\$ 238	\$ 224	\$ 215	\$ 205	\$ 202	6.25%	4.19%	4.88%	1.49%
Single Family (aka Detached Single Family)									
Sold	964	754	525	473	327	27.85%	43.62%	10.99%	44.65%
Sold Price - Average	\$ 851,570	\$ 846,757	\$ 847,274	\$ 845,249	\$ 844,495	0.57%	-0.06%	0.24%	0.09%
Sales Volume	\$ 820,913,480	\$ 638,454,778	\$ 444,818,850	\$ 399,802,777	\$ 276,149,865	28.58%	43.53%	11.26%	44.78%
Sold Price - Median	\$ 848,316	\$ 837,500	\$ 840,000	\$ 835,000	\$ 833,000	1.29%	-0.30%	0.60%	0.24%
Days on Market - Average	50	61	72	75	101	-18.03%	-15.28%	-4.00%	-25.74%
Days on Market - Median	12	22	33	27	42	-45.45%	-33.33%	22.22%	-35.71%
Close Price/List Price	99.34%	98.51%	98.51%	98.02%	97.69%	0.84%	0.00%	0.50%	0.34%
PSF Total	\$ 220	\$ 209	\$ 193	\$ 190	\$ 182	5.26%	8.29%	1.58%	4.40%
Condo (aka Attached Single Family)									
Sold	178	121	112	67	49	47.11%	8.04%	67.16%	36.73%
Sold Price - Average	\$ 843,195	\$ 830,142	\$ 840,804	\$ 857,984	\$ 854,260	1.57%	-1.27%	-2.00%	0.44%
Sales Volume	\$ 150,088,710	\$ 100,447,182	\$ 94,170,048	\$ 57,484,928	\$ 41,858,740	49.42%	6.67%	63.82%	37.33%
Sold Price - Median	\$ 830,000	\$ 825,000	\$ 825,000	\$ 860,000	\$ 850,000	0.61%	0.00%	-4.07%	1.18%
Days on Market - Average	46	51	46	60	102	-9.80%	10.87%	-23.33%	-41.18%
Days on Market - Median	13	18	15	22	28	-27.78%	20.00%	-31.82%	-21.43%
Close Price/List Price	99.36%	99.19%	99.49%	99.44%	96.87%	0.17%	-0.30%	0.05%	2.65%
PSF Total	\$ 337	\$ 319	\$ 318	\$ 308	\$ 330	5.64%	0.31%	3.25%	-6.67%

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