

Market Overview

	Oct. 2024	Sep. 2024	Oct. 2023	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
Active Listings at Month's End	10,940	11,115	7,482	-1.57%	46.22%
New Listings	4,691	5,053	3,828	-7.16%	22.54%
Pending	3,578	3,540	2,940	1.07%	21.70%
Closed	3,443	3,364	3,189	2.35%	7.96%
Close Price - Average	\$ 708,072	\$ 674,781	\$ 682,837	4.93%	3.70%
Close Price - Median	\$ 599,975	\$ 575,000	\$ 581,000	4.34%	3.27%
Sales Volume	\$ 2,437,892,088	\$ 2,269,961,858	\$ 2,177,566,449	7.40%	11.95%
Days in MLS - Average	44	40	32	10.00%	37.50%
Days in MLS - Median	26	25	16	4.00%	62.50%
Close-Price-to-List-Price Ratio	98.66%	98.91%	98.97%	-0.25%	-0.31%
Detached					
Active Listings at Month's End	7,453	7,646	5,289	-2.52%	40.92%
New Listings	3,363	3,610	2,629	-6.84%	27.92%
Pending	2,748	2,759	2,067	-0.40%	32.95%
Closed	2,670	2,519	2,241	5.99%	19.14%
Close Price - Average	\$ 778,443	\$ 748,694	\$ 767,510	3.97%	1.42%
Close Price - Median	\$ 650,000	\$ 629,950	\$ 645,000	3.18%	0.78%
Sales Volume	\$ 2,078,442,981	\$ 1,885,961,151	\$ 1,719,989,924	10.21%	20.84%
Days in MLS - Average	43	38	32	13.16%	34.38%
Days in MLS - Median	25	24	16	4.17%	56.25%
Close-Price-to-List-Price Ratio	98.61%	99.00%	98.81%	-0.39%	-0.20%
Attached					
Active Listings at Month's End	3,487	3,469	2,193	0.52%	59.01%
New Listings	1,328	1,443	1,199	-7.97%	10.76%
Pending	830	781	873	6.27%	-4.93%
Closed	773	845	948	-8.52%	-18.46%
Close Price - Average	\$ 465,005	\$ 454,439	\$ 482,676	2.33%	-3.66%
Close Price - Median	\$ 401,000	\$ 405,000	\$ 424,145	-0.99%	-5.46%
Sales Volume	\$ 359,449,107	\$ 384,000,707	\$ 457,576,525	-6.39%	-21.45%
Days in MLS - Average	46	47	33	-2.13%	39.39%
Days in MLS - Median	29	30	17	-3.33%	70.59%
Close-Price-to-List-Price Ratio	98.81%	98.63%	99.36%	0.18%	-0.55%

Market Highlights

Realtor® Insights:

- As Thanksgiving and Christmas approach, buyer traffic and activity typically decline. This seasonal slowdown often leads buyers to perceive listings that stay on the market over the holiday season as highly motivated sellers, leading them to expect better deals.
- Sellers planning a holiday listing should capture listing photos now to take advantage of neutral settings and favorable weather before holiday decorations go up.
- While it's not officially a buyer's market, it certainly feels like one. Perhaps a new term is needed: "buyer opportunity market" - reflecting how a balanced market feels after a decade of being a strong seller's market.
- The seasonal slowdown, coupled with election distractions, has put buyers in the driver's seat, with sellers more willing to offer concessions on price, repairs and closing costs.
- Realtors® should focus on the past 30 to 45 days of activity when advising clients on pricing. Comparing current prices to those even three months old could result in overpricing, leading to extended days on market and multiple price drops, potentially deterring buyers or prompting lower offers.
- Cities are increasingly vigilant about renovation projects that lack proper permits and are red-flagging non-compliant work.

Local News:

- A Minneapolis-based company has purchased over 129 acres near Denver International Airport in Aurora, intending to develop into a new industrial complex.
- High-altitude luxury homes in Colorado are increasingly featuring home-oxygenation systems.
- Denver City Council approved a rezoning plan around Ball Arena to support a residential redevelopment project that will create a neighborhood with parks, paths, retail and approximately 6,000 housing units.
- Denver's living costs are approximately 27 percent above the national average.
- Denver will transform the landscape around the City and County Building, replacing aging irrigation with more efficient systems and switching traditional bluegrass to native grasses and wildflowers. The project, to be completed next fall, is expected to reduce annual water usage from 1.2 million to 670,000 gallons.

National News:

- Nationwide, agent compensation has remained steady for homes under \$1 million, while for homes over \$1 million, it has dropped 13 basis points.
- Zillow will soon show climate risk data on its listings.

- A Redfin survey found that 23 percent of first-time buyers are waiting until after the election to purchase, citing reasons like economic uncertainty, potential Fed rate cuts and candidate policy impacts.
- According to Zillow's 2024 Consumer Housing Trends Report, the largest share of buyers lives in the South (43 percent), followed by the Midwest (23 percent), the West (21 percent) and the Northeast (13 percent).
- In September, existing home sales declined in three of four major U.S. regions, though the West saw a slight increase. Year-over-year, sales fell in three regions but increased in the West.
- The economy showed robust growth, with consumer spending up by 3.7 percent and GDP growth at 2.8 percent. With 254,000 jobs added in September, low inflation and rising consumer confidence, some experts suggest a "soft landing" has been achieved.
- The National Association of Realtors® predicts a 3.8 percent rise in existing home prices by the end of 2024, with a two percent year-over-year increase by the end of 2025.
- Earth tones like terracotta, rust, ochre and deep greens are predicted to make a big comeback in 2025.

Mortgage News:

- Since the Fed cut the rate by 0.50 percent on September 18th, mortgage rates have been climbing, starting at 6.15 percent and reaching 7.02 percent by the end of October.
- For the third consecutive year, mortgage rates have spiked just before Halloween.
- More than 84 percent of outstanding mortgages are below six percent, with over 56 percent below four percent, according to research by realtor.com®.

Quick Stats:

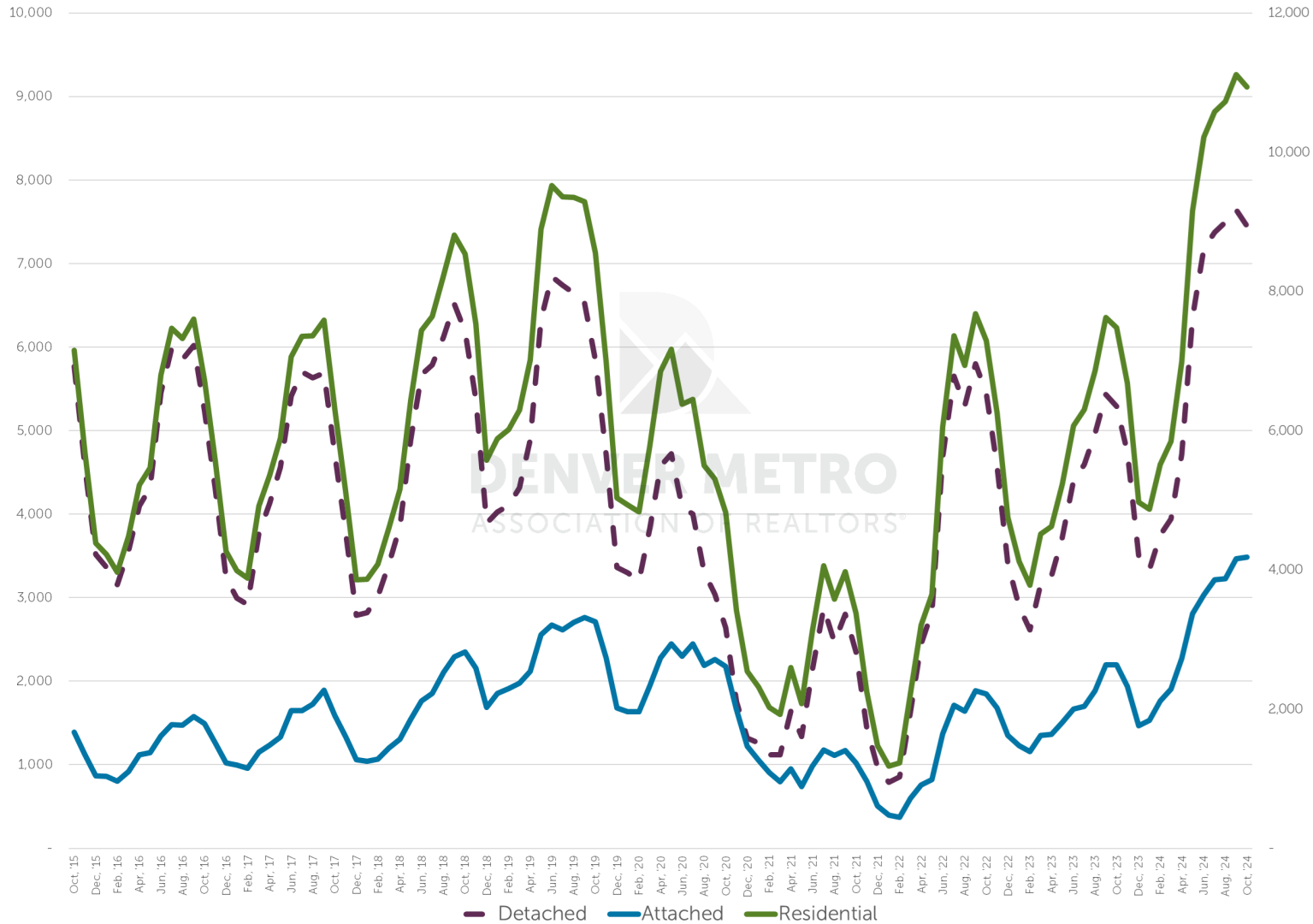
- The average number of active October listings from 1985 to 2024 is 14,478.
- October saw a record high in 2006 with 29,722 listings and a record low in 2021 with 3,376 listings.
- This year's drop in active listings from September to October is smaller than the historical average for this period.

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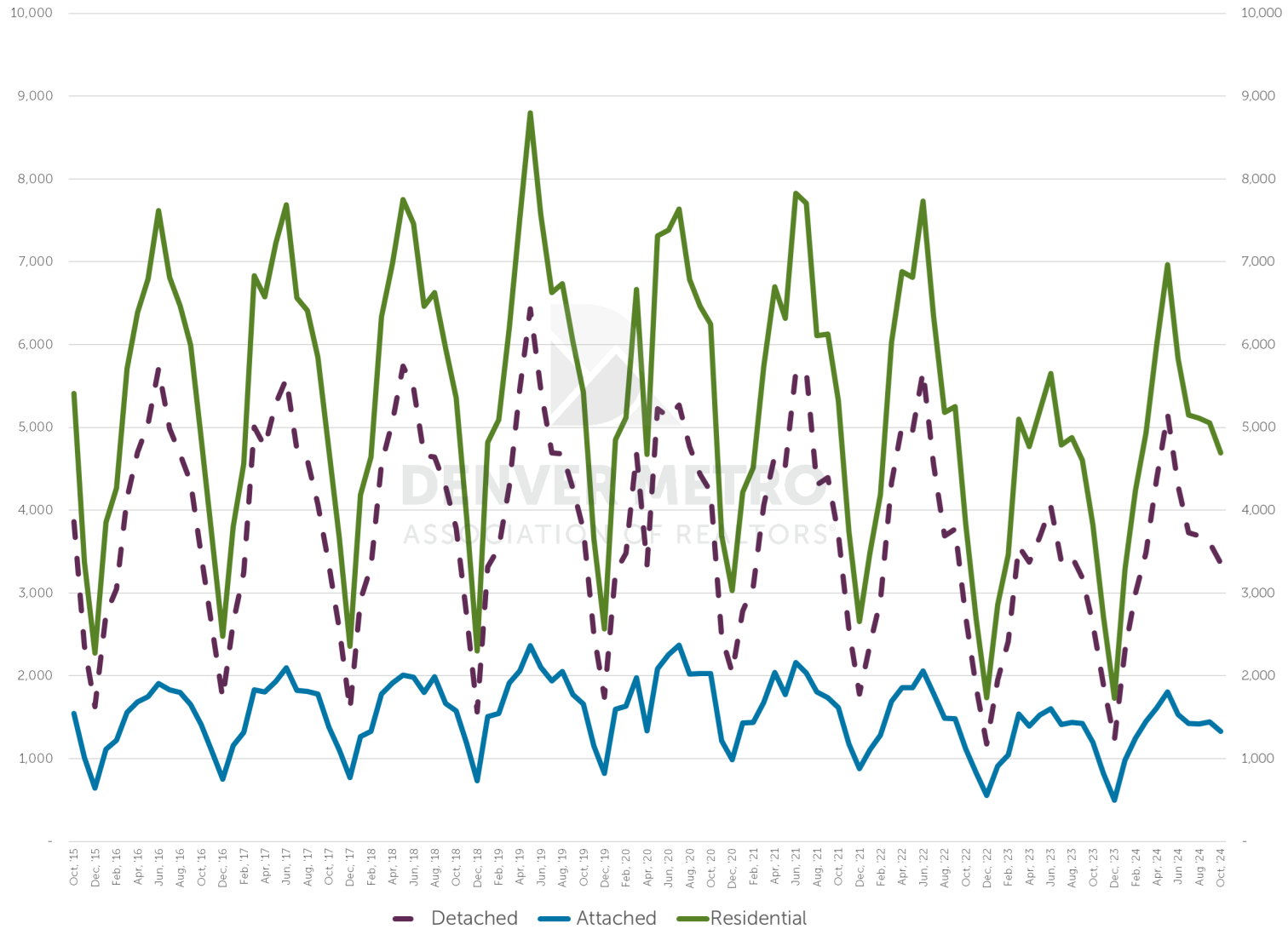
Active Listings at Month's End

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



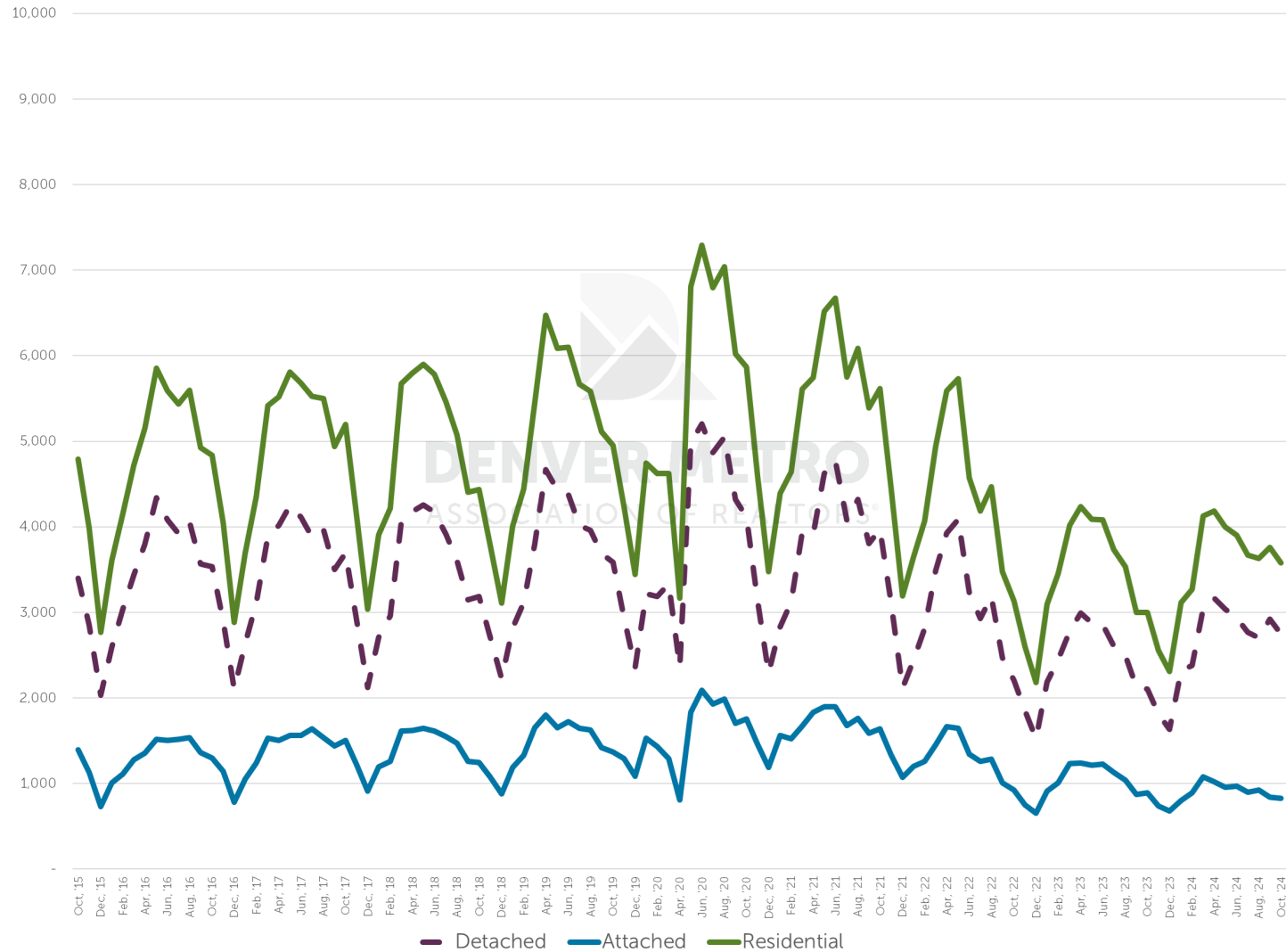
New Listings

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



Pending Sales

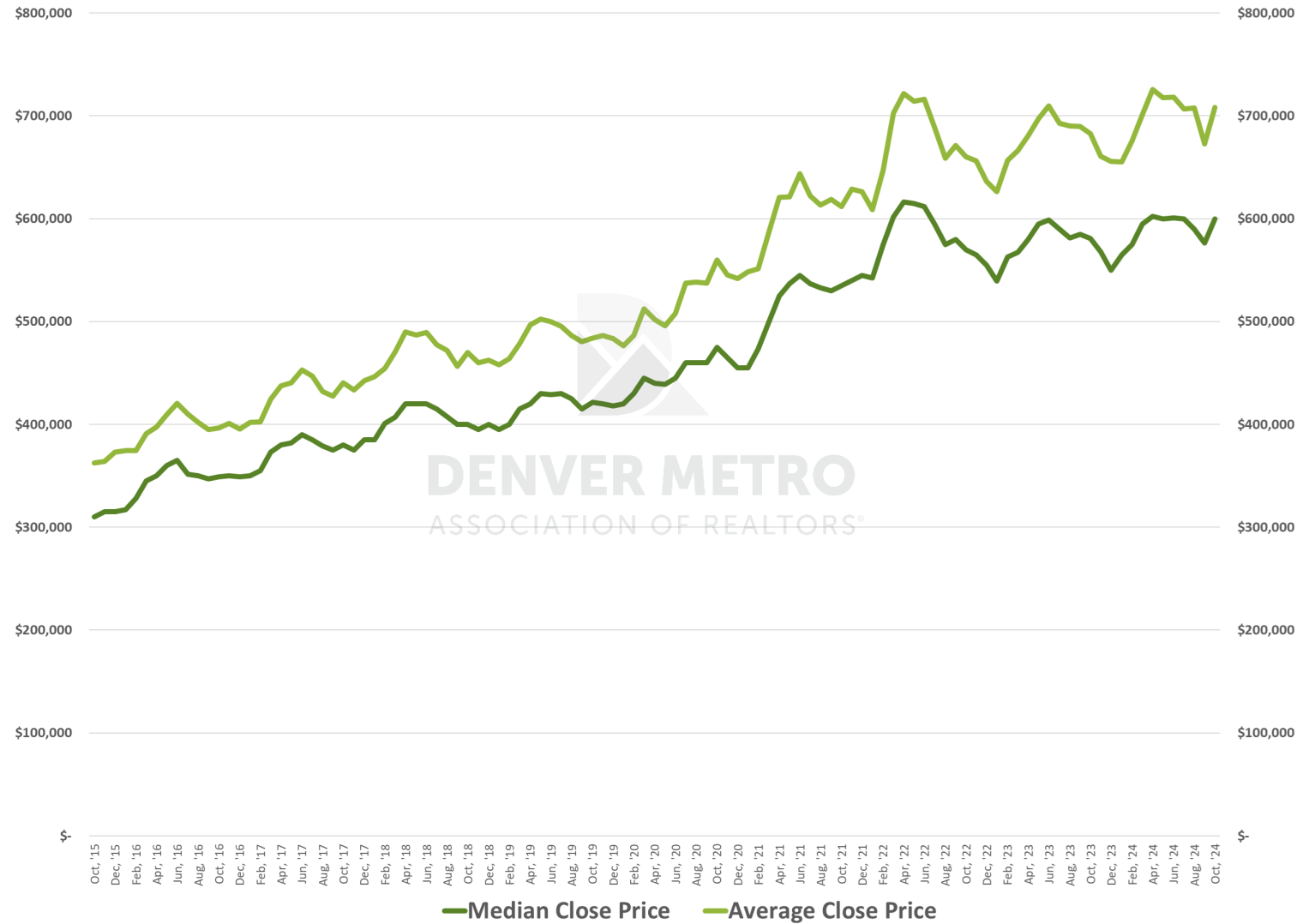
DMAR Market Trends | October 2024
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



Residential Median + Average Close Price

10-year view

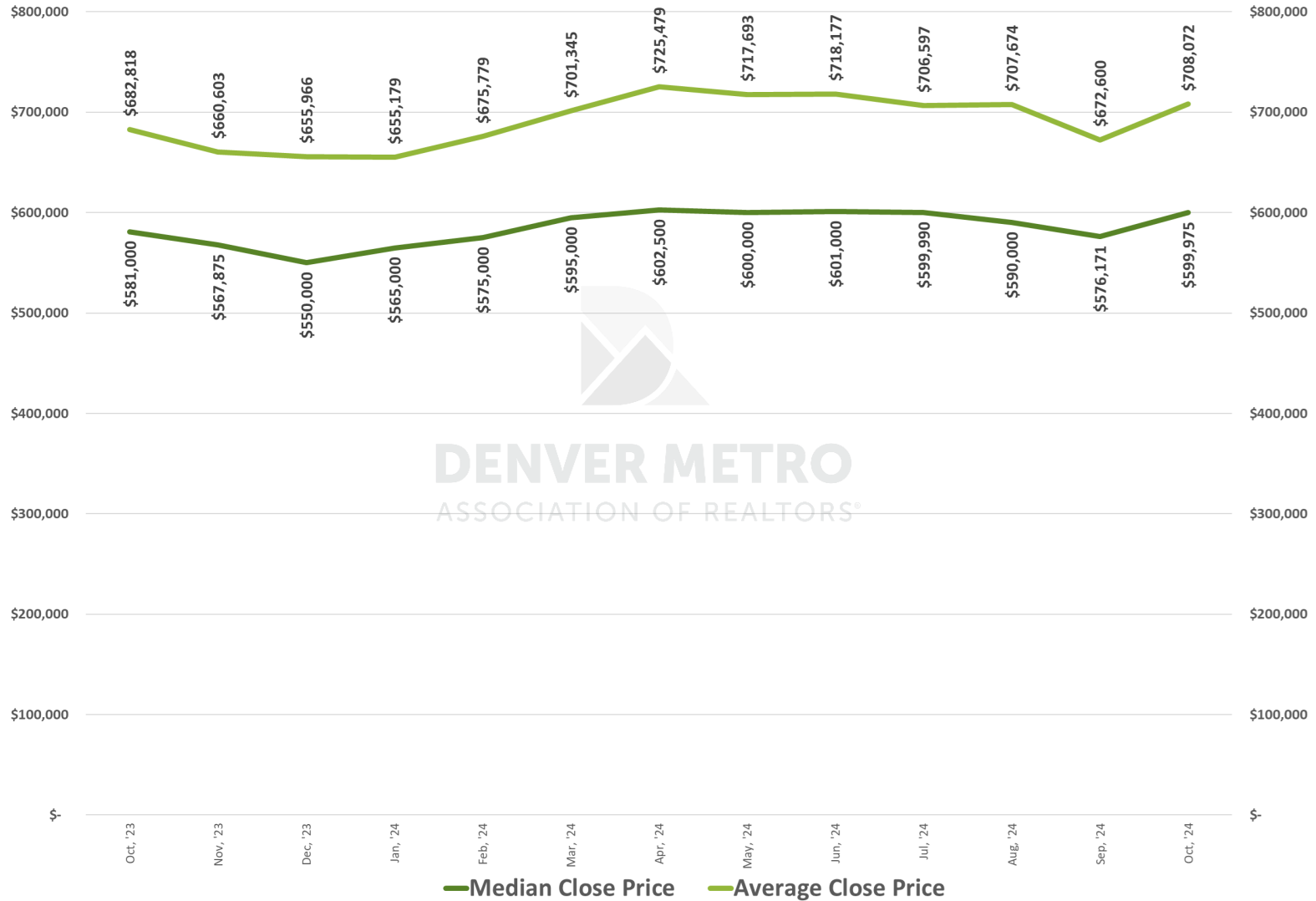
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Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



Residential Median + Average Close Price

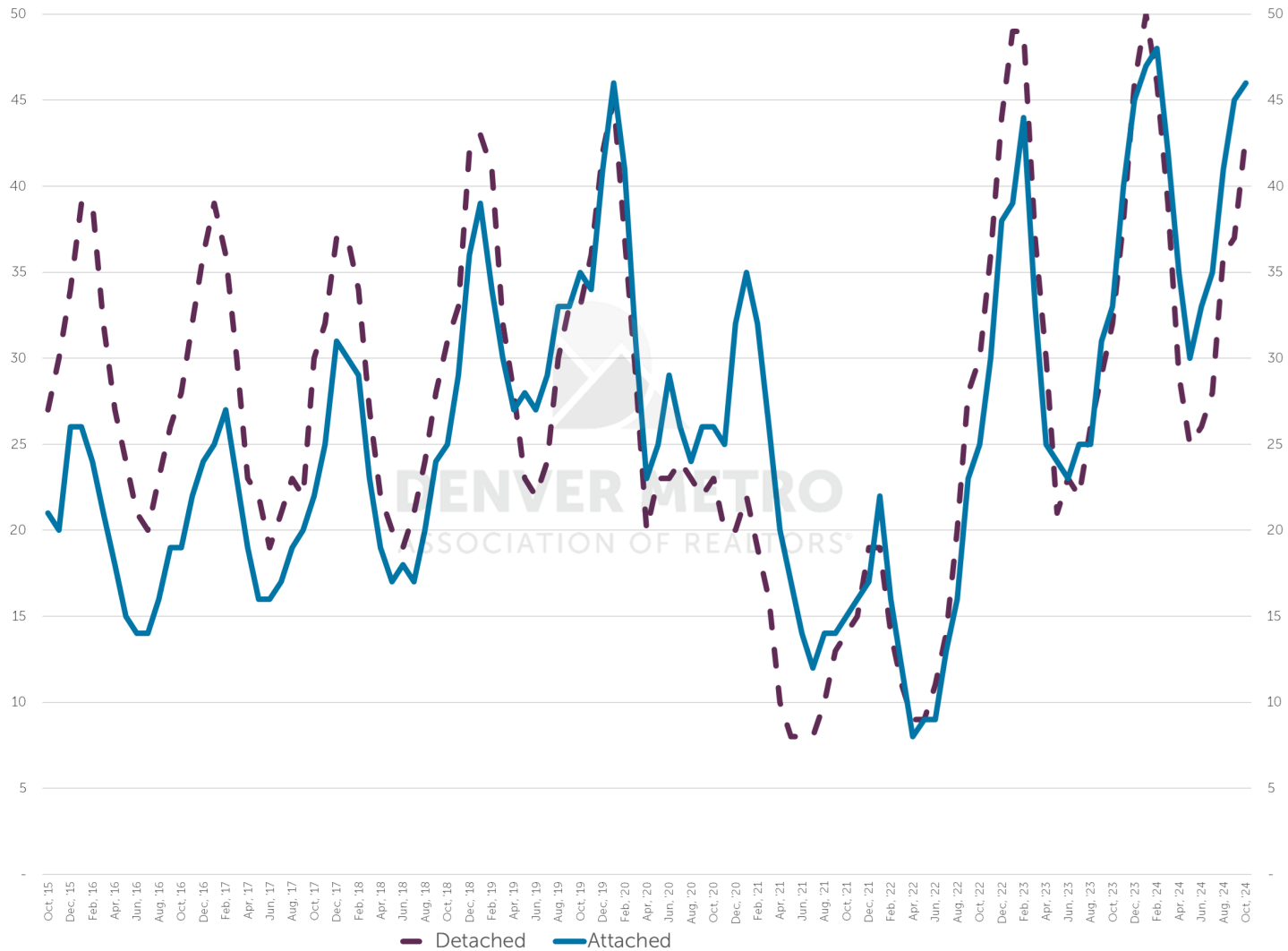
1-year snapshot

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



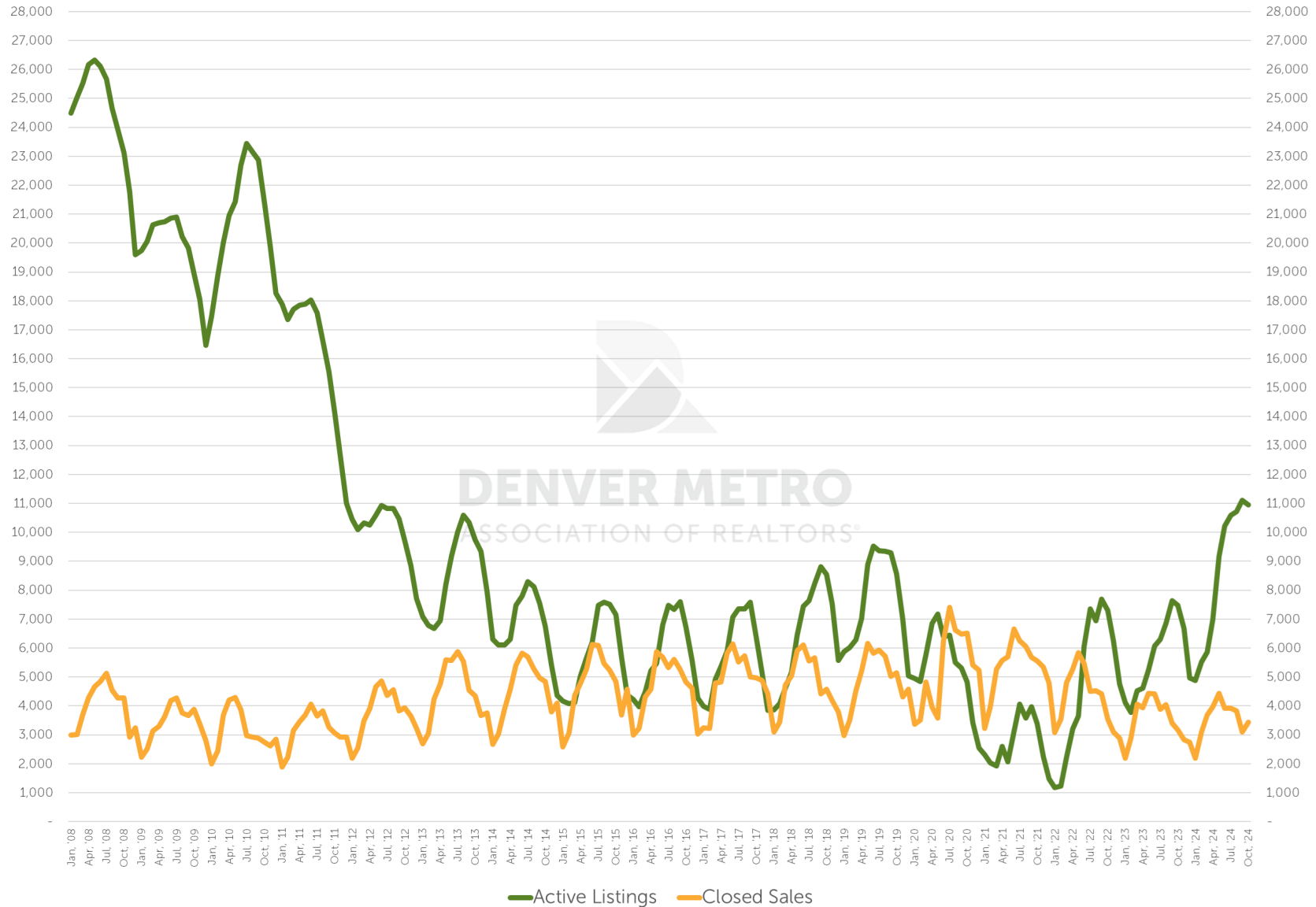
Average Days in MLS

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



Residential Active Listings + Closed Sales at Month's End

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



October 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
Residential (Detached + Attached)									
Active Listings at Month's End	10,940	7,482	7,290	3,376	4,821	46.22%	50.07%	224.05%	126.92%
New Listings	51,254	45,139	55,766	59,918	63,250	13.55%	-8.09%	-14.46%	-18.97%
Closed	35,942	36,426	45,036	53,985	52,879	-1.33%	-20.19%	-33.42%	-32.03%
Close Price - Average	\$ 702,351	\$ 682,847	\$ 685,285	\$ 609,478	\$ 521,097	2.86%	2.49%	15.24%	34.78%
Close Price - Median	\$ 592,174	\$ 580,000	\$ 592,000	\$ 525,000	\$ 450,000	2.10%	0.03%	12.80%	31.59%
Sales Volume	\$ 25,243,911,892	\$ 24,873,397,908	\$ 30,862,501,044	\$ 32,902,677,293	\$ 27,555,071,880	1.49%	-18.21%	-23.28%	-8.39%
Days in MLS - Average	36	30	15	14	27	20.00%	140.00%	157.14%	33.33%
Days in MLS - Median	16	11	5	4	7	45.45%	220.00%	300.00%	128.57%
Close-Price-to-List-Price Ratio	99.25%	99.65%	102.85%	103.30%	99.87%	-0.40%	-3.50%	-3.92%	-0.62%
Detached									
Active Listings at Month's End	7,453	5,289	5,444	2,351	2,643	40.92%	36.90%	217.01%	181.99%
New Listings	37,001	31,658	39,998	42,187	43,812	16.88%	-7.49%	-12.29%	-15.55%
Closed	26,926	25,593	31,357	37,439	37,781	5.21%	-14.13%	-28.08%	-28.73%
Close Price - Average	\$ 782,094	\$ 769,193	\$ 774,285	\$ 687,945	\$ 578,408	1.68%	1.01%	13.69%	35.21%
Close Price - Median	\$ 650,000	\$ 639,990	\$ 650,000	\$ 576,000	\$ 490,000	1.56%	0.00%	12.85%	32.65%
Sales Volume	\$ 21,058,657,420	\$ 19,685,949,811	\$ 24,279,266,075	\$ 25,755,958,616	\$ 21,852,818,427	6.97%	-13.26%	-18.24%	-3.63%
Days in MLS - Average	35	30	15	12	26	16.67%	133.33%	191.67%	34.62%
Days in MLS - Median	14	10	5	4	7	40.00%	180.00%	250.00%	100.00%
Close-Price-to-List-Price Ratio	99.32%	99.64%	102.84%	103.78%	100.00%	-0.32%	-3.42%	-4.30%	-0.68%
Attached									
Active Listings at Month's End	3,487	2,193	1,846	1,025	2,178	59.01%	88.89%	240.20%	60.10%
New Listings	14,253	13,481	15,768	17,731	19,438	5.73%	-9.61%	-19.62%	-26.67%
Closed	9,016	10,833	13,679	16,546	15,098	-16.77%	-34.09%	-45.51%	-40.28%
Close Price - Average	\$ 464,203	\$ 478,856	\$ 481,266	\$ 431,930	\$ 377,683	-3.06%	-3.55%	7.47%	22.91%
Close Price - Median	\$ 409,000	\$ 415,000	\$ 417,675	\$ 370,000	\$ 326,000	-1.45%	-2.08%	10.54%	25.46%
Sales Volume	\$ 4,185,254,472	\$ 5,187,448,097	\$ 6,583,234,969	\$ 7,146,718,677	\$ 5,702,253,453	-19.32%	-36.43%	-41.44%	-26.60%
Days in MLS - Average	40	29	14	19	29	37.93%	185.71%	110.53%	37.93%
Days in MLS - Median	20	11	5	5	10	81.82%	300.00%	300.00%	100.00%
Close-Price-to-List-Price Ratio	99.01%	99.65%	102.85%	102.20%	99.55%	-0.64%	-3.73%	-3.12%	-0.54%

Market Trends

Price Range	Detached			Attached		
	Closed	Active	MOI	Closed	Active	MOI
Months of Inventory						
\$0 to \$299,999	21	54	2.57	150	837	5.58
\$300,000 to \$499,999	486	1,039	2.14	396	1,611	4.07
\$500,000 to \$749,999	1,203	3,154	2.62	165	691	4.19
\$750,000 to \$999,999	539	1,583	2.94	38	190	5.00
\$1,000,000 to \$1,499,999	261	811	3.11	17	86	5.06
\$1,500,000 to \$1,999,999	86	320	3.72	2	34	17.00
\$2,000,000 and over	74	492	6.65	5	38	7.60
TOTALS	2,670	7,453	2.79	773	3,487	4.51

Price Range	Detached		% change	Attached		% change
	Closed Oct. 2024	Closed Sep. 2024		Closed Oct. 2024	Closed Sep. 2024	
Month-Over-Month						
\$0 to \$299,999	21	18	16.67%	150	157	-4.46%
\$300,000 to \$499,999	486	454	7.05%	396	458	-13.54%
\$500,000 to \$749,999	1,203	1,233	-2.43%	165	182	-9.34%
\$750,000 to \$999,999	539	449	20.04%	38	27	40.74%
\$1,000,000 to \$1,499,999	261	255	2.35%	17	10	70.00%
\$1,500,000 to \$1,999,999	86	60	43.33%	2	5	-60.00%
\$2,000,000 and over	74	50	48.00%	5	6	-16.67%
TOTALS	2,670	2,519	5.99%	773	845	-8.52%

Price Range	Detached		% change	Attached		% change
	YTD Oct. 2024	YTD Oct. 2023		YTD Oct. 2024	YTD Oct. 2023	
Year-Over-Year						
\$0 to \$299,999	188	186	1.08%	1,736	1,908	-9.01%
\$300,000 to \$499,999	4,632	4,678	-0.98%	4,602	5,430	-15.25%
\$500,000 to \$749,999	12,620	12,326	2.39%	1,988	2,518	-21.05%
\$750,000 to \$999,999	5,241	4,779	9.67%	401	544	-26.29%
\$1,000,000 to \$1,499,999	2,649	2,171	22.02%	187	311	-39.87%
\$1,500,000 to \$1,999,999	864	745	15.97%	59	74	-20.27%
\$2,000,000 and over	732	708	3.39%	43	48	-10.42%
TOTALS	26,926	25,593	5.21%	9,016	10,833	-16.77%

Properties Sold for \$1 Million or More

	Oct. 2024	Sep. 2024	Oct. 2023	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	564	709	489	-20.45%	15.34%
Pending	441	446	305	-1.12%	44.59%
Closed	445	386	346	15.28%	28.61%
Sales Volume	\$ 712,424,457	\$ 592,675,349	\$ 572,395,648	20.20%	24.46%
Days in MLS - Average	51	47	41	8.51%	24.39%
Days in MLS - Median	28	24	22	16.67%	27.27%
Close-Price-to-List-Price Ratio	97.52%	97.92%	97.89%	-0.41%	-0.38%
PSF Total	\$ 379	\$ 360	\$ 387	5.28%	-2.07%
Detached					
New Listings	515	654	426	-21.25%	20.89%
Pending	410	427	270	-3.98%	51.85%
Closed	421	365	310	15.34%	35.81%
Sales Volume	\$ 671,524,957	\$ 555,088,349	\$ 520,607,756	20.98%	28.99%
Days in MLS - Average	51	43	40	18.60%	27.50%
Days in MLS - Median	28	23	22	21.74%	27.27%
Close-Price-to-List-Price Ratio	97.56%	98.00%	98.05%	-0.45%	-0.50%
PSF Total	\$ 363	\$ 349	\$ 369	4.01%	-1.63%
Attached					
New Listings	49	55	63	-10.91%	-22.22%
Pending	31	19	35	63.16%	-11.43%
Closed	24	21	36	14.29%	-33.33%
Sales Volume	\$ 40,899,500	\$ 37,587,000	\$ 51,787,892	8.81%	-21.02%
Days in MLS - Average	53	114	44	-53.51%	20.45%
Days in MLS - Median	21	74	20	-71.62%	5.00%
Close-Price-to-List-Price Ratio	96.73%	96.48%	96.44%	0.26%	0.30%
PSF Total	\$ 644	\$ 558	\$ 537	15.41%	19.93%

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
Residential (Detached + Attached)									
New Listings	7,081	5,937	6,292	4,831	4,115	19.27%	12.54%	46.57%	72.08%
Pending	4,563	3,916	4,474	4,164	2,967	16.52%	1.99%	9.58%	53.79%
Closed	4,534	4,057	5,142	4,518	2,669	11.76%	-11.82%	0.35%	69.88%
Sales Volume	\$ 7,293,406,809	\$ 6,659,719,552	\$ 8,149,853,713	\$ 7,184,819,939	\$ 4,101,283,561	9.52%	-10.51%	1.51%	77.83%
Days in MLS - Average	42	34	20	30	55	23.53%	110.00%	40.00%	-23.64%
Days in MLS - Median	16	11	5	5	19	45.45%	220.00%	220.00%	-15.79%
Close-Price-to-List-Price Ratio	98.30%	98.96%	103.62%	102.02%	97.72%	-0.67%	-5.13%	-3.65%	0.59%
PSF Total	\$ 379	\$ 387	\$ 392	\$ 365	\$ 337	-2.07%	-3.32%	3.84%	12.46%
Detached									
New Listings	6,605	5,233	5,563	4,202	3,645	26.22%	18.73%	57.19%	81.21%
Pending	4,292	3,497	3,981	3,668	2,724	22.73%	7.81%	17.01%	57.56%
Closed	4,245	3,624	4,593	3,994	2,455	17.14%	-7.58%	6.28%	72.91%
Sales Volume	\$ 6,828,706,886	\$ 6,021,220,769	\$ 7,333,146,132	\$ 6,414,287,287	\$ 3,787,845,156	13.41%	-6.88%	6.46%	80.28%
Days in MLS - Average	41	34	19	28	55	20.59%	115.79%	46.43%	-25.45%
Days in MLS - Median	16	10	5	5	19	60.00%	220.00%	220.00%	-15.79%
Close-Price-to-List-Price Ratio	98.34%	99.05%	103.78%	102.27%	97.78%	-0.72%	-5.24%	-3.84%	0.57%
PSF Total	\$ 367	\$ 369	\$ 372	\$ 341	\$ 318	-0.54%	-1.34%	7.62%	15.41%
Attached									
New Listings	476	704	729	629	470	-32.39%	-34.71%	-24.32%	1.28%
Pending	271	419	493	496	243	-35.32%	-45.03%	-45.36%	11.52%
Closed	289	433	549	524	214	-33.26%	-47.36%	-44.85%	35.05%
Sales Volume	\$ 464,699,923	\$ 638,498,783	\$ 816,707,581	\$ 770,532,652	\$ 313,438,405	-27.22%	-43.10%	-39.69%	48.26%
Days in MLS - Average	57	40	29	48	53	42.50%	96.55%	18.75%	7.55%
Days in MLS - Median	23	13	5	8	25	76.92%	360.00%	187.50%	-8.00%
Close-Price-to-List-Price Ratio	97.78%	98.18%	102.28%	100.09%	97.02%	-0.41%	-4.40%	-2.31%	0.78%
PSF Total	\$ 561	\$ 536	\$ 555	\$ 554	\$ 558	4.66%	1.08%	1.26%	0.54%

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

	Oct. 2024	Sep. 2024	Oct. 2023	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	774	825	587	-6.18%	31.86%
Pending	582	602	439	-3.32%	32.57%
Closed	577	476	504	21.22%	14.48%
Sales Volume	\$ 487,332,405	\$ 404,565,312	\$ 426,782,731	20.46%	14.19%
Days in MLS - Average	46	42	34	9.52%	35.29%
Days in MLS - Median	27	28	16	-3.57%	68.75%
Close-Price-to-List-Price Ratio	98.75%	99.00%	98.89%	-0.25%	-0.14%
PSF Total	\$ 284	\$ 275	\$ 289	3.27%	-1.73%
Detached					
New Listings	709	750	507	-5.47%	39.84%
Pending	552	556	395	-0.72%	39.75%
Closed	539	449	449	20.04%	20.04%
Sales Volume	\$ 455,348,094	\$ 381,157,212	\$ 379,579,667	19.46%	19.96%
Days in MLS - Average	46	41	34	12.20%	35.29%
Days in MLS - Median	27	28	17	-3.57%	58.82%
Close-Price-to-List-Price Ratio	98.71%	99.04%	98.88%	-0.33%	-0.17%
PSF Total	\$ 271	\$ 267	\$ 273	1.50%	-0.73%
Attached					
New Listings	65	75	80	-13.33%	-18.75%
Pending	30	46	44	-34.78%	-31.82%
Closed	38	27	55	40.74%	-30.91%
Sales Volume	\$ 31,984,311	\$ 23,408,100	\$ 47,203,064	36.64%	-32.24%
Days in MLS - Average	40	68	40	-41.18%	0.00%
Days in MLS - Median	23	20	12	15.00%	91.67%
Close-Price-to-List-Price Ratio	99.31%	98.31%	98.97%	1.02%	0.34%
PSF Total	\$ 470	\$ 404	\$ 417	16.34%	12.71%

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
Residential (Detached + Attached)									
New Listings	8,331	7,084	8,538	6,620	4,938	17.60%	-2.42%	25.85%	68.71%
Pending	5,928	5,454	6,493	5,858	4,047	8.69%	-8.70%	1.19%	46.48%
Closed	5,642	5,323	6,876	5,819	3,658	5.99%	-17.95%	-3.04%	54.24%
Sales Volume	\$ 4,784,927,499	\$ 4,508,247,408	\$ 5,822,177,652	\$ 4,932,393,620	\$ 3,096,961,633	6.14%	-17.82%	-2.99%	54.50%
Days in MLS - Average	36	31	16	16	40	16.13%	125.00%	125.00%	-10.00%
Days in MLS - Median	14	12	5	5	13	16.67%	180.00%	180.00%	7.69%
Close-Price-to-List-Price Ratio	99.46%	99.61%	103.14%	103.27%	99.27%	-0.15%	-3.57%	-3.69%	0.19%
PSF Total	\$ 287	\$ 287	\$ 298	\$ 278	\$ 252	0.00%	-3.69%	3.24%	13.89%
Detached									
New Listings	7,627	6,324	7,695	5,761	4,059	20.60%	-0.88%	32.39%	87.90%
Pending	5,518	4,934	5,867	5,110	3,475	11.84%	-5.95%	7.98%	58.79%
Closed	5,241	4,779	6,141	5,095	3,148	9.67%	-14.66%	2.87%	66.49%
Sales Volume	\$ 4,446,800,315	\$ 4,049,054,364	\$ 5,200,211,571	\$ 4,313,005,929	\$ 2,664,428,478	9.82%	-14.49%	3.10%	66.90%
Days in MLS - Average	35	31	15	13	40	12.90%	133.33%	169.23%	-12.50%
Days in MLS - Median	14	12	5	4	13	16.67%	180.00%	250.00%	7.69%
Close-Price-to-List-Price Ratio	99.48%	99.62%	103.23%	103.60%	99.36%	-0.14%	-3.63%	-3.98%	0.12%
PSF Total	\$ 275	\$ 272	\$ 281	\$ 261	\$ 235	1.10%	-2.14%	5.36%	17.02%
Attached									
New Listings	704	760	843	859	879	-7.37%	-16.49%	-18.04%	-19.91%
Pending	410	520	626	748	572	-21.15%	-34.50%	-45.19%	-28.32%
Closed	401	544	735	724	510	-26.29%	-45.44%	-44.61%	-21.37%
Sales Volume	\$ 338,127,184	\$ 459,193,044	\$ 621,966,081	\$ 619,387,691	\$ 432,533,155	-26.36%	-45.64%	-45.41%	-21.83%
Days in MLS - Average	49	34	22	36	44	44.12%	122.73%	36.11%	11.36%
Days in MLS - Median	17	12	5	7	15	41.67%	240.00%	142.86%	13.33%
Close-Price-to-List-Price Ratio	99.25%	99.49%	102.33%	100.99%	98.74%	-0.24%	-3.01%	-1.72%	0.52%
PSF Total	\$ 433	\$ 417	\$ 442	\$ 395	\$ 357	3.84%	-2.04%	9.62%	21.29%

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

	Oct. 2024	Sep. 2024	Oct. 2023	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	1,802	1,953	1,393	-7.73%	29.36%
Pending	1,424	1,408	1,166	1.14%	22.13%
Closed	1,368	1,415	1,254	-3.32%	9.09%
Sales Volume	\$ 831,568,214	\$ 854,902,639	\$ 762,310,866	-2.73%	9.09%
Days in MLS - Average	42	38	34	10.53%	23.53%
Days in MLS - Median	26	25	17	4.00%	52.94%
Close-Price-to-List-Price Ratio	99.00%	99.31%	99.36%	-0.31%	-0.36%
PSF Total	\$ 279	\$ 280	\$ 277	-0.36%	0.72%
Detached					
New Listings	1,543	1,620	1,126	-4.75%	37.03%
Pending	1,235	1,255	966	-1.59%	27.85%
Closed	1,203	1,233	1,033	-2.43%	16.46%
Sales Volume	\$ 734,042,846	\$ 747,702,791	\$ 631,175,398	-1.83%	16.30%
Days in MLS - Average	41	36	31	13.89%	32.26%
Days in MLS - Median	25	24	16	4.17%	56.25%
Close-Price-to-List-Price Ratio	99.05%	99.35%	99.29%	-0.30%	-0.24%
PSF Total	\$ 270	\$ 270	\$ 262	0.00%	3.05%
Attached					
New Listings	259	333	267	-22.22%	-3.00%
Pending	189	153	200	23.53%	-5.50%
Closed	165	182	221	-9.34%	-25.34%
Sales Volume	\$ 97,525,368	\$ 107,199,848	\$ 131,135,468	-9.02%	-25.63%
Days in MLS - Average	48	47	45	2.13%	6.67%
Days in MLS - Median	31	28	19	10.71%	63.16%
Close-Price-to-List-Price Ratio	98.56%	99.05%	99.68%	-0.49%	-1.12%
PSF Total	\$ 343	\$ 346	\$ 347	-0.87%	-1.15%

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
Residential (Detached + Attached)									
New Listings	19,767	17,564	22,802	20,406	16,873	12.54%	-13.31%	-3.13%	17.15%
Pending	14,719	14,559	17,660	18,583	14,976	1.10%	-16.65%	-20.79%	-1.72%
Closed	14,608	14,844	18,845	19,703	14,513	-1.59%	-22.48%	-25.86%	0.65%
Sales Volume	\$8,869,720,639	\$9,020,807,302	\$11,492,157,225	\$11,826,991,191	\$8,633,354,478	-1.67%	-22.82%	-25.00%	2.74%
Days in MLS - Average	35	32	15	12	30	9.38%	133.33%	191.67%	16.67%
Days in MLS - Median	15	12	5	4	10	25.00%	200.00%	275.00%	50.00%
Close-Price-to-List-Price Ratio	99.64%	99.88%	102.91%	103.95%	99.88%	-0.24%	-3.18%	-4.15%	-0.24%
PSF Total	\$ 280	\$ 277	\$ 292	\$ 260	\$ 221	1.08%	-4.11%	7.69%	26.70%
Detached									
New Listings	16,571	14,330	19,256	17,526	14,200	15.64%	-13.94%	-5.45%	16.70%
Pending	12,727	12,065	14,891	15,955	12,982	5.49%	-14.53%	-20.23%	-1.96%
Closed	12,620	12,326	15,674	16,951	12,670	2.39%	-19.48%	-25.55%	-0.39%
Sales Volume	\$7,708,158,283	\$7,529,866,394	\$9,611,741,750	\$10,196,480,790	\$7,544,589,646	2.37%	-19.80%	-24.40%	2.17%
Days in MLS - Average	33	31	15	10	29	6.45%	120.00%	230.00%	13.79%
Days in MLS - Median	15	11	5	4	9	36.36%	200.00%	275.00%	66.67%
Close-Price-to-List-Price Ratio	99.70%	99.93%	102.92%	104.27%	99.96%	-0.23%	-3.13%	-4.38%	-0.26%
PSF Total	\$ 271	\$ 264	\$ 278	\$ 244	\$ 204	2.65%	-2.52%	11.07%	32.84%
Attached									
New Listings	3,196	3,234	3,546	2,880	2,673	-1.18%	-9.87%	10.97%	19.57%
Pending	1,992	2,494	2,769	2,628	1,994	-20.13%	-28.06%	-24.20%	-0.10%
Closed	1,988	2,518	3,171	2,752	1,843	-21.05%	-37.31%	-27.76%	7.87%
Sales Volume	\$1,161,562,356	\$1,490,940,908	\$1,880,415,475	\$1,630,510,401	\$1,088,764,832	-22.09%	-38.23%	-28.76%	6.69%
Days in MLS - Average	45	39	16	23	42	15.38%	181.25%	95.65%	7.14%
Days in MLS - Median	22	15	5	5	16	46.67%	340.00%	340.00%	37.50%
Close-Price-to-List-Price Ratio	99.24%	99.64%	102.84%	101.95%	99.33%	-0.40%	-3.50%	-2.66%	-0.09%
PSF Total	\$ 339	\$ 342	\$ 359	\$ 361	\$ 340	-0.88%	-5.57%	-6.09%	-0.29%