

# Knowledge is POWER

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

**Denver Metro Association of Realtors  
Monthly Market Trends Report**

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# Market Overview

	Apr. 2025		Mar. 2025		Apr. 2024		Month-Over- Month	Year-Over- Year
Residential (Detached + Attached)								
Active Listings at Month's End		11,964		9,764		6,990	22.53%	71.16%
New Listings		7,062		6,375		5,978	10.78%	18.13%
Pending		4,349		4,450		4,118	-2.27%	5.61%
Closed		3,883		3,711		3,999	4.63%	-2.90%
Close Price - Average	\$	722,790	\$	697,944	\$	727,900	3.56%	-0.70%
Close Price - Median	\$	607,000	\$	598,000	\$	602,000	1.51%	0.83%
Sales Volume	\$	2,806,593,636	\$	2,590,069,865	\$	2,910,872,023	8.36%	-3.58%
Days in MLS - Average		37		47		30	-21.28%	23.33%
Days in MLS - Median		13		17		8	-23.53%	62.50%
Close-Price-to-List-Price Ratio		99.33%		99.27%		99.72%	0.06%	-0.39%
Detached								
Active Listings at Month's End		7,844		6,197		4,719	26.58%	66.22%
New Listings		5,240		4,504		4,366	16.34%	20.02%
Pending		3,347		3,423		3,120	-2.22%	7.28%
Closed		3,002		2,833		2,986	5.97%	0.54%
Close Price - Average	\$	804,115	\$	779,036	\$	816,225	3.22%	-1.48%
Close Price - Median	\$	665,000	\$	660,000	\$	660,500	0.76%	0.68%
Sales Volume	\$	2,413,953,967	\$	2,207,009,437	\$	2,437,247,739	9.38%	-0.96%
Days in MLS - Average		34		46		30	-26.09%	13.33%
Days in MLS - Median		10		16		7	-37.50%	42.86%
Close-Price-to-List-Price Ratio		99.44%		99.44%		99.86%	0.00%	-0.42%
Attached								
Active Listings at Month's End		4,120		3,567		2,271	15.50%	81.42%
New Listings		1,822		1,871		1,612	-2.62%	13.03%
Pending		1,002		1,027		998	-2.43%	0.40%
Closed		881		878		1,013	0.34%	-13.03%
Close Price - Average	\$	445,675	\$	436,288	\$	467,546	2.15%	-4.68%
Close Price - Median	\$	389,900	\$	387,750	\$	415,000	0.55%	-6.05%
Sales Volume	\$	392,639,669	\$	383,060,428	\$	473,624,284	2.50%	-17.10%
Days in MLS - Average		46		51		32	-9.80%	43.75%
Days in MLS - Median		22		21		11	4.76%	100.00%
Close-Price-to-List-Price Ratio		98.97%		98.73%		99.30%	0.24%	-0.33%

# Market Highlights

## Realtor® Insights:

- For investment properties, timing is key. Investors purchasing a fix-and-flip should factor seasonal market patterns into their projections for after-renovation value, as timing can influence buyer demand and pricing.
- Post-Closing Occupancy Agreements are back. Whether a client is asking for or offering one, brokers on both sides of the deal should be up-to-date on Colorado's security deposit rules, be prepared to help clients develop clear possession expectations and ensure client contact information is exchanged at closing.
- According to real estate and design professionals, kitchen upgrades that deliver the worst return on investment include high-end and specific-feature appliances and overly trendy designs. Better bets include eat-in kitchens, updated counters, cabinetry, hardware, lighting and refreshed backsplashes.
- The number of price reductions and days on market continue to rise, but for some of the truly special homes, or homes that buyers see as incredible value, they are flying off the market with multiple offers. This has kept many Denver area Realtors® on their toes, as some traditionally "perfect" homes are gathering dust while others are finding the right buyer quickly.
- Property tax assessments have arrived, however, the sharp increases seen two years ago have slowed, with assessments generally either rising slightly or declining. This is a welcome relief as property tax assessments have increased for fourteen straight years.

## Local News:

- Denver ranked fifth on the list of cities with the highest percentage of seller concessions in the first quarter of 2025, with 59.2 percent of home sales featuring a concession.
- After nearly three years of extensions, Denver will now only approve most residential development projects in the city if they include affordable housing.
- Denver's Populus Hotel earned top recognition as one of the best new hotels in the world by Travel + Leisure. In the list, Populus is celebrated as the world's first carbon-positive hotel.
- Betway's "Coolest Cities in North America" report, published in March 2025, analyzed 50 of the most populous cities across the U.S. and Canada to determine which urban centers stood out for their cultural vibrancy and lifestyle appeal. Denver ranked sixth overall in the U.S., highlighting its youthful median age of 34.6 and a dynamic cultural scene.
- A significant increase in rental supply has led to a decline in apartment rents. In 2024, the Denver Metro area added approximately 20,000 new apartment units, a five percent increase in inventory. This surge in supply has led to a rise in vacancy rates to approximately seven percent, the highest in 15 years.
- Trailbreak Partners, a Denver commercial real estate investment and development firm, broke ground Tuesday morning for Kaia Residences, a new 295-unit apartment complex. The 18-story, \$160 million development in the Capitol Hill neighborhood will offer a mix of studio, one-, two- and three-bedroom apartments, with 19 designated as affordable.
- The City of Englewood is moving forward with a proposed infrastructure project known as the Rail Trail, which is intended to improve connectivity, safety and transportation options throughout the community.
- Wheat Ridge approved the rezoning of the 100-acre former Lutheran Medical Center property for new housing, retail and open space.
- Denver is overhauling its construction permitting system to reduce the time it takes to process applications, partly to expedite the development of 44,000 affordable housing units over the next decade.

- Mayor Mike Johnston has proposed an \$800 million bond initiative aimed at revitalizing Denver's public spaces, including parks, trails and cultural venues.

## National News:

- National inventory, as seen here in Denver, is on the rise and expected to return to pre-pandemic levels by the second half of 2025, turning some seller's markets into balanced markets, and more balanced markets into buyer's markets.
- In March 2025, unemployment rates were higher than the previous year in 279 out of 387 metropolitan areas, including the Denver-Aurora-Lakewood MSA, while 72 areas saw declines and 36 remained unchanged.
- Zillow announced a new policy that bans home listings from appearing on its platform if they were first listed for sale in private networks more than 24 hours before appearing on the MLS.
- A Harvard briefing highlights the impact of climate change on housing costs, emphasizing the economic consequences of decades of reactive disaster policies rather than preventive measures. The financial burden will increasingly fall on insurers and policyholders.
- On average, building suppliers increased prices by 6.3 percent in response to announced, enacted, or expected tariffs. In turn, 60 percent of builders now forecast a cost increase of \$10,900 per unit on new construction homes.

## Mortgage News:

- Demand as measured by mortgage application data, particularly for home purchases, continues to be subdued by broader economic uncertainty and signs of labor market weakness, dropping to the slowest pace since February. Conventional and VA applications dropped six percent and four percent, respectively.
- 1st Quarter 2025 Advance Estimate GDP decreased at an annual rate of 0.3 percent, dropping from an increase of 2.4 percent in the fourth quarter 2024. While much of this almost three percent drop is being shrugged off due to an increase in pre-tariff imports and is expected to bounce up slightly in the second quarter, expectations are for lower GDP and indications of a recession in the third and fourth quarters of 2025.

## Quick Stats:

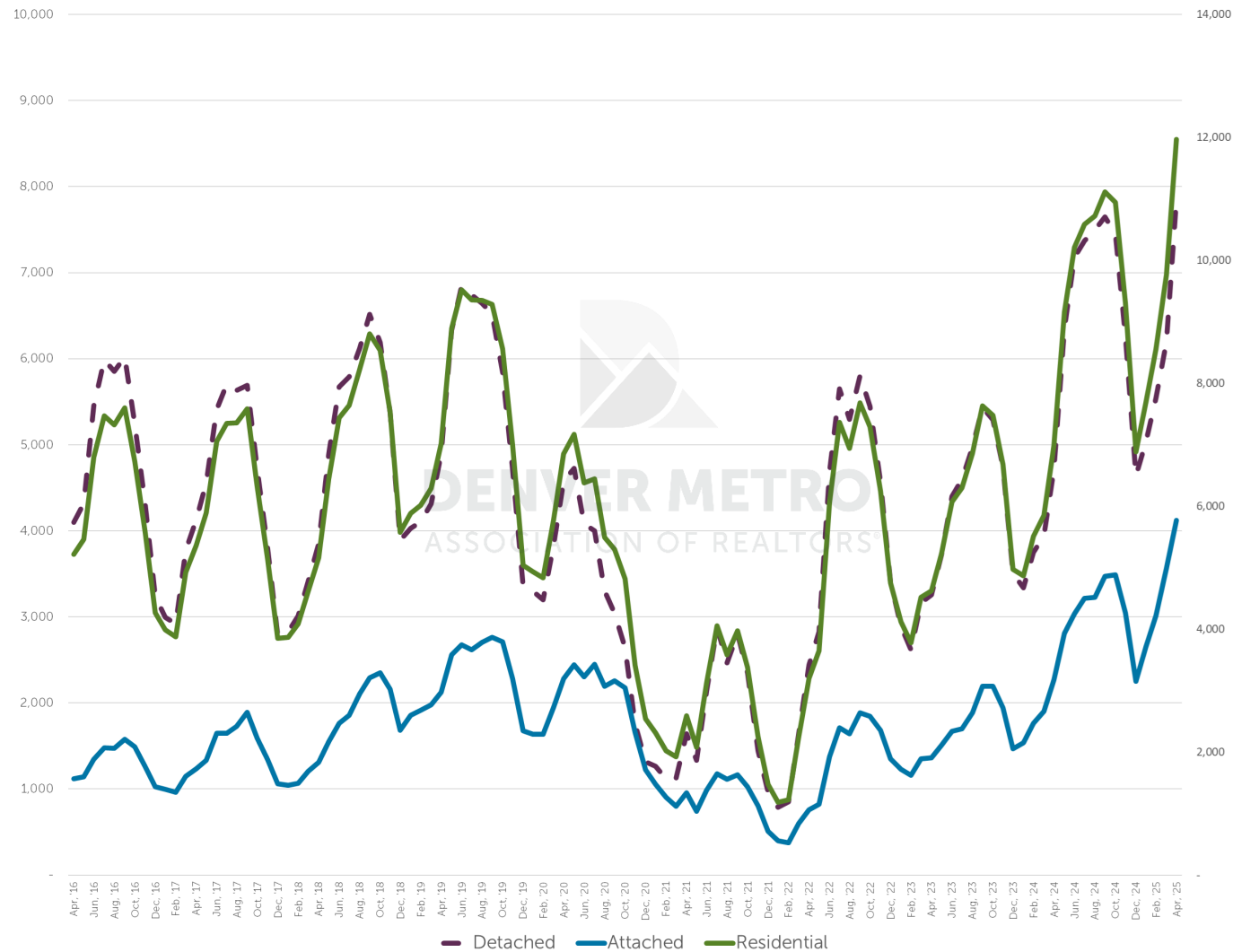
- The average number of active listings for April between 1985 - 2024 is 13,871.
- The record-high April was 2006 with 29,045 listings and the record-low was set in 2021 with 2,594 listings.
- The historic seasonal increase in active listings from March to April is 10.96 percent. An increase of 22.53 percent this April represents a healthy increase relative to historical observations.

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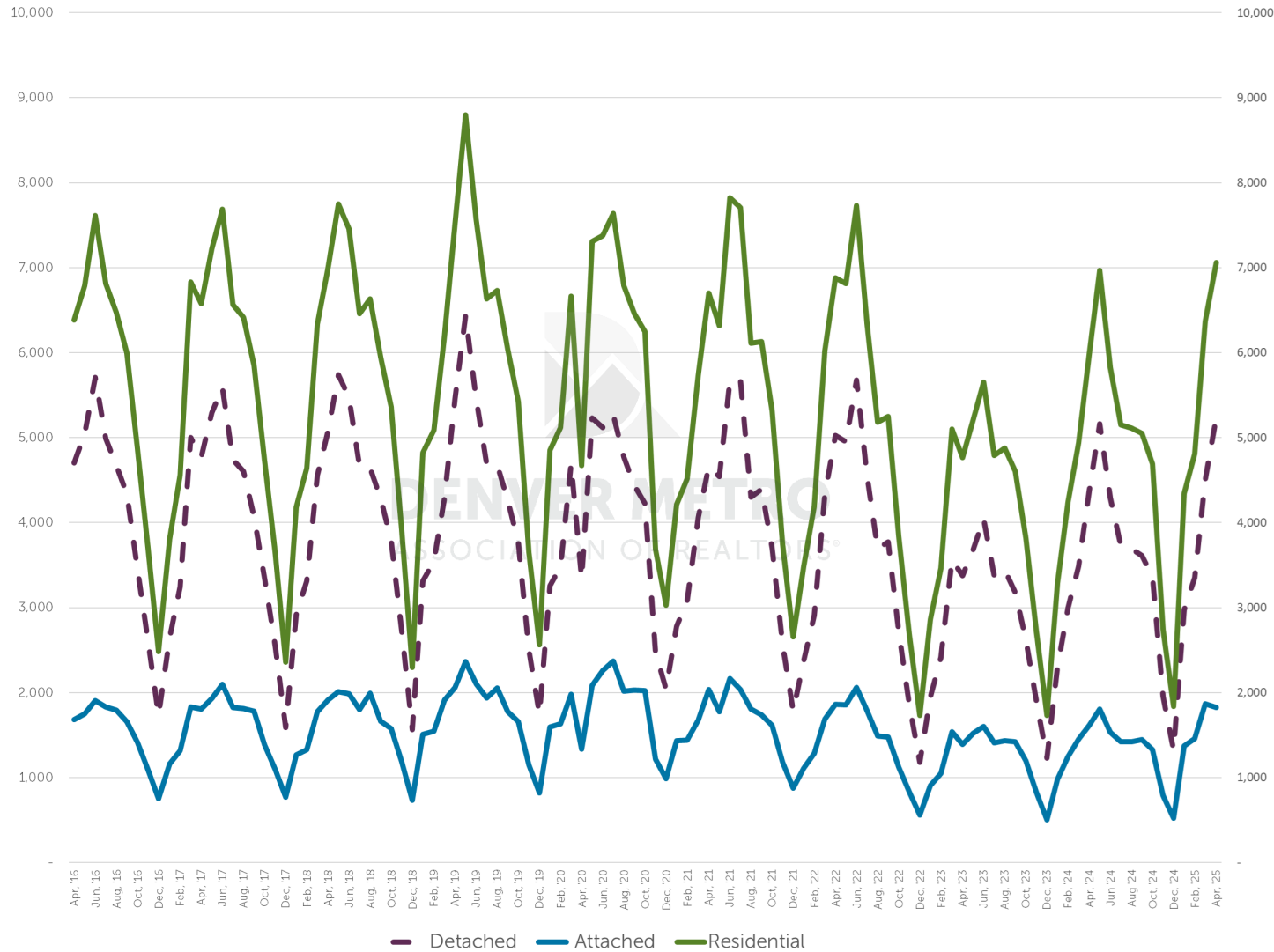
## Active Listings at Month's End

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



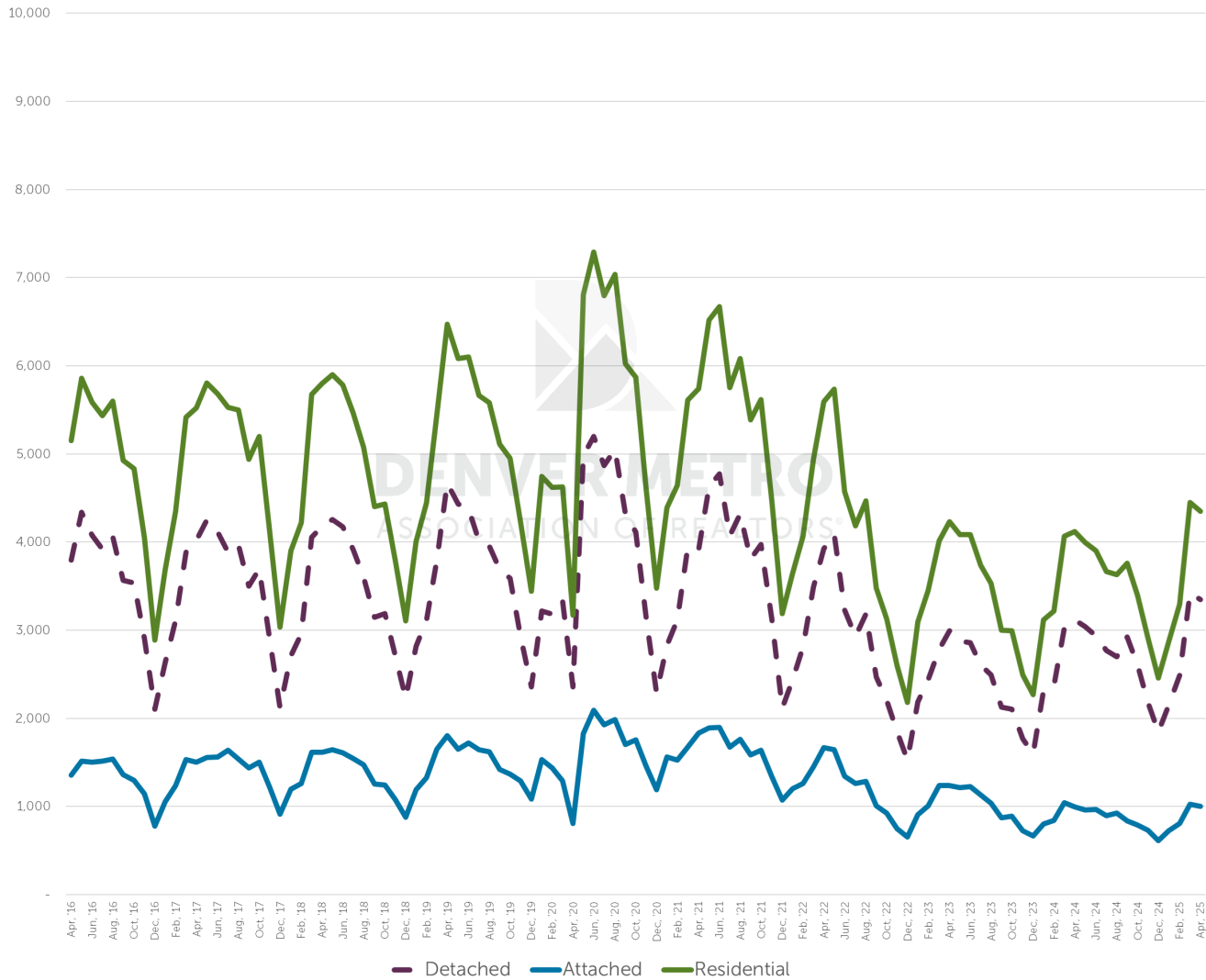
# New Listings

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



## Pending Sales

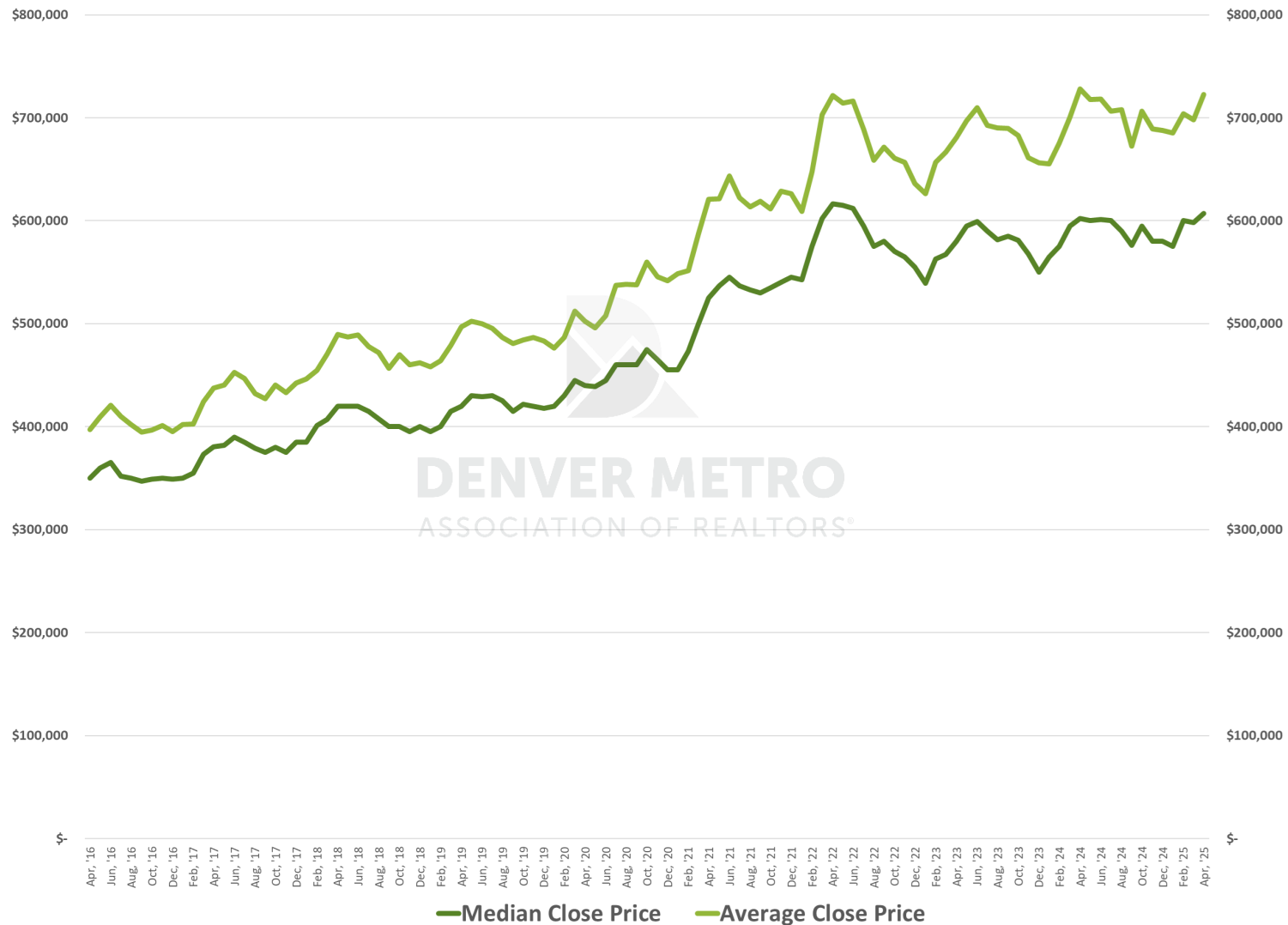
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# Residential Median + Average Close Price

10-year view

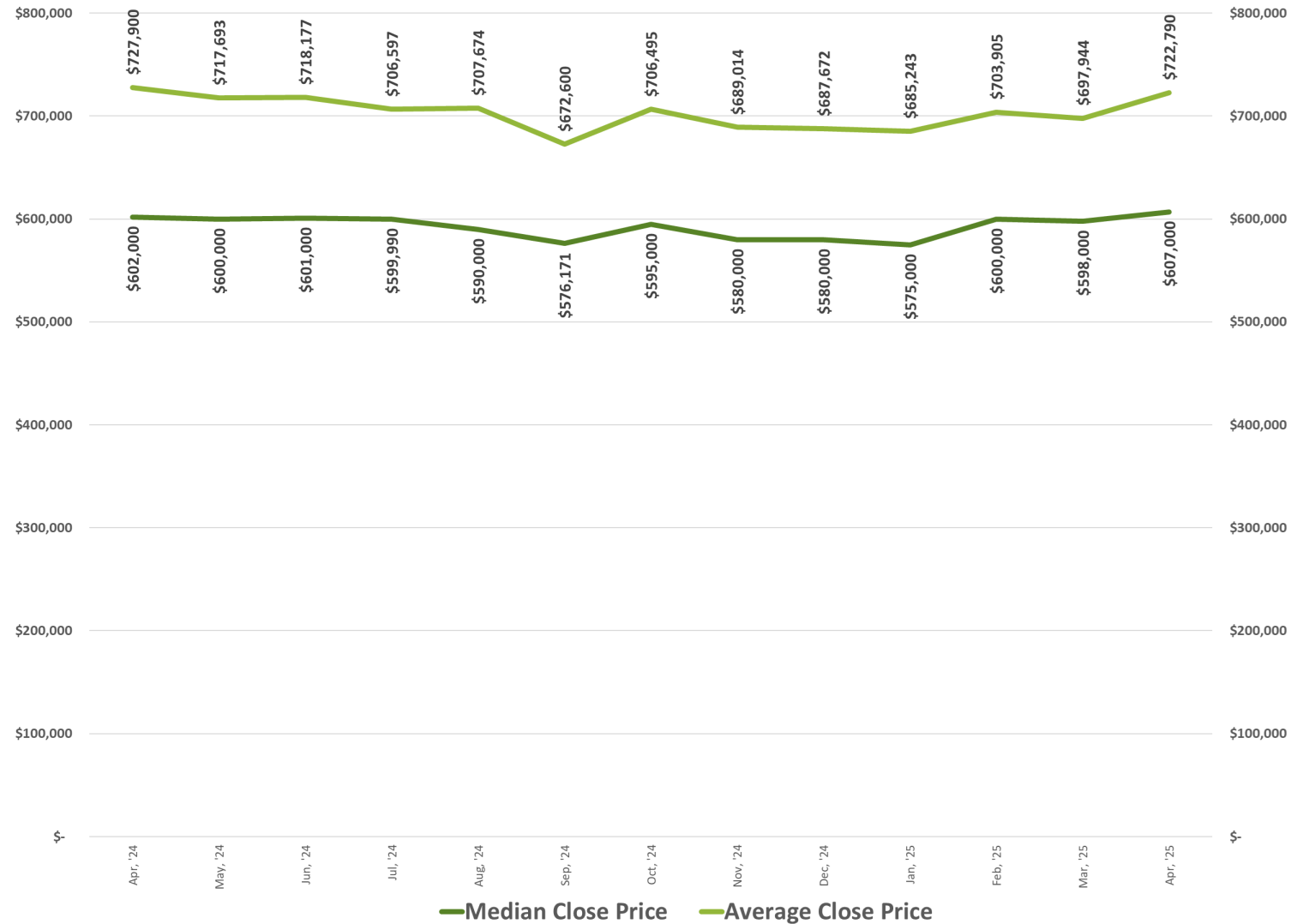
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Source of MLS Data: REcolorado.com



## Residential Median + Average Close Price

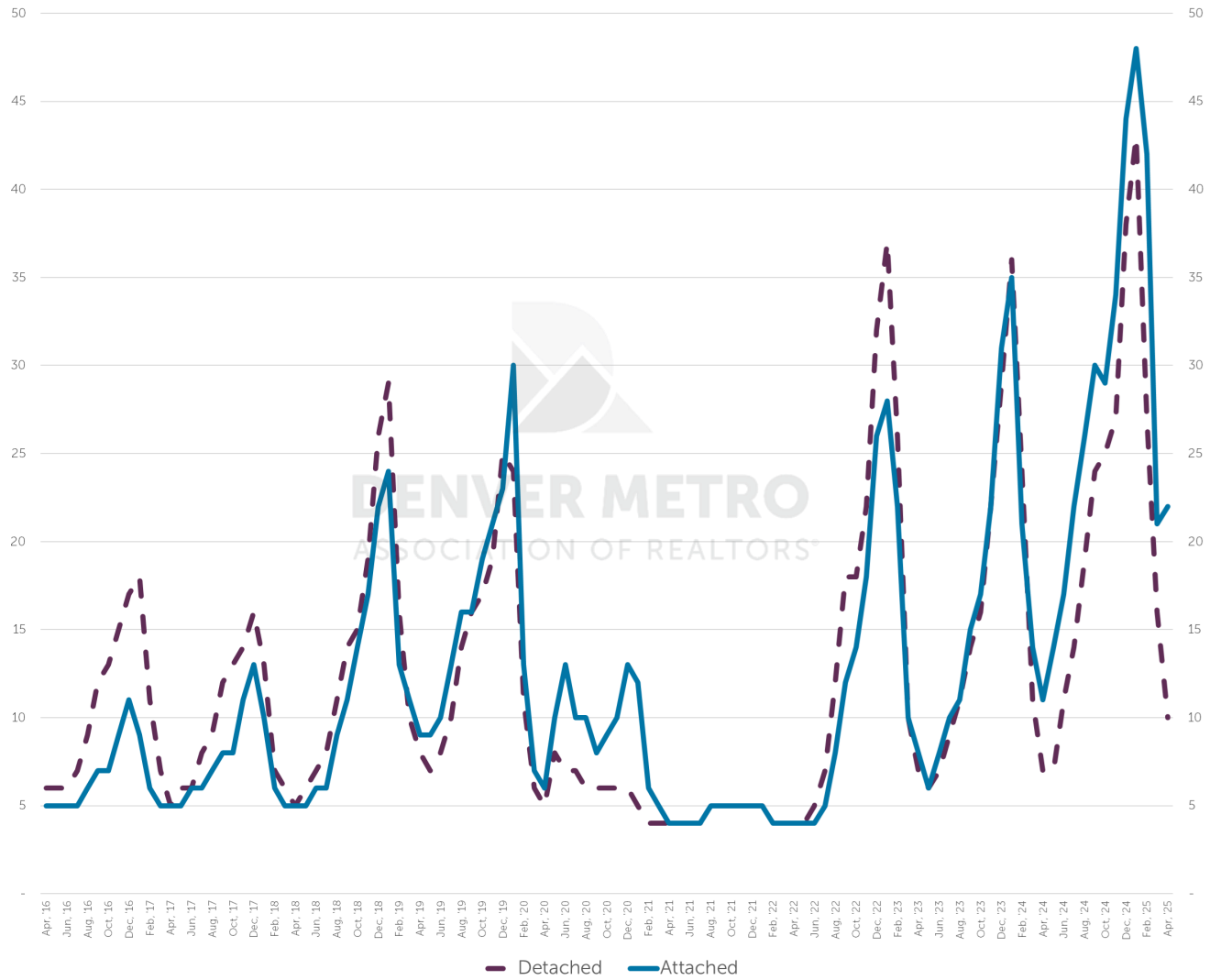
1-year snapshot

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



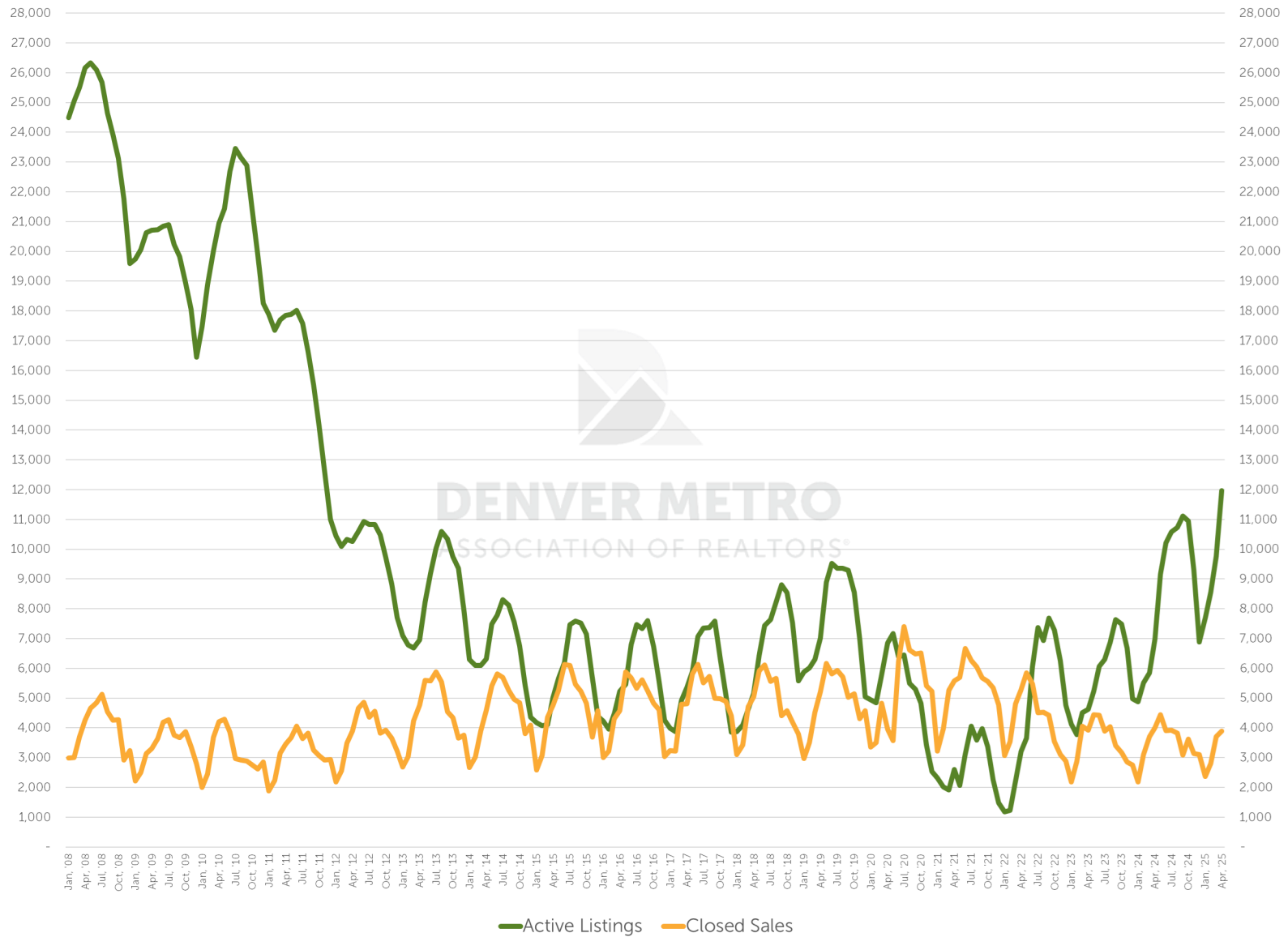
# Median Days in MLS

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



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

DMAR Market Trends | April 2025  
Denver Metro Association of Realtors®  
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	11,964	6,990	4,620	3,204	2,594	71.16%	158.96%	273.41%	361.22%
New Listings	22,591	18,448	16,188	20,605	21,097	22.46%	39.55%	9.64%	7.08%
Closed	12,786	13,023	13,051	16,714	18,060	-1.82%	-2.03%	-23.50%	-29.20%
Close Price - Average	\$ 704,796	\$ 695,110	\$ 661,755	\$ 680,271	\$ 583,740	1.39%	6.50%	3.61%	20.74%
Close Price - Median	\$ 599,000	\$ 587,900	\$ 565,000	\$ 590,000	\$ 495,000	1.89%	6.02%	1.53%	21.01%
Sales Volume	\$ 9,011,516,448	\$ 9,052,421,349	\$ 8,636,567,198	\$ 11,370,056,014	\$ 10,542,345,004	-0.45%	4.34%	-20.74%	-14.52%
Days in MLS - Average	48	40	38	13	20	20.00%	26.32%	269.23%	140.00%
Days in MLS - Median	21	15	14	4	4	40.00%	50.00%	425.00%	425.00%
Close-Price-to-List-Price Ratio	99.09%	99.40%	99.44%	105.40%	102.91%	-0.31%	-0.35%	-5.99%	-3.71%
<b>Detached</b>									
Active Listings at Month's End	7,844	4,719	3,257	2,445	1,640	66.22%	140.84%	220.82%	378.29%
New Listings	16,069	13,151	11,862	15,174	15,129	22.19%	35.47%	5.90%	6.21%
Closed	9,742	9,744	9,608	11,878	12,736	-0.02%	1.39%	-17.98%	-23.51%
Close Price - Average	\$ 786,192	\$ 774,700	\$ 738,904	\$ 771,787	\$ 662,488	1.48%	6.40%	1.87%	18.67%
Close Price - Median	\$ 650,000	\$ 640,000	\$ 617,574	\$ 650,000	\$ 550,000	1.56%	5.25%	0.00%	18.18%
Sales Volume	\$ 7,659,080,396	\$ 7,548,674,699	\$ 7,099,392,187	\$ 9,167,283,094	\$ 8,437,450,179	1.46%	7.88%	-16.45%	-9.23%
Days in MLS - Average	47	40	40	12	16	17.50%	17.50%	291.67%	193.75%
Days in MLS - Median	19	14	14	4	4	35.71%	35.71%	375.00%	375.00%
Close-Price-to-List-Price Ratio	99.21%	99.47%	99.42%	105.70%	103.56%	-0.26%	-0.21%	-6.14%	-4.20%
<b>Attached</b>									
Active Listings at Month's End	4,120	2,271	1,363	759	954	81.42%	202.27%	442.82%	331.87%
New Listings	6,522	5,297	4,326	5,431	5,968	23.13%	50.76%	20.09%	9.28%
Closed	3,044	3,279	3,443	4,836	5,324	-7.17%	-11.59%	-37.06%	-42.82%
Close Price - Average	\$ 444,296	\$ 458,599	\$ 446,464	\$ 455,495	\$ 395,360	-3.12%	-0.49%	-2.46%	12.38%
Close Price - Median	\$ 394,000	\$ 405,000	\$ 391,000	\$ 406,900	\$ 340,000	-2.72%	0.77%	-3.17%	15.88%
Sales Volume	\$ 1,352,436,052	\$ 1,503,746,650	\$ 1,537,175,011	\$ 2,202,772,920	\$ 2,104,894,825	-10.06%	-12.02%	-38.60%	-35.75%
Days in MLS - Average	54	39	33	13	27	38.46%	63.64%	315.38%	100.00%
Days in MLS - Median	30	16	12	4	5	87.50%	150.00%	650.00%	500.00%
Close-Price-to-List-Price Ratio	98.70%	99.18%	99.51%	104.67%	101.37%	-0.48%	-0.81%	-5.70%	-2.63%

## Market Trends

Price Range		Detached			Attached		
		Closed	Active	MOI	Closed	Active	MOI
Months of Inventory	\$0 to \$299,999	24	53	2.21	180	1,005	5.58
	\$300,000 to \$499,999	500	1,040	2.08	477	1,857	3.89
	\$500,000 to \$749,999	1,335	3,093	2.32	169	882	5.22
	\$750,000 to \$999,999	604	1,663	2.75	31	210	6.77
	\$1,000,000 to \$1,499,999	335	1,001	2.99	17	93	5.47
	\$1,500,000 to \$1,999,999	108	440	4.07	3	39	13.00
	\$2,000,000 and over	96	554	5.77	4	34	8.50
	TOTALS	3,002	7,844	2.61	881	4,120	4.68
Price Range		Detached			Attached		
		% change			% change		
		Closed Apr. 2025	Closed Mar. 2025		Closed Apr. 2025	Closed Mar. 2025	
Month-Over-Month	\$0 to \$299,999	24	17	41.18%	180	196	-8.16%
	\$300,000 to \$499,999	500	508	-1.57%	477	448	6.47%
	\$500,000 to \$749,999	1,335	1,281	4.22%	169	180	-6.11%
	\$750,000 to \$999,999	604	584	3.42%	31	33	-6.06%
	\$1,000,000 to \$1,499,999	335	278	20.50%	17	14	21.43%
	\$1,500,000 to \$1,999,999	108	84	28.57%	3	4	-25.00%
	\$2,000,000 and over	96	81	18.52%	4	3	33.33%
	TOTALS	3,002	2,833	5.97%	881	878	0.34%
Price Range		Detached			Attached		
		% change			% change		
		YTD Apr. 2025	YTD Apr. 2024		YTD Apr. 2025	YTD Apr. 2024	
Year-Over-Year	\$0 to \$299,999	71	73	-2.74%	672	643	4.51%
	\$300,000 to \$499,999	1,748	1,727	1.22%	1,553	1,661	-6.50%
	\$500,000 to \$749,999	4,459	4,655	-4.21%	619	724	-14.50%
	\$750,000 to \$999,999	1,896	1,851	2.43%	120	155	-22.58%
	\$1,000,000 to \$1,499,999	976	846	15.37%	53	63	-15.87%
	\$1,500,000 to \$1,999,999	294	309	-4.85%	14	22	-36.36%
	\$2,000,000 and over	298	283	5.30%	13	11	18.18%
	TOTALS	9,742	9,744	-0.02%	3,044	3,279	-7.17%

## Properties Sold for \$1 Million or More

	Apr. 2025	Mar. 2025	Apr. 2024	Month-Over-Month	Year-Over-Year
<b>Residential</b> (Detached + Attached)					
New Listings	1,159	989	897	17.19%	29.21%
Pending	532	612	528	-13.07%	0.76%
Closed	563	464	546	21.34%	3.11%
Sales Volume	\$ 895,085,613	\$ 728,335,480	\$ 914,397,795	22.89%	-2.11%
Days in MLS - Average	37	47	35	-21.28%	5.71%
Days in MLS - Median	9	11	8	-18.18%	12.50%
Close-Price-to-List-Price Ratio	98.60%	98.68%	98.92%	-0.08%	-0.32%
PSF Total	\$ 384	\$ 380	\$ 394	1.05%	-2.54%
<b>Detached</b>					
New Listings	1,103	921	834	19.76%	32.25%
Pending	517	587	507	-11.93%	1.97%
Closed	539	443	514	21.67%	4.86%
Sales Volume	\$ 855,243,613	\$ 697,560,730	\$ 868,673,295	22.60%	-1.55%
Days in MLS - Average	36	48	35	-25.00%	2.86%
Days in MLS - Median	8	11	8	-27.27%	0.00%
Close-Price-to-List-Price Ratio	98.60%	98.78%	98.95%	-0.18%	-0.35%
PSF Total	\$ 375	\$ 370	\$ 385	1.35%	-2.60%
<b>Attached</b>					
New Listings	56	68	63	-17.65%	-11.11%
Pending	15	25	21	-40.00%	-28.57%
Closed	24	21	32	14.29%	-25.00%
Sales Volume	\$ 39,842,000	\$ 30,774,750	\$ 45,724,500	29.46%	-12.87%
Days in MLS - Average	43	38	37	13.16%	16.22%
Days in MLS - Median	17	7	6	142.86%	183.33%
Close-Price-to-List-Price Ratio	98.49%	96.16%	98.44%	2.42%	0.05%
PSF Total	\$ 588	\$ 589	\$ 549	-0.17%	7.10%

## 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</b> (Detached + Attached)									
New Listings	3,437	2,657	2,106	2,299	1,663	29.36%	63.20%	49.50%	106.67%
Pending	1,876	1,762	1,522	1,774	1,476	6.47%	23.26%	5.75%	27.10%
Closed	1,648	1,534	1,321	1,838	1,401	7.43%	24.75%	-10.34%	17.63%
Sales Volume	\$ 2,659,061,308	\$ 2,509,208,485	\$ 2,168,918,906	\$ 2,935,690,989	\$ 2,242,777,390	5.97%	22.60%	-9.42%	18.56%
Days in MLS - Average	50	47	41	20	47	6.38%	21.95%	150.00%	6.38%
Days in MLS - Median	15	15	12	4	6	0.00%	25.00%	275.00%	150.00%
Close-Price-to-List-Price Ratio	98.39%	98.49%	98.74%	106.76%	100.72%	-0.10%	-0.35%	-7.84%	-2.31%
PSF Total	\$ 386	\$ 388	\$ 385	\$ 396	\$ 357	-0.52%	0.26%	-2.53%	8.12%
<b>Detached</b>									
New Listings	3,230	2,466	1,944	2,147	1,502	30.98%	66.15%	50.44%	115.05%
Pending	1,797	1,668	1,424	1,658	1,363	7.73%	26.19%	8.38%	31.84%
Closed	1,568	1,438	1,234	1,718	1,282	9.04%	27.07%	-8.73%	22.31%
Sales Volume	\$ 2,529,923,558	\$ 2,362,900,619	\$ 2,028,758,456	\$ 2,753,479,672	\$ 2,066,581,003	7.07%	24.70%	-8.12%	22.42%
Days in MLS - Average	51	47	41	17	45	8.51%	24.39%	200.00%	13.33%
Days in MLS - Median	15	15	11	4	6	0.00%	36.36%	275.00%	150.00%
Close-Price-to-List-Price Ratio	98.42%	98.52%	98.84%	107.03%	100.90%	-0.10%	-0.42%	-8.04%	-2.46%
PSF Total	\$ 374	\$ 376	\$ 370	\$ 381	\$ 335	-0.53%	1.08%	-1.84%	11.64%
<b>Attached</b>									
New Listings	207	191	162	152	161	8.38%	27.78%	36.18%	28.57%
Pending	79	94	98	116	113	-15.96%	-19.39%	-31.90%	-30.09%
Closed	80	96	87	120	119	-16.67%	-8.05%	-33.33%	-32.77%
Sales Volume	\$ 129,137,750	\$ 146,307,866	\$ 140,160,450	\$ 182,211,317	\$ 176,196,387	-11.74%	-7.86%	-29.13%	-26.71%
Days in MLS - Average	38	46	40	53	61	-17.39%	-5.00%	-28.30%	-37.70%
Days in MLS - Median	11	11	18	5	10	0.00%	-38.89%	120.00%	10.00%
Close-Price-to-List-Price Ratio	97.82%	97.98%	97.32%	102.73%	98.77%	-0.16%	0.51%	-4.78%	-0.96%
PSF Total	\$ 631	\$ 567	\$ 601	\$ 617	\$ 600	11.29%	4.99%	2.27%	5.17%

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

	Apr. 2025	Mar. 2025	Apr. 2024	Month-Over-Month	Year-Over-Year
<b>Residential</b> (Detached + Attached)					
New Listings	1,289	1,061	1,006	21.49%	28.13%
Pending	723	743	697	-2.69%	3.73%
Closed	635	617	653	2.92%	-2.76%
Sales Volume	\$ 542,316,643	\$ 522,581,760	\$ 554,582,235	3.78%	-2.21%
Days in MLS - Average	30	47	29	-36.17%	3.45%
Days in MLS - Median	9	16	7	-43.75%	28.57%
Close-Price-to-List-Price Ratio	99.64%	99.61%	100.10%	0.03%	-0.46%
PSF Total	\$ 293	\$ 282	\$ 294	3.90%	-0.34%
<b>Detached</b>					
New Listings	1,205	972	935	23.97%	28.88%
Pending	693	700	655	-1.00%	5.80%
Closed	604	584	604	3.42%	0.00%
Sales Volume	\$ 516,266,058	\$ 494,246,860	\$ 513,629,935	4.46%	0.51%
Days in MLS - Average	29	48	28	-39.58%	3.57%
Days in MLS - Median	8	16	8	-50.00%	0.00%
Close-Price-to-List-Price Ratio	99.69%	99.67%	100.11%	0.02%	-0.42%
PSF Total	\$ 285	\$ 273	\$ 282	4.40%	1.06%
<b>Attached</b>					
New Listings	84	89	71	-5.62%	18.31%
Pending	30	43	42	-30.23%	-28.57%
Closed	31	33	49	-6.06%	-36.73%
Sales Volume	\$ 26,050,585	\$ 28,334,900	\$ 40,952,300	-8.06%	-36.39%
Days in MLS - Average	55	39	46	41.03%	19.57%
Days in MLS - Median	20	16	5	25.00%	300.00%
Close-Price-to-List-Price Ratio	98.64%	98.64%	100.01%	0.00%	-1.37%
PSF Total	\$ 464	\$ 438	\$ 445	5.94%	4.27%

## 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</b> (Detached + Attached)									
New Listings	3,729	2,887	2,470	3,175	2,040	29.17%	50.97%	17.45%	82.79%
Pending	2,442	2,319	2,082	2,607	1,899	5.30%	17.29%	-6.33%	28.59%
Closed	2,016	2,006	1,678	2,550	1,718	0.50%	20.14%	-20.94%	17.35%
Sales Volume	\$ 1,715,841,525	\$ 1,700,235,183	\$ 1,419,964,733	\$ 2,153,337,432	\$ 1,460,291,280	0.92%	20.84%	-20.32%	17.50%
Days in MLS - Average	47	42	39	14	23	11.90%	20.51%	235.71%	104.35%
Days in MLS - Median	17	13	12	4	5	30.77%	41.67%	325.00%	240.00%
Close-Price-to-List-Price Ratio	99.40%	99.64%	99.59%	106.07%	102.83%	-0.24%	-0.19%	-6.29%	-3.34%
PSF Total	\$ 285	\$ 287	\$ 284	\$ 303	\$ 273	-0.70%	0.35%	-5.94%	4.40%
<b>Detached</b>									
New Listings	3,413	2,619	2,259	2,925	1,800	30.32%	51.08%	16.68%	89.61%
Pending	2,313	2,146	1,928	2,386	1,681	7.78%	19.97%	-3.06%	37.60%
Closed	1,896	1,851	1,529	2,297	1,554	2.43%	24.00%	-17.46%	22.01%
Sales Volume	\$ 1,614,308,755	\$ 1,569,716,676	\$ 1,294,163,430	\$ 1,940,207,341	\$ 1,320,230,015	2.84%	24.74%	-16.80%	22.27%
Days in MLS - Average	46	41	39	12	19	12.20%	17.95%	283.33%	142.11%
Days in MLS - Median	17	13	13	4	4	30.77%	30.77%	325.00%	325.00%
Close-Price-to-List-Price Ratio	99.46%	99.66%	99.61%	106.29%	103.16%	-0.20%	-0.15%	-6.43%	-3.59%
PSF Total	\$ 276	\$ 274	\$ 270	\$ 286	\$ 257	0.73%	2.22%	-3.50%	7.39%
<b>Attached</b>									
New Listings	316	268	211	250	240	17.91%	49.76%	26.40%	31.67%
Pending	129	173	154	221	218	-25.43%	-16.23%	-41.63%	-40.83%
Closed	120	155	149	253	164	-22.58%	-19.46%	-52.57%	-26.83%
Sales Volume	\$ 101,532,770	\$ 130,518,507	\$ 125,801,303	\$ 213,130,091	\$ 140,061,265	-22.21%	-19.29%	-52.36%	-27.51%
Days in MLS - Average	55	51	37	24	63	7.84%	48.65%	129.17%	-12.70%
Days in MLS - Median	25	9	11	5	17	177.78%	127.27%	400.00%	47.06%
Close-Price-to-List-Price Ratio	98.52%	99.45%	99.45%	104.07%	99.70%	-0.94%	-0.94%	-5.33%	-1.18%
PSF Total	\$ 431	\$ 445	\$ 436	\$ 462	\$ 430	-3.15%	-1.15%	-6.71%	0.23%

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

	Apr. 2025	Mar. 2025	Apr. 2024	Month-Over-Month	Year-Over-Year
<b>Residential</b> (Detached + Attached)					
New Listings	2,667	2,298	2,279	16.06%	17.03%
Pending	1,734	1,732	1,668	0.12%	3.96%
Closed	1,504	1,461	1,616	2.94%	-6.93%
Sales Volume	\$ 919,667,407	\$ 892,806,682	\$ 983,999,721	3.01%	-6.54%
Days in MLS - Average	36	43	28	-16.28%	28.57%
Days in MLS - Median	12	16	8	-25.00%	50.00%
Close-Price-to-List-Price Ratio	99.84%	99.63%	100.14%	0.21%	-0.30%
PSF Total	\$ 280	\$ 275	\$ 284	1.82%	-1.41%
<b>Detached</b>					
New Listings	2,237	1,897	1,913	17.92%	16.94%
Pending	1,522	1,533	1,447	-0.72%	5.18%
Closed	1,335	1,281	1,371	4.22%	-2.63%
Sales Volume	\$ 818,738,215	\$ 787,017,234	\$ 839,799,873	4.03%	-2.51%
Days in MLS - Average	35	44	28	-20.45%	25.00%
Days in MLS - Median	12	16	7	-25.00%	71.43%
Close-Price-to-List-Price Ratio	99.91%	99.71%	100.21%	0.20%	-0.30%
PSF Total	\$ 272	\$ 267	\$ 272	1.87%	0.00%
<b>Attached</b>					
New Listings	430	401	366	7.23%	17.49%
Pending	212	199	221	6.53%	-4.07%
Closed	169	180	245	-6.11%	-31.02%
Sales Volume	\$ 100,929,192	\$ 105,789,448	\$ 144,199,848	-4.59%	-30.01%
Days in MLS - Average	47	36	32	30.56%	46.88%
Days in MLS - Median	20	16	10	25.00%	100.00%
Close-Price-to-List-Price Ratio	99.29%	99.05%	99.80%	0.24%	-0.51%
PSF Total	\$ 341	\$ 328	\$ 348	3.96%	-2.01%

## 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	8,336	7,138	6,377	8,339	6,470	16.78%	30.72%	-0.04%	28.84%
Pending	5,868	5,894	6,015	7,284	6,024	-0.44%	-2.44%	-19.44%	-2.59%
Closed	5,078	5,379	5,324	7,007	5,768	-5.60%	-4.62%	-27.53%	-11.96%
Sales Volume	\$ 3,098,578,541	\$ 3,262,868,699	\$ 3,229,996,080	\$ 4,270,409,544	\$ 3,465,116,466	-5.04%	-4.07%	-27.44%	-10.58%
Days in MLS - Average	46	39	42	12	16	17.95%	9.52%	283.33%	187.50%
Days in MLS - Median	22	15	16	4	4	46.67%	37.50%	450.00%	450.00%
Close-Price-to-List-Price Ratio	99.54%	99.77%	99.68%	105.52%	104.00%	-0.23%	-0.14%	-5.67%	-4.29%
PSF Total	\$ 277	\$ 280	\$ 269	\$ 299	\$ 255	-1.07%	2.97%	-7.36%	8.63%
<b>Detached</b>									
New Listings	6,877	5,886	5,399	7,210	5,626	16.84%	27.38%	-4.62%	22.24%
Pending	5,136	5,071	5,243	6,272	5,196	1.28%	-2.04%	-18.11%	-1.15%
Closed	4,459	4,655	4,694	5,947	5,024	-4.21%	-5.01%	-25.02%	-11.25%
Sales Volume	\$ 2,734,079,491	\$ 2,839,203,153	\$ 2,854,849,246	\$ 3,647,289,213	\$ 3,018,964,904	-3.70%	-4.23%	-25.04%	-9.44%
Days in MLS - Average	46	38	43	11	12	21.05%	6.98%	318.18%	283.33%
Days in MLS - Median	21	14	16	4	4	50.00%	31.25%	425.00%	425.00%
Close-Price-to-List-Price Ratio	99.60%	99.82%	99.71%	105.68%	104.42%	-0.22%	-0.11%	-5.75%	-4.62%
PSF Total	\$ 268	\$ 269	\$ 257	\$ 285	\$ 235	-0.37%	4.28%	-5.96%	14.04%
<b>Attached</b>									
New Listings	1,459	1,252	978	1,129	844	16.53%	49.18%	29.23%	72.87%
Pending	732	823	772	1,012	828	-11.06%	-5.18%	-27.67%	-11.59%
Closed	619	724	630	1,060	744	-14.50%	-1.75%	-41.60%	-16.80%
Sales Volume	\$ 364,499,050	\$ 423,665,546	\$ 375,146,834	\$ 623,120,331	\$ 446,151,562	-13.97%	-2.84%	-41.50%	-18.30%
Days in MLS - Average	46	46	41	16	43	0.00%	12.20%	187.50%	6.98%
Days in MLS - Median	24	18	16	4	7	33.33%	50.00%	500.00%	242.86%
Close-Price-to-List-Price Ratio	99.06%	99.45%	99.45%	104.62%	101.17%	-0.39%	-0.39%	-5.31%	-2.09%
PSF Total	\$ 337	\$ 348	\$ 353	\$ 374	\$ 387	-3.16%	-4.53%	-9.89%	-12.92%