

## Market Highlights

### Realtor® Insights:

- Many experienced agents have more sellers than buyers lined up this year, raising the question: Could this be the strongest spring buyer’s market we’ve seen in the past five years?
- Buyer activity feels reminiscent of two years ago, with properties coming to market and moving into pending status within days. Multiple offers are on the rise, though not nearly at the levels seen during the pandemic.
- In certain market segments, competition is heating up again, with multiple offers on desirable homes. Well-prepared sellers are making quick decisions, and serious buyers should be ready to act fast—perhaps even dusting off their appraisal gap clause to win a deal.

### Local News:

- Colorado’s unemployment rate has risen above the national average for the first time in three years. While sectors like healthcare and government are growing, the tech industry has taken a hit.
- With the repeal of the Gallagher Amendment, Colorado homeowners face steep property tax increases, even if their home values remain steady, due to the lack of a tax limitation structure.
- In January, Denver Metro’s multi-unit family market experienced its largest quarterly rent decline on record. A surge in new supply overwhelmed demand, driving up vacancy rates.

### National News:

- In 2025, interior design is all about comfort. Hot trends include “screen-free” zones for puzzles and board games, along with cozy rooms with plenty of seating designed for relaxation and closeness.
- Homeowners Associations (HOAs) have become more common, with 40.5 percent of listings now in HOA communities—up from 39.2 percent in 2023. HOA fees are also rising, with the median monthly fee increasing from \$100 to \$125.

- An appeals court ruled that using floorplans in real estate listings qualifies as fair use under copyright law, protecting a key marketing tool for agents and brokers.

### Mortgage News:

- Colorado homeowners remain among the strongest in the country, second only to Washington. Just 1.9 percent of mortgaged homes in the state are delinquent, and 0.1 percent are in foreclosure.
- After a decline in mortgage purchase applications through December, new buyer activity jumped 27 percent in early January and has remained steady since.
- At its January meeting, the Federal Reserve decided to “wait and see” on rate cuts—an expected move. There is an 83 percent probability that rates will remain unchanged in March.
- Inflation remains a tug-of-war, summed up by Fed Chair Powell’s press comment: “Companies figured out they do like to raise prices. But we also hear a lot from companies these days that consumers have really had it with price increases.”

### Quick Stats:

- The average number of active listings for January from 1985 to 2024 is 12,032.
- The record-high for January was in 2008, with 24,550 listings, while the record-low was set in 2022, with just 1,184 listings.
- Historically, active listings decline from December to January by an average of 3.85 percent. An increase of 11.61 percent this January reflects the strong increase in new listings and a record-high percentage change.

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# Knowledge is **POWER**

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

## Denver Metro Association of Realtors Monthly Market Trends Report

COMPLIMENTS OF

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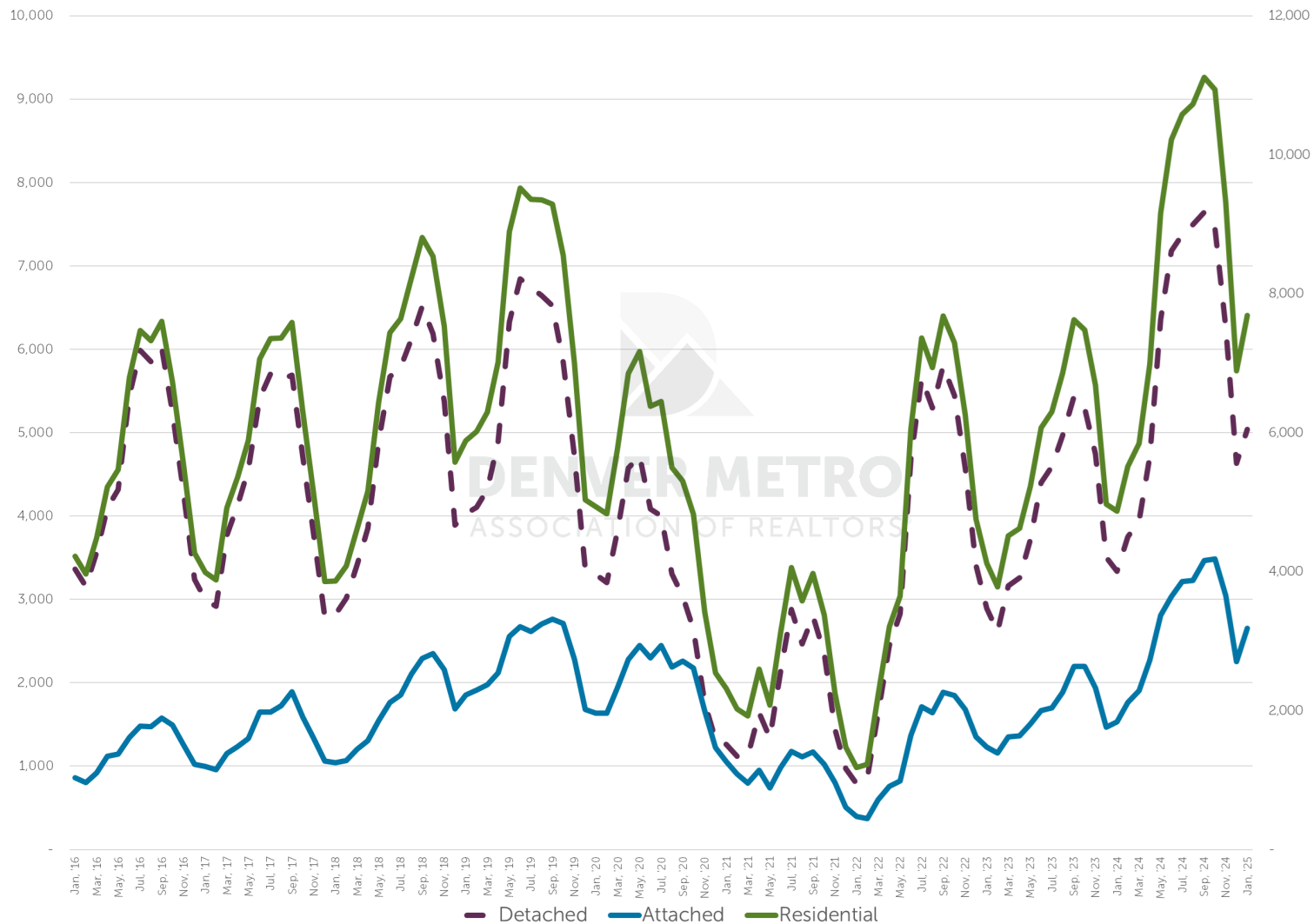
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# Market Overview

	Jan. 2025	Dec. 2024	Jan. 2024	Month-Over- Month	Year-Over- Year
<b>Residential (Detached + Attached)</b>					
Active Listings at Month's End	7,688	6,888	4,871	11.61%	57.83%
New Listings	4,339	1,843	3,289	135.43%	31.92%
Pending	3,061	2,322	3,063	31.83%	-0.07%
Closed	2,259	3,253	2,208	-30.56%	2.31%
Close Price - Average	\$ 687,539	\$ 683,647	\$ 654,774	0.57%	5.00%
Close Price - Median	\$ 575,000	\$ 577,950	\$ 565,000	-0.51%	1.77%
Sales Volume	\$ 1,553,150,606	\$ 2,223,903,553	\$ 1,445,740,011	-30.16%	7.43%
Days in MLS - Average	61	56	49	8.93%	24.49%
Days in MLS - Median	45	40	35	12.50%	28.57%
Close-Price-to-List-Price Ratio	98.50%	98.48%	98.46%	0.02%	0.04%
<b>Detached</b>					
Active Listings at Month's End	5,036	4,636	3,336	8.63%	50.96%
New Listings	2,972	1,322	2,302	124.81%	29.11%
Pending	2,295	1,745	2,282	31.52%	0.57%
Closed	1,681	2,455	1,584	-31.53%	6.12%
Close Price - Average	\$ 771,869	\$ 761,576	\$ 730,464	1.35%	5.67%
Close Price - Median	\$ 638,000	\$ 635,000	\$ 625,000	0.47%	2.08%
Sales Volume	\$ 1,297,512,294	\$ 1,869,668,836	\$ 1,157,054,898	-30.60%	12.14%
Days in MLS - Average	60	54	49	11.11%	22.45%
Days in MLS - Median	43	38	36	13.16%	19.44%
Close-Price-to-List-Price Ratio	98.52%	98.55%	98.41%	-0.03%	0.11%
<b>Attached</b>					
Active Listings at Month's End	2,652	2,252	1,535	17.76%	72.77%
New Listings	1,367	521	987	162.38%	38.50%
Pending	766	577	781	32.76%	-1.92%
Closed	578	798	624	-27.57%	-7.37%
Close Price - Average	\$ 442,281	\$ 443,903	\$ 462,636	-0.37%	-4.40%
Close Price - Median	\$ 398,000	\$ 390,000	\$ 395,000	2.05%	0.76%
Sales Volume	\$ 255,638,312	\$ 354,234,717	\$ 288,685,113	-27.83%	-11.45%
Days in MLS - Average	62	61	47	1.64%	31.91%
Days in MLS - Median	48	44	35	9.09%	37.14%
Close-Price-to-List-Price Ratio	98.43%	98.26%	98.61%	0.17%	-0.18%

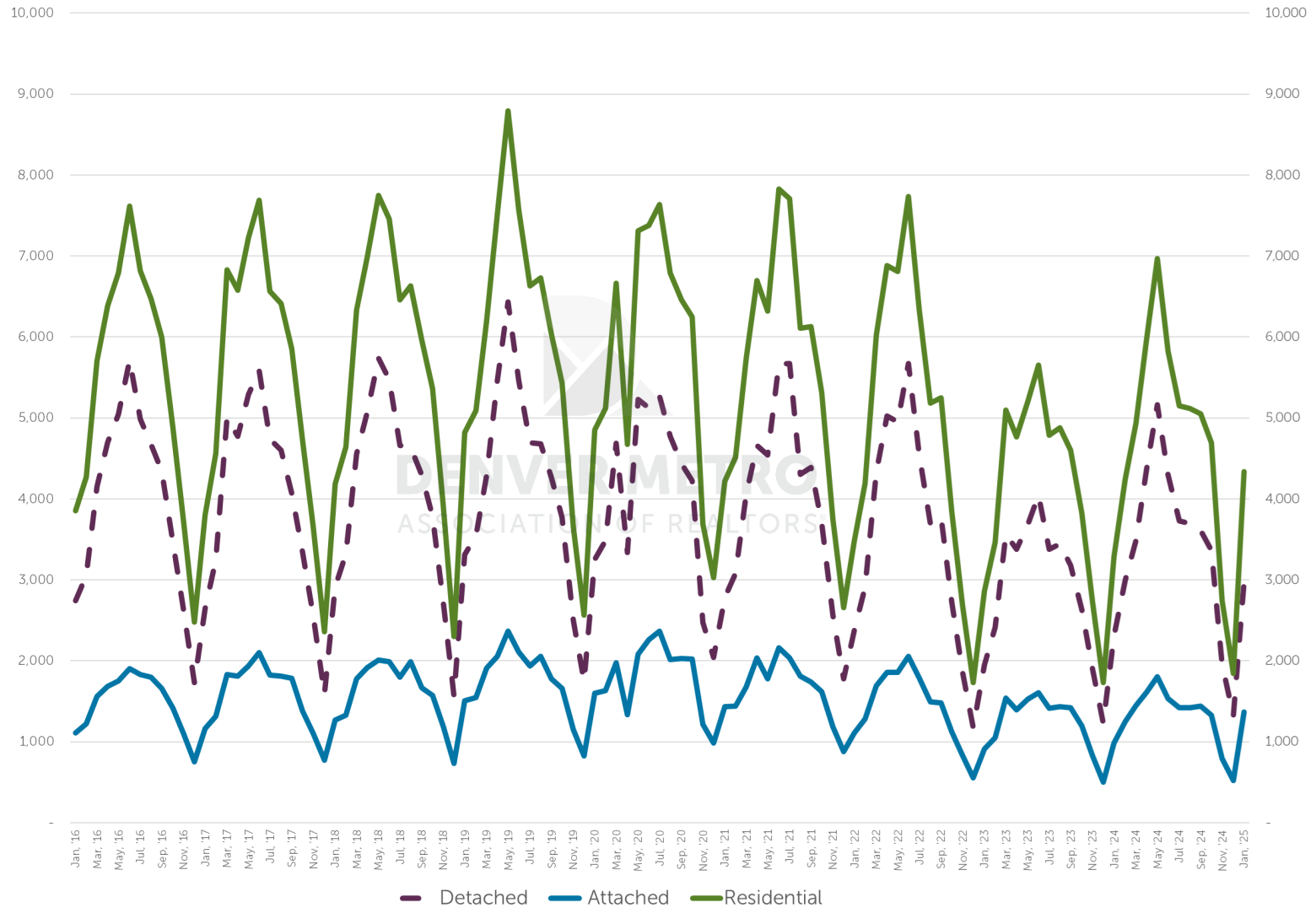
# Active Listings at Month's End

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



# New Listings

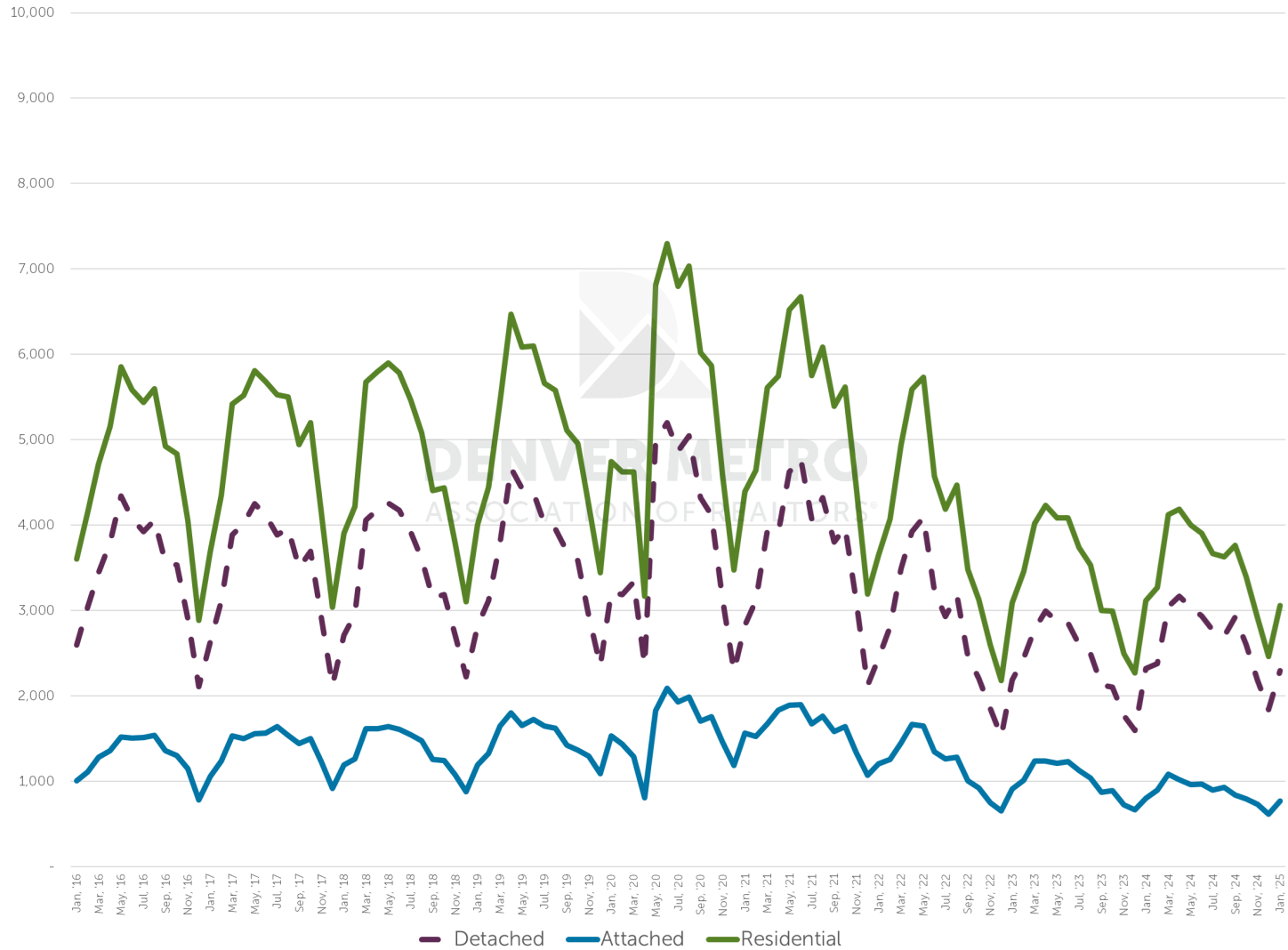
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# Pending Sales

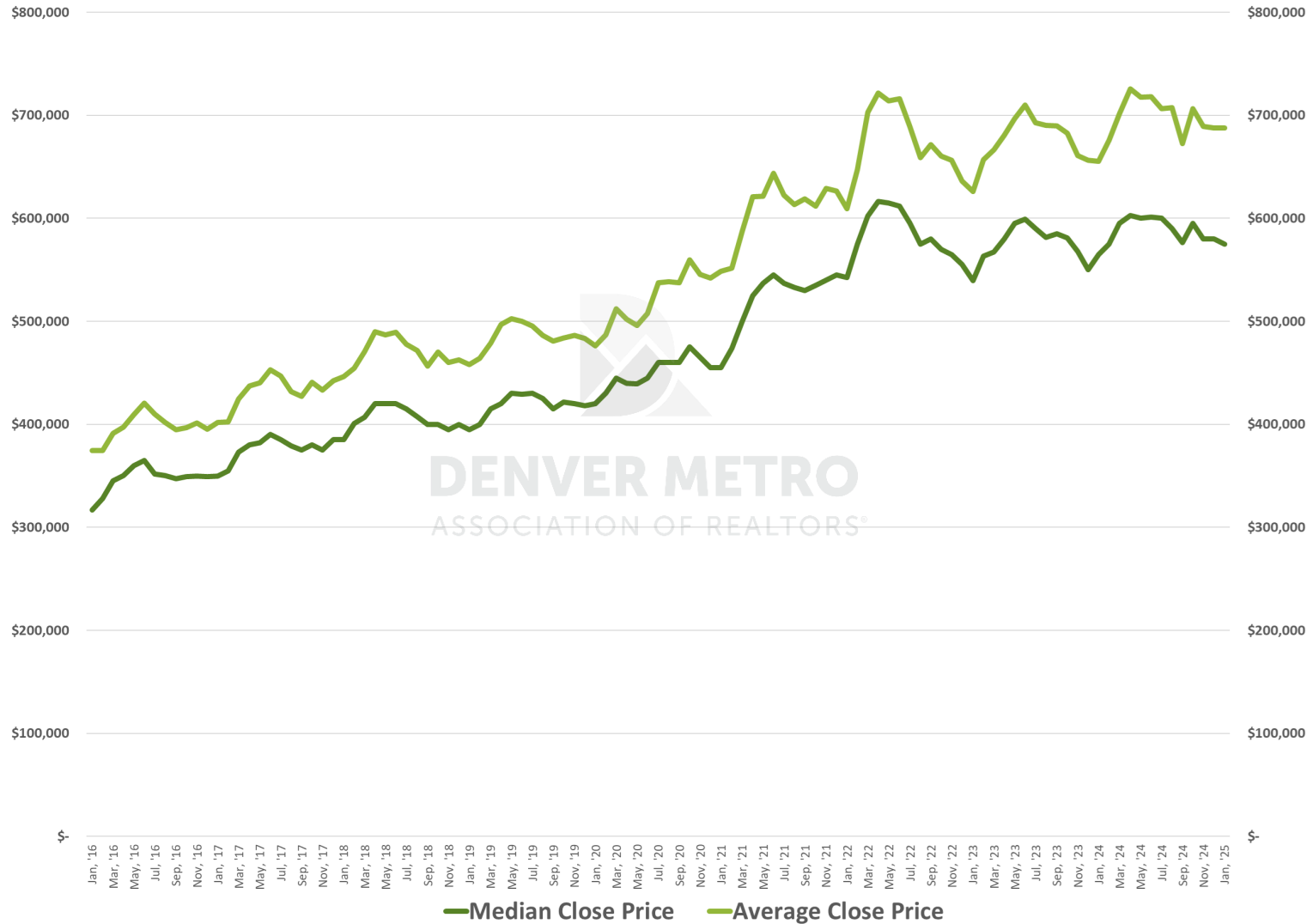
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# Residential Median + Average Close Price

10-year view

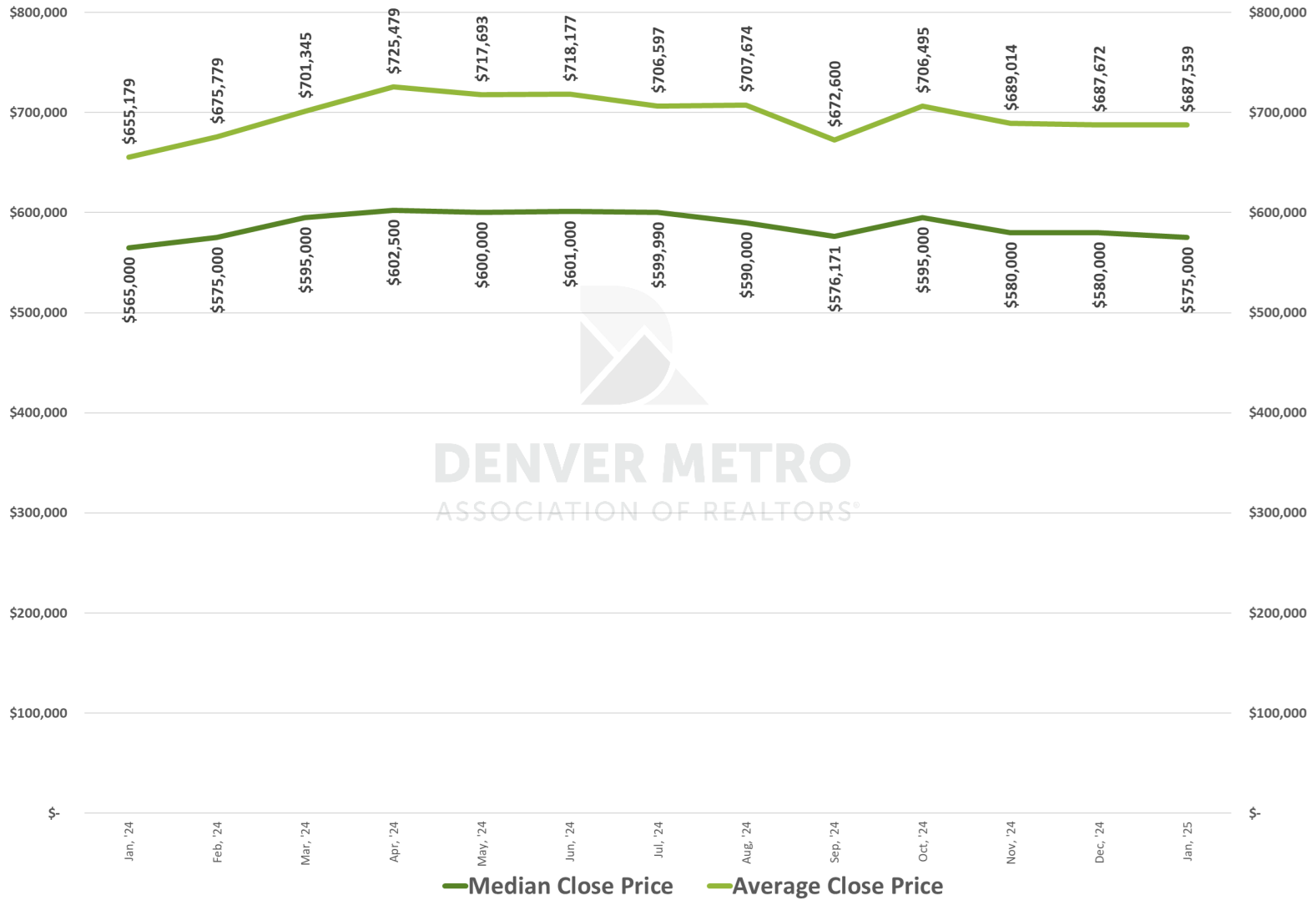
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# Residential Median + Average Close Price

1-year snapshot

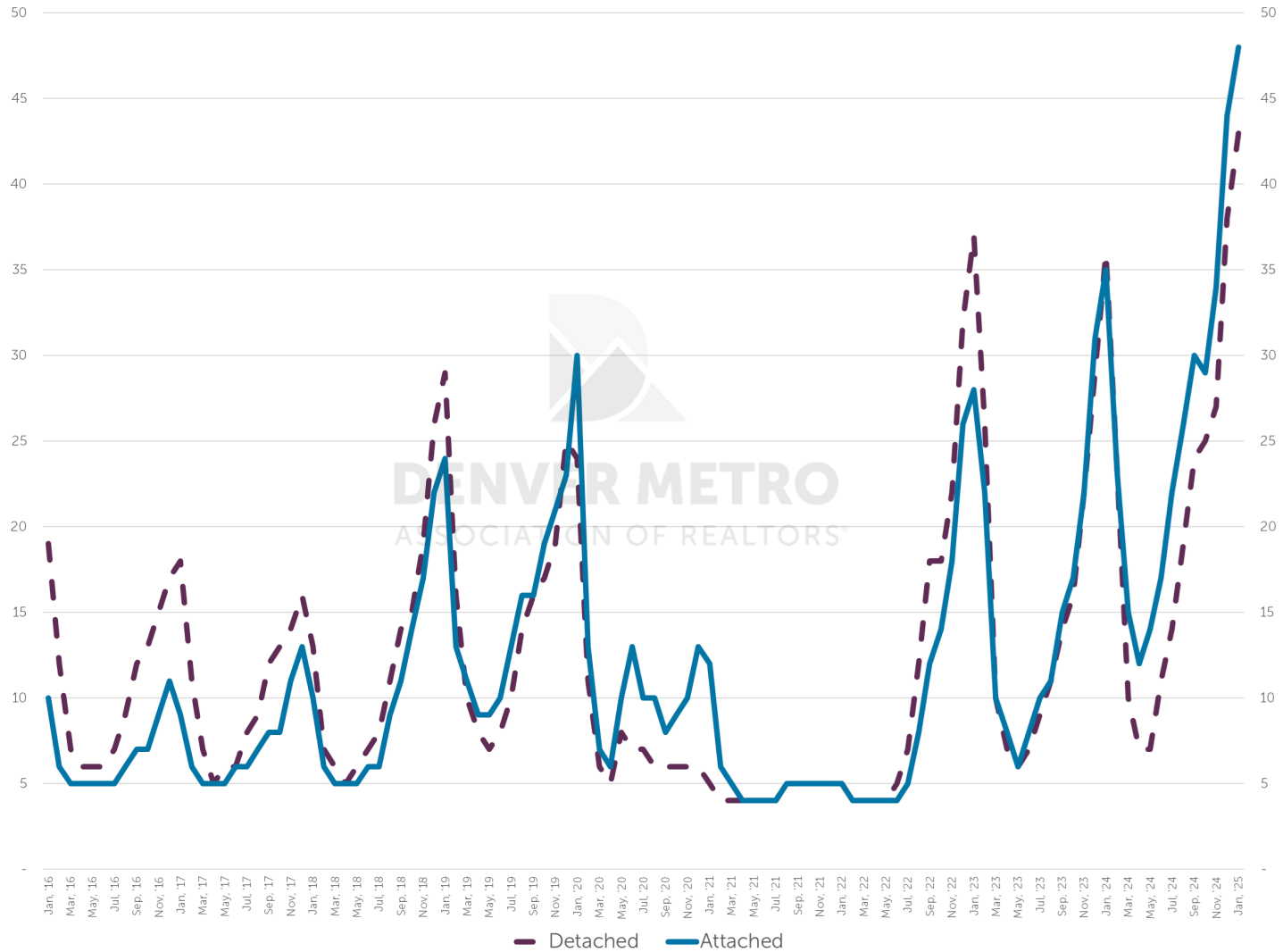
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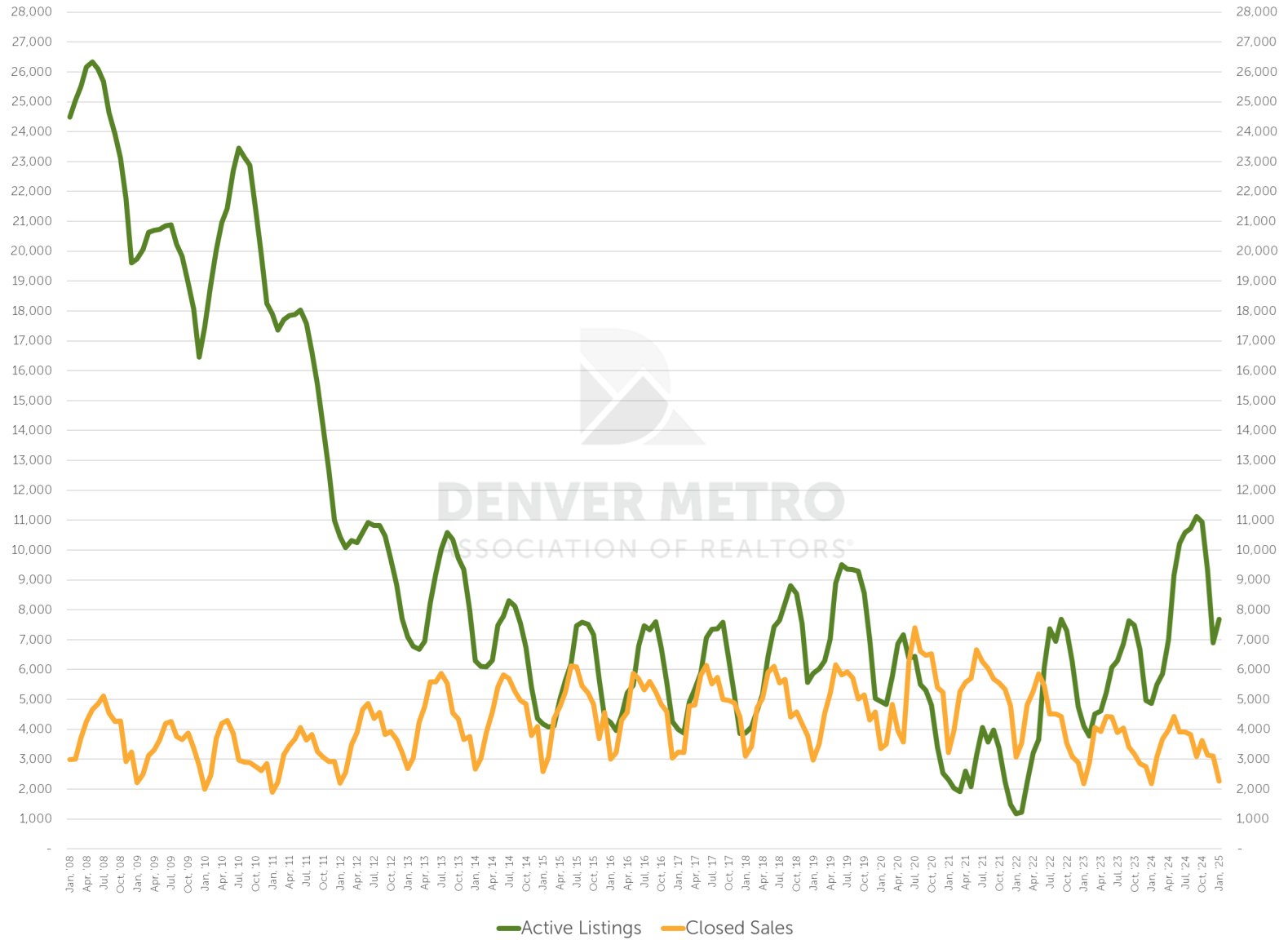
# Median Days in MLS

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Source of MLS Data: REcolorado.com



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

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



# January 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	7,688	4,871	4,120	1,184	2,316	57.83%	86.60%	549.32%	231.95%
New Listings	4,339	3,289	2,860	3,485	4,231	31.92%	51.71%	24.51%	2.55%
Closed	2,259	2,208	2,187	3,072	3,231	2.31%	3.29%	-26.46%	-30.08%
Close Price - Average	\$ 687,539	\$ 654,774	\$ 626,212	\$ 609,056	\$ 547,685	5.00%	9.79%	12.89%	25.54%
Close Price - Median	\$ 575,000	\$ 565,000	\$ 539,500	\$ 542,500	\$ 455,000	1.77%	6.58%	5.99%	26.37%
Sales Volume	\$ 1,553,150,606	\$ 1,445,740,011	\$ 1,369,525,748	\$ 1,871,019,414	\$ 1,769,571,104	7.43%	13.41%	-16.99%	-12.23%
Days in MLS - Average	61	49	46	20	27	24.49%	32.61%	205.00%	125.93%
Days in MLS - Median	45	35	34	5	6	28.57%	32.35%	800.00%	650.00%
Close-Price-to-List-Price Ratio	98.50%	98.46%	98.16%	102.13%	100.59%	0.04%	0.35%	-3.55%	-2.08%
<b>Detached</b>									
Active Listings at Month's End	5,036	3,336	2,893	788	1,263	50.96%	74.08%	539.09%	298.73%
New Listings	2,972	2,302	1,951	2,376	2,780	29.11%	52.33%	25.08%	6.91%
Closed	1,681	1,584	1,524	2,038	2,117	6.12%	10.30%	-17.52%	-20.60%
Close Price - Average	\$ 771,869	\$ 730,464	\$ 703,334	\$ 688,895	\$ 626,933	5.67%	9.74%	12.04%	23.12%
Close Price - Median	\$ 638,000	\$ 625,000	\$ 599,900	\$ 599,050	\$ 509,900	2.08%	6.35%	6.50%	25.12%
Sales Volume	\$ 1,297,512,294	\$ 1,157,054,898	\$ 1,071,881,673	\$ 1,403,967,248	\$ 1,327,217,586	12.14%	21.05%	-7.58%	-2.24%
Days in MLS - Average	60	49	49	19	22	22.45%	22.45%	215.79%	172.73%
Days in MLS - Median	43	36	37	5	5	19.44%	16.22%	760.00%	760.00%
Close-Price-to-List-Price Ratio	98.52%	98.41%	98.01%	102.19%	101.04%	0.11%	0.52%	-3.59%	-2.49%
<b>Attached</b>									
Active Listings at Month's End	2,652	1,535	1,227	396	1,053	72.77%	116.14%	569.70%	151.85%
New Listings	1,367	987	909	1,109	1,451	38.50%	50.39%	23.26%	-5.79%
Closed	578	624	663	1,034	1,114	-7.37%	-12.82%	-44.10%	-48.11%
Close Price - Average	\$ 442,281	\$ 462,636	\$ 448,935	\$ 451,695	\$ 397,086	-4.40%	-1.48%	-2.08%	11.38%
Close Price - Median	\$ 398,000	\$ 395,000	\$ 395,000	\$ 400,000	\$ 335,500	0.76%	0.76%	-0.50%	18.63%
Sales Volume	\$ 255,638,312	\$ 288,685,113	\$ 297,644,075	\$ 467,052,166	\$ 442,353,518	-11.45%	-14.11%	-45.27%	-42.21%
Days in MLS - Average	62	47	39	22	35	31.91%	58.97%	181.82%	77.14%
Days in MLS - Median	48	35	28	5	12	37.14%	71.43%	860.00%	300.00%
Close-Price-to-List-Price Ratio	98.43%	98.61%	98.52%	102.00%	99.74%	-0.18%	-0.09%	-3.50%	-1.31%

## Market Trends

Price Range	Detached			Attached		
	Closed	Active	MOI	Closed	Active	MOI
\$0 to \$299,999	16	33	2.06	144	658	4.57
\$300,000 to \$499,999	330	823	2.49	268	1,229	4.59
\$500,000 to \$749,999	780	2,163	2.77	124	522	4.21
\$750,000 to \$999,999	311	972	3.13	30	132	4.40
\$1,000,000 to \$1,499,999	151	507	3.36	8	61	7.63
\$1,500,000 to \$1,999,999	45	199	4.42	1	19	19.00
\$2,000,000 and over	48	339	7.06	3	31	10.33
<b>TOTALS</b>	<b>1,681</b>	<b>5,036</b>	<b>3.00</b>	<b>578</b>	<b>2,652</b>	<b>4.59</b>

Price Range	Detached		% change	Attached		% change
	Closed Jan. 2025	Closed Dec. 2024		Closed Jan. 2025	Closed Dec. 2024	
\$0 to \$299,999	16	27	-40.74%	144	196	-26.53%
\$300,000 to \$499,999	330	452	-26.99%	268	386	-30.57%
\$500,000 to \$749,999	780	1,167	-33.16%	124	168	-26.19%
\$750,000 to \$999,999	311	453	-31.35%	30	27	11.11%
\$1,000,000 to \$1,499,999	151	219	-31.05%	8	8	0.00%
\$1,500,000 to \$1,999,999	45	66	-31.82%	1	8	-87.50%
\$2,000,000 and over	48	71	-32.39%	3	5	-40.00%
<b>TOTALS</b>	<b>1,681</b>	<b>2,455</b>	<b>-31.53%</b>	<b>578</b>	<b>798</b>	<b>-27.57%</b>

Price Range	Detached		% change	Attached		% change
	YTD Jan. 2025	YTD Jan. 2024		YTD Jan. 2025	YTD Jan. 2024	
\$0 to \$299,999	16	17	-5.88%	144	127	13.39%
\$300,000 to \$499,999	330	317	4.10%	268	331	-19.03%
\$500,000 to \$749,999	780	764	2.09%	124	128	-3.13%
\$750,000 to \$999,999	311	286	8.74%	30	20	50.00%
\$1,000,000 to \$1,499,999	151	127	18.90%	8	9	-11.11%
\$1,500,000 to \$1,999,999	45	35	28.57%	1	3	-66.67%
\$2,000,000 and over	48	38	26.32%	3	6	-50.00%
<b>TOTALS</b>	<b>1,681</b>	<b>1,584</b>	<b>6.12%</b>	<b>578</b>	<b>624</b>	<b>-7.37%</b>

## Properties Sold for \$1 Million or More

	Jan. 2025	Dec. 2024	Jan. 2024	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
New Listings	602	184	414	227.17%	45.41%
Pending	339	251	305	35.06%	11.15%
Closed	256	377	218	-32.10%	17.43%
Sales Volume	\$ 431,968,156	\$ 612,303,855	\$ 346,064,957	-29.45%	24.82%
Days in MLS - Average	77	66	68	16.67%	13.24%
Days in MLS - Median	55	44	52	25.00%	5.77%
Close-Price-to-List-Price Ratio	96.93%	97.33%	96.82%	-0.41%	0.11%
PSF Total	\$ 378	\$ 379	\$ 361	-0.26%	4.71%
<b>Detached</b>					
New Listings	554	172	383	222.09%	44.65%
Pending	323	241	280	34.02%	15.36%
Closed	244	356	200	-31.46%	22.00%
Sales Volume	\$ 411,053,656	\$ 575,078,055	\$ 309,140,678	-28.52%	32.97%
Days in MLS - Average	80	64	70	25.00%	14.29%
Days in MLS - Median	59	44	53	34.09%	11.32%
Close-Price-to-List-Price Ratio	96.90%	97.40%	96.89%	-0.51%	0.01%
PSF Total	\$ 362	\$ 268	\$ 340	35.07%	6.47%
<b>Attached</b>					
New Listings	48	12	31	300.00%	54.84%
Pending	16	10	25	60.00%	-36.00%
Closed	12	21	18	-42.86%	-33.33%
Sales Volume	\$ 20,914,500	\$ 37,225,800	\$ 36,924,279	-43.82%	-43.36%
Days in MLS - Average	20	104	50	-80.77%	-60.00%
Days in MLS - Median	3	36	45	-91.67%	-93.33%
Close-Price-to-List-Price Ratio	97.63%	96.19%	95.99%	1.50%	1.71%
PSF Total	\$ 710	\$ 565	\$ 603	25.66%	17.74%

## Properties Sold for \$1 Million or More

	YTD 2025	YTD 2024	YTD 2023	YTD 2022	YTD 2021	'25 vs '24	'25 vs '23	'25 vs '22	'25 vs '21
<b>Residential (Detached + Attached)</b>									
New Listings	602	414	306	329	289	45.41%	96.73%	82.98%	108.30%
Pending	339	305	270	287	289	11.15%	25.56%	18.12%	17.30%
Closed	256	218	195	223	215	17.43%	31.28%	14.80%	19.07%
Sales Volume	\$ 431,968,156	\$ 346,064,957	\$ 306,336,451	\$ 344,909,121	\$ 354,177,036	24.82%	41.01%	25.24%	21.96%
Days in MLS - Average	77	68	56	38	68	13.24%	37.50%	102.63%	13.24%
Days in MLS - Median	55	52	46	7	40	5.77%	19.57%	685.71%	37.50%
Close-Price-to-List-Price Ratio	96.93%	96.82%	96.45%	101.81%	97.75%	0.11%	0.50%	-4.79%	-0.84%
PSF Total	\$ 378	\$ 361	\$ 355	\$ 380	\$ 351	4.71%	6.48%	-0.53%	7.69%
<b>Detached</b>									
New Listings	554	383	258	287	246	44.65%	114.73%	93.03%	125.20%
Pending	323	280	238	252	256	15.36%	35.71%	28.17%	26.17%
Closed	244	200	176	195	186	22.00%	38.64%	25.13%	31.18%
Sales Volume	\$ 411,053,656	\$ 309,140,678	\$ 281,707,823	\$ 300,301,782	\$ 318,007,166	32.97%	45.91%	36.88%	29.26%
Days in MLS - Average	80	70	55	31	69	14.29%	45.45%	158.06%	15.94%
Days in MLS - Median	59	53	46	9	41	11.32%	28.26%	555.56%	43.90%
Close-Price-to-List-Price Ratio	96.90%	96.89%	96.67%	101.72%	97.78%	0.01%	0.24%	-4.74%	-0.90%
PSF Total	\$ 362	\$ 340	\$ 345	\$ 344	\$ 328	6.47%	4.93%	5.23%	10.37%
<b>Attached</b>									
New Listings	48	31	48	42	43	54.84%	0.00%	14.29%	11.63%
Pending	16	25	32	35	33	-36.00%	-50.00%	-54.29%	-51.52%
Closed	12	18	19	28	29	-33.33%	-36.84%	-57.14%	-58.62%
Sales Volume	\$ 20,914,500	\$ 36,924,279	\$ 24,628,628	\$ 44,607,339	\$ 36,169,870	-43.36%	-15.08%	-53.11%	-42.18%
Days in MLS - Average	20	50	62	87	65	-60.00%	-67.74%	-77.01%	-69.23%
Days in MLS - Median	3	45	56	3	8	-93.33%	-94.64%	0.00%	-62.50%
Close-Price-to-List-Price Ratio	97.63%	95.99%	94.43%	102.45%	97.60%	1.71%	3.39%	-4.70%	0.03%
PSF Total	\$ 710	\$ 603	\$ 447	\$ 630	\$ 500	17.74%	58.84%	12.70%	42.00%



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

	Jan. 2025	Dec. 2024	Jan. 2024	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
New Listings	661	246	444	168.70%	48.87%
Pending	462	322	477	43.48%	-3.14%
Closed	341	480	306	-28.96%	11.44%
Sales Volume	\$ 289,323,783	\$ 405,139,732	\$ 259,380,077	-28.59%	11.54%
Days in MLS - Average	65	57	52	14.04%	25.00%
Days in MLS - Median	49	41	36	19.51%	36.11%
Close-Price-to-List-Price Ratio	98.78%	98.59%	98.67%	0.19%	0.11%
PSF Total	\$ 284	\$ 280	\$ 278	1.43%	2.16%
<b>Detached</b>					
New Listings	585	228	402	156.58%	45.52%
Pending	434	298	436	45.64%	-0.46%
Closed	311	453	286	-31.35%	8.74%
Sales Volume	\$ 264,367,098	\$ 382,223,107	\$ 241,773,718	-30.83%	9.34%
Days in MLS - Average	64	57	51	12.28%	25.49%
Days in MLS - Median	48	42	35	14.29%	37.14%
Close-Price-to-List-Price Ratio	98.83%	98.65%	98.67%	0.18%	0.16%
PSF Total	\$ 271	\$ 271	\$ 268	0.00%	1.12%
<b>Attached</b>					
New Listings	76	18	42	322.22%	80.95%
Pending	28	24	41	16.67%	-31.71%
Closed	30	27	20	11.11%	50.00%
Sales Volume	\$ 24,956,685	\$ 22,916,625	\$ 17,606,359	8.90%	41.75%
Days in MLS - Average	71	54	66	31.48%	7.58%
Days in MLS - Median	75	32	51	134.38%	47.06%
Close-Price-to-List-Price Ratio	98.26%	97.74%	98.65%	0.53%	-0.40%
PSF Total	\$ 415	\$ 440	\$ 415	-5.68%	0.00%

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

	YTD 2025	YTD 2024	YTD 2023	YTD 2022	YTD 2021	'25 vs '24	'25 vs '23	'25 vs '22	'25 vs '21
<b>Residential (Detached + Attached)</b>									
New Listings	661	444	421	466	325	48.87%	57.01%	41.85%	103.38%
Pending	462	477	432	453	371	-3.14%	6.94%	1.99%	24.53%
Closed	341	306	257	369	228	11.44%	32.68%	-7.59%	49.56%
Sales Volume	\$ 289,323,783	\$ 259,380,077	\$ 215,965,879	\$ 311,286,821	\$ 195,670,682	11.54%	33.97%	-7.06%	47.86%
Days in MLS - Average	65	52	49	22	39	25.00%	32.65%	195.45%	66.67%
Days in MLS - Median	49	36	41	5	14	36.11%	19.51%	880.00%	250.00%
Close-Price-to-List-Price Ratio	98.78%	98.67%	97.95%	102.06%	99.50%	0.11%	0.85%	-3.21%	-0.72%
PSF Total	\$ 284	\$ 278	\$ 282	\$ 296	\$ 261	2.16%	0.71%	-4.05%	8.81%
<b>Detached</b>									
New Listings	585	402	368	402	249	45.52%	58.97%	45.52%	134.94%
Pending	434	436	384	396	297	-0.46%	13.02%	9.60%	46.13%
Closed	311	286	224	310	186	8.74%	38.84%	0.32%	67.20%
Sales Volume	\$ 264,367,098	\$ 241,773,718	\$ 187,678,217	\$ 261,813,330	\$ 159,309,637	9.34%	40.86%	0.98%	65.95%
Days in MLS - Average	64	51	50	19	33	25.49%	28.00%	236.84%	93.94%
Days in MLS - Median	48	35	43	5	14	37.14%	11.63%	860.00%	242.86%
Close-Price-to-List-Price Ratio	98.83%	98.67%	97.86%	102.44%	99.75%	0.16%	0.99%	-3.52%	-0.92%
PSF Total	\$ 271	\$ 268	\$ 259	\$ 267	\$ 241	1.12%	4.63%	1.50%	12.45%
<b>Attached</b>									
New Listings	76	42	53	64	76	80.95%	43.40%	18.75%	0.00%
Pending	28	41	48	57	74	-31.71%	-41.67%	-50.88%	-62.16%
Closed	30	20	33	59	42	50.00%	-9.09%	-49.15%	-28.57%
Sales Volume	\$ 24,956,685	\$ 17,606,359	\$ 28,287,662	\$ 49,473,491	\$ 36,361,045	41.75%	-11.78%	-49.56%	-31.36%
Days in MLS - Average	71	66	39	36	68	7.58%	82.05%	97.22%	4.41%
Days in MLS - Median	75	51	11	10	26	47.06%	581.82%	650.00%	188.46%
Close-Price-to-List-Price Ratio	98.26%	98.65%	98.58%	100.04%	98.41%	-0.40%	-0.32%	-1.78%	-0.15%
PSF Total	\$ 415	\$ 415	\$ 435	\$ 446	\$ 351	0.00%	-4.60%	-6.95%	18.23%

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

	Jan. 2025	Dec. 2024	Jan. 2024	Month-Over-Month	Year-Over-Year
<b>Residential (Detached + Attached)</b>					
New Listings	1,660	737	1,306	125.24%	27.11%
Pending	1,235	986	1,270	25.25%	-2.76%
Closed	904	1,335	892	-32.28%	1.35%
Sales Volume	\$ 547,667,925	\$ 806,533,371	\$ 538,851,066	-32.10%	1.64%
Days in MLS - Average	60	54	51	11.11%	17.65%
Days in MLS - Median	46	38	39	21.05%	17.95%
Close-Price-to-List-Price Ratio	99.10%	98.97%	98.70%	0.13%	0.41%
PSF Total	\$ 275	\$ 277	\$ 266	-0.72%	3.38%
<b>Detached</b>					
New Listings	1,340	622	1,084	115.43%	23.62%
Pending	1,069	857	1,090	24.74%	-1.93%
Closed	780	1,167	764	-33.16%	2.09%
Sales Volume	\$ 475,970,808	\$ 707,496,121	\$ 464,666,369	-32.72%	2.43%
Days in MLS - Average	60	53	48	13.21%	25.00%
Days in MLS - Median	45	38	38	18.42%	18.42%
Close-Price-to-List-Price Ratio	99.19%	99.00%	98.78%	0.19%	0.42%
PSF Total	\$ 264	\$ 266	\$ 256	-0.75%	3.13%
<b>Attached</b>					
New Listings	320	115	222	178.26%	44.14%
Pending	166	129	180	28.68%	-7.78%
Closed	124	168	128	-26.19%	-3.13%
Sales Volume	\$ 71,697,117	\$ 99,037,250	\$ 74,184,697	-27.61%	-3.35%
Days in MLS - Average	62	58	68	6.90%	-8.82%
Days in MLS - Median	52	43	45	20.93%	15.56%
Close-Price-to-List-Price Ratio	98.53%	98.79%	98.24%	-0.26%	0.30%
PSF Total	\$ 344	\$ 348	\$ 321	-1.15%	7.17%

## 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 (Detached + Attached)</b>									
New Listings	1,660	1,306	1,126	1,374	1,134	27.11%	47.42%	20.82%	46.38%
Pending	1,235	1,270	1,267	1,492	1,164	-2.76%	-2.53%	-17.23%	6.10%
Closed	904	892	841	1,249	893	1.35%	7.49%	-27.62%	1.23%
Sales Volume	\$ 547,667,925	\$ 538,851,066	\$ 506,480,902	\$ 752,096,084	\$ 533,371,926	1.64%	8.13%	-27.18%	2.68%
Days in MLS - Average	60	51	50	21	25	17.65%	20.00%	185.71%	140.00%
Days in MLS - Median	46	39	38	5	5	17.95%	21.05%	820.00%	820.00%
Close-Price-to-List-Price Ratio	99.10%	98.70%	98.50%	102.17%	101.14%	0.41%	0.61%	-3.00%	-2.02%
PSF Total	\$ 275	\$ 266	\$ 261	\$ 271	\$ 236	3.38%	5.36%	1.48%	16.53%
<b>Detached</b>									
New Listings	1,340	1,084	889	1,153	949	23.62%	50.73%	16.22%	41.20%
Pending	1,069	1,090	1,080	1,237	945	-1.93%	-1.02%	-13.58%	13.12%
Closed	780	764	698	1,049	736	2.09%	11.75%	-25.64%	5.98%
Sales Volume	\$ 475,970,808	\$ 464,666,369	\$ 422,088,462	\$ 635,321,735	\$ 438,527,767	2.43%	12.77%	-25.08%	8.54%
Days in MLS - Average	60	48	51	19	19	25.00%	17.65%	215.79%	215.79%
Days in MLS - Median	45	28	29	5	5	60.71%	55.17%	800.00%	800.00%
Close-Price-to-List-Price Ratio	99.19%	98.78%	98.48%	102.31%	101.32%	0.42%	0.72%	-3.05%	-2.10%
PSF Total	\$ 264	\$ 256	\$ 244	\$ 255	\$ 216	3.13%	8.20%	3.53%	22.22%
<b>Attached</b>									
New Listings	320	222	237	221	185	44.14%	35.02%	44.80%	72.97%
Pending	166	180	187	255	219	-7.78%	-11.23%	-34.90%	-24.20%
Closed	124	128	143	200	157	-3.13%	-13.29%	-38.00%	-21.02%
Sales Volume	\$ 71,697,117	\$ 74,184,697	\$ 84,392,440	\$ 116,774,349	\$ 94,844,159	-3.35%	-15.04%	-38.60%	-24.41%
Days in MLS - Average	62	68	47	28	53	-8.82%	31.91%	121.43%	16.98%
Days in MLS - Median	52	45	32	6	22	15.56%	62.50%	766.67%	136.36%
Close-Price-to-List-Price Ratio	98.53%	98.24%	98.58%	101.43%	100.28%	0.30%	-0.05%	-2.86%	-1.75%
PSF Total	\$ 344	\$ 321	\$ 343	\$ 353	\$ 332	7.17%	0.29%	-2.55%	3.61%