

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

	Jun. 2025	May. 2025	Jun. 2024	Month-Over- Month	Year-Over- Year
Residential (Detached + Attached)					
Active Listings at Month's End	14,007	13,599	10,214	3.00%	37.14%
New Listings	5,929	7,269	5,824	-18.43%	1.80%
Pending	4,068	4,135	3,847	-1.62%	5.74%
Closed	3,864	4,274	3,929	-9.59%	-1.65%
Close Price - Average	\$ 743,572	\$ 719,134	\$ 717,435	3.40%	3.64%
Close Price - Median	\$ 610,200	\$ 600,000	\$ 600,000	1.70%	1.70%
Sales Volume	\$ 2,873,160,739	\$ 3,073,578,113	\$ 2,818,803,382	-6.52%	1.93%
Days in MLS - Average	37	33	28	12.12%	32.14%
Days in MLS - Median	18	13	12	38.46%	50.00%
Close-Price-to-List-Price Ratio	98.99%	99.32%	99.54%	-0.33%	-0.55%
Detached					
Active Listings at Month's End	9,634	9,111	7,179	5.74%	34.20%
New Listings	4,530	5,396	4,291	-16.05%	5.57%
Pending	3,151	3,231	2,900	-2.48%	8.66%
Closed	3,059	3,266	3,002	-6.34%	1.90%
Close Price - Average	\$ 821,885	\$ 806,449	\$ 793,936	1.91%	3.52%
Close Price - Median	\$ 665,895	\$ 665,000	\$ 660,000	0.13%	0.89%
Sales Volume	\$ 2,514,144,735	\$ 2,633,861,636	\$ 2,383,394,893	-4.55%	5.49%
Days in MLS - Average	33	30	26	10.00%	26.92%
Days in MLS - Median	16	10	11	60.00%	45.45%
Close-Price-to-List-Price Ratio	99.11%	99.47%	99.66%	-0.36%	-0.55%
Attached					
Active Listings at Month's End	4,373	4,488	3,035	-2.56%	44.09%
New Listings	1,399	1,873	1,533	-25.31%	-8.74%
Pending	917	904	947	1.44%	-3.17%
Closed	805	1,008	927	-20.14%	-13.16%
Close Price - Average	\$ 445,983	\$ 436,227	\$ 469,696	2.24%	-5.05%
Close Price - Median	\$ 400,000	\$ 400,000	\$ 409,900	0.00%	-2.42%
Sales Volume	\$ 359,016,004	\$ 439,716,477	\$ 435,408,489	-18.35%	-17.55%
Days in MLS - Average	55	44	32	25.00%	71.88%
Days in MLS - Median	30	25	17	20.00%	76.47%
Close-Price-to-List-Price Ratio	98.54%	98.83%	99.14%	-0.29%	-0.61%

Market Highlights

Realtor® Insights:

- Mortgage applications and showing activity are on the rise, but sales data tells a different story. Contracts are slow, homes are lingering and price reductions are becoming more common. This disconnect signals that the market is in transition. Buyers are waiting, holding out for changes in prices or interest rates. For now, sellers need to price competitively and stay flexible.
- Savvy listing agents should advise their sellers that a sale may take weeks or even months. It's important to set realistic expectations as we head into a slower season, with temperatures and summer vacations distracting many buyers.
- Lately, we're having more conversations with potential sellers than buyers. Most listings are driven by major life events like divorce or relocating out of state. On the buyer side, we're encouraging clients to take their time, explore options, and—especially for condo shoppers—leverage the current market to their advantage.
- Sellers hoping for a quicker sale should plan their pricing strategy, including when and how much to reduce the price. Without a plan, it's easy to let emotions take over once days on market stretch and showings slow. Waiting "just one more week" to reduce the price can lead to extended days on market and higher carrying costs.

Local News:

- Consumer prices in the Denver-Aurora-Lakewood MSA rose 2.2 percent year-over-year in May 2025, up from 1.9 percent in March. Core inflation increased 2.7 percent. The largest annual gains were reported in other goods and services (+14.3 percent), medical care (+5.6 percent) and housing (+1.9 percent).
- U.S. Consumer confidence fell 5.5 percent between May and June, reversing nearly half of May's gains. The decline was broad-based across the Expectations Index, with weaker views on business conditions, job prospects and income expectations. Fewer consumers planned to buy homes, while car-buying and vacation plans remained steady. Tariffs and inflation remained top concerns, though inflation fears eased slightly.
- A mostly vacant parking lot at The Shops at Northfield in Central Park may soon be redeveloped with housing, retail and more. The 16-acre parcel may be transformed into a vibrant mixed-use community.
- Colorado saw the largest increase in the average escrow payment in the nation, up 31 percent from last year, primarily due to the rising property taxes and insurance costs.
- Metro Denver's 2025 homeless count showed an eight percent overall increase, totaling 10,774 people. However, unsheltered homelessness dropped to a six-year low, thanks to expanded shelter access and housing programs. This shift may help improve neighborhood stability and public perception, even as long-term housing needs persist.

- According to a new SmartAsset study, a salary of \$105,955 is needed to live comfortably in Colorado. The estimate is based on the 50/30/20 budgeting rule, which allocates 50 percent of income to necessities, 30 percent to discretionary spending and 20 percent to savings or debt repayment.
- A recent Zillow report found that home insurance premiums increased 38 percent nationally since 2019, while median homeowner income rose just 22 percent. In Denver, premiums rose 43 percent, while income increased 24 percent, ranking the city 14th in the study.
- Residents along an eight-mile stretch of I-70 are hopeful that a planned \$27 million wall will act as a sound barrier, reduce dust and improve safety from highway traffic.

National News:

- Although the national median sale price hit a record high of \$396,500 in June, it remains six percent below the median list price, reflecting the imbalance between the number of sellers and a smaller pool of buyers.
- Builder incentives reached an all-time high, according to the National Association of Home Builders, with 37 percent of builders cutting prices and offering sales incentives.
- Today, more households have pets than children, a shift that is influencing homebuyer decisions. Nearly one in five recent buyers said pet needs were a key factor in choosing their home and neighborhood.
- The MBS Highway National Housing Index dropped eight points in June 2025 to 34, reflecting persistent economic uncertainty that continues to hinder housing activity.

Mortgage News:

- The director of the Federal Housing Finance Authority instructed Freddie Mac and Fannie Mae to draft a proposal exploring the potential inclusion of crypto assets in mortgage underwriting.

Quick Stats:

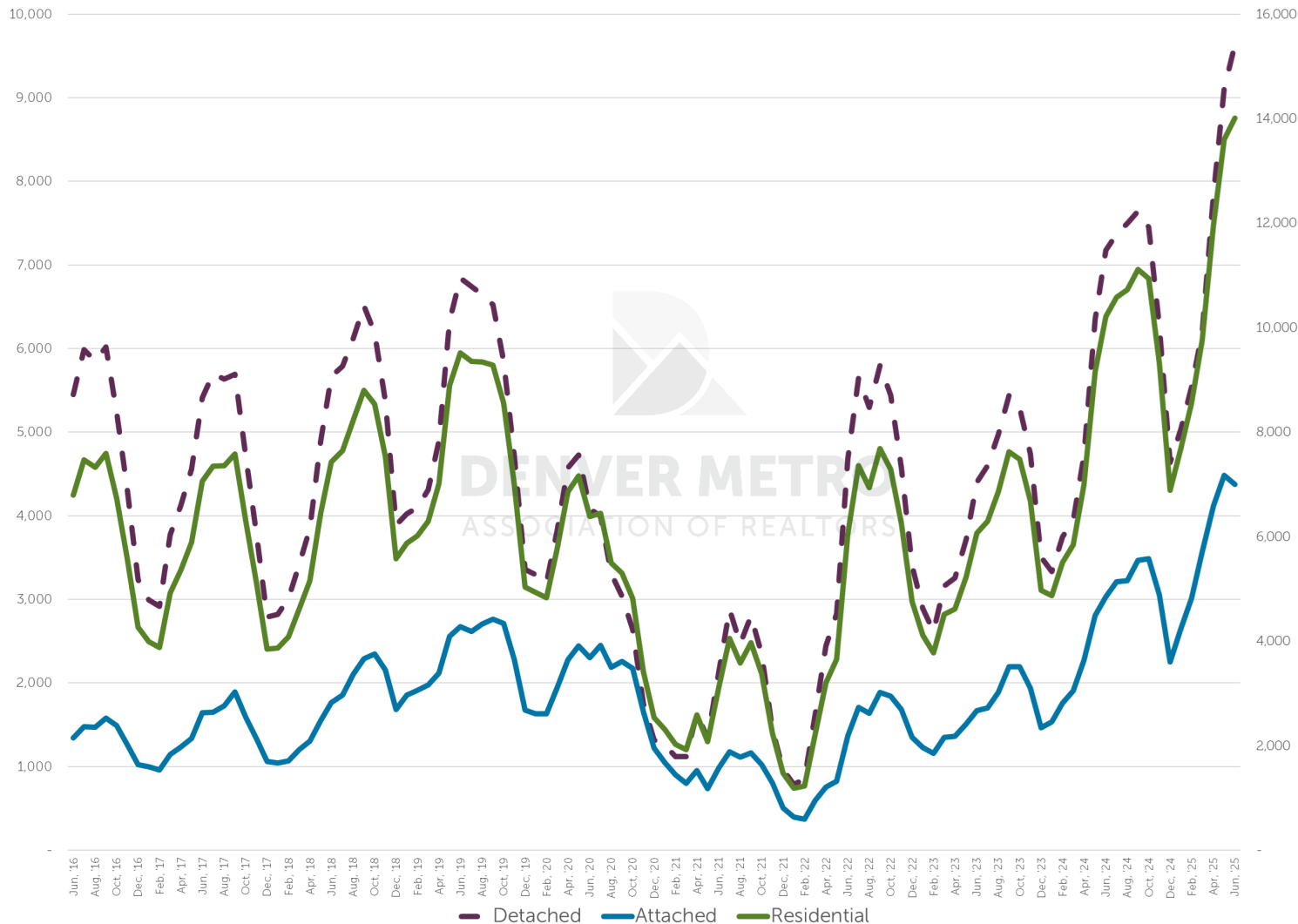
- The average number of active listings for June (1985-2024) is 15,125.
- The record high for June was 2006 with 31,900 listings and the record low was set in 2021 with just 3,122 listings.
- Historically, active listings increase by an average of 12.3 percent from May to June. This June's increase of three percent may signal a potential cooling in inventory levels.

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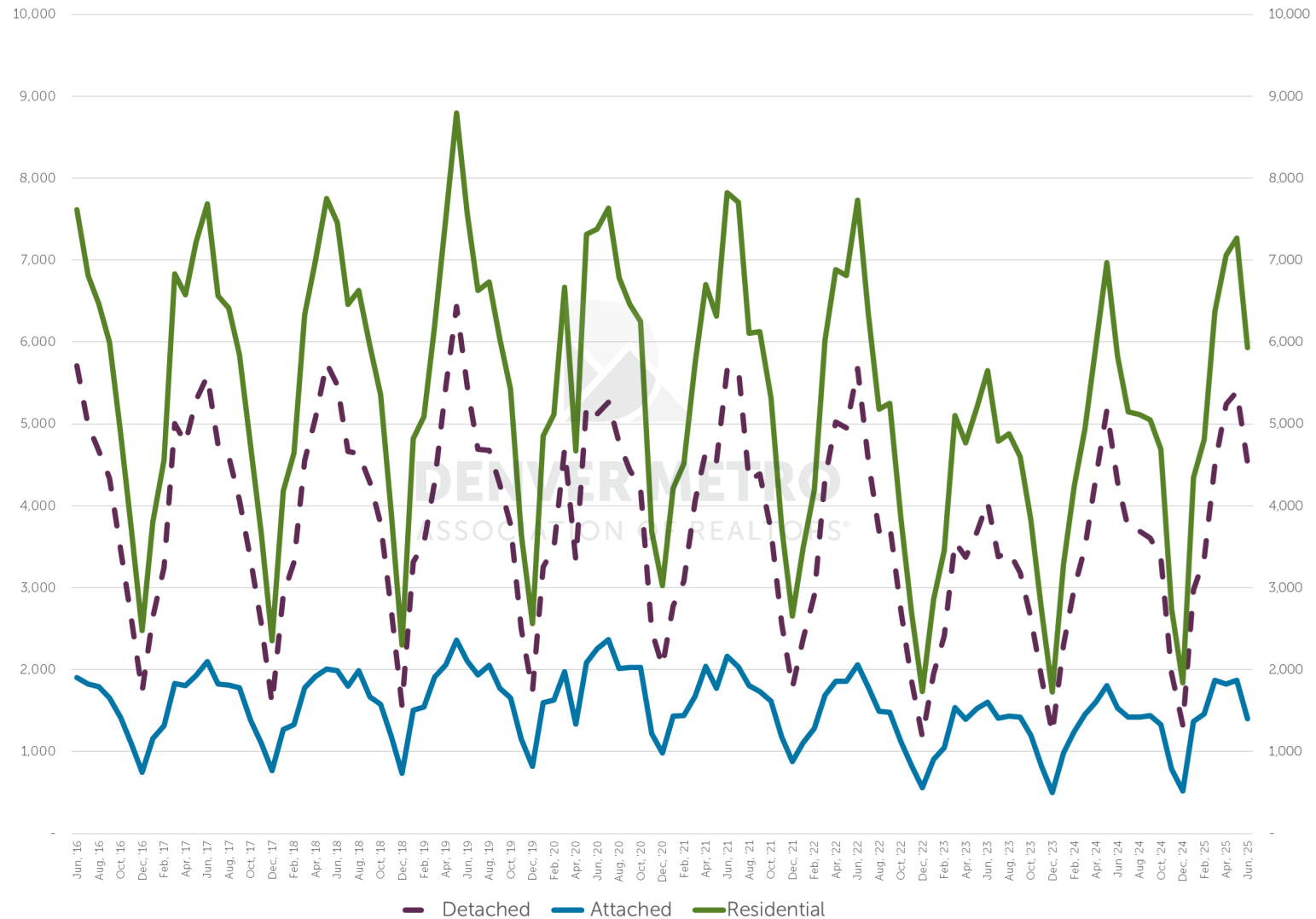
Active Listings at Month's End

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



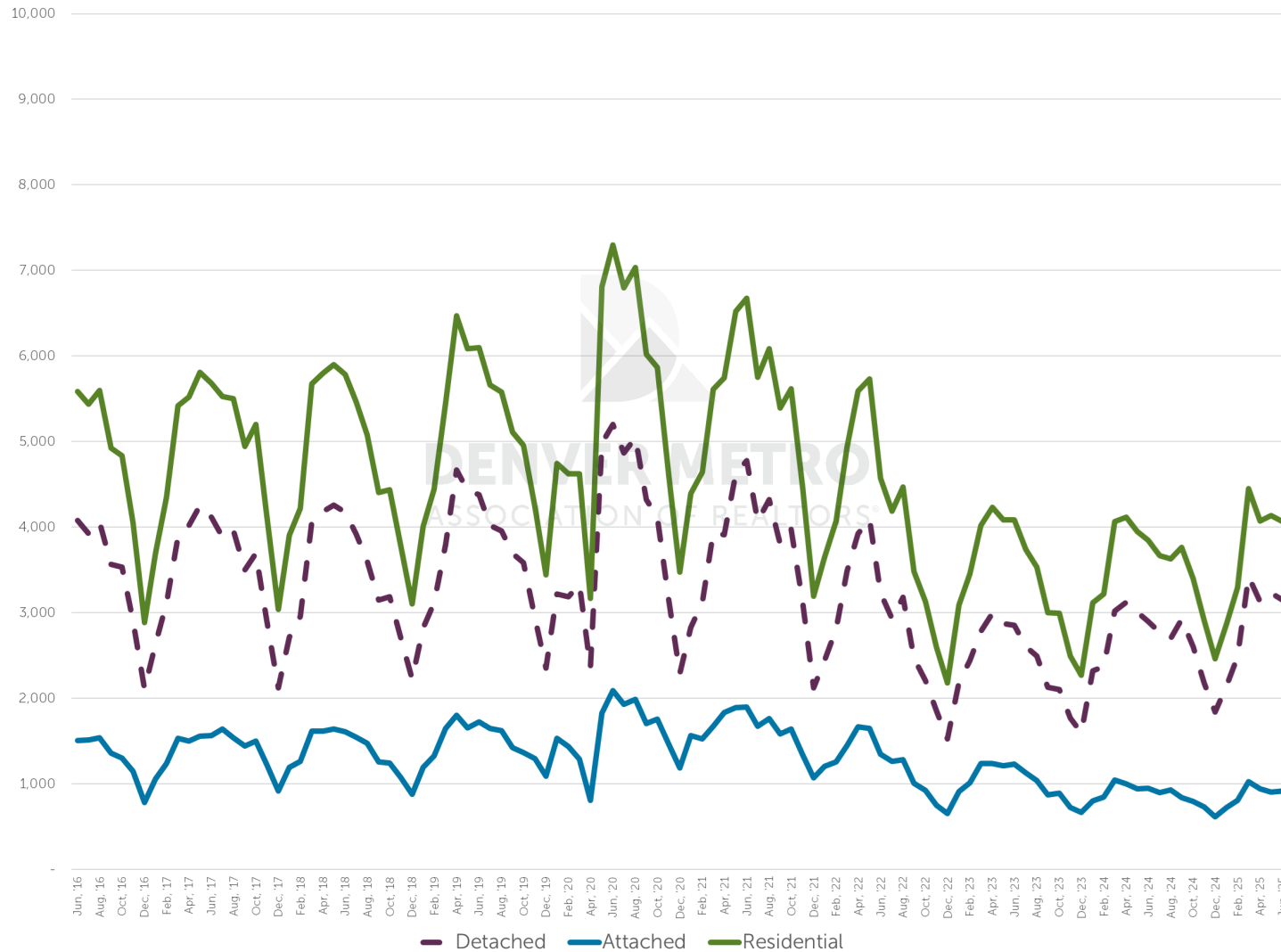
New Listings

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Pending Sales

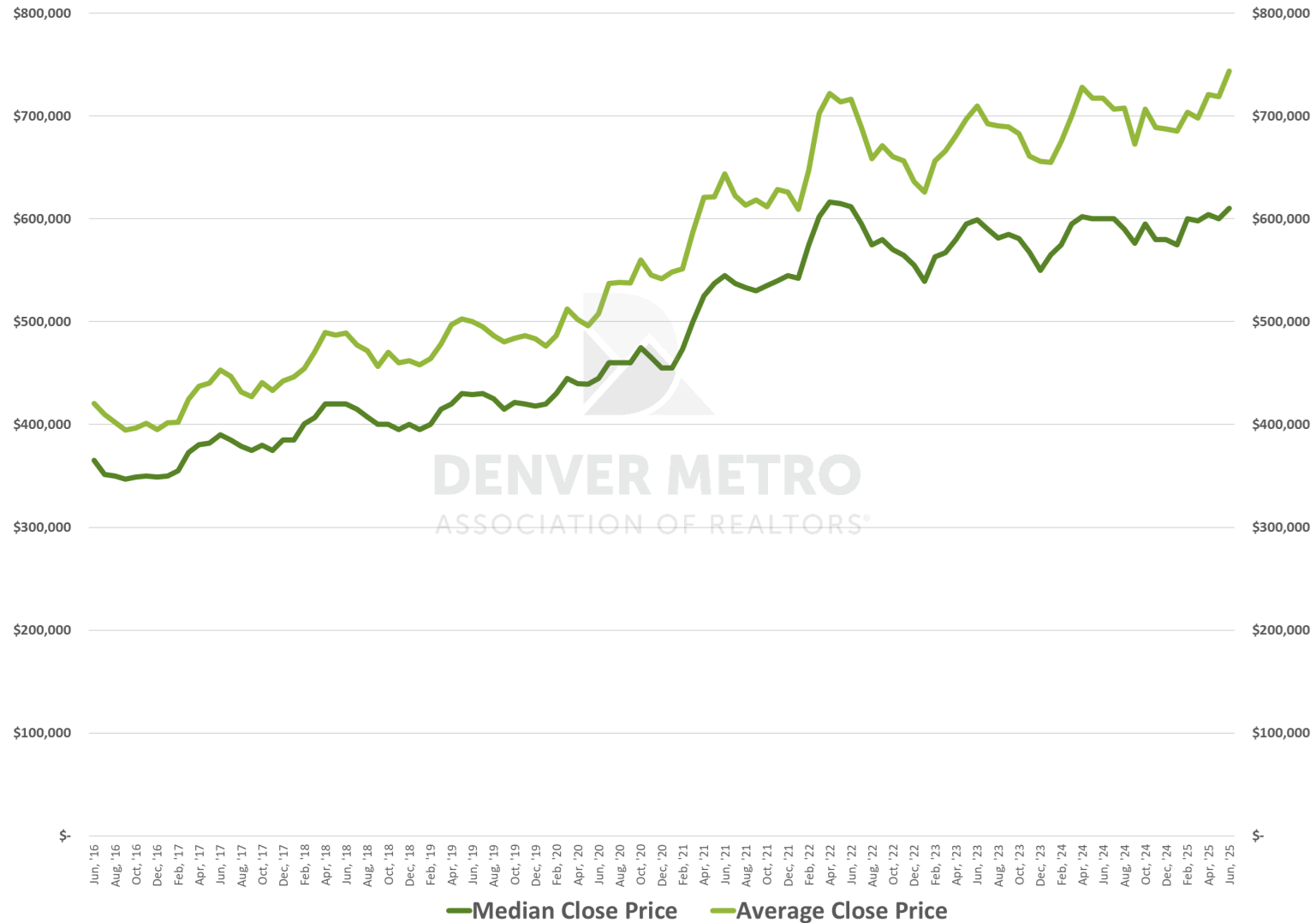
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Residential Median + Average Close Price

10-year view

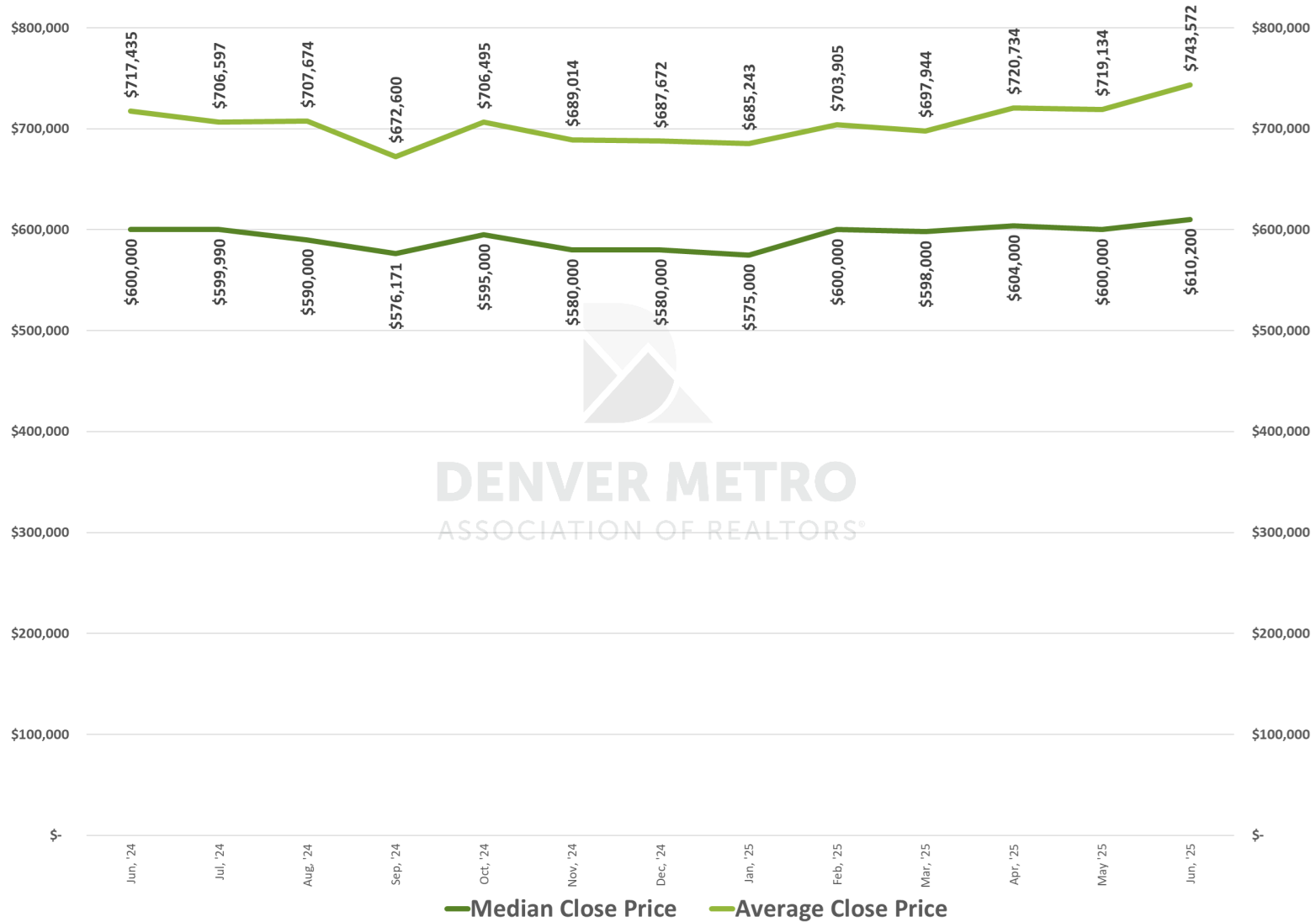
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Residential Median + Average Close Price

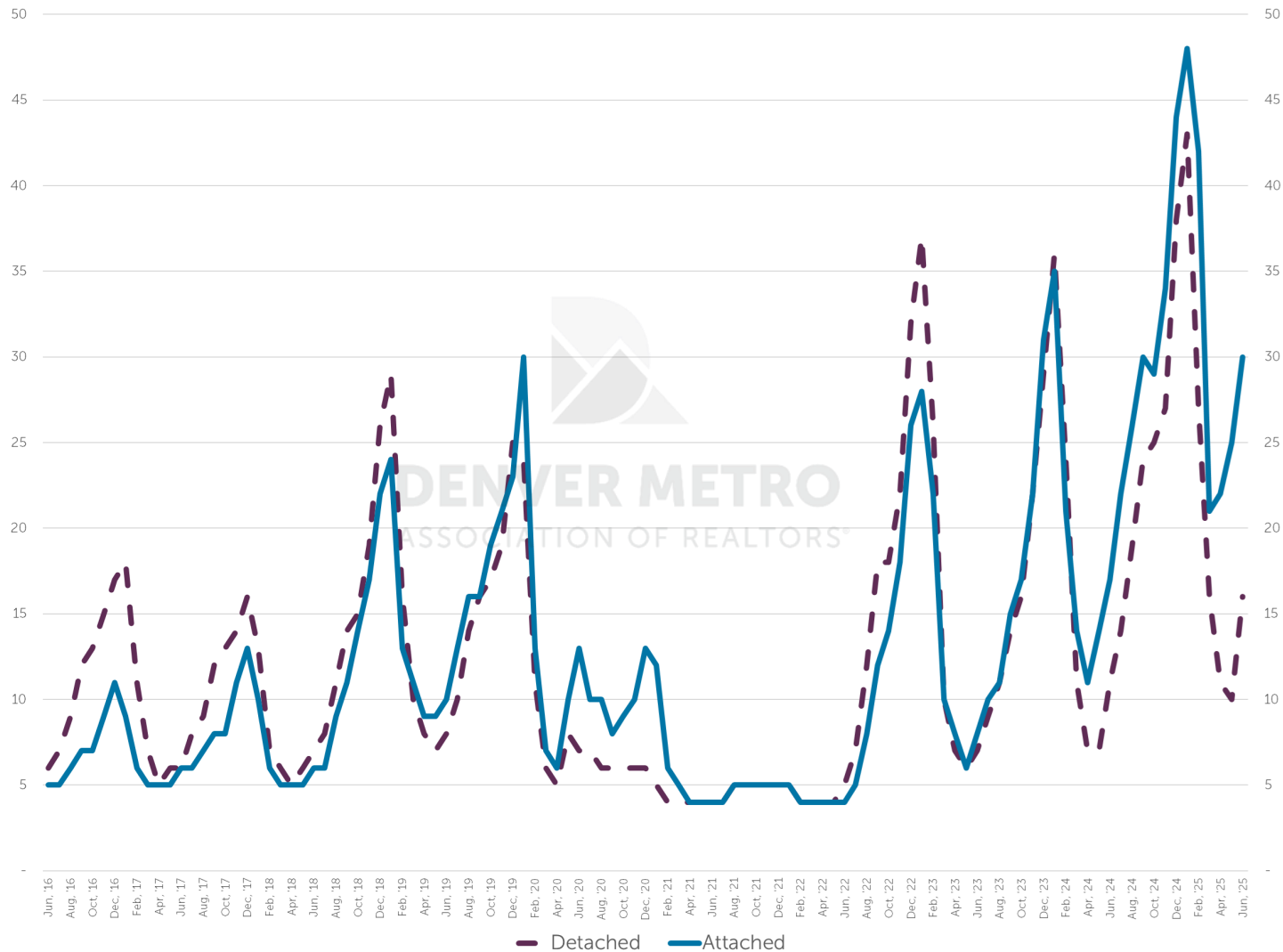
1-year snapshot

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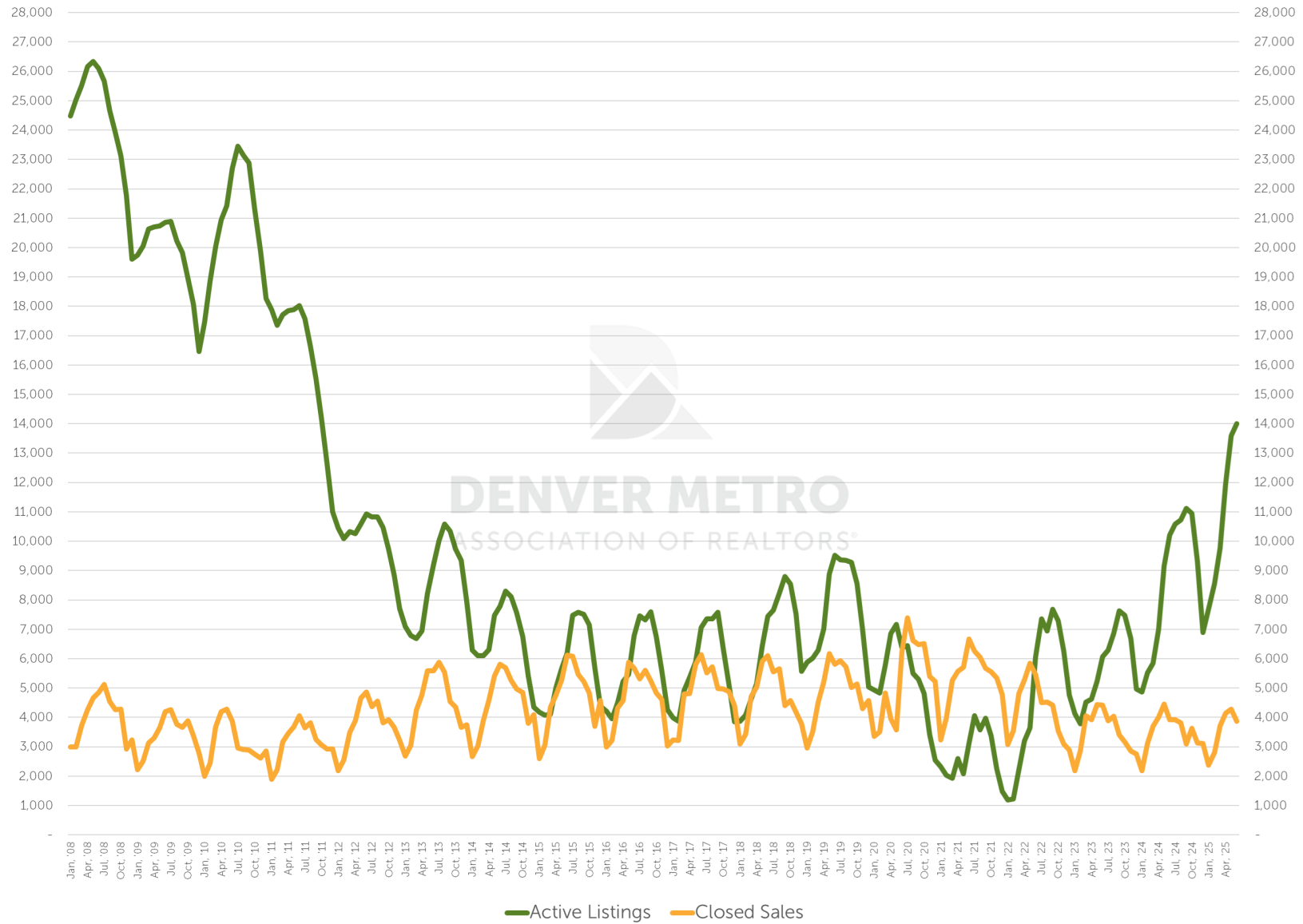
Median Days in MLS

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



Residential Active Listings + Closed Sales at Month's End

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Source of MLS Data: REcolorado.com



June 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
Residential (Detached + Attached)									
Active Listings at Month's End	14,007	10,214	6,071	6,057	3,122	37.14%	130.72%	131.25%	348.65%
New Listings	35,774	31,244	27,041	35,148	35,190	14.50%	32.30%	1.78%	1.66%
Closed	21,201	21,414	21,913	28,040	30,437	-0.99%	-3.25%	-24.39%	-30.34%
Close Price - Average	\$ 714,435	\$ 703,840	\$ 678,721	\$ 694,335	\$ 603,495	1.51%	5.26%	2.89%	18.38%
Close Price - Median	\$ 600,000	\$ 595,000	\$ 576,500	\$ 600,000	\$ 515,000	0.84%	4.08%	0.00%	16.50%
Sales Volume	\$ 15,146,740,033	\$ 15,072,037,594	\$ 14,872,811,456	\$ 19,469,165,884	\$ 18,368,583,489	0.50%	1.84%	-22.20%	-17.54%
Days in MLS - Average	43	35	32	11	16	22.86%	34.38%	290.91%	168.75%
Days in MLS - Median	19	13	10	4	4	46.15%	90.00%	375.00%	375.00%
Close-Price-to-List-Price Ratio	99.12%	99.51%	99.81%	104.90%	103.88%	-0.39%	-0.69%	-5.51%	-4.58%
Detached									
Active Listings at Month's End	9,634	7,179	4,401	4,684	2,137	34.20%	118.90%	105.68%	350.82%
New Listings	25,978	22,607	19,938	26,185	25,627	14.91%	30.29%	-0.79%	1.37%
Closed	16,268	16,140	16,133	20,148	21,714	0.79%	0.84%	-19.26%	-25.08%
Close Price - Average	\$ 796,854	\$ 783,417	\$ 760,100	\$ 785,783	\$ 683,148	1.72%	4.84%	1.41%	16.64%
Close Price - Median	\$ 655,000	\$ 650,000	\$ 631,000	\$ 656,000	\$ 570,000	0.77%	3.80%	-0.15%	14.91%
Sales Volume	\$ 12,963,223,471	\$ 12,644,344,041	\$ 12,262,694,720	\$ 15,831,948,948	\$ 14,833,871,682	2.52%	5.71%	-18.12%	-12.61%
Days in MLS - Average	41	34	33	11	13	20.59%	24.24%	272.73%	215.38%
Days in MLS - Median	16	11	10	4	4	45.45%	60.00%	300.00%	300.00%
Close-Price-to-List-Price Ratio	99.24%	99.61%	99.81%	105.05%	104.49%	-0.37%	-0.57%	-5.53%	-5.02%
Attached									
Active Listings at Month's End	4,373	3,035	1,670	1,373	985	44.09%	161.86%	218.50%	343.96%
New Listings	9,796	8,637	7,103	8,963	9,563	13.42%	37.91%	9.29%	2.44%
Closed	4,933	5,274	5,780	7,892	8,723	-6.47%	-14.65%	-37.49%	-43.45%
Close Price - Average	\$ 442,635	\$ 460,314	\$ 451,577	\$ 460,874	\$ 405,217	-3.84%	-1.98%	-3.96%	9.23%
Close Price - Median	\$ 395,000	\$ 405,000	\$ 399,000	\$ 410,000	\$ 350,000	-2.47%	-1.00%	-3.66%	12.86%
Sales Volume	\$ 2,183,516,562	\$ 2,427,693,553	\$ 2,610,116,736	\$ 3,637,216,936	\$ 3,534,711,807	-10.06%	-16.34%	-39.97%	-38.23%
Days in MLS - Average	52	36	28	11	23	44.44%	85.71%	372.73%	126.09%
Days in MLS - Median	29	16	9	4	5	81.25%	222.22%	625.00%	480.00%
Close-Price-to-List-Price Ratio	98.70%	99.18%	99.80%	104.50%	102.35%	-0.48%	-1.10%	-5.55%	-3.57%

Market Trends

Price Range		Detached			Attached		
		Closed	Active	MOI	Closed	Active	MOI
Months of Inventory	\$0 to \$299,999	21	56	2.67	168	1,127	6.71
	\$300,000 to \$499,999	511	1,287	2.52	405	1,997	4.93
	\$500,000 to \$749,999	1,352	3,793	2.81	184	879	4.78
	\$750,000 to \$999,999	618	2,107	3.41	31	200	6.45
	\$1,000,000 to \$1,499,999	333	1,259	3.78	9	93	10.33
	\$1,500,000 to \$1,999,999	114	515	4.52	3	43	14.33
	\$2,000,000 and over	110	617	5.61	5	34	6.80
TOTALS		3,059	9,634	3.15	805	4,373	5.43

Price Range		Detached		% change	Attached		% change
		Closed Jun. 2025	Closed May 2025		Closed Jun. 2025	Closed May 2025	
Month-Over-Month	\$0 to \$299,999	21	24	-12.50%	168	212	-20.75%
	\$300,000 to \$499,999	511	550	-7.09%	405	522	-22.41%
	\$500,000 to \$749,999	1,352	1,474	-8.28%	184	218	-15.60%
	\$750,000 to \$999,999	618	662	-6.65%	31	38	-18.42%
	\$1,000,000 to \$1,499,999	333	340	-2.06%	9	14	-35.71%
	\$1,500,000 to \$1,999,999	114	120	-5.00%	3	2	50.00%
	\$2,000,000 and over	110	96	14.58%	5	2	150.00%
TOTALS		3,059	3,266	-6.34%	805	1,008	-20.14%

Price Range		Detached		% change	Attached		% change
		YTD Jun. 2025	YTD Jun. 2024		YTD Jun. 2025	YTD Jun. 2024	
Year-Over-Year	\$0 to \$299,999	119	101	17.82%	1,073	1,002	7.09%
	\$300,000 to \$499,999	2,851	2,752	3.60%	2,519	2,720	-7.39%
	\$500,000 to \$749,999	7,380	7,618	-3.12%	1,032	1,152	-10.42%
	\$750,000 to \$999,999	3,211	3,134	2.46%	192	236	-18.64%
	\$1,000,000 to \$1,499,999	1,667	1,532	8.81%	76	105	-27.62%
	\$1,500,000 to \$1,999,999	531	542	-2.03%	21	39	-46.15%
	\$2,000,000 and over	509	461	10.41%	20	20	0.00%
TOTALS		16,268	16,140	0.79%	4,933	5,274	-6.47%

Properties Sold for \$1 Million or More

	Jun. 2025	May. 2025	Jun. 2024	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	972	1,196	834	-18.73%	16.55%
Pending	551	601	488	-8.32%	12.91%
Closed	574	574	546	0.00%	5.13%
Sales Volume	\$ 959,870,240	\$ 942,317,669	\$ 857,303,149	1.86%	11.96%
Days in MLS - Average	38	32	30	18.75%	26.67%
Days in MLS - Median	15	9	10	66.67%	50.00%
Close-Price-to-List-Price Ratio	98.10%	98.86%	99.02%	-0.77%	-0.93%
PSF Total	\$ 381	\$ 374	\$ 375	1.87%	1.60%
Detached					
New Listings	926	1,146	789	-19.20%	17.36%
Pending	536	581	467	-7.75%	14.78%
Closed	557	556	512	0.18%	8.79%
Sales Volume	\$ 931,894,740	\$ 916,794,002	\$ 801,754,547	1.65%	16.23%
Days in MLS - Average	36	32	29	12.50%	24.14%
Days in MLS - Median	14	8	9	75.00%	55.56%
Close-Price-to-List-Price Ratio	98.10%	98.89%	99.18%	-0.80%	-1.09%
PSF Total	\$ 375	\$ 369	\$ 362	1.63%	3.59%
Attached					
New Listings	46	50	45	-8.00%	2.22%
Pending	15	20	21	-25.00%	-28.57%
Closed	17	18	34	-5.56%	-50.00%
Sales Volume	\$ 27,975,500	\$ 25,523,667	\$ 55,548,602	9.61%	-49.64%
Days in MLS - Average	118	37	45	218.92%	162.22%
Days in MLS - Median	30	21	23	42.86%	30.43%
Close-Price-to-List-Price Ratio	98.15%	97.68%	96.78%	0.48%	1.42%
PSF Total	\$ 551	\$ 545	\$ 557	1.10%	-1.08%

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
Residential (Detached + Attached)									
New Listings	5,492	4,520	3,625	4,065	2,886	21.50%	51.50%	35.10%	90.30%
Pending	3,002	2,791	2,477	2,956	2,475	7.56%	21.19%	1.56%	21.29%
Closed	2,824	2,699	2,411	3,315	2,560	4.63%	17.13%	-14.81%	10.31%
Sales Volume	\$ 4,614,359,532	\$ 4,350,162,999	\$ 3,951,199,470	\$ 5,274,030,162	\$ 4,098,627,018	6.07%	16.78%	-12.51%	12.58%
Days in MLS - Average	44	40	34	18	37	10.00%	29.41%	144.44%	18.92%
Days in MLS - Median	13	12	8	4	5	8.33%	62.50%	225.00%	160.00%
Close-Price-to-List-Price Ratio	98.43%	98.69%	99.31%	106.10%	102.17%	-0.26%	-0.89%	-7.23%	-3.66%
PSF Total	\$ 383	\$ 383	\$ 385	\$ 399	\$ 364	0.00%	-0.52%	-4.01%	5.22%
Detached									
New Listings	5,197	4,221	3,363	3,784	2,631	23.12%	54.53%	37.34%	97.53%
Pending	2,887	2,638	2,323	2,764	2,285	9.44%	24.28%	4.45%	26.35%
Closed	2,707	2,535	2,251	3,103	2,347	6.79%	20.26%	-12.76%	15.34%
Sales Volume	\$ 4,428,422,615	\$ 4,097,418,010	\$ 3,703,571,318	\$ 4,954,749,358	\$ 3,782,145,990	8.08%	19.57%	-10.62%	17.09%
Days in MLS - Average	44	40	33	16	34	10.00%	33.33%	175.00%	29.41%
Days in MLS - Median	13	12	8	4	5	8.33%	62.50%	225.00%	160.00%
Close-Price-to-List-Price Ratio	98.46%	98.75%	99.40%	106.35%	102.49%	-0.29%	-0.95%	-7.42%	-3.93%
PSF Total	\$ 373	\$ 372	\$ 370	\$ 384	\$ 341	0.27%	0.81%	-2.86%	9.38%
Attached									
New Listings	295	299	262	281	255	-1.34%	12.60%	4.98%	15.69%
Pending	115	153	154	192	190	-24.84%	-25.32%	-40.10%	-39.47%
Closed	117	164	160	212	213	-28.66%	-26.88%	-44.81%	-45.07%
Sales Volume	\$ 185,936,917	\$ 252,744,989	\$ 247,628,152	\$ 319,280,804	\$ 316,481,028	-26.43%	-24.91%	-41.76%	-41.25%
Days in MLS - Average	49	45	41	40	75	8.89%	19.51%	22.50%	-34.67%
Days in MLS - Median	16	15	13	5	16	6.67%	23.08%	220.00%	0.00%
Close-Price-to-List-Price Ratio	97.83%	97.75%	98.04%	102.45%	98.68%	0.08%	-0.21%	-4.51%	-0.86%
PSF Total	\$ 601	\$ 559	\$ 594	\$ 614	\$ 624	7.51%	1.18%	-2.12%	-3.69%

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

	Jun. 2025	May. 2025	Jun. 2024	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	1,045	1,243	968	-15.93%	7.95%
Pending	645	697	641	-7.46%	0.62%
Closed	649	700	628	-7.29%	3.34%
Sales Volume	\$ 552,138,251	\$ 598,093,184	\$ 532,940,426	-7.68%	3.60%
Days in MLS - Average	33	28	25	17.86%	32.00%
Days in MLS - Median	17	9	10	88.89%	70.00%
Close-Price-to-List-Price Ratio	99.14%	99.41%	99.48%	-0.27%	-0.34%
PSF Total	\$ 284	\$ 284	\$ 289	0.00%	-1.73%
Detached					
New Listings	988	1,167	903	-15.34%	9.41%
Pending	615	651	603	-5.53%	1.99%
Closed	618	662	596	-6.65%	3.69%
Sales Volume	\$ 525,805,099	\$ 566,218,488	\$ 506,026,784	-7.14%	3.91%
Days in MLS - Average	30	28	24	7.14%	25.00%
Days in MLS - Median	17	9	10	88.89%	70.00%
Close-Price-to-List-Price Ratio	99.16%	99.45%	99.46%	-0.29%	-0.30%
PSF Total	\$ 276	\$ 278	\$ 284	-0.72%	-2.82%
Attached					
New Listings	57	76	65	-25.00%	-12.31%
Pending	30	46	38	-34.78%	-21.05%
Closed	31	38	32	-18.42%	-3.13%
Sales Volume	\$ 26,333,152	\$ 31,874,696	\$ 26,913,642	-17.39%	-2.16%
Days in MLS - Average	95	34	38	179.41%	150.00%
Days in MLS - Median	32	23	9	39.13%	255.56%
Close-Price-to-List-Price Ratio	98.68%	98.71%	100.05%	-0.03%	-1.37%
PSF Total	\$ 452	\$ 401	\$ 381	12.72%	18.64%

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
Residential (Detached + Attached)									
New Listings	5,955	5,092	4,295	5,561	3,682	16.95%	38.65%	7.09%	61.73%
Pending	3,719	3,638	3,369	4,219	3,260	2.23%	10.39%	-11.85%	14.08%
Closed	3,403	3,370	3,052	4,411	3,176	0.98%	11.50%	-22.85%	7.15%
Sales Volume	\$ 2,898,978,812	\$ 2,857,048,056	\$ 2,582,203,467	\$ 3,733,818,163	\$ 2,694,341,542	1.47%	12.27%	-22.36%	7.60%
Days in MLS - Average	40	35	32	12	18	14.29%	25.00%	233.33%	122.22%
Days in MLS - Median	15	11	10	4	4	36.36%	50.00%	275.00%	275.00%
Close-Price-to-List-Price Ratio	99.34%	99.74%	99.79%	105.15%	103.93%	-0.40%	-0.45%	-5.53%	-4.42%
PSF Total	\$ 285	\$ 288	\$ 287	\$ 304	\$ 276	-1.04%	-0.70%	-6.25%	3.26%
Detached									
New Listings	5,515	4,665	3,951	5,166	3,314	18.22%	39.58%	6.76%	66.42%
Pending	3,520	3,388	3,128	3,898	2,950	3.90%	12.53%	-9.70%	19.32%
Closed	3,211	3,134	2,815	4,020	2,887	2.46%	14.07%	-20.12%	11.22%
Sales Volume	\$ 2,736,762,194	\$ 2,658,013,217	\$ 2,383,014,270	\$ 3,404,266,857	\$ 2,448,746,724	2.96%	14.84%	-19.61%	11.76%
Days in MLS - Average	39	35	32	12	15	11.43%	21.88%	225.00%	160.00%
Days in MLS - Median	14	11	10	4	4	27.27%	40.00%	250.00%	250.00%
Close-Price-to-List-Price Ratio	99.39%	99.76%	99.81%	105.30%	104.28%	-0.37%	-0.42%	-5.61%	-4.69%
PSF Total	\$ 276	\$ 277	\$ 274	\$ 289	\$ 261	-0.36%	0.73%	-4.50%	5.75%
Attached									
New Listings	440	427	344	395	368	3.04%	27.91%	11.39%	19.57%
Pending	199	250	241	321	310	-20.40%	-17.43%	-38.01%	-35.81%
Closed	192	236	237	391	289	-18.64%	-18.99%	-50.90%	-33.56%
Sales Volume	\$ 162,216,618	\$ 199,034,839	\$ 199,189,197	\$ 329,551,306	\$ 245,594,818	-18.50%	-18.56%	-50.78%	-33.95%
Days in MLS - Average	57	43	32	21	54	32.56%	78.13%	171.43%	5.56%
Days in MLS - Median	25	10	10	5	11	150.00%	150.00%	400.00%	127.27%
Close-Price-to-List-Price Ratio	98.61%	99.54%	99.56%	103.59%	100.49%	-0.93%	-0.95%	-4.81%	-1.87%
PSF Total	\$ 430	\$ 440	\$ 440	\$ 464	\$ 423	-2.27%	-2.27%	-7.33%	1.65%

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

	Jun. 2025	May. 2025	Jun. 2024	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	2,274	2,679	2,241	-15.12%	1.47%
Pending	1,566	1,625	1,548	-3.63%	1.16%
Closed	1,536	1,692	1,608	-9.22%	-4.48%
Sales Volume	\$ 937,319,652	\$ 1,031,583,301	\$ 979,136,557	-9.14%	-4.27%
Days in MLS - Average	34	30	27	13.33%	25.93%
Days in MLS - Median	17	12	12	41.67%	41.67%
Close-Price-to-List-Price Ratio	99.44%	99.69%	99.87%	-0.25%	-0.43%
PSF Total	\$ 281	\$ 282	\$ 282	-0.35%	-0.35%
Detached					
New Listings	1,943	2,265	1,906	-14.22%	1.94%
Pending	1,378	1,424	1,354	-3.23%	1.77%
Closed	1,352	1,474	1,406	-8.28%	-3.84%
Sales Volume	\$ 828,459,101	\$ 903,470,649	\$ 861,598,664	-8.30%	-3.85%
Days in MLS - Average	32	28	26	14.29%	23.08%
Days in MLS - Median	16	11	11	45.45%	45.45%
Close-Price-to-List-Price Ratio	99.52%	99.79%	99.93%	-0.27%	-0.41%
PSF Total	\$ 271	\$ 273	\$ 275	-0.73%	-1.45%
Attached					
New Listings	331	414	335	-20.05%	-1.19%
Pending	188	201	194	-6.47%	-3.09%
Closed	184	218	202	-15.60%	-8.91%
Sales Volume	\$ 108,860,551	\$ 128,112,652	\$ 117,537,893	-15.03%	-7.38%
Days in MLS - Average	48	42	34	14.29%	41.18%
Days in MLS - Median	28	23	17	21.74%	64.71%
Close-Price-to-List-Price Ratio	98.86%	99.01%	99.46%	-0.15%	-0.60%
PSF Total	\$ 349	\$ 343	\$ 333	1.75%	4.80%

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
Residential (Detached + Attached)									
New Listings	13,245	11,992	10,576	14,457	11,427	10.45%	25.24%	-8.38%	15.91%
Pending	8,908	8,991	9,296	11,508	10,372	-0.92%	-4.17%	-22.59%	-14.11%
Closed	8,412	8,770	9,037	11,865	10,485	-4.08%	-6.92%	-29.10%	-19.77%
Sales Volume	\$ 5,131,210,311	\$ 5,323,085,451	\$ 5,489,126,657	\$ 7,243,484,302	\$ 6,300,093,835	-3.60%	-6.52%	-29.16%	-18.55%
Days in MLS - Average	41	34	35	11	12	20.59%	17.14%	272.73%	241.67%
Days in MLS - Median	18	12	11	4	4	50.00%	63.64%	350.00%	350.00%
Close-Price-to-List-Price Ratio	99.55%	99.87%	100.00%	104.85%	104.94%	-0.32%	-0.45%	-5.05%	-5.14%
PSF Total	\$ 278	\$ 281	\$ 275	\$ 299	\$ 258	-1.07%	1.09%	-7.02%	7.75%
Detached									
New Listings	11,102	10,015	9,017	12,572	10,063	10.85%	23.12%	-11.69%	10.32%
Pending	7,799	7,762	8,083	9,966	9,076	0.48%	-3.51%	-21.74%	-14.07%
Closed	7,380	7,618	7,879	10,112	9,237	-3.12%	-6.33%	-27.02%	-20.10%
Sales Volume	\$ 4,523,075,674	\$ 4,651,505,695	\$ 4,804,756,435	\$ 6,210,344,742	\$ 5,560,345,824	-2.76%	-5.86%	-27.17%	-18.65%
Days in MLS - Average	40	33	35	10	10	21.21%	14.29%	300.00%	300.00%
Days in MLS - Median	17	12	11	4	4	41.67%	54.55%	325.00%	325.00%
Close-Price-to-List-Price Ratio	99.62%	99.93%	100.04%	104.94%	105.35%	-0.31%	-0.42%	-5.07%	-5.44%
PSF Total	\$ 270	\$ 271	\$ 263	\$ 286	\$ 241	-0.37%	2.66%	-5.59%	12.03%
Attached									
New Listings	2,143	1,977	1,559	1,885	1,364	8.40%	37.46%	13.69%	57.11%
Pending	1,109	1,229	1,213	1,542	1,296	-9.76%	-8.57%	-28.08%	-14.43%
Closed	1,032	1,152	1,158	1,753	1,248	-10.42%	-10.88%	-41.13%	-17.31%
Sales Volume	\$ 608,134,637	\$ 671,579,756	\$ 684,370,222	\$ 1,033,139,560	\$ 739,748,011	-9.45%	-11.14%	-41.14%	-17.79%
Days in MLS - Average	46	42	36	14	33	9.52%	27.78%	228.57%	39.39%
Days in MLS - Median	24	17	13	4	5	41.18%	84.62%	500.00%	380.00%
Close-Price-to-List-Price Ratio	99.01%	99.48%	99.77%	104.34%	101.91%	-0.47%	-0.76%	-5.11%	-2.85%
PSF Total	\$ 340	\$ 343	\$ 354	\$ 372	\$ 385	-0.87%	-3.95%	-8.60%	-11.69%