

Market Overview

	Mar. 2026	Feb. 2026	Mar. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
Active Listings at Month's End	9,846	8,988	9,764	9.55%	0.84%
New Listings	5,986	4,991	6,383	19.94%	-6.22%
Pending	4,612	3,529	4,388	30.69%	5.10%
Closed	3,631	2,834	3,730	28.12%	-2.65%
Close Price - Average	\$ 711,493	\$ 681,891	\$ 697,713	4.34%	1.98%
Close Price - Median	\$ 590,000	\$ 575,000	\$ 598,500	2.61%	-1.42%
Sales Volume	\$ 2,583,431,473	\$ 1,932,478,317	\$ 2,602,468,615	33.68%	-0.73%
Days in MLS - Average	50	59	47	-15.25%	6.38%
Days in MLS - Median	16	32	17	-50.00%	-5.88%
Close-Price-to-List-Price Ratio	99.13%	98.71%	99.27%	0.43%	-0.14%
Detached					
Active Listings at Month's End	6,107	5,578	6,197	9.48%	-1.45%
New Listings	4,327	3,486	4,500	24.13%	-3.84%
Pending	3,564	2,741	3,379	30.03%	5.47%
Closed	2,822	2,218	2,846	27.23%	-0.84%
Close Price - Average	\$ 785,555	\$ 754,149	\$ 778,461	4.16%	0.91%
Close Price - Median	\$ 645,000	\$ 628,086	\$ 660,000	2.69%	-2.27%
Sales Volume	\$ 2,216,834,916	\$ 1,672,703,296	\$ 2,215,499,287	32.53%	0.06%
Days in MLS - Average	45	58	46	-22.41%	-2.17%
Days in MLS - Median	13	28	16	-53.57%	-18.75%
Close-Price-to-List-Price Ratio	99.27%	98.91%	99.44%	0.36%	-0.17%
Attached					
Active Listings at Month's End	3,739	3,410	3,567	9.65%	4.82%
New Listings	1,659	1,505	1,883	10.23%	-11.90%
Pending	1,048	788	1,009	32.99%	3.87%
Closed	809	616	884	31.33%	-8.48%
Close Price - Average	\$ 453,148	\$ 421,713	\$ 437,748	7.45%	3.52%
Close Price - Median	\$ 397,000	\$ 379,950	\$ 389,500	4.49%	1.93%
Sales Volume	\$ 366,596,557	\$ 259,775,021	\$ 386,969,328	41.12%	-5.26%
Days in MLS - Average	65	63	51	3.17%	27.45%
Days in MLS - Median	30	45	21	-33.33%	42.86%
Close-Price-to-List-Price Ratio	98.67%	97.96%	98.73%	0.72%	-0.06%

Market Highlights

Realtor® Insights:

- More homes are being sold out of necessity rather than desire, with a growing number of sellers being older homeowners who require additional support throughout the moving process.
- Many agents are reporting an increase in conversations with sellers who aren't necessarily in a rush but want to better understand the best time to sell this year. In guiding these discussions, agents are relying heavily on 2025 data, as the market so far is tracking very similarly to last year.

Local News:

- Water is becoming a real market story here. Denver Water declared Stage 1 drought conditions on March 25, and is seeking a 20 percent reduction in total use and imposed mandatory outdoor watering restrictions. This impacts landscaping, HOA common areas, operating costs and the broader cost-of-living conversation.
- Denver Summit FC acquired land at Santa Fe Yards for a future stadium. The development will be Colorado's first stadium and entertainment district designed specifically for women's professional sports.
- In March, Governor Polis signed the HOME Act, allowing schools, universities and nonprofits to build housing regardless of local zoning, boosting supply while also sparking debates over local control.
- The Denver Broncos plan to buy the Burnham Yard site for approximately \$46 million—less than the state originally paid—as a key step toward building a new stadium and large mixed-use development in Denver.
- A new Colorado bill (HB-1308) would allow Front Range homeowners to split their lots and sell portions—such as an ADU or vacant land—with limited local government involvement. It builds on prior legislation that made it easier to add ADUs, now giving owners the option to sell those units separately or create space for new homes. The measure has passed the House and is part of a broader effort to increase housing supply in urban areas.
- Metro Denver continues to struggle with a huge surplus of office space, especially downtown, where the vacancy rate is approaching 40 percent and some buildings are selling for steep discounts.
- State planners are studying up to five potential sites for a new "West Metro" train station in Arvada that could connect to Colorado's proposed mountain rail line, with results expected after an eight-month evaluation.
- A developer has pulled a controversial annexation request in Castle Pines for the Crownest project as the city continues to examine growth.
- According to Census data, Denver-area residents are shifting from Denver and Arapahoe counties toward Weld, Douglas (Parker/Highlands Ranch) and Larimer counties, or leaving Colorado entirely. Together, Denver and Arapahoe counties lost almost 18,000 residents to domestic migration as people traded urban living for the suburbs.

National News:

- A consistent national picture for early 2026: cautious buyer re-engagement and improving affordability, with expectations of steady—rather than explosive—growth in purchases through the year. Sales are ticking up seasonally but remain historically subdued, while prices are stable to modest.
- Fannie Mae and Freddie Mac have introduced updates to condominium project standards and property insurance requirements for one- to four-unit properties and project developments. These changes include stricter condo reserve expectations, which may make some units harder to finance and could increase HOA dues, as well as adjustments intended to reduce costs, such as allowing ACV roof coverage for condo buildings while maintaining RCV for the rest of the property, along with revisions to deductibles and limited reviews.
- The U.S. economy has remained remarkably resilient amid tariff shocks, the rapid rise of AI, sluggish job growth, reduced population gains tied to immigration policy, weak consumer sentiment and a prolonged government shutdown. Even against this backdrop, real GDP continues to grow at roughly two percent annually. However, new headwinds are emerging, including rising oil prices and inflation, softening conditions in private equity and debt markets, and the increasing likelihood of delayed or absent rate cuts.
- Fix-and-flip investors are struggling to find inventory as competition has increased significantly.
- In California, 11 individuals were arrested in connection with a title fraud scheme targeting elderly homeowners. They face charges including wire fraud, money laundering and aggravated identity theft.

Mortgage News:

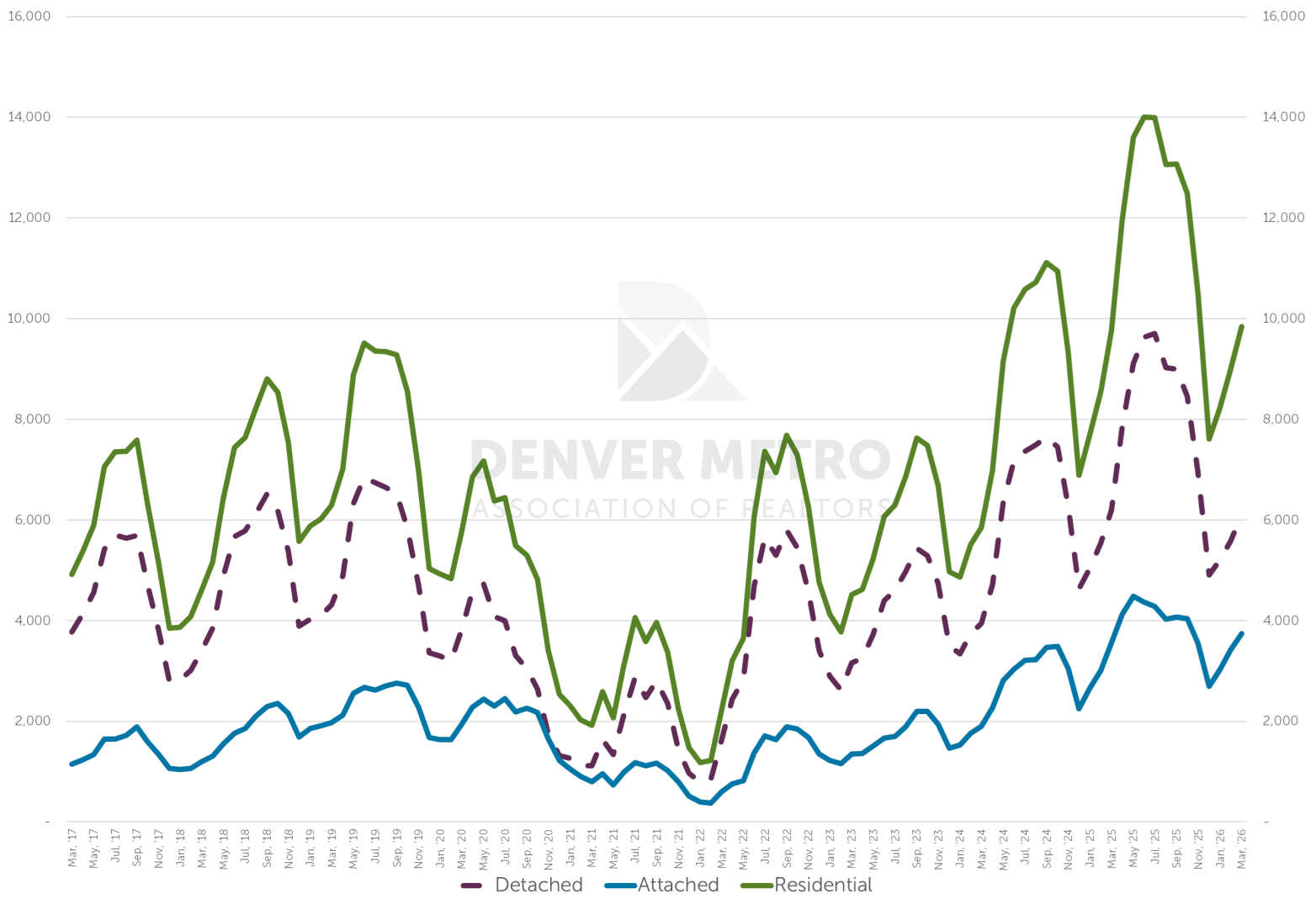
- After dipping below six percent earlier in 2026, mortgage rates have reversed course, creating renewed affordability pressure just as the spring market gains momentum. While buyer activity had started to rebound during the earlier rate decline, rising borrowing costs are beginning to temper demand and reduce refinancing activity.
- Looking ahead, forecasts remain cautiously optimistic. Many projections still call for rates to ease later in 2026, potentially falling back toward the high-five percent range, though that outlook is highly dependent on inflation cooling and broader economic stability.

Quick Stats:

- In March, 63.14 percent of sellers offered a concession, down 0.6 percent from February but up 3.82 percent year-over-year. With ongoing geopolitical uncertainty, concessions are likely to continue rising.
- The average number of active listings in March (1985–2025) is 13,105. The record high was set in 2006 with 27,309 listings, while the record low occurred in 2021 with just 1,921 listings.
- Historically, active listings increase by an average of 11.32 percent from February to March. This year's smaller increase of 9.55 percent suggests slower growth in new listings.

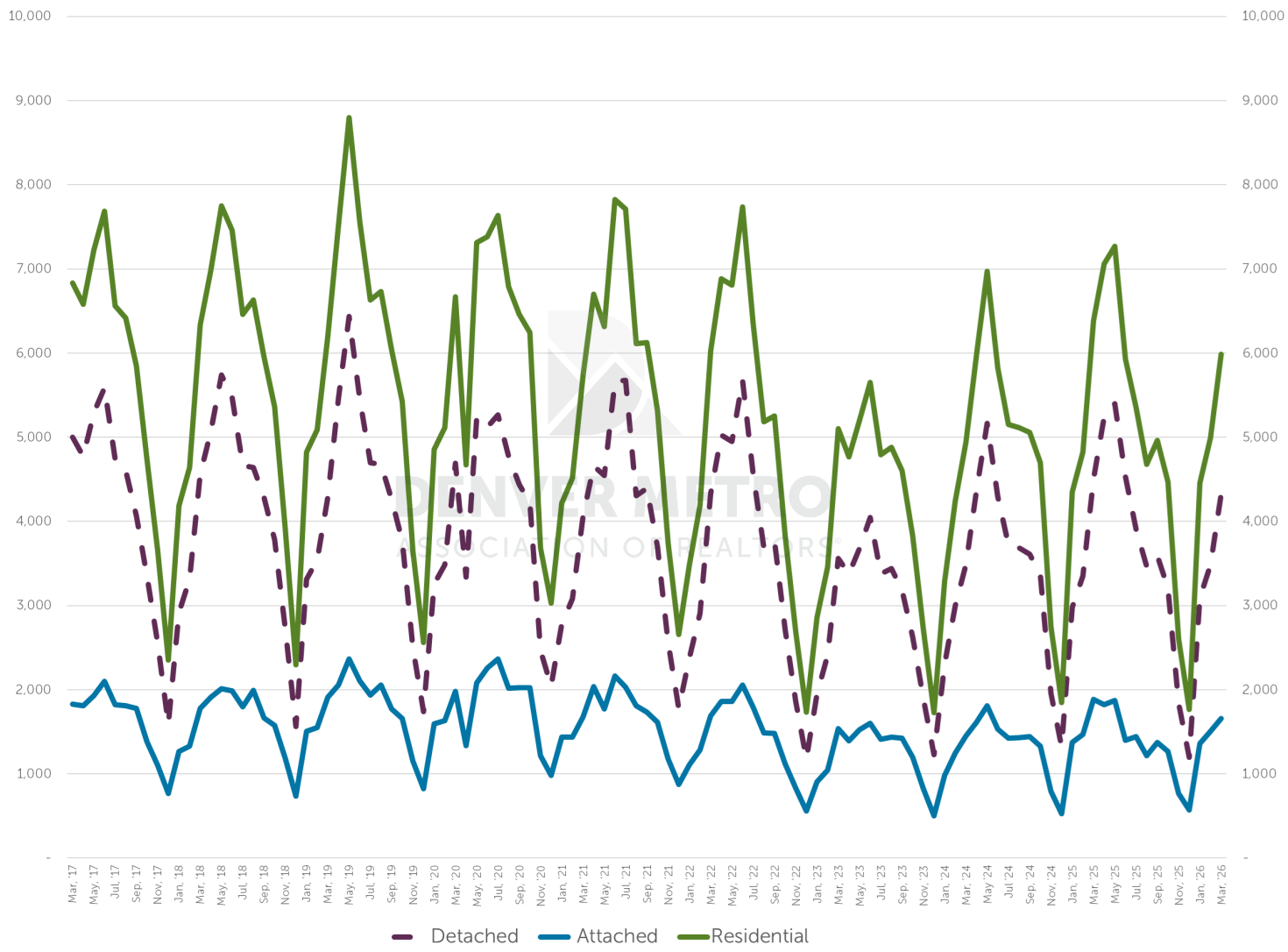
Active Listings at Month's End

DMAR Market Trends | March 2026
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



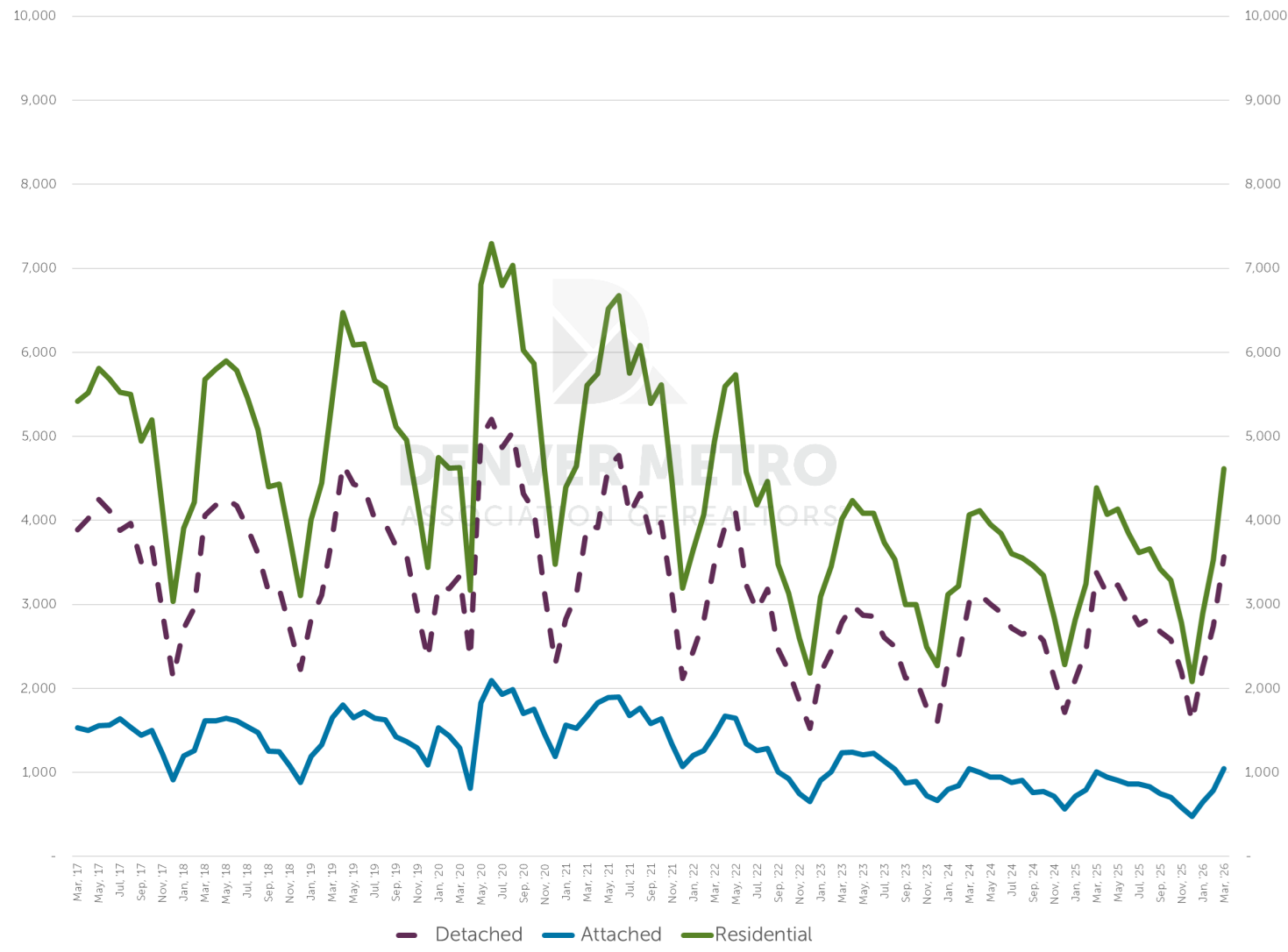
New Listings

DMAR Market Trends | March 2026
Denver Metro Association of Realtors®
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Pending Sales

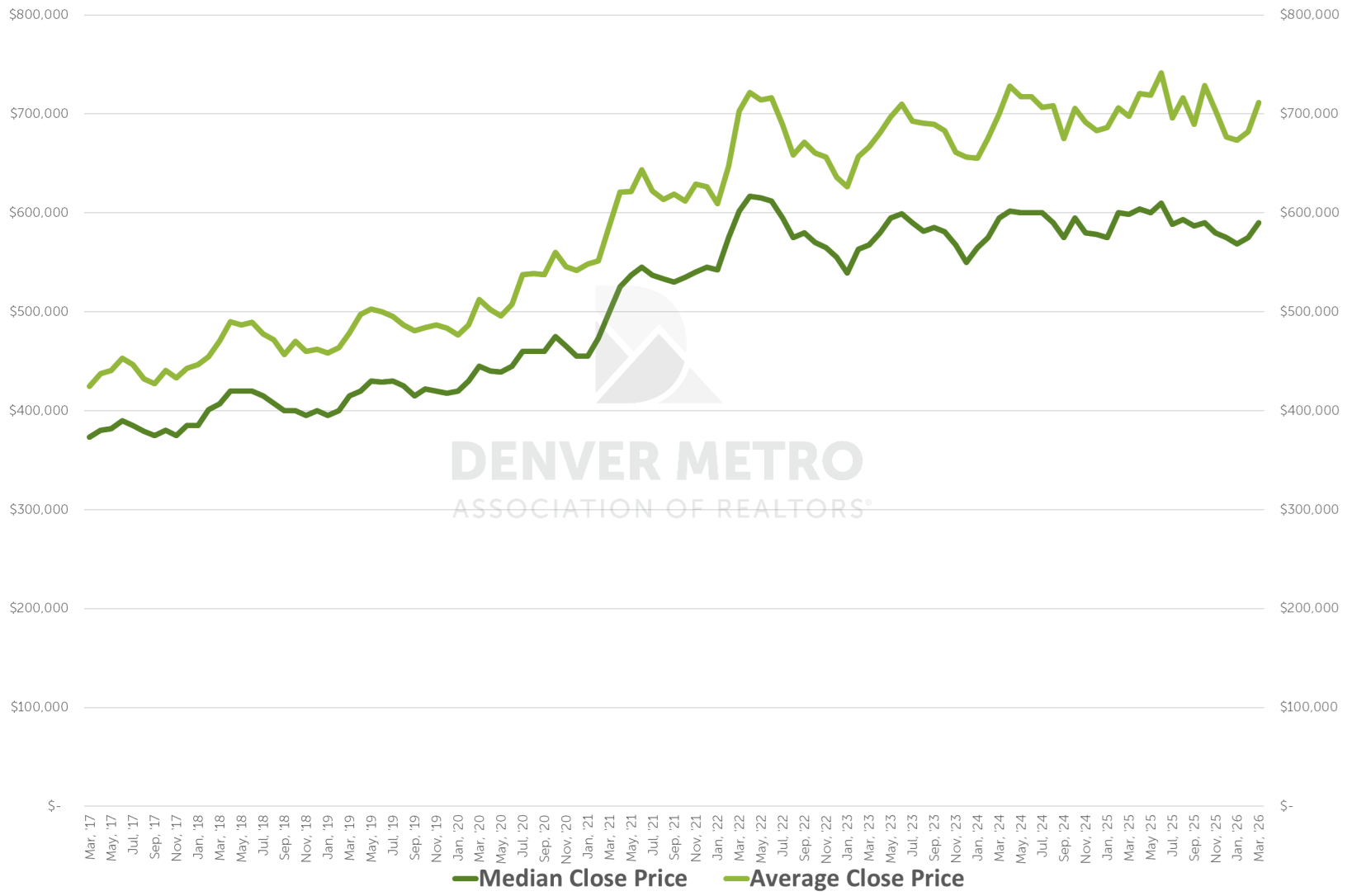
DMAR Market Trends | March 2026
Denver Metro Association of Realtors®
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Residential Median + Average Close Price

10-year view

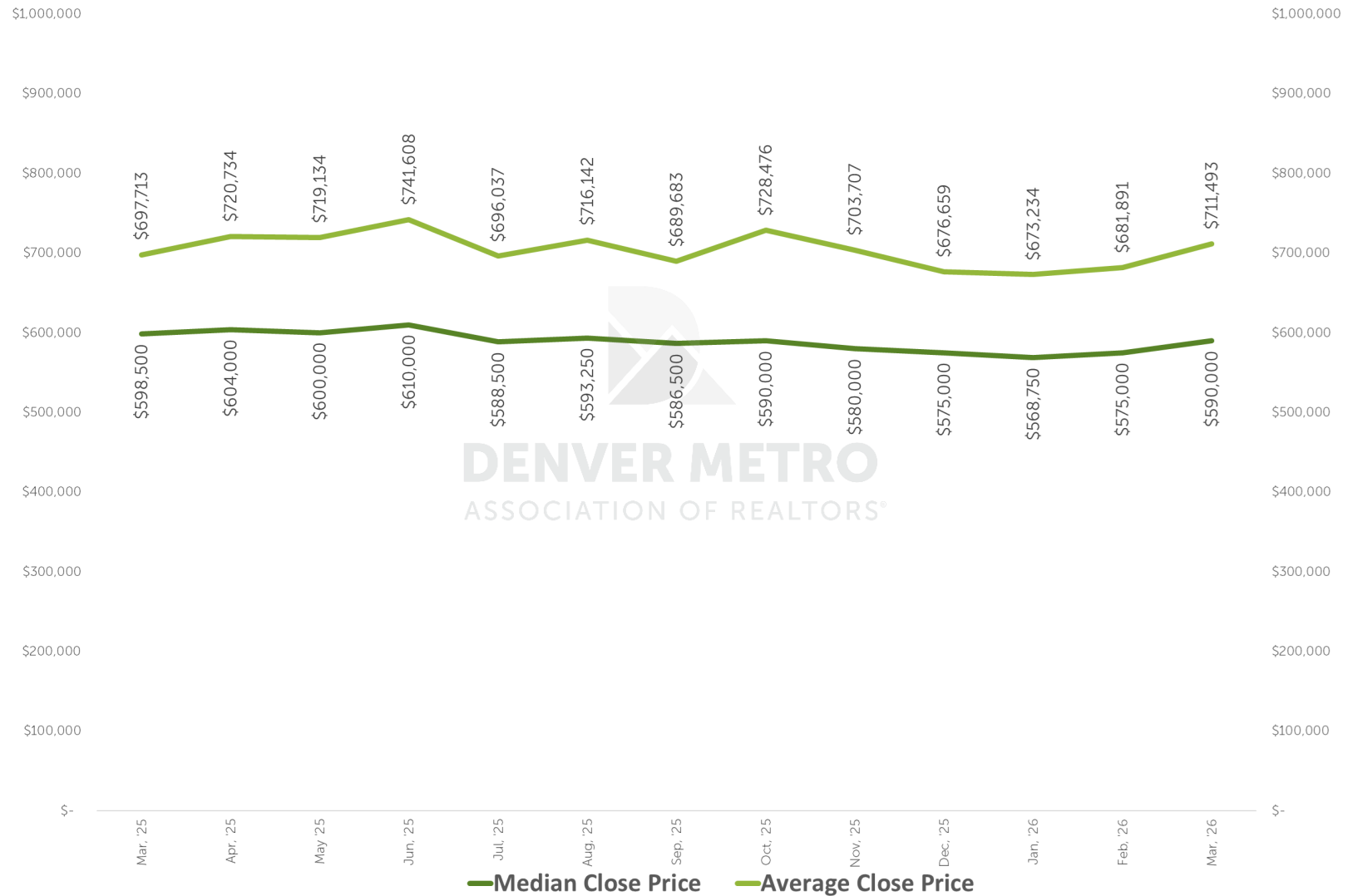
DMAR Market Trends | March 2026
Denver Metro Association of Realtors®
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Residential Median + Average Close Price

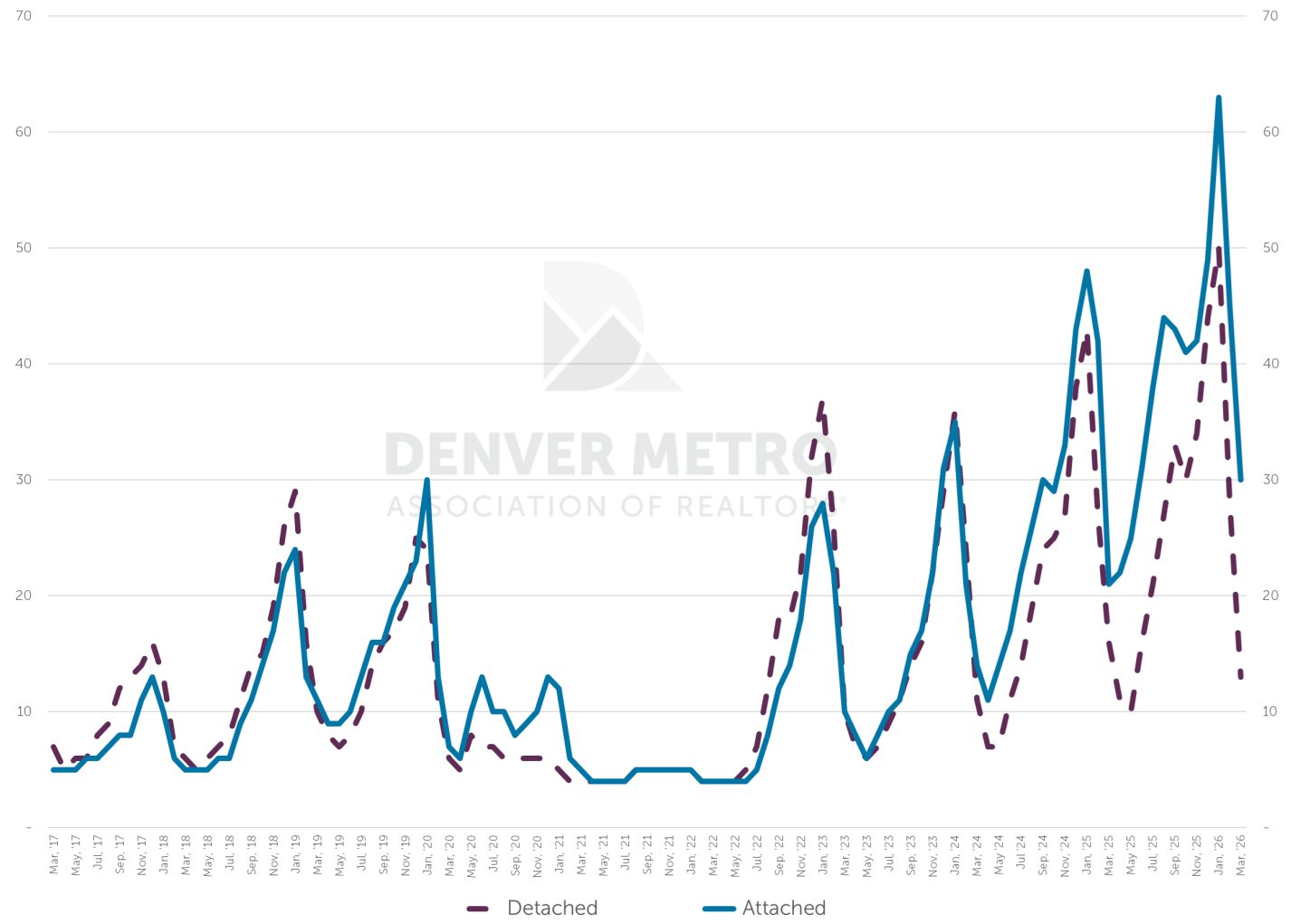
1-year snapshot

DMAR Market Trends | March 2026
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



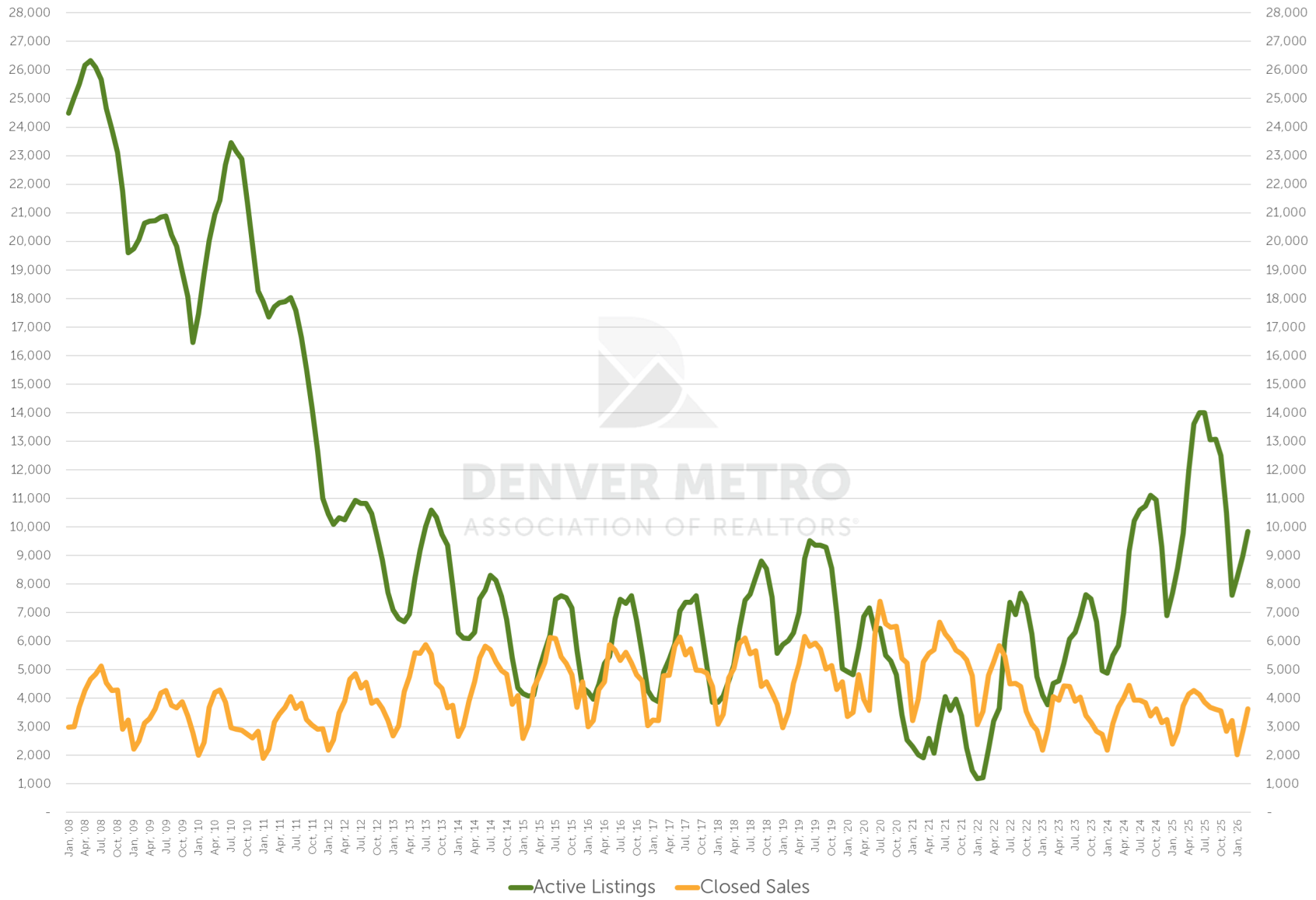
Median Days in MLS

DMAR Market Trends | March 2026
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



Residential Active Listings + Closed Sales at Month's End

DMAR Market Trends | March 2026
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



March Data Year-to-Date | 2026 to 2022

	YTD 2026	YTD 2025	YTD 2024	YTD 2023	YTD 2022	'26 vs '25	'26 vs '24	'26 vs '23	'26 vs '22
Residential (Detached + Attached)									
Active Listings at Month's End	9,846	9,764	5,849	4,516	2,221	0.84%	68.34%	118.02%	343.31%
New Listings	15,431	15,555	12,470	11,420	13,715	-0.80%	23.74%	35.12%	12.51%
Closed	8,494	8,945	9,028	9,123	11,436	-5.04%	-5.91%	-6.89%	-25.73%
Close Price - Average	\$ 693,009	\$ 697,421	\$ 680,545	\$ 653,587	\$ 660,778	-0.63%	1.83%	6.03%	4.88%
Close Price - Median	\$ 580,000	\$ 590,000	\$ 580,000	\$ 559,990	\$ 576,000	-1.69%	0.00%	3.57%	0.69%
Sales Volume	\$ 5,886,415,653	\$ 6,238,431,242	\$ 6,143,957,326	\$ 5,962,678,589	\$ 7,556,658,173	-5.64%	-4.19%	-1.28%	-22.10%
Days in MLS - Average	58	53	44	43	15	9.43%	31.82%	34.88%	286.67%
Days in MLS - Median	28	27	20	19	4	3.70%	40.00%	47.37%	600.00%
Close-Price-to-List-Price Ratio	98.71%	98.99%	99.26%	99.12%	104.72%	-0.28%	-0.55%	-0.41%	-5.74%
Detached									
Active Listings at Month's End	6,107	6,197	3,944	3,163	1,627	-1.45%	54.84%	93.08%	275.35%
New Listings	10,908	10,832	8,785	8,337	9,963	0.70%	24.17%	30.84%	9.49%
Closed	6,603	6,771	6,760	6,731	8,059	-2.48%	-2.32%	-1.90%	-18.07%
Close Price - Average	\$ 765,128	\$ 778,656	\$ 756,343	\$ 727,582	\$ 748,439	-1.74%	1.16%	5.16%	2.23%
Close Price - Median	\$ 630,000	\$ 649,900	\$ 632,975	\$ 609,990	\$ 636,200	-3.06%	-0.47%	3.28%	-0.97%
Sales Volume	\$ 5,052,142,829	\$ 5,272,276,669	\$ 5,112,876,960	\$ 4,897,354,709	\$ 6,031,668,950	-4.18%	-1.19%	3.16%	-16.24%
Days in MLS - Average	55	52	45	45	14	5.77%	22.22%	22.22%	292.86%
Days in MLS - Median	24	25	20	21	4	-4.00%	20.00%	14.29%	500.00%
Close-Price-to-List-Price Ratio	98.86%	99.12%	99.31%	99.06%	105.01%	-0.26%	-0.45%	-0.20%	-5.86%
Attached									
Active Listings at Month's End	3,739	3,567	1,905	1,353	594	4.82%	96.27%	176.35%	529.46%
New Listings	4,523	4,723	3,685	3,083	3,752	-4.23%	22.74%	46.71%	20.55%
Closed	1,891	2,174	2,268	2,392	3,377	-13.02%	-16.62%	-20.94%	-44.00%
Close Price - Average	\$ 441,181	\$ 444,413	\$ 454,621	\$ 445,370	\$ 451,581	-0.73%	-2.96%	-0.94%	-2.30%
Close Price - Median	\$ 390,000	\$ 395,000	\$ 399,000	\$ 390,000	\$ 400,000	-1.27%	-2.26%	0.00%	-2.50%
Sales Volume	\$ 834,272,824	\$ 966,154,573	\$ 1,031,080,366	\$ 1,065,323,880	\$ 1,524,989,223	-13.65%	-19.09%	-21.69%	-45.29%
Days in MLS - Average	69	57	42	37	15	21.05%	64.29%	86.49%	360.00%
Days in MLS - Median	45	34	19	16	4	32.35%	136.84%	181.25%	1025.00%
Close-Price-to-List-Price Ratio	98.19%	98.59%	99.13%	99.26%	104.03%	-0.41%	-0.95%	-1.08%	-5.61%

Market Trends

Price Range	Detached			Attached		
	Closed	Active	MOI	Closed	Active	MOI
Months of Inventory						
\$0 to \$299,999	22	48	2.18	188	1,136	6.04
\$300,000 to \$499,999	556	982	1.77	402	1,620	4.03
\$500,000 to \$749,999	1,246	2,315	1.86	164	684	4.17
\$750,000 to \$999,999	517	1,180	2.28	32	148	4.63
\$1,000,000 to \$1,499,999	301	770	2.56	13	85	6.54
\$1,500,000 to \$1,999,999	97	344	3.55	5	33	6.60
\$2,000,000 and over	83	468	5.64	5	33	6.60
TOTALS	2,822	6,107	2.16	809	3,739	4.62

Price Range	Detached		% change	Attached		% change
	Closed Mar. 2026	Closed Feb. 2026		Closed Mar. 2026	Closed Feb. 2026	
Month-Over-Month						
\$0 to \$299,999	22	24	-8.33%	188	183	2.73%
\$300,000 to \$499,999	556	485	14.64%	402	270	48.89%
\$500,000 to \$749,999	1,246	1,004	24.10%	164	125	31.20%
\$750,000 to \$999,999	517	369	40.11%	32	20	60.00%
\$1,000,000 to \$1,499,999	301	213	41.31%	13	15	-13.33%
\$1,500,000 to \$1,999,999	97	72	34.72%	5	3	66.67%
\$2,000,000 and over	83	51	62.75%	5	-	
TOTALS	2,822	2,218	27.23%	809	616	31.33%

Price Range	Detached		% change	Attached		% change
	YTD Mar. 2026	YTD Mar. 2025		YTD Mar. 2026	YTD Mar. 2025	
Year-Over-Year						
\$0 to \$299,999	74	48	54.17%	498	493	1.01%
\$300,000 to \$499,999	1,419	1,254	13.16%	882	1,082	-18.48%
\$500,000 to \$749,999	2,930	3,131	-6.42%	382	452	-15.49%
\$750,000 to \$999,999	1,126	1,302	-13.52%	75	90	-16.67%
\$1,000,000 to \$1,499,999	661	646	2.32%	36	36	0.00%
\$1,500,000 to \$1,999,999	211	186	13.44%	12	12	0.00%
\$2,000,000 and over	182	204	-10.78%	6	9	-33.33%
TOTALS	6,603	6,771	-2.48%	1,891	2,174	-13.02%

Properties Sold for \$1 Million or More

	Mar. 2026	Feb. 2026	Mar. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	966	818	945	18.09%	2.22%
Pending	627	483	605	29.81%	3.64%
Closed	504	354	464	42.37%	8.62%
Sales Volume	\$ 813,438,356	\$ 552,275,681	\$ 729,965,480	47.29%	11.44%
Days in MLS - Average	42	67	47	-37.31%	-10.64%
Days in MLS - Median	10	24	11	-58.33%	-9.09%
Close-Price-to-List-Price Ratio	98.57%	97.74%	98.69%	0.85%	-0.12%
PSF Total	\$ 380	\$ 368	\$ 383	3.26%	-0.78%
Detached					
New Listings	899	769	882	16.91%	1.93%
Pending	602	461	580	30.59%	3.79%
Closed	481	336	442	43.15%	8.82%
Sales Volume	\$ 771,379,476	\$ 528,744,181	\$ 697,660,730	45.89%	10.57%
Days in MLS - Average	42	68	48	-38.24%	-12.50%
Days in MLS - Median	10	25	11	-60.00%	-9.09%
Close-Price-to-List-Price Ratio	98.55%	97.76%	98.80%	0.81%	-0.25%
PSF Total	\$ 370	\$ 364	\$ 371	1.65%	-0.27%
Attached					
New Listings	67	49	63	36.73%	6.35%
Pending	25	22	25	13.64%	0.00%
Closed	23	18	22	27.78%	4.55%
Sales Volume	\$ 42,058,880	\$ 23,531,500	\$ 32,304,750	78.73%	30.19%
Days in MLS - Average	43	42	36	2.38%	19.44%
Days in MLS - Median	15	8	5	87.50%	200.00%
Close-Price-to-List-Price Ratio	98.89%	97.43%	96.13%	1.50%	2.87%
PSF Total	\$ 593	\$ 452	\$ 627	31.19%	-5.42%

Properties Sold for \$1 Million or More

	YTD 2026	YTD 2025	YTD 2024	YTD 2023	YTD 2022	'26 vs '25	'26 vs '24	'26 vs '23	'26 vs '22
Residential (Detached + Attached)									
New Listings	2,394	2,210	1,760	1,461	1,450	8.33%	36.02%	63.86%	65.10%
Pending	1,438	1,333	1,234	1,053	1,189	7.88%	16.53%	36.56%	20.94%
Closed	1,108	1,093	988	870	1,147	1.37%	12.15%	27.36%	-3.40%
Sales Volume	\$ 1,766,026,031	\$ 1,777,085,465	\$ 1,594,810,690	\$ 1,444,710,991	\$ 1,817,703,151	-0.62%	10.74%	22.24%	-2.84%
Days in MLS - Average	62	56	54	45	24	10.71%	14.81%	37.78%	158.33%
Days in MLS - Median	21	18	22	15	4	16.67%	-4.55%	40.00%	425.00%
Close-Price-to-List-Price Ratio	97.76%	98.28%	98.25%	98.45%	105.94%	-0.53%	-0.50%	-0.70%	-7.72%
PSF Total	\$ 375	\$ 389	\$ 385	\$ 388	\$ 395	-3.60%	-2.60%	-3.35%	-5.06%
Detached									
New Listings	2,238	2,065	1,632	1,360	1,348	8.38%	37.13%	64.56%	66.02%
Pending	1,379	1,269	1,161	988	1,106	8.67%	18.78%	39.57%	24.68%
Closed	1,054	1,036	924	812	1,057	1.74%	14.07%	29.80%	-0.28%
Sales Volume	\$ 1,676,556,651	\$ 1,686,259,715	\$ 1,494,227,324	\$ 1,353,028,291	\$ 1,674,592,789	-0.58%	12.20%	23.91%	0.12%
Days in MLS - Average	62	58	54	45	20	6.90%	14.81%	37.78%	210.00%
Days in MLS - Median	21	19	22	14	4	10.53%	-4.55%	50.00%	425.00%
Close-Price-to-List-Price Ratio	97.76%	98.32%	98.28%	98.54%	106.23%	-0.57%	-0.53%	-0.79%	-7.97%
PSF Total	\$ 367	\$ 373	\$ 372	\$ 373	\$ 375	-1.61%	-1.34%	-1.61%	-2.13%
Attached									
New Listings	156	145	128	101	102	7.59%	21.88%	54.46%	52.94%
Pending	59	64	73	65	83	-7.81%	-19.18%	-9.23%	-28.92%
Closed	54	57	64	58	90	-5.26%	-15.63%	-6.90%	-40.00%
Sales Volume	\$ 89,469,380	\$ 90,825,750	\$ 100,583,366	\$ 91,682,700	\$ 143,110,362	-1.49%	-11.05%	-2.41%	-37.48%
Days in MLS - Average	67	35	51	48	63	91.43%	31.37%	39.58%	6.35%
Days in MLS - Median	16	8	16	26	5	100.00%	0.00%	-38.46%	220.00%
Close-Price-to-List-Price Ratio	97.75%	97.46%	97.75%	97.14%	102.50%	0.30%	0.00%	0.63%	-4.63%
PSF Total	\$ 537	\$ 662	\$ 576	\$ 601	\$ 633	-18.88%	-6.77%	-10.65%	-15.17%

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

	Mar. 2026	Feb. 2026	Mar. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	954	740	1,020	28.92%	-6.47%
Pending	751	583	730	28.82%	2.88%
Closed	549	389	623	41.13%	-11.88%
Sales Volume	\$ 467,986,312	\$ 333,514,186	\$ 527,470,210	40.32%	-11.28%
Days in MLS - Average	46	56	47	-17.86%	-2.13%
Days in MLS - Median	13	22	15	-40.91%	-13.33%
Close-Price-to-List-Price Ratio	99.07%	99.18%	99.61%	-0.11%	-0.54%
PSF Total	\$ 284	\$ 282	\$ 283	0.71%	0.35%
Detached					
New Listings	890	679	935	31.08%	-4.81%
Pending	712	548	690	29.93%	3.19%
Closed	517	369	590	40.11%	-12.37%
Sales Volume	\$ 441,086,412	\$ 316,761,419	\$ 499,135,310	39.25%	-11.63%
Days in MLS - Average	45	55	47	-18.18%	-4.26%
Days in MLS - Median	13	23	15	-43.48%	-13.33%
Close-Price-to-List-Price Ratio	99.15%	99.19%	99.67%	-0.04%	-0.52%
PSF Total	\$ 278	\$ 274	\$ 274	1.46%	1.46%
Attached					
New Listings	64	61	85	4.92%	-24.71%
Pending	39	35	40	11.43%	-2.50%
Closed	32	20	33	60.00%	-3.03%
Sales Volume	\$ 26,899,900	\$ 16,752,767	\$ 28,334,900	60.57%	-5.06%
Days in MLS - Average	60	70	39	-14.29%	53.85%
Days in MLS - Median	31	9	16	244.44%	93.75%
Close-Price-to-List-Price Ratio	97.75%	98.93%	98.64%	-1.19%	-0.90%
PSF Total	\$ 387	\$ 421	\$ 438	-8.08%	-11.64%

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

	YTD 2026	YTD 2025	YTD 2024	YTD 2023	YTD 2022	'26 vs '25	'26 vs '24	'26 vs '23	'26 vs '22
Residential (Detached + Attached)									
New Listings	2,344	2,392	1,879	1,707	1,987	-2.01%	24.75%	37.32%	17.97%
Pending	1,730	1,702	1,622	1,430	1,707	1.65%	6.66%	20.98%	1.35%
Closed	1,201	1,392	1,354	1,128	1,626	-13.72%	-11.30%	6.47%	-26.14%
Sales Volume	\$ 1,023,319,461	\$ 1,182,811,417	\$ 1,146,407,948	\$ 951,976,515	\$ 1,370,924,757	-13.48%	-10.74%	7.49%	-25.36%
Days in MLS - Average	56	54	48	44	16	3.70%	16.67%	27.27%	250.00%
Days in MLS - Median	23	26	19	21	4	-11.54%	21.05%	9.52%	475.00%
Close-Price-to-List-Price Ratio	98.87%	99.30%	99.42%	99.16%	105.44%	-0.43%	-0.55%	-0.29%	-6.23%
PSF Total	\$ 283	\$ 282	\$ 283	\$ 282	\$ 301	0.35%	0.00%	0.35%	-5.98%
Detached									
New Listings	2,157	2,173	1,682	1,559	1,817	-0.74%	28.24%	38.36%	18.71%
Pending	1,629	1,606	1,491	1,315	1,558	1.43%	9.26%	23.88%	4.56%
Closed	1,126	1,302	1,248	1,016	1,458	-13.52%	-9.78%	10.83%	-22.77%
Sales Volume	\$ 960,666,794	\$ 1,106,529,232	\$ 1,056,841,741	\$ 856,961,562	\$ 1,229,532,587	-13.18%	-9.10%	12.10%	-21.87%
Days in MLS - Average	55	54	47	45	15	1.85%	17.02%	22.22%	266.67%
Days in MLS - Median	22	25	20	21	4	-12.00%	10.00%	4.76%	450.00%
Close-Price-to-List-Price Ratio	98.94%	99.35%	99.44%	99.16%	105.70%	-0.41%	-0.50%	-0.22%	-6.40%
PSF Total	\$ 276	\$ 272	\$ 269	\$ 265	\$ 282	1.47%	2.60%	4.15%	-2.13%
Attached									
New Listings	187	219	197	148	170	-14.61%	-5.08%	26.35%	10.00%
Pending	101	96	131	115	149	5.21%	-22.90%	-12.17%	-32.21%
Closed	75	90	106	112	168	-16.67%	-29.25%	-33.04%	-55.36%
Sales Volume	\$ 62,652,667	\$ 76,282,185	\$ 89,566,207	\$ 95,014,953	\$ 141,392,170	-17.87%	-30.05%	-34.06%	-55.69%
Days in MLS - Average	66	55	54	40	31	20.00%	22.22%	65.00%	112.90%
Days in MLS - Median	37	31	15	13	5	19.35%	146.67%	184.62%	640.00%
Close-Price-to-List-Price Ratio	97.80%	98.47%	99.21%	99.18%	103.20%	-0.68%	-1.42%	-1.39%	-5.23%
PSF Total	\$ 394	\$ 420	\$ 445	\$ 435	\$ 465	-6.19%	-11.46%	-9.43%	-15.27%

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

	Mar. 2026	Feb. 2026	Mar. 2025	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	2,204	1,757	2,300	25.44%	-4.17%
Pending	1,767	1,280	1,715	38.05%	3.03%
Closed	1,410	1,129	1,466	24.89%	-3.82%
Sales Volume	\$ 857,680,303	\$ 685,457,191	\$ 895,940,482	25.13%	-4.27%
Days in MLS - Average	43	59	43	-27.12%	0.00%
Days in MLS - Median	13	33	16	-60.61%	-18.75%
Close-Price-to-List-Price Ratio	99.60%	99.36%	99.63%	0.24%	-0.03%
PSF Total	\$ 275	\$ 271	\$ 275	1.48%	0.00%
Detached					
New Listings	1,857	1,449	1,919	28.16%	-3.23%
Pending	1,552	1,131	1,519	37.22%	2.17%
Closed	1,246	1,004	1,285	24.10%	-3.04%
Sales Volume	\$ 759,511,569	\$ 611,404,976	\$ 789,501,134	24.22%	-3.80%
Days in MLS - Average	41	59	43	-30.51%	-4.65%
Days in MLS - Median	12	33	16	-63.64%	-25.00%
Close-Price-to-List-Price Ratio	99.71%	99.44%	99.71%	0.27%	0.00%
PSF Total	\$ 267	\$ 263	\$ 267	1.52%	0.00%
Attached					
New Listings	347	308	381	12.66%	-8.92%
Pending	215	149	196	44.30%	9.69%
Closed	164	125	181	31.20%	-9.39%
Sales Volume	\$ 98,168,734	\$ 74,052,215	\$ 106,439,348	32.57%	-7.77%
Days in MLS - Average	55	61	37	-9.84%	48.65%
Days in MLS - Median	25	32	16	-21.88%	56.25%
Close-Price-to-List-Price Ratio	98.83%	98.71%	99.06%	0.12%	-0.23%
PSF Total	\$ 342	\$ 338	\$ 327	1.18%	4.59%

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

	YTD 2026	YTD 2025	YTD 2024	YTD 2023	YTD 2022	'26 vs '25	'26 vs '24	'26 vs '23	'26 vs '22
Residential (Detached + Attached)									
New Listings	5,515	5,636	4,860	4,490	5,566	-2.15%	13.48%	22.83%	-0.92%
Pending	4,220	4,115	4,227	4,266	5,101	2.55%	-0.17%	-1.08%	-17.27%
Closed	3,312	3,583	3,765	3,743	4,788	-7.56%	-12.03%	-11.51%	-30.83%
Sales Volume	\$ 2,010,760,523	\$ 2,184,682,144	\$ 2,280,131,978	\$ 2,267,656,569	\$ 2,910,762,737	-7.96%	-11.81%	-11.33%	-30.92%
Days in MLS - Average	55	51	44	47	14	7.84%	25.00%	17.02%	292.86%
Days in MLS - Median	26	27	21	23	4	-3.70%	23.81%	13.04%	550.00%
Close-Price-to-List-Price Ratio	99.32%	99.41%	99.60%	99.37%	104.84%	-0.09%	-0.28%	-0.05%	-5.27%
PSF Total	\$ 271	\$ 275	\$ 278	\$ 266	\$ 292	-1.45%	-2.52%	1.88%	-7.19%
Detached									
New Listings	4,602	4,645	3,974	3,794	4,799	-0.93%	15.80%	21.30%	-4.11%
Pending	3,715	3,598	3,625	3,748	4,388	3.25%	2.48%	-0.88%	-15.34%
Closed	2,930	3,131	3,285	3,300	4,100	-6.42%	-10.81%	-11.21%	-28.54%
Sales Volume	1,784,364,577	1,919,787,086	2,000,098,280	2,003,791,043	2,506,947,806	-7.05%	-10.79%	-10.95%	-28.82%
Days in MLS - Average	54	51	43	47	13	5.88%	25.58%	14.89%	315.38%
Days in MLS - Median	24	27	21	23	4	-11.11%	14.29%	4.35%	500.00%
Close-Price-to-List-Price Ratio	99.42%	99.48%	99.65%	99.39%	104.99%	-0.06%	-0.23%	0.03%	-5.31%
PSF Total	\$ 262	\$ 267	\$ 268	\$ 254	\$ 279	-1.87%	-2.24%	3.15%	-6.09%
Attached									
New Listings	913	991	886	696	767	-7.87%	3.05%	31.18%	19.04%
Pending	505	517	602	518	713	-2.32%	-16.11%	-2.51%	-29.17%
Closed	382	452	480	443	688	-15.49%	-20.42%	-13.77%	-44.48%
Sales Volume	\$ 226,395,946	\$ 264,895,058	\$ 280,033,698	\$ 263,865,526	\$ 403,814,931	-14.53%	-19.15%	-14.20%	-43.94%
Days in MLS - Average	64	46	53	44	20	39.13%	20.75%	45.45%	220.00%
Days in MLS - Median	37	26	22	21	4	42.31%	68.18%	76.19%	825.00%
Close-Price-to-List-Price Ratio	98.58%	98.97%	99.27%	99.26%	103.92%	-0.39%	-0.70%	-0.69%	-5.14%
PSF Total	\$ 338	\$ 334	\$ 348	\$ 355	\$ 372	1.20%	-2.87%	-4.79%	-9.14%

Glossary

Active Listings: The number of properties available for sale at the end of a reported period. The availability of homes for sale has a big impact on supply and demand dynamics and home prices.

Attached Home: A structure that shares a common wall or walls with another unit. Examples include townhomes, condominiums, row houses, apartment buildings and high-rise residential towers.

Average Close Price: A sum of all home sales prices divided by the total number of sales. Not considered the most accurate gauge since data from the high-end can easily skew the results.

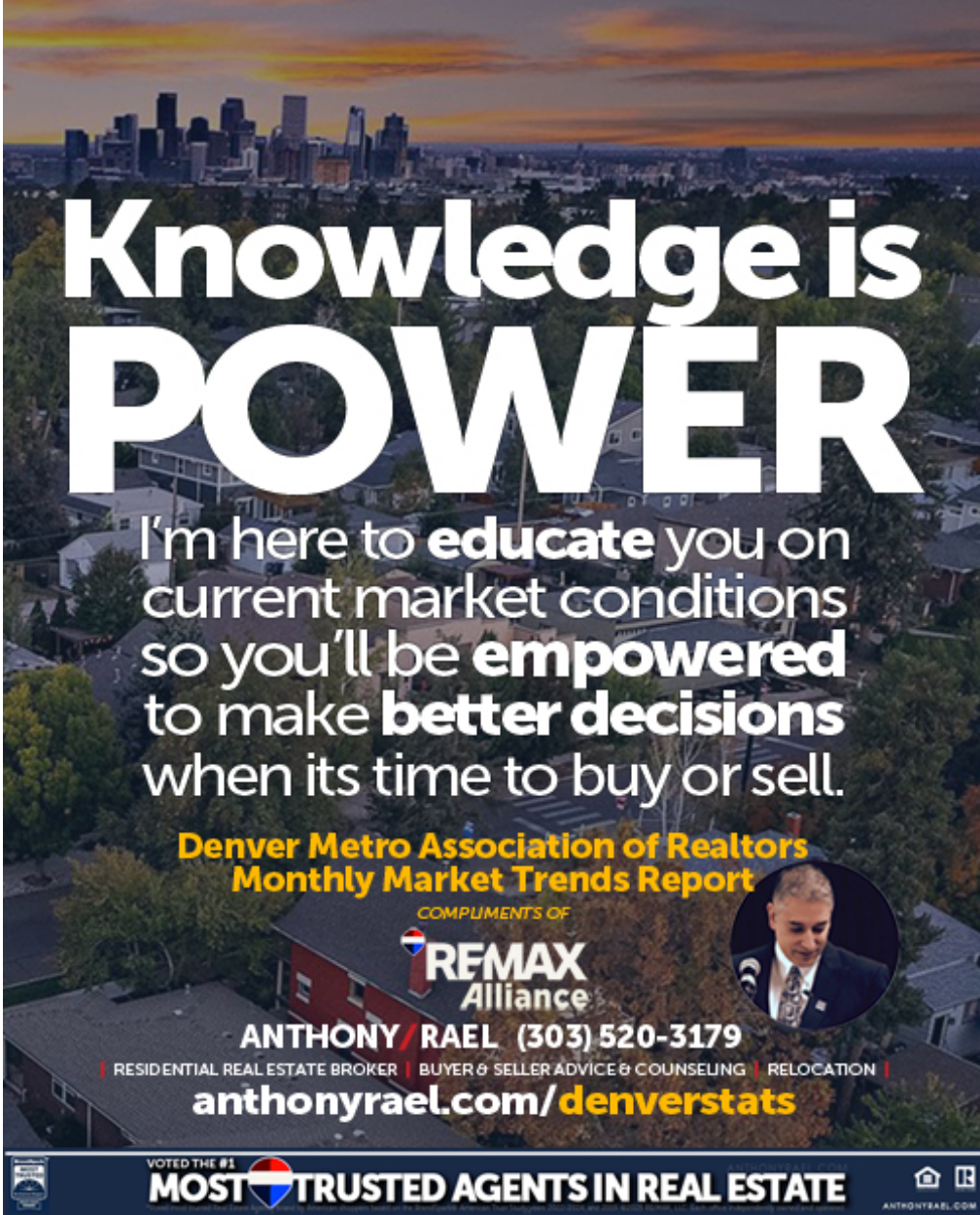
Closed Listings: A measure of home sales that sold and closed during the reported period.

Detached Home (also called a single-family home): A single-family home that sits on its own lot and does not share any walls with another home or building. Basically, this is another term for your traditional stand-alone house or single-family home.

Median Close Price: A measure of home values in a market area where 50 percent of activity was higher and 50 percent was lower than this price point. This method is preferred because it's more insulated from outlying activity occurring at either tail end of the market.

Months of Inventory (MOI): A measure of how balanced the market is between buyers and sellers. It is expressed as the number of months it would hypothetically take to sell through all the available homes for sale currently, given current levels of home sales. A balanced market ranges from four to six months of supply. A buyer's market has a higher number and a seller's market has a lower number.


New Listings: The number of properties which became available



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Monthly Market Trends Report**

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