

Market Overview

	Jul. 2023	Jun. 2023	Jul. 2022	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
Active Listings at Month's End	6,299	6,071	7,361	3.76%	-14.43%
New Listings	4,773	5,637	6,344	-15.33%	-24.76%
Pending	4,079	4,151	4,187	-1.73%	-2.58%
Closed	3,677	4,395	4,510	-16.34%	-18.47%
Close Price - Average	\$ 693,449	\$ 710,718	\$ 688,742	-2.43%	0.68%
Close Price - Median	\$ 590,000	\$ 599,500	\$ 595,000	-1.58%	-0.84%
Sales Volume	\$ 2,549,812,980	\$ 3,123,606,345	\$ 3,106,227,007	-18.37%	-17.91%
Days in MLS - Average	23	23	13	0.00%	76.92%
Days in MLS - Median	9	7	6	28.57%	50.00%
Close-Price-to-List-Price Ratio	99.88%	100.22%	100.77%	-0.34%	-0.88%
Detached					
Active Listings at Month's End	4,597	4,401	5,650	4.45%	-18.64%
New Listings	3,372	4,047	4,555	-16.68%	-25.97%
Pending	2,852	2,909	2,927	-1.96%	-2.56%
Closed	2,579	3,141	3,163	-17.89%	-18.46%
Close Price - Average	\$ 782,624	\$ 801,189	\$ 779,433	-2.32%	0.41%
Close Price - Median	\$ 650,000	\$ 655,000	\$ 650,000	-0.76%	0.00%
Sales Volume	\$ 2,018,386,410	\$ 2,516,533,909	\$ 2,465,345,328	-19.79%	-18.13%
Days in MLS - Average	23	23	14	0.00%	64.29%
Days in MLS - Median	9	7	7	28.57%	28.57%
Close-Price-to-List-Price Ratio	99.93%	100.27%	100.68%	-0.34%	-0.74%
Attached					
Active Listings at Month's End	1,702	1,670	1,711	1.92%	-0.53%
New Listings	1,401	1,590	1,789	-11.89%	-21.69%
Pending	1,227	1,242	1,260	-1.21%	-2.62%
Closed	1,098	1,254	1,347	-12.44%	-18.49%
Close Price - Average	\$ 483,995	\$ 484,109	\$ 475,784	-0.02%	1.73%
Close Price - Median	\$ 420,000	\$ 420,000	\$ 408,000	0.00%	2.94%
Sales Volume	\$ 531,426,570	\$ 607,072,436	\$ 640,881,679	-12.46%	-17.08%
Days in MLS - Average	25	23	13	8.70%	92.31%
Days in MLS - Median	10	8	5	25.00%	100.00%
Close-Price-to-List-Price Ratio	99.76%	100.08%	100.97%	-0.32%	-1.20%

Market Highlights

Realtor® Insights:

- Housing market activity remains weak, thanks to high mortgage rates, elevated home prices and constrained housing inventory—a trifecta of headwinds perpetuating the housing affordability crisis. At the same time, fears of ongoing inflation, an impending recession and more interest rate hikes still hang in the air.

Local News:

- Out of 150 cities, Denver nosedived in ranking from #55 to #99 on U.S. News & World Report's Best Places to Live annual survey. Boulder, Colorado Springs and Fort Collins all ranked higher.
- The Colorado average homeowners insurance premium jumped 23 percent in 2023 as Colorado ranks #2 for hail claims and #3 for risk of wildfire.
- In an effort to combat fraud, 11 Colorado County Assessor Offices currently offer complimentary online resources that enable property owners to register for notifications when a document is recorded concerning their property.
- The number of protests filed with Colorado's 64 county assessors increased 300 percent in 2023 compared to the average number of protests from the previous three assessment cycles.
- According to U.S. News & World Report, both Colorado Springs and Boulder rank in their top U.S. Cities for Singles to Live list.

National News:

- Many economists predict the housing market is more likely to correct itself from the double-digit percentage jumps in home prices over the past few years rather than crash.
- New-build homes accounted for nearly one-third of single-family homes for sale nationwide in May, compared with a historical norm of 10 to 20 percent.
- According to Lawrence Yun, Chief Economist for the National Association of Realtors®, "The recovery has not taken place, but the housing recession is over. The presence of multiple offers implies that housing demand is not being satisfied due to a lack of supply. Homebuilders are ramping up production and hiring workers."

Mortgage News:

- Moving becomes downright unattractive for many homeowners who purchased or refinanced between 2020 and mid-2022 and locked into a mortgage interest rate around three percent.
- Mortgage holders who, as of June 2023, stated they had rates higher than five percent are nearly twice as likely to have plans to sell their home in the next three years than those with lower rates.
- The Federal Reserve raised the Fed rate by 0.25 percent from 5.25 percent to 5.50 percent, and raised the prime rate to 8.50 percent. HELOC, car loans and credit card interest rates all increased.
- 30-year fixed mortgage rates started and ended July at 7.04 percent, despite wild mid-month volatility.

Rental News:

- Denver ranked as the third most competitive rental market in the west, behind Salt Lake City and Tucson.
- Denver's rental licensing requirements for multi-family properties went into effect on January 1, 2023. Rental properties are now the most licensed business in Denver, with 139,000 licensed rental units.

Quick Stats:

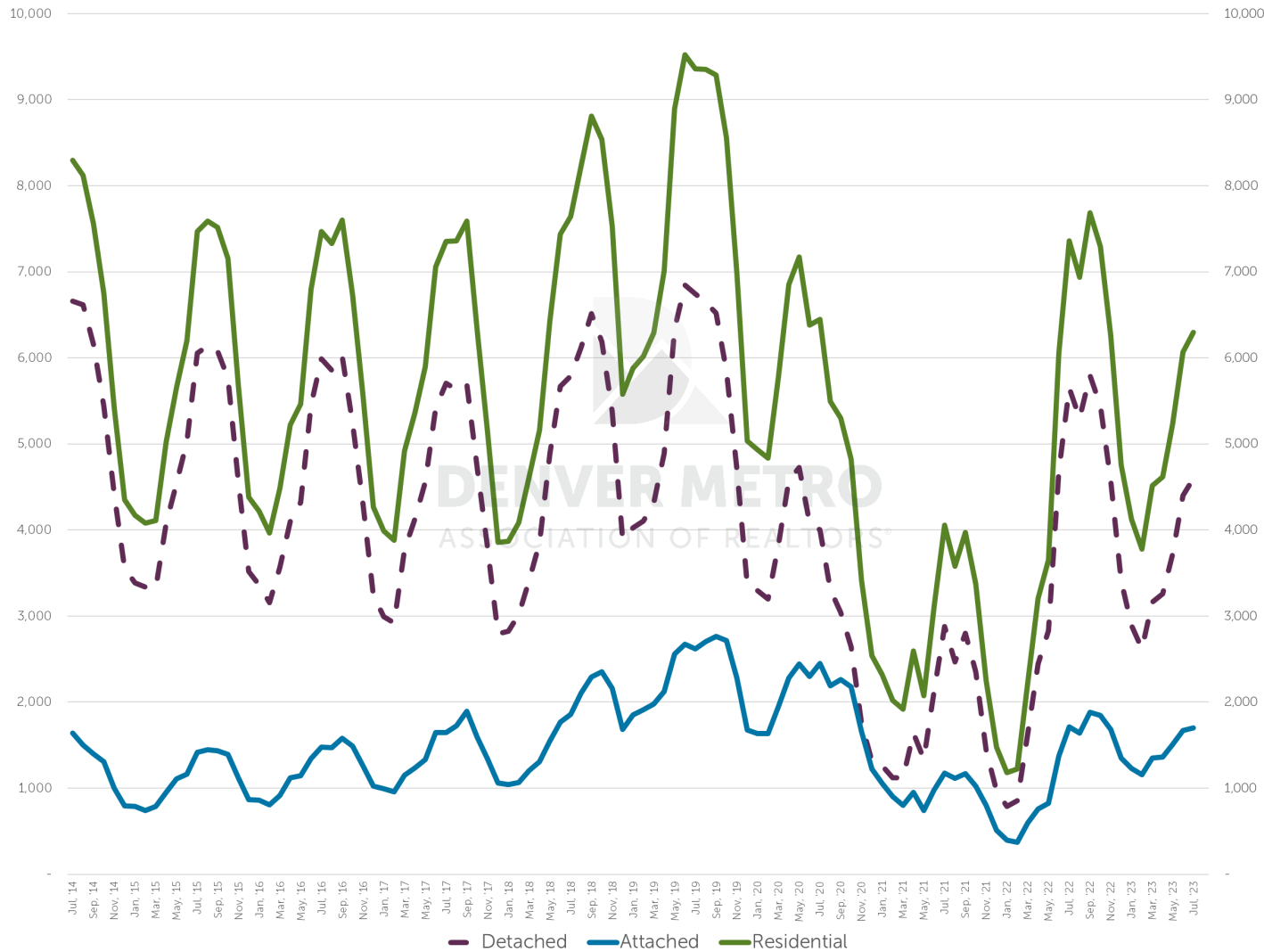
- The average number of active listings for July is 15,745 (1985-2022).
- The record high July was 2006 with 31,989 listings and the record-low was set in 2021 with 4,056 listings.
- The historical average increase in active listings from June to July is 5.27 percent. This year's increase of 3.76 percent represents continued sluggish growth of new listings entering the market.

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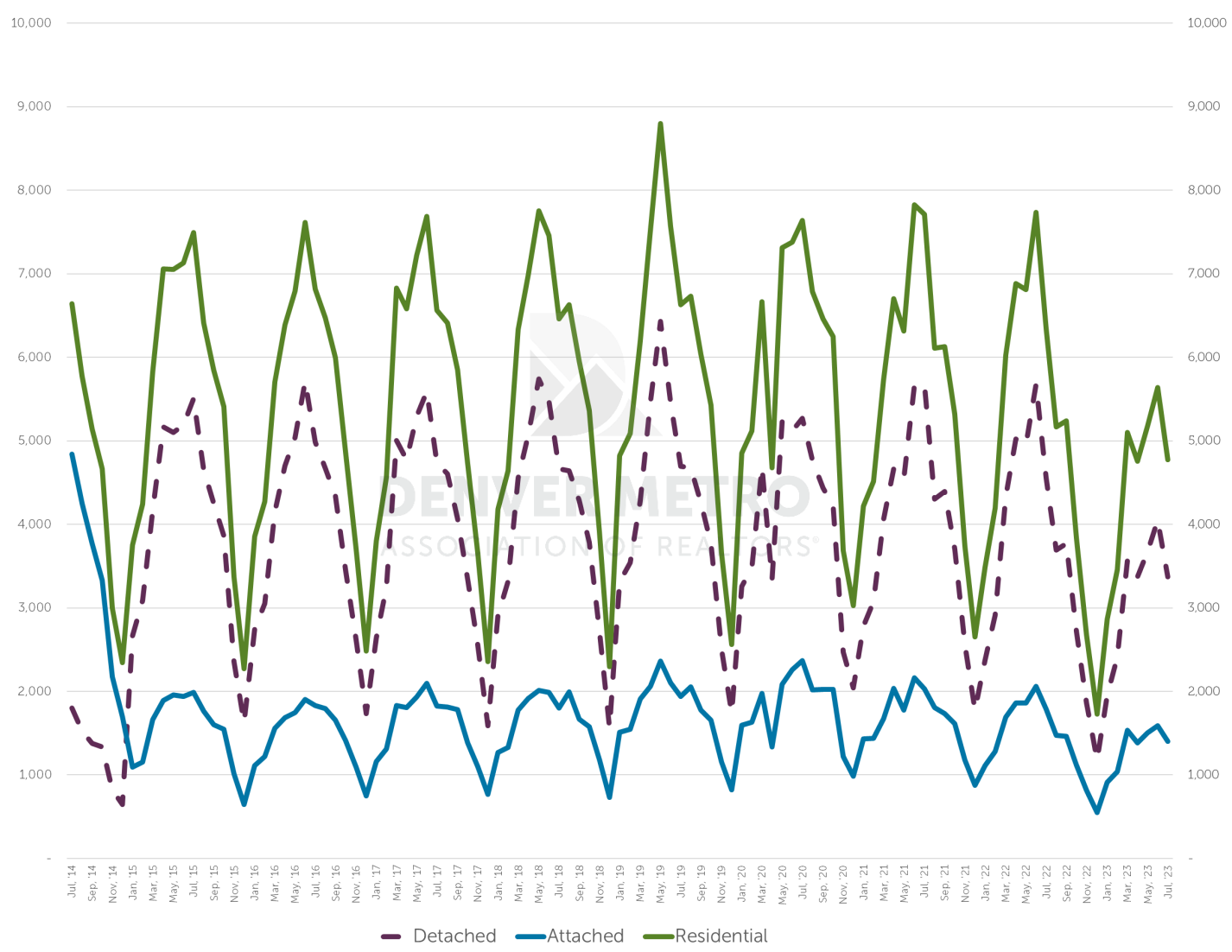
Active Listings at Month's End

DMAR Market Trends | July 2023
 Denver Metro Association of Realtors®
 Source of MLS Data: REcolorado.com



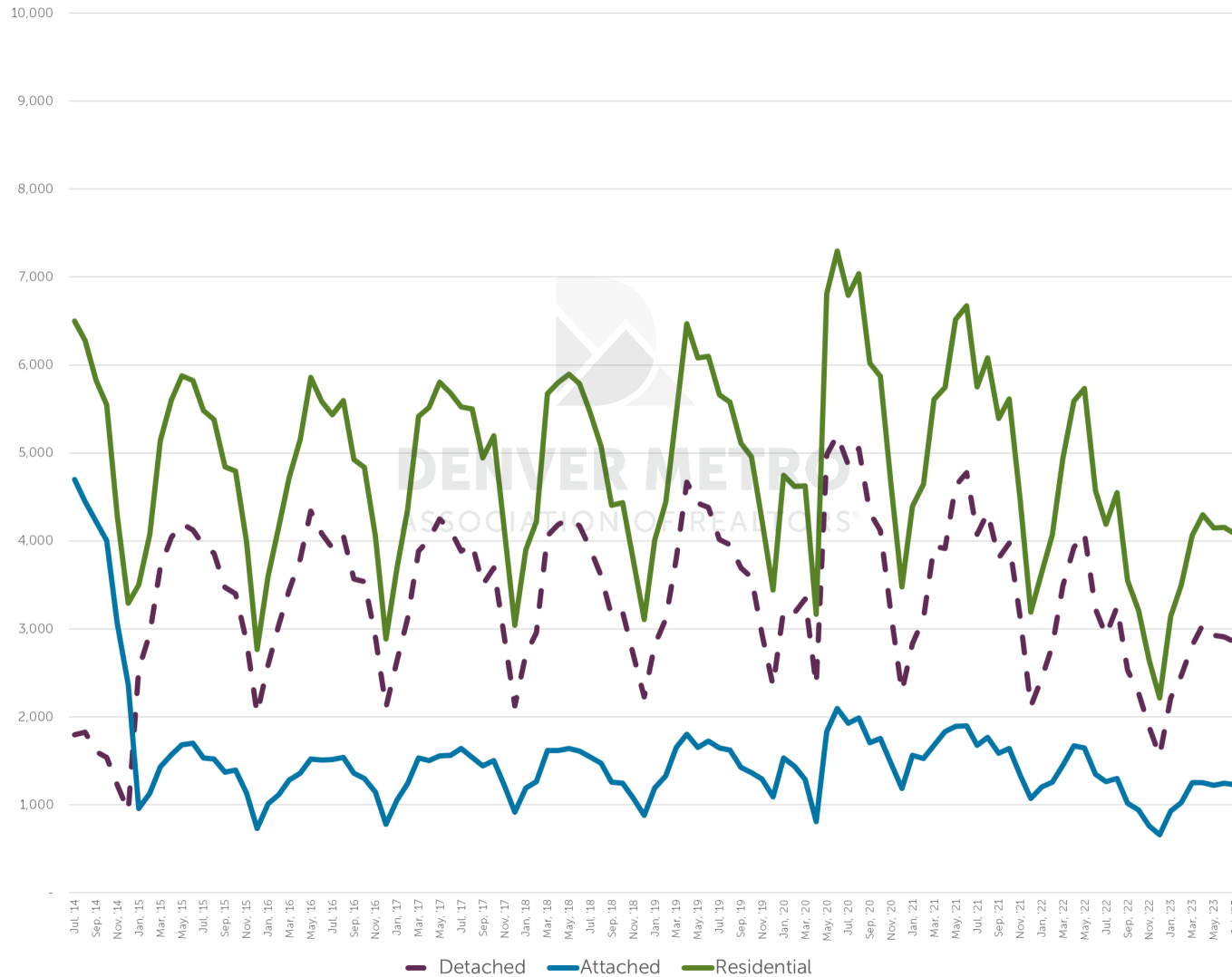
New Listings

DMAR Market Trends | July 2023
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



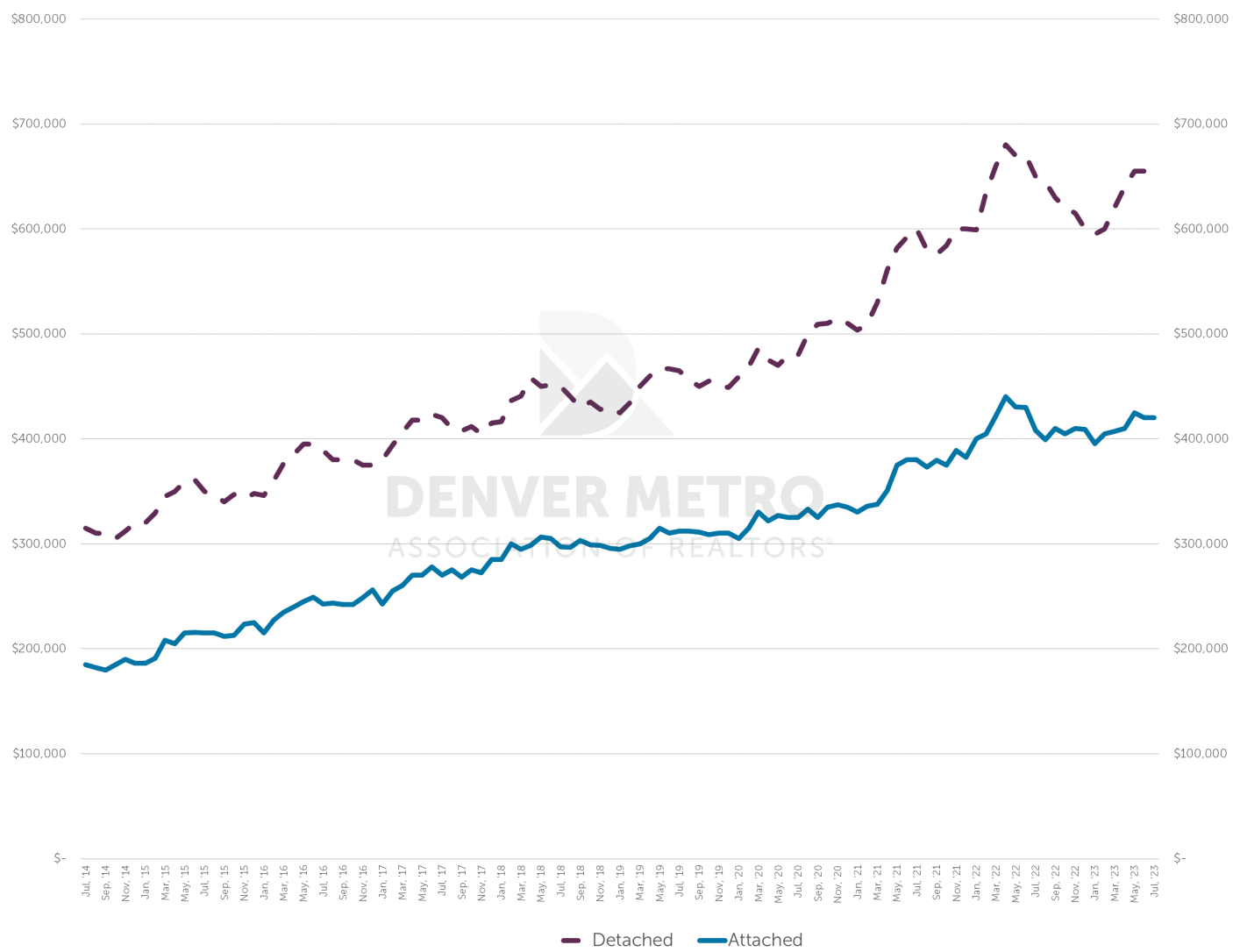
Pending Sales

DMAR Market Trends | July 2023
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



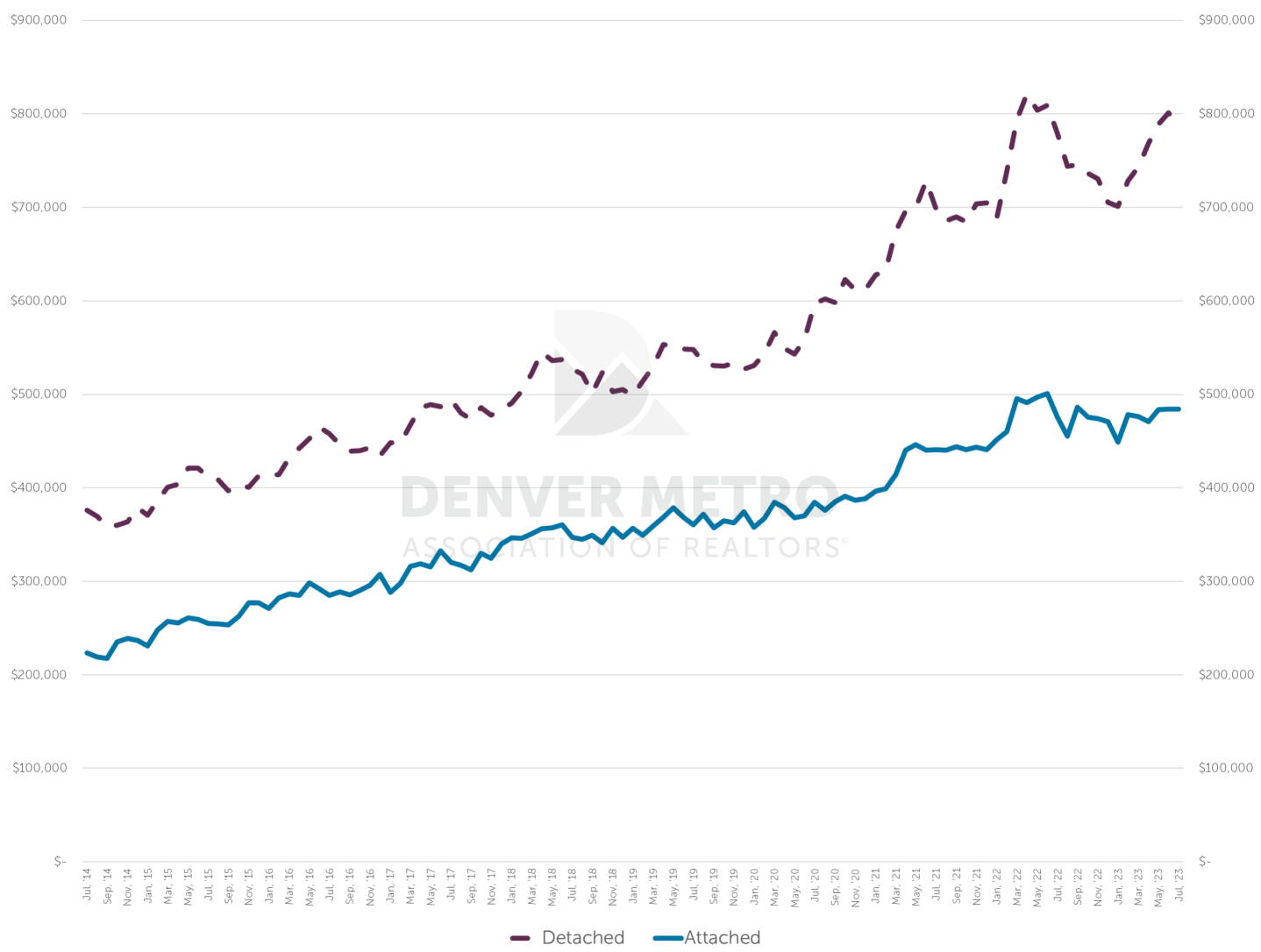
Median Close Price

DMAR Market Trends | July 2023
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



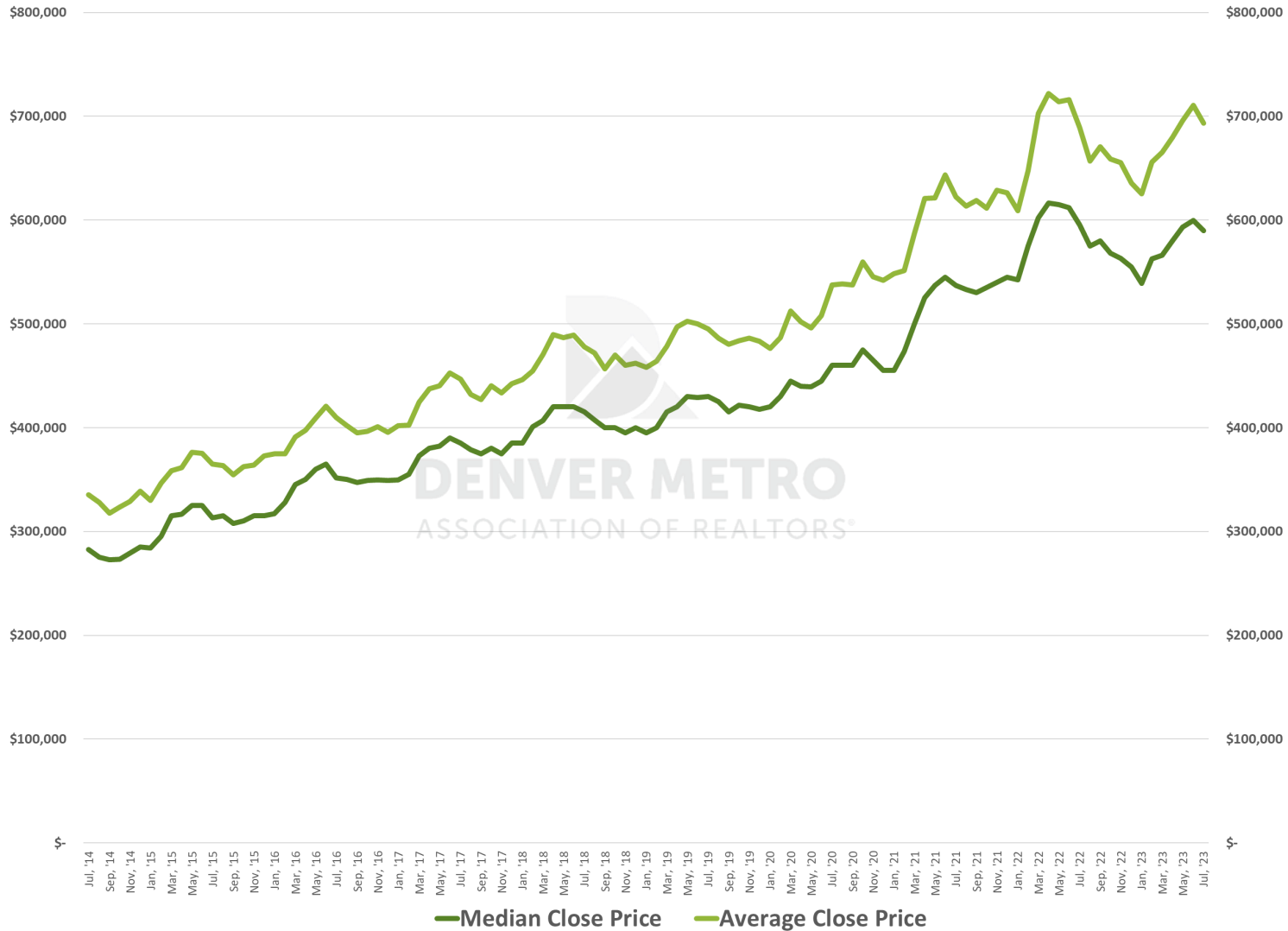
Average Close Price

DMAR Market Trends | July 2023
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



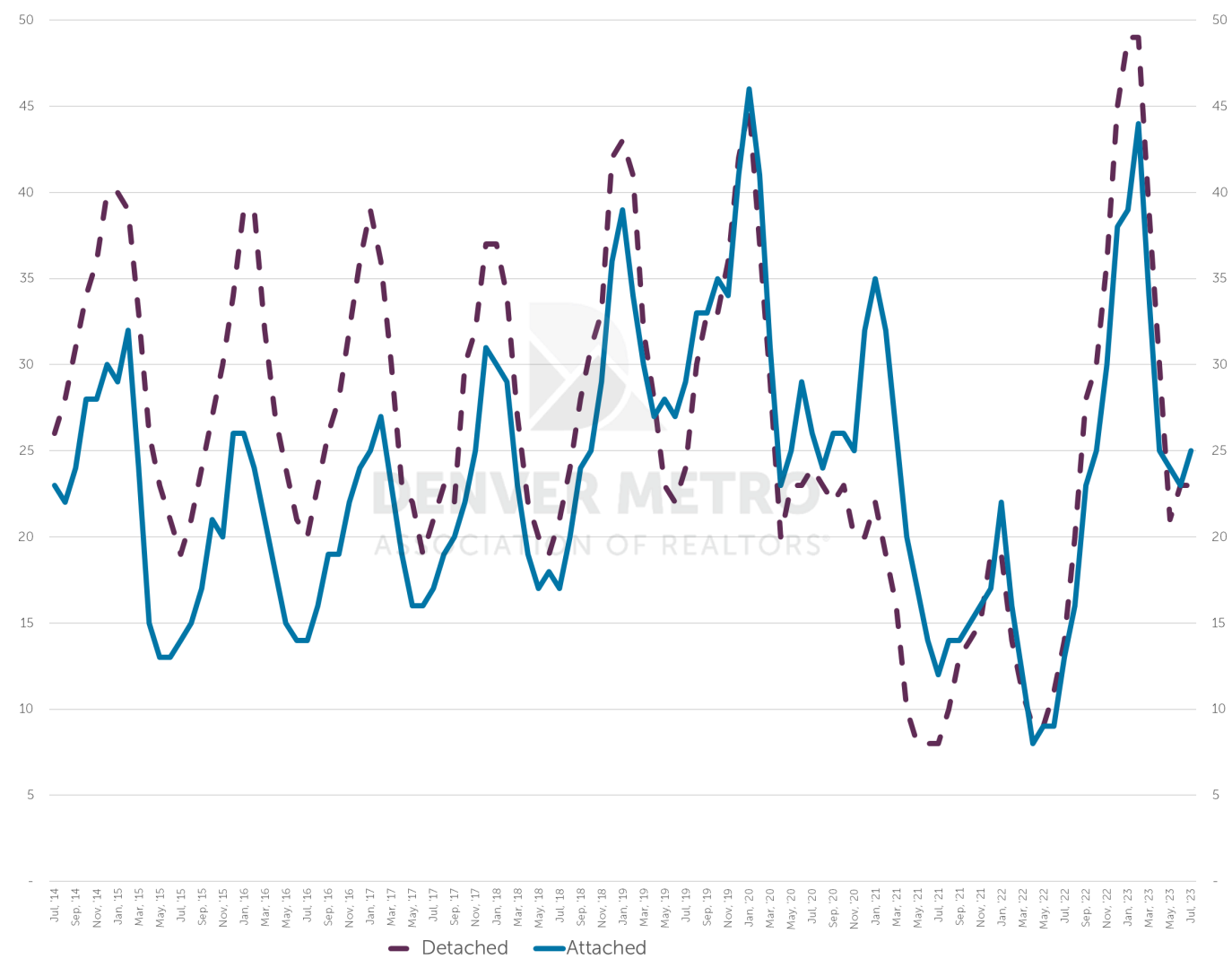
Residential Median + Average Close Price

DMAR Market Trends | July 2023
 Denver Metro Association of Realtors®
 Source of MLS Data: REcolorado.com



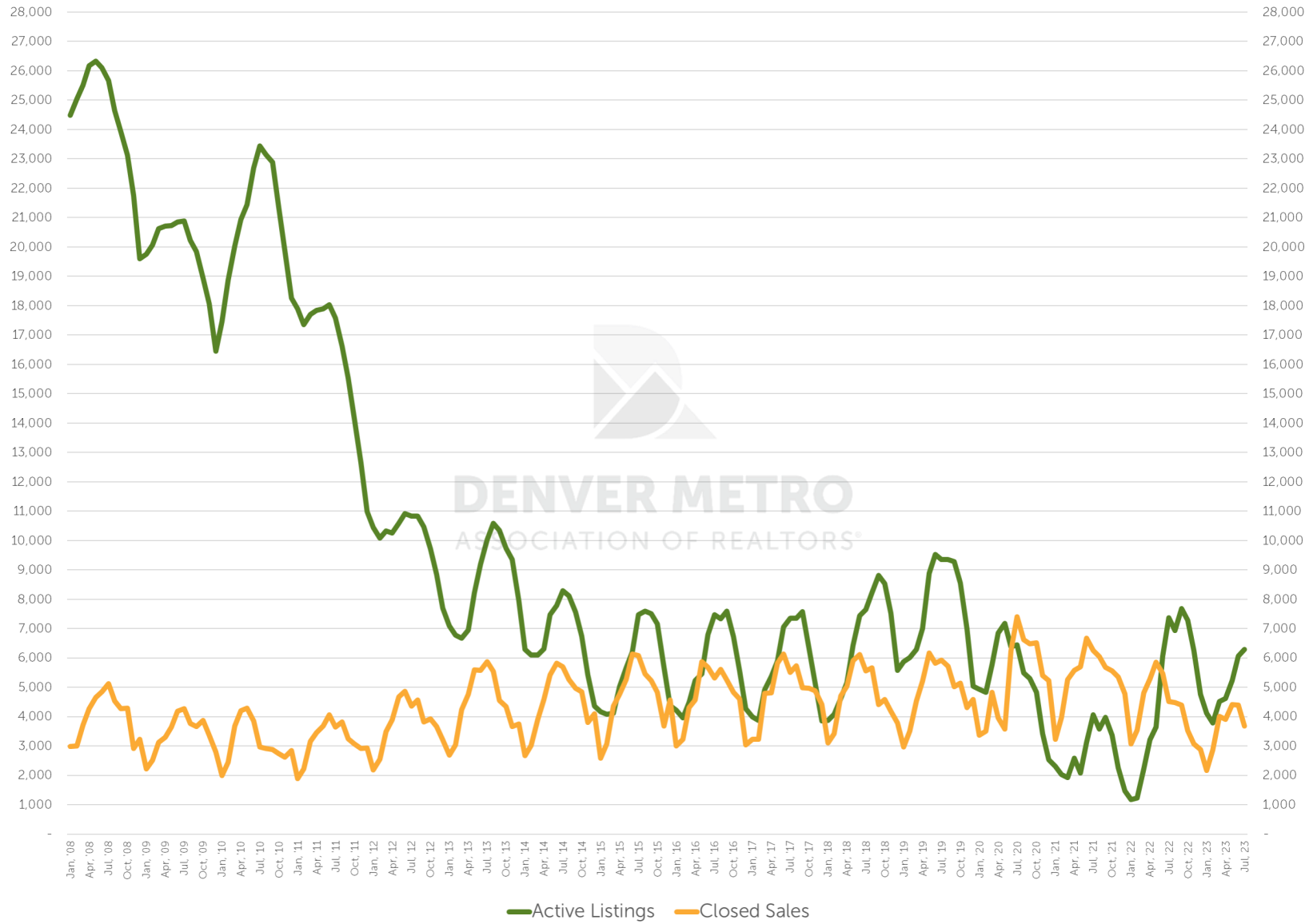
Average Days in MLS

DMAR Market Trends | July 2023
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



Residential Active Listings + Closed Sales at Month's End

DMAR Market Trends | July 2023
Denver Metro Association of Realtors®
Source of MLS Data: REcolorado.com



July Data Year-to-Date | 2023 to 2019

	YTD 2023	YTD 2022	YTD 2021	YTD 2020	YTD 2019	'23 vs '22	'23 vs '21	'23 vs '20	'23 vs '19
Residential (Detached + Attached)									
Active Listings at Month's End	6,299	7,361	4,056	6,449	9,359	-14.43%	55.30%	-2.33%	-32.70%
New Listings	31,776	41,492	42,343	43,711	46,696	-23.42%	-24.96%	-27.30%	-31.95%
Closed	25,511	32,537	36,690	33,250	34,123	-21.59%	-30.47%	-23.28%	-25.24%
Close Price - Average	\$ 680,596	\$ 693,572	\$ 606,693	\$ 506,961	\$ 488,542	-1.87%	12.18%	34.25%	39.31%
Close Price - Median	\$ 580,000	\$ 600,000	\$ 520,000	\$ 442,884	\$ 420,000	-3.33%	11.54%	30.96%	38.10%
Sales Volume	\$ 17,362,675,108	\$ 22,566,760,186	\$ 22,259,552,308	\$ 16,856,451,463	\$ 16,670,534,370	-23.06%	-22.00%	3.00%	4.15%
Days in MLS - Average	31	12	15	29	29	158.33%	106.67%	6.90%	6.90%
Days in MLS - Median	9	4	4	8	10	125.00%	125.00%	12.50%	-10.00%
Close-Price-to-List-Price Ratio	99.81%	104.32%	103.90%	99.67%	99.40%	-4.32%	-3.94%	0.14%	0.41%
Detached									
Active Listings at Month's End	4,597	5,650	2,878	4,001	6,741	-18.64%	59.73%	14.90%	-31.81%
New Listings	22,384	29,815	29,794	30,380	33,204	-24.92%	-24.87%	-26.32%	-32.59%
Closed	17,945	22,566	25,236	23,655	24,292	-20.48%	-28.89%	-24.14%	-26.13%
Close Price - Average	\$ 766,212	\$ 785,895	\$ 687,889	\$ 560,782	\$ 538,869	-2.50%	11.39%	36.63%	42.19%
Close Price - Median	\$ 635,000	\$ 656,550	\$ 575,000	\$ 480,000	\$ 455,000	-3.28%	10.43%	32.29%	39.56%
Sales Volume	\$ 13,749,673,653	\$ 17,734,511,571	\$ 17,359,573,331	\$ 13,265,288,671	\$ 13,090,212,204	-22.47%	-20.79%	3.65%	5.04%
Days in MLS - Average	31	12	12	28	29	158.33%	158.33%	10.71%	6.90%
Days in MLS - Median	9	4	4	7	10	125.00%	125.00%	28.57%	-10.00%
Close-Price-to-List-Price Ratio	99.84%	104.42%	104.57%	99.76%	99.43%	-4.39%	-4.52%	0.08%	0.41%
Attached									
Active Listings at Month's End	1,702	1,711	1,178	2,448	2,618	-0.53%	44.48%	-30.47%	-34.99%
New Listings	9,392	11,677	12,549	13,331	13,492	-19.57%	-25.16%	-29.55%	-30.39%
Closed	7,566	9,971	11,454	9,595	9,831	-24.12%	-33.94%	-21.15%	-23.04%
Close Price - Average	\$ 477,531	\$ 484,630	\$ 427,796	\$ 374,274	\$ 364,187	-1.46%	11.63%	27.59%	31.12%
Close Price - Median	\$ 414,000	\$ 421,600	\$ 365,000	\$ 325,000	\$ 305,602	-1.80%	13.42%	27.38%	35.47%
Sales Volume	\$ 3,613,001,455	\$ 4,832,248,615	\$ 4,899,978,977	\$ 3,591,162,792	\$ 3,580,322,166	-25.23%	-26.26%	0.61%	0.91%
Days in MLS - Average	29	12	21	31	30	141.67%	38.10%	-6.45%	-3.33%
Days in MLS - Median	10	4	5	11	11	150.00%	100.00%	-9.09%	-9.09%
Close-Price-to-List-Price Ratio	99.76%	104.09%	102.42%	99.44%	99.33%	-4.16%	-2.60%	0.32%	0.43%

Market Trends

Price Range	Detached			Attached		
	Closed	Active	MOI	Closed	Active	MOI
\$0 to \$299,999	14	46	3.29	193	210	1.09
\$300,000 to \$499,999	409	443	1.08	550	655	1.19
\$500,000 to \$749,999	1,250	1,811	1.45	250	496	1.98
\$750,000 to \$999,999	520	1,052	2.02	56	182	3.25
\$1,000,000 to \$1,499,999	232	561	2.42	37	88	2.38
\$1,500,000 to \$1,999,999	81	291	3.59	4	45	11.25
\$2,000,000 and over	73	393	5.38	8	26	3.25
TOTALS	2,579	4,597	1.78	1,098	1,702	1.55

Price Range	Detached		% change	Attached		% change
	Closed Jul. 2023	Closed Jun. 2023		Closed Jul. 2023	Closed Jun. 2023	
\$0 to \$299,999	14	13	7.69%	193	202	-4.46%
\$300,000 to \$499,999	409	465	-12.04%	550	635	-13.39%
\$500,000 to \$749,999	1,250	1,562	-19.97%	250	298	-16.11%
\$750,000 to \$999,999	520	604	-13.91%	56	66	-15.15%
\$1,000,000 to \$1,499,999	232	315	-26.35%	37	38	-2.63%
\$1,500,000 to \$1,999,999	81	89	-8.99%	4	8	-50.00%
\$2,000,000 and over	73	93	-21.51%	8	7	14.29%
TOTALS	2,579	3,141	-17.89%	1,098	1,254	-12.44%

Price Range	Detached		% change	Attached		% change
	YTD Jul. 2023	YTD Jul. 2022		YTD Jul. 2023	YTD Jul. 2022	
\$0 to \$299,999	113	95	18.95%	1,345	1,689	-20.37%
\$300,000 to \$499,999	3,285	3,084	6.52%	3,815	4,970	-23.24%
\$500,000 to \$749,999	8,774	11,408	-23.09%	1,730	2,359	-26.66%
\$750,000 to \$999,999	3,250	4,546	-28.51%	370	556	-33.45%
\$1,000,000 to \$1,499,999	1,518	2,139	-29.03%	223	270	-17.41%
\$1,500,000 to \$1,999,999	520	695	-25.18%	49	73	-32.88%
\$2,000,000 and over	485	598	-18.90%	34	54	-37.04%
TOTALS	17,945	22,565	-20.47%	7,566	9,971	-24.12%

Properties Sold for \$1 Million or More

	Jul. 2023	Jun. 2023	Jul. 2022	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	648	807	663	-19.70%	-2.26%
Pending	423	477	399	-11.32%	6.02%
Closed	435	550	516	-20.91%	-15.70%
Sales Volume	\$ 699,133,287	\$ 912,829,600	\$ 822,579,111	-23.41%	-15.01%
Days in MLS - Average	31	28	18	10.71%	72.22%
Days in MLS - Median	9	8	6	12.50%	50.00%
Close-Price-to-List-Price Ratio	98.76%	99.83%	100.38%	-1.07%	-1.61%
PSF Total	\$ 387	\$ 386	\$ 388	0.26%	-0.26%
Detached					
New Listings	574	737	593	-22.12%	-3.20%
Pending	377	431	359	-12.53%	5.01%
Closed	386	497	465	-22.33%	-16.99%
Sales Volume	\$ 627,390,741	\$ 836,833,081	\$ 743,723,451	-25.03%	-15.64%
Days in MLS - Average	28	27	16	3.70%	75.00%
Days in MLS - Median	9	7	6	28.57%	50.00%
Close-Price-to-List-Price Ratio	98.83%	99.92%	100.51%	-1.09%	-1.67%
PSF Total	\$ 371	\$ 371	\$ 364	0.00%	1.92%
Attached					
New Listings	74	70	70	5.71%	5.71%
Pending	46	46	40	0.00%	15.00%
Closed	49	53	51	-7.55%	-3.92%
Sales Volume	\$ 71,742,546	\$ 75,996,519	\$ 78,855,660	-5.60%	-9.02%
Days in MLS - Average	55	31	32	77.42%	71.88%
Days in MLS - Median	25	11	5	127.27%	400.00%
Close-Price-to-List-Price Ratio	98.20%	98.95%	99.21%	-0.76%	-1.02%
PSF Total	\$ 514	\$ 521	\$ 607	-1.34%	-15.32%

Properties Sold for \$1 Million or More

	YTD 2023	YTD 2022	YTD 2021	YTD 2020	YTD 2019	'23 vs '22	'23 vs '21	'23 vs '20	'23 vs '19
Residential (Detached + Attached)									
New Listings	4,315	4,730	3,481	2,788	2,651	-8.77%	23.96%	54.77%	62.77%
Pending	2,908	3,359	2,915	1,781	1,640	-13.43%	-0.24%	63.28%	77.32%
Closed	2,829	3,829	3,102	1,465	1,449	-26.12%	-8.80%	93.11%	95.24%
Sales Volume	\$ 4,625,429,873	\$ 6,093,858,734	\$ 4,939,585,777	\$ 2,227,070,042	\$ 2,239,755,919	-24.10%	-6.36%	107.69%	106.51%
Days in MLS - Average	34	18	33	56	57	88.89%	3.03%	-39.29%	-40.35%
Days in MLS - Median	9	4	5	20	20	125.00%	80.00%	-55.00%	-55.00%
Close-Price-to-List-Price Ratio	99.19%	105.33%	102.31%	97.45%	97.60%	-5.83%	-3.05%	1.79%	1.63%
PSF Total	\$ 386	\$ 397	\$ 364	\$ 336	\$ 334	-2.77%	6.04%	14.88%	15.57%
Detached									
New Listings	3,830	4,201	3,024	2,468	2,350	-8.83%	26.65%	55.19%	62.98%
Pending	2,605	2,999	2,575	1,634	1,469	-13.14%	1.17%	59.42%	77.33%
Closed	2,523	3,432	2,756	1,339	1,290	-26.49%	-8.45%	88.42%	95.58%
Sales Volume	\$ 4,174,454,949	\$ 5,497,072,517	\$ 4,430,421,349	\$ 2,041,236,964	\$ 1,984,167,790	-24.06%	-5.78%	104.51%	110.39%
Days in MLS - Average	33	16	30	55	58	106.25%	10.00%	-40.00%	-43.10%
Days in MLS - Median	8	4	5	19	20	100.00%	60.00%	-57.89%	-60.00%
Close-Price-to-List-Price Ratio	99.26%	105.52%	102.59%	97.53%	97.56%	-5.93%	-3.25%	1.77%	1.74%
PSF Total	\$ 368	\$ 377	\$ 339	\$ 313	\$ 301	-2.39%	8.55%	17.57%	22.26%
Attached									
New Listings	485	529	457	320	301	-8.32%	6.13%	51.56%	61.13%
Pending	303	360	340	147	171	-15.83%	-10.88%	106.12%	77.19%
Closed	306	397	346	126	159	-22.92%	-11.56%	142.86%	92.45%
Sales Volume	\$ 450,974,924	\$ 596,786,217	\$ 509,164,428	\$ 185,833,078	\$ 255,588,129	-24.43%	-11.43%	142.68%	76.45%
Days in MLS - Average	39	28	55	65	53	39.29%	-29.09%	-40.00%	-26.42%
Days in MLS - Median	12	4	7	35	19	200.00%	71.43%	-65.71%	-36.84%
Close-Price-to-List-Price Ratio	98.52%	103.67%	100.04%	96.63%	97.91%	-4.97%	-1.52%	1.96%	0.62%
PSF Total	\$ 536	\$ 570	\$ 561	\$ 573	\$ 604	-5.96%	-4.46%	-6.46%	-11.26%

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

	Jul. 2023	Jun. 2023	Jul. 2022	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	842	976	950	-13.73%	-11.37%
Pending	677	646	659	4.80%	2.73%
Closed	576	670	692	-14.03%	-16.76%
Sales Volume	\$ 490,222,251	\$ 568,505,647	\$ 588,208,586	-13.77%	-16.66%
Days in MLS - Average	26	27	16	-3.70%	62.50%
Days in MLS - Median	10	10	7	0.00%	42.86%
Close-Price-to-List-Price Ratio	99.91%	99.92%	100.71%	-0.01%	-0.79%
PSF Total	\$ 288	\$ 294	\$ 287	-2.04%	0.35%
Detached					
New Listings	754	884	859	-14.71%	-12.22%
Pending	617	596	607	3.52%	1.65%
Closed	520	604	628	-13.91%	-17.20%
Sales Volume	\$ 443,637,288	\$ 512,624,147	\$ 534,129,802	-13.46%	-16.94%
Days in MLS - Average	26	27	15	-3.70%	73.33%
Days in MLS - Median	11	10	7	10.00%	57.14%
Close-Price-to-List-Price Ratio	99.87%	99.97%	100.78%	-0.10%	-0.90%
PSF Total	\$ 275	\$ 281	\$ 273	-2.14%	0.73%
Attached					
New Listings	88	92	91	-4.35%	-3.30%
Pending	60	50	52	20.00%	15.38%
Closed	56	66	64	-15.15%	-12.50%
Sales Volume	\$ 46,584,963	\$ 55,881,500	\$ 54,078,784	-16.64%	-13.86%
Days in MLS - Average	26	27	28	-3.70%	-7.14%
Days in MLS - Median	7	11	9	-36.36%	-22.22%
Close-Price-to-List-Price Ratio	100.26%	99.46%	100.00%	0.80%	0.26%
PSF Total	\$ 412	\$ 409	\$ 419	0.73%	-1.67%

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

	YTD 2023	YTD 2022	YTD 2021	YTD 2020	YTD 2019	'23 vs '22	'23 vs '21	'23 vs '20	'23 vs '19
Residential (Detached + Attached)									
New Listings	5,170	6,509	4,482	3,448	3,205	-20.57%	15.35%	49.94%	61.31%
Pending	4,066	4,881	3,870	2,567	2,226	-16.70%	5.06%	58.40%	82.66%
Closed	3,620	5,102	3,882	2,115	1,945	-29.05%	-6.75%	71.16%	86.12%
Sales Volume	\$ 3,065,633,569	\$ 4,321,176,749	\$ 3,293,549,055	\$ 1,788,289,418	\$ 1,649,152,869	-29.06%	-6.92%	71.43%	85.89%
Days in MLS - Average	31	13	17	42	41	138.46%	82.35%	-26.19%	-24.39%
Days in MLS - Median	10	4	4	13	15	150.00%	150.00%	-23.08%	-33.33%
Close-Price-to-List-Price Ratio	99.82%	104.55%	103.96%	99.02%	99.03%	-4.52%	-3.98%	0.81%	0.80%
PSF Total	\$ 288	\$ 302	\$ 277	\$ 250	\$ 247	-4.64%	3.97%	15.20%	16.60%
Detached									
New Listings	4,613	5,881	3,883	2,835	2,709	-21.56%	18.80%	62.72%	70.28%
Pending	3,682	4,408	3,366	2,214	1,890	-16.47%	9.39%	66.31%	94.81%
Closed	3,250	4,546	3,384	1,804	1,644	-28.51%	-3.96%	80.16%	97.69%
Sales Volume	\$ 2,754,507,906	\$ 3,851,355,197	\$ 2,867,138,245	\$ 1,524,690,026	\$ 1,392,677,834	-28.48%	-3.93%	80.66%	97.79%
Days in MLS - Average	31	12	13	42	38	158.33%	138.46%	-26.19%	-18.42%
Days in MLS - Median	10	4	4	13	14	150.00%	150.00%	-23.08%	-28.57%
Close-Price-to-List-Price Ratio	99.83%	104.70%	104.41%	99.08%	99.04%	-4.65%	-4.39%	0.76%	0.80%
PSF Total	\$ 273	\$ 284	\$ 260	\$ 232	\$ 227	-3.87%	5.00%	17.67%	20.26%
Attached									
New Listings	557	628	599	613	496	-11.31%	-7.01%	-9.14%	12.30%
Pending	384	473	504	353	336	-18.82%	-23.81%	8.78%	14.29%
Closed	370	556	498	311	301	-33.45%	-25.70%	18.97%	22.92%
Sales Volume	\$ 311,125,663	\$ 469,821,552	\$ 426,410,810	\$ 263,599,392	\$ 256,475,035	-33.78%	-27.04%	18.03%	21.31%
Days in MLS - Average	32	20	41	42	53	60.00%	-21.95%	-23.81%	-39.62%
Days in MLS - Median	10	5	7	15	22	100.00%	42.86%	-33.33%	-54.55%
Close-Price-to-List-Price Ratio	99.70%	103.30%	100.87%	98.69%	98.94%	-3.48%	-1.16%	1.02%	0.77%
PSF Total	\$ 416	\$ 445	\$ 393	\$ 353	\$ 359	-6.52%	5.85%	17.85%	15.88%

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

	Jul. 2023	Jun. 2023	Jul. 2022	Month-Over-Month	Year-Over-Year
Residential (Detached + Attached)					
New Listings	1851	2169	2607	-14.66%	-29.00%
Pending	1638	1654	1706	-0.97%	-3.99%
Closed	1500	1860	1910	-19.35%	-21.47%
Sales Volume	\$ 912,759,330	\$ 1,134,474,894	\$ 1,165,852,503	-19.54%	-21.71%
Days in MLS - Average	24	24	13	0.00%	84.62%
Days in MLS - Median	10	7	7	42.86%	42.86%
Close-Price-to-List-Price Ratio	100.04%	100.37%	100.76%	-0.33%	-0.71%
PSF Total	\$ 284	\$ 284	\$ 290	0.00%	-2.07%
Detached					
New Listings	1,516	1,770	2,233	-14.35%	-32.11%
Pending	1,345	1,364	1,440	-1.39%	-6.60%
Closed	1,250	1,562	1,612	-19.97%	-22.46%
Sales Volume	\$ 764,153,769	\$ 958,820,711	\$ 987,859,989	-20.30%	-22.65%
Days in MLS - Average	22	22	13	0.00%	69.23%
Days in MLS - Median	9	7	7	28.57%	28.57%
Close-Price-to-List-Price Ratio	100.11%	100.44%	100.71%	-0.33%	-0.60%
PSF Total	\$ 273	\$ 271	\$ 277	0.74%	-1.44%
Attached					
New Listings	335	399	374	-16.04%	-10.43%
Pending	293	290	266	1.03%	10.15%
Closed	250	298	298	-16.11%	-16.11%
Sales Volume	\$ 148,605,561	\$ 175,654,183	\$ 177,992,514	-15.40%	-16.51%
Days in MLS - Average	32	34	13	-5.88%	146.15%
Days in MLS - Median	11	14	5	-21.43%	120.00%
Close-Price-to-List-Price Ratio	99.68%	99.99%	101.05%	-0.31%	-1.36%
PSF Total	\$ 342	\$ 349	\$ 361	-2.01%	-5.26%

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

	YTD 2023	YTD 2022	YTD 2021	YTD 2020	YTD 2019	'23 vs '22	'23 vs '21	'23 vs '20	'23 vs '19
Residential (Detached + Attached)									
New Listings	12,396	17,065	13,999	10,964	11,343	-27.36%	-11.45%	13.06%	9.28%
Pending	10,982	13,215	12,413	9,821	8,599	-16.90%	-11.53%	11.82%	27.71%
Closed	10,504	13,768	12,965	8,854	7,775	-23.71%	-18.98%	18.64%	35.10%
Sales Volume	\$ 6,381,933,942	\$ 8,405,492,394	\$ 7,791,058,936	\$ 5,257,903,657	\$ 4,627,797,091	-24.07%	-18.09%	21.38%	37.90%
Days in MLS - Average	33	11	12	34	35	200.00%	175.00%	-2.94%	-5.71%
Days in MLS - Median	11	4	4	11	14	175.00%	175.00%	0.00%	-21.43%
Close-Price-to-List-Price Ratio	100.01%	104.28%	104.83%	99.60%	99.27%	-4.09%	-4.60%	0.41%	0.75%
PSF Total	\$ 276	\$ 298	\$ 259	\$ 220	\$ 213	-7.38%	6.56%	25.45%	29.58%
Detached									
New Listings	10,109	14,439	12,024	9,884	9,724	-29.99%	-15.93%	2.28%	3.96%
Pending	9,116	11,121	10,614	8,508	7,492	-18.03%	-14.11%	7.15%	21.68%
Closed	8,774	11,409	11,103	7,674	6,762	-23.10%	-20.98%	14.33%	29.75%
Sales Volume	\$ 5,356,430,075	\$ 7,006,198,741	\$ 6,687,219,765	\$ 4,560,063,295	\$ 4,028,164,617	-23.55%	-19.90%	17.46%	32.97%
Days in MLS - Average	32	11	9	32	34	190.91%	255.56%	0.00%	-5.88%
Days in MLS - Median	10	4	4	11	13	150.00%	150.00%	-9.09%	-23.08%
Close-Price-to-List-Price Ratio	100.08%	104.34%	105.28%	99.65%	99.29%	-4.08%	-4.94%	0.43%	0.80%
PSF Total	\$ 263	\$ 284	\$ 242	\$ 201	\$ 195	-7.39%	8.68%	30.85%	34.87%
Attached									
New Listings	2,287	2,626	1,975	1,080	1,619	-12.91%	15.80%	111.76%	41.26%
Pending	1,866	2,094	1,799	1,313	1,107	-10.89%	3.72%	42.12%	68.56%
Closed	1,730	2,359	1,862	1,180	1,013	-26.66%	-7.09%	46.61%	70.78%
Sales Volume	\$ 1,025,503,867	\$ 1,399,293,653	\$ 1,103,839,171	\$ 697,840,362	\$ 599,632,474	-26.71%	-7.10%	46.95%	71.02%
Days in MLS - Average	38	14	27	46	43	171.43%	40.74%	-17.39%	-11.63%
Days in MLS - Median	15	4	5	18	18	275.00%	200.00%	-16.67%	-16.67%
Close-Price-to-List-Price Ratio	99.65%	104.00%	102.16%	99.31%	99.15%	-4.18%	-2.46%	0.34%	0.50%
PSF Total	\$ 340	\$ 366	\$ 365	\$ 345	\$ 330	-7.10%	-6.85%	-1.45%	3.03%