



# STAT

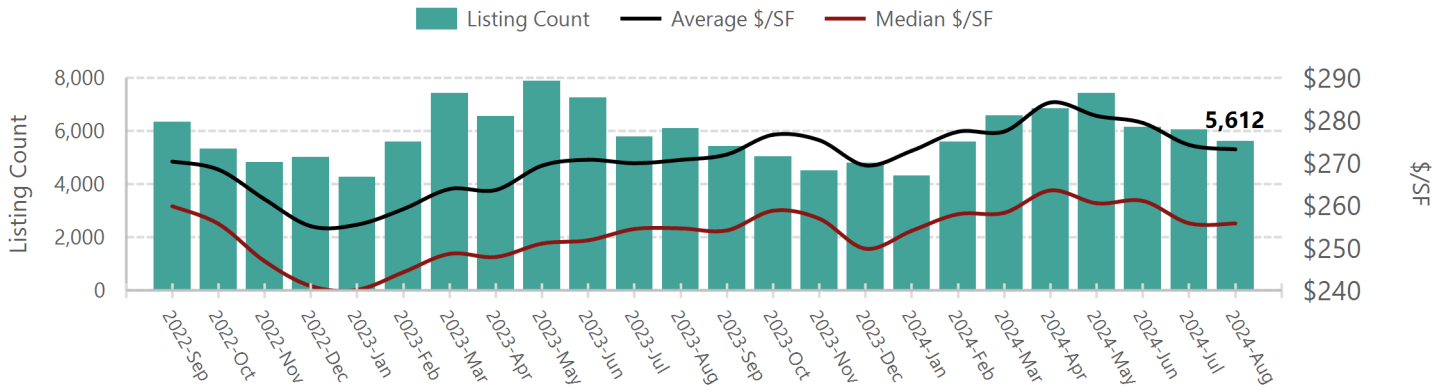
Your  
Monthly Statistics



## DATA FOR August 2024

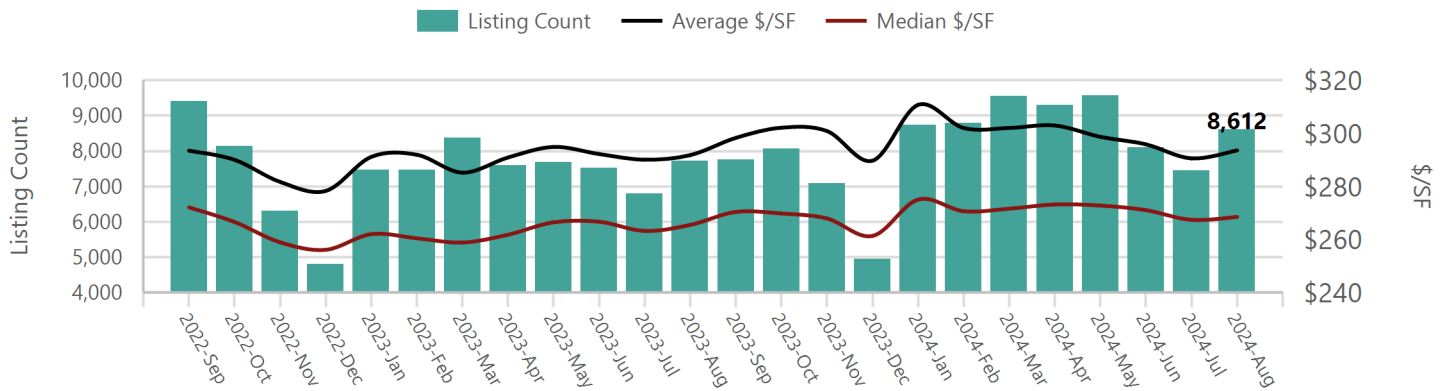
Published September 06, 2024

### Sold Listings



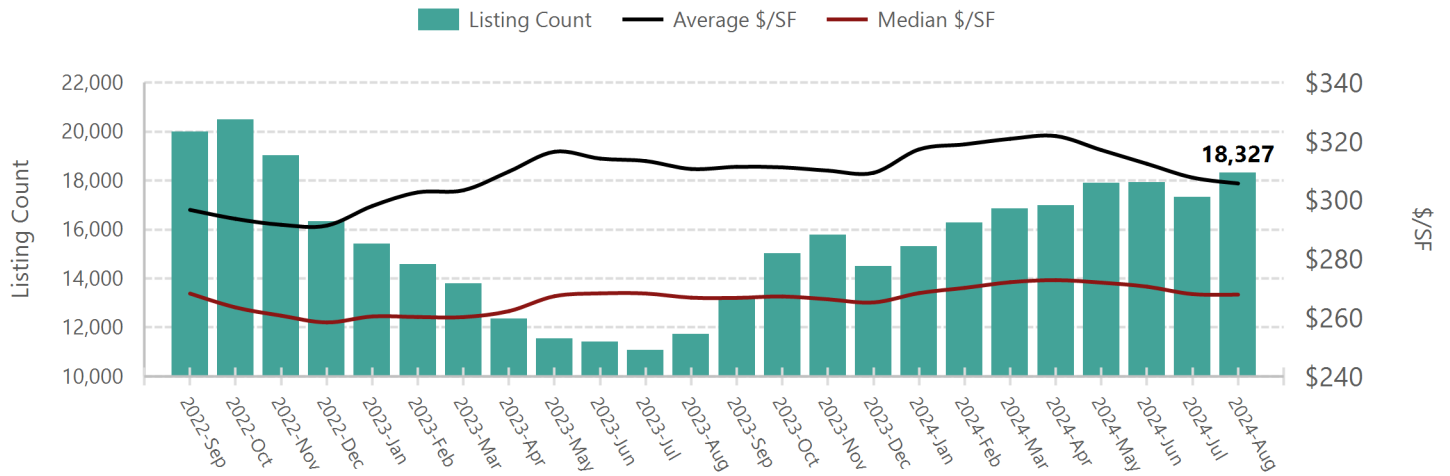
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr				
Listings	5,612	6,059	7,420	5,600	6,113	-7.38%	▼	-24.37%	▼	0.21%	▲	-8.20%	▼
Average \$/SF	\$273.23	\$274.26	\$281.10	\$277.39	\$270.75	-0.37%	▼	-2.80%	▼	-1.50%	▼	0.92%	▲
Median \$/SF	\$255.81	\$255.83	\$260.54	\$257.99	\$254.63	-0.01%	▼	-1.82%	▼	-0.85%	▼	0.46%	▲

### New Listings



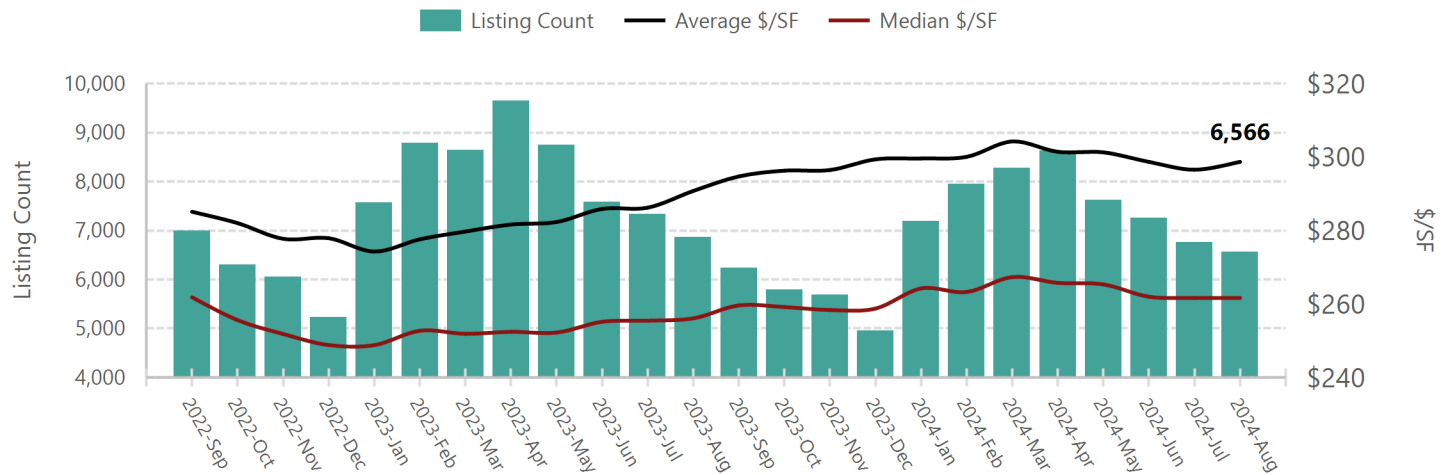
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr				
Listings	8,612	7,445	9,569	8,796	7,718	15.67%	▲	-10.00%	▼	-2.09%	▼	11.58%	▲
Average \$/SF	\$293.64	\$290.62	\$298.74	\$302.06	\$291.86	1.04%	▲	-1.71%	▼	-2.79%	▼	0.61%	▲
Median \$/SF	\$268.58	\$267.46	\$272.85	\$270.72	\$265.56	0.42%	▲	-1.57%	▼	-0.79%	▼	1.14%	▲

### Active Listings (excluding UCB/CCBS)



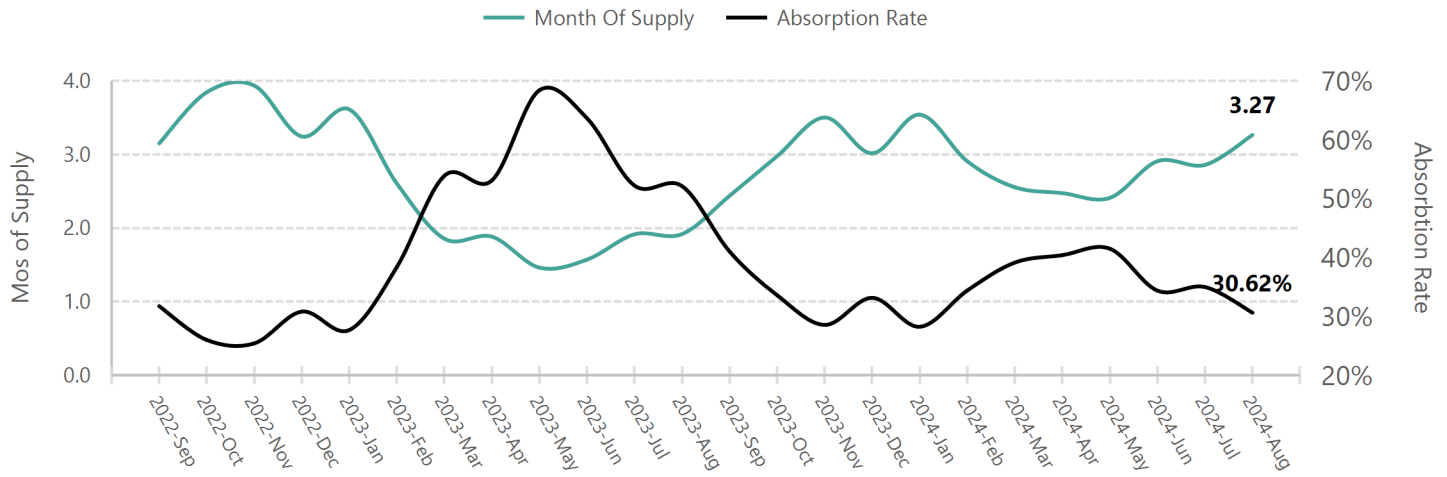
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr				
Listings	18,327	17,318	17,884	16,279	11,729	5.83%	▲	2.48%	▲	12.58%	▲	56.25%	▲
Average \$/SF	\$305.68	\$307.67	\$317.04	\$318.99	\$310.59	-0.65%	▼	-3.58%	▼	-4.17%	▼	-1.58%	▼
Median \$/SF	\$267.85	\$268.04	\$271.94	\$270.15	\$266.82	-0.07%	▼	-1.50%	▼	-0.85%	▼	0.39%	▲

### Under Contract Listings (Pending/UCB/CCBS)



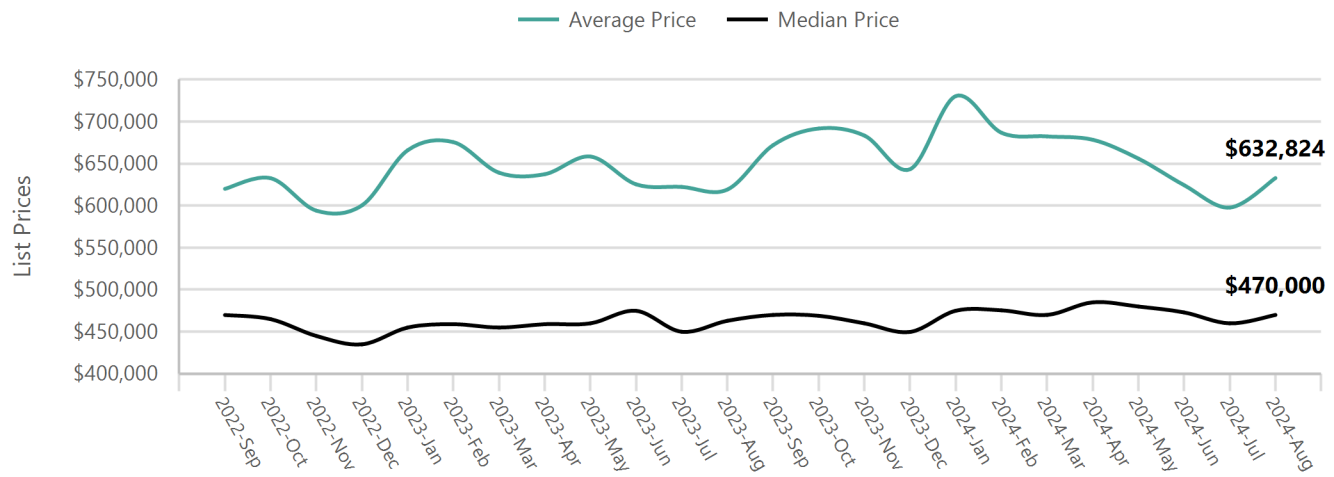
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr				
Listings	6,566	6,753	7,627	7,949	6,867	-2.77%	▼	-13.91%	▼	-17.40%	▼	-4.38%	▼
Average \$/SF	\$298.69	\$296.56	\$301.28	\$300.06	\$290.78	0.72%	▲	-0.86%	▼	-0.46%	▼	2.72%	▲
Median \$/SF	\$261.66	\$261.66	\$265.34	\$263.27	\$256.10	0.00%	■	-1.39%	▼	-0.61%	▼	2.17%	▲

### Month Of Supply/Absorption Rate



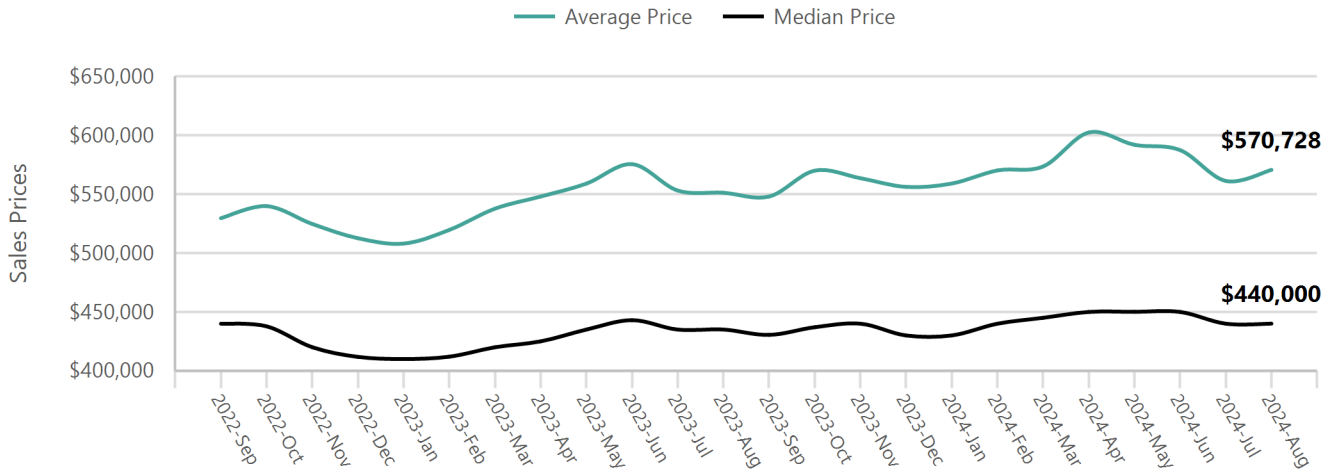
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr				
Supply	3.27	2.86	2.41	2.91	1.92	14.26%	▲	35.49%	▲	12.34%	▲	70.20%	▲
Absorption Rate	30.62%	34.99%	41.49%	34.40%	52.12%	-12.48%	▼	-26.19%	▼	-10.98%	▼	-41.25%	▼

### New List Prices



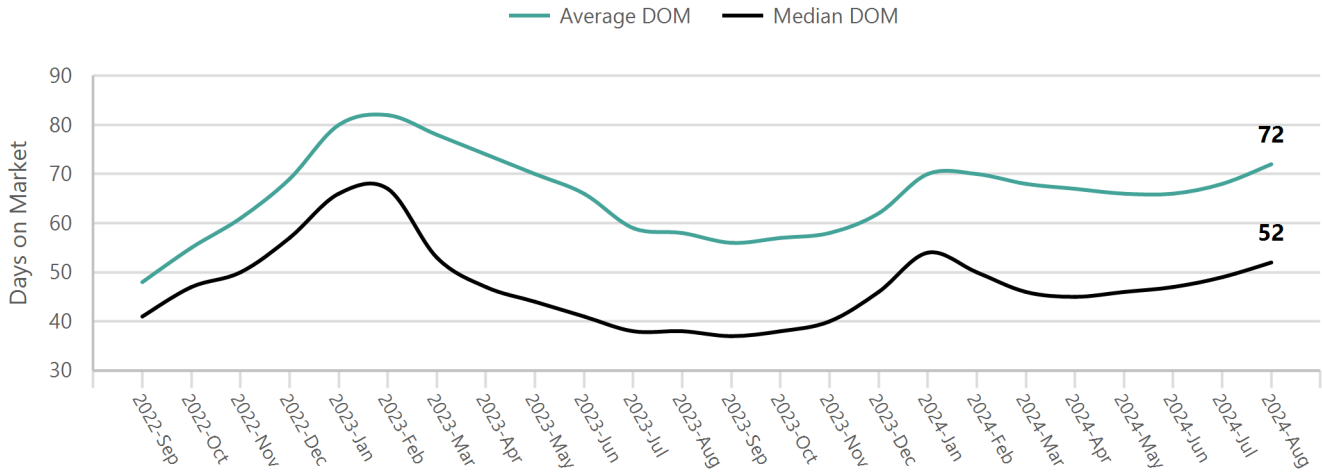
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr				
Average List Price	\$632,824	\$597,733	\$655,931	\$686,763	\$619,153	5.87%	▲	-3.52%	▼	-7.85%	▼	2.21%	▲
Median List Price	\$470,000	\$460,000	\$479,990	\$475,500	\$463,042	2.17%	▲	-2.08%	▼	-1.16%	▼	1.50%	▲

## Sales Prices



Metric	Monthly Values					Current Month Value vs Prior Monthly Values				
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr	
Average Sales Price	\$570,728	\$561,293	\$591,991	\$570,233	\$551,282	1.68% ▲	-3.59% ▼	0.09% ▲	3.53% ▲	
Median Sales Price	\$440,000	\$440,000	\$450,000	\$440,000	\$435,000	0.00% ▬	-2.22% ▼	0.00% ▬	1.15% ▲	

## Days on Market



Metric	Monthly Values					Current Month Value vs Prior Monthly Values				
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr	
Average DOM	72	68	66	70	58	5.88% ▲	9.09% ▲	2.86% ▲	24.14% ▲	
Median DOM	52	49	46	50	38	6.12% ▲	13.04% ▲	4.00% ▲	36.84% ▲	