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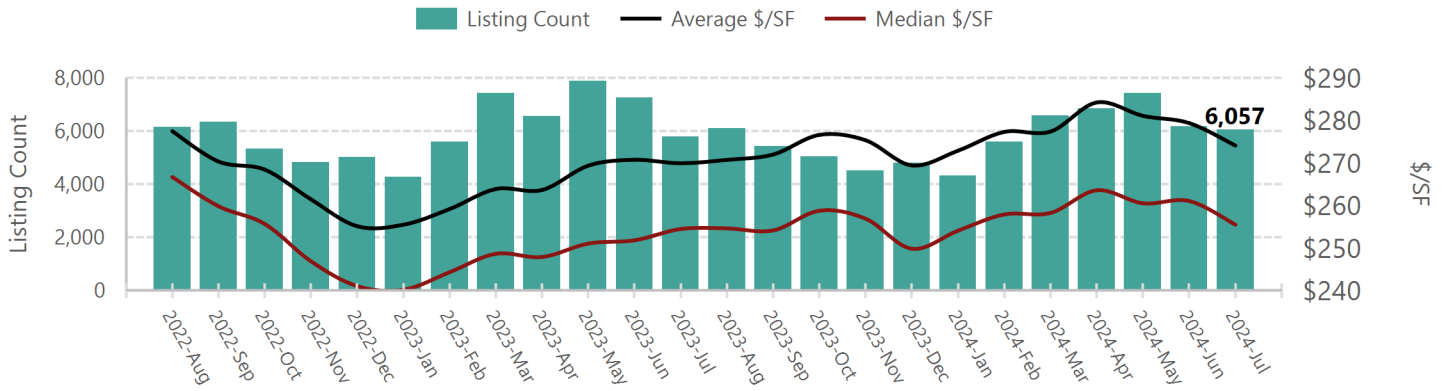
Your
Monthly Statistics



DATA FOR July 2024

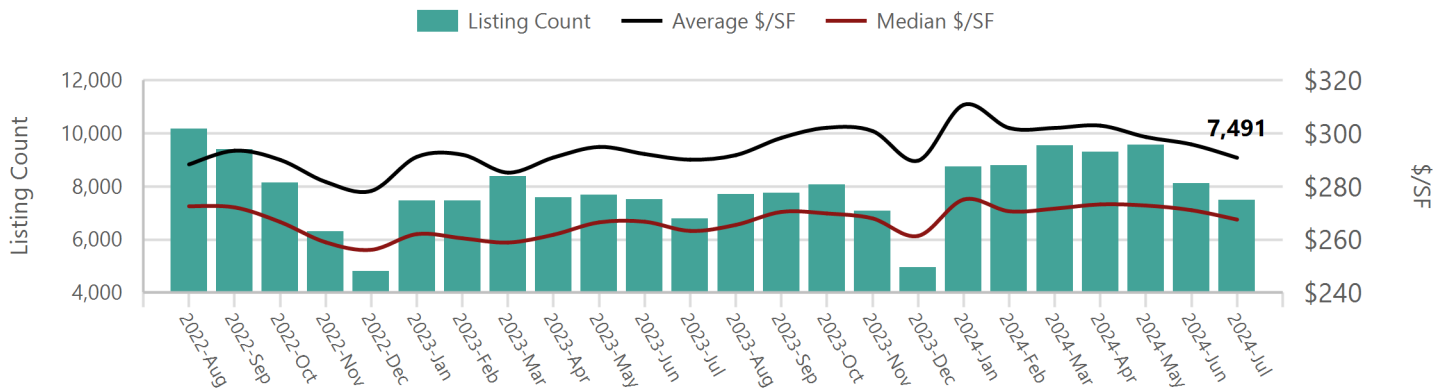
Published August 06, 2024

Sold Listings



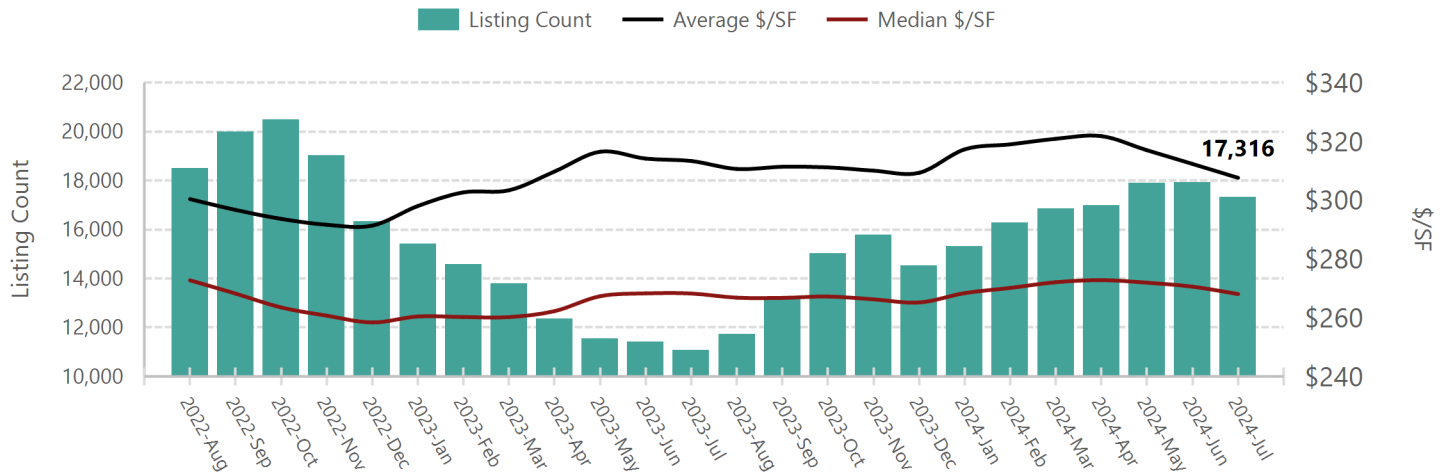
Metric	Monthly Values					Current Month Value vs Prior Monthly Values				
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr	
Listings	6,057	6,167	6,857	4,318	5,781	-1.78% ▼	-11.67% ▼	40.27% ▲	4.77% ▲	
Average \$/SF	\$274.12	\$279.41	\$284.27	\$272.92	\$269.96	-1.89% ▼	-3.57% ▼	0.44% ▲	1.54% ▲	
Median \$/SF	\$255.50	\$261.08	\$263.60	\$254.10	\$254.49	-2.14% ▼	-3.07% ▼	0.55% ▲	0.40% ▲	

New Listings



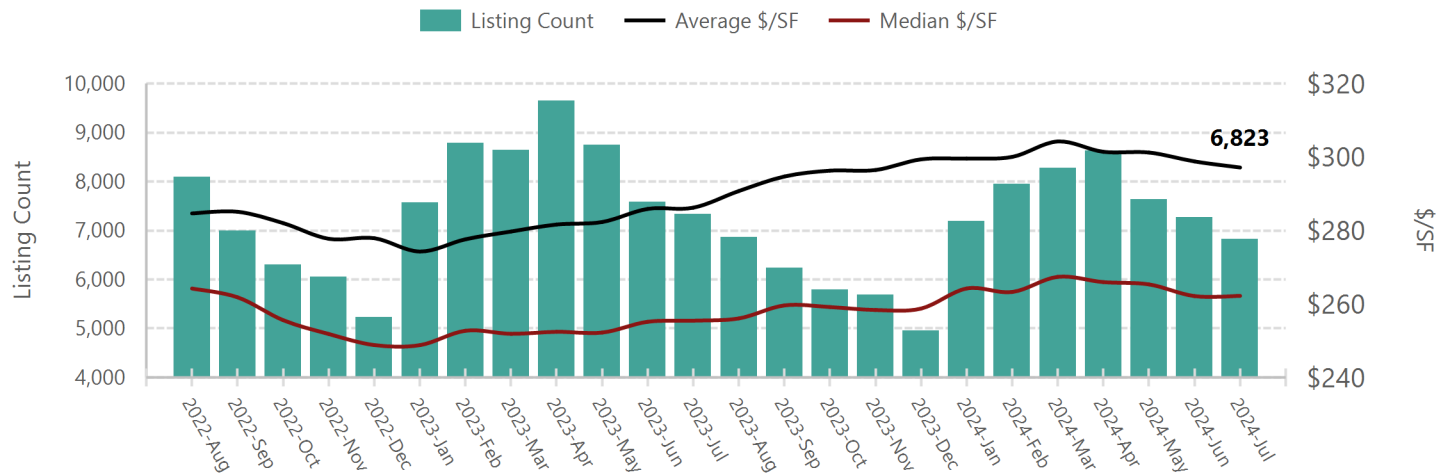
Metric	Monthly Values					Current Month Value vs Prior Monthly Values				
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr	
Listings	7,491	8,105	9,309	8,743	6,791	-7.58% ▼	-19.53% ▼	-14.32% ▼	10.31% ▲	
Average \$/SF	\$290.86	\$295.88	\$302.97	\$310.80	\$290.14	-1.70% ▼	-4.00% ▼	-6.42% ▼	0.25% ▲	
Median \$/SF	\$267.57	\$271.10	\$273.29	\$275.12	\$263.29	-1.30% ▼	-2.09% ▼	-2.74% ▼	1.63% ▲	

Active Listings (excluding UCB/CCBS)



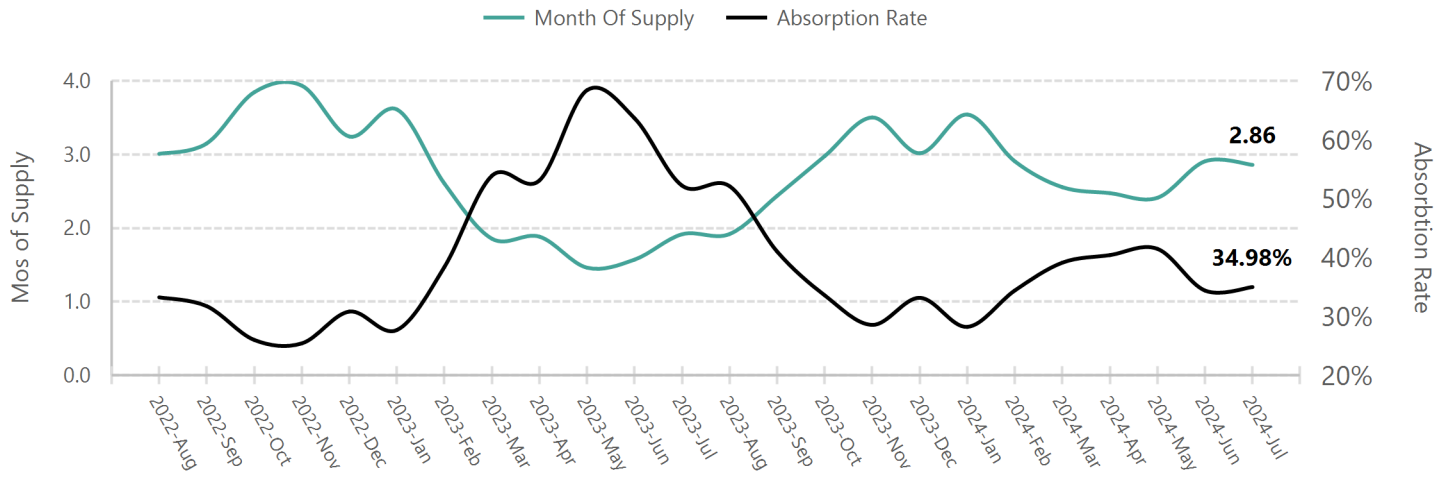
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr				
Listings	17,316	17,930	16,970	15,299	11,074	-3.42%	▼	2.04%	▲	13.18%	▲	56.37%	▲
Average \$/SF	\$307.60	\$312.32	\$321.80	\$317.29	\$313.32	-1.51%	▼	-4.41%	▼	-3.05%	▼	-1.83%	▼
Median \$/SF	\$268.06	\$270.56	\$272.79	\$268.37	\$268.24	-0.93%	▼	-1.73%	▼	-0.12%	▼	-0.07%	▼

Under Contract Listings (Pending/UCB/CCBS)



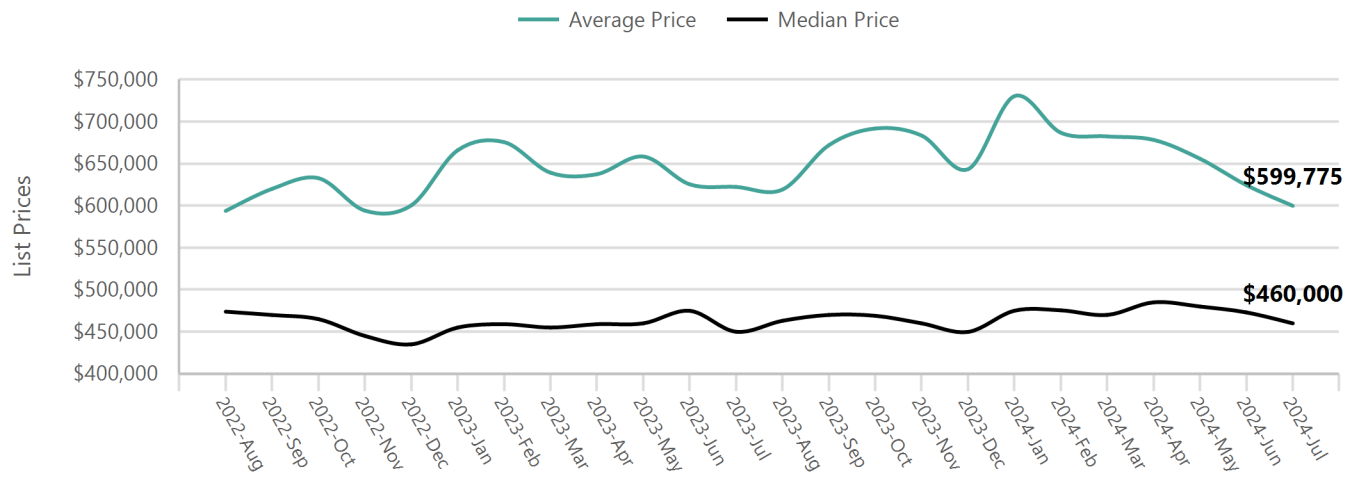
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr				
Listings	6,823	7,265	8,627	7,185	7,336	-6.08%	▼	-20.91%	▼	-5.04%	▼	-6.99%	▼
Average \$/SF	\$297.17	\$298.82	\$301.44	\$299.61	\$286.23	-0.55%	▼	-1.42%	▼	-0.81%	▼	3.82%	▲
Median \$/SF	\$262.21	\$262.16	\$265.96	\$264.23	\$255.46	0.02%	▲	-1.41%	▼	-0.76%	▼	2.64%	▲

Month Of Supply/Absorption Rate



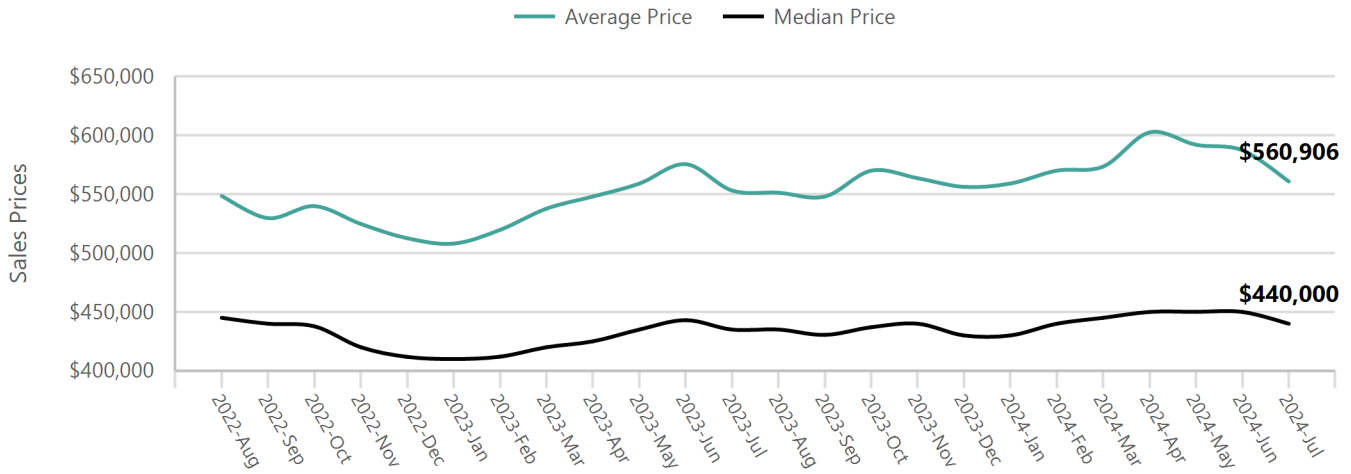
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr				
Supply	2.86	2.91	2.47	3.54	1.92	-1.67%	▼	15.52%	▲	-19.31%	▼	49.24%	▲
Absorption Rate	34.98%	34.39%	40.41%	28.22%	52.20%	1.70%	▲	-13.43%	▼	23.93%	▲	-32.99%	▼

New List Prices



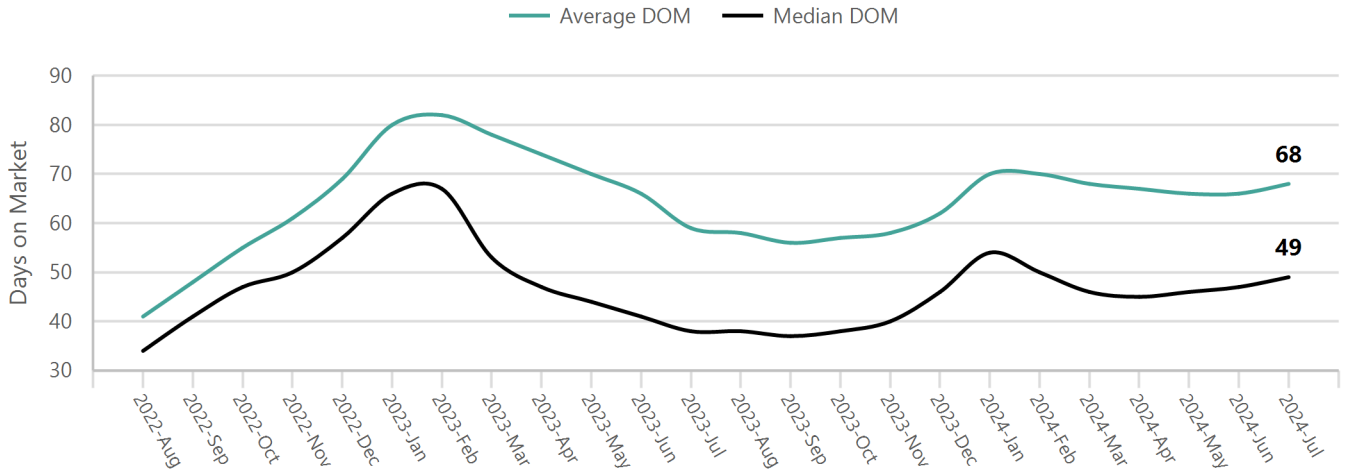
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr				
Average List Price	\$599,775	\$624,414	\$678,235	\$730,248	\$622,318	-3.95%	▼	-11.57%	▼	-17.87%	▼	-3.62%	▼
Median List Price	\$460,000	\$472,995	\$485,000	\$475,000	\$450,000	-2.75%	▼	-5.15%	▼	-3.16%	▼	2.22%	▲

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	\$560,906	\$587,397	\$602,583	\$559,138	\$553,142	-4.51%	▼	-6.92%	▼	0.32%	▲	1.40%	▲
Median Sales Price	\$440,000	\$450,000	\$450,000	\$430,000	\$434,990	-2.22%	▼	-2.22%	▼	2.33%	▲	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	68	66	67	70	59	3.03%	▲	1.49%	▲	-2.86%	▼	15.25%	▲
Median DOM	49	47	45	54	38	4.26%	▲	8.89%	▲	-9.26%	▼	28.95%	▲