



# STAT

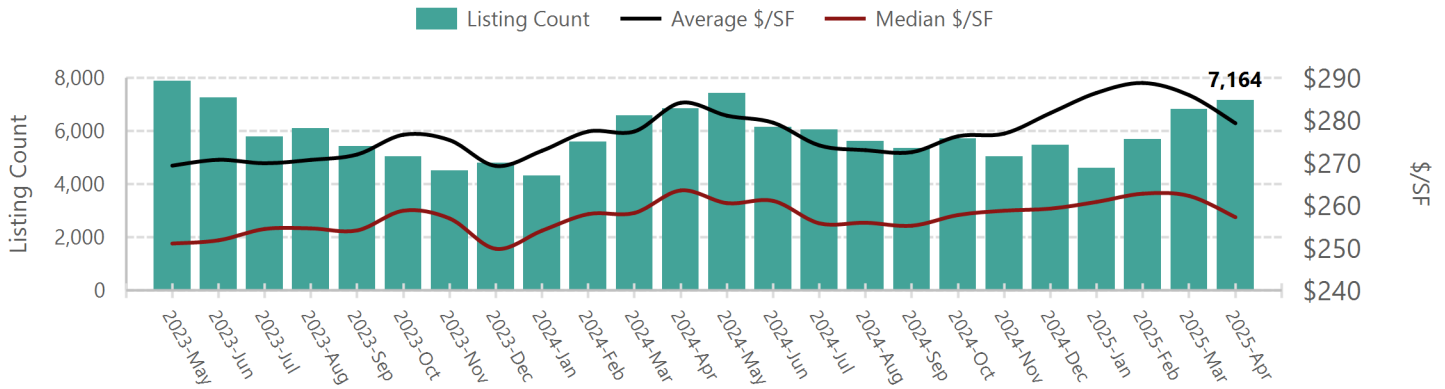
Your  
Monthly Statistics



## DATA FOR April 2025

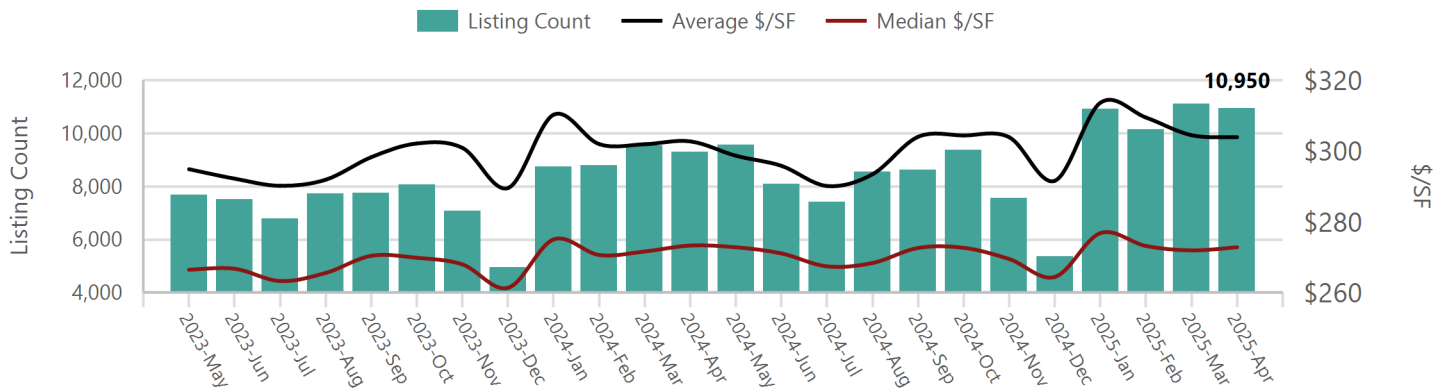
Published May 06, 2025

### Sold Listings



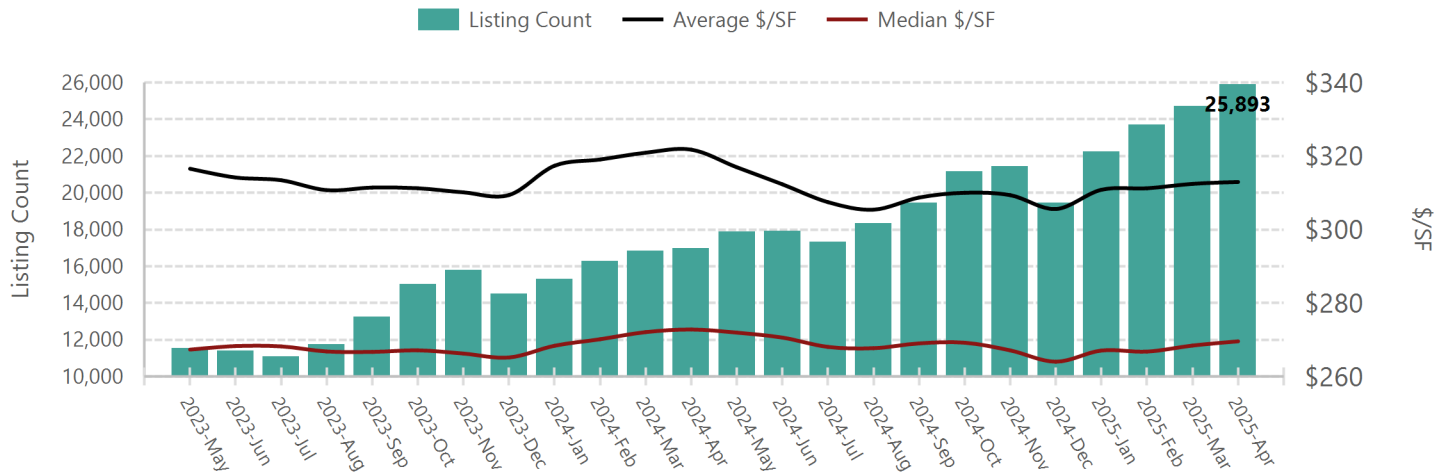
| Metric        | Monthly Values |          |          |          |          | Current Month Value vs Prior Monthly Values |       |        |        |        |   |        |   |
|---------------|----------------|----------|----------|----------|----------|---|-------|--------|--------|--------|---|--------|---|
|               | Current        | 1M Pr    | 3M Pr    | 6M Pr    | 12M Pr   | 1M Pr                                       | 3M Pr | 6M Pr  | 12M Pr |        |   |        |   |
| Listings      | 7,164          | 6,820    | 4,617    | 5,712    | 6,858    | 5.04%                                       | ▲     | 55.17% | ▲      | 25.42% | ▲ | 4.46%  | ▲ |
| Average \$/SF | \$279.38       | \$285.99 | \$286.55 | \$276.32 | \$284.19 | -2.31%                                      | ▼     | -2.50% | ▼      | 1.11%  | ▲ | -1.69% | ▼ |
| Median \$/SF  | \$257.27       | \$262.27 | \$260.86 | \$257.78 | \$263.57 | -1.91%                                      | ▼     | -1.38% | ▼      | -0.20% | ▼ | -2.39% | ▼ |

### New Listings



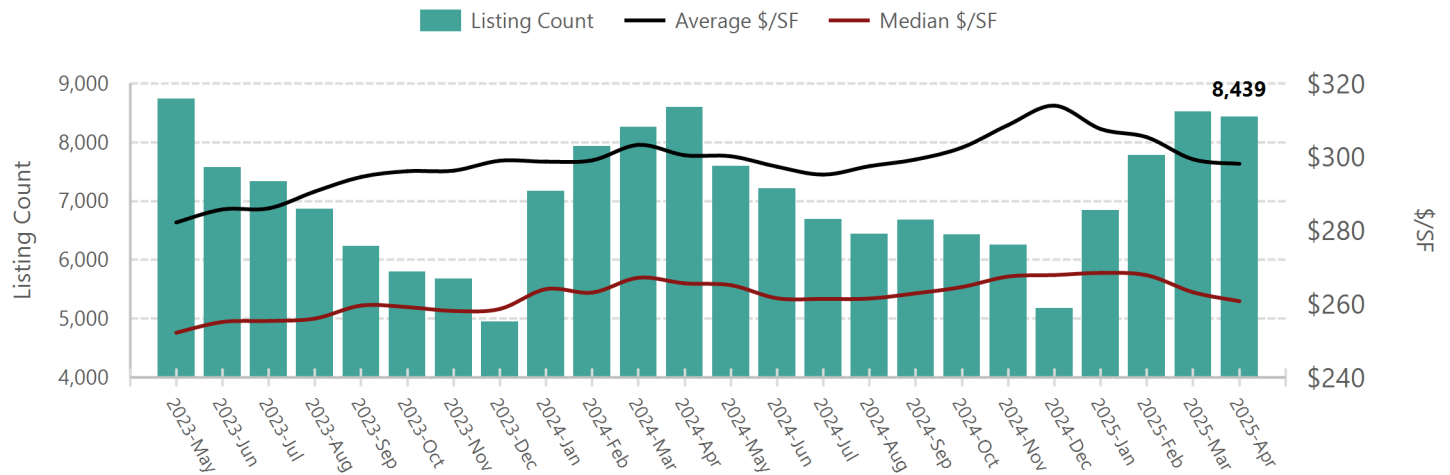
| Metric        | Monthly Values |          |          |          |          | Current Month Value vs Prior Monthly Values |       |        |        |        |   |        |   |
|---------------|----------------|----------|----------|----------|----------|---|-------|--------|--------|--------|---|--------|---|
|               | Current        | 1M Pr    | 3M Pr    | 6M Pr    | 12M Pr   | 1M Pr                                       | 3M Pr | 6M Pr  | 12M Pr |        |   |        |   |
| Listings      | 10,950         | 11,103   | 10,930   | 9,371    | 9,303    | -1.38%                                      | ▼     | 0.18%  | ▲      | 16.85% | ▲ | 17.70% | ▲ |
| Average \$/SF | \$303.95       | \$304.52 | \$313.68 | \$304.43 | \$302.78 | -0.19%                                      | ▼     | -3.10% | ▼      | -0.16% | ▼ | 0.39%  | ▲ |
| Median \$/SF  | \$272.87       | \$271.98 | \$276.87 | \$272.70 | \$273.34 | 0.33%                                       | ▲     | -1.44% | ▼      | 0.06%  | ▲ | -0.17% | ▼ |

### Active Listings (excluding UCB/CCBS)



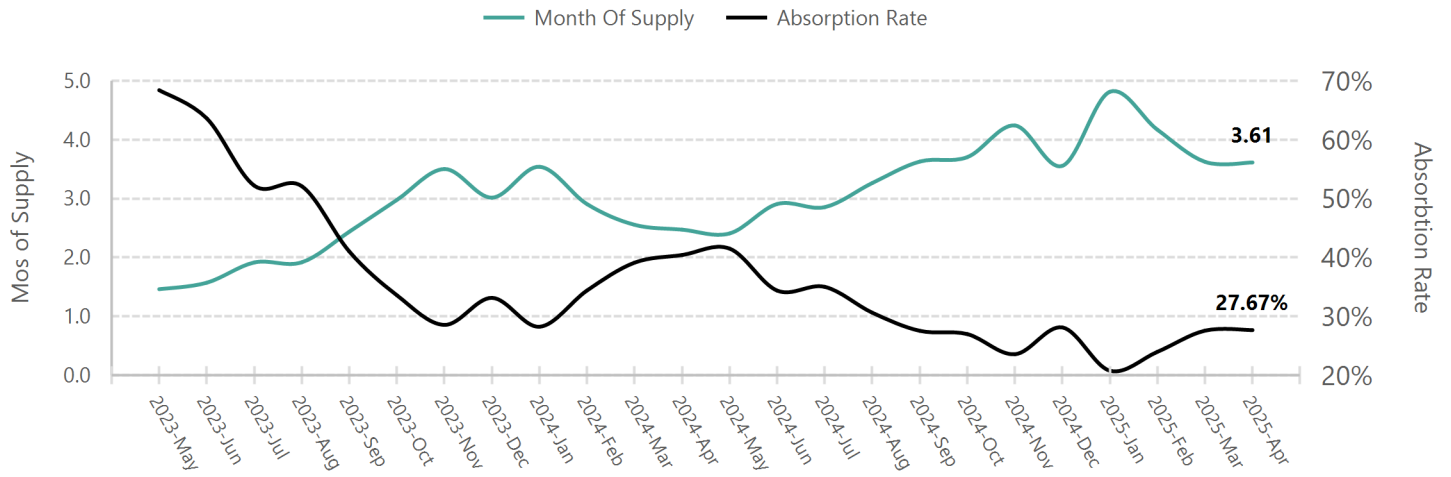
| Metric        | Monthly Values |          |          |          |          | Current Month Value vs Prior Monthly Values |       |        |        |        |   |        |   |
|---------------|----------------|----------|----------|----------|----------|---|-------|--------|--------|--------|---|--------|---|
|               | Current        | 1M Pr    | 3M Pr    | 6M Pr    | 12M Pr   | 1M Pr                                       | 3M Pr | 6M Pr  | 12M Pr |        |   |        |   |
| Listings      | 25,893         | 24,725   | 22,232   | 21,163   | 16,966   | 4.72%                                       | ▲     | 16.47% | ▲      | 22.35% | ▲ | 52.62% | ▲ |
| Average \$/SF | \$312.94       | \$312.44 | \$310.83 | \$310.00 | \$321.75 | 0.16%                                       | ▲     | 0.68%  | ▲      | 0.95%  | ▲ | -2.74% | ▼ |
| Median \$/SF  | \$269.58       | \$268.42 | \$267.06 | \$269.20 | \$272.79 | 0.43%                                       | ▲     | 0.94%  | ▲      | 0.14%  | ▲ | -1.17% | ▼ |

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



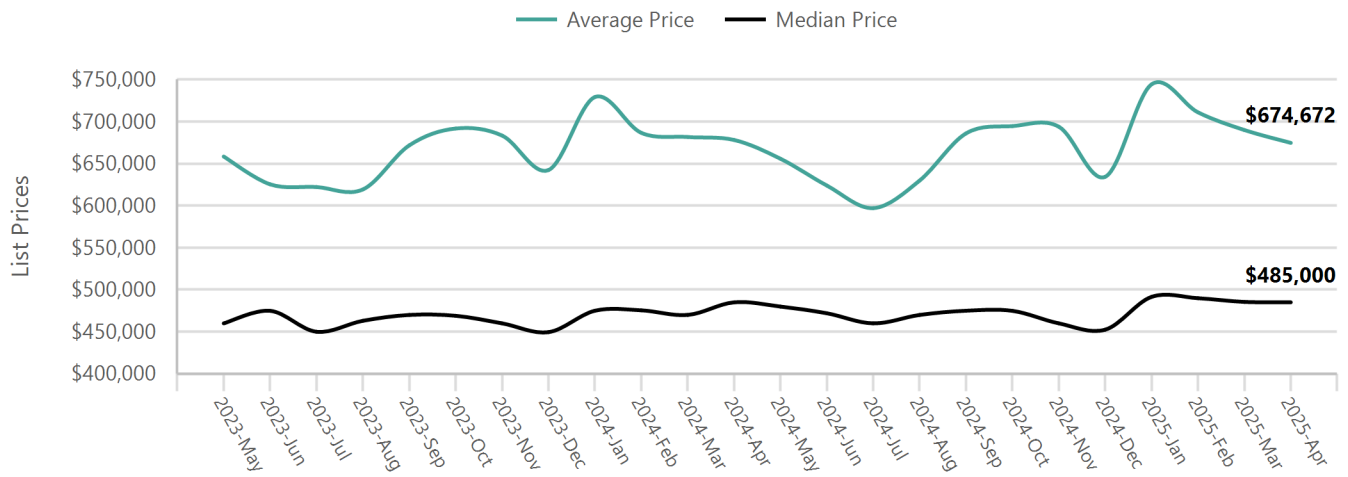
| Metric        | Monthly Values |          |          |          |          | Current Month Value vs Prior Monthly Values |       |        |        |        |   |        |   |
|---------------|----------------|----------|----------|----------|----------|---|-------|--------|--------|--------|---|--------|---|
|               | Current        | 1M Pr    | 3M Pr    | 6M Pr    | 12M Pr   | 1M Pr                                       | 3M Pr | 6M Pr  | 12M Pr |        |   |        |   |
| Listings      | 8,439          | 8,524    | 6,843    | 6,430    | 8,599    | -1.00%                                      | ▼     | 23.32% | ▲      | 31.24% | ▲ | -1.86% | ▼ |
| Average \$/SF | \$298.17       | \$299.37 | \$307.63 | \$302.60 | \$300.50 | -0.40%                                      | ▼     | -3.07% | ▼      | -1.46% | ▼ | -0.78% | ▼ |
| Median \$/SF  | \$260.77       | \$263.20 | \$268.47 | \$264.64 | \$265.63 | -0.92%                                      | ▼     | -2.87% | ▼      | -1.46% | ▼ | -1.83% | ▼ |

## Month Of Supply/Absorption Rate



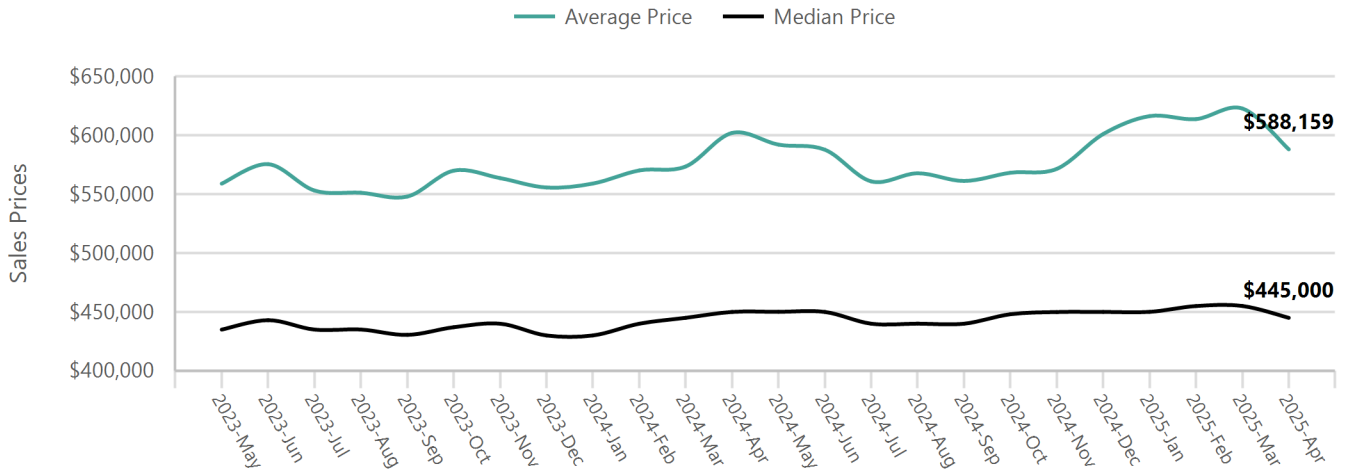
| Metric          | Monthly Values |        |        |        |        | Current Month Value vs Prior Monthly Values |       |         |        |        |   |         |   |
|-----------------|----------------|--------|--------|--------|--------|---|-------|---------|--------|--------|---|---------|---|
|                 | Current        | 1M Pr  | 3M Pr  | 6M Pr  | 12M Pr | 1M Pr                                       | 3M Pr | 6M Pr   | 12M Pr |        |   |         |   |
| Supply          | 3.61           | 3.63   | 4.82   | 3.71   | 2.47   | -0.30%                                      | ▼     | -24.94% | ▼      | -2.45% | ▼ | 46.10%  | ▲ |
| Absorption Rate | 27.67%         | 27.58% | 20.77% | 26.99% | 40.42% | 0.31%                                       | ▲     | 33.23%  | ▲      | 2.51%  | ▲ | -31.55% | ▼ |

## New List Prices



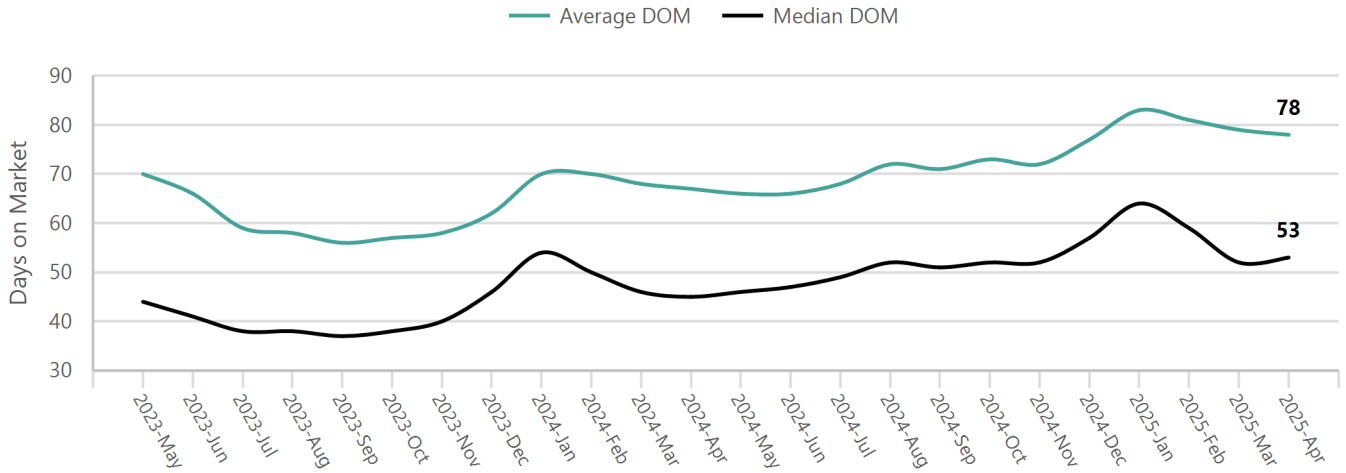
| Metric             | Monthly Values |           |           |           |           | Current Month Value vs Prior Monthly Values |       |        |        |        |   |        |   |
|--------------------|----------------|-----------|-----------|-----------|-----------|---|-------|--------|--------|--------|---|--------|---|
|                    | Current        | 1M Pr     | 3M Pr     | 6M Pr     | 12M Pr    | 1M Pr                                       | 3M Pr | 6M Pr  | 12M Pr |        |   |        |   |
| Average List Price | \$674,672      | \$689,934 | \$744,330 | \$694,626 | \$678,156 | -2.21%                                      | ▼     | -9.36% | ▼      | -2.87% | ▼ | -0.51% | ▼ |
| Median List Price  | \$485,000      | \$485,490 | \$491,500 | \$474,874 | \$485,000 | -0.10%                                      | ▼     | -1.32% | ▼      | 2.13%  | ▲ | 0.00%  | ▬ |

## 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 | \$588,159      | \$622,846 | \$616,398 | \$568,264 | \$602,116 | -5.57%                                      | ▼     | -4.58% | ▼      | 3.50%  | ▲ | -2.32% | ▼ |
| Median Sales Price  | \$445,000      | \$455,000 | \$450,000 | \$448,060 | \$450,000 | -2.20%                                      | ▼     | -1.11% | ▼      | -0.68% | ▼ | -1.11% | ▼ |

## 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 | 78             | 79    | 83    | 73    | 67     | -1.27%                                      | ▼     | -6.02%  | ▼      | 6.85% | ▲ | 16.42% | ▲ |
| Median DOM  | 53             | 52    | 64    | 52    | 45     | 1.92%                                       | ▲     | -17.19% | ▼      | 1.92% | ▲ | 17.78% | ▲ |