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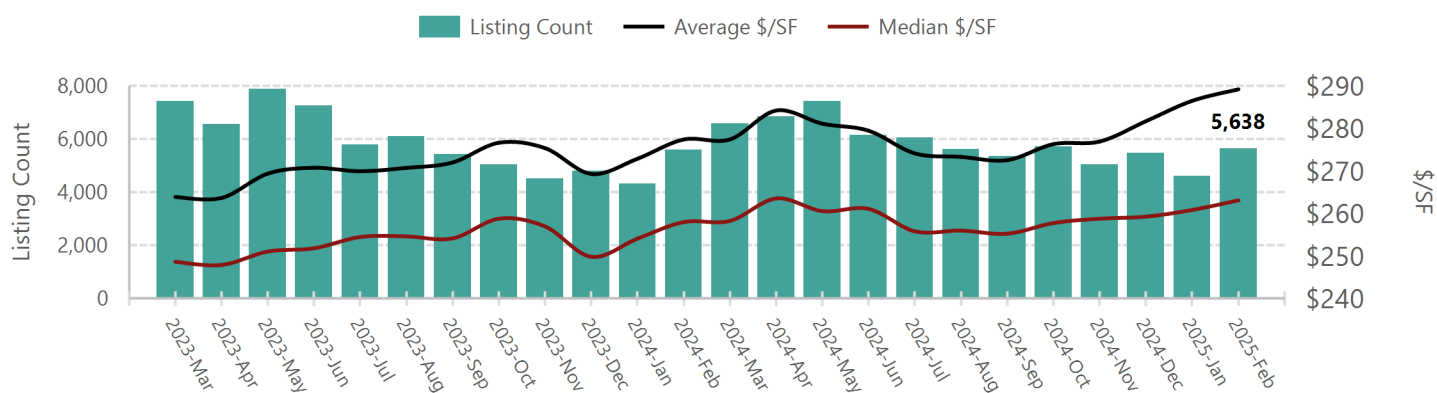
Your
Monthly Statistics



DATA FOR February 2025

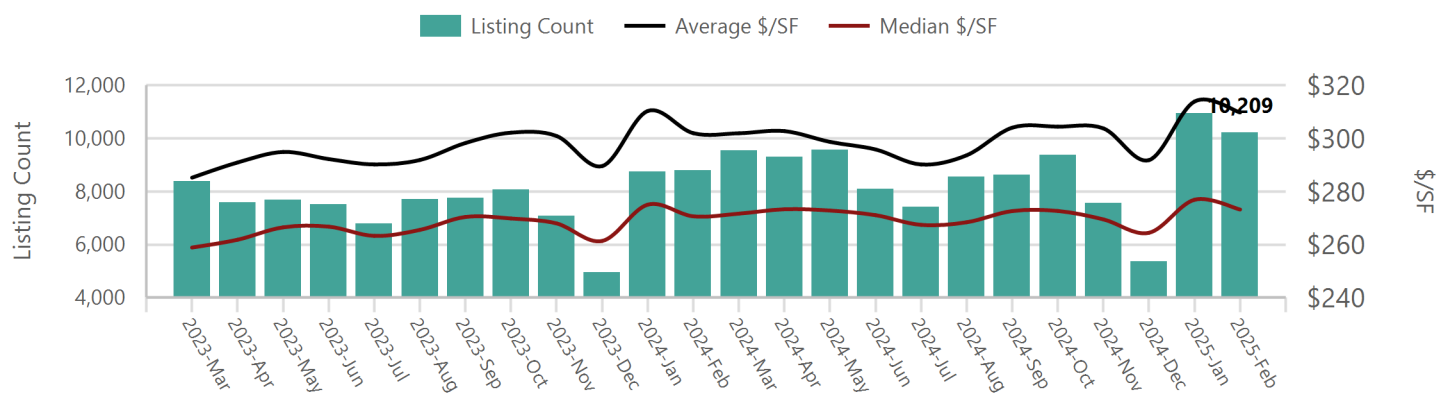
Published March 06, 2025

Sold Listings



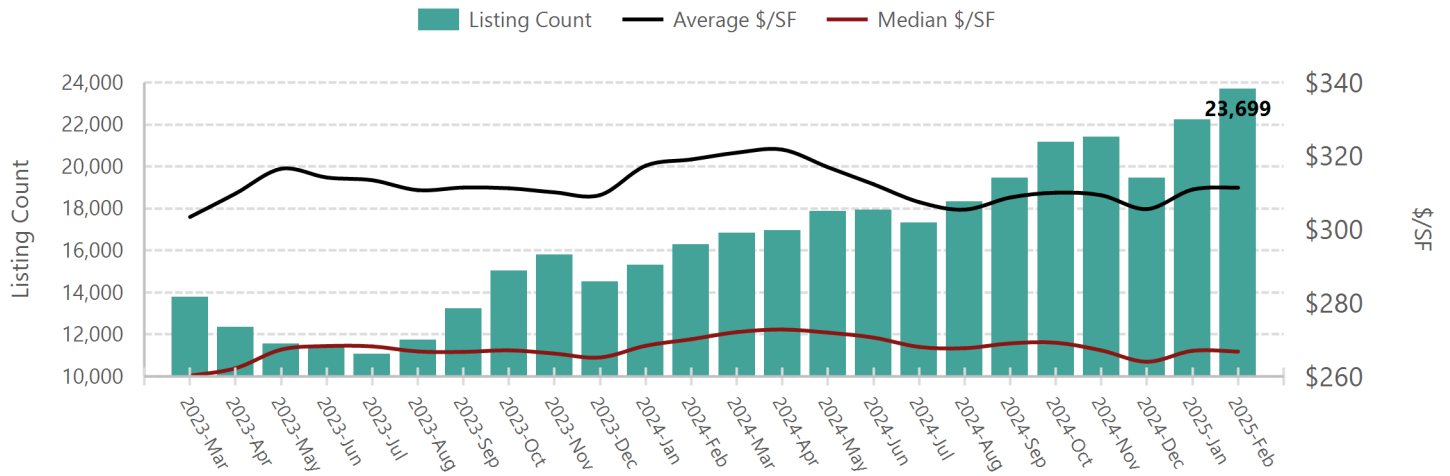
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr				
Listings	5,638	4,620	5,046	5,612	5,599	22.03%	▲	11.73%	▲	0.46%	▲	0.70%	▲
Average \$/SF	\$289.23	\$286.53	\$276.95	\$273.34	\$277.44	0.94%	▲	4.44%	▲	5.82%	▲	4.25%	▲
Median \$/SF	\$263.12	\$260.85	\$258.80	\$256.01	\$258.00	0.87%	▲	1.67%	▲	2.78%	▲	1.98%	▲

New Listings



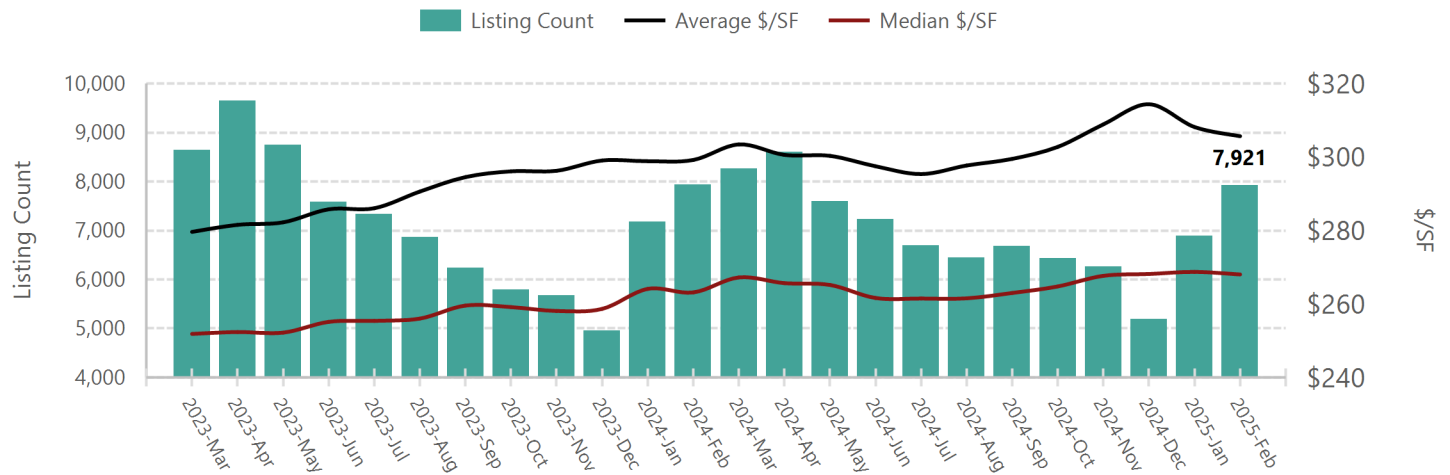
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr				
Listings	10,209	10,955	7,571	8,552	8,795	-6.81%	▼	34.84%	▲	19.38%	▲	16.08%	▲
Average \$/SF	\$309.80	\$313.93	\$303.81	\$293.69	\$302.00	-1.31%	▼	1.97%	▲	5.49%	▲	2.59%	▲
Median \$/SF	\$273.24	\$276.91	\$269.53	\$268.44	\$270.68	-1.33%	▼	1.38%	▲	1.79%	▲	0.95%	▲

Active Listings (excluding UCB/CCBS)



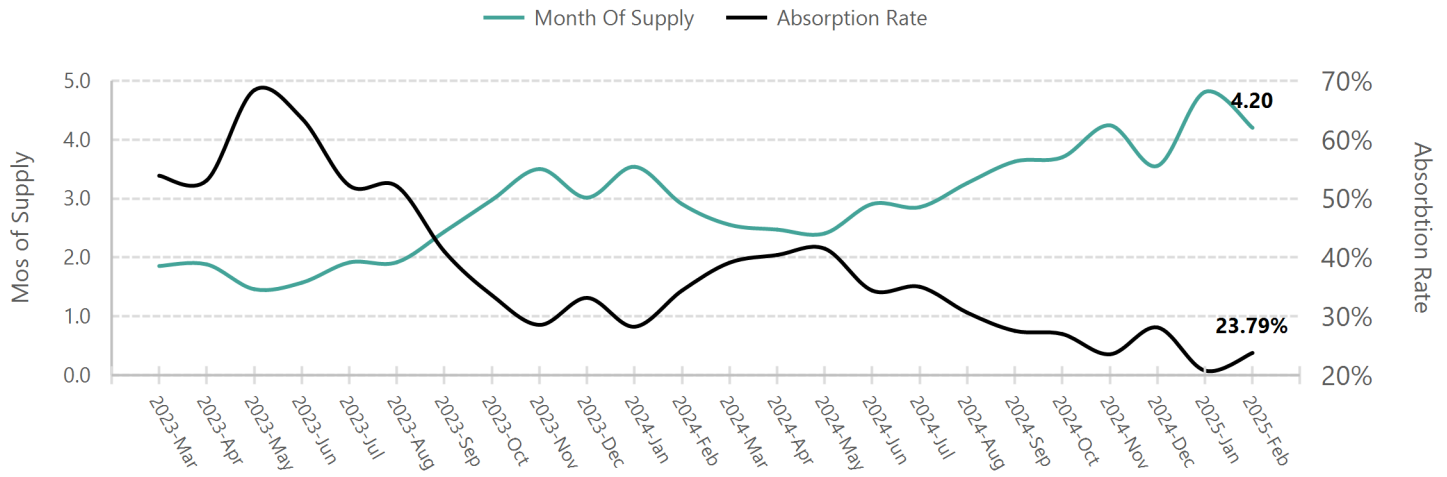
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr				
Listings	23,699	22,233	21,421	18,320	16,277	6.59%	▲	10.63%	▲	29.36%	▲	45.60%	▲
Average \$/SF	\$311.39	\$310.89	\$309.34	\$305.42	\$319.08	0.16%	▲	0.66%	▲	1.95%	▲	-2.41%	▼
Median \$/SF	\$266.76	\$266.99	\$267.10	\$267.70	\$270.14	-0.09%	▼	-0.13%	▼	-0.35%	▼	-1.25%	▼

Under Contract Listings (Pending/UCB/CCBS)



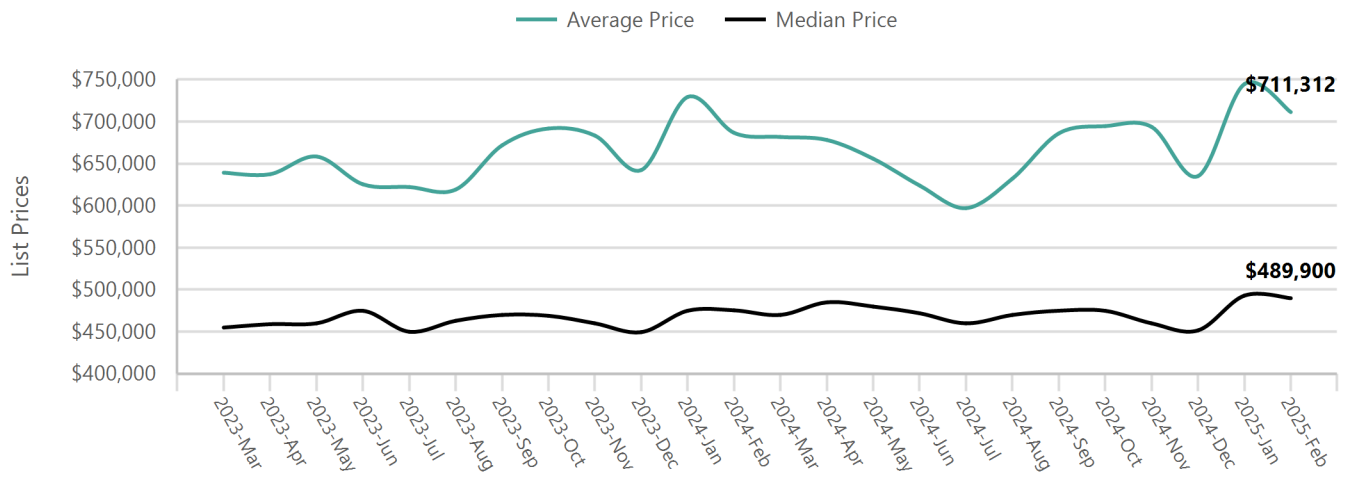
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr				
Listings	7,921	6,885	6,264	6,447	7,934	15.05%	▲	26.45%	▲	22.86%	▲	-0.16%	▼
Average \$/SF	\$305.68	\$308.18	\$308.90	\$297.71	\$299.21	-0.81%	▼	-1.04%	▼	2.68%	▲	2.16%	▲
Median \$/SF	\$268.05	\$268.74	\$267.68	\$261.55	\$263.16	-0.26%	▼	0.14%	▲	2.49%	▲	1.86%	▲

Month Of Supply/Absorption Rate



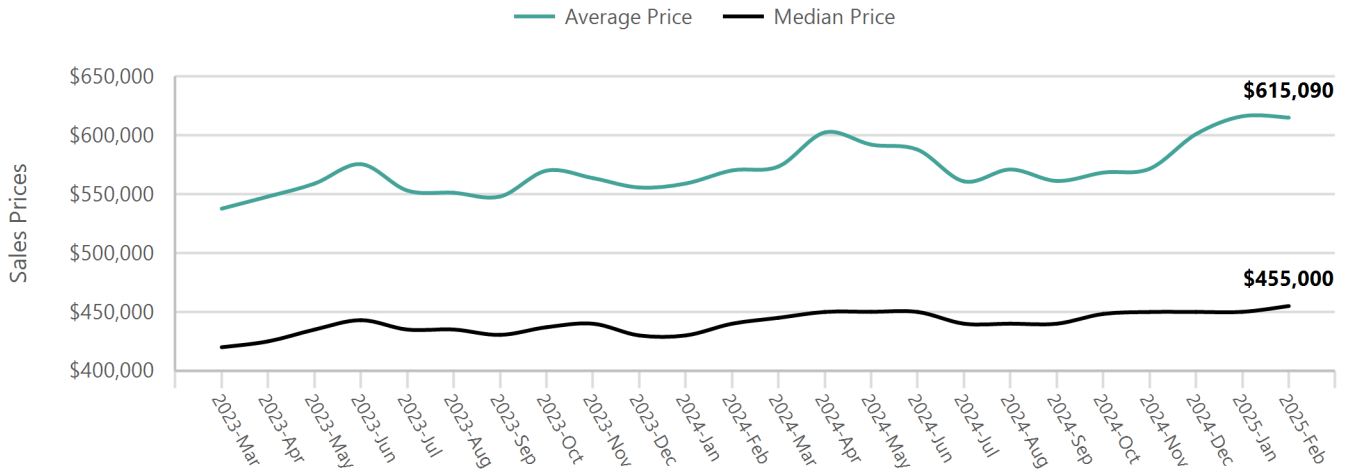
Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Supply	4.20	4.81	4.25	3.26	2.91	-12.65% ▼	-0.98% ▼	28.76% ▲	44.59% ▲
Absorption Rate	23.79%	20.78%	23.56%	30.63%	34.40%	14.49% ▲	0.99% ▲	-22.34% ▼	-30.84% ▼

New List Prices



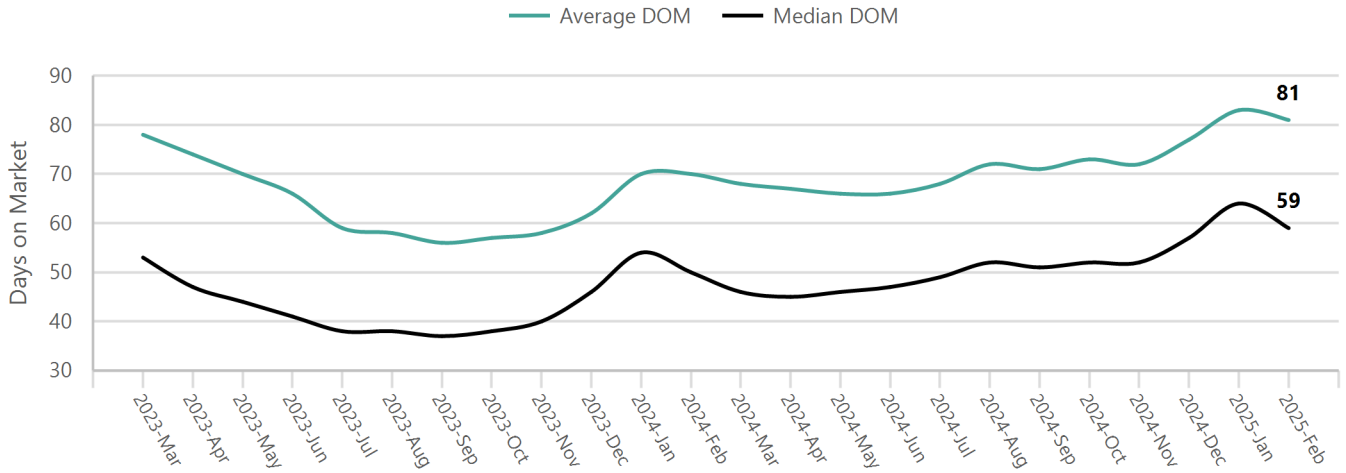
Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Average List Price	\$711,312	\$744,546	\$693,701	\$632,140	\$686,619	-4.46% ▼	2.54% ▲	12.52% ▲	3.60% ▲
Median List Price	\$489,900	\$492,990	\$460,000	\$470,000	\$475,500	-0.63% ▼	6.50% ▲	4.23% ▲	3.03% ▲

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	\$615,090	\$616,298	\$571,649	\$571,063	\$570,243	-0.20%	▼	7.60%	▲	7.71%	▲	7.86%	▲
Median Sales Price	\$455,000	\$450,000	\$449,945	\$440,000	\$440,000	1.11%	▲	1.12%	▲	3.41%	▲	3.41%	▲

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	81	83	72	72	70	-2.41%	▼	12.50%	▲	12.50%	▲	15.71%	▲
Median DOM	59	64	52	52	50	-7.81%	▼	13.46%	▲	13.46%	▲	18.00%	▲