



STAT

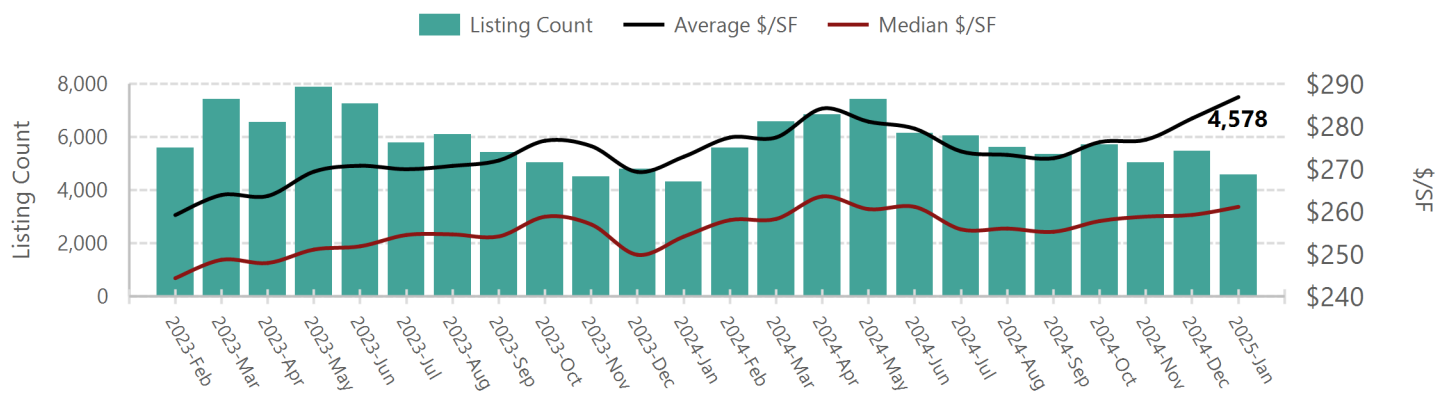
Your
Monthly Statistics



DATA FOR January 2025

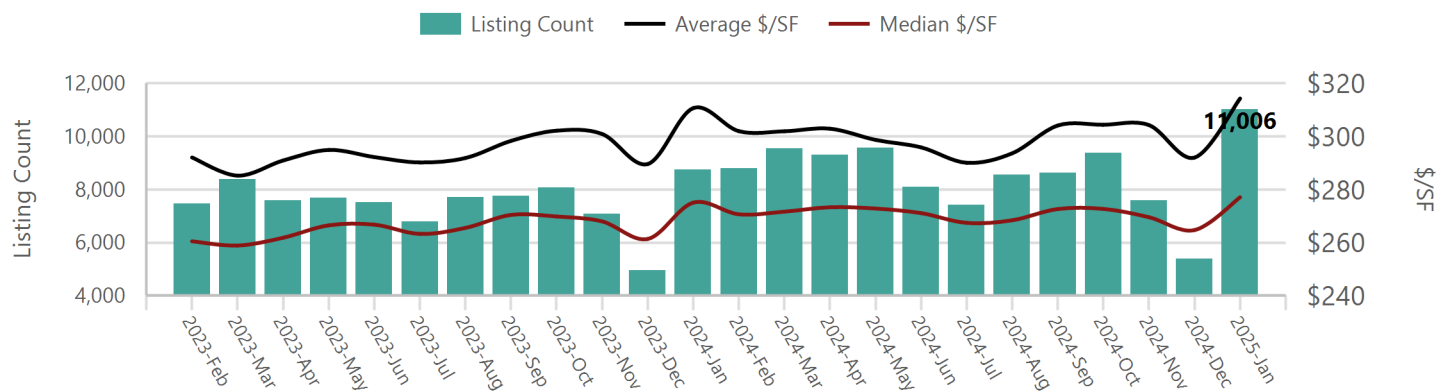
Published February 06, 2025

Sold Listings



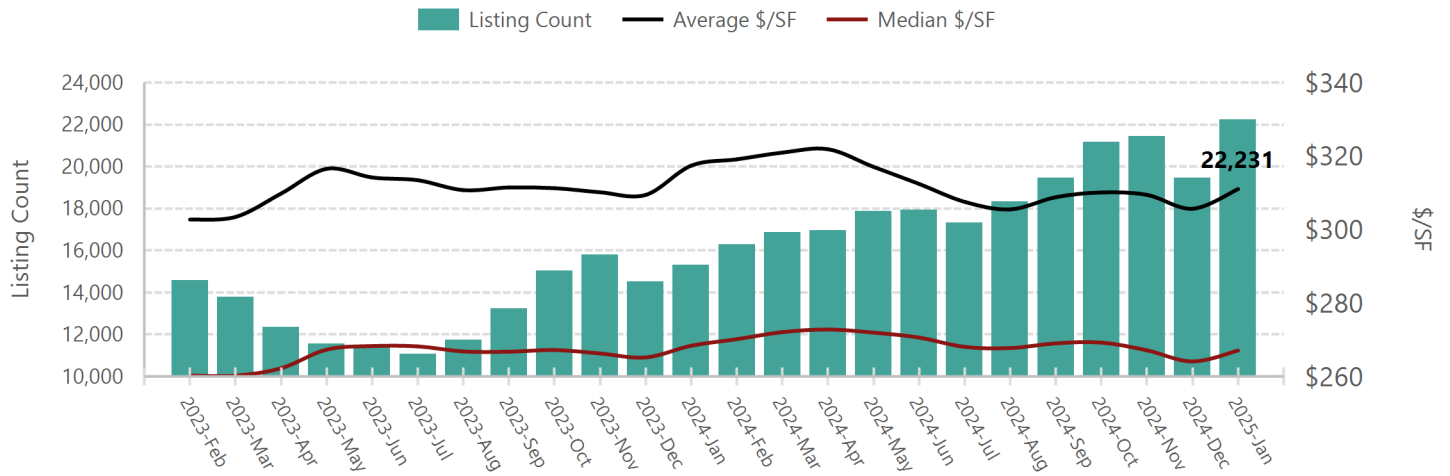
Metric	Monthly Values					Current Month Value vs Prior Monthly Values				
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr	
Listings	4,578	5,475	5,715	6,063	4,319	-16.38% ▼	-19.90% ▼	-24.49% ▼	6.00% ▲	
Average \$/SF	\$286.94	\$281.93	\$276.36	\$274.16	\$272.91	1.78% ▲	3.83% ▲	4.66% ▲	5.14% ▲	
Median \$/SF	\$261.11	\$259.22	\$257.78	\$255.81	\$254.10	0.73% ▲	1.29% ▲	2.07% ▲	2.76% ▲	

New Listings



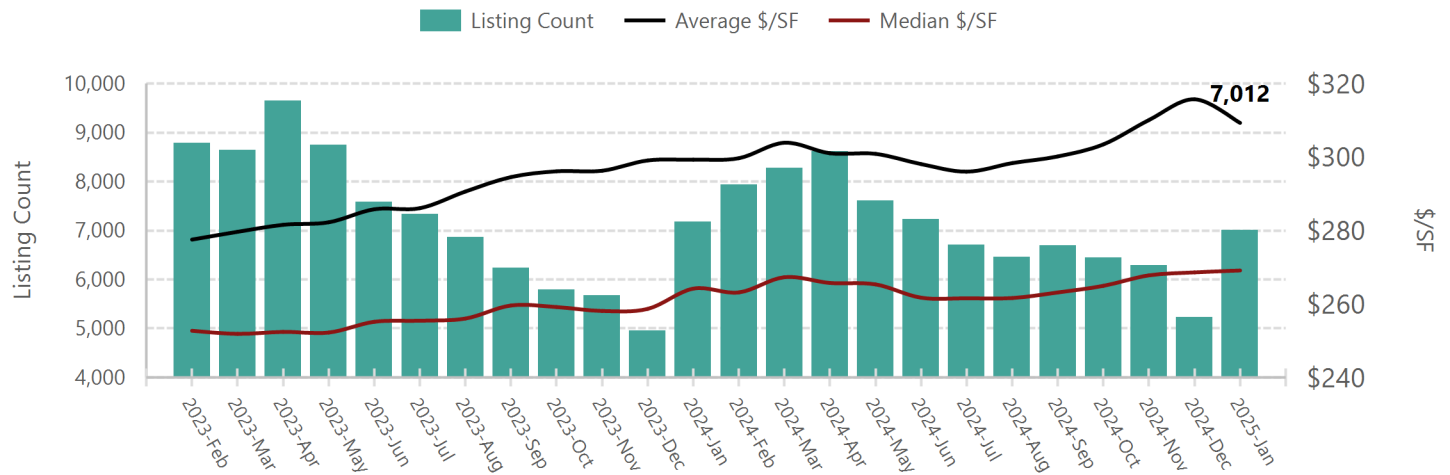
Metric	Monthly Values					Current Month Value vs Prior Monthly Values				
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr	
Listings	11,006	5,379	9,374	7,427	8,741	104.61% ▲	17.41% ▲	48.19% ▲	25.91% ▲	
Average \$/SF	\$314.30	\$292.04	\$304.42	\$290.10	\$310.70	7.62% ▲	3.25% ▲	8.34% ▲	1.16% ▲	
Median \$/SF	\$277.10	\$264.74	\$272.72	\$267.46	\$275.09	4.67% ▲	1.61% ▲	3.60% ▲	0.73% ▲	

Active Listings (excluding UCB/CCBS)



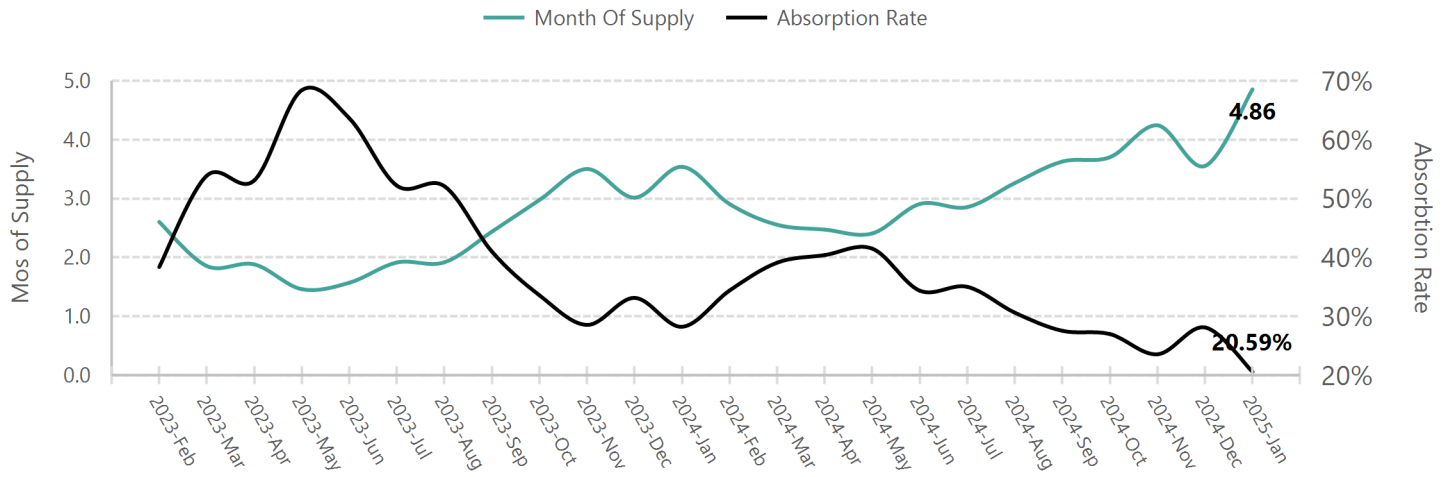
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr				
Listings	22,231	19,465	21,169	17,315	15,297	14.21%	▲	5.02%	▲	28.39%	▲	45.33%	▲
Average \$/SF	\$311.00	\$305.66	\$310.10	\$307.54	\$317.41	1.75%	▲	0.29%	▲	1.13%	▲	-2.02%	▼
Median \$/SF	\$267.07	\$264.08	\$269.23	\$268.06	\$268.38	1.13%	▲	-0.80%	▼	-0.37%	▼	-0.49%	▼

Under Contract Listings (Pending/UCB/CCBS)



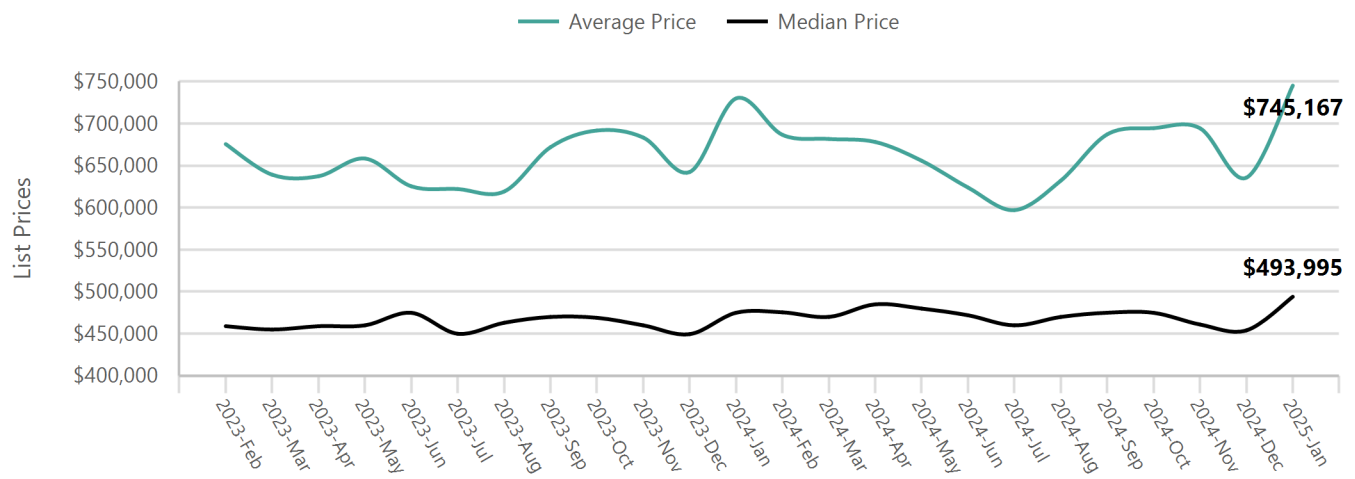
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr				
Listings	7,012	5,223	6,446	6,706	7,177	34.25%	▲	8.78%	▲	4.56%	▲	-2.30%	▼
Average \$/SF	\$309.31	\$315.74	\$303.46	\$296.03	\$299.29	-2.04%	▼	1.93%	▲	4.49%	▲	3.35%	▲
Median \$/SF	\$269.13	\$268.61	\$264.95	\$261.57	\$264.19	0.19%	▲	1.58%	▲	2.89%	▲	1.87%	▲

Month Of Supply/Absorption Rate



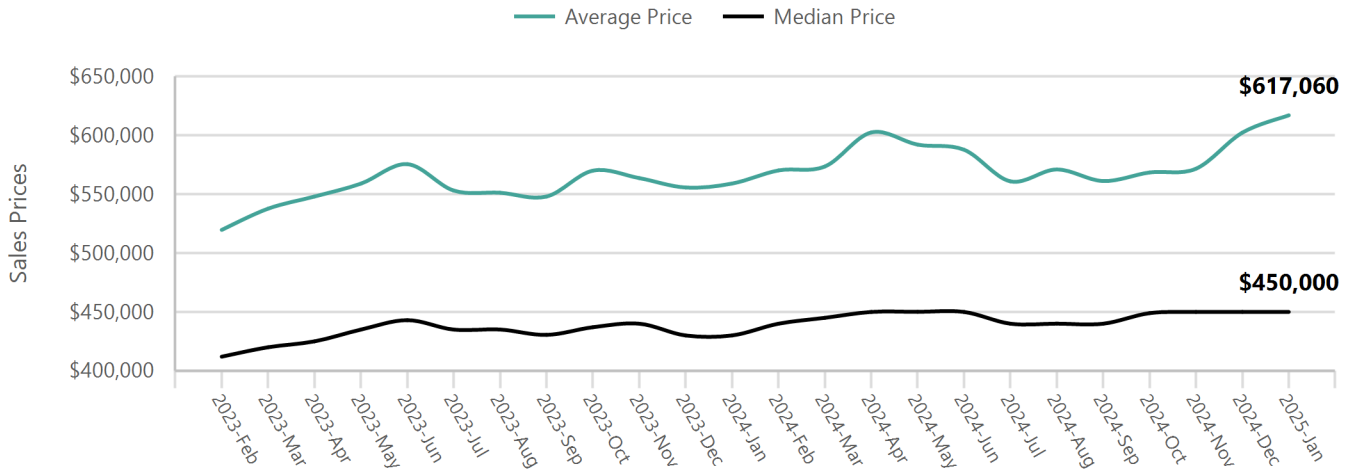
Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Supply	4.86	3.56	3.70	2.86	3.54	36.59% ▲	31.10% ▲	70.04% ▲	37.11% ▲
Absorption Rate	20.59%	28.13%	27.00%	35.02%	28.23%	-26.79% ▼	-23.72% ▼	-41.19% ▼	-27.06% ▼

New List Prices



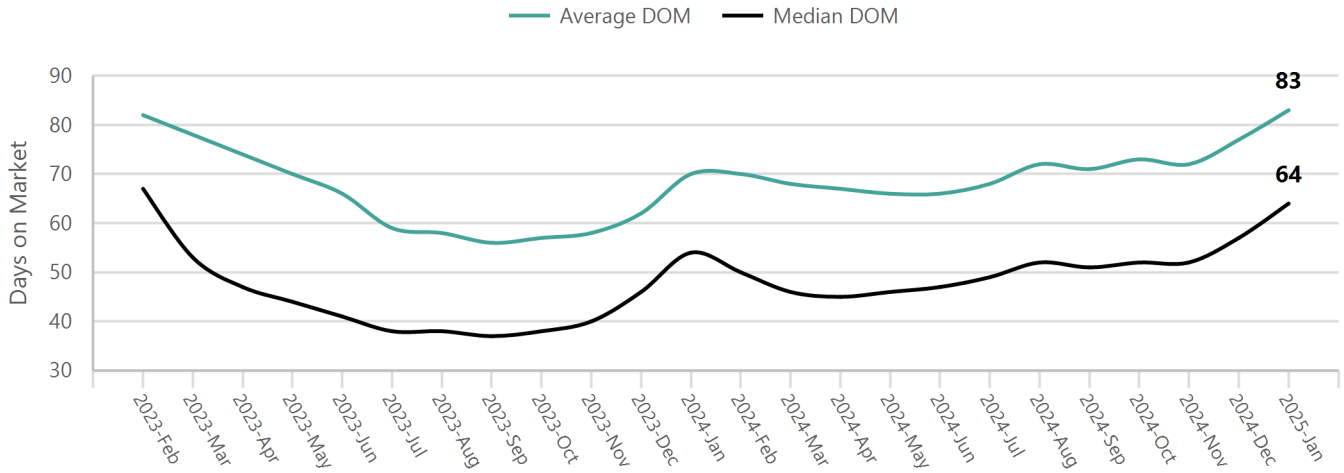
Metric	Monthly Values					Current Month Value vs Prior Monthly Values			
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Average List Price	\$745,167	\$635,657	\$694,546	\$597,071	\$729,943	17.23% ▲	7.29% ▲	24.80% ▲	2.09% ▲
Median List Price	\$493,995	\$453,995	\$474,887	\$460,000	\$475,000	8.81% ▲	4.02% ▲	7.39% ▲	4.00% ▲

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	\$617,060	\$602,385	\$568,511	\$560,957	\$559,079	2.44% ▲	8.54% ▲	10.00% ▲	10.37% ▲
Median Sales Price	\$450,000	\$450,000	\$448,990	\$440,000	\$430,000	0.00% ▬	0.22% ▲	2.27% ▲	4.65% ▲

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	83	77	73	68	70	7.79% ▲	13.70% ▲	22.06% ▲	18.57% ▲
Median DOM	64	57	52	49	54	12.28% ▲	23.08% ▲	30.61% ▲	18.52% ▲