



# STAT

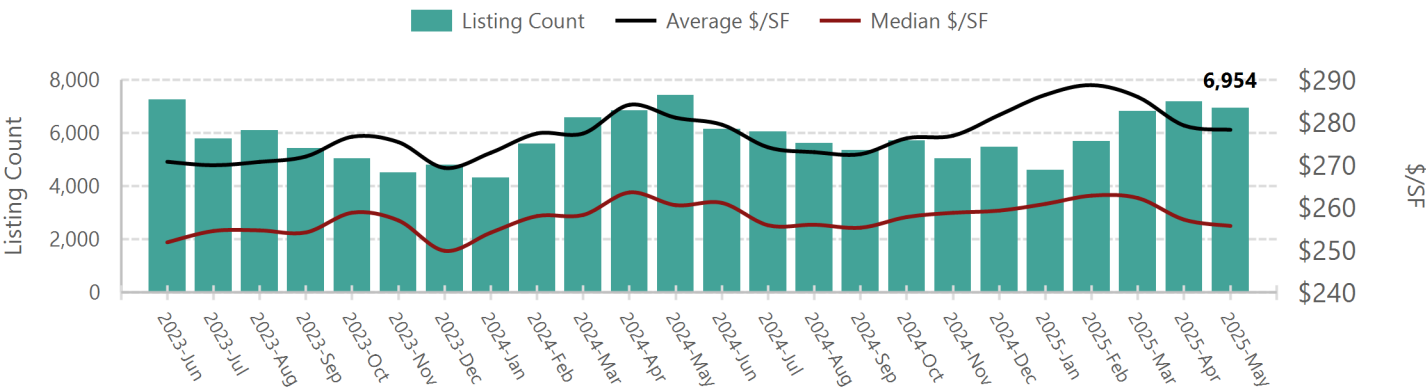
Your  
Monthly Statistics

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## DATA FOR May 2025

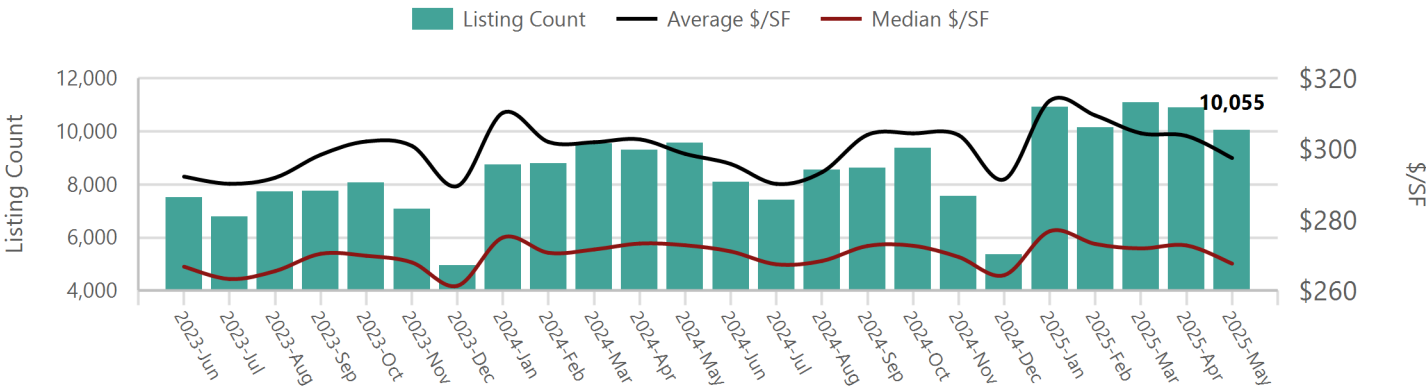
Published June 05, 2025

### Sold Listings



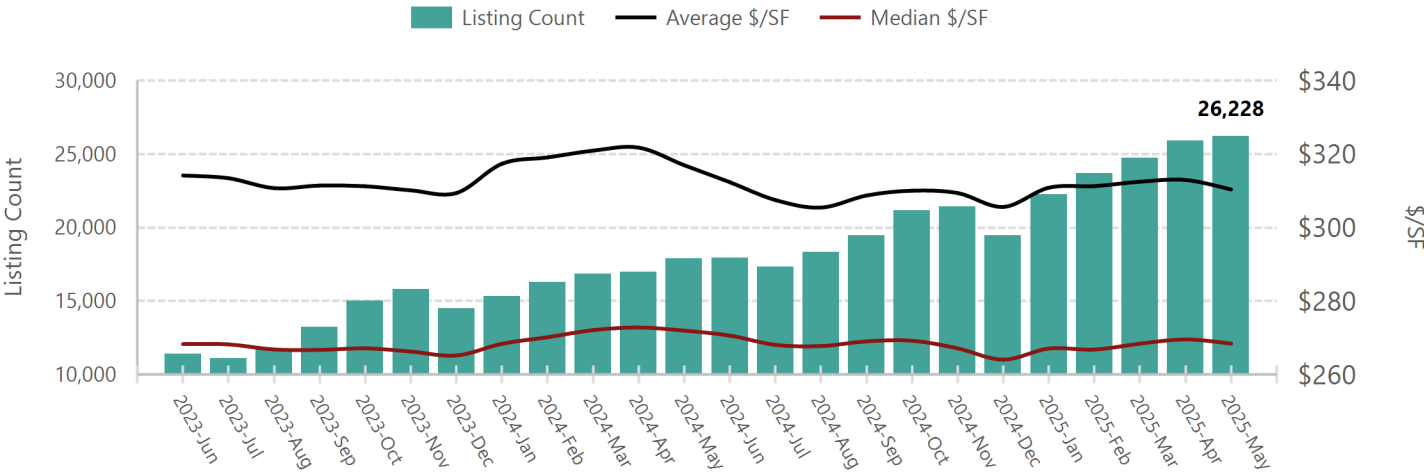
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Listings	6,954	7,184	5,682	5,047	7,423	-3.20%	▼	22.39%	▲	37.78%	▲	-6.32%	▼
Average \$/SF	\$278.30	\$279.30	\$288.82	\$276.92	\$281.14	-0.36%	▼	-3.64%	▼	0.50%	▲	-1.01%	▼
Median \$/SF	\$255.68	\$257.15	\$262.81	\$258.77	\$260.56	-0.57%	▼	-2.71%	▼	-1.19%	▼	-1.87%	▼

### New Listings



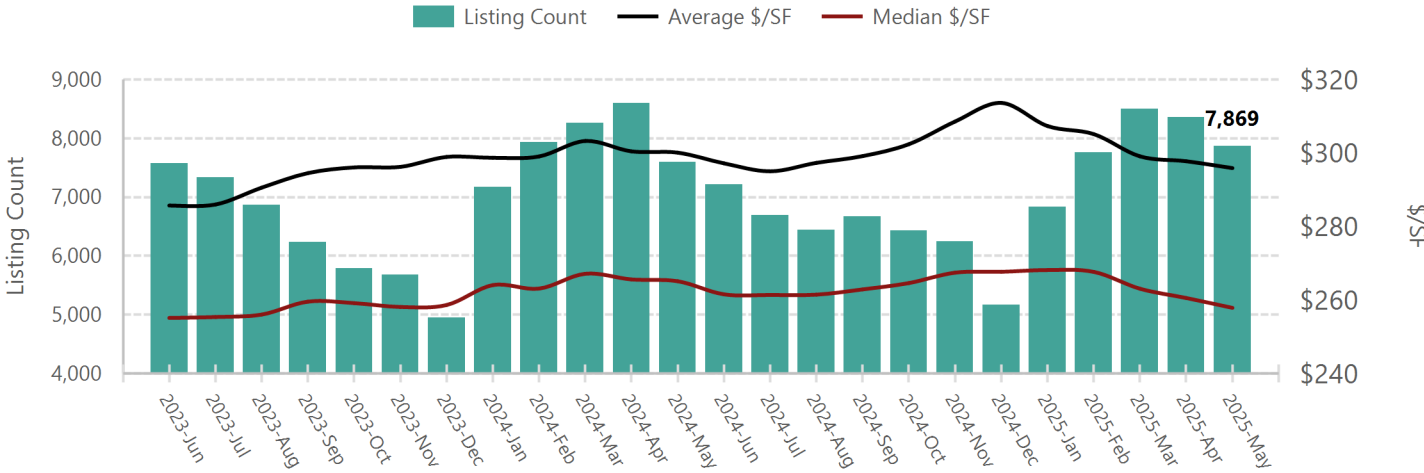
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Listings	10,055	10,904	10,139	7,566	9,563	-7.79%	▼	-0.83%	▼	32.90%	▲	5.14%	▲
Average \$/SF	\$297.51	\$303.75	\$309.52	\$303.97	\$298.66	-2.05%	▼	-3.88%	▼	-2.12%	▼	-0.39%	▼
Median \$/SF	\$267.67	\$272.81	\$273.21	\$269.54	\$272.85	-1.88%	▼	-2.03%	▼	-0.69%	▼	-1.90%	▼

Active Listings (excluding UCB/CCBS)



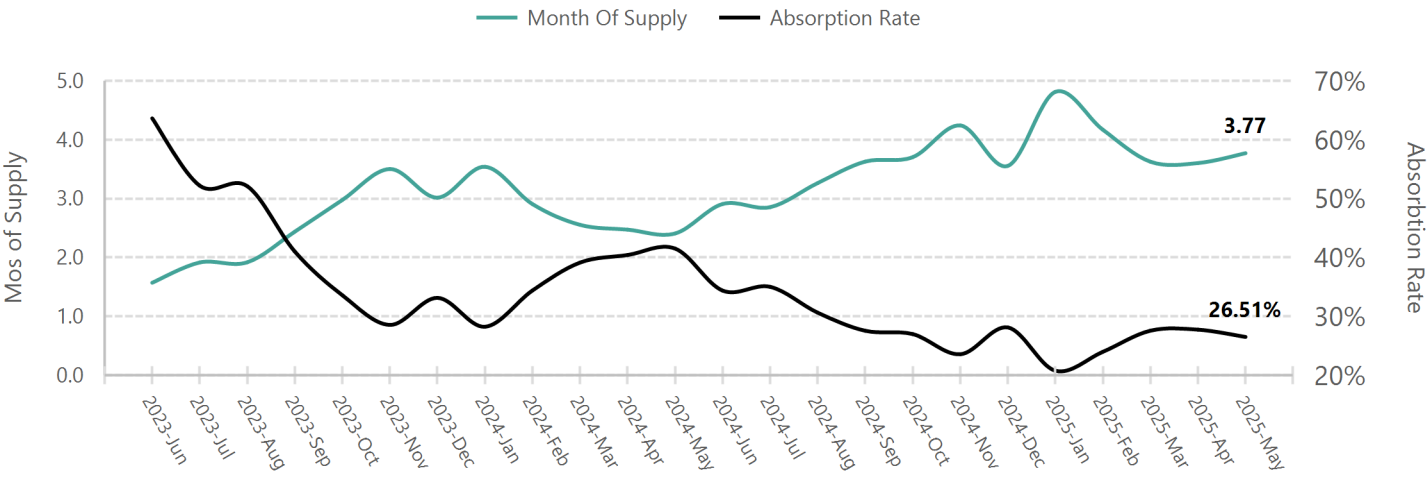
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Listings	26,228	25,891	23,688	21,416	17,880	1.30%	▲	10.72%	▲	22.47%	▲	46.69%	▲
Average \$/SF	\$310.37	\$312.96	\$311.27	\$309.39	\$316.96	-0.83%	▼	-0.29%	▼	0.32%	▲	-2.08%	▼
Median \$/SF	\$268.44	\$269.55	\$266.78	\$267.11	\$271.95	-0.41%	▼	0.62%	▲	0.50%	▲	-1.29%	▼

Under Contract Listings (Pending/UCB/CCBS)



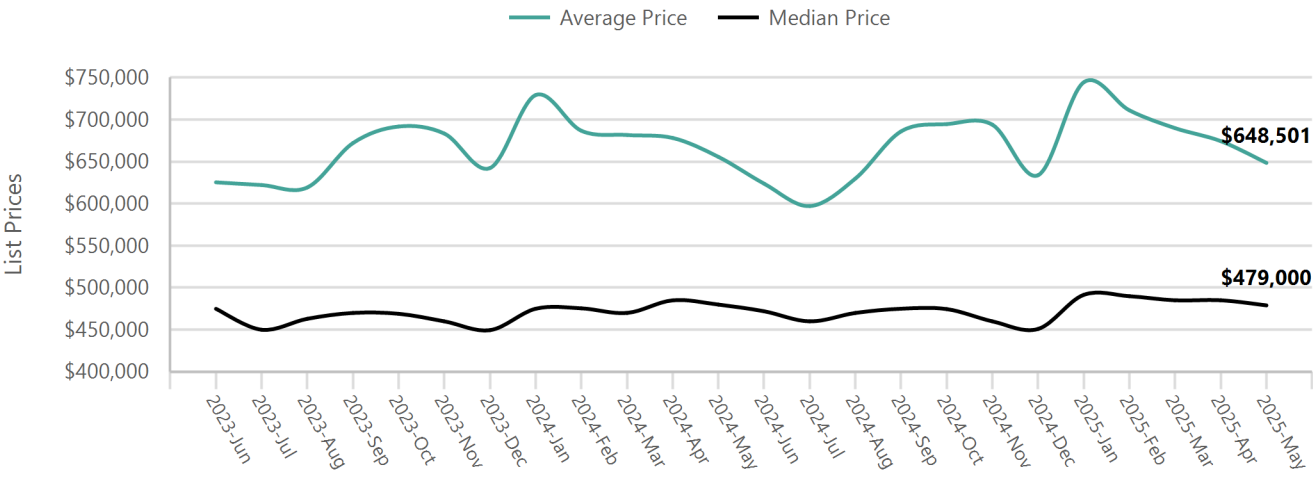
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr	3M Pr	6M Pr	12M Pr
Listings	7,869	8,356	7,762	6,248	7,592	-5.83%	▼	1.38%	▲	25.94%	▲	3.65%	▲
Average \$/SF	\$295.92	\$297.78	\$305.16	\$308.58	\$300.12	-0.63%	▼	-3.03%	▼	-4.10%	▼	-1.40%	▼
Median \$/SF	\$257.87	\$260.55	\$267.67	\$267.44	\$265.12	-1.03%	▼	-3.66%	▼	-3.58%	▼	-2.73%	▼

Month Of Supply/Absorbtion Rate



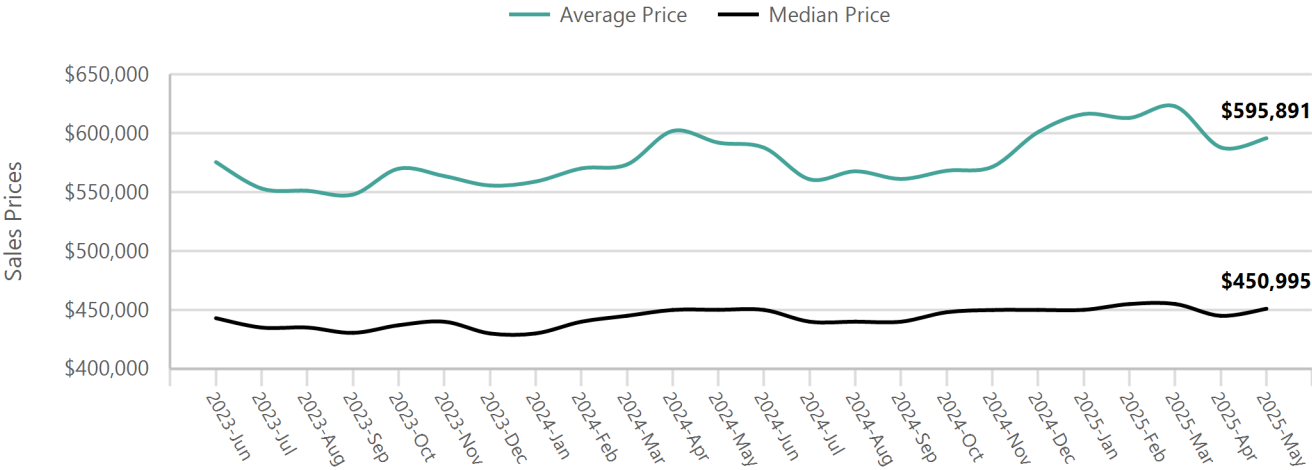
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Supply	3.77	3.60	4.17	4.24	2.41	4.65%	▲	-9.53%	▼	-11.12%	▼	56.58%	▲
Absorption Rate	26.51%	27.75%	23.99%	23.57%	41.52%	-4.45%	▼	10.53%	▲	12.51%	▲	-36.14%	▼

New List Prices



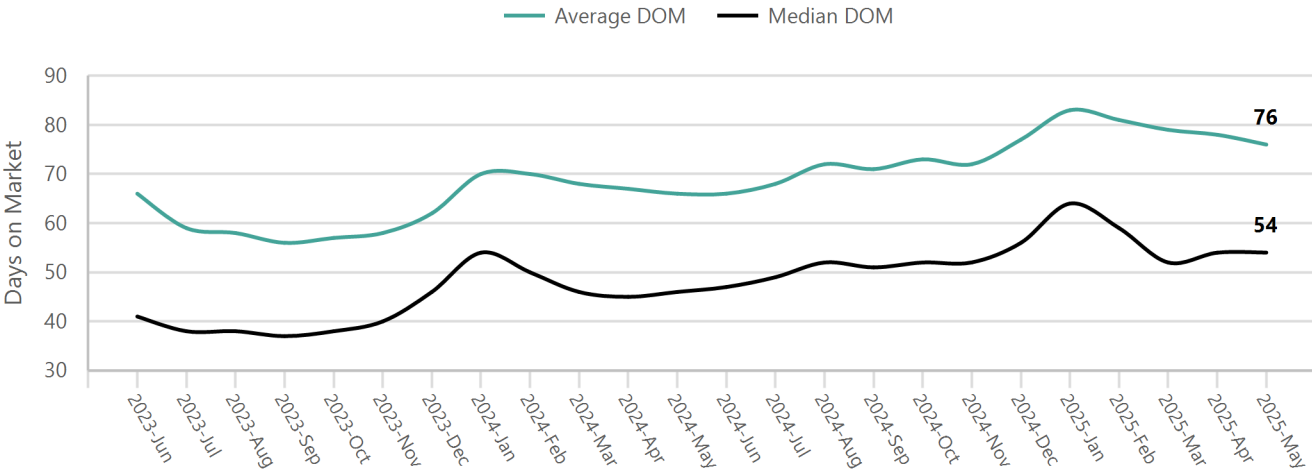
Metric	Monthly Values					Current Month Value vs Prior Monthly Values							
	Current	1M Pr	3M Pr	6M Pr	12M Pr	1M Pr		3M Pr		6M Pr		12M Pr	
Average List Price	\$648,501	\$674,365	\$710,968	\$693,880	\$655,691	-3.84%	▼	-8.79%	▼	-6.54%	▼	-1.10%	▼
Median List Price	\$479,000	\$485,000	\$489,900	\$460,000	\$479,950	-1.24%	▼	-2.22%	▼	4.13%	▲	-0.20%	▼

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	\$595,891	\$588,099	\$613,151	\$571,619	\$592,110	1.32%	▲	-2.82%	▼	4.25%	▲	0.64%	▲
Median Sales Price	\$450,995	\$445,000	\$455,000	\$449,900	\$450,000	1.35%	▲	-0.88%	▼	0.24%	▲	0.22%	▲

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	76	78	81	72	66	-2.56%	▼	-6.17%	▼	5.56%	▲	15.15%	▲
Median DOM	54	54	59	52	46	0.00%	■	-8.47%	▼	3.85%	▲	17.39%	▲