

Current Month: February 2024

Property Type	Closed Listings*	% Change Year Ago	Dollar Volume	% Change Year Ago	Average Price	% Change Year Ago	Median Price	% Change Year Ago
<u>All (New and Existing)</u>								
Single Family	2,697	14%	\$941,148,496	10%	\$348,961	-3%	\$295,000	-3%
Condominiums and Townhomes	35	-33%	\$9,577,200	-25%	\$273,634	12%	\$167,000	-2%
Multifamily	24	-35%	\$9,028,571	-31%	\$376,190	7%	\$340,000	-1%
Residential Lots & Acreage	223	13%	\$37,572,181	19%	\$168,485	5%	\$100,000	-17%
Residential Rental	1,307	18%	\$2,333,397	17%	\$1,785	-1%	\$1,700	-2%
Commercial	21	-22%	\$3,979,982	-80%	\$189,523	-74%	\$41,875	-87%
Commercial Land	9	-61%	\$2,244,375	-77%	\$249,375	-42%	\$237,500	-20%
Rural Farms & Ranches	45	45%	\$51,746,970	75%	\$1,149,933	21%	\$542,802	-28%
<u>Existing Home</u>								
Single Family	1,530	-1%	\$558,013,785	0%	\$364,715	1%	\$300,000	0%
Condominiums and Townhomes	35	-30%	\$9,577,200	-21%	\$273,634	12%	\$167,000	2%
Multifamily	21	-30%	\$7,004,605	-30%	\$333,553	0%	\$305,000	0%
Residential Rental	1,212	22%	\$2,157,589	21%	\$1,780	-1%	\$1,700	0%
Commercial	21	-16%	\$3,979,982	-79%	\$189,523	-75%	\$41,875	-87%
Commercial Land	9	-61%	\$2,244,375	-77%	\$249,375	-42%	\$237,500	-20%
Rural Farms & Ranches	45	50%	\$51,746,970	78%	\$1,149,933	19%	\$542,802	-30%
<u>New Construction</u>								
Single Family	1,167	39%	\$383,140,384	30%	\$328,312	-7%	\$288,325	-7%
Multifamily	2	-71%	\$1,562,500	-48%	\$781,250	83%	\$781,250	72%
Residential Rental	94	-18%	\$174,011	-21%	\$1,851	-4%	\$1,725	-7%

* Closed listing counts are preliminary.

Current Month: February 2024

Property Type	Price/ Sqft*	% Change Year Ago	DOM	% Change Year Ago	Pending Listings	% Change Year Ago	New Listings	% Change Year Ago	Active Listings	%Change Year Ago
<u>All (New and Existing)</u>										
Single Family	\$173	-1%	80	11%	2,634	-4%	4,011	13%	11,974	24%
Condominiums and Townhomes	\$206	5%	57	-8%	41	-21%	109	40%	405	69%
Multifamily	\$145	-4%	100	33%	33	14%	85	44%	266	37%
Residential Lots & Acreage	\$20	-37%	121	30%	176	-33%	621	18%	3,954	22%
Residential Rental	\$111	-2%	63	40%	1,274	14%	1,463	17%	3,344	34%
Commercial	\$102	-16%	172	42%	25	4%	123	28%	776	7%
Commercial Land	\$40	-63%	197	-4%	8	167%	54	145%	461	11%
Rural Farms & Ranches	\$664	42%	185	55%	34	-8%	88	19%	763	36%
<u>Existing Home</u>										
Single Family	\$174	1%	80	36%	1,379	-25%	2,881	25%	7,854	36%
Condominiums and Townhomes	\$206	4%	57	-8%	41	-15%	103	37%	371	80%
Multifamily	\$135	-6%	107	51%	24	0%	57	19%	199	27%
Residential Rental	\$111	-1%	63	37%	1,170	16%	1,324	18%	2,937	40%
Commercial	\$102	-16%	172	40%	22	-4%	119	28%	744	7%
Commercial Land	\$40	-63%	197	-4%	8	167%	54	145%	461	11%
Rural Farms & Ranches	\$664	36%	185	55%	30	-19%	88	19%	747	37%
<u>New Construction</u>										
Single Family	\$170	-5%	80	-17%	1,255	38%	1,130	-9%	4,120	6%
Multifamily	\$233	33%	26	-72%	9	80%	28	155%	67	81%
Residential Rental	\$115	-3%	64	45%	104	-3%	139	10%	407	0%

* Rental Price/Sqft is shown as price/100 Sqft.

Year-to-Date as of February 2024

Property Type	Closed Listings*	% Change Year Ago	Dollar Volume	% Change Year Ago	Average Price	% Change Year Ago	Median Price	% Change Year Ago
<u>All (New and Existing)</u>								
Single Family	4,757	13%	\$1,673,155,297	10%	\$351,725	-3%	\$293,950	-4%
Condominiums and Townhomes	63	-36%	\$14,889,513	-36%	\$236,341	0%	\$165,000	-6%
Multifamily	54	-10%	\$21,383,524	-2%	\$395,991	9%	\$345,000	4%
Residential Lots & Acreage	419	11%	\$72,031,084	23%	\$171,912	11%	\$113,000	-9%
Residential Rental	2,462	11%	\$4,394,720	10%	\$1,785	-1%	\$1,700	-1%
Commercial	43	-7%	\$21,199,832	-29%	\$493,019	-24%	\$213,750	-32%
Commercial Land	21	-36%	\$22,293,726	4%	\$1,061,606	63%	\$347,500	3%
Rural Farms & Ranches	81	47%	\$94,521,145	107%	\$1,166,928	41%	\$760,000	18%
<u>Existing Home</u>								
Single Family	2,822	0%	\$1,039,877,815	2%	\$368,490	2%	\$300,000	0%
Condominiums and Townhomes	63	-34%	\$14,889,513	-32%	\$236,341	2%	\$165,000	-6%
Multifamily	46	-13%	\$16,636,370	-12%	\$361,660	2%	\$288,000	-11%
Residential Rental	2,292	15%	\$4,071,221	15%	\$1,776	-1%	\$1,700	0%
Commercial	42	-5%	\$21,205,711	-28%	\$504,898	-24%	\$220,000	-30%
Commercial Land	21	-36%	\$22,293,726	4%	\$1,061,606	63%	\$347,500	3%
Rural Farms & Ranches	81	53%	\$94,521,145	112%	\$1,166,928	39%	\$760,000	17%
<u>New Construction</u>								
Single Family	1,935	41%	\$633,022,626	28%	\$327,143	-9%	\$286,450	-9%
Multifamily	7	0%	\$4,282,500	43%	\$611,786	43%	\$525,000	16%
Residential Rental	168	-25%	\$319,857	-26%	\$1,904	-1%	\$1,700	-6%
Commercial	1	-50%	\$6,000	-98%	\$6,000	-97%	\$6,000	-97%

* Closed listing counts are preliminary until 12 month revision.

Year-to-Date as of February 2024

Property Type	Price/ Sqft*	% Change Year Ago	DOM	% Change Year Ago	Pending Listings	% Change Year Ago	New Listings	% Change Year Ago	Active Listings	%Change Year Ago
<u>All (New and Existing)</u>										
Single Family	\$173	-1%	75	6%	5,511	1%	8,064	16%	11,955	24%
Condominiums and Townhomes	\$201	0%	58	-2%	77	-32%	237	37%	396	64%
Multifamily	\$142	-9%	87	30%	60	-12%	153	9%	259	36%
Residential Lots & Acreage	\$34	-33%	113	16%	402	-16%	1,191	1%	3,868	21%
Residential Rental	\$110	-2%	63	37%	2,581	13%	3,067	8%	3,470	36%
Commercial	\$180	22%	185	46%	47	-8%	238	9%	759	7%
Commercial Land	\$371	98%	190	-10%	18	-10%	121	53%	451	7%
Rural Farms & Ranches	\$656	77%	154	25%	81	19%	196	11%	764	36%
<u>Existing Home</u>										
Single Family	\$175	1%	75	27%	2,962	-18%	5,484	17%	7,686	32%
Condominiums and Townhomes	\$201	1%	58	-2%	77	-27%	217	41%	362	75%
Multifamily	\$133	-14%	91	44%	46	-18%	107	-10%	198	29%
Residential Rental	\$110	-2%	63	37%	2,391	16%	2,803	13%	3,049	42%
Commercial	\$185	25%	187	46%	43	-12%	231	8%	726	7%
Commercial Land	\$371	98%	190	-10%	18	-10%	121	53%	451	7%
Rural Farms & Ranches	\$656	71%	154	23%	77	15%	194	10%	747	37%
<u>New Construction</u>										
Single Family	\$169	-6%	76	-19%	2,549	37%	2,580	14%	4,268	12%
Multifamily	\$200	14%	60	-36%	14	17%	46	119%	60	62%
Residential Rental	\$115	-1%	62	38%	190	-20%	264	-26%	420	1%
Commercial	\$1	100%	107	-1%	4	100%	7	17%	33	32%

* Rental Price/Sqft is shown as price/100 Sqft.

Closed Listings by Month as of February 2024

Single Family: All(New and Existing)

Year	Month	Closed Listings*	Average Price	Median Price	Price/Sqft	New Listings	Active Listings	Pending Listings	DOM	Close to Orig. List Price
2022	Jan	2,499	\$348,752	\$300,000	\$169	3,193	4,417	3,270	34	98.9%
2022	Feb	2,748	\$356,807	\$305,000	\$175	3,467	4,159	3,196	38	99.5%
2022	Mar	3,567	\$368,833	\$315,000	\$181	3,812	4,007	3,494	36	100.5%
2022	Apr	3,344	\$387,333	\$322,725	\$183	4,294	4,644	3,326	30	101.8%
2022	May	3,592	\$388,655	\$335,000	\$186	4,635	5,536	3,359	27	101.5%
2022	Jun	3,691	\$397,076	\$340,000	\$189	5,408	7,162	3,174	29	101.0%
2022	Jul	3,304	\$387,591	\$329,000	\$185	5,135	8,791	3,015	28	99.5%
2022	Aug	3,310	\$387,548	\$325,500	\$185	4,605	9,227	3,154	31	97.6%
2022	Sep	3,226	\$385,097	\$325,000	\$185	4,114	9,804	2,531	42	96.6%
2022	Oct	2,616	\$377,815	\$320,000	\$182	4,005	10,338	2,394	45	95.7%
2022	Nov	2,294	\$369,761	\$314,950	\$179	3,000	10,258	2,066	52	94.3%
2022	Dec	2,475	\$373,465	\$319,878	\$177	2,338	9,599	1,933	61	93.5%
2023	Jan	1,820	\$364,677	\$307,000	\$175	3,384	9,632	2,746	69	93.0%
2023	Feb	2,376	\$359,126	\$305,000	\$175	3,555	9,662	2,736	72	93.4%
2023	Mar	3,142	\$363,062	\$311,286	\$176	4,039	9,283	3,405	74	93.9%
2023	Apr	2,967	\$366,351	\$315,000	\$178	4,153	9,509	3,325	71	94.5%
2023	May	3,593	\$378,694	\$315,000	\$180	4,608	9,932	3,166	65	94.9%
2023	Jun	3,457	\$387,784	\$318,000	\$182	4,691	10,444	3,172	64	95.1%
2023	Jul	2,987	\$383,165	\$320,000	\$182	4,283	10,931	2,763	58	95.2%
2023	Aug	3,142	\$381,557	\$319,925	\$180	4,604	11,440	2,776	58	94.7%
2023	Sep	2,650	\$379,091	\$314,950	\$179	4,488	12,277	2,416	65	94.0%
2023	Oct	2,438	\$370,902	\$313,970	\$178	3,864	12,518	2,389	67	93.4%
2023	Nov	2,413	\$352,244	\$295,000	\$173	3,485	12,479	2,223	67	92.4%
2023	Dec	2,408	\$368,965	\$314,725	\$176	2,782	11,742	2,154	74	92.6%
2024	Jan	2,060	\$355,027	\$290,000	\$173	4,053	11,936	2,877	70	92.8%
2024	Feb	2,697	\$348,961	\$295,000	\$173	4,011	11,974	2,634	80	93.1%

* Closed listing counts for prior 3 months are preliminary.

Closed Listings by Price Cohort for: February 2024

Single Family: All(New and Existing)

Price Cohort	Closed Listings*	Percent Dist	% Change Year Ago	Closed YTD	% Change Year Ago	Active Listings	DOM	Close to Orig. List Price	Months Inventory
\$0 - \$69,999	11	0.4%	-21%	20	-31%	24	126	54.0%	2.4
\$70,000 - \$99,999	28	1.0%	8%	50	-7%	79	51	77.4%	2.8
\$100,000 - \$149,999	61	2.3%	-24%	126	-9%	255	71	84.1%	3.6
\$150,000 - \$199,999	192	7.1%	50%	362	33%	639	62	91.2%	3.6
\$200,000 - \$249,999	534	19.8%	48%	969	58%	1,427	52	93.2%	3.4
\$250,000 - \$299,999	564	20.9%	8%	944	6%	2,103	78	94.1%	3.7
\$300,000 - \$399,999	636	23.6%	1%	1,096	0%	3,082	87	94.8%	4.3
\$400,000 - \$499,999	308	11.4%	17%	533	10%	1,510	103	94.0%	4.4
\$500,000 - \$749,999	247	9.2%	1%	452	5%	1,661	112	93.3%	5.2
\$750,000 - \$999,999	73	2.7%	-3%	124	-7%	595	94	91.8%	6.7
\$1,000,000 +	41	1.5%	24%	79	27%	599	82	89.9%	11.0
	2,695			4,755		11,974			4.2

* Closed listing counts are preliminary.

Closed Listings by Area for: February 2024

Single Family: All(New and Existing)

Year	Month	Closed Listings*	Average Price	Median Price	Price/Sqft	Close to OL Price	New Listings	Active Listings	Pending Listings	DOM	Months Inventory
Area: 01											
2023	Feb	350	\$352,142	\$318,945	\$163	93.3%	369	1,115	394	84	2.7
2024	Feb	365	\$344,975	\$322,000	\$162	94.1%	525	1,337	393	91	3.5
Area: 02											
2023	Feb	64	\$265,213	\$255,000	\$144	95.2%	108	227	102	56	2.2
2024	Feb	78	\$254,530	\$258,000	\$145	93.3%	133	313	61	75	3.6
Area: 03											
2023	Feb	63	\$271,193	\$260,000	\$159	94.8%	67	147	76	51	1.7
2024	Feb	57	\$282,417	\$276,000	\$164	96.6%	90	194	56	76	2.9
Area: 04											
2023	Feb	67	\$310,662	\$305,000	\$170	93.1%	72	143	68	78	1.6
2024	Feb	77	\$280,138	\$277,250	\$158	93.5%	82	190	69	58	2.7
Area: 05											
2023	Feb	26	\$434,750	\$390,500	\$189	95.7%	31	79	39	52	1.9
2024	Feb	32	\$489,159	\$408,850	\$204	94.7%	52	120	30	62	3.4
Area: 06											
2023	Feb	33	\$448,794	\$405,000	\$191	96.0%	45	86	45	92	1.8
2024	Feb	34	\$518,028	\$522,500	\$207	95.4%	51	126	33	61	2.9
Area: 07											
2023	Feb	34	\$139,045	\$137,500	\$117	88.5%	53	146	41	39	3.0
2024	Feb	44	\$178,928	\$195,000	\$137	89.8%	75	209	41	62	5.1
Area: 08											
2023	Feb	40	\$245,871	\$243,750	\$166	92.3%	50	139	34	49	3.7
2024	Feb	21	\$233,195	\$235,000	\$164	95.4%	54	140	30	57	4.3
Area: 09											
2023	Feb	36	\$369,214	\$292,500	\$211	94.7%	56	153	40	46	2.7
2024	Feb	33	\$365,079	\$255,000	\$205	92.2%	94	248	45	78	6.3
Area: 10											
2023	Feb	94	\$586,908	\$484,225	\$200	93.2%	110	295	116	82	2.7
2024	Feb	89	\$608,313	\$499,000	\$209	94.0%	122	396	77	73	3.9
Area: 11											
2023	Feb	9	\$292,978	\$290,000	\$196	92.9%	13	62	11	67	4.7
2024	Feb	9	\$239,125	\$230,000	\$195	89.0%	31	103	7	59	8.6
Area: 12											
2023	Feb	22	\$215,727	\$184,500	\$162	88.3%	43	180	23	69	5.9
2024	Feb	15	\$186,808	\$147,000	\$142	83.8%	68	267	18	64	11.9
Area: 13											
2023	Feb	30	\$739,526	\$732,500	\$273	94.1%	50	127	40	37	2.6
2024	Feb	28	\$591,088	\$475,000	\$266	93.2%	69	203	38	81	5.2
Area: 14											
2023	Feb	55	\$348,774	\$343,500	\$175	95.5%	68	113	48	59	1.6
2024	Feb	46	\$364,422	\$364,000	\$180	95.8%	78	171	45	40	2.7
Area: 15											
2023	Feb	60	\$279,345	\$258,250	\$161	96.5%	62	116	53	56	1.7
2024	Feb	52	\$300,536	\$269,150	\$146	94.9%	71	213	42	45	4.1
Area: 16											
2023	Feb	87	\$283,230	\$279,900	\$152	94.6%	91	228	77	55	2.1
2024	Feb	72	\$259,363	\$262,500	\$159	94.5%	143	325	65	65	4.0
Area: 17											
2023	Feb	137	\$260,995	\$259,900	\$152	92.9%	176	468	202	79	2.7
2024	Feb	148	\$259,905	\$239,999	\$148	93.8%	194	534	140	63	3.6
Area: 18											
2023	Feb	126	\$522,942	\$467,500	\$190	96.3%	194	444	175	54	2.4
2024	Feb	130	\$501,760	\$467,000	\$188	94.8%	258	569	143	90	3.3
Area: 19											
2023	Feb	54	\$182,162	\$185,000	\$132	88.8%	112	270	66	55	4.4
2024	Feb	52	\$222,932	\$219,500	\$142	90.6%	81	296	59	76	4.9
Area: 20											
2023	Feb	110	\$271,189	\$259,900	\$159	92.6%	376	657	124	101	5.3
2024	Feb	131	\$258,508	\$254,950	\$157	94.8%	186	560	145	77	3.8

Closed Listings by Area for: February 2024

Single Family: All(New and Existing)

Year	Month	Closed Listings*	Average Price	Median Price	Price/Sqft	Close to OL Price	New Listings	Active Listings	Pending Listings	DOM	Months Inventory
Area: 21											
2023	Feb	33	\$227,205	\$232,490	\$136	89.7%	49	142	38	76	3.6
2024	Feb	33	\$184,204	\$184,900	\$148	94.7%	66	183	45	84	5.2
Area: 22											
2023	Feb	35	\$232,245	\$237,000	\$188	93.9%	55	158	38	71	3.6
2024	Feb	18	\$168,743	\$160,000	\$135	88.6%	55	170	22	50	4.5
Area: 23											
2023	Feb	147	\$258,310	\$260,000	\$159	94.3%	188	456	117	58	3.8
2024	Feb	258	\$254,195	\$242,999	\$155	92.7%	193	565	214	63	3.1
Area: 24											
2023	Feb	6	\$295,000	\$236,500	\$188	87.6%	29	151	16	68	6.8
2024	Feb	23	\$381,022	\$428,775	\$210	92.7%	35	173	11	149	9.0
Area: 25											
2023	Feb	41	\$807,770	\$648,703	\$267	91.7%	62	229	41	91	4.5
2024	Feb	47	\$658,037	\$549,400	\$232	91.2%	80	259	34	113	4.9
Area: 26											
2023	Feb	165	\$494,935	\$417,999	\$216	92.8%	286	982	190	78	4.1
2024	Feb	261	\$451,372	\$383,999	\$205	91.7%	327	1,207	230	84	5.2
Area: 27											
2023	Feb	246	\$350,222	\$326,000	\$173	93.4%	409	1,079	289	80	3.9
2024	Feb	273	\$317,691	\$298,995	\$165	93.5%	357	1,185	304	94	4.1
Area: 28											
2023	Feb	43	\$464,063	\$485,000	\$211	93.8%	66	225	40	80	3.8
2024	Feb	51	\$383,929	\$368,500	\$187	92.0%	74	282	38	107	5.9
Area: 29											
2023	Feb	35	\$250,001	\$240,000	\$150	93.0%	51	154	31	77	4.1
2024	Feb	33	\$280,552	\$201,999	\$154	88.6%	50	172	25	140	5.6
Area: 30											
2023	Feb	35	\$374,721	\$326,000	\$181	92.0%	61	241	46	79	5.3
2024	Feb	58	\$348,216	\$290,000	\$176	92.7%	62	263	36	86	4.8
Area: 31											
2023	Feb	93	\$391,738	\$357,500	\$196	92.2%	153	650	116	78	5.9
2024	Feb	130	\$430,163	\$335,000	\$201	89.1%	255	1,001	138	96	8.4

* Closed listing counts are preliminary.