

**New Construction v Existing SF Condo Sales and Inventory - 1/13/2023**

	2021 Existing Construction						2021 New Construction						2021 Existing and New Combined Total						Month End SFC	Months of SFC	Av Int. 30-Yr.			
	-- Monthly Closings --			-- Yr-to-Date Closings --			-- Monthly Closings --			-- Yr-to-Date Closings --			-- Monthly Closings --			-- Yr-to-Date Closings --								
	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	2021	Units	\$ Volume	Av Price	Units	\$ Volume				Av Price	Invntry	Invntry
2021	Jan	1,458	341,285,786	\$234,078	1,458	\$341,285,786	\$234,078	83	\$32,911,035	\$396,518	83	\$32,911,035	\$396,518	Jan	1,541	\$374,196,821	\$242,827	1,541	\$374,196,821	\$242,827	1,583	1.03	2.65	
	Feb	1,498	360,569,899	\$240,701	2,956	\$701,855,685	\$237,434	84	\$33,615,538	\$400,185	167	\$66,526,573	\$398,363	Feb	1,582	\$394,185,437	\$249,169	3,123	\$768,382,258	\$246,040	1,454	0.92	2.73	
	Mar	1,957	501,544,079	\$256,282	4,913	\$1,203,399,764	\$244,942	144	\$58,793,977	\$408,292	311	\$125,320,550	\$402,960	Mar	2,101	\$560,338,056	\$266,701	5,224	\$1,328,720,314	\$254,349	1,361	0.65	2.81	
	Apr	2,085	567,232,257	\$272,054	6,998	\$1,770,632,021	\$253,020	150	\$67,052,322	\$447,015	461	\$192,372,872	\$417,295	Apr	2,235	\$634,284,579	\$283,796	7,459	\$1,963,004,893	\$263,173	1,419	0.63	3.17	
	May	2,239	624,182,093	278,777	9,237	\$2,394,814,114	\$259,263	130	\$60,137,642	\$462,597	591	\$252,510,514	\$427,260	May	2,369	\$684,319,735	\$288,864	9,828	\$2,647,324,628	\$269,366	1,614	0.68	2.97	
	Jun	2,684	791,225,825	\$294,794	11,921	\$3,186,039,939	\$267,263	137	\$57,958,196	\$423,053	728	\$310,468,710	\$426,468	Jun	2,821	\$849,184,021	\$301,022	12,649	\$3,496,508,649	\$276,426	1,869	0.66	2.95	
	Jul	2,470	714,751,061	289,373	14,391	\$3,900,791,000	\$271,058	100	\$46,002,294	\$460,023	828	\$356,471,004	\$430,521	Jul	2,570	\$760,753,355	\$296,013	15,219	\$4,257,262,004	\$279,733	2,041	0.79	2.98	
	Aug	2,597	731,490,058	\$281,667	16,988	\$4,632,281,058	\$272,680	123	\$58,277,407	\$473,800	951	\$414,748,411	\$436,118	Aug	2,720	\$789,767,465	\$290,356	17,939	\$5,047,029,469	\$281,344	2,354	0.87	2.80	
	Sep	2,343	643,919,557	274,827	19,331	\$5,276,200,615	\$272,940	103	\$49,601,655	\$481,569	1,054	\$464,350,066	\$440,560	Sep	2,446	\$693,521,212	\$283,533	20,385	\$5,740,550,681	\$281,607	2,198	0.90	2.87	
	Oct	2,360	635,899,262	\$269,449	21,691	\$5,912,099,877	\$272,560	122	\$59,938,301	\$491,298	1,176	\$524,288,367	\$445,823	Oct	2,482	\$695,837,563	\$280,354	22,867	\$6,436,388,244	\$281,471	2,142	0.86	3.01	
	Nov	2,156	587,371,506	272,436	23,847	\$6,499,471,383	\$272,549	102	\$50,450,764	\$494,615	1,278	\$574,739,131	\$449,718	Nov	2,258	\$637,822,270	\$282,472	25,125	\$7,074,210,514	\$281,561	1,902	0.84	3.09	
	Dec	2,120	556,394,889	\$262,450	25,967	\$7,055,866,272	\$271,724	111	\$53,468,726	\$481,700	1,389	\$628,207,857	\$452,273	Dec	2,231	\$609,863,615	\$273,359	27,356	\$7,684,074,129	\$280,892	1,557	0.70	3.11	
	2022	Jan	1,470	377,694,920	\$256,935	1,470	\$377,694,920	\$256,935	57	\$27,096,822	\$475,383	57	\$27,096,822	\$475,383	Jan	1,527	\$404,791,742	\$265,090	1,527	\$404,791,742	\$265,090	1,299	0.85	3.11
		Feb	1,464	398,038,183	\$271,884	2,934	\$775,733,103	\$264,394	85	\$42,595,402	\$501,122	142	\$69,692,224	\$490,790	Feb	1,549	\$440,633,585	\$284,463	3,076	\$845,425,327	\$274,846	1,313	0.85	3.55
		Mar	1,852	518,505,241	\$279,970	4,786	\$1,294,238,344	\$270,422	148	\$66,984,599	\$452,599	290	\$136,676,823	\$471,299	Mar	2,000	\$585,489,840	\$292,745	5,076	\$1,430,915,167	\$281,898	1,208	0.60	3.89
		Apr	2,091	600,299,704	\$287,087	6,877	\$1,894,538,048	\$275,489	148	\$47,415,124	\$504,416	438	\$184,091,947	\$420,301	Apr	2,239	\$647,714,828	\$289,288	7,315	\$2,078,629,995	\$284,160	1,587	0.71	4.67
		May	2,351	723,230,846	\$307,627	9,228	\$2,617,768,894	\$283,677	148	\$60,605,150	\$505,043	586	\$244,697,097	\$417,572	May	2,499	\$783,835,996	\$313,660	9,814	\$2,862,465,991	\$291,672	1,917	0.77	5.10
		Jun	2,419	777,807,836	\$321,541	11,647	\$3,395,576,730	\$291,541	148	\$70,087,041	\$530,962	734	\$314,784,138	\$428,861	Jun	2,567	\$847,894,877	\$330,306	12,381	\$3,710,360,868	\$299,682	2,134	0.83	5.10
		Jul	2,218	673,527,130	\$303,664	13,865	\$4,069,103,860	\$293,480	148	\$43,732,518	\$508,518	882	\$358,516,656	\$406,481	Jul	2,366	\$717,259,648	\$303,153	14,747	\$4,427,620,516	\$300,239	2,310	0.98	5.70
		Aug	2,292	698,182,431	\$304,617	16,157	\$4,767,286,291	\$295,060	148	\$43,283,252	\$534,361	1,030	\$401,799,908	\$390,097	Aug	2,440	\$741,465,683	\$303,879	17,187	\$5,169,086,199	\$300,756	2,252	0.92	4.99
		Sep	2,126	623,091,377	\$293,082	18,283	\$5,390,377,668	\$294,830	148	\$39,331,981	\$510,805	1,178	\$441,131,889	\$374,475	Sep	2,274	\$662,423,358	\$291,303	19,461	\$5,831,509,557	\$299,651	2,287	1.01	5.66
		Oct	1,747	504,571,043	\$288,821	20,030	\$5,894,948,711	\$294,306	148	\$29,553,885	\$518,489	1,326	\$470,685,774	\$354,967	Oct	1,895	\$534,124,928	\$281,860	21,356	\$6,365,634,485	\$298,072	2,389	1.26	6.70
		Nov	1,561	438,520,596	\$280,923	21,591	\$6,333,469,307	\$293,338	148	\$42,697,184	\$514,424	1,474	\$513,382,958	\$348,292	Nov	1,709	\$481,217,780	\$281,579	23,065	\$6,846,852,265	\$296,850	2,202	1.29	7.08
		Dec	1,489	406,853,338	\$273,239	23,080	\$6,740,322,645	\$292,042	148	\$49,180,765	\$482,164	1,622	\$562,563,723	\$346,833	Dec	1,637	\$456,034,103	\$278,579	24,702	\$7,302,886,368	\$295,639	1,893	1.16	6.49
% vs 1 Year Ago (2021)																								
		2022 v 2021 Existing Construction						2022 v 2021 New Construction						2022 v 2021 Existing and New Combined Total						Month End SFC	Months of SFC	Av Int. 30-Yr.		
		-- Monthly Closings --			-- Yr-to-Date Closings --			-- Monthly Closings --			-- Yr-to-Date Closings --			-- Monthly Closings --			-- Yr-to-Date Closings --							
		Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Jan	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Invntry	Invntry	Fixed	
	Jan	0.82%	10.67%	9.76%	0.82%	10.67%	9.76%	-31.33%	-17.67%	19.89%	-31.33%	-17.67%	19.89%	Jan	-0.91%	8.18%	9.17%	-0.91%	8.18%	9.17%	-17.9%	-17.2%	17.4%	
	Feb	-2.27%	10.39%	12.96%	-0.74%	10.53%	11.35%	1.19%	26.71%	25.22%	-14.97%	4.76%	23.20%	Feb	-2.09%	11.78%	14.16%	-1.50%	10.03%	11.71%	-9.7%	-7.8%	30.0%	
	Mar	-5.37%	3.38%	9.24%	-2.58%	7.55%	10.40%	2.78%	13.93%	10.85%	-6.75%	9.06%	16.96%	Mar	-4.81%	4.49%	9.77%	-2.83%	7.69%	10.83%	-11.2%	-6.8%	38.4%	
	Apr	0.29%	5.83%	5.53%	-1.73%	7.00%	8.88%	-1.33%	-29.29%	12.84%	-4.99%	-4.30%	0.72%	Apr	0.18%	2.12%	1.93%	-1.93%	5.89%	7.97%	11.8%	11.6%	47.3%	
	May	5.00%	15.87%	10.35%	-0.10%	9.31%	9.42%	13.85%	0.78%	9.18%	-0.85%	-3.09%	-2.27%	May	5.49%	14.54%	8.58%	-0.14%	8.13%	8.28%	18.8%	12.6%	71.7%	
	Jun	-9.87%	-1.70%	9.07%	-2.30%	6.58%	9.08%	8.03%	20.93%	25.51%	0.82%	1.39%	0.56%	Jun	-9.00%	-0.15%	9.73%	-2.12%	6.12%	8.41%	14.2%	25.5%	72.9%	
	Jul	-10.20%	-5.77%	4.94%	-3.66%	4.31%	8.27%	48.00%	-4.93%	10.54%	6.52%	0.57%	-5.58%	Jul	-7.94%	-5.72%	2.41%	-3.10%	4.00%	7.33%	13.2%	22.9%	91.3%	
	Aug	-11.74%	-4.55%	8.15%	-4.89%	2.91%	8.21%	20.33%	-25.73%	12.78%	8.31%	-3.12%	-10.55%	Aug	-10.29%	-6.12%	4.66%	-4.19%	2.42%	6.90%	-4.3%	6.6%	78.2%	
	Sep	-9.26%	-3.23%	6.64%	-5.42%	2.16%	8.02%	43.69%	-20.70%	6.07%	11.76%	-5.00%	-15.00%	Sep	-7.03%	-4.48%	2.74%	-4.53%	1.58%	6.41%	4.0%	11.9%	97.2%	
	Oct	-25.97%	-20.65%	7.19%	-7.66%	-0.29%	7.98%	21.31%	-50.69%	5.53%	12.76%	-10.22%	-20.38%	Oct	-23.65%	-23.24%	0.54%	-6.61%	-1.10%	5.90%	11.5%	46.1%	122.6%	
	Nov	-27.60%	-25.34%	3.12%	-9.46%	-2.55%	7.63%	45.10%	-15.37%	4.00%	15.34%	-10.68%	-22.55%	Nov	-24.31%	-24.55%	-0.32%	-8.20%	-3.21%	5.43%	15.8%	53.0%	129.1%	
	Dec	-29.76%	-26.88%	4.11%	-11.12%	-4.47%	7.48%	33.33%	-8.02%	0.10%	16.77%	-10.45%	-23.31%	Dec	-26.62%	-25.22%	1.91%	-9.70%	-4.96%	5.25%	21.6%	65.7%	108.7%	