

New Construction v Existing SF Condo Sales and Inventory - 1/27/2025

2023	2023 Existing Construction						2023 New Construction						2023 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	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price				
Jan	1,011	\$265,660,062	262,770	1,011	\$265,660,062	\$262,770	82	\$39,670,973	483,792	82	\$39,670,973	\$483,792	Jan	1,093	\$305,331,035	\$279,351	1,093	\$305,331,035	\$279,351	1,559	1.43	6.42
Feb	1,113	\$308,859,268	277,502	2,124	\$574,519,330	\$270,489	98	\$53,788,644	548,864	180	\$93,459,617	\$519,220	Feb	1,211	\$362,647,912	\$299,462	2,304	\$667,978,947	\$289,921	1,503	1.24	6.09
Mar	1,599	\$448,373,424	280,409	3,723	\$1,022,892,754	\$274,750	136	\$65,395,071	480,846	316	\$158,854,688	\$502,705	Mar	1,735	\$513,768,495	\$296,120	4,039	\$1,181,747,442	\$292,584	1,375	0.79	6.65
Apr	1,516	\$467,585,505	308,434	5,239	\$1,490,478,259	\$284,497	97	\$45,357,463	467,603	413	\$204,212,151	\$494,460	Apr	1,613	\$512,942,968	\$318,006	5,652	\$1,694,690,410	\$299,839	1,532	0.95	6.32
May	1,818	\$598,421,040	329,164	7,057	\$2,088,899,299	\$296,004	127	\$60,473,573	476,170	540	\$264,685,724	\$490,159	May	1,945	\$658,894,613	\$338,763	7,597	\$2,353,585,023	\$309,805	1,771	0.91	6.39
Jun	2,014	\$689,387,195	342,298	9,071	\$2,778,286,494	\$306,282	89	\$47,373,117	532,282	629	\$312,058,841	\$496,119	Jun	2,103	\$736,760,312	\$350,338	9,700	\$3,090,345,335	\$318,592	1,798	0.85	6.79
Jul	1,771	\$587,603,397	331,792	10,842	\$3,365,889,891	\$310,449	104	\$52,945,132	509,088	733	\$365,003,973	\$497,959	Jul	1,875	\$640,548,529	\$341,626	11,575	\$3,730,893,864	\$322,323	1,870	1.00	6.71
Aug	1,628	\$536,607,097	329,611	12,470	\$3,902,496,988	\$312,951	96	\$39,925,174	415,887	829	\$404,929,147	\$488,455	Aug	1,724	\$576,532,271	\$334,415	13,299	\$4,307,426,135	\$323,891	2,162	1.25	6.90
Sep	1,310	\$407,905,926	311,379	13,780	\$4,310,402,914	\$312,801	102	\$68,589,631	672,447	931	\$473,518,778	\$508,613	Sep	1,412	\$476,495,557	\$337,461	14,711	\$4,783,921,692	\$325,194	2,359	1.67	7.18
Oct	1,416	\$447,069,069	315,727	15,196	\$4,757,471,983	\$313,074	75	\$37,332,179	497,762	1,006	\$510,850,957	\$507,804	Oct	1,491	\$484,401,248	\$324,883	16,202	\$5,268,322,940	\$325,165	2,085	1.40	7.31
Nov	1,308	\$421,051,294	321,905	16,504	\$5,178,523,277	\$313,774	62	\$26,469,570	426,929	1,068	\$537,320,527	\$503,109	Nov	1,370	\$447,520,864	\$326,658	17,572	\$5,715,843,804	\$325,281	2,411	1.76	7.76
Dec	1,142	\$339,827,285	297,572	17,646	\$5,518,350,562	\$312,725	94	\$37,762,078	401,724	1,162	\$575,082,605	\$494,908	Dec	1,236	\$377,589,363	\$305,493	18,808	\$6,093,433,167	\$323,981	2,218	1.79	7.22
% vs 1 Year Ago (2023)																						
2024	2024 Existing Construction						2024 New Construction						2024 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	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price				
Jan	943	\$275,863,291	292,538	943	\$275,863,291	\$292,538	58	\$27,701,955	477,620	58	\$27,701,955	\$477,620	Jan	1,001	\$303,565,246	\$303,262	1,001	\$303,565,246	\$303,262	1,983	1.98	6.62
Feb	1,109	\$340,155,273	306,723	2,052	\$616,018,564	\$300,204	87	\$44,677,214	513,531	145	\$72,379,169	\$499,167	Feb	1,196	\$384,832,487	\$321,766	2,197	\$688,397,733	\$313,335	1,759	1.47	6.63
Mar	1,471	\$472,740,341	321,373	3,523	\$1,088,758,905	\$309,043	108	\$55,251,619	511,589	253	\$127,630,788	\$504,470	Mar	1,579	\$527,991,960	\$334,384	3,776	\$1,216,389,693	\$322,137	1,691	1.07	6.94
Apr	1,673	\$539,297,301	322,353	5,196	\$1,628,056,206	\$313,329	93	\$49,733,833	534,772	346	\$177,364,621	\$512,615	Apr	1,766	\$589,031,134	\$333,540	5,542	\$1,805,420,827	\$325,771	1,747	0.99	6.79
May	1,925	\$689,620,007	358,244	7,121	\$2,317,676,213	\$325,471	119	\$60,874,418	511,550	465	\$238,239,039	\$512,342	May	2,044	\$750,494,425	\$367,169	7,586	\$2,555,915,252	\$336,925	1,977	0.97	7.22
Jun	1,730	\$609,460,474	352,289	8,851	\$2,927,136,687	\$330,713	101	\$51,378,549	508,699	566	\$289,617,588	\$511,692	Jun	1,831	\$660,839,023	\$360,917	9,417	\$3,216,754,275	\$341,590	2,232	1.22	7.03
Jul	1,897	\$686,049,704	361,650	10,748	\$3,613,186,391	\$336,173	90	\$44,584,776	495,386	656	\$334,202,364	\$509,455	Jul	1,987	\$730,634,480	\$367,707	11,404	\$3,947,388,755	\$346,141	2,345	1.18	6.78
Aug	1,799	\$614,644,435	341,659	12,547	\$4,227,830,826	\$336,959	107	\$51,097,774	477,549	763	\$385,300,138	\$504,981	Aug	1,906	\$665,742,209	\$349,288	13,310	\$4,613,130,964	\$346,591	2,808	1.47	6.73
Sep	1,584	\$538,329,531	339,855	14,131	\$4,766,160,357	\$337,284	111	\$56,482,378	508,850	874	\$441,782,516	\$505,472	Sep	1,695	\$594,811,909	\$350,921	15,005	\$5,207,942,873	\$347,080	2,736	1.61	6.35
Oct	1,673	\$557,228,766	333,072	15,804	\$5,323,389,123	\$336,838	83	\$38,113,589	459,200	957	\$479,896,105	\$501,459	Oct	1,756	\$595,342,355	\$339,033	16,761	\$5,803,285,228	\$346,237	2,966	1.69	6.08
Nov	1,503	\$498,037,731	331,362	17,307	\$5,821,426,854	\$336,363	90	\$50,629,673	562,552	1,047	\$530,525,778	\$506,710	Nov	1,593	\$548,667,404	\$344,424	18,354	\$6,351,952,632	\$346,080	3,139	1.97	6.72
Dec	1,402	\$452,498,467	322,752	18,709	\$6,273,925,321	\$335,343	116	\$60,313,421	519,943	1,163	\$590,839,199	\$508,030	Dec	1,518	\$512,811,888	\$337,821	19,872	\$6,864,764,520	\$345,449	2,979	1.96	6.69
% vs 1 Year Ago (2021)																						
2024 v 2023	Existing Construction						New Construction						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	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price				
Jan	-6.73%	3.84%	11.33%	-6.73%	3.84%	11.33%	-29.27%	-30.17%	-1.28%	-29.27%	-30.17%	-1.28%	Jan	-8.42%	-0.58%	8.56%	-8.42%	-0.58%	8.56%	27.2%	38.9%	3.1%
Feb	-0.36%	10.13%	10.53%	-3.39%	7.22%	10.99%	-11.22%	-16.94%	-6.44%	-19.44%	-22.56%	-3.86%	Feb	-1.24%	6.12%	7.45%	-4.64%	3.06%	8.08%	17.0%	18.5%	8.9%
Mar	-8.01%	5.43%	14.61%	-5.37%	6.44%	12.48%	-20.59%	-15.51%	6.39%	-19.94%	-19.66%	0.35%	Mar	-8.99%	2.77%	12.92%	-6.51%	2.93%	10.10%	23.0%	35.1%	4.4%
Apr	10.36%	15.34%	4.51%	-0.82%	9.23%	10.13%	-4.12%	9.65%	14.36%	-16.22%	-13.15%	3.67%	Apr	9.49%	14.83%	4.88%	-1.95%	6.53%	8.65%	14.0%	4.2%	7.4%
May	5.89%	15.24%	8.83%	0.91%	10.95%	9.95%	-6.30%	0.66%	7.43%	-13.89%	-9.99%	4.53%	May	5.09%	13.90%	8.39%	-0.14%	8.60%	8.75%	11.6%	6.2%	13.0%
Jun	-14.10%	-11.59%	2.92%	-2.43%	5.36%	7.98%	13.48%	8.46%	-4.43%	-10.02%	-7.19%	3.14%	Jun	-12.93%	-10.30%	3.02%	-2.92%	4.09%	7.22%	24.1%	42.6%	3.5%
Jul	7.11%	16.75%	9.00%	-0.87%	7.35%	8.29%	-13.46%	-15.79%	-2.69%	-10.50%	-8.44%	2.31%	Jul	5.97%	14.06%	7.63%	-1.48%	5.80%	7.39%	25.4%	18.3%	1.0%
Aug	10.50%	14.54%	3.66%	0.62%	8.34%	7.67%	11.46%	27.98%	14.83%	-7.96%	-4.85%	3.38%	Aug	10.56%	15.47%	4.45%	0.08%	7.10%	7.01%	29.9%	17.5%	-2.5%
Sep	20.92%	31.97%	9.15%	2.55%	10.57%	7.83%	8.82%	-17.65%	-24.33%	-6.12%	-6.70%	-0.62%	Sep	20.04%	24.83%	3.99%	2.00%	8.86%	6.73%	16.0%	-3.4%	-11.6%
Oct	18.15%	24.64%	5.49%	4.00%	11.90%	7.59%	10.67%	2.09%	-7.75%	-4.87%	-6.06%	-1.25%	Oct	17.77%	22.90%	4.36%	3.45%	10.15%	6.48%	42.3%	20.8%	-16.8%
Nov	14.91%	18.28%	2.94%	4.87%	12.41%	7.20%	45.16%	91.28%	31.77%	-1.97%	-1.26%	0.72%	Nov	16.28%	22.60%	5.44%	4.45%	11.13%	6.39%	30.2%	12.0%	-13.4%
Dec	22.77%	33.16%	8.46%	6.02%	13.69%	7.23%	23.40%	59.72%	29.43%	0.09%	2.74%	2.65%	Dec	22.82%	35.81%	10.58%	4.66%	12.66%	6.63%	34.3%	9.4%	-7.3%