New Construction v Existing SF Condo Sales and Inventory - 1/12/2026

2024 Existing Construction

2024	-- Monthly Closings -- Units	$ Volume	Av Price	-- Yr-to-Date Closings -- Units	$ Volume	Av Price
Jan	961	$280,042,367	291,407	961	$280,042,367	$291,407
Feb	1,155	$351,120,224	304,000	2,116	$631,162,591	$298,281
Mar	1,493	$479,574,041	321,215	3,609	$1,110,736,632	$307,769
Apr	1,705	$548,357,201	321,617	5,314	$1,659,093,833	$312,212
May	1,968	$702,788,263	357,108	7,282	$2,361,882,096	$324,345
Jun	1,759	$620,604,444	352,817	9,041	$2,982,486,540	$329,885
Jul	1,927	$693,970,223	360,130	10,968	$3,676,456,763	$335,198
Aug	1,831	$624,289,285	340,955	12,799	$4,300,746,048	$336,022
Sep	1,634	$553,611,599	338,808	14,433	$4,854,357,647	$336,337
Oct	1,707	$579,477,466	339,471	16,140	$5,433,835,113	$336,669
Nov	1,533	$506,559,027	330,436	17,673	$5,940,394,140	$336,128
Dec	1,393	$447,072,750	320,942	19,066	$6,387,466,890	$335,019

2024 New Construction

	-- Monthly Closings -- Units	$ Volume	Av Price	-- Yr-to-Date Closings -- Units	$ Volume	Av Price
Jan	61	$28,825,490	472,549	61	$28,825,490	$472,549
Feb	96	$49,622,544	516,902	157	$78,448,034	$499,669
Mar	110	$54,035,359	491,231	267	$132,483,393	$496,192
Apr	99	$52,715,877	532,484	366	$185,199,270	$506,009
May	126	$67,293,211	534,073	492	$252,492,481	$513,196
Jun	103	$52,487,212	509,585	595	$304,979,693	$512,571
Jul	94	$46,949,577	499,464	689	$351,929,270	$510,783
Aug	108	$51,373,919	475,684	797	$403,303,189	$506,027
Sep	113	$57,647,178	510,152	910	$460,950,367	$506,539
Oct	85	$38,988,493	458,688	995	$499,938,860	$502,451
Nov	94	$53,061,048	564,479	1,089	$552,999,908	$507,805
Dec	110	$56,994,169	518,129	1,199	$609,994,077	$508,752

2024 Existing and New Combined Total

2022	-- Monthly Closings -- Units	$ Volume	Av Price	-- Yr-to-Date Closings -- Units	$ Volume	Av Price	Month End SFC Invntry	Months of SFC Invtry	Av Int. 30-Yr. Fixed
Jan	1,022	$308,867,857	$302,219	1,022	$308,867,857	$302,219	1,983	1.94	6.62
Feb	1,251	$400,742,768	$320,338	2,273	$709,610,625	$312,191	1,759	1.41	6.63
Mar	1,603	$533,609,400	$332,882	3,876	$1,243,220,025	$320,748	1,691	1.05	6.94
Apr	1,804	$601,073,078	$333,189	5,680	$1,844,293,103	$324,699	1,747	0.97	6.79
May	2,094	$770,081,474	$367,756	7,774	$2,614,374,577	$336,297	1,977	0.94	7.22
Jun	1,862	$673,091,656	$361,489	9,636	$3,287,466,233	$341,165	2,232	1.20	7.03
Jul	2,021	$740,919,800	$366,610	11,657	$4,028,386,033	$345,577	2,345	1.16	6.78
Aug	1,939	$675,663,204	$348,460	13,596	$4,704,049,237	$345,988	2,808	1.45	6.73
Sep	1,747	$611,258,777	$349,891	15,343	$5,315,308,014	$346,432	2,736	1.57	6.35
Oct	1,792	$618,465,959	$345,126	17,135	$5,933,773,973	$346,296	2,966	1.66	6.08
Nov	1,627	$559,620,075	$343,958	18,762	$6,493,394,048	$346,093	3,139	1.93	6.72
Dec	1,503	$504,066,919	$335,374	20,265	$6,997,460,967	$345,298	2,979	1.98	6.69

2025 Existing Construction

2025	-- Monthly Closings -- Units	$ Volume	Av Price	-- Yr-to-Date Closings -- Units	$ Volume	Av Price
Jan	1,112	$361,311,443	$324,920	1,112	$361,311,443	$324,920
Feb	1,161	$373,658,733	$321,842	2,273	$734,970,176	$323,348
Mar	1,448	$485,214,650	$335,093	3,721	$1,220,184,826	$327,919
Apr	1,784	$611,448,735	$342,740	5,505	$1,831,633,561	$332,722
May	1,992	$723,668,299	$363,287	7,497	$2,555,301,860	$340,843
Jun	2,021	$776,505,156	$384,218	9,518	$3,331,807,016	$350,053
Jul	1,952	$751,705,258	$385,095	11,470	$4,083,512,274	$356,017
Aug	1,877	$674,666,520	$359,439	13,347	$4,758,178,794	$356,498
Sep	1,747	$616,159,641	$352,696	15,094	$5,374,338,435	$356,058
Oct	1,779	$633,076,255	$355,861	16,873	$6,007,414,690	$356,037
Nov	1,405	$509,255,860	$362,460	18,278	$6,516,670,550	$356,531
Dec	1,535	$523,395,645	$340,974	19,813	$7,040,066,195	$355,326

2025 New Construction

	-- Monthly Closings -- Units	$ Volume	Av Price	-- Yr-to-Date Closings -- Units	$ Volume	Av Price
Jan	73	$37,841,809	$518,381	73	$37,841,809	$518,381
Feb	99	$50,207,435	$507,146	172	$88,049,244	$511,914
Mar	122	$67,694,172	$554,870	294	$155,743,416	$529,740
Apr	112	$62,937,953	$561,946	406	$218,681,369	$538,624
May	133	$66,948,577	$503,373	539	$285,629,946	$529,926
Jun	127	$68,176,616	$536,824	666	$353,806,562	$531,241
Jul	110	$59,754,441	$543,222	776	$413,561,003	$532,939
Aug	111	$59,272,285	$533,985	887	$472,833,288	$533,070
Sep	104	$57,199,210	$549,992	991	$530,032,498	$534,846
Oct	110	$62,325,521	$566,596	1,101	$592,358,019	$538,018
Nov	111	$60,384,710	$544,006	1,212	$652,742,729	$538,567
Dec	155	$82,115,764	$529,779	1,367	$734,858,493	$537,570

2025 Existing and New Combined Total

2022	-- Monthly Closings -- Units	$ Volume	Av Price	-- Yr-to-Date Closings -- Units	$ Volume	Av Price	Month End SFC Invntry	Months of SFC Invtry	Av Int. 30-Yr. Fixed
Jan	1,185	$399,153,252	$336,838	1,185	$399,153,252	$336,838	2,479	2.09	6.91
Feb	1,260	$423,866,168	$336,402	2,445	$823,019,420	$336,613	2,247	1.78	6.95
Mar	1,570	$552,908,822	$352,171	4,015	$1,375,928,242	$342,697	2,216	1.41	6.76
Apr	1,896	$674,386,688	$355,689	5,911	$2,050,314,930	$346,864	2,286	1.21	6.64
May	2,125	$790,616,876	$372,055	8,036	$2,840,931,806	$353,526	2,411	1.13	6.76
Jun	2,148	$844,681,772	$393,241	10,184	$3,685,613,578	$361,902	2,627	1.22	6.85
Jul	2,062	$811,459,699	$393,530	12,246	$4,497,073,277	$367,228	2,905	1.41	6.77
Aug	1,988	$733,938,805	$369,185	14,234	$5,231,012,082	$367,501	3,174	1.60	6.72
Sep	1,851	$673,358,851	$363,781	16,085	$5,904,370,933	$367,073	3,262	1.76	6.50
Oct	1,889	$695,401,776	$368,132	17,974	$6,599,772,709	$367,184	3,497	1.85	6.34
Nov	1,516	$569,640,570	$375,752	19,490	$7,169,413,279	$367,851	3,613	2.38	6.17
Dec	1,690	$605,511,409	$358,291	21,180	$7,774,924,688	$367,088	3,236	1.91	6.19

% vs 1 Year Ago (2024)

2025 v 2024 Existing Construction

	-- Monthly Closings -- Units	$ Volume	Av Price	-- Yr-to-Date Closings -- Units	$ Volume	Av Price
Jan	15.71%	29.02%	11.50%	15.71%	29.02%	11.50%
Feb	0.52%	6.42%	5.87%	7.42%	16.45%	8.40%
Mar	-3.01%	1.18%	4.32%	3.10%	9.85%	6.55%
Apr	4.63%	11.51%	6.57%	3.59%	10.40%	6.57%
May	1.22%	2.97%	1.73%	2.95%	8.19%	5.09%
Jun	14.89%	25.12%	8.90%	5.28%	11.71%	6.11%
Jul	1.30%	8.32%	6.93%	4.58%	11.07%	6.21%
Aug	2.51%	8.07%	5.42%	4.28%	10.64%	6.09%
Sep	6.92%	11.30%	4.10%	4.58%	10.71%	5.86%
Oct	4.22%	9.25%	4.83%	4.54%	10.56%	5.75%
Nov	-8.35%	0.53%	9.69%	3.42%	9.70%	6.07%
Dec	10.19%	17.07%	6.24%	3.92%	10.22%	6.06%

% vs 1 Year Ago (2024)

2025 v 2024 New Construction

	-- Monthly Closings -- Units	$ Volume	Av Price	-- Yr-to-Date Closings -- Units	$ Volume	Av Price
Jan	19.67%	31.28%	9.70%	19.67%	31.28%	9.70%
Feb	3.13%	1.18%	-1.89%	9.55%	12.24%	2.45%
Mar	10.91%	25.28%	12.96%	10.11%	17.56%	6.76%
Apr	13.13%	19.39%	5.53%	10.93%	18.08%	6.45%
May	5.56%	-0.51%	-5.75%	9.55%	13.12%	3.26%
Jun	23.30%	29.89%	5.35%	11.93%	16.01%	3.64%
Jul	17.02%	27.27%	8.76%	12.63%	17.51%	4.34%
Aug	2.78%	15.37%	12.26%	11.29%	17.24%	5.34%
Sep	-7.96%	-0.78%	7.81%	8.90%	14.99%	5.59%
Oct	29.41%	59.86%	23.53%	10.65%	18.49%	7.08%
Nov	18.09%	13.80%	-3.63%	11.29%	18.04%	6.06%
Dec	40.91%	44.08%	2.25%	14.01%	20.47%	5.66%

% vs 1 Year Ago (2024)

2025 v 2024 Existing and New Combined Total

	-- Monthly Closings -- Units	$ Volume	Av Price	-- Yr-to-Date Closings -- Units	$ Volume	Av Price	Month End SFC Invntry	Months of SFC Invtry	Av Int. 30-Yr. Fixed
Jan	15.95%	29.23%	11.45%	15.95%	29.23%	11.45%	25.0%	7.8%	4.4%
Feb	0.72%	5.77%	5.01%	7.57%	15.98%	7.82%	27.7%	26.8%	4.8%
Mar	-2.06%	3.62%	5.79%	3.59%	10.67%	6.84%	31.0%	33.8%	-2.6%
Apr	5.10%	12.20%	6.75%	4.07%	11.17%	6.83%	30.9%	24.5%	-2.2%
May	1.48%	2.67%	1.17%	3.37%	8.67%	5.12%	22.0%	20.2%	-6.4%
Jun	15.36%	25.49%	8.78%	5.69%	12.11%	6.08%	17.7%	2.0%	-2.6%
Jul	2.03%	9.52%	7.34%	5.05%	11.63%	6.27%	23.9%	21.4%	-0.1%
Aug	2.53%	8.62%	5.95%	4.69%	11.20%	6.22%	13.0%	10.2%	-0.1%
Sep	5.95%	10.16%	3.97%	4.84%	11.08%	5.96%	19.2%	12.5%	2.4%
Oct	5.41%	12.44%	6.67%	4.90%	11.22%	6.03%	17.9%	11.8%	4.3%
Nov	-6.82%	1.79%	9.24%	3.88%	10.41%	6.29%	15.1%	23.5%	-8.2%
Dec	12.44%	20.13%	6.83%	4.52%	11.11%	6.31%	8.6%	-3.4%	-7.5%