

New Construction v Existing SF Condo Sales and Inventory - 4/10/2025

	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 --					
2024	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Invntry	Invntry	Fixed
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	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	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	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	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	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	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	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	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	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	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	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	1,518	\$512,811,888	\$337,821	19,872	\$6,864,764,520	\$345,449	2,979	1.96	6.69
	2025 Existing Construction						2025 New Construction						2025 Existing and New Combined Total						Month End SFC	Months of SFC	Av Int.
	-- Monthly Closings --			-- Yr-to-Date Closings --			-- Monthly Closings --			-- Yr-to-Date Closings --			-- Monthly Closings --			-- Yr-to-Date Closings --			Invntry	Invntry	Fixed
2025	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Invntry	Invntry	Fixed
Jan	1,098	\$356,575,488	\$324,750	1,098	\$356,575,488	\$324,750	72	\$37,404,836	\$519,512	72	\$37,404,836	\$519,512	1,170	\$393,980,324	\$336,735	1,170	\$393,980,324	\$336,735	2,479	2.12	6.91
Feb	1,133	\$363,573,083	\$320,894	2,231	\$720,148,571	\$322,792	95	\$48,648,443	\$512,089	167	\$86,053,279	\$515,289	1,228	\$412,221,526	\$335,685	2,398	\$806,201,850	\$336,198	2,247	1.83	6.95
Mar	1,427	\$479,141,636	\$335,768	3,658	\$1,199,290,207	\$327,854	119	\$66,400,677	\$557,989	286	\$152,453,956	\$533,056	1,546	\$545,542,313	\$352,873	3,944	\$1,351,744,163	\$342,734	2,216	1.43	6.76
	% vs 1 Year Ago (2024)						% vs 1 Year Ago (2024)						% vs 1 Year Ago (2024)						Month End SFC	Months of SFC	Av Int.
	-- Monthly Closings --			-- Yr-to-Date Closings --			-- Monthly Closings --			-- Yr-to-Date Closings --			-- Monthly Closings --			-- Yr-to-Date Closings --			Invntry	Invntry	Fixed
2025 v 2024 Existing Construction	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Invntry	Invntry	Fixed
Jan	16.44%	29.26%	11.01%	16.44%	29.26%	11.01%	24.14%	35.03%	8.77%	24.14%	35.03%	8.77%	16.88%	29.78%	11.04%	16.88%	29.78%	11.04%	25.0%	7.0%	4.4%
Feb	2.16%	6.88%	4.62%	8.72%	16.90%	7.52%	9.20%	8.89%	-0.28%	15.17%	18.89%	3.23%	2.68%	7.12%	4.33%	9.15%	17.11%	7.30%	27.7%	24.4%	4.8%
Mar	-2.99%	1.35%	4.48%	3.83%	10.15%	6.09%	10.19%	20.18%	9.07%	13.04%	19.45%	5.67%	-2.09%	3.32%	5.53%	4.45%	11.13%	6.39%	31.0%	33.8%	-2.6%