

New Construction v Existing SF Condo Sales and Inventory - 12/26/2019

New v Exist RESales

2018 Existing Construction							2018 New Construction						2018 Existing and New Combined Total						Month	Months	Av Int.	
-- Monthly Closings --			-- Yr-to-Date Closings --				-- Monthly Closings --			-- Yr-to-Date Closings --			-- Monthly Closings --			-- Yr-to-Date Closings --			End	of	30-Yr.	
2018	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	2018	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Invntry	Invntry	Fixed
Jan	1,283	\$237,264,829	\$184,930	1,283	\$237,264,829	\$184,930	65	\$26,513,198	\$407,895	65	\$26,513,198	\$407,895	Jan	1,348	\$263,778,027	\$195,681	1,348	\$263,778,027	\$195,681	4,185	3.10	4.22
Feb	1,404	\$251,139,330	\$178,874	2,687	\$488,404,159	\$181,766	97	\$32,181,240	\$350,928	162	\$58,694,438	\$362,311	Feb	1,501	\$283,320,570	\$188,755	2,849	\$547,098,597	\$192,032	4,027	2.68	4.57
Mar	1,983	\$393,336,536	\$198,354	4,670	\$881,740,695	\$188,810	109	\$38,251,100	\$350,928	271	\$96,945,538	\$357,733	Mar	2,092	\$431,587,636	\$206,304	4,941	\$978,686,233	\$198,075	4,033	1.93	4.44
Apr	2,132	\$446,081,030	\$209,231	6,802	\$1,327,821,725	\$195,210	93	\$33,745,881	\$362,859	364	\$130,691,419	\$359,042	Apr	2,225	\$479,826,911	\$215,653	7,166	\$1,458,513,144	\$203,532	4,275	1.92	4.44
May	2,502	\$528,479,199	\$211,223	9,304	\$1,856,300,924	\$199,516	117	\$44,712,092	\$382,155	481	\$175,403,511	\$364,664	May	2,619	\$573,191,291	\$218,859	9,785	\$2,031,704,435	\$207,635	4,536	1.73	4.58
Jun	2,718	\$618,179,119	\$227,439	12,022	\$2,474,480,043	\$205,829	103	\$39,821,022	\$386,612	584	\$215,224,533	\$368,535	Jun	2,821	\$658,000,141	\$233,251	12,606	\$2,689,704,576	\$213,367	4,986	1.77	4.66
Jul	2,454	\$531,847,135	\$216,727	14,476	\$3,006,327,178	\$207,677	103	\$41,794,301	\$405,770	687	\$257,018,834	\$374,118	Jul	2,557	\$573,641,436	\$224,342	15,163	\$3,263,346,012	\$215,218	5,257	2.06	4.55
Aug	2,524	\$533,810,336	\$211,494	17,000	\$3,540,137,514	\$208,243	100	\$39,593,956	\$395,940	787	\$296,612,790	\$376,890	Aug	2,624	\$573,404,292	\$218,523	17,787	\$3,836,750,304	\$215,705	5,423	2.07	4.54
Sep	2,041	\$409,595,105	\$200,684	19,041	\$3,949,732,619	\$207,433	81	\$31,949,692	\$394,441	868	\$328,562,482	\$378,528	Sep	2,122	\$441,544,797	\$208,080	19,909	\$4,278,295,101	\$214,893	5,449	2.57	4.51
Oct	1,985	\$403,477,904	\$203,263	21,026	\$4,353,210,523	\$207,039	92	\$39,463,651	\$428,953	960	\$368,026,133	\$383,361	Oct	2,077	\$442,941,555	\$213,260	21,986	\$4,721,236,656	\$214,738	5,409	2.60	4.72
Nov	1,863	\$366,939,504	\$196,962	22,889	\$4,720,150,027	\$206,219	96	\$42,661,231	\$444,388	1,056	\$410,687,364	\$388,908	Nov	1,959	\$409,600,735	\$209,087	23,945	\$5,130,837,391	\$214,276	5,023	2.56	4.83
Dec	1,569	\$312,486,316	\$199,163	24,458	\$5,032,636,343	\$205,766	89	\$34,772,905	\$390,707	1,145	\$445,460,269	\$389,048	Dec	1,658	\$347,259,221	\$209,445	25,603	\$5,478,096,612	\$213,963	4,372	2.64	4.81
% vs 1 Year Ago (2017)																						
2019 Existing Construction							2019 New Construction						2019 Existing and New Combined Total						Month	Months	Av Int.	
-- Monthly Closings --			-- Yr-to-Date Closings --				-- Monthly Closings --			-- Yr-to-Date Closings --			-- Monthly Closings --			-- Yr-to-Date Closings --			End	of	Av Int.	
2019	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	2019	Units	\$ Volume	Av Price	Units	\$ Volume	Av Price	Invntry	Invntry	Fixed
Jan	1,175	\$224,092,093	\$190,717	1,175	\$224,092,093	\$190,717	63	\$24,941,387	\$395,895	63	\$24,941,387	\$395,895	Jan	1,238	\$249,033,480	\$201,158	1,238	\$249,033,480	\$201,158	4,044	3.27	4.56
Feb	1,371	\$279,841,548	\$204,115	2,546	\$503,933,641	\$197,932	95	\$35,811,972	\$376,968	158	\$60,753,359	\$384,515	Feb	1,466	\$315,653,520	\$215,316	2,704	\$564,687,000	\$208,834	3,828	2.61	4.46
Mar	1,897	\$368,496,690	\$194,252	4,443	\$872,430,331	\$196,361	86	\$36,743,788	\$427,253	244	\$97,497,147	\$399,578	Mar	1,983	\$405,240,478	\$204,357	4,687	\$969,927,478	\$206,940	3,788	1.91	4.35
Apr	2,298	\$498,389,430	\$216,880	6,741	\$1,370,819,761	\$203,356	73	\$27,991,201	\$383,441	317	\$125,488,348	\$395,862	Apr	2,371	\$526,380,631	\$222,008	7,058	\$1,496,308,109	\$212,002	3,942	1.66	4.06
May	2,545	\$567,691,067	\$223,061	9,286	\$1,938,510,828	\$208,756	93	\$41,383,371	\$444,982	410	\$166,871,719	\$407,004	May	2,638	\$609,074,438	\$230,885	9,696	\$2,105,382,547	\$217,139	4,188	1.59	4.14
Jun	2,578	\$606,853,113	\$235,397	11,864	\$2,545,363,941	\$214,545	106	\$49,837,410	\$470,164	516	\$216,709,129	\$419,979	Jun	2,684	\$656,690,523	\$244,669	12,380	\$2,762,073,070	\$223,108	4,386	1.63	3.99
Jul	2,426	\$566,048,713	\$233,326	14,290	\$3,111,412,654	\$217,734	96	\$41,249,634	\$429,684	612	\$257,958,763	\$421,501	Jul	2,522	\$607,298,347	\$240,800	14,902	\$3,369,371,417	\$226,102	4,497	1.78	3.73
Aug	2,452	\$537,080,202	\$219,038	16,742	\$3,648,492,856	\$217,925	78	\$34,484,651	\$442,111	690	\$292,443,414	\$423,831	Aug	2,530	\$571,564,853	\$225,915	17,432	\$3,940,936,270	\$226,075	4,630	1.83	3.75
Sep	2,041	\$444,338,821	\$217,706	18,783	\$4,092,831,677	\$217,901	80	\$34,919,924	\$436,499	770	\$327,363,338	\$425,147	Sep	2,121	\$479,258,745	\$225,959	19,553	\$4,420,195,015	\$226,062	4,586	2.16	3.49
Oct	2,155	\$460,783,408	\$213,821	20,938	\$4,553,615,085	\$217,481	92	\$35,327,585	\$383,995	862	\$362,690,923	\$420,755	Oct	2,247	\$496,110,993	\$220,788	21,800	\$4,916,306,008	\$225,519	4,429	1.97	3.64
Nov	1,809	\$394,062,461	\$217,834	22,747	\$4,947,677,546	\$217,509	94	\$36,231,112	\$385,437	956	\$398,922,035	\$417,282	Nov	1,903	\$430,293,573	\$226,113	23,703	\$5,346,599,581	\$225,566	4,032	2.12	3.75
% vs 1 Year Ago (2018)																						
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	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	-8.42%	-5.55%	3.13%	-8.42%	-5.55%	3.13%	-3.08%	-5.93%	-2.94%	-3.08%	-5.93%	-2.94%	Jan	-8.16%	-5.59%	2.80%	-8.16%	-5.59%	2.80%	-3.4%	5.2%	8.1%
Feb	-2.35%	11.43%	14.11%	-5.25%	3.18%	8.89%	-2.06%	11.28%	7.42%	-2.47%	3.51%	6.13%	Feb	-2.33%	11.41%	14.07%	-5.09%	3.21%	8.75%	-4.9%	-2.7%	-2.4%
Mar	-4.34%	-6.32%	-2.07%	-4.86%	-1.06%	4.00%	-21.10%	-3.94%	21.75%	-9.96%	0.57%	11.70%	Mar	-5.21%	-6.10%	-0.94%	-5.14%	-0.89%	4.48%	-6.1%	-0.9%	-2.0%
Apr	7.79%	11.73%	3.66%	-0.90%	3.24%	4.17%	-21.51%	-17.05%	5.67%	-12.91%	-3.98%	10.26%	Apr	6.56%	9.70%	2.95%	-1.51%	2.59%	4.16%	-7.8%	-13.5%	-8.6%
May	1.72%	7.42%	5.60%	-0.19%	4.43%	4.63%	-20.51%	-7.44%	16.44%	-14.76%	-4.86%	11.61%	May	0.73%	6.26%	5.49%	-0.91%	3.63%	4.58%	-7.7%	-8.3%	-9.6%
Jun	-5.15%	-1.83%	3.50%	-1.31%	2.86%	4.23%	2.91%	25.15%	21.61%	-11.64%	0.69%	13.96%	Jun	-4.86%	-0.20%	4.90%	-1.79%	2.69%	4.57%	-12.0%	-7.5%	-14.4%
Jul	-1.14%	6.43%	7.66%	-1.28%	3.50%	4.84%	-6.80%	-1.30%	5.89%	-10.92%	0.37%	12.67%	Jul	-1.37%	5.87%	7.34%	-1.72%	3.25%	5.06%	-14.5%	-13.3%	-18.0%
Aug	-2.85%	0.61%	3.57%	-1.52%	3.06%	4.65%	-22.00%	-12.90%	11.66%	-12.33%	-1.41%	12.45%	Aug	-3.58%	-0.32%	3.38%	-2.00%	2.72%	4.81%	-14.6%	-11.5%	-17.4%
Sep	0.00%	8.48%	8.48%	-1.35%	3.62%	5.05%	-1.23%	9.30%	10.66%	-11.29%	-0.36%	12.32%	Sep	-0.05%	8.54%	8.59%	-1.79%	3.32%	5.20%	-15.8%	-15.8%	-22.6%
Oct	8.56%	14.20%	5.19%	-0.42%	4.60%	5.04%	0.00%	-10.48%	-10.48%	-10.21%	-1.45%	9.75%	Oct	8.18%	12.00%	3.53%	-0.85%	4.13%	5.02%	-18.1%	-24.3%	-22.9%
Nov	-2.90%	7.39%	10.60%	-0.62%	4.82%	5.47%	-2.08%	-15.07%	-13.27%	-9.47%	-2.86%	7.30%	Nov	-2.86%	5.05%	8.14%	-1.01%	4.21%	5.27%	-19.7%	-17.4%	-22.4%