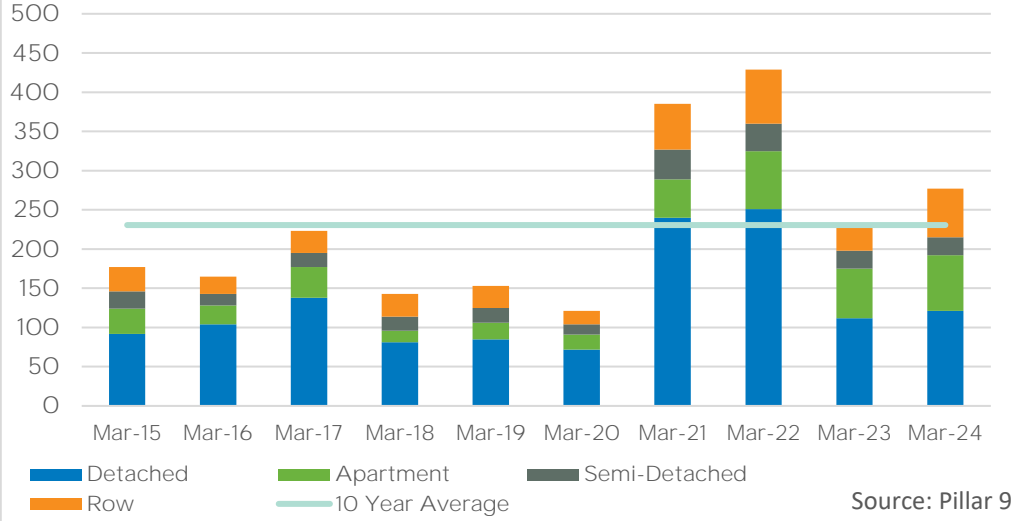


March 2024

West District

Monthly Sales Comparison



**SALES**

277

↑ 18.9% Y/Y    ↑ 24.0% YTD

**NEW LISTINGS**

303

↓ 13.4% Y/Y    ↑ 4.3% YTD

**INVENTORY**

223

↓ 29.7% Y/Y    → Monthly trend\*

**MONTHS OF SUPPLY**

0.81

↓ 40.8% Y/Y    → Monthly trend\*

\*The six month monthly trend is based on a moving average



**TOTAL RESIDENTIAL PRICE**

\$ 719,300

↑ 11.7% Y/Y

Monthly trend\*

**DETACHED PRICE**

\$ 940,900

↑ 15.2% Y/Y

Monthly trend\*

**SEMI-DETACHED PRICE**

\$ 782,000

↑ 11.9% Y/Y

Monthly trend\*

**ROW PRICE**

\$ 465,700

↑ 23.1% Y/Y

Monthly trend\*

**APARTMENT PRICE**

\$ 349,000

↑ 18.3% Y/Y

Monthly trend\*

March 2024

West District

## March 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	121	8%	139	-25%	111	-36%	87%	0.92	-41%	\$940,900	15%
Semi-Detached	23	0%	16	-36%	16	-11%	144%	0.70	-11%	\$782,000	12%
Row	62	77%	70	23%	39	-19%	89%	0.63	-54%	\$465,700	23%
Apartment	71	13%	78	-6%	57	-26%	91%	0.80	-34%	\$349,000	18%
<b>Total Residential</b>	<b>277</b>	<b>19%</b>	<b>303</b>	<b>-13%</b>	<b>223</b>	<b>-30%</b>	<b>91%</b>	<b>0.81</b>	<b>-41%</b>	<b>\$719,300</b>	<b>12%</b>

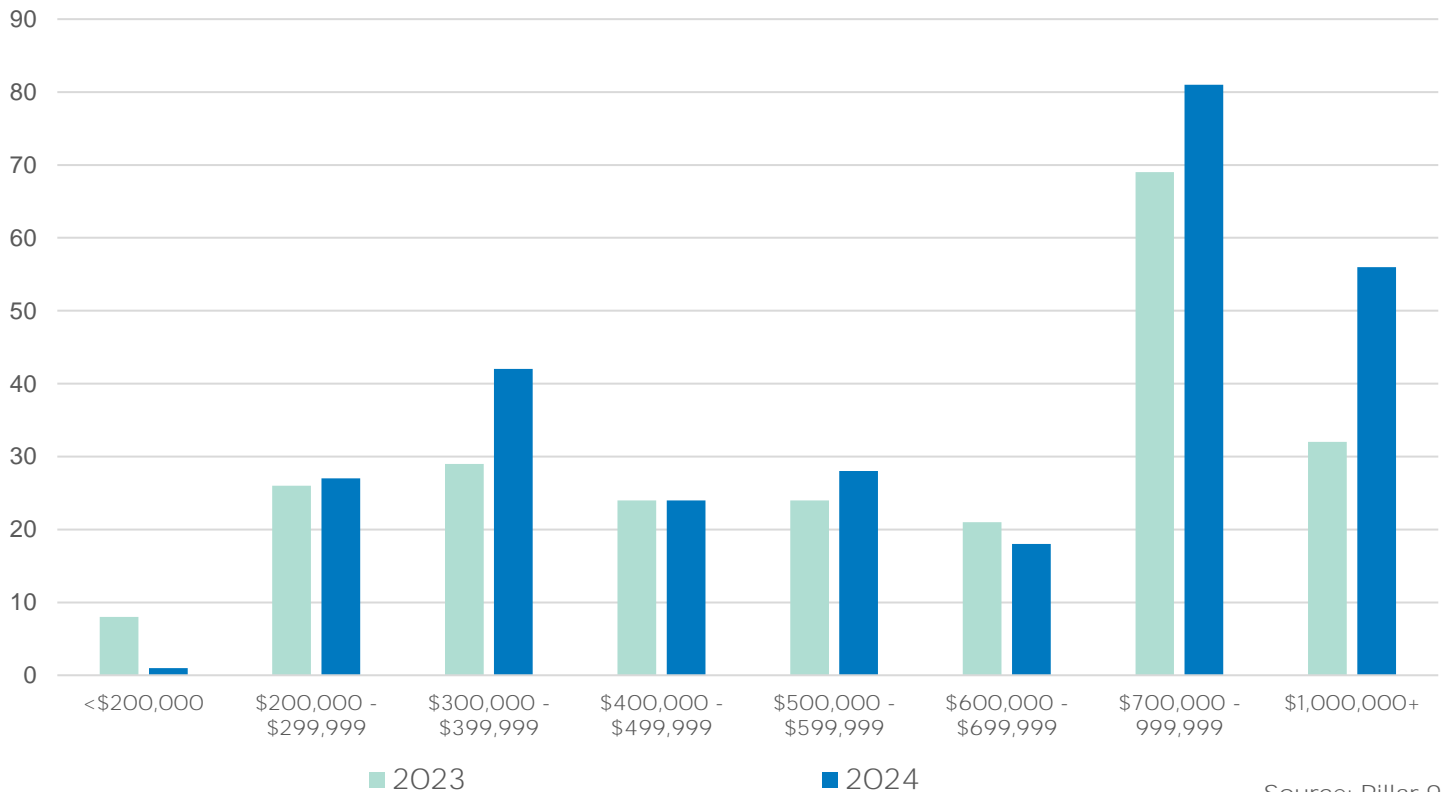
## Year-to-Date

## March 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	284	17%	353	-9%	103	-22%	80%	1.09	-34%	\$915,633	14%
Semi-Detached	52	8%	61	15%	18	4%	85%	1.06	-4%	\$758,133	12%
Row	134	65%	160	42%	36	-1%	84%	0.81	-40%	\$450,467	21%
Apartment	165	17%	197	6%	51	-26%	84%	0.93	-37%	\$341,867	19%
<b>Total Residential</b>	<b>635</b>	<b>24%</b>	<b>771</b>	<b>4%</b>	<b>209</b>	<b>-18%</b>	<b>82%</b>	<b>0.99</b>	<b>-34%</b>	<b>\$702,933</b>	<b>11%</b>

## Residential Sales by Price Range

March



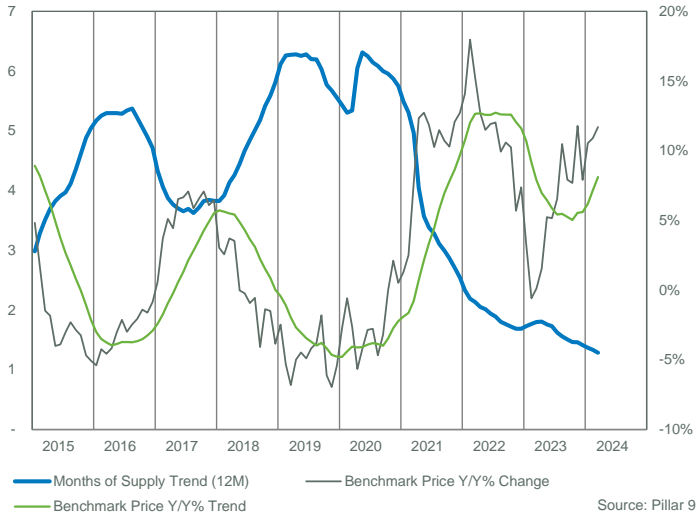
Source: Pillar 9

WEST DISTRICT														Export Sheet to Excel			
Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	Inventory	Y/Y%	Months of Supply	DOM	SP/LP	Benchmark Price	Y/Y%	Median Price	Y/Y%	Average Price	Y/Y%	Index	
Jan-15	78	-43%	383	30%	0.20	607	57%	7.78	43	97.7%	559,700	4.8%	582,000	10.0%	605,550	5.4%	217
Feb-15	118	-41%	311	1%	0.38	692	57%	5.86	34	97.7%	549,900	1.7%	512,500	-9.0%	562,751	-4.8%	213
Mar-15	177	-39%	407	5%	0.43	770	59%	4.35	40	97.4%	548,900	-1.5%	529,000	-7.7%	560,778	-7.1%	213
Apr-15	187	-30%	393	-2%	0.48	810	43%	4.33	46	97.4%	550,700	-1.8%	522,500	-3.2%	544,291	-7.4%	214
May-15	226	-29%	362	-22%	0.62	791	27%	3.50	46	97.4%	543,700	-4.0%	588,500	2.3%	617,052	1.3%	211
Jun-15	227	-20%	381	-7%	0.60	746	16%	3.29	40	97.6%	541,500	-3.9%	555,055	0.6%	607,721	-0.8%	210
Jul-15	229	-13%	358	3%	0.64	716	16%	3.13	45	97.5%	546,000	-3.0%	594,000	8.4%	619,634	1.8%	212
Aug-15	166	-27%	311	1%	0.53	724	19%	4.36	46	97.2%	547,800	-2.3%	539,000	1.7%	579,687	5.5%	213
Sep-15	131	-36%	349	7%	0.38	754	28%	5.76	48	97.2%	545,200	-2.9%	529,900	-2.8%	571,218	-2.9%	212
Oct-15	137	-41%	297	-7%	0.46	757	35%	5.53	48	96.6%	536,000	-3.2%	520,000	-8.2%	536,599	-14.8%	208
Nov-15	119	-35%	248	7%	0.48	701	45%	5.89	48	97.2%	534,600	-4.7%	519,000	-3.9%	553,333	-8.5%	208
Dec-15	79	-7%	137	-2%	0.58	533	31%	6.75	51	96.7%	532,600	-5.1%	535,000	-7.8%	604,139	-2.7%	207
<b>2015</b>	<b>1,874</b>	<b>-30%</b>	<b>3,937</b>	<b>0%</b>	<b>0.48</b>	<b>717</b>	<b>36%</b>	<b>5.04</b>	<b>44</b>	<b>97.3%</b>	<b>544,717</b>	<b>-2.2%</b>	<b>547,500</b>	<b>-1.4%</b>	<b>582,778</b>	<b>-2.7%</b>	<b>211</b>
Jan-16	69	-12%	334	-13%	0.21	645	6%	9.35	59	95.4%	529,500	-5.4%	519,900	-10.7%	566,630	-6.4%	206
Feb-16	107	-9%	325	5%	0.33	729	5%	6.81	35	96.5%	526,600	-4.2%	550,000	7.3%	634,847	12.8%	204
Mar-16	165	-7%	370	-9%	0.45	805	5%	4.88	46	96.9%	523,800	-4.6%	536,500	1.4%	574,738	2.5%	203
Apr-16	191	2%	381	-3%	0.50	826	2%	4.32	47	96.8%	527,800	-4.2%	565,000	8.1%	614,962	13.0%	205
May-16	227	0%	373	3%	0.61	790	0%	3.48	45	97.1%	527,200	-3.0%	557,000	-5.4%	627,200	1.6%	205
Jun-16	236	4%	351	-8%	0.67	746	0%	3.16	49	97.1%	530,000	-2.1%	584,000	5.2%	636,093	4.7%	206
Jul-16	186	-19%	296	-17%	0.63	707	-1%	3.80	44	97.2%	529,700	-3.0%	575,500	-3.1%	628,850	1.5%	206
Aug-16	142	-14%	281	-10%	0.51	674	-7%	4.75	53	96.7%	534,300	-2.5%	536,000	-0.6%	624,353	7.7%	207
Sep-16	179	37%	341	-2%	0.52	704	-7%	3.93	48	96.9%	533,900	-2.1%	575,000	8.5%	637,967	11.7%	207
Oct-16	186	36%	288	-3%	0.65	662	-13%	3.56	42	97.1%	528,500	-1.4%	537,500	3.4%	578,351	7.8%	205
Nov-16	147	24%	222	-10%	0.66	588	-16%	4.00	54	96.7%	526,000	-1.6%	545,000	5.0%	602,847	8.9%	204
Dec-16	94	19%	90	-34%	1.04	424	-20%	4.51	57	96.3%	528,100	-0.8%	544,000	1.7%	647,603	7.2%	205
<b>2016</b>	<b>1,929</b>	<b>3%</b>	<b>3,652</b>	<b>-7%</b>	<b>0.53</b>	<b>692</b>	<b>-4%</b>	<b>4.71</b>	<b>47</b>	<b>96.9%</b>	<b>528,783</b>	<b>-2.9%</b>	<b>555,000</b>	<b>1.4%</b>	<b>616,223</b>	<b>5.7%</b>	<b>205</b>
Jan-17	95	38%	244	-27%	0.39	453	-30%	4.77	56	97.5%	532,700	0.6%	523,500	0.7%	547,164	-3.4%	207
Feb-17	146	36%	296	-9%	0.49	526	-28%	3.60	40	98.0%	546,100	3.7%	548,000	-0.4%	585,951	-7.7%	212
Mar-17	223	35%	383	4%	0.58	588	-27%	2.64	40	97.2%	550,600	5.1%	550,000	2.5%	615,021	7.0%	214
Apr-17	217	14%	370	-3%	0.59	647	-22%	2.98	37	97.5%	551,200	4.4%	584,000	3.4%	643,198	4.6%	214
May-17	263	16%	453	21%	0.58	716	-9%	2.72	34	98.0%	561,600	6.5%	612,500	10.0%	652,091	4.0%	218
Jun-17	275	17%	407	16%	0.68	707	-5%	2.57	36	97.9%	565,300	6.7%	590,000	1.0%	623,780	-1.9%	219
Jul-17	168	-10%	314	6%	0.54	723	2%	4.30	42	97.5%	567,200	7.1%	615,500	7.0%	635,474	1.1%	220
Aug-17	185	30%	327	16%	0.57	723	7%	3.91	42	97.9%	565,700	5.9%	580,000	8.2%	607,320	-2.7%	220
Sep-17	152	-15%	352	3%	0.43	757	8%	4.98	40	97.4%	568,800	6.5%	569,500	-1.0%	621,011	-2.7%	221
Oct-17	145	-22%	258	-10%	0.56	710	7%	4.90	48	97.2%	565,900	7.1%	570,000	6.0%	599,488	3.7%	220
Nov-17	141	-4%	198	-11%	0.71	597	2%	4.23	52	97.8%	558,100	6.1%	528,500	-3.0%	591,880	-1.8%	217
Dec-17	99	5%	119	32%	0.83	429	1%	4.33	56	97.3%	562,200	6.5%	555,500	2.1%	576,610	-11.0%	218
<b>2017</b>	<b>2,109</b>	<b>9%</b>	<b>3,721</b>	<b>2%</b>	<b>0.57</b>	<b>631</b>	<b>-8%</b>	<b>3.83</b>	<b>42</b>	<b>97.6%</b>	<b>557,950</b>	<b>5.5%</b>	<b>575,000</b>	<b>3.6%</b>	<b>615,583</b>	<b>-0.1%</b>	<b>217</b>
Jan-18	110	16%	306	25%	0.36	518	14%	4.71	68	97.6%	548,900	3.0%	562,500	7.4%	587,150	7.3%	213
Feb-18	124	-15%	276	-7%	0.45	592	13%	4.77	42	97.4%	560,100	2.6%	580,000	5.8%	649,716	10.9%	217
Mar-18	143	-36%	377	-2%	0.38	741	26%	5.18	42	97.2%	571,000	3.7%	580,000	5.5%	646,154	5.1%	222
Apr-18	191	-12%	436	18%	0.44	858	33%	4.49	39	97.4%	570,700	3.5%	550,000	-5.8%	581,292	-9.6%	222
May-18	210	-20%	552	22%	0.38	1,045	46%	4.98	43	97.3%	561,500	0.0%	568,000	-7.3%	598,955	-8.1%	218
Jun-18	207	-25%	428	5%	0.48	1,077	52%	5.20	40	97.2%	564,000	-0.2%	586,000	-0.7%	639,552	2.5%	219
Jul-18	159	-5%	338	8%	0.47	1,025	42%	6.45	51	96.5%	561,900	-0.9%	585,000	-5.0%	681,745	7.3%	218
Aug-18	164	-11%	327	0%	0.50	964	33%	5.88	56	96.6%	562,600	-0.5%	575,750	-0.7%	595,831	-1.9%	218
Sep-18	139	-9%	384	9%	0.36	977	29%	7.03	53	96.4%	545,600	-4.1%	533,000	-6.4%	590,803	-4.9%	212
Oct-18	117	-19%	261	1%	0.45	903	27%	7.72	60	96.6%	558,200	-1.4%	565,000	-0.9%	609,813	1.7%	217
Nov-18	124	-12%	209	6%	0.59	785	31%	6.33	63	96.4%	549,800	-1.5%	525,950	-0.5%	563,802	-4.7%	213
Dec-18	78	-21%	114	-4%	0.68	544	27%	6.97	81	95.8%	540,600	-3.8%	462,500	-16.7%	550,793	-4.5%	210
<b>2018</b>	<b>1,766</b>	<b>-16%</b>	<b>4,008</b>	<b>8%</b>	<b>0.44</b>	<b>836</b>	<b>31%</b>	<b>5.81</b>	<b>51</b>	<b>96.9%</b>	<b>557,908</b>	<b>0.0%</b>	<b>562,000</b>	<b>-2.3%</b>	<b>611,100</b>	<b>-0.7%</b>	<b>216</b>
Jan-19	78	-29%	340	11%	0.23	653	26%	8.37	75	96.4%	535,300	-2.5%	477,500	-15.1%	536,986	-8.5%	208
Feb-19	110	-11%	258	-7%	0.43	718	21%	6.53	61	96.0%	530,300	-5.3%	500,500	-13.7%	576,723	-11.2%	206
Mar-19	153	7%	352	-7%	0.43	816	10%	5.33	63	96.5%	532,100	-6.8%	510,000	-12.1%	579,571	-10.3%	207
Apr-19	187	-2%	361	-17%	0.52	858	0%	4.59	55	96.5%	542,200	-5.0%	528,500	-3.9%	593,776	2.1%	210
May-19	205	-2%	436	-21%	0.47	951	-9%	4.64	52	96.6%	536,400	-4.5%	564,500	-0.6%	611,254	2.1%	208
Jun-19	178	-14%	361	-16%	0.49	981	-9%	5.51	53	96.6%	536,400	-4.9%	545,000	-7.0%	581,057	-9.1%	208
Jul-19	170	7%	287	-15%	0.59	936	-9%	5.51	67	96.6%	538,400	-4.2%	528,250	-9.7%	557,949	-18.2%	209
Aug-19	155	-5%	330	1%	0.47	901	-7%	5.81	56	96.3%	541,200	-3.8%	525,000	-8.8%	597,114	0.2%	210
Sep-19	169	22%	333	-13%	0.51	858	-12%	5.08	68	96.5%	535,800	-1.8%	500,000	-6.2%	565,161	-4.3%	208
Oct-19	175	50%	292	12%	0.60	798	-12%	4.56	54	96.1%	524,100	-6.1%	507,500	-10.2%	514,454	-15.6%	203
Nov-19	135	9%	198	-5%	0.68	700	-11%	5.19	70	96.2%	511,600	-6.9%	498,250	-5.3%	524,620	-6.9%	199
Dec-19	96	23%	127	11%	0.76	534	-2%	5.56	62	96.0%	511,400	-5.4%	488,750	5.7%	517,992	-6.0%	198
<b>2019</b>	<b>1,811</b>	<b>3%</b>	<b>3,675</b>	<b>-8%</b>	<b>0.49</b>	<b>809</b>	<b>-1%</b>	<b>5.56</b>	<b>60</b>	<b>96.4%</b>	<b>531,267</b>	<b>-4.8%</b>	<b>520,000</b>	<b>-7.5%</b>	<b>567,237</b>	<b>-7.2%</b>	<b>206</b>

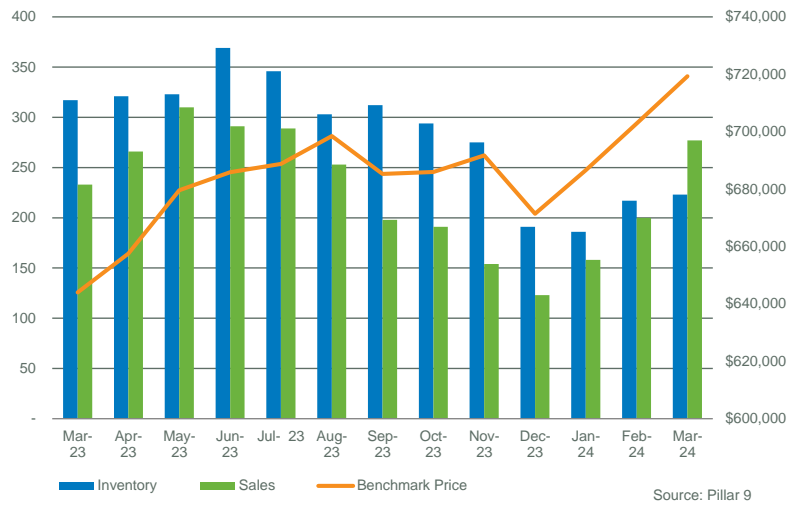
WEST DISTRICT																	
	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	Inventory	Y/Y%	Months of Supply	DOM	SP/LP	Benchmark Price	Y/Y%	Median Price	Y/Y%	Average Price	Y/Y%	Index
Jan-20	89	14%	270	-21%	0.33	614	-6%	6.90	86	95.8%	520,400	-2.8%	485,500	1.7%	523,200	-2.6%	202
Feb-20	134	22%	287	11%	0.47	663	-8%	4.95	58	96.7%	527,200	-0.6%	509,575	1.8%	542,165	-6.0%	205
Mar-20	121	-21%	277	-21%	0.44	698	-14%	5.77	54	95.8%	518,100	-2.6%	515,000	1.0%	558,364	-3.7%	201
Apr-20	52	-72%	152	-58%	0.34	683	-20%	13.13	58	95.6%	511,500	-5.7%	492,500	-6.8%	497,155	-16.3%	199
May-20	97	-53%	302	-31%	0.32	755	-21%	7.78	69	95.4%	513,800	-4.2%	533,042	-5.6%	563,019	-7.9%	199
Jun-20	170	-4%	374	4%	0.45	807	-18%	4.75	56	96.2%	521,100	-2.9%	540,000	-0.9%	580,799	0.0%	202
Jul-20	200	18%	374	30%	0.53	854	-9%	4.27	58	96.7%	523,500	-2.8%	537,000	1.7%	563,581	1.0%	203
Aug-20	171	10%	328	-1%	0.52	871	-3%	5.09	52	96.5%	515,900	-4.7%	573,500	9.2%	631,024	5.7%	200
Sep-20	202	20%	323	-3%	0.63	813	-5%	4.02	59	96.6%	518,600	-3.2%	537,500	7.5%	577,073	2.1%	201
Oct-20	179	2%	265	-9%	0.68	727	-9%	4.06	58	96.4%	523,900	0.0%	595,000	17.2%	640,488	24.5%	203
Nov-20	157	16%	215	9%	0.73	654	-7%	4.17	65	96.0%	522,400	2.1%	550,000	10.4%	579,161	10.4%	203
Dec-20	115	20%	111	-13%	1.04	472	-12%	4.10	73	96.4%	514,100	0.5%	465,500	-4.8%	524,333	1.2%	200
<b>2020</b>	<b>1,687</b>	<b>-7%</b>	<b>3,278</b>	<b>-11%</b>	<b>0.51</b>	<b>718</b>	<b>-11%</b>	<b>5.75</b>	<b>61</b>	<b>96.3%</b>	<b>519,208</b>	<b>-2.3%</b>	<b>535,000</b>	<b>2.9%</b>	<b>574,417</b>	<b>1.3%</b>	<b>201</b>
Jan-21	137	54%	262	-3%	0.52	514	-16%	3.75	62	97.2%	527,200	1.3%	574,000	18.2%	624,740	19.4%	205
Feb-21	209	56%	351	22%	0.60	584	-12%	2.79	49	97.6%	540,400	2.5%	585,000	14.8%	616,234	13.7%	210
Mar-21	385	218%	501	81%	0.77	626	-10%	1.63	38	98.3%	558,000	7.7%	589,900	14.5%	627,578	12.4%	217
Apr-21	326	527%	483	218%	0.67	683	0%	2.10	35	98.2%	574,600	12.3%	617,950	25.5%	632,549	27.2%	223
May-21	344	255%	497	65%	0.69	722	-4%	2.10	30	98.9%	579,200	12.7%	626,250	17.5%	640,713	13.8%	225
Jun-21	310	82%	486	30%	0.64	769	-5%	2.48	34	98.1%	582,800	11.8%	565,000	4.6%	600,432	3.4%	226
Jul-21	237	19%	319	-15%	0.74	721	-16%	3.04	44	97.8%	577,200	10.3%	579,000	7.8%	619,539	9.9%	224
Aug-21	211	23%	277	-16%	0.76	638	-27%	3.02	46	97.6%	575,100	11.5%	599,000	4.4%	639,878	1.4%	223
Sep-21	217	7%	304	-6%	0.71	588	-28%	2.71	49	97.8%	574,200	10.7%	563,000	4.7%	591,828	2.6%	223
Oct-21	214	20%	268	1%	0.80	541	-26%	2.53	47	97.4%	577,800	10.3%	588,500	-1.1%	594,771	-7.1%	224
Nov-21	201	28%	210	-2%	0.96	458	-30%	2.28	51	97.7%	585,500	12.1%	574,000	4.4%	618,030	6.7%	227
Dec-21	157	37%	122	10%	1.29	332	-30%	2.11	47	97.8%	579,500	12.7%	580,000	24.6%	616,233	17.5%	225
<b>2021</b>	<b>2,948</b>	<b>75%</b>	<b>4,080</b>	<b>24%</b>	<b>0.72</b>	<b>598</b>	<b>-17%</b>	<b>2.55</b>	<b>42</b>	<b>98.0%</b>	<b>569,292</b>	<b>9.6%</b>	<b>586,463</b>	<b>9.6%</b>	<b>619,836</b>	<b>7.9%</b>	<b>221</b>
Jan-22	231	69%	233	-11%	0.99	278	-46%	1.20	49	99.2%	601,400	14.1%	600,000	4.5%	615,985	-1.4%	233
Feb-22	335	60%	452	29%	0.74	355	-39%	1.06	30	102.4%	637,500	18.0%	643,500	10.0%	660,499	7.2%	247
Mar-22	429	11%	546	9%	0.79	415	-34%	0.97	21	101.2%	643,200	15.3%	650,000	10.2%	701,636	11.8%	250
Apr-22	381	17%	446	-8%	0.85	428	-37%	1.12	23	100.3%	647,500	12.7%	640,000	3.6%	673,765	6.5%	251
May-22	283	-18%	392	-21%	0.72	460	-36%	1.63	24	99.7%	645,800	11.5%	589,000	-5.9%	621,722	-3.0%	251
Jun-22	283	-9%	361	-26%	0.78	457	-41%	1.61	29	99.4%	652,300	11.9%	642,500	13.7%	692,027	15.3%	253
Jul-22	195	-18%	291	-9%	0.67	479	-34%	2.46	34	98.0%	646,600	12.0%	527,000	-9.0%	590,890	-4.6%	251
Aug-22	208	-1%	235	-15%	0.89	412	-35%	1.98	34	97.9%	632,200	9.9%	552,000	-7.8%	590,724	-7.7%	245
Sep-22	173	-20%	234	-23%	0.74	381	-35%	2.20	32	98.1%	635,000	10.6%	649,900	15.4%	648,597	9.6%	246
Oct-22	165	-23%	196	-27%	0.84	341	-37%	2.07	38	97.8%	637,000	10.2%	576,000	-2.1%	667,888	12.3%	247
Nov-22	145	-28%	128	-39%	1.13	267	-42%	1.84	42	97.5%	618,800	5.7%	520,000	-9.4%	565,319	-8.5%	240
Dec-22	97	-38%	103	-16%	0.94	203	-39%	2.09	54	97.0%	622,200	7.4%	551,000	-5.0%	641,940	4.2%	241
<b>2022</b>	<b>2,925</b>	<b>-1%</b>	<b>3,617</b>	<b>-11%</b>	<b>0.81</b>	<b>373</b>	<b>-38%</b>	<b>1.69</b>	<b>31</b>	<b>99.6%</b>	<b>634,958</b>	<b>11.5%</b>	<b>605,000</b>	<b>3.2%</b>	<b>648,820</b>	<b>4.7%</b>	<b>246</b>
Jan-23	122	-47%	163	-30%	0.75	211	-24%	1.73	35	98.9%	621,100	3.3%	542,500	-9.6%	626,274	1.7%	241
Feb-23	157	-53%	226	-50%	0.69	238	-33%	1.52	30	99.2%	633,800	-0.6%	591,500	-8.1%	612,572	-7.3%	246
Mar-23	233	-46%	350	-36%	0.67	317	-24%	1.36	24	99.7%	644,000	0.1%	632,000	-2.8%	686,965	-2.1%	250
Apr-23	266	-30%	306	-31%	0.87	321	-25%	1.21	19	100.4%	657,500	1.5%	622,500	-2.7%	665,179	-1.3%	255
May-23	310	10%	373	-5%	0.83	323	-30%	1.04	23	100.7%	679,600	5.2%	667,500	13.3%	719,240	15.7%	264
Jun-23	291	3%	414	15%	0.70	369	-19%	1.27	19	100.7%	685,900	5.2%	660,000	2.7%	706,307	2.1%	266
Jul-23	289	48%	323	11%	0.89	346	-28%	1.20	22	100.4%	688,800	6.5%	610,000	15.7%	667,123	12.9%	267
Aug-23	253	22%	272	16%	0.93	303	-26%	1.20	25	100.6%	698,500	10.5%	509,000	-7.8%	607,342	2.8%	271
Sep-23	198	14%	283	21%	0.70	312	-18%	1.58	24	100.7%	685,300	7.9%	650,000	0.0%	684,293	5.5%	266
Oct-23	191	16%	234	19%	0.82	294	-14%	1.54	28	99.9%	686,000	7.7%	640,000	11.1%	693,185	3.8%	266
Nov-23	154	6%	196	53%	0.79	275	3%	1.79	24	99.4%	691,700	11.8%	615,000	18.3%	670,865	18.7%	268
Dec-23	123	27%	114	11%	1.08	191	-6%	1.55	30	99.0%	671,400	7.9%	537,000	-2.5%	578,947	-9.8%	261
<b>2023</b>	<b>2,587</b>	<b>-12%</b>	<b>3,254</b>	<b>-10%</b>	<b>0.80</b>	<b>292</b>	<b>-20%</b>	<b>1.41</b>	<b>24</b>	<b>100.1%</b>	<b>670,300</b>	<b>5.6%</b>	<b>617,500</b>	<b>2.1%</b>	<b>667,548</b>	<b>2.9%</b>	<b>260</b>
Jan-24	158	30%	207	27%	0.76	186	-12%	1.18	33	100.2%	686,600	10.5%	647,000	19.3%	716,446	14.4%	266
Feb-24	200	27%	261	15%	0.77	217	-9%	1.09	20	101.4%	702,900	10.9%	685,500	15.9%	693,031	13.1%	273
Mar-24	277	19%	303	-13%	0.91	223	-30%	0.81	19	102.1%	719,300	11.7%	660,000	4.4%	739,587	7.7%	279
Apr-24																	
May-24																	
Jun-24																	
Jul-24																	
Aug-24																	
Sep-24																	
Oct-24																	
Nov-24																	
Dec-24																	
<b>2024</b>	<b>635</b>	<b>24%</b>	<b>771</b>	<b>4%</b>	<b>0.82</b>	<b>209</b>	<b>-17%</b>	<b>1.02</b>	<b>23</b>	<b>101.4%</b>	<b>702,933</b>	<b>11.1%</b>	<b>680,000</b>	<b>15.1%</b>	<b>719,166</b>	<b>10.7%</b>	<b>273</b>

WEST DISTRICT

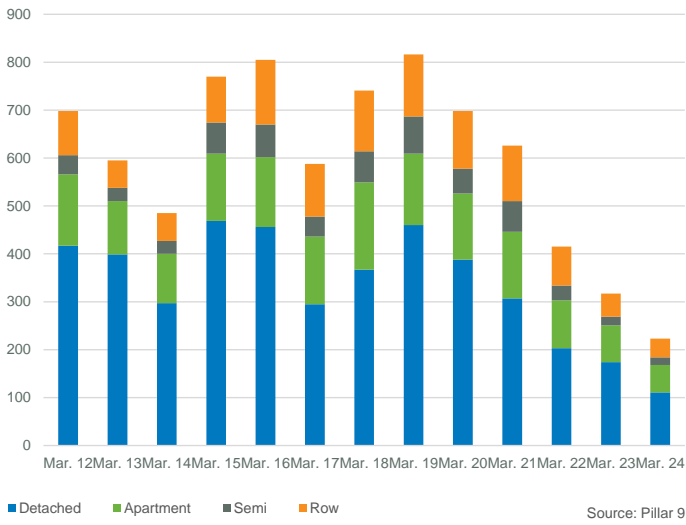
MONTHS OF SUPPLY AND PRICE CHANGE



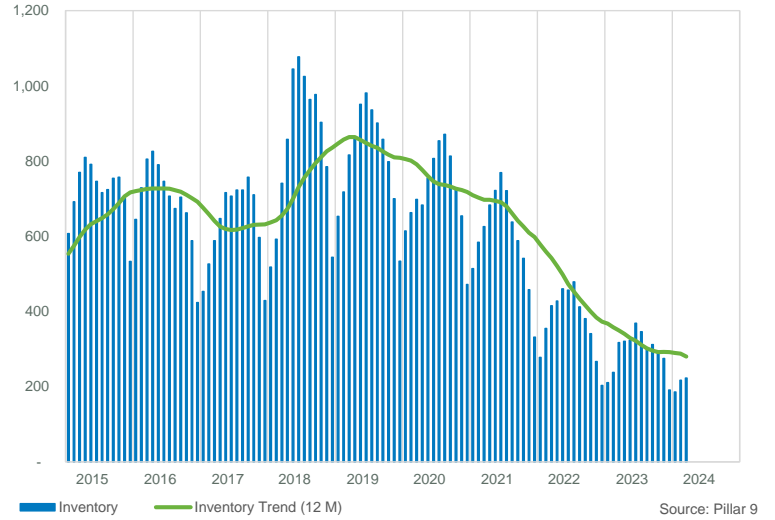
INVENTORY, SALES, AND PRICE



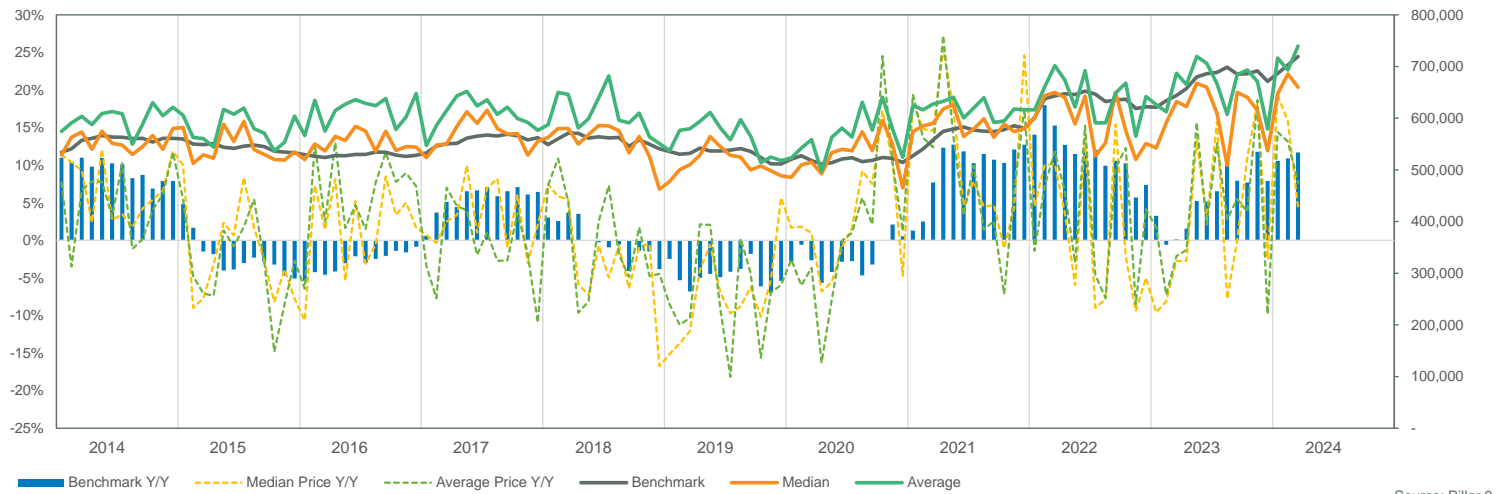
INVENTORY



INVENTORY



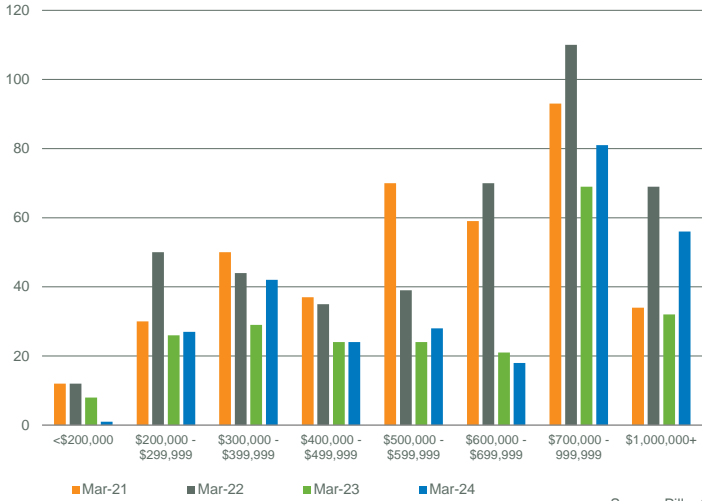
PRICE COMPARISON



WEST DISTRICT

SALES BY PRICE RANGE

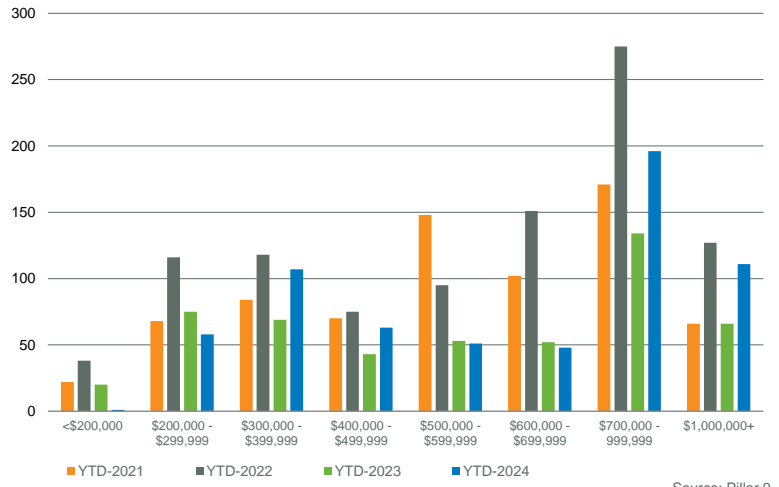
March



Source: Pillar 9

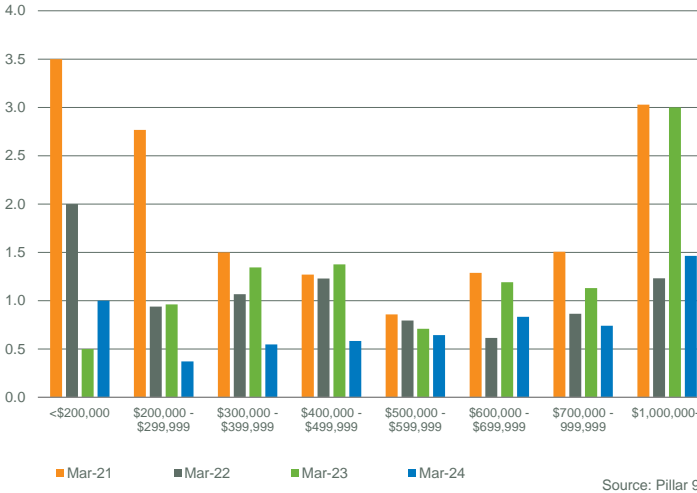
YTD SALES BY PRICE RANGE

YTD-MAR



Source: Pillar 9

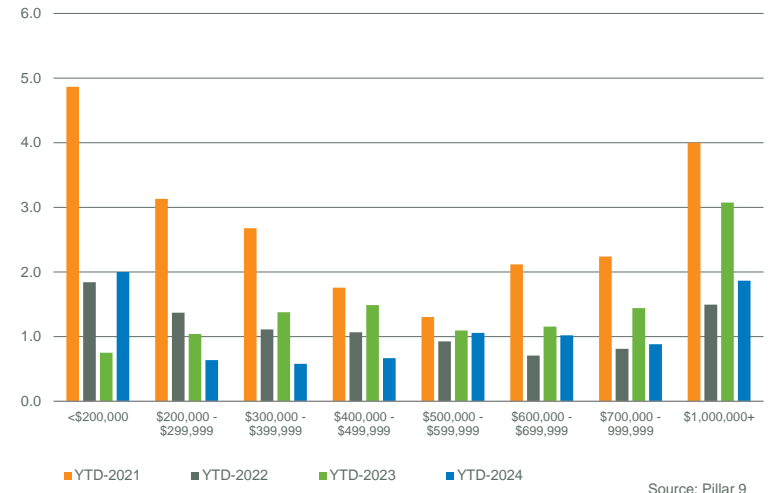
MONTHS OF SUPPLY BY PRICE RANGE



Source: Pillar 9

YTD MONTHS OF SUPPLY BY PRICE RANGE

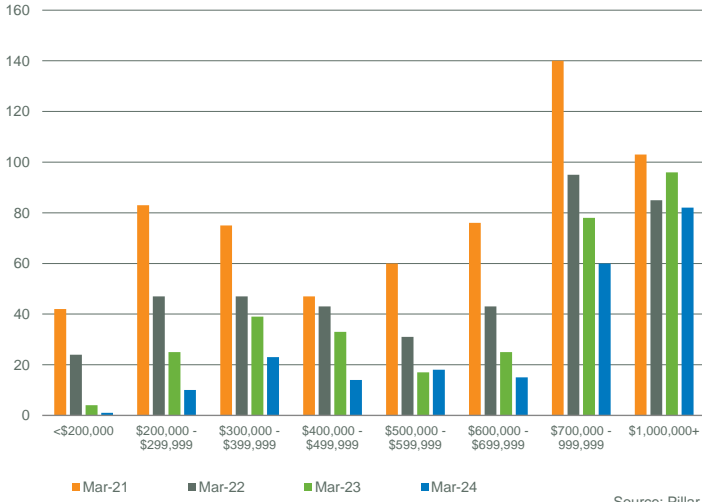
YTD-MAR



Source: Pillar 9

INVENTORY BY PRICE RANGE

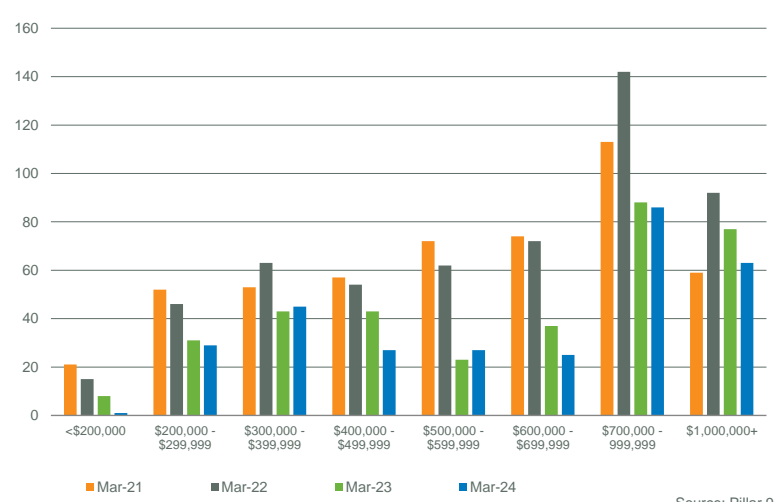
March



Source: Pillar 9

NEW LISTINGS BY PRICE RANGE

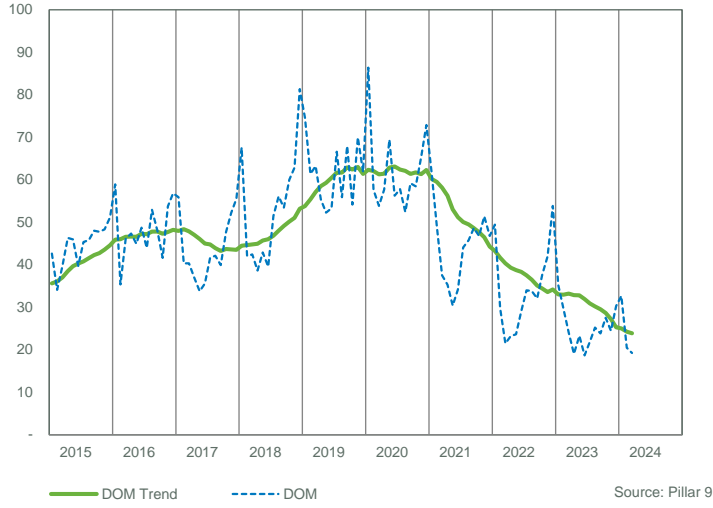
March



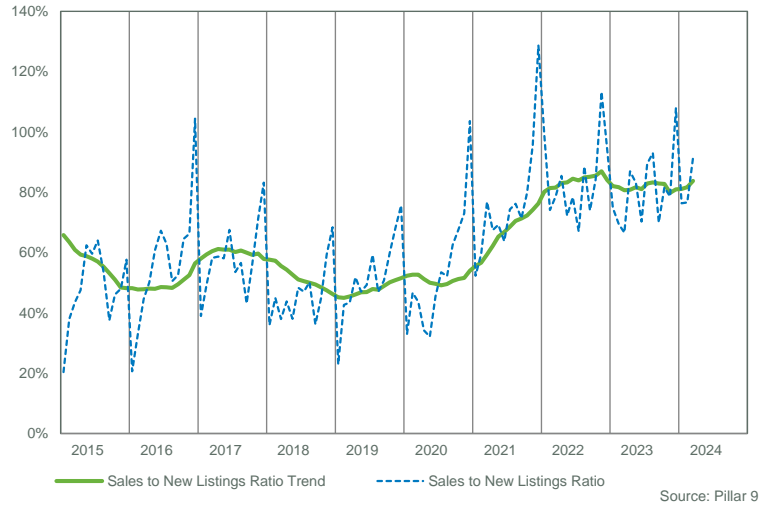
Source: Pillar 9

WEST DISTRICT

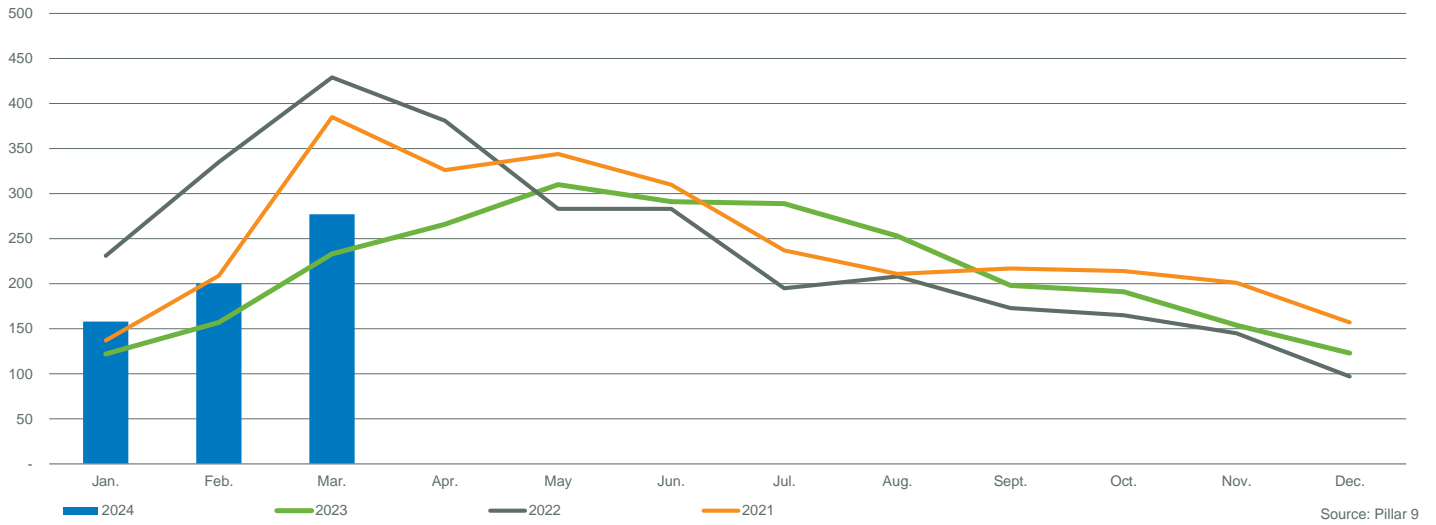
DAYS ON MARKET



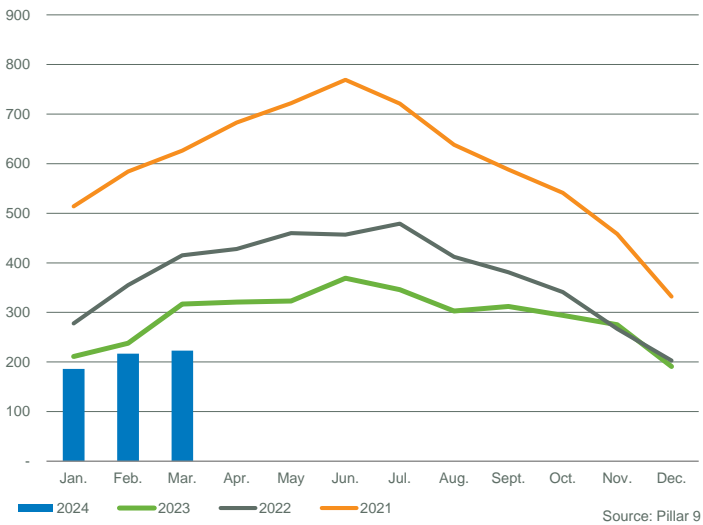
SALES TO NEW LISTINGS RATIO



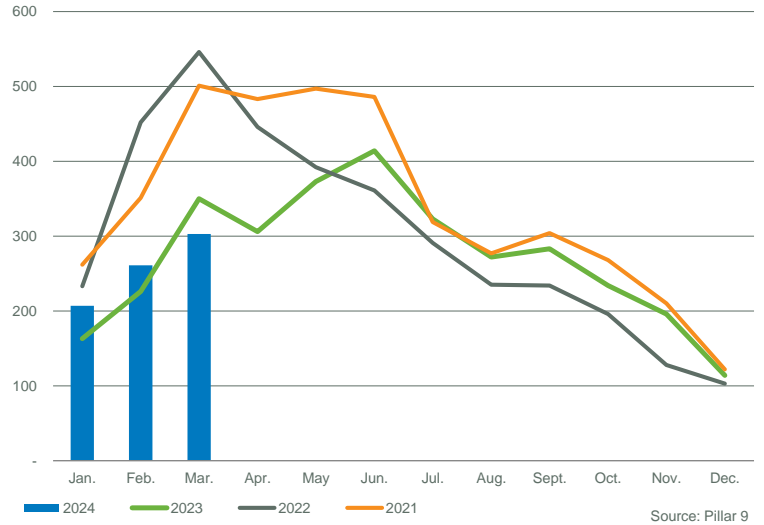
SALES COMPARISON



INVENTORY COMPARISON



NEW LISTINGS COMPARISON



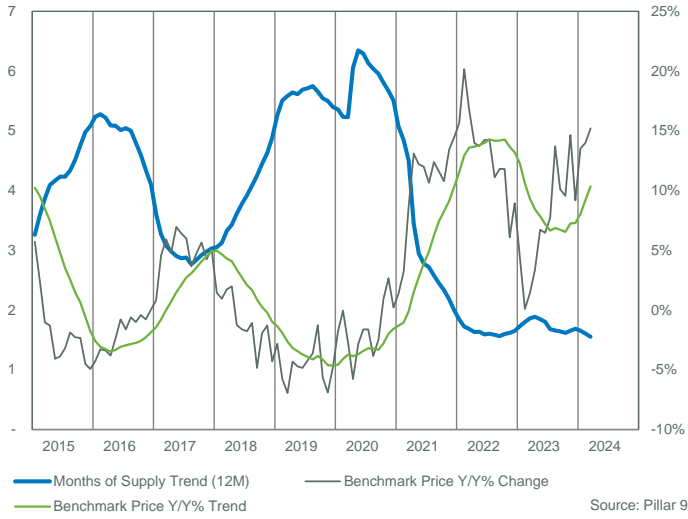
WEST DISTRICT																	
	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	Inventory	Y/Y%	Months of Supply	DOM	SP/LP	Benchmark Price	Y/Y%	Median Price	Y/Y%	Average Price	Y/Y%	Index
Jan-15	46	-39%	235	38%	0.20	351	50%	7.63	40	97.8%	686,100	5.7%	665,500	7.2%	714,133	1.7%	222
Feb-15	63	-43%	169	-3%	0.37	400	53%	6.35	37	97.8%	672,900	2.4%	660,000	-3.6%	724,530	-3.2%	218
Mar-15	92	-45%	249	5%	0.37	469	58%	5.10	39	97.4%	673,000	-1.0%	675,000	-1.4%	718,214	-6.3%	218
Apr-15	98	-30%	232	5%	0.42	504	46%	5.14	46	97.5%	677,500	-1.3%	628,000	-7.1%	707,039	-8.1%	219
May-15	154	-14%	211	-26%	0.73	475	21%	3.08	47	97.3%	666,500	-4.1%	644,250	-6.8%	710,634	-9.6%	216
Jun-15	133	-14%	229	-2%	0.58	447	13%	3.36	35	97.9%	662,700	-3.9%	669,000	-2.2%	747,739	-4.3%	214
Jul-15	145	4%	211	6%	0.69	405	4%	2.79	43	97.4%	670,200	-3.2%	662,000	-4.1%	743,029	-8.1%	217
Aug-15	85	-20%	180	5%	0.47	414	8%	4.87	41	97.1%	673,000	-1.9%	675,000	4.6%	747,092	2.9%	218
Sep-15	78	-30%	202	7%	0.39	423	15%	5.42	43	97.6%	672,000	-2.3%	649,500	-5.1%	722,292	-6.0%	217
Oct-15	76	-44%	151	-20%	0.50	415	20%	5.46	43	96.8%	660,000	-2.3%	622,500	-5.2%	675,335	-11.8%	214
Nov-15	66	-27%	133	20%	0.50	385	35%	5.83	44	97.3%	658,600	-4.5%	605,000	-14.8%	682,197	-17.0%	213
Dec-15	49	2%	89	22%	0.55	290	29%	5.92	53	96.7%	655,400	-4.9%	622,000	-4.9%	757,797	-3.3%	212
<b>2015</b>	<b>1,085</b>	<b>-26%</b>	<b>2,291</b>	<b>1%</b>	<b>0.47</b>	<b>415</b>	<b>29%</b>	<b>5.08</b>	<b>42</b>	<b>97.4%</b>	<b>668,992</b>	<b>-1.8%</b>	<b>650,000</b>	<b>-4.4%</b>	<b>722,407</b>	<b>-6.3%</b>	<b>216</b>
Jan-16	38	-17%	186	-21%	0.20	361	3%	9.50	68	95.4%	656,900	-4.3%	656,750	-1.3%	732,639	2.6%	213
Feb-16	62	-2%	189	12%	0.33	425	6%	6.85	34	96.5%	650,800	-3.3%	693,000	5.0%	804,415	11.0%	211
Mar-16	104	13%	213	-14%	0.49	456	-3%	4.38	49	96.9%	650,200	-3.4%	585,000	-13.3%	679,234	-5.4%	210
Apr-16	128	31%	222	-4%	0.58	456	-10%	3.56	47	96.7%	651,700	-3.8%	637,500	1.5%	732,989	3.7%	211
May-16	139	-10%	206	-2%	0.67	428	-10%	3.08	43	97.1%	650,900	-2.3%	668,000	3.7%	766,373	7.8%	211
Jun-16	157	18%	196	-14%	0.80	388	-13%	2.47	47	97.2%	657,500	-0.8%	655,000	-2.1%	765,349	2.4%	213
Jul-16	111	-23%	162	-23%	0.69	353	-13%	3.18	38	97.4%	659,300	-1.6%	707,500	6.9%	788,809	6.2%	213
Aug-16	80	-6%	155	-14%	0.52	349	-16%	4.36	50	96.9%	668,800	-0.6%	699,750	3.7%	824,984	10.4%	216
Sep-16	120	54%	199	-1%	0.60	360	-15%	3.00	45	97.2%	665,300	-1.0%	642,500	-1.1%	739,596	2.4%	215
Oct-16	117	54%	177	17%	0.66	351	-15%	3.00	39	97.1%	657,200	-0.4%	660,000	6.0%	709,815	5.1%	213
Nov-16	105	59%	120	-10%	0.88	294	-24%	2.80	47	96.8%	653,500	-0.8%	609,000	0.7%	699,196	2.5%	211
Dec-16	64	31%	42	-53%	1.52	192	-34%	3.00	53	96.3%	655,800	0.1%	636,250	2.3%	781,285	3.1%	212
<b>2016</b>	<b>1,225</b>	<b>13%</b>	<b>2,067</b>	<b>-10%</b>	<b>0.59</b>	<b>368</b>	<b>-12%</b>	<b>4.10</b>	<b>45</b>	<b>96.9%</b>	<b>656,492</b>	<b>-1.9%</b>	<b>650,000</b>	<b>0.0%</b>	<b>749,091</b>	<b>3.7%</b>	<b>212</b>
Jan-17	59	55%	132	-29%	0.45	215	-40%	3.64	44	98.2%	662,200	0.8%	625,000	-4.8%	651,858	-11.0%	214
Feb-17	94	52%	168	-11%	0.56	255	-40%	2.71	34	98.2%	680,500	4.6%	640,000	-7.6%	714,234	-11.2%	220
Mar-17	138	33%	224	5%	0.62	295	-35%	2.14	31	97.6%	688,700	5.9%	665,000	13.7%	771,532	13.6%	223
Apr-17	134	5%	203	-9%	0.66	319	-30%	2.38	30	97.5%	683,400	4.9%	724,000	13.6%	794,818	8.4%	221
May-17	175	26%	289	40%	0.61	373	-13%	2.13	28	98.4%	696,200	7.0%	708,000	6.0%	795,128	3.8%	225
Jun-17	174	11%	218	11%	0.80	354	-9%	2.03	29	98.5%	699,600	6.4%	662,250	1.1%	756,572	-1.1%	226
Jul-17	107	-4%	180	11%	0.59	358	1%	3.35	35	97.6%	698,800	6.0%	690,000	-2.5%	766,977	-2.8%	226
Aug-17	115	44%	171	10%	0.67	344	-1%	2.99	36	98.2%	693,300	3.7%	697,000	-0.4%	750,606	-9.0%	224
Sep-17	97	-19%	211	6%	0.46	380	6%	3.92	37	97.5%	697,000	4.8%	659,000	2.6%	759,348	2.7%	226
Oct-17	90	-23%	149	-16%	0.60	355	1%	3.94	42	97.4%	694,300	5.6%	665,000	0.8%	718,926	1.3%	225
Nov-17	83	-21%	111	-8%	0.75	293	0%	3.53	46	98.6%	681,200	4.2%	652,500	7.1%	740,043	5.8%	220
Dec-17	57	-11%	67	60%	0.85	205	7%	3.60	44	97.9%	689,400	5.1%	615,500	-3.3%	699,454	-10.5%	223
<b>2017</b>	<b>1,323</b>	<b>8%</b>	<b>2,123</b>	<b>3%</b>	<b>0.62</b>	<b>312</b>	<b>-13%</b>	<b>3.03</b>	<b>35</b>	<b>98.0%</b>	<b>688,717</b>	<b>4.9%</b>	<b>670,000</b>	<b>3.1%</b>	<b>753,896</b>	<b>0.6%</b>	<b>223</b>
Jan-18	64	8%	154	17%	0.42	249	16%	3.89	62	97.8%	671,700	1.4%	645,750	3.3%	715,983	9.8%	217
Feb-18	79	-16%	150	-11%	0.53	284	11%	3.59	37	97.7%	687,000	1.0%	708,000	10.6%	818,248	14.6%	222
Mar-18	81	-41%	202	-10%	0.40	367	24%	4.53	32	97.4%	700,600	1.7%	695,000	4.5%	808,063	4.7%	227
Apr-18	116	-13%	229	13%	0.51	418	31%	3.60	36	97.9%	697,000	2.0%	678,300	-6.3%	733,858	-7.7%	226
May-18	127	-27%	338	17%	0.38	555	49%	4.37	37	97.6%	687,400	-1.3%	650,000	-8.2%	736,604	-7.4%	222
Jun-18	138	-21%	243	11%	0.57	559	58%	4.05	35	97.4%	688,300	-1.6%	670,500	1.2%	767,998	1.5%	223
Jul-18	104	-3%	194	8%	0.54	525	47%	5.05	53	96.5%	686,400	-1.8%	677,000	-1.9%	847,325	10.5%	222
Aug-18	99	-14%	179	5%	0.55	489	42%	4.94	49	96.8%	685,800	-1.1%	705,000	1.1%	734,137	-2.2%	222
Sep-18	89	-8%	242	15%	0.37	526	38%	5.91	44	96.6%	663,300	-4.8%	606,000	-8.0%	711,137	-6.3%	215
Oct-18	75	-17%	136	-9%	0.55	474	34%	6.32	60	96.9%	680,900	-1.9%	670,000	0.8%	752,921	4.7%	220
Nov-18	73	-12%	118	6%	0.62	415	42%	5.68	62	96.3%	672,400	-1.3%	643,000	-1.5%	724,845	-2.1%	218
Dec-18	41	-28%	61	-9%	0.67	276	35%	6.73	79	95.7%	659,800	-4.3%	639,000	3.8%	730,589	4.5%	214
<b>2018</b>	<b>1,086</b>	<b>-18%</b>	<b>2,246</b>	<b>6%</b>	<b>0.48</b>	<b>428</b>	<b>36%</b>	<b>4.89</b>	<b>46</b>	<b>97.1%</b>	<b>681,717</b>	<b>-1.0%</b>	<b>669,750</b>	<b>0.0%</b>	<b>758,754</b>	<b>0.6%</b>	<b>221</b>
Jan-19	41	-36%	193	25%	0.21	342	37%	8.34	65	96.9%	652,700	-2.8%	628,000	-2.7%	728,660	1.8%	211
Feb-19	59	-25%	145	-3%	0.41	388	37%	6.58	56	96.4%	647,500	-5.7%	650,000	-8.2%	792,366	-3.2%	210
Mar-19	85	5%	210	4%	0.40	460	25%	5.41	51	96.7%	652,000	-6.9%	640,000	-7.9%	746,561	-7.6%	211
Apr-19	116	0%	225	-2%	0.52	500	20%	4.31	49	96.7%	666,900	-4.3%	653,500	-3.7%	744,577	1.5%	216
May-19	135	6%	268	-21%	0.50	545	-2%	4.04	45	96.9%	655,000	-4.7%	670,000	3.1%	755,256	2.5%	212
Jun-19	112	-19%	215	-12%	0.52	555	-1%	4.96	46	96.9%	654,900	-4.9%	635,500	-5.2%	712,956	-7.2%	212
Jul-19	101	-3%	184	-5%	0.55	539	3%	5.34	56	97.0%	657,400	-4.2%	630,000	-6.9%	683,321	-19.4%	213
Aug-19	97	-2%	191	7%	0.51	520	6%	5.36	52	96.4%	660,900	-3.6%	645,000	-8.5%	746,562	1.7%	214
Sep-19	99	11%	179	-26%	0.55	478	-9%	4.83	71	96.6%	654,900	-1.3%	650,000	7.3%	727,728	2.3%	212
Oct-19	94	25%	179	32%	0.53	466	-2%	4.96	50	96.5%	642,400	-5.7%	596,250	-11.0%	673,182	-10.6%	208
Nov-19	78	7%	116	-2%	0.67	402	-3%	5.15	66	96.2%	626,000	-6.9%	584,800	-9.1%	668,076	-7.8%	203
Dec-19	54	32%	68	11%	0.79	297	8%	5.50	59	96.2%	628,500	-4.7%	594,750	-6.9%	638,707	-12.6%	203
<b>2019</b>	<b>1,071</b>	<b>-1%</b>	<b>2,173</b>	<b>-3%</b>	<b>0.49</b>	<b>458</b>	<b>10%</b>	<b>5.40</b>	<b>54</b>	<b>96.6%</b>	<b>649,925</b>	<b>-4.7%</b>	<b>635,000</b>	<b>-5.2%</b>	<b>720,467</b>	<b>-5.0%</b>	<b>210</b>



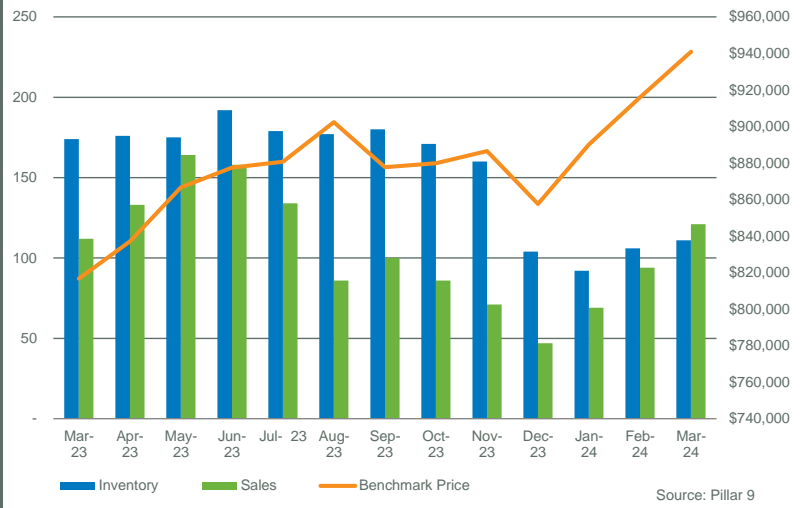
WEST DISTRICT																	
	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	Inventory	Y/Y%	Months of Supply	DOM	SP/LP	Benchmark Price	Y/Y%	Median Price	Y/Y%	Average Price	Y/Y%	Index
Jan-20	45	10%	161	-17%	0.28	354	4%	7.87	76	95.0%	641,100	-1.8%	573,750	-8.6%	674,332	-7.5%	207
Feb-20	75	27%	161	11%	0.47	382	-2%	5.09	56	96.7%	647,200	0.0%	625,055	-3.8%	683,368	-13.8%	209
Mar-20	72	-15%	155	-26%	0.46	388	-16%	5.39	56	96.0%	634,400	-2.7%	622,500	-2.7%	718,174	-3.8%	205
Apr-20	27	-77%	92	-59%	0.29	384	-23%	14.22	52	96.2%	628,400	-5.8%	587,000	-10.2%	656,130	-11.9%	203
May-20	57	-58%	179	-33%	0.32	427	-22%	7.49	61	94.5%	636,400	-2.8%	602,000	-10.1%	712,302	-5.7%	206
Jun-20	109	-3%	241	12%	0.45	471	-15%	4.32	55	96.5%	644,300	-1.6%	620,000	-2.4%	704,390	-1.2%	208
Jul-20	137	36%	203	10%	0.67	471	-13%	3.44	56	96.9%	646,800	-1.6%	610,000	-3.2%	670,086	-1.9%	209
Aug-20	113	16%	209	9%	0.54	476	-8%	4.21	56	96.6%	635,500	-3.8%	675,000	4.7%	779,777	4.4%	206
Sep-20	116	17%	178	-1%	0.65	443	-7%	3.82	53	96.6%	638,700	-2.5%	682,750	5.0%	740,615	1.8%	207
Oct-20	126	34%	157	-12%	0.80	397	-15%	3.15	56	96.4%	648,400	0.9%	666,250	11.7%	765,169	13.7%	210
Nov-20	95	22%	102	-12%	0.93	334	-17%	3.52	60	96.1%	642,600	2.7%	633,000	8.2%	724,298	8.4%	208
Dec-20	65	20%	63	-7%	1.03	233	-22%	3.58	78	96.6%	629,900	0.2%	615,000	3.4%	689,364	7.9%	204
<b>2020</b>	<b>1,037</b>	<b>-3%</b>	<b>1,901</b>	<b>-13%</b>	<b>0.55</b>	<b>397</b>	<b>-13%</b>	<b>5.51</b>	<b>58</b>	<b>96.3%</b>	<b>639,475</b>	<b>-1.6%</b>	<b>630,000</b>	<b>-0.8%</b>	<b>717,702</b>	<b>-0.4%</b>	<b>207</b>
Jan-21	90	100%	128	-20%	0.70	238	-33%	2.64	58	97.2%	649,800	1.4%	632,500	10.2%	745,036	10.5%	210
Feb-21	122	63%	201	25%	0.61	282	-26%	2.31	42	97.9%	668,100	3.2%	695,000	11.2%	763,165	11.7%	216
Mar-21	240	233%	303	95%	0.79	307	-21%	1.28	31	98.9%	689,800	8.7%	699,950	12.4%	767,412	6.9%	223
Apr-21	204	656%	282	207%	0.72	333	-13%	1.63	29	98.5%	710,700	13.1%	693,000	18.1%	768,871	17.2%	230
May-21	227	298%	295	65%	0.77	345	-19%	1.52	25	99.4%	714,100	12.2%	698,888	16.1%	775,360	8.9%	231
Jun-21	173	59%	289	20%	0.60	391	-17%	2.26	29	98.7%	721,600	12.0%	720,000	16.1%	787,853	11.8%	234
Jul-21	135	-1%	171	-16%	0.79	359	-24%	2.66	36	98.3%	715,700	10.7%	725,000	18.9%	796,747	18.9%	232
Aug-21	121	7%	151	-28%	0.80	311	-35%	2.57	41	97.8%	714,200	12.4%	725,000	7.4%	839,922	7.7%	231
Sep-21	124	7%	167	-6%	0.74	280	-37%	2.26	38	98.2%	712,800	11.6%	671,000	-1.7%	760,755	2.7%	231
Oct-21	132	5%	138	-12%	0.96	238	-40%	1.80	43	97.9%	718,300	10.8%	659,500	-1.0%	719,563	-6.0%	232
Nov-21	117	23%	105	3%	1.11	190	-43%	1.62	44	98.3%	729,000	13.4%	675,000	6.6%	785,659	8.5%	236
Dec-21	89	37%	55	-13%	1.62	126	-46%	1.42	46	98.7%	721,000	14.5%	730,000	18.7%	796,197	15.5%	233
<b>2021</b>	<b>1,774</b>	<b>71%</b>	<b>2,285</b>	<b>20%</b>	<b>0.78</b>	<b>283</b>	<b>-29%</b>	<b>2.00</b>	<b>36</b>	<b>98.5%</b>	<b>705,425</b>	<b>10.3%</b>	<b>690,000</b>	<b>9.5%</b>	<b>774,963</b>	<b>8.0%</b>	<b>228</b>
Jan-22	124	38%	121	-5%	1.02	98	-59%	0.79	37	100.9%	751,400	15.6%	731,250	15.6%	808,110	8.5%	243
Feb-22	188	54%	273	36%	0.69	163	-42%	0.87	18	104.8%	802,800	20.2%	775,250	11.5%	877,172	14.9%	260
Mar-22	251	5%	326	8%	0.77	203	-34%	0.81	14	102.3%	805,200	16.7%	798,000	14.0%	909,803	18.6%	261
Apr-22	206	1%	249	-12%	0.83	206	-38%	1.00	18	100.8%	810,000	14.0%	789,500	13.9%	883,193	14.9%	262
May-22	142	-37%	202	-32%	0.70	223	-35%	1.57	19	100.7%	812,100	13.7%	775,000	10.9%	857,996	10.7%	263
Jun-22	144	-17%	215	-26%	0.67	248	-37%	1.72	22	99.8%	824,200	14.2%	819,500	13.8%	968,537	22.9%	267
Jul-22	93	-31%	150	-12%	0.62	263	-27%	2.83	36	98.2%	817,700	14.3%	745,000	2.8%	853,033	7.1%	265
Aug-22	99	-18%	125	-17%	0.79	229	-26%	2.31	30	98.1%	793,600	11.1%	715,000	-1.4%	839,179	-0.1%	257
Sep-22	102	-18%	135	-19%	0.76	204	-27%	2.00	29	98.1%	797,100	11.8%	746,450	11.2%	797,394	4.8%	258
Oct-22	81	-39%	101	-27%	0.80	183	-23%	2.26	36	98.1%	803,000	11.8%	844,444	28.0%	976,572	35.7%	260
Nov-22	72	-38%	56	-47%	1.29	133	-30%	1.85	35	97.6%	773,300	6.1%	684,500	1.4%	756,954	-3.7%	250
Dec-22	50	-44%	44	-20%	1.14	91	-28%	1.82	66	97.4%	785,500	8.9%	785,500	7.6%	919,018	15.4%	254
<b>2022</b>	<b>1,552</b>	<b>-13%</b>	<b>1,997</b>	<b>-13%</b>	<b>0.78</b>	<b>187</b>	<b>-34%</b>	<b>1.65</b>	<b>25</b>	<b>100.5%</b>	<b>797,992</b>	<b>13.1%</b>	<b>772,440</b>	<b>11.9%</b>	<b>876,299</b>	<b>13.1%</b>	<b>258</b>
Jan-23	59	-52%	92	-24%	0.64	102	4%	1.73	31	99.4%	784,200	4.4%	760,000	3.9%	907,024	12.2%	254
Feb-23	71	-62%	111	-59%	0.64	120	-26%	1.69	24	100.1%	803,500	0.1%	840,000	8.4%	895,817	2.1%	260
Mar-23	112	-55%	185	-43%	0.61	174	-14%	1.55	22	99.8%	816,700	1.4%	882,450	10.6%	969,670	6.6%	264
Apr-23	133	-35%	161	-35%	0.83	176	-15%	1.32	21	100.4%	837,100	3.3%	845,000	7.0%	945,354	7.0%	271
May-23	164	15%	199	-1%	0.82	175	-22%	1.07	23	100.8%	866,600	6.7%	850,000	9.7%	991,086	15.5%	280
Jun-23	158	10%	217	1%	0.73	192	-23%	1.22	17	100.7%	877,500	6.5%	859,000	4.8%	952,347	-1.7%	284
Jul-23	134	44%	159	6%	0.84	179	-32%	1.34	24	99.6%	880,700	7.7%	845,258	13.5%	975,218	14.3%	285
Aug-23	86	-13%	125	0%	0.69	177	-23%	2.06	21	99.9%	902,400	13.7%	871,000	21.8%	958,745	14.2%	292
Sep-23	100	-2%	153	13%	0.65	180	-12%	1.80	24	99.9%	877,700	10.1%	835,000	11.9%	946,601	18.7%	284
Oct-23	86	6%	121	20%	0.71	171	-7%	1.99	26	99.5%	879,800	9.6%	861,940	2.1%	997,991	2.2%	285
Nov-23	71	-1%	101	80%	0.70	160	20%	2.25	27	98.6%	886,500	14.6%	792,000	15.7%	941,824	24.4%	287
Dec-23	47	-6%	48	9%	0.98	104	14%	2.21	35	98.7%	857,600	9.2%	825,000	5.0%	854,566	-7.0%	278
<b>2023</b>	<b>1,221</b>	<b>-21%</b>	<b>1,672</b>	<b>-16%</b>	<b>0.73</b>	<b>159</b>	<b>-11%</b>	<b>1.69</b>	<b>23</b>	<b>100.0%</b>	<b>855,858</b>	<b>7.3%</b>	<b>849,000</b>	<b>9.9%</b>	<b>954,230</b>	<b>8.9%</b>	<b>277</b>
Jan-24	69	17%	89	-3%	0.78	92	-10%	1.33	37	99.5%	890,100	13.5%	857,000	12.8%	1,030,200	13.6%	288
Feb-24	94	32%	125	13%	0.75	106	-12%	1.13	23	101.0%	915,900	14.0%	843,559	0.4%	943,440	5.3%	296
Mar-24	121	8%	139	-25%	0.87	111	-36%	0.92	20	101.6%	940,900	15.2%	970,000	9.9%	1,075,156	10.9%	304
Apr-24																	
May-24																	
Jun-24																	
Jul-24																	
Aug-24																	
Sep-24																	
Oct-24																	
Nov-24																	
Dec-24																	
<b>2024</b>	<b>284</b>	<b>17%</b>	<b>353</b>	<b>-9%</b>	<b>0.80</b>	<b>103</b>	<b>-19%</b>	<b>1.13</b>	<b>25</b>	<b>100.9%</b>	<b>915,633</b>	<b>14.2%</b>	<b>890,000</b>	<b>4.8%</b>	<b>1,020,638</b>	<b>9.4%</b>	<b>296</b>

WEST DISTRICT

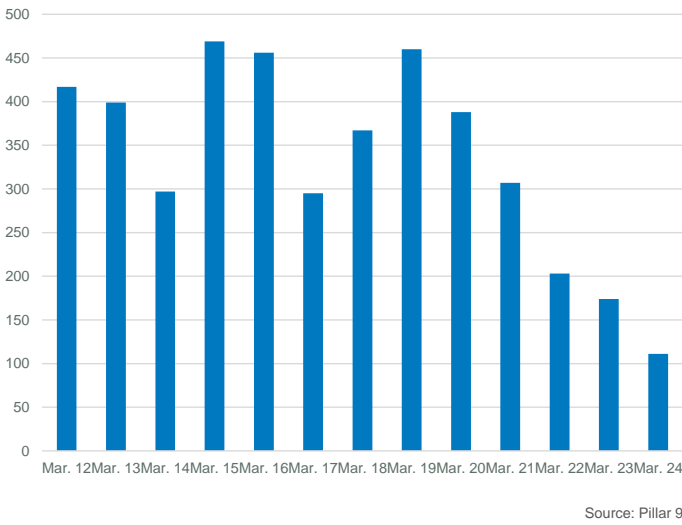
MONTHS OF SUPPLY AND PRICE CHANGE



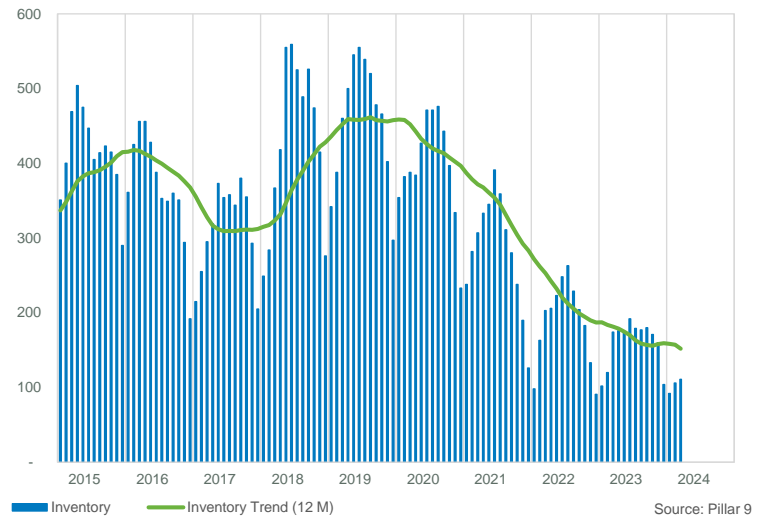
INVENTORY, SALES, AND PRICE



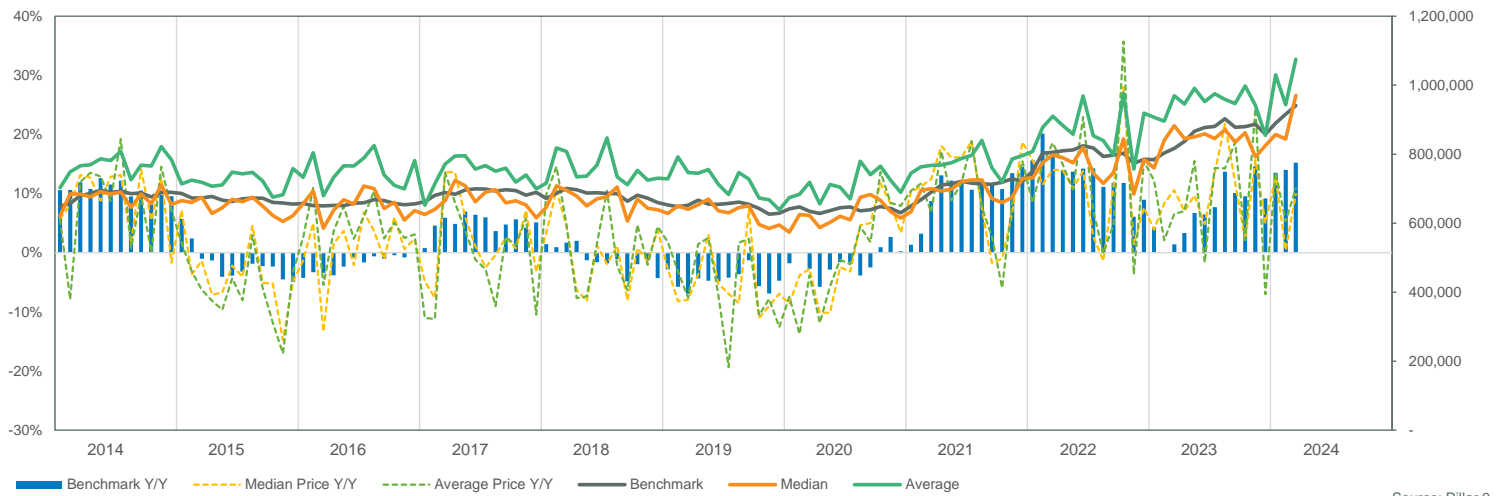
INVENTORY



INVENTORY



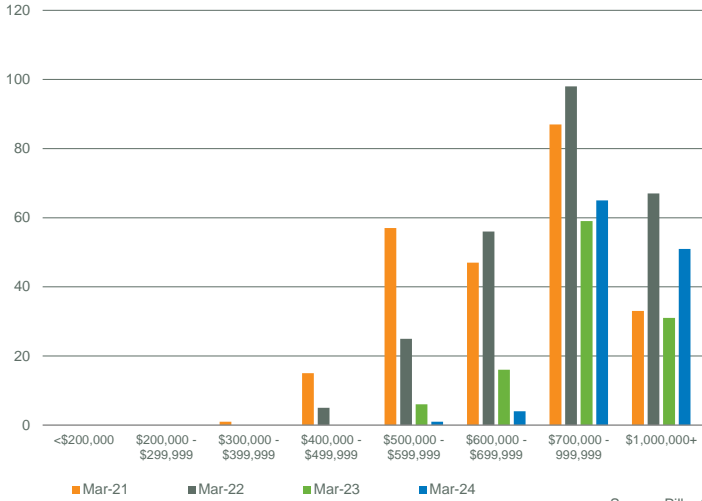
PRICE COMPARISON



WEST DISTRICT

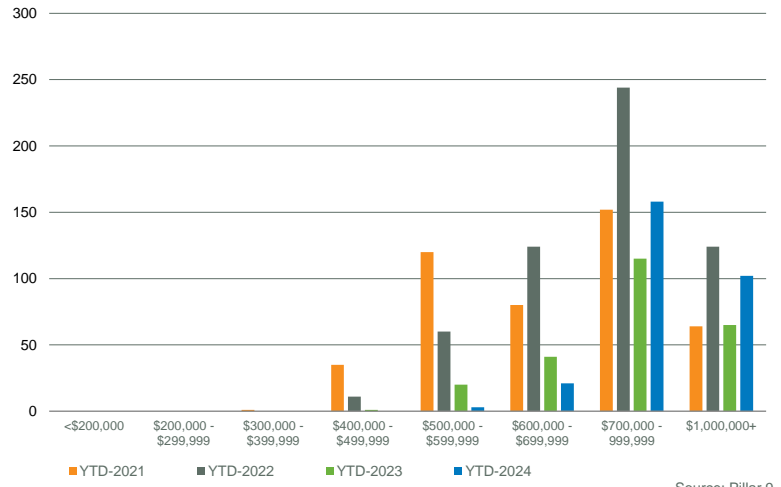
SALES BY PRICE RANGE

March

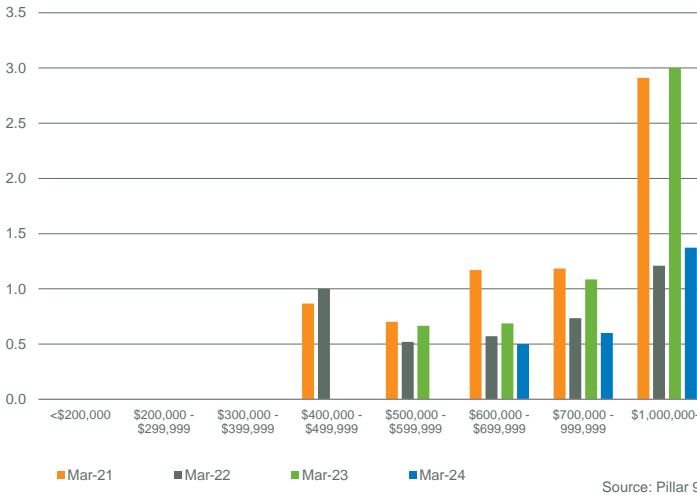


YTD SALES BY PRICE RANGE

YTD-MAR

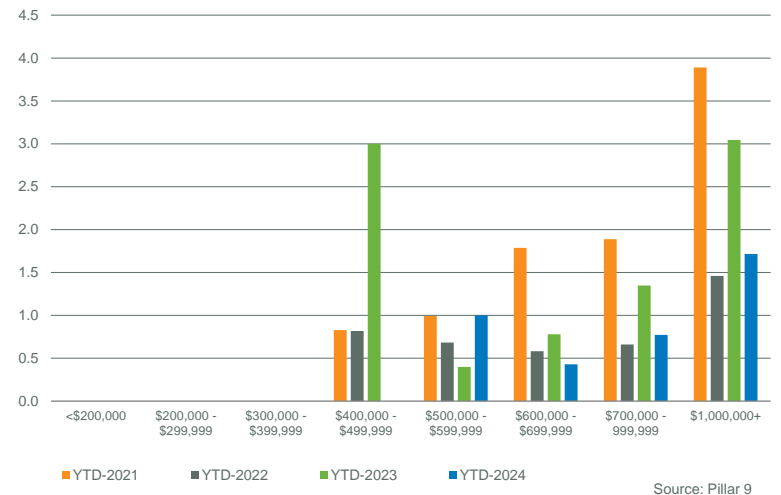


MONTHS OF SUPPLY BY PRICE RANGE



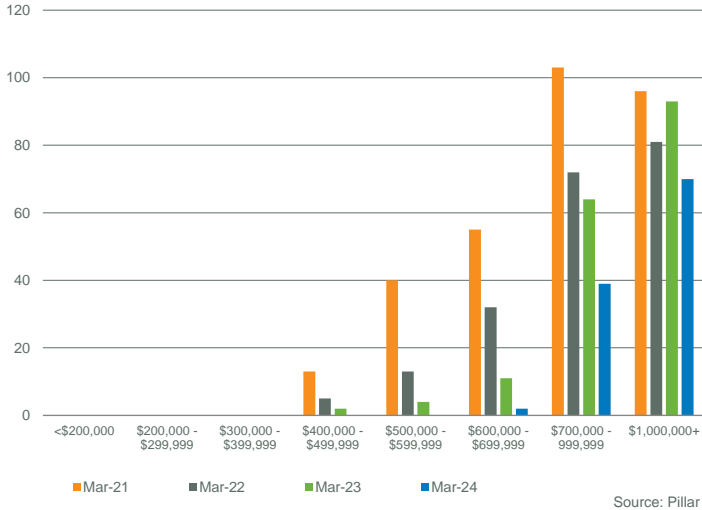
YTD MONTHS OF SUPPLY BY PRICE RANGE

YTD-MAR



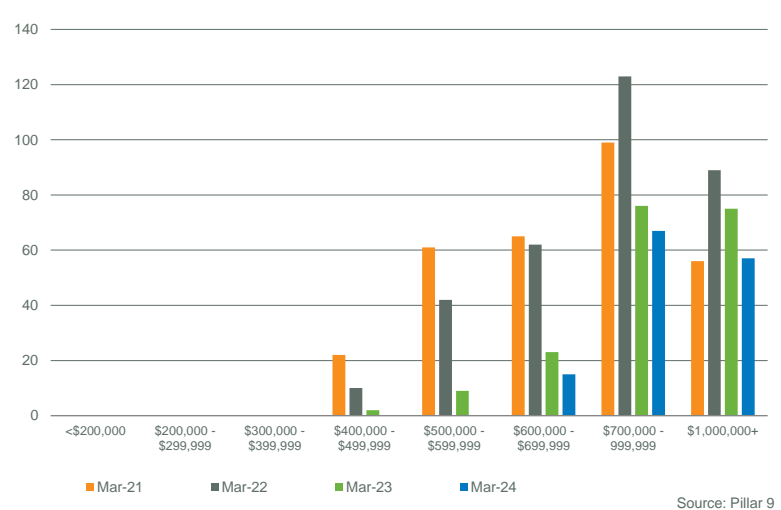
INVENTORY BY PRICE RANGE

March



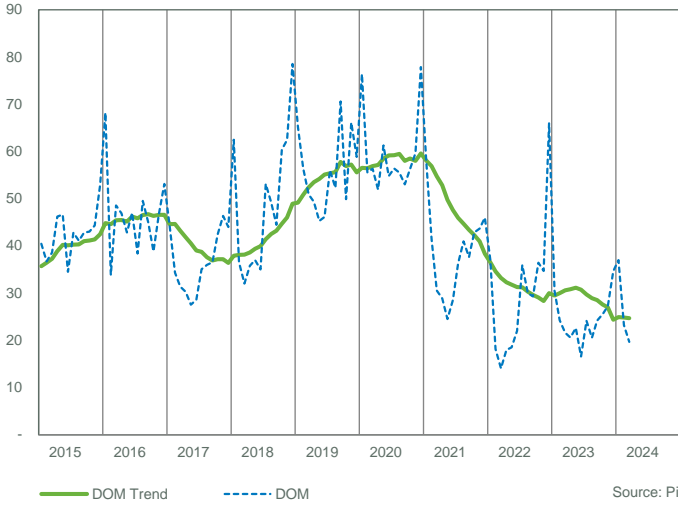
NEW LISTINGS BY PRICE RANGE

March

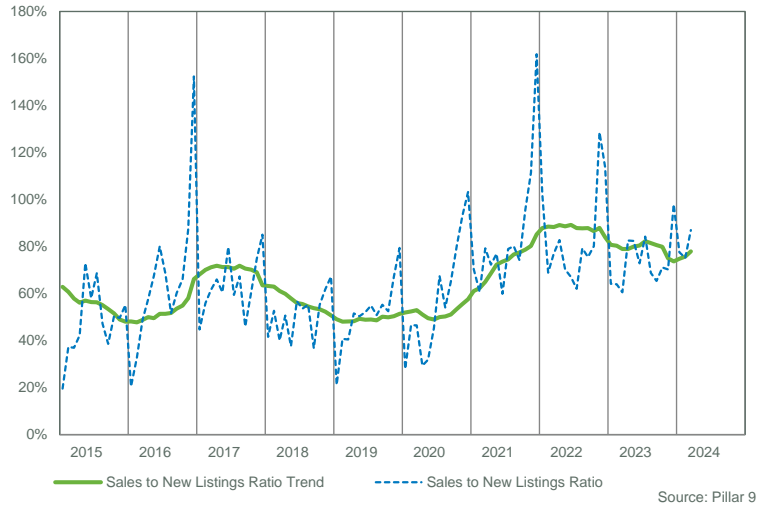


WEST DISTRICT

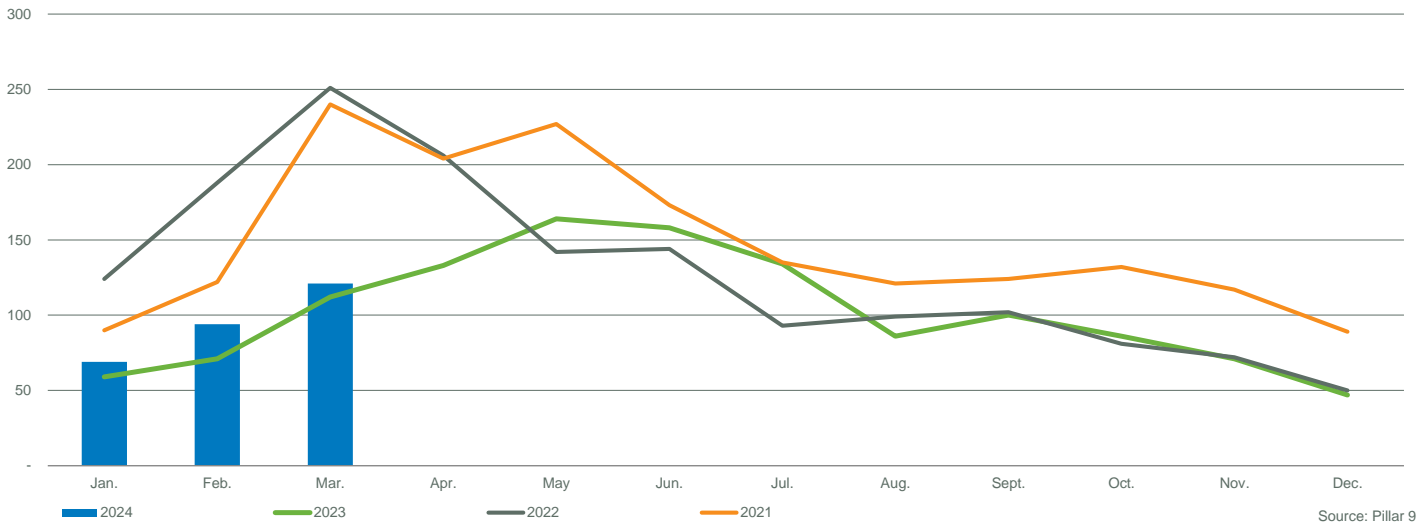
DAYS ON MARKET



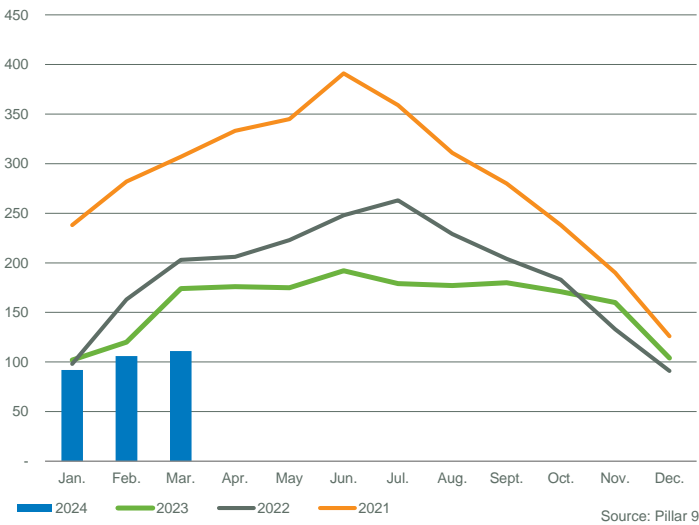
SALES TO NEW LISTINGS RATIO



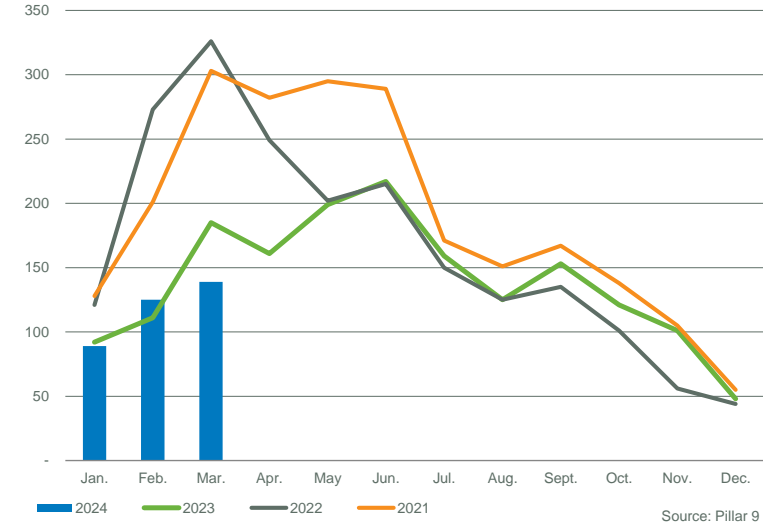
SALES COMPARISON



INVENTORY COMPARISON



NEW LISTINGS COMPARISON

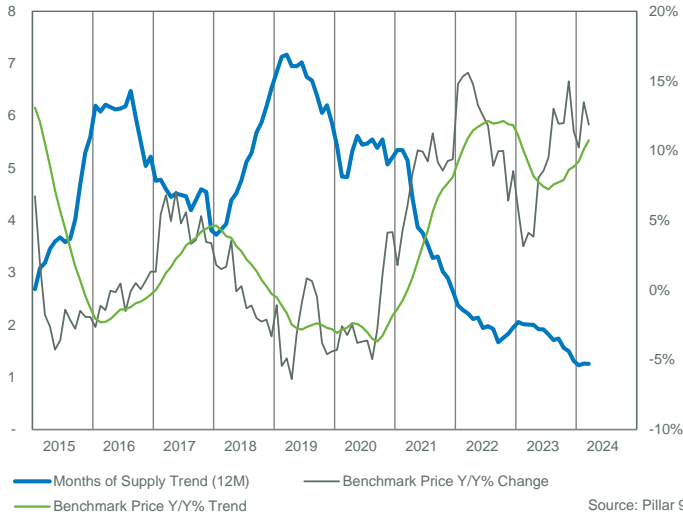


WEST DISTRICT																	
	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	Inventory	Y/Y%	Months of Supply	DOM	SP/LP	Benchmark Price	Y/Y%	Median Price	Y/Y%	Average Price	Y/Y%	Index
Jan-15	12	-25%	24	20%	0.50	43	72%	3.58	49	98.5%	565,700	6.7%	602,000	2.2%	617,243	6.4%	257
Feb-15	10	-47%	34	89%	0.29	60	161%	6.00	34	98.3%	553,700	1.9%	539,000	-1.5%	560,700	-12.5%	252
Mar-15	22	38%	36	50%	0.61	65	141%	2.95	40	97.0%	555,700	-1.8%	508,500	-18.8%	539,748	-9.3%	253
Apr-15	13	-38%	21	-13%	0.62	58	115%	4.46	41	97.3%	553,800	-2.6%	445,000	-4.9%	523,000	-2.8%	252
May-15	17	-23%	31	-6%	0.55	55	67%	3.24	41	97.6%	550,200	-4.3%	605,000	24.2%	578,200	10.6%	250
Jun-15	20	5%	37	23%	0.54	59	55%	2.95	37	98.0%	552,200	-3.6%	530,900	-5.0%	568,710	-4.0%	251
Jul-15	19	73%	23	-4%	0.83	58	26%	3.05	64	98.0%	562,000	-1.4%	600,000	7.2%	568,034	-2.5%	256
Aug-15	19	12%	25	127%	0.76	57	54%	3.00	43	97.4%	563,500	-2.2%	477,500	-22.4%	542,368	-10.4%	256
Sep-15	7	-36%	25	-17%	0.28	60	30%	8.57	59	97.0%	559,000	-2.8%	555,000	13.3%	571,057	0.0%	254
Oct-15	8	-68%	35	25%	0.23	75	121%	9.38	57	96.8%	557,300	-1.5%	500,500	5.9%	531,125	-10.4%	254
Nov-15	7	-56%	17	-37%	0.41	68	79%	9.71	44	95.8%	557,200	-1.9%	548,500	22.6%	522,214	-0.9%	254
Dec-15	5	-17%	9	-40%	0.56	51	28%	10.20	51	96.4%	553,000	-1.9%	438,000	-30.2%	479,000	-21.8%	252
<b>2015</b>	<b>159</b>	<b>-20%</b>	<b>317</b>	<b>12%</b>	<b>0.50</b>	<b>59</b>	<b>79%</b>	<b>5.59</b>	<b>46</b>	<b>97.5%</b>	<b>556,942</b>	<b>-1.3%</b>	<b>523,000</b>	<b>-0.9%</b>	<b>555,255</b>	<b>-3.9%</b>	<b>253</b>
Jan-16	6	-50%	36	50%	0.17	65	51%	10.83	23	95.5%	550,700	-2.7%	432,250	-28.2%	558,583	-9.5%	251
Feb-16	14	40%	24	-29%	0.58	65	8%	4.64	28	97.8%	547,500	-1.1%	518,000	-3.9%	549,857	-1.9%	249
Mar-16	15	-32%	30	-17%	0.50	68	5%	4.53	38	96.6%	547,800	-1.4%	629,000	23.7%	595,341	10.3%	249
Apr-16	17	31%	35	67%	0.49	66	14%	3.88	48	97.3%	553,600	0.0%	465,000	4.5%	488,965	-6.5%	252
May-16	22	29%	32	3%	0.69	60	9%	2.73	34	96.7%	549,400	-0.1%	602,678	-0.4%	583,812	1.0%	250
Jun-16	19	-5%	32	-14%	0.59	60	2%	3.16	34	97.5%	554,800	0.5%	512,500	-3.5%	554,417	-2.5%	252
Jul-16	18	-5%	31	35%	0.58	64	10%	3.56	36	97.1%	553,500	-1.5%	559,250	-6.8%	549,028	-3.3%	252
Aug-16	9	-53%	19	-24%	0.47	59	4%	6.56	54	97.5%	563,100	-0.1%	487,500	2.1%	619,444	14.2%	256
Sep-16	22	214%	26	4%	0.85	55	-8%	2.50	64	96.4%	561,800	0.5%	495,000	-10.8%	576,341	0.9%	256
Oct-16	11	38%	12	-66%	0.92	41	-45%	3.73	32	98.5%	557,600	0.1%	481,000	-3.9%	557,586	5.0%	254
Nov-16	10	43%	19	12%	0.53	42	-38%	4.20	105	97.1%	561,000	0.7%	427,500	-22.1%	480,950	-7.9%	255
Dec-16	3	-40%	6	-33%	0.50	37	-27%	12.33	45	97.0%	560,400	1.3%	722,000	64.8%	697,000	45.5%	255
<b>2016</b>	<b>166</b>	<b>4%</b>	<b>302</b>	<b>-5%</b>	<b>0.55</b>	<b>57</b>	<b>-1%</b>	<b>5.22</b>	<b>45</b>	<b>97.1%</b>	<b>555,100</b>	<b>-0.3%</b>	<b>495,000</b>	<b>-5.4%</b>	<b>559,281</b>	<b>0.7%</b>	<b>253</b>
Jan-17	7	17%	16	-56%	0.44	37	-43%	5.29	63	96.0%	558,000	1.3%	560,000	29.6%	556,357	-0.4%	254
Feb-17	9	-36%	22	-8%	0.41	44	-32%	4.89	68	96.8%	577,400	5.5%	440,000	-15.1%	494,889	-10.0%	263
Mar-17	18	20%	27	-10%	0.67	42	-38%	2.33	42	98.2%	585,100	6.8%	451,500	-28.2%	511,011	-14.2%	266
Apr-17	19	12%	26	-26%	0.73	41	-38%	2.16	36	98.0%	581,000	4.9%	490,000	5.4%	539,074	10.2%	264
May-17	13	-41%	24	-25%	0.54	45	-25%	3.46	45	98.4%	588,300	7.1%	540,000	-10.4%	538,762	-7.7%	268
Jun-17	21	11%	46	44%	0.46	60	0%	2.86	48	97.8%	581,300	4.8%	550,000	7.3%	622,571	12.3%	265
Jul-17	16	-11%	18	-42%	0.89	52	-19%	3.25	42	97.7%	584,500	5.6%	566,500	1.3%	548,056	-0.2%	266
Aug-17	17	89%	34	79%	0.50	57	-3%	3.35	47	98.3%	581,800	3.3%	485,000	-0.5%	531,706	-14.2%	265
Sep-17	12	-45%	25	-4%	0.48	58	5%	4.83	34	97.4%	582,000	3.6%	437,750	-11.6%	511,342	-11.3%	265
Oct-17	11	0%	25	108%	0.44	68	66%	6.18	44	97.5%	587,200	5.3%	659,000	37.0%	686,227	23.1%	267
Nov-17	15	50%	14	-26%	1.07	54	29%	3.60	61	97.5%	580,300	3.4%	455,000	6.4%	515,608	7.2%	264
Dec-17	13	333%	16	167%	0.81	46	24%	3.54	47	97.2%	579,300	3.4%	587,000	-18.7%	571,058	-18.1%	264
<b>2017</b>	<b>171</b>	<b>3%</b>	<b>293</b>	<b>-3%</b>	<b>0.58</b>	<b>50</b>	<b>-6%</b>	<b>3.81</b>	<b>47</b>	<b>97.7%</b>	<b>580,517</b>	<b>4.8%</b>	<b>520,000</b>	<b>5.1%</b>	<b>552,733</b>	<b>-1.2%</b>	<b>264</b>
Jan-18	12	71%	30	88%	0.40	51	38%	4.25	73	97.5%	568,100	1.8%	518,500	-7.4%	597,600	7.4%	259
Feb-18	10	11%	25	14%	0.40	61	39%	6.10	46	97.9%	586,100	1.5%	469,450	6.7%	501,840	1.4%	267
Mar-18	18	0%	37	37%	0.49	65	55%	3.61	47	97.4%	594,900	1.7%	511,436	13.3%	643,048	25.8%	271
Apr-18	12	-37%	48	85%	0.25	91	122%	7.58	49	97.6%	601,500	3.5%	483,500	-1.3%	551,979	2.4%	274
May-18	19	46%	45	88%	0.42	96	113%	5.05	37	97.6%	587,800	-0.1%	485,000	-10.2%	499,211	-7.3%	267
Jun-18	19	-10%	50	9%	0.38	112	87%	5.89	37	97.0%	583,000	0.3%	434,500	-21.0%	489,368	-21.4%	265
Jul-18	15	-6%	34	89%	0.44	112	115%	7.47	53	96.9%	576,900	-1.3%	500,000	-11.7%	520,147	-5.1%	263
Aug-18	18	6%	35	3%	0.51	96	68%	5.33	55	97.4%	575,400	-1.1%	489,500	0.9%	560,944	5.5%	262
Sep-18	9	-25%	27	8%	0.33	86	48%	9.56	65	96.6%	570,300	-2.0%	510,000	16.5%	492,778	-3.6%	260
Oct-18	10	-9%	30	20%	0.33	85	25%	8.50	72	96.8%	574,000	-2.2%	420,250	-36.2%	461,690	-32.7%	261
Nov-18	11	-27%	24	71%	0.46	80	48%	7.27	57	97.4%	568,000	-2.1%	355,000	-22.0%	435,700	-15.5%	258
Dec-18	7	-46%	6	-63%	1.17	54	17%	7.71	80	97.3%	560,100	-3.3%	400,000	-31.9%	493,214	-13.6%	255
<b>2018</b>	<b>160</b>	<b>-6%</b>	<b>391</b>	<b>33%</b>	<b>0.41</b>	<b>82</b>	<b>65%</b>	<b>6.53</b>	<b>53</b>	<b>97.3%</b>	<b>578,842</b>	<b>-0.3%</b>	<b>469,000</b>	<b>-9.8%</b>	<b>527,297</b>	<b>-4.6%</b>	<b>263</b>
Jan-19	7	-42%	28	-7%	0.25	56	10%	8.00	68	96.3%	562,000	-1.1%	450,000	-13.2%	498,000	-16.7%	256
Feb-19	7	-30%	30	20%	0.23	67	10%	9.57	74	97.1%	554,200	-5.4%	674,000	43.6%	619,714	23.5%	252
Mar-19	19	6%	36	-3%	0.53	78	20%	4.11	83	96.5%	565,800	-4.9%	468,500	-8.4%	499,495	-22.3%	257
Apr-19	15	25%	26	-46%	0.58	74	-19%	4.93	53	97.4%	563,100	-6.4%	457,500	-5.4%	514,333	-6.8%	256
May-19	15	-21%	29	-36%	0.52	76	-21%	5.07	67	96.5%	569,600	-3.1%	433,000	-10.7%	487,400	-2.4%	259
Jun-19	12	-37%	28	-44%	0.43	81	-28%	6.75	72	97.1%	577,500	-0.9%	442,500	1.8%	490,883	0.3%	263
Jul-19	17	13%	19	-44%	0.89	70	-38%	4.12	81	97.4%	581,800	0.8%	522,500	4.5%	537,035	3.2%	265
Aug-19	16	-11%	33	-6%	0.48	73	-24%	4.56	70	96.3%	579,100	0.6%	450,000	-8.1%	484,338	-13.7%	264
Sep-19	13	44%	32	19%	0.41	79	-8%	6.08	67	96.8%	567,600	-0.5%	405,000	-20.6%	460,783	-6.5%	258
Oct-19	15	50%	23	-23%	0.65	68	-20%	4.53	51	95.5%	552,300	-3.8%	428,000	1.8%	491,847	6.5%	251
Nov-19	7	-36%	20	-17%	0.35	63	-21%	9.00	75	97.1%	541,900	-4.6%	495,900	39.7%	520,557	19.5%	247
Dec-19	14	100%	12	100%	1.17	51	-6%	3.64	60	96.4%	535,500	-4.4%	467,000	16.8%	492,179	-0.2%	244
<b>2019</b>	<b>157</b>	<b>-2%</b>	<b>316</b>	<b>-19%</b>	<b>0.50</b>	<b>70</b>	<b>-12%</b>	<b>5.86</b>	<b>68</b>	<b>96.7%</b>	<b>562,533</b>	<b>-2.8%</b>	<b>457,500</b>	<b>-2.5%</b>	<b>503,263</b>	<b>-4.6%</b>	<b>256</b>

WEST DISTRICT																	
	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	Inventory	Y/Y%	Months of Supply	DOM	SP/LP	Benchmark Price	Y/Y%	Median Price	Y/Y%	Average Price	Y/Y%	Index
Jan-20	16	129%	20	-29%	0.80	44	-21%	2.75	91	96.8%	537,900	-4.3%	456,750	1.5%	511,563	2.7%	245
Feb-20	17	143%	25	-17%	0.68	43	-36%	2.53	61	96.5%	539,900	-2.6%	470,000	-30.3%	493,735	-20.3%	246
Mar-20	13	-32%	31	-14%	0.42	52	-33%	4.00	50	95.5%	547,600	-3.2%	386,000	-17.6%	442,577	-11.4%	249
Apr-20	5	-67%	19	-27%	0.26	54	-27%	10.80	54	95.6%	549,200	-2.5%	550,000	20.2%	483,400	-6.0%	250
May-20	8	-47%	35	21%	0.23	69	-9%	8.63	59	98.7%	548,000	-3.8%	595,750	37.6%	587,935	20.6%	249
Jun-20	15	25%	25	-11%	0.60	71	-12%	4.73	35	97.2%	556,200	-3.7%	472,000	6.7%	505,333	2.9%	253
Jul-20	16	-6%	32	68%	0.50	70	0%	4.38	61	97.0%	560,800	-3.6%	408,750	-21.8%	449,538	-16.3%	255
Aug-20	13	-19%	25	-24%	0.52	72	-1%	5.54	56	96.3%	550,400	-5.0%	420,000	-6.7%	463,568	-4.3%	250
Sep-20	17	31%	36	13%	0.47	70	-11%	4.12	51	97.4%	551,500	-2.8%	460,000	13.6%	481,665	4.5%	251
Oct-20	11	-27%	23	0%	0.48	71	4%	6.45	41	97.0%	558,400	1.1%	625,000	46.0%	519,864	20.3%	254
Nov-20	18	157%	25	25%	0.72	59	-6%	3.28	73	97.1%	564,300	4.1%	474,400	-4.3%	491,128	-5.7%	257
Dec-20	10	-29%	13	8%	0.77	53	4%	5.30	60	97.0%	557,800	4.2%	438,500	-6.1%	467,200	-5.1%	254
<b>2020</b>	<b>159</b>	<b>1%</b>	<b>309</b>	<b>-2%</b>	<b>0.51</b>	<b>61</b>	<b>-12%</b>	<b>5.21</b>	<b>59</b>	<b>96.9%</b>	<b>551,833</b>	<b>-1.9%</b>	<b>455,000</b>	<b>-0.5%</b>	<b>493,475</b>	<b>-1.9%</b>	<b>251</b>
Jan-21	14	-13%	32	60%	0.44	62	41%	4.43	92	97.3%	547,500	1.8%	549,000	20.2%	585,955	14.5%	249
Feb-21	25	47%	36	44%	0.69	62	44%	2.48	40	98.2%	562,900	4.3%	615,000	30.9%	643,296	30.3%	256
Mar-21	38	192%	46	48%	0.83	64	23%	1.68	47	98.1%	580,800	6.1%	501,500	29.9%	519,139	17.3%	264
Apr-21	30	500%	41	116%	0.73	63	17%	2.10	44	98.4%	595,100	8.4%	672,133	22.2%	631,529	30.6%	271
May-21	30	275%	32	-9%	0.94	57	-17%	1.90	38	99.5%	603,000	10.0%	562,500	-5.6%	577,897	-1.7%	274
Jun-21	19	27%	44	76%	0.43	66	-7%	3.47	32	98.6%	611,500	9.9%	467,500	-1.0%	544,368	7.7%	278
Jul-21	28	75%	25	-22%	1.12	46	-34%	1.64	50	97.8%	612,600	9.2%	531,250	30.0%	556,671	23.8%	279
Aug-21	17	31%	20	-20%	0.85	43	-40%	2.53	33	98.1%	612,300	11.2%	529,000	26.0%	622,265	34.2%	279
Sep-21	11	-35%	29	-19%	0.38	49	-30%	4.45	42	98.7%	602,100	9.2%	671,500	46.0%	620,318	28.8%	274
Oct-21	16	45%	25	9%	0.64	48	-32%	3.00	42	97.7%	606,300	8.6%	520,000	-16.8%	570,524	-3.6%	276
Nov-21	19	6%	14	-44%	1.36	35	-41%	1.84	72	96.9%	616,600	9.3%	496,300	4.6%	590,824	20.3%	281
Dec-21	13	30%	13	0%	1.00	30	-43%	2.31	51	98.3%	610,200	9.4%	555,500	26.7%	577,855	23.7%	278
<b>2021</b>	<b>260</b>	<b>64%</b>	<b>357</b>	<b>16%</b>	<b>0.73</b>	<b>52</b>	<b>-10%</b>	<b>2.65</b>	<b>47</b>	<b>98.2%</b>	<b>596,742</b>	<b>8.1%</b>	<b>567,750</b>	<b>24.8%</b>	<b>582,668</b>	<b>18.1%</b>	<b>271</b>
Jan-22	24	71%	24	-25%	1.00	25	-60%	1.04	46	99.0%	628,600	14.8%	655,000	19.3%	629,725	7.5%	286
Feb-22	21	-16%	29	-19%	0.72	31	-50%	1.48	34	101.2%	649,200	15.3%	570,000	-7.3%	576,409	-10.4%	295
Mar-22	35	-8%	40	-13%	0.88	31	-52%	0.89	28	100.2%	671,400	15.6%	616,000	22.8%	657,775	26.7%	306
Apr-22	38	27%	40	-2%	0.95	31	-51%	0.82	21	102.0%	683,000	14.8%	538,750	-19.8%	604,760	-4.2%	311
May-22	18	-40%	33	3%	0.55	40	-30%	2.22	18	99.6%	683,000	13.3%	537,000	-4.5%	572,269	-1.0%	311
Jun-22	25	32%	19	-57%	1.32	27	-59%	1.08	30	98.7%	687,900	12.5%	575,000	23.0%	589,652	8.3%	313
Jul-22	14	-50%	22	-12%	0.64	29	-37%	2.07	29	98.7%	684,800	11.8%	494,750	-6.9%	524,768	-5.7%	312
Aug-22	16	-6%	22	10%	0.73	30	-30%	1.88	24	98.9%	666,900	8.9%	551,250	4.2%	582,650	-6.4%	303
Sep-22	16	45%	15	-48%	1.07	23	-53%	1.44	28	98.5%	662,100	10.0%	508,000	-24.3%	570,881	-8.0%	301
Oct-22	6	-63%	11	-56%	0.55	24	-50%	4.00	21	99.6%	666,800	10.0%	485,000	-6.7%	570,000	-0.1%	303
Nov-22	8	-58%	14	0%	0.57	22	-37%	2.75	59	97.2%	656,200	6.4%	509,000	2.6%	618,969	4.8%	299
Dec-22	5	-62%	6	-54%	0.83	19	-37%	3.80	30	96.4%	662,300	8.5%	695,000	25.1%	673,600	16.6%	301
<b>2022</b>	<b>226</b>	<b>-13%</b>	<b>275</b>	<b>-23%</b>	<b>0.82</b>	<b>28</b>	<b>-45%</b>	<b>1.95</b>	<b>29</b>	<b>99.7%</b>	<b>666,850</b>	<b>11.7%</b>	<b>560,000</b>	<b>-1.4%</b>	<b>600,912</b>	<b>3.1%</b>	<b>303</b>
Jan-23	8	-67%	11	-54%	0.73	18	-28%	2.25	60	97.6%	664,600	5.7%	552,500	-15.6%	625,863	-0.6%	302
Feb-23	17	-19%	17	-41%	1.00	17	-45%	1.00	30	99.2%	669,600	3.1%	635,000	11.4%	652,343	13.2%	305
Mar-23	23	-34%	25	-38%	0.92	18	-42%	0.78	31	100.5%	699,000	4.1%	685,000	11.2%	716,817	9.0%	318
Apr-23	17	-55%	16	-60%	1.06	13	-58%	0.76	13	101.4%	709,200	3.8%	525,900	-2.4%	563,800	-6.8%	323
May-23	13	-28%	20	-39%	0.65	16	-60%	1.23	16	100.3%	738,200	8.1%	640,000	19.2%	768,769	34.3%	336
Jun-23	20	-20%	26	37%	0.77	20	-26%	1.00	14	101.2%	746,800	8.6%	666,000	15.8%	661,545	12.2%	340
Jul-23	21	50%	23	5%	0.91	20	-31%	0.95	17	101.5%	749,900	9.5%	561,000	13.4%	621,567	18.4%	341
Aug-23	27	69%	25	14%	1.08	15	-50%	0.56	33	100.3%	753,700	13.0%	610,100	10.7%	680,181	16.7%	343
Sep-23	11	-31%	19	27%	0.58	20	-13%	1.82	14	101.2%	741,100	11.9%	567,000	11.6%	626,173	9.7%	337
Oct-23	13	117%	18	64%	0.72	24	0%	1.85	15	99.2%	746,700	12.0%	642,000	32.4%	639,415	12.2%	340
Nov-23	11	38%	14	0%	0.79	22	0%	2.00	23	101.0%	754,500	15.0%	747,000	46.8%	751,682	21.4%	343
Dec-23	11	120%	9	50%	1.22	17	-11%	1.55	48	99.2%	737,800	11.4%	610,000	-12.2%	636,082	-5.6%	336
<b>2023</b>	<b>192</b>	<b>-15%</b>	<b>223</b>	<b>-19%</b>	<b>0.86</b>	<b>18</b>	<b>-30%</b>	<b>1.31</b>	<b>25</b>	<b>100.4%</b>	<b>725,925</b>	<b>8.9%</b>	<b>607,500</b>	<b>8.5%</b>	<b>662,899</b>	<b>10.3%</b>	<b>330</b>
Jan-24	12	50%	17	55%	0.71	15	-17%	1.25	25	100.8%	732,600	10.2%	748,750	35.5%	824,083	31.7%	333
Feb-24	17	0%	28	65%	0.61	24	41%	1.41	21	101.9%	759,800	13.5%	790,000	24.4%	745,376	14.3%	346
Mar-24	23	0%	16	-36%	1.44	16	-11%	0.70	21	99.4%	782,000	11.9%	790,000	15.3%	815,896	13.8%	356
Apr-24																	
May-24																	
Jun-24																	
Jul-24																	
Aug-24																	
Sep-24																	
Oct-24																	
Nov-24																	
Dec-24																	
<b>2024</b>	<b>52</b>	<b>8%</b>	<b>61</b>	<b>15%</b>	<b>0.85</b>	<b>18</b>	<b>4%</b>	<b>1.12</b>	<b>22</b>	<b>100.5%</b>	<b>758,133</b>	<b>11.9%</b>	<b>787,500</b>	<b>22.0%</b>	<b>794,731</b>	<b>17.1%</b>	<b>345</b>

WEST DISTRICT

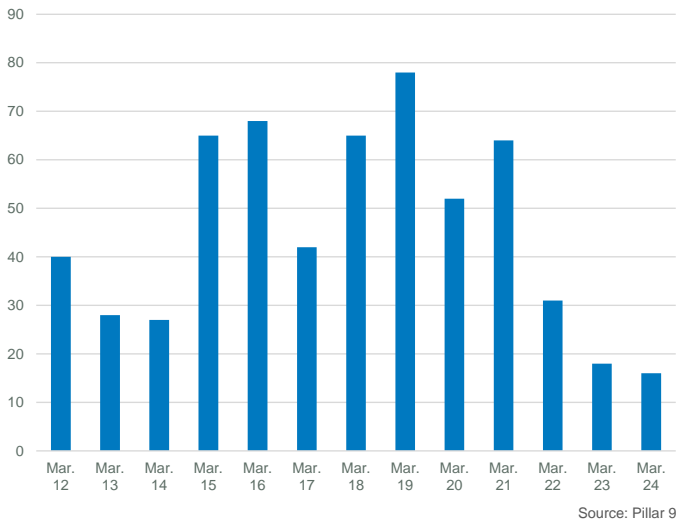
MONTHS OF SUPPLY AND PRICE CHANGE



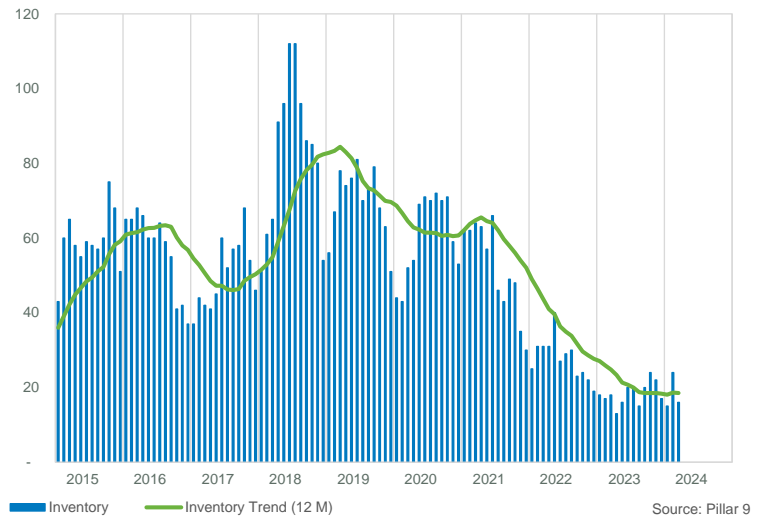
INVENTORY, SALES, AND PRICE



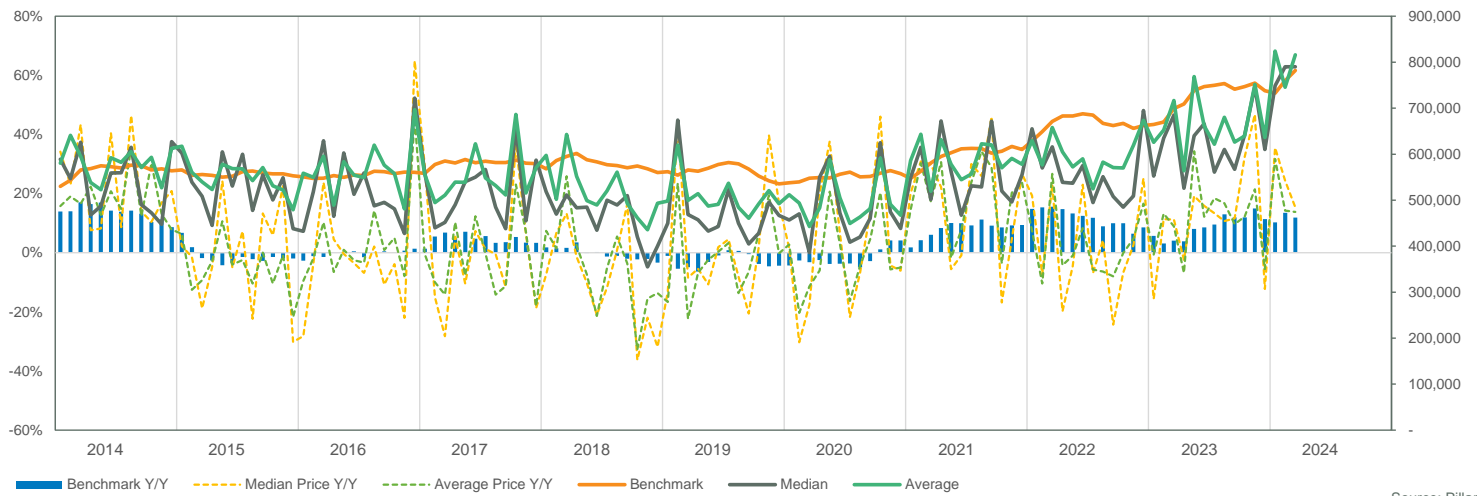
INVENTORY



INVENTORY



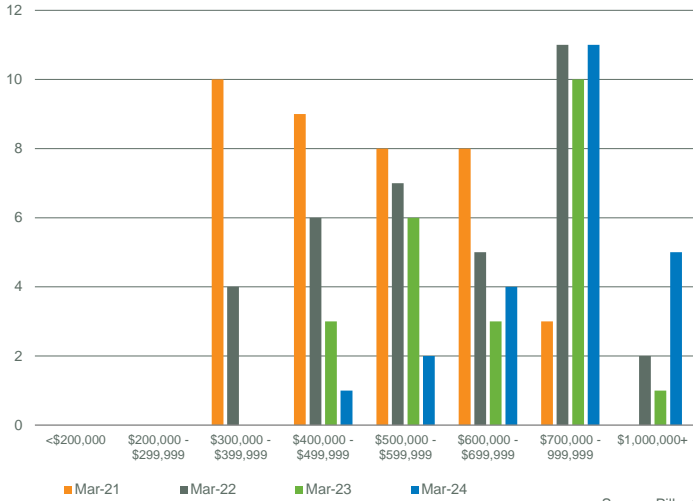
PRICE COMPARISON



WEST DISTRICT

SALES BY PRICE RANGE

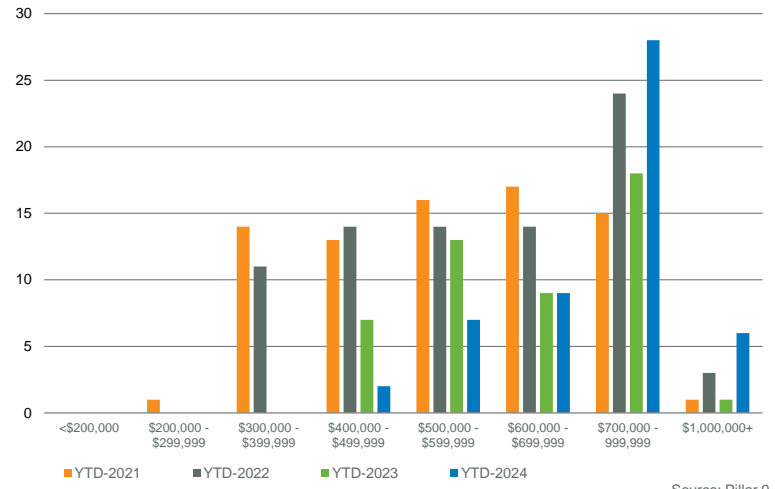
March



Source: Pillar 9

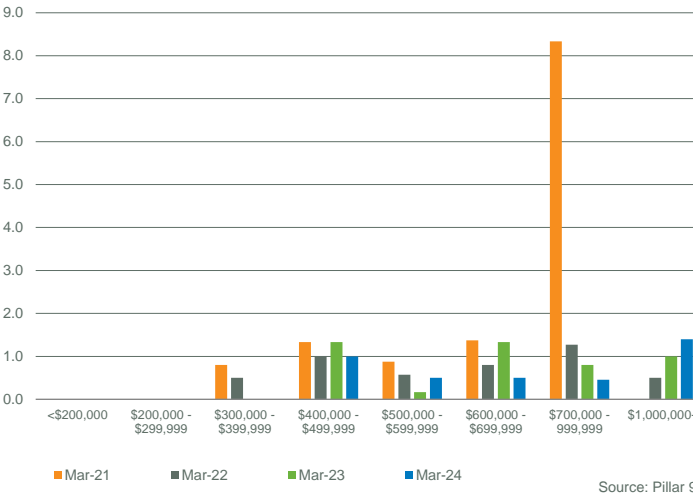
YTD SALES BY PRICE RANGE

YTD-MAR



Source: Pillar 9

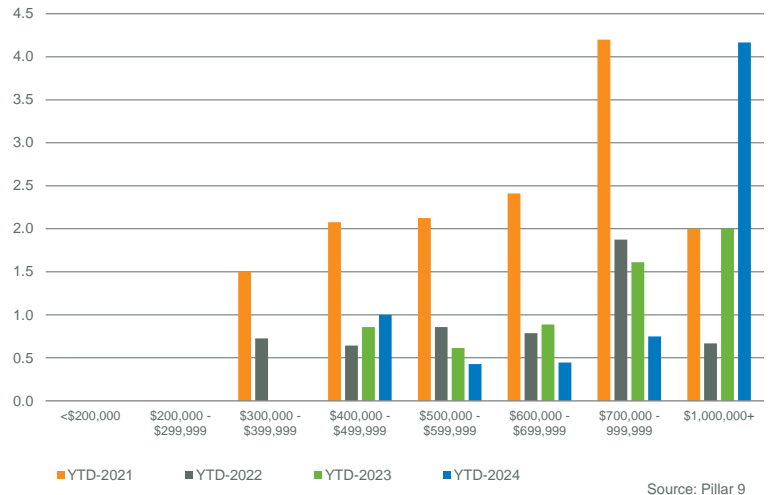
MONTHS OF SUPPLY BY PRICE RANGE



Source: Pillar 9

YTD MONTHS OF SUPPLY BY PRICE RANGE

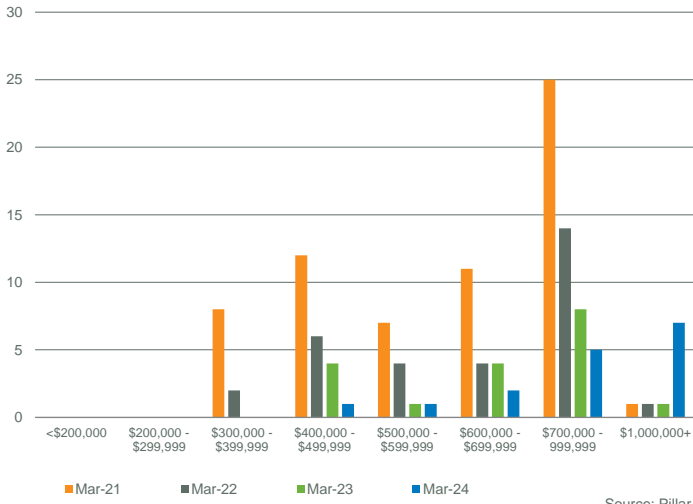
YTD-MAR



Source: Pillar 9

INVENTORY BY PRICE RANGE

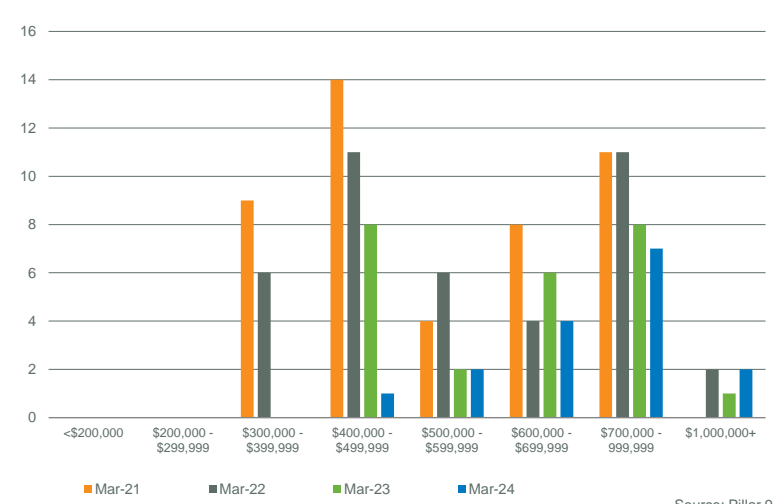
March



Source: Pillar 9

NEW LISTINGS BY PRICE RANGE

March

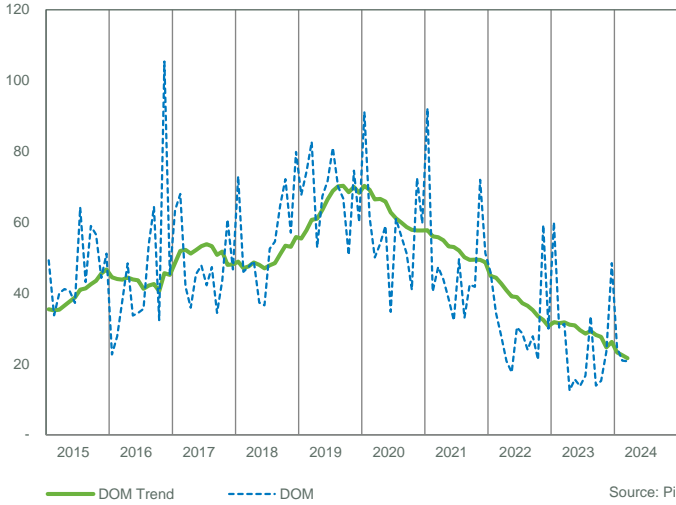


Source: Pillar 9

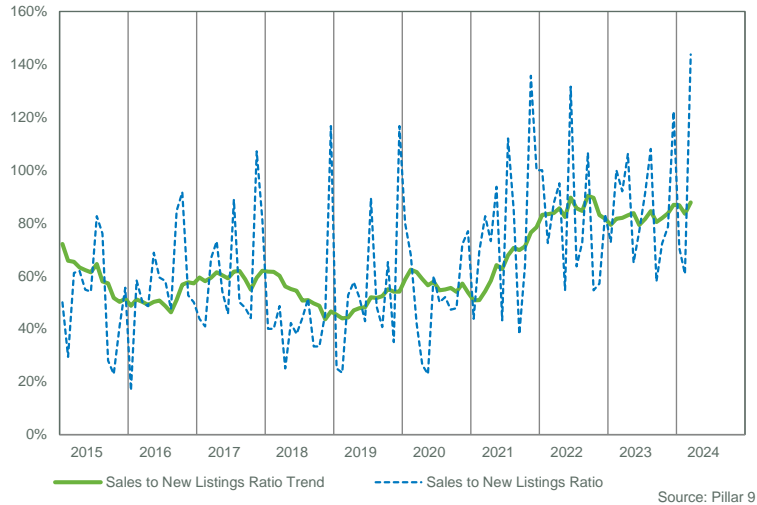


WEST DISTRICT

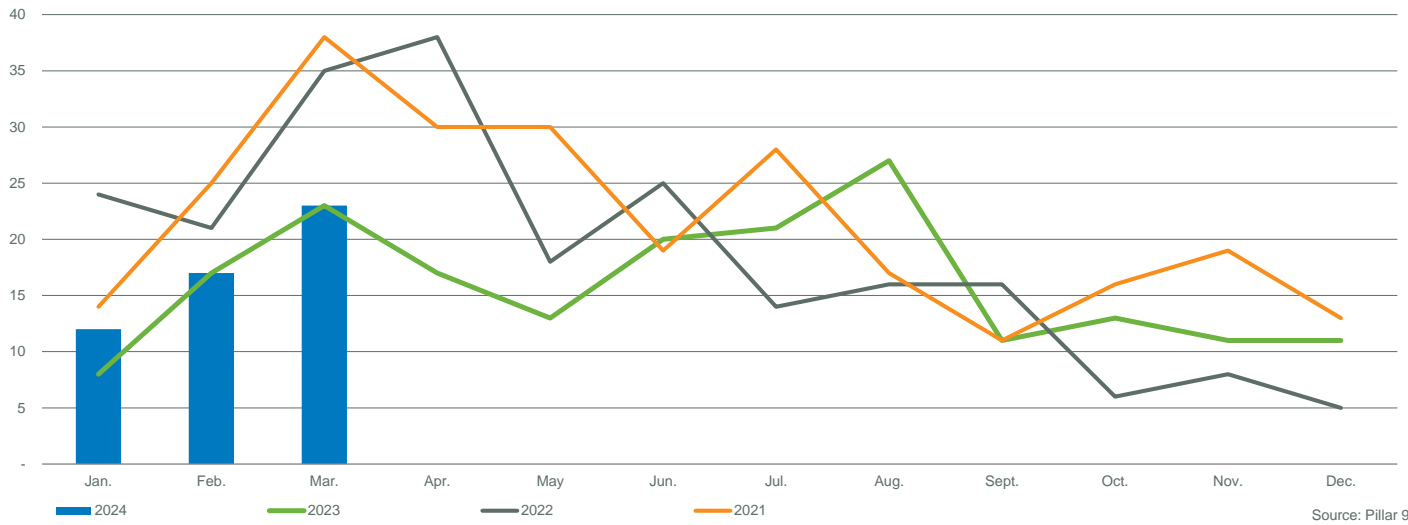
DAYS ON MARKET



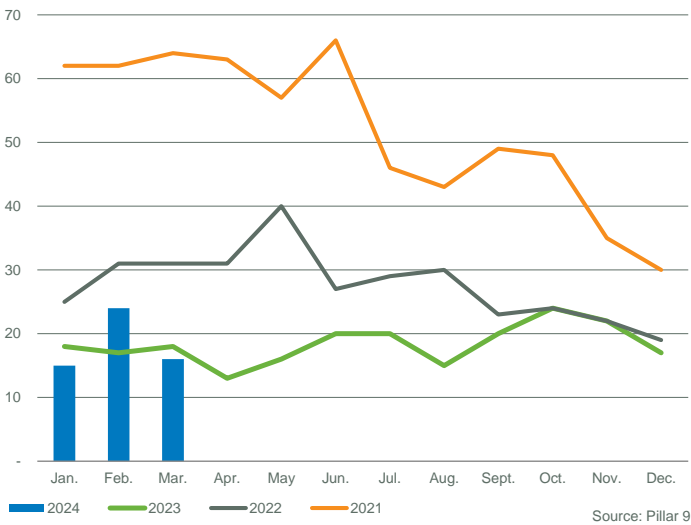
SALES TO NEW LISTINGS RATIO



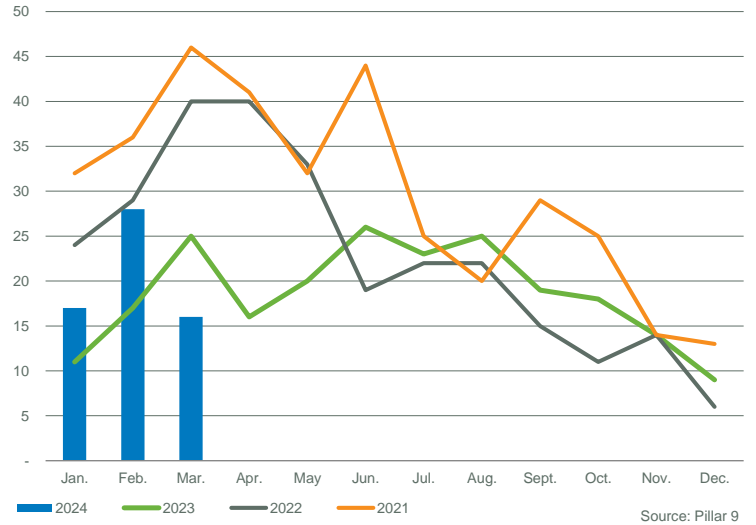
SALES COMPARISON



INVENTORY COMPARISON



NEW LISTINGS COMPARISON



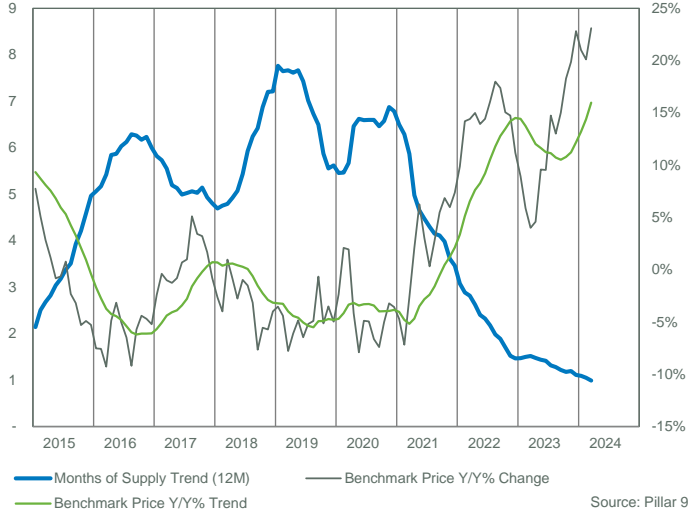
WEST DISTRICT

	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	Inventory	Y/Y%	Months of Supply	DOM	SP/LP	Benchmark Price	Y/Y%	Median Price	Y/Y%	Average Price	Y/Y%	Index
Jan-15	11	-56%	51	16%	0.22	77	75%	7.00	46	97.4%	383,700	7.8%	380,000	2.7%	381,955	-0.8%	218
Feb-15	15	-53%	45	-8%	0.33	92	64%	6.13	29	98.0%	384,500	5.1%	382,500	5.1%	373,073	1.9%	218
Mar-15	31	-45%	57	-5%	0.54	96	66%	3.10	39	97.6%	383,000	2.8%	380,000	-3.7%	375,877	-0.6%	218
Apr-15	36	-25%	66	5%	0.55	108	69%	3.00	44	97.7%	378,000	1.2%	389,750	1.1%	381,478	-1.5%	215
May-15	29	-46%	58	-22%	0.50	117	56%	4.03	39	97.6%	373,200	-0.8%	415,000	5.1%	405,372	5.0%	212
Jun-15	37	-37%	60	-18%	0.62	112	42%	3.03	40	97.5%	375,300	-0.6%	382,000	-0.8%	406,038	4.2%	213
Jul-15	31	-45%	54	-2%	0.57	112	65%	3.61	44	97.7%	378,800	0.8%	382,000	-9.0%	369,981	-12.6%	215
Aug-15	35	-34%	42	-31%	0.83	101	44%	2.89	54	97.1%	378,900	-2.3%	408,500	6.8%	401,820	1.4%	215
Sep-15	17	-61%	53	10%	0.32	111	68%	6.53	54	97.0%	372,800	-3.2%	368,000	-4.4%	386,582	1.5%	212
Oct-15	21	-32%	52	11%	0.40	118	69%	5.62	40	96.4%	363,400	-5.3%	370,000	-5.1%	389,251	-0.6%	206
Nov-15	19	-56%	38	-5%	0.50	109	106%	5.74	60	97.3%	362,500	-4.9%	430,000	9.1%	436,663	8.2%	206
Dec-15	9	-25%	16	-16%	0.56	80	54%	8.89	55	97.3%	365,600	-5.3%	341,000	-16.1%	357,444	-9.0%	208
<b>2015</b>	<b>291</b>	<b>-43%</b>	<b>592</b>	<b>-6%</b>	<b>0.49</b>	<b>103</b>	<b>65%</b>	<b>4.96</b>	<b>45</b>	<b>97.4%</b>	<b>374,975</b>	<b>-0.5%</b>	<b>385,000</b>	<b>-1.3%</b>	<b>390,911</b>	<b>0.0%</b>	<b>213</b>
Jan-16	12	9%	57	12%	0.21	98	27%	8.17	45	95.6%	354,800	-7.5%	297,450	-21.7%	369,933	-3.1%	202
Feb-16	15	0%	51	13%	0.29	112	22%	7.47	41	96.3%	355,400	-7.6%	405,000	5.9%	399,667	7.1%	202
Mar-16	22	-29%	66	16%	0.33	135	41%	6.14	50	96.9%	347,500	-9.3%	359,000	-5.5%	359,977	-4.2%	197
Apr-16	18	-50%	56	-15%	0.32	145	34%	8.06	42	97.0%	359,600	-4.9%	349,250	-10.4%	377,506	-1.0%	204
May-16	32	10%	63	9%	0.51	138	18%	4.31	55	97.4%	361,400	-3.2%	366,000	-11.8%	366,514	-9.6%	205
Jun-16	28	-24%	58	-3%	0.48	139	24%	4.96	52	96.4%	356,400	-5.0%	360,500	-5.6%	351,357	-13.5%	202
Jul-16	27	-13%	45	-17%	0.60	128	14%	4.74	62	96.2%	354,200	-6.5%	380,000	-0.5%	372,726	0.7%	201
Aug-16	24	-31%	46	10%	0.52	117	16%	4.88	49	95.8%	344,100	-9.2%	343,500	-15.9%	348,708	-13.2%	195
Sep-16	20	18%	52	-2%	0.38	123	11%	6.15	50	96.2%	351,500	-5.2%	365,000	-0.8%	360,625	-6.7%	200
Oct-16	24	14%	36	-31%	0.67	110	-7%	4.58	47	96.6%	347,400	-4.4%	338,750	-8.4%	354,833	-8.8%	197
Nov-16	15	-21%	36	-5%	0.42	97	-11%	6.47	61	96.9%	345,500	-4.7%	380,000	-11.6%	364,327	-16.6%	196
Dec-16	12	33%	17	6%	0.71	73	-9%	6.08	60	96.3%	346,500	-5.2%	345,500	1.3%	356,142	-0.4%	197
<b>2016</b>	<b>249</b>	<b>-14%</b>	<b>583</b>	<b>-2%</b>	<b>0.43</b>	<b>118</b>	<b>15%</b>	<b>6.00</b>	<b>52</b>	<b>96.5%</b>	<b>352,025</b>	<b>-6.1%</b>	<b>358,000</b>	<b>-7.0%</b>	<b>363,916</b>	<b>-6.9%</b>	<b>200</b>
Jan-17	12	0%	34	-40%	0.35	72	-27%	6.00	57	96.9%	346,300	-2.4%	377,750	27.0%	378,833	2.4%	197
Feb-17	14	-7%	47	-8%	0.30	90	-20%	6.43	46	97.9%	354,000	-0.4%	344,250	-15.0%	330,079	-17.4%	201
Mar-17	28	27%	60	-9%	0.47	110	-19%	3.93	54	96.2%	344,000	-1.0%	336,750	-6.2%	335,305	-6.9%	195
Apr-17	33	83%	66	18%	0.50	126	-13%	3.82	55	97.7%	355,100	-1.3%	390,000	11.7%	395,635	4.8%	202
May-17	36	13%	65	3%	0.55	129	-7%	3.58	36	97.2%	358,500	-0.8%	348,200	-4.9%	355,094	-3.1%	204
Jun-17	39	39%	70	21%	0.56	127	-9%	3.26	43	97.2%	358,900	0.7%	380,000	5.4%	351,800	0.1%	204
Jul-17	26	-4%	54	20%	0.48	133	4%	5.12	51	97.3%	357,700	1.0%	360,334	-5.2%	392,450	5.3%	203
Aug-17	25	4%	52	13%	0.48	133	14%	5.32	55	97.1%	361,700	5.1%	350,000	1.9%	348,432	-0.1%	205
Sep-17	22	10%	53	2%	0.42	127	3%	5.77	48	97.6%	363,500	3.4%	365,000	0.0%	383,773	6.4%	206
Oct-17	22	-8%	49	36%	0.45	130	18%	5.91	59	97.1%	358,600	3.2%	359,750	6.2%	395,103	11.3%	204
Nov-17	27	80%	32	-11%	0.84	107	10%	3.96	58	96.5%	351,300	1.7%	340,000	-10.5%	335,343	-8.0%	200
Dec-17	17	42%	19	12%	0.89	78	7%	4.59	65	96.5%	343,800	-0.8%	364,500	5.5%	370,118	3.9%	195
<b>2017</b>	<b>301</b>	<b>21%</b>	<b>601</b>	<b>3%</b>	<b>0.50</b>	<b>114</b>	<b>-3%</b>	<b>4.81</b>	<b>51</b>	<b>97.1%</b>	<b>354,450</b>	<b>0.7%</b>	<b>356,500</b>	<b>-0.4%</b>	<b>363,825</b>	<b>0.0%</b>	<b>201</b>
Jan-18	20	67%	55	62%	0.36	93	29%	4.65	65	97.0%	337,200	-2.6%	332,000	-12.1%	339,613	-10.4%	192
Feb-18	15	7%	37	-21%	0.41	107	19%	7.13	42	97.3%	339,900	-4.0%	419,200	21.8%	372,380	12.8%	193
Mar-18	29	4%	56	-7%	0.52	127	15%	4.38	60	96.8%	347,300	1.0%	341,500	1.4%	368,731	10.0%	197
Apr-18	28	-15%	73	11%	0.38	151	20%	5.39	39	96.9%	352,100	-0.8%	354,750	-9.0%	347,631	-12.1%	200
May-18	33	-8%	79	22%	0.42	178	38%	5.39	51	97.4%	348,600	-2.8%	373,500	7.3%	420,594	18.4%	198
Jun-18	25	-36%	68	-3%	0.37	190	50%	7.60	50	97.1%	355,400	-1.0%	396,000	4.2%	390,048	10.9%	202
Jul-18	17	-35%	56	4%	0.30	188	41%	11.06	54	96.7%	352,300	-1.5%	360,000	-0.1%	348,365	-11.2%	200
Aug-18	22	-12%	66	27%	0.33	199	50%	9.05	70	96.5%	350,300	-3.2%	335,250	-4.2%	348,455	0.0%	199
Sep-18	23	5%	53	0%	0.43	182	43%	7.91	72	96.1%	335,700	-7.6%	369,000	1.1%	408,783	6.5%	191
Oct-18	15	-32%	50	2%	0.30	171	32%	11.40	52	95.9%	338,700	-5.5%	337,000	-6.3%	334,100	-15.4%	192
Nov-18	18	-33%	32	0%	0.56	142	33%	7.89	58	96.7%	331,200	-5.7%	368,500	8.4%	368,704	9.9%	188
Dec-18	19	12%	20	5%	0.95	89	14%	4.68	84	95.2%	330,100	-4.0%	290,000	-20.4%	335,526	-9.3%	188
<b>2018</b>	<b>264</b>	<b>-12%</b>	<b>645</b>	<b>7%</b>	<b>0.41</b>	<b>151</b>	<b>32%</b>	<b>7.21</b>	<b>58</b>	<b>96.7%</b>	<b>343,233</b>	<b>-3.2%</b>	<b>357,750</b>	<b>0.4%</b>	<b>369,125</b>	<b>1.5%</b>	<b>195</b>
Jan-19	11	-45%	72	31%	0.15	124	33%	11.27	55	96.6%	325,300	-3.5%	355,000	6.9%	316,000	-7.0%	185
Feb-19	22	47%	36	-3%	0.61	126	18%	5.73	45	96.1%	324,900	-4.4%	308,500	-26.4%	306,976	-17.6%	185
Mar-19	28	-3%	53	-5%	0.53	129	2%	4.61	68	95.7%	320,300	-7.8%	352,500	3.2%	355,420	-3.6%	182
Apr-19	27	-4%	52	-29%	0.52	129	-15%	4.78	56	96.8%	330,600	-6.1%	292,500	-17.5%	334,644	-3.7%	188
May-19	26	-21%	71	-10%	0.37	156	-12%	6.00	69	95.6%	331,700	-4.8%	322,000	-13.8%	335,154	-20.3%	188
Jun-19	31	24%	47	-31%	0.66	150	-21%	4.84	51	96.3%	332,400	-6.5%	319,500	-19.3%	368,941	-5.4%	189
Jul-19	23	35%	39	-30%	0.59	139	-26%	6.04	66	96.6%	334,000	-5.2%	367,000	1.9%	403,931	16.0%	190
Aug-19	22	0%	44	-33%	0.50	123	-38%	5.59	53	96.6%	333,100	-4.9%	354,000	5.6%	358,589	2.9%	189
Sep-19	24	4%	60	13%	0.40	123	-32%	5.13	50	96.4%	333,500	-0.7%	312,500	-15.3%	334,079	-18.3%	189
Oct-19	31	107%	54	8%	0.57	121	-29%	3.90	48	96.7%	321,300	-5.1%	335,000	-0.6%	324,619	-2.8%	183
Nov-19	26	44%	28	-13%	0.93	106	-25%	4.08	54	96.2%	319,600	-3.5%	331,500	-10.0%	344,140	-6.7%	182
Dec-19	14	-26%	21	5%	0.67	77	-13%	5.50	49	95.4%	313,700	-5.0%	337,500	16.4%	325,079	-3.1%	178
<b>2019</b>	<b>285</b>	<b>8%</b>	<b>577</b>	<b>-11%</b>	<b>0.49</b>	<b>125</b>	<b>-13%</b>	<b>5.62</b>	<b>56</b>	<b>96.3%</b>	<b>326,700</b>	<b>-4.8%</b>	<b>334,900</b>	<b>-6.4%</b>	<b>344,305</b>	<b>-6.7%</b>	<b>186</b>

WEST DISTRICT																	
	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	Inventory	Y/Y%	Months of Supply	DOM	SP/LP	Benchmark Price	Y/Y%	Median Price	Y/Y%	Average Price	Y/Y%	Index
Jan-20	10	-9%	37	-49%	0.27	93	-25%	9.30	123	98.2%	317,700	-2.3%	385,000	8.5%	371,355	17.5%	180
Feb-20	19	-14%	53	47%	0.36	111	-12%	5.84	66	96.7%	331,700	2.1%	380,000	23.2%	372,826	21.5%	188
Mar-20	17	-39%	41	-23%	0.41	120	-7%	7.06	58	94.3%	326,500	1.9%	350,000	-0.7%	320,206	-9.9%	185
Apr-20	8	-70%	19	-63%	0.42	114	-12%	14.25	81	94.1%	316,900	-4.1%	304,500	4.1%	305,125	-8.8%	180
May-20	16	-38%	51	-28%	0.31	127	-19%	7.94	100	97.6%	305,500	-7.9%	334,950	4.0%	349,600	4.3%	174
Jun-20	28	-10%	55	17%	0.51	126	-16%	4.50	69	95.6%	316,200	-4.9%	338,500	5.9%	347,775	-5.7%	180
Jul-20	23	0%	61	56%	0.38	140	1%	6.09	49	96.6%	317,500	-4.9%	353,500	-3.7%	350,539	-13.2%	180
Aug-20	26	18%	46	5%	0.57	145	18%	5.58	35	96.6%	311,000	-6.6%	321,950	-9.1%	323,092	-9.9%	177
Sep-20	38	58%	55	-8%	0.69	134	9%	3.53	71	97.2%	308,800	-7.4%	306,500	-1.9%	361,292	8.1%	175
Oct-20	22	-29%	42	-22%	0.52	116	-4%	5.27	63	96.4%	305,200	-5.0%	330,500	-1.3%	318,395	-1.9%	173
Nov-20	16	-38%	39	39%	0.41	122	15%	7.63	48	97.1%	309,300	-3.2%	357,500	7.8%	367,906	6.9%	176
Dec-20	21	50%	20	-5%	1.05	93	21%	4.43	69	96.2%	302,500	-3.6%	305,000	-9.6%	299,200	-8.0%	172
<b>2020</b>	<b>244</b>	<b>-14%</b>	<b>519</b>	<b>-10%</b>	<b>0.47</b>	<b>120</b>	<b>-3%</b>	<b>6.78</b>	<b>65</b>	<b>96.4%</b>	<b>314,067</b>	<b>-3.9%</b>	<b>335,000</b>	<b>0.0%</b>	<b>341,719</b>	<b>-0.8%</b>	<b>178</b>
Jan-21	17	70%	51	38%	0.33	100	8%	5.88	55	97.1%	302,800	-4.7%	338,500	-12.1%	346,651	-6.7%	172
Feb-21	35	84%	64	21%	0.55	116	5%	3.31	67	97.1%	307,900	-7.2%	330,250	-13.1%	365,861	-1.9%	175
Mar-21	58	241%	74	80%	0.78	116	-3%	2.00	40	97.7%	317,900	-2.6%	376,000	7.4%	420,245	31.2%	181
Apr-21	38	375%	77	305%	0.49	136	19%	3.58	52	97.7%	323,500	2.1%	337,750	10.9%	351,754	15.3%	184
May-21	40	150%	88	73%	0.45	160	26%	4.00	41	97.5%	324,600	6.3%	327,450	-2.2%	354,129	1.3%	184
Jun-21	62	121%	69	25%	0.90	147	17%	2.37	45	97.7%	325,800	3.0%	370,750	9.5%	407,211	17.1%	185
Jul-21	38	65%	71	16%	0.54	153	9%	4.03	59	97.5%	318,500	0.3%	374,000	5.8%	379,237	8.2%	181
Aug-21	35	35%	46	0%	0.76	131	-10%	3.74	51	97.6%	319,700	2.8%	344,400	7.0%	371,325	14.9%	182
Sep-21	40	5%	56	2%	0.71	125	-7%	3.13	63	97.5%	325,700	5.5%	374,450	22.2%	391,952	8.5%	185
Oct-21	33	50%	47	12%	0.70	121	4%	3.67	55	96.4%	326,100	6.8%	325,000	-1.7%	400,743	25.9%	185
Nov-21	33	106%	45	15%	0.73	106	-13%	3.21	44	97.0%	327,800	6.0%	381,000	6.6%	371,668	1.0%	186
Dec-21	28	33%	25	25%	1.12	74	-20%	2.64	44	96.7%	324,800	7.4%	369,875	21.3%	383,935	28.3%	184
<b>2021</b>	<b>457</b>	<b>87%</b>	<b>713</b>	<b>37%</b>	<b>0.64</b>	<b>124</b>	<b>3%</b>	<b>3.46</b>	<b>50</b>	<b>97.4%</b>	<b>320,425</b>	<b>2.0%</b>	<b>357,358</b>	<b>6.7%</b>	<b>383,318</b>	<b>12.2%</b>	<b>182</b>
Jan-22	45	165%	39	-24%	1.15	57	-43%	1.27	66	97.8%	332,700	9.9%	361,500	6.8%	378,943	9.3%	189
Feb-22	61	74%	71	11%	0.86	61	-47%	1.00	39	100.8%	351,600	14.2%	380,000	15.1%	403,240	10.2%	200
Mar-22	69	19%	96	30%	0.72	81	-30%	1.17	28	100.7%	363,700	14.4%	363,000	-3.5%	394,798	-6.1%	207
Apr-22	67	76%	76	-1%	0.88	83	-39%	1.24	23	99.4%	372,000	15.0%	441,000	30.6%	441,799	25.6%	211
May-22	62	55%	81	-8%	0.77	86	-46%	1.39	28	99.2%	369,800	13.9%	375,000	14.5%	392,500	10.8%	210
Jun-22	58	-6%	65	-6%	0.89	80	-46%	1.38	30	99.0%	372,800	14.4%	395,450	6.7%	420,666	3.3%	212
Jul-22	36	-5%	48	-32%	0.75	82	-46%	2.28	31	98.1%	369,700	16.1%	374,500	0.1%	390,033	2.8%	210
Aug-22	41	17%	31	-33%	1.32	58	-56%	1.41	37	98.0%	377,200	18.0%	368,500	7.0%	383,637	3.3%	214
Sep-22	30	-25%	40	-29%	0.75	59	-53%	1.97	38	98.5%	382,300	17.4%	453,500	21.1%	459,595	17.3%	217
Oct-22	33	0%	31	-34%	1.06	50	-59%	1.52	43	97.7%	375,200	15.1%	370,000	13.8%	382,497	-4.6%	213
Nov-22	28	-15%	17	-62%	1.65	29	-73%	1.04	45	97.5%	376,100	14.7%	402,500	5.6%	388,368	4.5%	214
Dec-22	15	-46%	21	-16%	0.71	29	-61%	1.93	46	97.9%	361,100	11.2%	365,000	-1.3%	359,587	-6.3%	205
<b>2022</b>	<b>545</b>	<b>19%</b>	<b>616</b>	<b>-14%</b>	<b>0.88</b>	<b>63</b>	<b>-50%</b>	<b>1.47</b>	<b>36</b>	<b>99.0%</b>	<b>367,017</b>	<b>14.5%</b>	<b>382,950</b>	<b>7.2%</b>	<b>403,072</b>	<b>5.2%</b>	<b>208</b>
Jan-23	23	-49%	28	-28%	0.82	31	-46%	1.35	31	99.2%	362,400	8.9%	355,000	-1.8%	374,685	-1.1%	206
Feb-23	23	-62%	28	-61%	0.82	31	-49%	1.35	30	99.2%	372,300	5.9%	365,000	-3.9%	379,189	-6.0%	211
Mar-23	35	-49%	57	-41%	0.61	48	-41%	1.37	30	100.4%	378,300	4.0%	439,000	20.9%	444,466	12.6%	215
Apr-23	50	-25%	40	-47%	1.25	37	-55%	0.74	17	101.6%	389,100	4.6%	419,350	-4.9%	425,623	-3.7%	221
May-23	53	-15%	72	-11%	0.74	49	-43%	0.92	18	102.9%	405,200	9.6%	460,000	22.7%	449,394	14.5%	230
Jun-23	50	-14%	69	6%	0.72	56	-30%	1.12	21	102.3%	408,400	9.5%	427,000	8.0%	441,176	4.9%	232
Jul-23	56	56%	65	35%	0.86	59	-28%	1.05	15	103.4%	424,200	14.7%	415,000	10.8%	442,881	13.5%	241
Aug-23	56	37%	61	97%	0.92	56	-3%	1.00	21	102.8%	426,300	13.0%	471,000	27.8%	460,214	20.0%	242
Sep-23	43	43%	52	30%	0.83	54	-8%	1.26	22	102.6%	439,700	15.0%	446,000	-1.7%	466,923	1.6%	250
Oct-23	44	33%	38	23%	1.16	43	-14%	0.98	32	100.8%	443,800	18.3%	446,250	20.6%	496,513	29.8%	252
Nov-23	30	7%	32	88%	0.94	38	31%	1.27	18	101.3%	450,900	19.9%	432,650	7.5%	436,618	12.4%	256
Dec-23	29	93%	26	24%	1.12	27	-7%	0.93	24	100.2%	443,500	22.8%	426,000	16.7%	440,534	22.5%	252
<b>2023</b>	<b>492</b>	<b>-10%</b>	<b>568</b>	<b>-8%</b>	<b>0.87</b>	<b>44</b>	<b>-24%</b>	<b>1.11</b>	<b>22</b>	<b>101.7%</b>	<b>412,008</b>	<b>12.3%</b>	<b>432,750</b>	<b>13.0%</b>	<b>443,953</b>	<b>10.1%</b>	<b>234</b>
Jan-24	32	39%	46	64%	0.70	36	16%	1.13	24	101.2%	438,500	21.0%	425,000	19.7%	442,722	18.2%	249
Feb-24	40	74%	44	57%	0.91	34	10%	0.85	18	102.2%	447,200	20.1%	490,500	34.4%	511,802	35.0%	254
Mar-24	62	77%	70	23%	0.89	39	-19%	0.63	19	103.9%	465,700	23.1%	507,500	15.6%	508,547	14.4%	265
Apr-24																	
May-24																	
Jun-24																	
Jul-24																	
Aug-24																	
Sep-24																	
Oct-24																	
Nov-24																	
Dec-24																	
<b>2024</b>	<b>134</b>	<b>65%</b>	<b>160</b>	<b>42%</b>	<b>0.84</b>	<b>36</b>	<b>2%</b>	<b>0.87</b>	<b>20</b>	<b>102.8%</b>	<b>450,467</b>	<b>21.4%</b>	<b>486,500</b>	<b>20.2%</b>	<b>493,799</b>	<b>21.6%</b>	<b>256</b>

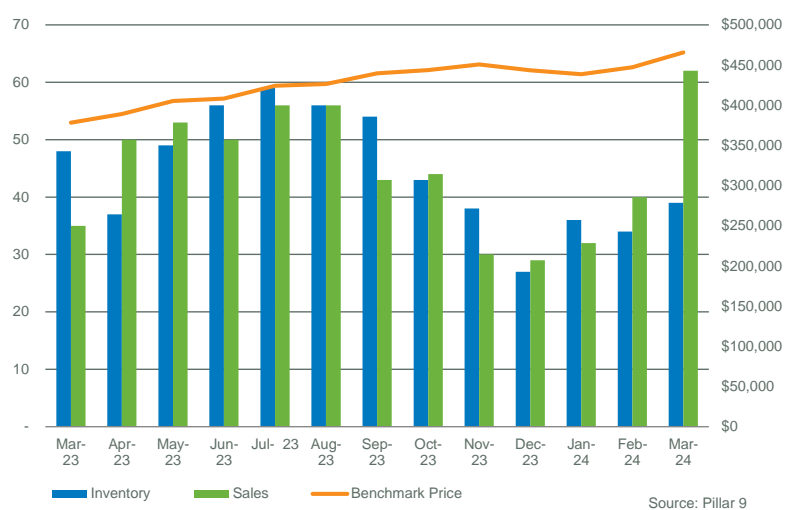
WEST DISTRICT

MONTHS OF SUPPLY AND PRICE CHANGE



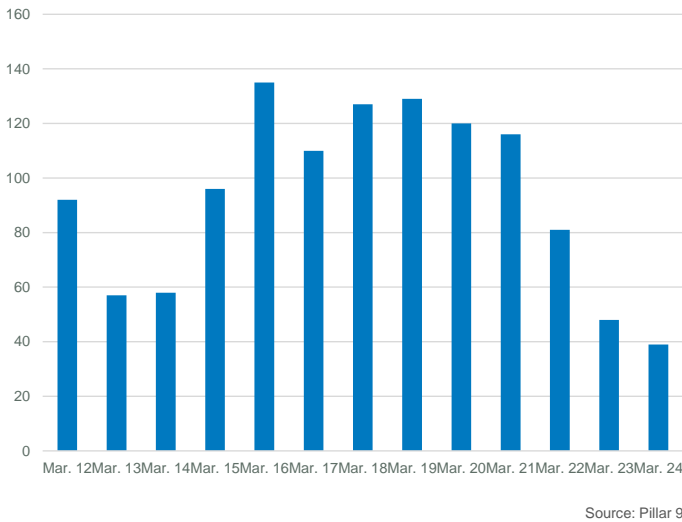
Source: Pillar 9

INVENTORY, SALES, AND PRICE



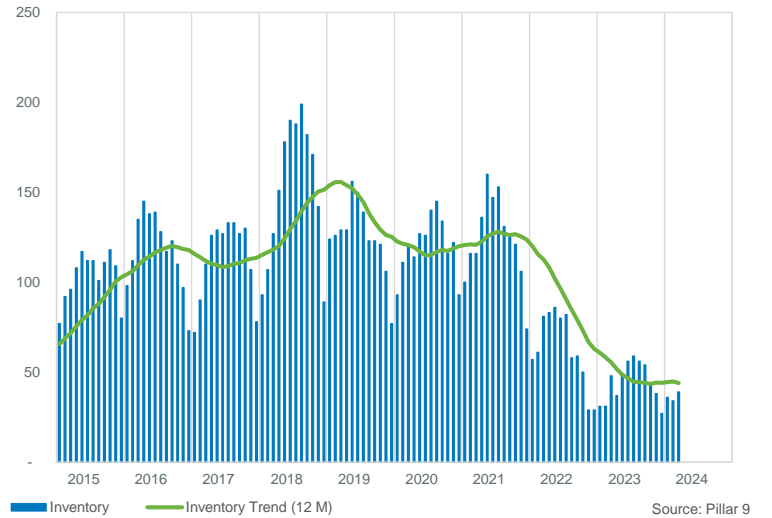
Source: Pillar 9

INVENTORY



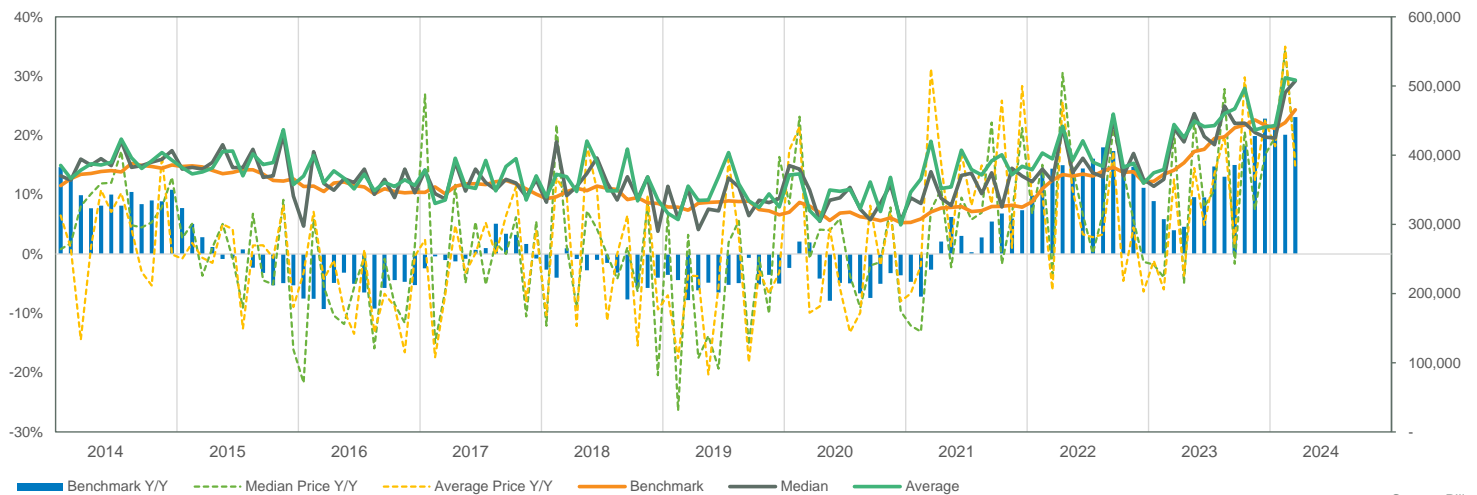
Source: Pillar 9

INVENTORY



Source: Pillar 9

PRICE COMPARISON

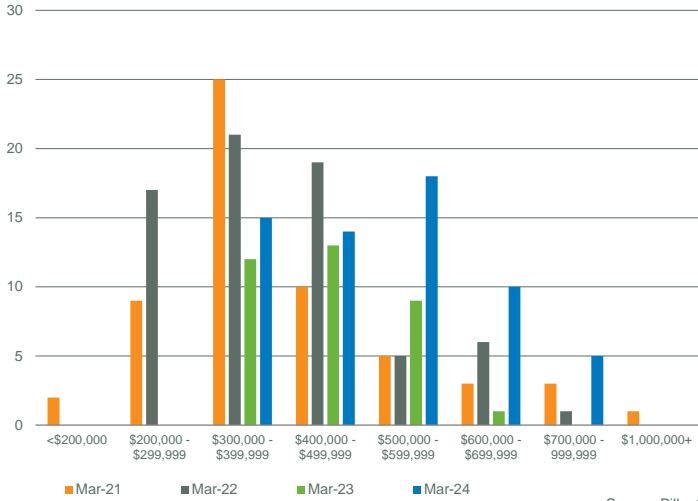


Source: Pillar 9

WEST DISTRICT

SALES BY PRICE RANGE

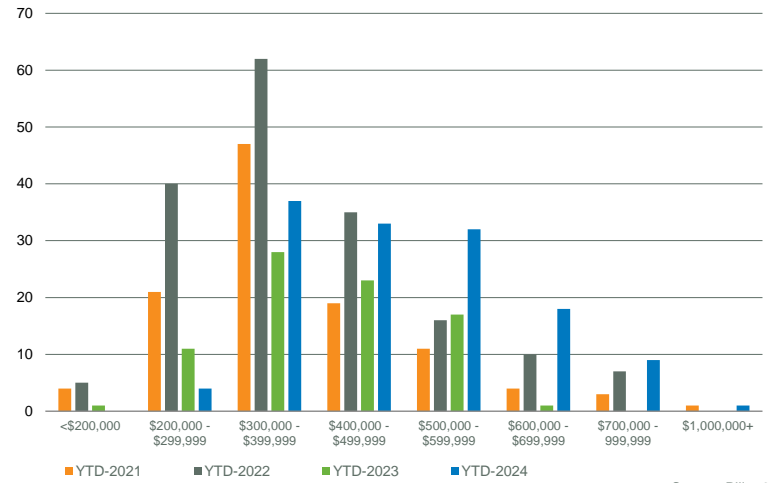
March



Source: Pillar 9

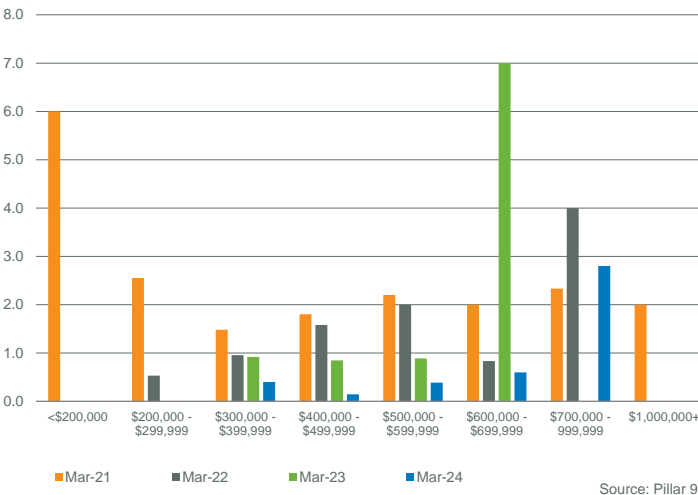
YTD SALES BY PRICE RANGE

YTD-MAR



Source: Pillar 9

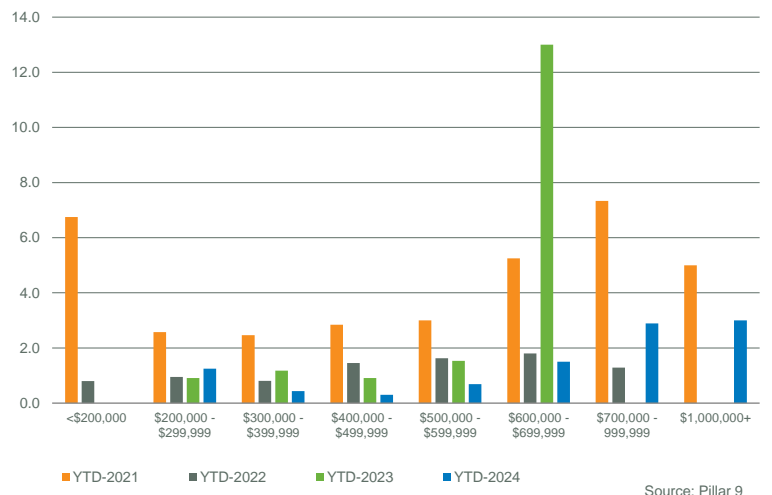
MONTHS OF SUPPLY BY PRICE RANGE



Source: Pillar 9

YTD MONTHS OF SUPPLY BY PRICE RANGE

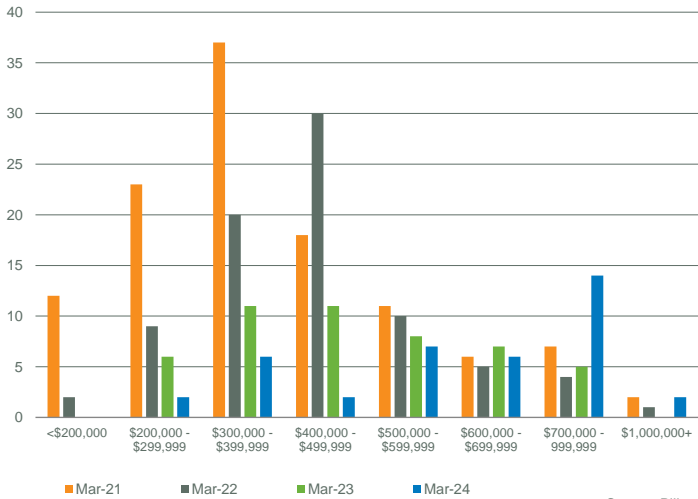
YTD-MAR



Source: Pillar 9

INVENTORY BY PRICE RANGE

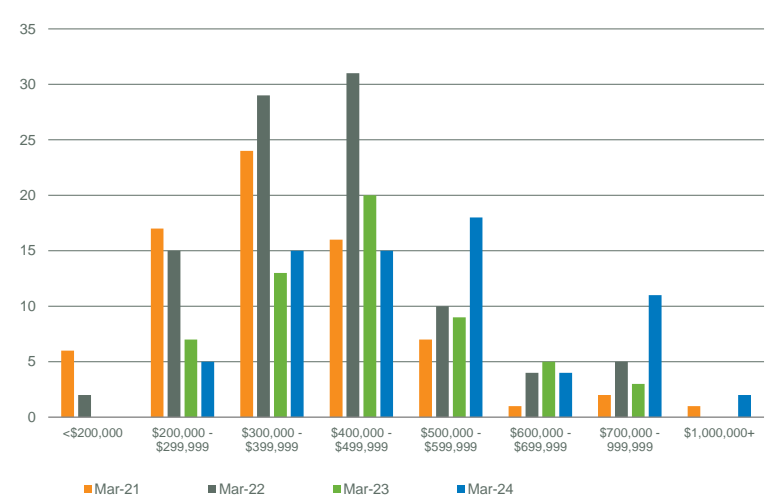
March



Source: Pillar 9

NEW LISTINGS BY PRICE RANGE

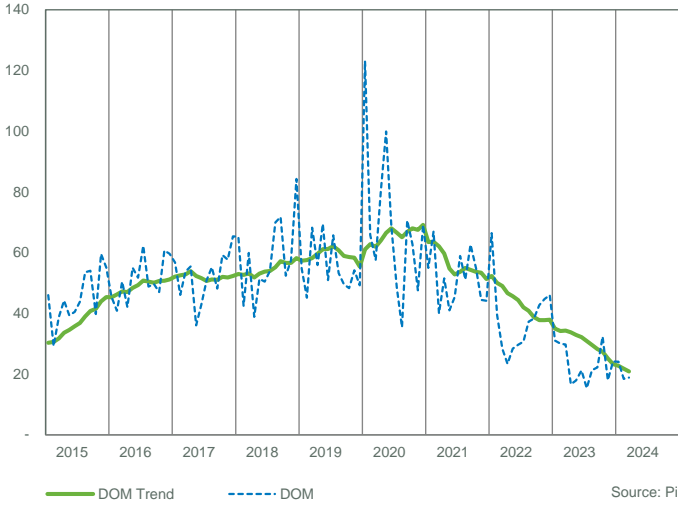
March



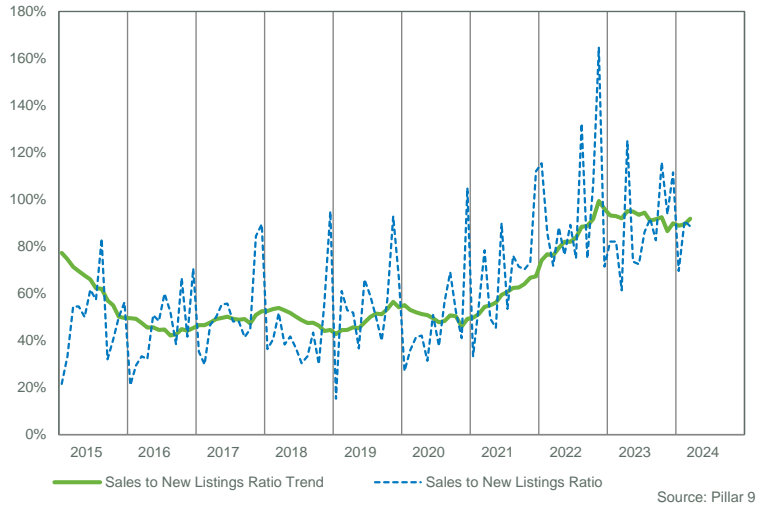
Source: Pillar 9

WEST DISTRICT

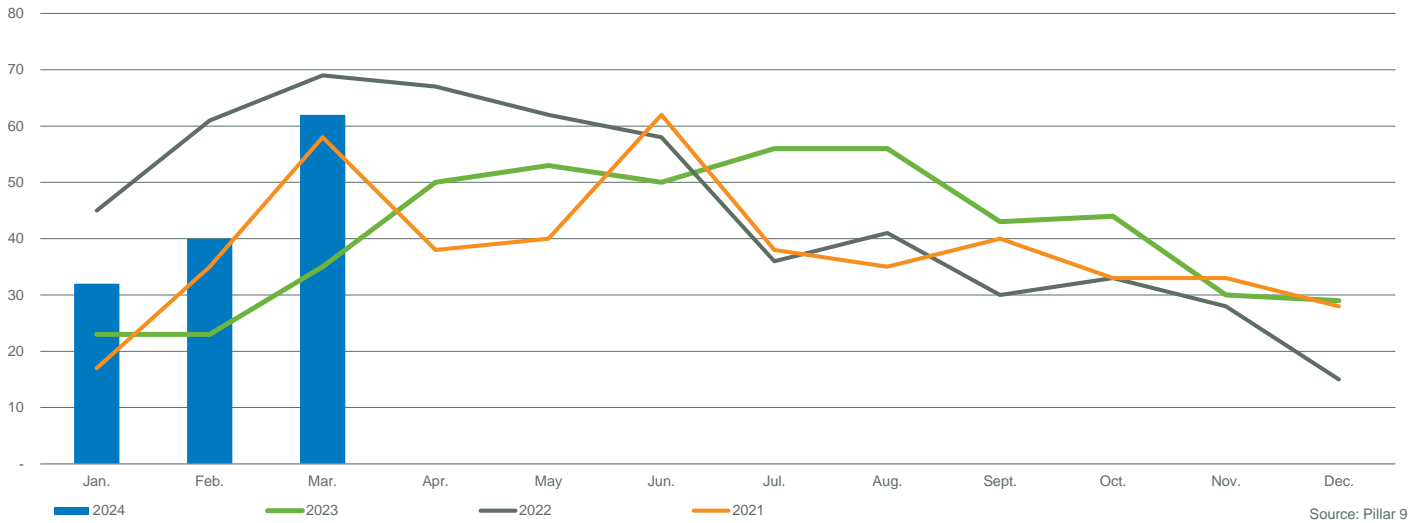
DAYS ON MARKET



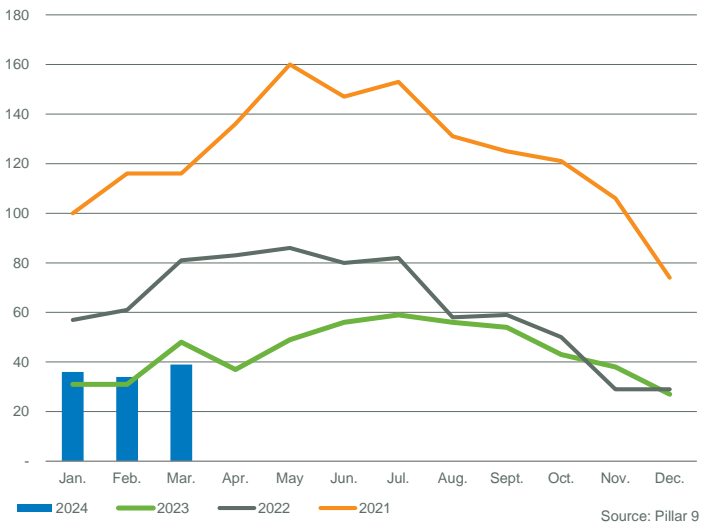
SALES TO NEW LISTINGS RATIO



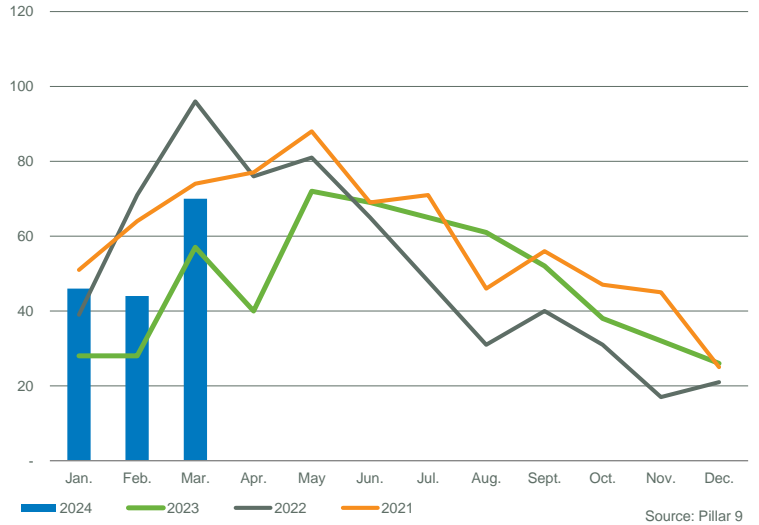
SALES COMPARISON



INVENTORY COMPARISON



NEW LISTINGS COMPARISON



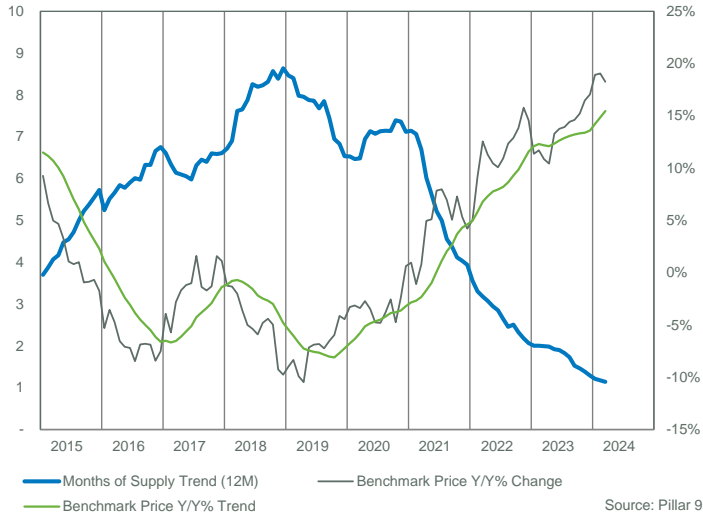
WEST DISTRICT																	
	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	Inventory	Y/Y%	Months of Supply	DOM	SP/LP	Benchmark Price	Y/Y%	Median Price	Y/Y%	Average Price	Y/Y%	Index
Jan-15	9	-55%	73	22%	0.12	136	64%	15.11	41	96.5%	302,000	9.3%	286,000	-9.9%	308,267	-5.7%	234
Feb-15	30	-25%	63	-5%	0.48	140	39%	4.67	31	97.0%	298,100	6.7%	304,500	-3.0%	318,536	1.3%	231
Mar-15	32	-36%	65	2%	0.49	140	36%	4.38	43	97.2%	296,900	5.0%	278,500	-6.5%	301,728	-3.0%	230
Apr-15	40	-30%	74	-21%	0.54	140	6%	3.50	50	96.7%	300,800	4.7%	298,000	2.7%	299,013	-8.7%	233
May-15	26	-60%	62	-11%	0.42	144	20%	5.54	53	97.6%	300,100	3.3%	301,500	-4.3%	324,262	-3.0%	233
Jun-15	37	-26%	55	-26%	0.67	128	-2%	3.46	59	96.8%	300,600	1.1%	287,500	-14.9%	327,184	-9.2%	233
Jul-15	34	-40%	70	4%	0.49	141	21%	4.15	47	97.4%	298,700	0.8%	328,250	15.2%	349,849	12.9%	231
Aug-15	27	-47%	64	2%	0.42	152	32%	5.63	53	97.4%	300,000	1.0%	304,000	2.4%	309,500	-4.5%	232
Sep-15	29	-26%	69	15%	0.42	160	44%	5.52	56	96.4%	297,100	-0.9%	270,000	-14.3%	273,152	-13.4%	230
Oct-15	32	-20%	59	2%	0.54	149	33%	4.66	62	96.1%	296,100	-0.9%	290,000	-10.0%	305,169	-18.8%	229
Nov-15	27	-21%	60	13%	0.45	139	29%	5.15	51	97.4%	295,400	-0.9%	287,500	-0.9%	328,500	2.1%	229
Dec-15	16	-16%	23	-30%	0.70	112	23%	7.00	43	96.7%	292,800	-1.7%	334,000	10.6%	311,431	-13.0%	227
<b>2015</b>	<b>339</b>	<b>-35%</b>	<b>737</b>	<b>-3%</b>	<b>0.46</b>	<b>140</b>	<b>29%</b>	<b>5.73</b>	<b>50</b>	<b>97.0%</b>	<b>298,217</b>	<b>2.2%</b>	<b>290,000</b>	<b>-5.3%</b>	<b>313,491</b>	<b>-5.1%</b>	<b>231</b>
Jan-16	13	44%	55	-25%	0.24	121	-11%	9.31	61	94.9%	286,000	-5.3%	253,500	-11.4%	266,654	-13.5%	222
Feb-16	16	-47%	61	-3%	0.26	127	-9%	7.94	43	95.5%	287,500	-3.6%	248,000	-18.6%	272,619	-14.4%	223
Mar-16	24	-25%	61	-6%	0.39	146	4%	6.08	36	97.3%	282,900	-4.7%	291,500	4.7%	305,913	1.4%	219
Apr-16	28	-30%	68	-8%	0.41	159	14%	5.68	52	96.7%	281,100	-6.5%	297,750	-0.1%	304,554	1.9%	218
May-16	34	31%	72	16%	0.47	164	14%	4.82	51	97.3%	278,800	-7.1%	302,500	0.3%	331,653	2.3%	216
Jun-16	32	-14%	65	18%	0.49	159	24%	4.97	63	97.0%	279,000	-7.2%	277,500	-3.5%	299,569	-8.4%	216
Jul-16	30	-12%	58	-17%	0.52	162	15%	5.40	53	97.4%	273,400	-8.5%	288,000	-12.3%	315,405	-9.8%	212
Aug-16	29	7%	61	-5%	0.48	149	-2%	5.14	65	96.5%	279,400	-6.9%	292,000	-3.9%	300,531	-2.9%	216
Sep-16	17	-41%	64	-7%	0.27	166	4%	9.76	46	96.3%	276,900	-6.8%	292,000	8.1%	326,624	19.6%	215
Oct-16	34	6%	63	7%	0.54	160	7%	4.71	50	97.3%	275,700	-6.9%	284,250	-2.0%	290,457	-4.8%	214
Nov-16	17	-37%	47	-22%	0.36	155	12%	9.12	61	95.7%	270,500	-8.4%	263,000	-8.5%	289,912	-11.7%	210
Dec-16	15	-6%	25	9%	0.60	122	9%	8.13	73	96.0%	270,800	-7.5%	254,000	-24.0%	300,520	-3.5%	210
<b>2016</b>	<b>289</b>	<b>-15%</b>	<b>700</b>	<b>-5%</b>	<b>0.41</b>	<b>149</b>	<b>7%</b>	<b>6.75</b>	<b>54</b>	<b>96.7%</b>	<b>278,500</b>	<b>-6.6%</b>	<b>285,000</b>	<b>-1.7%</b>	<b>303,122</b>	<b>-3.3%</b>	<b>216</b>
Jan-17	17	31%	62	13%	0.27	129	7%	7.59	92	96.2%	274,800	-3.9%	267,500	5.5%	298,847	12.1%	213
Feb-17	29	81%	59	-3%	0.49	137	8%	4.72	49	97.5%	271,100	-5.7%	315,000	27.0%	321,924	18.1%	210
Mar-17	39	63%	72	18%	0.54	141	-3%	3.62	62	96.1%	275,000	-2.8%	310,000	6.3%	310,040	1.3%	210
Apr-17	31	11%	75	10%	0.41	161	1%	5.19	47	97.1%	276,400	-1.7%	313,500	5.3%	315,158	3.5%	214
May-17	39	15%	75	4%	0.52	169	3%	4.33	56	96.7%	275,500	-1.2%	287,000	-5.1%	322,187	-2.9%	213
Jun-17	41	28%	73	12%	0.56	166	4%	4.05	52	96.4%	276,200	-1.0%	321,000	15.7%	319,553	6.7%	214
Jul-17	19	-37%	62	7%	0.31	180	11%	9.47	65	96.7%	277,800	1.6%	270,000	-6.3%	301,079	-4.5%	215
Aug-17	28	-3%	70	15%	0.40	189	27%	6.75	53	96.7%	275,600	-1.4%	304,400	4.2%	295,879	-1.5%	214
Sep-17	21	24%	63	-2%	0.33	192	16%	9.14	50	96.6%	272,200	-1.7%	266,000	-8.9%	293,229	-10.2%	211
Oct-17	22	-35%	35	-44%	0.63	157	-2%	7.14	60	96.3%	272,100	-1.3%	276,500	-2.7%	271,898	-6.4%	211
Nov-17	16	-6%	41	-13%	0.39	143	-8%	8.94	65	96.1%	274,800	1.6%	291,000	10.6%	327,695	13.0%	213
Dec-17	12	-20%	17	-32%	0.71	100	-18%	8.33	106	95.7%	273,800	1.1%	258,500	1.8%	291,646	-3.0%	212
<b>2017</b>	<b>314</b>	<b>9%</b>	<b>704</b>	<b>1%</b>	<b>0.45</b>	<b>155</b>	<b>4%</b>	<b>6.61</b>	<b>59</b>	<b>96.6%</b>	<b>274,608</b>	<b>-1.4%</b>	<b>288,500</b>	<b>1.2%</b>	<b>308,383</b>	<b>1.7%</b>	<b>213</b>
Jan-18	14	-18%	67	8%	0.21	125	-3%	8.93	90	97.2%	271,400	-1.2%	260,000	-2.8%	342,868	14.7%	210
Feb-18	20	-31%	64	8%	0.31	140	2%	7.00	62	96.1%	267,500	-1.3%	233,250	-26.0%	265,950	-17.4%	207
Mar-18	15	-62%	82	14%	0.18	182	29%	12.13	59	97.0%	269,500	-2.0%	308,000	-0.6%	311,927	0.6%	209
Apr-18	35	13%	86	15%	0.41	198	23%	5.66	45	96.1%	266,500	-3.6%	270,000	-13.9%	272,623	-13.5%	206
May-18	31	-21%	90	20%	0.34	216	28%	6.97	61	96.1%	261,700	-5.0%	265,000	-7.7%	286,039	-11.2%	203
Jun-18	25	-39%	67	-8%	0.37	216	30%	8.64	56	96.1%	261,400	-5.4%	275,000	-14.3%	294,175	-7.9%	203
Jul-18	23	21%	54	-13%	0.43	200	11%	8.70	41	95.6%	261,400	-5.9%	285,000	5.6%	284,841	-5.4%	203
Aug-18	25	-11%	47	-33%	0.53	180	-5%	7.20	72	95.7%	262,400	-4.8%	239,900	-21.2%	290,948	-1.7%	203
Sep-18	18	-14%	62	-2%	0.29	183	-5%	10.17	69	95.6%	260,200	-4.4%	233,000	-12.4%	277,417	-5.4%	202
Oct-18	17	-23%	45	29%	0.38	173	10%	10.18	58	95.6%	258,600	-5.0%	340,000	23.0%	308,859	13.6%	200
Nov-18	22	38%	35	-15%	0.63	148	3%	6.73	72	96.1%	249,400	-9.2%	230,375	-20.8%	253,106	-22.8%	193
Dec-18	11	-8%	27	59%	0.41	125	25%	11.36	88	95.8%	247,100	-9.8%	303,500	17.4%	289,105	-0.9%	191
<b>2018</b>	<b>256</b>	<b>-18%</b>	<b>726</b>	<b>3%</b>	<b>0.35</b>	<b>174</b>	<b>12%</b>	<b>8.64</b>	<b>62</b>	<b>96.0%</b>	<b>261,425</b>	<b>-4.8%</b>	<b>265,000</b>	<b>-8.1%</b>	<b>286,637</b>	<b>-7.1%</b>	<b>203</b>
Jan-19	19	36%	47	-30%	0.40	131	5%	6.89	109	95.0%	247,000	-9.0%	260,000	0.0%	265,676	-22.5%	191
Feb-19	22	10%	47	-27%	0.47	137	-2%	6.23	87	94.4%	245,200	-8.3%	260,000	11.5%	254,473	-4.3%	190
Mar-19	21	40%	53	-35%	0.40	149	-18%	7.10	89	96.4%	242,800	-9.9%	290,000	-5.8%	274,976	-11.8%	188
Apr-19	29	-17%	58	-33%	0.50	155	-22%	5.34	80	95.0%	238,600	-10.5%	248,000	-8.1%	272,928	0.1%	185
May-19	29	-6%	68	-24%	0.43	174	-19%	6.00	62	95.8%	243,000	-7.1%	259,000	-2.3%	252,500	-11.7%	188
Jun-19	23	-8%	71	6%	0.32	195	-10%	8.48	82	95.7%	243,400	-6.9%	272,000	-1.1%	271,707	-7.6%	189
Jul-19	29	26%	45	-17%	0.64	188	-6%	6.48	96	95.1%	243,600	-6.8%	267,000	-6.3%	255,721	-10.2%	189
Aug-19	20	-20%	62	32%	0.32	185	3%	9.25	65	95.6%	243,400	-7.2%	214,500	-10.6%	224,893	-22.7%	189
Sep-19	33	83%	62	0%	0.53	178	-3%	5.39	74	96.2%	243,200	-6.5%	250,000	7.3%	286,635	3.3%	188
Oct-19	35	106%	36	-20%	0.97	143	-17%	4.09	72	94.9%	243,200	-6.0%	255,000	-25.0%	265,983	-13.9%	188
Nov-19	24	9%	34	-3%	0.71	129	-13%	5.38	98	96.0%	239,100	-4.1%	253,500	10.0%	255,091	0.8%	185
Dec-19	14	27%	26	-4%	0.54	109	-13%	7.79	88	95.2%	236,100	-4.5%	232,500	-23.4%	271,100	-6.2%	183
<b>2019</b>	<b>298</b>	<b>16%</b>	<b>609</b>	<b>-16%</b>	<b>0.49</b>	<b>156</b>	<b>-10%</b>	<b>6.53</b>	<b>82</b>	<b>95.4%</b>	<b>242,383</b>	<b>-7.3%</b>	<b>255,000</b>	<b>-3.8%</b>	<b>263,447</b>	<b>-8.1%</b>	<b>188</b>

WEST DISTRICT																	
	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	Inventory	Y/Y%	Months of Supply	DOM	SP/LP	Benchmark Price	Y/Y%	Median Price	Y/Y%	Average Price	Y/Y%	Index
Jan-20	18	-5%	52	11%	0.35	123	-6%	6.83	87	95.6%	238,900	-3.3%	230,500	-11.3%	240,072	-9.6%	185
Feb-20	23	5%	48	2%	0.48	127	-7%	5.52	55	97.0%	237,500	-3.1%	243,000	-6.5%	257,402	1.2%	184
Mar-20	19	-10%	50	-6%	0.38	138	-7%	7.26	44	96.3%	234,600	-3.4%	237,500	-18.1%	245,079	-10.9%	182
Apr-20	12	-59%	22	-62%	0.55	131	-15%	10.92	57	95.3%	232,100	-2.7%	260,500	5.0%	273,215	0.1%	180
May-20	16	-45%	37	-46%	0.43	132	-24%	8.25	73	94.9%	234,600	-3.5%	206,250	-20.4%	232,159	-8.1%	182
Jun-20	18	-22%	53	-25%	0.34	139	-29%	7.72	64	95.0%	231,800	-4.8%	251,500	-7.5%	257,753	-5.1%	180
Jul-20	24	-17%	78	73%	0.31	173	-8%	7.21	73	95.4%	231,900	-4.8%	215,000	-19.5%	235,813	-7.8%	180
Aug-20	19	-5%	48	-23%	0.40	178	-4%	9.37	55	95.7%	234,100	-3.8%	252,200	17.6%	282,292	25.5%	181
Sep-20	31	-6%	54	-13%	0.57	166	-7%	5.35	73	95.4%	237,000	-2.5%	260,000	4.0%	281,936	-1.6%	184
Oct-20	20	-43%	43	19%	0.47	143	0%	7.15	77	96.1%	231,700	-4.7%	237,500	-6.9%	236,045	-11.3%	180
Nov-20	28	17%	49	44%	0.57	139	8%	4.96	90	94.3%	233,500	-2.3%	245,000	-3.4%	264,042	3.5%	181
Dec-20	19	36%	15	-42%	1.27	93	-15%	4.89	67	95.5%	237,600	0.6%	222,000	-4.5%	238,653	-12.0%	184
<b>2020</b>	<b>247</b>	<b>-17%</b>	<b>549</b>	<b>-10%</b>	<b>0.45</b>	<b>140</b>	<b>-10%</b>	<b>7.12</b>	<b>69</b>	<b>95.5%</b>	<b>234,608</b>	<b>-3.2%</b>	<b>240,000</b>	<b>-5.9%</b>	<b>254,827</b>	<b>-3.3%</b>	<b>182</b>
Jan-21	16	-11%	51	-2%	0.31	114	-7%	7.13	60	96.6%	241,200	1.0%	237,500	3.0%	277,476	15.6%	187
Feb-21	27	17%	50	4%	0.54	124	-2%	4.59	68	96.0%	234,900	-1.1%	224,000	-7.8%	251,825	-2.2%	182
Mar-21	49	158%	78	56%	0.63	139	1%	2.84	61	96.1%	236,500	0.8%	260,000	9.5%	272,183	11.1%	183
Apr-21	54	350%	83	277%	0.65	151	15%	2.80	44	97.5%	243,600	5.0%	275,000	5.6%	315,717	15.6%	189
May-21	47	194%	82	122%	0.57	160	21%	3.40	45	97.0%	246,600	5.1%	262,000	27.0%	274,398	18.2%	191
Jun-21	56	211%	84	58%	0.67	165	19%	2.95	40	96.6%	250,000	7.9%	240,000	-4.6%	254,379	-1.3%	194
Jul-21	36	50%	52	-33%	0.69	163	-6%	4.53	53	96.5%	250,400	8.0%	237,500	10.5%	257,558	9.2%	194
Aug-21	38	100%	60	25%	0.63	153	-14%	4.03	62	96.3%	250,400	7.0%	231,250	-8.3%	258,125	-8.6%	194
Sep-21	42	35%	52	-4%	0.81	134	-19%	3.19	69	96.4%	249,000	5.1%	257,500	-1.0%	275,990	-2.1%	193
Oct-21	33	65%	58	35%	0.57	134	-6%	4.06	57	96.1%	248,600	7.3%	261,000	9.9%	301,387	27.7%	193
Nov-21	32	14%	46	-6%	0.70	127	-9%	3.97	75	96.7%	245,900	5.3%	244,850	-0.1%	275,348	4.3%	191
Dec-21	27	42%	29	93%	0.93	102	10%	3.78	50	96.0%	247,600	4.2%	282,850	27.4%	282,398	18.3%	192
<b>2021</b>	<b>457</b>	<b>85%</b>	<b>725</b>	<b>32%</b>	<b>0.63</b>	<b>139</b>	<b>0%</b>	<b>3.94</b>	<b>55</b>	<b>96.6%</b>	<b>245,392</b>	<b>4.6%</b>	<b>257,000</b>	<b>7.1%</b>	<b>275,319</b>	<b>8.0%</b>	<b>190</b>
Jan-22	38	138%	49	-4%	0.78	98	-14%	2.58	72	95.8%	253,300	5.0%	240,000	1.1%	261,082	-5.9%	196
Feb-22	65	141%	79	58%	0.82	100	-19%	1.54	53	97.4%	256,500	9.2%	287,000	28.1%	302,411	20.1%	199
Mar-22	74	51%	84	8%	0.88	100	-28%	1.35	37	98.7%	266,200	12.6%	270,000	3.8%	302,407	11.1%	206
Apr-22	70	30%	81	-2%	0.86	108	-28%	1.54	40	98.8%	271,100	11.3%	277,500	0.9%	316,935	0.4%	210
May-22	61	30%	76	-7%	0.80	111	-31%	1.82	33	98.0%	272,400	10.5%	273,900	4.5%	319,277	16.4%	211
Jun-22	56	0%	62	-26%	0.90	102	-38%	1.82	46	99.0%	275,200	10.1%	260,950	8.7%	307,757	21.0%	213
Jul-22	52	44%	71	37%	0.73	105	-36%	2.02	34	97.6%	277,800	10.9%	255,000	7.4%	278,915	8.3%	215
Aug-22	52	37%	57	-5%	0.91	95	-38%	1.83	42	97.1%	281,300	12.3%	263,750	14.1%	283,468	9.8%	218
Sep-22	25	-40%	44	-15%	0.57	95	-29%	3.80	39	97.2%	281,100	12.9%	310,000	20.4%	318,048	15.2%	218
Oct-22	45	36%	53	-9%	0.85	84	-37%	1.87	39	97.0%	283,000	13.8%	294,000	12.6%	334,596	11.0%	219
Nov-22	37	16%	41	-11%	0.90	83	-35%	2.24	50	97.6%	284,700	15.8%	305,000	24.6%	314,716	14.3%	221
Dec-22	27	0%	32	10%	0.84	64	-37%	2.37	40	95.9%	283,700	14.6%	272,000	-3.8%	279,833	-0.9%	220
<b>2022</b>	<b>602</b>	<b>32%</b>	<b>729</b>	<b>1%</b>	<b>0.83</b>	<b>95</b>	<b>-31%</b>	<b>2.06</b>	<b>43</b>	<b>97.7%</b>	<b>273,858</b>	<b>11.6%</b>	<b>275,000</b>	<b>7.0%</b>	<b>302,830</b>	<b>10.0%</b>	<b>212</b>
Jan-23	32	-16%	32	-35%	1.00	60	-39%	1.88	41	98.0%	282,100	11.4%	283,100	18.0%	289,573	10.9%	219
Feb-23	46	-29%	70	-11%	0.66	70	-30%	1.52	38	97.8%	286,500	11.7%	263,450	-8.2%	277,384	-8.3%	222
Mar-23	63	-15%	83	-1%	0.76	77	-23%	1.22	23	98.7%	295,100	10.9%	290,000	7.4%	308,204	1.9%	229
Apr-23	66	-6%	89	10%	0.74	95	-12%	1.44	19	99.3%	299,400	10.4%	302,500	9.0%	308,179	-2.8%	232
May-23	80	31%	82	8%	0.98	83	-25%	1.04	29	99.2%	308,600	13.3%	307,500	12.3%	332,681	4.2%	239
Jun-23	63	13%	102	65%	0.62	101	-1%	1.60	23	99.3%	313,100	13.8%	285,000	9.2%	313,885	2.0%	243
Jul-23	78	50%	76	7%	1.03	88	-16%	1.13	24	99.3%	316,500	13.9%	283,500	11.2%	311,092	11.5%	245
Aug-23	84	62%	61	7%	1.38	55	-42%	0.65	30	99.9%	321,900	14.4%	310,000	17.5%	322,244	13.7%	249
Sep-23	44	76%	59	34%	0.75	58	-39%	1.32	27	100.4%	322,200	14.6%	297,500	-4.0%	315,100	-0.9%	250
Oct-23	48	7%	57	8%	0.84	56	-33%	1.17	30	99.8%	326,100	15.2%	309,950	5.4%	341,918	2.2%	253
Nov-23	42	14%	49	20%	0.86	55	-34%	1.31	25	99.1%	331,600	16.5%	347,000	13.8%	358,968	14.1%	257
Dec-23	36	33%	31	-3%	1.16	43	-33%	1.19	24	98.3%	332,100	17.1%	296,310	8.9%	313,151	11.9%	257
<b>2023</b>	<b>682</b>	<b>13%</b>	<b>791</b>	<b>9%</b>	<b>0.86</b>	<b>70</b>	<b>-27%</b>	<b>1.29</b>	<b>27</b>	<b>99.2%</b>	<b>311,267</b>	<b>13.7%</b>	<b>299,250</b>	<b>8.8%</b>	<b>316,909</b>	<b>4.6%</b>	<b>241</b>
Jan-24	45	41%	55	72%	0.82	43	-28%	0.96	34	100.2%	335,500	18.9%	348,000	22.9%	401,302	38.6%	260
Feb-24	49	7%	64	-9%	0.77	53	-24%	1.08	17	101.2%	341,100	19.1%	340,000	29.1%	342,435	23.5%	264
Mar-24	71	13%	78	-6%	0.91	57	-26%	0.80	18	102.2%	349,000	18.3%	330,000	13.8%	344,735	11.9%	270
Apr-24																	
May-24																	
Jun-24																	
Jul-24																	
Aug-24																	
Sep-24																	
Oct-24																	
Nov-24																	
Dec-24																	
<b>2024</b>	<b>165</b>	<b>17%</b>	<b>197</b>	<b>6%</b>	<b>0.84</b>	<b>51</b>	<b>-26%</b>	<b>0.95</b>	<b>22</b>	<b>101.4%</b>	<b>341,867</b>	<b>18.7%</b>	<b>340,000</b>	<b>20.6%</b>	<b>359,480</b>	<b>22.3%</b>	<b>265</b>

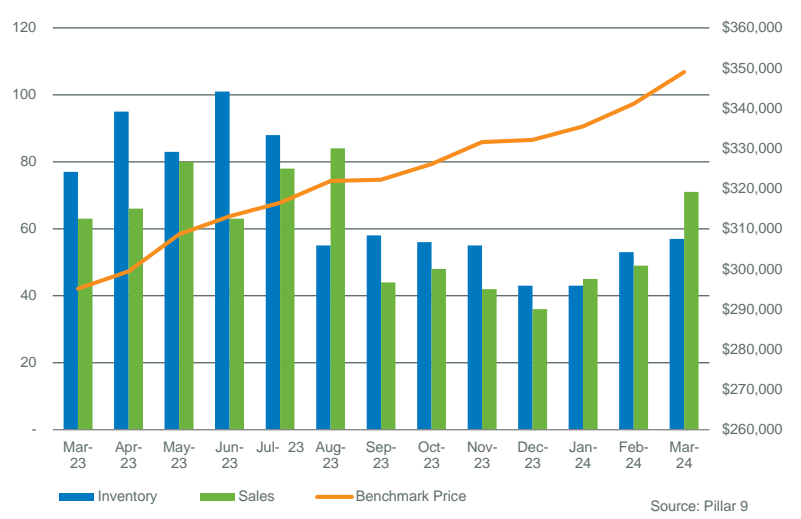


WEST DISTRICT

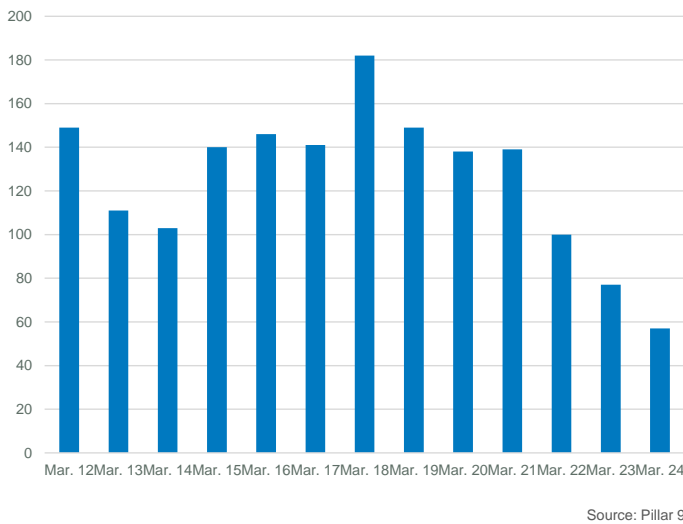
MONTHS OF SUPPLY AND PRICE CHANGE



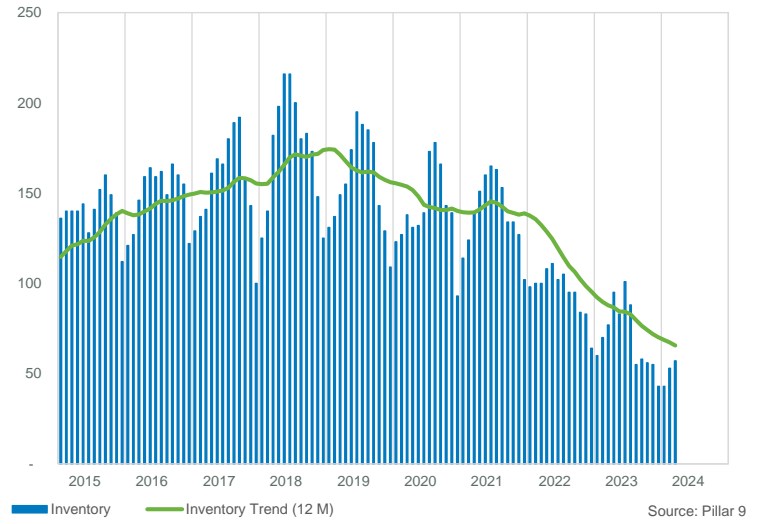
INVENTORY, SALES, AND PRICE



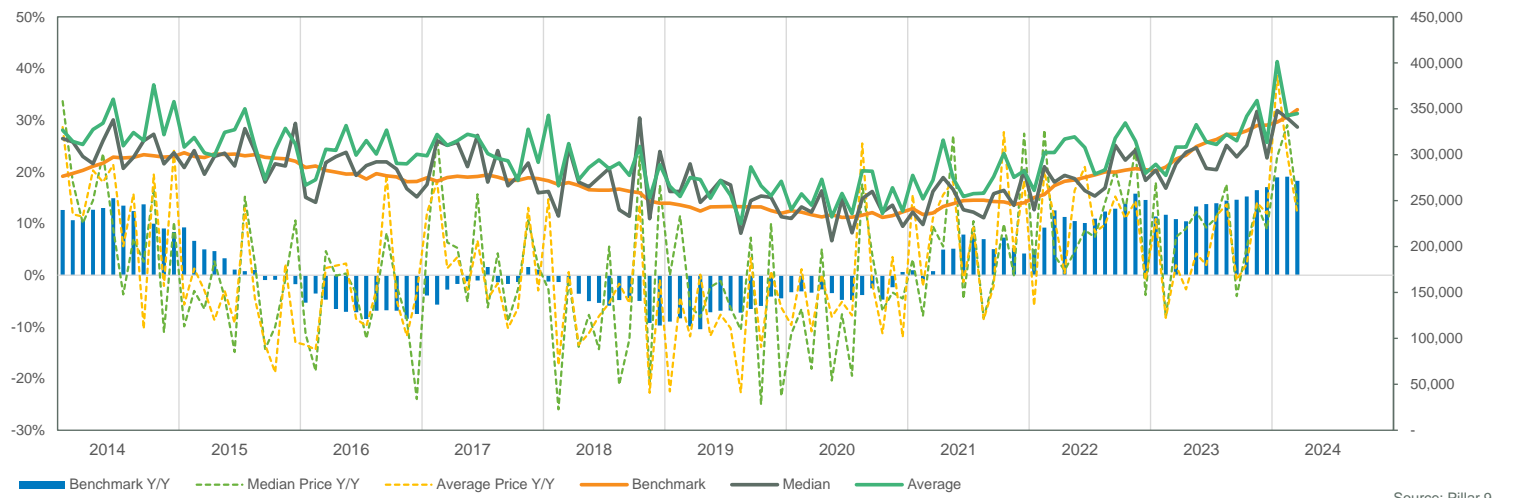
INVENTORY



INVENTORY



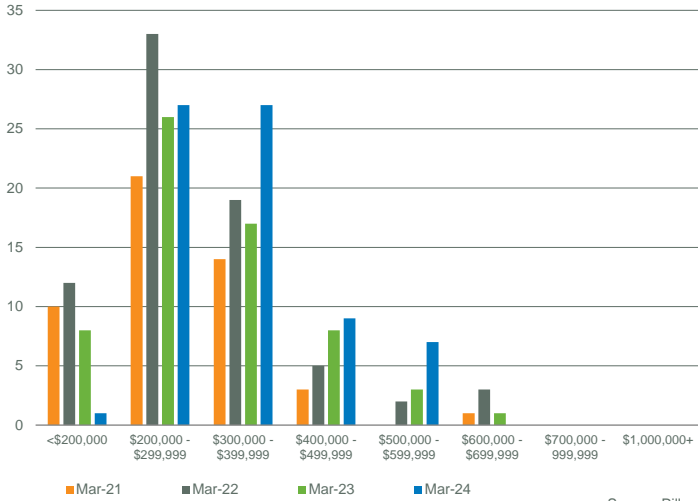
PRICE COMPARISON



WEST DISTRICT

SALES BY PRICE RANGE

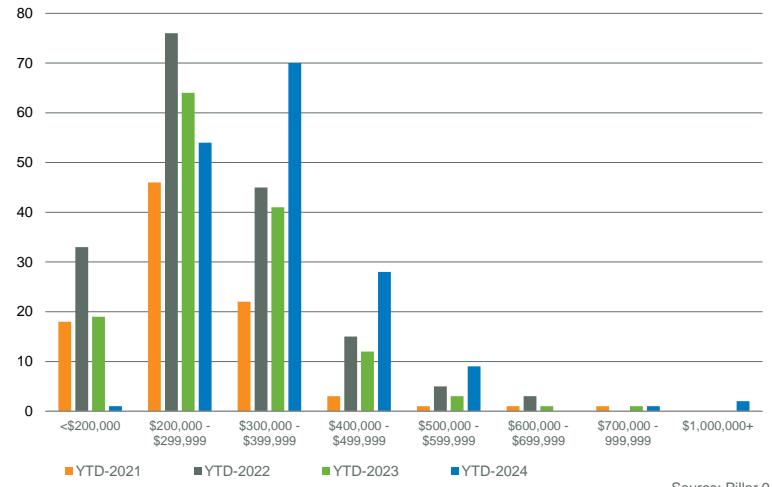
March



Source: Pillar 9

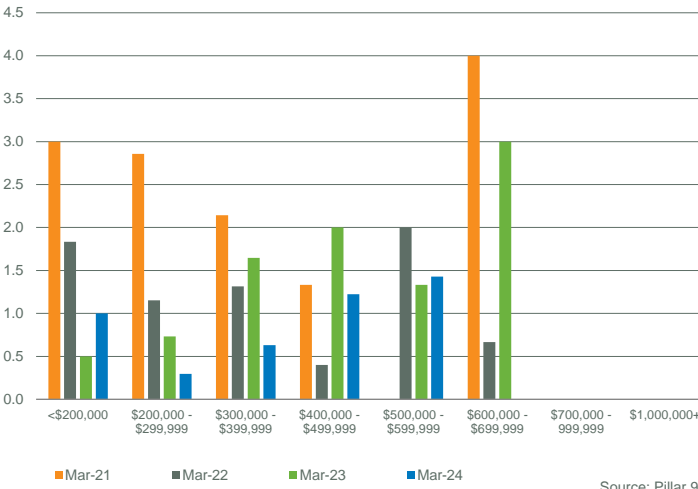
YTD SALES BY PRICE RANGE

YTD-MAR



Source: Pillar 9

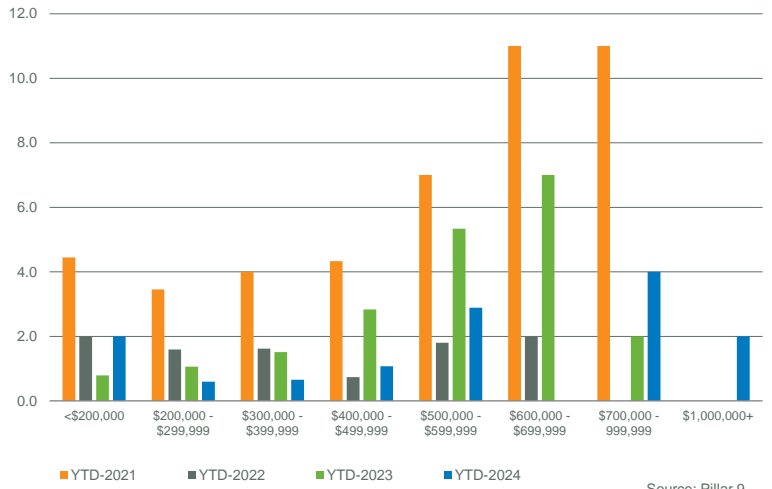
MONTHS OF SUPPLY BY PRICE RANGE



Source: Pillar 9

YTD MONTHS OF SUPPLY BY PRICE RANGE

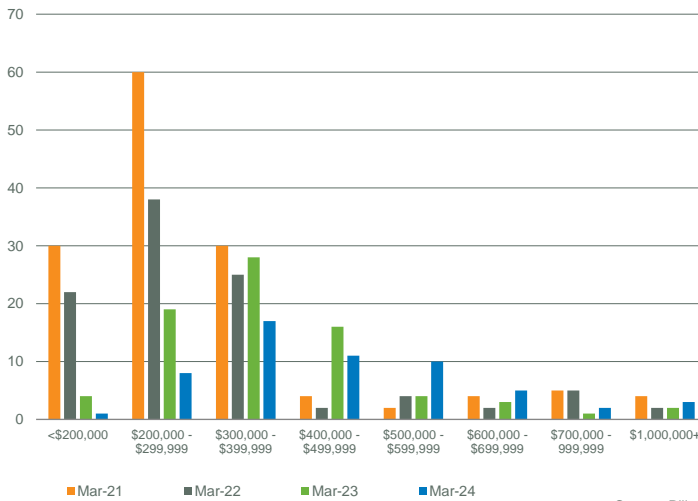
YTD-MAR



Source: Pillar 9

INVENTORY BY PRICE RANGE

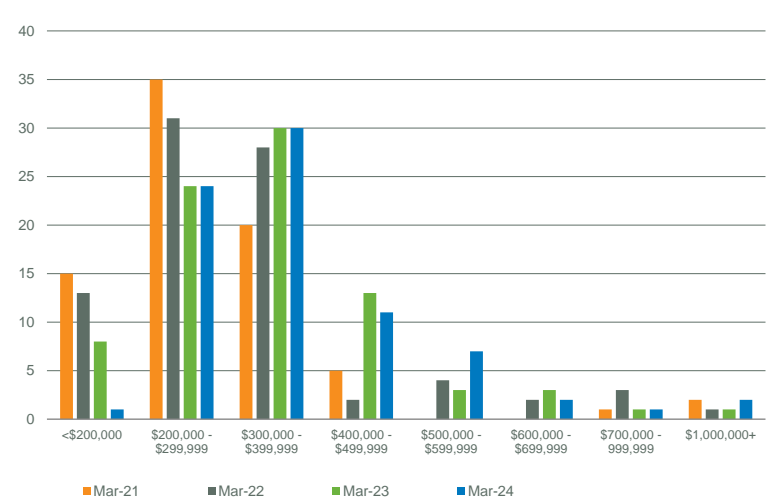
March



Source: Pillar 9

NEW LISTINGS BY PRICE RANGE

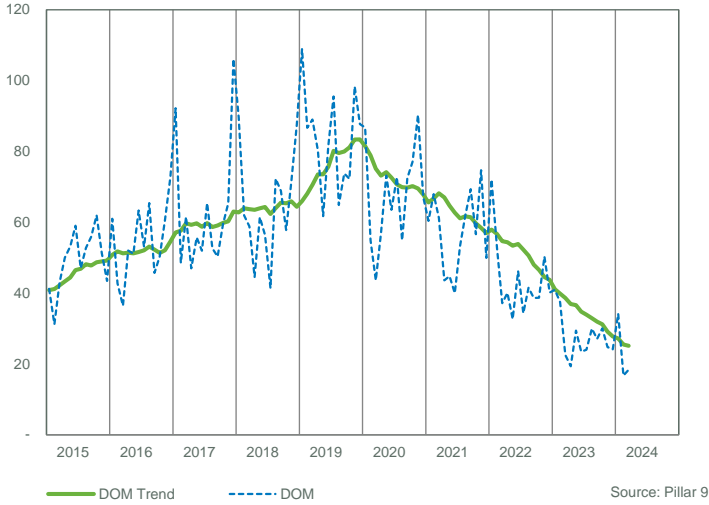
March



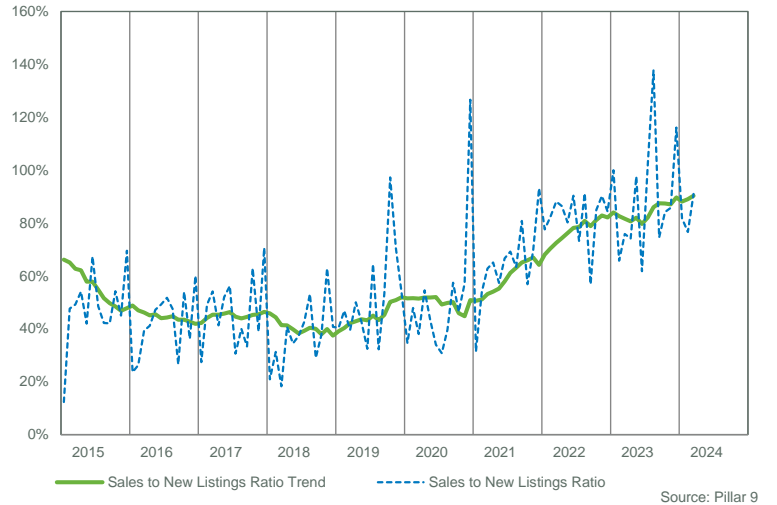
Source: Pillar 9

WEST DISTRICT

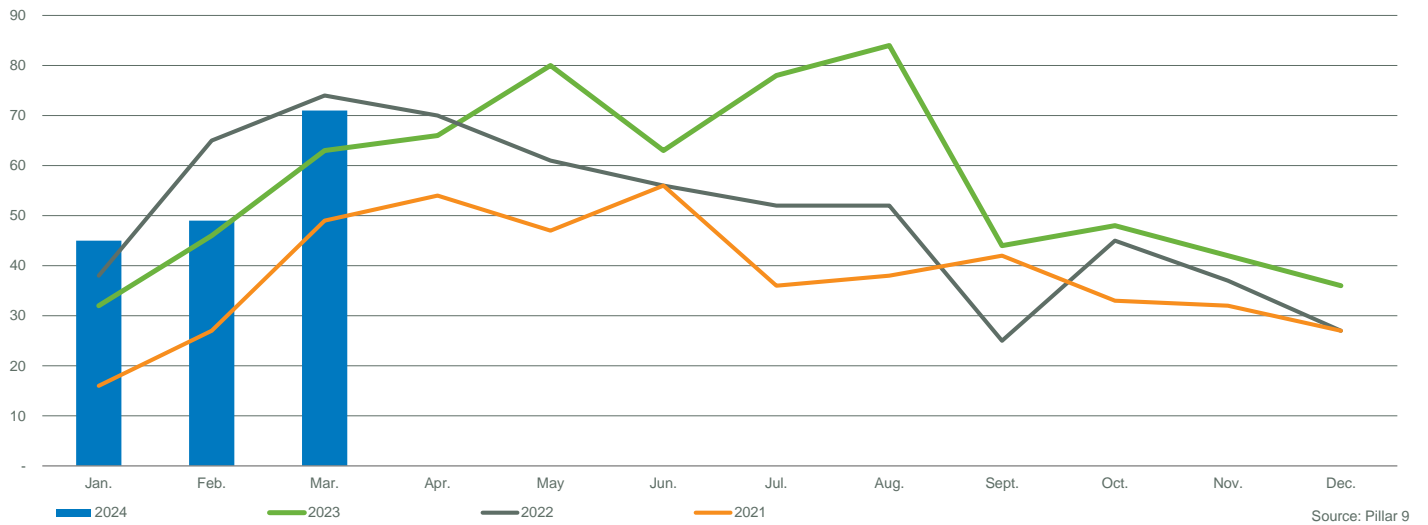
DAYS ON MARKET



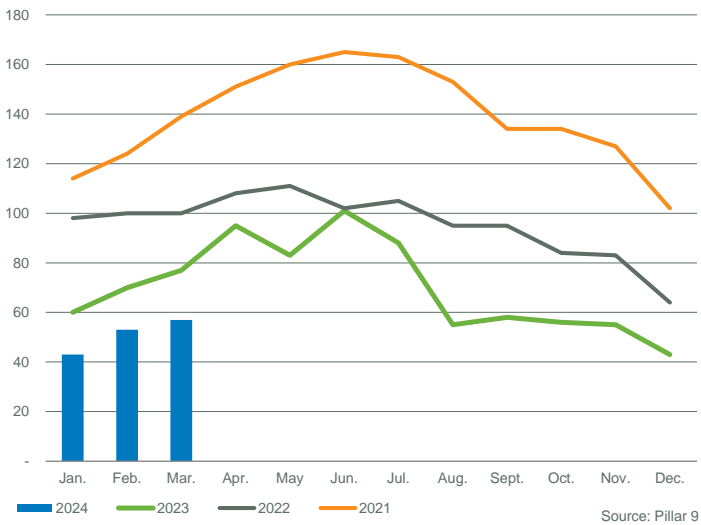
SALES TO NEW LISTINGS RATIO



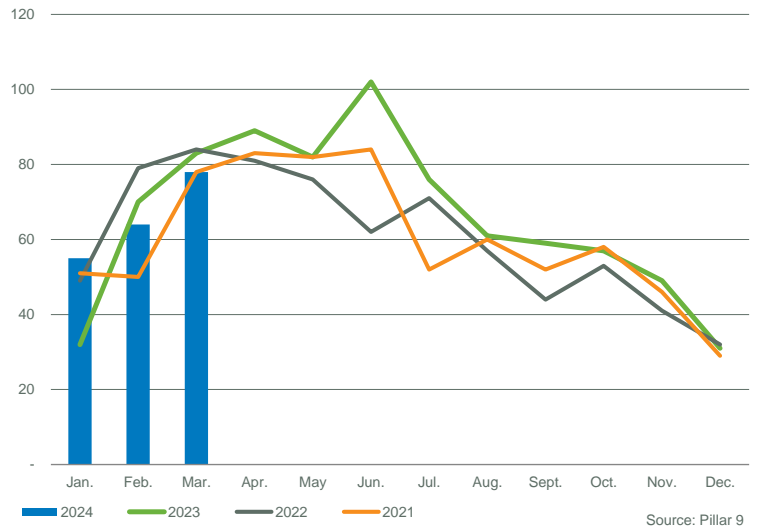
SALES COMPARISON



INVENTORY COMPARISON



NEW LISTINGS COMPARISON



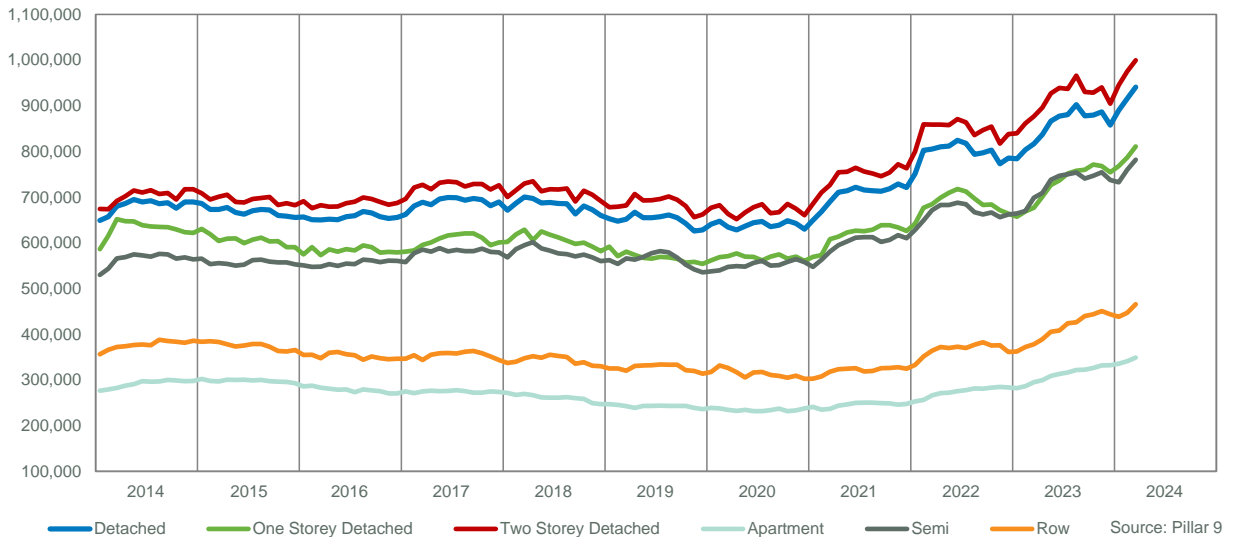
# BENCHMARK PROPERTIES

WEST DISTRICT						
Detached				Attached		
	One Storey	Two Storey	Total		Semi-Detached	Row
Gross Living Area (Above Ground)	1301	2084	1893	Gross Living Area (Above Ground)	1397	1245
Lot Size	5996	5328	5630	Lot Size	2981	0
Above Ground Bedrooms	3	3	3	Above Ground Bedrooms	2	2
Year Built	1961	2003	2000	Year Built	2000	1997
Below Ground Bedrooms	1	1	1	Below Ground Bedrooms	1	0
Full Bathrooms	2	3	3	Full Bathrooms	2	2
Half Bathrooms	0	1	1	Half Bathrooms	1	1
Finished Basement	Totally finished	Totally finished	Totally finished	Finished Basement	Totally finished	Totally finished
MAR-2024 Benchmark Price	811,000	999,600	940,900	MAR-2024 Benchmark Price	782,000	465,700
MAR-2024 Index value	287	310	304	MAR-2024 Index value	356	265
Share of detached	31.1%	68.9%	100.0%	Share of total residential	3%	16%
Share of total residential	16.6%	36.8%	53.4%			

Apartment	
	Total
Gross Living Area (Above Ground)	980
Above Ground Bedrooms	2
Year Built	2003
Covered Parking Spaces	-
Full Bathrooms	2
Half Bathrooms	0
MAR-2024 Benchmark Price	349,000
MAR-2024 Index value	270
Share of apartment to total residential	22%

Total Residential	
	Total
Gross Living Area (Above Ground)	1501
Lot Size	-
Above Ground Bedrooms	3
Year Built	2000
Below Ground Bedrooms	1
Full Bathrooms	2
Half Bathrooms	1
Finished Basement	Totally finished
MAR-2024 Benchmark Price	719,300
MAR-2024 Index value	279

## BENCHMARK PRICE COMPARISON



## DEFINITIONS

- Detached - A unit that is not attached to any other unit
- Attached - A unit that is attached to another unit by at least one common wall
- Apartment - An attached unit that has connecting enclosed hallways
- Total Residential - Includes detached, attached and apartment style properties
- Exclusions - Data does not include activity related to rental, land or leased properties
- Months of Supply - Active Listings (Inventory) / sales
- Average DOM - Average Days on Market for Sold properties
- Y/Y% - Year over year percentage change
- S/NL Ratio - Total number of sales / Total number of new listings
- SP/LP Ratio - Total dollar volume of sales / Total dollar volume of new listings
- Benchmark Price - Price of the typical home, based on the attributes of the home
- MLS® Home Price Index - Changes in home prices by comparing price levels at a point in time with price levels in a base (reference) period.