

# Redfin Real-Time Price Tracker: Methodology

## Data Sources

Redfin is an active member of over two dozen Multiple Listing Services (MLS) across the United States. We also receive public records of sales filed with the counties in which we operate. The data from the MLSs is combined with the public record data to provide a complete picture of what's happening in the market, both with homes that have been listed on the market via an MLS and those that sell outside of an MLS.

## Calculations

### Median Price per Square Foot

For each sale we divide the sale price by the square footage of the listing, taking the median value of this set for all sales in a given month across each metro area to arrive at the value for each month.

To calculate the "national" value, we take a weighted average of the nineteen metro areas, using 2010 Census population as the weighting. This prevents one market from significantly skewing the national results if sales volume dramatically increases or decreases in that market.

### Median Price

This value is simply the median price across all sales in a given metro area each month. We generate a national weighted average value for this series as well.

### Sales Volume

This value is the count of sales that took place in a given month in each metro area. For the national number we sum all of the individual metro areas.

### Pending Sales

This value is the count of all MLS-listed homes in a given month in each metro area that went from an active on-market state to a "pending" or "contingent" state. The national number is the sum of all the individual metro areas.

### Listings

This value is the number of listings that were active on the market as of the last day of the given month, totaled across each metro area. The national number is the sum of all the individual metro areas.

### Listings Under Contract in 14 Days or Less

This value is the percentage of each month's total new listings that went from an active on-market state to a "pending" or "contingent" state in fourteen days or less.

## Geographies

We aggregate statistics across nineteen different metro areas spread throughout the United States. Wherever possible, our metro areas share the same definition as the local Census Bureau MSA.

- **Arizona: Phoenix** (Phoenix–Mesa–Glendale, AZ MSA)
  - Maricopa County
  - Pinal County
- **California: Inland Empire** (Riverside–San Bernardino–Ontario, CA MSA)
  - Riverside County
  - San Bernardino County
- **California: Los Angeles** (Los Angeles–Long Beach–Santa Ana, CA MSA)
  - Los Angeles County
  - Orange County
- **California: Sacramento** (Sacramento–Arden–Arcade–Roseville, CA MSA)
  - Sacramento County
  - Placer County
  - Yolo County
  - El Dorado County
- **California: San Diego** (San Diego–Carlsbad–San Marcos, CA MSA)
  - San Diego County
- **California: San Francisco** (San Francisco–Oakland–Fremont, CA MSA)
  - Alameda County
  - Contra Costa County
  - San Francisco County
  - San Mateo County
  - Marin County
- **California: San Jose** (San Jose–Sunnyvale–Santa Clara, CA MSA)
  - Santa Clara County
  - San Benito County
- **California: Ventura** (Oxnard–Thousand Oaks–Ventura, CA MSA)
  - Ventura County
- **Colorado: Denver** (Denver–Aurora–Broomfield, CO MSA)

*Note: We do not cover 2.1% of the MSA – Elbert, Park, Clear Creek, or Gilpin Counties.*

  - Denver County
  - Arapahoe County
  - Jefferson County
  - Adams County
  - Douglas County
  - Broomfield County
- **District of Columbia: Washington** (Washington–Arlington–Alexandria, DC–VA–MD–WV MSA)
  - Fairfax County, Virginia
  - Montgomery County, Maryland
  - Prince George's County, Maryland
  - District of Columbia
  - Prince William County, Virginia

- Loudoun County, Virginia
- Frederick County, Maryland
- Arlington County, Virginia
- Charles County, Maryland
- Alexandria City, Virginia
- Stafford County, Virginia
- Spotsylvania County, Virginia
- Calvert County, Maryland
- Fauquier County, Virginia
- Jefferson County, West Virginia
- Manassas City, Virginia
- Warren County, Virginia
- Fredericksburg City, Virginia
- Fairfax City, Virginia
- Manassas Park City, Virginia
- Clarke County, Virginia
- Falls Church City, Virginia
- **Illinois: Chicago** (Chicago-Naperville-Joliet, IL Metropolitan Division)
  - Cook County
  - DuPage County
  - Will County
  - Kane County
  - McHenry County
  - Kendall County
  - DeKalb County
  - Grundy County
- **Massachusetts: Boston** (Boston-Quincy, MA Metropolitan Division, Essex County, MA Metropolitan Division, and Cambridge-Newton-Framingham, MA Metropolitan Division)
  - Suffolk County
  - Norfolk County
  - Plymouth County
  - Essex County
  - Middlesex County
- **Maryland: Baltimore** (Baltimore–Towson, MD MSA)
  - Baltimore County
  - Baltimore City
  - Anne Arundel County
  - Howard County
  - Harford County
  - Carroll County
  - Queen Anne's County

- **Nevada: Las Vegas** (Las Vegas-Paradise, NV MSA)
  - Clark County
- **New York: Long Island** (Nassau-Suffolk, NY Metropolitan Division)
  - Suffolk County
  - Nassau County
- **Oregon: Portland** (Portland–Vancouver–Hillsboro, OR–WA MSA)
 

*Note: We do not cover 7.2% of the MSA – Yamhill, Columbia, or Skamania Counties.*

  - Multnomah County, Oregon
  - Washington County, Oregon
  - Clackamas County, Oregon
  - Clark County, Washington
- **Pennsylvania: Philadelphia** (Philadelphia-Camden-Wilmington, PA-NJ-DE-MD, MSA)
 

*Note: We do not cover 9.0% of the MSA – New Castle County, Delaware.*

  - Philadelphia County
  - Montgomery County
  - Bucks County
  - Delaware County
  - Camden County
  - Chester County
  - Burlington County
  - Gloucester County
  - Cecil County
  - Salem County
- **Texas: Austin** (Austin-Round Rock-San Marcos, TX MSA)
 

*Note: We do not cover 2.2% of the MSA – Caldwell County.*

  - Travis County
  - Williamson County
  - Hays County
  - Bastrop County
- **Washington: Seattle** (Seattle-Tacoma-Bellevue, WA)
  - King County
  - Pierce County
  - Snohomish County

## Contact

For more information, contact Redfin at [press@redfin.com](mailto:press@redfin.com) or visit [www.redfin.com](http://www.redfin.com).