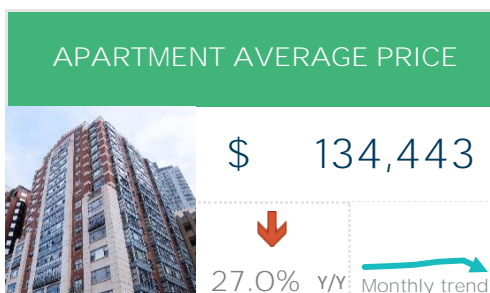
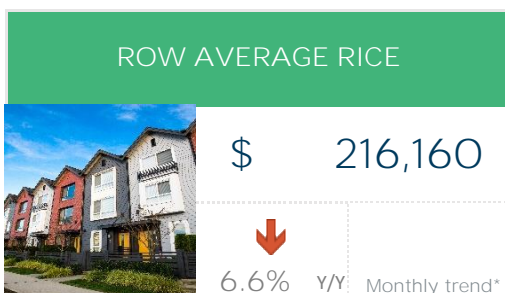
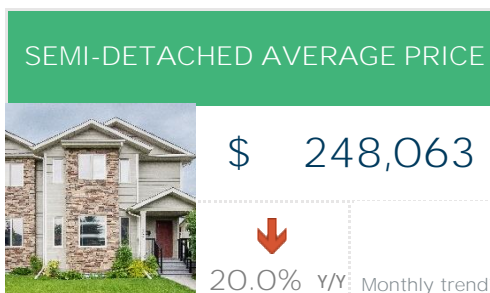
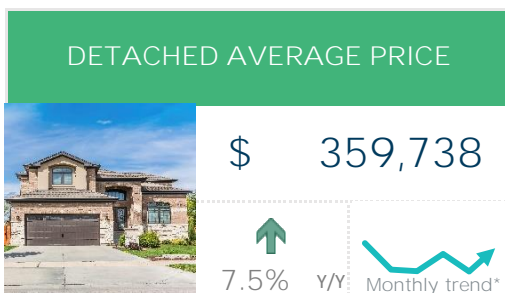
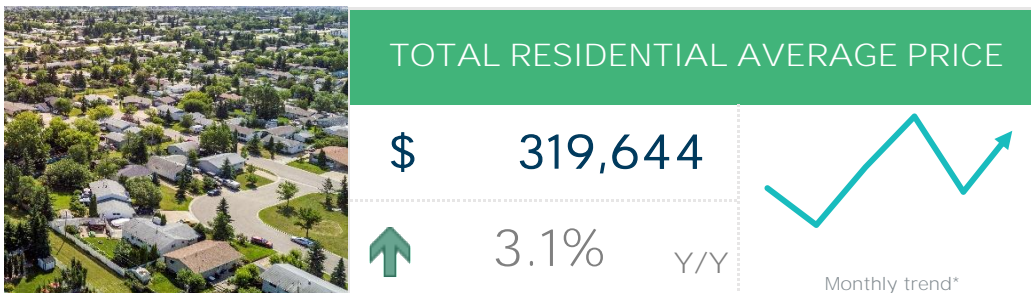


April 2022

Market Trend Summary

A pullback in new listings this month ensured that inventories remained relatively low. In April there were 219 units in inventory, a 30 percent decline over last year and over 47 percent lower than long-term averages. In fact, April supply levels have not been this low since 2002. The challenges with supply are weighing on sales activity. Sales in April eased contributing to a year-to-date decline of six percent.

The reduction in inventory levels relative to sales ensured that the months of supply remain below two months. This is significantly lower than the four months that we typically see in the market for April. The persistent sellers' market conditions are placing upward pressure on prices, especially for detached homes.



*Monthly trend data is based on seasonally adjusted data, where the prior 6 months is displayed
Data source: Pillar 9

April 2022

April 2022

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	93	-23%	117	-16%	147	-30%	79%	1.58	-10%	\$359,738	7%
Semi	4	-60%	3	-75%	7	-53%	133%	1.75	17%	\$248,063	-20%
Row	10	-29%	15	15%	20	-47%	67%	2.00	-26%	\$216,160	-7%
Apartment	13	-13%	17	6%	45	-13%	76%	3.46	0%	\$134,443	-27%
Total Residential	120	-25%	152	-16%	219	-30%	79%	1.83	-8%	\$319,644	3%

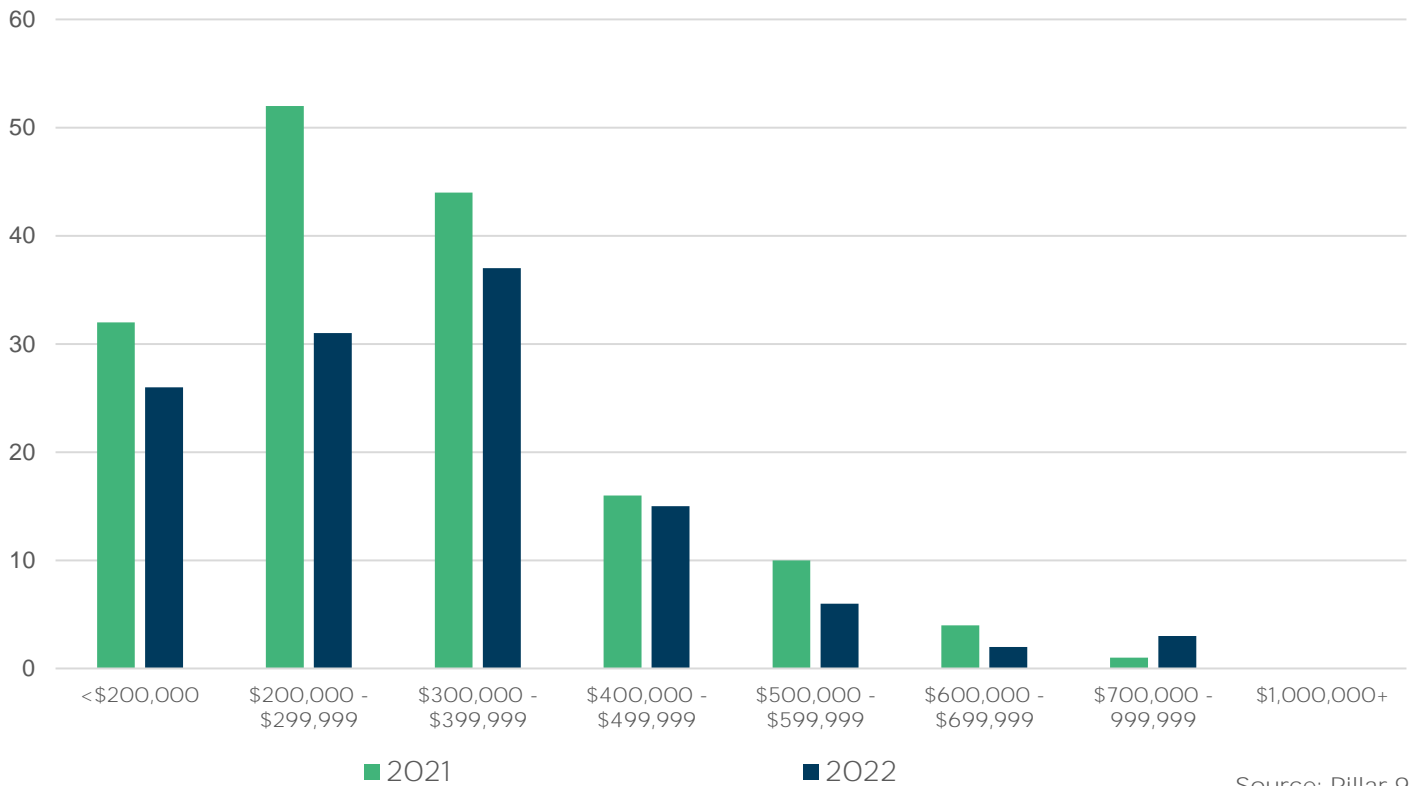
Year-to-Date

April 2022

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	322	-7%	381	-17%	139	-30%	85%	1.73	-24%	\$337,945	2%
Semi	17	-39%	15	-55%	7	-59%	113%	1.71	-33%	\$328,307	10%
Row	37	28%	50	-2%	22	-38%	74%	2.38	-52%	\$225,103	6%
Apartment	46	5%	67	10%	44	-16%	69%	3.80	-20%	\$170,321	-9%
Total Residential	422	-6%	513	-15%	212	-30%	82%	2.01	-26%	\$309,391	0%

Residential Sales by Price Range

April



Source: Pillar 9