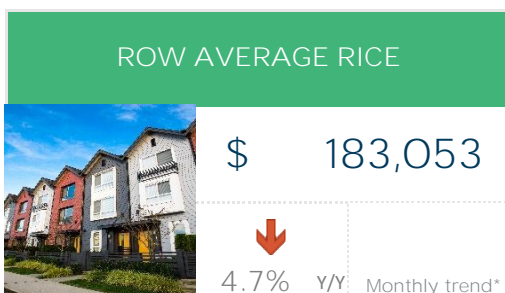
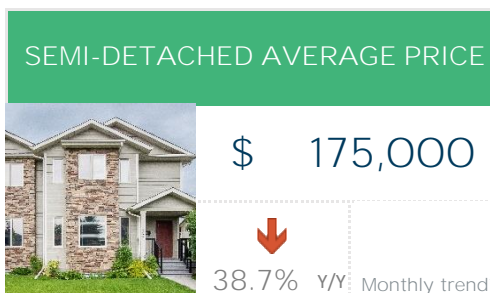
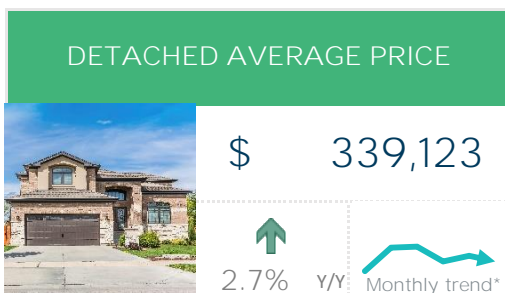
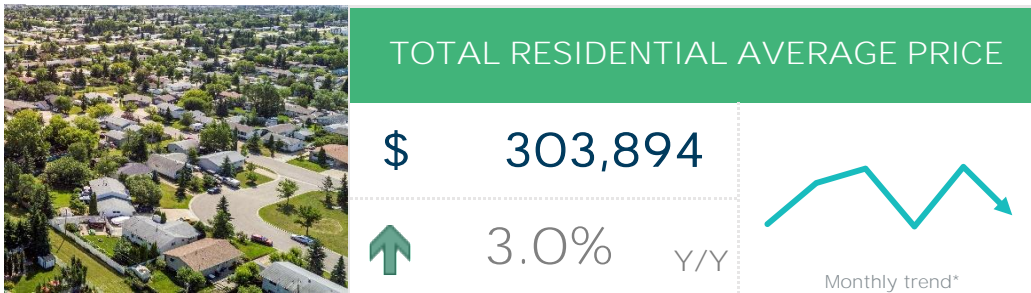
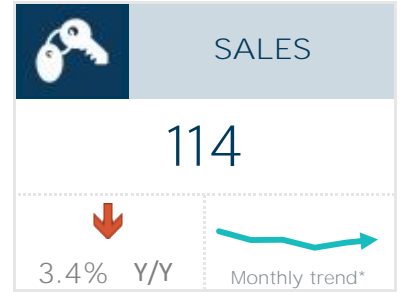


August 2022

## Market Trend Summary

Sales activity in August remained relatively consistent with both last year's levels and long-term trends for the month. Recent stability in sales has not offset earlier pullbacks and year-to-date sales have eased by nearly 11 percent. Sales have eased so far this year, this in part could be due to supply challenges in the market especially in the detached sector. New listings have eased by nearly 10 percent this year, with significant declines occurring for homes prices below \$400,000, leaving that segment of the market exceptionally tight.

While there have been some signs of improving supply levels driven by gain in the detached market, conditions continue to remain relatively tight with less than three months of supply in the market. Relatively tight conditions impacted the composition of sales this month causing significant monthly variation in the average price. However, the average price remained higher than levels reported last August and on a year-to-date basis were over two percent higher than last year.



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

## August 2022

### August 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	87	5%	126	3%	194	-4%	69%	2.23	-9%	\$339,123	3%
Semi	1	-83%	5	-64%	10	-62%	20%	10.00	131%	\$175,000	-39%
Row	15	-12%	11	-21%	22	-29%	136%	1.47	-20%	\$183,053	-5%
Apartment	11	-8%	15	-6%	46	-10%	73%	4.18	-2%	\$201,764	0%
<b>Total Residential</b>	<b>114</b>	<b>-3%</b>	<b>157</b>	<b>-5%</b>	<b>272</b>	<b>-13%</b>	<b>73%</b>	<b>2.39</b>	<b>-9%</b>	<b>\$303,894</b>	<b>3%</b>

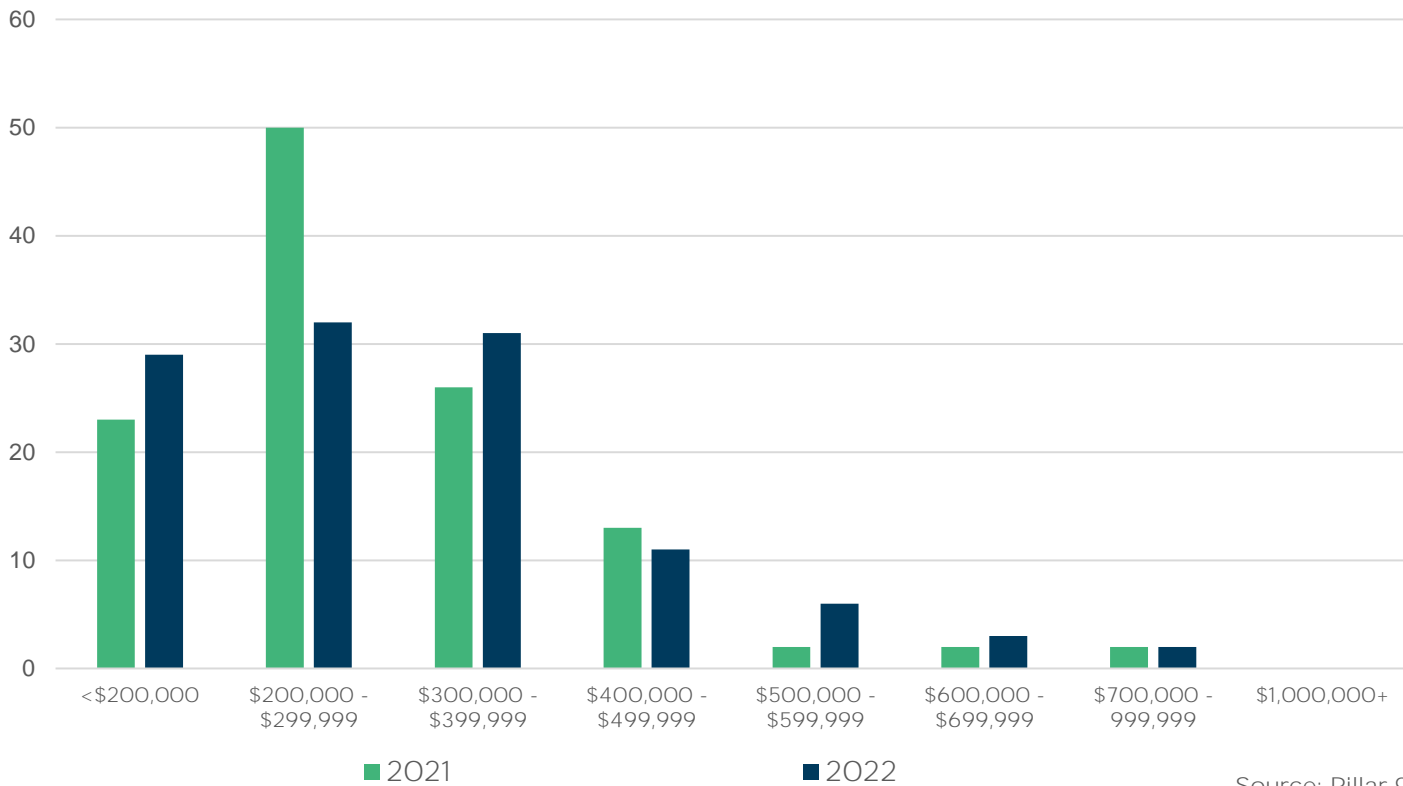
### Year-to-Date

### August 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	682	-11%	874	-9%	154	-21%	78%	1.81	-11%	\$343,276	4%
Semi	28	-50%	32	-61%	7	-64%	88%	2.04	-27%	\$325,548	12%
Row	89	11%	115	1%	24	-36%	77%	2.11	-42%	\$216,592	2%
Apartment	97	3%	142	6%	44	-16%	68%	3.65	-18%	\$187,987	0%
<b>Total Residential</b>	<b>896</b>	<b>-10%</b>	<b>1163</b>	<b>-10%</b>	<b>229</b>	<b>-24%</b>	<b>77%</b>	<b>2.04</b>	<b>-16%</b>	<b>\$313,327</b>	<b>2%</b>

### Residential Sales by Price Range

August



Source: Pillar 9