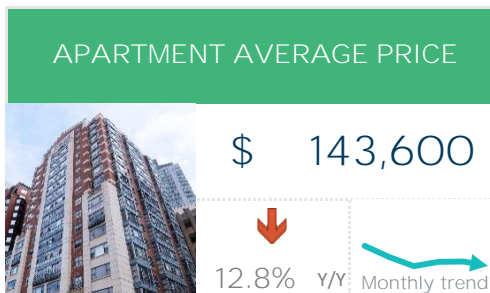
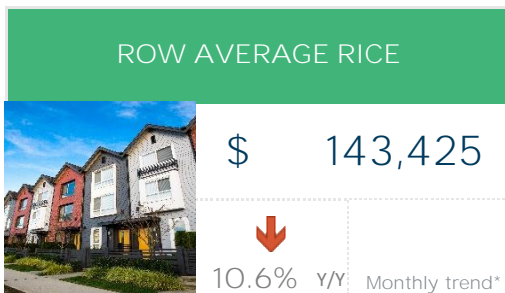
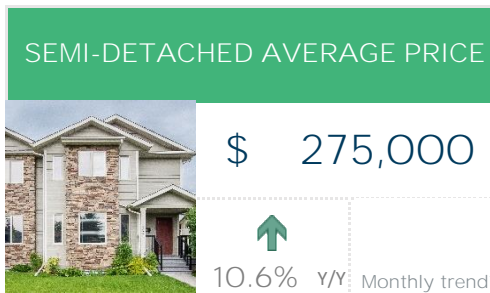
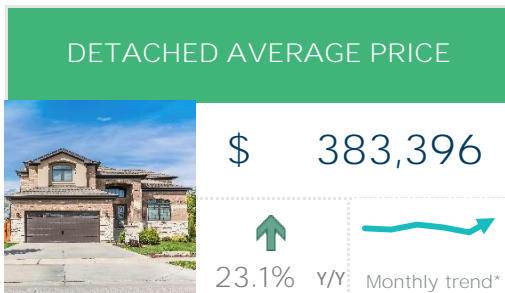
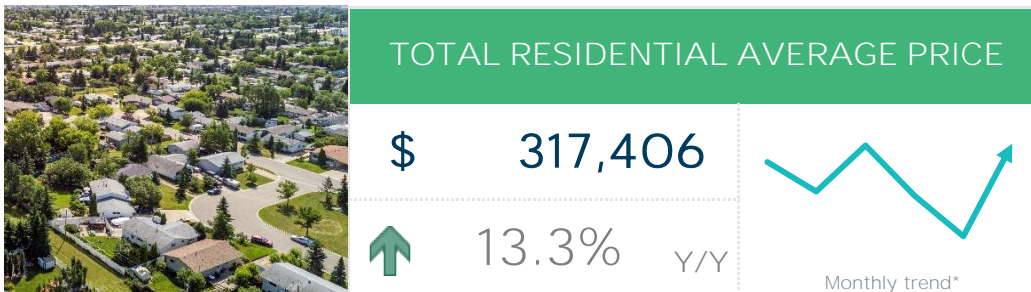
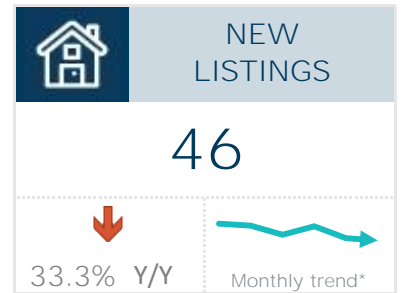
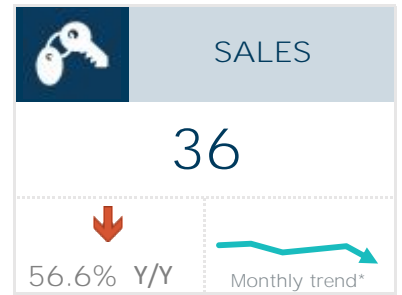


December 2022

## Market Trend Summary

In 2022, the city reported a 15 percent pullback in sales activity, which was nearly matched by the 13 percent pullback in new listings. The pullback in both new listings and sales kept the sales to new listings ratio relatively high throughout most of the year and inventory levels continue to remain near historic lows for the city.

While conditions were relatively tight throughout most of the year, by the end of the year we did start to see some shifts to more balanced conditions for higher priced product. Overall, the average price increased by three percent in 2022, with stronger price gains reported in the detached, semi and row categories.



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

## December 2022

### December 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	25	-60%	30	-42%	130	-10%	83%	5.20	122%	\$383,396	23%
Semi	2	-67%	4	NA	17	31%	50%	8.50	292%	\$275,000	11%
Row	4	-20%	5	-29%	18	-22%	80%	4.50	-2%	\$143,425	-11%
Apartment	5	-50%	7	-30%	36	-8%	71%	7.20	85%	\$143,600	-13%
<b>Total Residential</b>	<b>36</b>	<b>-57%</b>	<b>46</b>	<b>-33%</b>	<b>201</b>	<b>-9%</b>	<b>78%</b>	<b>5.58</b>	<b>111%</b>	<b>\$317,406</b>	<b>13%</b>

### Year-to-Date

### December 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	895	-16%	1151	-13%	158	-18%	78%	2.12	-3%	\$344,289	4%
Semi	41	-51%	65	-38%	12	-43%	63%	3.39	16%	\$299,250	6%
Row	108	6%	143	-4%	22	-36%	76%	2.44	-39%	\$213,141	4%
Apartment	139	-1%	190	-1%	44	-14%	73%	3.78	-13%	\$180,127	-2%
<b>Total Residential</b>	<b>1183</b>	<b>-15%</b>	<b>1549</b>	<b>-13%</b>	<b>236</b>	<b>-21%</b>	<b>76%</b>	<b>2.39</b>	<b>-7%</b>	<b>\$311,466</b>	<b>3%</b>

