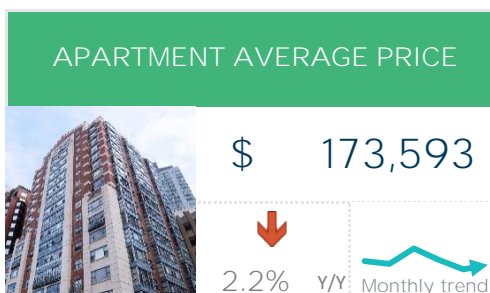
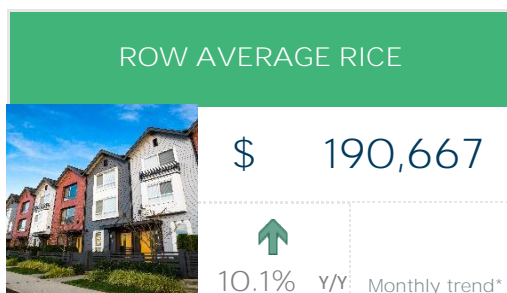
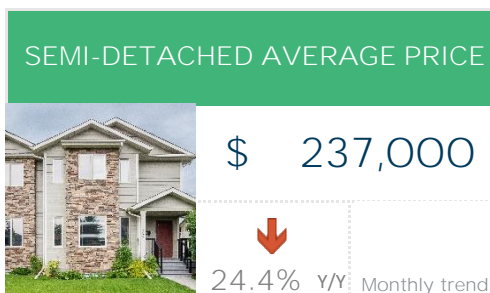
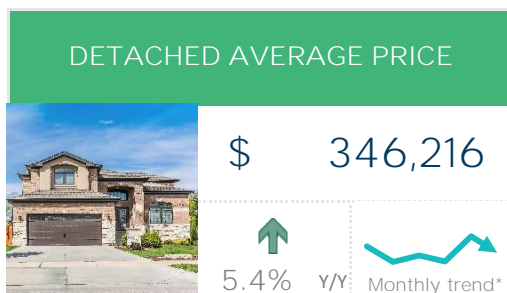
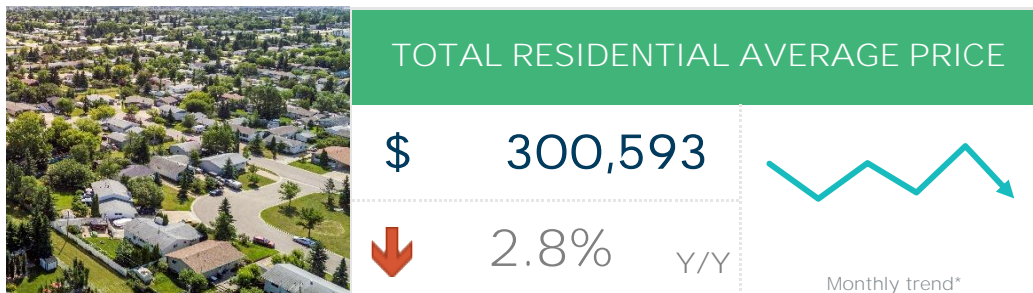
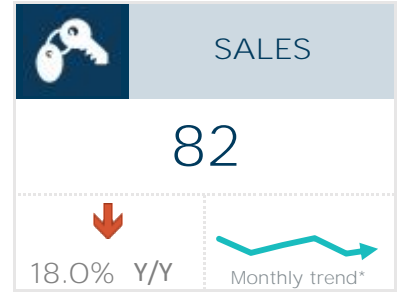


October 2022

Market Trend Summary

Further easing in October sales contributed to the year-to-date decline of nearly 12 percent. While sales have eased, they remain well above long term trends for the city and levels reported prior to covid. The pullback in sales has been driven by declines in homes priced below \$500,000, which can be related to the near 15 percent drop in new listings in that price range.

While conditions are more balanced today than they were earlier in the year, much of this is due to shifts in demand rather than supply. Overall, the months of supply remains relatively low for this market and we continue to see price growth for most property types. On a year-to-date basis average prices have improved by nearly three percent, with detached gains that have neared five percent.



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

October 2022

October 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	59	-29%	105	-13%	200	-6%	56%	3.39	32%	\$346,216	5%
Semi	2	-60%	10	11%	18	-31%	20%	9.00	73%	\$237,000	-24%
Row	6	0%	3	-57%	16	-52%	200%	2.67	-52%	\$190,667	10%
Apartment	15	150%	13	0%	45	-15%	115%	3.00	-66%	\$173,593	-2%
Total Residential	82	-18%	131	-12%	279	-14%	63%	3.40	5%	\$300,593	-3%

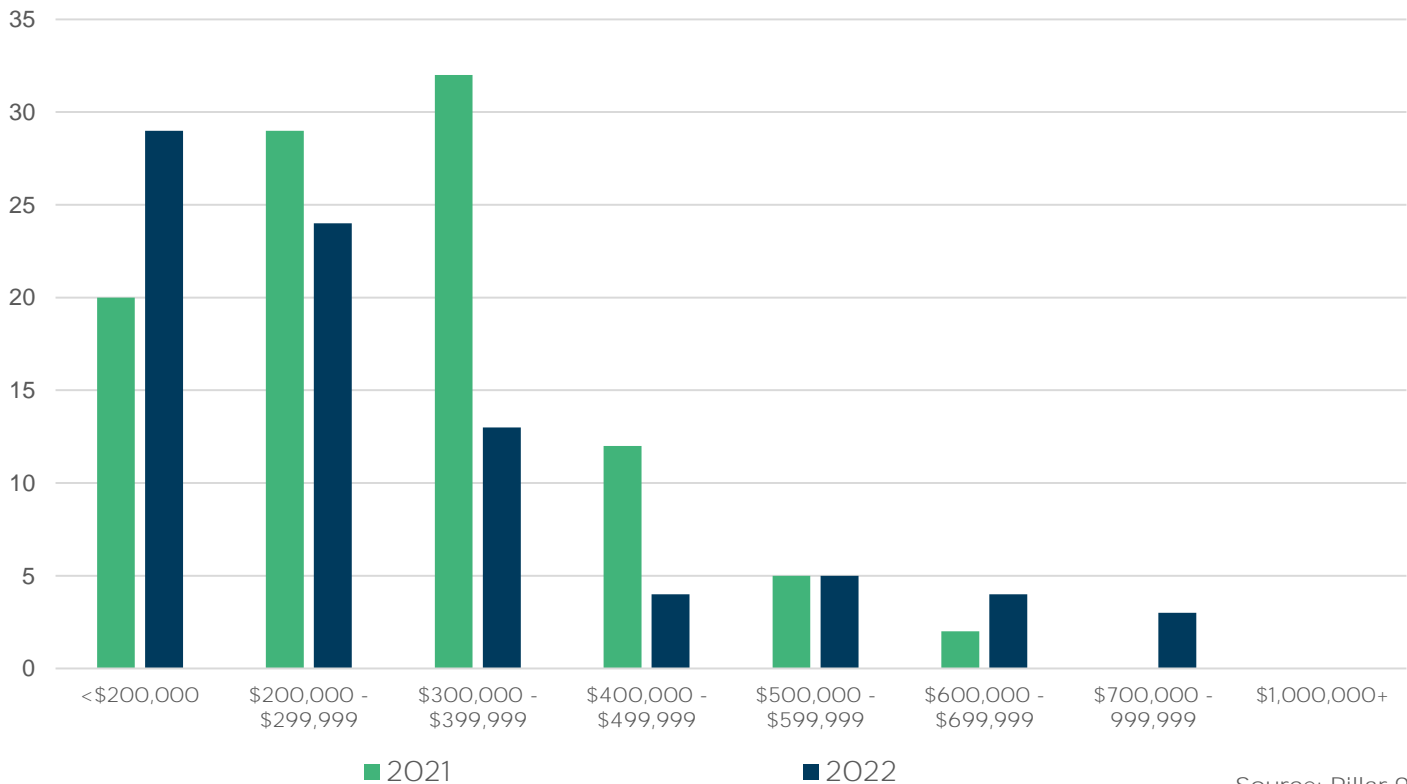
Year-to-Date

October 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	806	-13%	1067	-10%	162	-18%	76%	2.00	-6%	\$345,215	5%
Semi	34	-52%	53	-46%	10	-52%	64%	2.91	0%	\$314,389	10%
Row	101	13%	129	-5%	23	-38%	78%	2.23	-45%	\$214,461	2%
Apartment	121	3%	173	2%	45	-14%	70%	3.72	-17%	\$183,745	-3%
Total Residential	1062	-12%	1422	-11%	239	-22%	75%	2.25	-12%	\$313,396	3%

Residential Sales by Price Range

October



Source: Pillar 9