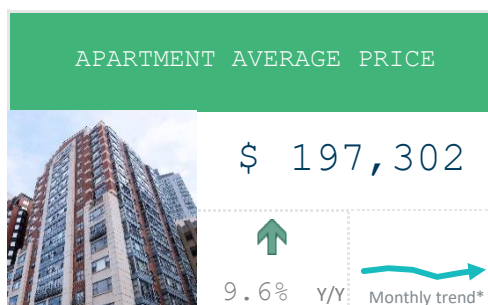
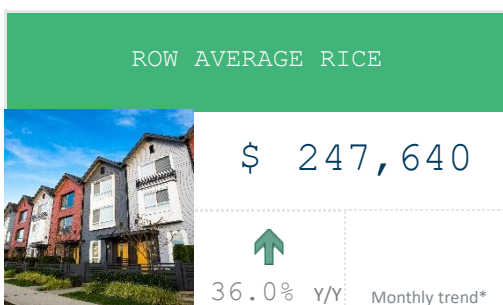
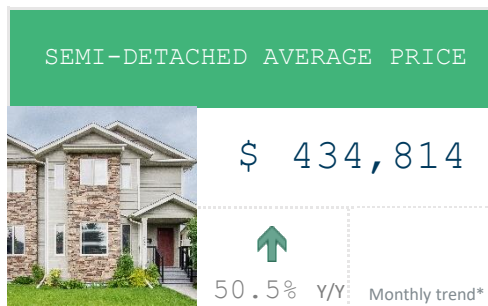
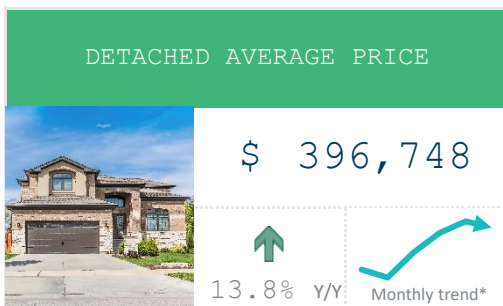
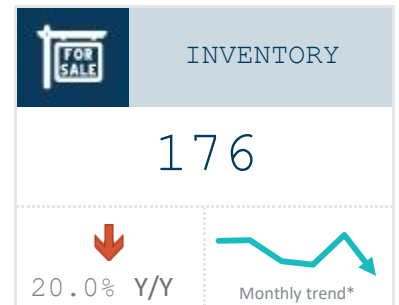
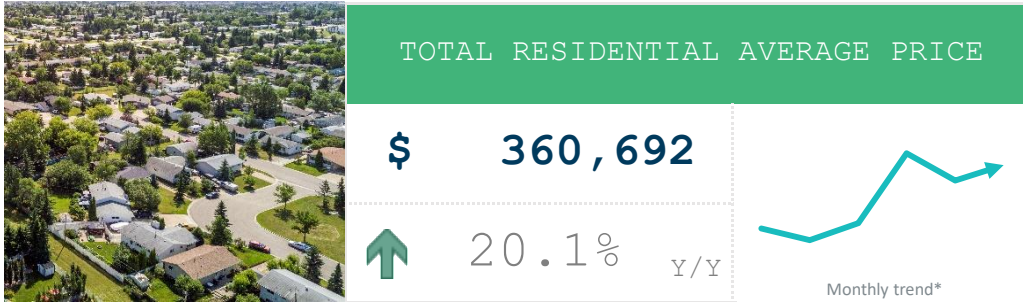
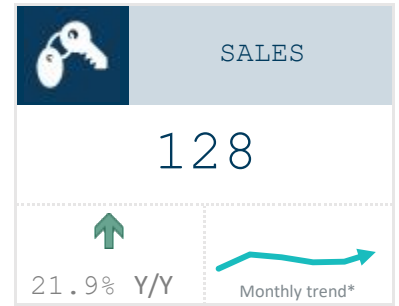


July 2024

Market Trend Summary

July sales were 128, nearly a 22 percent increase year-over-year. However, inventory also declined, down 20 percent year-over-year. With 139 new listings, the sales-to-new-listings ratio increased to 94 percent as inventory levels trended down.

With 1.38 months of supply in July, conditions are tightening, although the market still favors sellers. Year-to-date average prices have increased by 20 percent year-over-year. Prices have risen across most property types, with faster growth for the relatively more affordable row and sem-detached properties.



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

July 2024

July 2024

	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	94	36%	103	11%	133	-20%	91%	1.41	-41%	\$396,748	14%
Semi	7	-22%	8	0%	14	-26%	88%	2.00	-5%	\$434,814	51%
Row	10	-17%	8	-50%	9	-36%	125%	0.90	-23%	\$247,640	36%
Apartment	17	13%	20	54%	20	-5%	85%	1.18	-16%	\$197,302	10%
Total Residential	128	22%	139	7%	176	-20%	92%	1.38	-34%	\$360,692	20%

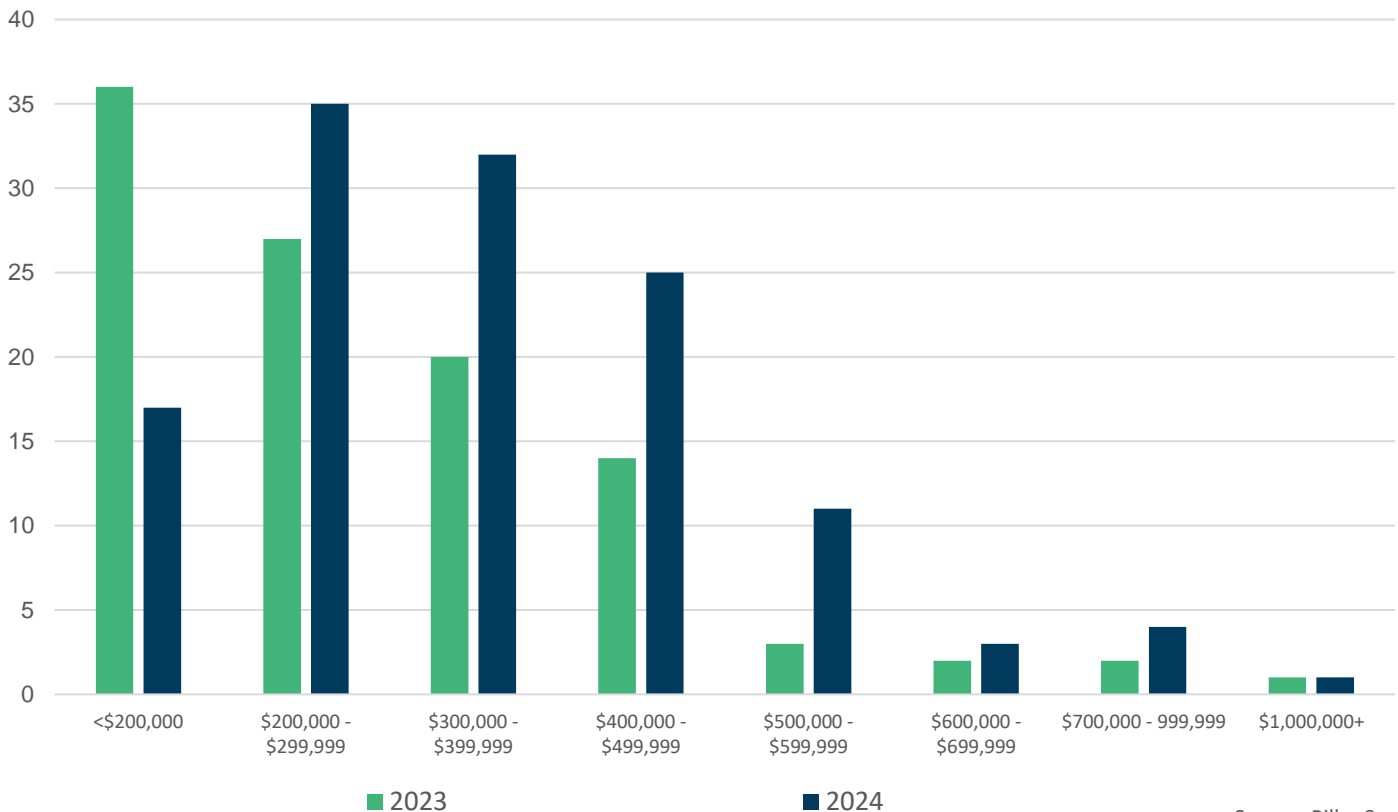
Year-to-Date

July 2024

	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	475	-4%	627	-4%	125	-11%	76%	1.85	-8%	\$388,201	10%
Semi	50	-7%	61	-18%	16	-30%	82%	2.24	-24%	\$348,966	4%
Row	77	15%	81	1%	10	-38%	95%	0.94	-46%	\$232,152	10%
Apartment	80	-23%	99	-12%	19	-42%	81%	1.63	-25%	\$198,858	8%
Total Residential	682	-5%	868	-5%	170	-20%	79%	1.75	-16%	\$345,496	10%

Residential Sales by Price Range

July



Source: Pillar 9