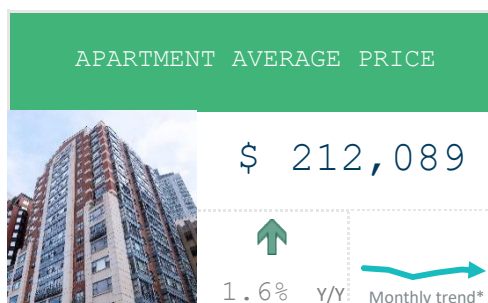
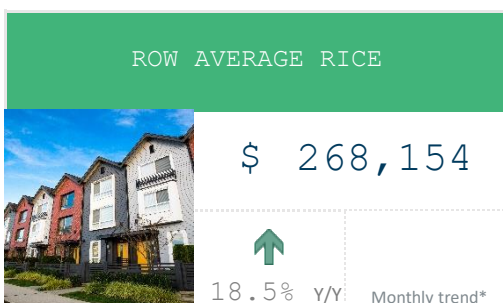
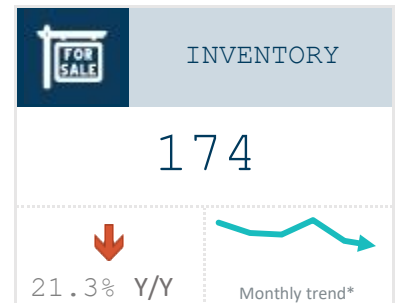
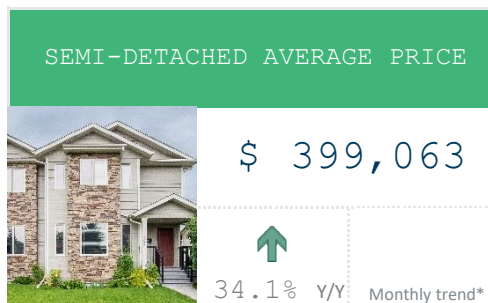
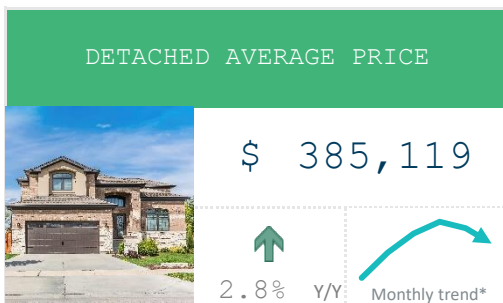
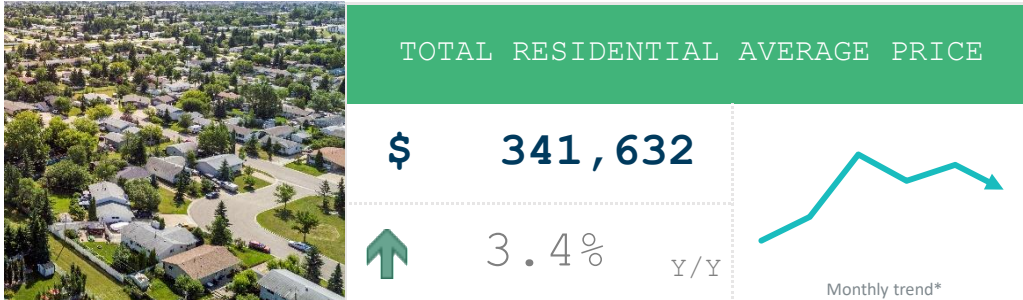
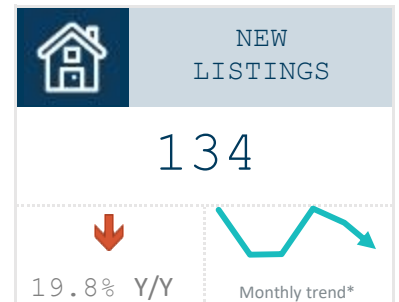


August 2024

Market Trend Summary

July sales were 108, nearly a 20 percent decrease year-over-year. However, inventory also declined, down 21.3 percent year-over-year. With 134 new listings, the sales-to-new-listings ratio decreased to 81 percent as inventory levels trended down.

With 1.61 months of supply in July, conditions are loosening, although the market still favors sellers. Year-to-date average prices have increased by 9 percent year-over-year. Prices have risen across most property types, with faster growth for the relatively more affordable row and semi-detached properties.



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

August 2024

August 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	68	-27%	86	-35%	128	-30%	79%	1.88	-4%	\$385,119	3%
Semi	8	0%	15	88%	20	43%	53%	2.50	43%	\$399,063	34%
Row	13	-13%	14	40%	9	0%	93%	0.69	15%	\$268,154	18%
Apartment	19	0%	19	19%	17	6%	100%	0.89	6%	\$212,089	2%
Total Residential	108	-20%	134	-20%	174	-21%	81%	1.61	-2%	\$341,632	3%

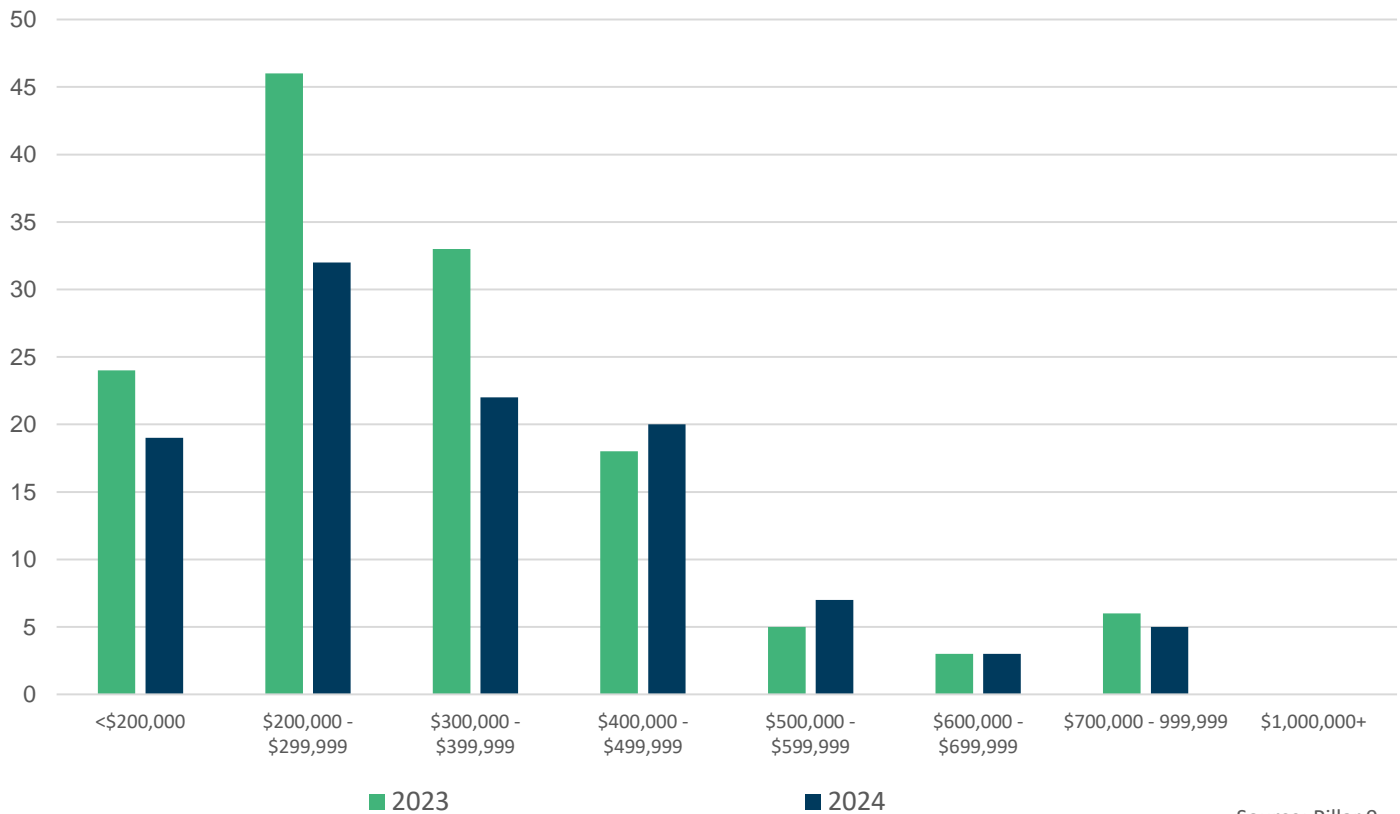
Year-to-Date

August 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	543	-7%	713	-9%	126	-14%	76%	1.85	-7%	\$387,815	9%
Semi	58	-6%	77	-6%	17	-24%	75%	2.29	-18%	\$355,876	8%
Row	90	10%	95	6%	10	-36%	95%	0.90	-41%	\$237,352	11%
Apartment	99	-20%	118	-8%	18	-39%	84%	1.48	-25%	\$201,397	7%
Total Residential	790	-7%	1003	-8%	171	-20%	79%	1.73	-14%	\$344,968	9%

Residential Sales by Price Range

August



Source: Pillar 9