

December 2024

Market Trend Summary

December sales were 58, a 1.7 percent decrease year-over-year. Inventory fell significantly, down 38 percent year-over-year. With 52 new listings, the sales-to-new-listings ratio dropped to 112 percent as inventory levels continued a downward trend.

Months of supply jumped to 1.64 in December but is down 37% year over year. Year-over-year average prices have decreased by 2.8 percent. Prices are up across property types year-to-date and year over year, but flat for detached y/y.











5.0%

Y/Y Monthly trend*

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

16.6% Y/Y Monthly trend[∗]



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	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	35	-20%	36	33%	71	-27%	97%	2.03	-8%	\$356,466	0%
Semi	7	75%	5	-17%	8	-68%	140%	1.14	-82%	\$342,557	14%
Row	7	0%	7	-42%	6	-60%	100%	0.86	-60%	\$232 , 429	17%
Apartment	9	125%	4	-56%	10	-41%	225%	1.11	-74%	\$183 , 599	5%
Total Residential	58	-2%	52	-4%	95	-38%	112%	1.64	-37%	\$312 , 993	-3%

December 2024 Year-to-Date Months of Supply Actual Y/Y% Actual Y/Y% Actual Y/Y% Ratio Actual Y/Y% Actual Y/Y% -4% -7% 786 980 -20% 80% 1.80 \$384,208 7% Detached 118 -16% 9% -35% 78% Semi 83 106 -15% 15 2.19 -40% \$352,211 8% 121 12% Row 124 -2% 9 -35% 98% 0.91 -42% \$245,259 13% -28% -8% -7% 17 -34% 90% 1.46 \$198,659 Apartment 142 158 4% 1132

