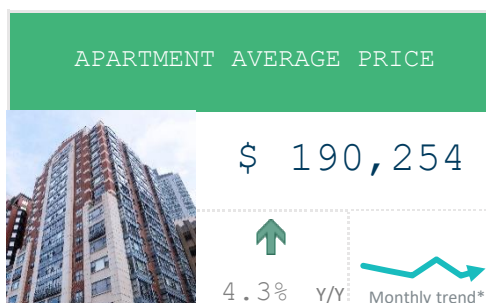
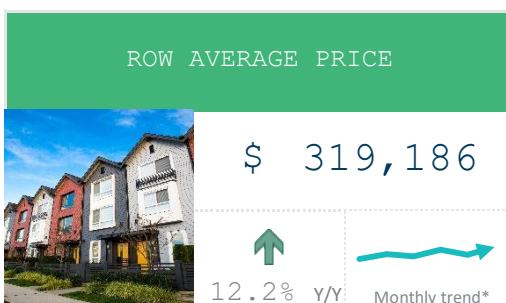
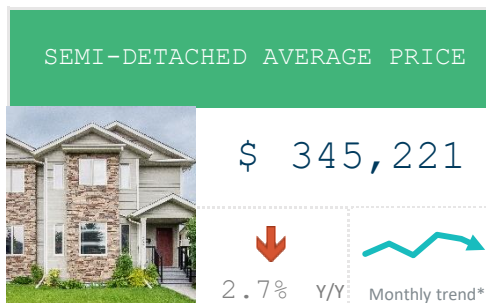
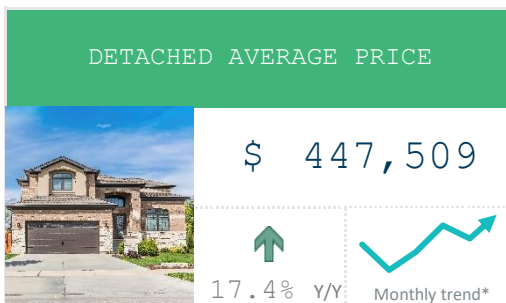
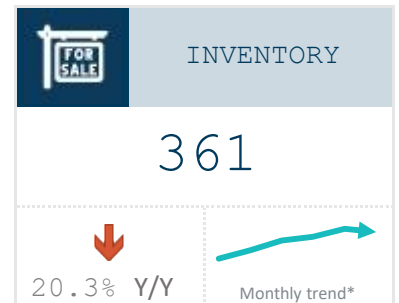
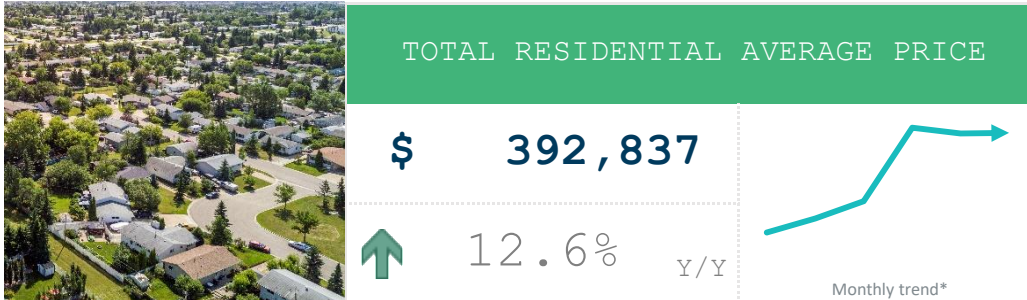
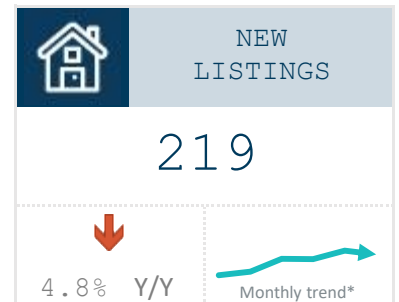


August 2024

Market Trend Summary

New listings fell to 219 units in July, down 4.8 percent year-over-year and down slightly on a monthly basis. Sales increased 10.8 percent year-over-year to 195, and increased slightly from June. The sales-to-new-listings ratio increased slightly to 89 percent in July. Inventory now sits at 361, down 20.3 percent compared to last year.

Total residential average price is up 12.6 percent year over year. Months of supply is down 28% year-over-year at 1.85. Year-to-date average prices have risen by 13 percent, with the strongest price gains occurring for detached homes at just over 15 percent compared to last year.



*Monthly trend data is based on seasonally adjusted data, where the prior 6 months is displayed

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	135	8%	156	-13%	293	-13%	87%	2.17	-20%	\$447,509	17%
Semi	15	0%	13	-13%	15	-40%	115%	1.00	-40%	\$345,221	-3%
Row	19	6%	17	-19%	27	-46%	112%	1.42	-49%	\$319,186	12%
Apartment	26	44%	33	136%	26	-35%	79%	1.00	-55%	\$190,254	4%
Total Residential	195	11%	219	-5%	361	-20%	89%	1.85	-28%	\$392,837	13%

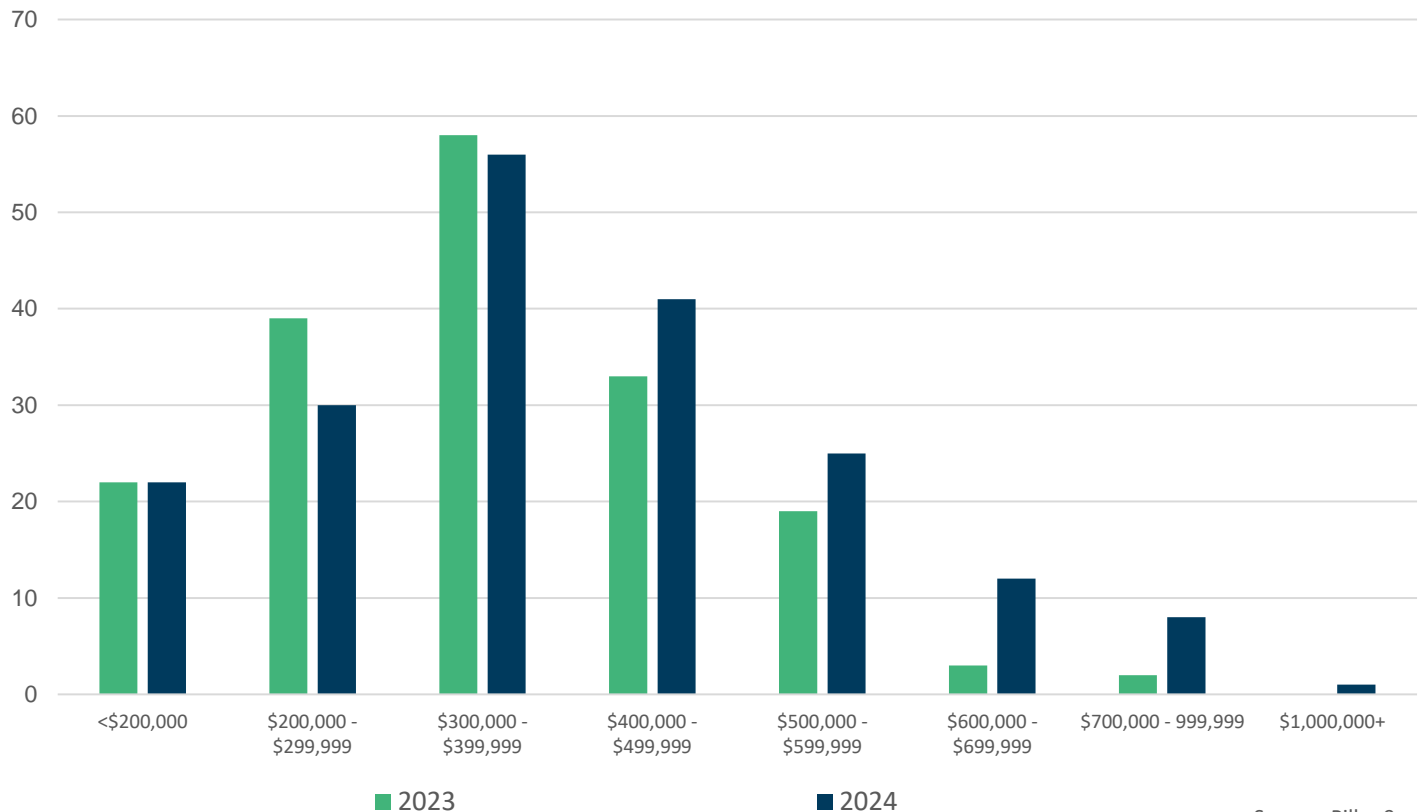
Year-to-Date

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	1015	8%	1244	-1%	250	-22%	82%	1.97	-27%	\$436,202	15%
Semi	102	15%	102	3%	15	-38%	100%	1.17	-46%	\$330,600	9%
Row	131	-17%	138	-31%	31	-26%	95%	1.90	-10%	\$286,282	12%
Apartment	187	27%	203	22%	27	-49%	92%	1.13	-60%	\$189,878	4%
Total Residential	1435	7%	1687	-2%	323	-26%	85%	1.80	-31%	\$382,911	13%

Residential Sales by Price Range

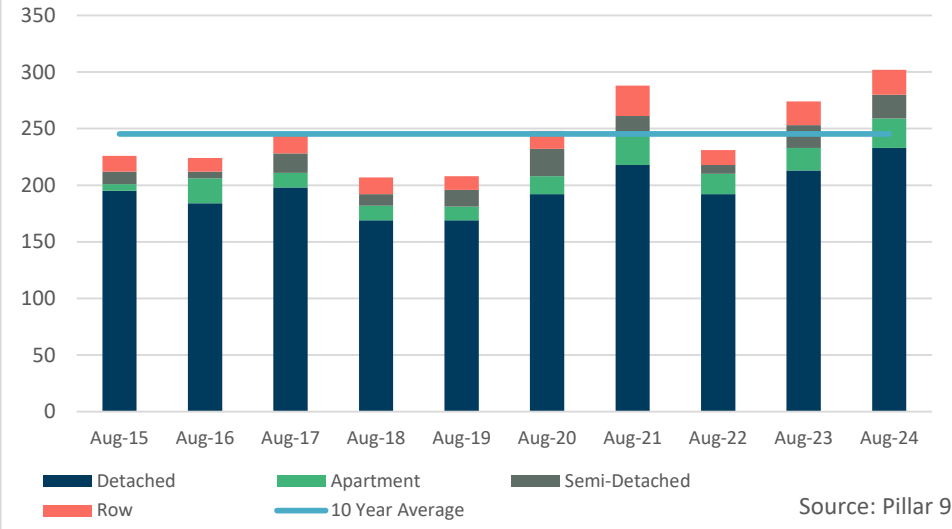
August



Source: Pillar 9

August 2024

Monthly Sales Comparison



*The six month monthly trend is based on a moving average
Data source: Pillar 9



TOTAL RESIDENTIAL AVG PRICE

\$ 385,597

↑ 14.9% Y/Y

Monthly trend*

SALES

302

↑ 10.2% Y/Y ↑ 4.2% YTD

NEW LISTINGS

318

↓ 3.3% Y/Y ↓ 0.7% YTD

INVENTORY

600

↓ 15.7% Y/Y Monthly trend*

DETACHED AVG PRICE

\$ 421,027

↑ 18.2% Y/Y Monthly trend*

SEMI-DETACHED AVG PRICE

\$ 315,956

↓ 2.6% Y/Y Monthly trend*

ROW AVG PRICE

\$ 307,706

↑ 8.5% Y/Y Monthly trend*

APARTMENT AVG PRICE

\$ 190,254

↑ 3.9% Y/Y Monthly trend*

MONTHS OF SUPPLY

1.99

↓ 23.5% Y/Y Monthly trend*

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	233	9%	245	-11%	518	-11%	95%	2.22	-18%	\$421,027	18%
Semi-Detached	21	5%	21	17%	20	-38%	100%	0.95	-40%	\$315,956	-3%
Row	22	5%	19	-14%	31	-44%	116%	1.41	-46%	\$307,706	8%
Apartment	26	30%	33	120%	31	-31%	79%	1.19	-47%	\$190,254	4%
Total Residential	302	10%	318	-3%	600	-16%	95%	1.99	-24%	\$385,597	15%

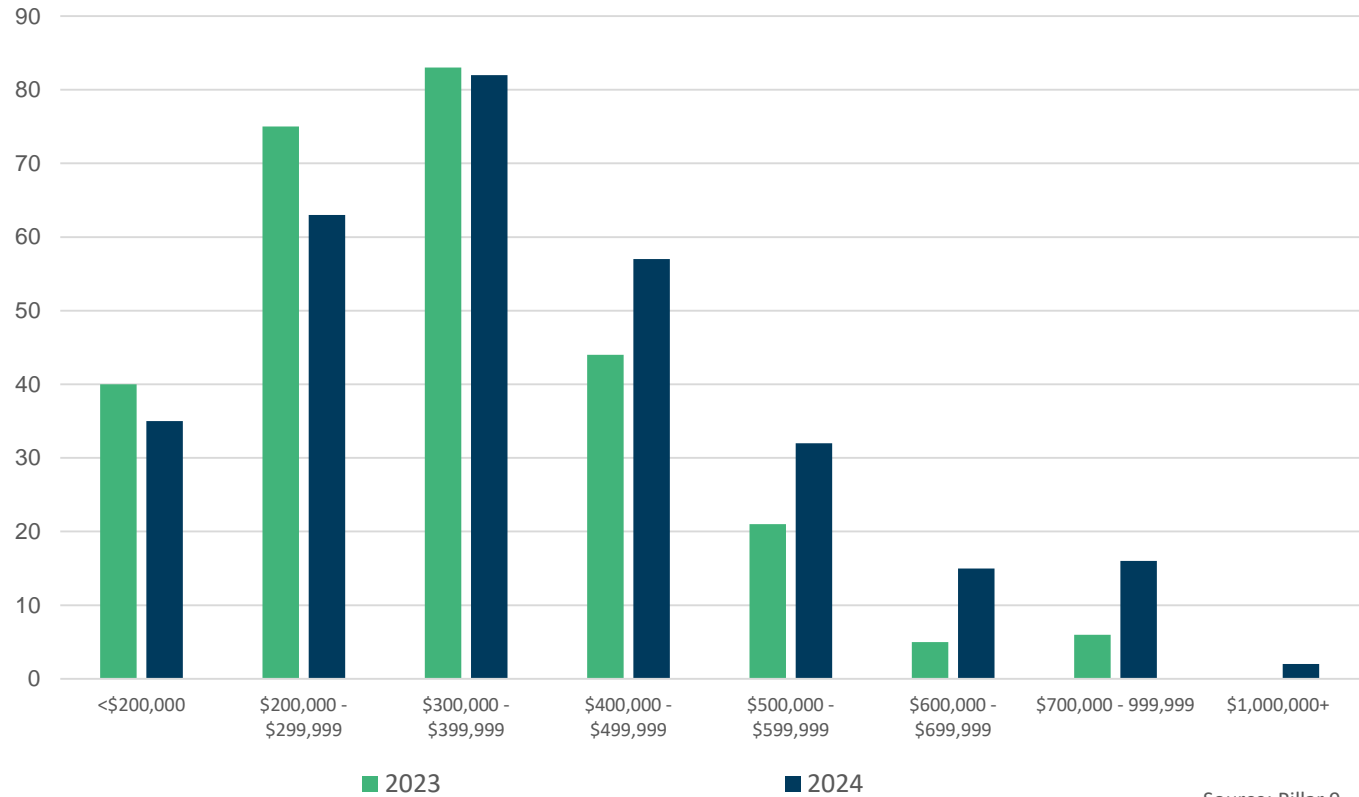
Year-to-Date

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	1579	4%	2031	0%	449	-20%	78%	2.27	-23%	\$418,987	15%
Semi-Detached	120	11%	126	3%	19	-35%	95%	1.24	-42%	\$321,557	12%
Row	151	-13%	162	-27%	34	-29%	93%	1.82	-18%	\$280,808	11%
Apartment	194	23%	210	23%	30	-49%	92%	1.25	-59%	\$190,948	5%
Total Residential	2044	4%	2529	-1%	532	-24%	81%	2.08	-27%	\$381,416	14%

Residential Sales by Price Range

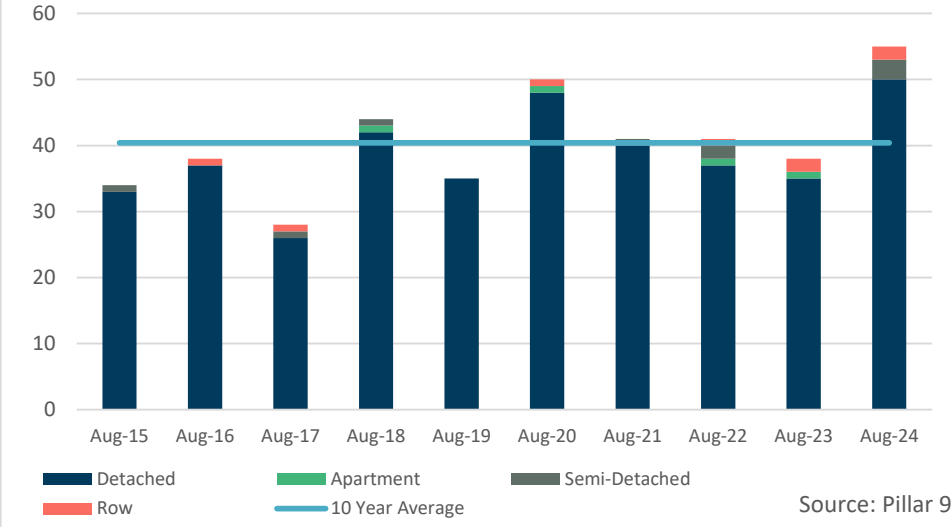
August



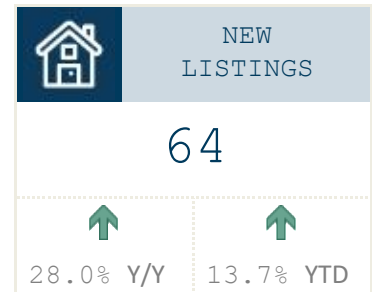
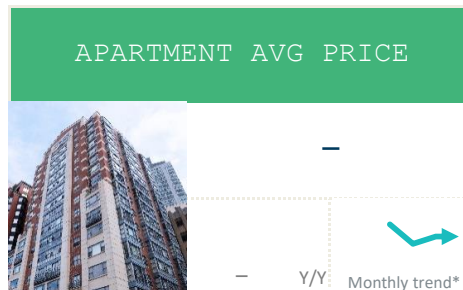
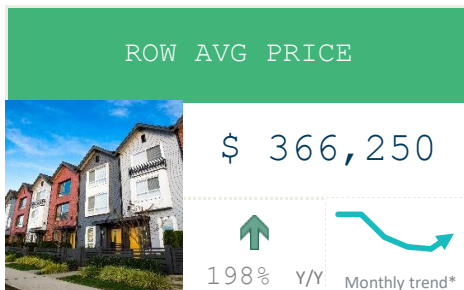
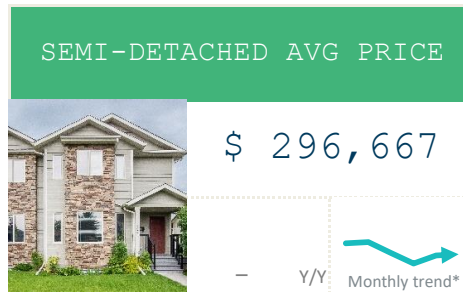
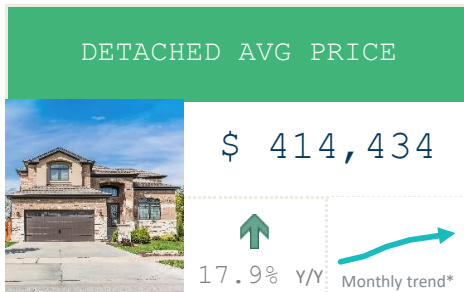
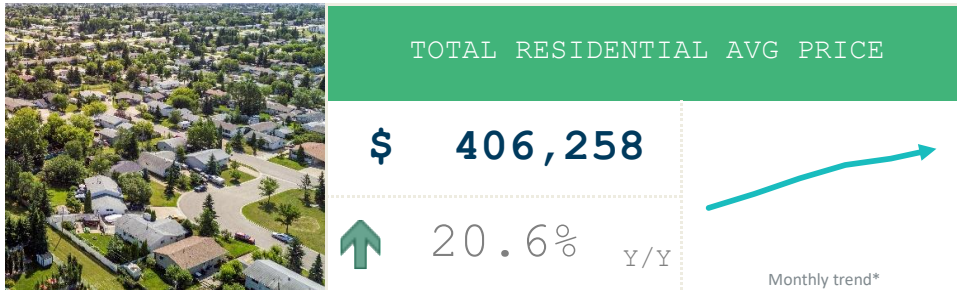
Source: Pillar 9

August 2024

Monthly Sales Comparison



*The six month monthly trend is based on a moving average
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	50	43%	62	29%	120	-14%	81%	2.40	-40%	\$414,434	18%
Semi-Detached	3	NA	1	0%	3	-25%	300%	1.00	NA	\$296,667	NA
Row	2	0%	1	0%	5	150%	200%	2.50	150%	\$366,250	198%
Apartment	0	-100%	0	NA	1	NA	NA	NA	NA	NA	NA
Total Residential	55	45%	64	28%	129	-12%	86%	2.35	-39%	\$406,258	21%

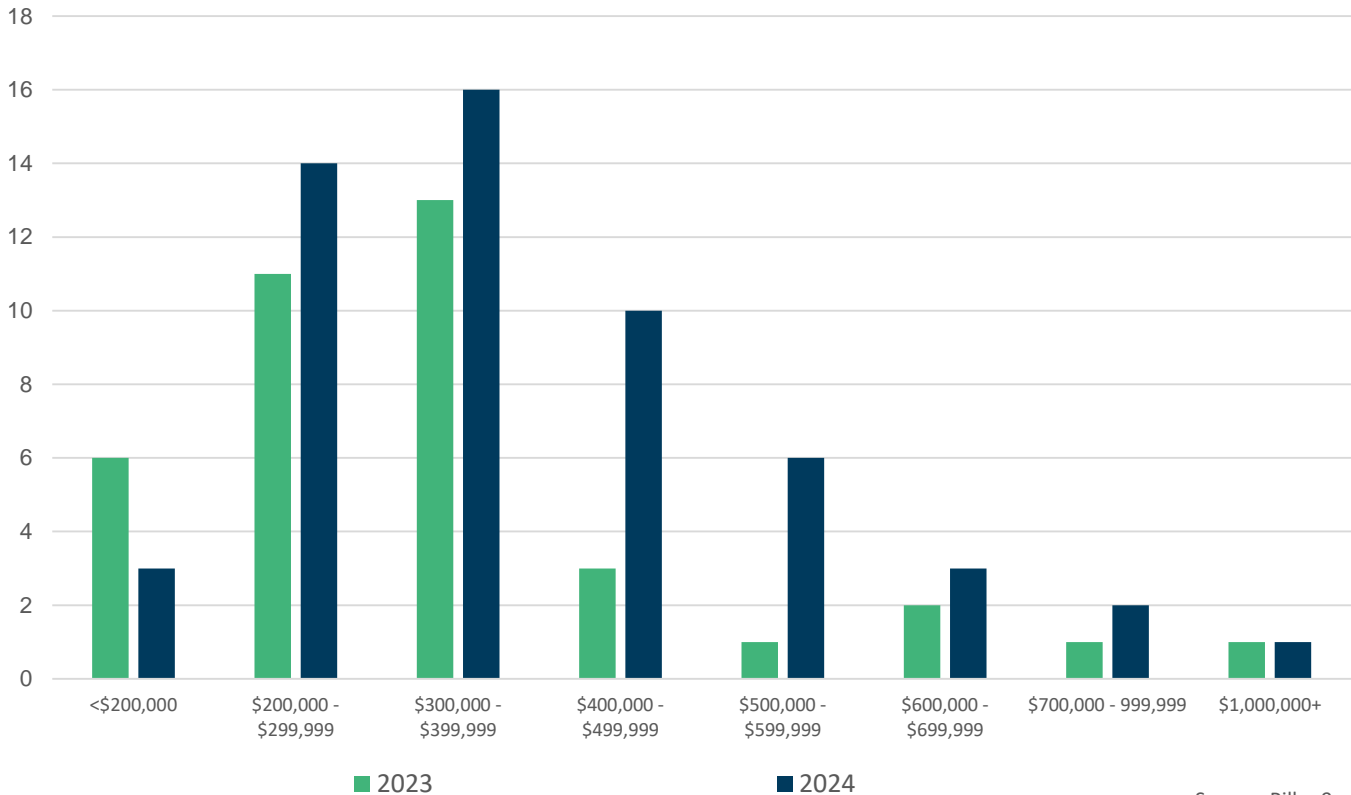
Year-to-Date

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	296	22%	401	12%	111	-8%	74%	3.00	-25%	\$415,674	17%
Semi-Detached	14	56%	16	78%	4	13%	88%	2.50	-27%	\$292,357	12%
Row	5	-17%	10	25%	4	267%	50%	6.60	340%	\$285,100	96%
Apartment	4	-33%	5	-17%	1	-64%	80%	1.25	-46%	\$201,000	62%
Total Residential	319	21%	432	14%	120	-5%	74%	3.02	-22%	\$405,523	18%

Residential Sales by Price Range

August



Source: Pillar 9