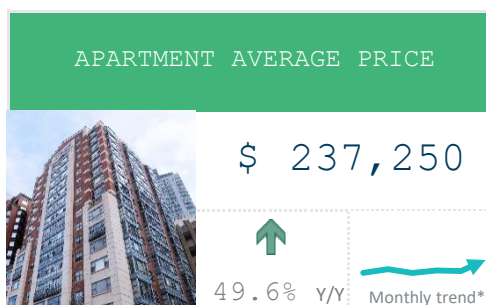
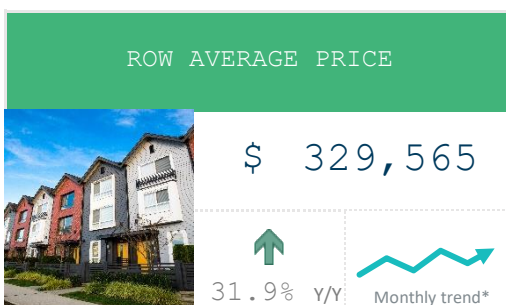
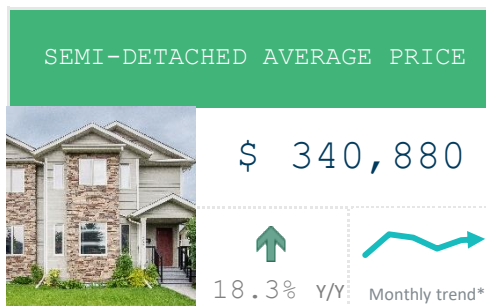
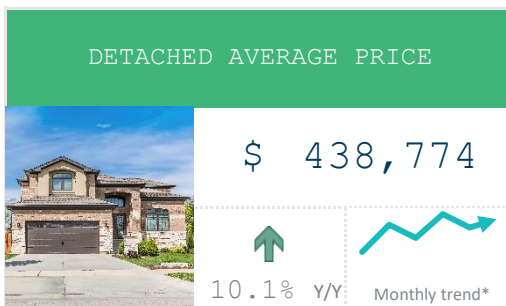
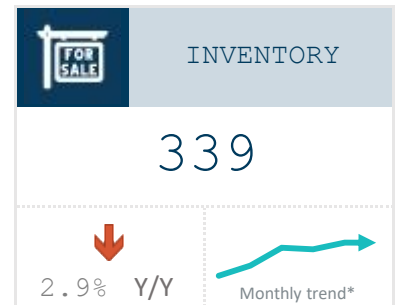
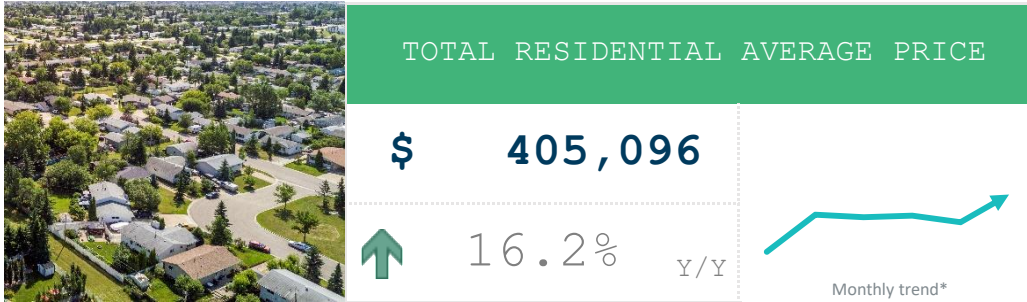
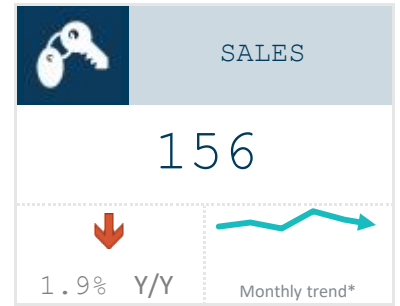


October 2024

Market Trend Summary

New listings fell to 190 units in October, but were up 38.7 percent year-over-year. Sales fell 1.9 percent year-over-year to 156, down slightly from September. The sales-to-new-listings ratio was 82 percent in October. Inventory now sits at 339, down 2.9 percent compared to last year.

Total residential average price is up 16.2 percent year over year. Months of supply is down 1% year-over-year at 2.17. Year-to-date average prices have risen by 12 percent, with the largest price gains occurring for detached and row housing.



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

October 2024



October 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	117	3%	127	23%	253	-2%	92%	2.16	-5%	\$438,774	10%
Semi	10	0%	9	-10%	11	-54%	111%	1.10	-54%	\$340,880	18%
Row	17	0%	22	57%	31	-26%	77%	1.82	-26%	\$329,565	32%
Apartment	12	-33%	32	220%	44	83%	38%	3.67	175%	\$237,250	50%
Total Residential	156	-2%	190	39%	339	-3%	82%	2.17	-1%	\$405,096	16%

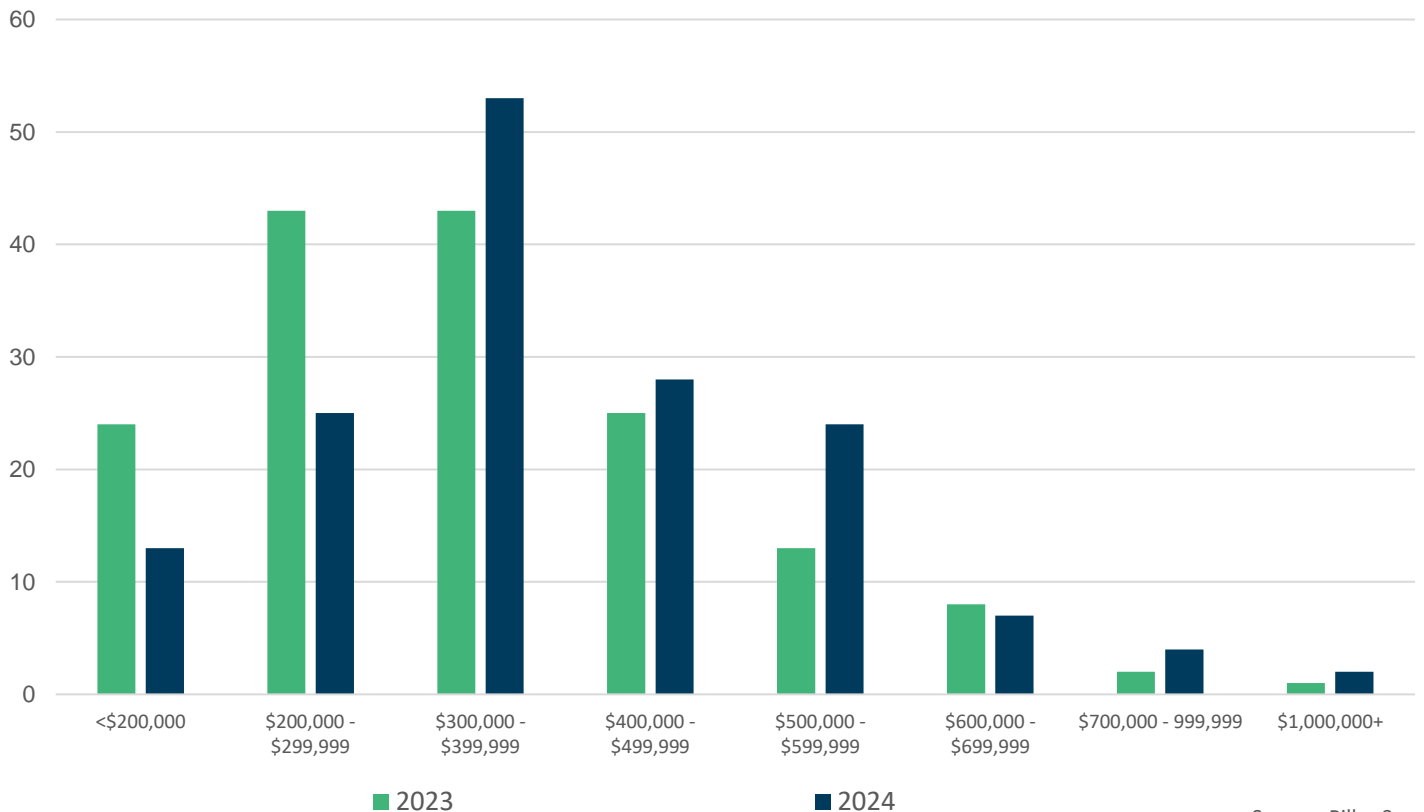
Year-to-Date

October 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	1249	6%	1507	2%	254	-18%	83%	2.03	-23%	\$435,823	13%
Semi	127	10%	127	1%	14	-40%	100%	1.13	-46%	\$331,666	11%
Row	170	-15%	184	-25%	31	-29%	92%	1.80	-15%	\$291,467	13%
Apartment	214	18%	256	37%	29	-39%	84%	1.33	-48%	\$192,096	8%
Total Residential	1760	5%	2074	2%	328	-23%	85%	1.86	-26%	\$384,729	12%

Residential Sales by Price Range

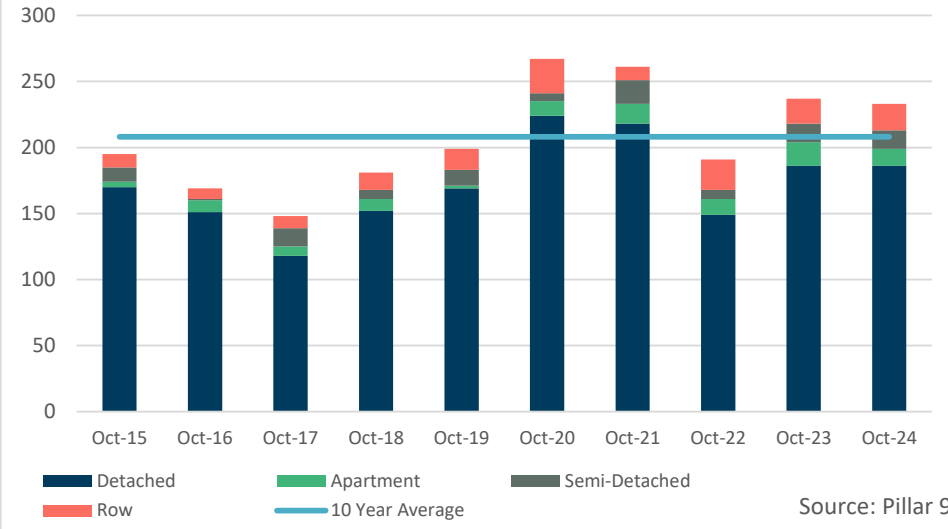
October



Source: Pillar 9

October 2024

Monthly Sales Comparison



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

TOTAL RESIDENTIAL AVG PRICE

\$1,604,278

↑ 371% Y/Y

Monthly trend*

DETACHED AVG PRICE

#####

↑ 418% Y/Y

Monthly trend*

SEMI-DETACHED AVG PRICE

\$ 323,979

↑ 18.6% Y/Y

Monthly trend*

ROW AVG PRICE

\$ 329,880

↑ 32.6% Y/Y

Monthly trend*

APARTMENT AVG PRICE

\$ 231,308

↑ 45.9% Y/Y

Monthly trend*

SALES

233

↓ 1.7% Y/Y

↑ 3.1% YTD

NEW LISTINGS

292

↑ 41.7% Y/Y

↑ 2.9% YTD

INVENTORY

577

↑ 1.9% Y/Y

Monthly trend*

MONTHS OF SUPPLY

2.48

↑ 3.7% Y/Y

Monthly trend*

October 2024



October 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	186	0%	218	29%	472	2%	85%	2.54	2%	\$1,933,637	418%
Semi-Detached	14	0%	16	33%	18	-38%	88%	1.29	-38%	\$323,979	19%
Row	20	5%	24	60%	37	-20%	83%	1.85	-24%	\$329,880	33%
Apartment	13	-28%	34	240%	50	79%	38%	3.85	147%	\$231,308	46%
Total Residential	233	-2%	292	42%	577	2%	80%	2.48	4%	\$1,604,278	371%

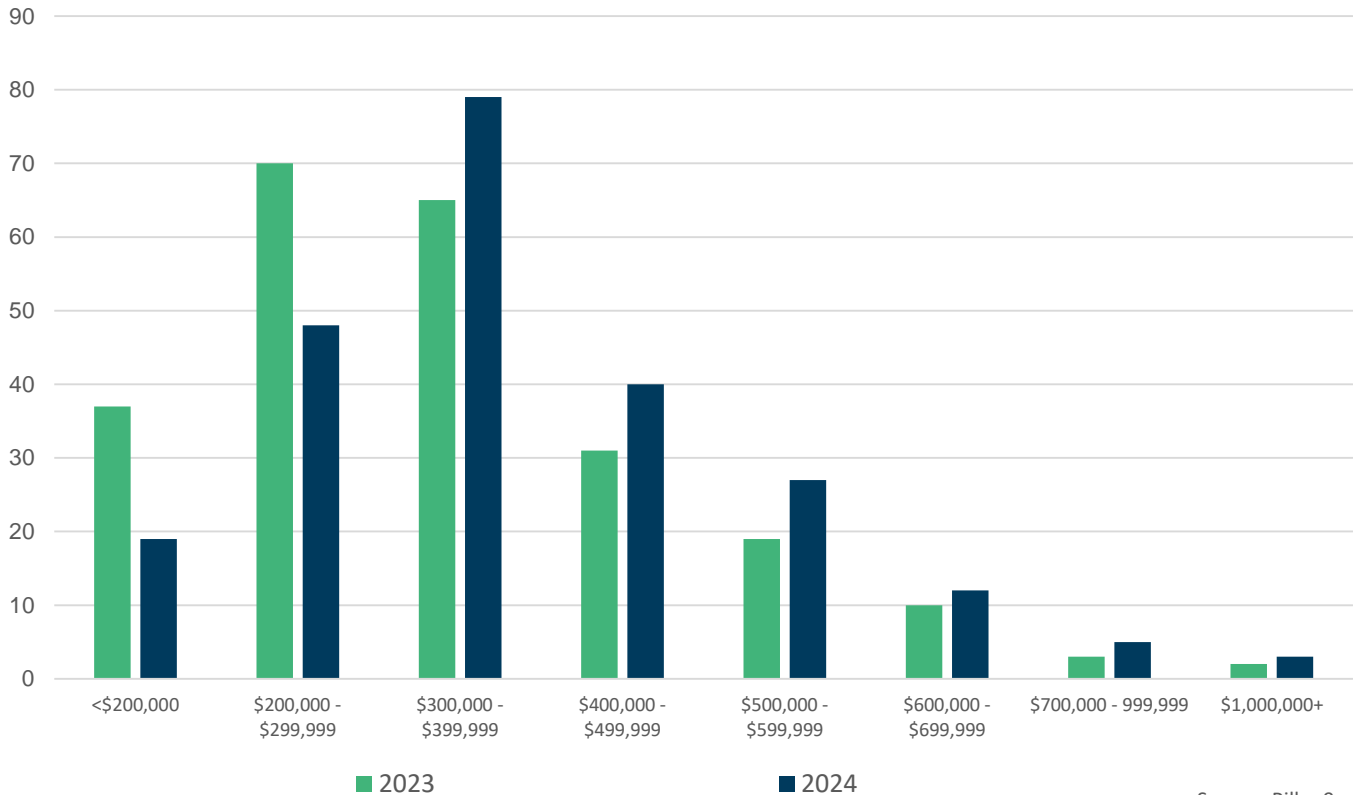
Year-to-Date

October 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	1952	3%	2478	3%	457	-17%	79%	2.34	-19%	\$561,965	53%
Semi-Detached	151	7%	160	2%	19	-36%	94%	1.23	-40%	\$321,299	13%
Row	197	-11%	217	-20%	35	-30%	91%	1.75	-21%	\$287,097	13%
Apartment	222	14%	267	38%	33	-39%	83%	1.48	-47%	\$192,817	8%
Total Residential	2522	3%	3122	3%	543	-20%	81%	2.15	-23%	\$493,591	46%

Residential Sales by Price Range

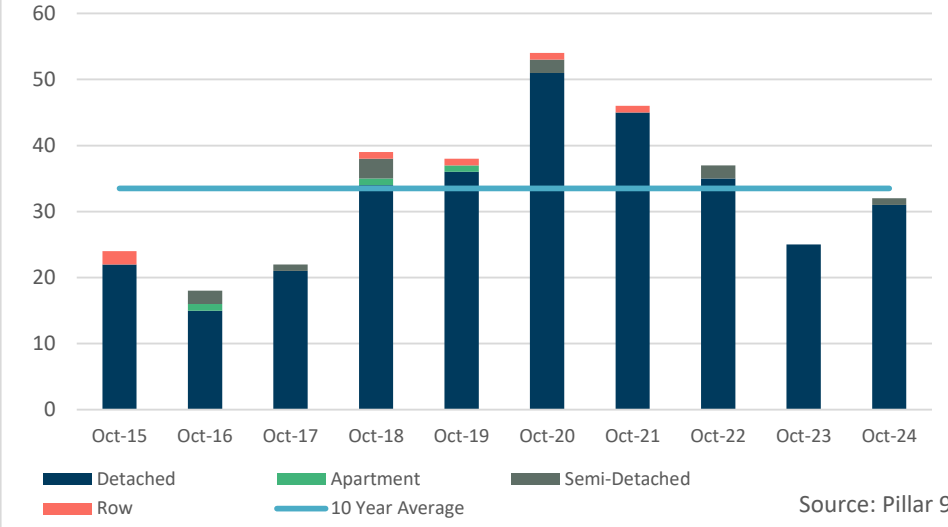
October



Source: Pillar 9

October 2024

Monthly Sales Comparison



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



TOTAL RESIDENTIAL AVG PRICE

\$ 373,544

↑ 17.0% Y/Y

Monthly trend*

DETACHED AVG PRICE

\$ 377,239

↑ 18.2% Y/Y

Monthly trend*

SEMI-DETACHED AVG PRICE

\$ 259,000

— Y/Y

Monthly trend*

ROW AVG PRICE

—

— Y/Y

Monthly trend*

APARTMENT AVG PRICE

—

— Y/Y

Monthly trend*

SALES

32

↑ 28.0% Y/Y

↑ 21.1% YTD

NEW LISTINGS

49

↑ 28.9% Y/Y

↑ 10.1% YTD

INVENTORY

109

↓ 22.1% Y/Y

Monthly trend*

MONTHS OF SUPPLY

3.41

↓ 39.2% Y/Y

Monthly trend*

October 2024



October 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	31	24%	45	22%	100	-26%	69%	3.23	-41%	\$377,239	18%
Semi-Detached	1	NA	2	NA	3	50%	50%	3.00	NA	\$259,000	NA
Row	0	NA	2	100%	4	100%	NA	NA	NA	NA	NA
Apartment	0	NA	0	NA	2	NA	NA	NA	NA	NA	NA
Total Residential	32	28%	49	29%	109	-22%	65%	3.41	-39%	\$373,544	17%

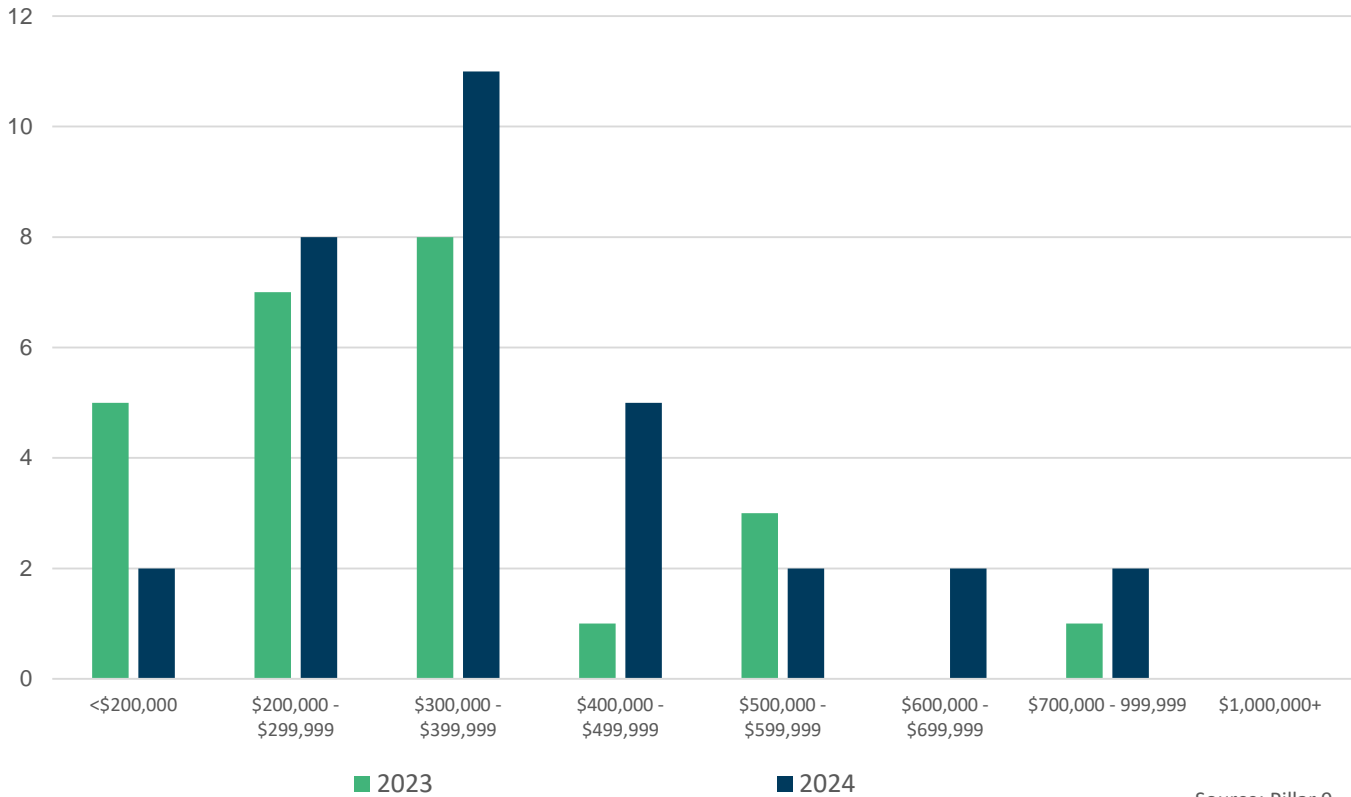
Year-to-Date

October 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	369	23%	485	9%	109	-12%	76%	2.95	-28%	\$413,290	18%
Semi-Detached	16	33%	18	80%	4	14%	89%	2.50	-14%	\$283,563	-3%
Row	7	0%	12	33%	4	225%	58%	5.57	225%	\$291,414	59%
Apartment	4	-43%	6	-14%	1	-36%	67%	2.25	13%	\$201,000	39%
Total Residential	396	21%	521	10%	118	-10%	76%	2.97	-25%	\$403,750	18%

Residential Sales by Price Range

October



Source: Pillar 9