

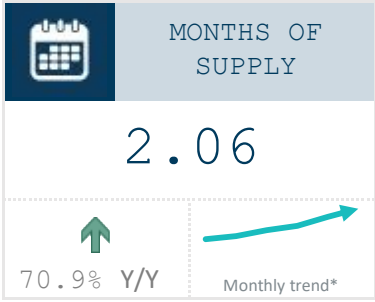
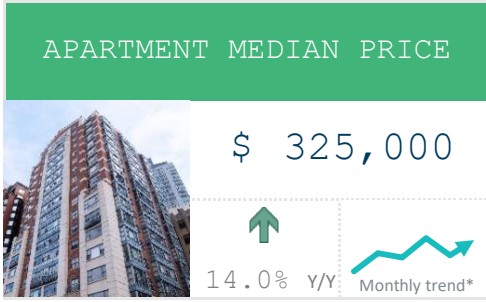
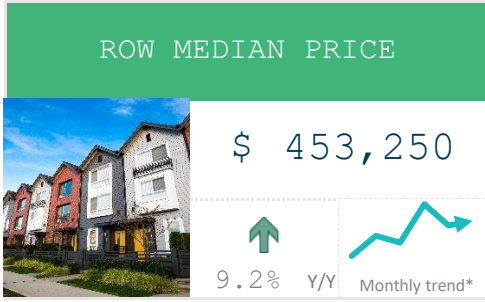
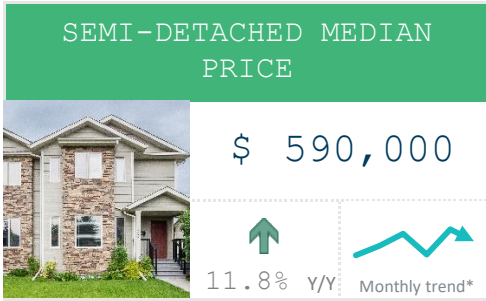
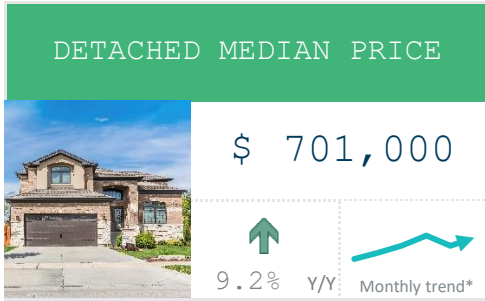
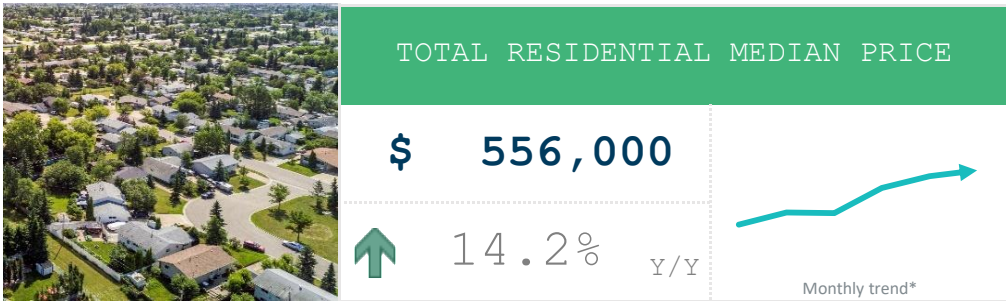
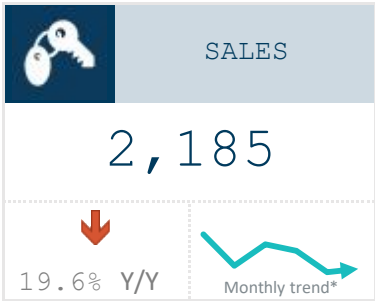
August 2024

Market Trend Summary

Sales in July were 2,185 units, a 19.6 percent decrease compared to last year. Sales declined across all product types, most significantly for apartments and row housing.

There were 3,537 new listings in June, a 13 percent increase from last year. The decrease in sales combined with the increase in new listings, increasing the months of supply by 37 percent to 2.06 compared to last year.

The sales-to-new-listings ratio dropped to 62 percent, down from last month. Overall inventory is up 37.5 percent at 4,491 units. In July, the total residential median price reached \$556,000, which is 14 percent higher than last year's levels, but down from July. Price gains occurred across all property types, with the strongest growth in semi-detached and apartments.



*Monthly trend is based on seasonally adjusted data for the prior 6 months

August 2024

August 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		Median Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	1,025	-14%	1,594	5%	2012	20%	64%	1.96	40%	\$701,000	9%
Semi	172	-12%	299	27%	342	38%	58%	1.99	58%	\$590,000	12%
Row	384	-15%	643	32%	660	76%	60%	1.72	108%	\$453,250	9%
Apartment	604	-31%	1,001	12%	1477	53%	60%	2.45	121%	\$325,000	14%
Total Residential	2,185	-20%	3,537	13%	4491	37%	62%	2.06	71%	\$556,000	14%

Year-to-Date

August 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		Median Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	8,930	-3%	12,324	3%	1,467	-2%	72%	1.31	1%	\$715,000	11%
Semi	1,689	4%	2,228	14%	258	0%	76%	1.22	-3%	\$610,000	13%
Row	3,361	3%	4,322	16%	424	11%	78%	1.01	8%	\$458,000	18%
Apartment	5,722	3%	7,913	13%	1,056	5%	72%	1.48	3%	\$324,000	18%
Total Residential	19,702	0%	26,787	9%	3,205	2%	74%	1.30	2%	\$559,000	14%

