

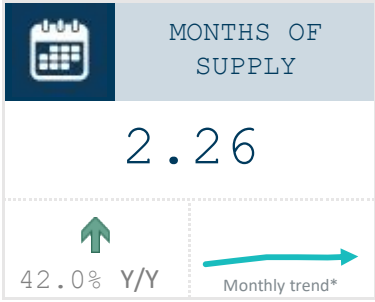
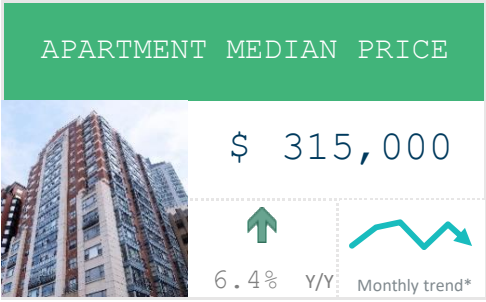
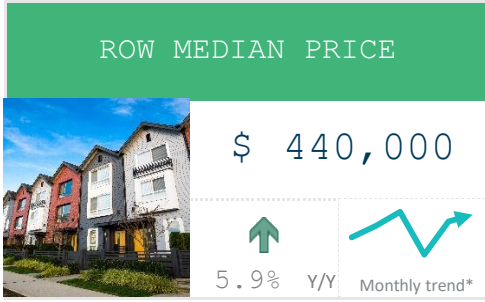
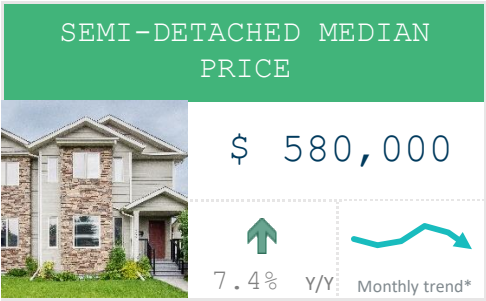
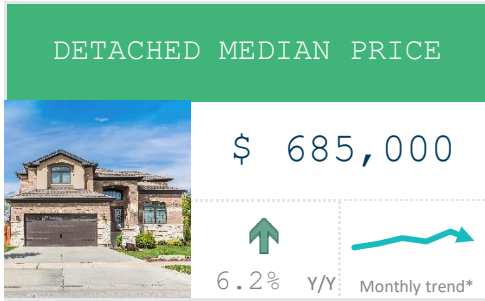
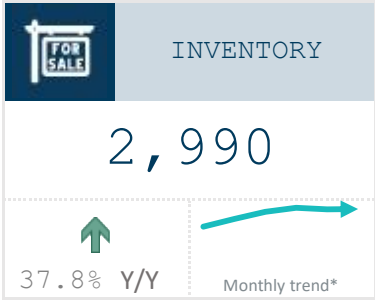
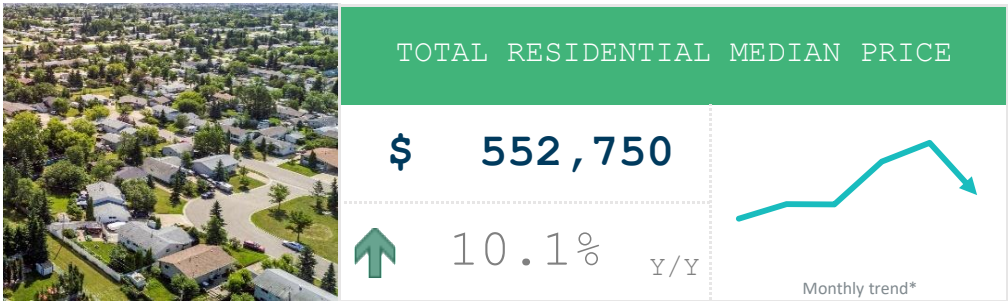
December 2024

Market Trend Summary

Sales in December were 1,322 units, down 2.9 percent compared to last year. Sales were up for detached and semi detached but down for apartment and row housing.

There were 1,239 new listings in December, a 0.7 percent drop from last year. The drop in sales increased the months of supply compared to last year by 42 percent to 2.26.

The sales-to-new-listings ratio increased to 107 percent, up from last month. Overall inventory is up 38 percent at 2,990 units. In December, the total residential median price reached \$552,750, which is 10.1 percent higher than last year's levels. Price gains occurred across all property types, with the strongest growth in semi detached housing.



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

December 2024

December 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	613	3%	542	-6%	1229	20%	113%	2.00	17%	\$685,000	6%
Semi	124	7%	101	2%	249	37%	123%	2.01	28%	\$580,000	7%
Row	228	-10%	243	20%	476	65%	94%	2.09	83%	\$440,000	6%
Apartment	357	-10%	353	-5%	1036	53%	101%	2.90	71%	\$315,000	6%
Total Residential	1,322	-3%	1,239	-1%	2990	38%	107%	2.26	42%	\$552,750	10%

Year-to-Date

December 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	12,415	-2%	17,237	5%	1,612	9%	72%	1.56	12%	\$713,000	11%
Semi	2,355	5%	3,137	14%	287	11%	75%	1.46	6%	\$610,000	13%
Row	4,647	2%	6,100	18%	505	35%	76%	1.30	32%	\$455,000	15%
Apartment	7,568	-4%	10,831	11%	1,182	23%	70%	1.87	28%	\$323,450	16%
Total Residential	26,985	-2%	37,305	10%	3,586	17%	72%	1.59	19%	\$560,000	13%

