

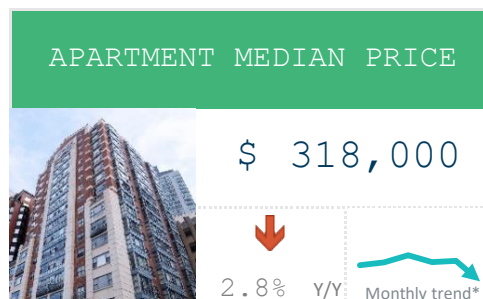
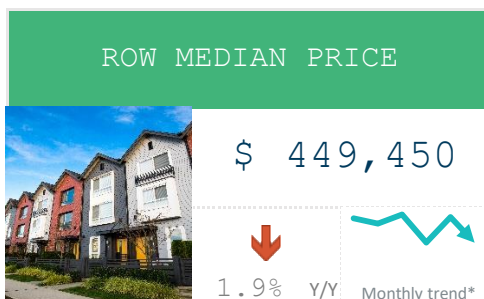
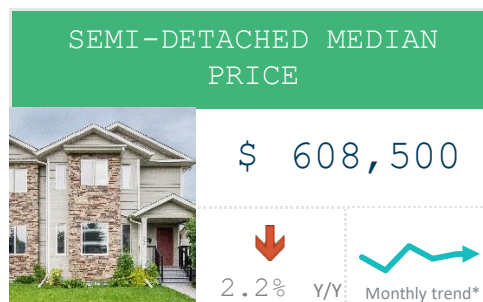
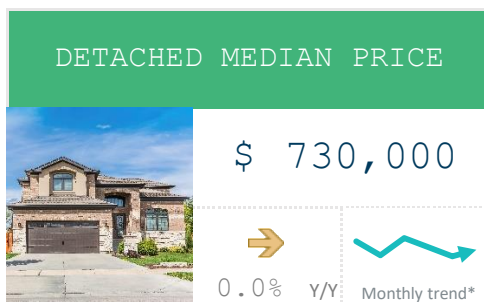
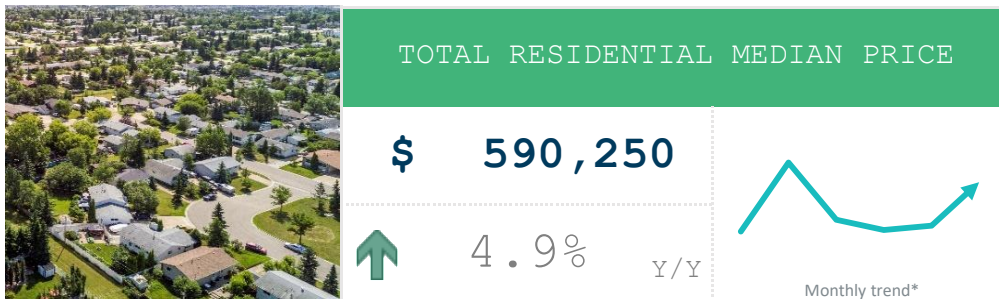
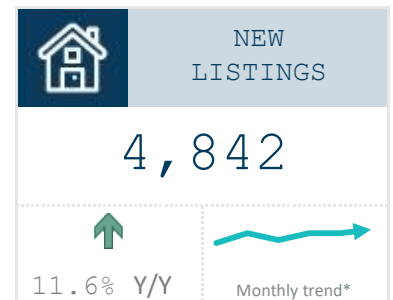
May 2025

## Market Trend Summary

Sales in May were 2,568 units, down 17 percent compared to last year. Sales were down for all property types, with apartment sales falling 36% year over year.

There were 4,842 new listings in May, an 11.6 percent increase from last year. The drop in sales increased the months of supply compared to last year by 138 percent to 2.62.

The sales-to-new-listings ratio fell slightly from last month to 53% percent. Overall inventory is up 119 percent at 6,740 units. In May, the total residential median price rose to \$590,250, which is 4.9 percent higher than last year's levels. Year to date, prices held steady for row (0%) rose for detached (1%) and apartments (2%) but fell for semi (-1%).



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

May 2025

May 2025

	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	1,275	-8%	2,419	19%	2995	87%	53%	2.35	103%	\$730,000	0%
Semi	256	-1%	428	19%	542	99%	60%	2.12	101%	\$608,500	-2%
Row	458	-15%	764	11%	1116	161%	60%	2.44	209%	\$449,450	-2%
Apartment	579	-36%	1,231	-2%	2087	88%	47%	3.60	194%	\$318,000	-3%
<b>Total Residential</b>	<b>2,568</b>	<b>-17%</b>	<b>4,842</b>	<b>12%</b>	<b>6740</b>	<b>98%</b>	<b>53%</b>	<b>2.62</b>	<b>138%</b>	<b>\$590,250</b>	<b>5%</b>

Year-to-Date

May 2025

	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	4,846	-12%	8,713	21%	2,173	81%	56%	2.24	107%	\$725,000	1%
Semi	953	-12%	1,624	19%	414	83%	59%	2.17	109%	\$616,600	-1%
Row	1,776	-16%	3,103	23%	840	148%	57%	2.37	195%	\$458,250	0%
Apartment	2,550	-30%	5,182	9%	1,686	92%	49%	3.31	177%	\$324,900	2%
<b>Total Residential</b>	<b>10,125</b>	<b>-18%</b>	<b>18,622</b>	<b>17%</b>	<b>5,113</b>	<b>94%</b>	<b>54%</b>	<b>2.53</b>	<b>137%</b>	<b>\$582,000</b>	<b>5%</b>

Residential Sales by Price Range

May

