

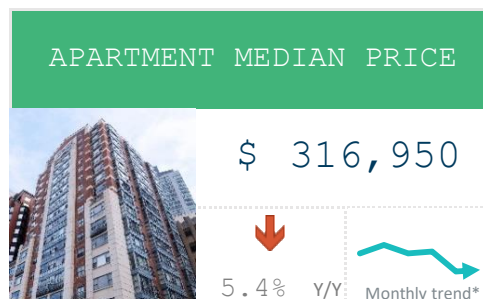
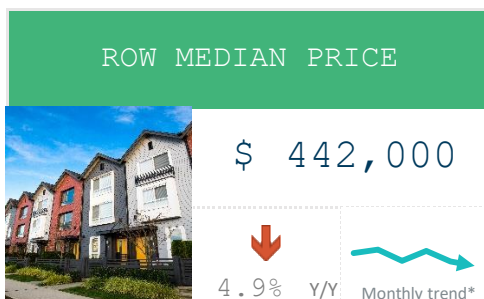
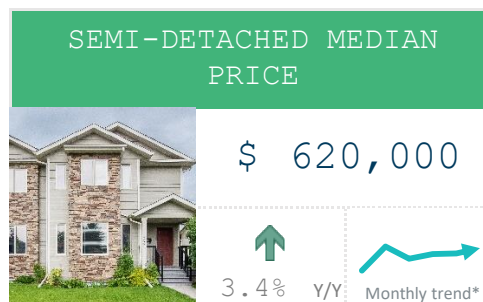
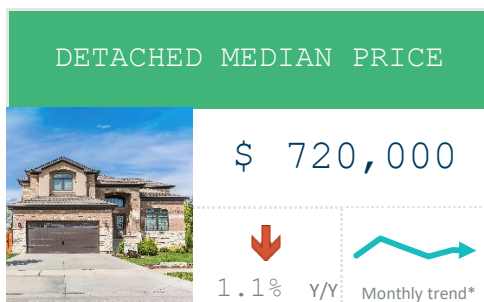
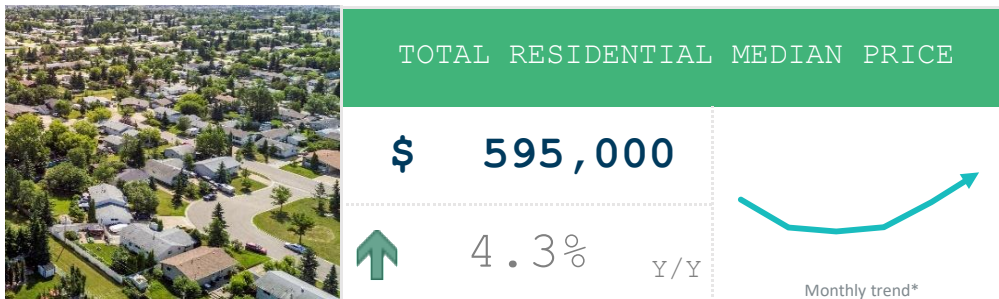
June 2025

## Market Trend Summary

Sales in June were 2,287 units, down 16.4 percent compared to last year. Sales were down for all property types, with apartment sales falling 31% year over year.

There were 4,223 new listings in June, an 11.2 percent increase from last year. The drop in sales increased the months of supply compared to last year by 119 percent to 3.03.

The sales-to-new-listings ratio rose slightly from last month to 54% percent. Overall inventory is up 83 percent at 6,940 units. In June, the total residential median price rose to \$595,000, which is 4.3 percent higher than last year's levels. Year to date, prices held steady for detached (0%) rose for semi (1%) but fell for row (-1%) and apartment (-1%).



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

June 2025

June 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	1,194	-6%	2,145	19%	3107	75%	56%	2.60	87%	\$720,000	-1%
Semi	212	-9%	357	17%	555	87%	59%	2.62	105%	\$620,000	3%
Row	349	-20%	697	20%	1166	137%	50%	3.34	195%	\$442,000	-5%
Apartment	532	-33%	1,024	-7%	2112	73%	52%	3.97	157%	\$316,950	-5%
<b>Total Residential</b>	<b>2,287</b>	<b>-16%</b>	<b>4,223</b>	<b>11%</b>	<b>6940</b>	<b>83%</b>	<b>54%</b>	<b>3.03</b>	<b>119%</b>	<b>\$595,000</b>	<b>4%</b>

Year-to-Date

June 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	6,038	-11%	10,857	21%	2,329	80%	56%	2.31	103%	\$722,750	0%
Semi	1,164	-12%	1,982	19%	437	84%	59%	2.25	109%	\$617,000	1%
Row	2,124	-17%	3,798	22%	894	145%	56%	2.53	195%	\$455,000	-1%
Apartment	3,079	-31%	6,207	6%	1,759	88%	50%	3.43	173%	\$322,500	-1%
<b>Total Residential</b>	<b>12,405</b>	<b>-18%</b>	<b>22,844</b>	<b>16%</b>	<b>5,418</b>	<b>91%</b>	<b>54%</b>	<b>2.62</b>	<b>134%</b>	<b>\$585,000</b>	<b>5%</b>

Residential Sales by Price Range

June

