

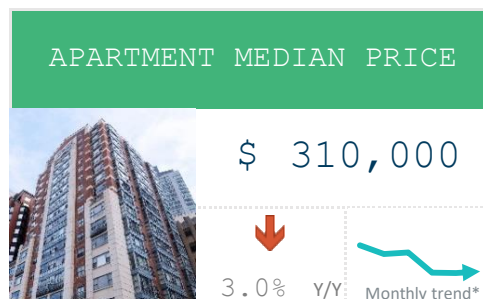
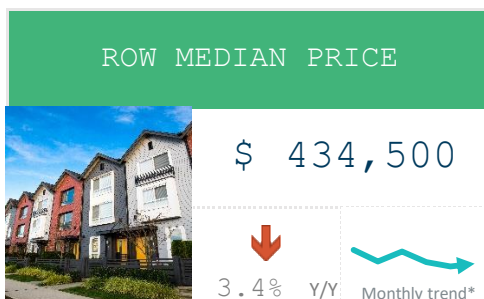
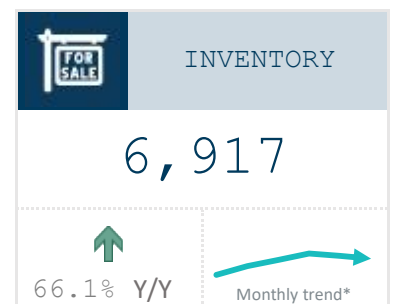
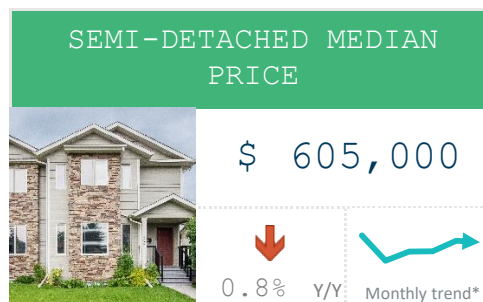
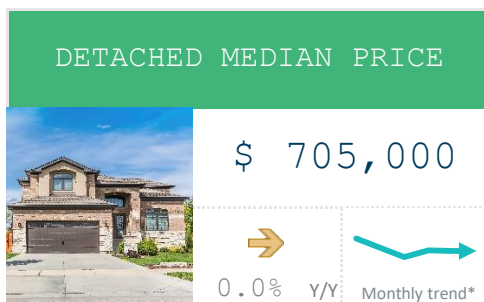
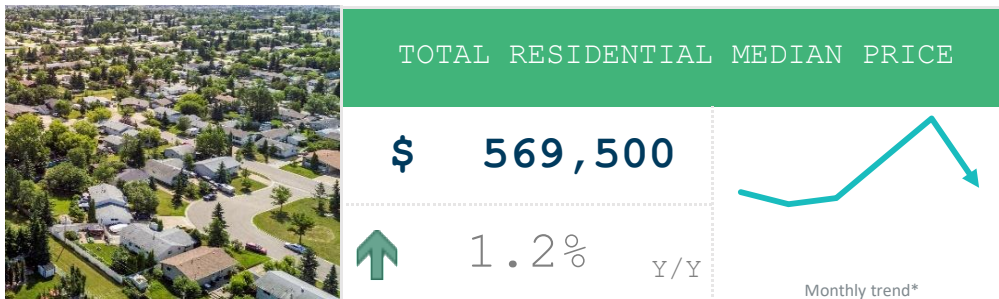
July 2025

Market Trend Summary

Sales in July were 2,099 units, down 11.6 percent compared to last year. Sales were down for all property types, with apartment sales falling 23% year over year.

There were 3,911 new listings in July, an 8.5 percent increase from last year. The drop in sales increased the months of supply compared to last year by 87.9 percent to 3.3.

The sales-to-new-listings ratio held steady from last month at 54% percent. Overall inventory is up 66 percent at 6,917 units. In July, the total residential median price rose to \$569,500, which is 1.2 percent higher than last year's levels. Year to date, prices held steady for detached (0%) and for semi (0%) but fell for row (-2%) and apartment (-1%).



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

July 2025

July 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	1,031	-6%	1,888	10%	3078	58%	55%	2.99	67%	\$705,000	0%
Semi	187	-6%	331	26%	549	87%	56%	2.94	99%	\$605,000	-1%
Row	373	-12%	678	18%	1193	118%	55%	3.20	147%	\$434,500	-3%
Apartment	508	-23%	1,014	-3%	2097	53%	50%	4.13	99%	\$310,000	-3%
Total Residential	2,099	-12%	3,911	9%	6917	66%	54%	3.30	88%	\$569,500	1%

Year-to-Date

July 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	7,066	-11%	12,743	19%	2,436	75%	55%	2.41	96%	\$720,000	0%
Semi	1,351	-11%	2,311	20%	452	85%	58%	2.34	107%	\$614,000	0%
Row	2,497	-16%	4,479	22%	938	140%	56%	2.63	186%	\$450,360	-2%
Apartment	3,585	-30%	7,220	4%	1,807	81%	50%	3.53	159%	\$320,000	-1%
Total Residential	14,499	-17%	26,753	15%	5,633	86%	54%	2.72	125%	\$582,000	4%

Residential Sales by Price Range

July

