

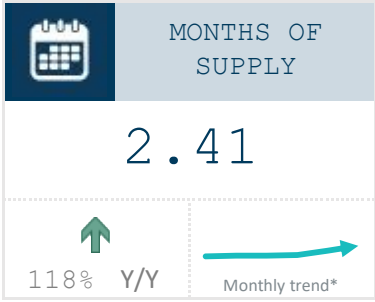
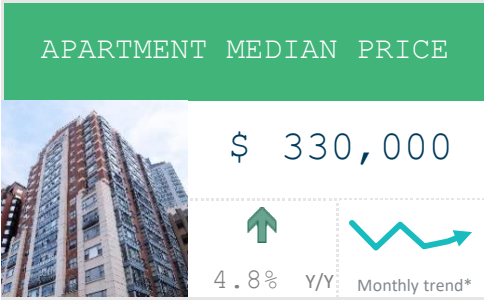
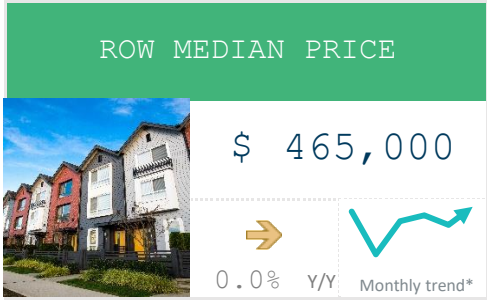
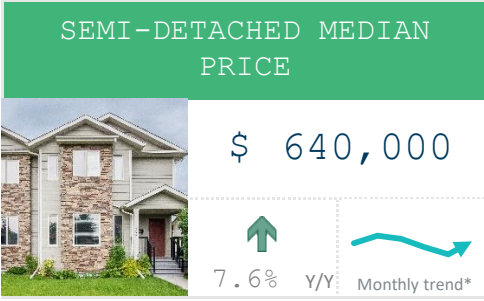
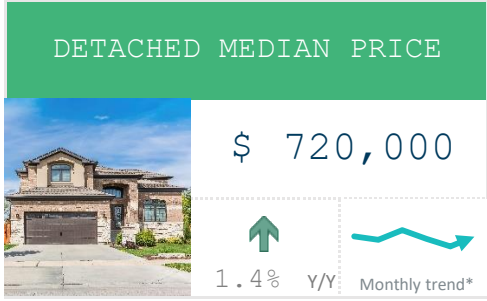
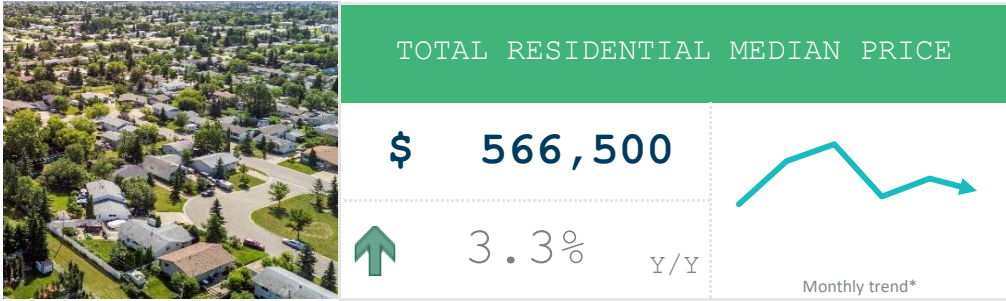
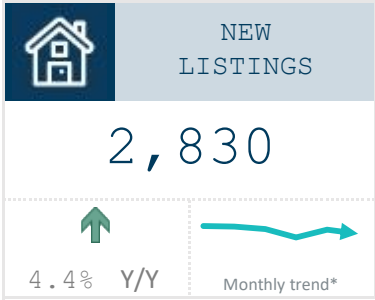
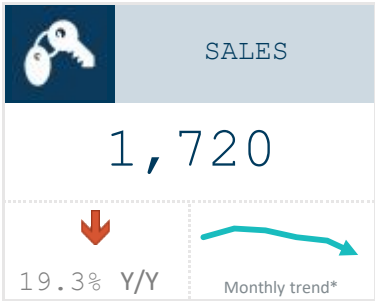
February 2025

Market Trend Summary

Sales in February were 1,720 units, down 19 percent compared to last year. Sales were up for all property types.

There were 2,830 new listings in February, a 4.4 percent increase from last year. The drop in sales increased the months of supply compared to last year by 118 percent to 2.41.

The sales-to-new-listings ratio fell to 61% percent year over year, up from last month. Overall inventory is up 75 percent at 4,147 units. In February, the total residential median price reached \$566,500, which is 3.3 percent higher than last year's levels. Price gains occurred across all property types except row, with the strongest growth in semi detached.



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

February 2025

February 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	765	-20%	1,265	6%	1698	61%	60%	2.22	100%	\$720,000	1%
Semi	165	-14%	240	7%	325	46%	69%	1.97	69%	\$640,000	8%
Row	317	-10%	473	4%	658	114%	67%	2.08	137%	\$465,000	0%
Apartment	473	-26%	852	2%	1466	90%	56%	3.10	156%	\$330,000	5%
Total Residential	1,720	-19%	2,830	4%	4147	76%	61%	2.41	118%	\$566,500	3%

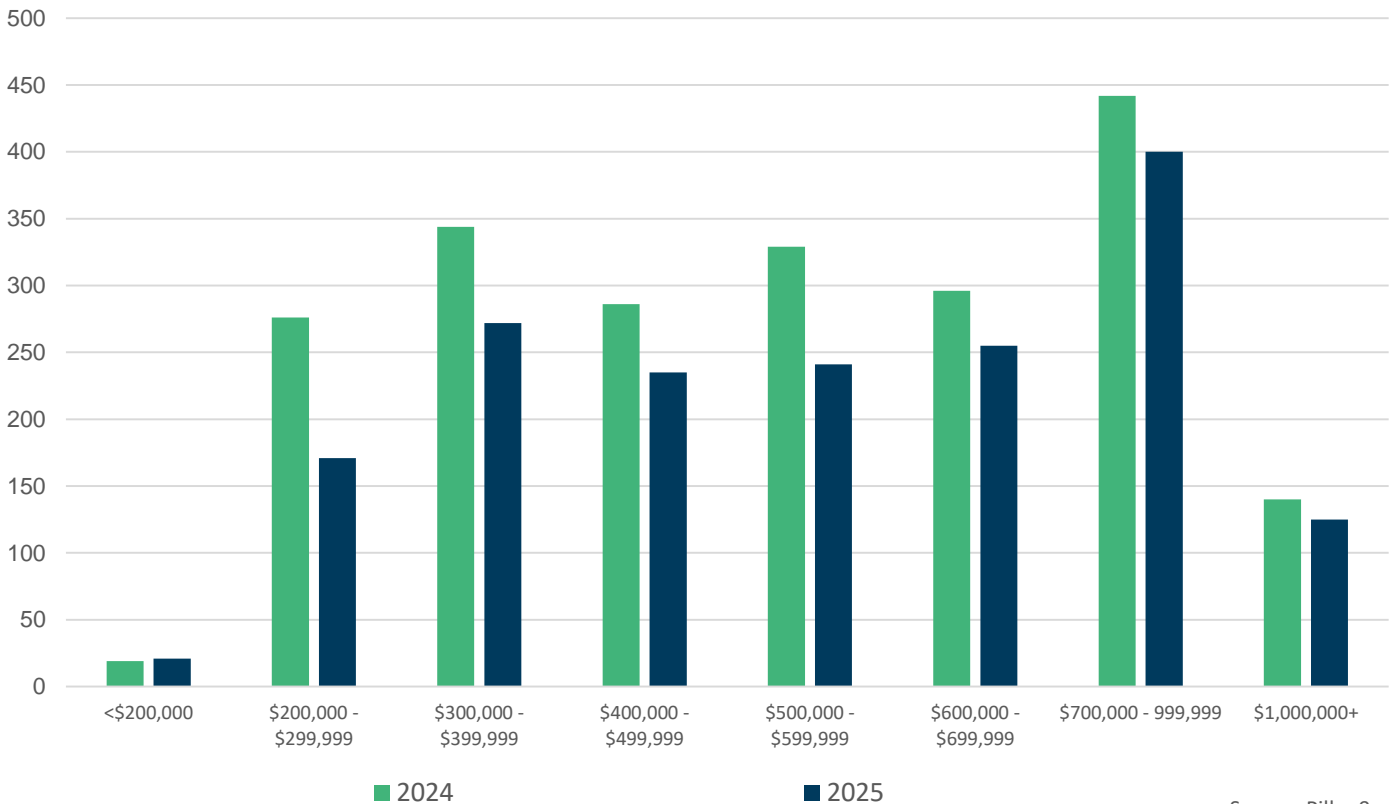
Year-to-Date

February 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	1,439	-15%	2,494	16%	1,575	53%	58%	2.19	79%	\$710,000	1%
Semi	325	1%	512	15%	314	42%	63%	1.93	41%	\$617,000	2%
Row	564	-13%	946	21%	625	121%	60%	2.22	154%	\$459,750	2%
Apartment	843	-25%	1,774	20%	1,381	90%	48%	3.28	154%	\$323,000	4%
Total Residential	3,171	-16%	5,726	18%	3,895	72%	55%	2.46	106%	\$570,000	6%

Residential Sales by Price Range

February



Source: Pillar 9