

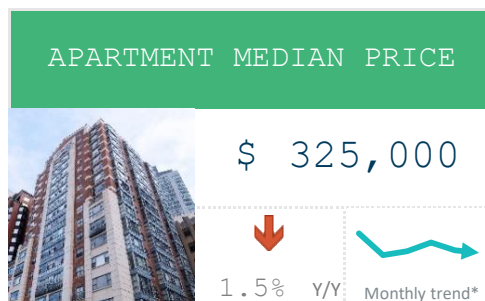
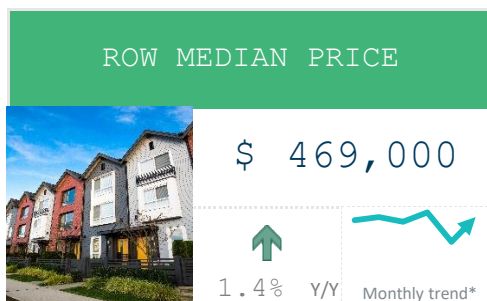
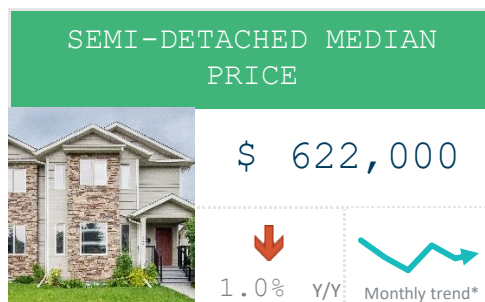
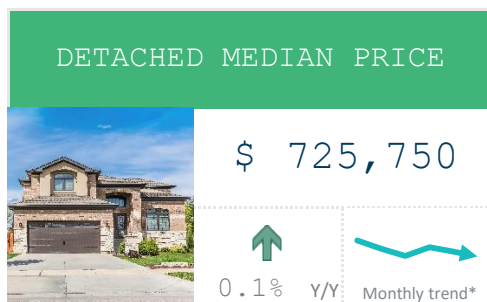
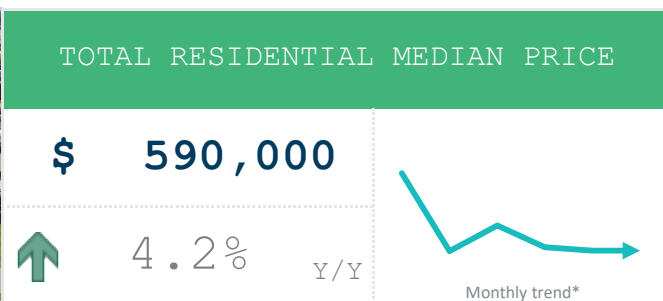
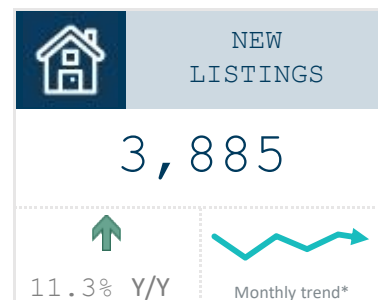
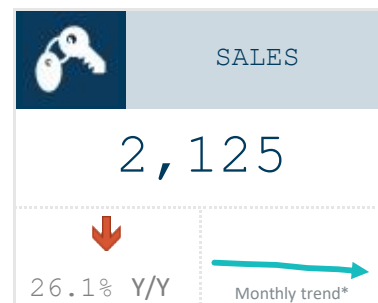
April 2025

Market Trend Summary

Sales in April were 2,125 units, down 29 percent compared to last year. Sales were down for all property types, with apartment sales falling 31% year over year.

There were 3,885 new listings in April, an 11.3 percent increase from last year. The drop in sales increased the months of supply compared to last year by 197 percent to 2.81.

The sales-to-new-listings ratio rose slightly from last month to 55% percent. Overall inventory is up 119 percent at 5,973 units. In April, the total residential median price rose to \$590,000, which is 4.2 percent higher than last year's levels. Price rose for row (1.4%) held steady for detached (0.1%) but fell for semi-detached (-1%) and apartments (-1.5%).



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

April 2025

April 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	1,040	-21%	1,827	12%	2558	110%	57%	2.46	166%	\$725,750	0%
Semi	177	-30%	326	11%	481	131%	54%	2.72	232%	\$622,000	-1%
Row	339	-30%	673	29%	1012	194%	50%	2.99	318%	\$469,000	1%
Apartment	569	-31%	1,059	1%	1922	102%	54%	3.38	192%	\$325,000	-2%
Total Residential	2,125	-26%	3,885	11%	5973	119%	55%	2.81	197%	\$590,000	4%

Year-to-Date

April 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	3,512	-15%	6,216	20%	1,979	80%	56%	2.25	113%	\$720,000	1%
Semi	685	-17%	1,172	17%	381	78%	58%	2.22	115%	\$618,000	0%
Row	1,302	-17%	2,318	26%	774	144%	56%	2.38	195%	\$460,250	0%
Apartment	1,951	-29%	3,924	12%	1,599	96%	50%	3.28	177%	\$325,000	2%
Total Residential	7,450	-20%	13,630	18%	4,732	93%	55%	2.54	142%	\$580,000	5%

Residential Sales by Price Range

April

