

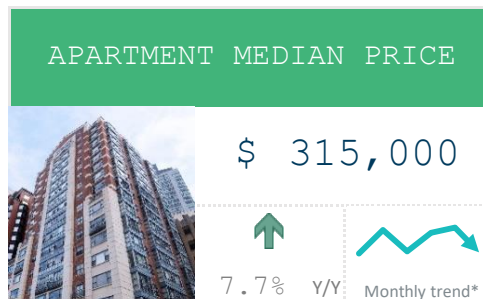
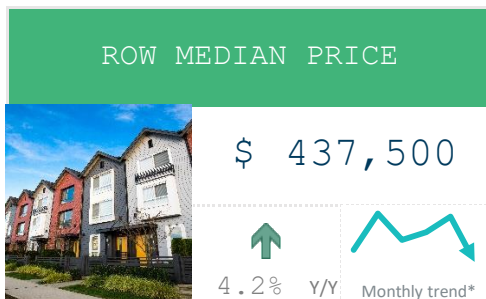
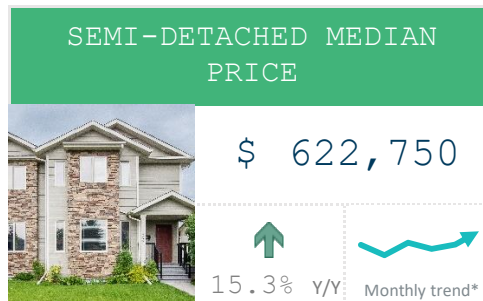
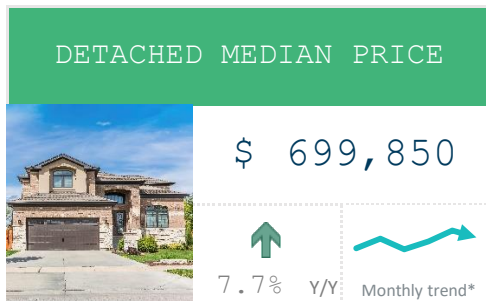
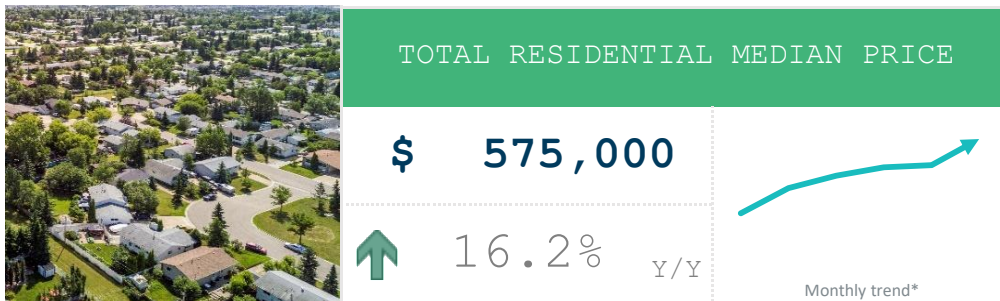
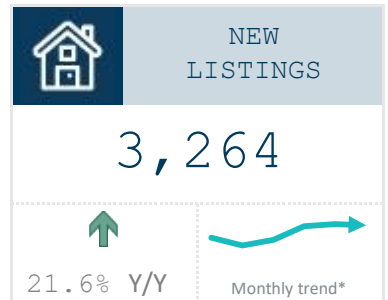
October 2024

## Market Trend Summary

Sales in October were 2,172 units, up 0.1 percent compared to last year. Sales varied across product types, increasing for detached and semi detached while falling for apartments and row housing.

There were 3,264 new listings in October, a 21.6 percent increase from last year. The increase in new listings increased the months of supply compared to last year by 54.8 percent to 2.29.

The sales-to-new-listings ratio increased to 67 percent, up from last month. Overall inventory is up 55 percent at 4,968 units. In October, the total residential median price reached \$575,000, which is 16.2 percent higher than last year's levels. Price gains occurred across all property types, with the strongest growth in semi detached.



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

October 2024

October 2024

	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	1,070	10%	1,536	18%	2199	38%	70%	2.06	26%	\$699,850	8%
Semi	189	6%	284	20%	392	36%	67%	2.07	29%	\$622,750	15%
Row	353	-6%	523	25%	784	111%	67%	2.22	124%	\$437,500	4%
Apartment	560	-13%	921	27%	1593	67%	61%	2.84	91%	\$315,000	8%
<b>Total Residential</b>	<b>2,172</b>	<b>0%</b>	<b>3,264</b>	<b>22%</b>	<b>4968</b>	<b>55%</b>	<b>67%</b>	<b>2.29</b>	<b>55%</b>	<b>\$575,000</b>	<b>16%</b>

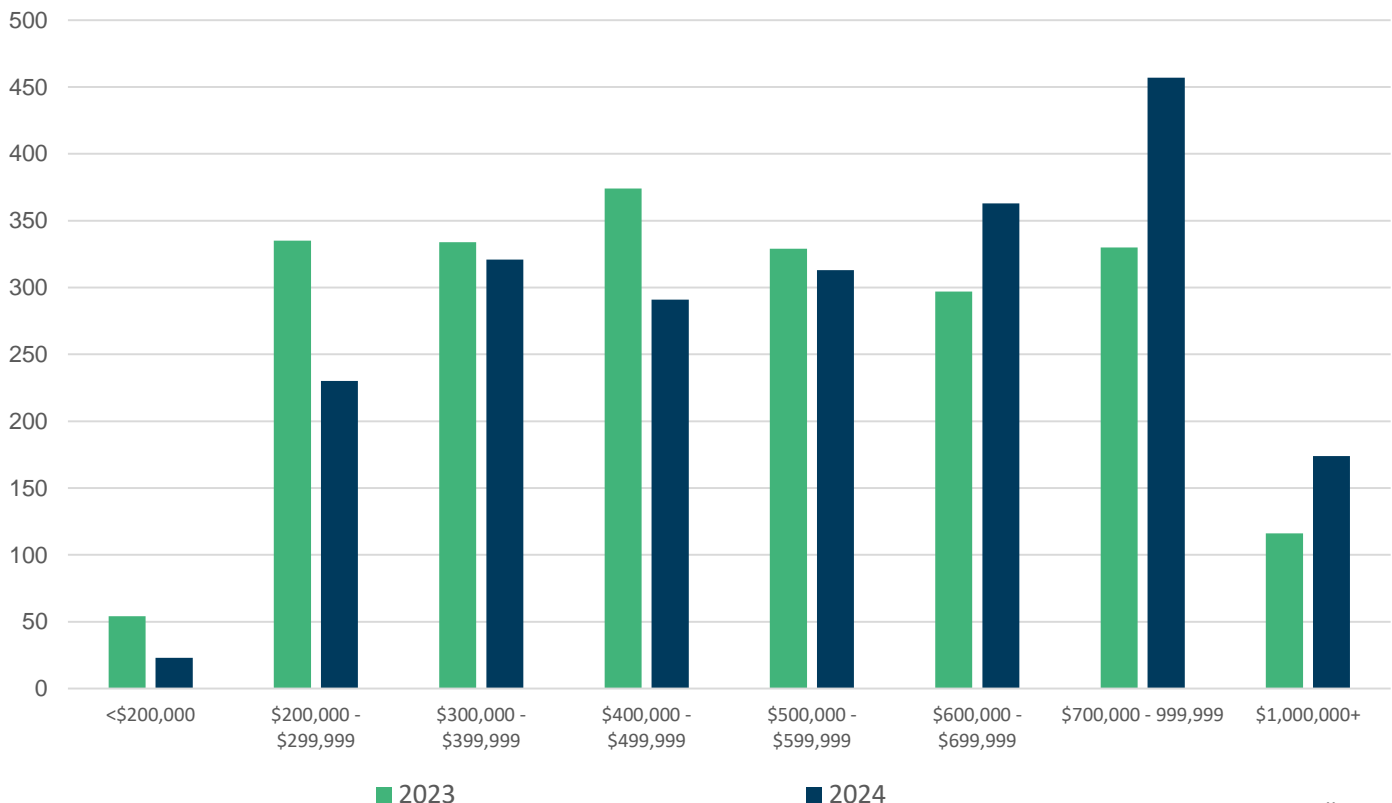
Year-to-Date

October 2024

	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	10,940	-3%	15,652	6%	1,625	7%	70%	1.49	10%	\$715,000	11%
Semi	2,059	3%	2,810	14%	283	7%	73%	1.38	4%	\$610,000	13%
Row	4,090	1%	5,452	18%	493	30%	75%	1.21	28%	\$455,000	15%
Apartment	6,782	-2%	9,825	13%	1,166	16%	69%	1.72	19%	\$324,250	16%
<b>Total Residential</b>	<b>23,871</b>	<b>-2%</b>	<b>33,739</b>	<b>11%</b>	<b>3,569</b>	<b>13%</b>	<b>71%</b>	<b>1.49</b>	<b>14%</b>	<b>\$560,000</b>	<b>13%</b>

Residential Sales by Price Range

October



Source: Pillar 9