

May 2025

Market Trend Summary

New listings in May were up, rising 15.8 percent year-over-year to 191. Sales were slightly below new listings (166), and were up 16.9 percent year-over-year. The sales-to-new-listings ratio rose to 87 percent. The months of supply is now at 1.33, which is 32 percent lower than last year. Inventory is down 21 percent year-over-year to 221 units.

The total residential average price is up 10.4% year over year to \$382,673. Average year over year prices are up for all categories of housing rising 25% for apartments and 10% for detached.



TOTAL RESIDENTIAL AVERAGE PRICE

\$ 382,673



10.4% Y/Y



Monthly trend*

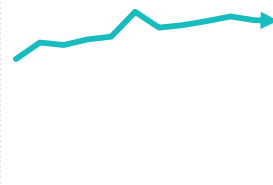


DETACHED AVERAGE PRICE

\$ 428,198



10.0% Y/Y



Monthly trend*



*Monthly trend data is based on seasonally adjusted data, with 6 months of trend data displayed.

Data source: Pillar 9

May 2025

May 2025

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	126	17%	149	17%	169	-21%	85%	1.34	-33%	\$428,198	10%
Semi	13	18%	16	7%	22	-21%	81%	1.69	-34%	\$322,485	8%
Row	12	33%	6	50%	5	-55%	200%	0.42	-66%	\$204,983	9%
Apartment	15	7%	20	5%	25	-4%	75%	1.67	-10%	\$194,573	25%
Total Residential	166	17%	191	16%	221	-21%	87%	1.33	-32%	\$382,673	10%

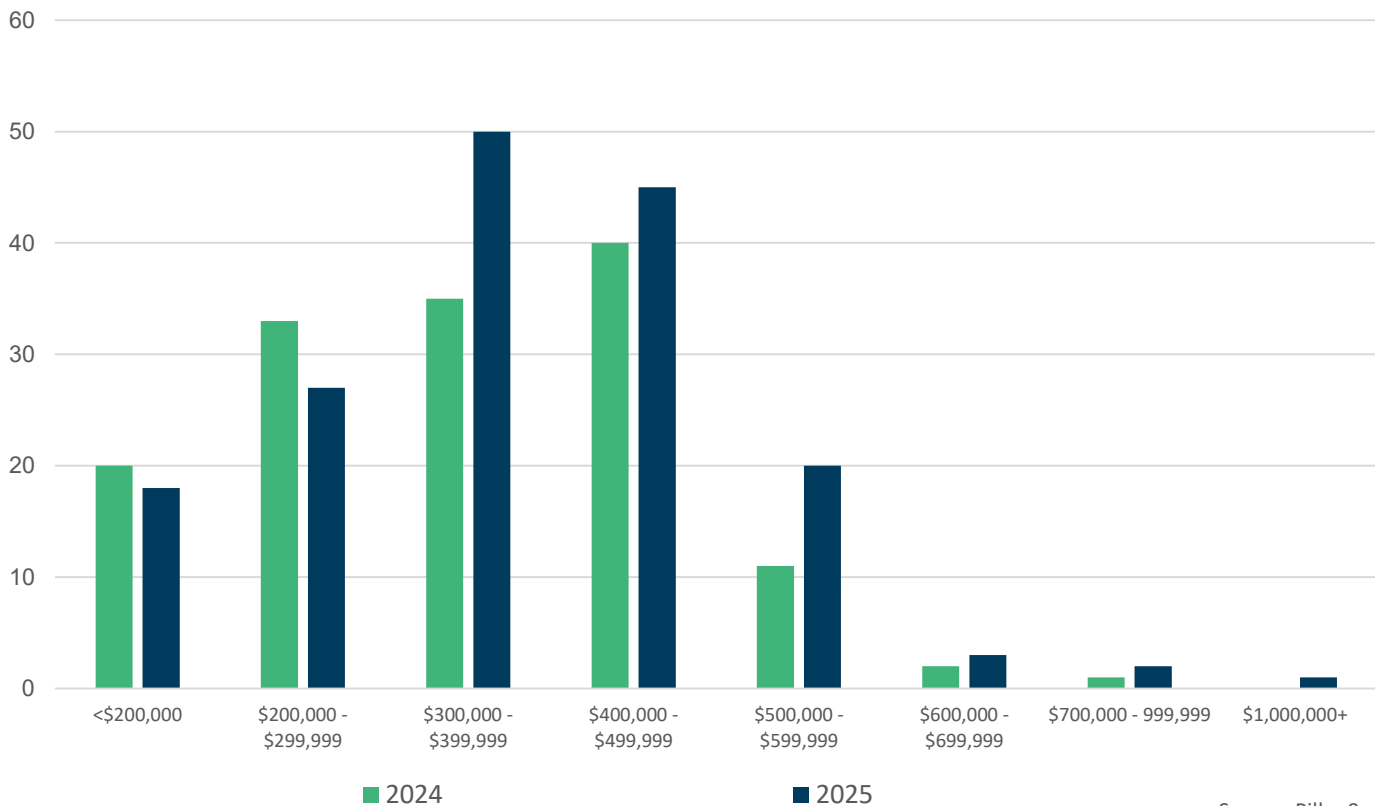
Year-to-Date

May 2025

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	464	9%	555	-5%	134	-30%	84%	1.44	-36%	\$418,494	12%
Semi	66	22%	84	11%	21	-21%	79%	1.58	-36%	\$320,081	16%
Row	38	36%	38	12%	8	-46%	100%	1.00	-60%	\$216,166	23%
Apartment	47	-24%	70	3%	17	-29%	67%	1.85	-7%	\$185,064	15%
Total Residential	615	8%	747	-2%	179	-30%	82%	1.46	-36%	\$377,592	14%

Residential Sales by Price Range

May



Source: Pillar 9