

June 2025

Market Trend Summary

New listings in June were down, falling 7.9 percent year-over-year to 163. Sales were slightly above new listings (167), and were up 23.7 percent year-over-year. The sales-to-new-listings ratio rose to 102 percent. The months of supply is now at 1.23, which is 44.6 percent lower than last year. Inventory is down 31 percent year-over-year to 205 units.

The total residential average price is up 18% year over year to \$390,448. Average year over year prices are up for all categories of housing rising 28% for semi-detached and 20% for detached.



TOTAL RESIDENTIAL AVERAGE PRICE

\$ 390,448



18.0% Y/Y



Monthly trend*

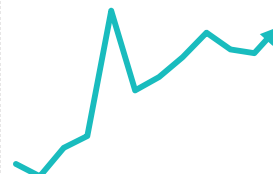


DETACHED AVERAGE PRICE

\$ 432,912



19.7% Y/Y



Monthly trend*



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

Data source: Pillar 9

June 2025

June 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	128	23%	125	-15%	156	-35%	102%	1.22	-47%	\$432,912	20%
Semi	12	-29%	16	7%	24	0%	75%	2.00	42%	\$325,325	28%
Row	4	-20%	7	0%	7	-42%	57%	1.75	-27%	\$234,475	17%
Apartment	23	156%	15	88%	18	-22%	153%	0.78	-69%	\$215,226	12%
Total Residential	167	24%	163	-8%	205	-31%	102%	1.23	-45%	\$390,448	18%

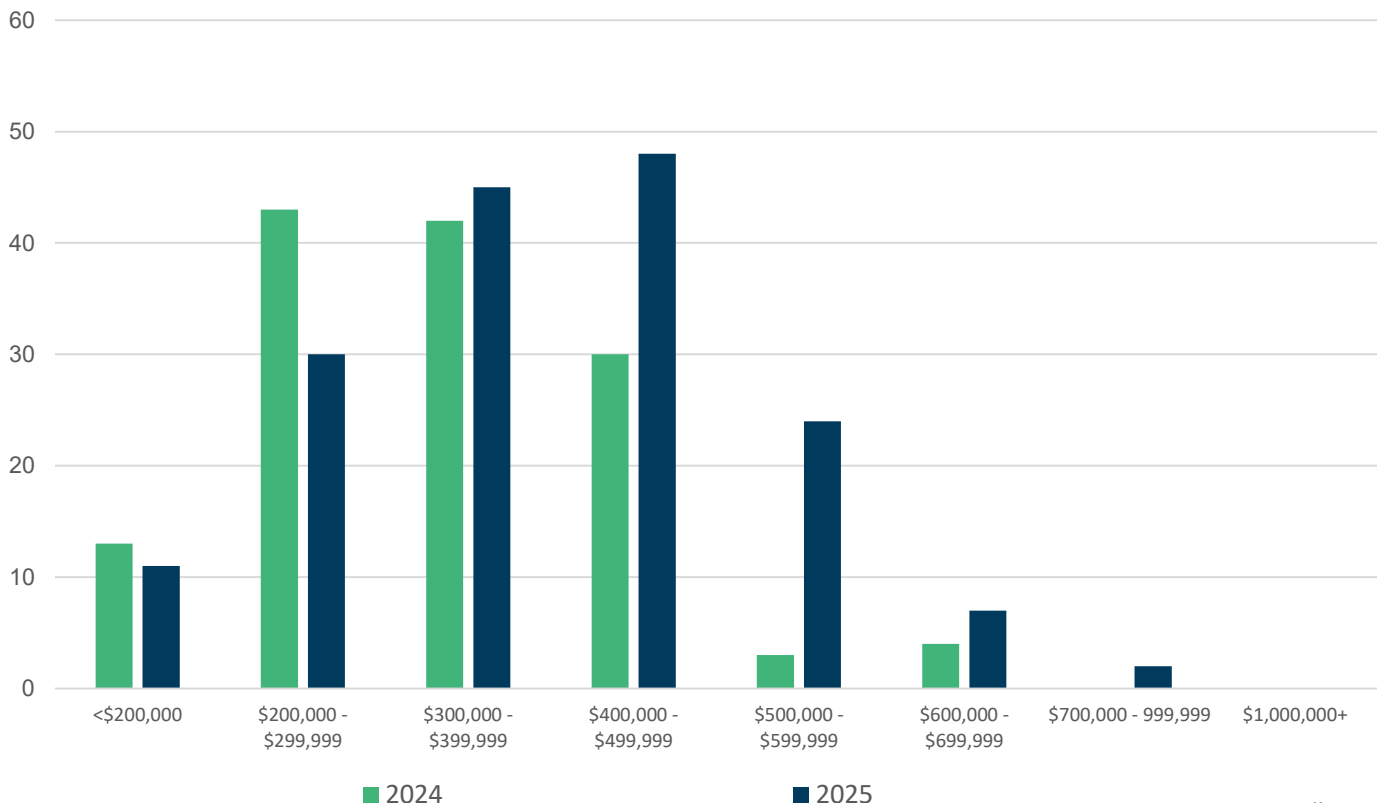
Year-to-Date

June 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	592	12%	679	-7%	137	-31%	87%	1.39	-39%	\$421,608	14%
Semi	78	10%	100	10%	21	-18%	78%	1.64	-25%	\$320,888	18%
Row	42	27%	45	10%	8	-45%	93%	1.07	-57%	\$217,910	21%
Apartment	69	-3%	85	12%	18	-27%	81%	1.54	-25%	\$195,003	18%
Total Residential	781	11%	909	-3%	184	-30%	86%	1.41	-37%	\$380,574	15%

Residential Sales by Price Range

June



Source: Pillar 9