

July 2025

Market Trend Summary

New listings in July were down, falling 9.7 percent year-over-year to 139. Sales were slightly below new listings (165), and were up 11.5 percent year-over-year. The sales-to-new-listings ratio fell to 84 percent. The months of supply is now at 1.47, which is 15.3 percent lower than last year. Inventory is down 23.5 percent year-over-year to 205 units.

The total residential average price is up 7.8% year over year to \$378,148. Average year over year prices are up for all categories of housing rising 18% for row and 15% for apartments.



TOTAL RESIDENTIAL AVERAGE PRICE

\$ 378,148



7.8% Y/Y



Monthly trend*

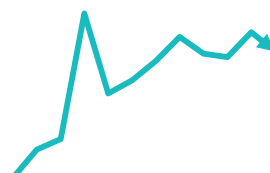


DETACHED AVERAGE PRICE

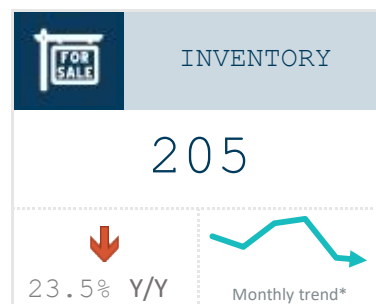
\$ 423,953



9.2% Y/Y



Monthly trend*



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

Data source: Pillar 9

July 2025

July 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	104	-14%	132	25%	162	-22%	79%	1.56	-9%	\$423,953	9%
Semi	18	29%	12	-37%	14	-44%	150%	0.78	-56%	\$296,694	5%
Row	6	-33%	7	-30%	8	-38%	86%	1.33	-8%	\$215,000	18%
Apartment	11	10%	14	8%	21	-9%	79%	1.91	-17%	\$167,355	15%
Total Residential	139	-10%	165	11%	205	-24%	84%	1.47	-15%	\$378,148	8%

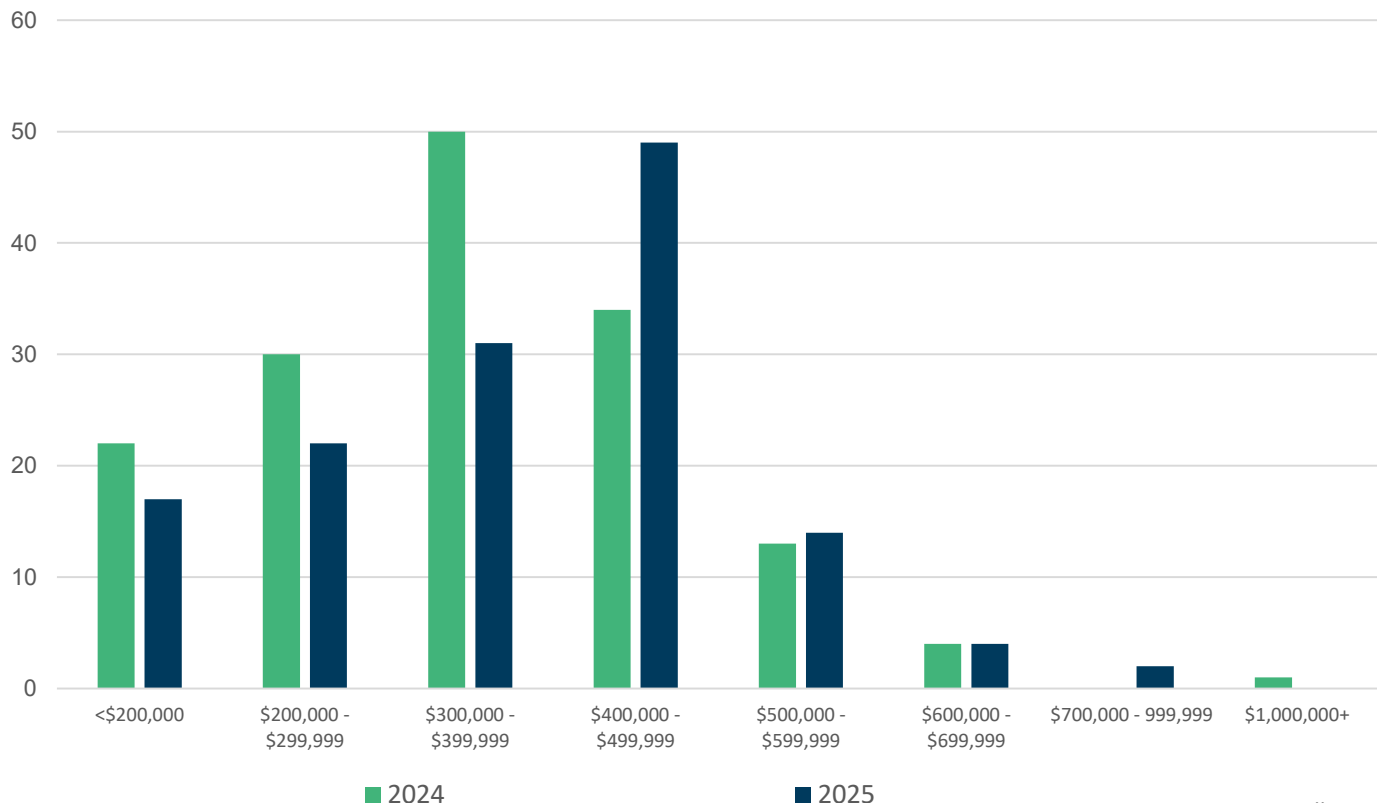
Year-to-Date

July 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	696	7%	811	-3%	141	-30%	86%	1.42	-35%	\$421,958	13%
Semi	96	13%	112	2%	20	-22%	86%	1.48	-31%	\$316,352	16%
Row	48	14%	52	2%	8	-44%	92%	1.10	-51%	\$217,546	21%
Apartment	80	-1%	99	11%	18	-25%	81%	1.59	-24%	\$191,201	17%
Total Residential	920	7%	1074	-1%	187	-29%	86%	1.42	-34%	\$380,208	14%

Residential Sales by Price Range

July



Source: Pillar 9