

April 2025

Market Trend Summary

New listings in April were down, falling 1.6 percent year-over-year to 181. Sales were slightly below new listings (139), and were down 10.9 percent year-over-year. The sales-to-new-listings ratio fell to 77 percent. The months of supply is now at 1.49, which is 19 percent lower than last year. Inventory is down 28 percent year-over-year to 207 units.

The total residential average price is up 14.9% year over year to \$384,241. Average year over year prices are up for all categories of housing rising 20% for apartments and 14% for semi detached.



TOTAL RESIDENTIAL AVERAGE PRICE

\$ 384,241

↑ 14.9% Y/Y



Monthly trend*



DETACHED AVERAGE PRICE

\$ 424,230

↑ 11.9% Y/Y



Monthly trend*



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

Data source: Pillar 9

April 2025

April 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	101	-11%	132	-6%	153	-30%	77%	1.51	-21%	\$424,230	12%
Semi	23	35%	17	0%	20	-31%	135%	0.87	-49%	\$322,998	14%
Row	8	60%	15	88%	11	-42%	53%	1.38	-64%	\$230,238	11%
Apartment	7	-65%	17	-11%	23	10%	41%	3.29	213%	\$184,486	20%
Total Residential	139	-11%	181	-2%	207	-28%	77%	1.49	-19%	\$384,241	15%

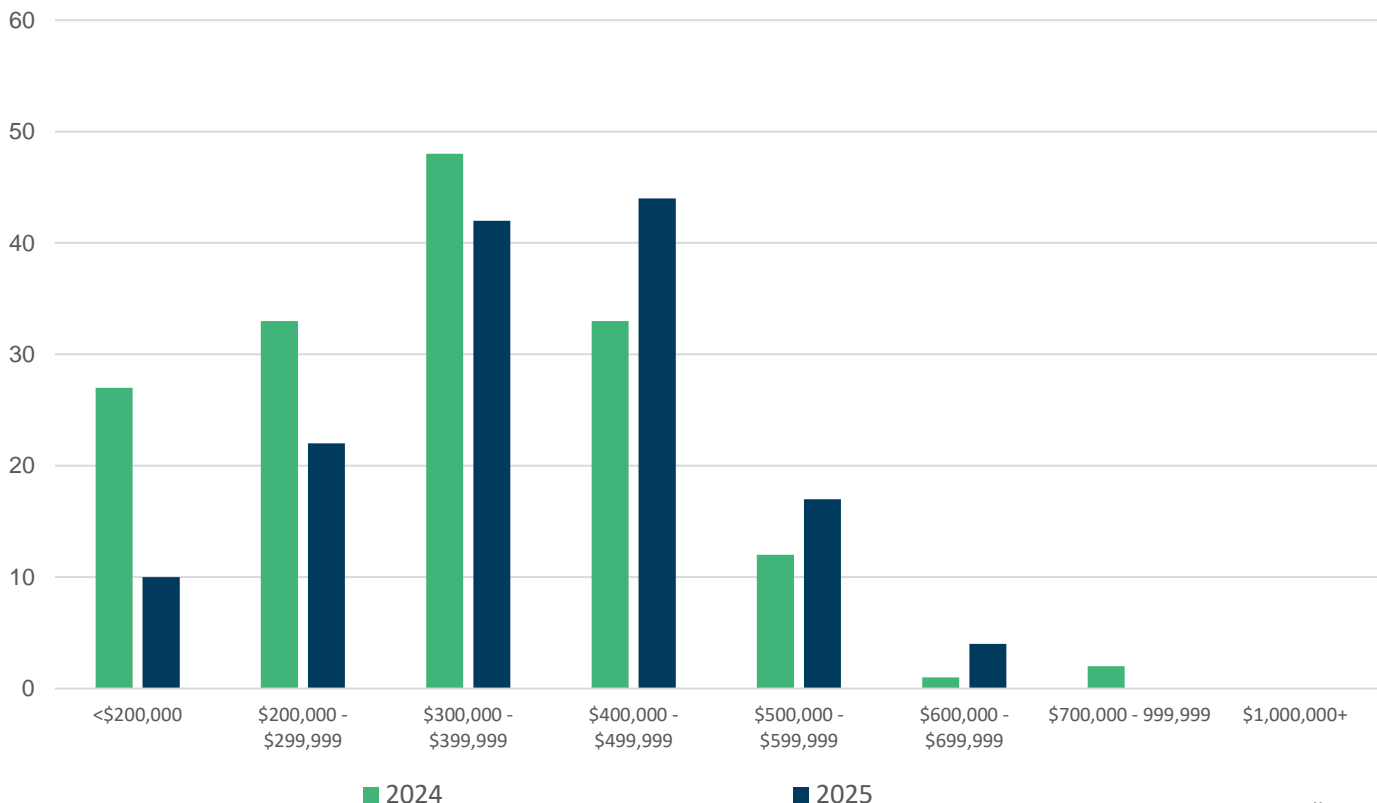
Year-to-Date

April 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	335	6%	404	-12%	125	-33%	83%	1.49	-37%	\$415,425	13%
Semi	53	23%	68	11%	21	-21%	78%	1.55	-36%	\$319,492	18%
Row	26	37%	32	7%	8	-44%	81%	1.27	-59%	\$221,327	30%
Apartment	32	-33%	50	2%	16	-36%	64%	1.94	-4%	\$180,606	11%
Total Residential	446	5%	554	-7%	169	-33%	81%	1.52	-36%	\$375,862	15%

Residential Sales by Price Range

April



Source: Pillar 9