

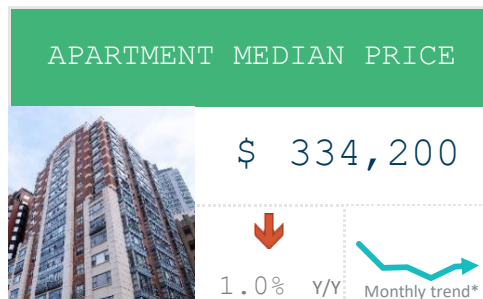
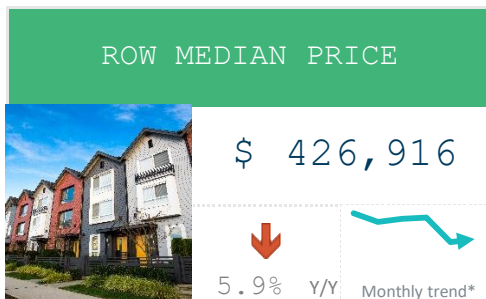
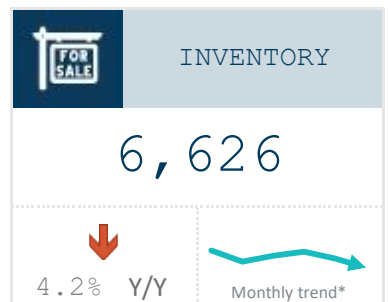
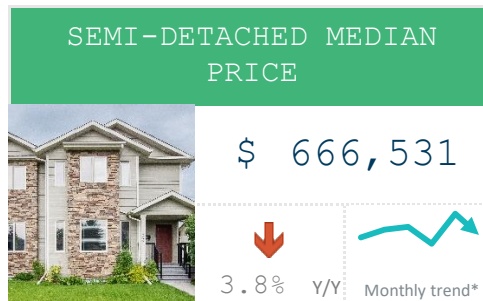
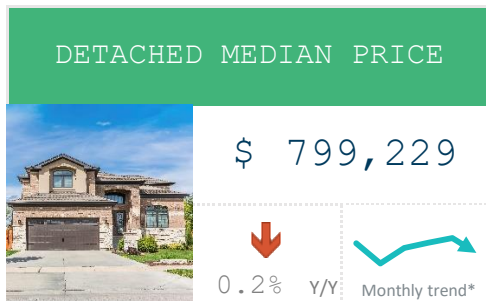
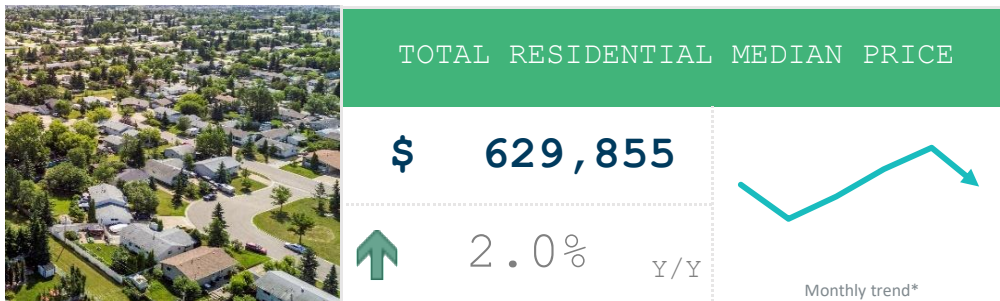
July 2026

Market Trend Summary

Sales in July were 1,904 units, down 9.2 percent compared to last year. Sales were up for semi-detached (6%) but down for detached (-2%), apartments (-20%) and row housing (-23%)

There were 3,323 new listings in July, a 15 percent drop from last year. The drop in sales and new listings increased the months of supply compared to last year by 5.4 percent to 3.48.

The sales-to-new-listings ratio rose slightly last month to 57% percent. Overall inventory is down 4.2 percent at 6,626 units. In July, the total residential median price increased year over year to \$629,855, which is 2 percent higher than last year's levels. Year to date, prices were down for all categories except semi detached, which held steady. Prices fell for detached (-2%) for row (-5%) and apartment (-4%).



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

July 2026

July 2026

	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	1,012	-2%	1,708	-9%	2940	-5%	59%	2.91	-3%	\$799,229	0%
Semi	198	6%	316	-4%	572	5%	63%	2.89	-1%	\$666,531	-4%
Row	286	-23%	506	-25%	1115	-7%	57%	3.90	21%	\$426,916	-6%
Apartment	408	-20%	793	-22%	1999	-5%	51%	4.90	19%	\$334,200	-1%
Total Residential	1,904	-9%	3,323	-15%	6626	-4%	57%	3.48	5%	\$629,855	2%

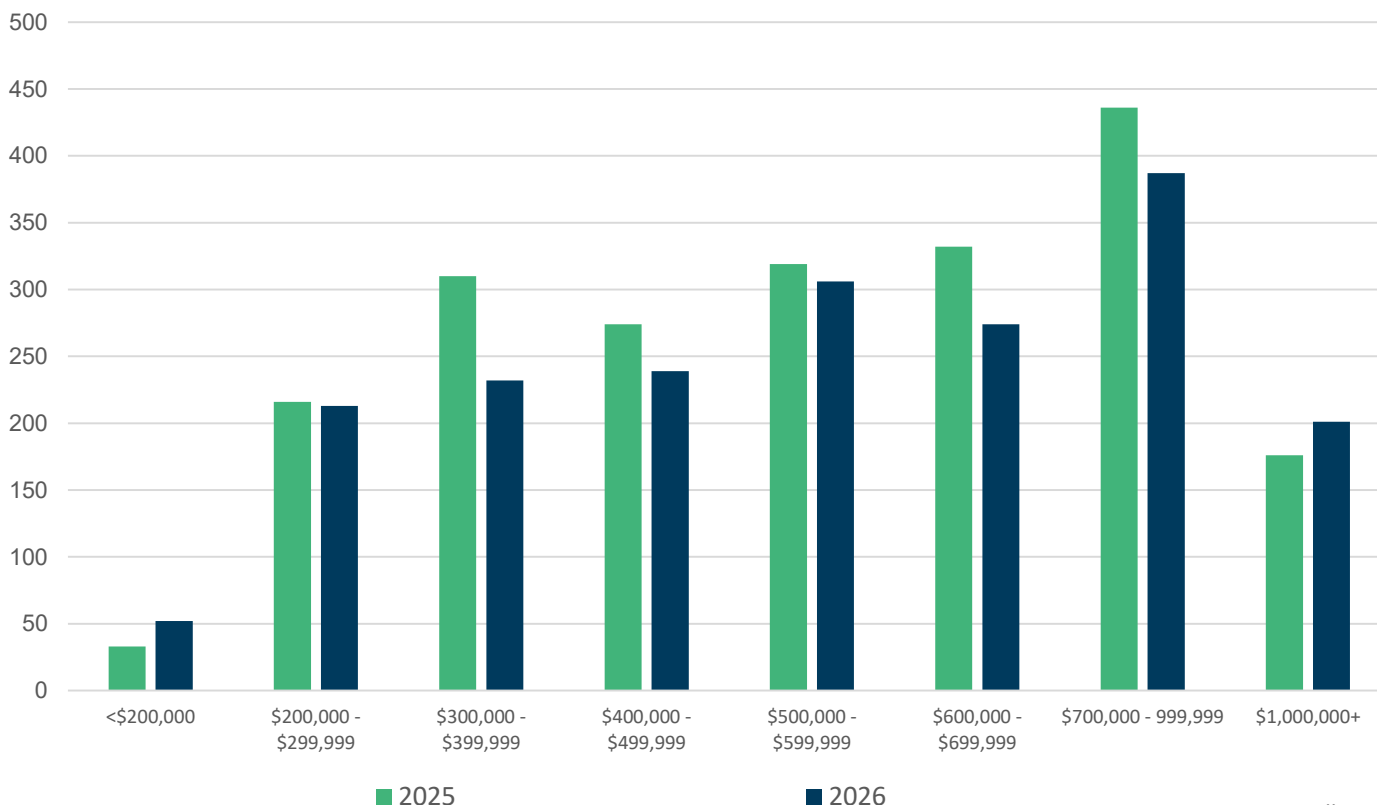
Year-to-Date

July 2026

	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	6,862	-3%	11,882	-7%	2,457	1%	58%	2.51	4%	\$820,310	0%
Semi	1,348	0%	2,245	-3%	515	14%	60%	2.67	14%	\$683,430	-2%
Row	2,115	-15%	4,052	-10%	1,017	8%	52%	3.37	28%	\$446,247	-5%
Apartment	2,668	-26%	6,055	-16%	1,837	2%	44%	4.82	37%	\$338,813	-4%
Total Residential	12,993	-10%	24,234	-9%	5,826	3%	54%	3.14	15%	\$646,348	2%

Residential Sales by Price Range

July



Source: Pillar 9