

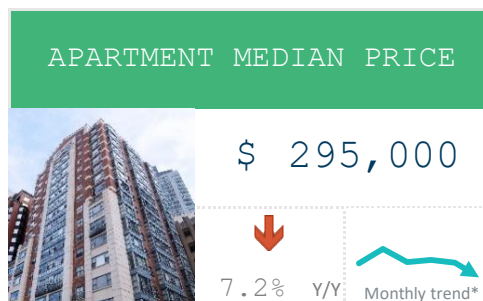
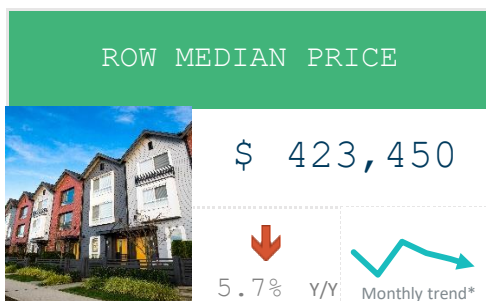
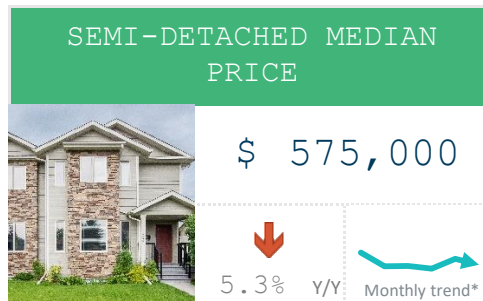
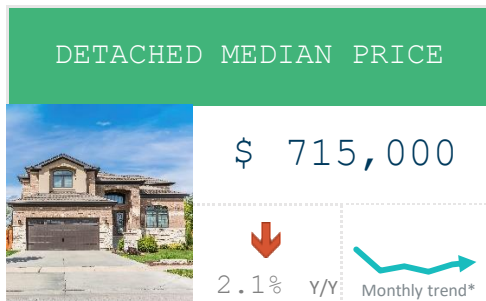
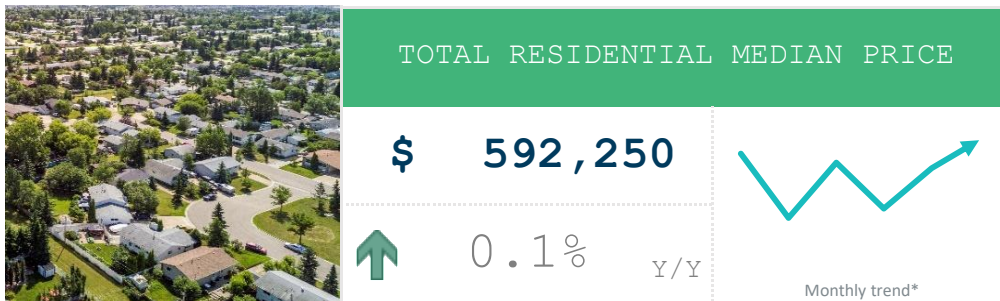
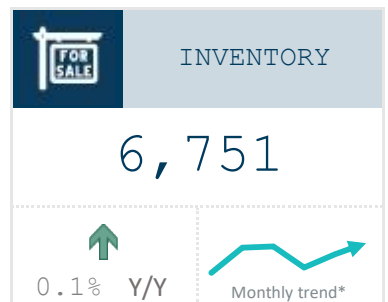
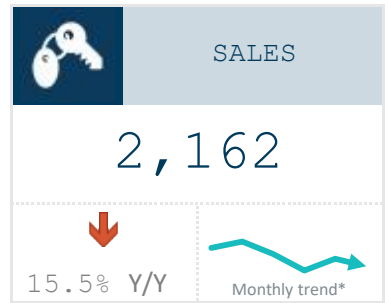
May 2026

Market Trend Summary

Sales in May were 2,162 units, down 15.5 percent compared to last year. Sales were down across property types, dropping the most for apartments (-23%) and row housing (-30%)

There were 4,226 new listings in May, a 12.7 percent drop from last year. The drop in sales and new listings increased the months of supply compared to last year by 18.5 percent to 3.12.

The sales-to-new-listings ratio fell last month to 51% percent. Overall inventory is up 0.1 percent at 6,751 units. In May, the total residential median price increased year over year to \$592,250, which is 0.1 percent higher than last year's levels. Year to date, prices were down for all categories. Prices fell for detached (-4%), for semi (-4%) for row (-16%) and apartment (-28%).



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

May 2026

May 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	1,192	-6%	2,195	-9%	2916	-3%	54%	2.45	4%	\$715,000	-2%
Semi	217	-15%	374	-12%	592	10%	58%	2.73	29%	\$575,000	-5%
Row	350	-23%	696	-9%	1173	5%	50%	3.35	37%	\$423,450	-6%
Apartment	403	-30%	961	-22%	2070	-1%	42%	5.14	41%	\$295,000	-7%
Total Residential	2,162	-16%	4,226	-13%	6751	0%	51%	3.12	18%	\$592,250	0%

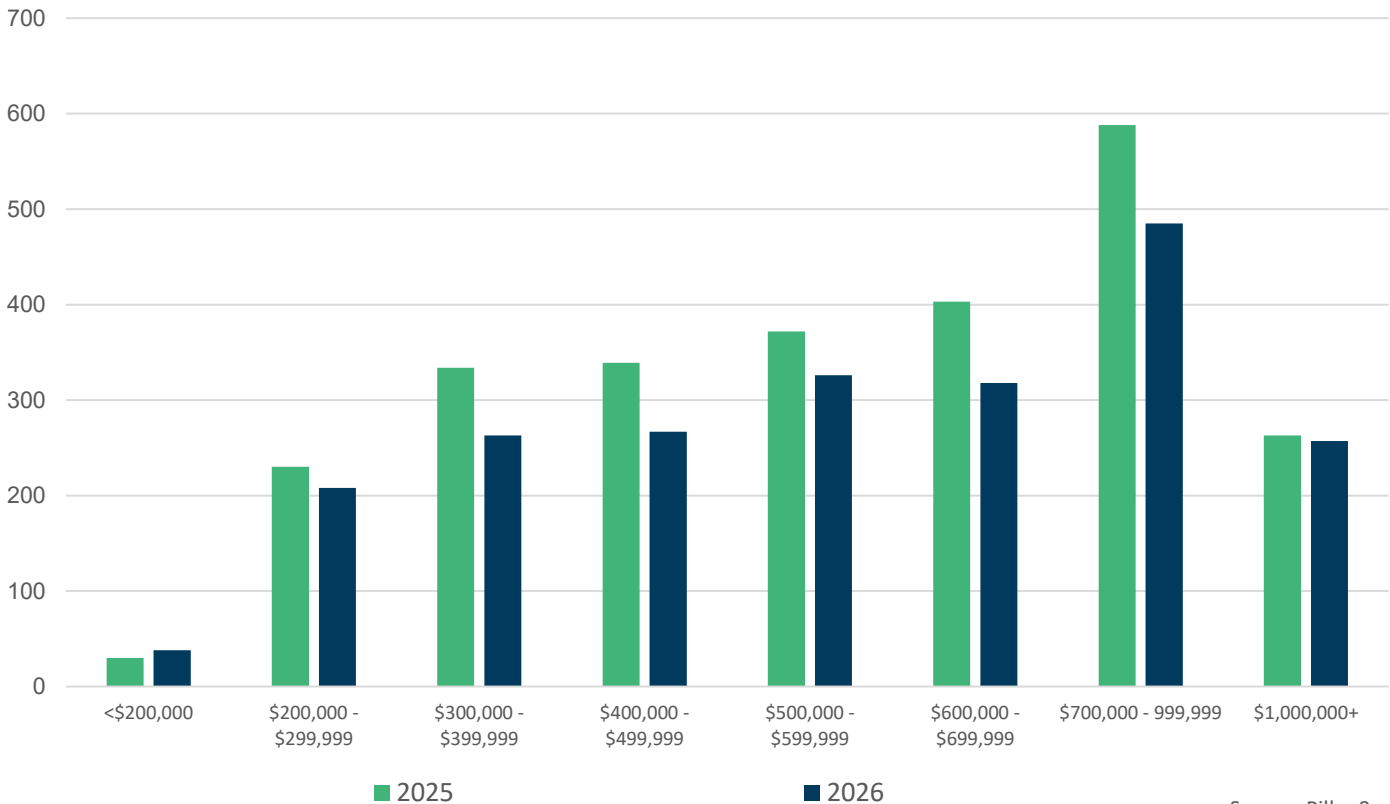
Year-to-Date

May 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	4,655	-4%	8,180	-6%	2,254	4%	57%	2.42	8%	\$700,000	-3%
Semi	917	-4%	1,566	-4%	489	19%	59%	2.67	23%	\$585,000	-5%
Row	1,491	-16%	2,937	-5%	970	15%	51%	3.25	37%	\$430,000	-6%
Apartment	1,837	-28%	4,331	-16%	1,757	4%	42%	4.78	44%	\$300,000	-8%
Total Residential	8,900	-12%	17,014	-9%	5,470	7%	52%	3.07	22%	\$580,000	0%

Residential Sales by Price Range

May



Source: Pillar 9