

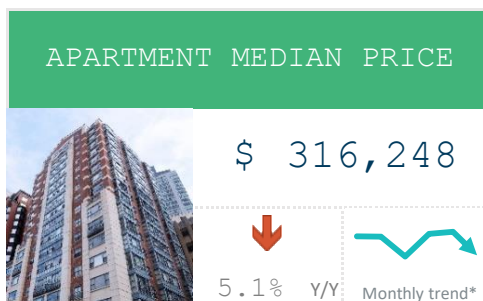
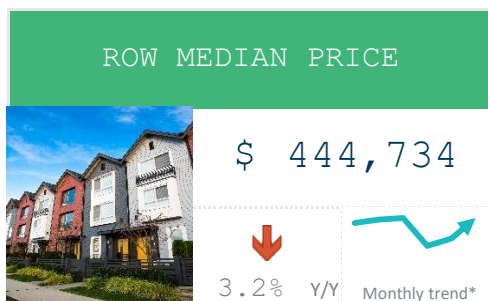
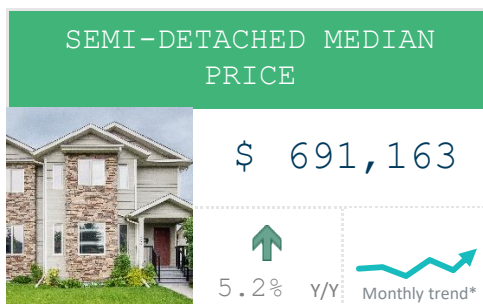
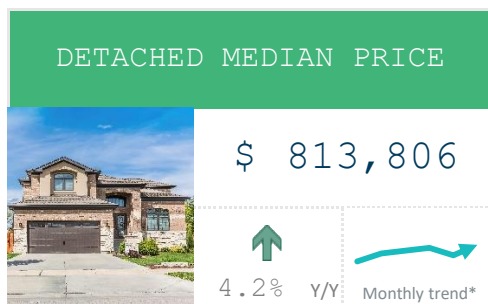
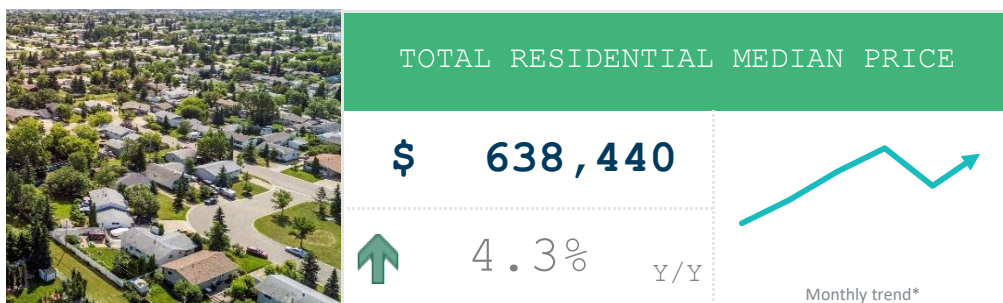
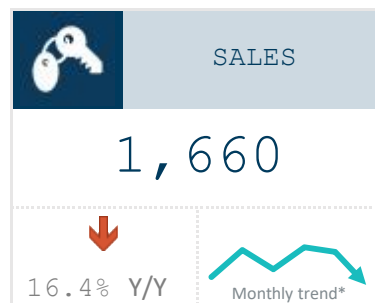
August 2026

Market Trend Summary

Sales in August were 1,660 units, down 16.4 percent compared to last year. Sales were down across property types, falling the most for apartments (-26%) and row semi-detached (-18%)

There were 3,141 new listings in August, a 9.7 percent drop from last year. The drop in sales and new listings increased the months of supply compared to last year by 16.9 percent to 3.92.

The sales-to-new-listings ratio fell slightly last month to 53% percent. Overall inventory is down 2.3 percent at 6,509 units. In August, the total residential median price increased year over year to \$638,440, which is 4.3 percent higher than last year's levels. Year to date, prices were down for all categories except detached, which held steady. Prices fell for semi-detached (-1%) for row (-4%) and apartment (-5%).



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

August 2026

August 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	875	-12%	1,635	-6%	2969	-3%	54%	3.39	10%	\$813,806	4%
Semi	168	-18%	302	-3%	555	5%	56%	3.30	29%	\$691,163	5%
Row	284	-16%	505	-7%	1094	-1%	56%	3.85	19%	\$444,734	-3%
Apartment	333	-26%	699	-20%	1891	-4%	48%	5.68	29%	\$316,248	-5%
Total Residential	1,660	-16%	3,141	-10%	6509	-2%	53%	3.92	17%	\$638,440	4%

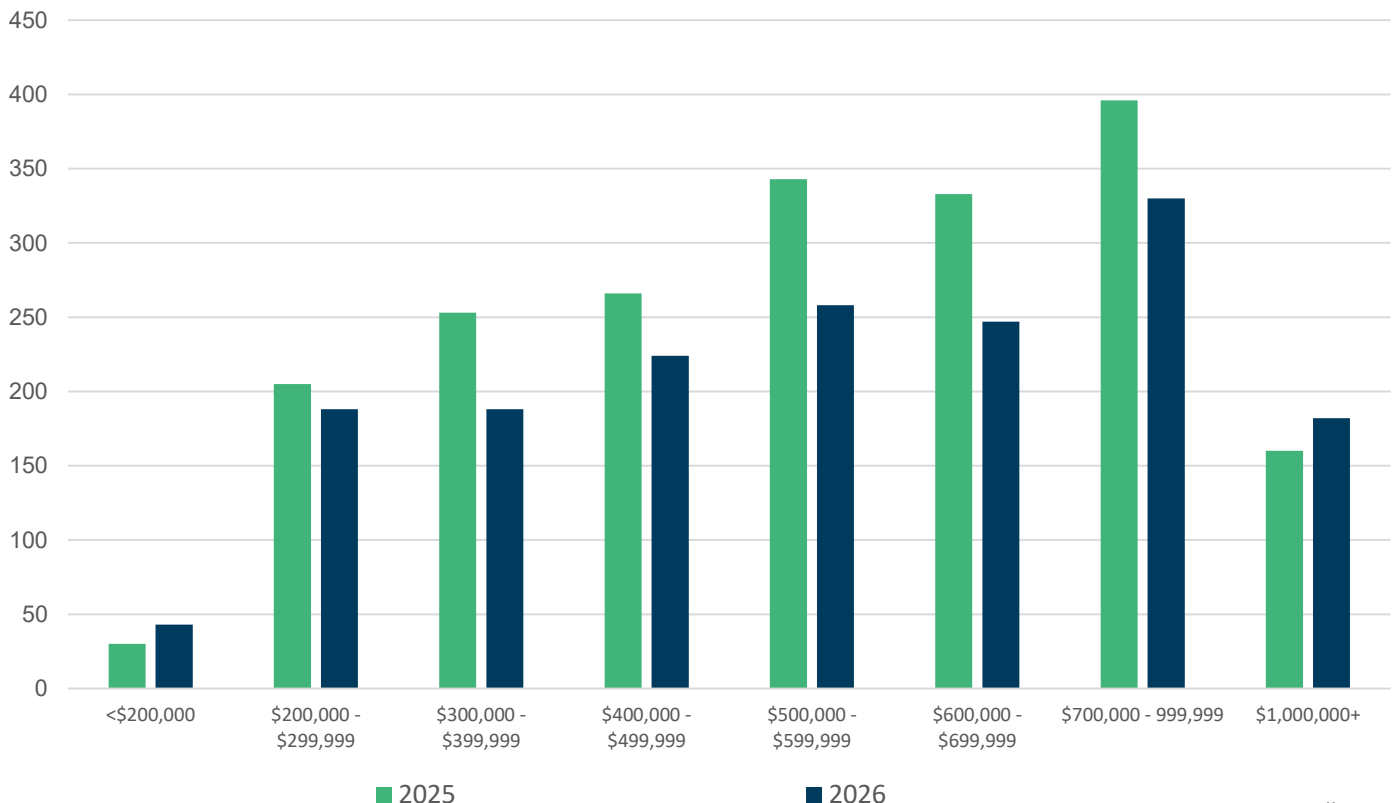
Year-to-Date

August 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	7,735	-4%	13,515	-7%	2,521	0%	57%	2.61	5%	\$819,630	0%
Semi	1,516	-3%	2,546	-3%	520	13%	60%	2.74	16%	\$684,287	-1%
Row	2,399	-15%	4,559	-9%	1,027	7%	53%	3.42	27%	\$446,068	-5%
Apartment	2,999	-26%	6,755	-17%	1,845	1%	44%	4.92	36%	\$336,322	-4%
Total Residential	14,649	-11%	27,375	-9%	5,912	3%	54%	3.23	15%	\$645,503	2%

Residential Sales by Price Range

August



Source: Pillar 9