

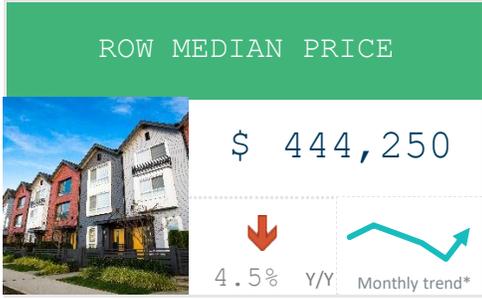
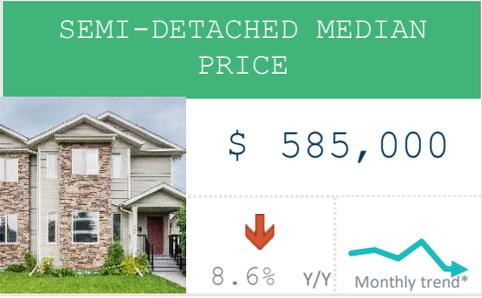
## February 2026

### Market Trend Summary

Sales in February were 1,526 units, down 11.2 percent compared to last year. Sales were down for all property types except semi-detached..

There were 2,766 new listings in February, a 2.3 percent drop from last year. The drop in sales increased the months of supply compared to last year by 30.9 percent to 3.16.

The sales-to-new-listings ratio increased last month to 55% percent. Overall inventory is up 16.3 percent at 4,822 units. In February, the total residential median price decreased year over year to \$565,000, which is 0.3 percent lower than last year's levels. Year to date, prices were down for all categories. Prices fell for detached (-4.5%), for semi (-8.6%) for row (-4.5%) and apartment (-8%).



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

## February 2026

February 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	736	-4%	1,269	0%	1941	14%	58%	2.64	19%	\$687,750	-4%
Semi	175	7%	253	5%	414	27%	69%	2.37	19%	\$585,000	-9%
Row	270	-15%	491	4%	887	34%	55%	3.29	58%	\$444,250	-4%
Apartment	345	-27%	753	-12%	1580	8%	46%	4.58	48%	\$303,500	-8%
<b>Total Residential</b>	<b>1,526</b>	<b>-11%</b>	<b>2,766</b>	<b>-2%</b>	<b>4822</b>	<b>16%</b>	<b>55%</b>	<b>3.16</b>	<b>31%</b>	<b>\$565,000</b>	<b>0%</b>

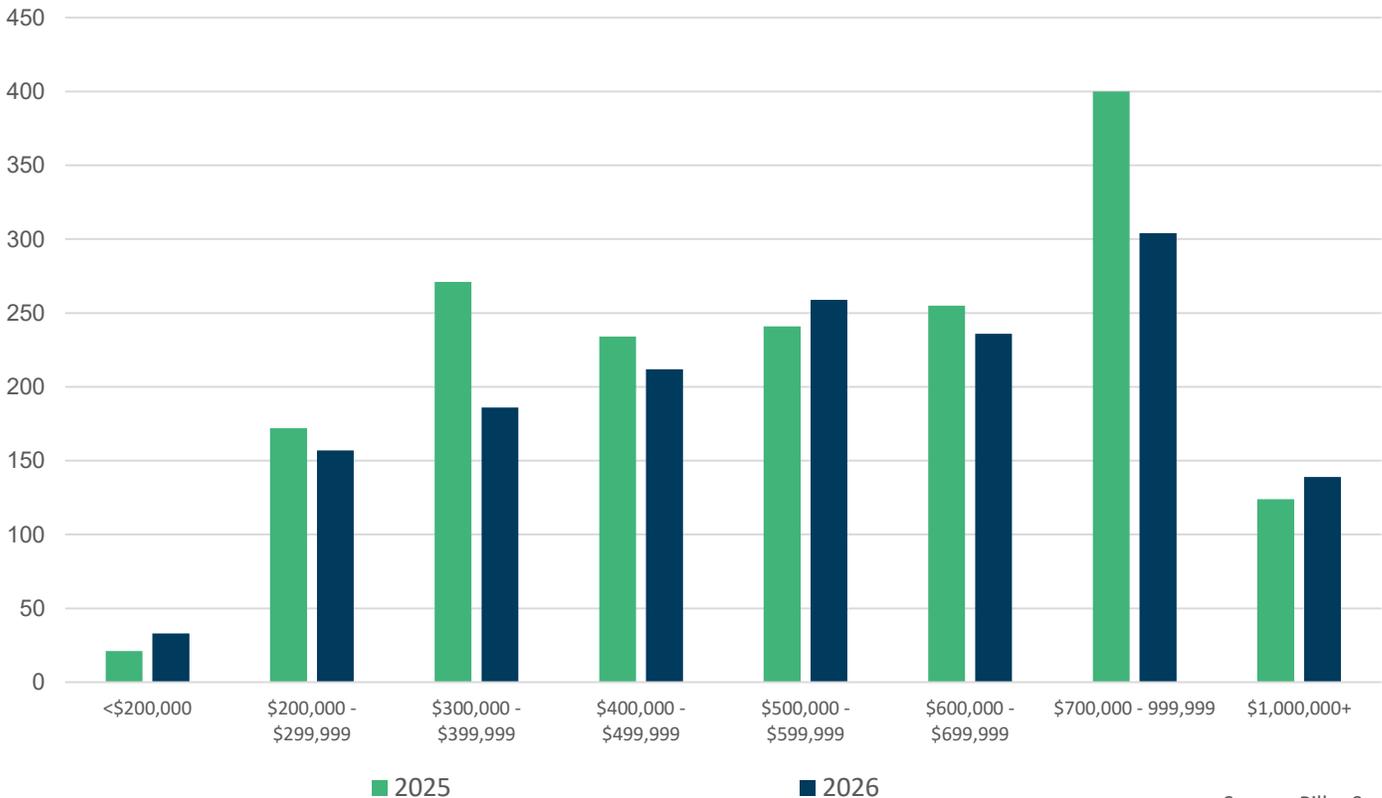
Year-to-Date

February 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	1,392	-3%	2,509	1%	1,846	17%	55%	2.65	21%	\$683,750	-4%
Semi	293	-10%	507	-1%	418	33%	58%	2.85	47%	\$585,000	-5%
Row	456	-19%	996	5%	836	34%	46%	3.67	65%	\$430,500	-6%
Apartment	619	-27%	1,539	-13%	1,508	9%	40%	4.87	49%	\$300,000	-7%
<b>Total Residential</b>	<b>2,760</b>	<b>-13%</b>	<b>5,551</b>	<b>-3%</b>	<b>4,607</b>	<b>18%</b>	<b>50%</b>	<b>3.34</b>	<b>36%</b>	<b>\$560,000</b>	<b>-2%</b>

Residential Sales by Price Range

February



Source: Pillar 9