

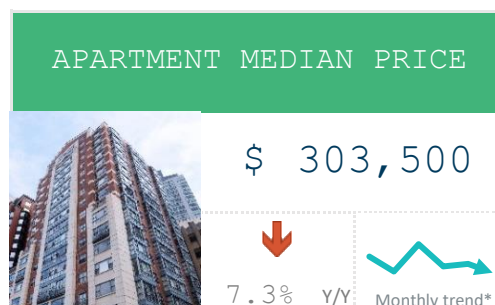
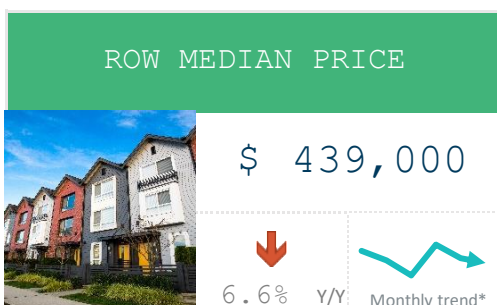
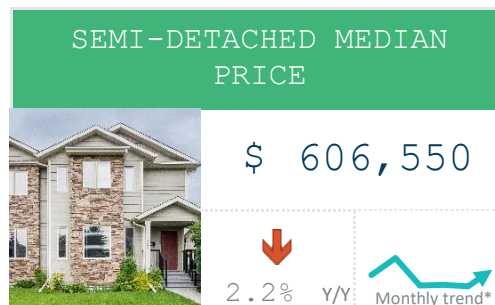
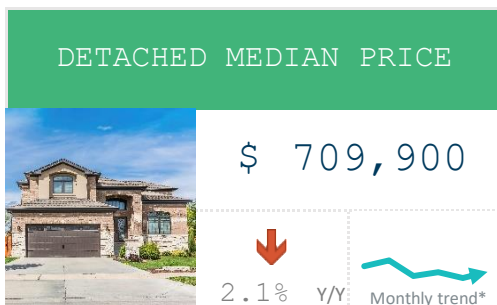
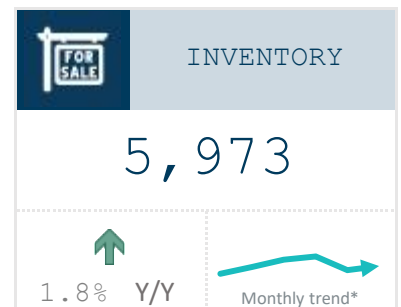
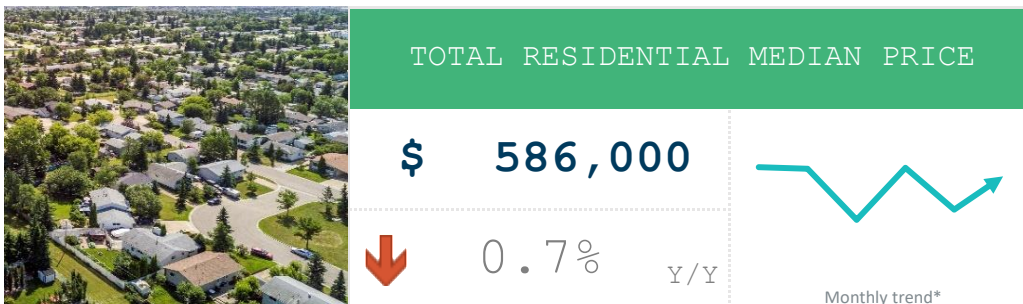
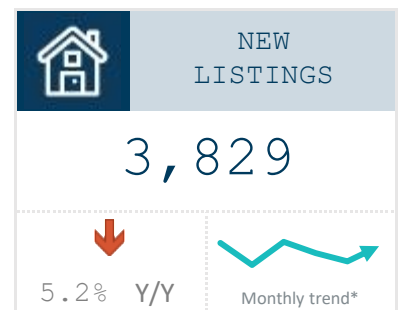
April 2026

Market Trend Summary

Sales in April were 2,104 units, down 5.7 percent compared to last year. Sales were down for apartments (-27%), steady for detached, and up for row (2%) and semi-detached (14%).

There were 3,829 new listings in April, a 5.2 percent drop from last year. The drop in sales and new listings increased the months of supply compared to last year by 7.9 percent to 2.84.

The sales-to-new-listings ratio held steady last month at 55% percent. Overall inventory is up 1.8 percent at 5,973 units. In April, the total residential median price decreased year over year to \$586,000, which is 0.7 percent lower than last year's levels. Year to date, prices were down for all categories. Prices fell for detached (-2.1%), for semi (-2.2%) for row (-6.6%) and apartment (-7.3%).



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

April 2026

April 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	1,095	0%	1,863	-2%	2468	-2%	59%	2.25	-1%	\$709,900	-2%
Semi	214	14%	357	2%	536	11%	60%	2.50	-3%	\$606,550	-2%
Row	363	2%	664	-4%	1049	5%	55%	2.89	2%	\$439,000	-7%
Apartment	432	-27%	945	-13%	1920	3%	46%	4.44	40%	\$303,500	-7%
Total Residential	2,104	-6%	3,829	-5%	5973	2%	55%	2.84	8%	\$586,000	-1%

Year-to-Date

April 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	3,465	-3%	5,986	-5%	2,088	6%	58%	2.41	9%	\$695,000	-3%
Semi	700	1%	1,190	-1%	463	22%	59%	2.65	21%	\$590,000	-5%
Row	1,141	-13%	2,243	-4%	920	19%	51%	3.22	38%	\$435,000	-6%
Apartment	1,434	-27%	3,370	-15%	1,678	6%	43%	4.68	46%	\$303,000	-7%
Total Residential	6,740	-11%	12,789	-7%	5,149	10%	53%	3.06	23%	\$575,000	-1%

Residential Sales by Price Range

April



Source: Pillar 9