

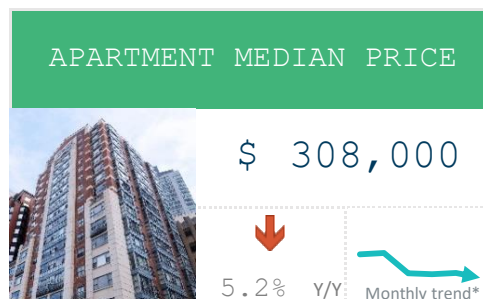
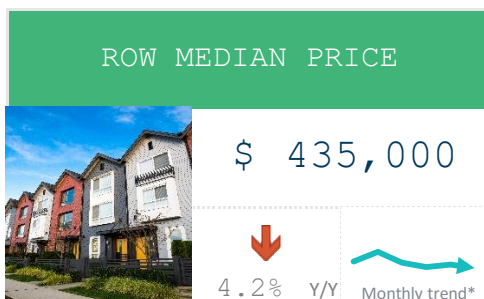
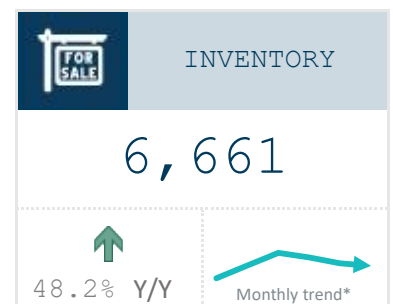
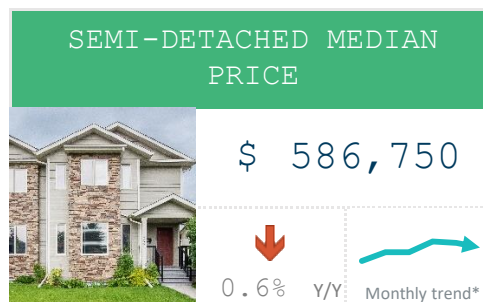
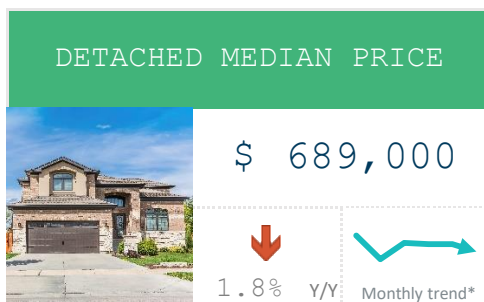
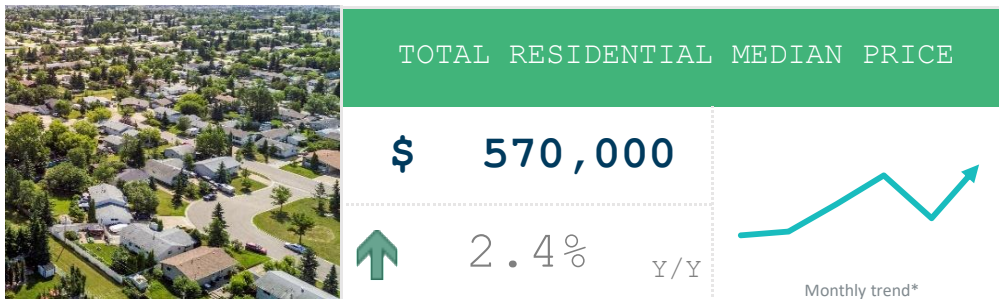
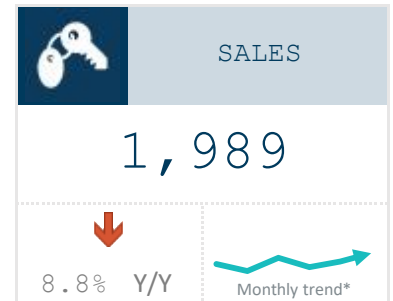
August 2025

Market Trend Summary

Sales in August were 1,989 units, down 8.8 percent compared to last year. Sales were down for all property types except semi-detached which rose 20%. Apartment sales dropped the most, falling 26% year over year.

There were 3,478 new listings in August, a 1.7 percent drop from last year. The drop in sales increased the months of supply compared to last year by 62.6 percent to 3.35.

The sales-to-new-listings ratio increased slightly from last month to 57% percent. Overall inventory is up 48 percent at 6,661 units. In August, the total residential median price rose month over month to \$570,000, which is 2.4 percent higher than last year's levels. Year to date, prices dropped slightly for detached (-1.8%), for semi (-0.6%) and fell for row (-4.2%) and apartment (-5.2%).



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

August 2025

August 2025

	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	995	-3%	1,748	10%	3051	51%	57%	3.07	56%	\$689,000	-2%
Semi	206	20%	309	3%	528	55%	67%	2.56	30%	\$586,750	-1%
Row	339	-11%	544	-15%	1103	66%	62%	3.25	88%	\$435,000	-4%
Apartment	449	-26%	877	-12%	1979	34%	51%	4.41	80%	\$308,000	-5%
Total Residential	1,989	-9%	3,478	-2%	6661	48%	57%	3.35	63%	\$570,000	2%

Year-to-Date

August 2025

	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	8,060	-10%	14,489	18%	2,513	71%	56%	2.49	90%	\$716,138	0%
Semi	1,557	-8%	2,618	18%	461	80%	59%	2.37	95%	\$610,000	0%
Row	2,835	-16%	5,024	16%	958	126%	56%	2.70	167%	\$450,000	-2%
Apartment	4,033	-30%	8,097	2%	1,828	73%	50%	3.63	145%	\$320,000	-1%
Total Residential	16,485	-16%	30,228	13%	5,761	80%	55%	2.80	115%	\$580,000	4%

Residential Sales by Price Range

August

