	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
July 2020 | TOTAL	$ 842,744	299	395	76%	$ 790,000
July 2019 | TOTAL	$ 741,077	212	304	70%	$ 714,500
% CHANGE (+/-)	12%	29%	23%	8%	10%
June 2020 | TOTAL	$ 833,527	251	357	70%	$ 795,000
% CHANGE (+/-)	1%	16%	10%	7%	-1%

NEW INVENTORY

	July 2020	June 2020	TREND
Detached homes	190	155	▲
Semi-detached	39	30	▲
Att/Row/Twnhouse	108	110	▼
Condo Townhouse	14	20	▼
Condo Apartment	42	42	=
Other	2	0	▲
TOTAL	395	357	
sales to new ratio	0.76	0.70	

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
July 2020	130	27	95	11	34	2
June 2020	119	21	71	16	24	0

AVERAGE SALE PRICE VS. # OF SALES

	Dec | 2019	Jan | 2020	Feb | 2020	Mar | 2020	Apr | 2020	May | 2020	June | 2020	July | 2020
sale price	$ 787,929	$ 791,183	$ 803,265	$ 840,176	$ 735,078	$ 774,156	$ 833,527	$ 842,744
# of sales	80	95	179	210	97	131	251	299

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August | 2020

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
August 2020 | TOTAL	$ 865,887	284	354	80%	$ 806,000
August 2019 | TOTAL	$ 738,944	210	229	92%	$ 712,500
% CHANGE (+/-)	15%	26%	35%	-14%	12%
July 2020 | TOTAL	$ 842,744	299	395	76%	$ 790,000
% CHANGE (+/-)	3%	-5%	-12%	6%	2%

NEW INVENTORY

	August 2020	July 2020	TREND
Detached homes	179	190	▼
Semi-detached	29	39	▼
Att/Row/Twnhouse	104	108	▼
Condo Townhouse	10	14	▼
Condo Apartment	31	42	▼
Other	1	2	▼
TOTAL	354	395	▼
sales to new ratio	0.80	0.76	▲

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
August 2020	139	23	90	7	24	1
July 2020	130	27	95	11	34	2

AVERAGE SALE PRICE VS. # OF SALES

	Jan | 2020	Feb | 2020	Mar| 2020	Apr | 2020	May | 2020	June | 2020	July | 2020	August | 2020
sale price	$ 791,183	$ 803,265	$ 840,176	$ 735,078	$ 774,156	$ 833,527	$ 842,744	$ 865,887
# of sales	95	179	210	97	131	251	299	284

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September | 2020

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
September 2020 | TOTAL	$ 910,683	285	328	87%	$ 870,000
September 2019 | TOTAL	$ 741,829	171	252	68%	$ 724,000
% CHANGE (+/-)	19%	40%	23%	22%	17%
August 2020 | TOTAL	$ 865,887	284	354	80%	$ 806,000
% CHANGE (+/-)	5%	0%	-8%	8%	7%

NEW INVENTORY

	Sept 2020	August 2020	TREND
Detached homes	158	179	▼
Semi-detached	41	29	▲
Att/Row/Twnhouse	91	104	▼
Condo Townhouse	18	10	▲
Condo Apartment	20	31	▼
Other	0	1	▼
TOTAL	328	354	▼
sales to new ratio	0.87	0.80	▲

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
September 2020	142	38	72	12	21	0
August 2020	139	23	90	7	24	1

AVERAGE SALE PRICE VS. # OF SALES

	Jan | 2020	Feb | 2020	Mar| 2020	Apr | 2020	May | 2020	June | 2020	July | 2020	August | 2020
sale price	$ 791,183	$ 803,265	$ 840,176	$ 735,078	$ 774,156	$ 833,527	$ 842,744	$ 865,887
# of sales	95	179	210	97	131	251	299	284

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October | 2020

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
October 2020 | TOTAL	$ 916,717	250	286	87%	$ 840,000
October 2019 | TOTAL	$ 776,394	167	221	76%	$ 735,000
% CHANGE (+/-)	15%	33%	23%	14%	13%
September 2020 | TOTAL	$ 910,683	285	328	87%	$ 870,000
% CHANGE (+/-)	1%	-14%	-15%	1%	-4%

NEW INVENTORY

	Oct 2020	Sept 2020	TREND
Detached homes	105	158	▼
Semi-detached	32	41	▲
Att/Row/Twnhouse	78	91	▼
Condo Townhouse	16	18	▼
Condo Apartment	28	20	▲
Other	0	0	▼
TOTAL	259	328	▼
sales to new ratio	0.87	0.87	▲

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
October 2020	85	25	78	16	18	0
September 2020	142	38	72	12	21	0

AVERAGE SALE PRICE VS. # OF SALES

	Feb | 2020	Mar | 2020	Apr | 2020	May | 2020	June | 2020	July | 2020	August | 2020	Sept | 2020
sale price	$ 803,265	$ 840,176	$ 735,078	$ 774,156	$ 833,527	$ 842,744	$ 865,887	$ 910,683
# of sales	179	210	97	131	251	299	284	285

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November | 2020

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
November 2020 | TOTAL	$ 921,143	207	207	100%	$ 870,000
October 2019 | TOTAL	$ 786,395	158	155	102%	$ 739,950
% CHANGE (+/-)	15%	24%	25%	-2%	15%
October 2020 | TOTAL	$ 916,717	250	286	87%	$ 840,000
% CHANGE (+/-)	0%	-21%	-38%	13%	3%

NEW INVENTORY

	Nov 2020	Oct 2020	TREND
Detached homes	93	105	▼
Semi-detached	29	32	▼
Att/Row/Twnhouse	56	78	▼
Condo Townhouse	15	16	▼
Condo Apartment	13	28	▼
Other	1	0	▼
TOTAL	207	259	▼
sales to new ratio	1.00	0.87	▲

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
November 2020	90	31	61	11	14	0
October 2020	85	25	78	16	18	0

AVERAGE SALE PRICE VS. # OF SALES

	Mar | 2020	Apr | 2020	May | 2020	June | 2020	July | 2020	August | 2020	Sept | 2020	Oct | 2020
sale price	$ 840,176	$ 735,078	$ 774,156	$ 833,527	$ 842,744	$ 865,887	$ 910,683	$ 916,717
# of sales	210	97	131	251	299	284	285	250

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December | 2020

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
December 2020 | TOTAL	$ 963,618	132	102	129%	$ 879,645
November 2020 | TOTAL	$ 921,143	207	207	100%	$ 870,000
% CHANGE (+/-)	4%	-57%	-103%	23%	1%
December 2019 | TOTAL	$ 787,929	80	67	119%	$ 775,000
% CHANGE (+/-)	18%	39%	34%	8%	12%

NEW INVENTORY

	Dec 2020	Nov 2020	TREND
Detached homes	46	93	▼
Semi-detached	10	29	▼
Att/Row/Twnhouse	32	56	▼
Condo Townhouse	3	15	▼
Condo Apartment	11	13	▼
Other	0	1	▲
TOTAL	102	207	▼
sales to new ratio	1.29	1.19	▲

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
December 2020	56	15	40	9	11	1
November 2020	90	31	61	11	14	0

AVERAGE SALE PRICE VS. # OF SALES

	Apr | 2020	May | 2020	June | 2020	July | 2020	August | 2020	Sept | 2020	Oct | 2020	Nov | 2020
sale price	$ 735,078	$ 774,156	$ 833,527	$ 842,744	$ 865,887	$ 910,683	$ 916,717	$ 921,143
# of sales	97	131	251	299	284	285	250	207

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January | 2021

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
January 2021 | TOTAL	$ 1,000,351	142	202	70%	$ 950,750
December 2020 | TOTAL	$ 963,618	132	102	129%	$ 879,645
% CHANGE (+/-)	4%	7%	50%	-84%	7%
January 2020 | TOTAL	$ 791,183	95	132	72%	$ 755,000
% CHANGE (+/-)	21%	33%	35%	-2%	21%

NEW INVENTORY

	Jan 2021	Dec 2020	TREND
Detached homes	50	46	▲
Semi-detached	3	10	▼
Att/Row/Twnhouse	59	32	▲
Condo Townhouse	13	3	▲
Condo Apartment	21	11	▲
Other	1	0	▲
TOTAL	147	102	▲
sales to new ratio	0.70	1.29	

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

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A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
January 2021	71	3	29	9	19	1
December 2020	56	15	40	9	11	1

AVERAGE SALE PRICE VS. # OF SALES

	May | 2020	June | 2020	July | 2020	August | 2020	Sept | 2020	Oct | 2020	Nov | 2020	Dec | 2020
sale price	$ 774,156	$ 833,527	$ 842,744	$ 865,887	$ 910,683	$ 916,717	$ 921,143	$ 963,618
# of sales	131	251	299	284	285	250	207	132

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February | 2021

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
February 2021 | TOTAL	$ 1,023,472	288	443	65%	$ 940,000
January 2021 | TOTAL	$ 1,000,351	142	202	70%	$ 950,750
% CHANGE (+/-)	2%	51%	54%	-8%	-1%
February 2020 | TOTAL	$ 803,265	179	253	71%	$ 780,000
% CHANGE (+/-)	22%	38%	43%	-9%	17%

NEW INVENTORY

	Feb 2021	Jan 2021	TREND
Detached homes	181	50	▲
Semi-detached	44	3	▼
Att/Row/Twnhouse	167	59	▲
Condo Townhouse	12	13	▼
Condo Apartment	38	21	▲
Other	0	1	▼
TOTAL	442	147	▲
sales to new ratio	0.65	0.70	

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
February 2021	115	32	110	12	19	0
January 2021	71	3	29	9	19	1

AVERAGE SALE PRICE VS. # OF SALES

	June | 2020	July | 2020	August | 2020	Sept | 2020	Oct | 2020	Nov | 2020	Dec | 2020	Jan | 2021
sale price	$ 833,527	$ 842,744	$ 865,887	$ 910,683	$ 916,717	$ 921,143	$ 963,618	$ 1,000,351
# of sales	251	299	284	285	250	207	132	142

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March | 2021

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
March 2021 | TOTAL	$ 1,037,207	427	569	75%	$ 955,000
February 2021 | TOTAL	$ 1,023,472	288	443	65%	$ 940,000
% CHANGE (+/-)	1%	33%	22%	13%	2%
March 2020 | TOTAL	$ 840,176	210	377	56%	$ 806,000
% CHANGE (+/-)	19%	51%	34%	26%	16%

NEW INVENTORY

	Mar 2021	Feb 2021	TREND
Detached homes	267	181	▲
Semi-detached	61	44	▲
Att/Row/Twnhouse	158	167	▼
Condo Townhouse	33	12	▲
Condo Apartment	50	38	▲
Other	0	0	-
TOTAL	569	442	▲
sales to new ratio	0.75	0.65	

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
March 2021	184	43	140	15	45	0
February 2021	115	32	110	12	19	0

AVERAGE SALE PRICE VS. # OF SALES

	July | 2020	August | 2020	Sept | 2020	Oct | 2020	Nov | 2020	Dec | 2020	Jan | 2021	Feb | 2021
sale price	$ 842,744	$ 865,887	$ 910,683	$ 916,717	$ 921,143	$ 963,618	$ 1,000,351	$ 1,023,472
# of sales	299	284	285	250	207	132	142	288

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	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
April 2021 | TOTAL	$ 1,061,348	342	521	66%	$ 972,500
March 2021 | TOTAL	$ 1,037,207	427	569	75%	$ 955,000
% CHANGE (+/-)	2%	-25%	-9%	-14%	2%
April 2020 | TOTAL	$ 735,078	97	165	59%	$ 732,000
% CHANGE (+/-)	31%	72%	68%	10%	25%

NEW INVENTORY

	Apr 2021	Mar 2021	TREND
Detached homes	247	267	▼
Semi-detached	55	61	▼
Att/Row/Twnhouse	148	158	▼
Condo Townhouse	34	33	▼
Condo Apartment	37	50	▼
Other	0	0	-
TOTAL	521	569	▼
sales to new ratio	0.66	0.75	

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

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A ratio of less than .40 is considered to be a buyer's market

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SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
April 2021	158	33	96	21	31	3
March 2021	184	43	140	15	45	0

AVERAGE SALE PRICE VS. # OF SALES

	August | 2020	Sept | 2020	Oct | 2020	Nov | 2020	Dec | 2020	Jan | 2021	Feb | 2021	Mar | 2021
sale price	$ 865,887	$ 910,683	$ 916,717	$ 921,143	$ 963,618	$ 1,000,351	$ 1,023,472	$ 1,037,207
# of sales	284	285	250	207	132	142	288	427

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	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
May 2021 | TOTAL	$ 1,062,600	310	434	71%	$ 955,000
April 2021 | TOTAL	$ 1,061,348	342	521	66%	$ 972,500
% CHANGE (+/-)	0%	-10%	-20%	8%	-2%
May 2020 | TOTAL	$ 774,156	131	190	69%	$ 749,900
% CHANGE (+/-)	27%	58%	56%	3%	21%

NEW INVENTORY

	May 2021	Apr 2021	TREND
Detached homes	192	247	▼
Semi-detached	55	55	-
Att/Row/Twnhouse	133	148	▼
Condo Townhouse	19	34	▼
Condo Apartment	35	37	▼
Other	0	0	-
TOTAL	434	521	▼
sales to new ratio	0.71	0.66	

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
May 2021	135	41	110	10	14	0
April 2021	158	33	96	21	31	3

AVERAGE SALE PRICE VS. # OF SALES

	Sept | 2020	Oct | 2020	Nov | 2020	Dec | 2020	Jan | 2021	Feb | 2021	Mar | 2021	Apr | 2021
sale price	$ 910,683	$ 916,717	$ 921,143	$ 963,618	$ 1,000,351	$ 1,023,472	$ 1,037,207	$ 1,061,348
# of sales	285	250	207	132	142	288	427	342

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	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
June 2021 | TOTAL	$ 1,035,349	279	381	73%	$ 956,000
May 2021 | TOTAL	$ 1,062,600	310	434	71%	$ 955,000
% CHANGE (+/-)	-3%	-11%	-14%	2%	0%
June 2020 | TOTAL	$ 833,527	251	357	70%	$ 795,000
% CHANGE (+/-)	19%	10%	6%	4%	17%

NEW INVENTORY

	June 2021	May 2021	TREND
Detached homes	184	192	▼
Semi-detached	35	55	▼
Att/Row/Twnhouse	111	133	▼
Condo Townhouse	17	19	▼
Condo Apartment	33	35	▼
Other	1	0	▲
TOTAL	381	434	▼
sales to new ratio	0.73	0.71	

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
June 2021	119	33	86	17	23	1
May 2021	135	41	110	10	14	0

AVERAGE SALE PRICE VS. # OF SALES

	Oct | 2020	Nov | 2020	Dec | 2020	Jan | 2021	Feb | 2021	Mar | 2021	Apr | 2021	May | 2021
sale price	$ 916,717	$ 921,143	$ 963,618	$ 1,000,351	$ 1,023,472	$ 1,037,207	$ 1,061,348	$ 1,062,600
# of sales	250	207	132	142	288	427	342	310

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	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
July 2021 | TOTAL	$ 1,016,783	246	257	96%	$ 950,000
June 2021 | TOTAL	$ 1,035,349	279	381	73%	$ 956,000
% CHANGE (+/-)	-2%	-13%	-48%	23%	-1%
July 2020 | TOTAL	$ 842,744	299	395	76%	$ 790,000
% CHANGE (+/-)	17%	-22%	-54%	21%	17%

NEW INVENTORY

	July 2021	June 2021	TREND
Detached homes	115	184	▼
Semi-detached	26	35	▼
Att/Row/Twnhouse	79	111	▼
Condo Townhouse	7	17	▼
Condo Apartment	28	33	▼
Other	2	1	▲
TOTAL	257	381	▼
sales to new ratio	0.96	0.73	

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
July 2021	103	32	75	9	26	1
June 2021	119	33	86	17	23	1

AVERAGE SALE PRICE VS. # OF SALES

	Nov | 2020	Dec | 2020	Jan | 2021	Feb | 2021	Mar | 2021	Apr | 2021	May | 2021	June | 2021
sale price	$ 921,143	$ 963,618	$ 1,000,351	$ 1,023,472	$ 1,037,207	$ 1,061,348	$ 1,062,600	$ 1,035,349
# of sales	207	132	142	288	427	342	310	279

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August | 2021

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Aug 2021 | TOTAL	$ 1,061,719	212	192	110%	$ 992,500
July 2021 | TOTAL	$ 1,016,783	246	257	96%	$ 950,000
% CHANGE (+/-)	4%	-16%	-34%	13%	4%
Aug 2020 | TOTAL	$ 865,887	284	354	80%	$ 806,000
% CHANGE (+/-)	18%	-34%	-84%	27%	19%

NEW INVENTORY

	Aug 2021	July 2021	TREND
Detached homes	91	115	▼
Semi-detached	24	26	▼
Att/Row/Twnhouse	58	79	▼
Condo Townhouse	7	7	-
Condo Apartment	11	28	▼
Other	1	2	▼
TOTAL	192	257	▼
sales to new ratio	1.10	0.96	

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

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SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Aug 2021	100	21	64	8	18	1
July 2021	103	32	75	9	26	1

AVERAGE SALE PRICE VS. # OF SALES

	Jan | 2021	Feb | 2021	Mar | 2021	Apr | 2021	May | 2021	June | 2021	July | 2021	Aug | 2021
sale price	$ 1,000,351	$ 1,023,472	$ 1,037,207	$ 1,061,348	$ 1,062,600	$ 1,035,349	$ 1,016,783	$ 1,061,719
# of sales	142	288	427	342	310	279	246	212

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September | 2021

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Sept 2021 | TOTAL	$ 1,128,493	174	240	73%	$ 1,050,000
Aug 2021 | TOTAL	$ 1,061,719	212	192	110%	$ 992,500
% CHANGE (+/-)	6%	-22%	20%	-52%	5%
Aug 2020 | TOTAL	$ 865,887	284	354	80%	$ 806,000
% CHANGE (+/-)	23%	-63%	-48%	-11%	23%

NEW INVENTORY

	Sept 2021	Aug 2021	TREND
Detached homes	118	91	▲
Semi-detached	27	24	▲
Att/Row/Twnhouse	65	58	▲
Condo Townhouse	7	7	-
Condo Apartment	22	11	▲
Other	1	1	-
TOTAL	240	192	▲
sales to new ratio	0.73	1.10	

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

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SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Sept 2021	74	24	53	6	17	0
Aug 2021	100	21	64	8	18	1

AVERAGE SALE PRICE VS. # OF SALES

	Jan | 2021	Feb | 2021	Mar | 2021	Apr | 2021	May | 2021	June | 2021	July | 2021	Aug | 2021
sale price	$ 1,000,351	$ 1,023,472	$ 1,037,207	$ 1,061,348	$ 1,062,600	$ 1,035,349	$ 1,016,783	$ 1,061,719
# of sales	142	288	427	342	310	279	246	212

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October | 2021

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Oct 2021 | TOTAL	$ 1,168,148	192	219	88%	$ 1,075,000
Sept 2021 | TOTAL	$ 1,128,493	174	240	73%	$ 1,050,000
% CHANGE (+/-)	3%	9%	-10%	17%	2%
Oct 2020 | TOTAL	$ 916,717	250	286	87%	$ 840,000
% CHANGE (+/-)	22%	-30%	-31%	0%	22%

NEW INVENTORY

	Oct 2021	Sept 2021	TREND
Detached homes	107	118	▼
Semi-detached	20	27	▼
Att/Row/Twnhouse	50	65	▼
Condo Townhouse	11	7	▲
Condo Apartment	31	22	▲
Other	0	1	▼
TOTAL	219	240	▼
sales to new ratio	0.88	0.73	

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

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SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Oct 2021	90	21	58	7	15	1
Sept 2021	74	24	53	6	17	0

AVERAGE SALE PRICE VS. # OF SALES

	Feb | 2021	Mar | 2021	Apr | 2021	May | 2021	June | 2021	July | 2021	Aug | 2021	Sept | 2021
sale price	$ 1,023,472	$ 1,037,207	$ 1,061,348	$ 1,062,600	$ 1,035,349	$ 1,016,783	$ 1,061,719	$ 1,128,493
# of sales	288	427	342	310	279	246	212	174

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November | 2021

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Nov 2021 | TOTAL	$ 1,205,412	193	193	100%	$ 1,105,000
Oct 2021 | TOTAL	$ 1,168,148	192	219	88%	$ 1,075,000
% CHANGE (+/-)	3%	1%	-13%	12%	3%
Nov 2020 | TOTAL	$ 921,143	207	207	100%	$ 870,000
% CHANGE (+/-)	24%	-7%	-7%	0%	21%

NEW INVENTORY

	Nov 2021	Oct 2021	TREND
Detached homes	74	107	▼
Semi-detached	19	20	▼
Att/Row/Twnhouse	69	50	▲
Condo Townhouse	11	11	-
Condo Apartment	20	31	▼
Other	0	0	-
TOTAL	193	219	▼
sales to new ratio	1.00	0.88	

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

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SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Nov 2021	83	18	54	12	26	0
Oct 2021	90	21	58	7	15	1

AVERAGE SALE PRICE VS. # OF SALES

	Mar | 2021	Apr | 2021	May | 2021	June | 2021	July | 2021	Aug | 2021	Sept | 2021	Oct | 2021
sale price	$ 1,037,207	$ 1,061,348	$ 1,062,600	$ 1,035,349	$ 1,016,783	$ 1,061,719	$ 1,128,493	$ 1,168,148
# of sales	427	342	310	279	246	212	174	192

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December | 2021

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Dec 2021 | TOTAL	$ 1,218,883	131	118	111%	$ 1,080,000
Nov 2021 | TOTAL	$ 1,205,412	193	193	100%	$ 1,105,000
% CHANGE (+/-)	1%	-47%	-64%	10%	-2%
Dec 2020 | TOTAL	$ 963,618	132	102	129%	$ 879,645
% CHANGE (+/-)	21%	-1%	14%	-17%	19%

NEW INVENTORY

	Dec 2021	Nov 2021	TREND
Detached homes	50	74	▼
Semi-detached	11	19	▼
Att/Row/Twnhouse	33	69	▼
Condo Townhouse	12	11	▲
Condo Apartment	12	20	▼
Other	0	0	-
TOTAL	118	193	▼
sales to new ratio	1.11	1.00	

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SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Dec 2021	45	12	45	14	15	0
Nov 2021	83	18	54	12	26	0

AVERAGE SALE PRICE VS. # OF SALES

	Apr | 2021	May | 2021	June | 2021	July | 2021	Aug | 2021	Sept | 2021	Oct | 2021	Nov | 2021
sale price	$ 1,061,348	$ 1,062,600	$ 1,035,349	$ 1,016,783	$ 1,061,719	$ 1,128,493	$ 1,168,148	$ 1,205,412
# of sales	342	310	279	246	212	174	192	193

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January | 2022

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Jan 2022 | TOTAL	$ 1,257,309	131	168	78%	$ 1,250,000
Dec 2021 | TOTAL	$ 1,218,883	131	118	111%	$ 1,080,000
% CHANGE (+/-)	3%	0%	30%	-42%	14%
Jan 2021 | TOTAL	$ 791,183	$ 95	$ 132	129%	$ 755,000
% CHANGE (+/-)	37%	27%	21%	-66%	40%

NEW INVENTORY

	Jan 2022	Dec 2021	TREND
Detached homes	76	50	▲
Semi-detached	17	11	▲
Att/Row/Twnhouse	64	33	▲
Condo Townhouse	12	12	-
Condo Apartment	17	12	▲
Other	0	0	-
TOTAL	186	118	▲
sales to new ratio	0.78	1.11	

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SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Jan 2022	51	13	42	10	15	0
Dec 2021	45	12	45	14	15	0

AVERAGE SALE PRICE VS. # OF SALES

	May | 2021	June | 2021	July | 2021	Aug | 2021	Sept | 2021	Oct | 2021	Nov | 2021	Dec | 2021
sale price	$ 1,062,600	$ 1,035,349	$ 1,016,783	$ 1,061,719	$ 1,128,493	$ 1,168,148	$ 1,205,412	$ 1,218,883
# of sales	310	279	246	212	174	192	193	131

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February | 2022

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Feb 2022 | TOTAL	$ 1,394,299	240	353	68%	$ 1,291,000
Jan 2022 | TOTAL	$ 1,257,309	131	168	78%	$ 1,250,000
% CHANGE (+/-)	10%	45%	52%	-15%	3%
Feb 2021 | TOTAL	$ 803,265	$ 179	$ 253	129%	$ 780,000
% CHANGE (+/-)	42%	25%	28%	-90%	40%

NEW INVENTORY

	Feb 2022	Jan 2022	TREND
Detached homes	138	76	▲
Semi-detached	30	17	▲
Att/Row/Twnhouse	130	64	▲
Condo Townhouse	14	12	▲
Condo Apartment	39	17	▲
Other	2	0	▲
TOTAL	353	186	▲
sales to new ratio	0.68	0.78	

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SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Feb 2022	97	20	81	11	30	1
Jan 2022	51	13	42	10	15	0

AVERAGE SALE PRICE VS. # OF SALES

	Sept | 2021	Oct | 2021	Nov | 2021	Dec | 2021	Jan | 2022	Feb | 2022
sale price	$ 1,128,493	$ 1,168,148	$ 1,205,412	$ 1,218,883	$ 1,257,309	$ 1,394,299
# of sales	174	192	193	131	131	240

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FLOWERS TEAM
REAL ESTATE

MiltonOntario

March | 2022

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Mar 2022 | TOTAL	$ 1,308,250	248	530	47%	$ 1,250,000
Feb 2022 | TOTAL	$ 1,394,299	240	353	68%	$ 1,291,000
% CHANGE (+/-)	-7%	3%	33%	-45%	-3%
March 2021 | TOTAL	$ 1,037,207	$ 427	$ 569	75%	$ 955,000
% CHANGE (+/-)	21%	-72%	-7%	-60%	24%

NEW INVENTORY

	Mar 2022	Feb 2022	TREND
Detached homes	252	138	▲
Semi-detached	45	30	▲
Att/Row/Twnhouse	166	130	▲
Condo Townhouse	14	14	-
Condo Apartment	50	39	▲
Other	3	2	▲
TOTAL	530	353	▲
sales to new ratio	0.47	0.68	

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SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Mar 2022	101	23	78	12	33	1
Feb 2022	97	20	81	11	30	1

AVERAGE SALE PRICE VS. # OF SALES

	Sept | 2021	Oct | 2021	Nov | 2021	Dec | 2021	Jan | 2022	Feb | 2022	Mar | 2022
sale price	$ 1,128,493	$ 1,168,148	$ 1,205,412	$ 1,218,883	$ 1,257,309	$ 1,394,299	$ 1,308,250
# of sales	174	192	193	131	131	240	248

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FLOWERS TEAM REAL ESTATE

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Apr 2022 | TOTAL	$ 1,181,190	178	469	38%	$ 1,139,950
Mar 2022 | TOTAL	$ 1,308,250	248	530	47%	$ 1,250,000
% CHANGE (+/-)	-11%	-39%	-13%	-23%	-10%
Apr 2021 | TOTAL	$ 1,061,348	342	521	66%	$ 972,500
% CHANGE (+/-)	10%	-92%	-11%	-73%	15%

NEW INVENTORY

	Apr 2022	Mar 2022	TREND
Detached homes	211	252	▼
Semi-detached	46	45	▲
Att/Row/Twnhouse	145	166	▼
Condo Townhouse	19	14	▲
Condo Apartment	47	50	▼
Other	1	3	▼
TOTAL	469	530	▼
sales to new ratio	0.38	0.47	

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SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Apr 2022	68	17	70	8	15	0
Mar 2022	101	23	78	12	33	1

AVERAGE SALE PRICE VS. # OF SALES

	Sept | 2021	Oct | 2021	Nov | 2021	Dec | 2021	Jan | 2022	Feb | 2022	Mar | 2022	Apr | 2022
sale price	$ 1,128,493	$ 1,168,148	$ 1,205,412	$ 1,218,883	$ 1,257,309	$ 1,394,299	$ 1,308,250	$ 1,181,190
# of sales	174	192	193	131	131	240	248	178

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FLOWERS TEAM
REAL ESTATE

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
May 2022 | TOTAL	$ 1,195,053	188	499	38%	$ 1,102,500
Apr 2022 | TOTAL	$ 1,181,190	178	469	38%	$ 1,139,950
% CHANGE (+/-)	1%	5%	6%	-1%	-3%
May 2021 | TOTAL	$ 1,062,600	310	434	71%	$ 955,000
% CHANGE (+/-)	11%	-65%	13%	-90%	13%

NEW INVENTORY

	May 2022	Apr 2022	TREND
Detached homes	244	211	▲
Semi-detached	34	46	▼
Att/Row/Twnhouse	139	145	▼
Condo Townhouse	25	19	▲
Condo Apartment	55	47	▲
Other	2	1	▲
TOTAL	499	469	▲
sales to new ratio	0.38	0.38	

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SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
May 2022	92	10	67	4	14	1
Apr 2022	68	17	70	8	15	0

AVERAGE SALE PRICE VS. # OF SALES

	Sept | 2021	Oct | 2021	Nov | 2021	Dec | 2021	Jan | 2022	Feb | 2022	Mar | 2022	Apr | 2022
sale price	$ 1,128,493	$ 1,168,148	$ 1,205,412	$ 1,218,883	$ 1,257,309	$ 1,394,299	$ 1,308,250	$ 1,181,190
# of sales	174	192	193	131	131	240	248	178

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FLOWERS TEAM
REAL ESTATE

MiltonOntario

June | 2022

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
June 2022 | TOTAL	$ 1,101,868	167	408	41%	$ 1,050,000
May 2022 | TOTAL	$ 1,195,053	188	499	38%	$ 1,102,500
% CHANGE (+/-)	-8%	-13%	-22%	8%	-5%
June 2021 | TOTAL	$ 1,035,349	279	381	73%	$ 956,000
% CHANGE (+/-)	6%	-67%	7%	-79%	9%

NEW INVENTORY

	June 2022	May 2022	TREND
Detached homes	202	244	▼
Semi-detached	28	34	▼
Att/Row/Twnhouse	111	139	▼
Condo Townhouse	18	25	▼
Condo Apartment	47	55	▼
Other	2	2	-
TOTAL	408	499	▼
sales to new ratio	0.41	0.38	

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SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
June 2022	77	13	49	9	17	2
May 2022	92	10	67	4	14	1

AVERAGE SALE PRICE VS. # OF SALES

	Oct | 2021	Nov | 2021	Dec | 2021	Jan | 2022	Feb | 2022	Mar | 2022	Apr | 2022	May | 2022
sale price	$ 1,168,148	$ 1,205,412	$ 1,218,883	$ 1,257,309	$ 1,394,299	$ 1,308,250	$ 1,181,190	$ 1,195,053
# of sales	192	193	131	131	240	248	178	188

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FLOWERS TEAM
REAL ESTATE

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
July 2022 | TOTAL	$ 1,082,214	114	265	43%	$ 999,950
June 2022 | TOTAL	$ 1,101,868	167	408	41%	$ 1,050,000
% CHANGE (+/-)	-2%	-46%	-54%	5%	-5%
July 2021 | TOTAL	$ 1,016,783	246	257	96%	$ 950,000
% CHANGE (+/-)	6%	-116%	3%	-123%	5%

NEW INVENTORY

	June 2022	June 2022	TREND
Detached homes	137	202	▼
Semi-detached	14	28	▼
Att/Row/Twnhouse	53	111	▼
Condo Townhouse	17	18	▼
Condo Apartment	43	47	▼
Other	1	2	▼
TOTAL	265	408	▼
sales to new ratio	0.43	0.41	

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SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
July 2022	56	14	30	4	10	0
June 2022	77	13	49	9	17	2

AVERAGE SALE PRICE VS. # OF SALES

	Nov | 2021	Dec | 2021	Jan | 2022	Feb | 2022	Mar | 2022	Apr | 2022	May | 2022	June | 2022
sale price	$ 1,205,412	$ 1,218,883	$ 1,257,309	$ 1,394,299	$ 1,308,250	$ 1,181,190	$ 1,195,053	$ 1,101,868
# of sales	193	131	131	240	248	178	188	167

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FLOWERS TEAM
REAL ESTATE

MiltonOntario

August | 2022

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
August 2022 | TOTAL	$ 1,002,514	153	197	78%	$ 960,000
July 2022 | TOTAL	$ 1,082,214	114	265	43%	$ 999,950
% CHANGE (+/-)	-8%	25%	-35%	45%	-4%
Aug 2021 | TOTAL	$ 1,061,719	212	192	110%	$ 992,500
% CHANGE (+/-)	-6%	-39%	3%	-42%	-3%

NEW INVENTORY

	Aug 2022	July 2022	TREND
Detached homes	102	137	▼
Semi-detached	13	14	▼
Att/Row/Twnhouse	44	53	▼
Condo Townhouse	17	17	-
Condo Apartment	21	43	▼
Other	0	1	▼
TOTAL	197	265	▼
sales to new ratio	0.78	0.43	

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Aug 2022	72	10	36	10	25	0
July 2022	56	14	30	4	10	0

AVERAGE SALE PRICE VS. # OF SALES

	Dec | 2021	Jan | 2022	Feb | 2022	Mar | 2022	Apr | 2022	May | 2022	June | 2022	July | 2022
sale price	$ 1,218,883	$ 1,257,309	$ 1,394,299	$ 1,308,250	$ 1,181,190	$ 1,195,053	$ 1,101,868	$ 1,082,214
# of sales	131	131	240	248	178	188	167	114

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FLOWERS TEAM
REAL ESTATE

MiltonOntario

September | 2022

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
September 2022 | TOTAL	$ 1,060,886	122	206	59%	$ 952,000
August 2022 | TOTAL	$ 1,002,514	153	197	78%	$ 960,000
% CHANGE (+/-)	6%	-25%	4%	-31%	-1%
Sept 2021 | TOTAL	$ 1,128,493	174	240	73%	$ 1,050,000
% CHANGE (+/-)	-6%	-43%	-17%	-22%	-10%

NEW INVENTORY

	Sept 2022	Aug 2022	TREND
Detached homes	106	102	▲
Semi-detached	17	13	▲
Att/Row/Twnhouse	44	44	-
Condo Townhouse	10	17	▼
Condo Apartment	29	21	▲
Other	0	0	-
TOTAL	206	197	▲
sales to new ratio	0.59	0.78	

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Sept 2022	52	8	36	8	18	0
Aug 2022	72	10	36	10	25	0

AVERAGE SALE PRICE VS. # OF SALES

	Jan | 2022	Feb | 2022	Mar | 2022	Apr | 2022	May | 2022	June | 2022	July | 2022	Aug | 2022
sale price	$ 1,257,309	$ 1,394,299	$ 1,308,250	$ 1,181,190	$ 1,195,053	$ 1,101,868	$ 1,082,214	$ 1,002,514
# of sales	131	240	248	178	188	167	114	153

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FLOWERS TEAM
REAL ESTATE

MiltonOntario

October | 2022

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
October 2022 | TOTAL	$ 1,031,770	91	188	48%	$ 1,000,000
September 2022 | TOTAL	$ 1,060,886	122	206	59%	$ 952,000
% CHANGE (+/-)	-3%	-34%	-10%	-22%	5%
October 2021 | TOTAL	$ 1,168,148	192	219	88%	$ 1,075,000
% CHANGE (+/-)	-13%	-111%	-16%	-81%	-8%

NEW INVENTORY

	Oct 2022	Sept 2022	TREND
Detached homes	100	106	▼
Semi-detached	13	17	▼
Att/Row/Twnhouse	38	44	▼
Condo Townhouse	15	10	▲
Condo Apartment	22	29	▼
Other	0	0	-
TOTAL	188	206	▼
sales to new ratio	0.48	0.59	

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Oct 2022	42	9	21	9	10	0
Sept 2022	52	8	36	8	18	0

AVERAGE SALE PRICE VS. # OF SALES

	Feb | 2022	Mar | 2022	Apr | 2022	May | 2022	June | 2022	July | 2022	Aug | 2022	Sept | 2022
sale price	$ 1,394,299	$ 1,308,250	$ 1,181,190	$ 1,195,053	$ 1,101,868	$ 1,082,214	$ 1,002,514	$ 1,060,886
# of sales	240	248	178	188	167	114	153	122

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FLOWERS TEAM
REAL ESTATE

MiltonOntario

November | 2022

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
November 2022 | TOTAL	$ 1,078,240	91	156	58%	$ 930,000
October 2022 | TOTAL	$ 1,031,770	91	188	48%	$ 1,000,000
% CHANGE (+/-)	4%	0%	-21%	17%	-8%
Nov 2021 | TOTAL	$ 1,205,412	193	193	100%	$ 1,105,000
% CHANGE (+/-)	-12%	-112%	-24%	-71%	-19%

NEW INVENTORY

	Nov 2022	Oct 2022	TREND
Detached homes	85	100	▼
Semi-detached	14	13	▲
Att/Row/Twnhouse	38	38	-
Condo Townhouse	6	15	▼
Condo Apartment	13	22	▼
Other	0	0	-
TOTAL	156	188	▼
sales to new ratio	0.58	0.48	

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Nov 2022	39	8	24	7	13	0
Oct 2022	42	9	21	9	10	0

AVERAGE SALE PRICE VS. # OF SALES

	Mar | 2022	Apr | 2022	May | 2022	June | 2022	July | 2022	Aug | 2022	Sept | 2022	Oct | 2022
sale price	$ 1,308,250	$ 1,181,190	$ 1,195,053	$ 1,101,868	$ 1,082,214	$ 1,002,514	$ 1,060,886	$ 1,031,770
# of sales	248	178	188	167	114	153	122	91

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FLOWERS TEAM REAL ESTATE

MiltonOntario

December | 2022

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
December 2022 | TOTAL	$ 1,069,068	71	66	108%	$ 945,000
November 2022 | TOTAL	$ 1,078,240	91	156	58%	$ 930,000
% CHANGE (+/-)	-1%	-28%	-136%	46%	2%
Nov 2021 | TOTAL	$ 1,205,412	193	193	100%	$ 1,105,000
% CHANGE (+/-)	-13%	-172%	-192%	7%	-17%

NEW INVENTORY

	Dec 2022	Nov 2022	TREND
Detached homes	30	100	▼
Semi-detached	5	13	▼
Att/Row/Twnhouse	15	38	▼
Condo Townhouse	4	15	▼
Condo Apartment	10	22	▼
Other	2	0	▲
TOTAL	66	188	▼
sales to new ratio	1.08	0.58	

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

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A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Dec 2022	34	3	19	4	10	1
Nov 2022	42	9	21	9	10	0

AVERAGE SALE PRICE VS. # OF SALES

	Apr | 2022	May | 2022	June | 2022	July | 2022	Aug | 2022	Sept | 2022	Oct | 2022	Nov | 2022
sale price	$ 1,181,190	$ 1,195,053	$ 1,101,868	$ 1,082,214	$ 1,002,514	$ 1,060,886	$ 1,031,770	$ 1,078,240
# of sales	178	188	167	114	153	122	91	91

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FLOWERS TEAM
REAL ESTATE

January| 2023

MILTON ONTARIO

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
January 2023 | TOTAL	$ 1,055,208	64	142	45%	$ 960,000
December 2022 | TOTAL	$ 1,069,068	71	66	108%	$ 945,000
% CHANGE (+/-)	-1%	-10%	115%	-58%	2%
January 2022 | TOTAL	$ 1,257,309	131	168	78%	$ 1,250,000
% CHANGE (+/-)	-16%	-51%	-15%	-42%	-23%

NEW INVENTORY

	Jan 2023	Dec 2022		TREND
Detached homes	68	30	127%	▲
Semi-detached	6	5	20%	▲
Att/Row/Twnhouse	41	15	173%	▲
Condo Townhouse	5	4	25%	▲
Condo Apartment	22	10	120%	▲
Other	0	2	-100%	▼
TOTAL	142	66	115%	▲
sales to new ratio	0.45	1.08		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

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SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Jan 2023	28	5	21	3	7	0
Dec 2022	34	3	19	4	10	1
	-18%	67%	11%	-25%	-30%	-100%

AVERAGE SALE PRICE VS. # OF SALES

	May | 2022	June| 2022	July| 2022	Aug| 2022	Sept| 2022	Oct| 2022	Nov| 2022	Dec| 2022	Jan | 1023
sale price	$ 1,195,053	$ 1,101,868	$ 1,082,214	$ 1,002,514	$ 1,060,886	$ 1,031,770	$ 1,078,240	$ 1,069,068	$ 1,055,208
# of sales	188	167	114	153	122	91	91	71	64

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FLOWERS TEAM REAL ESTATE REAL ESTATE MARKET WATCH

MILTON ONTARIO

February | 2023

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
February 2023 | TOTAL	$ 1,055,272	126	172	73%	$ 975,365
January 2023 | TOTAL	$ 1,055,208	64	142	45%	$ 960,000
% CHANGE (+/-)	0%	97%	21%	63%	2%
February 2022 | TOTAL	$ 1,394,299	240	353	68%	$ 1,291,000
% CHANGE (+/-)	-24%	-48%	-51%	8%	-24%

NEW INVENTORY

	Feb 2023	Jan 2023		TREND
Detached homes	82	68	21%	▲
Semi-detached	12	6	100%	▲
Att/Row/Twnhouse	52	41	27%	▲
Condo Townhouse	7	5	40%	▲
Condo Apartment	19	22	-14%	▼
Other	0	0		-
TOTAL	172	142	21%	▲
sales to new ratio	0.73	0.45		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

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A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Feb 2023	56	7	40	7	16	0
Jan 2023	28	5	21	3	7	0
	100%	40%	90%	133%	129%	

AVERAGE SALE PRICE VS. # OF SALES

	June| 2022	July| 2022	Aug| 2022	Sept| 2022	Oct| 2022	Nov| 2022	Dec| 2022	Jan | 1023	Feb | 1023
sale price	$ 1,101,868	$ 1,082,214	$ 1,002,514	$ 1,060,886	$ 1,031,770	$ 1,078,240	$ 1,069,068	$ 1,055,208	$ 1,055,272
# of sales	167	114	153	122	91	91	71	64	126

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FLOWERS TEAM REAL ESTATE REAL ESTATE MARKET WATCH

MILTON ONTARIO

March | 2023

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
March 2023 | TOTAL	$ 1,133,210	146	213	69%	$ 1,060,500
February 2023 | TOTAL	$ 1,055,272	126	172	73%	$ 975,365
% CHANGE (+/-)	7%	16%	24%	-6%	9%
March 2022 | TOTAL	$ 1,308,250	248	530	47%	$ 1,250,000
% CHANGE (+/-)	-13%	-41%	-60%		-15%

NEW INVENTORY

	Mar 2023	Feb 2023		TREND
Detached homes	108	82	32%	▲
Semi-detached	20	12	67%	▲
Att/Row/Twnhouse	49	52	-6%	▼
Condo Townhouse	10	7	43%	▲
Condo Apartment	24	19	26%	▲
Other	2	0	200%	▲
TOTAL	213	172	24%	▲
sales to new ratio	0.69	0.73		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

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A ratio of less than .40 is considered to be a buyer's market

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SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Mar 2023	68	18	37	6	16	1
Feb 2023	56	7	40	7	16	0
	21%	157%	-8%	-14%	0%	

AVERAGE SALE PRICE VS. # OF SALES

	July | 2022	Aug | 2022	Sept | 2022	Oct | 2022	Nov | 2022	Dec | 2022	Jan | 2023	Feb | 2023	Mar | 2023
sale price	$ 1,082,214	$ 1,002,514	$ 1,060,886	$ 1,031,770	$ 1,078,240	$ 1,069,068	$ 1,055,208	$ 1,055,272	$ 1,133,210
# of sales	114	153	122	91	91	71	64	126	146

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FLOWERS TEAM REAL ESTATE REAL ESTATE MARKET WATCH

MILTON ONTARIO

April | 2023

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
April 2023 | TOTAL	$ 1,118,827	155	220	70%	$ 1,050,000
March 2023 | TOTAL	$ 1,133,210	146	213	69%	$ 1,060,500
% CHANGE (+/-)	-1%	6%	3%	3%	-1%
Apr 2022 | TOTAL	$ 1,181,190	178	469	38%	$ 1,139,950
% CHANGE (+/-)	-5%	-13%	-53%		-8%

NEW INVENTORY

	Apr 2023	Mar 2023		TREND
Detached homes	107	108	-1%	▼
Semi-detached	17	20	-15%	▼
Att/Row/Twnhouse	62	49	27%	▲
Condo Townhouse	9	10	-10%	▼
Condo Apartment	24	24	0%	-
Other	1	2	-50%	▼
TOTAL	220	213	3%	▲
sales to new ratio	0.70	0.69		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

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A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Apr 2023	71	14	44	7	18	1
Mar 2023	68	18	37	6	16	1
	4%	-22%	19%	17%	13%	

AVERAGE SALE PRICE VS. # OF SALES

	Aug| 2022	Sept| 2022	Oct| 2022	Nov| 2022	Dec| 2022	Jan | 2023	Feb | 2023	Mar | 2023	Apr | 2023
sale price	$ 1,002,514	$ 1,060,886	$ 1,031,770	$ 1,078,240	$ 1,069,068	$ 1,055,208	$ 1,055,272	$ 1,133,210	$ 1,118,827
# of sales	153	122	91	91	71	64	126	146	155

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FLOWERS TEAM REAL ESTATE REAL ESTATE MARKET WATCH

MILTON ONTARIO

May | 2023

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Mayl 2023 | TOTAL	$ 1,117,530	202	306	66%	$ 1,100,000
April 2023 | TOTAL	$ 1,118,827	155	220	70%	$ 1,050,000
% CHANGE (+/-)	0%	30%	39%	-6%	5%
May 2022 | TOTAL	$ 1,195,053	188	499	38%	$ 1,102,500
% CHANGE (+/-)	-6%	7%	-39%		0%

NEW INVENTORY

	May 2023	Apr 2023		TREND
Detached homes	151	107	41%	▲
Semi-detached	47	17	176%	▲
Att/Row/Twnhouse	75	62	21%	▲
Condo Townhouse	9	9	0%	-
Condo Apartment	24	24	0%	-
Other	0	1	-100%	▼
TOTAL	306	220	39%	▲
sales to new ratio	0.66	0.70		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

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A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
May 2023	83	26	57	12	23	1
Apr 2023	71	14	44	7	18	1
	17%	86%	30%	71%	28%	

AVERAGE SALE PRICE VS. # OF SALES

	Sept| 2022	Oct| 2022	Nov| 2022	Dec| 2022	Jan | 2023	Feb | 2023	Mar | 2023	Apr | 2023	May | 2023
sale price	$ 1,060,886	$ 1,031,770	$ 1,078,240	$ 1,069,068	$ 1,055,208	$ 1,055,272	$ 1,133,210	$ 1,118,827	$ 1,117,530
# of sales	122	91	91	71	64	126	146	155	202

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FLOWERS TEAM REAL ESTATE REAL ESTATE MARKET WATCH

MILTON ONTARIO

June | 2023

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
June l 2023	$ 1,115,784	171	356	48%	$ 1,055,000
May l 2023	$ 1,117,530	202	306	66%	$ 1,100,000
% CHANGE (+/-)	0%	-15%	16%	-27%	-4%
June l 2022	$ 1,101,868	167	408	41%	$ 1,050,000
% CHANGE (+/-)	1%	2%	-13%		0%

NEW INVENTORY

	June l 2023	May l 2023		TREND
Detached homes	175	151	16%	▲
Semi-detached	46	47	-2%	▼
Att/Row/Twnhouse	97	75	29%	▲
Condo Townhouse	13	9	44%	▲
Condo Apartment	25	24	4%	▲
Other	0	0		-
TOTAL	356	306	16%	▲
sales to new ratio	0.48	0.66		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

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A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
June l 2023	81	18	55	3	14	0
May l 2023	83	26	57	12	23	1
	-2%	-31%	-4%	-75%	-39%	-100%

AVERAGE SALE PRICE VS. # OF SALES

	Oct| 2022	Nov| 2022	Dec| 2022	Jan	2023	Feb	2023	Mar	2023	Apr	2023	May	2023	June l 2023
sale price	$ 1,031,770	$ 1,078,240	$ 1,069,068	$ 1,055,208	$ 1,055,272	$ 1,133,210	$ 1,118,827	$ 1,117,530	$ 1,115,784
# of sales	91	91	71	64	126	146	155	202	171

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FLOWERS TEAM REAL ESTATE REAL ESTATE MARKET WATCH

MILTON ONTARIO

July | 2023

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
July l 2023	$ 1,079,477	129	327	39%	$ 1,055,000
June l 2023	$ 1,115,784	171	356	48%	$ 1,055,000
% CHANGE (+/-)	-3%	-25%	-8%	-18%	0%
May 2022 | TOTAL	$ 1,082,214	114	265	43%	$ 999,950
% CHANGE (+/-)	0%	13%	23%		6%

NEW INVENTORY

	July l 2023	June l 2023		TREND
Detached homes	149	151	-1%	▼
Semi-detached	33	47	-30%	▼
Att/Row/Twnhouse	90	75	20%	▲
Condo Townhouse	20	9	122%	▲
Condo Apartment	35	24	46%	▲
Other	0	0		-
TOTAL	327	306	7%	▲
sales to new ratio	0.39	0.48		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
July l 2023	65	11	28	9	16	0
June l 2023	81	18	55	3	14	0
	-20%	-39%	-49%	200%	14%	

AVERAGE SALE PRICE VS. # OF SALES

	Nov| 2022	Dec| 2022	Jan | 2023	Feb | 2023	Mar | 2023	Apr | 2023	May | 2023	June l 2023	July l 2023
sale price	$ 1,078,240	$ 1,069,068	$ 1,055,208	$ 1,055,272	$ 1,133,210	$ 1,118,827	$ 1,117,530	$ 1,115,784	$ 1,079,477
# of sales	91	71	64	126	146	155	202	171	129

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FLOWERS TEAM REAL ESTATE REAL ESTATE MARKET WATCH

MILTON ONTARIO

August | 2023

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Aug l 2023	$ 1,083,812	138	298	46%	$ 1,045,000
July l 2023	$ 1,079,477	129	327	39%	$ 1,055,000
% CHANGE (+/-)	0%	7%	-9%	17%	-1%
August 2022| TOTAL	$ 1,002,514	153	197	78%	$ 960,000
% CHANGE (+/-)	8%	-10%	51%		9%

NEW INVENTORY

	Aug l 2023	July l 2023		TREND
Detached homes	113	149	-24%	▼
Semi-detached	46	33	39%	▲
Att/Row/Twnhouse	84	90	-7%	▼
Condo Townhouse	9	20	-55%	▼
Condo Apartment	45	35	29%	▲
Other	1	0	100%	▲
TOTAL	298	327	-9%	▼
sales to new ratio	0.46	0.39		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Aug l 2023	56	16	42	8	16	0
July l 2023	65	11	28	9	16	0
	-14%	45%	50%	-11%	0%	

AVERAGE SALE PRICE VS. # OF SALES

	Dec| 2022	Jan | 2023	Feb | 2023	Mar | 2023	Apr | 2023	May | 2023	June l 2023	July l 2023	Aug l 2023
sale price	$ 1,069,068	$ 1,055,208	$ 1,055,272	$ 1,133,210	$ 1,118,827	$ 1,117,530	$ 1,115,784	$ 1,079,477	$ 1,083,812
# of sales	71	64	126	146	155	202	171	129	138

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FLOWERS TEAM REAL ESTATE REAL ESTATE MARKET WATCH

MILTON ONTARIO

September | 2023

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Sept l 2023	$ 1,053,783	100	357	28%	$ 1,026,500
Aug l 2023	$ 1,083,812	138	298	46%	$ 1,045,000
% CHANGE (+/-)	-3%	-28%	20%	-40%	-2%
September 2022| TOTAL	$ 1,060,886	122	206	59%	$ 952,000
% CHANGE (+/-)	-1%	-18%	73%		8%

NEW INVENTORY

	Sept l 2023	Aug l 2023		TREND
Detached homes	161	113	42%	▲
Semi-detached	34	46	-26%	▼
Att/Row/Twnhouse	92	84	10%	▲
Condo Townhouse	17	9	89%	▲
Condo Apartment	48	45	7%	▲
Other	5	1	100%	▲
TOTAL	357	298	20%	▲
sales to new ratio	0.28	0.46		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

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A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Sept l 2023	45	14	24	3	14	
Aug l 2023	56	16	42	8	16	0
	-20%	-13%	-43%	-63%	-13%	

AVERAGE SALE PRICE VS. # OF SALES

	Jan | 2023	Feb | 2023	Mar | 2023	Apr | 2023	May | 2023	June l 2023	July l 2023	Aug l 2023	Sept l 2023
sale price	$ 1,055,208	$ 1,055,272	$ 1,133,210	$ 1,118,827	$ 1,117,530	$ 1,115,784	$ 1,079,477	$ 1,083,812	$ 1,053,783
# of sales	64	126	146	155	202	171	129	138	100

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October | 2023

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Oct l 2023	$ 1,036,226	106	298	36%	$ 970,000
Sept l 2023	$ 1,053,783	100	357	28%	$ 1,026,500
% CHANGE (+/-)	-2%	6%	-17%	27%	-6%
October 2022 | TOTAL	$ 1,031,770	91	188	48%	$ 1,000,000
% CHANGE (+/-)	0%	16%	59%		-3%

NEW INVENTORY

	Oct l 2023	Sept l 2023		TREND
Detached homes	122	161	-24%	▼
Semi-detached	36	34	6%	▲
Att/Row/Twnhouse	82	92	-11%	▼
Condo Townhouse	11	17	-35%	▼
Condo Apartment	46	48	-4%	▼
Other	1	5	100%	▼
TOTAL	298	357	-17%	▼
sales to new ratio	0.36	0.28		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

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A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Oct l 2023	37	12	35	7	14	1
Sept l 2023	45	14	24	3	14	0
	-18%	-14%	46%	133%	0%	

AVERAGE SALE PRICE VS. # OF SALES

	Feb | 2023	Mar | 2023	Apr | 2023	May | 2023	June l 2023	July l 2023	Aug l 2023	Sept l 2023	Oct l 2023
sale price	$ 1,055,272	$ 1,133,210	$ 1,118,827	$ 1,117,530	$ 1,115,784	$ 1,079,477	$ 1,083,812	$ 1,053,783	$ 1,036,226
# of sales	126	146	155	202	171	129	138	100	106

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FLOWERS TEAM REAL ESTATE REAL ESTATE MARKET WATCH

MILTON ONTARIO

November | 2023

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Nov l 2023	$ 1,041,949	99	219	45%	$ 965,000
Oct l 2023	$ 1,036,226	106	298	36%	$ 970,000
% CHANGE (+/-)	1%	-7%	-27%	27%	-1%
November 2022 | TOTAL	$ 1,078,240	91	156	58%	$ 930,000
% CHANGE (+/-)	-3%	9%	40%		4%

NEW INVENTORY

	Nov l 2023	Oct l 2023		TREND
Detached homes	95	122	-22%	▼
Semi-detached	23	36	-36%	▼
Att/Row/Twnhouse	51	82	-38%	▼
Condo Townhouse	16	11	45%	▲
Condo Apartment	34	46	-26%	▼
Other	0	1	100%	▼
TOTAL	219	298	-27%	▼
sales to new ratio	0.45	0.36		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

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A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Nov l 2023	47	13	23	7	9	0
Oct l 2023	37	12	35	7	14	1
	27%	8%	-34%	0%	-36%	

AVERAGE SALE PRICE VS. # OF SALES

	Mar | 2023	Apr | 2023	May | 2023	June l 2023	July l 2023	Aug l 2023	Sept l 2023	Oct l 2023	Nov l 2023
sale price	$ 1,133,210	$ 1,118,827	$ 1,117,530	$ 1,115,784	$ 1,079,477	$ 1,083,812	$ 1,053,783	$ 1,036,226	$ 1,041,949
# of sales	146	155	202	171	129	138	100	106	99

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FLOWERS TEAM REAL ESTATE REAL ESTATE MARKET WATCH
MILTON ONTARIO

December | 2023

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Dec l 2023	$ 990,944	87	81	107%	$ 910,000
Nov l 2023	$ 1,041,949	99	219	45%	$ 965,000
% CHANGE (+/-)	-5%	-12%	-63%	138%	-6%
December 2022 | TOTAL	$ 1,069,068	71	66	108%	$ 945,000
% CHANGE (+/-)	-7%	23%	23%		-4%

NEW INVENTORY

	Dec l 2023	Nov l 2023		TREND
Detached homes	41	95	-57%	▼
Semi-detached	2	23	-91%	▼
Att/Row/Twnhouse	17	51	-67%	▼
Condo Townhouse	1	16	-94%	▼
Condo Apartment	18	34	-47%	▼
Other	2	0	100%	▲
TOTAL	81	219	-63%	▼
sales to new ratio	1.07	0.45		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

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A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Dec l 2023	40	6	21	5	14	1
Nov l 2023	47	13	23	7	9	0
	-15%	-54%	-9%	-29%	56%	

AVERAGE SALE PRICE VS. # OF SALES

	Apr | 2023	May | 2023	June l 2023	July l 2023	Aug l 2023	Sept l 2023	Oct l 2023	Nov l 2023	Dec l 2023
sale price	$ 1,118,827	$ 1,117,530	$ 1,115,784	$ 1,079,477	$ 1,083,812	$ 1,053,783	$ 1,036,226	$ 1,041,949	$ 990,944
# of sales	155	202	171	129	138	100	106	99	87

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FLOWERS TEAM REAL ESTATE REAL ESTATE MARKET WATCH

MILTON ONTARIO

January | 2024

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Jan I 2024	$ 1,033,641	111	180	62%	$ 999,999
Dec I 2023	$ 990,944	87	81	107%	$ 910,000
% CHANGE (+/-)	4%	28%	122%	-43%	10%
Jan 2023 | TOTAL	$ 1,055,208	64	142	45%	$ 960,000
% CHANGE (+/-)	-2%	73%	27%		4%

NEW INVENTORY

	Jan I 2024	Dec I 2023		TREND
Detached homes	82	95	-14%	▼
Semi-detached	10	23	-57%	▼
Att/Row/Twnhouse	41	51	-20%	▼
Condo Townhouse	8	16	-50%	▼
Condo Apartment	39	34	15%	▲
Other	0	0	100%	-
TOTAL	180	219	-18%	▼
sales to new ratio	0.62	1.07		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Jan I 2024	48	9	41	3	9	1
Dec I 2023	40	6	21	5	14	1
	20%	50%	95%	-40%	-36%	0%

AVERAGE SALE PRICE VS. # OF SALES

	May | 2023	June I 2023	July I 2023	Aug I 2023	Sept I 2023	Oct I 2023	Nov I 2023	Dec I 2023	Jan I 2024
sale price	$ 1,117,530	$ 1,115,784	$ 1,079,477	$ 1,083,812	$ 1,053,783	$ 1,036,226	$ 1,041,949	$ 990,944	$ 1,033,641
# of sales	202	171	129	138	100	106	99	87	111

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FLOWERS TEAM REAL ESTATE REAL ESTATE MARKET WATCH

MILTON ONTARIO

February | 2024

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Feb I 2024	$ 1,106,624	151	256	59%	$ 1,060,000
Jan I 2024	$ 1,033,641	111	180	62%	$ 999,999
% CHANGE (+/-)	7%	36%	42%	-4%	6%
Feb 2023 | TOTAL	$ 1,055,272	126	172	73%	$ 975,365
% CHANGE (+/-)	5%	20%	49%		9%

NEW INVENTORY

	Feb I 2024	Jan I 2024		TREND
Detached homes	106	82	29%	▲
Semi-detached	15	10	50%	▲
Att/Row/Twnhouse	66	41	61%	▲
Condo Townhouse	16	8	100%	▲
Condo Apartment	53	39	36%	▲
Other	0	0	100%	-
TOTAL	256	180	42%	▲
sales to new ratio	0.59	0.62		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Feb I 2024	69	10	44	7	21	0
Jan I 2024	48	9	41	3	9	1
	44%	11%	7%	133%	133%	-100%

AVERAGE SALE PRICE VS. # OF SALES

	June I 2023	July I 2023	Aug I 2023	Sept I 2023	Oct I 2023	Nov I 2023	Dec I 2023	Jan I 2024	Feb I 2024
sale price	$ 1,115,784	$ 1,079,477	$ 1,083,812	$ 1,053,783	$ 1,036,226	$ 1,041,949	$ 990,944	$ 1,033,641	$ 1,106,624
# of sales	171	129	138	100	106	99	87	111	151

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FLOWERS TEAM REAL ESTATE REAL ESTATE MARKET WATCH

MILTON ONTARIO

March | 2024

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Mar l 2024	$ 1,061,031	155	273	57%	$ 1,005,000
Feb l 2024	$ 1,106,624	151	256	59%	$ 1,060,000
% CHANGE (+/-)	-4%	3%	7%	-4%	-5%
Mar l 2023	$ 1,133,210	146	213	69%	$ 1,060,500
% CHANGE (+/-)	-6%	6%	28%		-5%

NEW INVENTORY

	Mar l 2024	Feb l 2024		TREND
Detached homes	131	106	24%	▲
Semi-detached	27	15	80%	▲
Att/Row/Twnhouse	62	66	-6%	▼
Condo Townhouse	11	16	-31%	▼
Condo Apartment	42	53	-21%	▼
Other	0	0	100%	-
TOTAL	273	256	7%	▲
sales to new ratio	0.57	0.59		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

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A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Mar l 2024	62	15	51	9	18	0
Feb l 2024	69	10	44	7	21	0
	-10%	50%	16%	29%	-14%	#DIV/0!

AVERAGE SALE PRICE VS. # OF SALES

	July l 2023	Aug l 2023	Sept l 2023	Oct l 2023	Nov l 2023	Dec l 2023	Jan l 2024	Feb l 2024	Mar l 2024
sale price	$ 1,079,477	$ 1,083,812	$ 1,053,783	$ 1,036,226	$ 1,041,949	$ 990,944	$ 1,033,641	$ 1,106,624	$ 1,061,031
# of sales	129	138	100	106	99	87	111	151	155

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FLOWERS TEAM REAL ESTATE MARKET WATCH

MILTON ONTARIO

April | 2024

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Apr l 2024	$ 1,095,865	145	311	47%	$ 1,040,000
Mar l 2024	$ 1,061,031	155	273	57%	$ 1,005,000
% CHANGE (+/-)	3%	-6%	14%	-18%	3%
Apr l 2023	$ 1,118,827	155	220	70%	$ 1,050,000
% CHANGE (+/-)	-2%	-6%	41%		-1%

NEW INVENTORY

	Apr l 2024	Mar l 2024		TREND
Detached homes	151	131	15%	▲
Semi-detached	27	27	0%	-
Att/Row/Twnhouse	72	62	16%	▲
Condo Townhouse	17	11	55%	▲
Condo Apartment	44	42	5%	▲
Other	0	0		-
TOTAL	311	273	14%	▲
sales to new ratio	0.47	0.57		

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A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Apr l 2024	66	10	40	7	22	0
Mar l 2024	62	15	51	9	18	0
	6%	-33%	-22%	-22%	22%	

AVERAGE SALE PRICE VS. # OF SALES

	Aug l 2023	Sept l 2023	Oct l 2023	Nov l 2023	Dec l 2023	Jan l 2024	Feb l 2024	Mar l 2024	Apr l 2024
sale price	$ 1,083,812	$ 1,053,783	$ 1,036,226	$ 1,041,949	$ 990,944	$ 1,033,641	$ 1,106,624	$ 1,061,031	$ 1,095,865
# of sales	138	100	106	99	87	111	151	155	145

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FLOWERS TEAM REAL ESTATE MARKET WATCH

MILTON ONTARIO

May | 2024

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
May I 2024	$ 1,046,179	181	445	41%	$ 992,500
Apr I 2024	$ 1,095,865	145	311	47%	$ 1,040,000
% CHANGE (+/-)	-5%	25%	43%	-13%	-5%
Mayl 2023 | TOTAL	$ 1,117,530	202	306	66%	$ 1,100,000
% CHANGE (+/-)	-6%	-10%	45%		-10%

NEW INVENTORY

	May I 2024	Apr I 2024		TREND
Detached homes	225	151	49%	▲
Semi-detached	32	27	19%	▲
Att/Row/Twnhouse	102	72	42%	▲
Condo Townhouse	13	17	-24%	▼
Condo Apartment	72	44	64%	▲
Other	1	0		▲
TOTAL	445	311	43%	▲
sales to new ratio	0.41	0.47		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
May I 2024	74	17	45	11	33	1
Apr I 2024	66	10	40	7	22	0
	12%	70%	13%	57%	50%	

AVERAGE SALE PRICE VS. # OF SALES

	Sept I 2023	Oct I 2023	Nov I 2023	Dec I 2023	Jan I 2024	Feb I 2024	Mar I 2024	Apr I 2024	May I 2024
sale price	$ 1,053,783	$ 1,036,226	$ 1,041,949	$ 990,944	$ 1,033,641	$ 1,106,624	$ 1,061,031	$ 1,095,865	$ 1,046,179
# of sales	100	106	99	87	111	151	155	145	181

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FLOWERS TEAM REAL ESTATE MARKET WATCH

MILTON ONTARIO

June | 2024

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
June l 2024	$ 1,095,665	162	411	39%	$ 1,041,000
May l 2024	$ 1,046,179	181	445	41%	$ 992,500
% CHANGE (+/-)	4.73%	-10.50%	-7.64%	-3.09%	4.89%
June l 2023	$ 1,115,784	171	356	48%	$ 1,055,000
% CHANGE (+/-)	-1.80%	-5.26%	15.45%		-1.33%

NEW INVENTORY

	June l 2024	May l 2024		TREND
Detached homes	217	225	-4%	▼
Semi-detached	35	32	9%	▲
Att/Row/Twnhouse	109	102	7%	▲
Condo Townhouse	19	13	46%	▲
Condo Apartment	30	72	-58%	▼
Other	1	1	0%	-
TOTAL	411	445	-8%	▼
sales to new ratio	0.39	0.41		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

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SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
June l 2024	76	21	36	5	24	0
May l 2024	74	17	45	11	33	1
	3%	24%	-20%	-55%	-27%	

AVERAGE SALE PRICE VS. # OF SALES

	Oct l 2023	Nov l 2023	Dec l 2023	Jan l 2024	Feb l 2024	Mar l 2024	Apr l 2024	May l 2024	June l 2024
sale price	$ 1,036,226	$ 1,041,949	$ 990,944	$ 1,033,641	$ 1,106,624	$ 1,061,031	$ 1,095,865	$ 1,046,179	$ 1,095,665
# of sales	106	99	87	111	151	155	145	181	162

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FLOWERS TEAM REAL ESTATE MARKET WATCH

MILTON ONTARIO

July | 2024

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
July l 2024	$ 1,090,062	129	387	33%	$ 1,027,500
June l 2024	$ 1,095,665	162	411	39%	$ 1,041,000
% CHANGE (+/-)	-0.51%	-20.37%	-5.84%	-15.43%	-1.30%
July l 2023	$ 1,079,477	129	327	39%	$ 1,055,000
% CHANGE (+/-)	0.98%	0.00%	18.35%		-2.61%

NEW INVENTORY

	July l 2024	June l 2024		TREND
Detached homes	206	217	-5%	▼
Semi-detached	23	35	-34%	▼
Att/Row/Twnhouse	97	109	-11%	▼
Condo Townhouse	22	19	16%	▲
Condo Apartment	39	30	30%	▲
Other	0	1	-100%	▼
TOTAL	387	411	-6%	▼
sales to new ratio	0.33	0.39		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

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A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
July l 2024	65	10	38	6	9	1
June l 2024	76	21	36	5	24	0
	-14%	-52%	6%	20%	-63%	

AVERAGE SALE PRICE VS. # OF SALES

	Nov l 2023	Dec l 2023	Jan l 2024	Feb l 2024	Mar l 2024	Apr l 2024	May l 2024	June l 2024	July l 2024
sale price	$ 1,041,949	$ 990,944	$ 1,033,641	$ 1,106,624	$ 1,061,031	$ 1,095,865	$ 1,046,179	$ 1,095,665	$ 1,090,062
# of sales	99	87	111	151	155	145	181	162	129

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FLOWERS TEAM REAL ESTATE MARKET WATCH

MILTON ONTARIO

August | 2024

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
August l 2024	$ 1,064,460	131	302	43%	$ 1,000,100
July l 2024	$ 1,090,062	129	387	33%	$ 1,027,500
% CHANGE (+/-)	-2.35%	1.55%	-21.96%	30.13%	-2.67%
August l 2023	$ 1,083,812	138	298	46%	$ 1,045,000
% CHANGE (+/-)	-1.79%	-5.07%	1.34%		-4.30%

NEW INVENTORY

	August l 2024	July l 2024		TREND
Detached homes	136	206	-34%	▼
Semi-detached	19	23	-17%	▼
Att/Row/Twnhouse	72	97	-26%	▼
Condo Townhouse	13	22	-41%	▼
Condo Apartment	58	39	49%	▲
Other	4	0	400%	▲
TOTAL	302	387	-22%	▼
sales to new ratio	0.43	0.33		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

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A ratio of less than .40 is considered to be a buyer's market

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SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
August l 2024	62	11	37	8	13	0
July l 2024	65	10	38	6	9	1
	-5%	10%	-3%	33%	44%	

AVERAGE SALE PRICE VS. # OF SALES

	Dec l 2023	Jan l 2024	Feb l 2024	Mar l 2024	Apr l 2024	May l 2024	June l 2024	July l 2024	August l 2024
sale price	$ 990,944	$ 1,033,641	$ 1,106,624	$ 1,061,031	$ 1,095,865	$ 1,046,179	$ 1,095,665	$ 1,090,062	$ 1,064,460
# of sales	87	111	151	155	145	181	162	129	131

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FLOWERS TEAM REAL ESTATE MARKET WATCH

MILTON ONTARIO

September| 2024

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Sept l 2024	$ 1,021,471	127	376	34%	$ 980,000
August l 2024	$ 1,064,460	131	302	43%	$ 1,000,100
% CHANGE (+/-)	-4.04%	-3.05%	24.50%	-22.13%	-2.01%
Sept l 2023	$ 1,053,783	100	357	28%	$ 1,026,500
% CHANGE (+/-)	-3.07%	27.00%	5.32%		-4.53%

NEW INVENTORY

	Sept l 2024	August l 2024		TREND
Detached homes	184	136	35%	▲
Semi-detached	35	19	84%	▲
Att/Row/Twnhouse	84	72	17%	▲
Condo Townhouse	19	13	46%	▲
Condo Apartment	53	58	-9%	▼
Other	1	4	-75%	▼
TOTAL	376	302	25%	▲
sales to new ratio	0.34	0.43		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

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A ratio of less than .40 is considered to be a buyer's market

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SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Sept l 2024	54	7	44	5	15	2
August l 2024	62	11	37	8	13	0
	-13%	-36%	19%	-38%	15%	200%

AVERAGE SALE PRICE VS. # OF SALES

	Jan l 2024	Feb l 2024	Mar l 2024	Apr l 2024	May l 2024	June l 2024	July l 2024	August l 2024	Sept l 2024
sale price	$ 1,033,641	$ 1,106,624	$ 1,061,031	$ 1,095,865	$ 1,046,179	$ 1,095,665	$ 1,090,062	$ 1,064,460	$ 1,021,471
# of sales	111	151	155	145	181	162	129	131	127

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FLOWERS TEAM REAL ESTATE MARKET WATCH

MILTON ONTARIO

October| 2024

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Oct | 2024	$ 1,040,242	163	338	48%	$ 990,000
Sept l 2024	$ 1,021,471	127	376	34%	$ 980,000
% CHANGE (+/-)	1.84%	28.35%	-10.11%	42.78%	1.02%
Oct l 2023	$ 1,036,226	106	298	36%	$ 970,000
% CHANGE (+/-)	0.39%	53.77%	13.42%		2.06%

NEW INVENTORY

	Oct | 2024	Sept l 2024		TREND
Detached homes	180	184	-2%	▼
Semi-detached	26	35	-26%	▼
Att/Row/Twnhouse	64	84	-24%	▼
Condo Townhouse	16	19	-16%	▼
Condo Apartment	51	53	-4%	▼
Other	1	1	0%	-
TOTAL	338	376	-10%	▼
sales to new ratio	0.48	0.34		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Oct | 2024	73	17	47	1	25	0
Sept l 2024	54	7	44	5	15	2
	35%	143%	7%	-80%	67%	200%

AVERAGE SALE PRICE VS. # OF SALES

	Feb l 2024	Mar l 2024	Apr l 2024	May l 2024	June l 2024	July l 2024	August l 2024	Sept l 2024	Oct | 2024
sale price	$ 1,106,624	$ 1,061,031	$ 1,095,865	$ 1,046,179	$ 1,095,665	$ 1,090,062	$ 1,064,460	$ 1,021,471	$ 1,040,242
# of sales	151	155	145	181	162	129	131	127	163

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FLOWERS TEAM REAL ESTATE MARKET WATCH

MILTON ONTARIO

November| 2024

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Nov | 2024	$ 1,119,939	150	281	53%	$ 987,500
Oct l 2024	$ 1,021,471	127	376	34%	$ 980,000
% CHANGE (+/-)	9.64%	18.11%	-25.27%	58.04%	0.77%
Nov l 2023	$ 1,041,949	99	219	45%	$ 965,000
% CHANGE (+/-)	7.49%	51.52%	28.31%		2.33%

NEW INVENTORY

	Nov | 2024	Oct l 2024		TREND
Detached homes	120	180	-33%	▼
Semi-detached	34	26	31%	▲
Att/Row/Twnhouse	63	64	-2%	▼
Condo Townhouse	25	16	56%	▲
Condo Apartment	38	51	-25%	▼
Other	1	1	0%	-
TOTAL	281	338	-17%	▼
sales to new ratio	0.53	0.34		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

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A ratio of less than .40 is considered to be a buyer's market

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SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Nov | 2024	67	20	39	7	15	2
Oct l 2024	73	17	47	1	25	0
	-8%	18%	-17%	600%	-40%	200%

AVERAGE SALE PRICE VS. # OF SALES

	Feb l 2024	Mar l 2024	Apr l 2024	May l 2024	June l 2024	July l 2024	August l 2024	Sept l 2024	Nov | 2024
sale price	$ 1,061,031	$ 1,095,865	$ 1,046,179	$ 1,095,665	$ 1,090,062	$ 1,064,460	$ 1,021,471	$ 1,040,242	$ 1,119,939
# of sales	155	145	181	162	129	131	127	163	150

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FLOWERS TEAM REAL ESTATE MARKET WATCH

MILTON ONTARIO

December| 2024

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Dec | 2024	$ 1,068,920	82	94	87%	$ 997,000
Nov l 2024	$ 1,119,939	150	281	53%	$ 987,500
% CHANGE (+/-)	-4.56%	-45.33%	-66.55%	63.42%	0.96%
Dec l 2023	$ 990,944	87	81	107%	$ 910,000
% CHANGE (+/-)	7.87%	-5.75%	16.05%		9.56%

NEW INVENTORY

	Dec | 2024	Nov l 2024		TREND
Detached homes	36	120	-70%	▼
Semi-detached	7	34	-79%	▼
Att/Row/Twnhouse	24	63	-62%	▼
Condo Townhouse	13	25	-48%	▼
Condo Apartment	14	38	-63%	▼
Other	0	1	-100%	▼
TOTAL	94	281	-67%	▼
sales to new ratio	0.87	0.53		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

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A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Dec | 2024	41	6	20	5	10	0
Nov l 2024	67	20	39	7	15	2
	-39%	-70%	-49%	-29%	-33%	200%

AVERAGE SALE PRICE VS. # OF SALES

	Mar l 2024	Apr l 2024	May l 2024	June l 2024	July l 2024	August l 2024	Sept l 2024	Nov | 2024	Dec | 2024
sale price	$ 1,095,865	$ 1,046,179	$ 1,095,665	$ 1,090,062	$ 1,064,460	$ 1,021,471	$ 1,040,242	$ 1,119,939	$ 1,068,920
# of sales	145	181	162	129	131	127	163	150	82

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FLOWERS TEAM REAL ESTATE MARKET WATCH

MILTON ONTARIO

January| 2025

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Jan | 2025	$ 1,038,619	116	322	36%	$ 964,250
Dec | 2024	$ 1,068,920	82	94	87%	$ 997,000
% CHANGE (+/-)	-2.83%	41.46%	242.55%	-58.70%	-3.28%
Jan l 2024	$ 1,033,641	111	180	62%	$ 999,999
% CHANGE (+/-)	0.48%	4.50%	78.89%		-3.57%

NEW INVENTORY

	Jan | 2025	Dec | 2024		TREND
Detached homes	150	36	317%	▲
Semi-detached	25	7	257%	▲
Att/Row/Twnhouse	81	24	238%	▲
Condo Townhouse	24	13	85%	▲
Condo Apartment	42	14	200%	▲
Other	0	0		-
TOTAL	322	94	243%	▲
sales to new ratio	0.36	0.87		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Jan | 2025	45	15	33	3	20	0
Dec | 2024	41	6	20	5	10	0
	10%	150%	65%	-40%	100%	200%

AVERAGE SALE PRICE VS. # OF SALES

	Apr l 2024	May l 2024	June l 2024	July l 2024	August l 2024	Sept l 2024	Nov | 2024	Dec | 2024	Jan | 2025
sale price	$ 1,046,179	$ 1,095,665	$ 1,090,062	$ 1,064,460	$ 1,021,471	$ 1,040,242	$ 1,119,939	$ 1,068,920	$ 1,038,619
# of sales	181	162	129	131	127	163	150	82	116

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FLOWERS TEAM REAL ESTATE MARKET WATCH

MILTON ONTARIO

February| 2025

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Feb | 2025	$ 975,939	97	291	33%	$ 930,000
Jan | 2025	$ 1,038,619	116	322	36%	$ 964,250
% CHANGE (+/-)	-6.03%	-16.38%	-9.63%	-7.47%	-3.55%
Feb l 2024	$ 1,106,624	151	256	59%	$ 1,060,000
% CHANGE (+/-)	-11.81%	-35.76%	13.67%		-12.26%

NEW INVENTORY

	Feb | 2025	Jan | 2025		TREND
Detached homes	122	150	-19%	▼
Semi-detached	20	25	-20%	▼
Att/Row/Twnhouse	78	81	-4%	▼
Condo Townhouse	13	24	-46%	▼
Condo Apartment	55	42	31%	▲
Other	3	0	300%	▲
TOTAL	291	322	-10%	▼
sales to new ratio	0.33	0.36		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

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A ratio of less than .40 is considered to be a buyer's market

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SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Feb | 2025	31	9	43	4	9	1
Jan | 2025	45	15	33	3	20	0
	-31%	-40%	30%	33%	-55%	200%

AVERAGE SALE PRICE VS. # OF SALES

	May l 2024	June l 2024	July l 2024	August l 2024	Sept l 2024	Nov | 2024	Dec | 2024	Jan | 2025	Feb | 2025
sale price	$ 1,095,665	$ 1,090,062	$ 1,064,460	$ 1,021,471	$ 1,040,242	$ 1,119,939	$ 1,068,920	$ 1,038,619	$ 975,939
# of sales	162	129	131	127	163	150	82	116	97

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FLOWERS TEAM REAL ESTATE MARKET WATCH

MILTON ONTARIO

March| 2025

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Mar | 2025	$ 989,662	112	396	28%	$ 955,352
Feb | 2025	$ 975,939	97	291	33%	$ 930,000
% CHANGE (+/-)	1.41%	15.46%	36.08%	-15.15%	2.73%
Mar I 2024	$ 1,061,031	155	273	57%	$ 1,005,000
% CHANGE (+/-)	-6.73%	-27.74%	45.05%		-4.94%

NEW INVENTORY

	Mar | 2025	Feb | 2025		TREND
Detached homes	178	122	46%	▲
Semi-detached	41	20	105%	▲
Att/Row/Twnhouse	102	78	31%	▲
Condo Townhouse	17	13	31%	▲
Condo Apartment	54	55	-2%	▼
Other	2	3	300%	▼
TOTAL	394	291	35%	▲
sales to new ratio	0.28	0.33		

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A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Mar | 2025	42	9	40	6	15	0
Feb | 2025	31	9	43	4	9	1
	35%	0%	-7%	50%	67%	200%

AVERAGE SALE PRICE VS. # OF SALES

	June I 2024	July I 2024	August I 2024	Sept I 2024	Nov | 2024	Dec | 2024	Jan | 2025	Feb | 2025	Mar | 2025
sale price	$ 1,090,062	$ 1,064,460	$ 1,021,471	$ 1,040,242	$ 1,119,939	$ 1,068,920	$ 1,038,619	$ 975,939	$ 989,662
# of sales	129	131	127	163	150	82	116	97	112

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FLOWERS TEAM REAL ESTATE MARKET WATCH

MILTON ONTARIO

April| 2025

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Apr | 2025	$ 1,114,810	156	472	33%	$ 1,067,500
Mar | 2025	$ 989,662	112	396	28%	$ 955,352
% CHANGE (+/-)	12.65%	39.29%	19.19%	16.86%	11.74%
Apr l 2024	$ 1,095,865	145	311	47%	$ 1,040,000
% CHANGE (+/-)	1.73%	7.59%	51.77%		2.64%

NEW INVENTORY

	Apr | 2025	Mar | 2025		TREND
Detached homes	234	178	31%	▲
Semi-detached	49	41	20%	▲
Att/Row/Twnhouse	108	102	6%	▲
Condo Townhouse	24	17	41%	▲
Condo Apartment	51	54	-6%	▼
Other	6	2	300%	▲
TOTAL	472	394	20%	▲
sales to new ratio	0.33	0.28		

To appropriately measure market activity, Sales/New Listing Ratio is used as much as possible. The primary purpose of this ratio is to measure the balance between market supply and demand.

A ratio above .60 is considered a seller's market

A ratio of less than .40 is considered to be a buyer's market

*To determine between a seller's market and a buyer's market is the Sales-to-New-Listings-Ratio. Take the number of new listings and the number of past sales, and divide the two numbers to get a ratio.

SALES BY INVENTORY TYPE

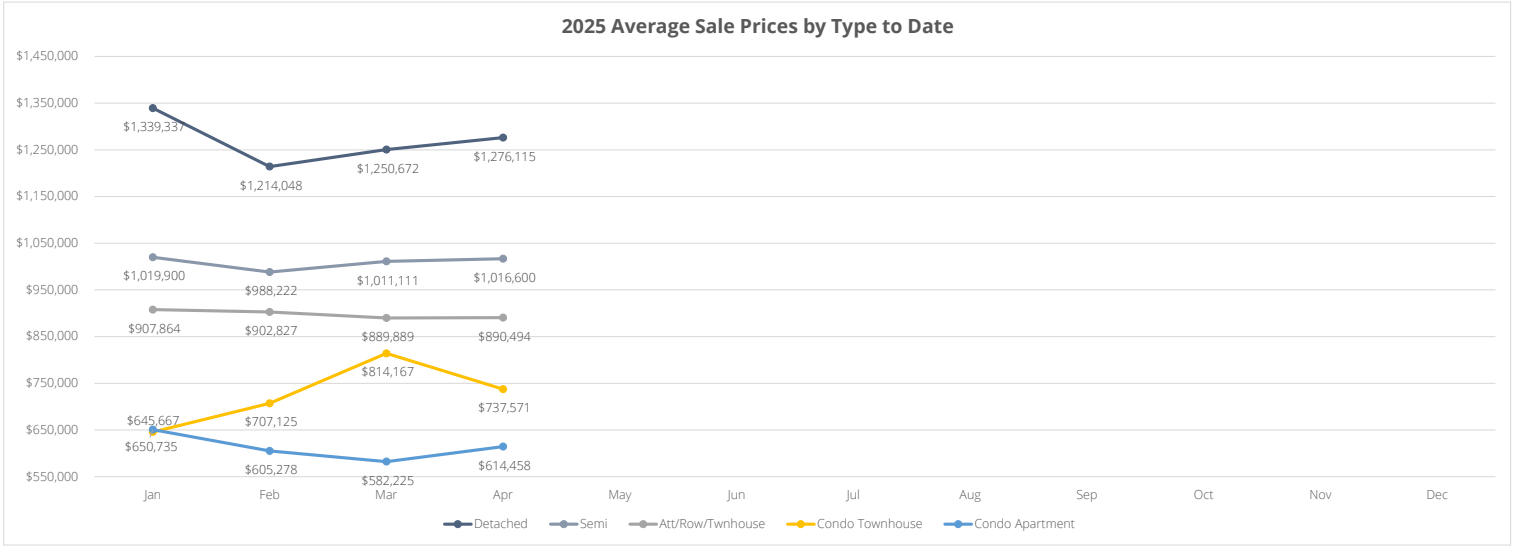
	Detached	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Apr | 2025	69	20	48	7	12	0
Mar | 2025	42	9	40	6	15	0
	64%	122%	20%	17%	-20%	0%

AVERAGE SALE PRICE VS. # OF SALES

	July l 2024	August l 2024	Sept l 2024	Nov | 2024	Dec | 2024	Jan | 2025	Feb | 2025	Mar | 2025	Apr | 2025
sale price	$ 1,064,460	$ 1,021,471	$ 1,040,242	$ 1,119,939	$ 1,068,920	$ 1,038,619	$ 975,939	$ 989,662	$ 1,114,810
# of sales	131	127	163	150	82	116	97	112	156

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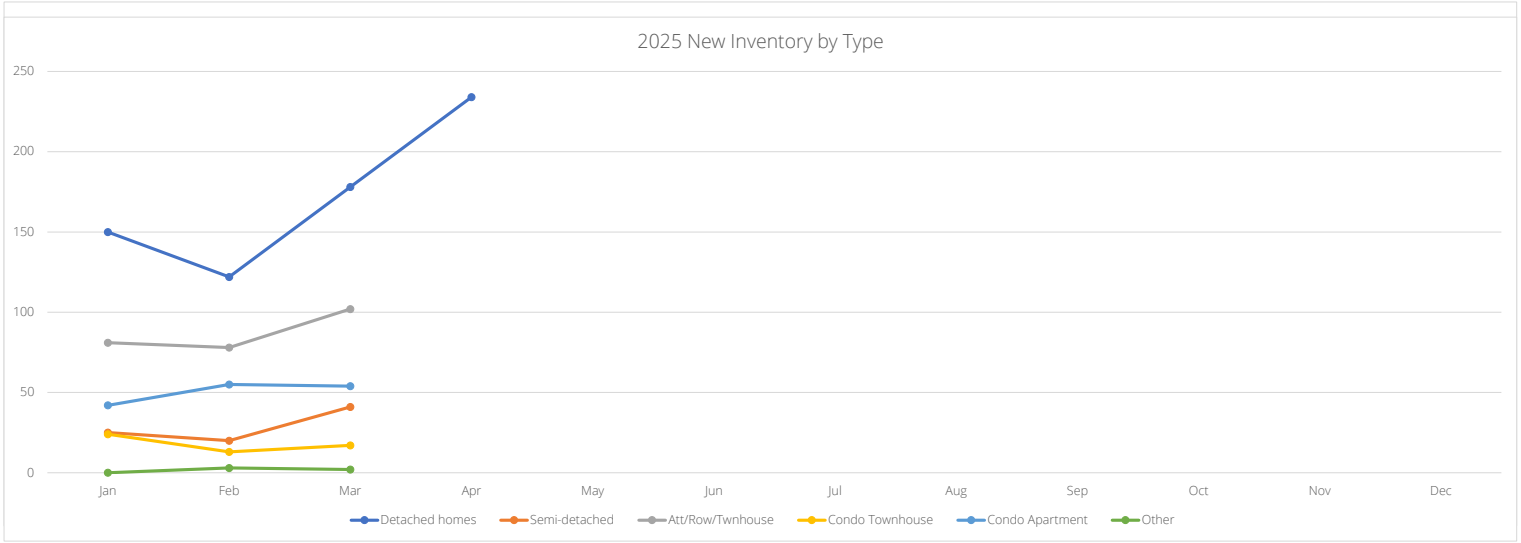
Sales Price by type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Average
Detached	$ 1,339,337	$ 1,214,048	$ 1,250,672	$ 1,276,115									$ 1,270,043
Semi	$ 1,019,900	$ 988,222	$ 1,011,111	$ 1,016,600									$ 1,008,958
Att/Row/Twnhouse	$ 907,864	$ 902,827	$ 889,889	$ 890,494									$ 897,769
Condo Townhouse	$ 645,667	$ 707,125	$ 814,167	$ 737,571									$ 726,133
Condo Apartment	$ 650,735	$ 605,278	$ 582,225	$ 614,458									$ 613,174



	Q1	Q2	Q3	Q4
Detached	$ 1,268,019	$ 1,276,115	#DIV/0!	#DIV/0!
Semi	$ 1,006,411	$ 1,016,600	#DIV/0!	#DIV/0!
Town	$ 900,193	$ 890,494	#DIV/0!	#DIV/0!

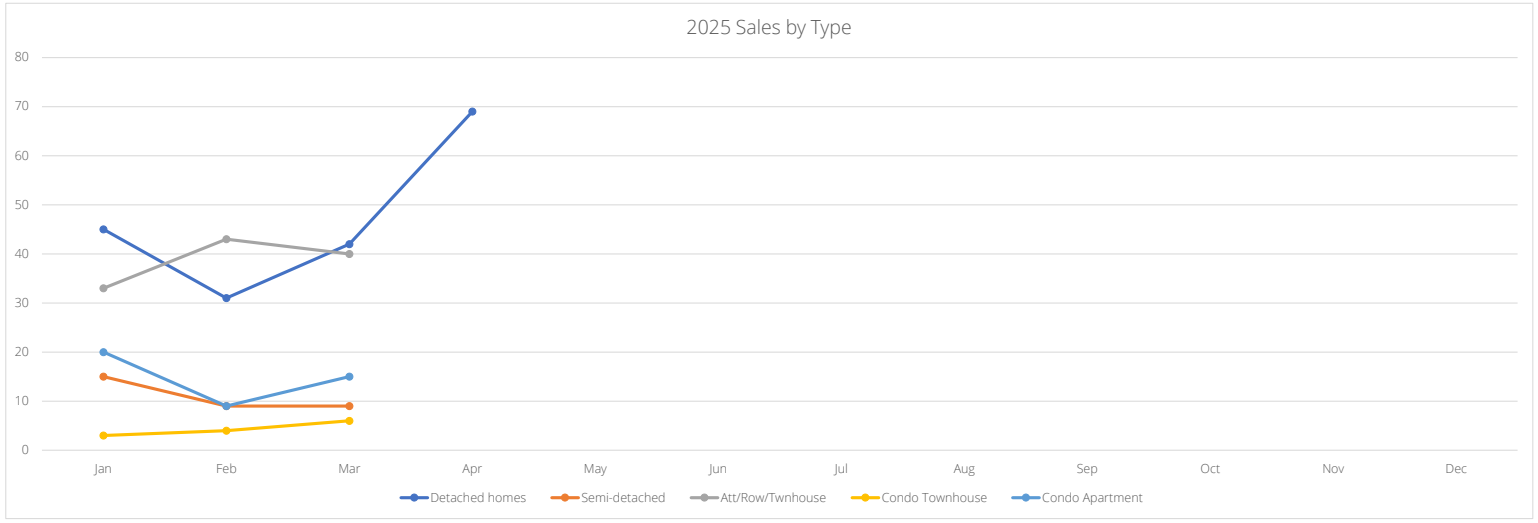
Active Listings all types	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
2025	374	434	472										
2024	159	172	190	305	420	472	483	443	486	468	424	263	4285
2023	142	137	147	159	187	244	286	300	396	402	316	174	2890
2022	37	130	229	293	332	322	292	227	213	219	192	124	2610
2021	93	175	177	212	204	172	124	192	102	89	64	35	1639
2020	98	146	209	197	192	228	225	201	175	152	104	51	1978

New Inventory by Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Detached homes	150	122	178	234									684
Semi-detached	25	20	41										86
Att/Row/Twnhouse	81	78	102										261
Condo Townhouse	24	13	17										54
Condo Apartment	42	55	54										151
Other	0	3	2										5
	322	291	394	234	0	0	0	0	0	0	0	0	



	Q1	Q2	Q3	Q4	
Detached homes	450	234	0	0	
Semi-detached	86	0	0	0	
Att/Row/Twnhouse	261	0	0	0	
Condo Townhouse	54	0	0	0	
Condo Apartment	151	0	0	0	
Other	5	0	0	0	

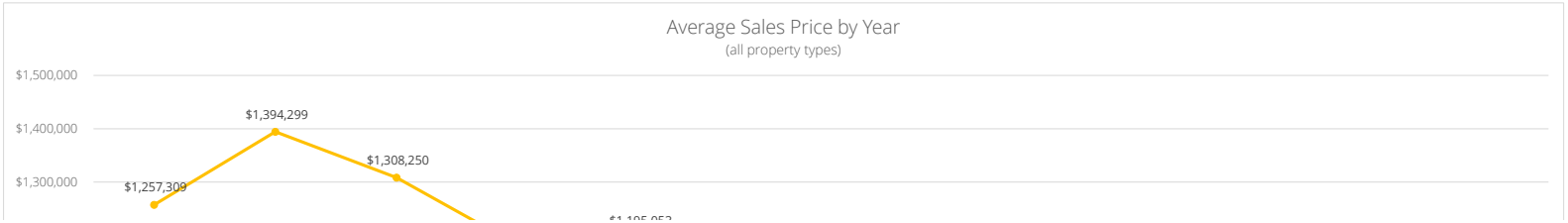
Sales by Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Detached homes	45	31	42	69									187
Semi-detached	15	9	9										33
Att/Row/Twnhouse	33	43	40										116
Condo Townhouse	3	4	6										13
Condo Apartment	20	9	15										44
Other	0	1	0										1
	116	97	112	69	0	0	0	0	0	0	0	0	

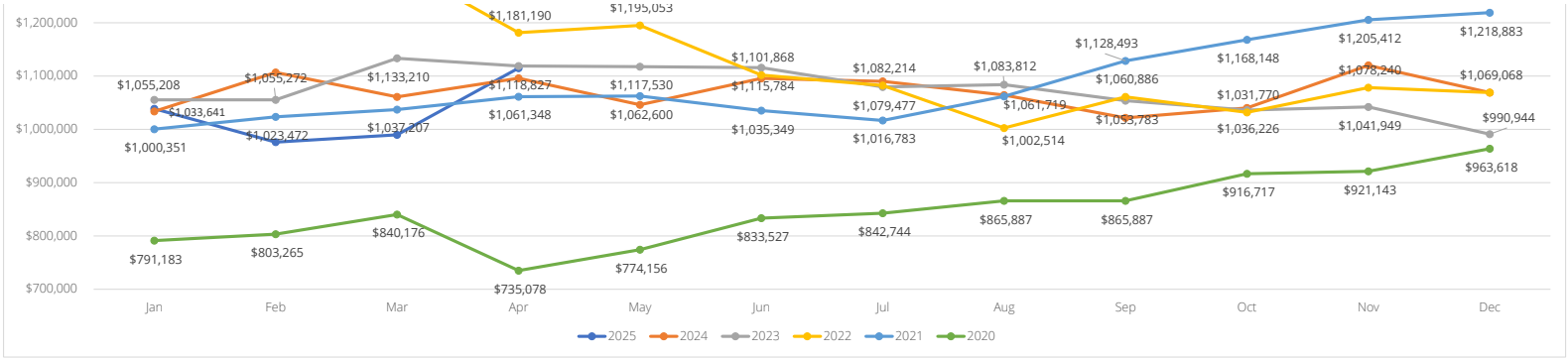


	Q1	Q2	Q3	Q4	
Detached homes	118	69	0	0	
Semi-detached	33	0	0	0	
Att/Row/Twnhouse	116	0	0	0	
Condo Townhouse	13	0	0	0	
Condo Apartment	44	0	0	0	
Other	1	0	0	0	

Sales Price all types

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Average
2025	$ 1,038,619	$ 975,939	$ 989,662	$ 1,114,810									
2024	$ 1,033,641	$ 1,106,624	$ 1,061,031	$ 1,095,865	$ 1,046,179	$ 1,095,665	$ 1,090,062	$ 1,064,460	$ 1,021,471	$ 1,040,242	$ 1,119,939	$ 1,068,920	$ 1,070,342
2023	$ 1,055,208	$ 1,055,272	$ 1,133,210	$ 1,118,827	$ 1,117,530	$ 1,115,784	$ 1,079,477	$ 1,083,812	$ 1,053,783	$ 1,036,226	$ 1,041,949	$ 990,944	$ 1,073,502
2022	$ 1,257,309	$ 1,394,299	$ 1,308,250	$ 1,181,190	$ 1,195,053	$ 1,101,868	$ 1,082,214	$ 1,002,514	$ 1,060,886	$ 1,031,770	$ 1,078,240	$ 1,069,068	$ 1,146,888
2021	$ 1,000,351	$ 1,023,472	$ 1,037,207	$ 1,061,348	$ 1,062,600	$ 1,035,349	$ 1,016,783	$ 1,061,719	$ 1,128,493	$ 1,168,148	$ 1,205,412	$ 1,218,883	$ 1,084,980
2020	$ 791,183	$ 803,265	$ 840,176	$ 735,078	$ 774,156	$ 833,527	$ 842,744	$ 865,887	$ 865,887	$ 916,717	$ 921,143	$ 963,618	$ 846,115
2019													

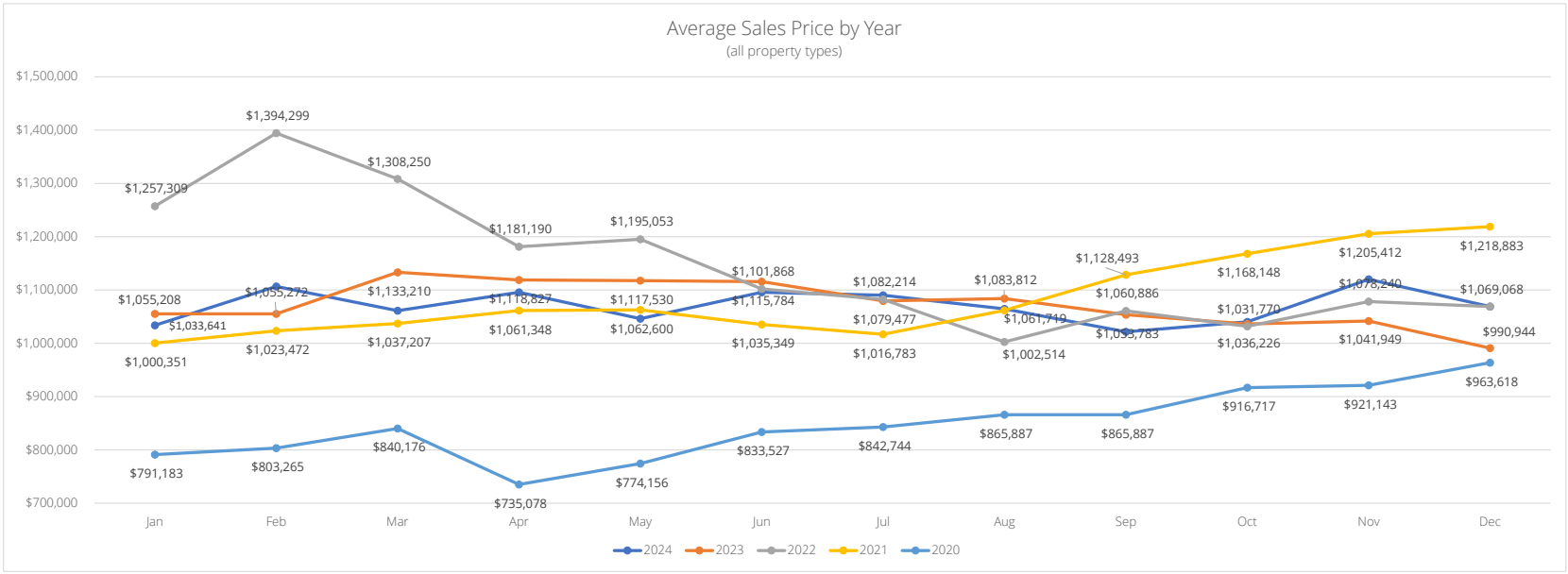




	Q1	Q2	Q3	Q4
2025	$ 1,001,407	$ 1,114,810	#DIV/0!	#DIV/0!
2024	$ 1,067,099	$ 1,079,236	$ 1,042,058	$ 1,076,367
2023	$ 1,081,230	$ 1,117,380	$ 1,057,940	$ 1,023,040
2022	$ 1,319,953	$ 1,159,370	$ 1,031,723	$ 1,059,693
2021	$ 1,020,343	$ 1,053,099	$ 1,119,453	$ 1,197,481
2020	$ 811,541	$ 780,920	$ 882,830	$ 933,826

Sales Price all types

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Average
2024	$ 1,033,641	$ 1,106,624	$ 1,061,031	$ 1,095,865	$ 1,046,179	$ 1,095,665	$ 1,090,062	$ 1,064,460	$ 1,021,471	$ 1,040,242	$ 1,119,939	$ 1,068,920	$ 1,070,342
2023	$ 1,055,208	$ 1,055,272	$ 1,133,210	$ 1,118,827	$ 1,117,530	$ 1,115,784	$ 1,079,477	$ 1,083,812	$ 1,053,783	$ 1,036,226	$ 1,041,949	$ 990,944	$ 1,073,502
2022	$ 1,257,309	$ 1,394,299	$ 1,308,250	$ 1,181,190	$ 1,195,053	$ 1,101,868	$ 1,082,214	$ 1,002,514	$ 1,060,886	$ 1,031,770	$ 1,078,240	$ 1,069,068	$ 1,146,888
2021	$ 1,000,351	$ 1,023,472	$ 1,037,207	$ 1,061,348	$ 1,062,600	$ 1,035,349	$ 1,016,783	$ 1,061,719	$ 1,128,493	$ 1,168,148	$ 1,205,412	$ 1,218,883	$ 1,084,980
2020	$ 791,183	$ 803,265	$ 840,176	$ 735,078	$ 774,156	$ 833,527	$ 842,744	$ 865,887	$ 865,887	$ 916,717	$ 921,143	$ 963,618	$ 846,115
2019													

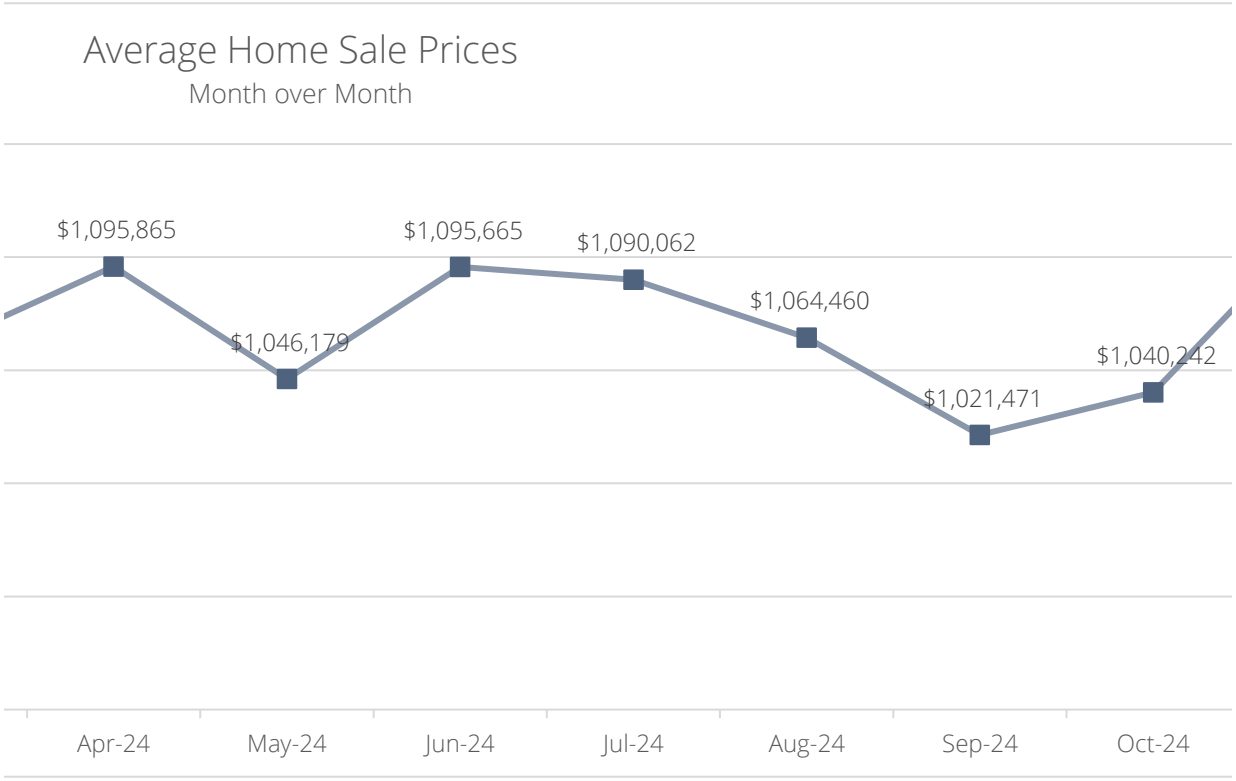


	Q1	Q2	Q3	Q4
2024	$ 1,067,099	$ 1,079,236	$ 1,042,058	$ 1,076,367
2023	$ 1,081,230	$ 1,117,380	$ 1,057,940	$ 1,023,040
2022	$ 1,319,953	$ 1,159,370	$ 1,031,723	$ 1,059,693
2021	$ 1,020,343	$ 1,053,099	$ 1,119,453	$ 1,197,481
2020	$ 811,541	$ 780,920	$ 882,830	$ 933,826

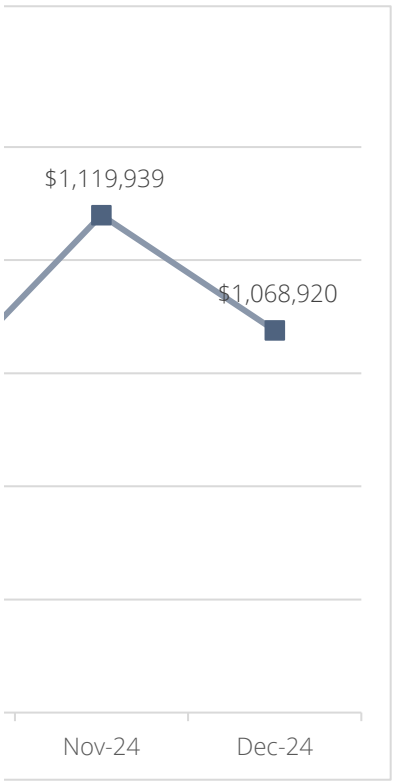
Jan-23	Feb-23	Mar-23	Apr-23	May-23
$ 1,055,208	$ 1,055,272	$ 1,133,210	$ 1,118,827	$ 1,117,530



Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23
$ 1,115,784	$ 1,079,477	$ 1,083,812	$ 1,053,783	$ 1,036,226	$ 1,041,949



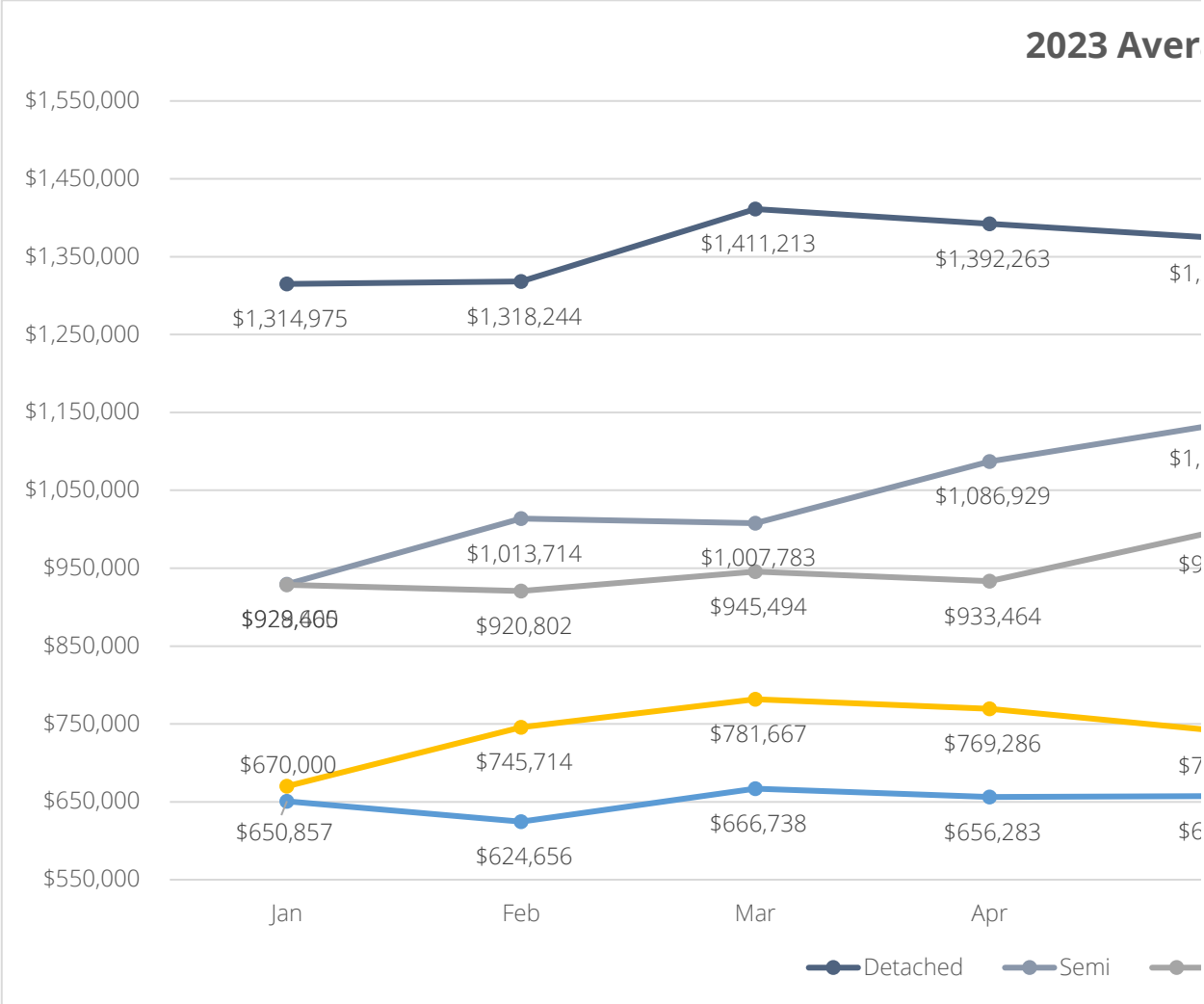
Dec-23	Jan-24	Feb-24	Mar-24	Apr-24	May-24
$ 990,944	$ 1,033,641	$ 1,106,624	$ 1,061,031	$ 1,095,865	$ 1,046,179



Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24
$ 1,095,665	$ 1,090,062	$ 1,064,460	$ 1,021,471	$ 1,040,242	$ 1,119,939

	Dec-24
$	1,068,920

Sales Price by type	Jan	Feb	Mar	Apr
Detached	$ 1,314,975	$ 1,318,244	$ 1,411,213	$ 1,392,263
Semi	$ 929,460	$ 1,013,714	$ 1,007,783	$ 1,086,929
Att/Row/Twnhouse	$ 928,605	$ 920,802	$ 945,494	$ 933,464
Condo Townhouse	$ 670,000	$ 745,714	$ 781,667	$ 769,286
Condo Apartment	$ 650,857	$ 624,656	$ 666,738	$ 656,283
	$ 898,779	$ 924,626	$ 962,579	$ 967,645

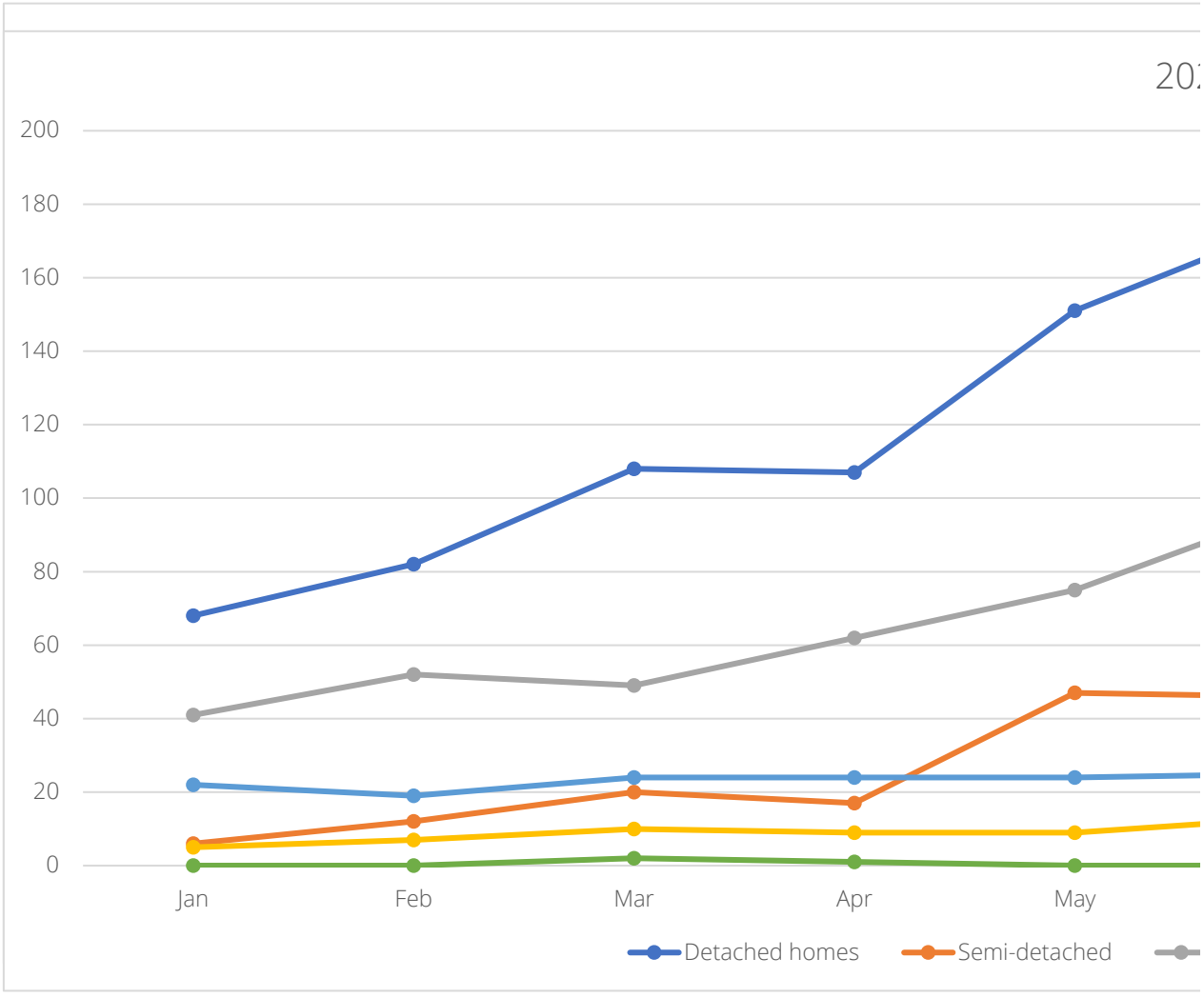


	Q1	Q2	Q3	Q4
Detached	$ 1,348,144	$ 1,367,697	$ 1,312,654	$ 1,290,698
Semi	$ 983,652	$ 1,089,682	$ 1,039,683	$ 961,010
Town	$ 931,634	$ 964,508	$ 936,694	$ 881,009

Active Listings all types	Jan	Feb	Mar	Apr

2023	142	137	147	159
2022	37	130	229	293
2021	93	175	177	212
2020	98	146	209	197

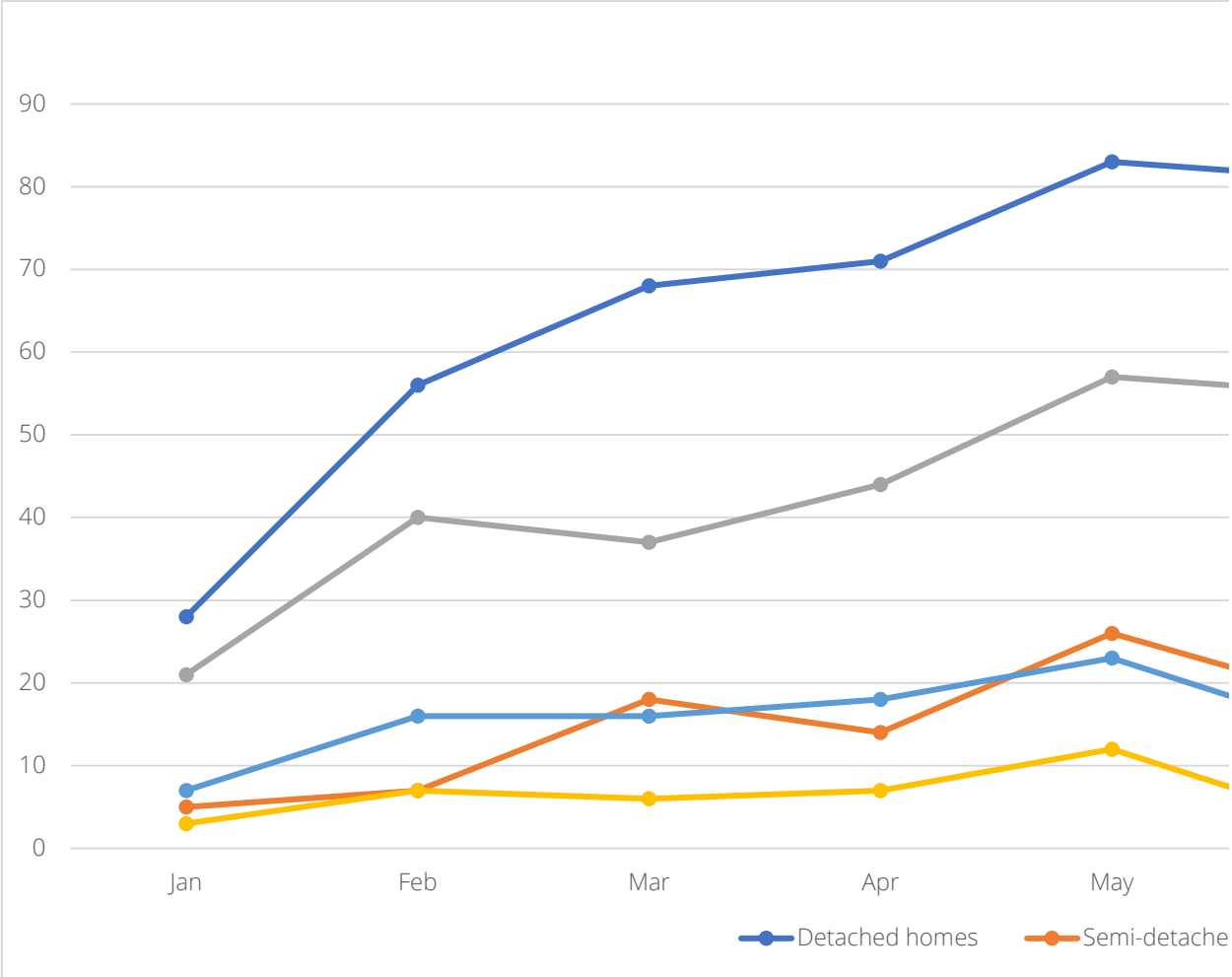
New Inventory by Type	Jan	Feb	Mar	Apr	
Detached homes	68	82	108	107	
Semi-detached	6	12	20	17	
Att/Row/Twnhouse	41	52	49	62	
Condo Townhouse	5	7	10	9	
Condo Apartment	22	19	24	24	
Other	0	0	2	1	
	142	172	213	220	



Q1 Q2 Q3 Q4

Detached homes	258	433	423	258
Semi-detached	38	110	113	61
Att/Row/Twnhouse	142	234	266	150
Condo Townhouse	22	31	46	28
Condo Apartment	65	73	128	98
Other	2	1	6	3

Sales by Type	Jan	Feb	Mar	Apr
Detached homes	28	56	68	71
Semi-detached	5	7	18	14
Att/Row/Twnhouse	21	40	37	44
Condo Townhouse	3	7	6	7
Condo Apartment	7	16	16	18
Other	0	0	1	1
	64	126	146	155

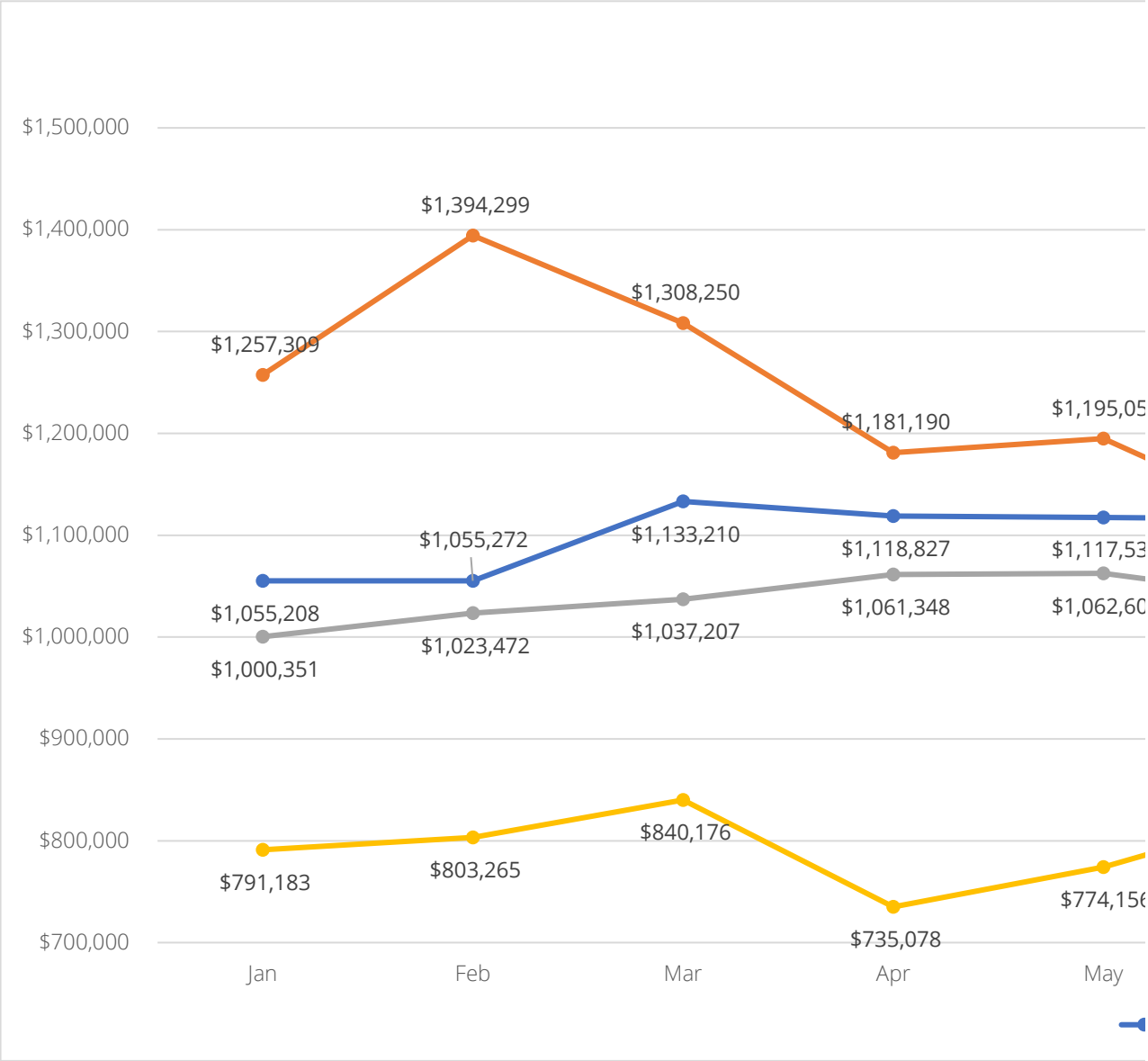


	Q1	Q2	Q3	Q4
Detached homes	152	235	166	124
Semi-detached	30	58	41	31
Att/Row/Twnhouse	98	156	94	79
Condo Townhouse	16	22	20	19
Condo Apartment	39	55	46	37
Other	1	2	0	2

Sales Price all types

	Jan	Feb	Mar	Apr
2023	$ 1,055,208	$ 1,055,272	$ 1,133,210	$ 1,118,827
2022	$ 1,257,309	$ 1,394,299	$ 1,308,250	$ 1,181,190

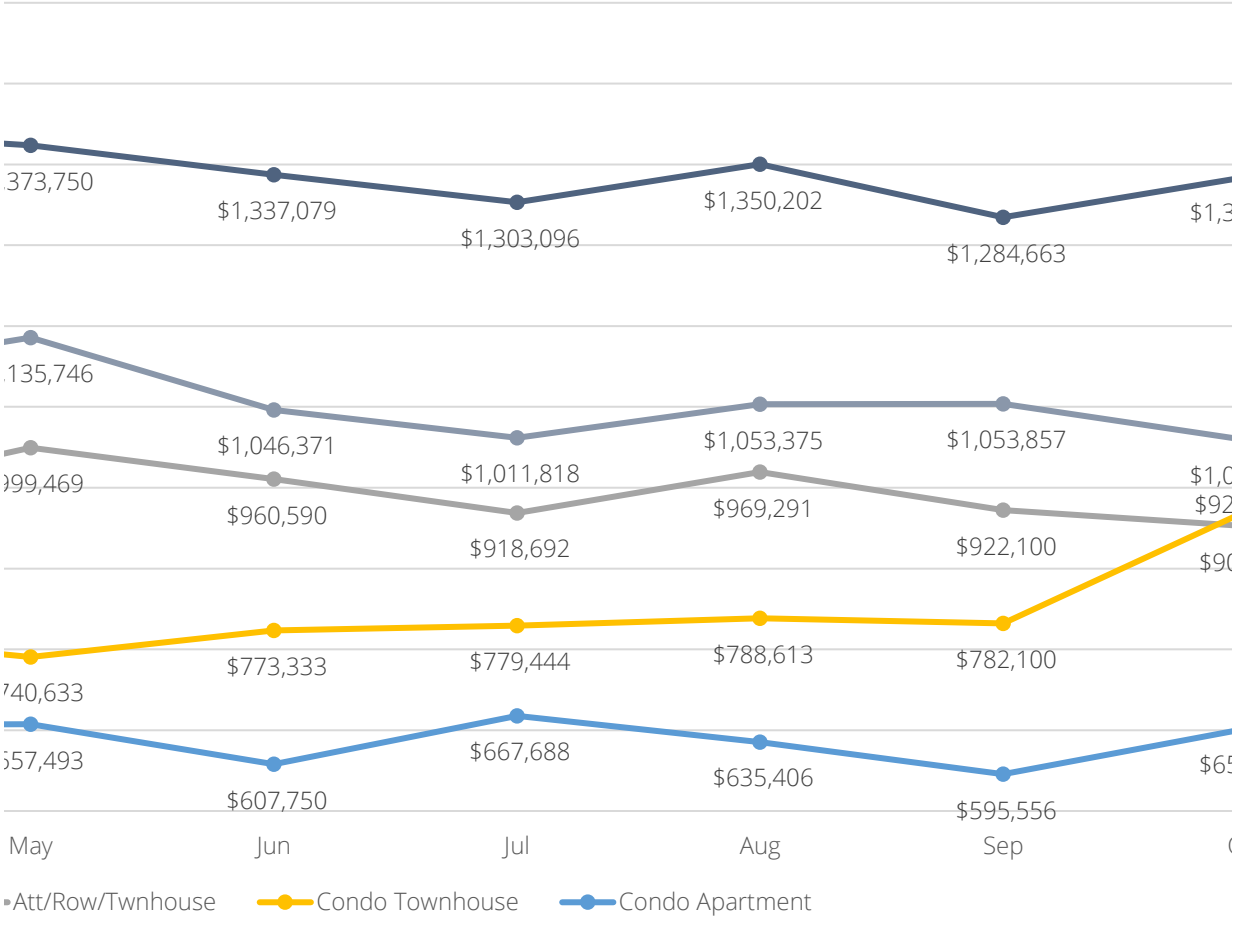
2021	$ 1,000,351	$ 1,023,472	$ 1,037,207	$ 1,061,348
2020	$ 791,183	$ 803,265	$ 840,176	$ 735,078



2023	$ 1,081,230	$ 1,117,380	$ 1,057,940	$ 1,023,040
2022	$ 1,319,953	$ 1,159,370	$ 1,031,723	$ 1,059,693
2021	$ 1,020,343	$ 1,053,099	$ 1,119,453	$ 1,197,481
2020	$ 811,541	$ 780,920	$ 882,830	$ 933,826

May	Jun	Jul	Aug	Sep	Oct
$ 1,373,750	$ 1,337,079	$ 1,303,096	$ 1,350,202	$ 1,284,663	$ 1,334,432
$ 1,135,746	$ 1,046,371	$ 1,011,818	$ 1,053,375	$ 1,053,857	$ 1,009,042
$ 999,469	$ 960,590	$ 918,692	$ 969,291	$ 922,100	$ 902,334
$ 740,633	$ 773,333	$ 779,444	$ 788,613	$ 782,100	$ 921,014
$ 657,493	$ 607,750	$ 667,688	$ 635,406	$ 595,556	$ 652,044
$ 981,418	$ 945,025	$ 936,148	$ 959,377	$ 927,655	$ 963,773

‘age Sale Prices by Type to Date

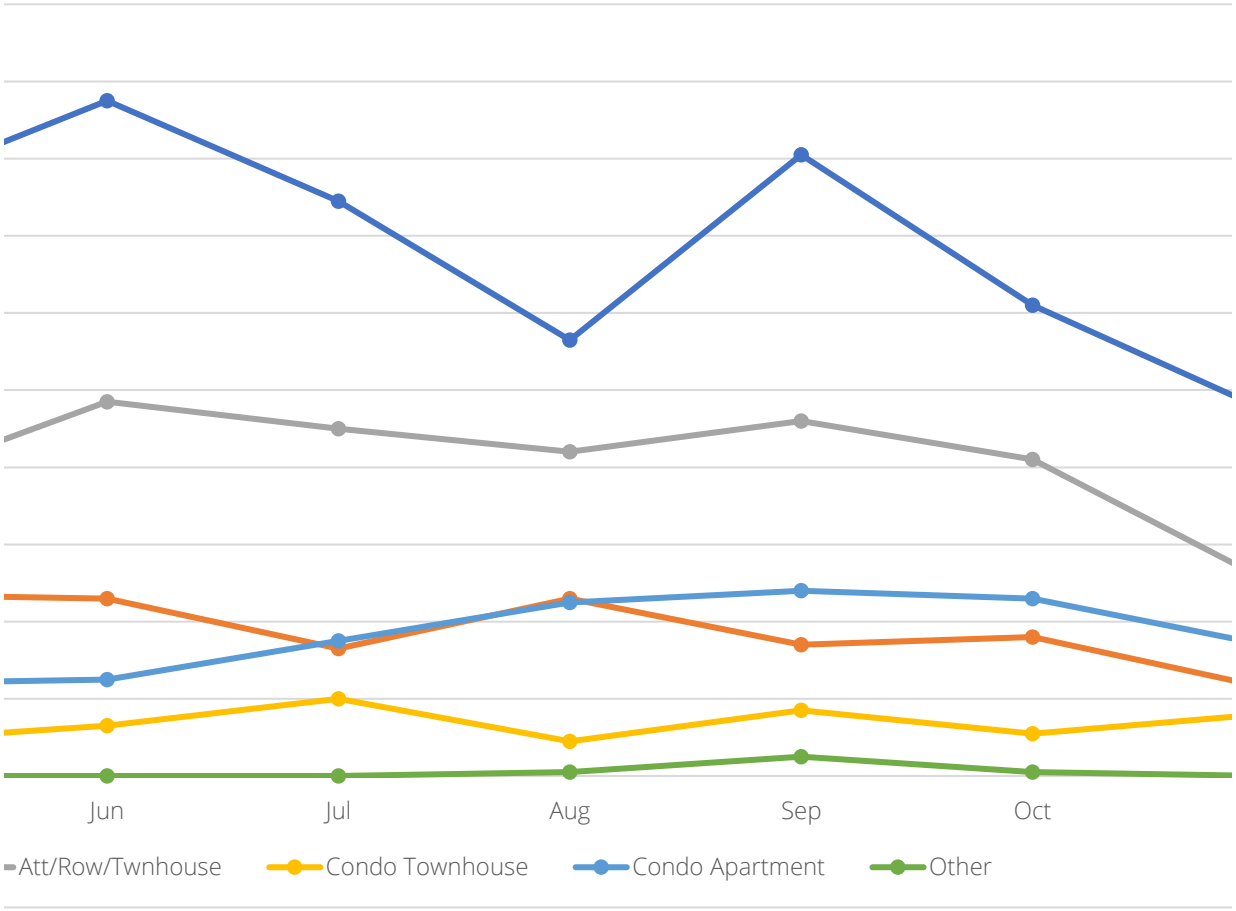


May	Jun	Jul	Aug	Sep	Oct

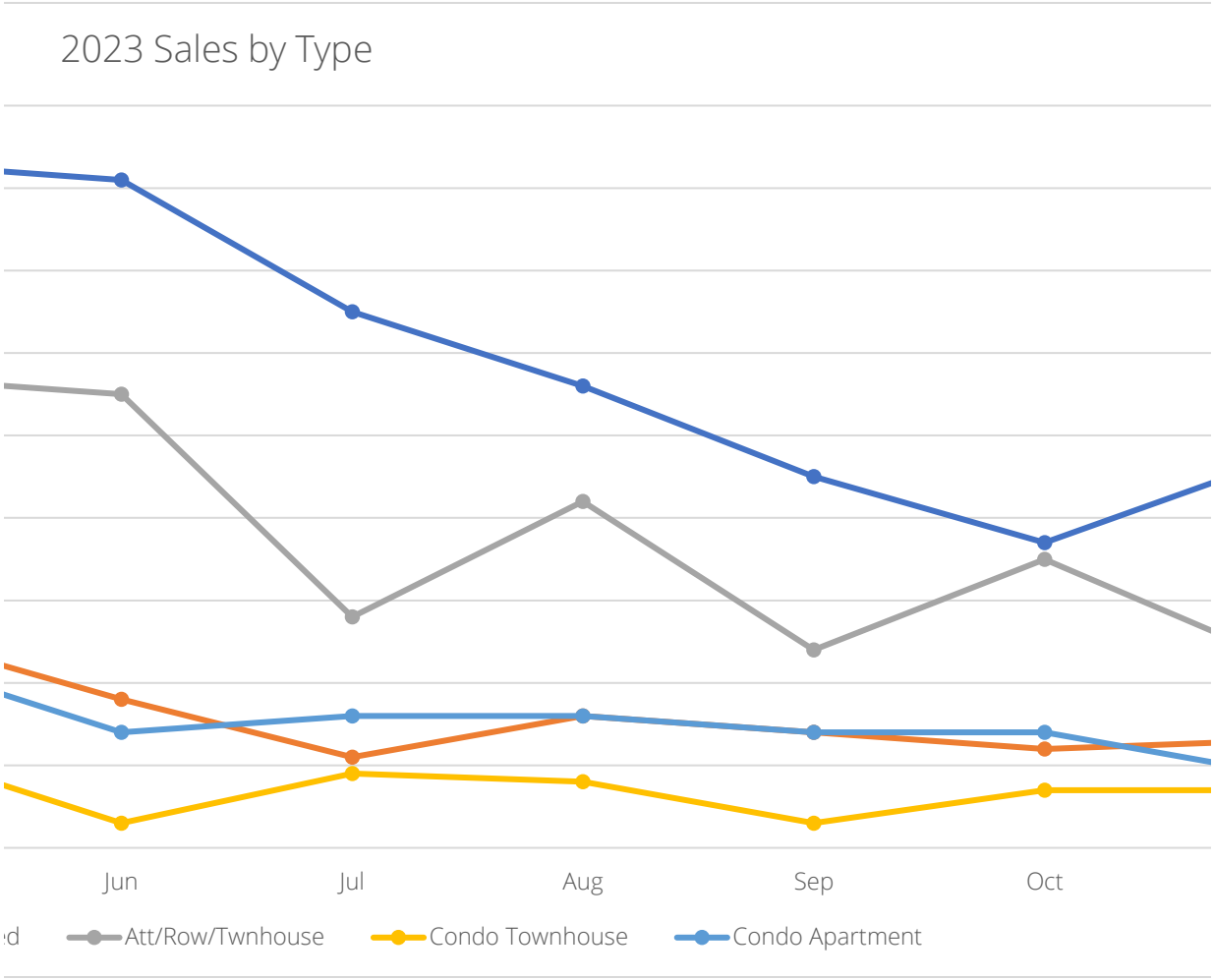
187	244	286	300	396	402
332	322	292	227	213	219
204	172	124	192	102	89
192	228	225	201	175	152

May	Jun	Jul	Aug	Sep	Oct
151	175	149	113	161	122
47	46	33	46	34	36
75	97	90	84	92	82
9	13	20	9	17	11
24	25	35	45	48	46
0	0	0	1	5	1
306	356	327	298	357	298

23 New Inventory by Type

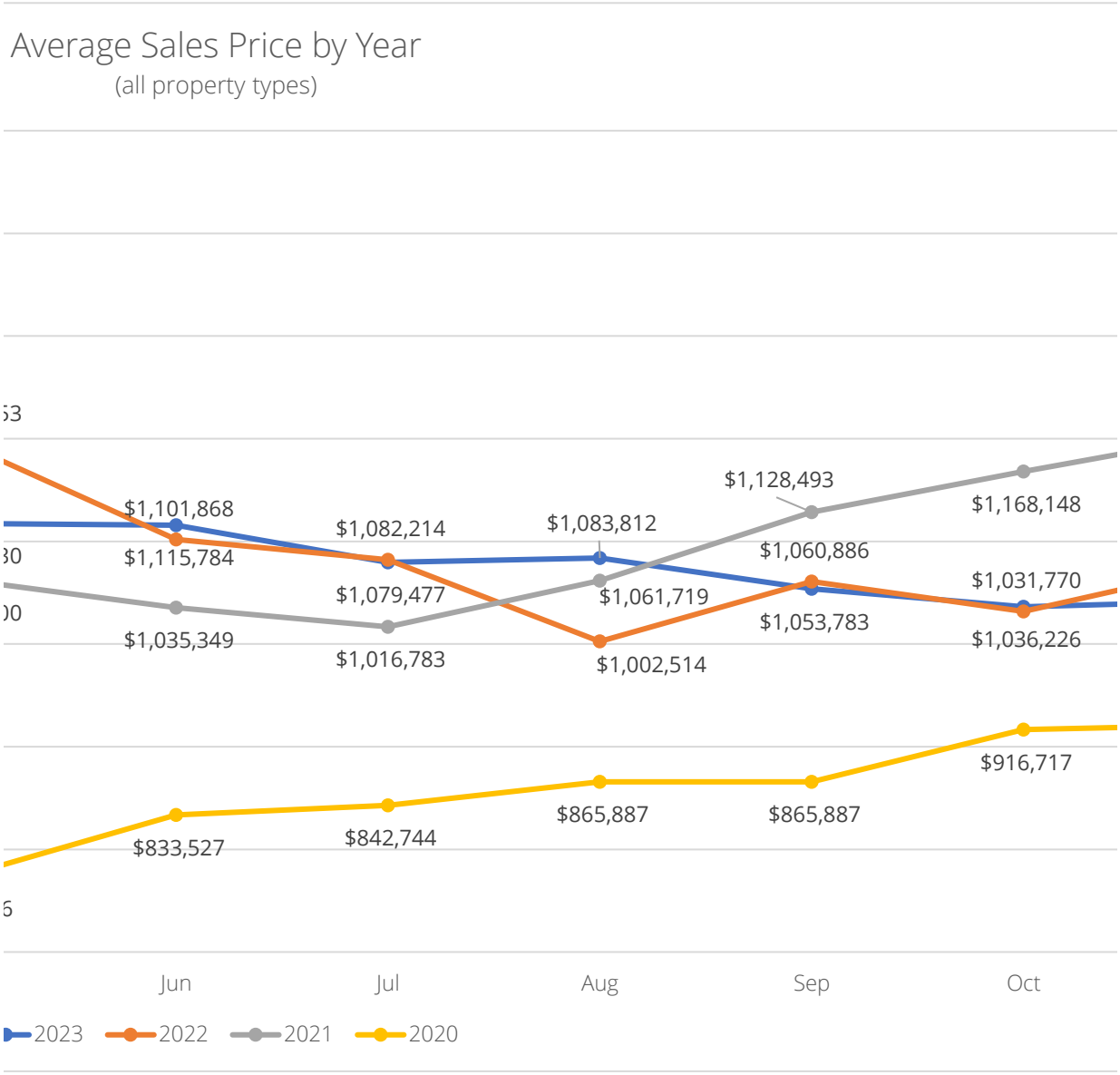


May	Jun	Jul	Aug	Sep	Oct	
	83	81	65	56	45	37
	26	18	11	16	14	12
	57	55	28	42	24	35
	12	3	9	8	3	7
	23	14	16	16	14	14
	1	0	0	0	0	1
	202	171	129	138	100	106

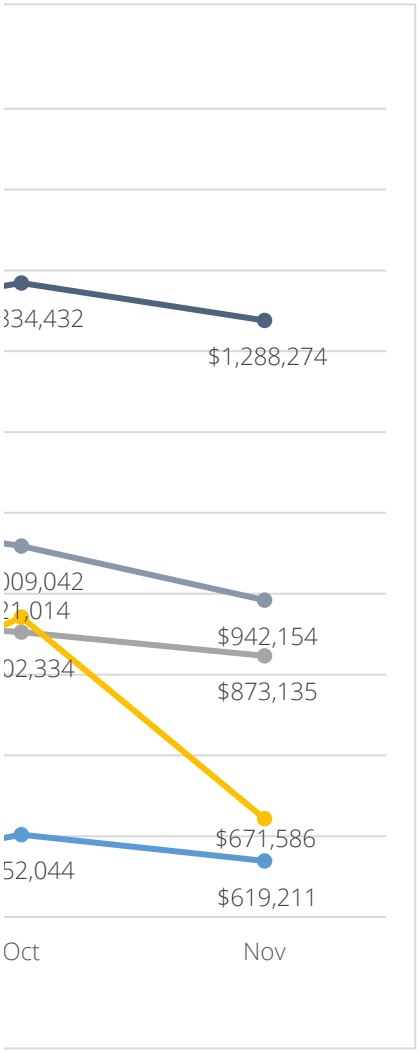


May	Jun	Jul	Aug	Sep	Oct
$ 1,117,530	$ 1,115,784	$ 1,079,477	$ 1,083,812	$ 1,053,783	$ 1,036,226
$ 1,195,053	$ 1,101,868	$ 1,082,214	$ 1,002,514	$ 1,060,886	$ 1,031,770

$ 1,062,600	$ 1,035,349	$ 1,016,783	$ 1,061,719	$ 1,128,493	$ 1,168,148
$ 774,156	$ 833,527	$ 842,744	$ 865,887	$ 865,887	$ 916,717



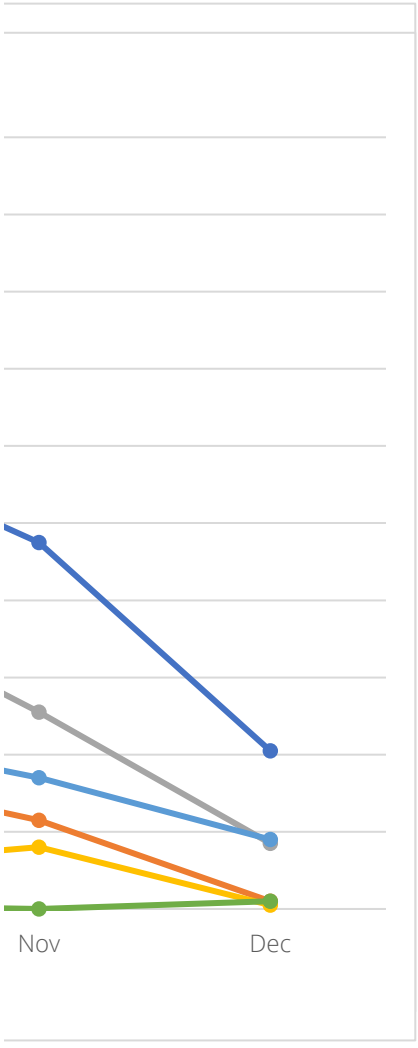
Nov	Dec	Average
$ 1,288,274	$ 1,249,388	$ 1,329,798
$ 942,154	$ 931,833	$ 1,018,507
$ 873,135	$ 867,557	$ 928,461
$ 671,586	$ 685,000	$ 759,033
$ 619,211	$ 586,564	$ 635,021
$ 878,872	$ 864,068	



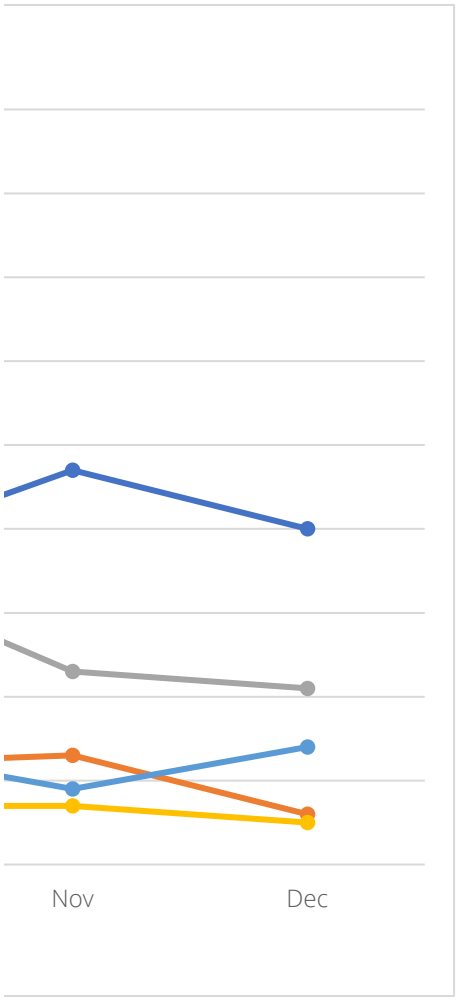
Nov	Dec	Total

316	174	2890
192	124	2610
64	35	1639
104	51	1978

Nov	Dec	Total	
95	41	1372	
23	2	322	
51	17	792	
16	1	127	
34	18	364	
0	2	12	
219	81		-36%

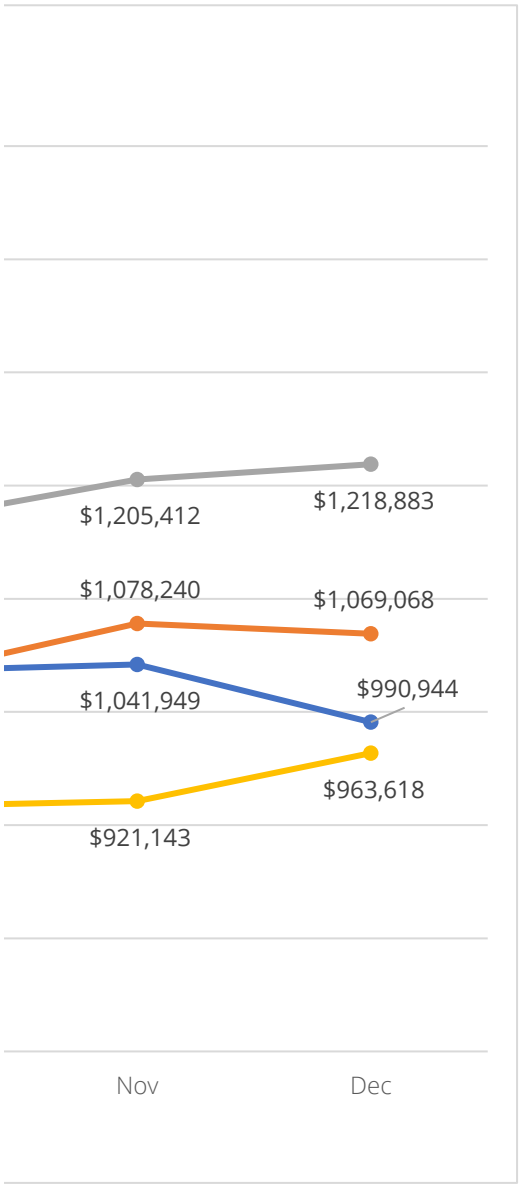


Nov	Dec	Total		
	47	40	677	
	13	6	160	
	23	21	427	
	7	5	77	
	9	14	177	
	0	1	5	
	99	87		-7%



Nov	Dec	Average
$ 1,041,949	$ 990,944	$ 1,073,502
$ 1,078,240	$ 1,069,068	$ 1,146,888

$ 1,205,412	$ 1,218,883	$ 1,084,980
$ 921,143	$ 963,618	$ 846,115



Single Family

	Jan	Feb	Mar	Apr	May
2023	$1,364,805	$1,308,959	$1,457,680	$1,426,287	$1,365,120
2022	$1,543,657	$1,727,982	$1,672,169	$1,484,432	$1,472,442

Condo/Town

	Jan	Feb	Mar	Apr	May
2023	$804,500	$858,351	$861,376	$847,029	$919,394
2022	$1,060,224	$1,058,493	$986,579	$958,914	$933,167

Date*	Target (%)	Change (%)
2023-12-06	5	---
2023-10-25	5	---
2023-09-06	5	---
2023-07-12	5	0.25
2023-06-07	4.75	0.25
2023-04-12	4.5	---
2023-03-08	4.5	---
2023-01-25	4.5	0.25
2022-12-07	4.25	0.5
2022-10-26	3.75	0.5
2022-09-07	3.25	0.75
2022-07-13	2.5	1

Jun	Jul	Aug	Sep	Oct	Nov
$1,327,359	$1,286,955	$1,400,033	$1,357,188	$1,281,024	$1,210,458
$1,372,707	$1,364,547	$1,204,274	$1,425,618	$1,303,239	$1,594,081

Jun	Jul	Aug	Sep	Oct	Nov
$897,588	$854,736	$854,632	$807,700	$849,739	$817,836
$844,202	$819,427	$744,045	$768,290	$821,000	$791,801

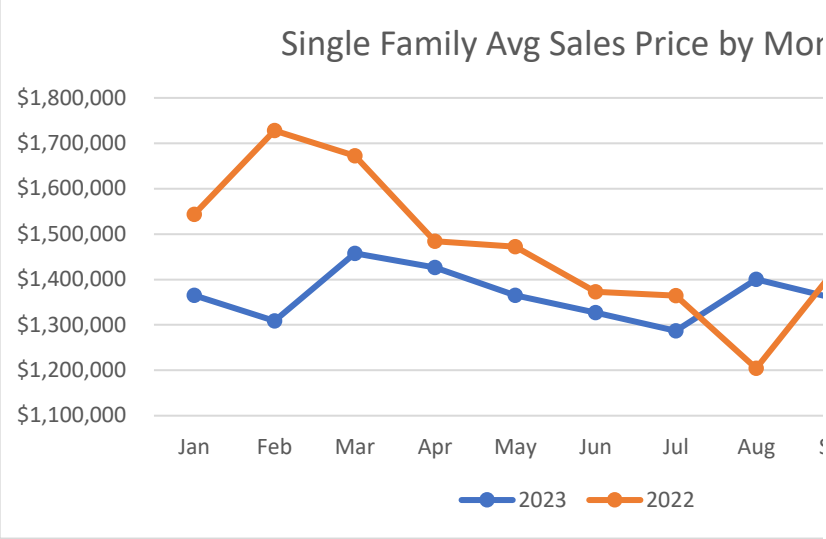
Dec

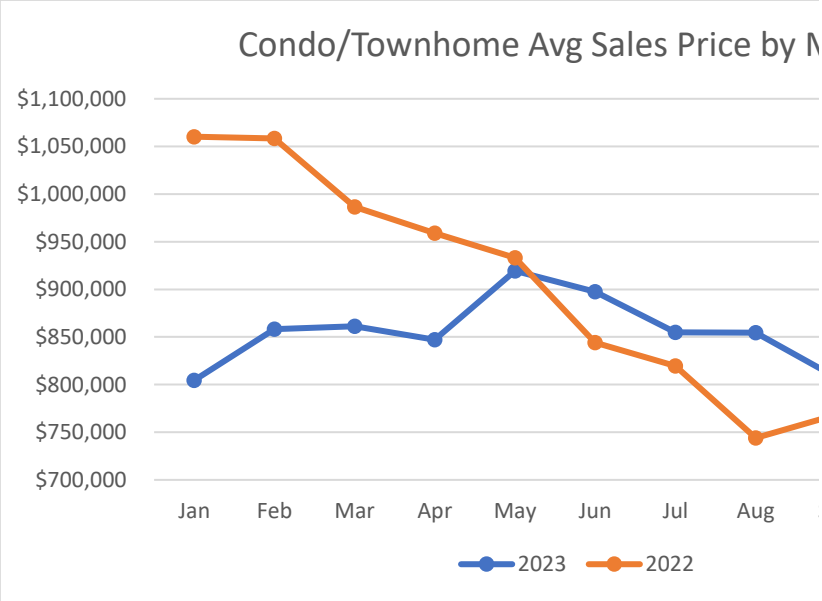
$1,249,388

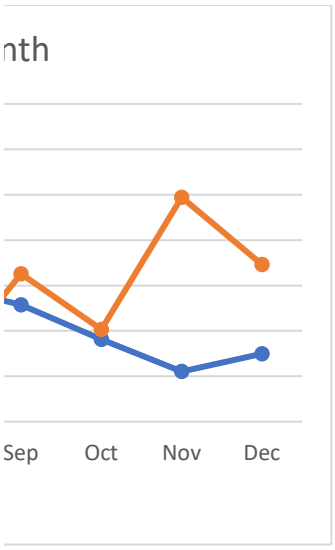
$1,446,264

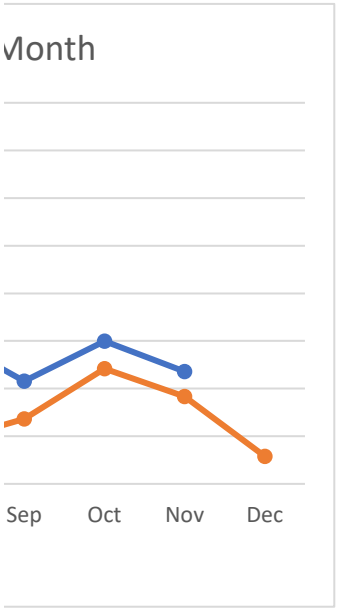
Dec

$728,947






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Month
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Active Listings all types

	Jan	Feb	Mar	Apr
2023	142	137	147	159
2022	37	130	229	293
2021	93	175	177	212
2020	98	146	209	197

Avg Sales Price all types

	Jan	Feb	Mar	Apr
2023	$ 1,055,208	$ 1,055,272	$ 1,133,210	$ 1,118,827
2022	$ 1,257,309	$ 1,394,299	$ 1,308,250	$ 1,181,190
2021	$ 1,000,351	$ 1,023,472	$ 1,037,207	$ 1,061,348
2020	$ 791,183	$ 803,265	$ 840,176	$ 735,078

May	Jun	Jul	Aug	Sep	Oct
187	244	286	300	396	402
332	322	292	227	213	219
204	172	124	192	102	89
192	228	225	201	175	152

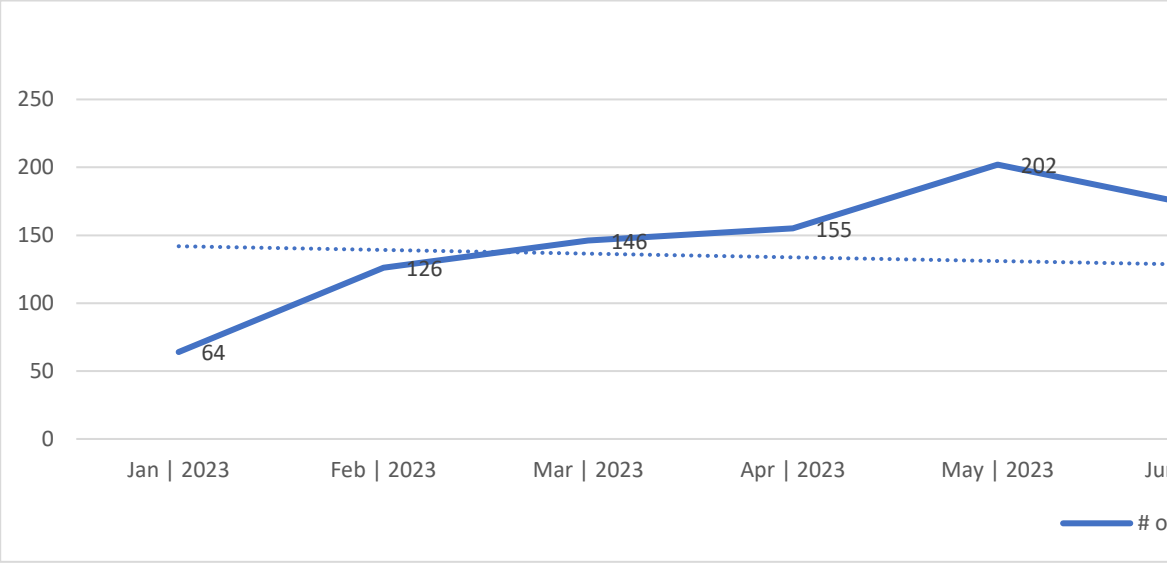
May	Jun	Jul	Aug	Sep	Oct
$ 1,117,530	$ 1,115,784	$ 1,079,477	$ 1,083,812	$ 1,053,783	$ 1,036,226
$ 1,195,053	$ 1,101,868	$ 1,082,214	$ 1,002,514	$ 1,060,886	$ 1,031,770
$ 1,062,600	$ 1,035,349	$ 1,016,783	$ 1,061,719	$ 1,128,493	$ 1,168,148
$ 774,156	$ 833,527	$ 842,744	$ 865,887	$ 865,887	$ 916,717

Nov	Dec	Total
316	173	2889
192	124	2610
64	35	1639
104	51	1978

Nov	Dec	Average
$ 1,041,949	$ 990,944	$ 990,923
$ 1,078,240	$ 1,069,068	$ 1,146,888
$ 1,205,412	$ 1,218,883	$ 1,084,980
$ 921,143	$ 963,618	$ 846,115

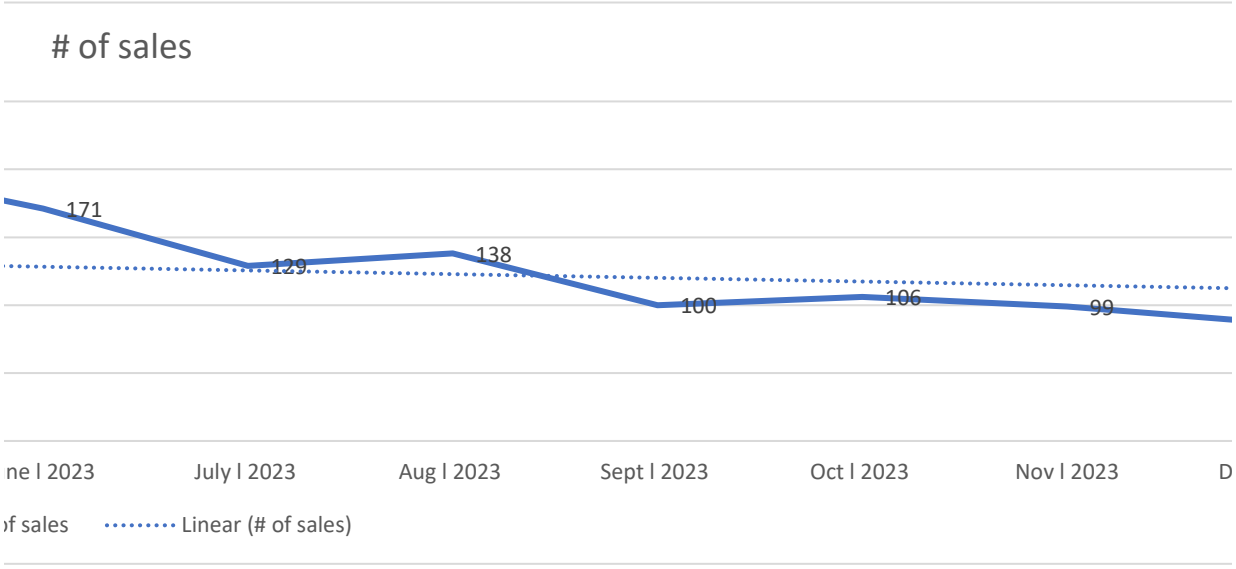
	Jan | 2023	Feb | 2023	Mar | 2023	Apr | 2023	May | 2023
sale price	$ 1,055,208	$ 1,055,272	$ 1,133,210	$ 1,118,827	$ 1,117,530
# of sales	64	126	146	155	202



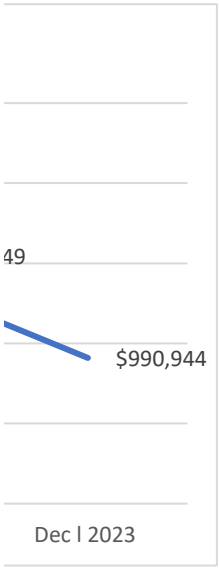


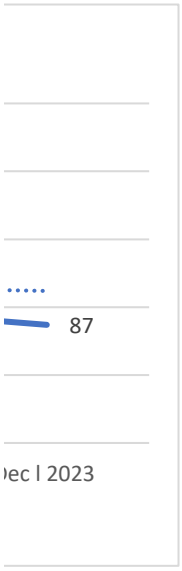
June l 2023	July l 2023	Aug l 2023	Sept l 2023	Oct l 2023	Nov l 2023
$ 1,115,784	$ 1,079,477	$ 1,083,812	$ 1,053,783	$ 1,036,226	$ 1,041,949
171	129	138	100	106	99



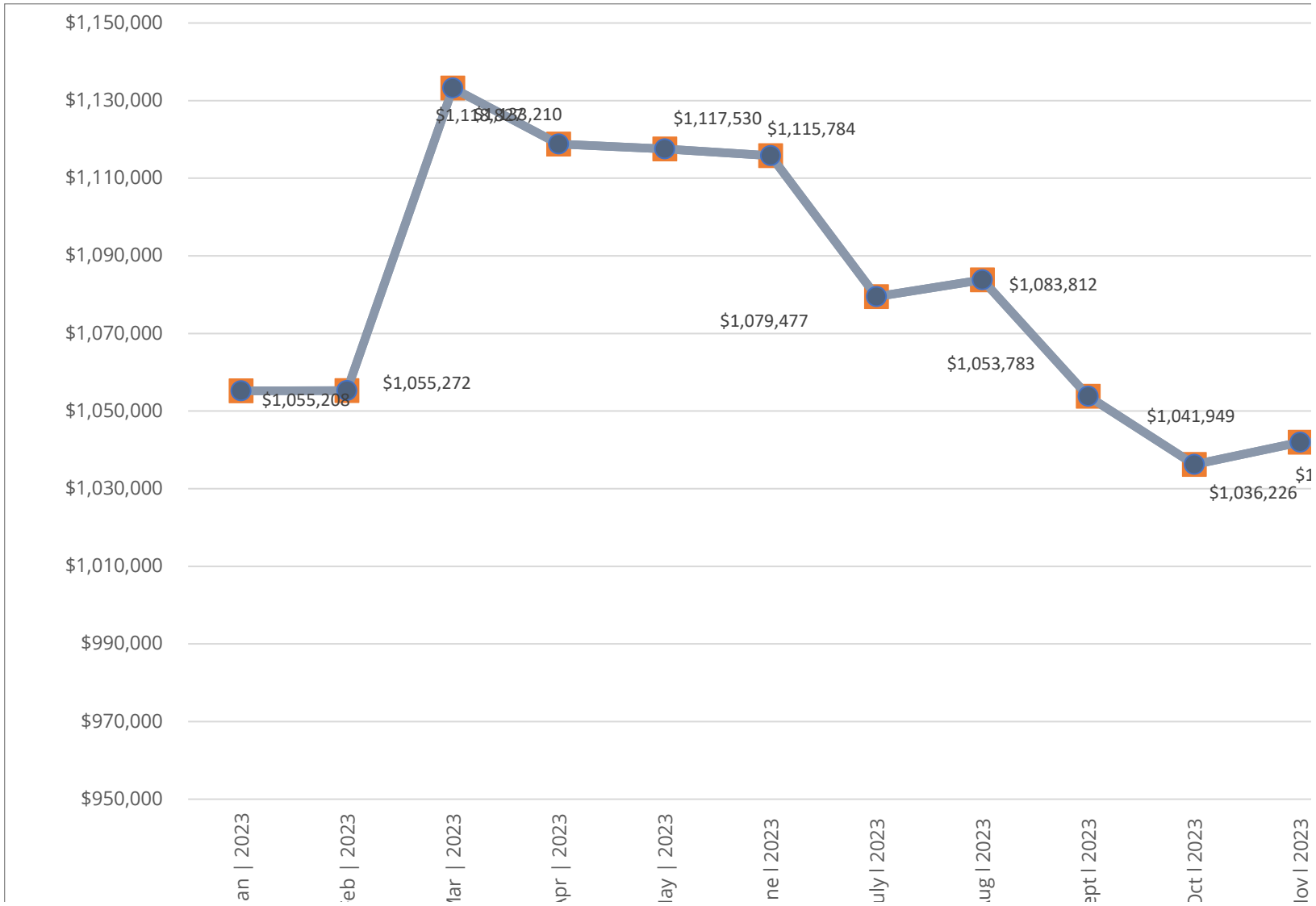


Dec l 2023
$ 990,944
87





Jan | 2023	Feb | 2023	Mar | 2023	Apr | 2023	May | 2023	June l 2023	July l 2023	Aug l 2023
$ 1,055,208	$ 1,055,272	$ 1,133,210	$ 1,118,827	$ 1,117,530	$ 1,115,784	$ 1,079,477	$ 1,083,812
64	126	146	155	202	171	129	138



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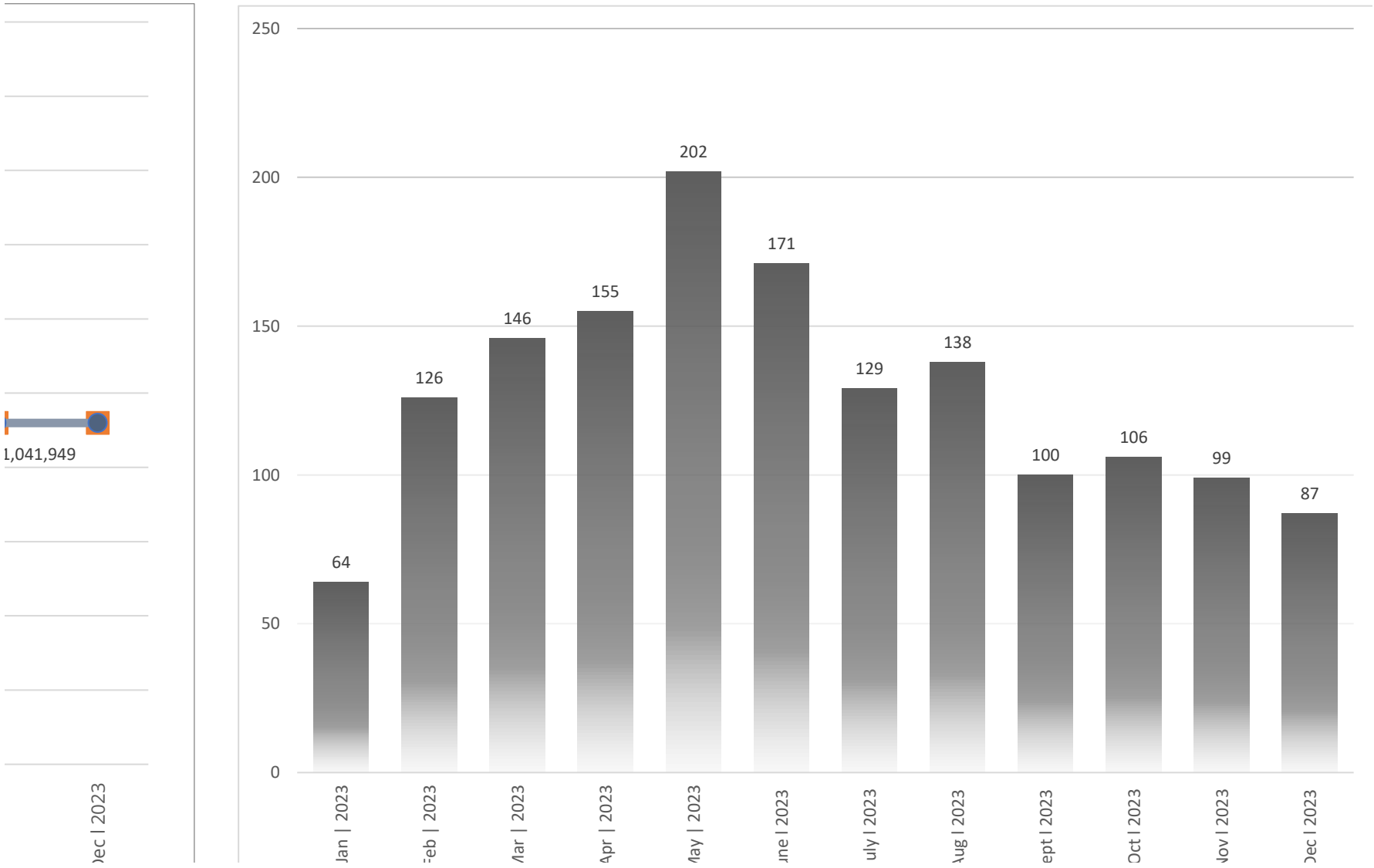
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Sept l 2023	Oct l 2023	Nov l 2023	Dec l 2023
$ 1,053,783	$ 1,036,226	$ 1,041,949	$ 1,041,949
100	106	99	87



Q1 2023

	Detached	Semi	Town
Jan	$ 1,314,975	$ 929,460	$ 928,605
Feb	$ 1,318,244	$ 1,013,714	$ 920,802
Mar	$ 1,411,213	$ 1,007,783	$ 945,494
Average	$ 1,348,144	$ 983,652	$ 931,634

Q2 2023

	Detached
Apr	$ 1,392,263
May	$ 1,373,750
June	$ 1,337,079
Average	$ 1,367,697

Q1 2023 Average Sold price

2023	$ 1,081,230
2022	$ 1,290,164
	-19.32%

Q2 2022 Average Sold price

2023	$ 1,117,380
2022	$ 1,159,370
	-3.76%

Homes sold by type Q1 2023

Detached homes	249
Semi-detached	56
Att/Row/Twnhouse	201
Condo Townhouse	33
Condo Apartment	78
Other	2

Homes sold by type Q2 2023

Detached homes	235
Semi-detached	58
Att/Row/Twnhouse	156
Condo Townhouse	25
Condo Apartment	55
Other	3

Q3 2023

Semi	Town		Detached	Semi	Town
$ 1,086,929	$ 933,464	July	$ 1,303,096	$ 1,011,818	$ 918,692
$ 1,135,746	$ 999,469	Aug	$ 1,350,202	$ 1,053,375	$ 969,291
$ 1,046,371	$ 960,590	Sept	$ 1,284,663	$ 1,053,857	$ 922,100
$ 1,089,682	$ 964,508	Average	$ 1,312,654	$ 1,039,683	$ 936,694

Q3 2022 Average Sold price

2023	$ 1,072,357
2022	$ 1,048,538
	2.22%

Homes sold by type Q3 2023

Detached homes	259
Semi-detached	45
Att/Row/Twnhouse	125
Condo Townhouse	20
Condo Apartment	46
Other	0

Q4 2023

	Detached	Semi	Town
Oct	$ 1,334,432	$ 1,009,042	$ 902,334
Nov	$ 1,288,274	$ 942,154	$ 873,135
Dec	$ 1,249,388	$ 931,833	$ 867,557
Average	$ 1,290,698	$ 961,010	$ 881,009

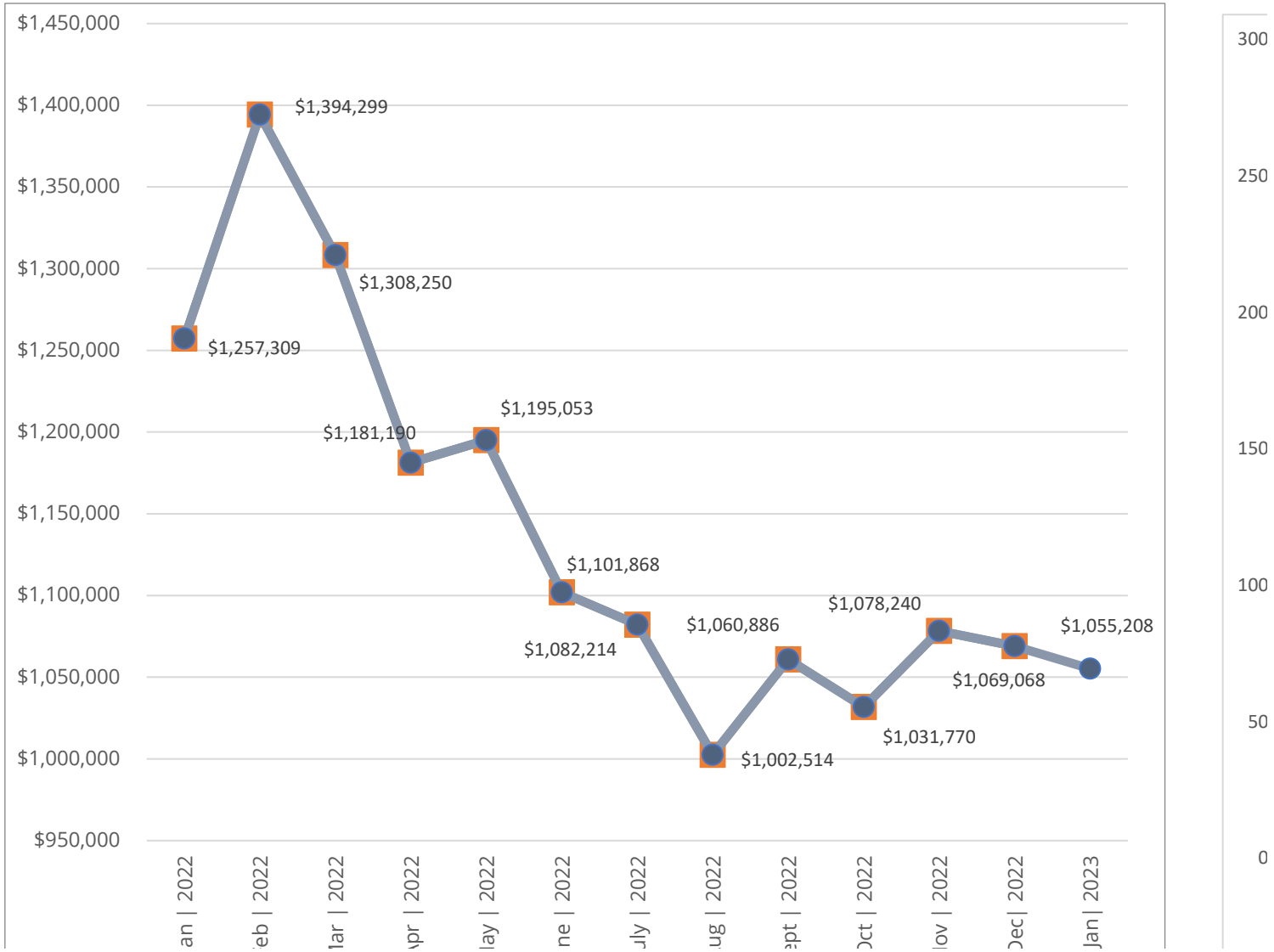
Q4 2022 Average Sold price

2023	$ 1,023,040
2022	$ 1,059,693
	-3.58%

Homes sold by type Q4 2023

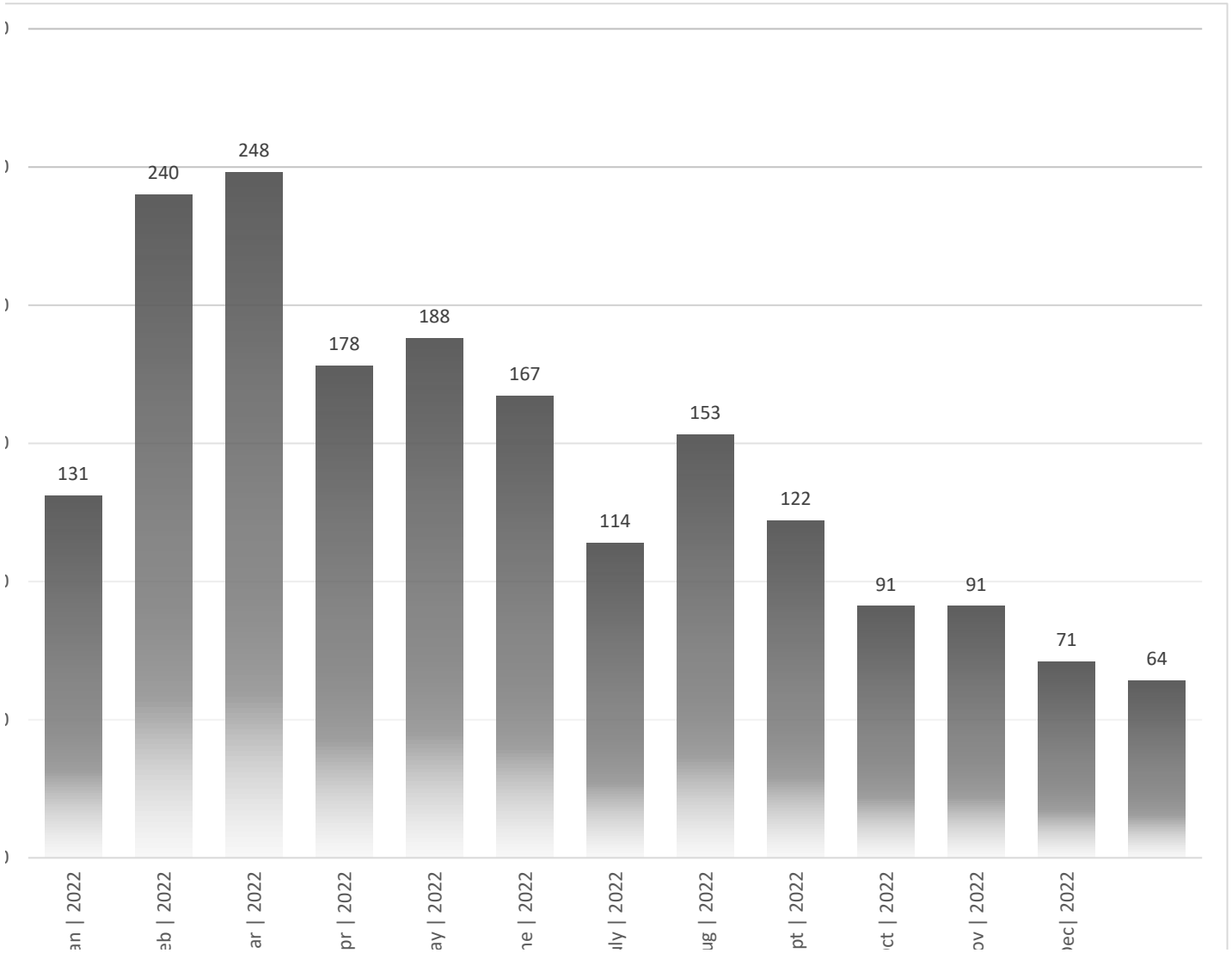
Detached homes	124
Semi-detached	31
Att/Row/Twnhouse	79
Condo Townhouse	19
Condo Apartment	37
Other	2

Jan | 2022	Feb | 2022	Mar | 2022	Apr | 2022	May | 2022	June | 2022	July | 2022	Aug | 2022
$ 1,257,309	$ 1,394,299	$ 1,308,250	$ 1,181,190	$ 1,195,053	$ 1,101,868	$ 1,082,214	$ 1,002,514
131	240	248	178	188	167	114	153





Sept | 2022	Oct | 2022	Nov | 2022	Dec| 2022	Jan| 2023
$ 1,060,886	$ 1,031,770	$ 1,078,240	$ 1,069,068	$ 1,055,208
122	91	91	71	64




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