

	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 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	
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	

TREND



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 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 2024	June 2024	July 2024	August 2024	Sept 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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