

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
June 2024	\$ 1,095,665	162	411	39%	\$ 1,041,000
May 2024	\$ 1,046,179	181	445	41%	\$ 992,500
% CHANGE (+/-)	5%	-10%	-8%	-3%	5%
June 2023	\$ 1,115,784	171	356	48%	\$ 1,055,000
% CHANGE (+/-)	-2%	-5%	15%		-1%

NEW INVENTORY

	June 2024	May 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

*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 2024	76	21	36	5	24	0
May 2024	74	17	45	11	33	1
	3%	24%	-20%	-55%	-27%	

AVERAGE SALE PRICE VS. # OF SALES

	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	June 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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