

	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	

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 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