

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
May 2024	\$ 1,046,179	181	445	41%	\$ 992,500
Apr 2024	\$ 1,095,865	145	311	47%	\$ 1,040,000
% CHANGE (+/-)	-5%	25%	43%	-13%	-5%

May 2023 TOTAL	\$ 1,117,530	202	306	66%	\$ 1,100,000
% CHANGE (+/-)	-6%	-10%	45%		-10%

NEW INVENTORY

	May 2024	Apr 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 2024	74	17	45	11	33	1
Apr 2024	66	10	40	7	22	0
	12%	70%	13%	57%	50%	

AVERAGE SALE PRICE VS. # OF SALES

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