

	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 2024	\$ 1,021,471	127	376	34%	\$ 980,000
% CHANGE (+/-)	9.64%	18.11%	-25.27%	58.04%	0.77%
Nov 2023	\$ 1,041,949	99	219	45%	\$ 965,000
% CHANGE (+/-)	7.49%	51.52%	28.31%		2.33%

NEW INVENTORY

	Nov 2024	Oct 2024	
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	

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
Nov 2024	67	20	39	7	15	2
Oct 2024	73	17	47	1	25	0
	-8%	18%	-17%	600%	-40%	200%

AVERAGE SALE PRICE VS. # OF SALES

	Feb 2024	Mar 2024	Apr 2024	May 2024	June 2024	July 2024	August 2024	Sept 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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