

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Sept 2024	\$ 1,021,471	127	376	34%	\$ 980,000
August 2024	\$ 1,064,460	131	302	43%	\$ 1,000,100
% CHANGE (+/-)	-4.04%	-3.05%	24.50%	-22.13%	-2.01%
Sept 2023	\$ 1,053,783	100	357	28%	\$ 1,026,500
% CHANGE (+/-)	-3.07%	27.00%	5.32%		-4.53%

NEW INVENTORY

	Sept 2024	August 2024		TREND
Detached homes	184	136	35%	▲
Semi-detached	35	19	84%	▲
Att/Row/Twnhouse	84	72	17%	▲
Condo Townhouse	19	13	46%	▲
Condo Apartment	53	58	-9%	▼
Other	1	4	-75%	▼
TOTAL	376	302	25%	▲
sales to new ratio	0.34	0.43		

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
Sept 2024	54	7	44	5	15	2
August 2024	62	11	37	8	13	0
	-13%	-36%	19%	-38%	15%	200%

AVERAGE SALE PRICE VS. # OF SALES

	Jan 2024	Feb 2024	Mar 2024	Apr 2024	May 2024	June 2024	July 2024	August 2024	Sept 2024
sale price	\$ 1,033,641	\$ 1,106,624	\$ 1,061,031	\$ 1,095,865	\$ 1,046,179	\$ 1,095,665	\$ 1,090,062	\$ 1,064,460	\$ 1,021,471
# of sales	111	151	155	145	181	162	129	131	127

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