

	Average sale price	Number of sales	New Inventory	Sales/new ratio	Median sale price
Aug 2025	\$ 964,086	132	371	36%	\$ 912,500
Jul 2025	\$ 1,023,334	181	480	38%	\$ 975,000
% CHANGE (+/-)	-5.79%	-27.07%	-22.71%	-5.65%	-6.41%
Aug 2024	\$ 1,064,460	131	302	43%	\$ 1,000,100
% CHANGE (+/-)	-9.43%	0.76%	22.85%		-8.76%

NEW INVENTORY

	Aug 2025	Jul 2025		TREND
Detached homes	184	246	-25%	▼
Semi-detached	31	32	-3%	▼
Att/Row/Twnhouse	84	112	-25%	▼
Condo Townhouse	17	23	-26%	▼
Condo Apartment	50	61	-18%	▼
Other	5	6	300%	▼
TOTAL	371	480	-23%	▼
sales to new ratio	0.36	0.38		

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	Semidetached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Aug 2025	55	7	51	4	15	0
Jul 2025	86	22	51	4	16	2
	-36%	-68%	0%	0%	-6%	0%

AVERAGE SALE PRICE VS. # OF SALES

	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025
sale price	\$ 1,068,920	\$ 1,038,619	\$ 975,939	\$ 989,662	\$ 1,114,810	\$ 1,058,365	\$ 1,066,102	\$ 1,023,334	\$ 964,086
# of sales	82	116	97	112	156	162	167	181	132

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