



	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Dec   2025	\$ 973,454	55	112	49%	\$ 931,750
Nov   2025	\$ 964,583	120	238	50%	\$ 900,000
% CHANGE (+/-)	0.92%	-54.17%	-52.94%	-2.60%	3.53%
Dec   2024	\$ 1,068,920	82	94	87%	\$ 997,000
% CHANGE (+/-)	-8.93%	-32.93%	19.15%		-6.54%

#### NEW INVENTORY

	Dec   2025	Nov   2025	
Detached homes	49	103	-52%
Semi-detached	8	25	-68%
Att/Row/Twnhouse	27	47	-43%
Condo Townhouse	6	20	-70%
Condo Apartment	21	41	-49%
Other	1	2	-50%
<b>TOTAL</b>	<b>112</b>	<b>238</b>	<b>-53%</b>
sales to new ratio	0.49	0.50	

#### 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
Dec   2025	36	16	27	3	6	0
Nov   2025	50	15	41	3	10	1
	-28%	7%	-34%	0%	-40%	0%

#### AVERAGE SALE PRICE VS. # OF SALES

	Apr   2025	May   2025	Jun   2025	Jul   2025	Aug   2025	Sept   2025	Oct   2025	Nov   2025	Dec   2025
sale price	\$ 1,114,810	\$ 1,058,365	\$ 1,066,102	\$ 1,023,334	\$ 964,086	\$ 1,036,162	\$ 1,026,445	\$ 964,583	\$ 973,454
# of sales	156	162	167	181	132	132	169	120	55