



	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		TREND
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%	▼
TOTAL	112	238	-53%	▼
sales to new ratio	0.49	0.50		

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

