



	Average sale price	Number of sales	New inventory	Sales/new ratio	Median Sale price
Feb 2026	\$ 974,613	79	247	36%	\$ 935,000
Jan 2026	\$ 1,046,516	82	216	36%	\$ 996,500
% CHANGE (+/-)	-6.87%	-3.66%	14.35%	0.00%	-6.17%
Feb 2025	\$ 975,939	97	291	33%	\$ 930,000
% CHANGE (+/-)	-0.14%	-18.56%	-15.12%		0.54%

NEW INVENTORY

	Feb 2026	Jan 2026		TREND
Detached homes	93	94	-1%	▼
Semi-detached	21	17	24%	▲
Att/Row/Twnhouse	61	51	20%	▲
Condo Townhouse	20	18	11%	▲
Condo Apartment	50	35	43%	▲
Other	1	1	0%	-
TOTAL	246	216	14%	▲
sales to new ratio	0.32	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	Semi-detached	Att/Row/Townhouse	Condo Townhouse	Condo Apartment	Other
Feb 2026	41	5	23	4	6	0
Jan 2026	40	9	25	2	5	1
	3%	-44%	-8%	100%	20%	0%

AVERAGE SALE PRICE VS. # OF SALES

	June 2025	July 2025	Aug 2025	Sept 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026
sale price	\$ 1,066,102	\$ 1,023,334	\$ 964,086	\$ 1,036,162	\$ 1,026,445	\$ 964,583	\$ 973,454	\$ 1,046,516	\$ 974,613
# of sales	167	181	132	132	169	120	55	82	79