

	Average sale price	Number of sales	New Inventory	Sales/new ratio	Median sale price
Jul 2025	\$ 1,023,334	181	480	38%	\$ 975,000
Jun 2025	\$ 1,066,102	167	483	35%	\$ 982,000
% CHANGE (+/-)	-4.01%	8.38%	-0.62%	9.06%	-0.71%
Jul 2024	\$ 1,090,062	129	387	33%	\$ 1,027,500
% CHANGE (+/-)	-6.12%	40.31%	24.03%		-5.11%

NEW INVENTORY

	Jul 2025	Jun 2025		TREND
Detached homes	246	232	6%	▲
Semi-detached	32	45	-29%	▼
Att/Row/Twnhouse	112	138	-19%	▼
Condo Townhouse	23	19	21%	▲
Condo Apartment	61	44	39%	▲
Other	6	5	300%	▲
TOTAL	480	483	-1%	▼
sales to new ratio	0.38	0.35		

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
Jul 2025	86	22	51	4	16	2
Jun 2025	87	17	41	12	9	1
	-1%	29%	24%	-67%	78%	0%

AVERAGE SALE PRICE VS. # OF SALES

	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025
sale price	\$ 1,119,939	\$ 1,068,920	\$ 1,038,619	\$ 975,939	\$ 989,662	\$ 1,114,810	\$ 1,058,365	\$ 1,066,102	\$ 1,023,334
# of sales	150	82	116	97	112	156	162	167	181

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