



	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Jan 2026	\$ 1,046,516	82	216	36%	\$ 996,500
Dec 2025	\$ 973,454	55	112	49%	\$ 931,750
% CHANGE (+/-)	7.51%	49.09%	92.86%	-26.69%	6.95%
Jan 2025	\$ 1,038,619	116	322	36%	\$ 964,250
% CHANGE (+/-)	0.76%	-29.31%	-32.92%		3.34%

NEW INVENTORY

	Jan 2026	Dec 2025	
Detached homes	94	49	92%
Semi-detached	17	8	113%
Att/Row/Twnhouse	51	27	89%
Condo Townhouse	18	6	200%
Condo Apartment	35	21	67%
Other	1	1	0%
TOTAL	216	112	93%
sales to new ratio	0.38	0.49	

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
Jan 2026	40	9	25	2	5	1
Dec 2025	36	16	27	3	6	0
	11%	-44%	-7%	-33%	-17%	0%

AVERAGE SALE PRICE VS. # OF SALES

	May 2025	June 2025	July 2025	Aug 2025	Sept 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026
sale price	\$ 1,058,365	\$ 1,066,102	\$ 1,023,334	\$ 964,086	\$ 1,036,162	\$ 1,026,445	\$ 964,583	\$ 973,454	\$ 1,046,516
# of sales	162	167	181	132	132	169	120	55	82