

	Average sale price	Number of sales	New inventory	Sales/new ratio	Median sale price
Oct 2025	\$ 1,026,445	169	349	48%	\$ 958,000
Sept 2025	\$ 1,036,162	132	431	31%	\$ 955,000
% CHANGE (+/-)	-0.94%	28.03%	-19.03%	58.11%	0.31%
Oct 2024	\$ 1,040,242	163	338	48%	\$ 990,000
% CHANGE (+/-)	-1.33%	3.68%	3.25%		-3.23%

NEW INVENTORY

	Oct 2025	Sept 2025		TREND
Detached homes	177	190	-7%	▼
Semi-detached	30	33	-9%	▼
Att/Row/Twnhouse	83	116	-28%	▼
Condo Townhouse	16	25	-36%	▼
Condo Apartment	39	62	-37%	▼
Other	4	5	300%	▼
TOTAL	349	431	-19%	▼
sales to new ratio	0.48	0.31		

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
Oct 2025	79	20	43	7	15	5
Sept 2025	59	12	36	7	17	1
	34%	67%	19%	0%	-12%	0%

AVERAGE SALE PRICE VS. # OF SALES

	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sept 2025	Oct 2025
sale price	\$ 975,939	\$ 989,662	\$ 1,114,810	\$ 1,058,365	\$ 1,066,102	\$ 1,023,334	\$ 964,086	\$ 1,036,162	\$ 1,026,445
# of sales	97	112	156	162	167	181	132	132	169

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