

	Average sale price	Number of sales	New Inventory	Sales/new ratio	Median sale price
Sept 2025	\$ 1,036,162	132	431	31%	\$ 955,000
Aug 2025	\$ 964,086	132	371	36%	\$ 912,500
% CHANGE (+/-)	7.48%	0.00%	16.17%	-13.92%	4.66%

Sept 2024	\$ 1,021,471	127	376	34%	\$ 980,000
% CHANGE (+/-)	1.44%	3.94%	14.63%		-2.55%

NEW INVENTORY

	Sept 2025	Aug 2025		TREND
Detached homes	190	184	3%	▲
Semi-detached	33	31	6%	▲
Att/Row/Twnhouse	116	84	38%	▲
Condo Townhouse	25	17	47%	▲
Condo Apartment	62	50	24%	▲
Other	5	5	300%	-
TOTAL	431	371	16%	▲
sales to new ratio	0.31	0.36		

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
Sept 2025	59	12	36	7	17	1
Aug 2025	55	7	51	4	15	0
	7%	71%	-29%	75%	13%	0%

AVERAGE SALE PRICE VS. # OF SALES

	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sept 2025
sale price	\$ 1,038,619	\$ 975,939	\$ 989,662	\$ 1,114,810	\$ 1,058,365	\$ 1,066,102	\$ 1,023,334	\$ 964,086	\$ 1,036,162
# of sales	116	97	112	156	162	167	181	132	132

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