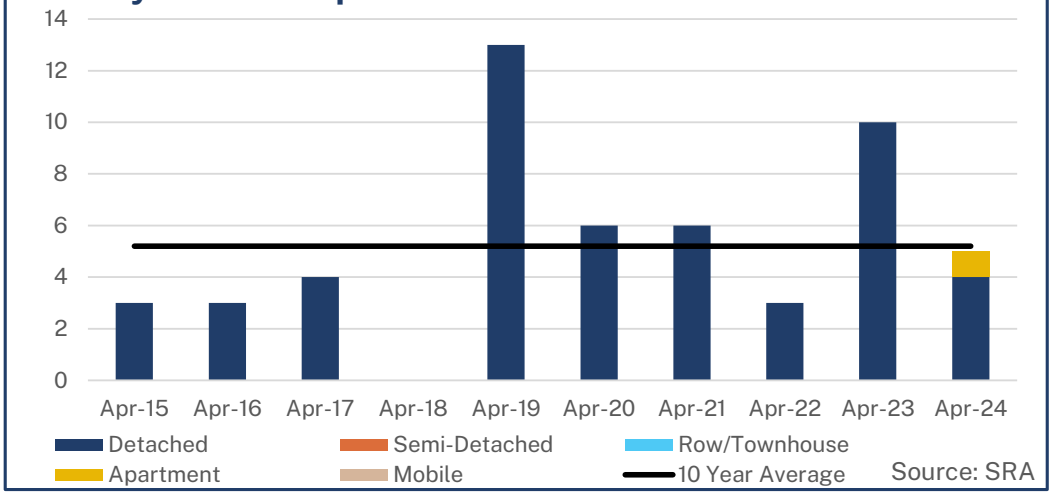
NORTHERN REGION - APRIL 2024

Monthly Sales Comparison



SALES

5

50.0% Y/Y | 33.3% YTD

VS. 10-YEAR AVERAGE

3.8% | 8.5% YTD

NEW LISTINGS

6

60.0% Y/Y | 21.2% YTD

VS. 10-YEAR AVERAGE

68.3% | 42.4% YTD

TOTAL RESIDENTIAL AVERAGE PRICE

$ 272,500 | **17.5%** Y/Y

Monthly trend*

INVENTORY

43

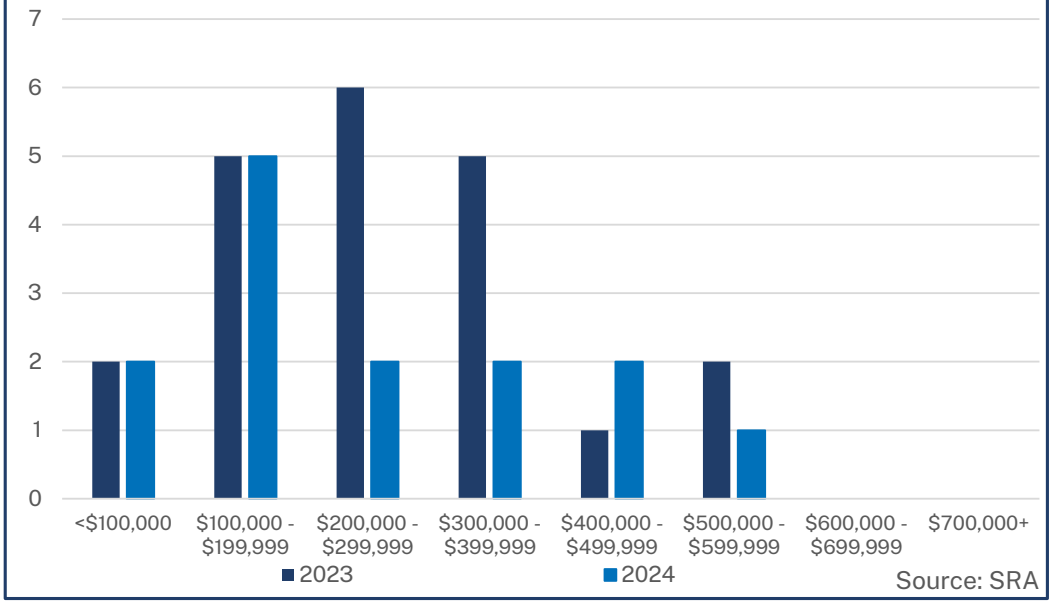
4.9% Y/Y | Monthly trend*

VS. 10-YEAR AVERAGE

43.2% | 38.6% YTD

Residential Sales by Price Range

YTD-APR



MONTHS OF SUPPLY

8.60

109.8% Y/Y | Monthly trend*

VS. 10-YEAR AVERAGE

50.0% | 42.1% YTD

NORTHERN REGION - APRIL 2024

April 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		DOM	Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Actual	Y/Y%
Detached	4	-60%	6	-33%	42	27%	67%	10.50	218%	72	-	-
Semi-Detached	0	-	0	-	0	-	-	-	-	-	-	-
Row/Townhouse	0	-	0	-	0	-100%	-	-	-	-	-	-
Apartment	1	-	0	-100%	0	-100%	-	0.00	-	26	-	-
Acreage	0	-	0	-	0	-100%	-	-	-	-	-	-
Mobile	0	-	0	-	1	-	-	-	-	-	-	-
Mutli-Family	0	-	0	-	0	-	-	-	-	-	-	-
Total Residential	5	-50%	6	-60%	43	5%	83%	8.60	110%	63	-	-

10-Year Averages

	Sales		New Listings		Inventory		S/NL	Months of Supply		DOM	Average Price	
	Avg	%Diff	Avg	%Diff	Avg	%Diff	Ratio	Avg	%Diff	Avg	Avg	%Diff
Total Residential	5	-4%	19	-68%	76	-43%	33%	17.20	-50%	93	$245,759	#####

Year-to-Date April 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		DOM	Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Actual	Y/Y%
Detached	12	-43%	24	-11%	42	35%	50%	13.92	136%	78	-	-
Semi-Detached	0	-	0	-	0	-	-	-	-	-	-	-
Row/Townhouse	0	-	0	-	0	-100%	-	-	-	-	-	-
Apartment	1	-	1	-83%	0	-83%	100%	1.00	-	26	-	-
Acreage	1	-	0	-	1	-50%	-	2.00	-	193	-	-
Mobile	0	-	1	-	1	-	0%	-	-	-	-	-
Mutli-Family	0	-	0	-	0	-	-	-	-	-	-	-
Total Residential	14	-33%	26	-21%	44	26%	54%	12.43	89%	83	-	-

10-Year Averages

	Sales		New Listings		Inventory		S/NL	Months of Supply		DOM	Average Price	
	Avg	%Diff	Avg	%Diff	Avg	%Diff	Ratio	Avg	%Diff	Avg	Avg	%Diff
Total Residential	15	-8%	45	-42%	71	-39%	38%	21.48	-42%	116	$219,283	#####

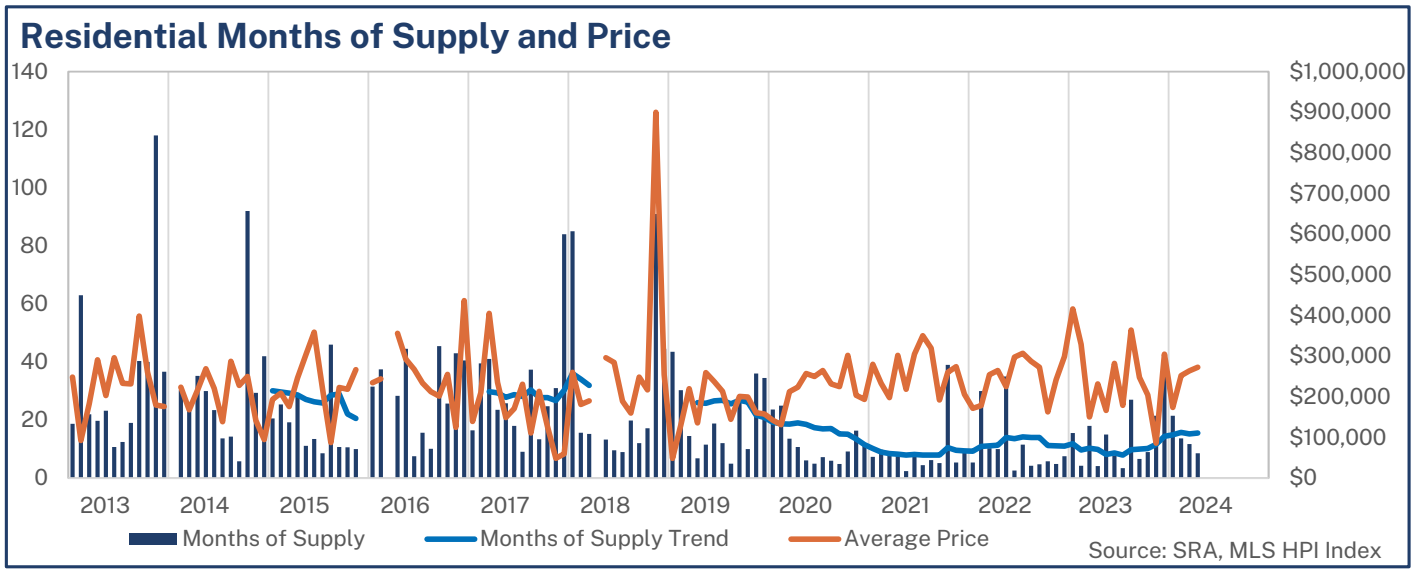
April 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		DOM	Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Actual	Y/Y%
Census Division 18	5	-50%	6	-60%	43	5%	83%	8.60	110%	63	$272,500	18%
Total	5	-50%	6	-60%	43	5%	83%	8.60	110%	63	$272,500	18%

Year-to-Date April 2024

	Sales		New Listings		Inventory		S/NL	Months of Supply		DOM	Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Actual	Y/Y%
Census Division 18	14	-33%	26	-21%	44	26%	54%	12.43	89%	83	$251,493	-8%
Total	14	-33%	26	-21%	44	26%	54%	12.43	89%	83	$251,493	-8%

NORTHERN REGION - APRIL 2024



HPI Benchmark Attributes

	Composite	Detached
Bedrooms, Above Ground	-	-
Bathrooms, Full	-	-
Bathrooms, Half	-	-
Garage	-	-
Gross Living Area, Above Ground (Sq. Ft.)	-	-
Lot Size	-	-
Fireplaces, Number of	-	-
Year Built	-	-
April 2024 Benchmark Price	-	-
Share of Sales, Last 3 Years	-	-

	Semi-Detached	Row/Townhouse	Apartment
Bedrooms, Above Ground	-	-	-
Bathrooms, Full	-	-	-
Bathrooms, Half	-	-	-
Garage	-	-	-
Gross Living Area, Above Ground (Sq. Ft.)	-	-	-
Fireplaces, Number of	-	-	-
Year Built	-	-	-
April 2024 Benchmark Price	-	-	-
Share of Total Sales, Last 3 Years	-	-	-

TOTAL RESIDENTIAL

NORTHERN REGION														
	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	Inventory	Y/Y%	Months of Supply	DOM	SP/LP	Median Price	Y/Y%	Average Price	Y/Y%
Jan-13	3	0%	8	60%	0.38	56	37%	18.67	77	92.4%	220,000	23.6%	248,333	46.9%
Feb-13	1	-67%	8	0%	0.13	63	37%	63.00	41	100.0%	92,500	-59.1%	92,500	-61.0%
Mar-13	3	-50%	12	200%	0.25	66	83%	22.00	94	93.8%	175,000	-25.8%	182,333	-9.8%
Apr-13	4	100%	24	14%	0.17	79	46%	19.75	169	92.4%	304,500	9.7%	290,750	4.8%
May-13	6	20%	74	236%	0.08	139	121%	23.17	103	91.1%	197,000	-19.6%	203,333	-13.2%
Jun-13	13	117%	21	17%	0.62	139	101%	10.69	56	98.5%	291,000	13.0%	296,185	19.9%
Jul-13	11	57%	17	-15%	0.65	137	78%	12.45	94	97.5%	283,500	54.9%	232,818	17.8%
Aug-13	7	-22%	7	-50%	1.00	133	77%	19.00	124	87.0%	245,000	53.1%	231,714	18.6%
Sep-13	3	-63%	12	71%	0.25	121	89%	40.33	35	98.5%	520,000	148.5%	398,333	101.7%
Oct-13	3	-25%	12	9%	0.25	120	90%	40.00	76	95.2%	245,000	24.1%	260,000	48.6%
Nov-13	1	0%	7	17%	0.14	118	87%	118.00	188	90.0%	180,000	48.8%	180,000	48.8%
Dec-13	3	-	6	-45%	0.50	110	100%	36.67	169	90.5%	156,500	-	176,000	-
2013	**58**	**7%**	**208**	**41%**	**0.28**	**107**	**81%**	**22.09**	**95**	**94.7%**	**245,000**	**14.4%**	**249,722**	**20.6%**
Jan-14	-	-100%	8	0%	-	116	107%	-	-	-	-	-	-	-
Feb-14	4	300%	11	38%	0.36	121	92%	30.25	135	92.4%	187,500	102.7%	223,750	141.9%
Mar-14	5	67%	13	8%	0.38	122	85%	24.40	103	95.4%	179,000	2.3%	168,200	-7.8%
Apr-14	4	0%	28	17%	0.14	141	78%	35.25	179	94.0%	223,500	-26.6%	216,500	-25.5%
May-14	4	-33%	32	-57%	0.13	120	-14%	30.00	69	91.5%	260,000	32.0%	268,750	32.2%
Jun-14	5	-62%	18	-14%	0.28	117	-16%	23.40	67	93.6%	173,000	-40.5%	220,600	-25.5%
Jul-14	9	-18%	24	41%	0.38	123	-10%	13.67	138	93.9%	110,000	-61.2%	138,889	-40.3%
Aug-14	8	14%	13	86%	0.62	114	-14%	14.25	87	93.8%	254,000	3.7%	287,438	24.0%
Sep-14	15	400%	15	25%	1.00	87	-28%	5.80	107	93.6%	235,000	-54.8%	228,300	-42.7%
Oct-14	1	-67%	20	67%	0.05	92	-23%	92.00	97	92.9%	250,000	2.0%	250,000	-3.8%
Nov-14	3	200%	6	-14%	0.50	88	-25%	29.33	132	94.1%	165,000	-8.3%	142,000	-21.1%
Dec-14	2	-33%	5	-17%	0.40	84	-24%	42.00	285	87.2%	95,000	-39.3%	95,000	-46.0%
2014	**60**	**3%**	**193**	**-7%**	**0.31**	**110**	**3%**	**22.08**	**116**	**93.4%**	**196,750**	**-19.7%**	**210,333**	**-15.8%**
Jan-15	4	-	13	63%	0.31	82	-29%	20.50	70	96.1%	238,500	-	193,750	-
Feb-15	3	-25%	1	-91%	3.00	76	-37%	25.33	230	97.2%	225,000	20.0%	209,000	-6.6%
Mar-15	4	-20%	14	8%	0.29	77	-37%	19.25	224	85.5%	162,500	-9.2%	176,250	4.8%
Apr-15	3	-25%	19	-32%	0.16	86	-39%	28.67	93	92.1%	235,000	5.1%	246,667	13.9%
May-15	8	100%	17	-47%	0.47	89	-26%	11.13	114	92.6%	212,500	-18.3%	303,375	12.9%
Jun-15	7	40%	18	0%	0.39	94	-20%	13.43	142	95.7%	275,000	59.0%	358,986	62.7%
Jul-15	10	11%	15	-38%	0.67	86	-30%	8.60	131	93.9%	240,000	118.2%	219,500	58.0%
Aug-15	2	-75%	19	46%	0.11	92	-19%	46.00	55	92.6%	87,500	-65.6%	87,500	-69.6%
Sep-15	8	-47%	11	-27%	0.73	86	-1%	10.75	117	93.9%	250,000	6.4%	223,125	-2.3%
Oct-15	7	600%	7	-65%	1.00	74	-20%	10.57	123	91.8%	225,000	-10.0%	218,571	-12.6%
Nov-15	7	133%	8	33%	0.88	70	-20%	10.00	89	95.9%	292,500	77.3%	266,929	88.0%
Dec-15	-	-100%	2	-60%	-	66	-21%	-	-	-	-	-	-	-
2015	**63**	**5%**	**144**	**-25%**	**0.44**	**82**	**-26%**	**15.52**	**125**	**93.7%**	**235,000**	**19.4%**	**243,498**	**15.8%**
Jan-16	2	-50%	3	-77%	0.67	63	-23%	31.50	181	94.2%	234,950	-1.5%	234,950	21.3%
Feb-16	2	-33%	15	1400%	0.13	75	-1%	37.50	245	96.7%	244,000	8.4%	244,000	16.7%
Mar-16	-	-100%	8	-43%	-	75	-3%	-	-	-	-	-	-	-
Apr-16	3	0%	28	47%	0.11	85	-1%	28.33	52	97.0%	300,000	27.7%	355,967	44.3%
May-16	2	-75%	18	6%	0.11	89	0%	44.50	272	91.4%	292,500	37.6%	292,500	-3.6%
Jun-16	12	71%	19	6%	0.63	90	-4%	7.50	140	94.2%	279,000	1.5%	267,250	-25.6%
Jul-16	6	-40%	18	20%	0.33	94	9%	15.67	84	96.0%	238,750	-0.5%	234,000	6.6%
Aug-16	9	350%	14	-26%	0.64	91	-1%	10.11	82	95.7%	225,000	157.1%	212,778	143.2%
Sep-16	2	-75%	9	-18%	0.22	91	6%	45.50	69	91.8%	201,500	-19.4%	201,500	-9.7%
Oct-16	3	-57%	4	-43%	0.75	77	4%	25.67	92	86.5%	212,000	-5.8%	254,833	16.6%
Nov-16	2	-71%	16	100%	0.13	86	23%	43.00	30	94.4%	125,000	-57.3%	125,000	-53.2%
Dec-16	2	-	2	0%	1.00	81	23%	40.50	181	93.3%	436,500	-	436,500	-
2016	**45**	**-29%**	**154**	**7%**	**0.29**	**83**	**2%**	**22.16**	**118**	**94.1%**	**250,000**	**6.4%**	**253,940**	**4.3%**
Jan-17	5	150%	10	233%	0.50	82	30%	16.40	155	94.6%	130,000	-44.7%	139,400	-40.7%
Feb-17	2	0%	9	-40%	0.22	79	5%	39.50	224	80.1%	210,150	-13.9%	210,150	-13.9%
Mar-17	2	-	13	63%	0.15	82	9%	41.00	74	94.7%	405,000	-	405,000	-
Apr-17	4	33%	31	11%	0.13	94	11%	23.50	13	93.3%	272,750	-9.1%	235,250	-33.9%
May-17	4	100%	21	17%	0.19	103	16%	25.75	194	89.1%	160,000	-45.3%	148,750	-49.1%
Jun-17	6	-50%	25	32%	0.24	108	20%	18.00	131	89.1%	150,000	-46.2%	170,833	-36.1%
Jul-17	12	100%	25	39%	0.48	109	16%	9.08	93	91.9%	227,500	-4.7%	230,992	-1.3%
Aug-17	3	-67%	23	64%	0.13	112	23%	37.33	27	96.4%	84,000	-62.7%	111,200	-47.7%
Sep-17	8	300%	15	67%	0.53	107	18%	13.38	88	92.9%	245,000	21.6%	213,500	6.0%
Oct-17	4	33%	11	175%	0.36	99	29%	24.75	124	81.4%	107,500	-49.3%	126,625	-50.3%
Nov-17	3	50%	6	-63%	0.50	93	8%	31.00	56	75.4%	35,000	-72.0%	49,000	-60.8%
Dec-17	1	-50%	5	150%	0.20	84	4%	84.00	21	92.4%	60,000	-86.3%	60,000	-86.3%
2017	**54**	**20%**	**194**	**26%**	**0.28**	**96**	**16%**	**21.33**	**103**	**90.8%**	**182,500**	**-27.0%**	**185,469**	**-27.0%**
Jan-18	1	-80%	7	-30%	0.14	85	4%	85.00	82	94.6%	260,000	100.0%	260,000	86.5%
Feb-18	5	150%	5	-44%	1.00	78	-1%	15.60	159	91.6%	182,600	-13.1%	181,320	-13.7%
Mar-18	5	150%	18	38%	0.28	76	-7%	15.20	114	92.7%	180,000	-55.6%	189,700	-53.2%
Apr-18	-	-100%	15	-52%	-	83	-12%	-	-	-	-	-	-	-
May-18	7	75%	25	19%	0.28	93	-10%	13.29	45	94.8%	210,000	31.3%	295,986	99.0%
Jun-18	9	50%	13	-48%	0.69	86	-20%	9.56	171	96.1%	268,000	78.7%	284,278	66.4%
Jul-18	10	-17%	21	-16%	0.48	90	-17%	9.00	129	90.1%	247,500	8.8%	189,300	-18.0%
Aug-18	5	67%	28	22%	0.18	99	-12%	19.80	65	92.3%	120,000	42.9%	160,000	43.9%
Sep-18	8	0%	12	-20%	0.67	96	-10%	12.00	130	93.2%	234,500	-4.3%	248,625	16.5%
Oct-18	5	25%	7	-36%	0.71	86	-13%	17.20	52	95.8%	175,500	63.3%	217,100	71.5%
Nov-18	1	-67%	8	33%	0.13	91	-2%	91.00	90	97.3%	900,000	2471.4%	900,000	1736.7%
Dec-18	2	100%	7	40%	0.29	89	6%	44.50	108	96.2%	254,500	324.2%	254,500	324.2%
2018	**58**	**7%**	**166**	**-14%**	**0.35**	**88**	**-9%**	**18.14**	**112**	**93.9%**	**223,000**	**22.2%**	**240,034**	**29.4%**

TOTAL RESIDENTIAL

NORTHERN REGION														
	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	Inventory	Y/Y%	Months of Supply	DOM	SP/LP	Median Price	Y/Y%	Average Price	Y/Y%
Jan-19	2	100%	8	14%	0.25	87	2%	43.50	98	92.4%	48,500	-81.3%	48,500	-81.3%
Feb-19	3	-40%	9	80%	0.33	91	17%	30.33	182	95.0%	65,000	-64.4%	131,000	-27.8%
Mar-19	6	20%	13	-28%	0.46	87	14%	14.50	118	94.8%	222,500	23.6%	219,833	15.9%
Apr-19	13	-	22	47%	0.59	88	6%	6.77	116	94.7%	90,000	-	135,962	-
May-19	8	14%	22	-12%	0.36	92	-1%	11.50	135	96.7%	286,250	36.3%	259,500	-12.3%
Jun-19	5	-44%	14	8%	0.36	94	9%	18.80	44	87.7%	255,000	-4.9%	237,600	-16.4%
Jul-19	8	-20%	16	-24%	0.50	96	7%	12.00	118	93.4%	200,500	-19.0%	213,150	12.6%
Aug-19	16	220%	19	-32%	0.84	79	-20%	4.94	80	93.6%	56,750	-52.7%	144,781	-9.5%
Sep-19	3	-63%	15	25%	0.20	81	-16%	27.00	141	94.7%	190,000	-19.0%	200,833	-19.2%
Oct-19	7	40%	5	-29%	1.40	70	-19%	10.00	106	93.1%	200,000	14.0%	199,771	-8.0%
Nov-19	2	100%	6	-25%	0.33	72	-21%	36.00	85	94.7%	160,500	-82.2%	160,500	-82.2%
Dec-19	2	0%	7	0%	0.29	69	-22%	34.50	155	89.4%	158,000	-37.9%	158,000	-37.9%
2019	**75**	**29%**	**156**	**-6%**	**0.48**	**84**	**-4%**	**13.41**	**108**	**93.7%**	**190,000**	**-14.8%**	**180,001**	**-25.0%**
Jan-20	3	50%	9	13%	0.33	71	-18%	23.67	76	94.9%	111,000	128.9%	142,417	193.6%
Feb-20	3	0%	9	0%	0.33	75	-18%	25.00	73	95.2%	115,000	76.9%	131,667	0.5%
Mar-20	5	-17%	7	-46%	0.71	68	-22%	13.60	65	93.8%	190,000	-14.6%	212,920	-3.1%
Apr-20	6	-54%	13	-41%	0.46	64	-27%	10.67	218	88.6%	180,000	100.0%	223,333	64.3%
May-20	11	38%	22	0%	0.50	67	-27%	6.09	145	93.8%	235,000	-17.9%	257,268	-0.9%
Jun-20	14	180%	24	71%	0.58	70	-26%	5.00	84	95.1%	260,000	2.0%	250,214	5.3%
Jul-20	10	25%	21	31%	0.48	72	-25%	7.20	91	93.1%	243,950	21.7%	264,290	24.0%
Aug-20	11	-31%	11	-42%	1.00	66	-16%	6.00	66	97.3%	214,000	277.1%	231,627	60.0%
Sep-20	12	300%	10	-33%	1.20	59	-27%	4.92	99	95.0%	174,000	-8.4%	225,200	12.1%
Oct-20	6	-14%	8	60%	0.75	55	-21%	9.17	65	95.4%	303,250	51.6%	302,167	51.3%
Nov-20	3	50%	3	-50%	1.00	49	-32%	16.33	76	94.2%	225,000	40.2%	203,667	26.9%
Dec-20	4	100%	6	-14%	0.67	44	-36%	11.00	159	91.6%	195,000	23.4%	193,875	22.7%
2020	**88**	**17%**	**143**	**-8%**	**0.62**	**63**	**-24%**	**8.64**	**101**	**94.3%**	**230,950**	**21.6%**	**234,688**	**30.4%**
Jan-21	6	100%	12	33%	0.50	44	-38%	7.33	70	93.8%	282,750	154.7%	279,667	96.4%
Feb-21	4	33%	3	-67%	1.33	39	-48%	9.75	66	92.7%	252,000	119.1%	233,000	77.0%
Mar-21	5	0%	12	71%	0.42	43	-37%	8.60	196	91.2%	167,000	-12.1%	198,200	-6.9%
Apr-21	6	0%	13	0%	0.46	45	-30%	7.50	28	98.3%	319,500	77.5%	301,983	35.2%
May-21	18	64%	20	-9%	0.90	43	-36%	2.39	71	95.1%	221,850	-5.6%	218,256	-15.2%
Jun-21	6	-57%	17	-29%	0.35	48	-31%	8.00	88	92.8%	270,250	3.9%	305,083	21.9%
Jul-21	10	0%	15	-29%	0.67	45	-38%	4.50	50	92.3%	286,500	17.4%	350,100	32.5%
Aug-21	6	-45%	6	-45%	1.00	37	-44%	6.17	25	98.0%	312,735	46.1%	319,478	37.9%
Sep-21	7	-42%	7	-30%	1.00	36	-39%	5.14	79	90.5%	176,000	1.1%	192,143	-14.7%
Oct-21	1	-83%	6	-25%	0.17	39	-29%	39.00	73	93.2%	260,000	-14.3%	260,000	-14.0%
Nov-21	6	100%	3	0%	2.00	32	-35%	5.33	57	91.7%	235,000	4.4%	274,167	34.6%
Dec-21	3	-25%	4	-33%	0.75	28	-36%	9.33	164	94.1%	203,000	4.1%	206,033	6.3%
2021	**78**	**-11%**	**118**	**-17%**	**0.66**	**40**	**-37%**	**6.14**	**74**	**93.9%**	**265,000**	**14.7%**	**262,282**	**11.8%**
Jan-22	5	-17%	4	-67%	1.25	27	-39%	5.40	49	97.6%	186,500	-34.0%	171,900	-38.5%
Feb-22	1	-75%	5	67%	0.20	30	-23%	30.00	18	100.0%	177,900	-29.4%	177,900	-23.6%
Mar-22	3	-40%	5	-58%	0.60	31	-28%	10.33	145	96.2%	239,000	43.1%	254,667	28.5%
Apr-22	3	-50%	5	-62%	0.60	30	-33%	10.00	80	96.7%	238,000	-25.5%	264,333	-12.5%
May-22	1	-94%	13	-35%	0.08	35	-19%	35.00	15	90.4%	225,000	1.4%	225,000	3.1%
Jun-22	15	150%	23	35%	0.65	39	-19%	2.60	51	96.6%	269,000	-0.5%	297,657	-2.4%
Jul-22	4	-60%	17	13%	0.24	46	2%	11.50	49	96.9%	249,000	-13.1%	307,250	-12.2%
Aug-22	10	67%	10	67%	1.00	43	16%	4.30	103	96.3%	238,000	-23.9%	287,180	-10.1%
Sep-22	8	14%	8	14%	1.00	38	6%	4.75	58	94.8%	261,000	48.3%	273,063	42.1%
Oct-22	6	500%	10	67%	0.60	35	-10%	5.83	65	88.7%	172,000	-33.8%	162,750	-37.4%
Nov-22	7	17%	8	167%	0.88	34	6%	4.86	71	97.3%	299,999	27.7%	241,700	-11.8%
Dec-22	4	33%	1	-75%	4.00	30	7%	7.50	91	95.4%	336,250	65.6%	299,375	45.3%
2022	**67**	**-14%**	**109**	**-8%**	**0.61**	**35**	**-13%**	**6.24**	**70**	**95.8%**	**239,000**	**-9.8%**	**260,231**	**-0.8%**
Jan-23	2	-60%	4	0%	0.50	31	15%	15.50	83	98.7%	416,500	123.3%	416,500	142.3%
Feb-23	7	600%	6	20%	1.17	30	0%	4.29	113	96.4%	340,000	91.1%	329,429	85.2%
Mar-23	2	-33%	8	60%	0.25	36	16%	18.00	80	94.1%	150,500	-37.0%	150,500	-40.9%
Apr-23	10	233%	15	200%	0.67	41	37%	4.10	55	95.2%	203,000	-14.7%	231,840	-12.3%
May-23	3	200%	9	-31%	0.33	45	29%	15.00	171	94.5%	204,500	-9.1%	166,500	-26.0%
Jun-23	6	-60%	11	-52%	0.55	46	18%	7.67	74	95.3%	287,500	6.9%	281,917	-5.3%
Jul-23	13	225%	15	-12%	0.87	44	-4%	3.38	77	95.8%	154,000	-38.2%	178,954	-41.8%
Aug-23	2	-80%	15	50%	0.13	54	26%	27.00	20	98.8%	364,500	53.2%	364,500	26.9%
Sep-23	8	0%	12	50%	0.67	53	39%	6.63	109	96.8%	269,500	3.3%	247,875	-9.2%
Oct-23	5	-17%	6	-40%	0.83	45	29%	9.00	66	85.7%	212,500	23.5%	204,300	25.5%
Nov-23	2	-71%	3	-63%	0.67	43	26%	21.50	34	86.0%	86,000	-71.3%	86,000	-64.4%
Dec-23	1	-75%	5	400%	0.20	41	37%	41.00	145	93.8%	305,000	-9.3%	305,000	1.9%
2023	**61**	**-9%**	**109**	**0%**	**0.56**	**42**	**22%**	**8.34**	**83**	**95.1%**	**240,000**	**0.4%**	**237,480**	**-8.7%**
Jan-24	2	0%	6	50%	0.33	43	39%	21.50	63	92.7%	173,750	-58.3%	173,750	-58.3%
Feb-24	3	-57%	3	-50%	1.00	41	37%	13.67	94	94.0%	180,000	-47.1%	252,000	-23.5%
Mar-24	4	100%	11	38%	0.36	47	31%	11.75	110	90.3%	236,950	57.4%	263,725	75.2%
Apr-24	5	-50%	6	-60%	0.83	43	5%	8.60	63	96.4%	254,500	25.4%	272,500	17.5%
May-24														
Jun-24														
Jul-24														
Aug-24														
Sep-24														
Oct-24														
Nov-24														
Dec-24														
2024	**14**	**-33%**	**26**	**-21%**	**0.54**	**44**	**26%**	**12.43**	**83**	**93.6%**	**216,250**	**-9.9%**	**251,493**	**-8.3%**

DETACHED

NORTHERN REGION														
	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	Inventory	Y/Y%	Months of Supply	DOM	SP/LP	Median Price	Y/Y%	Average Price	Y/Y%
Jan-13	3	0%	8	60%	0.38	55	41%	18.33	77	92.4%	220,000	23.6%	248,333	46.9%
Feb-13	1	-67%	8	0%	0.13	62	41%	62.00	41	100.0%	92,500	-59.1%	92,500	-61.0%
Mar-13	3	-50%	12	300%	0.25	65	97%	21.67	94	93.8%	175,000	-25.8%	182,333	-9.8%
Apr-13	4	100%	20	-5%	0.20	74	45%	18.50	169	92.4%	304,500	9.7%	290,750	4.8%
May-13	6	50%	73	248%	0.08	133	122%	22.17	103	91.1%	197,000	-8.4%	203,333	-5.6%
Jun-13	11	120%	21	17%	0.52	135	101%	12.27	58	97.6%	255,000	-12.1%	296,864	17.6%
Jul-13	10	67%	16	-16%	0.63	133	77%	13.30	94	96.9%	259,250	44.0%	227,400	13.7%
Aug-13	6	-33%	7	-50%	0.86	130	78%	21.67	132	87.8%	267,500	67.2%	262,000	34.1%
Sep-13	3	-63%	12	71%	0.25	119	92%	39.67	35	98.5%	520,000	148.5%	398,333	101.7%
Oct-13	3	-25%	11	10%	0.27	118	97%	39.33	76	95.2%	245,000	24.1%	260,000	48.6%
Nov-13	1	0%	7	17%	0.14	116	93%	116.00	188	90.0%	180,000	48.8%	180,000	48.8%
Dec-13	3	-	6	-45%	0.50	109	102%	36.33	169	90.5%	156,500	-	176,000	-
2013	**54**	**6%**	**201**	**41%**	**0.27**	**104**	**84%**	**23.13**	**97**	**94.3%**	**245,000**	**14.8%**	**251,148**	**22.3%**
Jan-14	-	-100%	8	0%	-	115	109%	-	-	-	-	-	-	-
Feb-14	4	300%	10	25%	0.40	119	92%	29.75	135	92.4%	187,500	102.7%	223,750	141.9%
Mar-14	4	33%	13	8%	0.31	121	86%	30.25	120	96.5%	147,000	-16.0%	150,250	-17.6%
Apr-14	4	0%	28	40%	0.14	140	89%	35.00	179	94.0%	223,500	-26.6%	216,500	-25.5%
May-14	4	-33%	32	-56%	0.13	119	-11%	29.75	69	91.5%	260,000	32.0%	268,750	32.2%
Jun-14	5	-55%	16	-24%	0.31	114	-16%	22.80	67	93.6%	173,000	-32.2%	220,600	-25.7%
Jul-14	9	-10%	21	31%	0.43	117	-12%	13.00	138	93.9%	110,000	-57.6%	138,889	-38.9%
Aug-14	8	33%	13	86%	0.62	108	-17%	13.50	87	93.8%	254,000	-5.0%	287,438	9.7%
Sep-14	15	400%	15	25%	1.00	83	-30%	5.53	107	93.6%	235,000	-54.8%	228,300	-42.7%
Oct-14	1	-67%	15	36%	0.07	86	-27%	86.00	97	92.9%	250,000	2.0%	250,000	-3.8%
Nov-14	3	200%	6	-14%	0.50	82	-29%	27.33	132	94.1%	165,000	-8.3%	142,000	-21.1%
Dec-14	1	-67%	3	-50%	0.33	77	-29%	77.00	53	88.2%	60,000	-61.7%	60,000	-65.9%
2014	**58**	**7%**	**180**	**-10%**	**0.32**	**107**	**3%**	**22.09**	**111**	**93.5%**	**196,750**	**-19.7%**	**211,207**	**-15.9%**
Jan-15	4	-	13	63%	0.31	79	-31%	19.75	70	96.1%	238,500	-	193,750	-
Feb-15	3	-25%	1	-90%	3.00	73	-39%	24.33	230	97.2%	225,000	20.0%	209,000	-6.6%
Mar-15	4	0%	13	0%	0.31	73	-40%	18.25	224	85.5%	162,500	10.5%	176,250	17.3%
Apr-15	3	-25%	18	-36%	0.17	82	-41%	27.33	93	92.1%	235,000	5.1%	246,667	13.9%
May-15	7	75%	17	-47%	0.41	86	-28%	12.29	107	92.4%	200,000	-23.1%	312,429	16.3%
Jun-15	7	40%	18	13%	0.39	91	-20%	13.00	142	95.7%	275,000	59.0%	358,986	62.7%
Jul-15	10	11%	13	-38%	0.77	81	-31%	8.10	131	93.9%	240,000	118.2%	219,500	58.0%
Aug-15	1	-88%	18	38%	0.06	88	-19%	88.00	74	94.7%	160,000	-37.0%	160,000	-44.3%
Sep-15	7	-53%	11	-27%	0.64	84	1%	12.00	85	93.5%	240,000	2.1%	217,857	-4.6%
Oct-15	7	600%	4	-73%	1.75	69	-20%	9.86	123	91.8%	225,000	-10.0%	218,571	-12.6%
Nov-15	7	133%	8	33%	0.88	65	-21%	9.29	89	95.9%	292,500	77.3%	266,929	88.0%
Dec-15	-	-100%	2	-33%	-	61	-21%	-	-	-	-	-	-	-
2015	**60**	**3%**	**136**	**-24%**	**0.44**	**78**	**-27%**	**15.53**	**122**	**93.7%**	**235,000**	**19.4%**	**247,090**	**17.0%**
Jan-16	2	-50%	3	-77%	0.67	59	-25%	29.50	181	94.2%	234,950	-1.5%	234,950	21.3%
Feb-16	2	-33%	14	1300%	0.14	70	-4%	35.00	245	96.7%	244,000	8.4%	244,000	16.7%
Mar-16	-	-100%	7	-46%	-	70	-4%	-	-	-	-	-	-	-
Apr-16	3	0%	26	44%	0.12	81	-1%	27.00	52	97.0%	300,000	27.7%	355,967	44.3%
May-16	2	-71%	17	0%	0.12	84	-2%	42.00	272	91.4%	292,500	46.3%	292,500	-6.4%
Jun-16	11	57%	16	-11%	0.69	83	-9%	7.55	123	94.3%	308,000	12.0%	278,364	-22.5%
Jul-16	6	-40%	18	38%	0.33	88	9%	14.67	84	96.0%	238,750	-0.5%	234,000	6.6%
Aug-16	8	700%	12	-33%	0.67	84	-5%	10.50	74	95.6%	245,000	53.1%	223,750	39.8%
Sep-16	2	-71%	9	-18%	0.22	84	0%	42.00	69	91.8%	201,500	-16.0%	201,500	-7.5%
Oct-16	3	-57%	4	0%	0.75	71	3%	23.67	92	86.5%	212,000	-5.8%	254,833	16.6%
Nov-16	2	-71%	15	88%	0.13	79	22%	39.50	30	94.4%	125,000	-57.3%	125,000	-53.2%
Dec-16	-	-	2	0%	-	76	25%	-	-	-	-	-	-	-
2016	**41**	**-32%**	**143**	**5%**	**0.29**	**77**	**0%**	**22.66**	**109**	**94.2%**	**250,000**	**6.4%**	**250,837**	**1.5%**
Jan-17	4	100%	9	200%	0.44	78	32%	19.50	143	91.6%	154,000	-34.5%	141,750	-39.7%
Feb-17	2	0%	9	-36%	0.22	75	7%	37.50	224	80.1%	210,150	-13.9%	210,150	-13.9%
Mar-17	2	-	13	86%	0.15	78	11%	39.00	74	94.7%	405,000	-	405,000	-
Apr-17	4	33%	30	15%	0.13	89	10%	22.25	13	93.3%	272,750	-9.1%	235,250	-33.9%
May-17	4	100%	20	18%	0.20	97	15%	24.25	194	89.1%	160,000	-45.3%	148,750	-49.1%
Jun-17	6	-45%	23	44%	0.26	102	23%	17.00	131	89.1%	150,000	-51.3%	170,833	-38.6%
Jul-17	12	100%	25	39%	0.48	104	18%	8.67	93	91.9%	227,500	-4.7%	230,992	-1.3%
Aug-17	3	-63%	23	92%	0.13	108	29%	36.00	27	96.4%	84,000	-65.7%	111,200	-50.3%
Sep-17	8	300%	15	67%	0.53	103	23%	12.88	88	92.9%	245,000	21.6%	213,500	6.0%
Oct-17	3	0%	10	150%	0.30	97	37%	32.33	108	81.5%	135,000	-36.3%	142,167	-44.2%
Nov-17	3	50%	6	-60%	0.50	91	15%	30.33	56	75.4%	35,000	-72.0%	49,000	-60.8%
Dec-17	1	-	5	150%	0.20	82	8%	82.00	21	92.4%	60,000	-	60,000	-
2017	**52**	**27%**	**188**	**31%**	**0.28**	**92**	**19%**	**21.23**	**100**	**90.7%**	**187,000**	**-25.2%**	**188,563**	**-24.8%**
Jan-18	1	-75%	5	-44%	0.20	82	5%	82.00	82	94.6%	260,000	68.8%	260,000	83.4%
Feb-18	4	100%	5	-44%	0.80	76	1%	19.00	168	90.7%	177,000	-15.8%	181,000	-13.9%
Mar-18	5	150%	14	8%	0.36	70	-10%	14.00	114	92.7%	180,000	-55.6%	189,700	-53.2%
Apr-18	-	-100%	13	-57%	-	75	-16%	-	-	-	-	-	-	-
May-18	7	75%	23	15%	0.30	83	-14%	11.86	45	94.8%	210,000	31.3%	295,986	99.0%
Jun-18	9	50%	13	-43%	0.69	76	-25%	8.44	171	96.1%	268,000	78.7%	284,278	66.4%
Jul-18	9	-25%	21	-16%	0.43	82	-21%	9.11	129	94.0%	240,000	5.5%	179,778	-22.2%
Aug-18	5	67%	21	-9%	0.24	84	-22%	16.80	65	92.3%	120,000	42.9%	160,000	43.9%
Sep-18	8	0%	11	-27%	0.73	80	-22%	10.00	130	93.2%	234,500	-4.3%	248,625	16.5%
Oct-18	4	33%	7	-30%	0.57	71	-27%	17.75	57	95.8%	199,250	47.6%	239,125	68.2%
Nov-18	1	-67%	8	33%	0.13	76	-16%	76.00	90	97.3%	900,000	2471.4%	900,000	1736.7%
Dec-18	2	100%	7	40%	0.29	75	-9%	37.50	108	96.2%	254,500	324.2%	254,500	324.2%
2018	**55**	**6%**	**148**	**-21%**	**0.37**	**78**	**-16%**	**16.91**	**113**	**94.4%**	**223,000**	**19.3%**	**242,462**	**28.6%**

DETACHED

NORTHERN REGION														
	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	Inventory	Y/Y%	Months of Supply	DOM	SP/LP	Median Price	Y/Y%	Average Price	Y/Y%
Jan-19	2	100%	8	60%	0.25	74	-10%	37.00	98	92.4%	48,500	-81.3%	48,500	-81.3%
Feb-19	2	-50%	9	80%	0.22	80	5%	40.00	91	90.1%	54,000	-69.5%	54,000	-70.2%
Mar-19	6	20%	11	-21%	0.55	77	10%	12.83	118	94.8%	222,500	23.6%	219,833	15.9%
Apr-19	13	-	20	54%	0.65	77	3%	5.92	116	94.7%	90,000	-	135,962	-
May-19	8	14%	19	-17%	0.42	79	-5%	9.88	135	96.7%	286,250	36.3%	259,500	-12.3%
Jun-19	5	-44%	14	8%	0.36	81	7%	16.20	44	87.7%	255,000	-4.9%	237,600	-16.4%
Jul-19	8	-11%	15	-29%	0.53	83	1%	10.38	118	93.4%	200,500	-16.5%	213,150	18.6%
Aug-19	10	100%	14	-33%	0.71	72	-14%	7.20	77	94.0%	252,500	110.4%	214,650	34.2%
Sep-19	2	-75%	13	18%	0.15	73	-9%	36.50	130	92.9%	207,500	-11.5%	207,500	-16.5%
Oct-19	7	75%	4	-43%	1.75	61	-14%	8.71	106	93.1%	200,000	0.4%	199,771	-16.5%
Nov-19	2	100%	5	-38%	0.40	62	-18%	31.00	85	94.7%	160,500	-82.2%	160,500	-82.2%
Dec-19	2	0%	7	0%	0.29	60	-20%	30.00	155	89.4%	158,000	-37.9%	158,000	-37.9%
2019	**67**	**22%**	**139**	**-6%**	**0.48**	**73**	**-5%**	**13.12**	**106**	**93.6%**	**203,000**	**-9.0%**	**191,904**	**-20.9%**
Jan-20	3	50%	9	13%	0.33	62	-16%	20.67	76	94.9%	111,000	128.9%	142,417	193.6%
Feb-20	3	50%	8	-11%	0.38	65	-19%	21.67	73	95.2%	115,000	113.0%	131,667	143.8%
Mar-20	4	-33%	7	-36%	0.57	61	-21%	15.25	46	96.3%	111,050	-50.1%	128,650	-41.5%
Apr-20	6	-54%	12	-40%	0.50	59	-23%	9.83	218	88.6%	180,000	100.0%	223,333	64.3%
May-20	10	25%	19	0%	0.53	61	-23%	6.10	151	95.6%	233,450	-18.4%	250,295	-3.5%
Jun-20	14	180%	23	64%	0.61	63	-22%	4.50	84	95.1%	260,000	2.0%	250,214	5.3%
Jul-20	10	25%	18	20%	0.56	64	-23%	6.40	91	93.1%	243,950	21.7%	264,290	24.0%
Aug-20	10	0%	9	-36%	1.11	58	-19%	5.80	66	97.4%	215,500	-14.7%	235,940	9.9%
Sep-20	12	500%	10	-23%	1.20	51	-30%	4.25	99	95.0%	174,000	-16.1%	225,200	8.5%
Oct-20	6	-14%	8	100%	0.75	47	-23%	7.83	65	95.4%	303,250	51.6%	302,167	51.3%
Nov-20	3	50%	3	-40%	1.00	41	-34%	13.67	76	94.2%	225,000	40.2%	203,667	26.9%
Dec-20	4	100%	6	-14%	0.67	36	-40%	9.00	159	91.6%	195,000	23.4%	193,875	22.7%
2020	**85**	**27%**	**132**	**-5%**	**0.64**	**56**	**-24%**	**7.86**	**102**	**94.6%**	**230,000**	**13.3%**	**230,435**	**20.1%**
Jan-21	5	67%	12	33%	0.42	39	-37%	7.80	54	93.4%	272,000	145.0%	236,100	65.8%
Feb-21	4	33%	3	-63%	1.33	34	-48%	8.50	66	92.7%	252,000	119.1%	233,000	77.0%
Mar-21	4	0%	12	71%	0.33	41	-33%	10.25	167	94.4%	153,500	38.2%	192,750	49.8%
Apr-21	6	0%	13	8%	0.46	43	-27%	7.17	28	98.3%	319,500	77.5%	301,983	35.2%
May-21	18	80%	20	5%	0.90	41	-33%	2.28	71	95.1%	221,850	-5.0%	218,256	-12.8%
Jun-21	6	-57%	17	-26%	0.35	46	-27%	7.67	88	92.8%	270,250	3.9%	305,083	21.9%
Jul-21	10	0%	14	-22%	0.71	43	-33%	4.30	50	92.3%	286,500	17.4%	350,100	32.5%
Aug-21	6	-40%	4	-56%	1.50	34	-41%	5.67	25	98.0%	312,735	45.1%	319,478	35.4%
Sep-21	7	-42%	7	-30%	1.00	33	-35%	4.71	79	90.5%	176,000	1.1%	192,143	-14.7%
Oct-21	-	-100%	4	-50%	-	35	-26%	-	-	-	-	-	-	-
Nov-21	5	67%	2	-33%	2.50	28	-32%	5.60	60	92.0%	235,000	4.4%	318,000	56.1%
Dec-21	3	-25%	4	-33%	0.75	24	-33%	8.00	164	94.1%	203,000	4.1%	206,033	6.3%
2021	**74**	**-13%**	**112**	**-15%**	**0.66**	**37**	**-34%**	**5.96**	**70**	**94.0%**	**265,250**	**15.3%**	**262,506**	**13.9%**
Jan-22	3	-40%	2	-83%	1.50	23	-41%	7.67	63	96.2%	90,000	-66.9%	158,333	-32.9%
Feb-22	-	-100%	5	67%	-	27	-21%	-	-	-	-	-	-	-
Mar-22	3	-25%	4	-67%	0.75	27	-34%	9.00	145	96.2%	239,000	55.7%	254,667	32.1%
Apr-22	3	-50%	5	-62%	0.60	27	-37%	9.00	80	96.7%	238,000	-25.5%	264,333	-12.5%
May-22	1	-94%	13	-35%	0.08	32	-22%	32.00	15	90.4%	225,000	1.4%	225,000	3.1%
Jun-22	15	150%	23	35%	0.65	37	-20%	2.47	51	96.6%	269,000	-0.5%	297,657	-2.4%
Jul-22	4	-60%	16	14%	0.25	45	5%	11.25	49	96.9%	249,000	-13.1%	307,250	-12.2%
Aug-22	10	67%	10	150%	1.00	42	24%	4.20	103	96.3%	238,000	-23.9%	287,180	-10.1%
Sep-22	8	14%	8	14%	1.00	38	15%	4.75	58	94.8%	261,000	48.3%	273,063	42.1%
Oct-22	6	-	9	125%	0.67	34	-3%	5.67	65	88.7%	172,000	-	162,750	-
Nov-22	7	40%	7	250%	1.00	32	14%	4.57	71	97.3%	299,999	27.7%	241,700	-24.0%
Dec-22	4	33%	1	-75%	4.00	28	17%	7.00	91	95.4%	336,250	65.6%	299,375	45.3%
2022	**64**	**-14%**	**103**	**-8%**	**0.62**	**33**	**-11%**	**6.13**	**72**	**95.7%**	**248,500**	**-6.3%**	**263,641**	**0.4%**
Jan-23	2	-33%	4	100%	0.50	29	26%	14.50	83	98.7%	416,500	362.8%	416,500	163.1%
Feb-23	7	-	6	20%	1.17	28	4%	4.00	113	96.4%	340,000	-	329,429	-
Mar-23	2	-33%	8	100%	0.25	34	26%	17.00	80	94.1%	150,500	-37.0%	150,500	-40.9%
Apr-23	10	233%	9	80%	1.11	33	22%	3.30	55	95.2%	203,000	-14.7%	231,840	-12.3%
May-23	2	100%	9	-31%	0.22	38	19%	19.00	167	92.5%	147,500	-34.4%	147,500	-34.4%
Jun-23	6	-60%	11	-52%	0.55	39	5%	6.50	74	95.3%	287,500	6.9%	281,917	-5.3%
Jul-23	7	75%	14	-13%	0.50	42	-7%	6.00	71	96.8%	275,000	10.4%	308,200	0.3%
Aug-23	2	-80%	15	50%	0.13	52	24%	26.00	20	98.8%	364,500	53.2%	364,500	26.9%
Sep-23	8	0%	11	38%	0.73	51	34%	6.38	109	96.8%	269,500	3.3%	247,875	-9.2%
Oct-23	4	-33%	6	-33%	0.67	44	29%	11.00	59	94.2%	187,250	8.9%	192,375	18.2%
Nov-23	2	-71%	3	-57%	0.67	42	31%	21.00	34	86.0%	86,000	-71.3%	86,000	-64.4%
Dec-23	1	-75%	5	400%	0.20	40	43%	40.00	145	93.8%	305,000	-9.3%	305,000	1.9%
2023	**53**	**-17%**	**101**	**-2%**	**0.52**	**39**	**20%**	**8.91**	**81**	**96.0%**	**265,000**	**6.6%**	**261,525**	**-0.8%**
Jan-24	2	0%	5	25%	0.40	41	41%	20.50	63	92.7%	173,750	-58.3%	173,750	-58.3%
Feb-24	3	-57%	3	-50%	1.00	39	39%	13.00	94	94.0%	180,000	-47.1%	252,000	-23.5%
Mar-24	3	50%	10	25%	0.30	45	32%	15.00	82	97.6%	125,900	-16.3%	184,967	22.9%
Apr-24	4	-60%	6	-33%	0.67	42	27%	10.50	72	95.1%	199,750	-1.6%	250,875	8.2%
May-24														
Jun-24														
Jul-24														
Aug-24														
Sep-24														
Oct-24														
Nov-24														
Dec-24														
2024	**12**	**-43%**	**24**	**-11%**	**0.50**	**42**	**35%**	**13.92**	**78**	**95.0%**	**162,500**	**-32.3%**	**221,825**	**-19.1%**