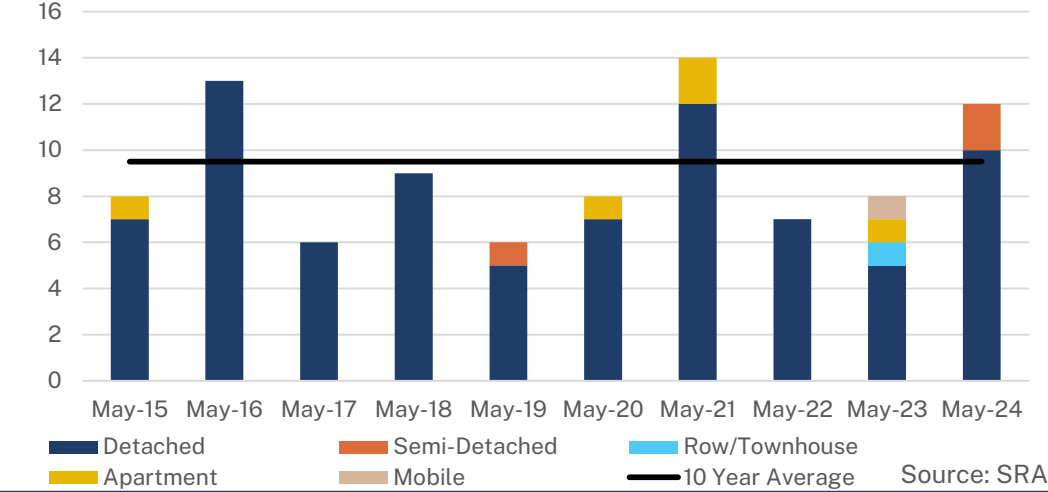


Monthly Sales Comparison



SALES
12

↑ 50.0% Y/Y | ↑ 3.1% YTD

VS. 10-YEAR AVERAGE
↑ 26.3% | ↓ 6.0% YTD

NEW LISTINGS
12

↑ 9.1% Y/Y | ↓ 11.9% YTD

VS. 10-YEAR AVERAGE
↓ 26.8% | ↓ 43.3% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE

\$ 243,400 | **↑ 13.3%** Y/Y

Monthly trend*

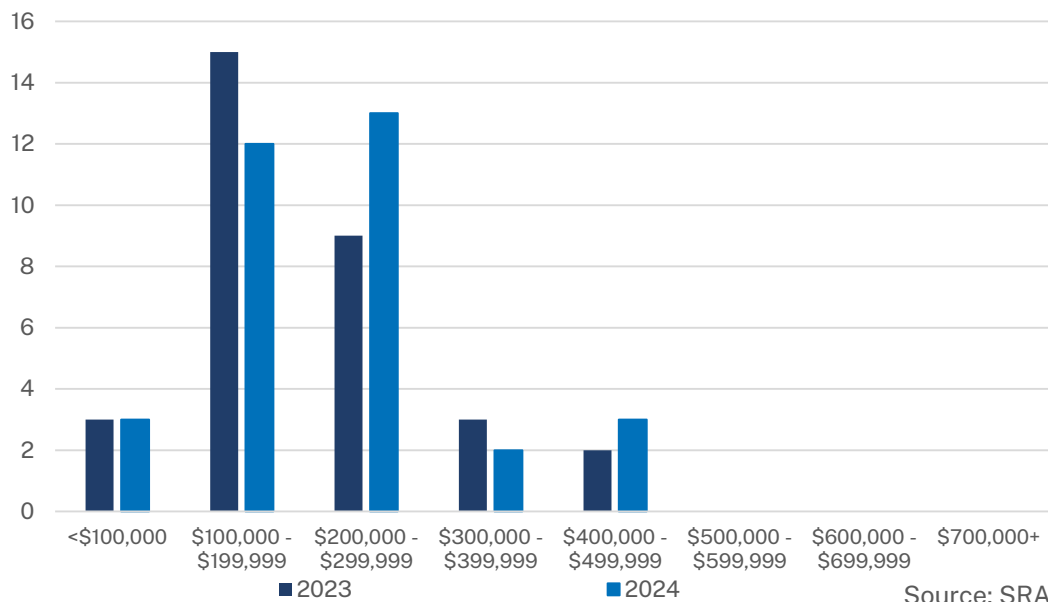
INVENTORY
23

↓ 17.9% Y/Y | Monthly trend*

VS. 10-YEAR AVERAGE
↓ 56.4% | ↓ 51.3% YTD

Residential Sales by Price Range

YTD-MAY



MONTHS OF SUPPLY
1.92

↓ 45.2% Y/Y | Monthly trend*

VS. 10-YEAR AVERAGE
↓ 68.4% | ↓ 52.7% YTD



MELFORT - MAY 2024

May 2024

	Sales		New Listings		Inventory		Months of Supply		DOM	Benchmark		Avg Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Actual	Actual	Y/Y%	Actual	Y/Y%
Detached	10	100%	12	20%	22	5%	2.20	-48%	95	\$241,400	13%	\$246,290	-8%
Semi-Detached	2	-	0	-	0	-	0.00	-	13	-	-	\$269,000	-
Row/Townhouse	0	-100%	0	-100%	0	-	-	-	-	-	-	-	-
Apartment	0	-100%	0	-	0	-100%	-	-	-	-	-	-	-
Acreage	0	-	0	-	0	-	-	-	-	-	-	-	-
Mobile	0	-100%	0	-	0	-100%	-	-	-	-	-	-	-
Mutli-Family	0	-	0	-	1	-50%	-	-	-	-	-	-	-
Total Residential	12	50%	12	9%	23	-18%	1.92	-45%	81	\$243,400	13%	\$250,075	10%

10-Year Averages

	Sales		New Listings		Inventory		Months of Supply		DOM	Benchmark		Avg Price	
	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	Avg	%Diff	Avg	%Diff
Total Residential	10	26%	16	-27%	53	-56%	6.07	-68%	62	\$199,640	22%	\$221,216	13%

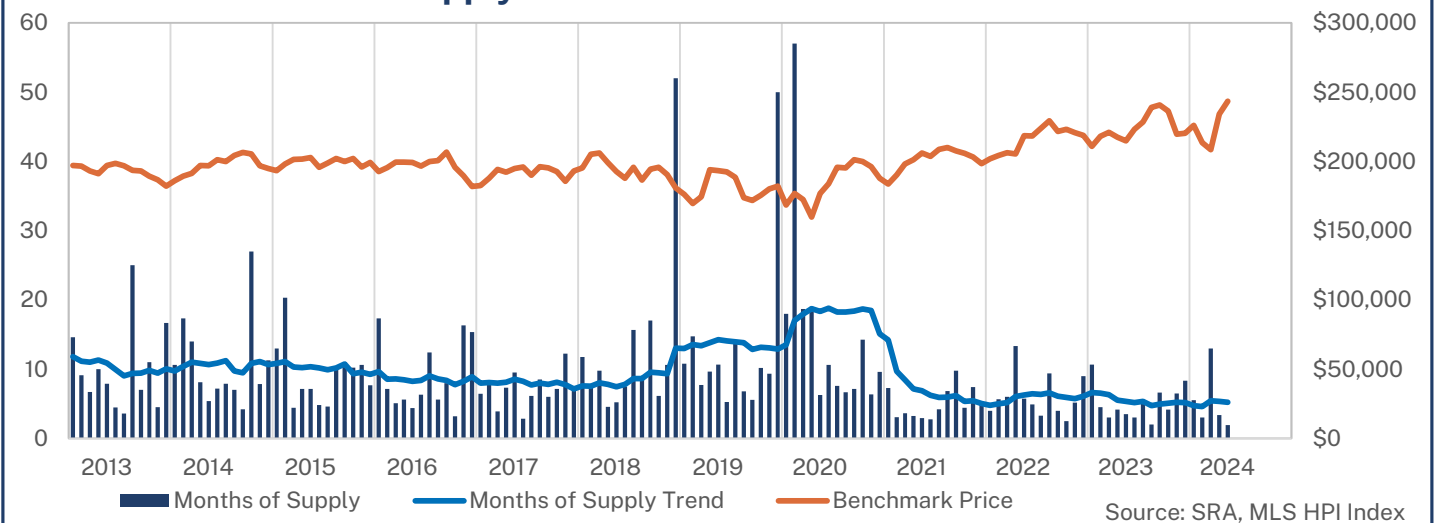
Year-to-Date May 2024

	Sales		New Listings		Inventory		Months of Supply		DOM	Benchmark		Avg Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Actual	Actual	Y/Y%	Actual	Y/Y%
Detached	26	4%	34	3%	20	-3%	3.88	-7%	92	\$223,340	4%	\$230,809	2%
Semi-Detached	3	-	3	-	1	-	1.67	-	35	-	-	\$259,333	-
Row/Townhouse	0	-100%	0	-100%	0	-	-	-	-	-	-	-	-
Apartment	4	-20%	0	-100%	2	-60%	2.00	-50%	163	-	-	\$143,125	-18%
Acreage	0	-	0	-	0	-	-	-	-	-	-	-	-
Mobile	0	-100%	0	-100%	0	-100%	-	-	-	-	-	-	-
Mutli-Family	0	-	0	-	1	-50%	-	-	-	-	-	-	-
Total Residential	33	3%	37	-12%	24	-15%	3.61	-18%	95	\$225,080	4%	\$222,773	5%

10-Year Averages

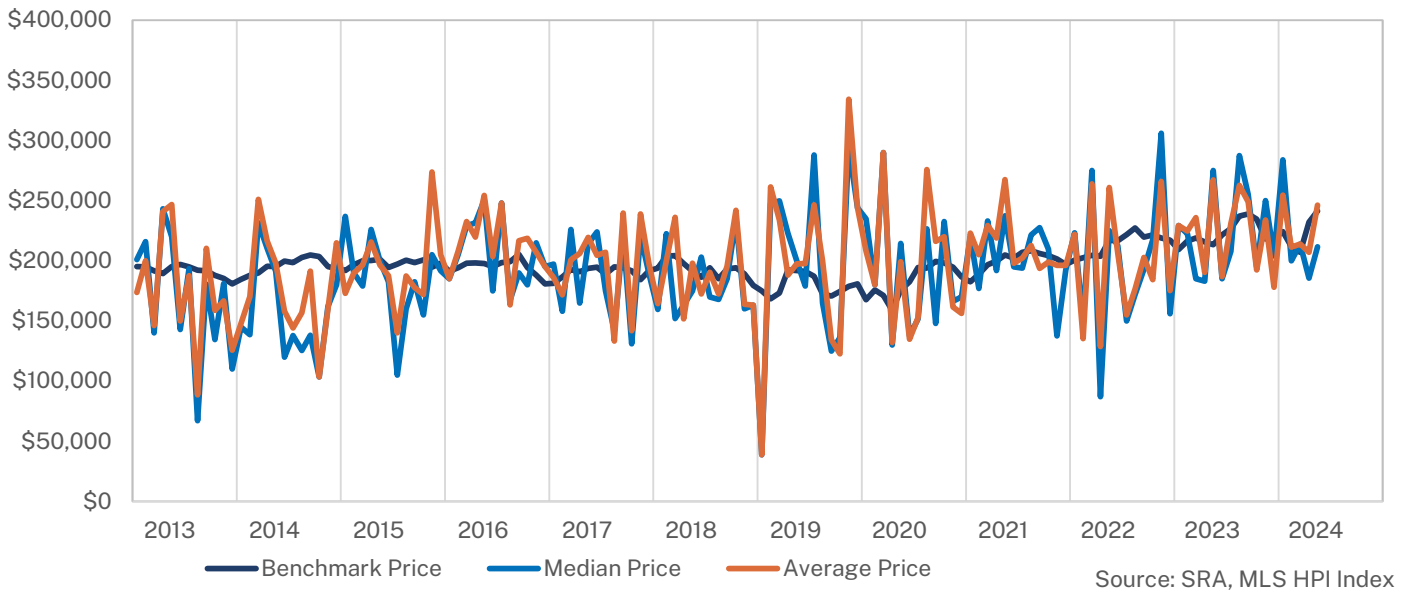
	Sales		New Listings		Inventory		Months of Supply		DOM	Benchmark		Avg Price	
	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	Avg	%Diff	Avg	%Diff
Total Residential	35	-6%	65	-43%	49	-51%	7.62	-53%	83	\$195,074	15%	\$205,061	9%

Residential Months of Supply and Price

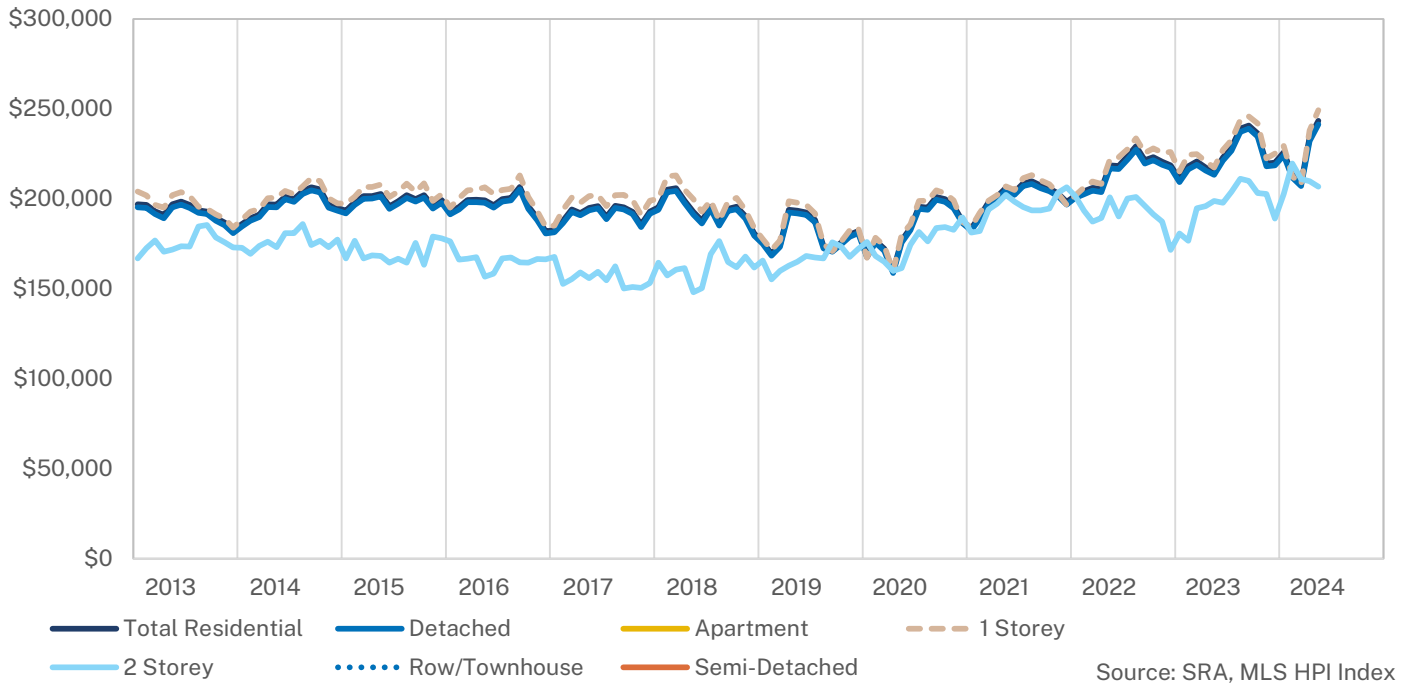




Detached Pricing



Benchmark Price





HPI Benchmark Attributes

	Composite
Bedrooms, Above Ground	3
Bathrooms, Full	2
Bathrooms, Half	0
Garage	Attached, Single width
Gross Living Area, Above Ground (Sq. Ft.)	1120
Lot Size	-
Fireplaces, Number of	0
Year Built	1972
May 2024 Benchmark Price	\$243,400
Detached Share of Sales, Last 3 Years	96%
Semi-Detached Share of Sales, Last 3 Years	-
Apartment Share of Sales, Last 3 Years	-
Townhouse Share of Sales, Last 3 Years	-

	Detached	1 Storey	2 Storey
Bedrooms, Above Ground	3	3	3
Bathrooms, Full	2	2	2
Bathrooms, Half	0	0	0
Garage	Attached, Single width	Attached, Single width	Attached, Single width
Gross Living Area, Above Ground (Sq. Ft.)	1120	1101	1313
Lot Size	6900	6900	6250
Fireplaces, Number of	0	0	0
Year Built	1972	1973	1951
May 2024 Benchmark Price	\$241,400	\$249,300	\$206,800
Share of Total Sales, Last 3 Years	96%	86%	14%

	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	-	-	-
May 2024 Benchmark Price	-	-	-
Share of Total Sales, Last 3 Years	-	-	-

