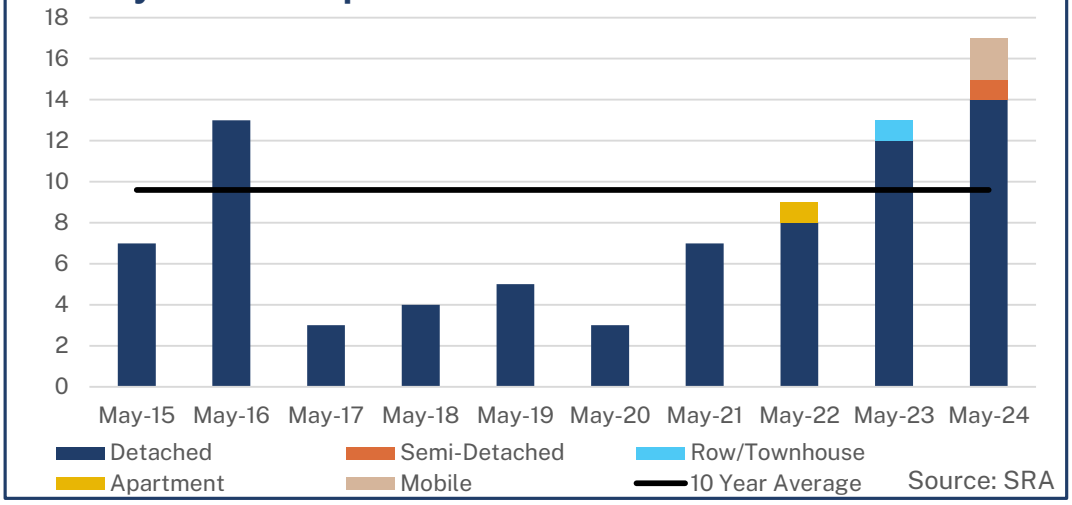
CENSUS DIVISION 3 - MAY 2024

Monthly Sales Comparison

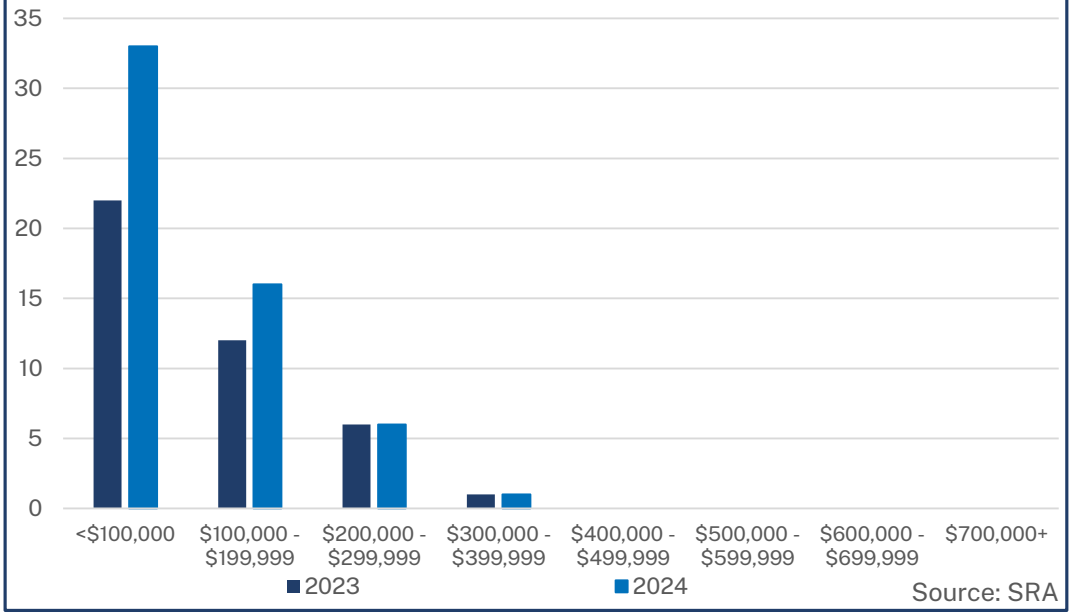


TOTAL RESIDENTIAL AVERAGE PRICE

$ 94,022 | ↓ 32.2% Y/Y | Monthly trend*

Residential Sales by Price Range

YTD-MAY



SALES

18

↑ 12.5% Y/Y | ↑ 36.6% YTD

VS. 10-YEAR AVERAGE

↑ 87.5% | ↑ 60.5% YTD

NEW LISTINGS

24

↓ 14.3% Y/Y | ↑ 4.1% YTD

VS. 10-YEAR AVERAGE

↓ 11.4% | ↓ 4.3% YTD

INVENTORY

114

↓ 10.2% Y/Y | Monthly trend*

VS. 10-YEAR AVERAGE

↓ 20.8% | ↓ 18.0% YTD

MONTHS OF SUPPLY

6.33

↓ 20.2% Y/Y | Monthly trend*

VS. 10-YEAR AVERAGE

↓ 72.1% | ↓ 56.4% YTD

CENSUS DIVISION 3 - MAY 2024

May 2024

	Sales		New Listings		Inventory		Months of Supply		DOM	Avg Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Actual	Actual	Y/Y%
Detached	14	17%	21	-19%	104	-7%	7.43	-20%	131	$79,886	-44%
Semi-Detached	1	-	0	-100%	0	-100%	0.00	-	36	$200,000	-
Row/Townhouse	0	-100%	0	-	0	-100%	-	-	-	-	-
Apartment	0	-	0	-	0	-100%	-	-	-	-	-
Acreage	0	-100%	0	-	8	14%	-	-	-	-	-
Mobile	2	-	3	200%	2	-33%	1.00	-	40	$147,500	-
Mutli-Family	1	-	0	-	0	-100%	0.00	-	38	$79,000	-
Total Residential	18	13%	24	-14%	114	-10%	6.33	-20%	110	$94,022	-32%

10-Year Averages

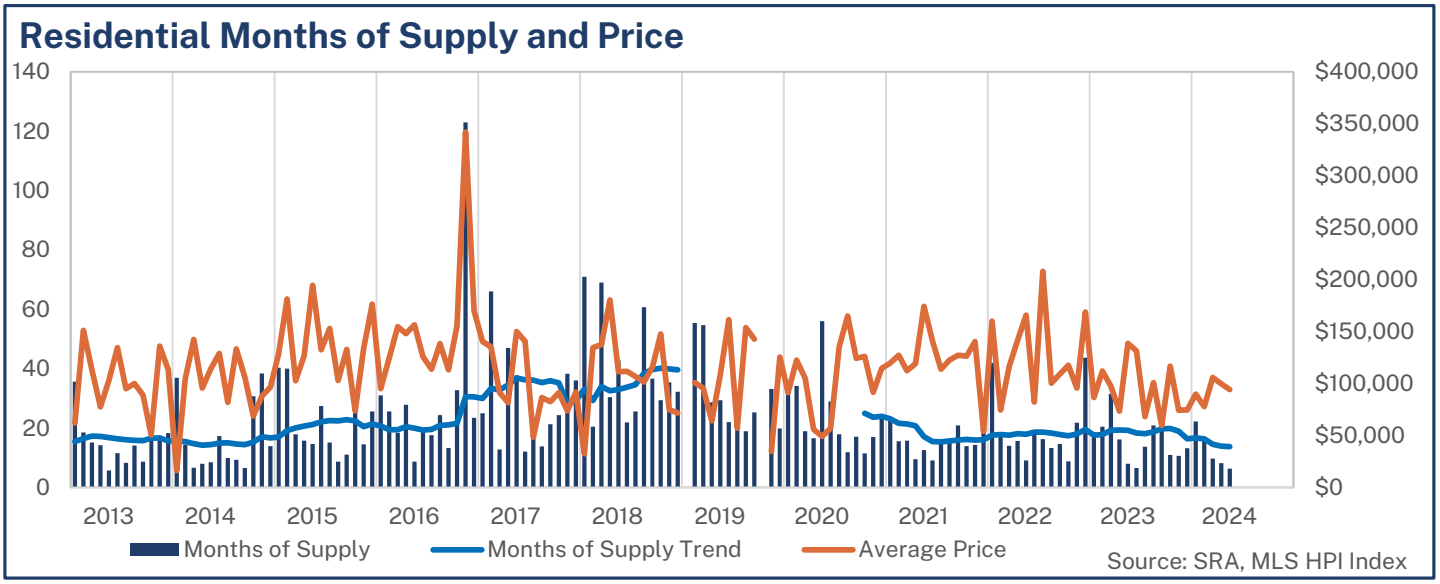
	Sales		New Listings		Inventory		Months of Supply		DOM	Avg Price	
	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	Avg	%Diff
Total Residential	10	88%	27	-11%	144	-21%	22.73	-72%	134	$136,258	-31%

Year-to-Date May 2024

	Sales		New Listings		Inventory		Months of Supply		DOM	Avg Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Actual	Actual	Y/Y%
Detached	47	34%	89	7%	102	-7%	10.81	-31%	126	$84,687	-19%
Semi-Detached	1	-	1	0%	0	0%	1.00	-	36	$200,000	-
Row/Townhouse	0	-100%	0	-100%	0	-100%	-	-	-	-	-
Apartment	0	-	0	-100%	1	-25%	-	-	-	-	-
Acreage	4	0%	5	-29%	10	20%	12.00	20%	126	$187,500	8%
Mobile	3	200%	5	67%	1	-75%	2.33	-92%	34	$114,333	853%
Mutli-Family	1	-	1	0%	0	-90%	1.00	-	38	$79,000	-
Total Residential	56	37%	101	4%	114	-10%	10.14	-34%	118	$95,577	-12%

10-Year Averages

	Sales		New Listings		Inventory		Months of Supply		DOM	Avg Price	
	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	Avg	%Diff
Total Residential	35	60%	106	-4%	139	-18%	23.25	-56%	148	$119,723	-20%



TOTAL RESIDENTIAL

CENSUS DIVISION 3														
	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	-25%	26	63%	0.12	107	20%	35.67	178	87.0%	65,100	0.2%	62,033	-9.9%
Feb-13	6	-63%	19	12%	0.32	111	29%	18.50	75	96.4%	185,400	97.8%	151,133	36.4%
Mar-13	7	-53%	14	-52%	0.50	106	26%	15.14	133	93.4%	110,000	-12.0%	113,271	-12.8%
Apr-13	8	33%	22	-4%	0.36	114	23%	14.25	97	91.7%	63,450	-29.9%	77,550	-10.5%
May-13	19	90%	24	-8%	0.79	108	6%	5.68	85	90.9%	90,000	-27.2%	103,132	-22.4%
Jun-13	11	83%	36	140%	0.31	127	26%	11.55	98	93.2%	135,000	41.0%	134,682	26.2%
Jul-13	15	67%	27	35%	0.56	124	14%	8.27	79	93.3%	53,000	-26.4%	95,033	21.4%
Aug-13	9	50%	27	108%	0.33	127	27%	14.11	100	89.6%	94,500	-23.8%	99,972	-41.1%
Sep-13	14	56%	29	45%	0.48	122	33%	8.71	101	86.7%	80,000	100.5%	88,857	51.0%
Oct-13	6	-33%	19	19%	0.32	126	38%	21.00	71	83.9%	35,000	-59.3%	50,667	-41.9%
Nov-13	7	17%	19	27%	0.37	117	23%	16.71	159	92.5%	152,000	10.5%	135,929	18.4%
Dec-13	6	100%	14	40%	0.43	110	20%	18.33	146	85.1%	123,500	341.1%	113,333	142.0%
2013	**111**	**12%**	**276**	**25%**	**0.40**	**117**	**23%**	**12.60**	**102**	**91.0%**	**85,000**	**-5.6%**	**103,171**	**-1.4%**
Jan-14	3	0%	12	-54%	0.25	111	4%	37.00	198	77.6%	15,000	-77.0%	16,250	-73.8%
Feb-14	8	33%	16	-16%	0.50	115	4%	14.38	120	86.6%	125,000	-32.6%	104,688	-30.7%
Mar-14	17	143%	25	79%	0.68	112	6%	6.59	162	89.6%	133,200	21.1%	142,571	25.9%
Apr-14	15	88%	32	45%	0.47	120	5%	8.00	100	87.6%	100,000	57.6%	95,667	23.4%
May-14	14	-26%	27	13%	0.52	119	10%	8.50	133	85.4%	92,500	2.8%	113,964	10.5%
Jun-14	8	-27%	37	3%	0.22	138	9%	17.25	129	94.3%	165,750	22.8%	128,850	-4.3%
Jul-14	15	0%	33	22%	0.45	148	19%	9.87	55	89.6%	51,000	-3.8%	81,813	-13.9%
Aug-14	15	67%	18	-33%	0.83	139	9%	9.27	50	89.1%	125,000	32.3%	133,240	33.3%
Sep-14	19	36%	27	-7%	0.70	125	2%	6.58	95	86.5%	92,000	15.0%	106,153	19.5%
Oct-14	4	-33%	11	-42%	0.36	123	-2%	30.75	83	87.4%	47,500	35.7%	68,725	35.6%
Nov-14	3	-57%	14	-26%	0.21	115	-2%	38.33	115	85.8%	120,000	-21.1%	87,667	-35.5%
Dec-14	8	33%	11	-21%	0.73	111	1%	13.88	103	86.0%	70,000	-43.3%	96,613	-14.8%
2014	**129**	**16%**	**263**	**-5%**	**0.49**	**123**	**6%**	**11.44**	**105**	**88.1%**	**105,000**	**23.5%**	**107,944**	**4.6%**
Jan-15	3	0%	21	75%	0.14	121	9%	40.33	93	94.4%	150,000	900.0%	128,333	689.7%
Feb-15	3	-63%	10	-38%	0.30	120	4%	40.00	180	94.0%	169,000	35.2%	181,333	73.2%
Mar-15	7	-59%	20	-20%	0.35	125	12%	17.86	147	92.1%	123,000	-7.7%	102,571	-28.1%
Apr-15	8	-47%	28	-13%	0.29	126	5%	15.75	149	90.0%	123,000	23.0%	126,688	32.4%
May-15	9	-36%	26	-4%	0.35	132	11%	14.67	116	92.2%	270,000	191.9%	194,489	70.7%
Jun-15	5	-38%	28	-24%	0.18	137	-1%	27.40	136	90.5%	136,000	-17.9%	132,600	2.9%
Jul-15	9	-40%	22	-33%	0.41	136	-8%	15.11	80	94.5%	131,500	157.8%	152,989	87.0%
Aug-15	15	0%	14	-22%	1.07	130	-6%	8.67	109	90.1%	93,000	-25.6%	102,793	-22.9%
Sep-15	11	-42%	23	-15%	0.48	121	-3%	11.00	108	91.2%	140,000	52.2%	132,891	25.2%
Oct-15	5	25%	29	164%	0.17	129	5%	25.80	126	89.6%	75,000	57.9%	73,760	7.3%
Nov-15	9	200%	20	43%	0.45	131	14%	14.56	121	89.2%	65,000	-45.8%	133,944	52.8%
Dec-15	5	-38%	13	18%	0.38	128	15%	25.60	125	90.0%	175,000	150.0%	176,400	82.6%
2015	**89**	**-31%**	**254**	**-3%**	**0.35**	**128**	**4%**	**17.26**	**120**	**91.4%**	**125,000**	**19.0%**	**133,829**	**24.0%**
Jan-16	4	33%	12	-43%	0.33	124	2%	31.00	134	88.8%	95,000	-36.7%	95,000	-26.0%
Feb-16	5	67%	17	70%	0.29	128	7%	25.60	148	91.8%	115,000	-32.0%	124,600	-31.3%
Mar-16	7	0%	18	-10%	0.39	129	3%	18.43	104	88.4%	100,000	-18.7%	154,857	51.0%
Apr-16	5	-38%	28	0%	0.18	139	10%	27.80	204	84.6%	175,000	42.3%	148,000	16.8%
May-16	15	67%	30	15%	0.50	131	-1%	8.73	138	90.9%	155,000	-42.6%	156,367	-19.6%
Jun-16	7	40%	28	0%	0.25	137	0%	19.57	37	89.8%	145,000	6.6%	125,786	-5.1%
Jul-16	8	-11%	15	-32%	0.53	141	4%	17.63	65	91.5%	102,500	-22.1%	113,688	-25.7%
Aug-16	6	-60%	21	50%	0.29	146	12%	24.33	97	90.5%	147,500	58.6%	138,250	34.5%
Sep-16	10	-9%	13	-43%	0.77	133	10%	13.30	111	86.3%	102,250	-27.0%	113,050	-14.9%
Oct-16	4	-20%	21	-28%	0.19	131	2%	32.75	68	93.9%	114,000	52.0%	155,750	111.2%
Nov-16	1	-89%	9	-55%	0.11	123	-6%	123.00	102	98.0%	342,000	426.2%	342,000	155.3%
Dec-16	5	0%	12	-8%	0.42	117	-9%	23.40	141	90.0%	160,000	-8.6%	170,000	-3.6%
2016	**77**	**-13%**	**224**	**-12%**	**0.34**	**132**	**3%**	**20.51**	**112**	**89.9%**	**135,000**	**8.0%**	**139,448**	**4.2%**
Jan-17	5	25%	18	50%	0.28	125	1%	25.00	163	89.8%	124,900	31.5%	140,480	47.9%
Feb-17	2	-60%	18	6%	0.11	132	3%	66.00	25	83.1%	135,000	17.4%	135,000	8.3%
Mar-17	10	43%	17	-6%	0.59	128	-1%	12.80	166	84.0%	72,500	-27.5%	91,100	-41.2%
Apr-17	3	-40%	28	0%	0.11	141	1%	47.00	210	88.2%	52,000	-70.3%	81,667	-44.8%
May-17	4	-73%	27	-10%	0.15	151	15%	37.75	102	87.6%	174,000	12.3%	150,000	-4.1%
Jun-17	12	71%	18	-36%	0.67	145	6%	12.08	117	92.5%	154,000	6.2%	140,585	11.8%
Jul-17	9	13%	20	33%	0.45	147	4%	16.33	102	81.2%	32,500	-68.3%	48,089	-57.7%
Aug-17	11	83%	23	10%	0.48	152	4%	13.82	140	83.8%	45,000	-69.5%	86,545	-37.4%
Sep-17	7	-30%	16	23%	0.44	149	12%	21.29	134	84.2%	59,900	-41.4%	82,557	-27.0%
Oct-17	6	50%	21	0%	0.29	146	11%	24.33	159	90.7%	88,450	-22.4%	91,317	-41.4%
Nov-17	4	300%	17	89%	0.24	153	24%	38.25	162	85.3%	60,000	-82.5%	73,750	-78.4%
Dec-17	4	-20%	13	8%	0.31	144	23%	36.00	46	68.8%	38,750	-75.8%	91,875	-46.0%
2017	**77**	**0%**	**236**	**5%**	**0.33**	**143**	**8%**	**22.25**	**132**	**86.1%**	**75,000**	**-44.4%**	**98,552**	**-29.3%**
Jan-18	2	-60%	14	-22%	0.14	142	14%	71.00	78	92.8%	32,450	-74.0%	32,450	-76.9%
Feb-18	7	250%	14	-22%	0.50	143	8%	20.43	154	92.4%	129,000	-4.4%	134,571	-0.3%
Mar-18	2	-80%	16	-6%	0.13	138	8%	69.00	76	83.4%	137,500	89.7%	137,500	50.9%
Apr-18	5	67%	28	0%	0.18	152	8%	30.40	179	89.5%	175,000	236.5%	180,400	120.9%
May-18	4	0%	35	30%	0.11	171	13%	42.75	201	88.3%	105,000	-39.7%	111,400	-25.7%
Jun-18	8	-33%	25	39%	0.32	175	21%	21.88	86	88.8%	75,050	-51.3%	111,763	-20.5%
Jul-18	7	-22%	27	35%	0.26	179	22%	25.57	58	90.0%	70,000	115.4%	106,714	121.9%
Aug-18	3	-73%	21	-9%	0.14	182	20%	60.67	90	88.5%	80,000	77.8%	101,333	17.1%
Sep-18	5	-29%	19	19%	0.26	183	23%	36.60	180	88.6%	120,000	100.3%	116,000	40.5%
Oct-18	6	0%	18	-14%	0.33	176	21%	29.33	136	85.5%	149,950	69.5%	147,817	61.9%
Nov-18	5	25%	23	35%	0.22	177	16%	35.40	178	85.0%	65,000	8.3%	74,900	1.6%
Dec-18	5	25%	10	-23%	0.50	161	12%	32.20	97	89.5%	25,500	-34.2%	71,600	-22.1%
2018	**59**	**-23%**	**250**	**6%**	**0.24**	**165**	**16%**	**33.54**	**128**	**88.6%**	**110,000**	**46.7%**	**114,814**	**16.5%**

TOTAL RESIDENTIAL

CENSUS DIVISION 3														
	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	-	-100%	23	64%	-	165	16%	-	-	-	-	-	-	-
Feb-19	3	-57%	10	-29%	0.30	166	16%	55.33	315	83.3%	83,000	-35.7%	101,000	-24.9%
Mar-19	3	50%	14	-13%	0.21	164	19%	54.67	204	79.9%	100,000	-27.3%	95,667	-30.4%
Apr-19	6	20%	28	0%	0.21	172	13%	28.67	237	86.9%	55,000	-68.6%	64,117	-64.5%
May-19	6	50%	33	-6%	0.18	176	3%	29.33	102	89.8%	51,500	-51.0%	108,500	-2.6%
Jun-19	8	0%	20	-20%	0.40	176	1%	22.00	217	86.6%	151,000	101.2%	161,500	44.5%
Jul-19	6	-14%	23	-15%	0.26	177	-1%	29.50	153	80.4%	37,500	-46.4%	57,083	-46.5%
Aug-19	9	200%	19	-10%	0.47	170	-7%	18.89	117	94.3%	85,000	6.3%	153,796	51.8%
Sep-19	7	40%	27	42%	0.26	177	-3%	25.29	82	89.7%	100,000	-16.7%	142,714	23.0%
Oct-19	-	-100%	18	0%	-	169	-4%	-	-	-	-	-	-	-
Nov-19	5	0%	19	-17%	0.26	166	-6%	33.20	108	84.3%	45,000	-30.8%	34,800	-53.5%
Dec-19	8	60%	14	40%	0.57	159	-1%	19.88	145	89.4%	90,000	252.9%	125,500	75.3%
2019	**61**	**3%**	**248**	**-1%**	**0.25**	**170**	**3%**	**33.39**	**157**	**88.4%**	**83,000**	**-24.5%**	**111,826**	**-2.6%**
Jan-20	5	-	22	-4%	0.23	166	1%	33.20	143	69.2%	45,000	-	91,120	-
Feb-20	5	67%	23	130%	0.22	171	3%	34.20	163	84.3%	125,000	50.6%	122,600	21.4%
Mar-20	9	200%	24	71%	0.38	170	4%	18.89	95	89.4%	65,000	-35.0%	105,378	10.2%
Apr-20	10	67%	20	-29%	0.50	166	-3%	16.60	173	80.3%	51,500	-6.4%	55,800	-13.0%
May-20	3	-50%	22	-33%	0.14	168	-5%	56.00	171	84.2%	16,000	-68.9%	49,167	-54.7%
Jun-20	6	-25%	26	30%	0.23	174	-1%	29.00	157	86.7%	37,625	-75.1%	57,125	-64.6%
Jul-20	10	67%	26	13%	0.38	179	1%	17.90	135	91.2%	127,500	240.0%	135,035	136.6%
Aug-20	15	67%	27	42%	0.56	178	5%	11.87	145	90.8%	110,000	29.4%	165,017	7.3%
Sep-20	10	43%	21	-22%	0.48	171	-3%	17.10	162	87.9%	156,250	56.3%	124,200	-13.0%
Oct-20	14	-	16	-11%	0.88	160	-5%	11.43	120	88.8%	94,950	-	126,171	-
Nov-20	9	80%	14	-26%	0.64	153	-8%	17.00	101	92.4%	77,000	71.1%	91,600	163.2%
Dec-20	6	-25%	10	-29%	0.60	145	-9%	24.17	100	93.8%	128,000	42.2%	114,667	-8.6%
2020	**102**	**67%**	**251**	**1%**	**0.41**	**167**	**-2%**	**19.62**	**136**	**88.1%**	**89,550**	**7.9%**	**111,879**	**0.0%**
Jan-21	6	20%	19	-14%	0.32	142	-14%	23.67	235	91.6%	132,500	194.4%	119,500	31.1%
Feb-21	9	80%	14	-39%	0.64	140	-18%	15.56	155	90.8%	105,000	-16.0%	127,156	3.7%
Mar-21	9	0%	27	13%	0.33	142	-16%	15.78	111	91.2%	120,000	84.6%	112,378	6.6%
Apr-21	15	50%	27	35%	0.56	142	-14%	9.47	155	88.3%	90,000	74.8%	118,933	113.1%
May-21	11	267%	17	-23%	0.65	138	-18%	12.55	84	92.3%	169,000	956.3%	174,227	254.4%
Jun-21	15	150%	23	-12%	0.65	136	-22%	9.07	126	90.9%	140,000	272.1%	140,933	146.7%
Jul-21	9	-10%	29	12%	0.31	146	-18%	16.22	99	92.0%	85,000	-33.3%	113,800	-15.7%
Aug-21	9	-40%	19	-30%	0.47	145	-19%	16.11	130	88.5%	100,000	-9.1%	122,556	-25.7%
Sep-21	7	-30%	20	-5%	0.35	146	-15%	20.86	123	87.0%	113,500	-27.4%	127,143	2.4%
Oct-21	10	-29%	15	-6%	0.67	139	-13%	13.90	94	91.1%	96,000	1.1%	126,445	0.2%
Nov-21	9	0%	13	-7%	0.69	129	-16%	14.33	84	87.8%	132,000	71.4%	140,444	53.3%
Dec-21	5	-17%	11	10%	0.45	126	-13%	25.20	90	84.4%	30,000	-76.6%	53,960	-52.9%
2021	**114**	**12%**	**234**	**-7%**	**0.49**	**139**	**-16%**	**14.66**	**123**	**90.1%**	**114,250**	**27.6%**	**127,217**	**13.7%**
Jan-22	3	-50%	12	-37%	0.25	126	-11%	42.00	181	90.8%	145,000	9.4%	160,000	33.9%
Feb-22	7	-22%	17	21%	0.41	125	-11%	17.86	140	86.4%	60,000	-42.9%	74,643	-41.3%
Mar-22	9	0%	23	-15%	0.39	126	-11%	14.00	140	87.2%	105,000	-12.5%	115,989	3.2%
Apr-22	8	-47%	20	-26%	0.40	125	-12%	15.63	119	91.9%	143,750	59.7%	141,563	19.0%
May-22	14	27%	26	53%	0.54	127	-8%	9.07	165	92.3%	164,450	-2.7%	165,707	-4.9%
Jun-22	8	-47%	28	22%	0.29	142	4%	17.75	96	88.0%	78,950	-43.6%	82,050	-41.8%
Jul-22	9	0%	22	-24%	0.41	146	0%	16.22	70	88.1%	160,000	88.2%	208,100	82.9%
Aug-22	12	33%	36	89%	0.33	159	10%	13.25	97	89.4%	88,500	-11.5%	100,250	-18.2%
Sep-22	10	43%	11	-45%	0.91	146	0%	14.60	71	87.1%	103,500	-8.8%	109,100	-14.2%
Oct-22	16	60%	19	27%	0.84	140	1%	8.75	133	89.9%	84,500	-12.0%	117,531	-7.0%
Nov-22	6	-33%	11	-15%	0.55	131	2%	21.83	112	76.9%	102,500	-22.3%	95,667	-31.9%
Dec-22	3	-40%	10	-9%	0.30	131	4%	43.67	166	94.6%	155,000	416.7%	168,667	212.6%
2022	**105**	**-8%**	**235**	**0%**	**0.45**	**135**	**-3%**	**15.47**	**120**	**89.0%**	**115,000**	**0.7%**	**126,501**	**-0.6%**
Jan-23	7	133%	18	50%	0.39	129	2%	18.43	133	84.9%	80,000	-44.8%	86,629	-45.9%
Feb-23	6	-14%	13	-24%	0.46	123	-2%	20.50	138	90.8%	92,100	53.5%	112,033	50.1%
Mar-23	4	-56%	16	-30%	0.25	126	0%	31.50	157	88.7%	85,000	-19.0%	97,500	-15.9%
Apr-23	8	0%	22	10%	0.36	129	3%	16.13	142	90.8%	63,000	-56.2%	73,313	-48.2%
May-23	16	14%	28	8%	0.57	127	0%	7.94	125	90.2%	125,000	-24.0%	138,756	-16.3%
Jun-23	18	125%	23	-18%	0.78	118	-17%	6.56	166	89.8%	130,250	65.0%	131,208	59.9%
Jul-23	9	0%	22	0%	0.41	123	-16%	13.67	73	89.7%	30,000	-81.3%	68,156	-67.2%
Aug-23	6	-50%	21	-42%	0.29	125	-21%	20.83	85	82.3%	96,450	9.0%	100,817	0.6%
Sep-23	5	-50%	26	136%	0.19	133	-9%	26.60	96	84.8%	51,900	-49.9%	59,680	-45.3%
Oct-23	12	-25%	19	0%	0.63	131	-6%	10.92	97	92.0%	82,500	-2.4%	116,825	-0.6%
Nov-23	12	100%	23	109%	0.52	127	-3%	10.58	93	90.6%	66,450	-35.2%	74,317	-22.3%
Dec-23	9	200%	6	-40%	1.50	119	-9%	13.22	115	81.9%	75,000	-51.6%	74,492	-55.8%
2023	**112**	**7%**	**237**	**1%**	**0.47**	**126**	**-7%**	**13.48**	**120**	**88.9%**	**80,000**	**-30.4%**	**101,052**	**-20.1%**
Jan-24	5	-29%	15	-17%	0.33	111	-14%	22.20	118	90.1%	60,000	-25.0%	89,700	3.5%
Feb-24	7	17%	17	31%	0.41	112	-9%	16.00	143	85.4%	49,000	-46.8%	77,714	-30.6%
Mar-24	12	200%	27	69%	0.44	117	-7%	9.75	114	87.4%	84,250	-0.9%	105,833	8.5%
Apr-24	14	75%	18	-18%	0.78	114	-12%	8.14	118	92.5%	72,500	15.1%	99,814	36.1%
May-24	18	13%	24	-14%	0.75	114	-10%	6.33	110	90.4%	87,000	-30.4%	94,022	-32.2%
Jun-24														
Jul-24														
Aug-24														
Sep-24														
Oct-24														
Nov-24														
Dec-24														
2024	**56**	**37%**	**101**	**4%**	**0.55**	**114**	**-10%**	**10.14**	**118**	**89.6%**	**72,500**	**-19.4%**	**95,577**	**-12.4%**

DETACHED

CENSUS DIVISION 3														
	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	2	-50%	21	50%	0.10	95	22%	47.50	117	87.1%	60,500	-6.9%	60,500	-12.2%
Feb-13	4	-75%	15	-6%	0.27	97	31%	24.25	91	98.2%	217,000	131.5%	174,000	57.0%
Mar-13	7	-53%	14	-50%	0.50	94	29%	13.43	133	93.4%	110,000	-12.0%	113,271	-12.8%
Apr-13	8	33%	19	-10%	0.42	100	25%	12.50	97	91.7%	63,450	-29.9%	77,550	-10.5%
May-13	19	111%	22	-4%	0.86	94	8%	4.95	85	90.9%	90,000	-40.9%	103,132	-27.9%
Jun-13	8	60%	34	127%	0.24	115	26%	14.38	113	92.6%	70,000	-47.8%	103,938	-13.5%
Jul-13	14	56%	20	11%	0.70	110	13%	7.86	84	92.7%	47,500	-34.0%	81,964	4.7%
Aug-13	9	125%	25	127%	0.36	111	23%	12.33	100	89.6%	94,500	-38.0%	99,972	-55.5%
Sep-13	12	50%	24	20%	0.50	103	23%	8.58	111	86.5%	92,500	85.2%	95,667	53.2%
Oct-13	5	-38%	17	13%	0.29	107	29%	21.40	65	79.2%	25,000	-71.6%	36,800	-61.0%
Nov-13	7	17%	17	31%	0.41	99	16%	14.14	159	92.5%	152,000	10.5%	135,929	18.4%
Dec-13	5	67%	9	13%	0.56	91	10%	18.20	154	82.5%	87,000	210.7%	99,000	111.4%
2013	**100**	**8%**	**237**	**17%**	**0.42**	**101**	**21%**	**12.16**	**104**	**90.7%**	**82,500**	**-13.2%**	**98,471**	**-9.3%**
Jan-14	3	50%	10	-52%	0.30	93	-2%	31.00	198	77.6%	15,000	-75.2%	16,250	-73.1%
Feb-14	7	75%	14	-7%	0.50	97	0%	13.86	121	86.7%	130,000	-40.1%	115,000	-33.9%
Mar-14	15	114%	20	43%	0.75	92	-2%	6.13	178	89.8%	133,200	21.1%	142,247	25.6%
Apr-14	14	75%	28	47%	0.50	99	-1%	7.07	103	87.2%	90,000	41.8%	92,714	19.6%
May-14	13	-32%	24	9%	0.54	98	4%	7.54	130	85.4%	80,000	-11.1%	105,038	1.8%
Jun-14	8	0%	34	0%	0.24	116	1%	14.50	129	94.3%	165,750	136.8%	128,850	24.0%
Jul-14	12	-14%	29	45%	0.41	127	15%	10.58	35	90.3%	49,250	3.7%	75,600	-7.8%
Aug-14	14	56%	18	-28%	0.78	120	8%	8.57	46	89.7%	130,200	37.8%	134,186	34.2%
Sep-14	17	42%	25	4%	0.68	111	8%	6.53	91	86.3%	80,000	-13.5%	102,759	7.4%
Oct-14	4	-20%	9	-47%	0.44	108	1%	27.00	83	87.4%	47,500	90.0%	68,725	86.8%
Nov-14	3	-57%	12	-29%	0.25	99	0%	33.00	115	85.8%	120,000	-21.1%	87,667	-35.5%
Dec-14	7	40%	10	11%	0.70	98	8%	14.00	111	86.9%	55,000	-36.8%	90,414	-8.7%
2014	**117**	**17%**	**233**	**-2%**	**0.50**	**105**	**3%**	**10.75**	**105**	**88.3%**	**95,000**	**15.2%**	**105,857**	**7.5%**
Jan-15	2	-33%	19	90%	0.11	110	18%	55.00	90	94.4%	117,500	683.3%	117,500	623.1%
Feb-15	3	-57%	8	-43%	0.38	109	12%	36.33	180	94.0%	169,000	30.0%	181,333	57.7%
Mar-15	6	-60%	16	-20%	0.38	113	23%	18.83	167	91.2%	126,500	-5.0%	115,500	-18.8%
Apr-15	7	-50%	26	-7%	0.27	114	15%	16.29	156	89.8%	150,000	66.7%	136,429	47.1%
May-15	7	-46%	23	-4%	0.30	121	23%	17.29	97	90.5%	103,500	29.4%	168,486	60.4%
Jun-15	5	-38%	21	-38%	0.24	121	4%	24.20	136	90.5%	136,000	-17.9%	132,600	2.9%
Jul-15	7	-42%	20	-31%	0.35	122	-4%	17.43	89	93.8%	131,500	167.0%	150,286	98.8%
Aug-15	14	0%	14	-22%	1.00	117	-3%	8.36	110	91.0%	92,500	-29.0%	103,493	-22.9%
Sep-15	10	-41%	19	-24%	0.53	108	-3%	10.80	112	91.4%	144,500	80.6%	139,680	35.9%
Oct-15	5	25%	23	156%	0.22	110	2%	22.00	126	89.6%	75,000	57.9%	73,760	7.3%
Nov-15	7	133%	19	58%	0.37	115	16%	16.43	146	87.0%	65,000	-45.8%	139,571	59.2%
Dec-15	4	-43%	11	10%	0.36	114	16%	28.50	120	90.5%	156,000	183.6%	156,250	72.8%
2015	**77**	**-34%**	**219**	**-6%**	**0.35**	**115**	**9%**	**17.84**	**125**	**90.9%**	**123,000**	**29.5%**	**131,661**	**24.4%**
Jan-16	3	50%	11	-42%	0.27	111	1%	37.00	166	85.4%	70,000	-40.4%	85,000	-27.7%
Feb-16	5	67%	15	88%	0.33	114	5%	22.80	148	91.8%	115,000	-32.0%	124,600	-31.3%
Mar-16	5	-17%	13	-19%	0.38	115	2%	23.00	139	85.7%	100,000	-20.9%	157,000	35.9%
Apr-16	4	-43%	25	-4%	0.16	123	8%	30.75	183	85.8%	155,000	3.3%	138,750	1.7%
May-16	13	86%	25	9%	0.52	114	-6%	8.77	145	91.7%	155,000	49.8%	148,500	-11.9%
Jun-16	7	40%	25	19%	0.28	122	1%	17.43	37	89.8%	145,000	6.6%	125,786	-5.1%
Jul-16	8	14%	11	-45%	0.73	122	0%	15.25	65	91.5%	102,500	-22.1%	113,688	-24.4%
Aug-16	5	-64%	18	29%	0.28	125	7%	25.00	98	90.2%	145,000	56.8%	125,900	21.7%
Sep-16	9	-10%	11	-42%	0.82	114	6%	12.67	114	86.2%	98,500	-31.8%	106,278	-23.9%
Oct-16	3	-40%	19	-17%	0.16	112	2%	37.33	44	89.2%	112,000	49.3%	99,333	34.7%
Nov-16	-	-100%	8	-58%	-	104	-10%	-	-	-	-	-	-	-
Dec-16	4	0%	9	-18%	0.44	97	-15%	24.25	151	84.7%	137,500	-11.9%	131,250	-16.0%
2016	**66**	**-14%**	**190**	**-13%**	**0.35**	**114**	**0%**	**20.80**	**115**	**89.0%**	**122,500**	**-0.4%**	**126,477**	**-3.9%**
Jan-17	4	33%	17	55%	0.24	105	-5%	26.25	158	91.2%	127,450	82.1%	155,600	83.1%
Feb-17	2	-60%	16	7%	0.13	112	-2%	56.00	25	83.1%	135,000	17.4%	135,000	8.3%
Mar-17	9	80%	15	15%	0.60	109	-5%	12.11	158	85.1%	70,000	-30.0%	91,222	-41.9%
Apr-17	3	-25%	26	4%	0.12	122	-1%	40.67	210	88.2%	52,000	-66.5%	81,667	-41.1%
May-17	3	-77%	23	-8%	0.13	132	16%	44.00	126	88.2%	193,000	24.5%	148,333	-0.1%
Jun-17	10	43%	15	-40%	0.67	125	2%	12.50	135	92.4%	147,500	1.7%	133,103	5.8%
Jul-17	9	13%	14	27%	0.64	124	2%	13.78	102	81.2%	32,500	-68.3%	48,089	-57.7%
Aug-17	9	80%	18	0%	0.50	128	2%	14.22	152	80.6%	40,000	-72.4%	69,111	-45.1%
Sep-17	6	-33%	15	36%	0.40	129	13%	21.50	148	84.9%	61,450	-37.6%	89,317	-16.0%
Oct-17	5	67%	20	5%	0.25	129	15%	25.80	185	90.4%	139,000	24.1%	102,000	2.7%
Nov-17	4	-	16	100%	0.25	136	31%	34.00	162	85.3%	60,000	-	73,750	-
Dec-17	3	-25%	9	0%	0.33	126	30%	42.00	53	47.1%	35,000	-74.5%	37,500	-71.4%
2017	**67**	**2%**	**204**	**7%**	**0.33**	**123**	**8%**	**22.04**	**140**	**85.7%**	**70,000**	**-42.9%**	**93,174**	**-26.3%**
Jan-18	2	-50%	13	-24%	0.15	124	18%	62.00	78	92.8%	32,450	-74.5%	32,450	-79.1%
Feb-18	5	150%	14	-13%	0.36	128	14%	25.60	145	85.8%	110,000	-18.5%	108,400	-19.7%
Mar-18	2	-78%	15	0%	0.13	124	14%	62.00	76	83.4%	137,500	96.4%	137,500	50.7%
Apr-18	5	67%	22	-15%	0.23	132	8%	26.40	179	89.5%	175,000	236.5%	180,400	120.9%
May-18	4	33%	24	4%	0.17	141	7%	35.25	201	88.3%	105,000	-45.6%	111,400	-24.9%
Jun-18	5	-50%	19	27%	0.26	145	16%	29.00	82	88.8%	60,100	-59.3%	119,520	-10.2%
Jul-18	6	-33%	24	71%	0.25	149	20%	24.83	58	90.2%	65,000	100.0%	102,167	112.5%
Aug-18	2	-78%	15	-17%	0.13	149	16%	74.50	114	80.3%	62,000	55.0%	62,000	-10.3%
Sep-18	5	-17%	18	20%	0.28	149	16%	29.80	180	88.6%	120,000	95.3%	116,000	29.9%
Oct-18	5	0%	17	-15%	0.29	144	12%	28.80	136	85.2%	150,000	7.9%	149,380	46.5%
Nov-18	5	25%	21	31%	0.24	148	9%	29.60	178	85.0%	65,000	8.3%	74,900	1.6%
Dec-18	5	67%	6	-33%	0.83	133	6%	26.60	97	89.5%	25,500	-27.1%	71,600	90.9%
2018	**51**	**-24%**	**208**	**2%**	**0.25**	**139**	**13%**	**32.67**	**131**	**87.6%**	**80,000**	**14.3%**	**110,265**	**18.3%**

DETACHED

CENSUS DIVISION 3														
	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	-	-100%	17	31%	-	133	7%	-	-	-	-	-	-	-
Feb-19	3	-40%	9	-36%	0.33	134	5%	44.67	315	83.3%	83,000	-24.5%	101,000	-6.8%
Mar-19	2	0%	11	-27%	0.18	132	6%	66.00	132	72.1%	73,500	-46.5%	73,500	-46.5%
Apr-19	5	0%	25	14%	0.20	141	7%	28.20	248	88.1%	15,000	-91.4%	56,940	-68.4%
May-19	5	25%	30	25%	0.17	150	6%	30.00	113	93.7%	48,000	-54.3%	80,200	-28.0%
Jun-19	7	40%	13	-32%	0.54	149	3%	21.29	210	88.0%	169,000	181.2%	173,857	45.5%
Jul-19	5	-17%	18	-25%	0.28	147	-1%	29.40	130	76.6%	25,000	-61.5%	45,500	-55.5%
Aug-19	6	200%	16	7%	0.38	145	-3%	24.17	105	89.8%	80,000	29.0%	79,186	27.7%
Sep-19	6	20%	24	33%	0.25	153	3%	25.50	89	88.8%	147,500	22.9%	152,167	31.2%
Oct-19	-	-100%	15	-12%	-	142	-1%	-	-	-	-	-	-	-
Nov-19	5	0%	18	-14%	0.28	142	-4%	28.40	108	84.3%	45,000	-30.8%	34,800	-53.5%
Dec-19	6	20%	13	117%	0.46	139	5%	23.17	139	85.8%	77,500	203.9%	83,583	16.7%
2019	**50**	**-2%**	**209**	**0%**	**0.24**	**142**	**2%**	**34.14**	**153**	**86.9%**	**65,000**	**-18.8%**	**92,876**	**-15.8%**
Jan-20	5	-	17	0%	0.29	145	9%	29.00	143	69.2%	45,000	-	91,120	-
Feb-20	4	33%	20	122%	0.20	150	12%	37.50	146	86.8%	134,500	62.0%	123,250	22.0%
Mar-20	7	250%	19	73%	0.37	147	11%	21.00	64	87.4%	59,000	-19.7%	70,057	-4.7%
Apr-20	9	80%	17	-32%	0.53	143	1%	15.89	164	79.3%	45,000	200.0%	55,056	-3.3%
May-20	3	-40%	20	-33%	0.15	145	-3%	48.33	171	84.2%	16,000	-66.7%	49,167	-38.7%
Jun-20	6	-14%	22	69%	0.27	149	0%	24.83	157	86.7%	37,625	-77.7%	57,125	-67.1%
Jul-20	9	80%	18	0%	0.50	149	1%	16.56	120	91.1%	120,000	380.0%	119,483	162.6%
Aug-20	12	100%	25	56%	0.48	151	4%	12.58	152	93.5%	78,625	-1.7%	137,563	73.7%
Sep-20	9	50%	14	-42%	0.64	141	-8%	15.67	179	87.9%	162,500	10.2%	134,833	-11.4%
Oct-20	14	-	14	-7%	1.00	129	-9%	9.21	120	88.8%	94,950	-	126,171	-
Nov-20	8	60%	13	-28%	0.62	125	-12%	15.63	95	91.8%	73,000	62.2%	81,800	135.1%
Dec-20	5	-17%	10	-23%	0.50	120	-14%	24.00	87	93.0%	99,000	27.7%	95,600	14.4%
2020	**91**	**82%**	**209**	**0%**	**0.44**	**141**	**-1%**	**18.62**	**133**	**88.0%**	**80,500**	**23.8%**	**101,793**	**9.6%**
Jan-21	4	-20%	16	-6%	0.25	121	-17%	30.25	246	90.7%	95,000	111.1%	96,750	6.2%
Feb-21	8	100%	14	-30%	0.57	120	-20%	15.00	154	89.6%	92,500	-31.2%	114,300	-7.3%
Mar-21	8	14%	24	26%	0.33	122	-17%	15.25	124	92.2%	135,000	128.8%	113,925	62.6%
Apr-21	12	33%	19	12%	0.63	120	-16%	10.00	138	86.8%	89,000	97.8%	95,333	73.2%
May-21	7	133%	16	-20%	0.44	120	-17%	17.14	80	91.4%	160,000	900.0%	152,643	210.5%
Jun-21	15	150%	20	-9%	0.75	116	-22%	7.73	126	90.9%	140,000	272.1%	140,933	146.7%
Jul-21	8	-11%	26	44%	0.31	129	-13%	16.13	105	91.4%	100,000	-16.7%	122,813	2.8%
Aug-21	8	-33%	17	-32%	0.47	129	-15%	16.13	137	84.8%	85,000	8.1%	100,500	-26.9%
Sep-21	7	-22%	19	36%	0.37	130	-8%	18.57	123	87.0%	113,500	-30.2%	127,143	-5.7%
Oct-21	9	-36%	11	-21%	0.82	121	-6%	13.44	100	87.9%	87,000	-8.4%	92,717	-26.5%
Nov-21	7	-13%	11	-15%	0.64	113	-10%	16.14	77	88.8%	115,000	57.5%	119,143	45.7%
Dec-21	5	0%	8	-20%	0.63	108	-10%	21.60	90	84.4%	30,000	-69.7%	53,960	-43.6%
2021	**98**	**8%**	**201**	**-4%**	**0.49**	**121**	**-14%**	**14.79**	**122**	**89.2%**	**105,000**	**30.4%**	**113,817**	**11.8%**
Jan-22	2	-50%	12	-25%	0.17	109	-10%	54.50	259	84.3%	117,500	23.7%	117,500	21.4%
Feb-22	7	-13%	17	21%	0.41	108	-10%	15.43	140	86.4%	60,000	-35.1%	74,643	-34.7%
Mar-22	8	0%	23	-4%	0.35	112	-8%	14.00	116	88.0%	114,500	-15.2%	117,363	3.0%
Apr-22	8	-33%	17	-11%	0.47	114	-5%	14.25	119	91.9%	143,750	61.5%	141,563	48.5%
May-22	8	14%	17	6%	0.47	114	-5%	14.25	205	92.7%	123,000	-23.1%	130,500	-14.5%
Jun-22	8	-47%	23	15%	0.35	124	7%	15.50	96	88.0%	78,950	-43.6%	82,050	-41.8%
Jul-22	7	-13%	21	-19%	0.33	129	0%	18.43	84	85.2%	128,900	28.9%	159,700	30.0%
Aug-22	12	50%	31	82%	0.39	139	8%	11.58	97	89.4%	88,500	4.1%	100,250	-0.2%
Sep-22	9	29%	10	-47%	0.90	126	-3%	14.00	75	86.2%	74,000	-34.8%	103,667	-18.5%
Oct-22	13	44%	17	55%	0.76	123	2%	9.46	136	90.1%	79,000	-9.2%	93,500	0.8%
Nov-22	5	-29%	9	-18%	0.56	117	4%	23.40	111	75.5%	100,000	-13.0%	93,800	-21.3%
Dec-22	3	-40%	9	13%	0.33	118	9%	39.33	166	94.6%	155,000	416.7%	168,667	212.6%
2022	**90**	**-8%**	**206**	**2%**	**0.44**	**119**	**-1%**	**15.92**	**123**	**88.3%**	**101,750**	**-3.1%**	**110,819**	**-2.6%**
Jan-23	7	250%	14	17%	0.50	112	3%	16.00	133	84.9%	80,000	-31.9%	86,629	-26.3%
Feb-23	4	-43%	10	-41%	0.40	106	-2%	26.50	176	86.7%	92,100	53.5%	84,800	13.6%
Mar-23	4	-50%	13	-43%	0.31	107	-4%	26.75	157	88.7%	85,000	-25.8%	97,500	-16.9%
Apr-23	8	0%	20	18%	0.40	108	-5%	13.50	142	90.8%	63,000	-56.2%	73,313	-48.2%
May-23	12	50%	26	53%	0.46	112	-2%	9.33	94	92.2%	130,000	5.7%	143,592	10.0%
Jun-23	16	100%	20	-13%	0.80	104	-16%	6.50	163	89.0%	130,250	65.0%	132,297	61.2%
Jul-23	9	29%	22	5%	0.41	109	-16%	12.11	73	89.7%	30,000	-76.7%	68,156	-57.3%
Aug-23	6	-50%	21	-32%	0.29	112	-19%	18.67	85	82.3%	96,450	9.0%	100,817	0.6%
Sep-23	5	-44%	22	120%	0.23	118	-6%	23.60	96	84.8%	51,900	-29.9%	59,680	-42.4%
Oct-23	12	-8%	18	6%	0.67	116	-6%	9.67	97	92.0%	82,500	4.4%	116,825	24.9%
Nov-23	12	140%	19	111%	0.63	110	-6%	9.17	93	90.6%	66,450	-33.6%	74,317	-20.8%
Dec-23	7	133%	5	-44%	1.40	103	-13%	14.71	95	82.2%	80,000	-48.4%	88,489	-47.5%
2023	**102**	**13%**	**210**	**2%**	**0.49**	**110**	**-8%**	**12.91**	**115**	**88.8%**	**80,000**	**-21.4%**	**99,919**	**-9.8%**
Jan-24	5	-29%	15	7%	0.33	98	-13%	19.60	118	90.1%	60,000	-25.0%	89,700	3.5%
Feb-24	7	75%	15	50%	0.47	98	-8%	14.00	143	85.4%	49,000	-46.8%	77,714	-8.4%
Mar-24	10	150%	24	85%	0.42	105	-2%	10.50	123	85.8%	66,000	-22.4%	83,500	-14.4%
Apr-24	11	38%	14	-30%	0.79	103	-5%	9.36	115	93.1%	70,000	11.1%	94,036	28.3%
May-24	14	17%	21	-19%	0.67	104	-7%	7.43	131	89.1%	80,500	-38.1%	79,886	-44.4%
Jun-24														
Jul-24														
Aug-24														
Sep-24														
Oct-24														
Nov-24														
Dec-24														
2024	**47**	**34%**	**89**	**7%**	**0.53**	**102**	**-7%**	**10.81**	**126**	**88.9%**	**66,000**	**-26.7%**	**84,687**	**-18.7%**