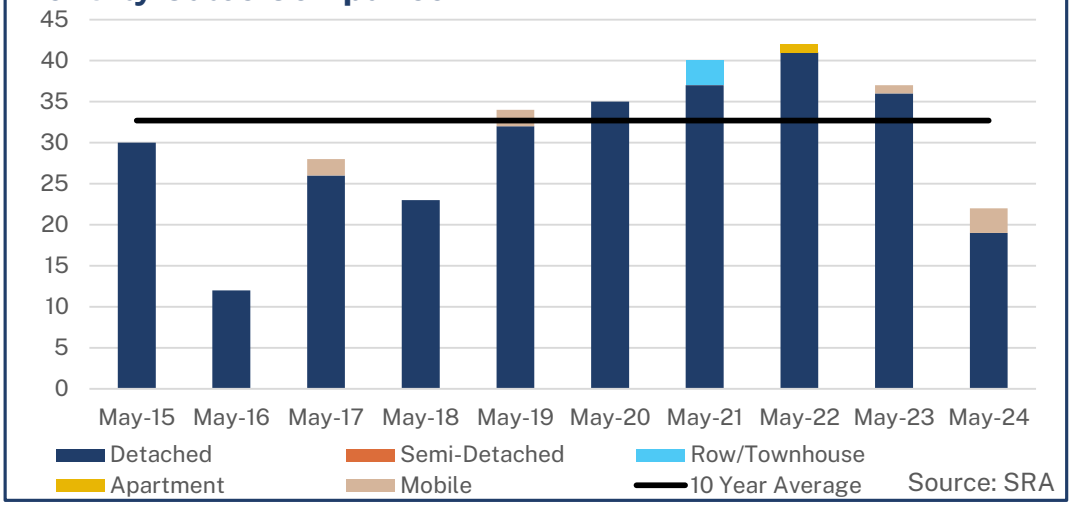
CENSUS DIVISION 5 - MAY 2024

Monthly Sales Comparison



SALES

28

28.2% Y/Y | 6.4% YTD

VS. 10-YEAR AVERAGE

14.4% | 8.0% YTD

NEW LISTINGS

52

33.3% Y/Y | 13.1% YTD

VS. 10-YEAR AVERAGE

38.2% | 26.8% YTD

INVENTORY

230

23.1% Y/Y | Monthly trend*

VS. 10-YEAR AVERAGE

33.8% | 27.9% YTD

MONTHS OF SUPPLY

8.21

7.1% Y/Y | Monthly trend*

VS. 10-YEAR AVERAGE

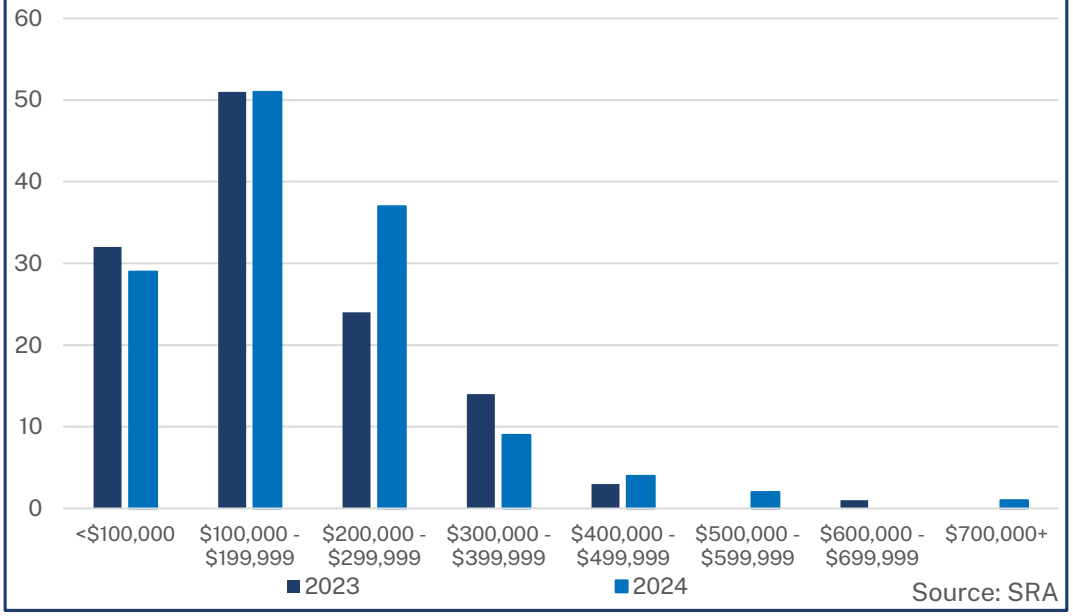
31.9% | 38.2% YTD

TOTAL RESIDENTIAL AVERAGE PRICE

$ 224,854 | ↑ **29.3%** Y/Y | Monthly trend*

Residential Sales by Price Range

YTD-MAY



CENSUS DIVISION 5 - 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	19	-47%	41	-38%	178	-26%	9.37	41%	136	$213,258	30%
Semi-Detached	0	-	0	-	2	-33%	-	-	-	-	-
Row/Townhouse	0	-	0	-	0	-	-	-	-	-	-
Apartment	0	-	0	-	4	300%	-	-	-	-	-
Acreage	5	150%	7	-22%	28	-30%	5.60	-72%	191	$327,000	-3%
Mobile	3	200%	3	200%	7	-22%	2.33	-74%	77	$138,000	-25%
Mutli-Family	1	-	1	-50%	11	57%	11.00	-	364	$195,000	-
Total Residential	28	-28%	52	-33%	230	-23%	8.21	7%	147	$224,854	29%

10-Year Averages

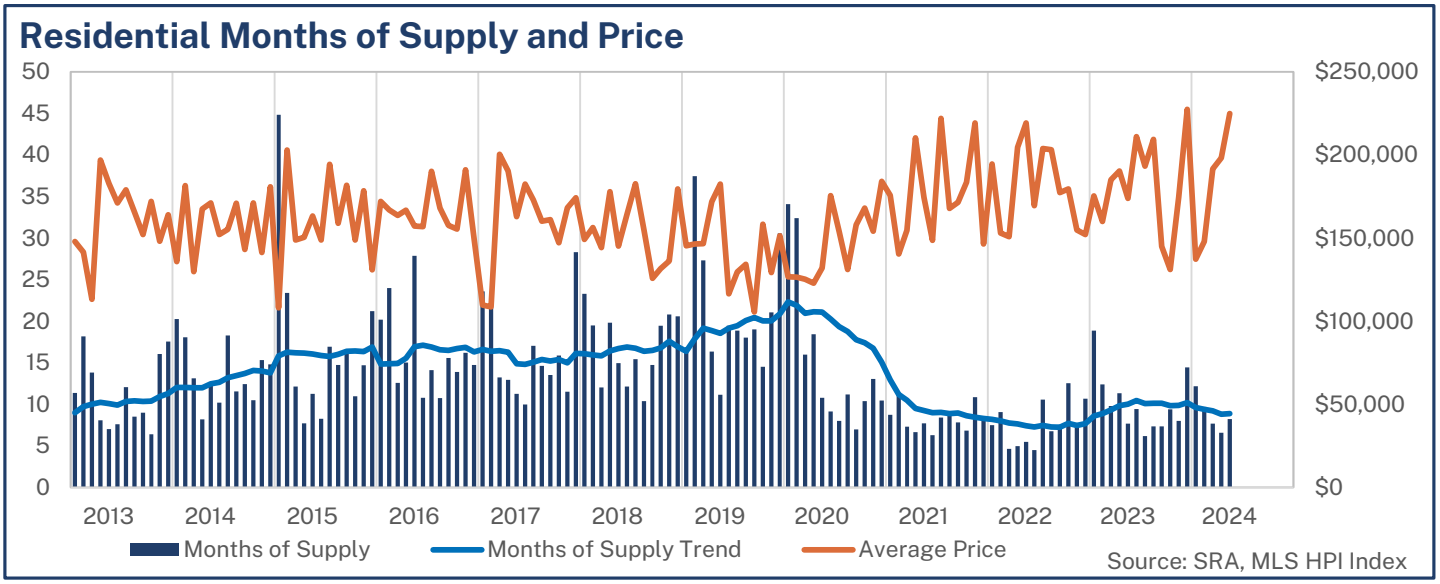
	Sales		New Listings		Inventory		Months of Supply		DOM	Avg Price	
	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	Avg	%Diff
Total Residential	33	-14%	84	-38%	348	-34%	12.07	-32%	120	$168,153	34%

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	116	9%	184	-13%	176	-18%	7.58	-25%	102	$175,490	8%
Semi-Detached	0	-100%	0	-100%	2	-58%	-	-	-	-	-
Row/Townhouse	1	-	0	-	0	-	0.00	-	94	$200,000	-
Apartment	1	-	0	-100%	4	450%	22.00	-	191	$144,000	-
Acreage	10	-33%	25	-22%	27	-24%	13.60	15%	173	$322,009	27%
Mobile	4	100%	8	14%	6	-25%	7.50	-63%	118	$122,250	4%
Mutli-Family	1	0%	9	29%	11	18%	53.00	18%	364	$195,000	-68%
Total Residential	133	6%	226	-13%	226	-17%	8.50	-22%	111	$184,999	4%

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	123	8%	309	-27%	314	-28%	13.75	-38%	115	$162,970	14%



TOTAL RESIDENTIAL

CENSUS DIVISION 5														
	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	19	6%	40	8%	0.48	216	23%	11.37	138	93.8%	135,000	9.1%	148,003	4.6%
Feb-13	12	-37%	35	-17%	0.34	218	22%	18.17	125	91.2%	127,500	2.0%	141,458	0.4%
Mar-13	17	-15%	45	-31%	0.38	235	10%	13.82	82	92.4%	114,500	-3.2%	113,129	-18.0%
Apr-13	30	-21%	61	30%	0.49	242	17%	8.07	95	93.8%	150,050	1.4%	196,907	31.3%
May-13	37	32%	86	8%	0.43	259	10%	7.00	106	92.3%	175,000	6.4%	182,811	8.5%
Jun-13	37	42%	78	5%	0.47	281	8%	7.59	66	94.9%	159,000	6.9%	171,073	9.8%
Jul-13	26	-33%	95	40%	0.27	314	20%	12.08	52	95.2%	173,500	36.6%	179,077	26.1%
Aug-13	36	6%	55	-14%	0.65	306	18%	8.50	103	92.5%	146,750	16.9%	165,686	39.9%
Sep-13	33	27%	61	-6%	0.54	297	18%	9.00	79	93.2%	135,000	5.9%	152,039	-12.2%
Oct-13	41	5%	51	6%	0.80	262	11%	6.39	95	92.3%	155,000	29.2%	171,996	36.3%
Nov-13	16	-33%	46	5%	0.35	257	12%	16.06	100	91.4%	130,000	3.2%	148,094	7.2%
Dec-13	13	-19%	27	23%	0.48	228	9%	17.54	80	90.4%	163,000	-11.2%	164,000	-1.9%
2013	**317**	**-3%**	**680**	**4%**	**0.47**	**260**	**15%**	**9.83**	**91**	**93.1%**	**148,000**	**13.8%**	**166,009**	**14.5%**
Jan-14	11	-42%	33	-18%	0.33	223	3%	20.27	57	90.6%	115,000	-14.8%	135,855	-8.2%
Feb-14	13	8%	39	11%	0.33	235	8%	18.08	121	88.8%	158,000	23.9%	181,577	28.4%
Mar-14	18	6%	45	0%	0.40	236	0%	13.11	100	89.7%	125,000	9.2%	129,800	14.7%
Apr-14	31	3%	67	10%	0.46	254	5%	8.19	91	93.2%	159,000	6.0%	167,527	-14.9%
May-14	23	-38%	85	-1%	0.27	289	12%	12.57	78	95.2%	167,000	-4.6%	171,167	-6.4%
Jun-14	30	-19%	73	-6%	0.41	306	9%	10.20	115	89.9%	139,000	-12.6%	152,170	-11.0%
Jul-14	18	-31%	89	-6%	0.20	329	5%	18.28	72	91.5%	167,750	-3.3%	155,244	-13.3%
Aug-14	29	-19%	65	18%	0.45	335	9%	11.55	92	93.8%	157,000	7.0%	170,872	3.1%
Sep-14	26	-21%	50	-18%	0.52	323	9%	12.42	62	89.3%	130,000	-3.7%	143,077	-5.9%
Oct-14	28	-32%	46	-10%	0.61	294	12%	10.50	69	94.3%	159,450	2.9%	171,100	-0.5%
Nov-14	18	13%	45	-2%	0.40	276	7%	15.33	79	91.9%	97,500	-25.0%	141,361	-4.5%
Dec-14	17	31%	32	19%	0.53	252	11%	14.82	101	92.2%	171,000	4.9%	180,744	10.2%
2014	**262**	**-17%**	**669**	**-2%**	**0.39**	**279**	**8%**	**12.79**	**87**	**92.0%**	**145,000**	**-2.0%**	**159,406**	**-4.0%**
Jan-15	6	-45%	49	48%	0.12	269	21%	44.83	160	89.4%	87,450	-24.0%	108,067	-20.5%
Feb-15	12	-8%	41	5%	0.29	281	20%	23.42	117	89.3%	210,500	33.2%	203,000	11.8%
Mar-15	25	39%	70	56%	0.36	303	28%	12.12	119	92.3%	154,500	23.6%	148,824	14.7%
Apr-15	39	26%	70	4%	0.56	300	18%	7.69	102	92.4%	135,000	-15.1%	150,508	-10.2%
May-15	30	30%	91	7%	0.33	338	17%	11.27	98	92.9%	152,500	-8.7%	163,317	-4.6%
Jun-15	41	37%	86	18%	0.48	339	11%	8.27	85	90.5%	136,000	-2.2%	148,741	-2.3%
Jul-15	22	22%	96	8%	0.23	372	13%	16.91	104	92.1%	161,000	-4.0%	194,377	25.2%
Aug-15	25	-14%	53	-18%	0.47	368	10%	14.72	79	92.4%	152,000	-3.2%	158,828	-7.0%
Sep-15	22	-15%	69	38%	0.32	362	12%	16.45	88	93.1%	183,500	41.2%	181,814	27.1%
Oct-15	33	18%	78	70%	0.42	362	23%	10.97	87	90.2%	145,000	-9.1%	148,761	-13.1%
Nov-15	23	28%	37	-18%	0.62	338	22%	14.70	119	91.4%	175,000	79.5%	178,424	26.2%
Dec-15	14	-18%	32	0%	0.44	297	18%	21.21	68	89.3%	117,500	-31.3%	130,964	-27.5%
2015	**292**	**11%**	**772**	**15%**	**0.38**	**327**	**17%**	**13.46**	**97**	**91.6%**	**152,000**	**4.8%**	**160,157**	**0.5%**
Jan-16	15	150%	40	-18%	0.38	303	13%	20.20	136	89.2%	170,000	94.4%	172,000	59.2%
Feb-16	14	17%	64	56%	0.22	336	20%	24.00	102	93.0%	155,000	-26.4%	166,986	-17.7%
Mar-16	26	4%	57	-19%	0.46	327	8%	12.58	122	89.5%	154,000	-0.3%	163,588	9.9%
Apr-16	24	-38%	92	31%	0.26	361	20%	15.04	94	93.5%	164,000	21.5%	166,829	10.8%
May-16	14	-53%	81	-11%	0.17	390	15%	27.86	177	91.0%	147,500	-3.3%	157,214	-3.7%
Jun-16	35	-15%	81	-6%	0.43	378	12%	10.80	108	91.1%	155,000	14.0%	156,929	5.5%
Jul-16	29	32%	98	2%	0.30	409	10%	14.10	70	93.4%	175,000	8.7%	190,134	-2.2%
Aug-16	38	52%	71	34%	0.54	408	11%	10.74	81	92.6%	168,750	11.0%	167,945	5.7%
Sep-16	26	18%	70	1%	0.37	405	12%	15.58	116	89.2%	135,000	-26.4%	157,596	-13.3%
Oct-16	27	-18%	56	-28%	0.48	375	4%	13.89	95	90.5%	140,000	-3.4%	155,370	4.4%
Nov-16	22	-4%	51	38%	0.43	356	5%	16.18	111	91.9%	155,500	-11.1%	191,000	7.0%
Dec-16	22	57%	30	-6%	0.73	324	9%	14.73	99	91.4%	137,500	17.0%	149,768	14.4%
2016	**292**	**0%**	**791**	**2%**	**0.37**	**364**	**11%**	**14.97**	**104**	**91.5%**	**155,000**	**2.0%**	**166,280**	**3.8%**
Jan-17	14	-7%	51	28%	0.27	330	9%	23.57	117	89.4%	84,750	-50.1%	109,643	-36.3%
Feb-17	16	14%	53	-17%	0.30	347	3%	21.69	94	91.9%	84,750	-45.3%	108,528	-35.0%
Mar-17	26	0%	67	18%	0.39	344	5%	13.23	117	93.2%	180,450	17.2%	200,489	22.6%
Apr-17	27	13%	68	-26%	0.40	349	-3%	12.93	140	91.6%	150,000	-8.5%	190,389	14.1%
May-17	33	136%	82	1%	0.40	371	-5%	11.24	121	93.1%	165,000	11.9%	162,818	3.6%
Jun-17	35	0%	51	-37%	0.69	349	-8%	9.97	94	93.6%	165,000	6.5%	182,493	16.3%
Jul-17	21	-28%	73	-26%	0.29	358	-12%	17.05	104	93.9%	170,000	-2.9%	172,876	-9.1%
Aug-17	25	-34%	76	7%	0.33	366	-10%	14.64	107	90.6%	149,900	-11.2%	160,076	-4.7%
Sep-17	27	4%	73	4%	0.37	365	-10%	13.52	105	92.1%	128,750	-4.6%	161,043	2.2%
Oct-17	21	-22%	44	-21%	0.48	333	-11%	15.86	115	90.7%	125,000	-10.7%	147,098	-5.3%
Nov-17	27	23%	33	-35%	0.82	311	-13%	11.52	107	91.5%	160,000	2.9%	168,219	-11.9%
Dec-17	10	-55%	27	-10%	0.37	283	-13%	28.30	122	93.0%	219,750	59.8%	174,250	16.3%
2017	**282**	**-3%**	**698**	**-12%**	**0.40**	**342**	**-6%**	**14.56**	**112**	**92.3%**	**150,000**	**-3.2%**	**165,741**	**-0.3%**
Jan-18	13	-7%	59	16%	0.22	303	-8%	23.31	71	89.9%	130,000	53.4%	149,131	36.0%
Feb-18	16	0%	45	-15%	0.36	312	-10%	19.50	141	91.2%	141,500	67.0%	156,406	44.1%
Mar-18	26	0%	52	-22%	0.50	313	-9%	12.04	105	92.2%	151,000	-16.3%	144,177	-28.1%
Apr-18	18	-33%	94	38%	0.19	357	2%	19.83	85	92.2%	148,000	-1.3%	177,944	-6.5%
May-18	27	-18%	95	16%	0.28	404	9%	14.96	133	91.5%	147,500	-10.6%	145,087	-10.9%
Jun-18	33	-6%	74	45%	0.45	400	15%	12.12	91	92.3%	170,000	3.0%	164,145	-10.1%
Jul-18	26	24%	72	-1%	0.36	401	12%	15.42	114	92.1%	152,500	-10.3%	182,663	5.7%
Aug-18	37	48%	59	-22%	0.63	384	5%	10.38	105	90.5%	117,000	-21.9%	154,841	-3.3%
Sep-18	26	-4%	57	-22%	0.46	383	5%	14.73	123	90.2%	80,500	-37.5%	125,746	-21.9%
Oct-18	18	-14%	42	-5%	0.43	350	5%	19.44	105	90.6%	99,250	-20.6%	131,583	-10.5%
Nov-18	16	-41%	34	3%	0.47	333	7%	20.81	130	93.5%	113,000	-29.4%	136,144	-19.1%
Dec-18	15	50%	27	0%	0.56	309	9%	20.60	113	92.4%	155,000	-29.5%	179,633	3.1%
2018	**271**	**-4%**	**710**	**2%**	**0.38**	**354**	**3%**	**15.68**	**110**	**91.6%**	**140,000**	**-6.7%**	**153,934**	**-7.1%**

TOTAL RESIDENTIAL

CENSUS DIVISION 5														
	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	19	46%	54	-8%	0.35	319	5%	16.79	113	94.8%	89,000	-31.5%	145,342	-2.5%
Feb-19	9	-44%	42	-7%	0.21	337	8%	37.44	97	91.4%	93,000	-34.3%	146,489	-6.3%
Mar-19	13	-50%	55	6%	0.24	355	13%	27.31	103	90.2%	134,500	-10.9%	146,692	1.7%
Apr-19	24	33%	91	-3%	0.26	392	10%	16.33	131	93.0%	145,000	-2.0%	171,871	-3.4%
May-19	38	41%	99	4%	0.38	423	5%	11.13	113	91.6%	162,450	10.1%	182,500	25.8%
Jun-19	22	-33%	75	1%	0.29	428	7%	19.45	106	89.7%	110,000	-35.3%	116,511	-29.0%
Jul-19	23	-12%	73	1%	0.32	434	8%	18.87	105	91.0%	90,000	-41.0%	129,539	-29.1%
Aug-19	25	-32%	72	22%	0.35	451	17%	18.04	113	91.2%	122,000	4.3%	134,170	-13.3%
Sep-19	23	-12%	57	0%	0.40	437	14%	19.00	89	90.4%	90,000	11.8%	105,557	-16.1%
Oct-19	29	61%	61	45%	0.48	421	20%	14.52	117	91.2%	160,000	61.2%	158,300	20.3%
Nov-19	19	19%	46	35%	0.41	400	20%	21.05	112	90.8%	94,500	-16.4%	129,194	-5.1%
Dec-19	12	-20%	48	78%	0.25	367	19%	30.58	139	91.5%	105,850	-31.7%	151,475	-15.7%
2019	**256**	**-6%**	**773**	**9%**	**0.33**	**397**	**12%**	**18.61**	**112**	**91.5%**	**124,250**	**-11.3%**	**145,448**	**-5.5%**
Jan-20	11	-42%	50	-7%	0.22	375	18%	34.09	162	86.3%	112,000	25.8%	126,673	-12.8%
Feb-20	12	33%	53	26%	0.23	389	15%	32.42	139	92.3%	105,000	12.9%	126,583	-13.6%
Mar-20	26	100%	88	60%	0.30	415	17%	15.96	102	91.8%	119,611	-11.1%	125,303	-14.6%
Apr-20	22	-8%	47	-48%	0.47	405	3%	18.41	159	89.9%	98,000	-32.4%	122,826	-28.5%
May-20	37	-3%	71	-28%	0.52	399	-6%	10.78	121	90.1%	123,000	-24.3%	131,957	-27.7%
Jun-20	43	95%	83	11%	0.52	393	-8%	9.14	111	91.6%	158,000	43.6%	175,505	50.6%
Jul-20	48	109%	62	-15%	0.77	384	-12%	8.00	124	92.2%	135,000	50.0%	153,923	18.8%
Aug-20	34	36%	63	-13%	0.54	380	-16%	11.18	121	91.2%	122,500	0.4%	131,009	-2.4%
Sep-20	51	122%	64	12%	0.80	356	-19%	6.98	94	92.8%	150,000	66.7%	157,917	49.6%
Oct-20	33	14%	52	-15%	0.63	342	-19%	10.36	81	93.3%	140,000	-12.5%	168,027	6.1%
Nov-20	24	26%	50	9%	0.48	313	-22%	13.04	142	89.8%	136,500	44.4%	154,125	19.3%
Dec-20	28	133%	37	-23%	0.76	293	-20%	10.46	112	92.5%	159,500	50.7%	184,171	21.6%
2020	**369**	**44%**	**720**	**-7%**	**0.51**	**370**	**-7%**	**12.04**	**116**	**91.6%**	**132,000**	**6.2%**	**150,674**	**3.6%**
Jan-21	32	191%	40	-20%	0.80	280	-25%	8.75	146	92.5%	150,500	34.4%	175,746	38.7%
Feb-21	25	108%	50	-6%	0.50	284	-27%	11.36	87	92.3%	105,500	0.5%	140,412	10.9%
Mar-21	41	58%	76	-14%	0.54	299	-28%	7.29	120	92.2%	137,000	14.5%	154,696	23.5%
Apr-21	45	105%	65	38%	0.69	299	-26%	6.64	132	94.2%	189,000	92.9%	210,292	71.2%
May-21	41	11%	71	0%	0.58	316	-21%	7.71	127	94.8%	172,000	39.8%	174,400	32.2%
Jun-21	50	16%	86	4%	0.58	314	-20%	6.28	83	94.5%	124,500	-21.2%	148,724	-15.3%
Jul-21	38	-21%	65	5%	0.58	319	-17%	8.39	92	95.1%	162,500	20.4%	222,043	44.3%
Aug-21	34	0%	57	-10%	0.60	310	-18%	9.12	100	92.1%	157,500	28.6%	167,821	28.1%
Sep-21	39	-24%	51	-20%	0.76	305	-14%	7.82	98	94.9%	172,000	14.7%	171,477	8.6%
Oct-21	43	30%	53	2%	0.81	294	-14%	6.84	108	92.1%	187,500	33.9%	183,542	9.2%
Nov-21	25	4%	35	-30%	0.71	271	-13%	10.84	111	91.7%	180,000	31.9%	219,216	42.2%
Dec-21	30	7%	26	-30%	1.15	249	-15%	8.30	124	90.8%	137,500	-13.8%	146,392	-20.5%
2021	**443**	**20%**	**675**	**-6%**	**0.66**	**295**	**-20%**	**7.99**	**111**	**93.3%**	**160,000**	**21.2%**	**176,348**	**17.0%**
Jan-22	32	0%	35	-13%	0.91	240	-14%	7.50	112	94.1%	192,500	27.9%	194,481	10.7%
Feb-22	25	0%	31	-38%	0.81	227	-20%	9.08	144	92.2%	145,000	37.4%	153,048	9.0%
Mar-22	48	17%	71	-7%	0.68	222	-26%	4.63	119	94.6%	139,000	1.5%	150,898	-2.5%
Apr-22	44	-2%	58	-11%	0.76	218	-27%	4.95	118	95.0%	205,000	8.5%	204,623	-2.7%
May-22	45	10%	89	25%	0.51	246	-22%	5.47	95	94.3%	188,000	9.3%	219,156	25.7%
Jun-22	57	14%	89	3%	0.64	256	-18%	4.49	76	93.8%	153,000	22.9%	169,407	13.9%
Jul-22	29	-24%	91	40%	0.32	306	-4%	10.55	70	94.8%	182,500	12.3%	203,928	-8.2%
Aug-22	45	32%	65	14%	0.69	304	-2%	6.76	61	95.3%	174,900	11.0%	203,165	21.1%
Sep-22	40	3%	67	31%	0.60	301	-1%	7.53	78	92.7%	136,250	-20.8%	177,338	3.4%
Oct-22	24	-44%	61	15%	0.39	301	2%	12.54	74	91.3%	155,000	-17.3%	179,460	-2.2%
Nov-22	37	48%	43	23%	0.86	287	6%	7.76	85	91.7%	115,000	-36.1%	154,808	-29.4%
Dec-22	24	-20%	24	-8%	1.00	256	3%	10.67	119	90.3%	145,000	5.5%	152,121	3.9%
2022	**450**	**2%**	**724**	**7%**	**0.62**	**264**	**-11%**	**7.03**	**94**	**93.7%**	**159,317**	**-0.4%**	**181,444**	**2.9%**
Jan-23	14	-56%	32	-9%	0.44	264	10%	18.86	121	92.9%	165,000	-14.3%	175,300	-9.9%
Feb-23	21	-16%	34	10%	0.62	260	15%	12.38	100	93.0%	150,000	3.4%	159,910	4.5%
Mar-23	26	-46%	46	-35%	0.57	255	15%	9.81	102	93.0%	171,750	23.6%	185,038	22.6%
Apr-23	25	-43%	70	21%	0.36	283	30%	11.32	116	94.9%	180,000	-12.2%	190,420	-6.9%
May-23	39	-13%	78	-12%	0.50	299	22%	7.67	136	93.5%	153,500	-18.4%	173,918	-20.6%
Jun-23	33	-42%	73	-18%	0.45	311	21%	9.42	87	95.4%	212,000	38.6%	210,988	24.5%
Jul-23	49	69%	70	-23%	0.70	303	-1%	6.18	83	93.6%	181,000	-0.8%	193,214	-5.3%
Aug-23	42	-7%	65	0%	0.65	309	2%	7.36	87	95.5%	169,500	-3.1%	209,399	3.1%
Sep-23	39	-3%	39	-42%	1.00	286	-5%	7.33	90	92.4%	110,000	-19.3%	145,072	-18.2%
Oct-23	29	21%	55	-10%	0.53	272	-10%	9.38	101	87.6%	105,000	-32.3%	131,172	-26.9%
Nov-23	29	-22%	30	-30%	0.97	232	-19%	8.00	94	94.8%	120,000	4.3%	174,550	12.8%
Dec-23	16	-33%	36	50%	0.44	231	-10%	14.44	61	92.5%	161,000	11.0%	227,438	49.5%
2023	**362**	**-20%**	**628**	**-13%**	**0.58**	**275**	**4%**	**9.13**	**98**	**93.6%**	**159,500**	**0.1%**	**181,089**	**-0.2%**
Jan-24	19	36%	37	16%	0.51	231	-13%	12.16	112	91.2%	145,000	-12.1%	137,332	-21.7%
Feb-24	23	10%	29	-15%	0.79	223	-14%	9.70	122	92.1%	130,000	-13.3%	147,996	-7.5%
Mar-24	29	12%	50	9%	0.58	223	-13%	7.69	116	92.2%	188,000	9.5%	191,686	3.6%
Apr-24	34	36%	58	-17%	0.59	223	-21%	6.56	68	93.9%	186,250	3.5%	198,144	4.1%
May-24	28	-28%	52	-33%	0.54	230	-23%	8.21	147	93.2%	205,000	33.6%	224,854	29.3%
Jun-24														
Jul-24														
Aug-24														
Sep-24														
Oct-24														
Nov-24														
Dec-24														
2024	**133**	**6%**	**226**	**-13%**	**0.59**	**226**	**-17%**	**8.50**	**111**	**92.8%**	**175,000**	**2.9%**	**184,999**	**4.3%**

DETACHED

CENSUS DIVISION 5														
	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	18	0%	36	9%	0.50	182	20%	10.11	144	93.5%	135,000	9.1%	145,947	3.1%
Feb-13	12	-29%	32	-14%	0.38	184	16%	15.33	125	91.2%	127,500	2.0%	141,458	-2.0%
Mar-13	15	-25%	38	-38%	0.39	198	5%	13.20	83	92.5%	114,500	-3.2%	111,367	-19.3%
Apr-13	24	-29%	52	24%	0.46	207	13%	8.63	102	92.7%	127,500	-13.9%	168,925	16.1%
May-13	33	22%	68	-6%	0.49	218	2%	6.61	116	92.3%	177,000	7.3%	182,864	6.2%
Jun-13	32	33%	71	15%	0.45	242	5%	7.56	67	95.0%	147,000	-1.2%	164,031	5.8%
Jul-13	25	-32%	80	27%	0.31	264	14%	10.56	52	94.9%	175,000	42.9%	179,440	28.2%
Aug-13	32	0%	42	-32%	0.76	251	6%	7.84	93	92.2%	145,500	20.0%	159,059	40.1%
Sep-13	31	24%	51	-6%	0.61	240	9%	7.74	82	93.7%	135,000	8.0%	151,719	-12.3%
Oct-13	33	-6%	42	5%	0.79	212	4%	6.42	102	93.1%	150,000	30.4%	151,041	26.1%
Nov-13	15	-32%	41	21%	0.37	208	7%	13.87	105	91.1%	130,000	9.5%	142,967	8.5%
Dec-13	11	-21%	23	28%	0.48	183	3%	16.64	76	92.0%	128,500	-28.2%	157,636	1.0%
2013	**281**	**-8%**	**576**	**0%**	**0.49**	**216**	**8%**	**9.21**	**94**	**93.1%**	**142,000**	**11.9%**	**158,273**	**11.0%**
Jan-14	10	-44%	31	-14%	0.32	182	0%	18.20	54	90.6%	116,500	-13.7%	140,440	-3.8%
Feb-14	11	-8%	33	3%	0.33	191	4%	17.36	127	91.7%	158,000	23.9%	191,227	35.2%
Mar-14	15	0%	40	5%	0.38	192	-3%	12.80	88	91.0%	140,000	22.3%	117,760	5.7%
Apr-14	26	8%	59	13%	0.44	214	3%	8.23	77	93.3%	156,750	22.9%	165,360	-2.1%
May-14	21	-36%	74	9%	0.28	245	12%	11.67	74	95.6%	167,000	-5.6%	170,802	-6.6%
Jun-14	28	-13%	62	-13%	0.45	256	6%	9.14	117	90.4%	136,500	-7.1%	146,504	-10.7%
Jul-14	16	-36%	81	1%	0.20	281	6%	17.56	74	90.7%	127,500	-27.1%	148,775	-17.1%
Aug-14	27	-16%	52	24%	0.52	284	13%	10.52	88	94.4%	155,000	6.5%	156,530	-1.6%
Sep-14	25	-19%	46	-10%	0.54	273	14%	10.92	63	88.7%	125,000	-7.4%	127,400	-16.0%
Oct-14	28	-15%	40	-5%	0.70	247	17%	8.82	69	94.3%	159,450	6.3%	171,100	13.3%
Nov-14	17	13%	39	-5%	0.44	232	12%	13.65	73	91.6%	105,000	-19.2%	144,382	1.0%
Dec-14	13	18%	29	26%	0.45	215	17%	16.54	107	92.3%	171,000	33.1%	182,127	15.5%
2014	**237**	**-16%**	**586**	**2%**	**0.40**	**234**	**9%**	**11.86**	**83**	**92.4%**	**145,000**	**2.1%**	**154,714**	**-2.2%**
Jan-15	6	-40%	38	23%	0.16	224	23%	37.33	160	89.4%	87,450	-24.9%	108,067	-23.1%
Feb-15	10	-9%	32	-3%	0.31	231	21%	23.10	86	89.6%	187,500	18.7%	177,100	-7.4%
Mar-15	22	47%	60	50%	0.37	248	29%	11.27	113	92.7%	157,250	12.3%	148,891	26.4%
Apr-15	33	27%	59	0%	0.56	244	14%	7.39	92	90.5%	135,000	-13.9%	142,418	-13.9%
May-15	30	43%	73	-1%	0.41	271	11%	9.03	98	92.9%	152,500	-8.7%	163,317	-4.4%
Jun-15	35	25%	73	18%	0.48	271	6%	7.74	84	91.3%	119,000	-12.8%	141,726	-3.3%
Jul-15	19	19%	82	1%	0.23	303	8%	15.95	111	94.2%	160,000	25.5%	193,595	30.1%
Aug-15	24	-11%	47	-10%	0.51	302	6%	12.58	80	92.1%	151,400	-2.3%	150,029	-4.2%
Sep-15	20	-20%	61	33%	0.33	303	11%	15.15	91	92.2%	169,500	35.6%	168,495	32.3%
Oct-15	29	4%	63	58%	0.46	303	23%	10.45	88	90.6%	130,000	-18.5%	136,262	-20.4%
Nov-15	20	18%	32	-18%	0.63	287	24%	14.35	108	92.0%	172,500	64.3%	172,063	19.2%
Dec-15	13	0%	28	-3%	0.46	253	18%	19.46	70	89.1%	120,000	-29.8%	137,346	-24.6%
2015	**261**	**10%**	**648**	**11%**	**0.40**	**270**	**15%**	**12.41**	**94**	**91.7%**	**150,000**	**3.4%**	**153,571**	**-0.7%**
Jan-16	12	100%	35	-8%	0.34	257	15%	21.42	124	87.1%	164,000	87.5%	139,708	29.3%
Feb-16	13	30%	50	56%	0.26	278	20%	21.38	98	93.1%	155,000	-17.3%	177,985	0.5%
Mar-16	24	9%	36	-40%	0.67	256	3%	10.67	129	88.9%	154,000	-2.1%	148,263	-0.4%
Apr-16	23	-30%	78	32%	0.29	288	18%	12.52	98	93.9%	172,500	27.8%	169,300	18.9%
May-16	12	-60%	68	-7%	0.18	308	14%	25.67	171	91.3%	147,500	-3.3%	160,500	-1.7%
Jun-16	33	-6%	73	0%	0.45	315	16%	9.55	106	90.9%	155,000	30.3%	155,227	9.5%
Jul-16	27	42%	68	-17%	0.40	329	9%	12.19	68	93.4%	175,000	9.4%	189,756	-2.0%
Aug-16	36	50%	64	36%	0.56	326	8%	9.06	82	92.5%	168,750	11.5%	165,664	10.4%
Sep-16	20	0%	62	2%	0.32	332	10%	16.60	111	90.0%	135,000	-20.4%	149,075	-11.5%
Oct-16	23	-21%	48	-24%	0.48	319	5%	13.87	97	90.4%	135,000	3.8%	151,000	10.8%
Nov-16	20	0%	45	41%	0.44	304	6%	15.20	108	91.7%	155,500	-9.9%	185,275	7.7%
Dec-16	19	46%	28	0%	0.68	280	11%	14.74	86	90.4%	145,000	20.8%	138,994	1.2%
2016	**262**	**0%**	**655**	**1%**	**0.40**	**299**	**11%**	**13.71**	**102**	**91.4%**	**155,000**	**3.3%**	**161,753**	**5.3%**
Jan-17	14	17%	41	17%	0.34	283	10%	20.21	117	89.4%	84,750	-48.3%	109,643	-21.5%
Feb-17	15	15%	46	-8%	0.33	298	7%	19.87	97	92.3%	97,500	-37.1%	111,097	-37.6%
Mar-17	21	-13%	48	33%	0.44	287	12%	13.67	125	93.8%	175,000	13.6%	199,225	34.4%
Apr-17	22	-4%	52	-33%	0.42	287	0%	13.05	124	91.3%	150,000	-13.0%	182,523	7.8%
May-17	26	117%	71	4%	0.37	311	1%	11.96	121	93.2%	149,250	1.2%	157,808	-1.7%
Jun-17	32	-3%	45	-38%	0.71	291	-8%	9.09	100	94.2%	164,500	6.1%	175,852	13.3%
Jul-17	20	-26%	62	-9%	0.32	294	-11%	14.70	102	93.8%	172,500	-1.4%	174,270	-8.2%
Aug-17	20	-44%	66	3%	0.30	301	-8%	15.05	97	91.3%	143,700	-14.8%	141,595	-14.5%
Sep-17	24	20%	58	-6%	0.41	293	-12%	12.21	102	91.2%	126,875	-6.0%	153,319	2.8%
Oct-17	20	-13%	37	-23%	0.54	270	-15%	13.50	111	90.3%	116,500	-13.7%	142,503	-5.6%
Nov-17	23	15%	27	-40%	0.85	251	-17%	10.91	110	91.5%	137,500	-11.6%	159,343	-14.0%
Dec-17	9	-53%	23	-18%	0.39	229	-18%	25.44	130	93.0%	232,000	60.0%	177,167	27.5%
2017	**246**	**-6%**	**576**	**-12%**	**0.43**	**283**	**-5%**	**13.80**	**110**	**92.4%**	**149,200**	**-3.7%**	**159,501**	**-1.4%**
Jan-18	11	-21%	37	-10%	0.30	234	-17%	21.27	66	91.1%	130,000	53.4%	139,836	27.5%
Feb-18	13	-13%	40	-13%	0.33	243	-18%	18.69	140	89.3%	138,000	41.5%	134,077	20.7%
Mar-18	24	14%	44	-8%	0.55	244	-15%	10.17	101	92.6%	148,500	-15.1%	138,275	-30.6%
Apr-18	17	-23%	76	46%	0.22	280	-2%	16.47	81	92.8%	140,000	-6.7%	177,529	-2.7%
May-18	23	-12%	81	14%	0.28	323	4%	14.04	130	92.7%	147,500	-1.2%	148,407	-6.0%
Jun-18	26	-19%	55	22%	0.47	312	7%	12.00	74	94.2%	150,000	-8.8%	157,673	-10.3%
Jul-18	23	15%	59	-5%	0.39	321	9%	13.96	119	92.4%	150,000	-13.0%	177,804	2.0%
Aug-18	34	70%	52	-21%	0.65	307	2%	9.03	105	90.9%	121,000	-15.8%	157,621	11.3%
Sep-18	21	-13%	45	-22%	0.47	306	4%	14.57	120	89.3%	80,000	-36.9%	114,167	-25.5%
Oct-18	16	-20%	38	3%	0.42	279	3%	17.44	109	92.3%	98,250	-15.7%	116,219	-18.4%
Nov-18	14	-39%	32	19%	0.44	266	6%	19.00	113	94.2%	121,500	-11.6%	142,736	-10.4%
Dec-18	14	56%	22	-4%	0.64	246	7%	17.57	104	92.2%	152,000	-34.5%	174,607	-1.4%
2018	**236**	**-4%**	**581**	**1%**	**0.41**	**280**	**-1%**	**14.24**	**105**	**92.1%**	**136,250**	**-8.7%**	**149,488**	**-6.3%**

DETACHED

CENSUS DIVISION 5														
	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	16	45%	45	22%	0.36	259	11%	16.19	102	94.3%	50,500	-61.2%	128,406	-8.2%
Feb-19	9	-31%	36	-10%	0.25	273	12%	30.33	97	91.4%	93,000	-32.6%	146,489	9.3%
Mar-19	9	-63%	46	5%	0.20	292	20%	32.44	107	88.8%	134,500	-9.4%	136,889	-1.0%
Apr-19	20	18%	78	3%	0.26	326	16%	16.30	111	93.1%	127,500	-8.9%	134,550	-24.2%
May-19	32	39%	84	4%	0.38	354	10%	11.06	115	92.6%	156,450	6.1%	170,500	14.9%
Jun-19	20	-23%	70	27%	0.29	368	18%	18.40	103	90.6%	110,000	-26.7%	119,463	-24.2%
Jul-19	22	-4%	62	5%	0.35	373	16%	16.95	105	90.8%	90,000	-40.0%	128,155	-27.9%
Aug-19	22	-35%	62	19%	0.35	386	26%	17.55	109	91.1%	91,000	-24.8%	121,443	-23.0%
Sep-19	22	5%	52	16%	0.42	376	23%	17.09	86	90.7%	89,750	12.2%	99,900	-12.5%
Oct-19	24	50%	55	45%	0.44	366	31%	15.25	102	92.2%	154,500	57.3%	151,196	30.1%
Nov-19	16	14%	40	25%	0.40	348	31%	21.75	103	90.5%	97,250	-20.0%	128,355	-10.1%
Dec-19	12	-14%	42	91%	0.29	318	29%	26.50	139	91.5%	105,850	-30.4%	151,475	-13.2%
2019	**224**	**-5%**	**672**	**16%**	**0.33**	**337**	**20%**	**18.03**	**106**	**91.7%**	**107,750**	**-20.9%**	**135,403**	**-9.4%**
Jan-20	9	-44%	40	-11%	0.23	326	26%	36.22	141	87.2%	112,000	121.8%	111,989	-12.8%
Feb-20	10	11%	43	19%	0.23	334	22%	33.40	141	92.4%	95,000	2.2%	111,450	-23.9%
Mar-20	23	156%	71	54%	0.32	350	20%	15.22	113	92.2%	135,000	0.4%	136,125	-0.6%
Apr-20	18	-10%	38	-51%	0.47	338	4%	18.78	183	89.9%	90,000	-29.4%	120,981	-10.1%
May-20	35	9%	58	-31%	0.60	328	-7%	9.37	125	90.0%	120,000	-23.3%	126,126	-26.0%
Jun-20	32	60%	73	4%	0.44	331	-10%	10.34	119	93.4%	142,500	29.5%	150,103	25.6%
Jul-20	42	91%	57	-8%	0.74	326	-13%	7.76	117	92.6%	105,500	17.2%	141,772	10.6%
Aug-20	30	36%	56	-10%	0.54	324	-16%	10.80	126	90.4%	100,000	9.9%	119,643	-1.5%
Sep-20	48	118%	55	6%	0.87	301	-20%	6.27	91	92.8%	166,000	85.0%	162,422	62.6%
Oct-20	28	17%	40	-27%	0.70	284	-22%	10.14	84	92.6%	139,500	-9.7%	157,679	4.3%
Nov-20	21	31%	43	8%	0.49	259	-26%	12.33	132	90.1%	140,000	44.0%	157,000	22.3%
Dec-20	23	92%	34	-19%	0.68	248	-22%	10.78	102	95.0%	135,000	27.5%	159,795	5.5%
2020	**319**	**42%**	**608**	**-10%**	**0.52**	**312**	**-7%**	**11.75**	**117**	**92.0%**	**130,000**	**20.6%**	**142,244**	**5.1%**
Jan-21	30	233%	33	-18%	0.91	234	-28%	7.80	138	92.9%	144,750	29.2%	160,975	43.7%
Feb-21	24	140%	47	9%	0.51	239	-28%	9.96	84	92.7%	112,750	18.7%	142,096	27.5%
Mar-21	35	52%	66	-7%	0.53	253	-28%	7.23	120	91.9%	126,500	-6.3%	150,480	10.5%
Apr-21	35	94%	53	39%	0.66	258	-24%	7.37	129	93.6%	180,000	100.0%	176,433	45.8%
May-21	37	6%	62	7%	0.60	274	-16%	7.41	124	94.8%	162,000	35.0%	169,554	34.4%
Jun-21	45	41%	74	1%	0.61	269	-19%	5.98	73	95.0%	124,000	-13.0%	144,249	-3.9%
Jul-21	33	-21%	61	7%	0.54	279	-14%	8.45	83	92.8%	150,000	42.2%	178,443	25.9%
Aug-21	29	-3%	46	-18%	0.63	268	-17%	9.24	96	92.6%	129,900	29.9%	162,445	35.8%
Sep-21	34	-29%	43	-22%	0.79	262	-13%	7.71	100	94.1%	164,000	-1.2%	159,618	-1.7%
Oct-21	38	36%	47	18%	0.81	252	-11%	6.63	110	92.0%	183,750	31.7%	181,250	14.9%
Nov-21	22	5%	33	-23%	0.67	235	-9%	10.68	118	91.9%	177,000	26.4%	210,155	33.9%
Dec-21	27	17%	20	-41%	1.35	213	-14%	7.89	123	90.7%	124,000	-8.1%	142,287	-11.0%
2021	**389**	**22%**	**585**	**-4%**	**0.66**	**253**	**-19%**	**7.80**	**107**	**93.0%**	**146,500**	**12.7%**	**164,076**	**15.3%**
Jan-22	30	0%	32	-3%	0.94	202	-14%	6.73	117	94.4%	192,500	33.0%	195,113	21.2%
Feb-22	21	-13%	26	-45%	0.81	193	-19%	9.19	151	92.1%	125,000	10.9%	142,914	0.6%
Mar-22	41	17%	51	-23%	0.80	185	-27%	4.51	127	93.9%	138,000	9.1%	151,871	0.9%
Apr-22	40	14%	49	-8%	0.82	180	-30%	4.50	115	95.1%	195,000	8.3%	201,323	14.1%
May-22	41	11%	71	15%	0.58	195	-29%	4.76	99	93.9%	175,000	8.0%	209,659	23.7%
Jun-22	53	18%	80	8%	0.66	203	-25%	3.83	78	93.7%	142,500	14.9%	159,146	10.3%
Jul-22	25	-24%	74	21%	0.34	241	-14%	9.64	59	94.8%	160,000	6.7%	177,956	-0.3%
Aug-22	39	34%	57	24%	0.68	244	-9%	6.26	64	95.0%	158,635	22.1%	188,773	16.2%
Sep-22	35	3%	58	35%	0.60	244	-7%	6.97	81	93.0%	135,000	-17.7%	170,214	6.6%
Oct-22	21	-45%	47	0%	0.45	241	-4%	11.48	69	90.0%	165,000	-10.2%	167,717	-7.5%
Nov-22	33	50%	33	0%	1.00	224	-5%	6.79	88	92.2%	114,500	-35.3%	136,664	-35.0%
Dec-22	20	-26%	20	0%	1.00	199	-7%	9.95	105	91.4%	152,250	22.8%	153,795	8.1%
2022	**399**	**3%**	**598**	**2%**	**0.67**	**213**	**-16%**	**6.39**	**95**	**93.6%**	**155,000**	**5.8%**	**173,036**	**5.5%**
Jan-23	11	-63%	23	-28%	0.48	202	0%	18.36	125	93.2%	150,000	-22.1%	174,927	-10.3%
Feb-23	15	-29%	31	19%	0.48	204	6%	13.60	101	91.2%	110,000	-12.0%	127,133	-11.0%
Mar-23	24	-41%	36	-29%	0.67	200	8%	8.33	105	92.8%	169,750	23.0%	164,125	8.1%
Apr-23	20	-50%	56	14%	0.36	225	25%	11.25	121	94.4%	160,000	-17.9%	178,075	-11.5%
May-23	36	-12%	66	-7%	0.55	239	23%	6.64	135	93.4%	141,500	-19.1%	164,522	-21.5%
Jun-23	29	-45%	58	-28%	0.50	244	20%	8.41	85	95.6%	205,000	43.9%	201,083	26.4%
Jul-23	41	64%	54	-27%	0.76	234	-3%	5.71	81	94.1%	152,000	-5.0%	175,622	-1.3%
Aug-23	36	-8%	54	-5%	0.67	238	-2%	6.61	96	93.6%	162,000	2.1%	175,799	-6.9%
Sep-23	36	3%	34	-41%	1.06	217	-11%	6.03	76	92.1%	110,000	-18.5%	139,328	-18.1%
Oct-23	27	29%	49	4%	0.55	213	-12%	7.89	99	89.9%	100,000	-39.4%	121,630	-27.5%
Nov-23	25	-24%	25	-24%	1.00	179	-20%	7.16	96	94.2%	120,000	4.8%	167,736	22.7%
Dec-23	12	-40%	29	45%	0.41	181	-9%	15.08	64	93.9%	132,500	-13.0%	143,333	-6.8%
2023	**312**	**-22%**	**515**	**-14%**	**0.61**	**215**	**1%**	**8.26**	**98**	**93.4%**	**144,500**	**-6.8%**	**162,911**	**-5.9%**
Jan-24	16	45%	30	30%	0.53	184	-9%	11.50	96	91.8%	135,500	-9.7%	128,706	-26.4%
Feb-24	23	53%	24	-23%	0.96	174	-15%	7.57	122	92.1%	130,000	18.2%	147,996	16.4%
Mar-24	26	8%	40	11%	0.65	173	-14%	6.65	108	91.6%	177,500	4.6%	178,069	8.5%
Apr-24	32	60%	49	-13%	0.65	170	-24%	5.31	67	94.8%	178,000	11.3%	194,122	9.0%
May-24	19	-47%	41	-38%	0.46	178	-26%	9.37	136	93.8%	195,000	37.8%	213,258	29.6%
Jun-24														
Jul-24														
Aug-24														
Sep-24														
Oct-24														
Nov-24														
Dec-24														
2024	**116**	**9%**	**184**	**-13%**	**0.63**	**176**	**-18%**	**7.58**	**102**	**93.1%**	**164,650**	**13.6%**	**175,490**	**7.8%**