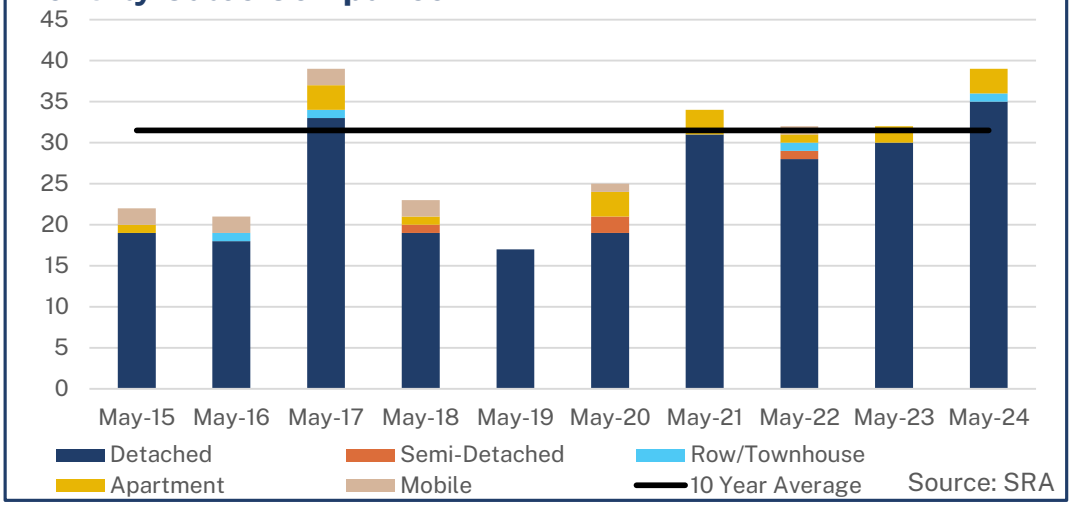
CENSUS DIVISION 1 - MAY 2024

Monthly Sales Comparison



SALES

47

30.6% Y/Y | 1.4% YTD

VS. 10-YEAR AVERAGE

49.2% | 16.2% YTD

NEW LISTINGS

75

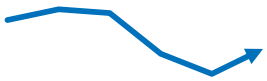
24.2% Y/Y | 15.1% YTD

VS. 10-YEAR AVERAGE

20.3% | 30.9% YTD

TOTAL RESIDENTIAL AVERAGE PRICE

$ 251,615 | **16.5%** Y/Y



Monthly trend*

INVENTORY

284

12.3% Y/Y

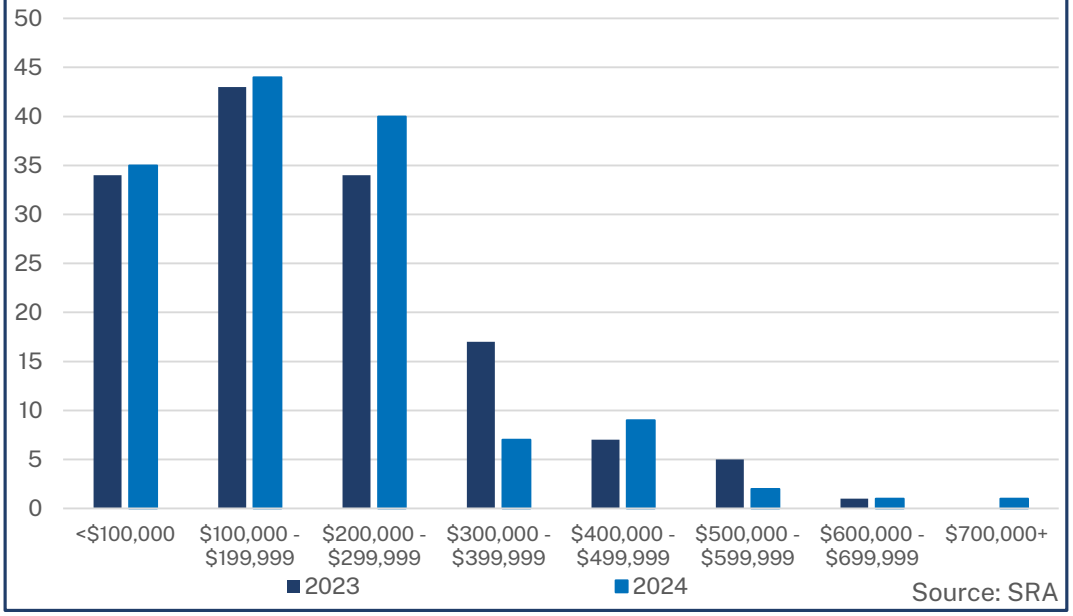
Monthly trend*

VS. 10-YEAR AVERAGE

35.6% | 31.2% YTD

Residential Sales by Price Range

YTD-MAY



MONTHS OF SUPPLY

6.04

32.9% Y/Y

Monthly trend*

VS. 10-YEAR AVERAGE

60.6% | 45.6% YTD

CENSUS DIVISION 1 - 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	35	17%	56	-29%	211	-17%	6.03	-29%	108	$246,297	12%
Semi-Detached	0	-	6	-	7	600%	-	-	-	-	-
Row/Townhouse	1	-	2	100%	8	14%	8.00	-	34	$250,000	-
Apartment	3	50%	6	0%	20	0%	6.67	-33%	45	$89,667	-35%
Acreage	6	100%	3	-73%	22	-21%	3.67	-61%	174	$427,833	58%
Mobile	0	-	2	100%	8	33%	-	-	-	-	-
Mutli-Family	2	100%	0	-100%	8	0%	4.00	-50%	16	$59,750	-21%
Total Residential	47	31%	75	-24%	284	-12%	6.04	-33%	107	$251,615	16%

10-Year Averages

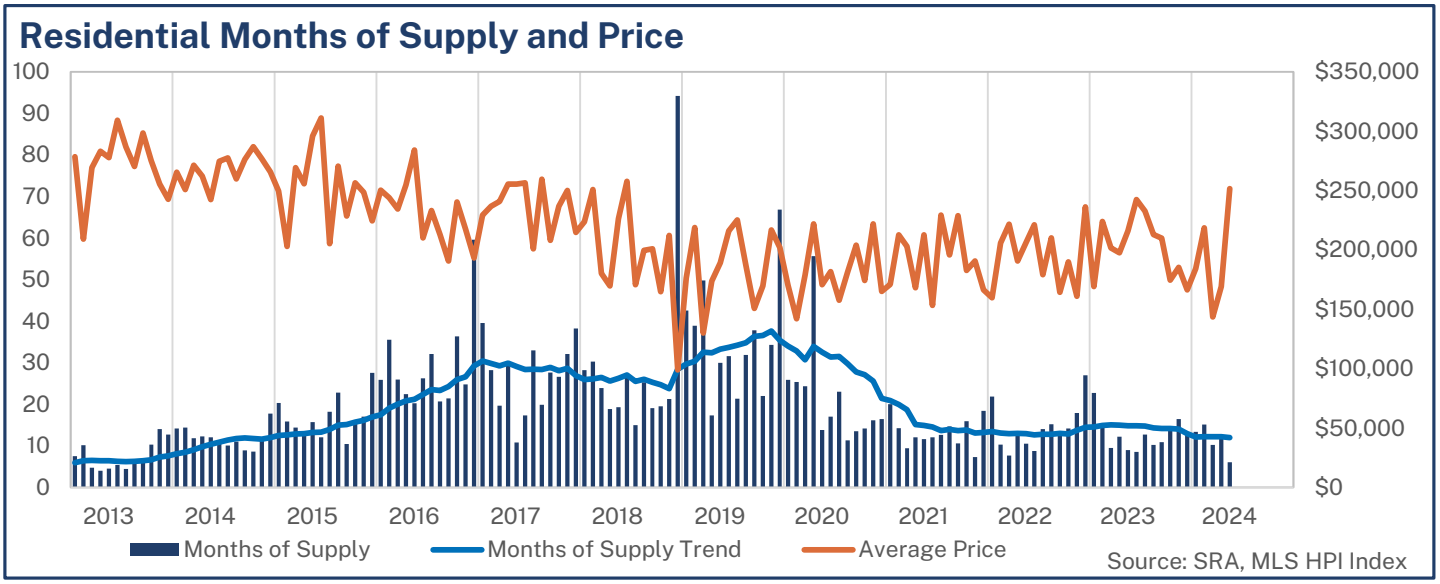
	Sales		New Listings		Inventory		Months of Supply		DOM	Avg Price	
	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	Avg	%Diff
Total Residential	32	49%	94	-20%	441	-36%	15.32	-61%	110	$229,902	9%

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	109	1%	190	-21%	214	-21%	9.82	-22%	122	$196,536	-1%
Semi-Detached	1	0%	7	600%	5	53%	26.00	53%	223	$260,000	-18%
Row/Townhouse	4	-20%	8	14%	6	-18%	8.00	3%	102	$192,000	-3%
Apartment	8	-27%	21	40%	17	-9%	10.75	24%	95	$96,688	-20%
Acreage	13	0%	13	-46%	27	-20%	10.46	-20%	154	$331,692	-5%
Mobile	1	0%	4	-20%	8	34%	39.00	34%	197	$134,500	55%
Mutli-Family	3	50%	10	43%	7	6%	11.33	-29%	15	$87,039	-23%
Total Residential	139	-1%	253	-15%	285	-18%	10.24	-17%	122	$200,946	-2%

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	120	16%	366	-31%	414	-31%	18.81	-46%	109	$217,860	-8%



TOTAL RESIDENTIAL

CENSUS DIVISION 1														
	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	26	-13%	62	11%	0.42	196	32%	7.54	75	95.7%	237,500	10.5%	278,446	37.5%
Feb-13	20	-51%	38	-56%	0.53	203	13%	10.15	67	95.1%	188,750	-16.1%	209,163	-13.0%
Mar-13	39	-19%	51	-11%	0.76	185	3%	4.74	84	95.2%	250,000	11.4%	269,165	17.0%
Apr-13	50	25%	80	13%	0.63	200	6%	4.00	62	95.7%	280,000	25.1%	283,120	18.5%
May-13	44	-12%	67	-32%	0.66	200	-12%	4.55	63	96.0%	284,000	23.5%	277,734	22.9%
Jun-13	39	22%	75	27%	0.52	211	-7%	5.41	55	95.8%	290,000	33.3%	309,326	33.0%
Jul-13	49	29%	76	25%	0.64	218	-6%	4.45	62	96.0%	275,000	27.9%	286,707	13.7%
Aug-13	43	-2%	127	90%	0.34	274	17%	6.37	70	95.1%	252,500	7.2%	270,419	12.8%
Sep-13	39	-9%	68	17%	0.57	263	19%	6.74	51	96.2%	280,000	20.2%	298,571	15.8%
Oct-13	30	0%	104	96%	0.29	309	40%	10.30	69	96.1%	245,000	1.9%	275,231	14.0%
Nov-13	22	-33%	51	70%	0.43	309	61%	14.05	60	95.2%	265,000	15.8%	255,400	3.5%
Dec-13	21	17%	33	3%	0.64	267	55%	12.71	76	93.5%	240,000	13.7%	242,665	-5.8%
2013	**422**	**-6%**	**832**	**14%**	**0.51**	**236**	**17%**	**6.72**	**65**	**95.6%**	**270,000**	**20.0%**	**276,429**	**16.0%**
Jan-14	19	-27%	59	-5%	0.32	270	38%	14.21	73	95.6%	275,000	15.8%	265,447	-4.7%
Feb-14	25	25%	135	255%	0.19	359	77%	14.36	50	96.4%	270,000	43.0%	250,969	20.0%
Mar-14	31	-21%	64	25%	0.48	366	98%	11.81	83	96.5%	245,000	-2.0%	271,440	0.8%
Apr-14	33	-34%	93	16%	0.35	405	103%	12.27	81	94.9%	255,000	-8.9%	262,135	-7.4%
May-14	36	-18%	90	34%	0.40	435	118%	12.08	84	95.3%	239,000	-15.8%	242,303	-12.8%
Jun-14	38	-3%	72	-4%	0.53	434	106%	11.42	84	94.6%	250,000	-13.8%	274,564	-11.2%
Jul-14	37	-24%	156	105%	0.24	373	71%	10.08	54	95.1%	279,000	1.5%	277,536	-3.2%
Aug-14	36	-16%	94	-26%	0.38	396	45%	11.00	66	94.6%	255,000	1.0%	259,901	-3.9%
Sep-14	44	13%	84	24%	0.52	392	49%	8.91	66	95.6%	251,500	-10.2%	276,200	-7.5%
Oct-14	40	33%	66	-37%	0.61	344	11%	8.60	86	95.6%	280,000	14.3%	287,083	4.3%
Nov-14	27	23%	38	-25%	0.71	314	2%	11.63	79	94.0%	260,000	-1.9%	276,833	8.4%
Dec-14	15	-29%	69	109%	0.22	266	0%	17.73	102	95.0%	238,500	-0.6%	265,667	9.5%
2014	**381**	**-10%**	**1,020**	**23%**	**0.37**	**363**	**54%**	**11.43**	**75**	**95.3%**	**260,000**	**-3.7%**	**268,399**	**-2.9%**
Jan-15	14	-26%	61	3%	0.23	284	5%	20.29	91	93.5%	260,950	-5.1%	249,648	-6.0%
Feb-15	19	-24%	59	-56%	0.32	302	-16%	15.89	90	94.3%	200,000	-25.9%	203,100	-19.1%
Mar-15	23	-26%	77	20%	0.30	331	-10%	14.39	86	93.4%	220,000	-10.2%	269,404	-0.7%
Apr-15	27	-18%	89	-4%	0.30	361	-11%	13.37	90	93.6%	230,000	-9.8%	255,644	-2.5%
May-15	26	-28%	99	10%	0.26	409	-6%	15.73	84	94.2%	270,000	13.0%	295,958	22.1%
Jun-15	35	-8%	102	42%	0.34	423	-3%	12.09	53	95.2%	313,635	25.5%	311,130	13.3%
Jul-15	23	-38%	74	-53%	0.31	418	12%	18.17	54	92.3%	176,000	-36.9%	205,196	-26.1%
Aug-15	19	-47%	81	-14%	0.23	434	10%	22.84	102	102.8%	188,000	-26.3%	270,451	4.1%
Sep-15	38	-14%	71	-15%	0.54	396	1%	10.42	101	93.8%	212,000	-15.7%	228,461	-17.3%
Oct-15	25	-38%	83	26%	0.30	399	16%	15.96	87	93.0%	242,500	-13.4%	256,456	-10.7%
Nov-15	23	-15%	59	55%	0.39	391	25%	17.00	98	92.0%	235,000	-9.6%	248,561	-10.2%
Dec-15	13	-13%	47	-32%	0.28	358	35%	27.54	95	88.4%	218,000	-8.6%	224,454	-15.5%
2015	**285**	**-25%**	**902**	**-12%**	**0.32**	**376**	**3%**	**15.81**	**84**	**94.0%**	**237,900**	**-8.5%**	**254,817**	**-5.1%**
Jan-16	14	0%	65	7%	0.22	362	27%	25.86	98	92.0%	271,000	3.9%	250,250	0.2%
Feb-16	11	-42%	110	86%	0.10	391	29%	35.55	100	95.0%	265,000	32.5%	243,991	20.1%
Mar-16	16	-30%	67	-13%	0.24	415	25%	25.94	86	90.2%	199,000	-9.5%	234,469	-13.0%
Apr-16	19	-30%	65	-27%	0.29	427	18%	22.47	105	92.9%	248,000	7.8%	254,789	-0.3%
May-16	22	-15%	84	-15%	0.26	446	9%	20.27	116	94.4%	279,250	3.4%	284,263	-4.0%
Jun-16	18	-49%	92	-10%	0.20	473	12%	26.28	144	90.7%	182,500	-41.8%	210,250	-32.4%
Jul-16	15	-35%	69	-7%	0.22	482	15%	32.13	116	94.3%	197,000	11.9%	233,067	13.6%
Aug-16	23	21%	81	0%	0.28	475	9%	20.65	82	93.3%	222,000	18.1%	213,030	-21.2%
Sep-16	22	-42%	84	18%	0.26	472	19%	21.45	116	91.7%	184,000	-13.2%	190,659	-16.5%
Oct-16	13	-48%	69	-17%	0.19	472	18%	36.31	97	90.8%	225,000	-7.2%	240,269	-6.3%
Nov-16	19	-17%	69	17%	0.28	471	20%	24.79	113	93.4%	220,000	-6.4%	217,679	-12.4%
Dec-16	7	-46%	40	-15%	0.18	417	16%	59.57	108	93.4%	206,000	-5.5%	193,357	-13.9%
2016	**199**	**-30%**	**895**	**-1%**	**0.22**	**442**	**18%**	**26.65**	**107**	**92.7%**	**225,000**	**-5.4%**	**231,263**	**-9.2%**
Jan-17	11	-21%	83	28%	0.13	435	20%	39.55	130	92.4%	246,000	-9.2%	229,316	-8.4%
Feb-17	16	45%	61	-45%	0.26	451	15%	28.19	105	92.3%	225,000	-15.1%	236,656	-3.0%
Mar-17	23	44%	60	-10%	0.38	453	9%	19.70	128	94.0%	215,000	8.0%	240,843	2.7%
Apr-17	16	-16%	78	20%	0.21	475	11%	29.69	91	94.8%	240,000	-3.2%	255,481	0.3%
May-17	44	100%	94	12%	0.47	476	7%	10.82	102	93.2%	261,000	-6.5%	255,410	-10.1%
Jun-17	28	56%	97	5%	0.29	484	2%	17.29	107	94.6%	199,500	9.3%	256,613	22.1%
Jul-17	15	0%	84	22%	0.18	495	3%	33.00	124	93.1%	190,000	-3.6%	201,004	-13.8%
Aug-17	26	13%	99	22%	0.26	517	9%	19.88	105	94.5%	270,000	21.6%	259,494	21.8%
Sep-17	18	-18%	72	-14%	0.25	498	6%	27.67	103	92.1%	157,500	-14.4%	208,083	9.1%
Oct-17	18	38%	62	-10%	0.29	479	1%	26.61	167	89.4%	223,000	-0.9%	236,806	-1.4%
Nov-17	15	-21%	61	-12%	0.25	481	2%	32.07	105	91.7%	260,000	18.2%	250,100	14.9%
Dec-17	12	71%	49	23%	0.24	459	10%	38.25	128	91.6%	172,500	-16.3%	214,783	11.1%
2017	**242**	**22%**	**900**	**1%**	**0.27**	**475**	**8%**	**23.57**	**114**	**93.1%**	**230,500**	**2.4%**	**241,562**	**4.5%**
Jan-18	16	45%	51	-39%	0.31	452	4%	28.25	149	90.1%	219,275	-10.9%	223,628	-2.5%
Feb-18	15	-6%	52	-15%	0.29	454	1%	30.27	127	95.4%	265,000	17.8%	250,820	6.0%
Mar-18	20	-13%	83	38%	0.24	478	6%	23.90	132	90.4%	141,500	-34.2%	180,100	-25.2%
Apr-18	27	69%	100	28%	0.27	509	7%	18.85	119	94.0%	160,000	-33.3%	169,752	-33.6%
May-18	27	-39%	103	10%	0.26	522	10%	19.33	72	94.3%	220,000	-15.7%	226,319	-11.4%
Jun-18	21	-25%	115	19%	0.18	556	15%	26.48	127	93.7%	238,500	19.5%	257,873	0.5%
Jul-18	36	140%	79	-6%	0.46	540	9%	15.00	128	91.7%	154,000	-18.9%	170,643	-15.1%
Aug-18	22	-15%	94	-5%	0.23	557	8%	25.32	113	91.6%	217,000	-19.6%	199,637	-23.1%
Sep-18	27	50%	57	-21%	0.47	516	4%	19.11	91	91.6%	171,975	9.2%	201,055	-3.4%
Oct-18	25	39%	66	6%	0.38	488	2%	19.52	113	89.3%	170,473	-23.6%	164,735	-30.4%
Nov-18	22	47%	69	13%	0.32	468	-3%	21.27	128	92.8%	167,500	-35.6%	212,245	-15.1%
Dec-18	5	-58%	41	-16%	0.12	471	3%	94.20	83	81.0%	132,000	-23.5%	98,950	-53.9%
2018	**263**	**9%**	**910**	**1%**	**0.29**	**501**	**5%**	**22.86**	**116**	**92.2%**	**175,000**	**-24.1%**	**198,851**	**-17.7%**

TOTAL RESIDENTIAL

CENSUS DIVISION 1														
	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	11	-31%	59	16%	0.19	468	4%	42.55	107	89.6%	145,000	-33.9%	176,309	-21.2%
Feb-19	12	-20%	45	-13%	0.27	467	3%	38.92	136	91.5%	287,500	8.5%	218,792	-12.8%
Mar-19	10	-50%	74	-11%	0.14	498	4%	49.80	146	90.6%	82,500	-41.7%	130,090	-27.8%
Apr-19	29	7%	98	-2%	0.30	503	-1%	17.34	125	91.7%	180,000	12.5%	173,807	2.4%
May-19	18	-33%	103	0%	0.17	539	3%	29.94	134	91.2%	167,750	-23.8%	189,061	-16.5%
Jun-19	18	-14%	98	-15%	0.18	568	2%	31.56	137	92.2%	211,000	-11.5%	215,944	-16.3%
Jul-19	26	-28%	77	-3%	0.34	555	3%	21.35	91	93.4%	197,500	28.2%	225,219	32.0%
Aug-19	17	-23%	68	-28%	0.25	542	-3%	31.88	117	88.8%	140,000	-35.5%	187,377	-6.1%
Sep-19	14	-48%	67	18%	0.21	529	3%	37.79	91	90.8%	126,000	-26.7%	150,857	-25.0%
Oct-19	23	-8%	75	14%	0.31	506	4%	22.00	112	89.8%	178,000	4.4%	169,739	3.0%
Nov-19	14	-36%	38	-45%	0.37	480	3%	34.29	169	89.3%	210,000	25.4%	216,893	2.2%
Dec-19	7	40%	40	-2%	0.18	468	-1%	66.86	68	89.8%	170,000	28.8%	202,000	104.1%
2019	**199**	**-24%**	**842**	**-7%**	**0.24**	**510**	**2%**	**30.77**	**120**	**91.0%**	**175,000**	**0.0%**	**189,467**	**-4.7%**
Jan-20	18	64%	53	-10%	0.34	466	0%	25.89	104	91.9%	131,500	-9.3%	169,944	-3.6%
Feb-20	18	50%	45	0%	0.40	457	-2%	25.39	112	90.7%	125,000	-56.5%	142,023	-35.1%
Mar-20	19	90%	70	-5%	0.27	463	-7%	24.37	117	89.0%	192,000	132.7%	178,837	37.5%
Apr-20	8	-72%	41	-58%	0.20	445	-12%	55.63	115	94.1%	187,500	4.2%	221,875	27.7%
May-20	31	72%	82	-20%	0.38	429	-20%	13.84	138	88.3%	150,500	-10.3%	170,719	-9.7%
Jun-20	25	39%	79	-19%	0.32	426	-25%	17.04	106	92.7%	152,000	-28.0%	181,708	-15.9%
Jul-20	20	-23%	98	27%	0.20	461	-17%	23.05	136	91.8%	151,250	-23.4%	157,681	-30.0%
Aug-20	41	141%	83	22%	0.49	465	-14%	11.34	146	92.7%	162,789	16.3%	181,529	-3.1%
Sep-20	34	143%	85	27%	0.40	460	-13%	13.53	79	92.2%	201,000	59.5%	203,903	35.2%
Oct-20	31	35%	67	-11%	0.46	439	-13%	14.16	67	89.4%	190,000	6.7%	174,419	2.8%
Nov-20	26	86%	47	24%	0.55	420	-13%	16.15	80	92.1%	200,000	-4.8%	221,948	2.3%
Dec-20	24	243%	40	0%	0.60	394	-16%	16.42	106	90.6%	146,250	-14.0%	165,038	-18.3%
2020	**295**	**48%**	**790**	**-6%**	**0.37**	**444**	**-13%**	**18.05**	**109**	**91.2%**	**160,000**	**-8.6%**	**180,647**	**-4.7%**
Jan-21	20	11%	54	2%	0.37	400	-14%	20.00	112	90.9%	142,500	8.4%	170,850	0.5%
Feb-21	28	56%	54	20%	0.52	400	-12%	14.29	112	92.6%	200,000	60.0%	212,786	49.8%
Mar-21	45	137%	101	44%	0.45	424	-8%	9.42	129	94.2%	150,000	-21.9%	203,047	13.5%
Apr-21	36	350%	73	78%	0.49	435	-2%	12.08	124	94.1%	137,500	-26.7%	168,047	-24.3%
May-21	38	23%	89	9%	0.43	442	3%	11.63	140	94.5%	204,000	35.5%	212,636	24.6%
Jun-21	37	48%	76	-4%	0.49	447	5%	12.08	118	91.7%	155,000	2.0%	153,273	-15.6%
Jul-21	36	80%	82	-16%	0.44	456	-1%	12.67	80	94.8%	200,000	32.2%	229,422	45.5%
Aug-21	30	-27%	59	-29%	0.51	441	-5%	14.70	79	93.8%	202,500	24.4%	195,707	7.8%
Sep-21	40	18%	58	-32%	0.69	423	-8%	10.58	89	92.6%	215,000	7.0%	228,748	12.2%
Oct-21	26	-16%	54	-19%	0.48	414	-6%	15.92	152	92.3%	162,500	-14.5%	182,779	4.8%
Nov-21	51	96%	54	15%	0.94	373	-11%	7.31	115	92.6%	160,000	-20.0%	190,631	-14.1%
Dec-21	20	-17%	43	8%	0.47	369	-6%	18.45	105	92.2%	155,000	6.0%	166,385	0.8%
2021	**407**	**38%**	**797**	**1%**	**0.51**	**419**	**-6%**	**12.34**	**113**	**93.2%**	**172,000**	**7.5%**	**195,075**	**8.0%**
Jan-22	17	-15%	44	-19%	0.39	372	-7%	21.88	137	92.4%	140,000	-1.8%	159,706	-6.5%
Feb-22	35	25%	42	-22%	0.83	361	-10%	10.31	91	93.5%	210,000	5.0%	205,729	-3.3%
Mar-22	47	4%	87	-14%	0.54	359	-15%	7.64	103	93.3%	213,000	42.0%	221,561	9.1%
Apr-22	28	-22%	67	-8%	0.42	369	-15%	13.18	106	92.6%	162,500	18.2%	190,582	13.4%
May-22	37	-3%	98	10%	0.38	390	-12%	10.54	125	93.8%	194,400	-4.7%	206,291	-3.0%
Jun-22	45	22%	85	12%	0.53	394	-12%	8.76	107	92.8%	195,000	25.8%	221,122	44.3%
Jul-22	29	-19%	69	-16%	0.42	406	-11%	14.00	84	92.2%	130,000	-35.0%	179,100	-21.9%
Aug-22	28	-7%	76	29%	0.37	426	-3%	15.21	83	93.4%	192,500	-4.9%	210,170	7.4%
Sep-22	33	-18%	76	31%	0.43	430	2%	13.03	104	91.1%	146,500	-31.9%	164,227	-28.2%
Oct-22	29	12%	54	0%	0.54	412	0%	14.21	117	92.1%	205,000	26.2%	189,997	3.9%
Nov-22	22	-57%	37	-31%	0.59	394	6%	17.91	97	92.1%	138,750	-13.3%	160,977	-15.6%
Dec-22	14	-30%	31	-28%	0.45	378	2%	27.00	113	92.4%	210,000	35.5%	236,350	42.1%
2022	**364**	**-11%**	**766**	**-4%**	**0.48**	**391**	**-7%**	**12.89**	**105**	**92.8%**	**179,000**	**4.1%**	**198,096**	**1.5%**
Jan-23	16	-6%	40	-9%	0.40	364	-2%	22.75	102	92.4%	151,250	8.0%	169,063	5.9%
Feb-23	24	-31%	44	5%	0.55	356	-1%	14.83	111	95.3%	158,500	-24.5%	224,017	8.9%
Mar-23	37	-21%	64	-26%	0.58	352	-2%	9.51	127	94.7%	180,000	-15.5%	201,634	-9.0%
Apr-23	28	0%	51	-24%	0.55	342	-7%	12.21	140	92.4%	194,500	19.7%	197,684	3.7%
May-23	36	-3%	99	1%	0.36	324	-17%	9.00	101	93.3%	213,500	9.8%	216,064	4.7%
Jun-23	44	-2%	113	33%	0.39	377	-4%	8.57	106	94.4%	201,000	3.1%	242,328	9.6%
Jul-23	30	3%	58	-16%	0.52	382	-6%	12.73	95	94.0%	198,500	52.7%	232,571	29.9%
Aug-23	36	29%	54	-29%	0.67	367	-14%	10.19	65	93.0%	207,500	7.8%	212,958	1.3%
Sep-23	32	-3%	47	-38%	0.68	349	-19%	10.91	98	90.1%	187,000	27.6%	209,766	27.7%
Oct-23	23	-21%	47	-13%	0.49	335	-19%	14.57	98	92.0%	180,000	-12.2%	174,517	-8.1%
Nov-23	20	-9%	41	11%	0.49	329	-16%	16.45	127	90.0%	167,500	20.7%	185,375	15.2%
Dec-23	22	57%	22	-29%	1.00	294	-22%	13.36	139	91.2%	154,500	-26.4%	166,450	-29.6%
2023	**348**	**-4%**	**680**	**-11%**	**0.51**	**348**	**-11%**	**11.99**	**108**	**93.0%**	**180,950**	**1.1%**	**207,636**	**4.8%**
Jan-24	21	31%	29	-28%	0.72	281	-23%	13.38	152	92.4%	160,000	5.8%	184,310	9.0%
Feb-24	19	-21%	43	-2%	0.44	287	-19%	15.11	127	93.5%	199,000	25.6%	218,558	-2.4%
Mar-24	28	-24%	50	-22%	0.56	287	-18%	10.25	117	92.2%	107,000	-40.6%	143,621	-28.8%
Apr-24	24	-14%	56	10%	0.43	284	-17%	11.83	126	92.6%	163,000	-16.2%	169,213	-14.4%
May-24	47	31%	75	-24%	0.63	284	-12%	6.04	107	93.0%	235,000	10.1%	251,615	16.5%
Jun-24														
Jul-24														
Aug-24														
Sep-24														
Oct-24														
Nov-24														
Dec-24														
2024	**139**	**-1%**	**253**	**-15%**	**0.55**	**285**	**-18%**	**10.24**	**122**	**92.8%**	**178,500**	**-0.8%**	**200,946**	**-1.8%**

DETACHED

CENSUS DIVISION 1														
	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	24	33%	50	43%	0.48	147	56%	6.13	72	95.4%	237,500	3.3%	283,950	33.2%
Feb-13	14	-46%	31	-23%	0.45	155	53%	11.07	58	94.8%	197,500	-10.1%	224,204	-14.0%
Mar-13	30	0%	30	-9%	1.00	139	42%	4.63	87	94.5%	265,500	10.6%	290,821	21.3%
Apr-13	37	54%	60	22%	0.62	154	32%	4.16	73	96.2%	286,000	10.5%	297,446	15.8%
May-13	36	38%	52	2%	0.69	152	14%	4.22	70	95.8%	287,500	13.9%	286,397	14.3%
Jun-13	33	65%	64	36%	0.52	164	16%	4.97	55	95.6%	359,000	27.1%	328,448	21.1%
Jul-13	42	50%	62	11%	0.68	165	7%	3.93	63	97.2%	276,500	14.3%	298,394	8.1%
Aug-13	36	9%	47	-18%	0.77	163	2%	4.53	74	94.7%	238,650	-0.6%	258,528	4.6%
Sep-13	25	-17%	49	-4%	0.51	167	6%	6.68	61	95.5%	330,000	63.8%	311,291	19.2%
Oct-13	23	0%	74	80%	0.31	202	29%	8.78	74	95.7%	285,000	14.0%	299,366	21.4%
Nov-13	16	-27%	33	22%	0.48	197	42%	12.31	62	94.3%	270,000	18.7%	260,994	3.7%
Dec-13	17	31%	22	-19%	0.77	163	26%	9.59	81	92.9%	257,500	17.0%	246,000	-8.4%
2013	**333**	**14%**	**574**	**12%**	**0.58**	**164**	**25%**	**5.91**	**69**	**95.5%**	**278,000**	**13.5%**	**287,381**	**13.3%**
Jan-14	14	-42%	47	-6%	0.30	168	14%	12.00	63	95.0%	302,500	27.4%	282,071	-0.7%
Feb-14	17	21%	55	77%	0.31	191	23%	11.24	55	95.1%	240,000	21.5%	241,676	7.8%
Mar-14	26	-13%	47	57%	0.55	189	36%	7.27	77	95.2%	228,500	-13.9%	252,827	-13.1%
Apr-14	25	-32%	55	-8%	0.45	203	32%	8.12	64	94.0%	290,000	1.4%	254,880	-14.3%
May-14	28	-22%	71	37%	0.39	231	52%	8.25	82	95.0%	245,000	-14.8%	248,964	-13.1%
Jun-14	28	-15%	58	-9%	0.48	232	41%	8.29	82	93.9%	213,500	-40.5%	253,702	-22.8%
Jul-14	33	-21%	114	84%	0.29	246	49%	7.45	53	95.0%	284,000	2.7%	287,874	-3.5%
Aug-14	28	-22%	45	-4%	0.62	248	52%	8.86	57	94.6%	270,000	13.1%	256,546	-0.8%
Sep-14	34	36%	56	14%	0.61	245	47%	7.21	61	94.8%	251,500	-23.8%	280,741	-9.8%
Oct-14	26	13%	42	-43%	0.62	209	3%	8.04	75	95.0%	292,500	2.6%	299,163	-0.1%
Nov-14	24	50%	30	-9%	0.80	187	-5%	7.79	73	94.2%	270,500	0.2%	281,896	8.0%
Dec-14	13	-24%	32	45%	0.41	143	-12%	11.00	97	94.9%	282,000	9.5%	281,462	14.4%
2014	**296**	**-11%**	**652**	**14%**	**0.45**	**208**	**27%**	**8.42**	**69**	**94.7%**	**259,000**	**-6.8%**	**268,611**	**-6.5%**
Jan-15	10	-29%	40	-15%	0.25	156	-7%	15.60	91	91.5%	260,950	-13.7%	243,940	-13.5%
Feb-15	10	-41%	41	-25%	0.24	175	-8%	17.50	84	93.5%	200,500	-16.5%	209,300	-13.4%
Mar-15	20	-23%	43	-9%	0.47	185	-2%	9.25	86	92.9%	209,500	-8.3%	263,845	4.4%
Apr-15	18	-28%	68	24%	0.26	213	5%	11.83	75	93.1%	222,500	-23.3%	275,556	8.1%
May-15	19	-32%	76	7%	0.25	252	9%	13.26	73	94.6%	265,000	8.2%	287,521	15.5%
Jun-15	26	-7%	75	29%	0.35	267	15%	10.27	51	94.8%	314,950	47.5%	300,338	18.4%
Jul-15	21	-36%	54	-53%	0.39	284	15%	13.52	52	91.9%	176,000	-38.0%	204,381	-29.0%
Aug-15	13	-54%	45	0%	0.29	288	16%	22.15	105	104.7%	188,000	-30.4%	291,923	13.8%
Sep-15	35	3%	48	-14%	0.73	256	4%	7.31	99	94.2%	215,000	-14.5%	231,686	-17.5%
Oct-15	18	-31%	68	62%	0.26	266	27%	14.78	96	93.0%	252,500	-13.7%	258,194	-13.7%
Nov-15	18	-25%	39	30%	0.46	254	36%	14.11	96	91.8%	247,500	-8.5%	246,722	-12.5%
Dec-15	9	-31%	36	13%	0.25	243	70%	27.00	76	87.3%	220,500	-21.8%	222,222	-21.0%
2015	**217**	**-27%**	**633**	**-3%**	**0.34**	**237**	**14%**	**13.08**	**81**	**93.8%**	**232,500**	**-10.2%**	**254,956**	**-5.1%**
Jan-16	13	30%	47	18%	0.28	254	63%	19.54	96	91.9%	267,000	2.3%	247,192	1.3%
Feb-16	10	0%	83	102%	0.12	279	59%	27.90	97	95.0%	265,000	32.2%	247,390	18.2%
Mar-16	14	-30%	51	19%	0.27	303	64%	21.64	88	88.8%	186,500	-11.0%	224,036	-15.1%
Apr-16	15	-17%	48	-29%	0.31	307	44%	20.47	100	92.6%	300,000	34.8%	269,233	-2.3%
May-16	18	-5%	69	-9%	0.26	324	29%	18.00	112	94.0%	284,500	7.4%	311,904	8.5%
Jun-16	12	-54%	72	-4%	0.17	349	31%	29.08	128	91.3%	182,500	-42.1%	215,000	-28.4%
Jul-16	11	-48%	57	6%	0.19	363	28%	33.00	110	94.8%	275,000	56.3%	252,364	23.5%
Aug-16	21	62%	59	31%	0.36	362	26%	17.24	71	93.0%	218,500	16.2%	206,095	-29.4%
Sep-16	16	-54%	53	10%	0.30	357	39%	22.31	126	92.9%	200,000	-7.0%	196,594	-15.1%
Oct-16	10	-44%	51	-25%	0.20	354	33%	35.40	103	91.3%	229,000	-9.3%	259,350	0.4%
Nov-16	12	-33%	55	41%	0.22	359	41%	29.92	113	91.6%	214,500	-13.3%	203,075	-17.7%
Dec-16	7	-22%	32	-11%	0.22	315	30%	45.00	108	93.4%	206,000	-6.6%	193,357	-13.0%
2016	**159**	**-27%**	**677**	**7%**	**0.23**	**327**	**38%**	**24.69**	**103**	**92.6%**	**235,000**	**1.1%**	**237,044**	**-7.0%**
Jan-17	9	-31%	66	40%	0.14	334	31%	37.11	137	91.6%	246,000	-7.9%	226,278	-8.5%
Feb-17	12	20%	53	-36%	0.23	348	25%	29.00	104	91.7%	215,000	-18.9%	240,833	-2.7%
Mar-17	22	57%	48	-6%	0.46	346	14%	15.73	131	94.1%	232,500	24.7%	245,882	9.8%
Apr-17	13	-13%	62	29%	0.21	364	19%	28.00	84	94.2%	235,000	-21.7%	267,515	-0.6%
May-17	33	83%	73	6%	0.45	367	13%	11.12	85	93.8%	272,500	-4.2%	256,414	-17.8%
Jun-17	22	83%	81	13%	0.27	378	8%	17.18	112	94.5%	199,500	9.3%	268,120	24.7%
Jul-17	13	18%	72	26%	0.18	393	8%	30.23	127	93.3%	190,000	-30.9%	201,390	-20.2%
Aug-17	21	0%	79	34%	0.27	410	13%	19.52	96	94.7%	270,000	23.6%	287,017	39.3%
Sep-17	13	-19%	50	-6%	0.26	394	10%	30.31	120	90.8%	160,000	-20.0%	193,615	-1.5%
Oct-17	13	30%	49	-4%	0.27	383	8%	29.46	171	90.7%	215,000	-6.1%	228,500	-11.9%
Nov-17	12	0%	48	-13%	0.25	384	7%	32.00	117	89.9%	213,250	-0.6%	212,125	4.5%
Dec-17	9	29%	32	0%	0.28	366	16%	40.67	135	91.6%	175,000	-15.0%	233,600	20.8%
2017	**192**	**21%**	**713**	**5%**	**0.27**	**372**	**14%**	**23.27**	**114**	**93.1%**	**235,000**	**0.0%**	**244,556**	**3.2%**
Jan-18	13	44%	38	-42%	0.34	354	6%	27.23	144	89.2%	215,000	-12.6%	213,619	-5.6%
Feb-18	13	8%	44	-17%	0.30	355	2%	27.31	140	94.8%	265,000	23.3%	255,577	6.1%
Mar-18	14	-36%	64	33%	0.22	380	10%	27.14	133	91.6%	167,750	-27.8%	195,429	-20.5%
Apr-18	22	69%	75	21%	0.29	403	11%	18.32	119	93.2%	155,500	-33.8%	169,250	-36.7%
May-18	19	-42%	76	4%	0.25	406	11%	21.37	83	94.3%	220,000	-19.3%	226,826	-11.5%
Jun-18	19	-14%	97	20%	0.20	440	16%	23.16	123	93.7%	238,500	19.5%	260,017	-3.0%
Jul-18	28	115%	63	-13%	0.44	427	9%	15.25	147	91.5%	154,000	-18.9%	168,041	-16.6%
Aug-18	18	-14%	79	0%	0.23	441	8%	24.50	91	91.5%	217,000	-19.6%	194,362	-32.3%
Sep-18	24	85%	43	-14%	0.56	399	1%	16.63	97	92.9%	179,488	12.2%	207,436	7.1%
Oct-18	22	69%	56	14%	0.39	381	-1%	17.32	119	88.9%	172,737	-19.7%	167,403	-26.7%
Nov-18	15	25%	51	6%	0.29	363	-5%	24.20	145	91.0%	226,900	6.4%	218,627	3.1%
Dec-18	2	-78%	31	-3%	0.06	370	1%	185.00	94	84.2%	152,000	-13.1%	152,000	-34.9%
2018	**209**	**9%**	**717**	**1%**	**0.29**	**393**	**6%**	**22.58**	**120**	**92.1%**	**185,000**	**-21.3%**	**202,189**	**-17.3%**

DETACHED

CENSUS DIVISION 1														
	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	8	-38%	44	16%	0.18	369	4%	46.13	109	90.9%	217,000	0.9%	201,988	-5.4%
Feb-19	9	-31%	38	-14%	0.24	368	4%	40.89	142	90.9%	275,000	3.8%	216,056	-15.5%
Mar-19	9	-36%	57	-11%	0.16	391	3%	43.44	161	90.0%	50,000	-70.2%	128,211	-34.4%
Apr-19	24	9%	80	7%	0.30	403	0%	16.79	122	91.6%	186,250	19.8%	190,454	12.5%
May-19	17	-11%	82	8%	0.21	426	5%	25.06	136	91.5%	155,500	-29.3%	187,241	-17.5%
Jun-19	15	-21%	70	-28%	0.21	441	0%	29.40	124	92.2%	160,000	-32.9%	197,800	-23.9%
Jul-19	23	-18%	61	-3%	0.38	430	1%	18.70	92	92.9%	205,000	33.1%	227,639	35.5%
Aug-19	13	-28%	56	-29%	0.23	422	-4%	32.46	108	89.5%	130,000	-40.1%	175,415	-9.7%
Sep-19	12	-50%	56	30%	0.21	413	4%	34.42	98	91.0%	157,500	-12.3%	155,417	-25.1%
Oct-19	19	-14%	64	14%	0.30	397	4%	20.89	121	90.0%	178,000	3.0%	167,895	0.3%
Nov-19	14	-7%	32	-37%	0.44	381	5%	27.21	169	89.3%	210,000	-7.4%	216,893	-0.8%
Dec-19	6	200%	29	-6%	0.21	373	1%	62.17	66	91.4%	190,000	25.0%	214,000	40.8%
2019	**169**	**-19%**	**669**	**-7%**	**0.25**	**401**	**2%**	**28.49**	**121**	**91.1%**	**180,000**	**-2.7%**	**191,283**	**-5.4%**
Jan-20	16	100%	41	-7%	0.39	370	0%	23.13	88	92.2%	127,500	-41.2%	166,625	-17.5%
Feb-20	14	56%	34	-11%	0.41	362	-2%	25.86	124	89.8%	112,500	-59.1%	137,066	-36.6%
Mar-20	17	89%	55	-4%	0.31	364	-7%	21.41	107	88.2%	192,000	284.0%	181,053	41.2%
Apr-20	5	-79%	32	-60%	0.16	354	-12%	70.80	116	94.4%	225,000	20.8%	270,000	41.8%
May-20	19	12%	69	-16%	0.28	349	-18%	18.37	143	91.6%	150,500	-3.2%	162,237	-13.4%
Jun-20	20	33%	62	-11%	0.32	353	-20%	17.65	107	92.4%	151,000	-5.6%	174,785	-11.6%
Jul-20	18	-22%	83	36%	0.22	382	-11%	21.22	136	91.8%	150,000	-26.8%	158,118	-30.5%
Aug-20	39	200%	66	18%	0.59	379	-10%	9.72	149	92.8%	180,000	38.5%	185,172	5.6%
Sep-20	29	142%	57	2%	0.51	361	-13%	12.45	88	92.0%	215,000	36.5%	214,403	38.0%
Oct-20	27	42%	48	-25%	0.56	333	-16%	12.33	63	91.2%	166,000	-6.7%	159,111	-5.2%
Nov-20	19	36%	39	22%	0.49	323	-15%	17.00	79	93.2%	249,000	18.6%	241,192	11.2%
Dec-20	16	167%	28	-3%	0.57	305	-18%	19.06	99	91.3%	140,000	-26.3%	162,181	-24.2%
2020	**239**	**41%**	**614**	**-8%**	**0.39**	**353**	**-12%**	**17.72**	**109**	**91.8%**	**165,000**	**-8.3%**	**181,381**	**-5.2%**
Jan-21	18	13%	42	2%	0.43	308	-17%	17.11	117	91.4%	126,000	-1.2%	170,667	2.4%
Feb-21	21	50%	41	21%	0.51	308	-15%	14.67	109	92.6%	200,000	77.8%	203,810	48.7%
Mar-21	33	94%	80	45%	0.41	330	-9%	10.00	130	94.0%	212,000	10.4%	223,367	23.4%
Apr-21	27	440%	61	91%	0.44	345	-3%	12.78	113	93.8%	160,000	-28.9%	181,741	-32.7%
May-21	31	63%	75	9%	0.41	353	1%	11.39	143	94.1%	205,000	36.2%	209,735	29.3%
Jun-21	25	25%	61	-2%	0.41	361	2%	14.44	113	92.2%	175,000	15.9%	159,748	-8.6%
Jul-21	31	72%	65	-22%	0.48	368	-4%	11.87	85	95.4%	205,000	36.7%	242,168	53.2%
Aug-21	22	-44%	43	-35%	0.51	355	-6%	16.14	80	92.7%	225,000	25.0%	201,314	8.7%
Sep-21	33	14%	47	-18%	0.70	341	-6%	10.33	94	92.6%	172,000	-20.0%	202,982	-5.3%
Oct-21	22	-19%	42	-13%	0.52	330	-1%	15.00	158	92.0%	167,500	0.9%	194,197	22.1%
Nov-21	41	116%	43	10%	0.95	297	-8%	7.24	116	91.3%	160,000	-35.7%	193,162	-19.9%
Dec-21	14	-13%	29	4%	0.48	290	-5%	20.71	102	92.4%	106,500	-23.9%	142,157	-12.3%
2021	**318**	**33%**	**629**	**2%**	**0.51**	**332**	**-6%**	**12.53**	**113**	**93.0%**	**180,000**	**9.1%**	**197,932**	**9.1%**
Jan-22	16	-11%	33	-21%	0.48	286	-7%	17.88	144	92.3%	146,000	15.9%	167,563	-1.8%
Feb-22	24	14%	33	-20%	0.73	282	-8%	11.75	73	94.6%	220,000	10.0%	200,938	-1.4%
Mar-22	38	15%	66	-18%	0.58	279	-15%	7.34	100	92.9%	195,000	-8.0%	193,764	-13.3%
Apr-22	23	-15%	46	-25%	0.50	281	-19%	12.22	116	92.7%	160,000	0.0%	185,361	2.0%
May-22	28	-10%	81	8%	0.35	298	-16%	10.64	123	93.9%	182,200	-11.1%	203,138	-3.1%
Jun-22	34	36%	70	15%	0.49	311	-14%	9.15	107	93.1%	209,500	19.7%	210,279	31.6%
Jul-22	24	-23%	57	-12%	0.42	323	-12%	13.46	72	93.6%	137,000	-33.2%	191,808	-20.8%
Aug-22	24	9%	64	49%	0.38	340	-4%	14.17	81	93.5%	192,500	-14.4%	206,594	2.6%
Sep-22	27	-18%	54	15%	0.50	333	-2%	12.33	99	90.9%	146,500	-14.8%	166,519	-18.0%
Oct-22	25	14%	45	7%	0.56	322	-2%	12.88	122	91.7%	209,000	24.8%	195,796	0.8%
Nov-22	16	-61%	25	-42%	0.64	306	3%	19.13	103	91.8%	151,250	-5.5%	172,750	-10.6%
Dec-22	10	-29%	22	-24%	0.45	291	0%	29.10	107	90.6%	181,000	70.0%	217,690	53.1%
2022	**289**	**-9%**	**596**	**-5%**	**0.48**	**304**	**-8%**	**12.64**	**103**	**92.8%**	**180,000**	**0.0%**	**193,289**	**-2.3%**
Jan-23	12	-25%	33	0%	0.36	279	-2%	23.25	95	91.9%	135,250	-7.4%	144,750	-13.6%
Feb-23	16	-33%	33	0%	0.48	272	-4%	17.00	97	95.4%	193,250	-12.2%	229,275	14.1%
Mar-23	27	-29%	54	-18%	0.50	280	0%	10.37	125	94.9%	168,000	-13.8%	196,684	1.5%
Apr-23	23	0%	40	-13%	0.58	271	-4%	11.78	135	91.5%	180,000	12.5%	175,333	-5.4%
May-23	30	7%	79	-2%	0.38	254	-15%	8.47	99	94.0%	217,500	19.4%	220,347	8.5%
Jun-23	35	3%	91	30%	0.38	297	-5%	8.49	92	94.4%	170,000	-18.9%	248,701	18.3%
Jul-23	21	-13%	44	-23%	0.48	300	-7%	14.29	89	95.3%	210,000	53.3%	232,983	21.5%
Aug-23	28	17%	46	-28%	0.61	295	-13%	10.54	64	92.2%	169,750	-11.8%	184,011	-10.9%
Sep-23	25	-7%	43	-20%	0.58	284	-15%	11.36	103	90.1%	185,000	26.3%	214,500	28.8%
Oct-23	19	-24%	32	-29%	0.59	265	-18%	13.95	103	92.7%	180,000	-13.9%	181,100	-7.5%
Nov-23	14	-13%	30	20%	0.47	261	-15%	18.64	102	91.4%	177,500	17.4%	202,250	17.1%
Dec-23	17	70%	15	-32%	1.13	231	-21%	13.59	131	92.3%	180,000	-0.6%	180,206	-17.2%
2023	**267**	**-8%**	**540**	**-9%**	**0.49**	**274**	**-10%**	**12.32**	**102**	**93.2%**	**181,900**	**1.1%**	**205,269**	**6.2%**
Jan-24	17	42%	23	-30%	0.74	216	-23%	12.71	153	92.5%	135,000	-0.2%	166,912	15.3%
Feb-24	17	6%	34	3%	0.50	217	-20%	12.76	137	93.8%	208,000	7.6%	230,271	0.4%
Mar-24	22	-19%	35	-35%	0.63	213	-24%	9.68	114	93.3%	107,000	-36.3%	138,041	-29.8%
Apr-24	18	-22%	42	5%	0.43	213	-21%	11.83	116	91.4%	164,500	-8.6%	167,389	-4.5%
May-24	35	17%	56	-29%	0.63	211	-17%	6.03	108	92.6%	235,000	8.0%	246,297	11.8%
Jun-24														
Jul-24														
Aug-24														
Sep-24														
Oct-24														
Nov-24														
Dec-24														
2024	**109**	**1%**	**190**	**-21%**	**0.57**	**214**	**-21%**	**9.82**	**122**	**92.7%**	**178,500**	**-2.7%**	**196,536**	**-0.6%**