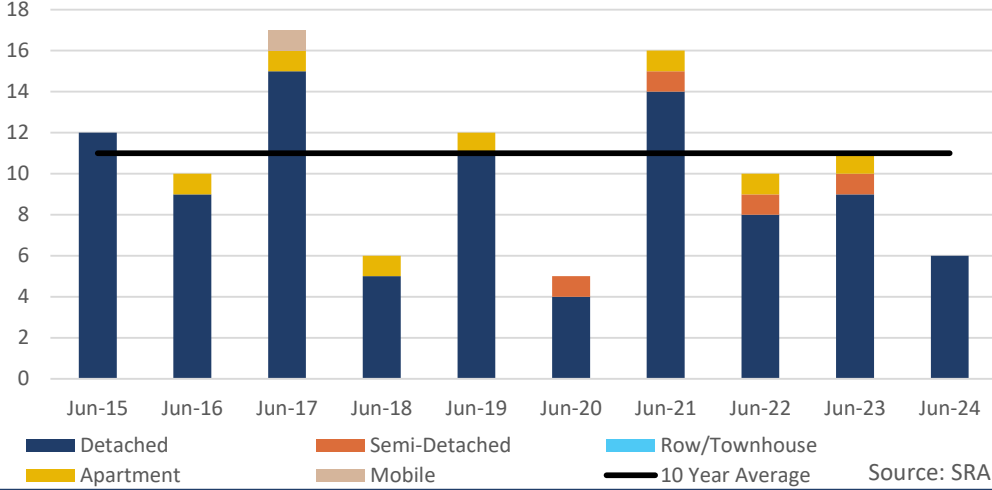


Monthly Sales Comparison



SALES

6

↓ 45.5% Y/Y | ↓ 9.3% YTD  
 VS. 10-YEAR AVERAGE  
 ↓ 45.5% | ↓ 15.4% YTD



NEW LISTINGS

8

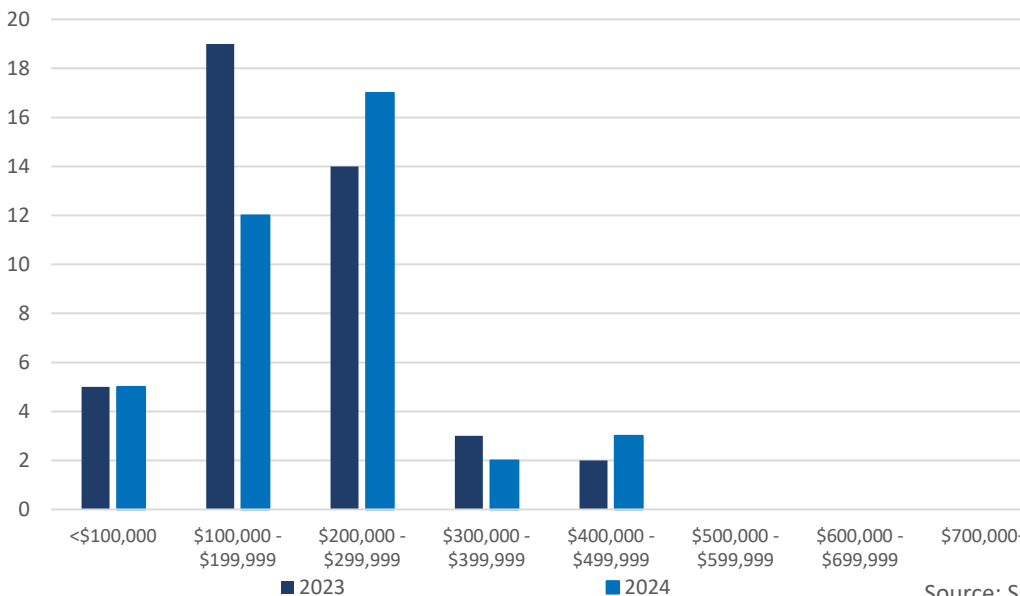
↓ 52.9% Y/Y | ↓ 23.7% YTD  
 VS. 10-YEAR AVERAGE  
 ↓ 49.4% | ↓ 44.4% YTD

TOTAL RESIDENTIAL BENCHMARK PRICE



Residential Sales by Price Range

YTD-JUN



INVENTORY

22

↓ 33.3% Y/Y | Monthly trend\*  
 VS. 10-YEAR AVERAGE  
 ↓ 58.9% | ↓ 52.7% YTD



MONTHS OF SUPPLY

3.67

↑ 22.2% Y/Y | Monthly trend\*  
 VS. 10-YEAR AVERAGE  
 ↓ 33.5% | ↓ 48.7% YTD



# MELFORT - JUNE 2024

## June 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	6	-33%	8	-47%	21	-22%	3.50	17%	41	\$248,000	12%	\$209,733	12%
Semi-Detached	0	-100%	0	-100%	0	-100%	-	-	-	-	-	-	-
Row/Townhouse	0	-	0	-	0	-	-	-	-	-	-	-	-
Apartment	0	-100%	0	-	0	-100%	-	-	-	-	-	-	-
Acreage	0	-	0	-	0	-	-	-	-	-	-	-	-
Mobile	0	-	0	-	0	-100%	-	-	-	-	-	-	-
Muti-Family	0	-	0	-	1	0%	-	-	-	-	-	-	-
<b>Total Residential</b>	<b>6</b>	<b>-45%</b>	<b>8</b>	<b>-53%</b>	<b>22</b>	<b>-33%</b>	<b>3.67</b>	<b>22%</b>	<b>41</b>	<b>\$250,100</b>	<b>12%</b>	<b>\$209,733</b>	<b>11%</b>

## 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	11	-45%	16	-49%	54	-59%	5.51	-34%	80	\$199,890	25%	\$185,043	13%

## Year-to-Date

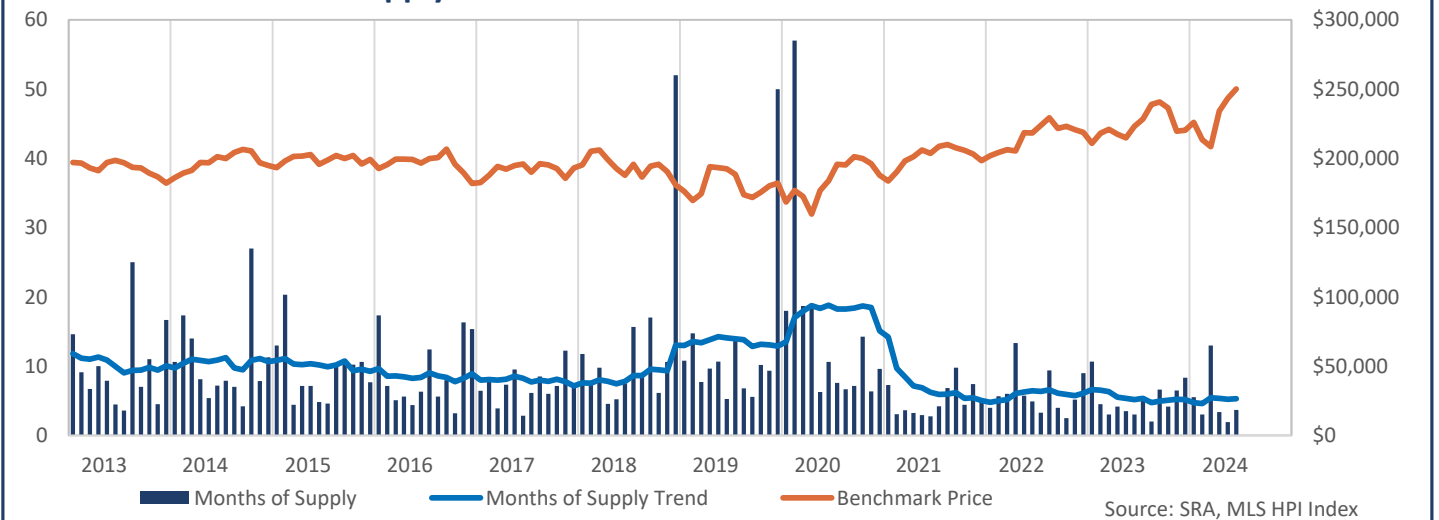
### June 2024

	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	32	-6%	42	-13%	20	-7%	3.81	-1%	82	\$227,450	5%	\$226,857	5%
Semi-Detached	3	200%	3	50%	1	400%	1.67	67%	35	-	-	\$259,333	-6%
Row/Townhouse	0	-100%	0	-100%	0	-	-	-	-	-	-	-	-
Apartment	4	-33%	0	-100%	1	-65%	2.00	-48%	163	-	-	\$143,125	-13%
Acreage	0	-	0	-	0	-	-	-	-	-	-	-	-
Mobile	0	-100%	0	-100%	0	-100%	-	-	-	-	-	-	-
Muti-Family	0	-	0	-	1	-45%	-	-	-	-	-	-	-
<b>Total Residential</b>	<b>39</b>	<b>-9%</b>	<b>45</b>	<b>-24%</b>	<b>24</b>	<b>-18%</b>	<b>3.62</b>	<b>-10%</b>	<b>87</b>	<b>\$229,250</b>	<b>5%</b>	<b>\$220,767</b>	<b>7%</b>

## 10-Year Averages

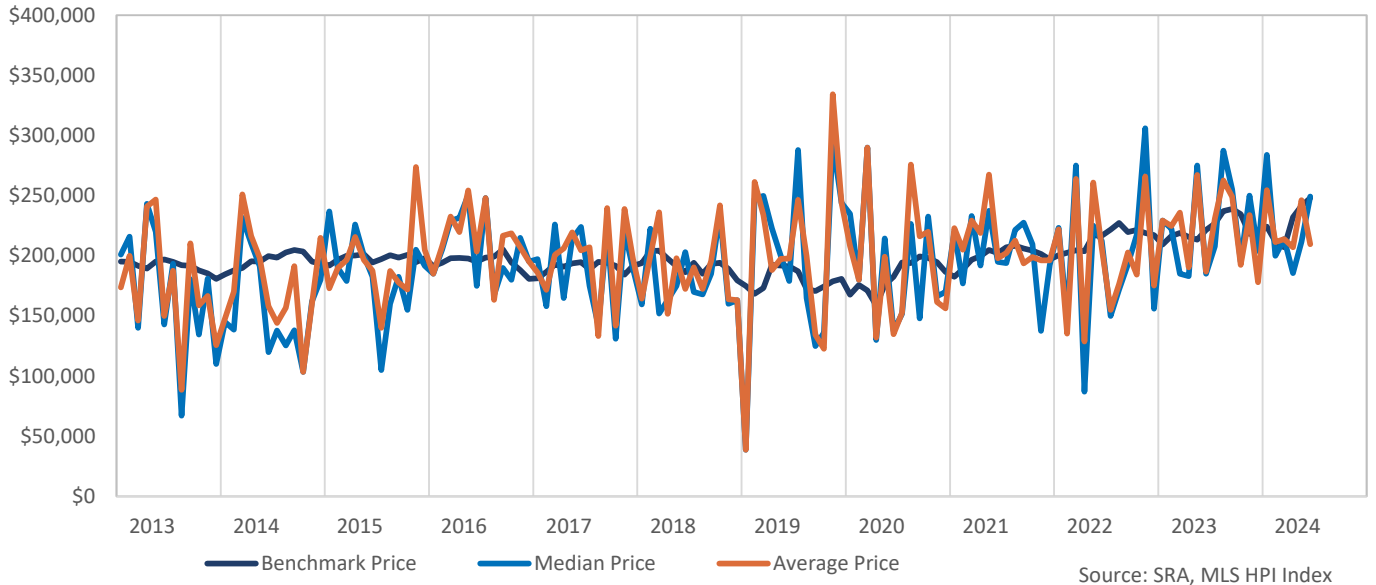
	Sales		New Listings		Inventory		Months of Supply		DOM	Benchmark		Avg Price	
	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	Avg	%Diff	Avg	%Diff
Total Residential	46	-15%	81	-44%	50	-53%	7.05	-49%	82	\$195,877	17%	\$200,600	10%

## Residential Months of Supply and Price

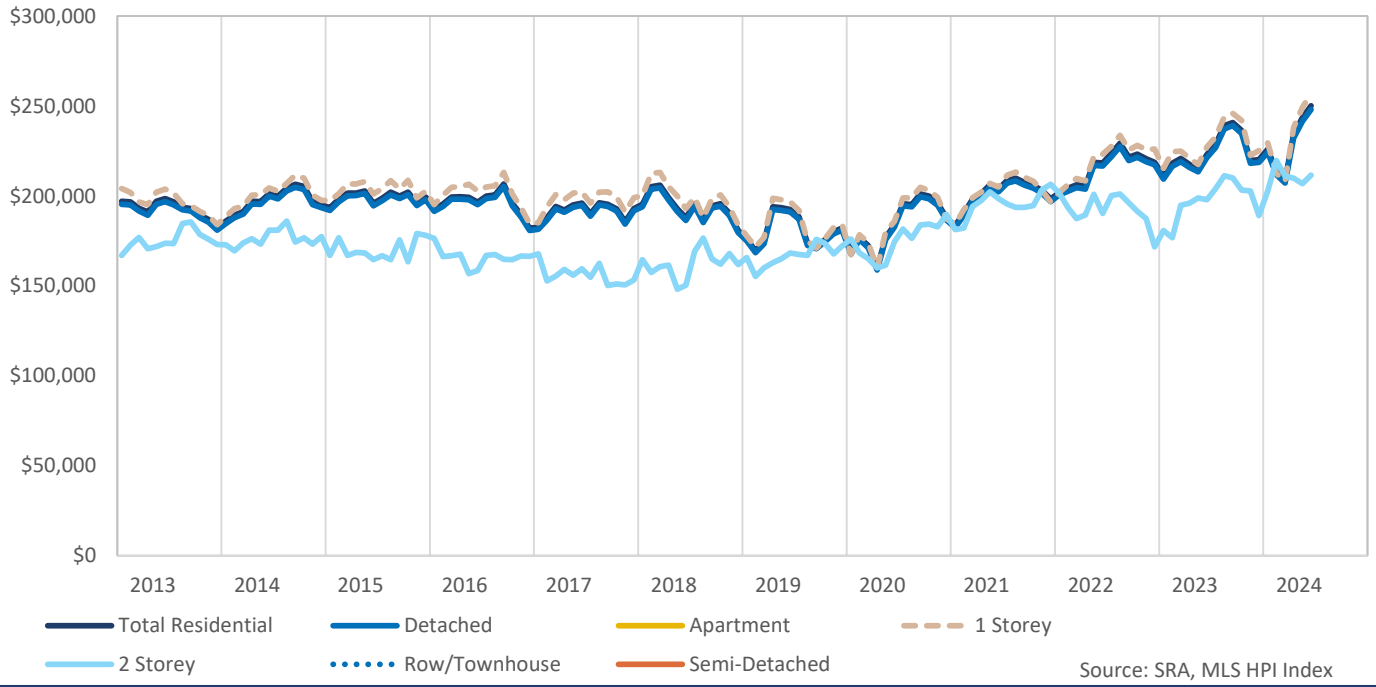




### Detached Pricing



### 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
June 2024 Benchmark Price	\$250,100
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
June 2024 Benchmark Price	\$248,000	\$256,800	\$211,500
Share of Total Sales, Last 3 Years	96%	85%	15%

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







