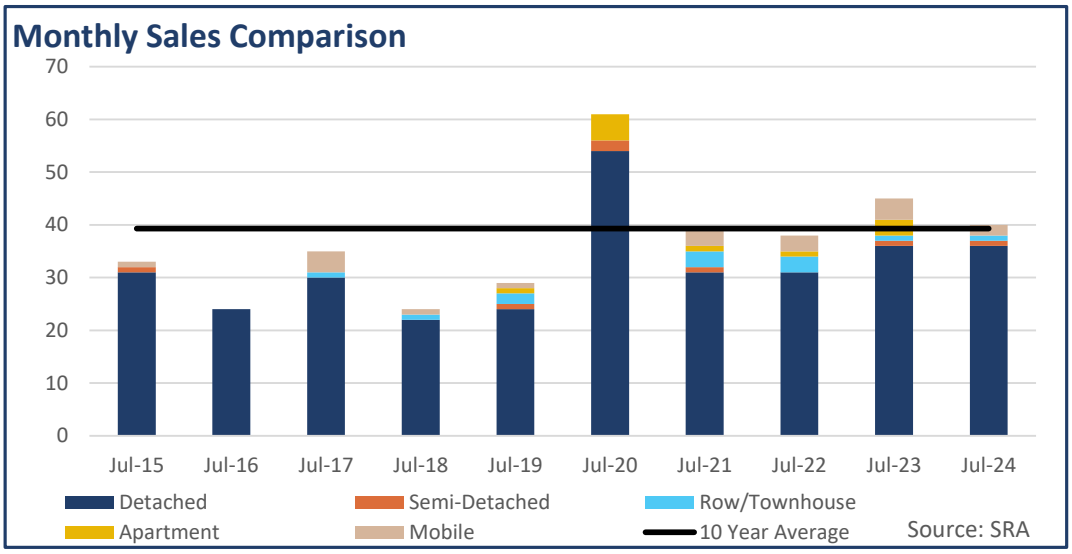
CENSUS DIVISION 8 - JULY 2024



SALES

43

12.2% Y/Y | 7.9% YTD

VS. 10-YEAR AVERAGE

9.4% | 9.2% YTD

NEW LISTINGS

55

8.3% Y/Y | 1.9% YTD

VS. 10-YEAR AVERAGE

18.3% | 4.2% YTD

TOTAL RESIDENTIAL AVERAGE PRICE

$ 264,937 | **12.7%** Y/Y

Monthly trend*

INVENTORY

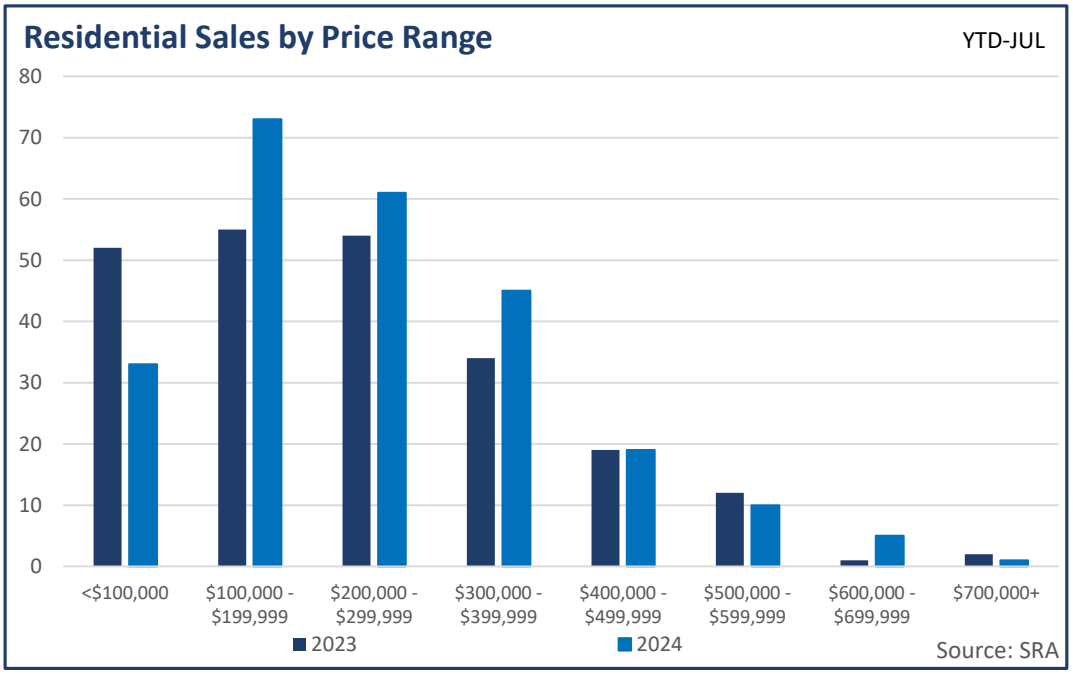
259

14.5% Y/Y

Monthly trend*

VS. 10-YEAR AVERAGE

14.4% | 5.2% YTD



MONTHS OF SUPPLY

6.02

2.6% Y/Y

Monthly trend*

VS. 10-YEAR AVERAGE

27.6% | 16.1% YTD

CENSUS DIVISION 8 - JULY 2024

July 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	36	0%	38	-17%	168	-23%	4.67	-23%	79	$274,565	9%
Semi-Detached	1	0%	1	-67%	10	0%	10.00	0%	17	$134,900	-8%
Row/Townhouse	1	0%	2	100%	13	0%	13.00	0%	84	$212,400	-49%
Apartment	0	-100%	2	100%	16	14%	-	-	-	-	-
Acreage	3	-25%	3	-	24	20%	8.00	60%	52	$281,880	11%
Mobile	2	-50%	7	75%	17	0%	8.50	100%	168	$157,500	250%
Mutli-Family	0	-	2	-60%	11	-8%	-	-	-	-	-
Total Residential	43	-12%	55	-8%	259	-15%	6.02	-3%	80	$264,937	13%

10-Year Averages

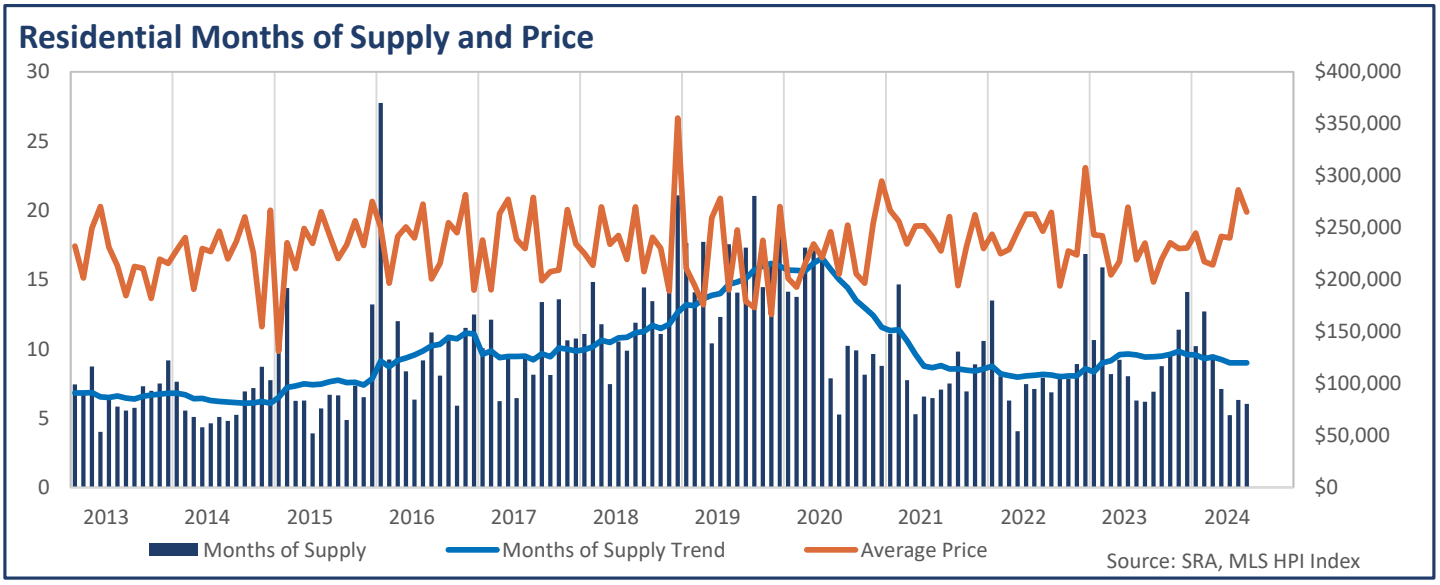
	Sales		New Listings		Inventory		Months of Supply		DOM	Avg Price	
	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	Avg	%Diff
Total Residential	39	9%	67	-18%	303	-14%	8.32	-28%	77	$237,471	12%

Year-to-Date July 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	187	13%	321	-4%	179	-4%	6.72	-15%	88	$252,245	6%
Semi-Detached	13	117%	17	31%	12	54%	6.62	-29%	81	$229,800	-41%
Row/Townhouse	10	25%	25	9%	14	16%	9.90	-7%	70	$217,490	-21%
Apartment	9	-40%	23	-12%	11	-27%	8.67	21%	46	$162,528	-5%
Acreage	16	0%	34	17%	22	-3%	9.56	-3%	103	$336,759	13%
Mobile	7	-59%	19	-30%	14	-15%	13.71	106%	193	$109,357	21%
Mutli-Family	5	400%	15	25%	9	17%	12.40	-77%	78	$286,400	55%
Total Residential	247	8%	454	-2%	261	-3%	7.41	-10%	89	$248,504	7%

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	226	9%	474	-4%	276	-5%	8.83	-16%	86	$235,678	5%



TOTAL RESIDENTIAL

CENSUS DIVISION 8														
	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	21	-43%	48	0%	0.44	156	-13%	7.43	74	94.6%	213,000	6.5%	232,329	8.8%
Feb-13	24	-11%	44	-12%	0.55	165	-8%	6.88	72	95.2%	194,065	-4.2%	201,610	-4.1%
Mar-13	19	-21%	35	-45%	0.54	166	-18%	8.74	80	96.8%	215,500	54.5%	249,566	62.3%
Apr-13	47	68%	83	32%	0.57	189	-13%	4.02	72	95.8%	248,500	32.7%	270,423	28.9%
May-13	37	12%	107	47%	0.35	236	2%	6.38	71	94.9%	215,000	-5.5%	231,190	0.6%
Jun-13	42	-14%	69	21%	0.61	245	12%	5.83	52	94.7%	201,500	19.9%	213,212	11.7%
Jul-13	44	38%	75	19%	0.59	244	5%	5.55	57	94.4%	194,375	7.7%	184,593	0.5%
Aug-13	40	21%	56	17%	0.71	230	6%	5.75	59	93.6%	217,000	31.5%	212,605	27.2%
Sep-13	30	-25%	51	-4%	0.59	219	12%	7.30	78	93.7%	216,000	34.2%	211,050	10.8%
Oct-13	31	7%	49	14%	0.63	216	22%	6.97	66	93.8%	205,000	-2.8%	181,852	-14.0%
Nov-13	26	13%	42	40%	0.62	195	27%	7.50	84	95.0%	175,000	8.7%	219,663	32.8%
Dec-13	18	6%	18	-38%	1.00	165	16%	9.17	59	95.4%	190,000	-9.5%	215,733	12.5%
2013	**379**	**2%**	**677**	**9%**	**0.56**	**202**	**3%**	**6.40**	**67**	**94.8%**	**208,000**	**13.4%**	**218,648**	**12.5%**
Jan-14	22	5%	38	-21%	0.58	168	8%	7.64	96	95.5%	222,500	4.5%	228,564	-1.6%
Feb-14	29	21%	35	-20%	0.83	161	-2%	5.55	78	93.9%	225,000	15.9%	240,431	19.3%
Mar-14	32	68%	51	46%	0.63	163	-2%	5.09	80	95.1%	180,500	-16.2%	190,614	-23.6%
Apr-14	43	-9%	88	6%	0.49	187	-1%	4.35	83	95.0%	260,000	4.6%	229,814	-15.0%
May-14	45	22%	94	-12%	0.48	208	-12%	4.62	44	95.4%	220,000	2.3%	227,078	-1.8%
Jun-14	44	5%	83	20%	0.53	224	-9%	5.09	53	95.6%	221,500	9.9%	246,498	15.6%
Jul-14	45	2%	58	-23%	0.78	216	-11%	4.80	66	95.2%	218,900	12.6%	219,978	19.2%
Aug-14	43	8%	67	20%	0.64	225	-2%	5.23	57	95.0%	210,000	-3.2%	236,655	11.3%
Sep-14	32	7%	58	14%	0.55	222	1%	6.94	78	93.8%	240,000	11.1%	260,300	23.3%
Oct-14	28	-10%	39	-20%	0.72	201	-7%	7.18	57	95.2%	220,000	7.3%	225,775	24.2%
Nov-14	21	-19%	29	-31%	0.72	183	-6%	8.71	89	92.0%	163,000	-6.9%	154,705	-29.6%
Dec-14	20	11%	21	17%	0.95	155	-6%	7.75	53	95.1%	258,250	35.9%	266,800	23.7%
2014	**404**	**7%**	**661**	**-2%**	**0.61**	**193**	**-5%**	**5.73**	**68**	**94.9%**	**220,000**	**5.8%**	**228,609**	**4.6%**
Jan-15	13	-41%	38	0%	0.34	162	-4%	12.46	88	93.2%	134,000	-39.8%	131,069	-42.7%
Feb-15	13	-55%	46	31%	0.28	187	16%	14.38	84	94.4%	263,000	16.9%	235,462	-2.1%
Mar-15	31	-3%	58	14%	0.53	194	19%	6.26	75	95.2%	210,000	16.3%	210,484	10.4%
Apr-15	36	-16%	83	-6%	0.43	226	21%	6.28	79	92.3%	226,450	-12.9%	249,185	8.4%
May-15	55	22%	82	-13%	0.67	215	3%	3.91	50	95.8%	220,000	0.0%	234,770	3.4%
Jun-15	39	-11%	79	-5%	0.49	222	-1%	5.69	66	94.7%	268,000	21.0%	265,412	7.7%
Jul-15	35	-22%	72	24%	0.49	234	8%	6.69	38	95.6%	227,000	3.7%	242,637	10.3%
Aug-15	36	-16%	59	-12%	0.61	239	6%	6.64	75	95.0%	215,250	2.5%	220,317	-6.9%
Sep-15	48	50%	68	17%	0.71	234	5%	4.88	68	94.2%	210,446	-12.3%	233,408	-10.3%
Oct-15	29	4%	47	21%	0.62	213	6%	7.34	63	96.1%	230,000	4.5%	256,690	13.7%
Nov-15	31	48%	52	79%	0.60	202	10%	6.52	92	93.8%	250,000	53.4%	232,885	50.5%
Dec-15	14	-30%	24	14%	0.58	185	19%	13.21	70	94.9%	181,750	-29.6%	275,250	3.2%
2015	**380**	**-6%**	**708**	**7%**	**0.54**	**209**	**9%**	**6.61**	**68**	**94.7%**	**225,000**	**2.3%**	**235,969**	**3.2%**
Jan-16	8	-38%	60	58%	0.13	222	37%	27.75	30	96.0%	238,500	78.0%	250,063	90.8%
Feb-16	25	92%	46	0%	0.54	231	24%	9.24	99	94.3%	200,000	-24.0%	196,660	-16.5%
Mar-16	20	-35%	53	-9%	0.38	240	24%	12.00	98	95.4%	250,750	19.4%	241,495	14.7%
Apr-16	31	-14%	71	-14%	0.44	260	15%	8.39	90	92.9%	250,000	10.4%	250,838	0.7%
May-16	42	-24%	74	-10%	0.57	266	24%	6.33	61	94.9%	226,000	2.7%	240,295	2.4%
Jun-16	30	-23%	90	14%	0.33	275	24%	9.17	101	94.1%	266,000	-0.7%	272,783	2.8%
Jul-16	26	-26%	61	-15%	0.43	291	24%	11.19	86	93.7%	182,500	-19.6%	200,596	-17.3%
Aug-16	37	3%	80	36%	0.46	299	25%	8.08	74	93.7%	207,000	-3.8%	215,493	-2.2%
Sep-16	27	-44%	57	-16%	0.47	294	26%	10.89	74	94.7%	250,000	18.8%	254,722	9.1%
Oct-16	44	52%	54	15%	0.81	260	22%	5.91	76	94.4%	235,000	2.2%	245,236	-4.5%
Nov-16	23	-26%	63	21%	0.37	265	31%	11.52	90	95.7%	260,000	4.0%	281,663	20.9%
Dec-16	19	36%	24	0%	0.79	237	28%	12.47	95	93.5%	210,000	15.5%	189,876	-31.0%
2016	**332**	**-13%**	**733**	**4%**	**0.45**	**262**	**25%**	**9.46**	**82**	**94.3%**	**230,000**	**2.2%**	**237,173**	**0.5%**
Jan-17	24	200%	56	-7%	0.43	241	9%	10.04	100	93.7%	192,500	-19.3%	238,052	-4.8%
Feb-17	20	-20%	44	-4%	0.45	242	5%	12.10	91	94.1%	192,500	-3.8%	190,070	-3.4%
Mar-17	40	100%	71	34%	0.56	249	4%	6.23	85	95.4%	258,000	2.9%	263,516	9.1%
Apr-17	29	-6%	76	7%	0.38	273	5%	9.41	70	95.7%	232,000	-7.2%	277,393	10.6%
May-17	45	7%	84	14%	0.54	290	9%	6.44	77	95.0%	235,000	4.0%	238,742	-0.6%
Jun-17	32	7%	65	-28%	0.49	299	9%	9.34	71	95.5%	246,500	-7.3%	229,872	-15.7%
Jul-17	36	38%	71	16%	0.51	293	1%	8.14	76	95.3%	276,500	51.5%	278,944	39.1%
Aug-17	23	-38%	61	-24%	0.38	308	3%	13.39	115	92.9%	167,000	-19.3%	198,854	-7.7%
Sep-17	37	37%	64	12%	0.58	300	2%	8.11	89	93.2%	192,000	-23.2%	207,706	-18.5%
Oct-17	21	-52%	50	-7%	0.42	285	10%	13.57	100	93.6%	170,000	-27.7%	209,153	-14.7%
Nov-17	26	13%	54	-14%	0.48	276	4%	10.62	94	94.1%	268,250	3.2%	267,308	-5.1%
Dec-17	23	21%	33	38%	0.70	247	4%	10.74	104	94.4%	274,000	30.5%	234,359	23.4%
2017	**356**	**7%**	**729**	**-1%**	**0.49**	**275**	**5%**	**9.28**	**87**	**94.6%**	**227,200**	**-1.2%**	**239,416**	**0.9%**
Jan-18	23	-4%	50	-11%	0.46	255	6%	11.09	98	94.2%	245,000	27.3%	225,261	-5.4%
Feb-18	17	-15%	27	-39%	0.63	252	4%	14.82	99	94.9%	201,000	4.4%	213,735	12.5%
Mar-18	23	-43%	65	-8%	0.35	271	9%	11.78	121	95.0%	260,000	0.8%	270,043	2.5%
Apr-18	39	34%	91	20%	0.43	291	7%	7.46	104	94.5%	218,000	-6.0%	234,013	-15.6%
May-18	30	-33%	85	1%	0.35	316	9%	10.53	109	94.4%	217,500	-7.4%	242,560	1.6%
Jun-18	33	3%	79	22%	0.42	326	9%	9.88	74	95.3%	227,000	-7.9%	219,404	-4.6%
Jul-18	27	-25%	63	-11%	0.43	321	10%	11.89	91	93.2%	270,000	-2.4%	270,046	-3.2%
Aug-18	23	0%	59	-3%	0.39	332	8%	14.43	109	92.7%	186,000	11.4%	207,833	4.5%
Sep-18	24	-35%	52	-19%	0.46	323	8%	13.46	88	95.4%	231,500	20.6%	240,829	15.9%
Oct-18	28	33%	64	28%	0.44	310	9%	11.07	68	93.7%	218,750	28.7%	230,247	10.1%
Nov-18	22	-15%	58	7%	0.38	310	12%	14.09	120	93.6%	171,250	-36.2%	188,981	-29.3%
Dec-18	13	-43%	37	12%	0.35	274	11%	21.08	68	94.8%	335,000	22.3%	355,530	51.7%
2018	**302**	**-15%**	**730**	**0%**	**0.41**	**298**	**8%**	**11.86**	**96**	**94.3%**	**229,700**	**1.1%**	**237,572**	**-0.8%**

TOTAL RESIDENTIAL

CENSUS DIVISION 8														
	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	17	-26%	74	48%	0.23	300	18%	17.65	81	93.7%	195,000	-20.4%	210,853	-6.4%
Feb-19	21	24%	42	56%	0.50	296	17%	14.10	76	94.6%	195,000	-3.0%	194,376	-9.1%
Mar-19	19	-17%	84	29%	0.23	337	24%	17.74	139	93.4%	135,000	-48.1%	175,737	-34.9%
Apr-19	36	-8%	100	10%	0.36	374	29%	10.39	82	95.5%	269,500	23.6%	259,386	10.8%
May-19	33	10%	101	19%	0.33	406	28%	12.30	79	94.6%	256,000	17.7%	278,282	14.7%
Jun-19	24	-27%	70	-11%	0.34	421	29%	17.54	99	93.8%	215,000	-5.3%	190,063	-13.4%
Jul-19	30	11%	64	2%	0.47	422	31%	14.07	104	93.4%	218,000	-19.3%	247,867	-8.2%
Aug-19	25	9%	59	0%	0.42	433	30%	17.32	113	93.0%	169,000	-9.1%	179,048	-13.9%
Sep-19	20	-17%	54	4%	0.37	421	30%	21.05	108	94.9%	132,250	-42.9%	173,295	-28.0%
Oct-19	28	0%	55	-14%	0.51	405	31%	14.46	155	94.4%	236,225	8.0%	237,766	3.3%
Nov-19	23	5%	52	-10%	0.44	374	21%	16.26	123	90.4%	145,500	-15.0%	166,422	-11.9%
Dec-19	18	38%	29	-22%	0.62	340	24%	18.89	115	93.3%	211,000	-37.0%	270,272	-24.0%
2019	**294**	**-3%**	**784**	**7%**	**0.38**	**377**	**26%**	**15.40**	**105**	**94.0%**	**210,000**	**-8.6%**	**220,463**	**-7.2%**
Jan-20	23	35%	52	-30%	0.44	325	8%	14.13	114	94.1%	180,000	-7.7%	201,257	-4.6%
Feb-20	24	14%	58	38%	0.41	330	11%	13.75	143	93.4%	167,500	-14.1%	192,862	-0.8%
Mar-20	20	5%	70	-17%	0.29	346	3%	17.30	138	96.8%	212,500	57.4%	215,237	22.5%
Apr-20	19	-47%	43	-57%	0.44	325	-13%	17.11	101	92.6%	212,500	-21.2%	234,263	-9.7%
May-20	20	-39%	67	-34%	0.30	335	-17%	16.75	88	93.1%	175,000	-31.6%	221,165	-20.5%
Jun-20	43	79%	82	17%	0.52	339	-19%	7.88	116	95.0%	225,000	4.7%	245,884	29.4%
Jul-20	62	107%	94	47%	0.66	326	-23%	5.26	89	94.8%	202,250	-7.2%	205,265	-17.2%
Aug-20	35	40%	90	53%	0.39	358	-17%	10.23	92	94.1%	245,000	45.0%	252,431	41.0%
Sep-20	35	75%	67	24%	0.52	346	-18%	9.89	85	94.9%	180,000	36.1%	205,671	18.7%
Oct-20	41	46%	93	69%	0.44	334	-18%	8.15	77	94.3%	165,000	-30.2%	196,705	-17.3%
Nov-20	33	43%	43	-17%	0.77	318	-15%	9.64	89	95.8%	210,000	44.3%	254,083	52.7%
Dec-20	32	78%	30	3%	1.07	281	-17%	8.78	75	94.9%	234,500	11.1%	295,016	9.2%
2020	**387**	**32%**	**789**	**1%**	**0.49**	**330**	**-12%**	**10.24**	**97**	**94.6%**	**206,000**	**-1.9%**	**226,511**	**2.7%**
Jan-21	25	9%	58	12%	0.43	277	-15%	11.08	108	95.0%	227,250	26.3%	266,540	32.4%
Feb-21	20	-17%	56	-3%	0.36	293	-11%	14.65	95	96.7%	245,000	46.3%	256,125	32.8%
Mar-21	39	95%	72	3%	0.54	302	-13%	7.74	116	95.8%	242,500	14.1%	234,376	8.9%
Apr-21	59	211%	87	102%	0.68	312	-4%	5.29	100	94.4%	235,000	10.6%	251,575	7.4%
May-21	49	145%	79	18%	0.62	321	-4%	6.55	89	96.1%	235,000	34.3%	251,939	13.9%
Jun-21	51	19%	87	6%	0.59	329	-3%	6.45	84	95.2%	232,500	3.3%	240,980	-2.0%
Jul-21	44	-29%	60	-36%	0.73	311	-5%	7.07	70	94.0%	212,835	5.2%	227,639	10.9%
Aug-21	40	14%	68	-24%	0.59	300	-16%	7.50	87	95.1%	253,750	3.6%	260,731	3.3%
Sep-21	32	-9%	68	1%	0.47	314	-9%	9.81	108	94.7%	159,250	-11.5%	194,111	-5.6%
Oct-21	44	7%	81	-13%	0.54	305	-9%	6.93	72	95.6%	218,000	32.1%	231,913	17.9%
Nov-21	34	3%	63	47%	0.54	302	-5%	8.88	82	96.5%	254,950	21.4%	262,340	3.2%
Dec-21	26	-19%	39	30%	0.67	275	-2%	10.58	75	95.4%	208,250	-11.2%	229,838	-22.1%
2021	**463**	**20%**	**818**	**4%**	**0.57**	**303**	**-8%**	**7.86**	**90**	**95.3%**	**230,000**	**11.7%**	**242,248**	**6.9%**
Jan-22	20	-20%	35	-40%	0.57	270	-3%	13.50	100	95.1%	243,750	7.3%	243,796	-8.5%
Feb-22	33	65%	51	-9%	0.65	265	-10%	8.03	67	94.2%	227,500	-7.1%	224,835	-12.2%
Mar-22	40	3%	63	-13%	0.63	251	-17%	6.28	111	95.0%	214,750	-11.4%	229,103	-2.3%
Apr-22	60	2%	81	-7%	0.74	243	-22%	4.05	104	94.7%	231,000	-1.7%	246,590	-2.0%
May-22	38	-22%	101	28%	0.38	283	-12%	7.45	74	96.1%	244,000	3.8%	263,070	4.4%
Jun-22	42	-18%	88	1%	0.48	298	-9%	7.10	76	95.1%	244,000	4.9%	263,041	9.2%
Jul-22	39	-11%	70	17%	0.56	309	-1%	7.92	64	93.5%	202,000	-5.1%	246,586	8.3%
Aug-22	43	8%	62	-9%	0.69	295	-2%	6.86	85	94.6%	279,000	10.0%	264,764	1.5%
Sep-22	35	9%	60	-12%	0.58	287	-9%	8.20	83	94.1%	185,000	16.2%	193,825	-0.1%
Oct-22	35	-20%	73	-10%	0.48	274	-10%	7.83	96	88.6%	195,000	-10.6%	227,476	-1.9%
Nov-22	29	-15%	42	-33%	0.69	258	-15%	8.90	73	94.9%	221,000	-13.3%	223,816	-14.7%
Dec-22	14	-46%	21	-46%	0.67	236	-14%	16.86	86	94.4%	300,500	44.3%	307,735	33.9%
2022	**428**	**-8%**	**747**	**-9%**	**0.57**	**272**	**-10%**	**7.64**	**86**	**94.2%**	**225,000**	**-2.2%**	**242,630**	**0.2%**
Jan-23	22	10%	37	6%	0.59	234	-13%	10.64	89	93.6%	186,250	-23.6%	242,991	-0.3%
Feb-23	16	-52%	49	-4%	0.33	254	-4%	15.88	90	94.4%	191,942	-15.6%	242,315	7.8%
Mar-23	29	-28%	39	-38%	0.74	237	-6%	8.17	112	93.6%	175,000	-18.5%	204,525	-10.7%
Apr-23	27	-55%	72	-11%	0.38	249	2%	9.22	103	95.1%	185,000	-19.9%	217,300	-11.9%
May-23	36	-5%	101	0%	0.36	289	2%	8.03	68	96.1%	256,500	5.1%	269,812	2.6%
Jun-23	50	19%	105	19%	0.48	314	5%	6.28	84	94.1%	201,250	-17.5%	219,046	-16.7%
Jul-23	49	26%	60	-14%	0.82	303	-2%	6.18	84	95.2%	234,500	16.1%	235,152	-4.6%
Aug-23	41	-5%	56	-10%	0.73	283	-4%	6.90	84	93.8%	162,500	-41.8%	197,730	-25.3%
Sep-23	33	-6%	65	8%	0.51	289	1%	8.76	96	93.5%	187,000	1.1%	219,824	13.4%
Oct-23	29	-17%	51	-30%	0.57	277	1%	9.55	74	95.4%	239,000	22.6%	235,521	3.5%
Nov-23	23	-21%	47	12%	0.49	262	2%	11.39	97	93.9%	185,000	-16.3%	229,807	2.7%
Dec-23	18	29%	36	71%	0.50	254	8%	14.11	111	95.1%	168,000	-44.1%	230,478	-25.1%
2023	**373**	**-13%**	**718**	**-4%**	**0.52**	**270**	**-1%**	**8.70**	**89**	**94.5%**	**200,000**	**-11.1%**	**227,438**	**-6.3%**
Jan-24	24	9%	41	11%	0.59	245	5%	10.21	91	93.8%	169,750	-8.9%	244,750	0.7%
Feb-24	20	25%	53	8%	0.38	254	0%	12.70	109	93.1%	190,000	-1.0%	217,260	-10.3%
Mar-24	27	-7%	60	54%	0.45	259	9%	9.59	100	94.2%	190,000	8.6%	214,056	4.7%
Apr-24	38	41%	84	17%	0.45	270	8%	7.11	104	93.9%	222,125	20.1%	241,646	11.2%
May-24	52	44%	85	-16%	0.61	271	-6%	5.21	88	95.0%	238,750	-6.9%	240,283	-10.9%
Jun-24	43	-14%	76	-28%	0.57	272	-13%	6.33	71	96.5%	274,500	36.4%	286,332	30.7%
Jul-24	43	-12%	55	-8%	0.78	259	-15%	6.02	80	96.1%	277,000	18.1%	264,937	12.7%
Aug-24														
Sep-24														
Oct-24														
Nov-24														
Dec-24														
2024	**247**	**8%**	**454**	**-2%**	**0.54**	**261**	**-3%**	**7.41**	**89**	**95.0%**	**225,145**	**7.2%**	**248,504**	**7.0%**

DETACHED

CENSUS DIVISION 8														
	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	21	-32%	40	-2%	0.53	128	-7%	6.10	74	94.6%	213,000	4.7%	232,329	4.7%
Feb-13	19	-17%	38	9%	0.50	140	1%	7.37	58	94.9%	204,000	0.2%	215,184	-0.6%
Mar-13	11	-39%	25	-51%	0.44	140	-13%	12.73	81	97.3%	240,000	28.7%	254,173	44.6%
Apr-13	43	95%	72	26%	0.60	157	-12%	3.65	69	95.9%	245,000	21.4%	260,756	16.3%
May-13	31	11%	91	47%	0.34	198	3%	6.39	78	94.6%	220,000	-4.9%	245,142	11.5%
Jun-13	40	-9%	55	28%	0.73	202	16%	5.05	51	94.6%	201,500	19.9%	212,010	11.2%
Jul-13	38	36%	61	7%	0.62	199	6%	5.24	59	94.1%	195,875	6.5%	188,947	-1.3%
Aug-13	33	10%	43	5%	0.77	183	7%	5.55	58	93.6%	199,190	18.9%	211,491	30.1%
Sep-13	25	-29%	44	-15%	0.57	175	11%	7.00	84	93.5%	237,000	63.4%	228,680	24.0%
Oct-13	27	8%	43	16%	0.63	174	18%	6.44	52	93.7%	207,500	-5.0%	186,885	-16.2%
Nov-13	21	-5%	36	24%	0.58	155	19%	7.38	82	95.1%	188,100	8.7%	219,231	29.9%
Dec-13	16	7%	16	-30%	1.00	131	10%	8.19	62	95.8%	190,000	-9.5%	209,575	13.1%
2013	**325**	**1%**	**564**	**7%**	**0.58**	**165**	**5%**	**6.10**	**66**	**94.7%**	**215,500**	**14.3%**	**221,338**	**12.3%**
Jan-14	20	-5%	27	-33%	0.74	127	-1%	6.35	99	95.3%	212,500	-0.2%	225,920	-2.8%
Feb-14	22	16%	30	-21%	0.73	123	-12%	5.59	57	94.1%	228,750	12.1%	243,114	13.0%
Mar-14	25	127%	42	68%	0.60	125	-11%	5.00	79	95.1%	175,000	-27.1%	198,640	-21.8%
Apr-14	35	-19%	73	1%	0.48	148	-6%	4.23	77	95.2%	232,000	-5.3%	223,257	-14.4%
May-14	38	23%	80	-12%	0.48	168	-15%	4.42	42	95.4%	225,000	2.3%	238,526	-2.7%
Jun-14	39	-3%	67	22%	0.58	181	-10%	4.64	52	95.5%	221,000	9.7%	235,023	10.9%
Jul-14	39	3%	46	-25%	0.85	171	-14%	4.38	61	95.2%	218,900	11.8%	216,872	14.8%
Aug-14	36	9%	61	42%	0.59	185	1%	5.14	54	94.9%	232,500	16.7%	254,700	20.4%
Sep-14	31	24%	51	16%	0.61	182	4%	5.87	74	93.7%	235,000	-0.8%	258,600	13.1%
Oct-14	26	-4%	29	-33%	0.90	160	-8%	6.15	57	95.2%	220,000	6.0%	234,873	25.7%
Nov-14	19	-10%	23	-36%	0.83	142	-8%	7.47	91	92.2%	165,000	-12.3%	159,042	-27.5%
Dec-14	12	-25%	16	0%	0.75	126	-4%	10.50	67	94.4%	274,250	44.3%	328,104	56.6%
2014	**342**	**5%**	**545**	**-3%**	**0.63**	**153**	**-7%**	**5.37**	**65**	**94.8%**	**220,000**	**2.1%**	**232,709**	**5.1%**
Jan-15	13	-35%	29	7%	0.45	129	2%	9.92	88	93.2%	134,000	-36.9%	131,069	-42.0%
Feb-15	11	-50%	35	17%	0.31	147	20%	13.36	98	94.2%	218,000	-4.7%	214,182	-11.9%
Mar-15	26	4%	47	12%	0.55	153	22%	5.88	80	94.8%	217,500	24.3%	214,154	7.8%
Apr-15	27	-23%	63	-14%	0.43	178	20%	6.59	75	93.4%	225,900	-2.6%	223,496	0.1%
May-15	44	16%	65	-19%	0.68	169	1%	3.84	48	95.8%	235,000	4.4%	234,632	-1.6%
Jun-15	29	-26%	71	6%	0.41	182	1%	6.28	64	95.1%	260,500	17.9%	265,140	12.8%
Jul-15	31	-21%	57	24%	0.54	187	9%	6.03	36	95.4%	227,000	3.7%	244,268	12.6%
Aug-15	30	-17%	46	-25%	0.65	191	3%	6.37	85	94.8%	215,250	-7.4%	214,463	-15.8%
Sep-15	37	19%	54	6%	0.69	188	3%	5.08	72	94.0%	209,000	-11.1%	231,611	-10.4%
Oct-15	22	-15%	39	34%	0.56	173	8%	7.86	63	96.2%	205,000	-6.8%	265,295	13.0%
Nov-15	25	32%	39	70%	0.64	162	14%	6.48	95	94.0%	255,742	55.0%	246,088	54.7%
Dec-15	12	0%	18	13%	0.67	145	15%	12.08	68	94.8%	234,500	-14.5%	304,833	-7.1%
2015	**307**	**-10%**	**563**	**3%**	**0.55**	**167**	**9%**	**6.53**	**69**	**94.8%**	**225,900**	**2.7%**	**234,194**	**0.6%**
Jan-16	8	-38%	49	69%	0.16	174	35%	21.75	30	96.0%	238,500	78.0%	250,063	90.8%
Feb-16	24	118%	33	-6%	0.73	176	20%	7.33	98	94.3%	187,500	-14.0%	194,646	-9.1%
Mar-16	17	-35%	42	-11%	0.40	186	22%	10.94	84	95.3%	268,500	23.4%	248,553	16.1%
Apr-16	26	-4%	57	-10%	0.46	201	13%	7.73	81	92.9%	241,500	6.9%	244,423	9.4%
May-16	32	-27%	62	-5%	0.52	210	24%	6.56	59	95.5%	228,500	-2.8%	244,125	4.0%
Jun-16	23	-21%	71	0%	0.32	219	20%	9.52	103	94.1%	262,000	0.6%	256,978	-3.1%
Jul-16	24	-23%	50	-12%	0.48	229	22%	9.54	90	94.0%	166,250	-26.8%	196,063	-19.7%
Aug-16	31	3%	65	41%	0.48	235	23%	7.58	71	95.1%	192,500	-10.6%	204,911	-4.5%
Sep-16	23	-38%	46	-15%	0.50	231	23%	10.04	73	95.3%	250,000	19.6%	266,783	15.2%
Oct-16	37	68%	40	3%	0.93	197	14%	5.32	85	94.1%	235,000	14.6%	253,392	-4.5%
Nov-16	21	-16%	53	36%	0.40	204	26%	9.71	90	95.6%	279,000	9.1%	286,262	16.3%
Dec-16	14	17%	18	0%	0.78	182	26%	13.00	96	92.9%	214,500	-8.5%	187,154	-38.6%
2016	**280**	**-9%**	**586**	**4%**	**0.48**	**204**	**22%**	**8.73**	**81**	**94.6%**	**228,750**	**1.3%**	**236,342**	**0.9%**
Jan-17	17	113%	45	-8%	0.38	185	6%	10.88	117	93.2%	192,000	-19.5%	244,550	-2.2%
Feb-17	17	-29%	33	0%	0.52	188	7%	11.06	88	95.2%	200,000	6.7%	183,376	-5.8%
Mar-17	35	106%	47	12%	0.74	182	-2%	5.20	81	95.5%	271,250	1.0%	276,390	11.2%
Apr-17	24	-8%	54	-5%	0.44	197	-2%	8.21	77	95.7%	247,500	2.5%	285,475	16.8%
May-17	36	13%	66	6%	0.55	210	0%	5.83	70	95.2%	242,500	6.1%	244,608	0.2%
Jun-17	24	4%	53	-25%	0.45	221	1%	9.21	63	95.6%	253,500	-3.2%	229,600	-10.7%
Jul-17	30	25%	60	20%	0.50	219	-4%	7.30	80	95.8%	297,500	78.9%	307,200	56.7%
Aug-17	16	-48%	49	-25%	0.33	236	0%	14.75	107	93.4%	202,500	5.2%	235,041	14.7%
Sep-17	27	17%	52	13%	0.52	232	0%	8.59	89	94.6%	190,000	-24.0%	199,230	-25.3%
Oct-17	14	-62%	39	-3%	0.36	222	13%	15.86	104	93.3%	173,250	-26.3%	217,621	-14.1%
Nov-17	22	5%	42	-21%	0.52	217	6%	9.86	91	94.4%	254,750	-8.7%	250,864	-12.4%
Dec-17	19	36%	24	33%	0.79	191	5%	10.05	100	93.9%	215,000	0.2%	215,632	15.2%
2017	**281**	**0%**	**564**	**-4%**	**0.50**	**208**	**2%**	**8.90**	**86**	**94.9%**	**245,000**	**7.1%**	**246,031**	**4.1%**
Jan-18	18	6%	42	-7%	0.43	197	6%	10.94	98	94.0%	236,000	22.9%	210,333	-14.0%
Feb-18	14	-18%	22	-33%	0.64	195	4%	13.93	111	95.8%	240,000	20.0%	234,750	28.0%
Mar-18	17	-51%	50	6%	0.34	213	17%	12.53	104	94.7%	260,000	-4.1%	254,235	-8.0%
Apr-18	35	46%	68	26%	0.51	222	13%	6.34	109	94.3%	220,000	-11.1%	236,471	-17.2%
May-18	26	-28%	64	-3%	0.41	241	15%	9.27	120	94.3%	220,250	-9.2%	248,415	1.6%
Jun-18	22	-8%	56	6%	0.39	247	12%	11.23	55	95.1%	258,500	2.0%	253,538	10.4%
Jul-18	22	-27%	53	-12%	0.42	244	11%	11.09	92	93.4%	282,500	-5.0%	263,716	-14.2%
Aug-18	21	31%	43	-12%	0.49	244	3%	11.62	110	92.6%	186,000	-8.1%	207,127	-11.9%
Sep-18	19	-30%	42	-19%	0.45	235	1%	12.37	85	95.2%	260,000	36.8%	258,263	29.6%
Oct-18	22	57%	52	33%	0.42	233	5%	10.59	69	93.7%	207,000	19.5%	235,678	8.3%
Nov-18	18	-18%	33	-21%	0.55	221	2%	12.28	125	93.7%	213,000	-16.4%	217,760	-13.2%
Dec-18	9	-53%	28	17%	0.32	202	6%	22.44	78	95.4%	335,000	55.8%	346,778	60.8%
2018	**243**	**-14%**	**553**	**-2%**	**0.44**	**225**	**8%**	**11.09**	**97**	**94.3%**	**235,000**	**-4.1%**	**242,764**	**-1.3%**

DETACHED

CENSUS DIVISION 8														
	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	13	-28%	47	12%	0.28	211	7%	16.23	71	93.4%	225,000	-4.7%	214,962	2.2%
Feb-19	17	21%	33	50%	0.52	209	7%	12.29	75	94.5%	210,000	-12.5%	207,147	-11.8%
Mar-19	15	-12%	65	30%	0.23	240	13%	16.00	116	93.2%	130,000	-50.0%	177,100	-30.3%
Apr-19	29	-17%	72	6%	0.40	263	18%	9.07	70	96.0%	286,600	30.3%	263,859	11.6%
May-19	24	-8%	78	22%	0.31	291	21%	12.13	74	94.2%	229,500	4.2%	255,042	2.7%
Jun-19	21	-5%	49	-13%	0.43	298	21%	14.19	103	94.5%	220,000	-14.9%	208,548	-17.7%
Jul-19	24	9%	44	-17%	0.55	290	19%	12.08	99	92.9%	231,500	-18.1%	261,208	-1.0%
Aug-19	21	0%	44	2%	0.48	299	23%	14.24	102	93.0%	180,000	-3.2%	198,962	-3.9%
Sep-19	14	-26%	41	-2%	0.34	294	25%	21.00	117	94.5%	153,500	-41.0%	181,386	-29.8%
Oct-19	22	0%	43	-17%	0.51	281	21%	12.77	158	94.1%	236,225	14.1%	237,843	0.9%
Nov-19	15	-17%	37	12%	0.41	273	24%	18.20	109	93.1%	135,000	-36.6%	141,620	-35.0%
Dec-19	17	89%	20	-29%	0.85	245	21%	14.41	103	93.8%	212,000	-36.7%	280,582	-19.1%
2019	**232**	**-5%**	**573**	**4%**	**0.40**	**266**	**19%**	**13.77**	**99**	**94.1%**	**216,750**	**-7.8%**	**225,165**	**-7.2%**
Jan-20	19	46%	35	-26%	0.54	234	11%	12.32	115	93.7%	180,000	-20.0%	199,705	-7.1%
Feb-20	23	35%	45	36%	0.51	236	13%	10.26	138	93.4%	165,000	-21.4%	191,682	-7.5%
Mar-20	15	0%	56	-14%	0.27	251	5%	16.73	145	97.3%	235,000	80.8%	244,143	37.9%
Apr-20	12	-59%	37	-49%	0.32	240	-9%	20.00	89	92.8%	216,250	-24.5%	241,833	-8.3%
May-20	16	-33%	52	-33%	0.31	249	-14%	15.56	80	93.8%	172,500	-24.8%	226,619	-11.1%
Jun-20	35	67%	67	37%	0.52	256	-14%	7.31	104	95.0%	225,000	2.3%	244,475	17.2%
Jul-20	54	125%	66	50%	0.82	234	-19%	4.33	86	94.7%	202,250	-12.6%	205,499	-21.3%
Aug-20	29	38%	65	48%	0.45	253	-15%	8.72	88	94.1%	245,000	36.1%	238,221	19.7%
Sep-20	25	79%	41	0%	0.61	238	-19%	9.52	88	93.6%	139,000	-9.4%	157,900	-12.9%
Oct-20	32	45%	68	58%	0.47	230	-18%	7.19	68	94.3%	175,000	-25.9%	196,169	-17.5%
Nov-20	25	67%	33	-11%	0.76	218	-20%	8.72	87	95.9%	232,000	71.9%	262,810	85.6%
Dec-20	23	35%	21	5%	1.10	195	-20%	8.48	71	95.5%	235,000	10.8%	292,652	4.3%
2020	**308**	**33%**	**586**	**2%**	**0.53**	**236**	**-11%**	**9.20**	**94**	**94.6%**	**205,500**	**-5.2%**	**222,342**	**-1.3%**
Jan-21	18	-5%	39	11%	0.46	189	-19%	10.50	88	94.4%	228,500	26.9%	272,297	36.3%
Feb-21	20	-13%	39	-13%	0.51	197	-17%	9.85	95	96.7%	245,000	48.5%	256,125	33.6%
Mar-21	29	93%	54	-4%	0.54	207	-18%	7.14	107	96.0%	250,000	6.4%	248,392	1.7%
Apr-21	46	283%	64	73%	0.72	211	-12%	4.59	102	94.5%	223,250	3.2%	247,846	2.5%
May-21	39	144%	54	4%	0.72	207	-17%	5.31	81	95.8%	235,000	36.2%	250,723	10.6%
Jun-21	40	14%	72	7%	0.56	219	-14%	5.48	83	95.4%	232,250	3.2%	234,919	-3.9%
Jul-21	31	-43%	45	-32%	0.69	210	-10%	6.77	57	94.3%	210,669	4.2%	222,596	8.3%
Aug-21	33	14%	52	-20%	0.63	205	-19%	6.21	86	95.3%	240,000	-2.0%	250,144	5.0%
Sep-21	27	8%	50	22%	0.54	214	-10%	7.93	98	94.4%	163,500	17.6%	192,761	22.1%
Oct-21	35	9%	59	-13%	0.59	207	-10%	5.91	64	95.4%	217,000	24.0%	218,151	11.2%
Nov-21	29	16%	45	36%	0.64	202	-7%	6.97	69	96.7%	270,000	16.4%	274,095	4.3%
Dec-21	20	-13%	24	14%	0.83	180	-8%	9.00	75	95.0%	200,500	-14.7%	208,440	-28.8%
2021	**367**	**19%**	**597**	**2%**	**0.61**	**204**	**-14%**	**6.67**	**84**	**95.3%**	**225,000**	**9.5%**	**239,552**	**7.7%**
Jan-22	15	-17%	25	-36%	0.60	178	-6%	11.87	90	95.4%	245,000	7.2%	258,195	-5.2%
Feb-22	25	25%	36	-8%	0.69	174	-12%	6.96	68	94.2%	225,000	-8.2%	215,042	-16.0%
Mar-22	26	-10%	46	-15%	0.57	173	-16%	6.65	106	95.3%	225,000	-10.0%	244,350	-1.6%
Apr-22	41	-11%	60	-6%	0.68	172	-18%	4.20	95	95.1%	225,000	0.8%	241,085	-2.7%
May-22	27	-31%	76	41%	0.36	211	2%	7.81	63	95.7%	274,000	16.6%	275,598	9.9%
Jun-22	38	-5%	67	-7%	0.57	217	-1%	5.71	71	95.3%	244,000	5.1%	266,519	13.5%
Jul-22	31	0%	50	11%	0.62	220	5%	7.10	65	94.2%	193,000	-8.4%	222,697	0.0%
Aug-22	30	-9%	40	-23%	0.75	206	0%	6.87	73	94.6%	287,500	19.8%	278,003	11.1%
Sep-22	25	-7%	43	-14%	0.58	196	-8%	7.84	71	94.0%	185,000	13.1%	196,616	2.0%
Oct-22	25	-29%	54	-8%	0.46	188	-9%	7.52	94	94.7%	195,000	-10.1%	207,136	-5.0%
Nov-22	24	-17%	26	-42%	0.92	171	-15%	7.13	72	94.6%	221,250	-18.1%	214,090	-21.9%
Dec-22	9	-55%	17	-29%	0.53	158	-12%	17.56	73	95.1%	293,000	46.1%	288,803	38.6%
2022	**316**	**-14%**	**540**	**-10%**	**0.59**	**189**	**-8%**	**7.16**	**79**	**94.9%**	**229,000**	**1.8%**	**240,919**	**0.6%**
Jan-23	17	13%	25	0%	0.68	161	-10%	9.47	85	93.4%	187,500	-23.5%	214,224	-17.0%
Feb-23	10	-60%	32	-11%	0.31	177	2%	17.70	95	94.7%	189,942	-15.6%	232,703	8.2%
Mar-23	24	-8%	25	-46%	0.96	158	-9%	6.58	121	93.5%	226,500	0.7%	219,363	-10.2%
Apr-23	17	-59%	53	-12%	0.32	173	1%	10.18	109	95.9%	190,000	-15.6%	215,624	-10.6%
May-23	28	4%	70	-8%	0.40	198	-6%	7.07	61	96.4%	293,500	7.1%	297,544	8.0%
Jun-23	34	-11%	82	22%	0.41	225	4%	6.62	77	93.7%	206,250	-15.5%	214,008	-19.7%
Jul-23	36	16%	46	-8%	0.78	217	-1%	6.03	72	95.2%	245,500	27.2%	252,457	13.4%
Aug-23	29	-3%	39	-3%	0.74	204	-1%	7.03	95	93.9%	225,000	-21.7%	226,429	-18.6%
Sep-23	25	0%	44	2%	0.57	206	5%	8.24	97	92.4%	187,000	1.1%	216,152	9.9%
Oct-23	23	-8%	33	-39%	0.70	194	3%	8.43	76	95.6%	251,000	28.7%	242,857	17.2%
Nov-23	17	-29%	37	42%	0.46	184	8%	10.82	102	94.3%	185,000	-16.4%	223,097	4.2%
Dec-23	11	22%	30	76%	0.37	182	15%	16.55	103	94.8%	156,000	-46.8%	220,373	-23.7%
2023	**271**	**-14%**	**516**	**-4%**	**0.53**	**190**	**1%**	**8.41**	**88**	**94.5%**	**214,000**	**-6.6%**	**233,830**	**-2.9%**
Jan-24	19	12%	32	28%	0.59	175	9%	9.21	96	93.7%	210,000	12.0%	252,053	17.7%
Feb-24	17	70%	41	28%	0.41	186	5%	10.94	105	93.5%	185,000	-2.6%	219,718	-5.6%
Mar-24	23	-4%	38	52%	0.61	181	15%	7.87	104	93.6%	195,000	-13.9%	206,543	-5.8%
Apr-24	27	59%	57	8%	0.47	183	6%	6.78	102	94.5%	229,250	20.7%	257,659	19.5%
May-24	38	36%	62	-11%	0.61	181	-9%	4.76	88	95.6%	227,500	-22.5%	239,940	-19.4%
Jun-24	27	-21%	53	-35%	0.51	182	-19%	6.74	59	97.2%	240,000	16.4%	293,937	37.3%
Jul-24	36	0%	38	-17%	0.95	168	-23%	4.67	79	96.1%	283,750	15.6%	274,565	8.8%
Aug-24														
Sep-24														
Oct-24														
Nov-24														
Dec-24														
2024	**187**	**13%**	**321**	**-4%**	**0.58**	**179**	**-4%**	**6.72**	**88**	**95.2%**	**229,250**	**4.9%**	**252,245**	**5.8%**