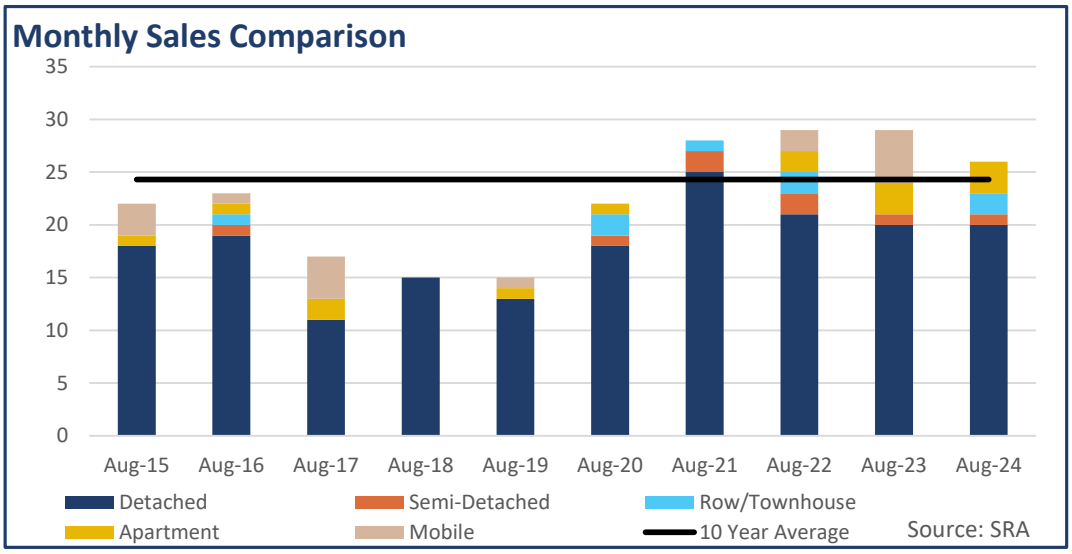
SWIFT CURRENT CA - AUGUST 2024



SALES

27

12.9% Y/Y | 1.0% YTD

VS. 10-YEAR AVERAGE

11.1% | 4.0% YTD

NEW LISTINGS

42

7.7% Y/Y | 0.8% YTD

VS. 10-YEAR AVERAGE

5.0% | 2.4% YTD

TOTAL RESIDENTIAL AVERAGE PRICE

$ 243,756 | **6.0%** Y/Y

Monthly trend*

INVENTORY

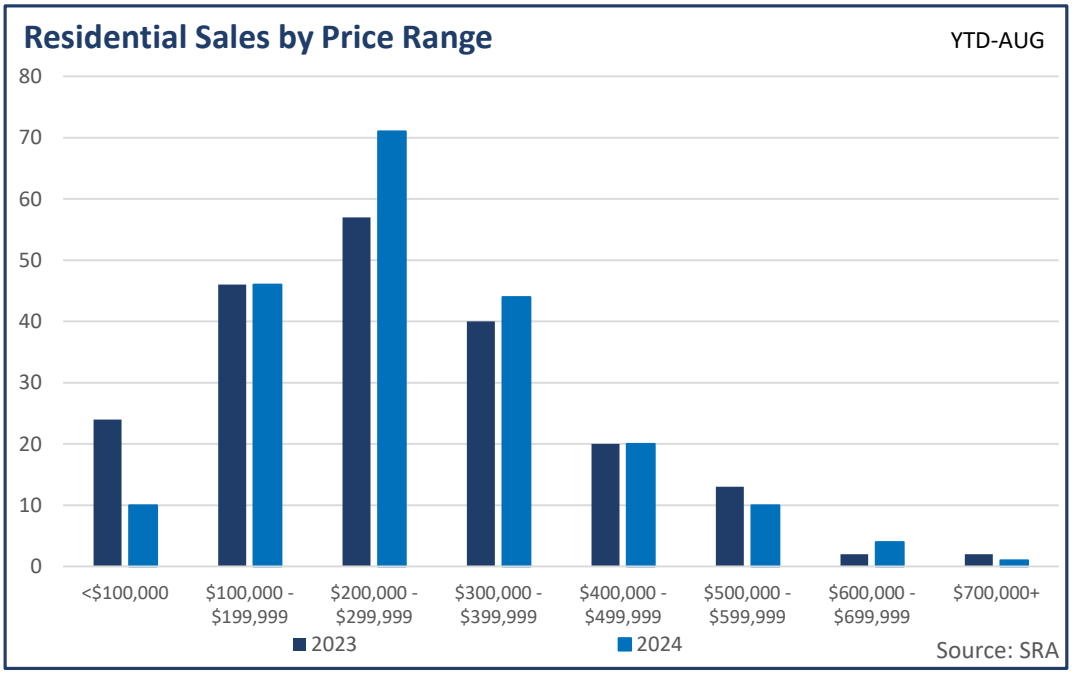
161

12.5% Y/Y

Monthly trend*

VS. 10-YEAR AVERAGE

14.1% | 1.6% YTD



MONTHS OF SUPPLY

5.96

0.5% Y/Y

Monthly trend*

VS. 10-YEAR AVERAGE

30.7% | 5.7% YTD

SWIFT CURRENT CA - AUGUST 2024

August 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	20	0%	27	13%	95	-21%	4.75	-21%	51	$242,745	-15%
Semi-Detached	1	0%	2	0%	6	-25%	6.00	-25%	11	$296,000	75%
Row/Townhouse	2	-	2	-50%	13	-7%	6.50	-	47	$246,250	-
Apartment	3	0%	3	50%	15	36%	5.00	36%	89	$168,667	0%
Acreage	1	-50%	2	0%	9	29%	9.00	157%	113	$432,000	77%
Mobile	0	-100%	4	100%	13	30%	-	-	-	-	-
Mutli-Family	0	-	2	-33%	10	-23%	-	-	-	-	-
Total Residential	27	-13%	42	8%	161	-13%	5.96	0%	56	$243,756	6%

10-Year Averages

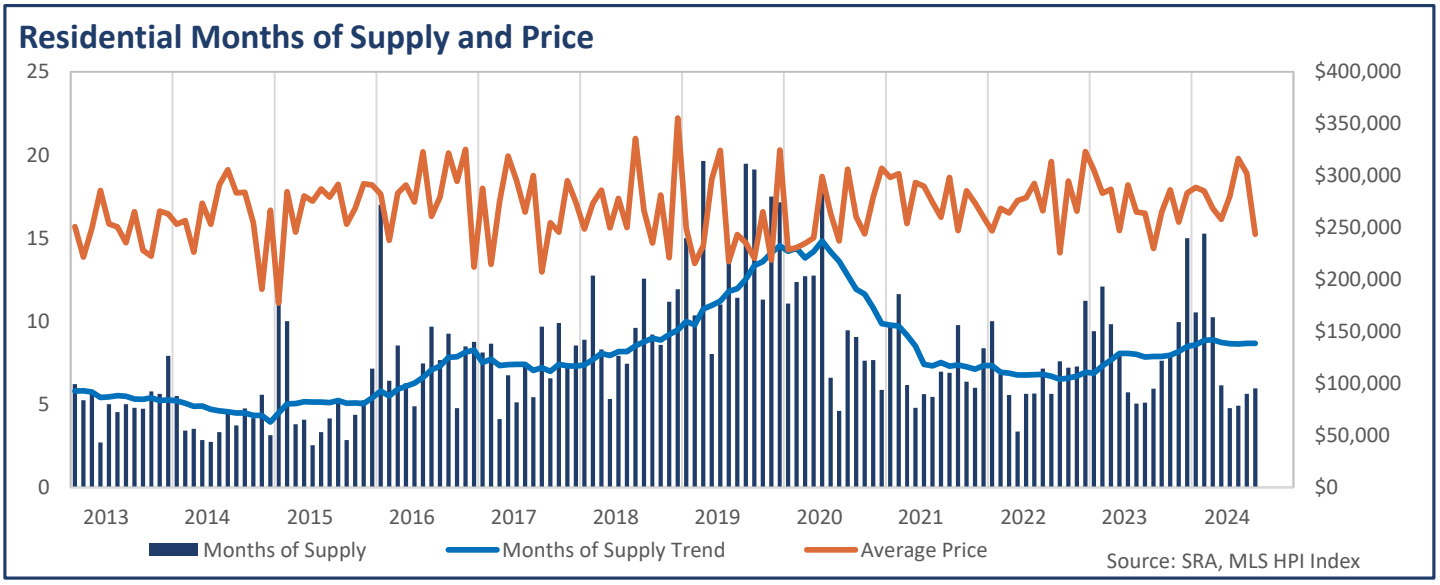
	Sales		New Listings		Inventory		Months of Supply		DOM	Avg Price	
	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	%Diff	Avg	Avg	%Diff
Total Residential	24	11%	44	-5%	188	-14%	8.61	-31%	87	$271,205	-10%

Year-to-Date August 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	151	6%	247	3%	111	-1%	5.85	-7%	77	$295,745	1%
Semi-Detached	13	117%	17	42%	10	73%	6.00	-20%	76	$246,915	-37%
Row/Townhouse	12	50%	27	0%	14	13%	9.33	-25%	66	$222,283	-19%
Apartment	12	-33%	26	-7%	12	-21%	7.75	18%	57	$164,063	-4%
Acreage	10	11%	16	0%	9	25%	6.90	13%	108	$396,950	0%
Mobile	4	-80%	18	-28%	11	-19%	21.75	303%	159	$80,125	-4%
Mutli-Family	4	300%	14	-7%	7	0%	14.75	-75%	57	$318,750	72%
Total Residential	206	1%	365	1%	173	1%	6.71	0%	78	$281,886	5%

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	198	4%	374	-2%	170	2%	7.12	-6%	78	$271,143	4%



TOTAL RESIDENTIAL

SWIFT CURRENT CA														
	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	-42%	36	3%	0.50	112	-7%	6.22	78	94.7%	214,500	-4.2%	250,994	7.3%
Feb-13	21	-13%	29	-26%	0.72	110	-8%	5.24	81	95.5%	204,000	-1.3%	221,863	0.6%
Mar-13	19	-5%	29	-34%	0.66	108	-19%	5.68	80	96.8%	215,500	21.8%	249,566	39.8%
Apr-13	43	95%	58	26%	0.74	116	-19%	2.70	73	96.0%	260,000	28.9%	285,881	18.3%
May-13	31	3%	83	80%	0.37	155	9%	5.00	75	95.0%	218,000	-7.2%	253,536	0.9%
Jun-13	34	-6%	45	18%	0.76	154	20%	4.53	49	94.9%	232,000	25.7%	250,779	7.2%
Jul-13	30	20%	45	-4%	0.67	150	9%	5.00	54	95.1%	240,000	3.4%	235,578	6.5%
Aug-13	29	38%	35	0%	0.83	139	-3%	4.79	55	94.2%	248,000	14.5%	265,300	21.9%
Sep-13	26	-10%	33	-25%	0.79	123	-11%	4.73	65	94.2%	236,000	12.4%	228,038	4.9%
Oct-13	22	-15%	35	13%	0.63	127	3%	5.77	68	95.3%	227,500	2.6%	222,609	0.1%
Nov-13	19	36%	26	30%	0.73	107	-1%	5.63	83	95.9%	195,000	-9.5%	265,821	20.4%
Dec-13	12	-14%	14	-42%	0.86	95	-8%	7.92	39	96.3%	216,500	-0.9%	263,275	20.1%
2013	**304**	**4%**	**468**	**4%**	**0.65**	**125**	**-3%**	**4.92**	**67**	**95.3%**	**230,000**	**7.7%**	**251,300**	**11.6%**
Jan-14	18	0%	28	-22%	0.64	99	-12%	5.50	84	95.7%	232,500	8.4%	253,272	0.9%
Feb-14	26	24%	25	-14%	1.04	89	-19%	3.42	71	93.9%	231,250	13.4%	256,865	15.8%
Mar-14	25	32%	32	10%	0.78	88	-19%	3.52	80	96.2%	195,564	-9.3%	226,345	-9.3%
Apr-14	33	-23%	50	-14%	0.66	94	-19%	2.85	65	96.4%	286,000	10.0%	273,545	-4.3%
May-14	38	23%	58	-30%	0.66	104	-33%	2.74	44	96.1%	225,000	3.2%	253,474	0.0%
Jun-14	33	-3%	49	9%	0.67	110	-29%	3.33	57	96.4%	263,000	13.4%	291,118	16.1%
Jul-14	25	-17%	36	-20%	0.69	112	-25%	4.48	53	96.9%	275,000	14.6%	305,588	29.7%
Aug-14	30	3%	39	11%	0.77	112	-19%	3.73	62	95.5%	237,500	-4.2%	283,523	6.9%
Sep-14	24	-8%	41	24%	0.59	114	-7%	4.75	74	95.1%	260,000	10.2%	283,942	24.5%
Oct-14	23	5%	24	-31%	0.96	96	-24%	4.17	49	95.7%	220,000	-3.3%	254,683	14.4%
Nov-14	14	-26%	17	-35%	0.82	78	-27%	5.57	61	93.0%	192,450	-1.3%	190,843	-28.2%
Dec-14	20	67%	17	21%	1.18	63	-34%	3.15	53	95.1%	258,250	19.3%	266,800	1.3%
2014	**309**	**2%**	**416**	**-11%**	**0.74**	**97**	**-23%**	**3.75**	**62**	**95.7%**	**240,000**	**4.3%**	**265,331**	**5.6%**
Jan-15	6	-67%	23	-18%	0.26	72	-27%	12.00	89	95.2%	169,250	-27.2%	177,400	-30.0%
Feb-15	9	-65%	31	24%	0.29	90	1%	10.00	71	94.4%	276,000	19.4%	284,667	10.8%
Mar-15	25	0%	42	31%	0.60	95	8%	3.80	57	95.7%	220,000	12.5%	245,600	8.5%
Apr-15	27	-18%	51	2%	0.53	110	17%	4.07	63	93.7%	237,000	-17.1%	280,413	2.5%
May-15	39	3%	47	-19%	0.83	99	-5%	2.54	42	96.6%	255,500	13.6%	275,492	8.7%
Jun-15	30	-9%	53	8%	0.57	100	-9%	3.33	68	95.6%	269,455	2.5%	287,418	-1.3%
Jul-15	28	12%	53	47%	0.53	116	4%	4.14	38	95.8%	271,450	-1.3%	279,243	-8.6%
Aug-15	24	-20%	41	5%	0.59	122	9%	5.08	52	96.1%	297,000	25.1%	291,604	2.9%
Sep-15	41	71%	50	22%	0.82	117	3%	2.85	63	94.7%	235,000	-9.6%	253,246	-10.8%
Oct-15	25	9%	35	46%	0.71	109	14%	4.36	53	96.0%	235,000	6.8%	268,680	5.5%
Nov-15	20	43%	35	106%	0.57	105	35%	5.25	47	95.8%	283,500	47.3%	292,200	53.1%
Dec-15	13	-35%	19	12%	0.68	93	48%	7.15	74	95.1%	190,000	-26.4%	291,038	9.1%
2015	**287**	**-7%**	**480**	**15%**	**0.60**	**102**	**6%**	**4.28**	**56**	**95.5%**	**263,000**	**9.6%**	**272,645**	**2.8%**
Jan-16	7	17%	42	83%	0.17	119	65%	17.00	26	96.2%	250,000	47.7%	282,357	59.2%
Feb-16	19	111%	31	0%	0.61	122	36%	6.42	82	94.8%	255,000	-7.6%	237,737	-16.5%
Mar-16	15	-40%	36	-14%	0.42	128	35%	8.53	74	95.7%	270,000	22.7%	283,327	15.4%
Apr-16	23	-15%	52	2%	0.44	144	31%	6.26	70	94.3%	285,000	20.3%	290,969	3.8%
May-16	32	-18%	58	23%	0.55	156	58%	4.88	56	95.8%	241,450	-5.5%	274,609	-0.3%
Jun-16	22	-27%	61	15%	0.36	164	64%	7.45	66	95.1%	287,500	6.7%	322,955	12.4%
Jul-16	18	-36%	41	-23%	0.44	174	50%	9.67	52	94.4%	232,500	-14.3%	261,000	-6.5%
Aug-16	24	0%	53	29%	0.45	184	51%	7.67	77	93.7%	271,500	-8.6%	279,448	-4.2%
Sep-16	20	-51%	44	-12%	0.45	185	58%	9.25	64	96.0%	290,000	23.4%	321,775	27.1%
Oct-16	35	40%	43	23%	0.81	167	53%	4.77	75	94.7%	260,000	10.6%	294,484	9.6%
Nov-16	19	-5%	41	17%	0.46	161	53%	8.47	80	96.0%	305,000	7.6%	325,276	11.3%
Dec-16	16	23%	19	0%	0.84	140	51%	8.75	81	93.9%	221,450	16.6%	211,978	-27.2%
2016	**250**	**-13%**	**521**	**9%**	**0.48**	**154**	**50%**	**7.38**	**69**	**95.0%**	**260,000**	**-1.1%**	**284,189**	**4.2%**
Jan-17	18	157%	42	0%	0.43	146	23%	8.11	92	95.4%	218,500	-12.6%	287,736	1.9%
Feb-17	17	-11%	36	16%	0.47	147	20%	8.65	88	94.2%	205,000	-19.6%	214,847	-9.6%
Mar-17	35	133%	47	31%	0.74	144	13%	4.11	82	95.6%	260,000	-3.7%	275,021	-2.9%
Apr-17	23	0%	50	-4%	0.46	155	8%	6.74	79	96.3%	255,500	-10.4%	318,826	9.6%
May-17	33	3%	58	0%	0.57	169	8%	5.12	71	95.5%	262,500	8.7%	295,258	7.5%
Jun-17	24	9%	48	-21%	0.50	178	9%	7.42	76	95.8%	271,950	-5.4%	265,017	-17.9%
Jul-17	31	72%	43	5%	0.72	168	-3%	5.42	68	95.9%	287,000	23.4%	300,016	14.9%
Aug-17	18	-25%	39	-26%	0.46	174	-5%	9.67	104	94.0%	169,750	-37.5%	207,314	-25.8%
Sep-17	27	35%	52	18%	0.52	177	-4%	6.56	87	94.4%	255,000	-12.1%	254,823	-20.8%
Oct-17	17	-51%	35	-19%	0.49	168	1%	9.88	99	93.9%	175,000	-32.7%	245,630	-16.6%
Nov-17	22	16%	40	-2%	0.55	162	1%	7.36	81	94.2%	288,500	-5.4%	295,091	-9.3%
Dec-17	17	6%	24	26%	0.71	145	4%	8.53	87	95.7%	299,250	35.1%	274,426	29.5%
2017	**282**	**13%**	**514**	**-1%**	**0.55**	**161**	**5%**	**6.85**	**82**	**95.2%**	**260,000**	**0.0%**	**273,545**	**-3.7%**
Jan-18	17	-6%	30	-29%	0.57	151	3%	8.88	91	93.7%	249,000	14.0%	248,794	-13.5%
Feb-18	12	-29%	21	-42%	0.57	153	4%	12.75	85	95.5%	262,500	28.0%	273,625	27.4%
Mar-18	20	-43%	50	6%	0.40	166	15%	8.30	104	95.1%	263,500	1.3%	286,150	4.0%
Apr-18	34	48%	69	38%	0.49	181	17%	5.32	94	94.9%	227,500	-11.0%	249,779	-21.7%
May-18	25	-24%	60	3%	0.42	198	17%	7.92	84	94.8%	229,500	-12.6%	278,092	-5.8%
Jun-18	27	13%	51	6%	0.53	201	13%	7.44	78	95.4%	257,000	-5.5%	250,216	-5.6%
Jul-18	20	-35%	38	-12%	0.53	192	14%	9.60	81	94.3%	313,500	9.2%	335,938	12.0%
Aug-18	16	-11%	44	13%	0.36	201	16%	12.56	120	93.5%	259,000	52.6%	266,604	28.6%
Sep-18	21	-22%	36	-31%	0.58	193	9%	9.19	89	95.3%	233,000	-8.6%	235,281	-7.7%
Oct-18	21	24%	44	26%	0.48	180	7%	8.57	67	94.4%	240,000	37.1%	281,357	14.5%
Nov-18	17	-23%	48	20%	0.35	190	17%	11.18	107	94.2%	231,000	-19.9%	221,240	-25.0%
Dec-18	13	-24%	22	-8%	0.59	155	7%	11.92	68	94.8%	335,000	11.9%	355,530	29.6%
2018	**243**	**-14%**	**513**	**0%**	**0.47**	**180**	**12%**	**8.89**	**89**	**94.7%**	**257,000**	**-1.2%**	**270,179**	**-1.2%**

TOTAL RESIDENTIAL

SWIFT CURRENT CA														
	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	12	-29%	56	87%	0.21	180	19%	15.00	91	93.6%	237,500	-4.6%	249,208	0.2%
Feb-19	17	42%	30	43%	0.57	176	15%	10.35	64	95.5%	223,000	-15.0%	215,494	-21.2%
Mar-19	11	-45%	62	24%	0.18	216	30%	19.64	98	93.7%	200,000	-24.1%	232,682	-18.7%
Apr-19	31	-9%	77	12%	0.40	249	38%	8.03	72	96.4%	292,500	28.6%	296,642	18.8%
May-19	25	0%	73	22%	0.34	275	39%	11.00	64	95.8%	275,000	19.8%	324,420	16.7%
Jun-19	20	-26%	56	10%	0.36	291	45%	14.55	99	93.9%	220,000	-14.4%	217,275	-13.2%
Jul-19	25	25%	36	-5%	0.69	285	48%	11.40	94	93.9%	219,000	-30.1%	243,440	-27.5%
Aug-19	15	-6%	42	-5%	0.36	292	45%	19.47	140	94.0%	212,500	-18.0%	235,380	-11.7%
Sep-19	15	-29%	40	11%	0.38	287	49%	19.13	98	95.5%	180,000	-22.7%	220,653	-6.2%
Oct-19	24	14%	37	-16%	0.65	271	51%	11.29	151	94.6%	255,000	6.3%	265,290	-5.7%
Nov-19	14	-18%	39	-19%	0.36	245	29%	17.50	139	93.4%	206,450	-10.6%	218,671	-1.2%
Dec-19	13	0%	21	-5%	0.62	223	44%	17.15	99	94.3%	300,000	-10.4%	324,685	-8.7%
2019	**222**	**-9%**	**569**	**11%**	**0.39**	**249**	**38%**	**13.47**	**98**	**94.8%**	**234,975**	**-8.6%**	**258,743**	**-4.2%**
Jan-20	19	58%	37	-34%	0.51	210	17%	11.05	117	94.4%	201,000	-15.4%	228,874	-8.2%
Feb-20	17	0%	38	27%	0.45	210	19%	12.35	128	94.5%	220,000	-1.3%	230,776	7.1%
Mar-20	17	55%	48	-23%	0.35	216	0%	12.71	129	96.7%	230,000	15.0%	234,985	1.0%
Apr-20	16	-48%	35	-55%	0.46	204	-18%	12.75	112	92.5%	216,250	-26.1%	240,063	-19.1%
May-20	12	-52%	47	-36%	0.26	223	-19%	18.58	90	94.8%	257,500	-6.4%	299,158	-7.8%
Jun-20	33	65%	53	-5%	0.62	218	-25%	6.61	103	95.2%	257,000	16.8%	263,470	21.3%
Jul-20	45	80%	62	72%	0.73	207	-27%	4.60	85	95.3%	227,500	3.9%	237,117	-2.6%
Aug-20	24	60%	61	45%	0.39	227	-22%	9.46	82	95.4%	288,750	35.9%	306,338	30.1%
Sep-20	24	60%	50	25%	0.48	217	-24%	9.04	82	95.7%	216,000	20.0%	260,250	17.9%
Oct-20	29	21%	84	127%	0.35	221	-18%	7.62	75	95.4%	220,500	-13.5%	244,100	-8.0%
Nov-20	27	93%	30	-23%	0.90	207	-16%	7.67	69	95.9%	280,000	35.6%	279,490	27.8%
Dec-20	30	131%	24	14%	1.25	176	-21%	5.87	75	95.0%	237,500	-20.8%	307,117	-5.4%
2020	**293**	**32%**	**569**	**0%**	**0.51**	**211**	**-15%**	**8.66**	**92**	**95.2%**	**232,000**	**-1.3%**	**261,089**	**0.9%**
Jan-21	18	-5%	39	5%	0.46	178	-15%	9.89	98	95.7%	241,500	20.1%	298,369	30.4%
Feb-21	16	-6%	38	0%	0.42	186	-11%	11.63	97	97.3%	282,000	28.2%	302,000	30.9%
Mar-21	32	88%	57	19%	0.56	197	-9%	6.16	115	96.0%	257,503	12.0%	253,962	8.1%
Apr-21	44	175%	69	97%	0.64	211	3%	4.80	87	95.4%	273,000	26.2%	293,555	22.3%
May-21	39	225%	57	21%	0.68	219	-2%	5.62	69	96.6%	261,500	1.6%	290,015	-3.1%
Jun-21	40	21%	55	4%	0.73	218	0%	5.45	83	95.8%	266,568	3.7%	274,387	4.1%
Jul-21	30	-33%	44	-29%	0.68	209	1%	6.97	60	95.3%	243,000	6.8%	260,004	9.7%
Aug-21	28	17%	43	-30%	0.65	193	-15%	6.89	77	95.9%	273,500	-5.3%	298,452	-2.6%
Sep-21	21	-13%	48	-4%	0.44	205	-6%	9.76	106	95.7%	230,000	6.5%	247,197	-5.0%
Oct-21	31	7%	56	-33%	0.55	197	-11%	6.35	68	96.3%	262,000	18.8%	285,522	17.0%
Nov-21	32	19%	50	67%	0.64	192	-7%	6.00	73	96.6%	265,000	-5.4%	273,721	-2.1%
Dec-21	21	-30%	33	38%	0.64	176	0%	8.38	68	96.3%	246,300	3.7%	260,086	-15.3%
2021	**352**	**20%**	**589**	**4%**	**0.60**	**198**	**-6%**	**6.76**	**82**	**96.0%**	**260,000**	**12.1%**	**278,272**	**6.6%**
Jan-22	17	-6%	25	-36%	0.68	170	-4%	10.00	102	95.7%	242,500	0.4%	246,819	-17.3%
Feb-22	25	56%	40	5%	0.63	170	-9%	6.80	50	95.1%	259,000	-8.2%	268,432	-11.1%
Mar-22	29	-9%	44	-23%	0.66	161	-18%	5.55	101	95.1%	258,000	0.2%	264,297	4.1%
Apr-22	46	5%	59	-14%	0.78	155	-27%	3.37	93	95.8%	266,500	-2.4%	276,062	-6.0%
May-22	32	-18%	74	30%	0.43	180	-18%	5.63	66	96.1%	282,000	7.8%	278,802	-3.9%
Jun-22	34	-15%	70	27%	0.49	192	-12%	5.65	65	95.9%	277,250	4.0%	292,583	6.6%
Jul-22	28	-7%	50	14%	0.56	200	-4%	7.14	53	94.4%	225,750	-7.1%	266,319	2.4%
Aug-22	33	18%	41	-5%	0.80	186	-4%	5.64	80	95.9%	318,000	16.3%	313,505	5.0%
Sep-22	24	14%	40	-17%	0.60	182	-11%	7.58	85	95.3%	200,500	-12.8%	225,800	-8.7%
Oct-22	24	-23%	52	-7%	0.46	173	-12%	7.21	82	88.6%	251,250	-4.1%	295,010	3.3%
Nov-22	22	-31%	35	-30%	0.63	160	-17%	7.27	68	95.6%	241,725	-8.8%	265,984	-2.8%
Dec-22	13	-38%	17	-48%	0.76	146	-17%	11.23	89	94.4%	301,000	22.2%	323,176	24.3%
2022	**327**	**-7%**	**547**	**-7%**	**0.60**	**173**	**-13%**	**6.35**	**77**	**94.9%**	**265,000**	**1.9%**	**276,742**	**-0.5%**
Jan-23	15	-12%	23	-8%	0.65	141	-17%	9.40	83	94.6%	190,000	-21.6%	305,453	23.8%
Feb-23	13	-48%	37	-8%	0.35	157	-8%	12.08	77	94.5%	220,000	-15.1%	283,318	5.5%
Mar-23	16	-45%	31	-30%	0.52	157	-2%	9.81	110	94.2%	250,500	-2.9%	287,038	8.6%
Apr-23	20	-57%	44	-25%	0.45	161	4%	8.05	87	95.9%	245,750	-7.8%	247,211	-10.5%
May-23	32	0%	66	-11%	0.48	183	2%	5.72	62	96.2%	267,500	-5.1%	291,163	4.4%
Jun-23	39	15%	74	6%	0.53	197	3%	5.05	88	94.8%	222,000	-19.9%	265,156	-9.4%
Jul-23	38	36%	48	-4%	0.79	194	-3%	5.11	77	95.6%	248,000	9.9%	263,841	-0.9%
Aug-23	31	-6%	39	-5%	0.79	184	-1%	5.94	81	94.7%	227,000	-28.6%	229,887	-26.7%
Sep-23	24	0%	41	3%	0.59	183	1%	7.63	99	94.1%	235,250	17.3%	264,954	17.3%
Oct-23	22	-8%	33	-37%	0.67	177	2%	8.05	60	96.0%	265,000	5.5%	286,391	-2.9%
Nov-23	17	-23%	35	0%	0.49	169	6%	9.94	100	94.4%	234,000	-3.2%	255,391	-4.0%
Dec-23	11	-15%	26	53%	0.42	165	13%	15.00	101	95.7%	180,000	-40.2%	283,409	-12.3%
2023	**278**	**-15%**	**497**	**-9%**	**0.56**	**172**	**0%**	**7.44**	**83**	**95.1%**	**243,250**	**-8.2%**	**268,817**	**-2.9%**
Jan-24	15	0%	26	13%	0.58	158	12%	10.53	64	95.0%	286,000	50.5%	288,733	-5.5%
Feb-24	11	-15%	40	8%	0.28	168	7%	15.27	99	95.0%	340,000	54.5%	285,337	0.7%
Mar-24	17	6%	43	39%	0.40	174	11%	10.24	84	94.8%	224,000	-10.6%	268,588	-6.4%
Apr-24	30	50%	64	45%	0.47	184	14%	6.13	101	94.7%	238,750	-2.8%	258,030	4.4%
May-24	39	22%	63	-5%	0.62	186	2%	4.77	89	95.4%	258,000	-3.6%	280,143	-3.8%
Jun-24	37	-5%	53	-28%	0.70	182	-8%	4.92	64	96.6%	289,500	30.4%	316,632	19.4%
Jul-24	30	-21%	34	-29%	0.88	169	-13%	5.63	71	96.9%	307,000	23.8%	302,321	14.6%
Aug-24	27	-13%	42	8%	0.64	161	-13%	5.96	56	96.1%	259,500	14.3%	243,756	6.0%
Sep-24														
Oct-24														
Nov-24														
Dec-24														
2024	**206**	**1%**	**365**	**1%**	**0.56**	**173**	**1%**	**6.71**	**78**	**95.8%**	**270,000**	**10.0%**	**281,886**	**5.3%**

DETACHED

SWIFT CURRENT CA														
	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	-28%	30	3%	0.60	88	4%	4.89	78	94.7%	214,500	-4.7%	250,994	0.7%
Feb-13	16	-24%	24	-11%	0.67	90	7%	5.63	67	95.2%	221,500	4.5%	244,313	7.7%
Mar-13	11	-21%	20	-35%	0.55	88	-6%	8.00	81	97.3%	240,000	21.5%	254,173	16.9%
Apr-13	39	144%	49	20%	0.80	92	-15%	2.36	70	96.1%	260,000	-0.6%	276,808	1.3%
May-13	26	4%	69	86%	0.38	124	16%	4.77	83	94.6%	230,500	-1.9%	268,115	9.7%
Jun-13	32	0%	35	35%	0.91	121	36%	3.78	48	94.8%	232,000	25.7%	251,625	7.1%
Jul-13	25	19%	33	-21%	0.76	114	14%	4.56	56	95.0%	250,000	4.2%	254,410	6.6%
Aug-13	22	16%	26	-10%	0.85	105	3%	4.77	54	94.4%	279,000	28.9%	280,395	33.0%
Sep-13	21	-13%	28	-36%	0.75	93	-11%	4.43	69	94.0%	255,000	25.3%	253,071	18.1%
Oct-13	18	-22%	30	11%	0.60	99	2%	5.50	47	95.3%	240,000	6.7%	239,217	2.4%
Nov-13	16	23%	22	10%	0.73	80	-10%	5.00	80	95.9%	220,000	-0.5%	257,069	11.4%
Dec-13	11	-8%	12	-33%	0.92	71	-14%	6.45	43	96.3%	230,000	5.3%	279,027	29.3%
2013	**255**	**4%**	**378**	**2%**	**0.67**	**97**	**2%**	**4.57**	**64**	**95.2%**	**242,000**	**7.6%**	**260,286**	**11.6%**
Jan-14	16	-11%	18	-40%	0.89	68	-23%	4.25	87	95.5%	222,500	3.7%	253,056	0.8%
Feb-14	19	19%	22	-8%	0.86	62	-31%	3.26	44	94.1%	238,000	7.4%	266,026	8.9%
Mar-14	19	73%	25	25%	0.76	62	-30%	3.26	77	96.0%	212,000	-11.7%	239,553	-5.8%
Apr-14	25	-36%	39	-20%	0.64	71	-23%	2.84	51	97.0%	286,000	10.0%	278,360	0.6%
May-14	31	19%	48	-30%	0.65	81	-35%	2.61	42	96.2%	230,000	-0.2%	273,468	2.0%
Jun-14	30	-6%	36	3%	0.83	81	-33%	2.70	58	96.3%	259,000	11.6%	276,063	9.7%
Jul-14	20	-20%	30	-9%	0.67	84	-26%	4.20	42	96.9%	291,750	16.7%	326,935	28.5%
Aug-14	24	9%	35	35%	0.69	89	-15%	3.71	60	95.3%	265,500	-4.8%	315,363	12.5%
Sep-14	23	10%	37	32%	0.62	92	-1%	4.00	69	95.1%	250,000	-2.0%	282,678	11.7%
Oct-14	22	22%	17	-43%	1.29	72	-27%	3.27	49	95.8%	229,850	-4.2%	259,895	8.6%
Nov-14	13	-19%	12	-45%	1.08	54	-33%	4.15	56	93.3%	208,000	-5.5%	194,985	-24.2%
Dec-14	12	9%	12	0%	1.00	47	-34%	3.92	67	94.4%	274,250	19.2%	328,104	17.6%
2014	**254**	**0%**	**331**	**-12%**	**0.77**	**72**	**-26%**	**3.40**	**57**	**95.7%**	**248,750**	**2.8%**	**276,268**	**6.1%**
Jan-15	6	-63%	15	-17%	0.40	50	-26%	8.33	89	95.2%	169,250	-23.9%	177,400	-29.9%
Feb-15	7	-63%	25	14%	0.28	66	6%	9.43	88	94.1%	275,000	15.5%	265,286	-0.3%
Mar-15	21	11%	34	36%	0.62	70	13%	3.33	57	95.4%	250,000	17.9%	254,190	6.1%
Apr-15	19	-24%	40	3%	0.48	85	20%	4.47	55	95.0%	237,000	-17.1%	271,574	-2.4%
May-15	31	0%	35	-27%	0.89	75	-7%	2.42	41	96.7%	279,000	21.3%	289,313	5.8%
Jun-15	23	-23%	47	31%	0.49	80	-1%	3.48	66	95.6%	269,910	4.2%	292,893	6.1%
Jul-15	25	25%	40	33%	0.63	88	5%	3.52	35	95.8%	269,500	-7.6%	280,952	-14.1%
Aug-15	18	-25%	28	-20%	0.64	92	3%	5.11	60	96.0%	308,000	16.0%	305,611	-3.1%
Sep-15	32	39%	38	3%	0.84	86	-7%	2.69	69	94.5%	231,500	-7.4%	252,643	-10.6%
Oct-15	19	-14%	28	65%	0.68	82	14%	4.32	55	96.3%	242,000	5.3%	289,447	11.4%
Nov-15	16	23%	23	92%	0.70	75	39%	4.69	54	95.7%	295,250	41.9%	314,531	61.3%
Dec-15	11	-8%	14	17%	0.79	62	32%	5.64	73	95.1%	279,000	1.7%	326,182	-0.6%
2015	**228**	**-10%**	**367**	**11%**	**0.62**	**76**	**6%**	**4.00**	**57**	**95.6%**	**269,250**	**8.2%**	**280,061**	**1.4%**
Jan-16	7	17%	33	120%	0.21	82	64%	11.71	26	96.2%	250,000	47.7%	282,357	59.2%
Feb-16	18	157%	20	-20%	0.90	80	21%	4.44	79	94.9%	255,000	-7.3%	237,333	-10.5%
Mar-16	13	-38%	28	-18%	0.46	87	24%	6.69	66	95.6%	270,000	8.0%	297,108	16.9%
Apr-16	19	0%	41	3%	0.46	99	16%	5.21	52	94.7%	285,000	20.3%	299,542	10.3%
May-16	25	-19%	47	34%	0.53	111	48%	4.44	51	95.9%	255,000	-8.6%	291,684	0.8%
Jun-16	16	-30%	44	-6%	0.36	117	46%	7.31	53	95.2%	293,000	8.6%	323,344	10.4%
Jul-16	16	-36%	33	-18%	0.48	124	41%	7.75	55	94.8%	223,500	-17.1%	261,750	-6.8%
Aug-16	19	6%	42	50%	0.45	135	47%	7.11	72	95.7%	268,000	-13.0%	281,882	-7.8%
Sep-16	17	-47%	33	-13%	0.52	135	57%	7.94	62	96.1%	345,000	49.0%	340,382	34.7%
Oct-16	29	53%	30	7%	0.97	116	41%	4.00	86	94.5%	270,000	11.6%	308,343	6.5%
Nov-16	17	6%	32	39%	0.53	112	49%	6.59	79	95.8%	315,000	6.7%	336,088	6.9%
Dec-16	11	0%	13	-7%	0.85	96	55%	8.73	74	93.4%	223,900	-19.7%	218,559	-33.0%
2016	**207**	**-9%**	**396**	**8%**	**0.52**	**108**	**42%**	**6.25**	**65**	**95.2%**	**265,000**	**-1.6%**	**293,032**	**4.6%**
Jan-17	11	57%	32	-3%	0.34	102	24%	9.27	112	95.6%	260,000	4.0%	329,395	16.7%
Feb-17	14	-22%	25	25%	0.56	104	30%	7.43	83	95.4%	208,500	-18.2%	212,029	-10.7%
Mar-17	31	138%	26	-7%	1.19	89	2%	2.87	81	95.8%	278,000	3.0%	288,669	-2.8%
Apr-17	18	-5%	31	-24%	0.58	94	-5%	5.22	90	96.4%	318,000	11.6%	341,111	13.9%
May-17	25	0%	42	-11%	0.60	105	-5%	4.20	64	95.8%	300,000	17.6%	329,240	12.9%
Jun-17	18	13%	37	-16%	0.49	113	-3%	6.28	75	96.0%	278,700	-4.9%	276,217	-14.6%
Jul-17	27	69%	35	6%	0.77	105	-15%	3.89	73	96.1%	308,000	37.8%	322,019	23.0%
Aug-17	11	-42%	30	-29%	0.37	115	-15%	10.45	84	95.0%	255,000	-4.9%	265,332	-5.9%
Sep-17	19	12%	41	24%	0.46	121	-10%	6.37	84	95.3%	255,000	-26.1%	261,753	-23.1%
Oct-17	10	-66%	25	-17%	0.40	117	1%	11.70	103	93.8%	256,250	-5.1%	283,020	-8.2%
Nov-17	19	12%	29	-9%	0.66	114	2%	6.00	71	94.5%	276,500	-12.2%	273,211	-18.7%
Dec-17	14	27%	15	15%	0.93	95	-1%	6.79	77	95.3%	276,500	23.5%	266,929	22.1%
2017	**217**	**5%**	**368**	**-7%**	**0.59**	**106**	**-2%**	**5.87**	**80**	**95.6%**	**269,000**	**1.5%**	**291,374**	**-0.6%**
Jan-18	13	18%	25	-22%	0.52	101	-1%	7.77	94	93.8%	249,000	-4.2%	247,654	-24.8%
Feb-18	10	-29%	16	-36%	0.63	103	-1%	10.30	92	96.4%	278,750	33.7%	299,350	41.2%
Mar-18	14	-55%	37	42%	0.38	116	30%	8.29	76	94.9%	263,500	-5.2%	273,857	-5.1%
Apr-18	30	67%	47	52%	0.64	120	28%	4.00	99	94.7%	240,000	-24.5%	254,750	-25.3%
May-18	21	-16%	43	2%	0.49	134	28%	6.38	94	94.7%	229,900	-23.4%	292,110	-11.3%
Jun-18	19	6%	35	-5%	0.54	136	20%	7.16	56	95.3%	267,335	-4.1%	275,965	-0.1%
Jul-18	16	-41%	29	-17%	0.55	128	22%	8.00	75	94.8%	313,500	1.8%	329,953	2.5%
Aug-18	15	36%	32	7%	0.47	129	12%	8.60	119	93.4%	248,000	-2.7%	266,378	0.4%
Sep-18	16	-16%	27	-34%	0.59	122	1%	7.63	86	95.0%	265,000	3.9%	254,250	-2.9%
Oct-18	15	50%	35	40%	0.43	118	1%	7.87	68	94.6%	262,000	2.2%	309,767	9.5%
Nov-18	13	-32%	23	-21%	0.57	116	2%	8.92	110	94.3%	265,000	-4.2%	271,013	-0.8%
Dec-18	9	-36%	15	0%	0.60	97	2%	10.78	78	95.4%	335,000	21.2%	346,778	29.9%
2018	**191**	**-12%**	**364**	**-1%**	**0.52**	**118**	**11%**	**7.43**	**88**	**94.8%**	**267,000**	**-0.7%**	**281,156**	**-3.5%**

DETACHED

SWIFT CURRENT CA

	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	9	-31%	34	36%	0.26	108	7%	12.00	73	93.9%	258,500	3.8%	273,389	10.4%
Feb-19	13	30%	21	31%	0.62	104	1%	8.00	59	95.5%	239,000	-14.3%	238,692	-20.3%
Mar-19	8	-43%	47	27%	0.17	136	17%	17.00	57	93.9%	250,000	-5.1%	270,875	-1.1%
Apr-19	24	-20%	52	11%	0.46	157	31%	6.54	55	97.0%	321,250	33.9%	312,913	22.8%
May-19	17	-19%	54	26%	0.31	180	34%	10.59	46	95.4%	275,000	19.6%	321,659	10.1%
Jun-19	18	-5%	36	3%	0.50	185	36%	10.28	101	94.6%	221,250	-17.2%	232,806	-15.6%
Jul-19	20	25%	23	-21%	0.87	175	37%	8.75	90	93.4%	247,000	-21.2%	264,575	-19.8%
Aug-19	13	-13%	27	-16%	0.48	177	37%	13.62	112	94.1%	226,000	-8.9%	253,400	-4.9%
Sep-19	10	-38%	30	11%	0.33	178	46%	17.80	103	95.4%	224,250	-15.4%	243,830	-4.1%
Oct-19	18	20%	27	-23%	0.67	166	41%	9.22	153	94.2%	259,000	-1.1%	274,558	-11.4%
Nov-19	8	-38%	25	9%	0.32	162	40%	20.25	121	95.9%	232,500	-12.3%	227,250	-16.1%
Dec-19	13	44%	14	-7%	0.93	145	49%	11.15	99	94.3%	300,000	-10.4%	324,685	-6.4%
2019	**171**	**-10%**	**390**	**7%**	**0.44**	**156**	**32%**	**10.95**	**88**	**94.9%**	**250,000**	**-6.4%**	**274,293**	**-2.4%**
Jan-20	15	67%	23	-32%	0.65	135	25%	9.00	119	94.1%	201,000	-22.2%	234,273	-14.3%
Feb-20	16	23%	26	24%	0.62	133	28%	8.31	119	94.6%	218,250	-8.7%	231,449	-3.0%
Mar-20	13	63%	37	-21%	0.35	138	1%	10.62	135	97.0%	235,000	-6.0%	259,780	-4.1%
Apr-20	9	-63%	29	-44%	0.31	135	-14%	15.00	104	92.7%	220,000	-31.5%	254,667	-18.6%
May-20	10	-41%	33	-39%	0.30	148	-18%	14.80	84	95.4%	257,500	-6.4%	308,240	-4.2%
Jun-20	27	50%	40	11%	0.68	146	-21%	5.41	92	95.2%	265,000	19.8%	267,616	15.0%
Jul-20	38	90%	41	78%	0.93	131	-25%	3.45	79	95.3%	230,750	-6.6%	244,086	-7.7%
Aug-20	18	38%	40	48%	0.45	142	-20%	7.89	72	95.8%	288,750	27.8%	301,411	18.9%
Sep-20	15	50%	28	-7%	0.54	130	-27%	8.67	81	95.0%	205,000	-8.6%	220,000	-9.8%
Oct-20	22	22%	59	119%	0.37	132	-20%	6.00	70	95.3%	222,250	-14.2%	255,291	-7.0%
Nov-20	20	150%	20	-20%	1.00	121	-25%	6.05	71	96.2%	285,000	22.6%	297,087	30.7%
Dec-20	21	62%	15	7%	1.40	102	-30%	4.86	70	95.7%	240,000	-20.0%	309,714	-4.6%
2020	**224**	**31%**	**391**	**0%**	**0.57**	**133**	**-15%**	**7.11**	**88**	**95.3%**	**235,000**	**-6.0%**	**264,541**	**-3.6%**
Jan-21	12	-20%	24	4%	0.50	104	-23%	8.67	68	95.1%	241,500	20.1%	306,708	30.9%
Feb-21	16	0%	23	-12%	0.70	103	-23%	6.44	97	97.3%	282,000	29.2%	302,000	30.5%
Mar-21	23	77%	41	11%	0.56	113	-18%	4.91	98	96.0%	268,000	14.0%	276,277	6.4%
Apr-21	33	267%	48	66%	0.69	121	-10%	3.67	84	95.7%	286,000	30.0%	302,936	19.0%
May-21	30	200%	36	9%	0.83	119	-20%	3.97	58	96.4%	262,000	1.7%	293,423	-4.8%
Jun-21	30	11%	42	5%	0.71	122	-16%	4.07	81	96.1%	266,568	0.6%	278,075	3.9%
Jul-21	20	-47%	32	-22%	0.63	120	-8%	6.00	53	95.3%	254,950	10.5%	280,848	15.1%
Aug-21	25	39%	29	-28%	0.86	108	-24%	4.32	66	96.0%	280,000	-3.0%	301,106	-0.1%
Sep-21	17	13%	33	18%	0.52	116	-11%	6.82	90	95.7%	238,000	16.1%	255,244	16.0%
Oct-21	23	5%	40	-32%	0.58	115	-13%	5.00	53	96.4%	285,000	28.2%	277,709	8.8%
Nov-21	27	35%	33	65%	0.82	108	-11%	4.00	57	96.8%	275,000	-3.5%	288,454	-2.9%
Dec-21	15	-29%	18	20%	0.83	97	-5%	6.47	65	96.4%	246,300	2.6%	243,653	-21.3%
2021	**271**	**21%**	**399**	**2%**	**0.68**	**112**	**-16%**	**4.97**	**72**	**96.1%**	**265,900**	**13.1%**	**285,324**	**7.9%**
Jan-22	14	17%	16	-33%	0.88	92	-12%	6.57	92	95.7%	252,000	4.3%	272,923	-11.0%
Feb-22	17	6%	27	17%	0.63	94	-9%	5.53	45	95.4%	259,000	-8.2%	274,547	-9.1%
Mar-22	18	-22%	32	-22%	0.56	97	-14%	5.39	98	95.7%	294,250	9.8%	300,700	8.8%
Apr-22	30	-9%	40	-17%	0.75	96	-21%	3.20	82	96.4%	277,875	-2.8%	292,167	-3.6%
May-22	22	-27%	57	58%	0.39	124	4%	5.64	48	96.0%	307,500	17.4%	300,280	2.3%
Jun-22	31	3%	51	21%	0.61	128	5%	4.13	59	95.8%	278,000	4.3%	301,865	8.6%
Jul-22	21	5%	31	-3%	0.68	127	6%	6.05	50	94.5%	250,000	-1.9%	284,223	1.2%
Aug-22	21	-16%	26	-10%	0.81	118	9%	5.62	61	96.4%	325,000	16.1%	353,948	17.5%
Sep-22	16	-6%	27	-18%	0.59	113	-3%	7.06	59	95.7%	208,125	-12.6%	255,025	-0.1%
Oct-22	14	-39%	37	-8%	0.38	110	-4%	7.86	69	96.2%	339,500	19.1%	306,929	10.5%
Nov-22	17	-37%	23	-30%	0.74	99	-8%	5.82	65	95.4%	242,000	-12.0%	264,656	-8.3%
Dec-22	8	-47%	14	-22%	0.57	94	-3%	11.75	76	95.3%	296,500	20.4%	311,529	27.9%
2022	**229**	**-15%**	**381**	**-5%**	**0.60**	**108**	**-4%**	**5.64**	**66**	**95.8%**	**279,775**	**5.2%**	**294,324**	**3.2%**
Jan-23	11	-21%	13	-19%	0.85	92	0%	8.36	72	94.9%	190,000	-24.6%	266,345	-2.4%
Feb-23	7	-59%	23	-15%	0.30	105	12%	15.00	73	94.9%	220,000	-15.1%	304,733	11.0%
Mar-23	15	-17%	21	-34%	0.71	98	1%	6.53	115	94.1%	256,000	-13.0%	296,574	-1.4%
Apr-23	13	-57%	30	-25%	0.43	104	8%	8.00	100	96.8%	280,000	0.8%	256,362	-12.3%
May-23	25	14%	39	-32%	0.64	112	-10%	4.48	63	96.5%	315,000	2.4%	321,009	6.9%
Jun-23	23	-26%	55	8%	0.42	131	2%	5.70	82	94.7%	285,000	2.5%	289,786	-4.0%
Jul-23	28	33%	34	10%	0.82	127	0%	4.54	66	95.7%	253,000	1.2%	295,248	3.9%
Aug-23	20	-5%	24	-8%	0.83	121	3%	6.05	91	95.0%	280,000	-13.8%	287,050	-18.9%
Sep-23	17	6%	27	0%	0.63	120	6%	7.06	100	93.3%	255,000	22.5%	280,647	10.0%
Oct-23	18	29%	23	-38%	0.78	113	3%	6.28	59	96.3%	275,000	-19.0%	292,283	-4.8%
Nov-23	12	-29%	27	17%	0.44	111	12%	9.25	100	95.0%	228,500	-5.6%	251,979	-4.8%
Dec-23	5	-38%	20	43%	0.25	112	19%	22.40	61	96.3%	247,000	-16.7%	329,600	5.8%
2023	**194**	**-15%**	**336**	**-12%**	**0.58**	**112**	**4%**	**6.94**	**81**	**95.3%**	**259,000**	**-7.4%**	**289,930**	**-1.5%**
Jan-24	12	9%	19	46%	0.63	107	16%	8.92	68	94.0%	300,500	58.2%	289,125	8.6%
Feb-24	10	43%	30	30%	0.33	117	11%	11.70	92	95.3%	352,500	60.2%	308,371	1.2%
Mar-24	15	0%	25	19%	0.60	112	14%	7.47	94	94.5%	224,000	-12.5%	253,267	-14.6%
Apr-24	20	54%	41	37%	0.49	114	10%	5.70	101	95.4%	310,000	10.7%	290,758	13.4%
May-24	25	0%	46	18%	0.54	118	5%	4.72	89	96.3%	259,700	-17.6%	301,942	-5.9%
Jun-24	22	-4%	36	-35%	0.61	117	-11%	5.32	53	97.5%	297,250	4.3%	341,109	17.7%
Jul-24	27	-4%	23	-32%	1.17	104	-18%	3.85	74	96.9%	320,000	26.5%	317,864	7.7%
Aug-24	20	0%	27	13%	0.74	95	-21%	4.75	51	96.1%	262,250	-6.3%	242,745	-15.4%
Sep-24														
Oct-24														
Nov-24														
Dec-24														
2024	**151**	**6%**	**247**	**3%**	**0.61**	**111**	**-1%**	**5.85**	**77**	**96.1%**	**282,000**	**8.7%**	**295,745**	**1.1%**