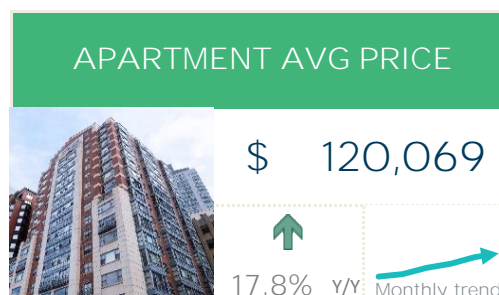
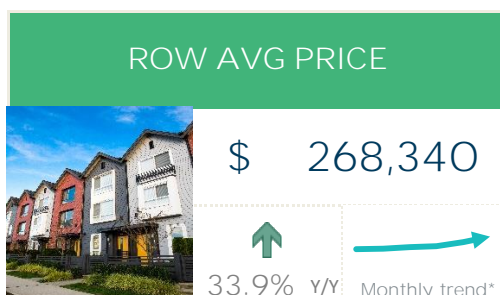
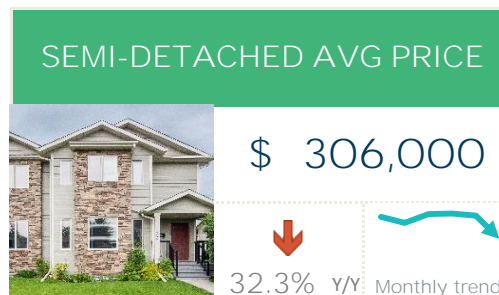
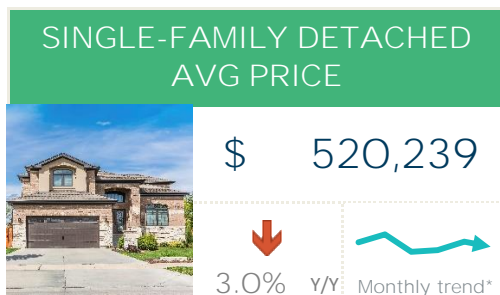
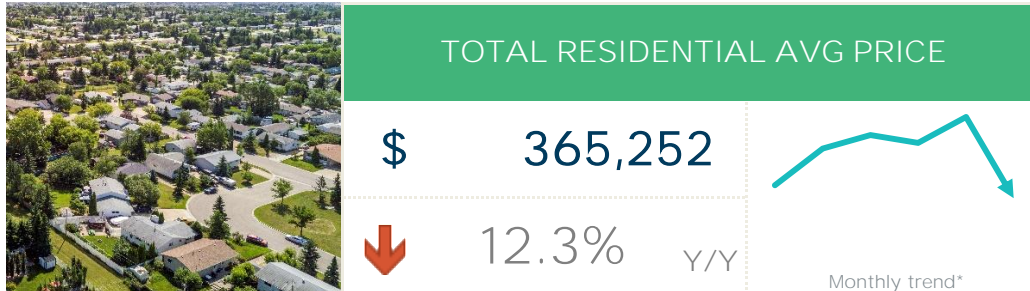
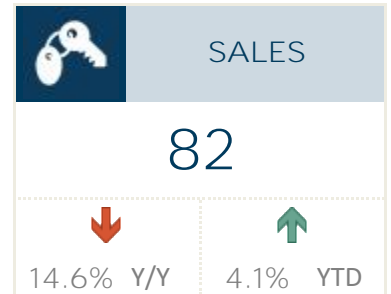


August 2022

Sales in the city continued to trend downward in August. Despite the pullbacks recorded over the past several months, year-to-date sales still improved over last year's levels and remain well above the levels recorded prior to the pandemic. Meanwhile, new listings have also been on the rise, causing the sales to new listings ratio to ease and supporting gains in inventory levels.

Gains in inventory levels coupled with slower sales in August has caused the months of supply to push near seven months in August. This is a significant gain relative to both levels seen earlier this year and August activity prior to the pandemic. Despite these recent shifts, year-to-date prices have remained relatively unchanged compared to last year. However, should these conditions persist, we could see further impacts on price.



*The six month monthly trend is based on a moving average
Data source: Pillar 9

August 2022

August 2022

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Single Family Detached	42	-28%	117	23%	373	50%	36%	8.88	50%	\$520,239	-3%
Mobile with Land	8	-38%	19	27%	49	-4%	42%	6.13	-4%	\$230,750	0%
Semi-Detached	5	-29%	12	50%	42	62%	42%	8.40	62%	\$306,000	-32%
Row	10	11%	13	18%	51	46%	77%	5.10	46%	\$268,340	34%
Apartment	17	89%	26	13%	53	-5%	65%	3.12	-5%	\$120,069	18%
Total Residential	82	-15%	187	23%	568	37%	44%	6.93	37%	\$365,252	-12%

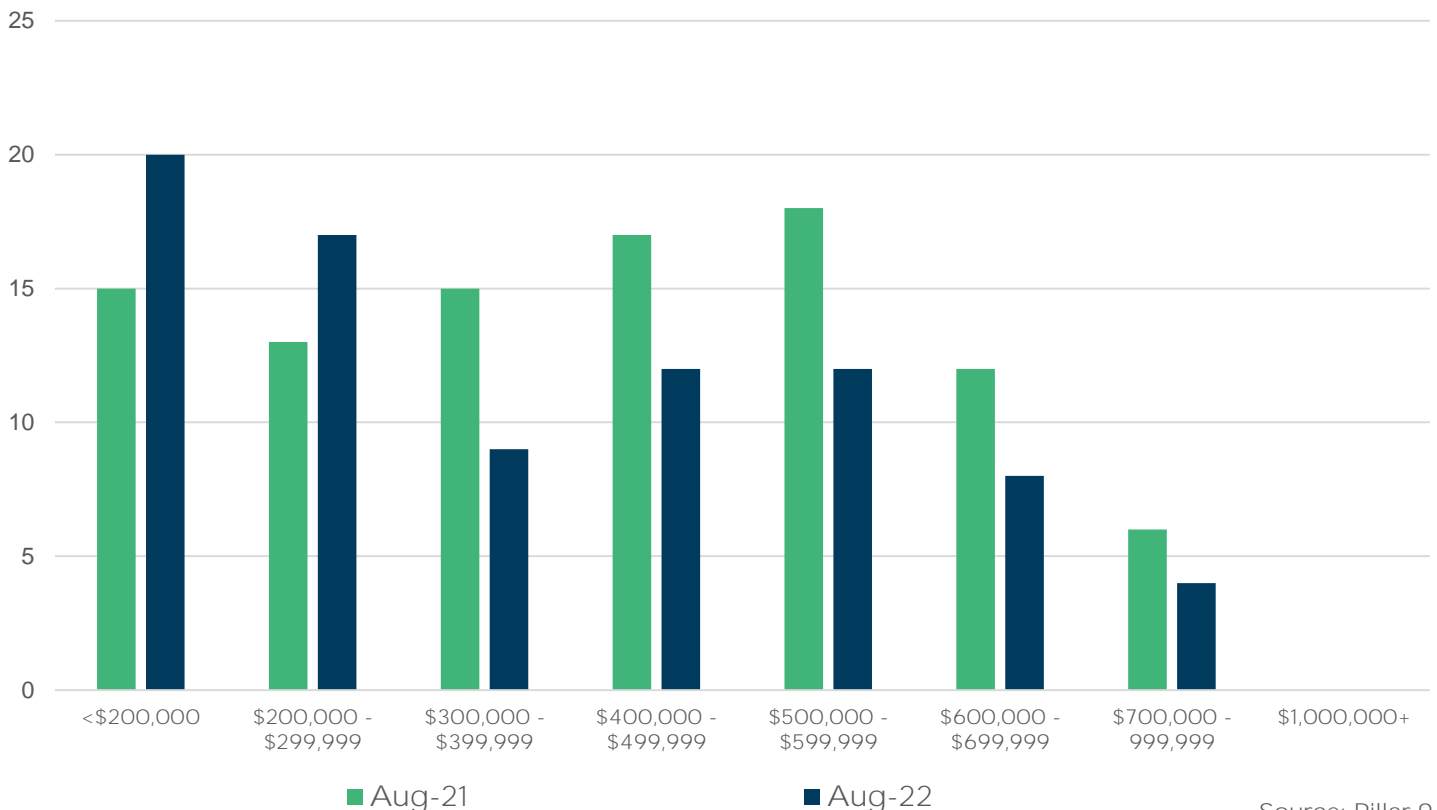
Year-to-Date

August 2022

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Single Family Detached	528	-3%	971	22%	271	14%	54%	4.10	18%	\$554,253	3%
Mobile with Land	107	35%	162	10%	50	40%	66%	3.76	3%	\$247,175	-13%
Semi-Detached	61	36%	107	45%	29	43%	57%	3.75	6%	\$390,313	2%
Row	95	-5%	137	20%	33	-17%	69%	2.77	-12%	\$230,250	19%
Apartment	173	9%	212	10%	52	-11%	82%	2.41	-18%	\$119,917	22%
Total Residential	964	4%	1589	20%	435	11%	61%	3.61	7%	\$399,707	1%

Residential Sales by Price Range

August



Source: Pillar 9