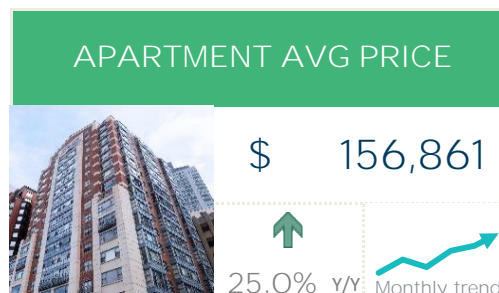
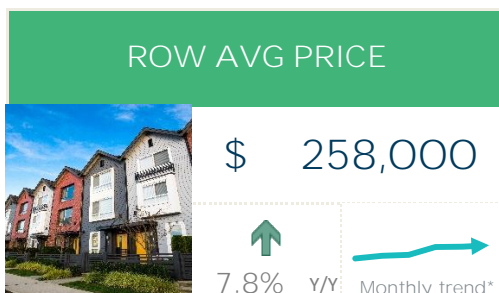
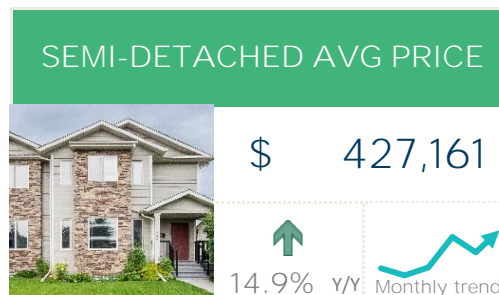
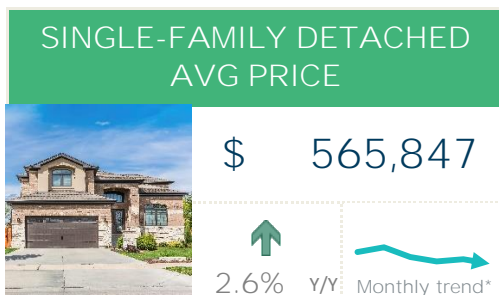
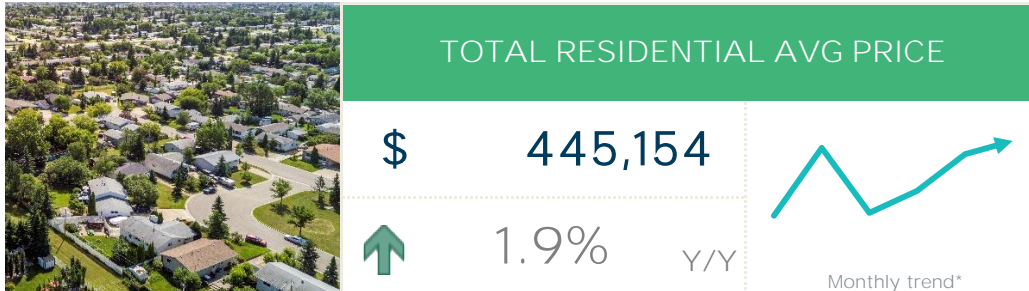


May 2022

While sales activity trended down from levels seen earlier in the year, levels in May were still stronger than last year and contributed to the year-to-date sales growth of 18 percent.

The improvement in sales has been possible thanks to the steady gains in new listings. The growth in new listings was enough to support gains in inventory levels. While May inventory levels are over 17 percent higher than levels reported last year, they remain over 30 percent lower than long-term trends for the area. Recent shifts have also caused the months of supply to trend up from levels reported earlier this year. However, with just over three months of supply available in the market, conditions are still amongst the tightest conditions seen since 2011.

Tighter market conditions have supported some upward pressure on prices. On a year-to-date basis price growth has been nearly two percent.



May 2022

May 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	81	-1%	166	54%	295	19%	49%	3.64	19%	\$565,847	3%
Mobile with Land	17	113%	34	62%	55	22%	50%	3.24	22%	\$226,529	-24%
Semi-Detached	18	260%	19	6%	25	4%	95%	1.39	4%	\$427,161	15%
Row	6	-50%	31	182%	37	-5%	19%	6.17	-5%	\$258,000	8%
Apartment	16	-11%	37	61%	70	30%	43%	4.38	30%	\$156,861	25%
Total Residential	138	10%	287	59%	482	18%	48%	3.49	18%	\$445,154	2%

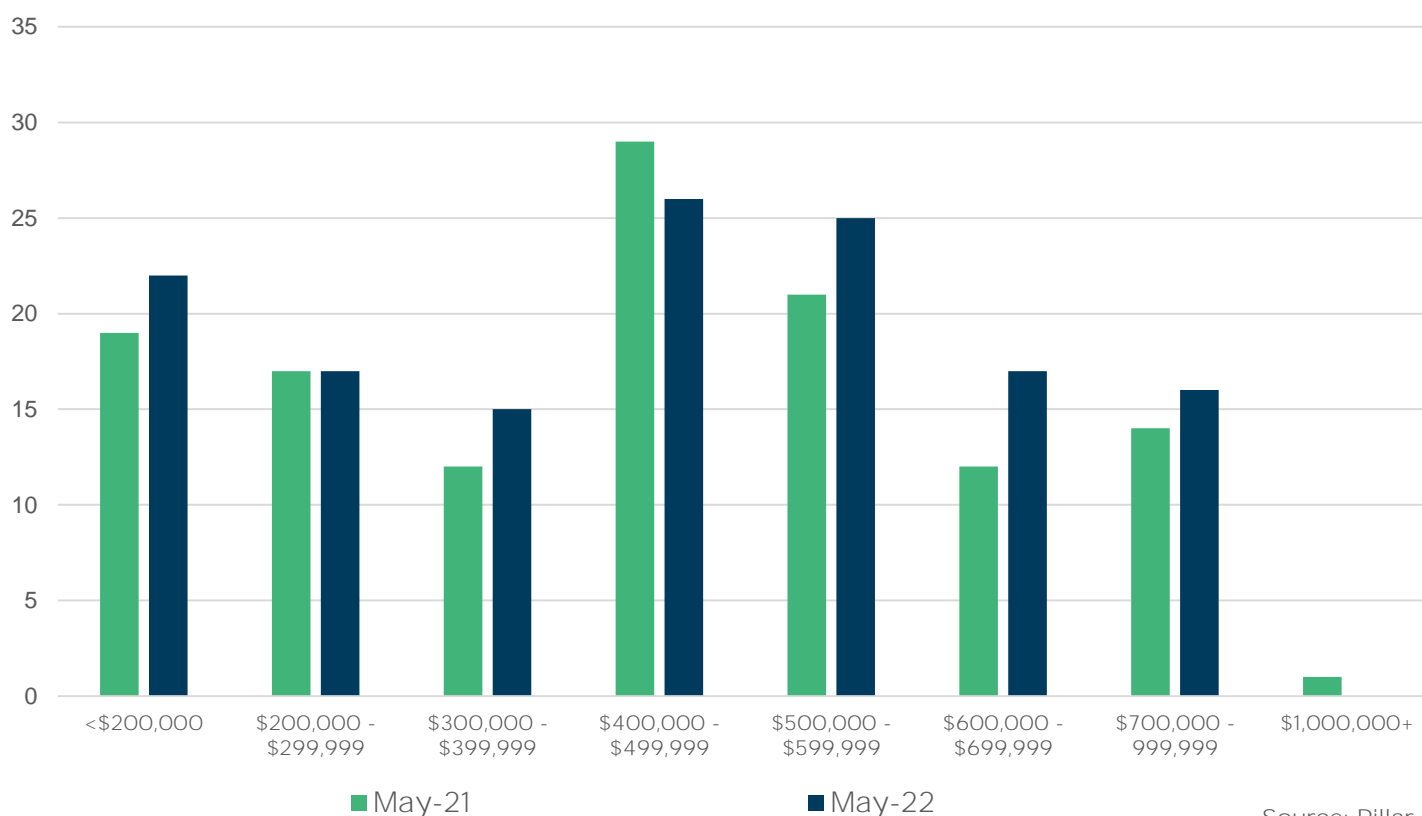
Year-to-Date

May 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	373	9%	601	17%	219	-4%	62%	2.94	-11%	\$557,231	3%
Mobile with Land	67	139%	96	39%	49	80%	70%	3.63	-25%	\$237,482	-19%
Semi-Detached	44	100%	62	38%	22	28%	71%	2.50	-36%	\$403,866	12%
Row	65	10%	81	19%	24	-42%	80%	1.82	-47%	\$225,735	13%
Apartment	115	4%	149	22%	51	-18%	77%	2.23	-21%	\$117,675	22%
Total Residential	664	18%	989	21%	364	-3%	67%	2.74	-18%	\$405,916	2%

Residential Sales by Price Range

May



Source: Pillar 9