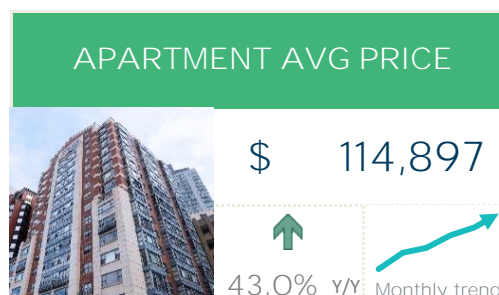
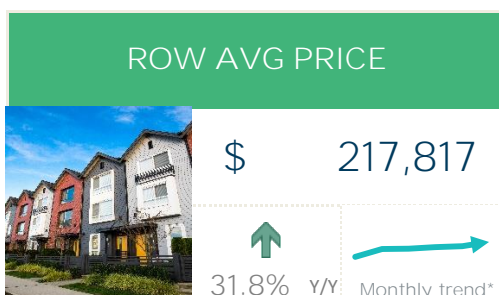
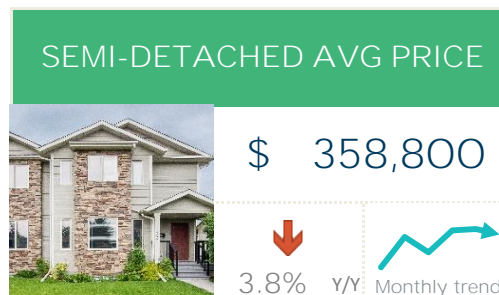
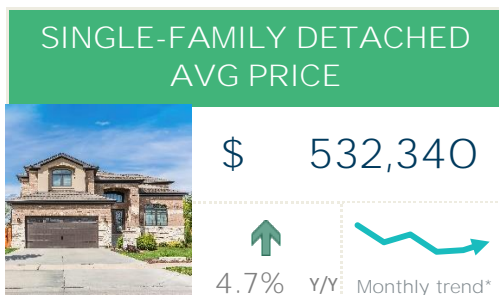
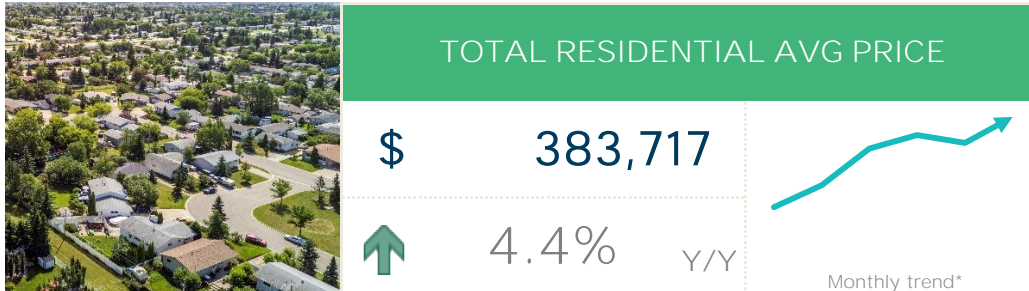
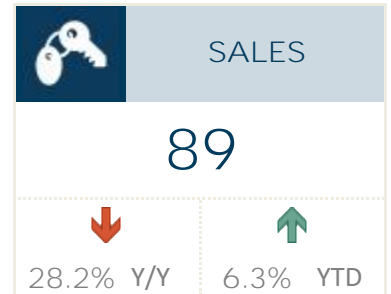


July 2022

Sales activity in July eased relative to both last years and long-term averages. While the decline was fairly significant this month, it has not offset the exceptionally strong gains made earlier in the year. On a year-to-date basis, sales activity reached 882 units, just over six percent higher than last year and well above levels reported throughout 2015 – 2020.

New listings also trended down relative to previous months. However, when compared to sales the pullback in new listings was not enough to prevent the gains in inventory levels. Higher inventory levels and slower sales caused the months of supply to push up to six months in July, the first time it has done that since of end of 2020. While the shift was significant, it is too early to say if market conditions will stay like this for the remainder of the year. Overall, despite some monthly fluctuation, year-to-date average prices remain just higher than last year's levels.



July 2022

July 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	49	-30%	118	36%	362	44%	42%	7.39	44%	\$532,340	5%
Mobile with Land	11	-15%	18	-5%	55	6%	61%	5.00	6%	\$263,373	-6%
Semi-Detached	5	25%	13	18%	35	30%	38%	7.00	30%	\$358,800	-4%
Row	6	-73%	20	0%	52	41%	30%	8.67	41%	\$217,817	32%
Apartment	18	20%	18	-36%	52	4%	100%	2.89	4%	\$114,897	43%
<b>Total Residential</b>	<b>89</b>	<b>-28%</b>	<b>187</b>	<b>13%</b>	<b>556</b>	<b>33%</b>	<b>48%</b>	<b>6.25</b>	<b>33%</b>	<b>\$383,717</b>	<b>4%</b>

Year-to-Date

July 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	496	0%	870	21%	256	9%	57%	3.62	9%	\$551,684	3%
Mobile with Land	89	62%	128	15%	50	49%	70%	3.97	-8%	\$245,631	-16%
Semi-Detached	56	47%	89	35%	25	31%	63%	3.13	-11%	\$397,841	8%
Row	85	-7%	123	19%	30	-25%	69%	2.48	-20%	\$225,768	17%
Apartment	156	4%	186	10%	52	-12%	84%	2.33	-15%	\$119,900	23%
<b>Total Residential</b>	<b>882</b>	<b>6%</b>	<b>1396</b>	<b>19%</b>	<b>414</b>	<b>7%</b>	<b>63%</b>	<b>3.29</b>	<b>1%</b>	<b>\$402,910</b>	<b>2%</b>

## Residential Sales by Price Range

July



Source: Pillar 9