

NIAGARA NORTH

Residential Market Activity Report

July 2022



Actual	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	51	-30.1	-51.9	-38.6	10.9	-28.2	-1.9
Dollar Volume	\$46,550,300	-27.3	-38.8	-3.8	72.3	71.8	170.4
New Listings	138	56.8	39.4	17.9	50.0	91.7	79.2
Active Listings	196	154.5	106.3	10.1	53.1	60.7	-2.0
Sales to New Listings Ratio ¹	37.0	83.0	107.1	70.9	50.0	98.6	67.5
Months of Inventory ²	3.8	1.1	0.9	2.1	2.8	1.7	3.8
Average Price	\$912,751	4.0	27.2	56.6	55.4	139.2	175.7
Median Price	\$750,000	-11.8	21.5	42.2	32.2	112.8	161.4
Sale to List Price Ratio ³	97.0	105.3	99.2	97.8	98.6	98.3	97.7
Median Days on Market	19.0	10.0	18.0	21.0	18.0	22.0	27.0
Average Days on Market	21.9	17.5	36.0	37.4	22.6	35.5	40.4

Year-to-date	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	466	-22.8	8.4	5.2	13.4	11.0	18.9
Dollar Volume	\$474,452,070	-8.2	73.9	83.9	98.9	197.1	261.9
New Listings	920	19.2	55.7	22.7	60.8	66.7	60.6
Active Listings ⁴	115	77.5	-0.9	-32.1	45.7	-10.9	-38.2
Sales to New Listings Ratio ⁵	50.7	78.2	72.8	59.1	71.9	76.1	68.4
Months of Inventory ⁶	1.7	0.8	1.9	2.7	1.3	2.1	3.3
Average Price	\$1,018,137	19.0	60.5	74.8	75.4	167.8	204.4
Median Price	\$883,056	10.3	53.2	62.6	68.2	156.0	200.9
Sale to List Price Ratio ⁷	106.3	107.2	99.2	98.1	102.7	98.5	97.4
Median Days on Market	8.0	7.0	18.5	22.0	10.0	22.0	35.0
Average Days on Market	14.8	13.1	33.9	39.2	21.5	47.0	54.3

¹ Sales / new listings * 100; compared to levels from previous periods.

² Active listings at month end / monthly sales; compared to levels from previous periods.

³ Sale price / list price * 100; average for all homes sold in the current month.

⁴ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

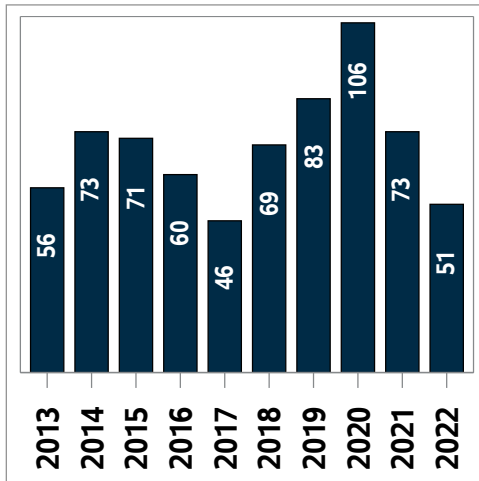
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

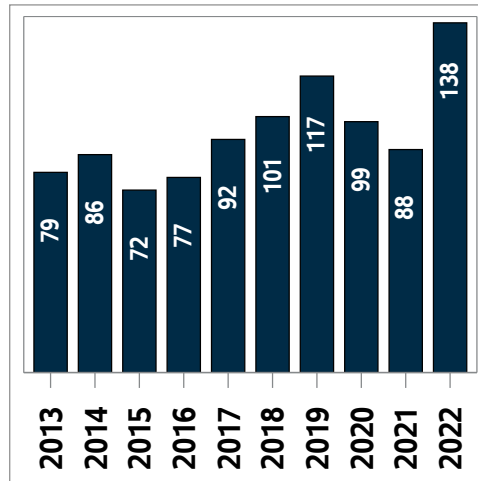
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

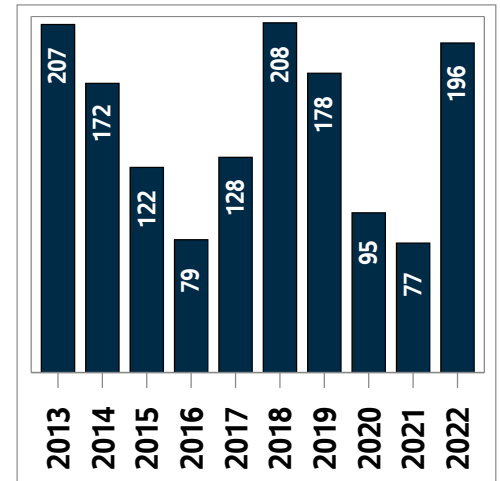
Sales Activity
(July only)



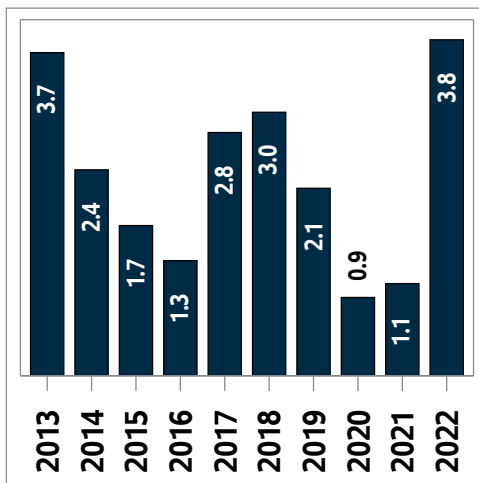
New Listings
(July only)



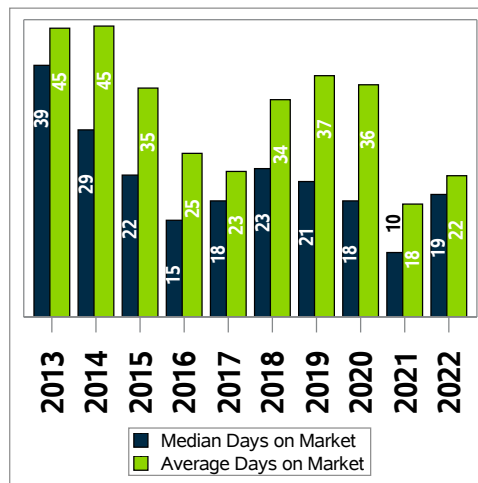
Active Listings
(July only)



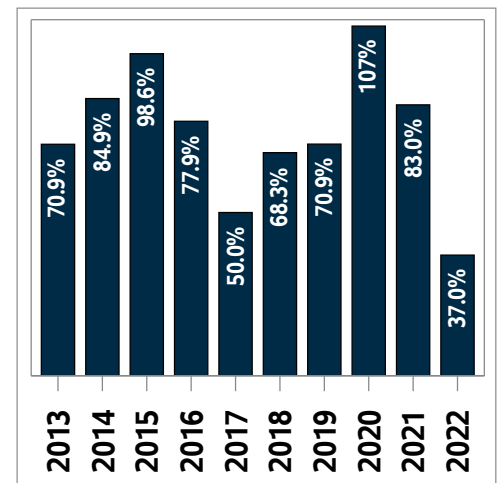
Months of Inventory
(July only)



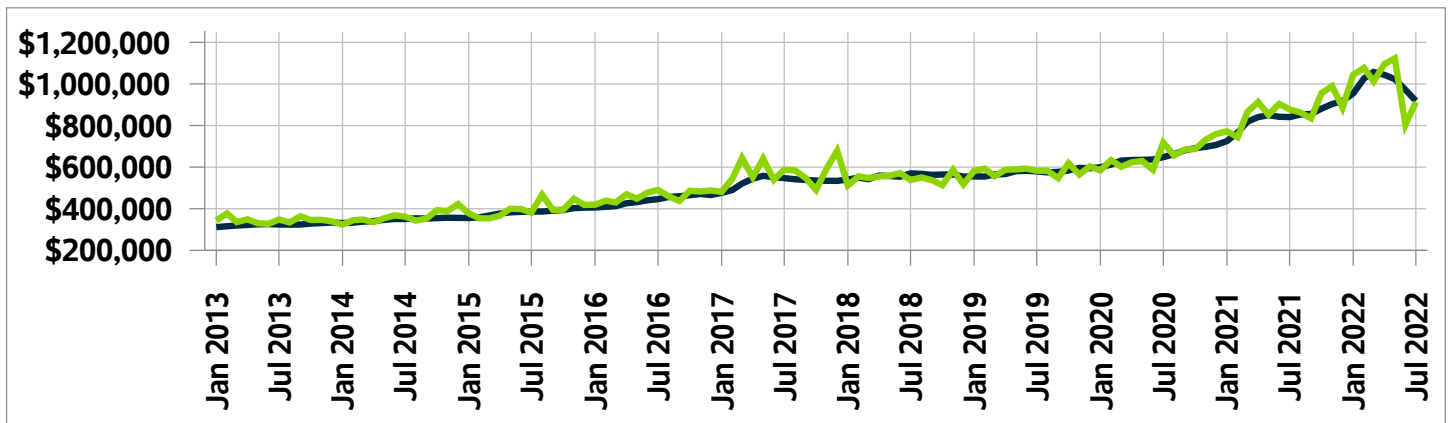
Days on Market
(July only)



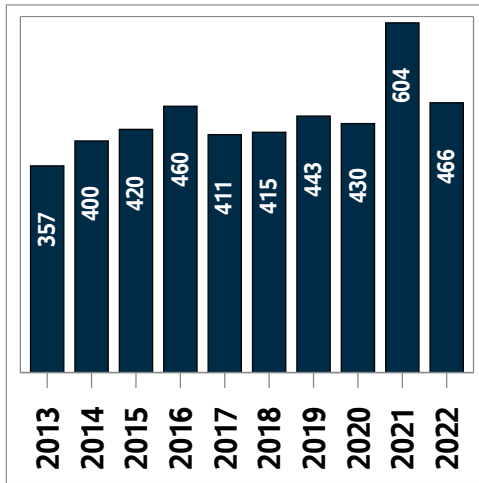
Sales to New Listings Ratio
(July only)



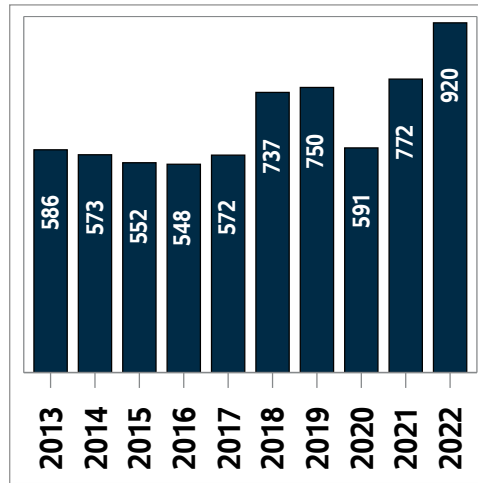
MLS® HPI Composite Benchmark Price and Average Price



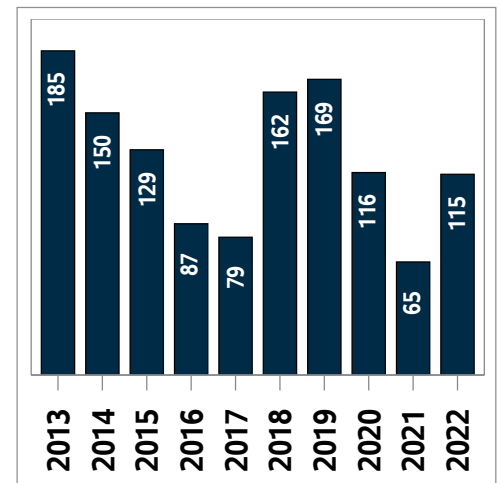
Sales Activity
(July Year-to-date)



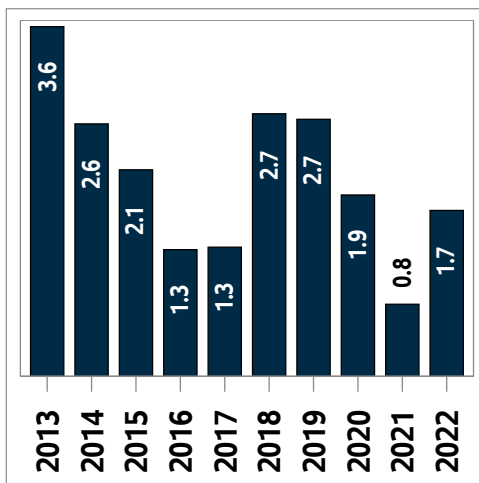
New Listings
(July Year-to-date)



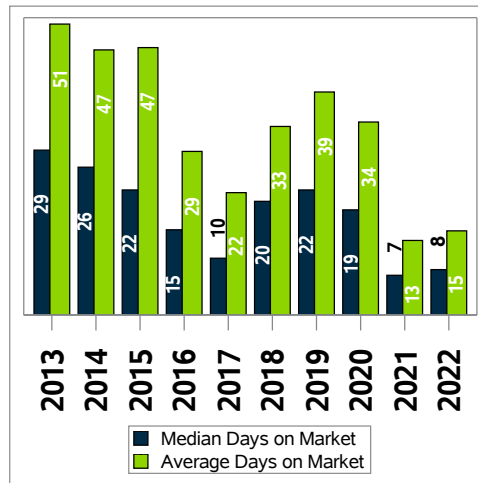
Active Listings¹
(July Year-to-date)



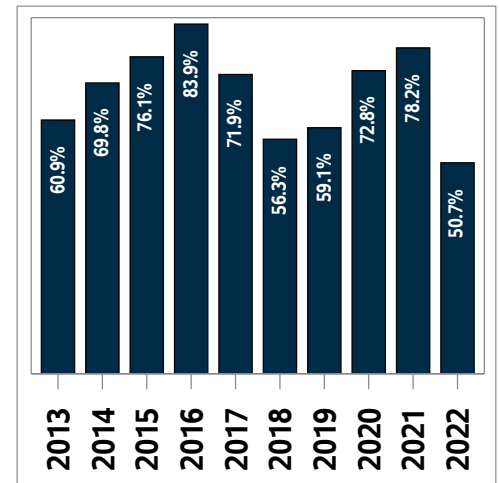
Months of Inventory²
(July Year-to-date)



Days on Market
(July Year-to-date)



Sales to New Listings Ratio
(July Year-to-date)



¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

² Average active listings January to the current month / average sales January to the current month.

Actual	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	26	-42.2	-54.4	-48.0	-21.2	-51.9	-38.1
Dollar Volume	\$29,054,900	-36.0	-43.9	-11.9	37.7	31.6	98.3
New Listings	85	57.4	63.5	6.3	23.2	60.4	28.8
Active Listings	126	133.3	162.5	11.5	32.6	21.2	-16.6
Sales to New Listings Ratio ¹	30.6	83.3	109.6	62.5	47.8	101.9	63.6
Months of Inventory ²	4.8	1.2	0.8	2.3	2.9	1.9	3.6
Average Price	\$1,117,496	10.8	23.0	69.4	74.8	173.3	220.4
Median Price	\$870,000	-3.9	16.0	45.1	45.0	119.1	167.5
Sale to List Price Ratio ³	95.6	105.4	98.9	97.6	98.3	98.0	97.6
Median Days on Market	13.5	9.0	17.0	21.0	14.0	22.5	26.0
Average Days on Market	20.3	17.5	37.9	32.3	21.6	38.9	40.5

Year-to-date	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	272	-26.5	15.3	-1.4	-6.2	-5.6	-8.7
Dollar Volume	\$328,702,938	-10.9	84.8	81.8	77.6	168.3	205.1
New Listings	539	16.2	70.6	15.2	30.8	35.1	22.8
Active Listings ⁴	68	69.4	7.0	-33.1	12.0	-35.7	-53.1
Sales to New Listings Ratio ⁵	50.5	79.7	74.7	59.0	70.4	72.2	67.9
Months of Inventory ⁶	1.8	0.8	1.9	2.6	1.5	2.6	3.4
Average Price	\$1,208,467	21.2	60.3	84.5	89.3	184.1	234.3
Median Price	\$1,109,000	19.7	63.8	80.3	93.5	183.6	236.1
Sale to List Price Ratio ⁷	107.2	107.7	99.0	98.0	102.4	98.2	97.2
Median Days on Market	8.0	7.0	19.5	22.0	11.0	23.0	36.0
Average Days on Market	14.0	13.2	34.6	38.4	24.3	56.4	55.9

¹ Sales / new listings * 100; compared to levels from previous periods.

² Active listings at month end / monthly sales; compared to levels from previous periods.

³ Sale price / list price * 100; average for all homes sold in the current month.

⁴ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

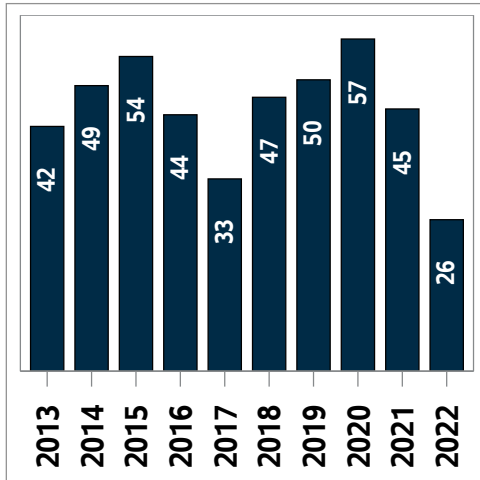
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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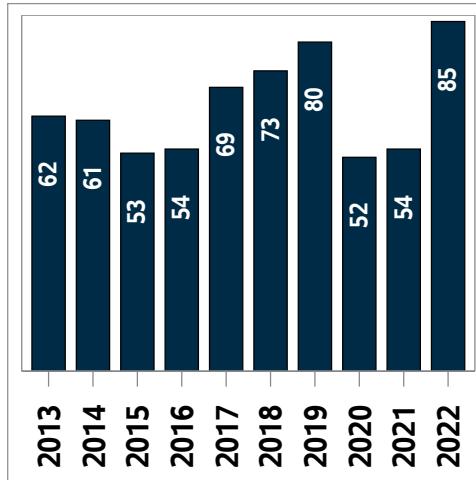
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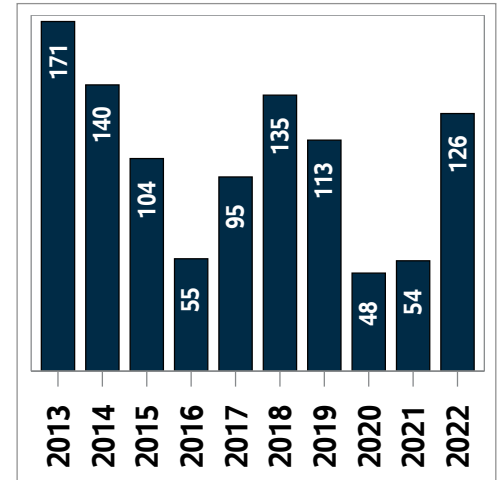
Sales Activity
(July only)



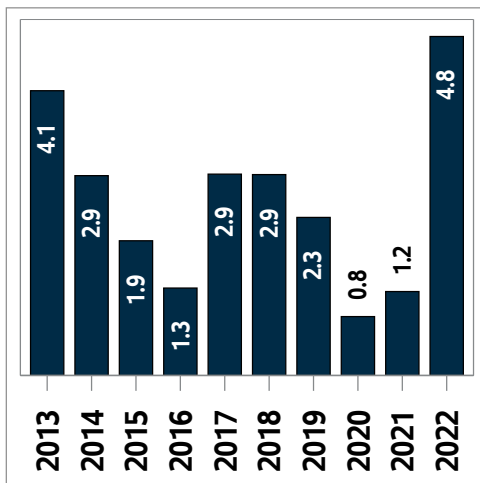
New Listings
(July only)



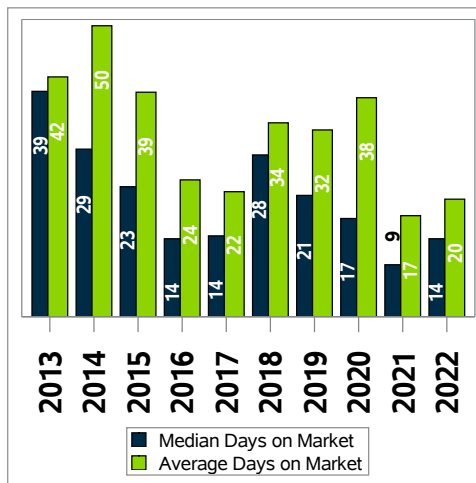
Active Listings
(July only)



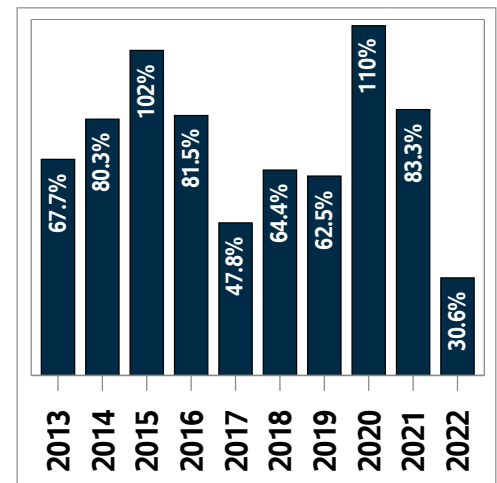
Months of Inventory
(July only)



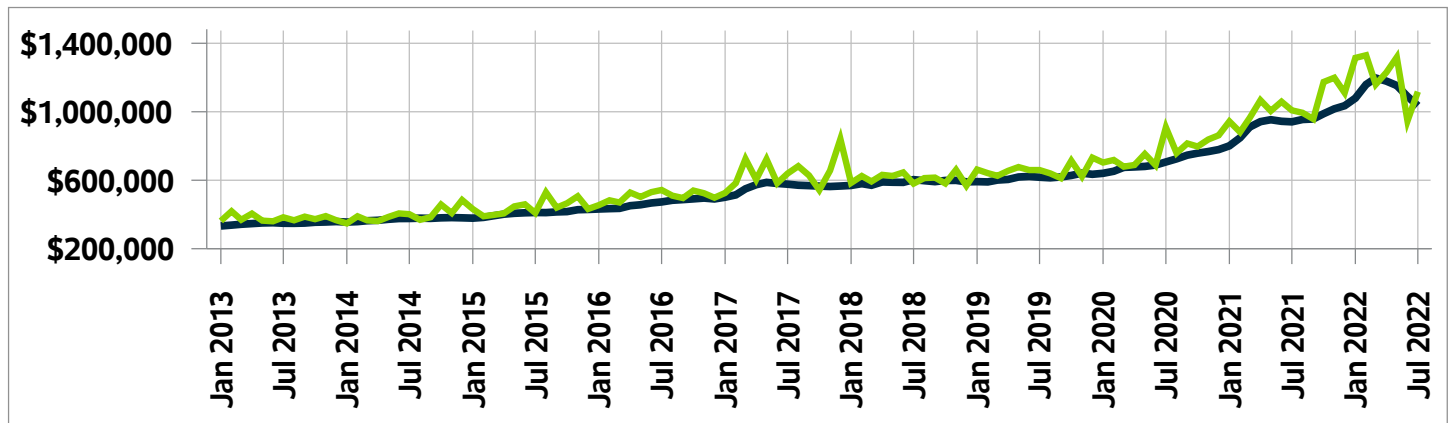
Days on Market
(July only)



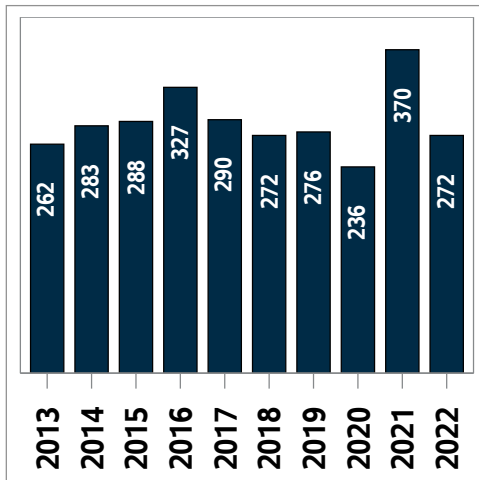
Sales to New Listings Ratio
(July only)



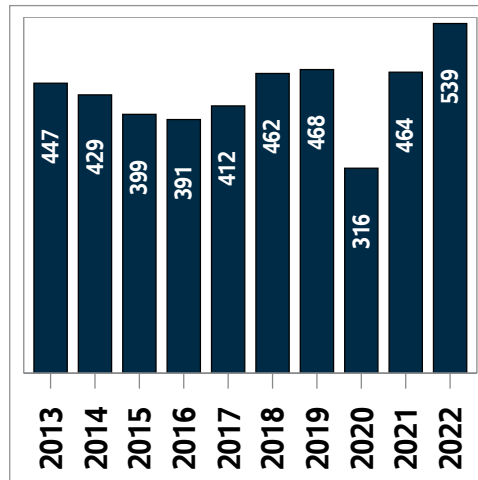
MLS® HPI Single Family Detached Benchmark Price and Average Price



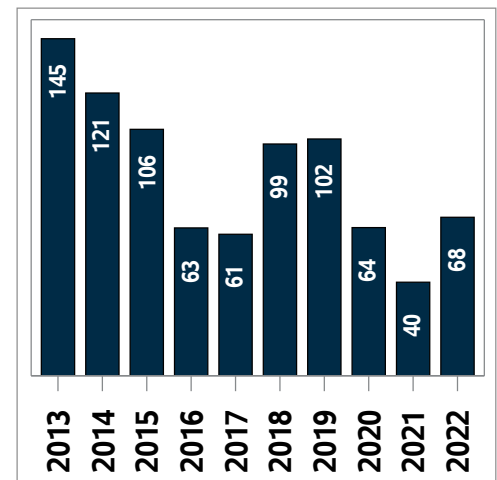
Sales Activity
(July Year-to-date)



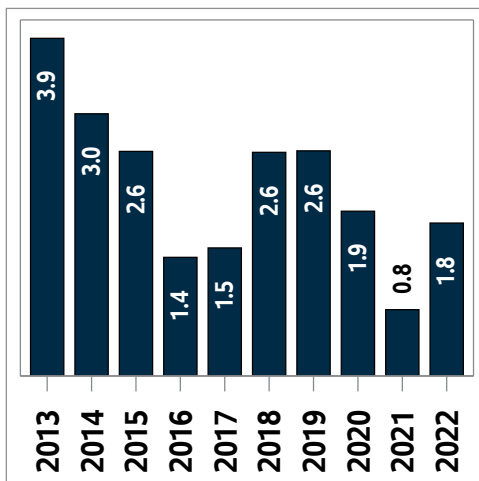
New Listings
(July Year-to-date)



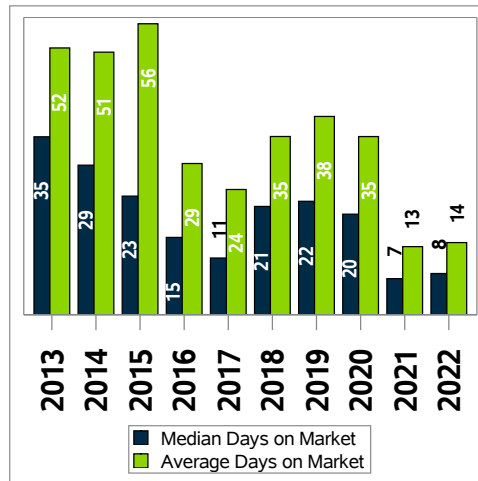
Active Listings¹
(July Year-to-date)



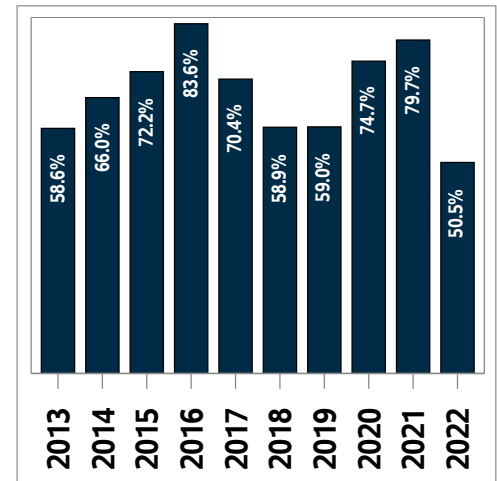
Months of Inventory²
(July Year-to-date)



Days on Market
(July Year-to-date)



Sales to New Listings Ratio
(July Year-to-date)



¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

² Average active listings January to the current month / average sales January to the current month.

Actual	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	2	0.0	100.0	-50.0	—	100.0	100.0
Dollar Volume	\$1,630,000	14.8	236.2	-11.6	—	624.4	587.8
New Listings	2	-60.0	100.0	-33.3	0.0	-33.3	-50.0
Active Listings	4	0.0	—	100.0	33.3	33.3	-42.9
Sales to New Listings Ratio ¹	100.0	40.0	100.0	133.3	—	33.3	25.0
Months of Inventory ²	2.0	2.0	—	0.5	—	3.0	7.0
Average Price	\$815,000	14.8	68.1	76.8	—	262.2	243.9
Median Price	\$815,000	14.8	68.1	80.1	—	262.2	243.9
Sale to List Price Ratio ³	97.6	101.3	100.0	98.1	—	97.9	99.0
Median Days on Market	14.5	10.5	6.0	12.5	—	25.0	11.0
Average Days on Market	14.5	10.5	6.0	29.3	—	25.0	11.0

Year-to-date	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	11	-15.4	-8.3	37.5	-8.3	-42.1	22.2
Dollar Volume	\$8,704,478	-5.3	46.8	138.0	67.1	66.9	266.8
New Listings	21	23.5	110.0	90.9	50.0	5.0	61.5
Active Listings ⁴	3	90.5	233.3	66.7	150.0	37.3	-16.7
Sales to New Listings Ratio ⁵	52.4	76.5	120.0	72.7	85.7	95.0	69.2
Months of Inventory ⁶	2.1	0.9	0.6	1.8	0.8	0.9	3.1
Average Price	\$791,316	11.9	60.1	73.1	82.3	188.3	200.1
Median Price	\$805,000	12.6	68.4	70.4	99.5	209.6	239.7
Sale to List Price Ratio ⁷	103.7	109.1	101.0	99.0	101.5	98.9	99.0
Median Days on Market	10.0	7.0	14.0	22.5	11.0	18.0	13.0
Average Days on Market	15.3	8.4	26.6	27.9	14.3	27.3	22.0

¹ Sales / new listings * 100; compared to levels from previous periods.

² Active listings at month end / monthly sales; compared to levels from previous periods.

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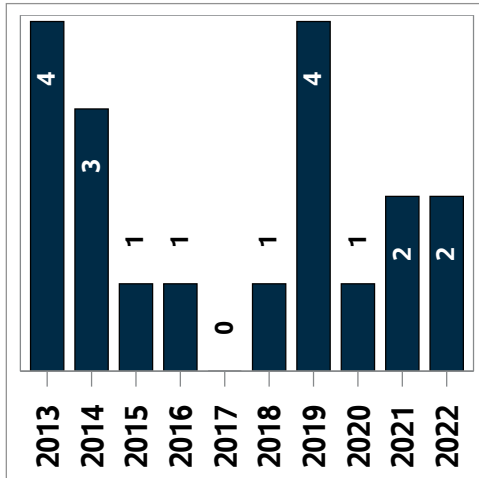
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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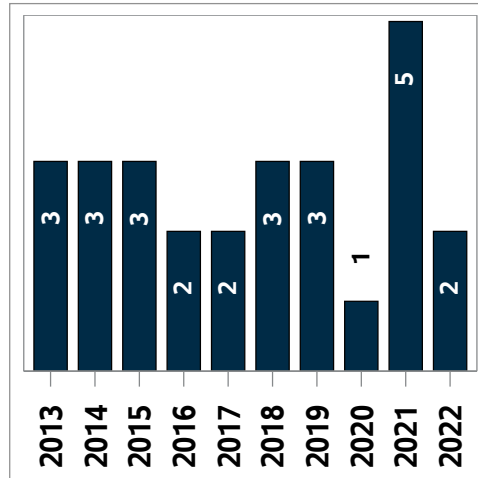
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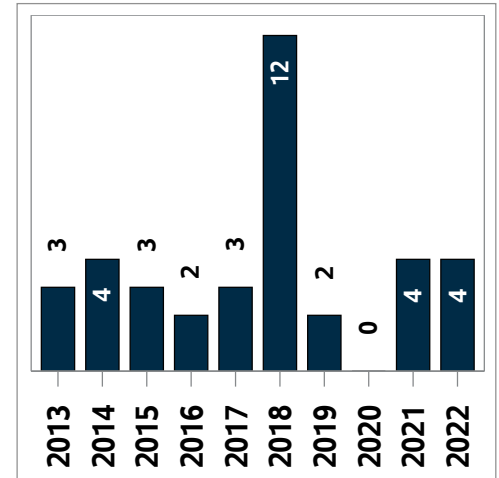
Sales Activity
(July only)



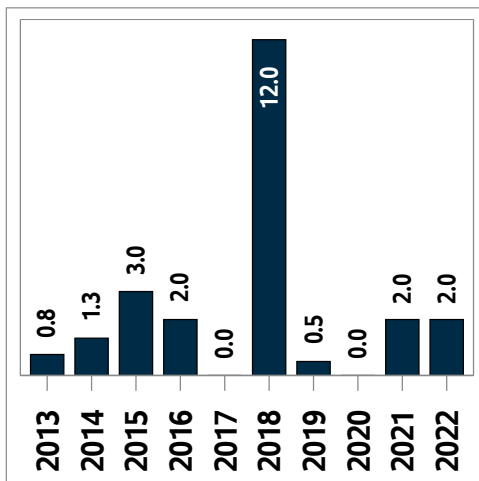
New Listings
(July only)



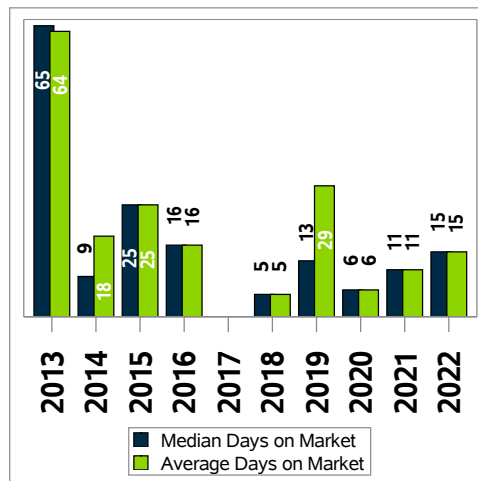
Active Listings
(July only)



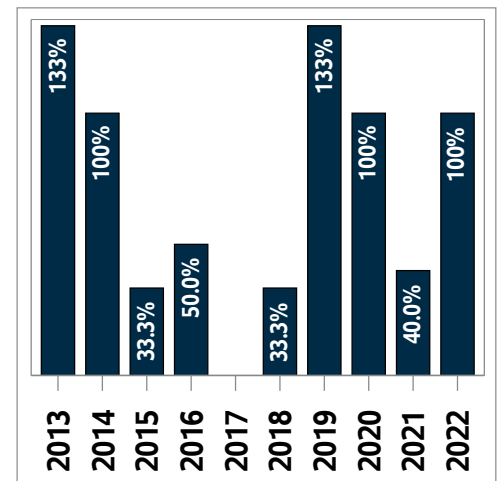
Months of Inventory
(July only)



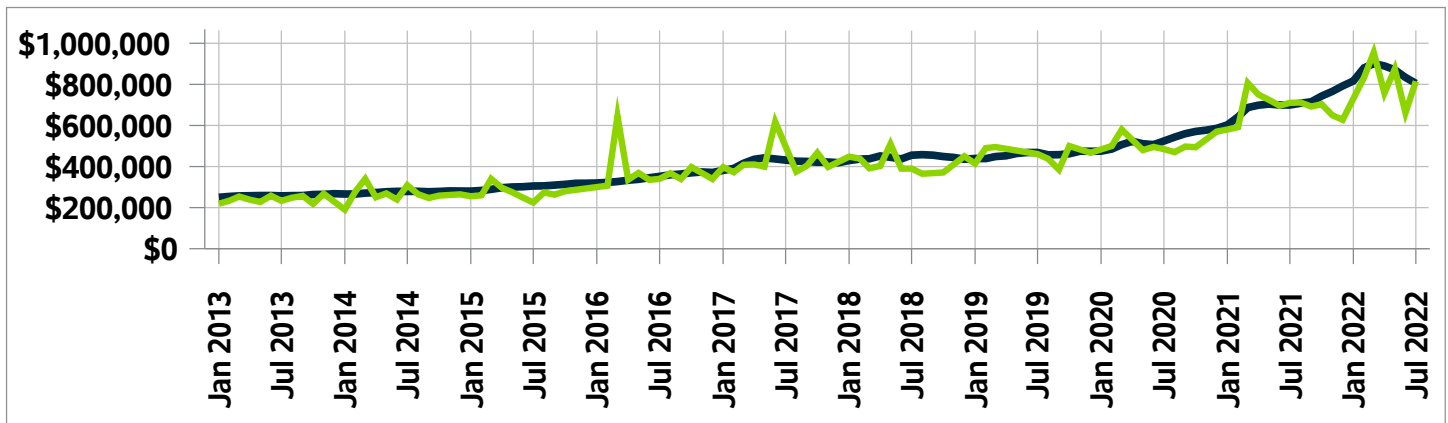
Days on Market
(July only)



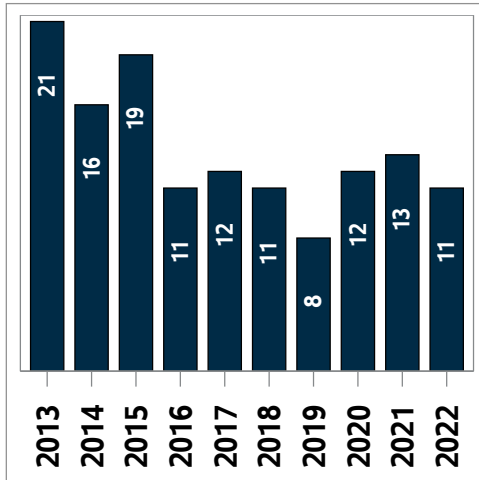
Sales to New Listings Ratio
(July only)



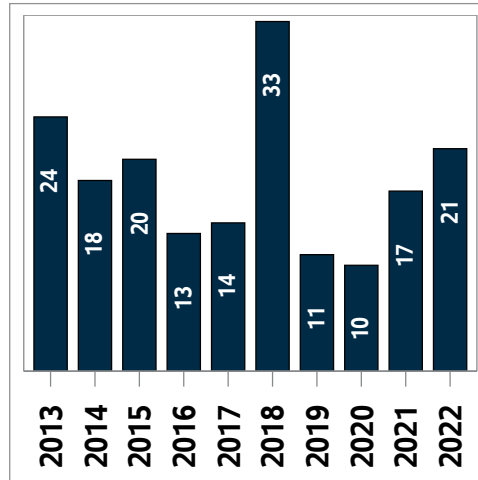
MLS® HPI Single Family Attached Benchmark Price and Average Price



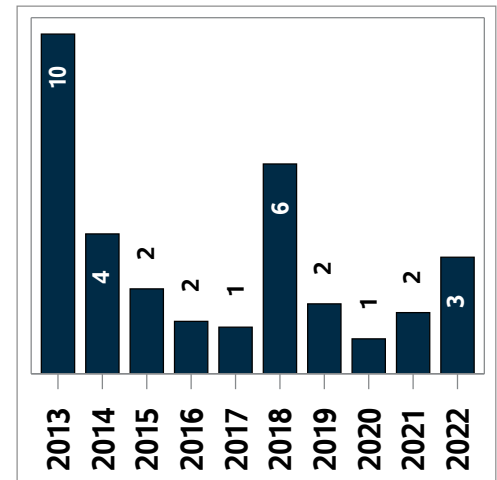
Sales Activity
(July Year-to-date)



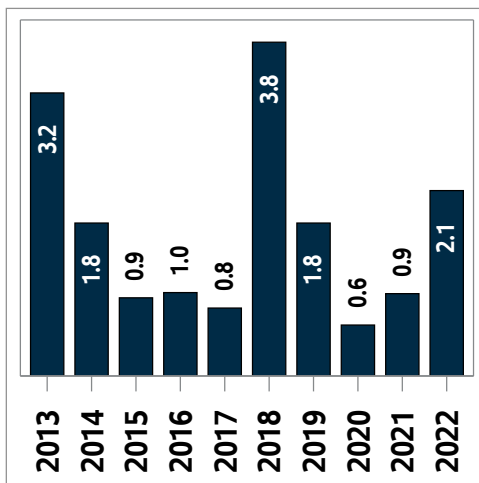
New Listings
(July Year-to-date)



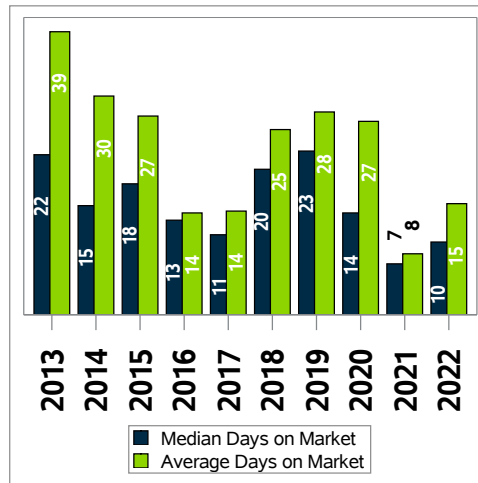
Active Listings¹
(July Year-to-date)



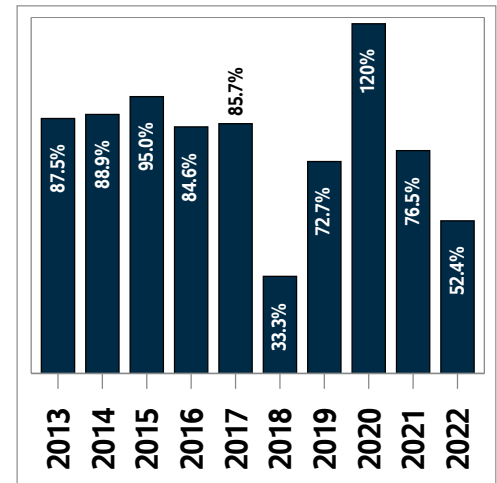
Months of Inventory²
(July Year-to-date)



Days on Market
(July Year-to-date)



Sales to New Listings Ratio
(July Year-to-date)



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² Average active listings January to the current month / average sales January to the current month.

Actual	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	17	6.3	-39.3	-22.7	41.7	21.4	88.9
Dollar Volume	\$11,812,500	0.9	-22.6	8.8	115.9	177.5	406.7
New Listings	27	50.0	0.0	22.7	50.0	125.0	285.7
Active Listings	25	177.8	8.7	-32.4	8.7	127.3	-34.2
Sales to New Listings Ratio ¹	63.0	88.9	103.7	100.0	66.7	116.7	128.6
Months of Inventory ²	1.5	0.6	0.8	1.7	1.9	0.8	4.2
Average Price	\$694,853	-5.0	27.4	40.8	52.4	128.5	168.3
Median Price	\$705,000	2.5	35.7	42.1	59.0	141.0	159.7
Sale to List Price Ratio ³	99.3	104.8	99.5	98.2	99.1	99.7	98.3
Median Days on Market	21.0	11.0	16.5	37.5	20.0	19.5	42.0
Average Days on Market	21.2	18.4	33.3	54.7	19.2	25.9	43.1

Year-to-date	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	103	-20.8	-14.9	-11.2	13.2	7.3	33.8
Dollar Volume	\$84,006,406	-8.7	32.8	50.7	96.9	201.1	339.6
New Listings	186	9.4	23.2	5.7	53.7	70.6	75.5
Active Listings ⁴	17	64.9	-28.2	-47.4	45.2	0.8	-47.6
Sales to New Listings Ratio ⁵	55.4	76.5	80.1	65.9	75.2	88.1	72.6
Months of Inventory ⁶	1.2	0.6	1.4	2.0	0.9	1.3	3.0
Average Price	\$815,596	15.3	56.0	69.8	73.9	180.7	228.6
Median Price	\$810,000	17.8	60.4	70.5	81.2	175.0	220.0
Sale to List Price Ratio ⁷	105.7	107.7	99.7	98.4	103.7	99.2	98.0
Median Days on Market	8.0	7.0	16.0	20.5	9.0	16.5	35.0
Average Days on Market	12.3	10.8	33.5	35.8	13.7	26.3	53.2

¹ Sales / new listings * 100; compared to levels from previous periods.

² Active listings at month end / monthly sales; compared to levels from previous periods.

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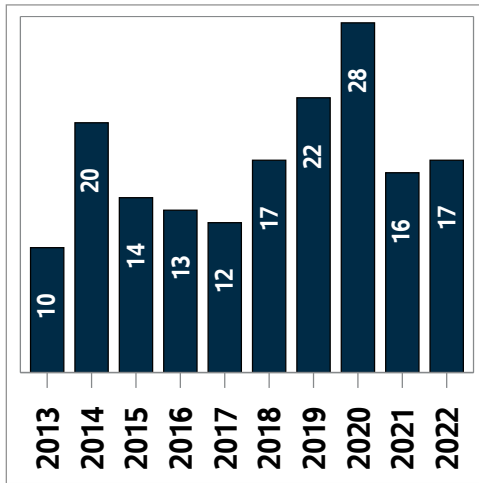
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

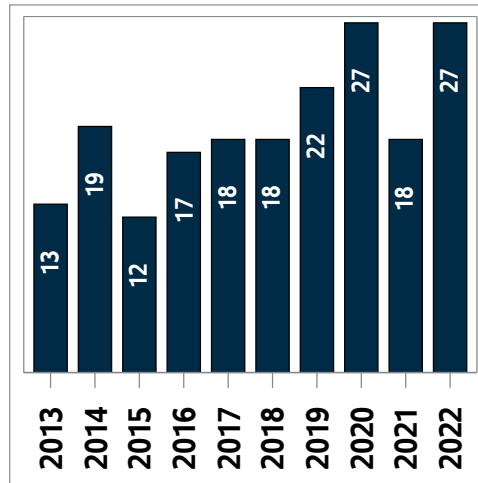
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

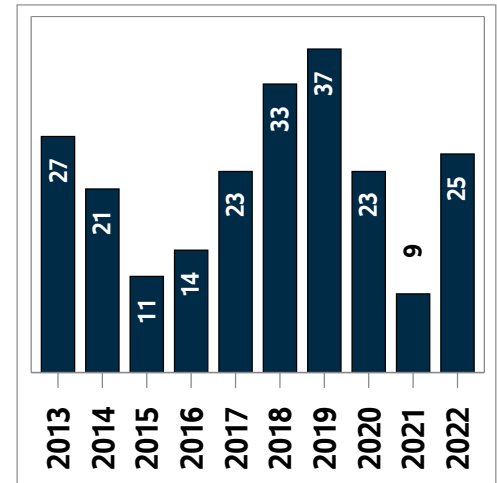
Sales Activity
(July only)



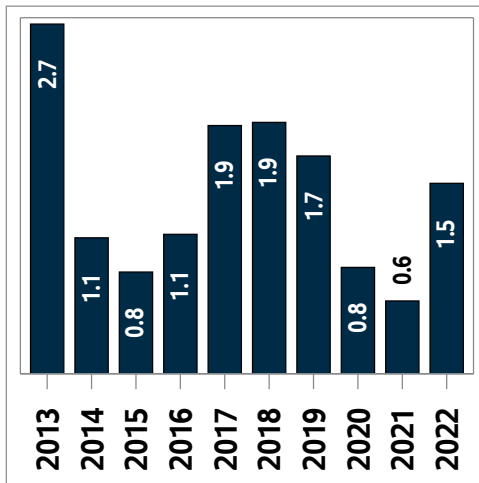
New Listings
(July only)



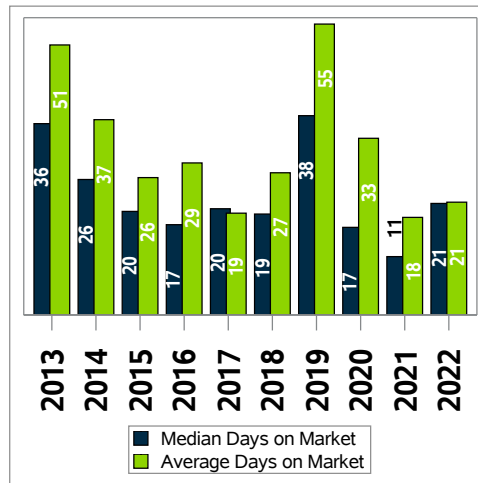
Active Listings
(July only)



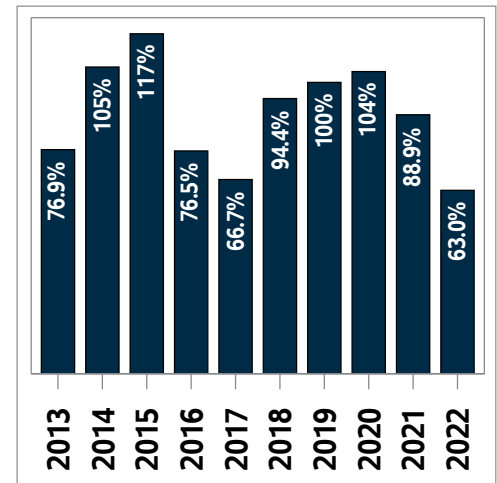
Months of Inventory
(July only)



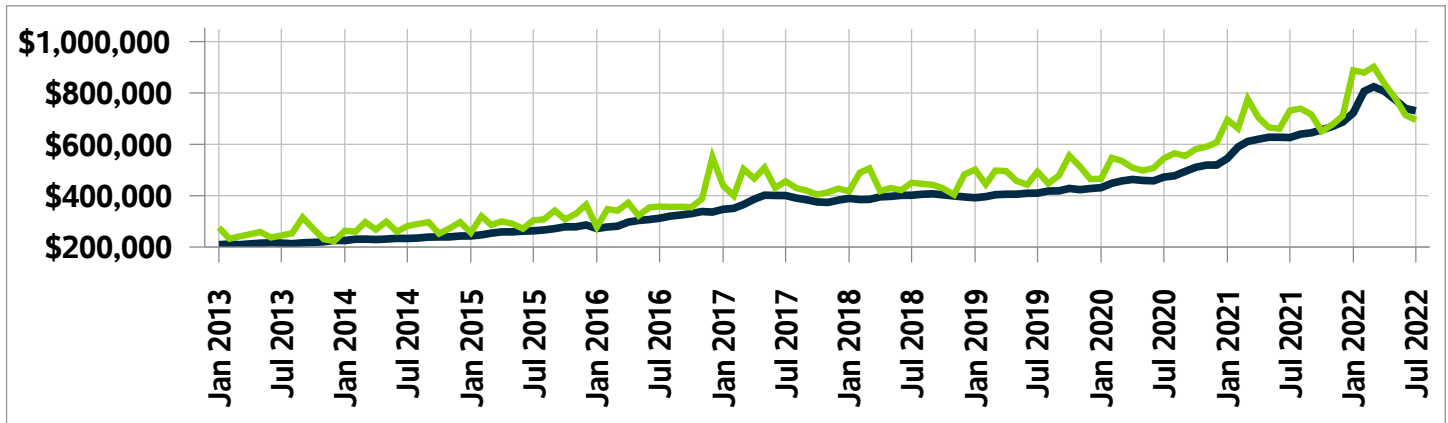
Days on Market
(July only)



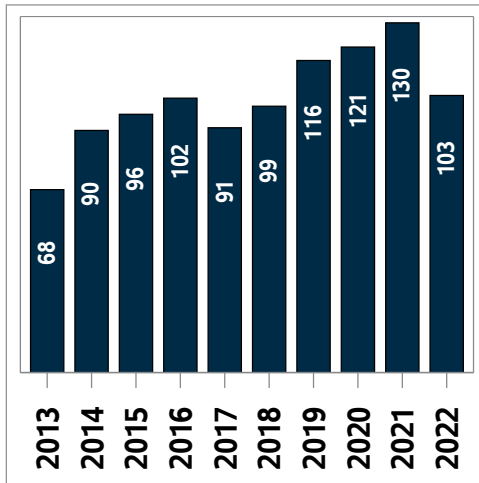
Sales to New Listings Ratio
(July only)



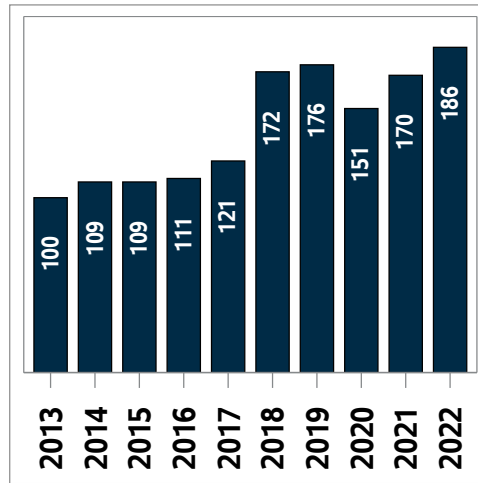
MLS® HPI Townhouse Benchmark Price and Average Price



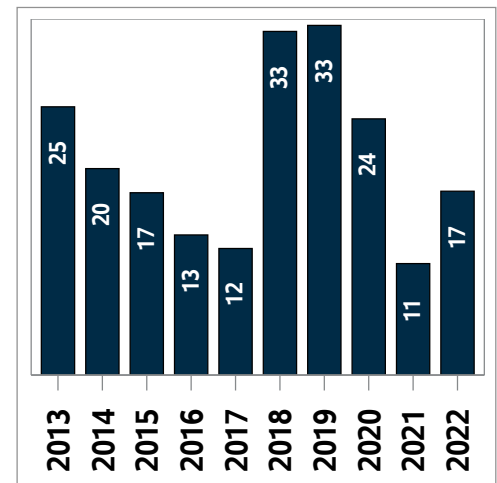
Sales Activity
(July Year-to-date)



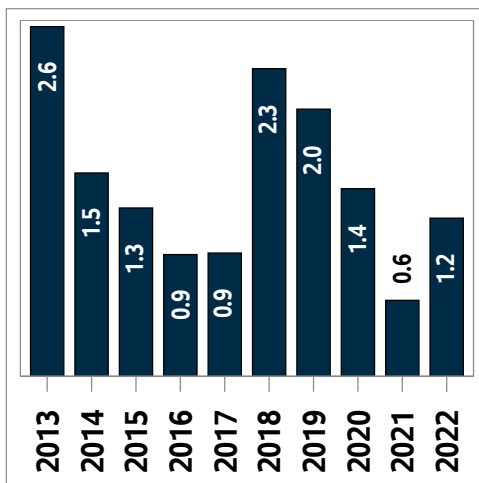
New Listings
(July Year-to-date)



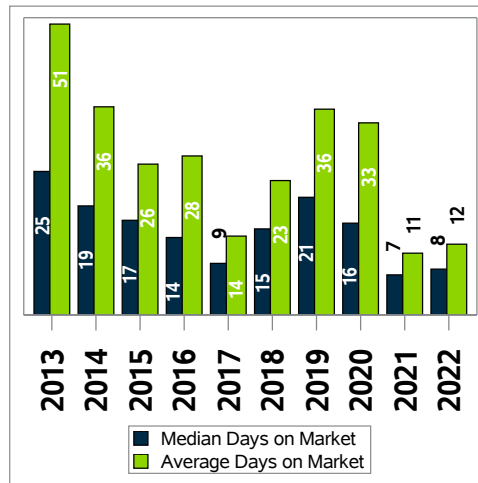
Active Listings¹
(July Year-to-date)



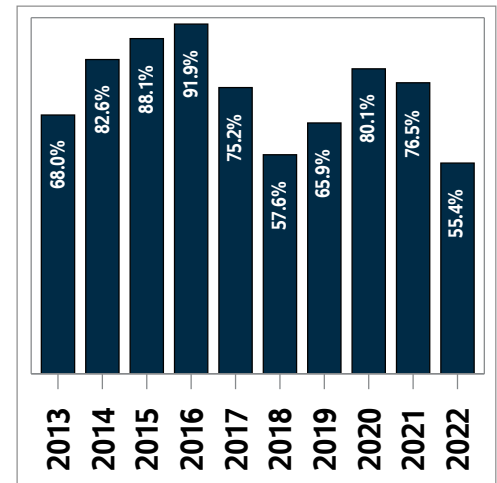
Months of Inventory²
(July Year-to-date)



Days on Market
(July Year-to-date)



Sales to New Listings Ratio
(July Year-to-date)



¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

² Average active listings January to the current month / average sales January to the current month.

Actual	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	6	-40.0	-70.0	0.0	500.0	500.0	—
Dollar Volume	\$4,052,900	-27.2	-52.4	86.1	800.8	1,588.7	—
New Listings	24	118.2	33.3	118.2	700.0	700.0	—
Active Listings	41	310.0	78.3	57.7	485.7	1,266.7	925.0
Sales to New Listings Ratio ¹	25.0	90.9	111.1	54.5	33.3	33.3	—
Months of Inventory ²	6.8	1.0	1.2	4.3	7.0	3.0	—
Average Price	\$675,483	21.4	58.8	86.1	50.1	181.5	—
Median Price	\$640,000	35.4	58.1	72.7	42.3	166.7	—
Sale to List Price Ratio ³	95.8	106.3	99.6	96.7	100.0	98.0	—
Median Days on Market	24.5	12.5	24.5	17.0	94.0	10.0	—
Average Days on Market	33.0	17.6	35.9	26.8	94.0	10.0	—

Year-to-date	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	77	-8.3	37.5	102.6	352.9	541.7	1,825.0
Dollar Volume	\$51,113,248	23.6	120.9	235.4	904.9	1,829.9	5,945.3
New Listings	170	51.8	60.4	91.0	608.3	844.4	1,445.5
Active Listings ⁴	26	108.0	-1.6	-18.3	422.9	863.2	731.8
Sales to New Listings Ratio ⁵	45.3	75.0	52.8	42.7	70.8	66.7	36.4
Months of Inventory ⁶	2.4	1.0	3.3	5.9	2.1	1.6	5.5
Average Price	\$663,808	34.9	60.6	65.5	121.9	200.8	214.0
Median Price	\$630,000	34.1	61.5	70.7	113.6	176.9	171.0
Sale to List Price Ratio ⁷	104.0	103.5	98.8	97.3	102.0	98.4	96.9
Median Days on Market	13.0	11.0	25.0	32.5	11.0	19.0	52.0
Average Days on Market	20.2	17.4	35.7	60.9	22.3	27.6	54.3

¹ Sales / new listings * 100; compared to levels from previous periods.

² Active listings at month end / monthly sales; compared to levels from previous periods.

³ Sale price / list price * 100; average for all homes sold in the current month.

⁴ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

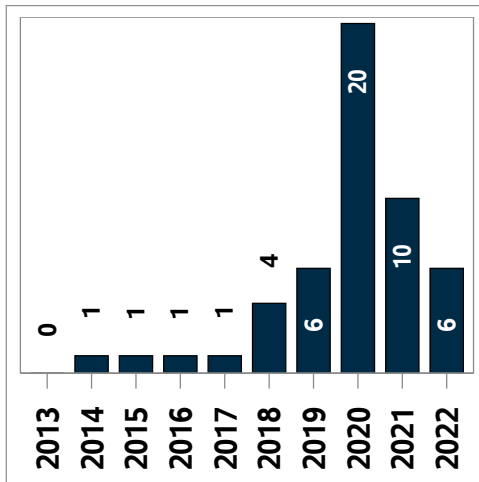
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

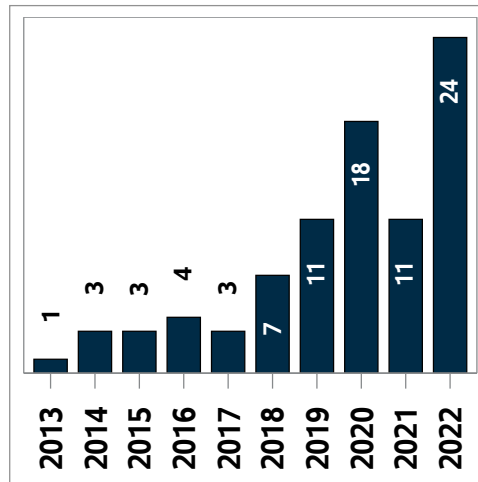
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

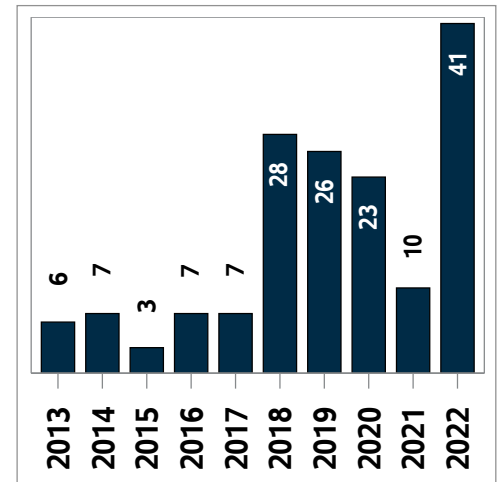
Sales Activity
(July only)



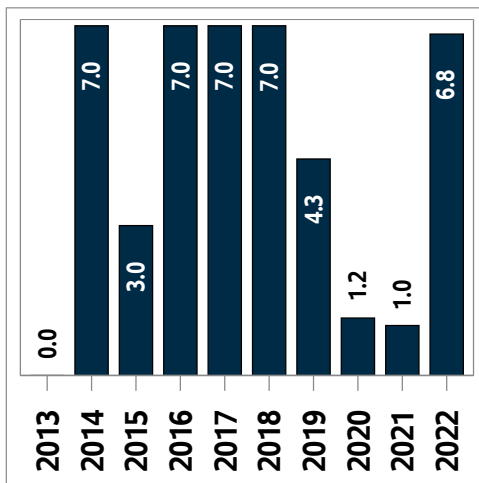
New Listings
(July only)



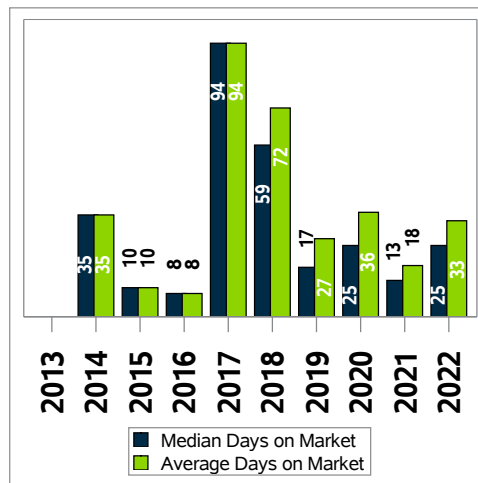
Active Listings
(July only)



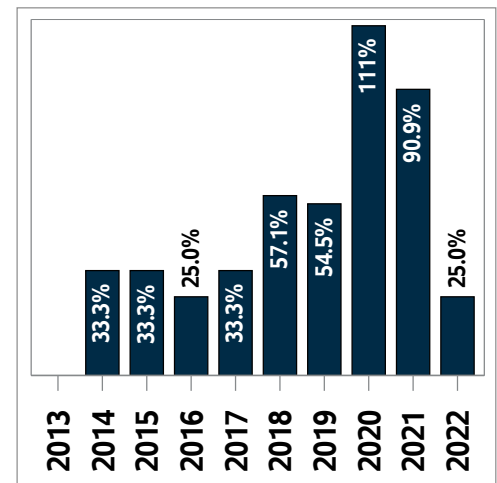
Months of Inventory
(July only)



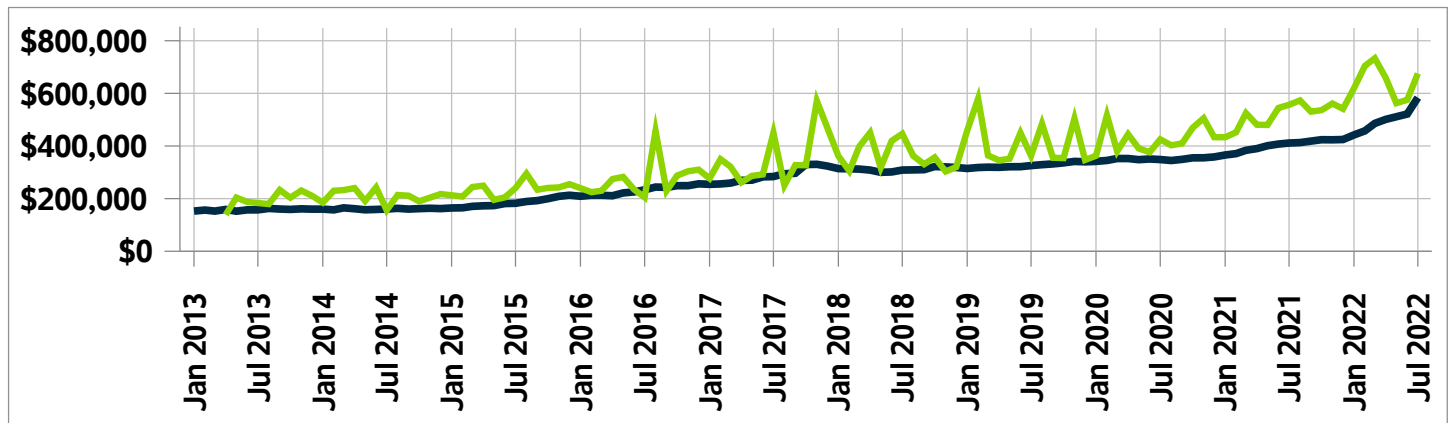
Days on Market
(July only)



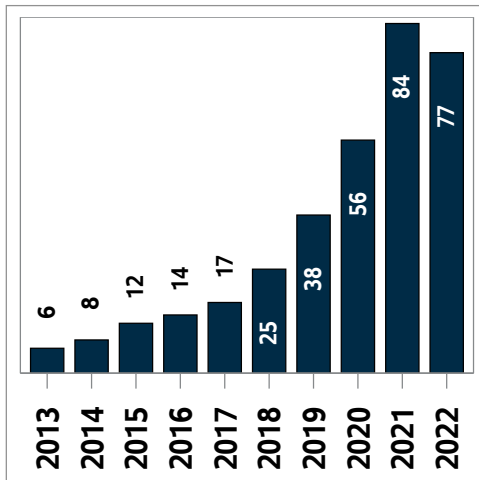
Sales to New Listings Ratio
(July only)



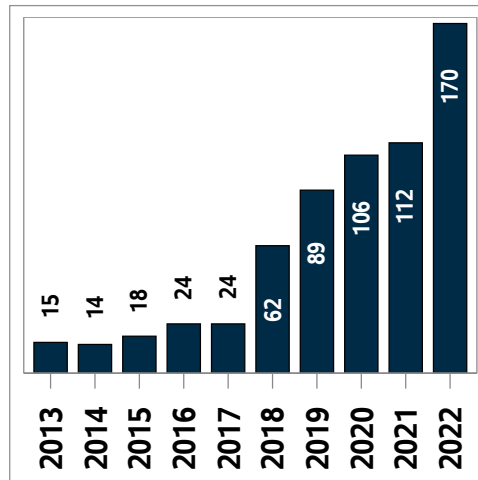
MLS® HPI Apartment-Style Benchmark Price and Average Price



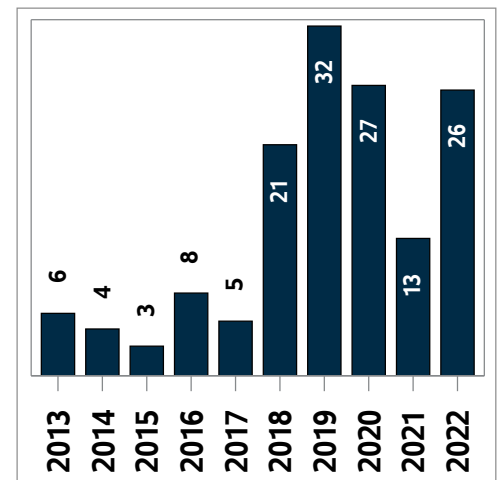
Sales Activity
(July Year-to-date)



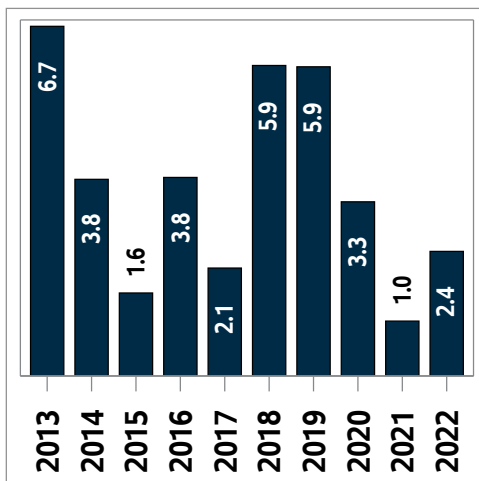
New Listings
(July Year-to-date)



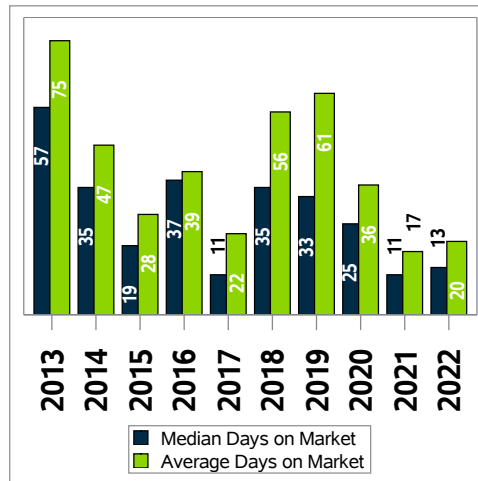
Active Listings ¹
(July Year-to-date)



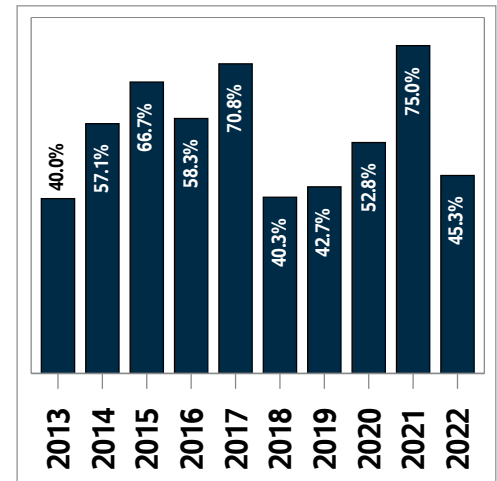
Months of Inventory ²
(July Year-to-date)



Days on Market
(July Year-to-date)



Sales to New Listings Ratio
(July Year-to-date)



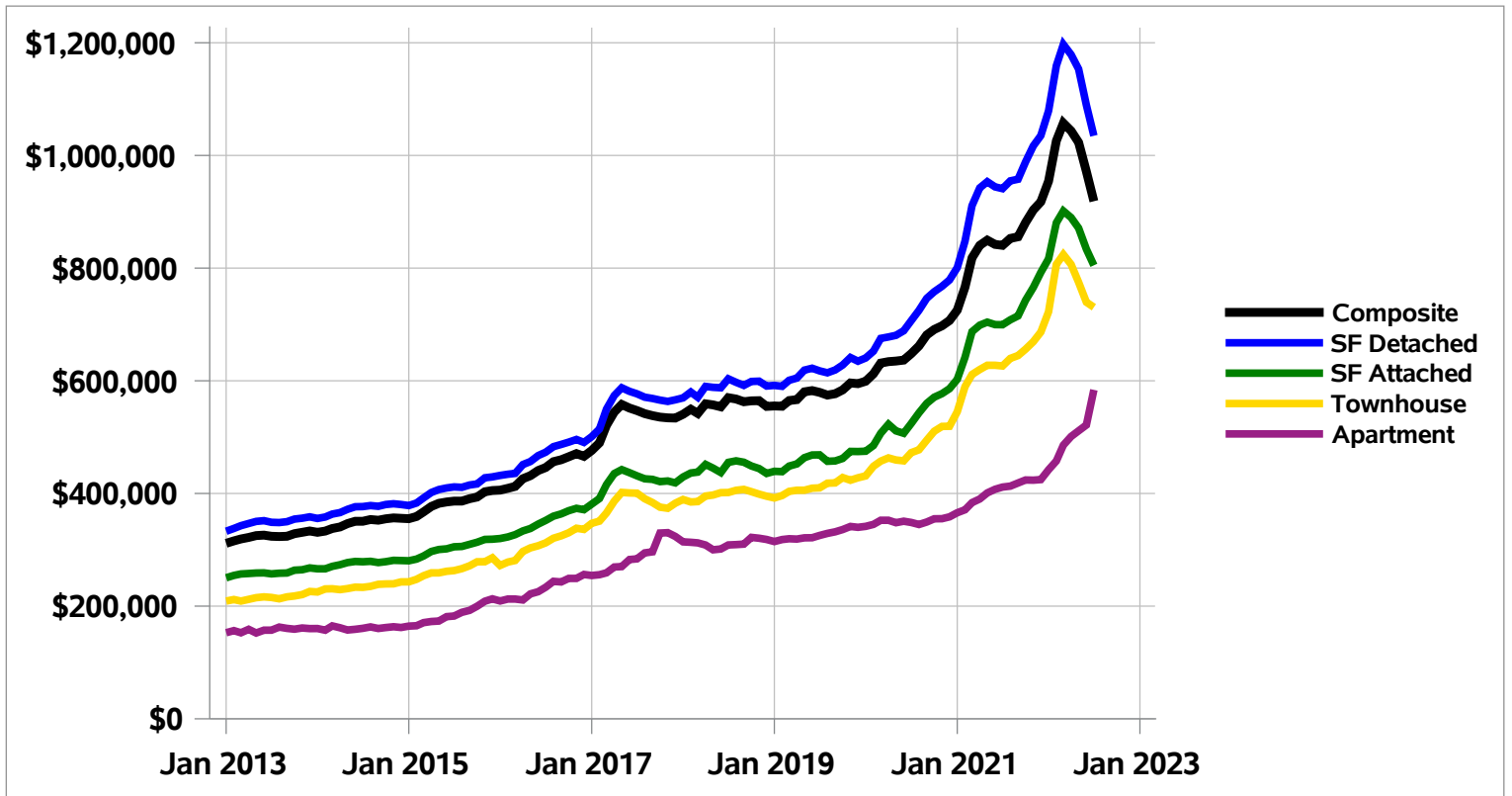
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

² Average active listings January to the current month / average sales January to the current month.

MLS® Home Price Index Benchmark Price

Benchmark Type:	July 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$918,700	-5.4	-12.0	-3.7	9.3	58.6	67.9
SF Detached	\$1,034,900	-5.0	-12.2	-4.1	10.0	67.6	79.4
SF Attached	\$804,900	-3.5	-9.5	-1.4	15.1	71.8	86.6
Townhouse	\$730,500	-1.2	-9.4	1.1	16.6	78.2	82.4
Apartment	\$583,900	12.0	16.5	32.1	42.0	79.4	105.7

MLS® HPI Benchmark Price



Composite 

Features	Value
Above Ground Bedrooms	3
Age Category	6 to 15
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1421
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Single Family Detached 

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1676
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	7229
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Single Family Attached

Features	Value
Above Ground Bedrooms	3
Age Category	6 to 15
Attached Specification	Row
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1330
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	2383
Number of Fireplaces	0
Total Number Of Rooms	6
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Townhouse

Features	Value
Above Ground Bedrooms	3
Age Category	0 to 5
Attached Specification	Row
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1295
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Apartment

Features	Value
Above Ground Bedrooms	1
Age Category	0 to 5
Attached Specification	Row
Basement Finish	Unfinished
Bedrooms	1
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	674
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	4
Type Of Covered Parking	Underground
Wastewater Disposal	Municipal sewers

Actual	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	36	-34.5	-55.6	-50.0	2.9	-21.7	0.0
Dollar Volume	\$35,411,900	-28.0	-39.2	-18.1	70.5	103.8	171.4
New Listings	100	58.7	29.9	12.4	42.9	81.8	92.3
Active Listings	138	142.1	94.4	-4.8	55.1	50.0	8.7
Sales to New Listings Ratio ¹	36.0	87.3	105.2	80.9	50.0	83.6	69.2
Months of Inventory ²	3.8	1.0	0.9	2.0	2.5	2.0	3.5
Average Price	\$983,664	9.9	36.9	63.9	65.7	160.4	171.4
Median Price	\$768,750	-9.7	25.0	40.5	34.9	117.3	132.3
Sale to List Price Ratio ³	96.9	104.8	99.4	97.6	98.7	98.5	98.4
Median Days on Market	15.5	10.0	17.0	27.0	18.0	21.5	23.0
Average Days on Market	20.8	18.5	35.0	39.4	22.9	30.6	36.9

Year-to-date	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	339	-26.1	2.4	-1.2	14.5	6.6	17.3
Dollar Volume	\$347,319,346	-10.6	63.8	75.2	97.9	180.4	247.6
New Listings	680	14.7	47.8	12.6	63.1	62.3	68.3
Active Listings ⁴	85	73.1	-5.4	-37.4	52.6	-7.2	-31.3
Sales to New Listings Ratio ⁵	49.9	77.4	72.0	56.8	71.0	75.9	71.5
Months of Inventory ⁶	1.7	0.7	1.9	2.8	1.3	2.0	3.0
Average Price	\$1,024,541	21.0	59.9	77.3	72.8	163.1	196.3
Median Price	\$875,000	9.5	50.9	63.6	66.7	149.1	186.9
Sale to List Price Ratio ⁷	106.5	107.6	99.4	98.1	102.8	98.7	97.6
Median Days on Market	8.0	7.0	18.0	21.0	9.0	21.0	34.0
Average Days on Market	15.1	12.7	32.0	36.9	22.2	48.2	50.8

¹ Sales / new listings * 100; compared to levels from previous periods.

² Active listings at month end / monthly sales; compared to levels from previous periods.

³ Sale price / list price * 100; average for all homes sold in the current month.

⁴ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

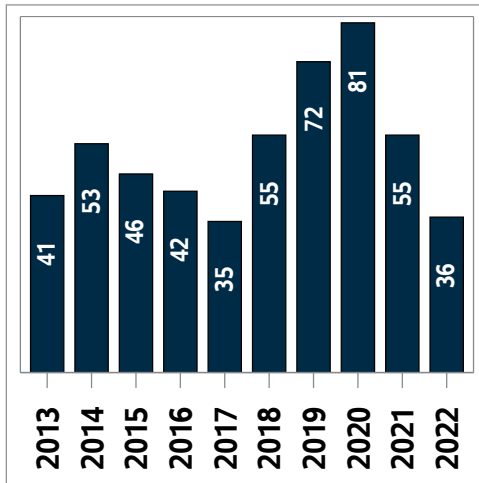
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

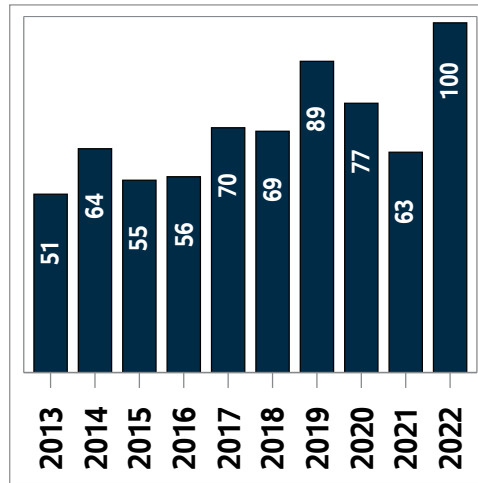
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

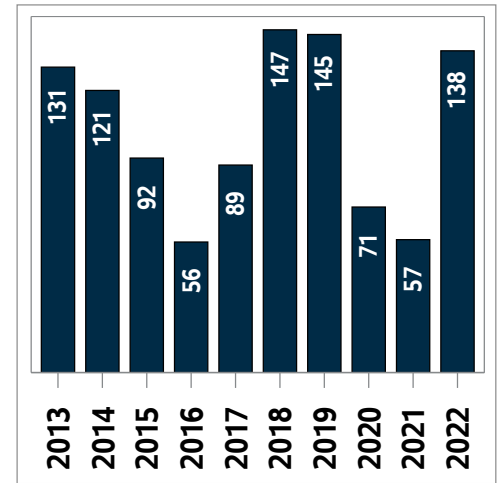
Sales Activity
(July only)



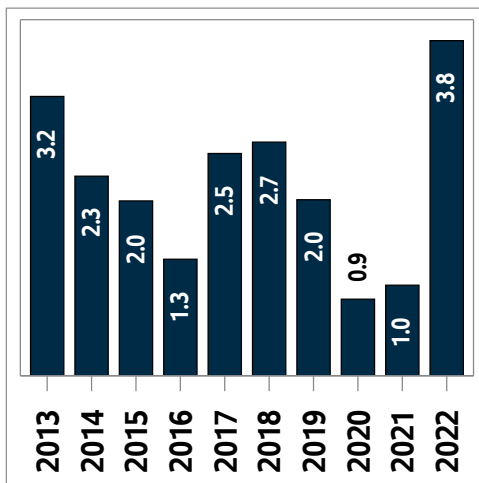
New Listings
(July only)



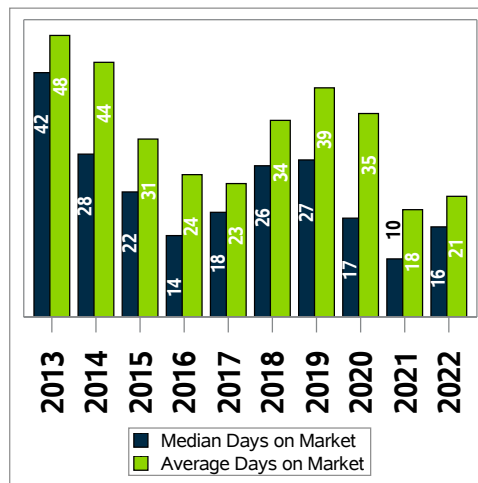
Active Listings
(July only)



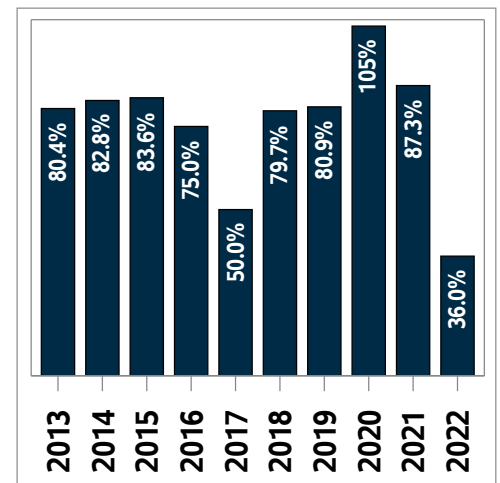
Months of Inventory
(July only)



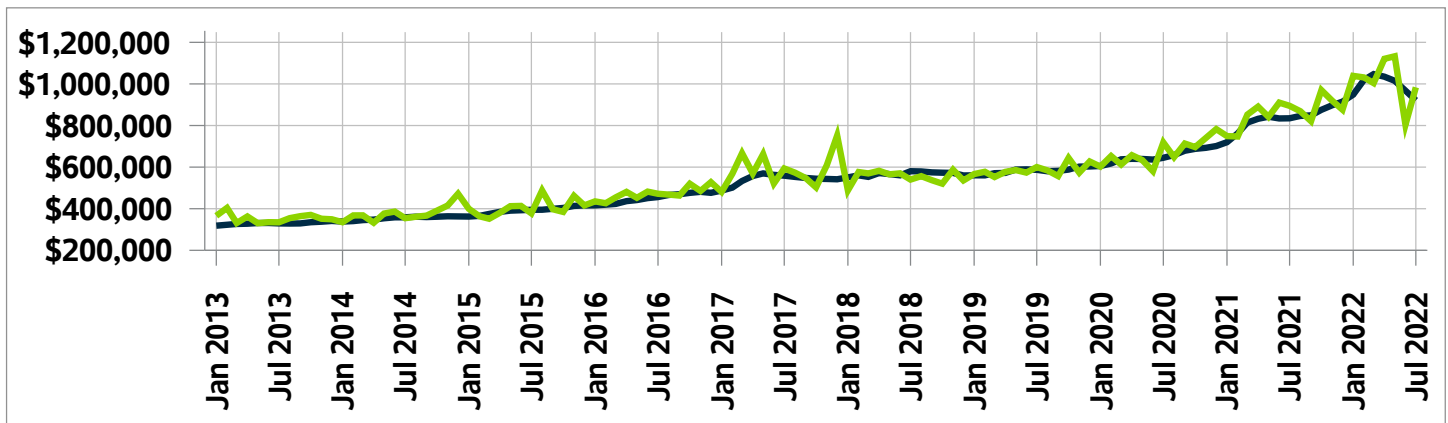
Days on Market
(July only)



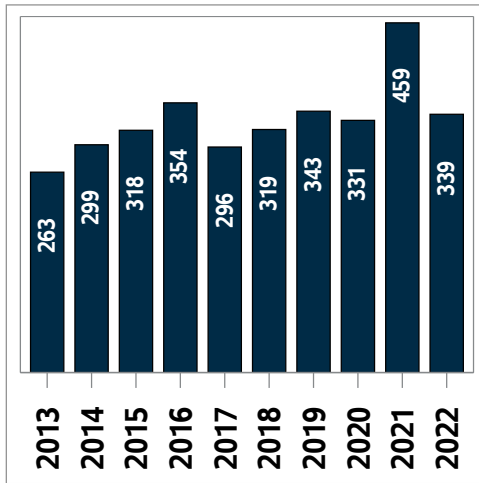
Sales to New Listings Ratio
(July only)



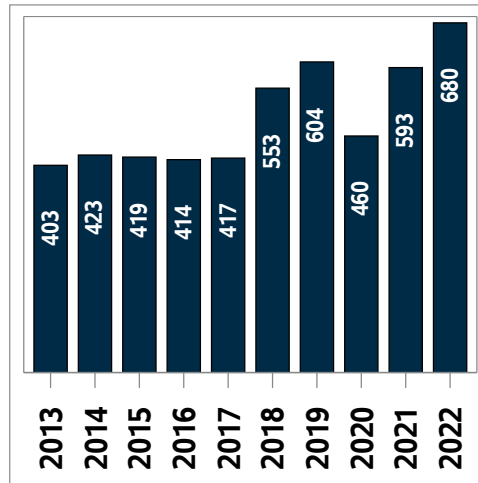
MLS® HPI Composite Benchmark Price and Average Price



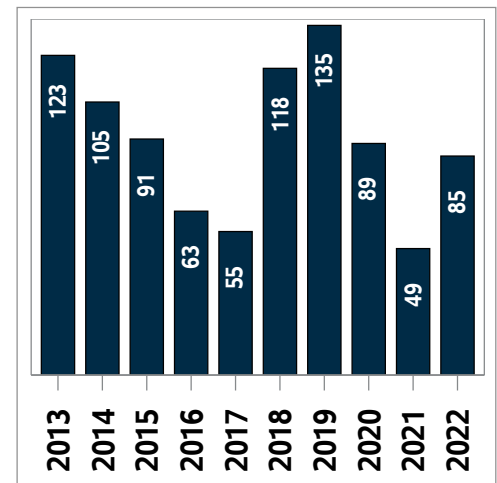
Sales Activity
(July Year-to-date)



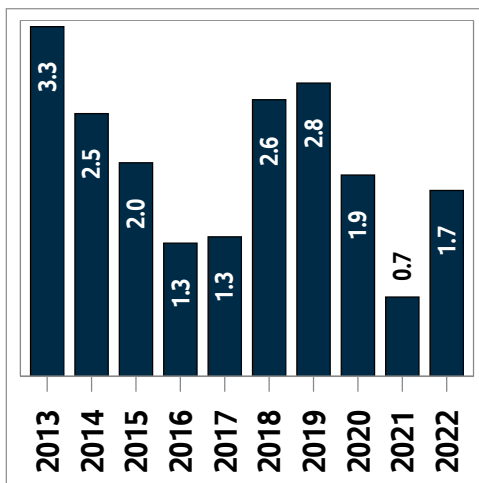
New Listings
(July Year-to-date)



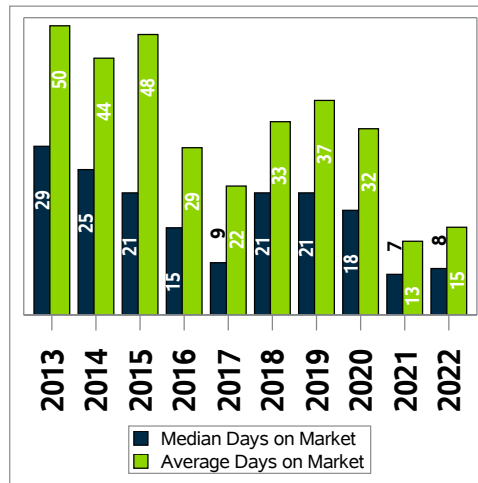
Active Listings ¹
(July Year-to-date)



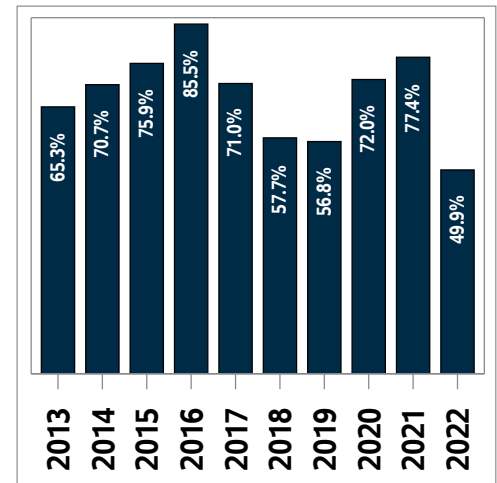
Months of Inventory ²
(July Year-to-date)



Days on Market
(July Year-to-date)



Sales to New Listings Ratio
(July Year-to-date)



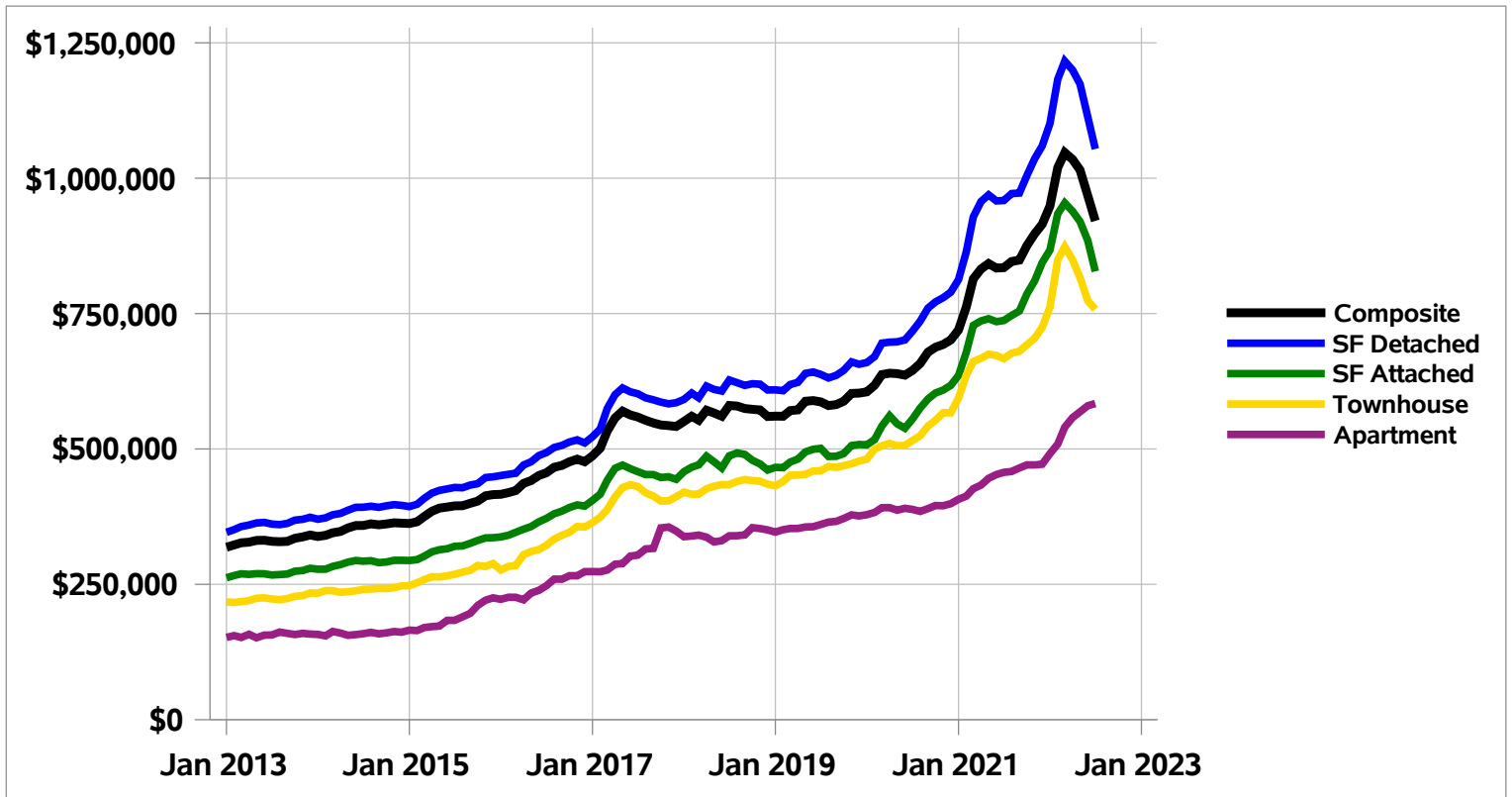
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

² Average active listings January to the current month / average sales January to the current month.

MLS® Home Price Index Benchmark Price

Benchmark Type:	July 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$921,100	-4.8	-11.0	-2.9	10.3	56.9	64.8
SF Detached	\$1,053,900	-5.3	-12.2	-4.3	9.9	65.3	75.1
SF Attached	\$827,900	-6.4	-11.8	-4.5	12.3	65.2	80.8
Townhouse	\$757,800	-2.1	-10.8	-0.5	13.7	64.9	76.0
Apartment	\$583,900	0.7	4.7	18.8	27.8	62.0	92.1

MLS® HPI Benchmark Price



Composite 

Features	Value
Above Ground Bedrooms	3
Age Category	6 to 15
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1413
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Single Family Detached 

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1693
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	7051
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Single Family Attached

Features	Value
Above Ground Bedrooms	3
Age Category	6 to 15
Attached Specification	Row
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1333
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	2246
Number of Fireplaces	0
Total Number Of Rooms	6
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Townhouse

Features	Value
Above Ground Bedrooms	3
Age Category	0 to 5
Attached Specification	Row
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1312
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Apartment

Features	Value
Above Ground Bedrooms	1
Age Category	0 to 5
Attached Specification	Row
Basement Finish	Unfinished
Bedrooms	1
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	668
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	4
Type Of Covered Parking	Underground
Wastewater Disposal	Municipal sewers

Actual	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	15	-16.7	-40.0	36.4	36.4	-40.0	-6.3
Dollar Volume	\$11,138,400	-25.0	-37.6	116.4	78.4	14.6	167.1
New Listings	38	52.0	72.7	35.7	72.7	123.5	52.0
Active Listings	58	190.0	141.7	75.8	48.7	93.3	-20.5
Sales to New Listings Ratio ¹	39.5	72.0	113.6	39.3	50.0	147.1	64.0
Months of Inventory ²	3.9	1.1	1.0	3.0	3.5	1.2	4.6
Average Price	\$742,560	-10.1	3.9	58.7	30.8	90.9	184.9
Median Price	\$735,000	-8.6	18.5	63.3	30.1	116.2	192.8
Sale to List Price Ratio ³	97.2	106.9	98.4	98.6	98.1	97.8	96.3
Median Days on Market	25.0	10.0	26.0	17.0	17.0	31.0	38.5
Average Days on Market	24.7	14.6	39.3	24.4	21.4	44.5	48.3

Year-to-date	July 2022	Compared to ⁸					
		July 2021	July 2020	July 2019	July 2017	July 2015	July 2012
Sales Activity	127	-12.4	28.3	27.0	10.4	24.5	23.3
Dollar Volume	\$127,132,724	-0.7	109.2	112.7	101.9	254.9	307.7
New Listings	240	34.1	83.2	64.4	54.8	80.5	42.0
Active Listings ⁴	30	91.0	14.6	-11.3	29.3	-19.7	-51.8
Sales to New Listings Ratio ⁵	52.9	81.0	75.6	68.5	74.2	76.7	60.9
Months of Inventory ⁶	1.7	0.8	1.9	2.4	1.4	2.6	4.3
Average Price	\$1,001,045	13.4	63.1	67.5	82.8	185.0	230.7
Median Price	\$900,000	9.1	63.7	56.5	76.5	174.8	224.3
Sale to List Price Ratio ⁷	105.7	105.9	98.5	98.1	102.4	97.8	96.7
Median Days on Market	8.0	8.0	24.0	28.0	11.0	25.5	41.0
Average Days on Market	14.0	14.5	40.4	47.3	19.9	43.4	64.1

¹ Sales / new listings * 100; compared to levels from previous periods.

² Active listings at month end / monthly sales; compared to levels from previous periods.

³ Sale price / list price * 100; average for all homes sold in the current month.

⁴ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

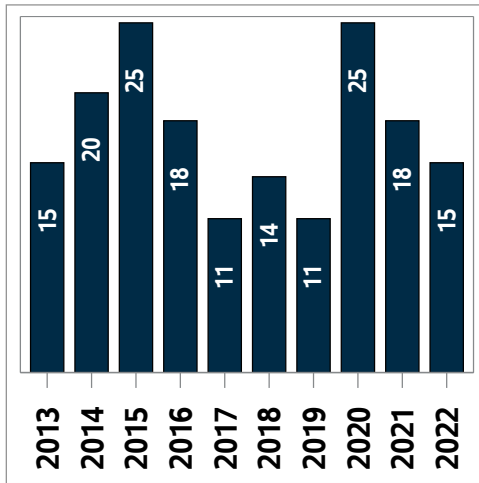
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

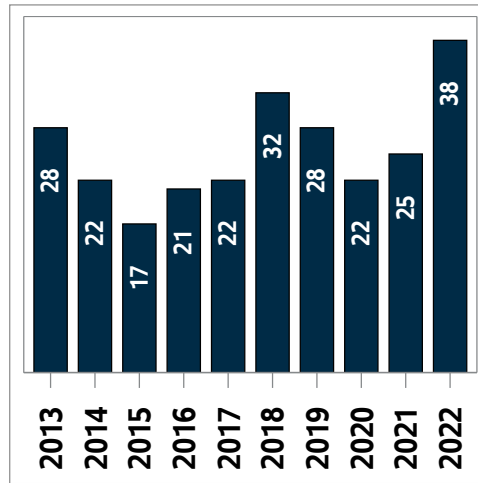
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

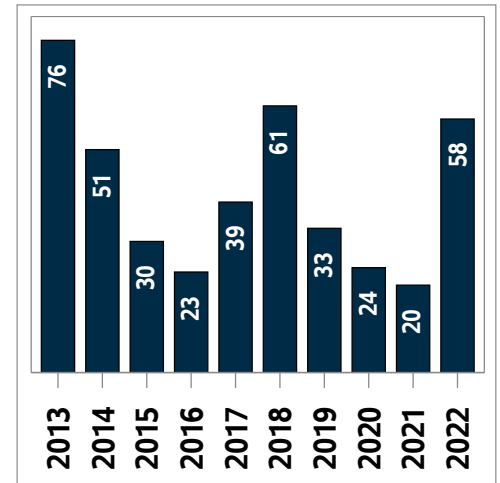
Sales Activity
(July only)



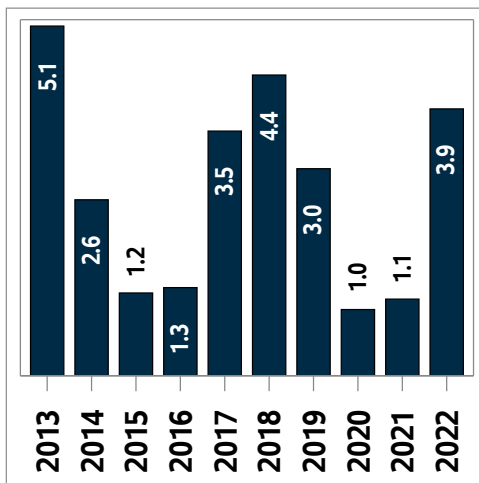
New Listings
(July only)



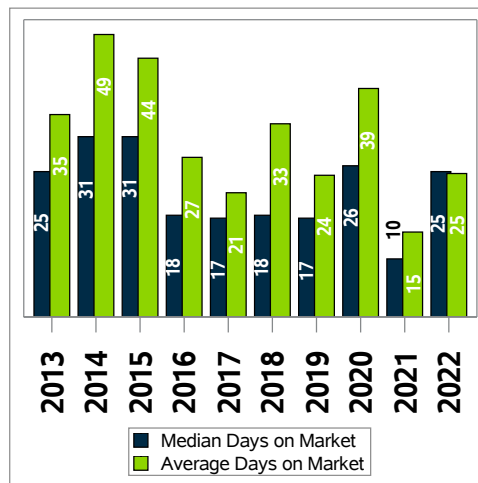
Active Listings
(July only)



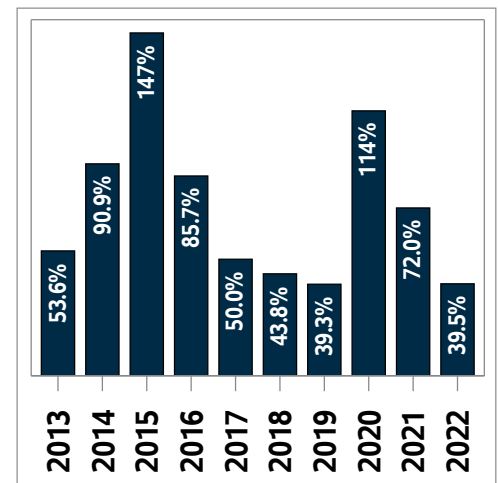
Months of Inventory
(July only)



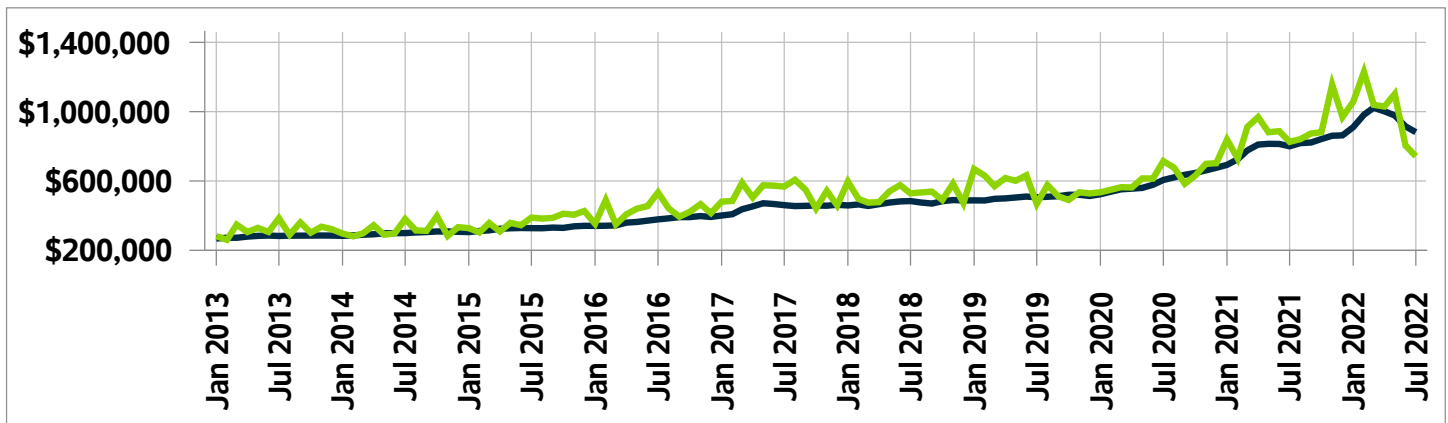
Days on Market
(July only)



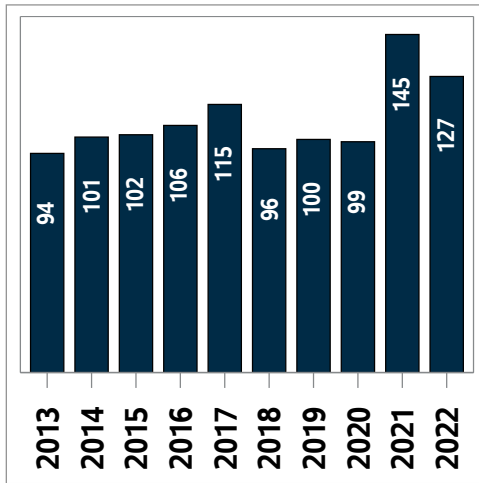
Sales to New Listings Ratio
(July only)



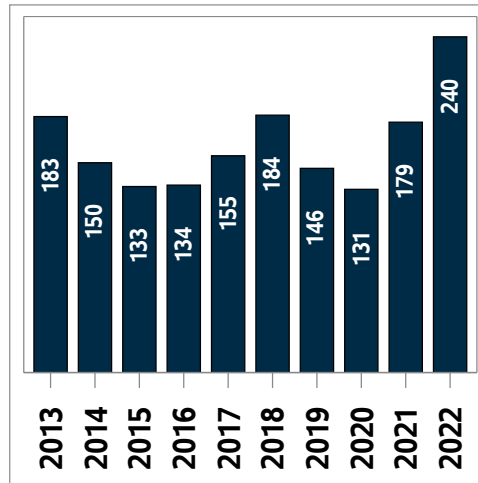
MLS® HPI Composite Benchmark Price and Average Price



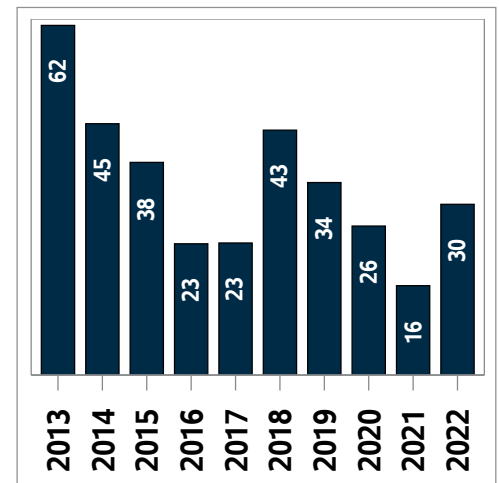
Sales Activity
(July Year-to-date)



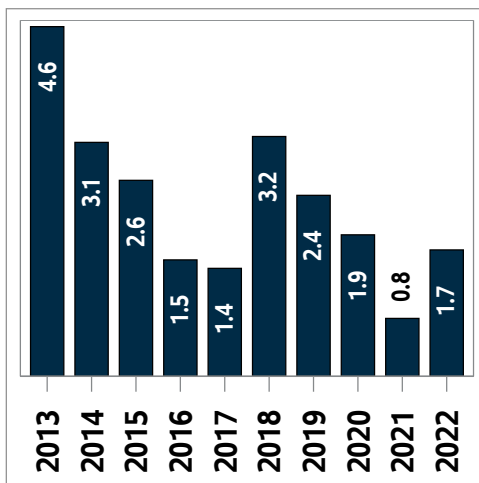
New Listings
(July Year-to-date)



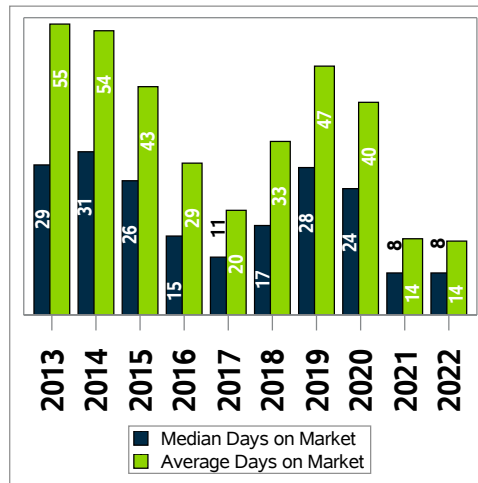
Active Listings¹
(July Year-to-date)



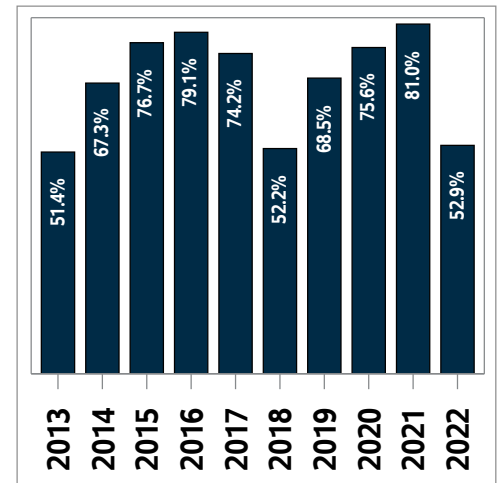
Months of Inventory²
(July Year-to-date)



Days on Market
(July Year-to-date)



Sales to New Listings Ratio
(July Year-to-date)



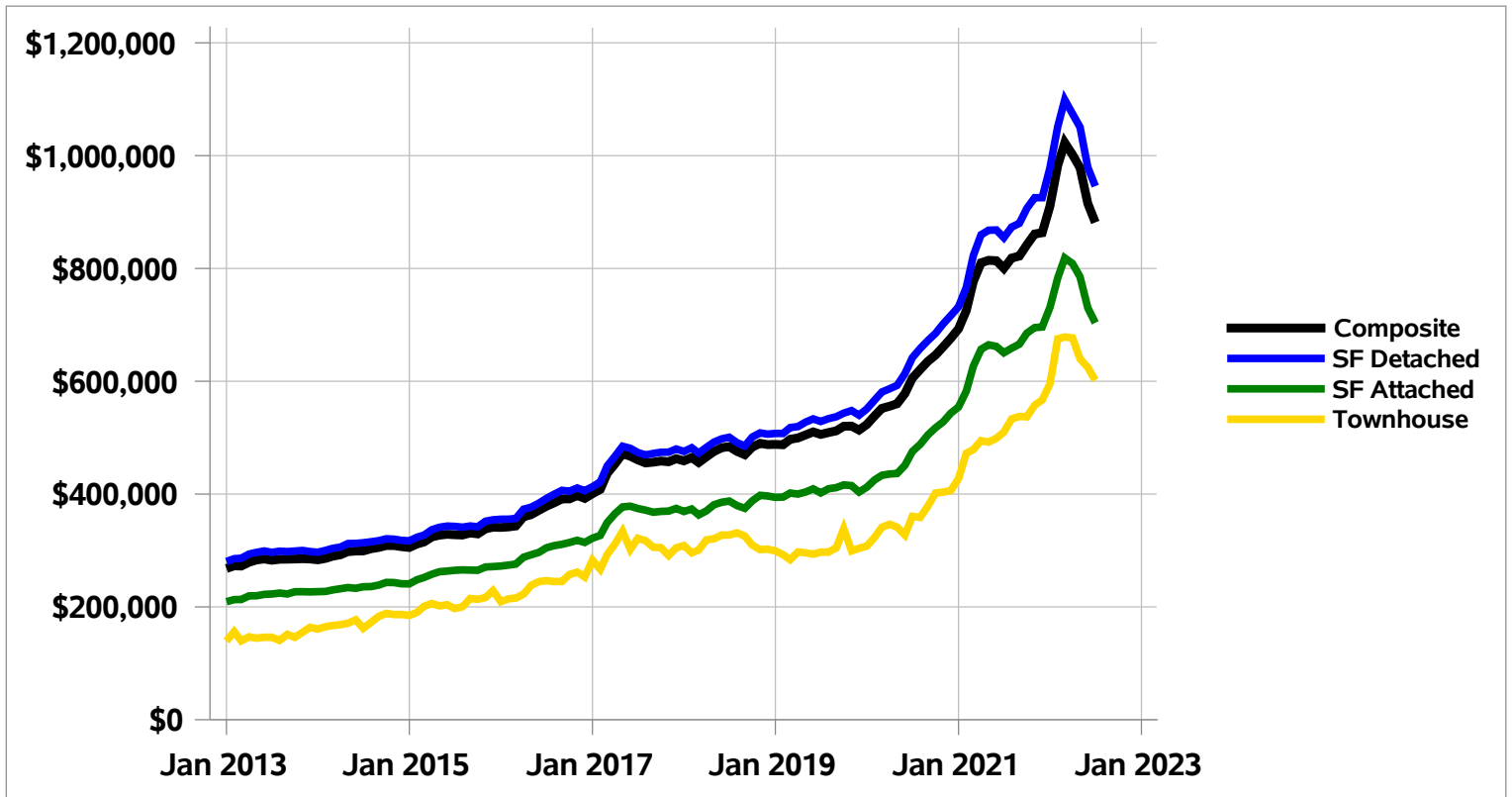
¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

² Average active listings January to the current month / average sales January to the current month.

MLS® Home Price Index Benchmark Price

Benchmark Type:	July 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$881,600	-3.7	-12.0	-3.2	10.2	74.3	91.4
SF Detached	\$945,800	-3.4	-12.0	-3.3	10.7	78.9	99.7
SF Attached	\$703,600	-3.6	-13.0	-3.7	8.2	75.0	87.9
Townhouse	\$601,800	-3.7	-11.1	1.1	18.0	102.6	87.1

MLS® HPI Benchmark Price



Composite 

Features	Value
Above Ground Bedrooms	3
Age Category	6 to 15
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1407
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Single Family Detached 

Features	Value
Above Ground Bedrooms	3
Age Category	6 to 15
Basement Finish	Totally finished
Bedrooms	4
Below Ground Bedrooms	1
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1601
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	7012
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Single Family Attached

Features	Value
Above Ground Bedrooms	3
Age Category	6 to 15
Attached Specification	Row
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1265
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	3660
Number of Fireplaces	0
Total Number Of Rooms	6
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Townhouse

Features	Value
Above Ground Bedrooms	2
Age Category	16 to 30
Attached Specification	Row
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1186
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers