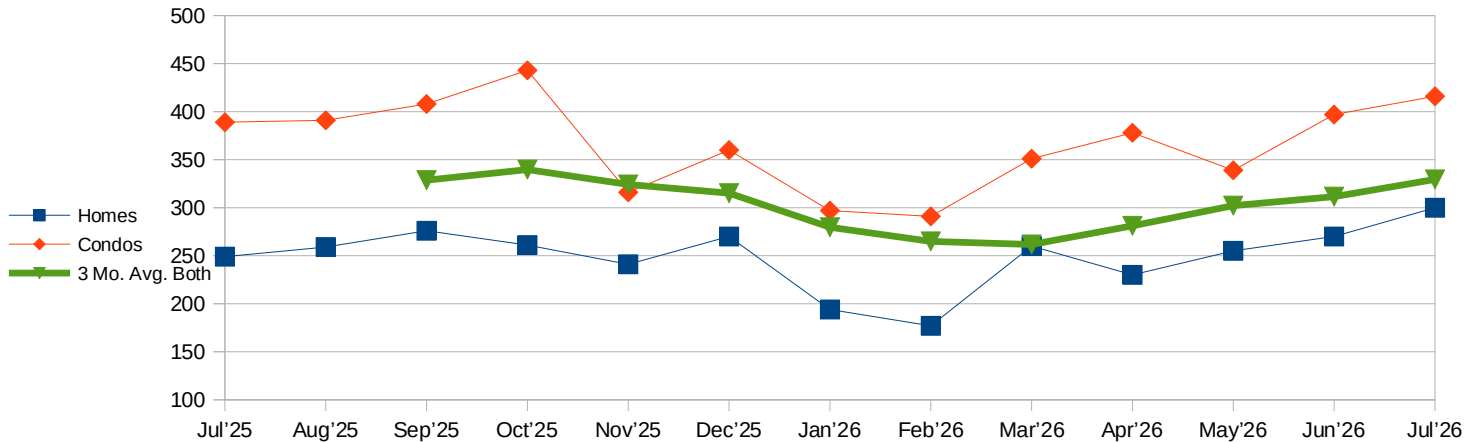
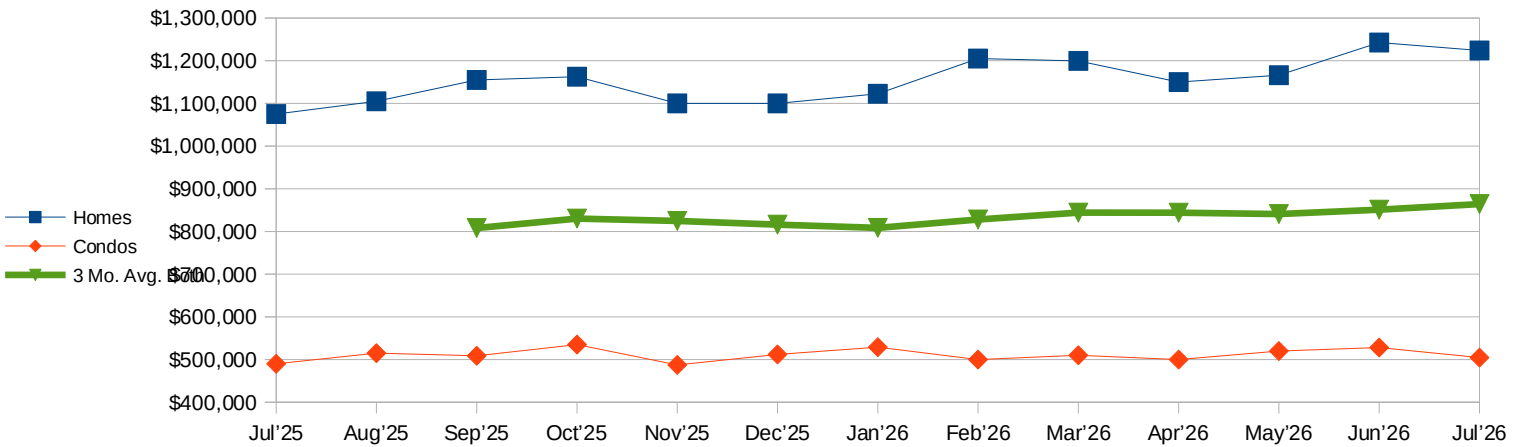


		Jul'25	Aug'25	Sep'25	Oct'25	Nov'25	Dec'25	Jan'26	Feb'26	Mar'26	Apr'26	May'26	Jun'26	Jul'26
Sales	Homes	249	259	276	261	241	270	194	177	260	230	255	270	300
	Condos	389	391	408	443	316	360	297	291	351	378	339	397	416
	3 Mo. Avg. Both			329	340	324	315	280	265	262	281	302	312	330



		Jul'25	Aug'25	Sep'25	Oct'25	Nov'25	Dec'25	Jan'26	Feb'26	Mar'26	Apr'26	May'26	Jun'26	Jul'26
Median Price	Homes	\$1,075,000	\$1,105,000	\$1,155,000	\$1,162,500	\$1,100,000	\$1,100,000	\$1,122,500	\$1,205,000	\$1,199,500	\$1,150,000	\$1,166,000	\$1,242,500	\$1,224,000
	Condos	\$490,000	\$515,000	\$508,750	\$535,000	\$487,450	\$512,000	\$529,000	\$500,000	\$510,000	\$500,000	\$520,000	\$528,000	\$504,500
	3 Mo. Avg. Both			\$808,125	\$830,208	\$824,783	\$816,158	\$808,492	\$828,083	\$844,333	\$844,083	\$840,917	\$851,083	\$864,167



		Jul'25	Aug'25	Sep'25	Oct'25	Nov'25	Dec'25	Jan'26	Feb'26	Mar'26	Apr'26	May'26	Jun'26	Jul'26
Inventory	Homes	852	790	798	775	724	635	674	673	691	707	730	781	802
	Condos	2,459	2,412	2,327	2,341	2,284	2,165	2,210	2,276	2,294	2,353	2,387	2,525	2,554
	3 Mo. Avg. Both			1606	1574	1542	1487	1449	1439	1470	1499	1527	1581	1630

