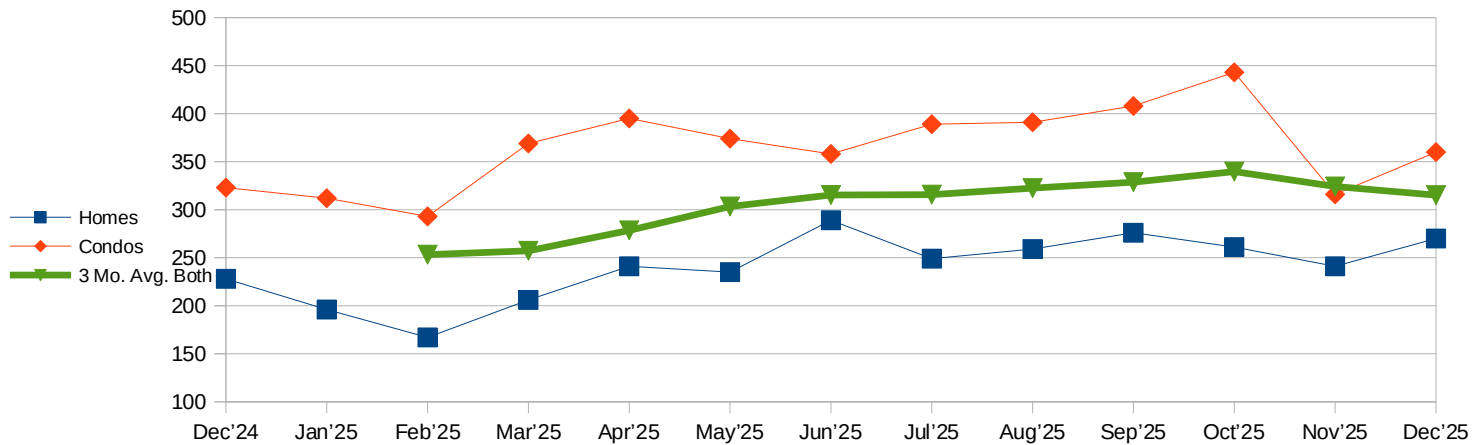
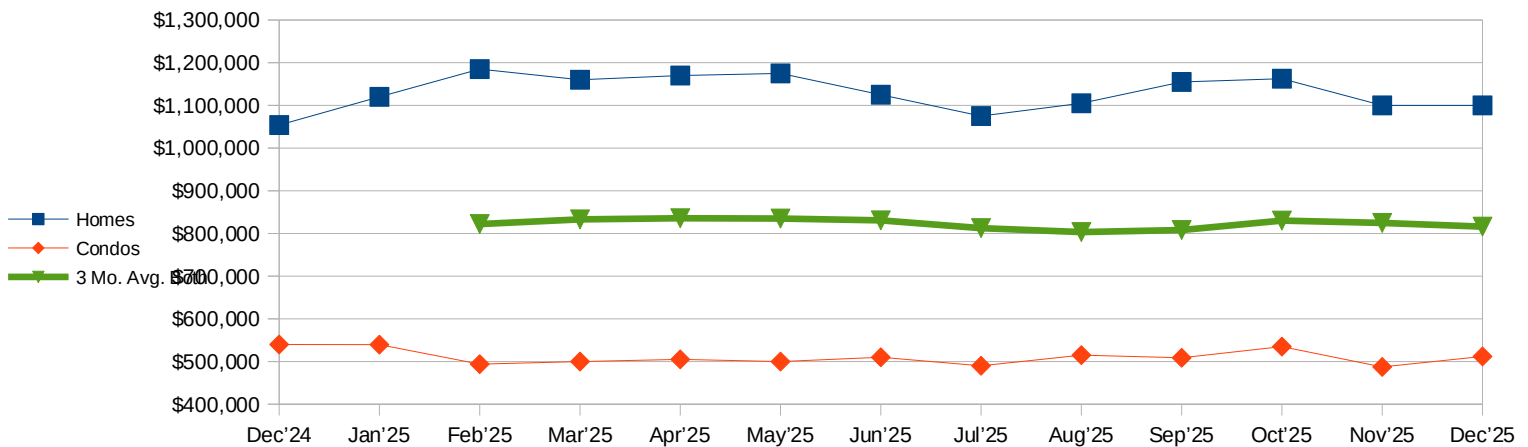


		Dec'24	Jan'25	Feb'25	Mar'25	Apr'25	May'25	Jun'25	Jul'25	Aug'25	Sep'25	Oct'25	Nov'25	Dec'25
Sales	Homes	228	196	167	206	241	235	289	249	259	276	261	241	270
	Condos	323	312	293	369	395	374	358	389	391	408	443	316	360
	3 Mo. Avg. Both			253	257	279	303	315	316	323	329	340	324	315



		Dec'24	Jan'25	Feb'25	Mar'25	Apr'25	May'25	Jun'25	Jul'25	Aug'25	Sep'25	Oct'25	Nov'25	Dec'25
Median Price	Homes	\$1,054,000	\$1,120,000	\$1,185,000	\$1,160,000	\$1,170,000	\$1,175,000	\$1,125,000	\$1,075,000	\$1,105,000	\$1,155,000	\$1,162,500	\$1,100,000	\$1,100,000
	Condos	\$540,000	\$539,500	\$494,000	\$500,000	\$505,000	\$500,000	\$510,000	\$490,000	\$515,000	\$508,750	\$535,000	\$487,450	\$512,000
	3 Mo. Avg. Both			\$822,083	\$833,083	\$835,667	\$835,000	\$830,833	\$812,500	\$803,333	\$808,125	\$830,208	\$824,783	\$816,158



		Dec'24	Jan'25	Feb'25	Mar'25	Apr'25	May'25	Jun'25	Jul'25	Aug'25	Sep'25	Oct'25	Nov'25	Dec'25
Inventory	Homes	675	734	728	773	805	818	861	852	790	798	775	724	635
	Condos	1,928	2,088	2,160	2,302	2,512	2,556	2,542	2,459	2,412	2,327	2,341	2,284	2,165
	3 Mo. Avg. Both			1386	1464	1547	1628	1682	1681	1653	1606	1574	1542	1487

