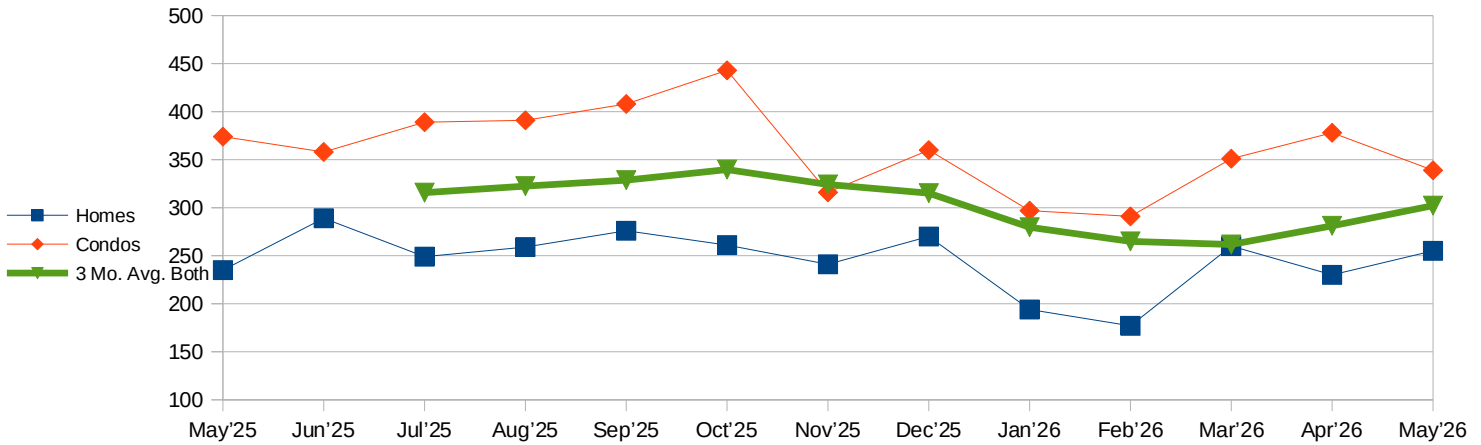
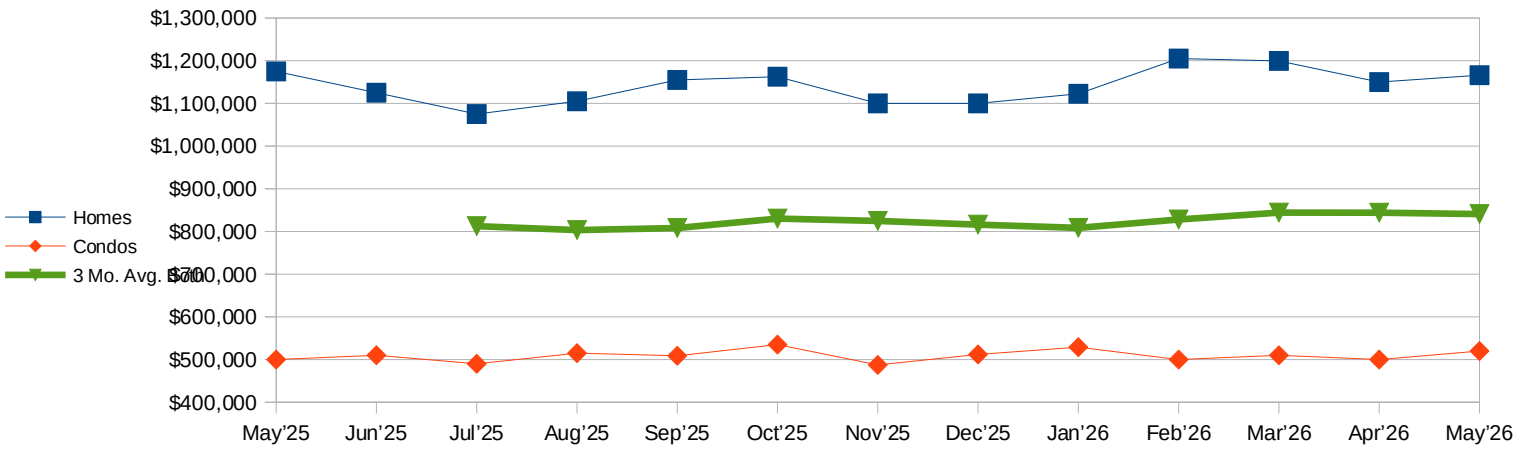


		May'25	Jun'25	Jul'25	Aug'25	Sep'25	Oct'25	Nov'25	Dec'25	Jan'26	Feb'26	Mar'26	Apr'26	May'26
Sales	Homes	235	289	249	259	276	261	241	270	194	177	260	230	255
	Condos	374	358	389	391	408	443	316	360	297	291	351	378	339
	3 Mo. Avg. Both			316	323	329	340	324	315	280	265	262	281	302



		May'25	Jun'25	Jul'25	Aug'25	Sep'25	Oct'25	Nov'25	Dec'25	Jan'26	Feb'26	Mar'26	Apr'26	May'26
Median Price	Homes	\$1,175,000	\$1,125,000	\$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
	Condos	\$500,000	\$510,000	\$490,000	\$515,000	\$508,750	\$535,000	\$487,450	\$512,000	\$529,000	\$500,000	\$510,000	\$500,000	\$520,000
	3 Mo. Avg. Both			\$812,500	\$803,333	\$808,125	\$830,208	\$824,783	\$816,158	\$808,492	\$828,083	\$844,333	\$844,083	\$840,917



		May'25	Jun'25	Jul'25	Aug'25	Sep'25	Oct'25	Nov'25	Dec'25	Jan'26	Feb'26	Mar'26	Apr'26	May'26
Inventory	Homes	818	861	852	790	798	775	724	635	674	673	691	707	730
	Condos	2,556	2,542	2,459	2,412	2,327	2,341	2,284	2,165	2,210	2,276	2,294	2,353	2,387
	3 Mo. Avg. Both			1681	1653	1606	1574	1542	1487	1449	1439	1470	1499	1527

