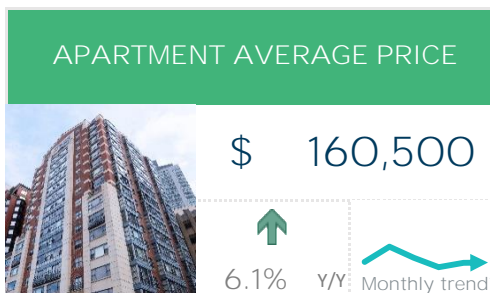
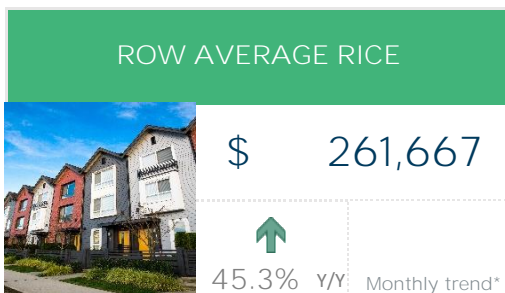
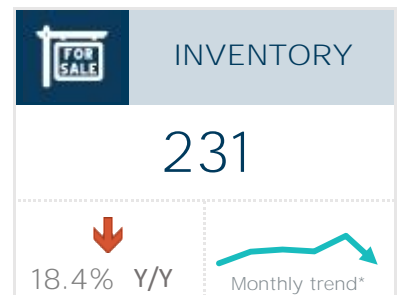
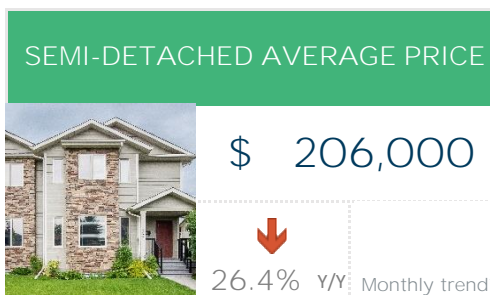
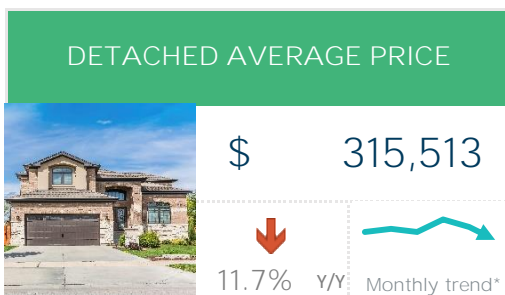
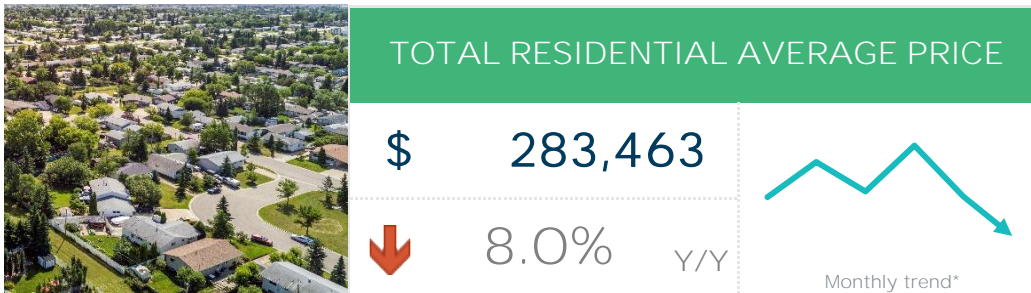
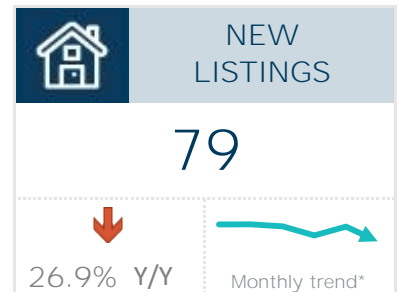
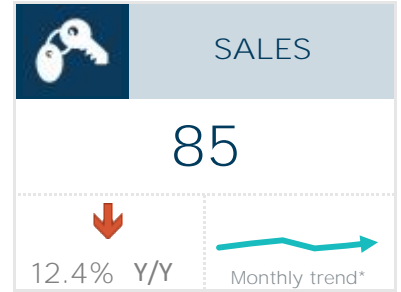


November 2022

Market Trend Summary

While sales eased relative to last years levels, activity still remained stronger than levels achieved prior to the pandemic both for November and year-to-date activity. At the same time new listings dropped causing inventories to fall to levels that were nearly 40 percent below long-term trends for the month. The pullback in supply was enough to offset shifts in sales and the months of supply tightened compared to levels reported over the past few months.

Year-to-date the average price in the city has risen by two percent so far this year. However, price movements ranged from a two percent decline in the apartment condominium sector to gains of over five percent for semi-detached homes.



*Monthly trend data is based on seasonally adjusted data, where the prior 6 months is displayed
Data source: Pillar 9

November 2022

November 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%
Detached	64	-7%	54	-35%	154	-18%	119%	2.41	-12%	\$315,513	-12%
Semi	5	-17%	7	17%	19	-17%	71%	3.80	-1%	\$206,000	-26%
Row	3	-63%	8	33%	19	-27%	38%	6.33	95%	\$261,667	45%
Apartment	13	-7%	10	-23%	39	-15%	130%	3.00	-9%	\$160,500	6%
Total Residential	85	-12%	79	-27%	231	-18%	108%	2.72	-7%	\$283,463	-8%

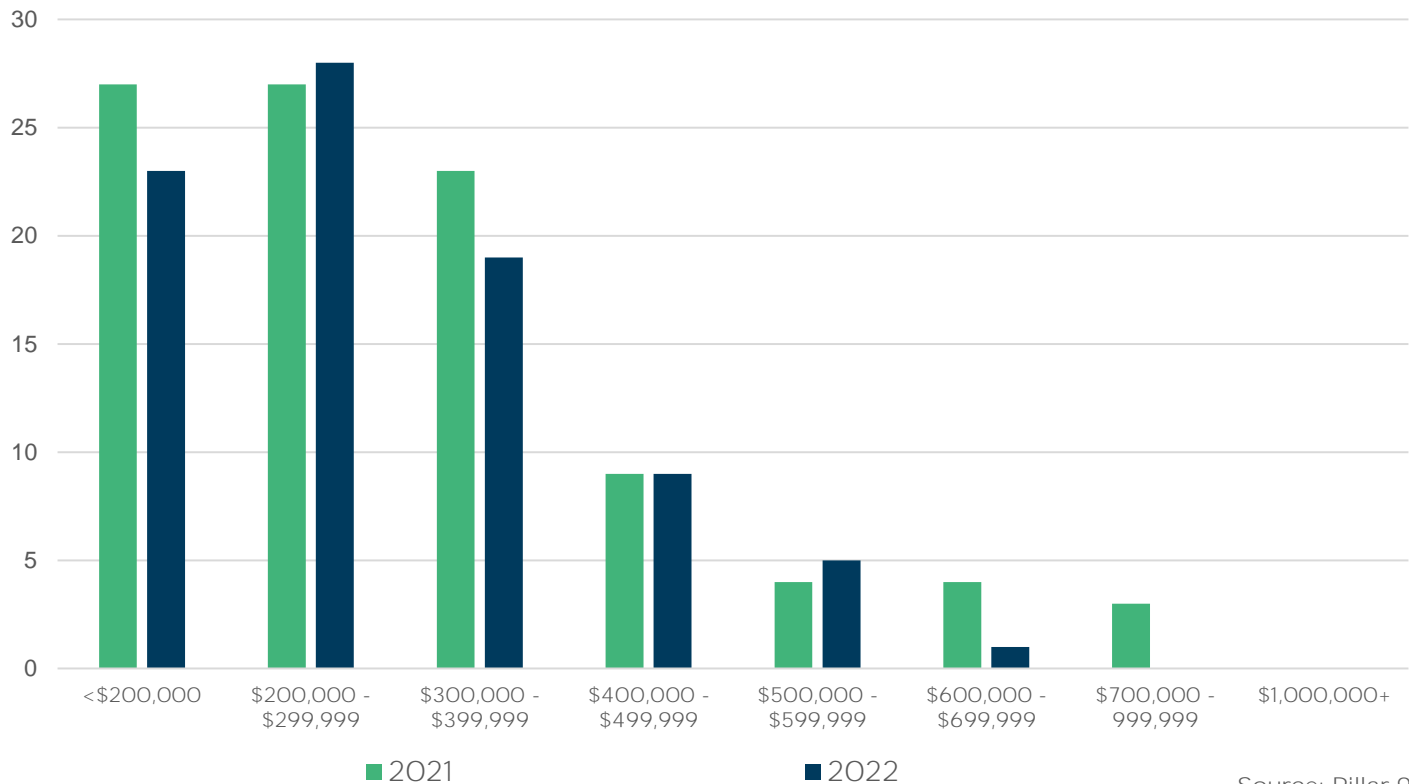
Year-to-Date

November 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%
Detached	870	-13%	1121	-12%	161	-18%	78%	2.03	-6%	\$343,165	3%
Semi	39	-49%	62	-41%	11	-46%	63%	3.18	7%	\$300,493	6%
Row	104	7%	137	-4%	22	-37%	76%	2.35	-41%	\$215,823	4%
Apartment	134	2%	183	1%	44	-14%	73%	3.65	-16%	\$181,490	-2%
Total Residential	1147	-12%	1503	-12%	239	-22%	76%	2.29	-11%	\$311,280	2%

Residential Sales by Price Range

November



Source: Pillar 9