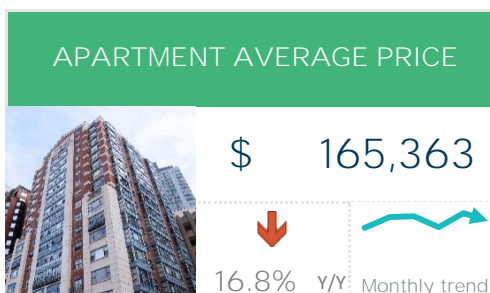
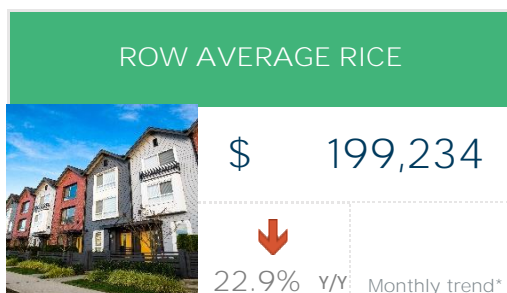
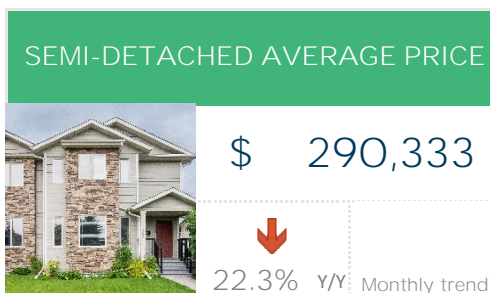
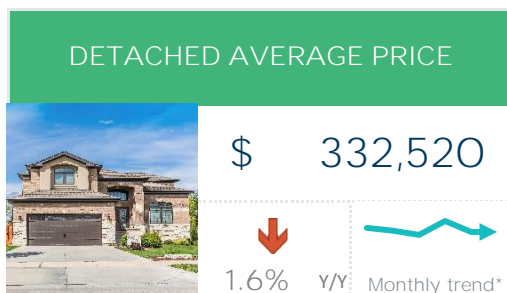
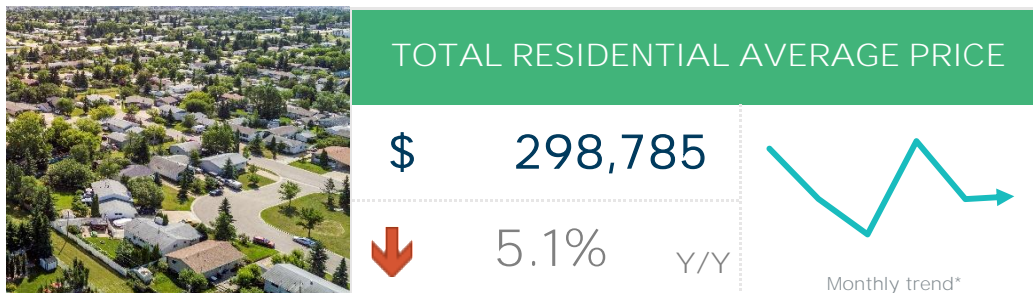
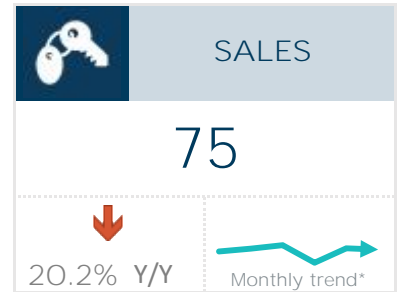


February 2023

Market Trend Summary

Easing sales in February contributed to the year-to-date decline of nearly 16 percent. While sales have reduced primarily due to pullbacks in the detached sector, they remain consistent with long-term trends in the city. While new listings have remained comparable to levels seen last year, levels are still below what traditionally comes onto the market now. This has left inventory levels amongst the lowest in February and over 32 percent below long-term trends.

While conditions are not as tight as last year, the months of supply have remained relatively low for the city. However, year-to-date prices have eased compared to the previous year. This, in part, can be related to detached sales accounting for a smaller share of all the sales.



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

February 2023

February 2023

	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	56	-16%	74	-9%	132	-3%	76%	2.36	16%	\$332,520	-2%
Semi	3	-50%	8	167%	21	320%	38%	7.00	740%	\$290,333	-22%
Row	8	-11%	7	-30%	16	-33%	114%	2.00	-25%	\$199,234	-23%
Apartment	8	-33%	18	38%	43	2%	44%	5.38	54%	\$165,363	-17%
Total Residential	75	-20%	107	0%	212	2%	70%	2.83	28%	\$298,785	-5%

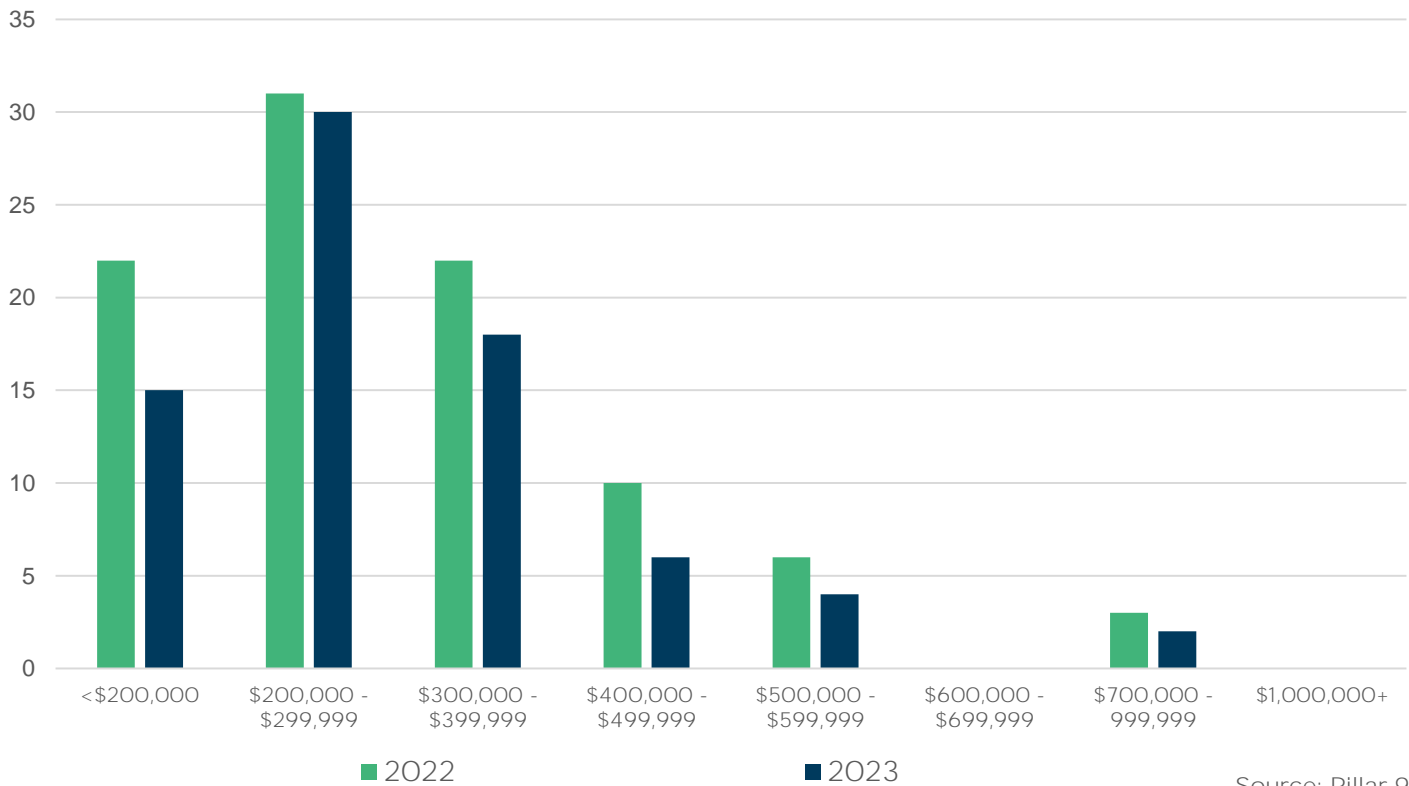
Year-to-Date

February 2023

	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	98	-18%	133	-10%	129	-5%	74%	2.63	16%	\$328,012	1%
Semi	4	-64%	13	117%	21	193%	31%	10.25	705%	\$297,750	-18%
Row	14	27%	16	-30%	18	-30%	88%	2.50	-45%	\$225,248	-6%
Apartment	19	6%	32	14%	40	-9%	59%	4.16	-14%	\$168,061	-10%
Total Residential	135	-16%	194	-5%	207	-3%	70%	3.06	15%	\$293,946	-4%

Residential Sales by Price Range

February



Source: Pillar 9