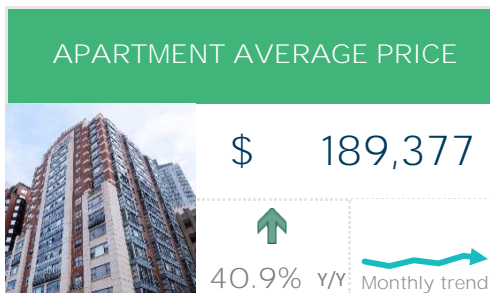
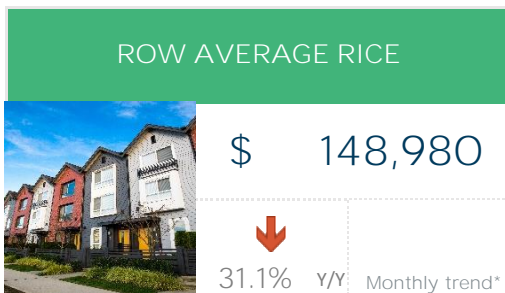
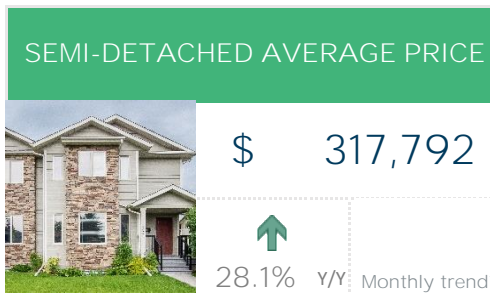
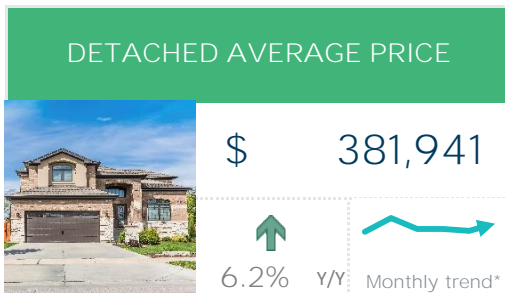
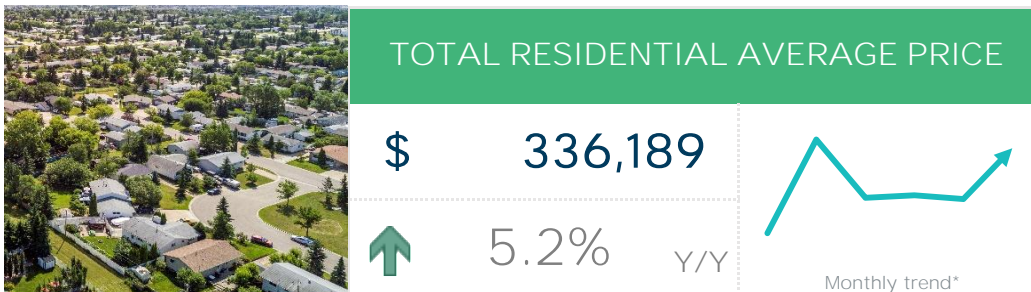
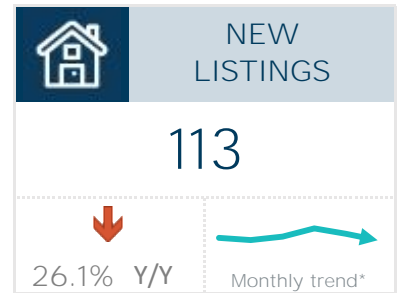
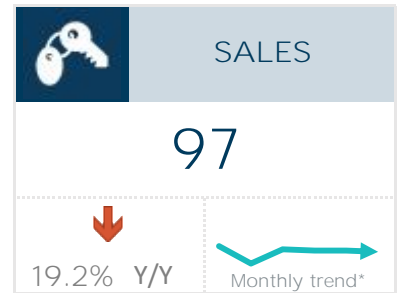


April 2023

Market Trend Summary

With 97 sales and 113 new listings, the sales-to-new listings ratio rose to 86 percent in April, higher than levels seen last April. This also prevented any significant shift in inventory levels which remain amongst the lowest levels ever reported in April. The limited supply choice is likely also limiting sales in the city.

While the months of supply is not as low as last year due to the slower sales, conditions continue to favour the seller generally. However, year-to-date average and median prices remain lower than the levels reported last year. This, in part, can be related to shifts in distribution. Detached homes used to represent over 76 percent of the sales, and now they are only 71 percent.



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

April 2023

April 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	67	-28%	84	-28%	134	-8%	80%	2.00	28%	\$381,941	6%
Semi	12	200%	5	25%	26	225%	240%	2.17	8%	\$317,792	28%
Row	5	-50%	10	-33%	18	-10%	50%	3.60	80%	\$148,980	-31%
Apartment	13	0%	14	-18%	33	-27%	93%	2.54	-27%	\$189,377	41%
Total Residential	97	-19%	113	-26%	211	-3%	86%	2.18	20%	\$336,189	5%

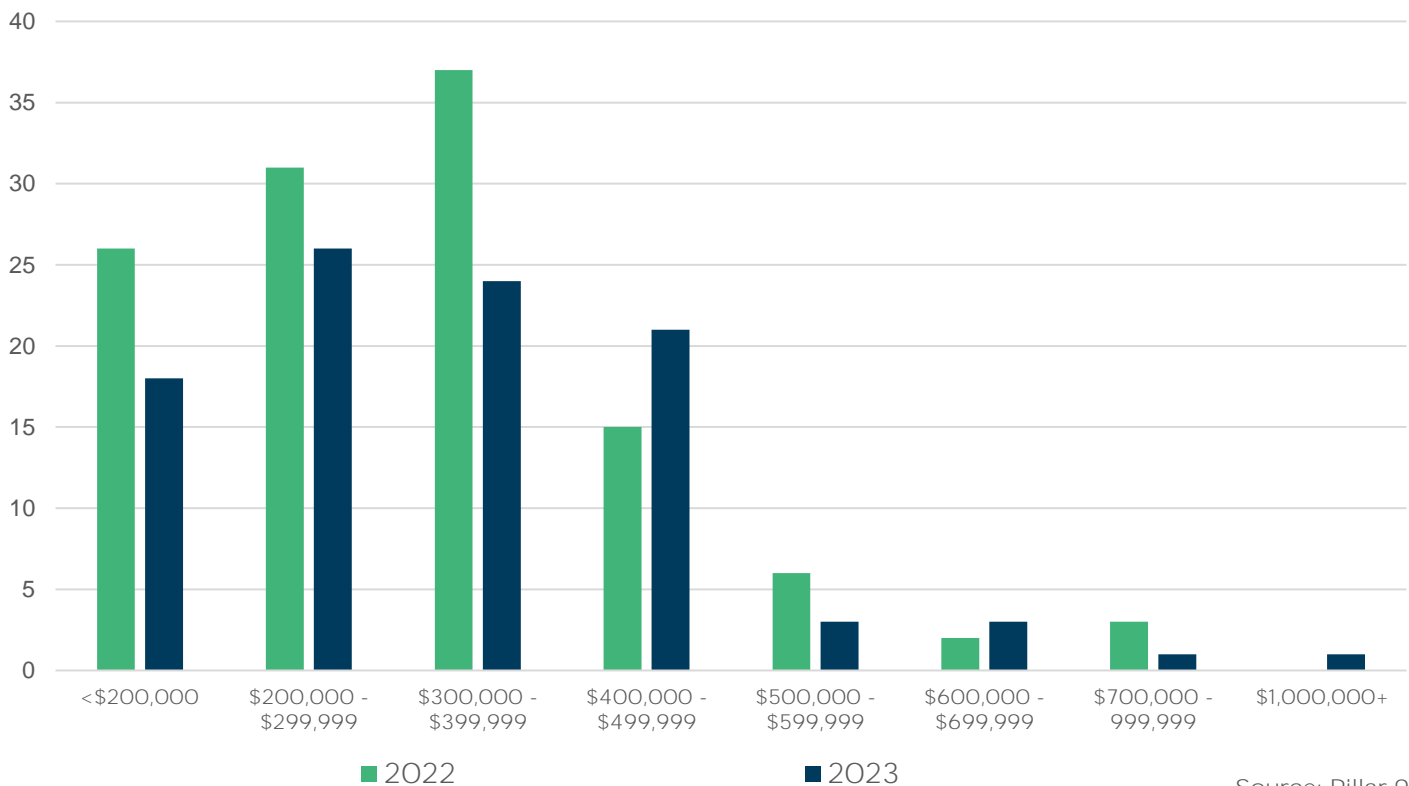
Year-to-Date

April 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	241	-25%	312	-18%	130	-5%	77%	2.15	26%	\$343,544	2%
Semi	22	29%	39	144%	25	230%	56%	4.50	155%	\$322,045	-2%
Row	25	-32%	36	-28%	17	-22%	69%	2.76	16%	\$194,151	-14%
Apartment	49	7%	59	-12%	37	-15%	83%	3.02	-21%	\$184,374	8%
Total Residential	337	-20%	446	-13%	209	-1%	76%	2.48	24%	\$307,915	0%

Residential Sales by Price Range

April



Source: Pillar 9