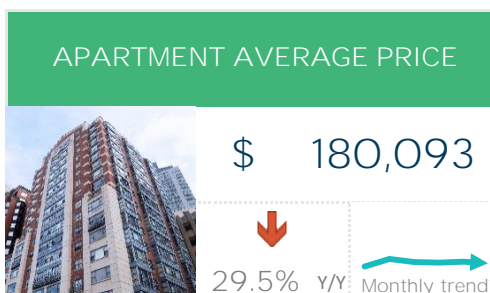
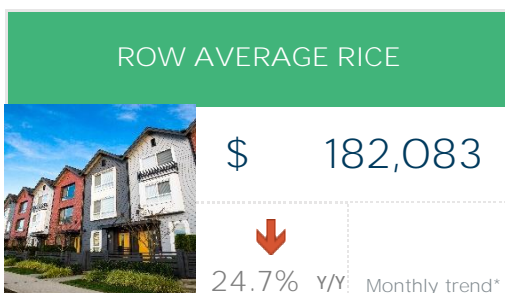
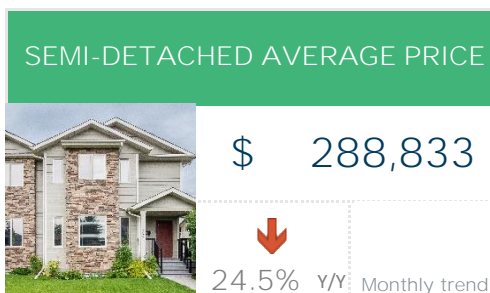
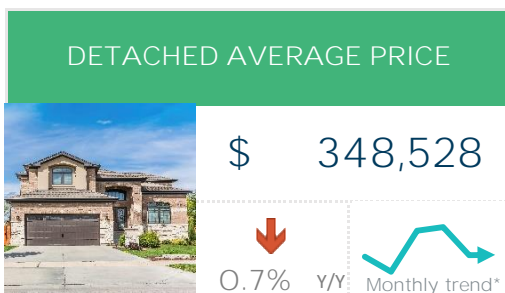
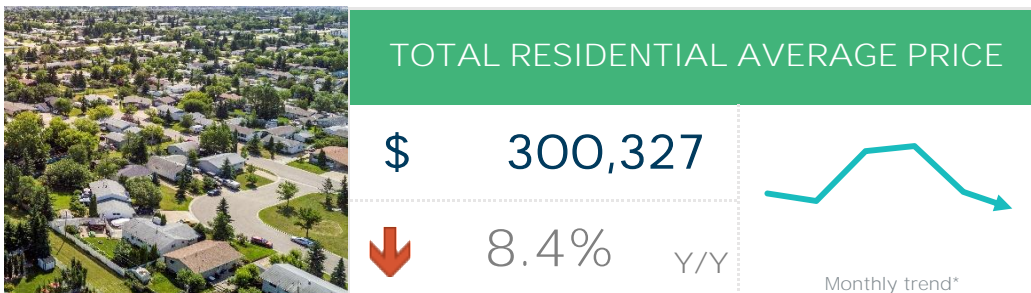


July 2023

## Market Trend Summary

Higher lending rates continue to weigh on sales activity especially in the detached sector. So far this year, detached sales have only accounted for 69 per cent of all the sales, far lower than the 76 per cent reported last year. Further pullbacks in new listings relative to sales have prevented any significant shift to the lower inventory situation in the city.

With a months-of-supply of two months and a sales-to-new listings ratio of 81 per cent conditions continue to remain relatively tight in July. Despite the tight market conditions, year-to-date average prices have remained comparable to last year likely due to the shifting composition of sales. Within the detached sector, year-to-date average home prices rose by nearly three per cent over last year.



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

## July 2023

### July 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	69	-15%	93	-23%	166	-9%	74%	2.41	7%	\$348,528	-1%
Semi	9	350%	8	100%	19	111%	113%	2.11	-53%	\$288,833	-24%
Row	12	-8%	16	7%	14	-52%	75%	1.17	-48%	\$182,083	-25%
Apartment	15	25%	13	-28%	21	-54%	115%	1.40	-63%	\$180,093	-30%
<b>Total Residential</b>	<b>105</b>	<b>-3%</b>	<b>130</b>	<b>-18%</b>	<b>220</b>	<b>-17%</b>	<b>81%</b>	<b>2.10</b>	<b>-15%</b>	<b>\$300,327</b>	<b>-8%</b>

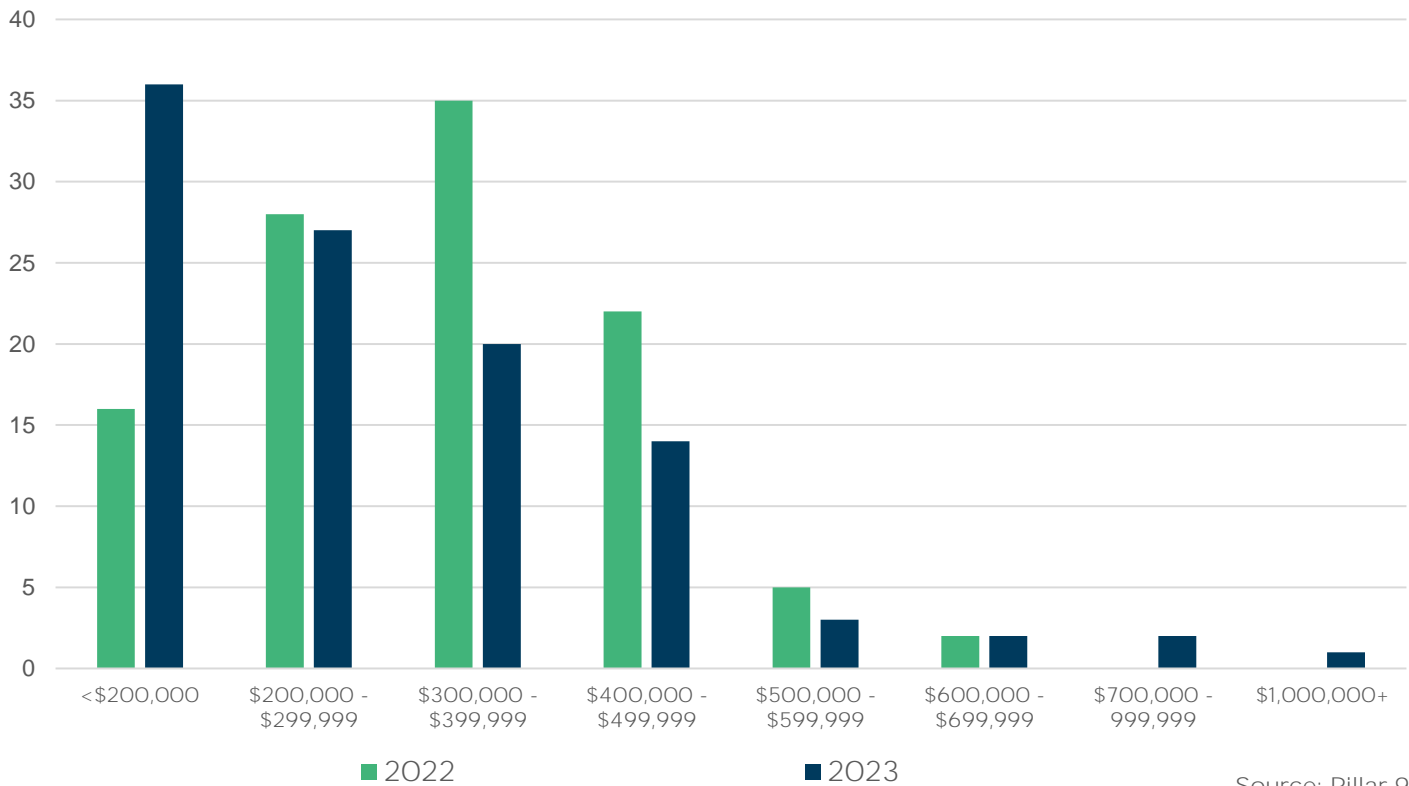
### Year-to-Date

### July 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	493	-17%	652	-13%	141	-5%	76%	2.00	15%	\$353,301	3%
Semi	54	100%	74	147%	23	191%	73%	2.96	45%	\$334,681	1%
Row	68	-8%	80	-23%	17	-30%	85%	1.72	-23%	\$209,929	-6%
Apartment	104	21%	112	-12%	32	-27%	93%	2.17	-39%	\$184,732	-1%
<b>Total Residential</b>	<b>719</b>	<b>-8%</b>	<b>918</b>	<b>-9%</b>	<b>213</b>	<b>-5%</b>	<b>78%</b>	<b>2.07</b>	<b>4%</b>	<b>\$313,960</b>	<b>0%</b>

### Residential Sales by Price Range

July



Source: Pillar 9