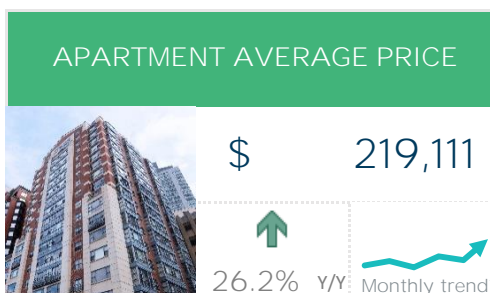
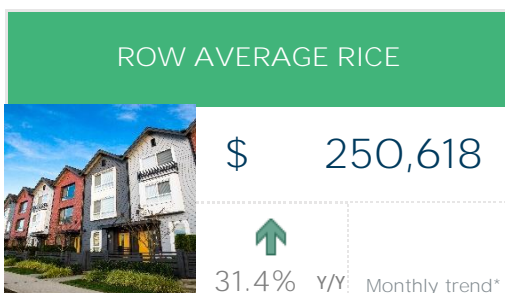
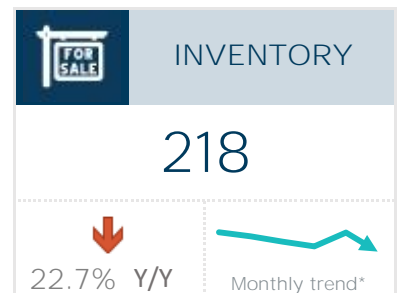
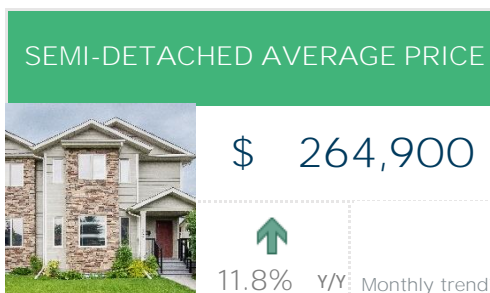
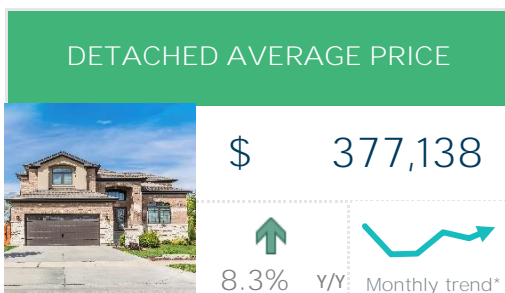
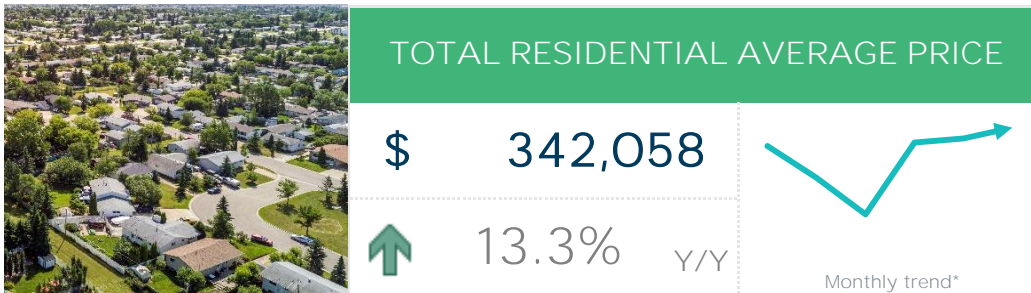
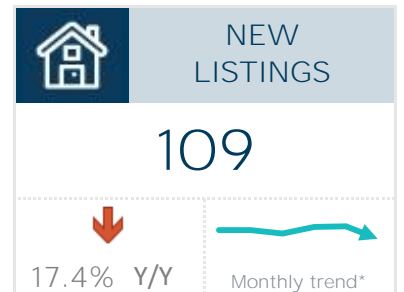
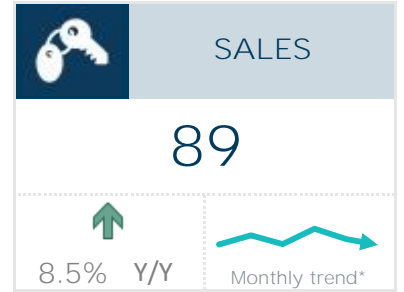


October 2023

Market Trend Summary

So far this year sales activity in the city have remained relatively stable compared to levels reported last year, as growth in semi-detached and apartment style properties offset the pullbacks occurring in the detached and row sectors. Detached homes sales have slowed mostly for homes priced under \$400,000, as declines in inventory levels have left purchasers with less choice in the lower price ranges.

Further pullbacks in new listings compared to sales this month caused the sales to new listings ratio to remain above 80 percent resulting in further declines in inventory levels and keeping the market relatively tight with less than three months of supply. The persistently tight market conditions this year have contributed to some upward pressure on home prices. Year-to-date the average price of homes has increased by over two per cent, with gains of four per cent reported in the detached market.



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

October 2023

October 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	66	12%	77	-27%	167	-17%	86%	2.53	-26%	\$377,138	8%
Semi	5	150%	15	67%	26	37%	33%	5.20	-45%	\$264,900	12%
Row	9	50%	8	100%	6	-65%	113%	0.67	-76%	\$250,618	31%
Apartment	9	-40%	9	-31%	19	-58%	100%	2.11	-30%	\$219,111	26%
Total Residential	89	9%	109	-17%	218	-23%	82%	2.45	-29%	\$342,058	13%

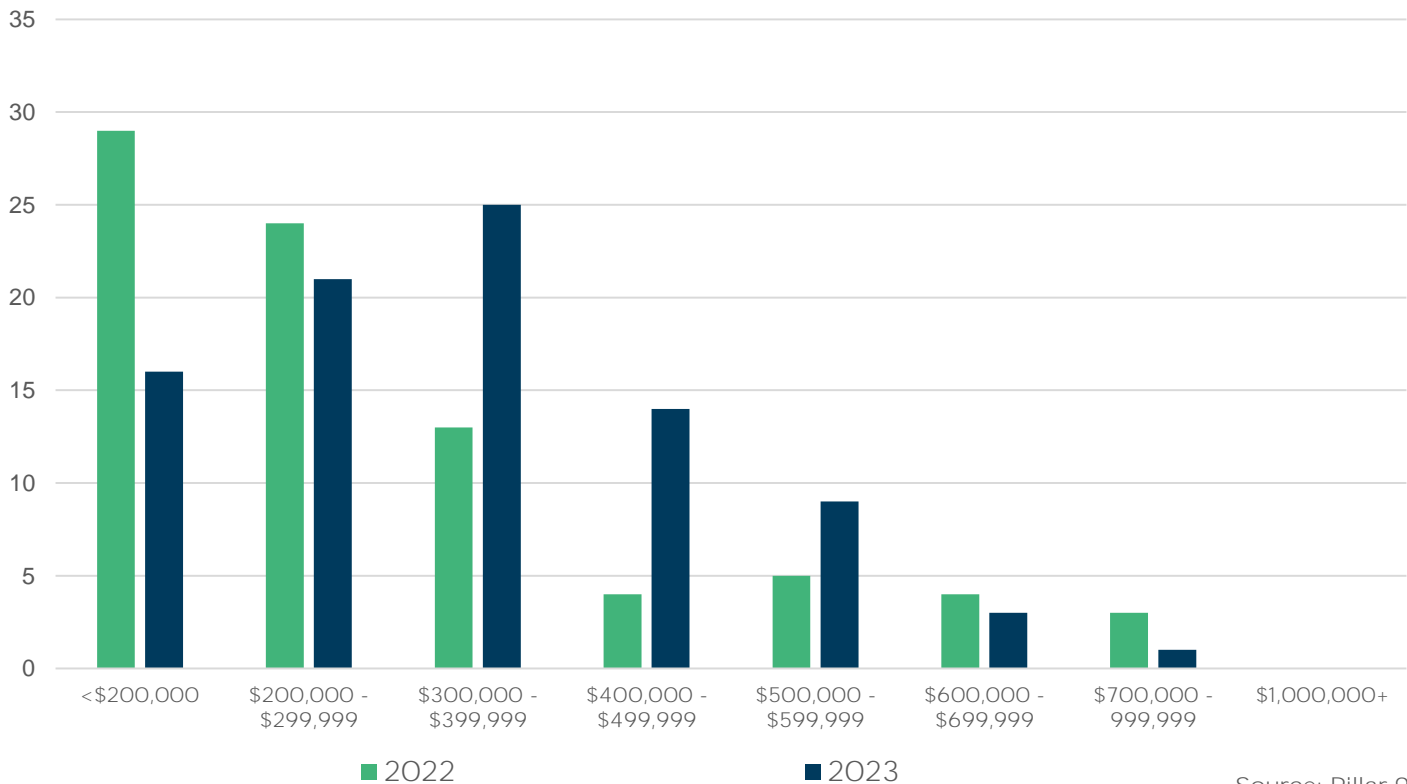
Year-to-Date

October 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	728	-10%	967	-9%	152	-6%	75%	2.09	4%	\$359,324	4%
Semi	70	106%	110	104%	22	113%	64%	3.17	4%	\$328,604	5%
Row	98	-3%	107	-18%	14	-37%	92%	1.45	-35%	\$219,265	2%
Apartment	143	18%	155	-10%	28	-37%	92%	1.98	-47%	\$191,640	4%
Total Residential	1039	-2%	1339	-6%	217	-9%	78%	2.09	-7%	\$320,965	2%

Residential Sales by Price Range

October



Source: Pillar 9