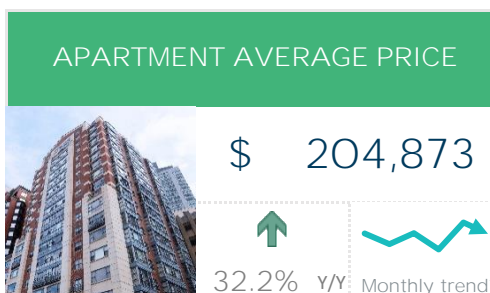
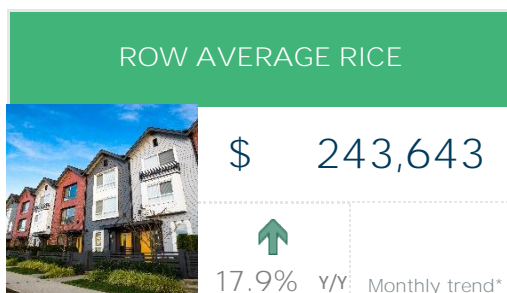
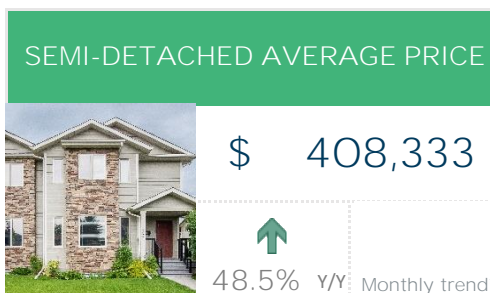
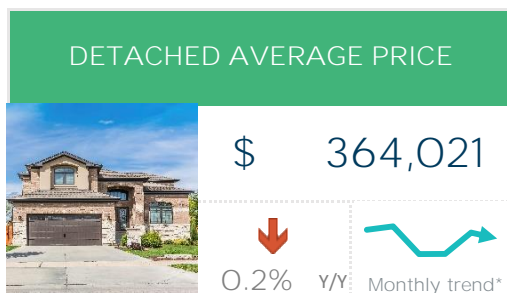
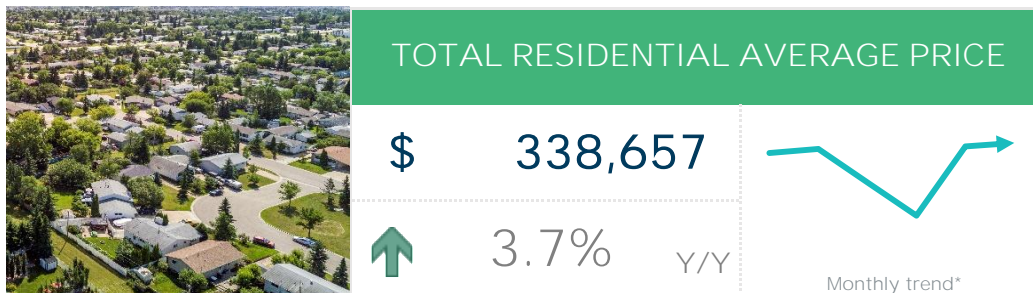


September 2023

Market Trend Summary

Sales activity improved in September compared to last year helping to offset pullbacks earlier in the year. With 951 sales so far this year, activity is just slightly slower than last year and is consistent with long term-trends for the city. What has change is the composition of sales, as detached homes sales account for less than 70 per cent of the total sales compared to 76 per cent last year.

New listings also improved this month compared to levels seen last year and for the first time since January the sales to new listings ratio fell below 70 per cent. Improved new listings compared to sales did support a modest monthly gain in inventory levels. However, Inventory levels remain amongst the lowest levels reported for September and with two and a half months of supply, conditions continue to favour the seller. Persistently tight conditions continue to place upward pressure on home prices. The year-to-date the average price growth has been the strongest for detached and semi-detached homes with respective gains of three and four per cent.



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

September 2023

September 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	76	17%	105	18%	187	-1%	72%	2.46	-15%	\$364,021	0%
Semi	3	-25%	13	63%	22	47%	23%	7.33	96%	\$408,333	48%
Row	7	17%	9	-18%	10	-52%	78%	1.43	-59%	\$243,643	18%
Apartment	11	22%	18	0%	22	-57%	61%	2.00	-65%	\$204,873	32%
Total Residential	97	15%	145	15%	241	-13%	67%	2.48	-24%	\$338,657	4%

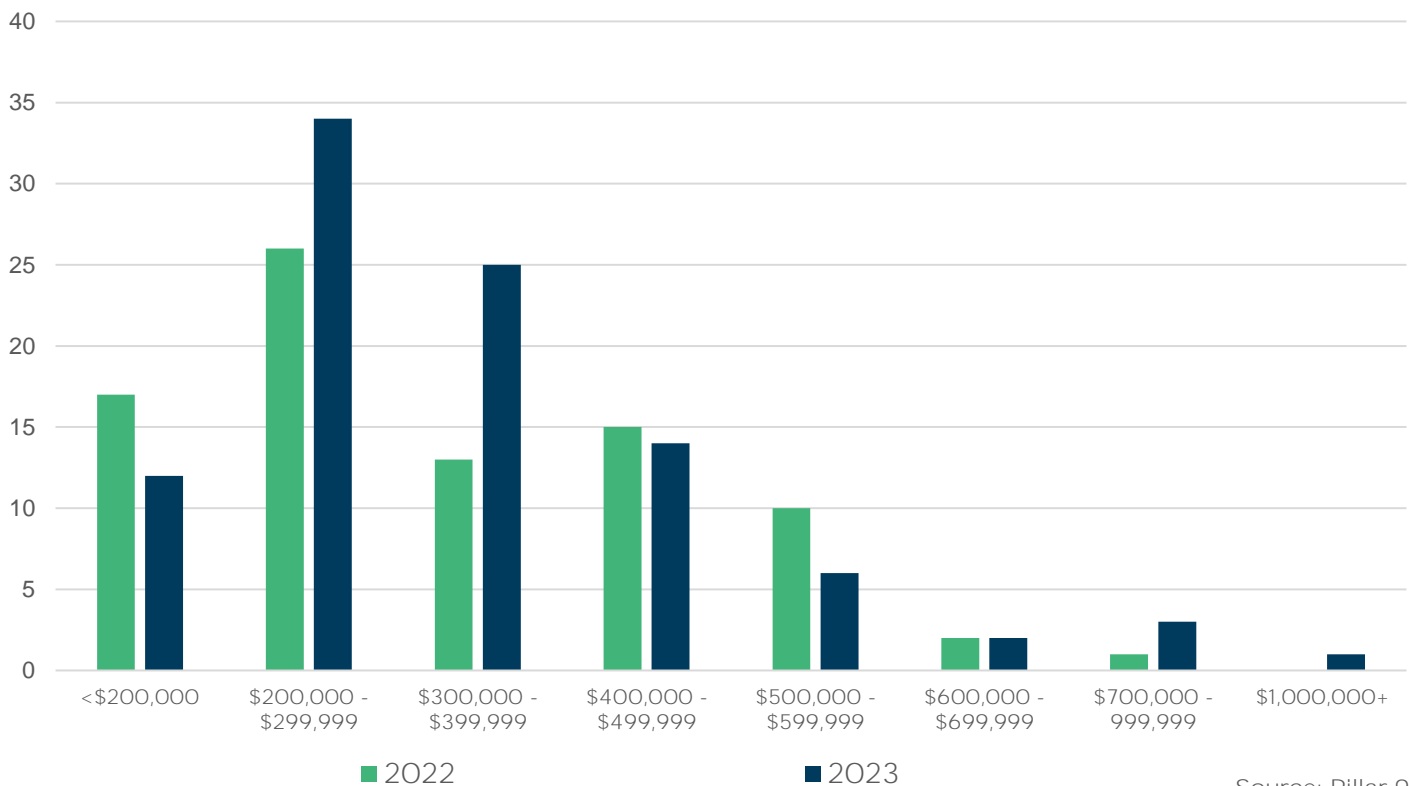
Year-to-Date

September 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	662	-11%	890	-7%	151	-4%	74%	2.05	8%	\$357,548	4%
Semi	65	103%	95	111%	22	131%	68%	3.02	14%	\$333,504	4%
Row	90	-5%	99	-21%	15	-35%	91%	1.51	-31%	\$215,283	0%
Apartment	134	26%	146	-9%	29	-35%	92%	1.97	-48%	\$189,795	2%
Total Residential	951	-3%	1230	-5%	217	-8%	77%	2.05	-5%	\$318,804	1%

Residential Sales by Price Range

September



Source: Pillar 9