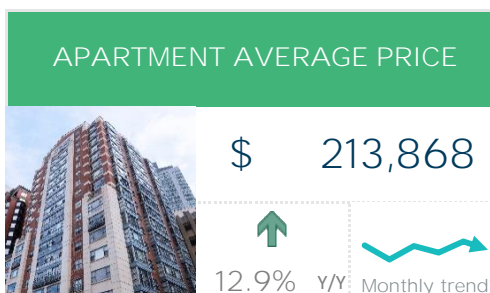
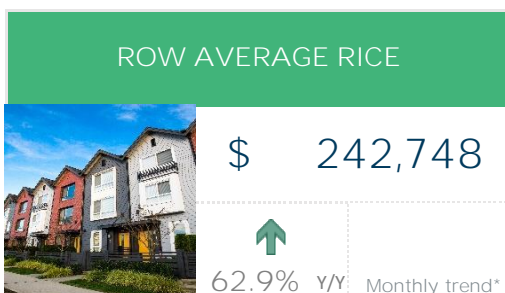
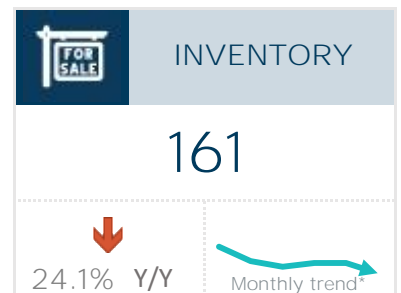
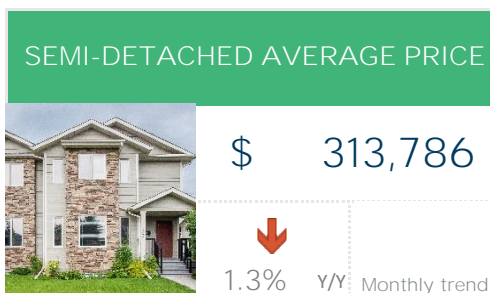
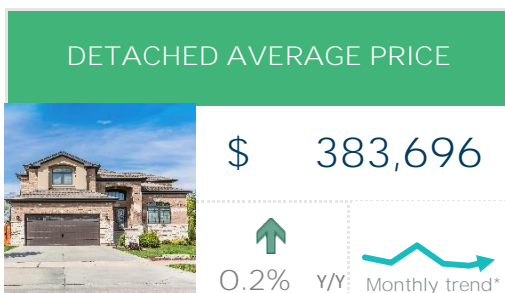
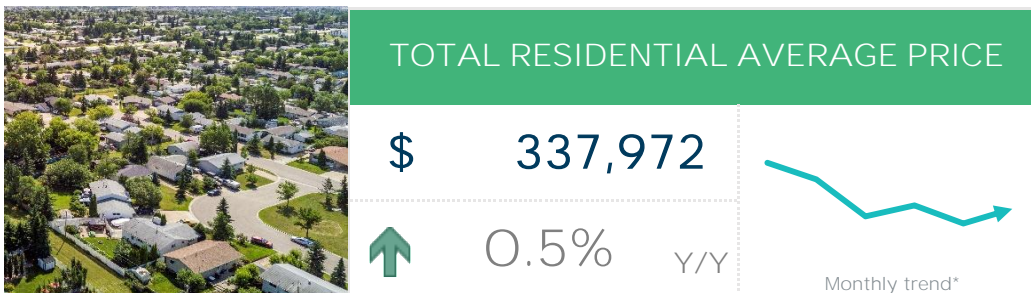
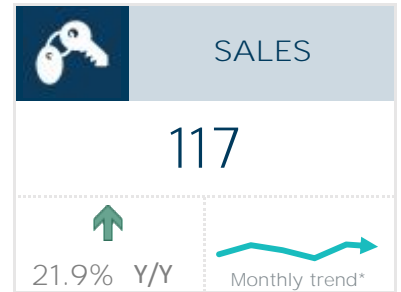


April 2024

Market Trend Summary

Rising sales in April were enough to offset earlier pullbacks, leaving year-to-date sales at levels comparable to last year. The growth in sales in April was possible thanks to gains in new listings. However, with 127 new listings and 117 sales, the sales-to-new-listings ratio remained elevated at 92 per cent and inventory levels trended down at a time when we typically see improvements.

The decline in inventory and a gain in sales caused the months of supply to fall relative to last month and last year. With just over one month of supply, conditions are favouring the seller and driving price growth. Year-to-date average prices have increased by eight per cent. Prices have risen across most property types, with faster growth occurring for the relatively more affordable row and apartment style product.



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

April 2024

April 2024

	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	79	20%	89	6%	119	-12%	89%	1.51	-26%	\$383,696	0%
Semi	7	-42%	10	100%	13	-50%	70%	1.86	-14%	\$313,786	-1%
Row	14	180%	15	50%	13	-28%	93%	0.93	-74%	\$242,748	63%
Apartment	17	31%	13	-7%	16	-52%	131%	0.94	-63%	\$213,868	13%
Total Residential	117	22%	127	12%	161	-24%	92%	1.38	-38%	\$337,972	0%

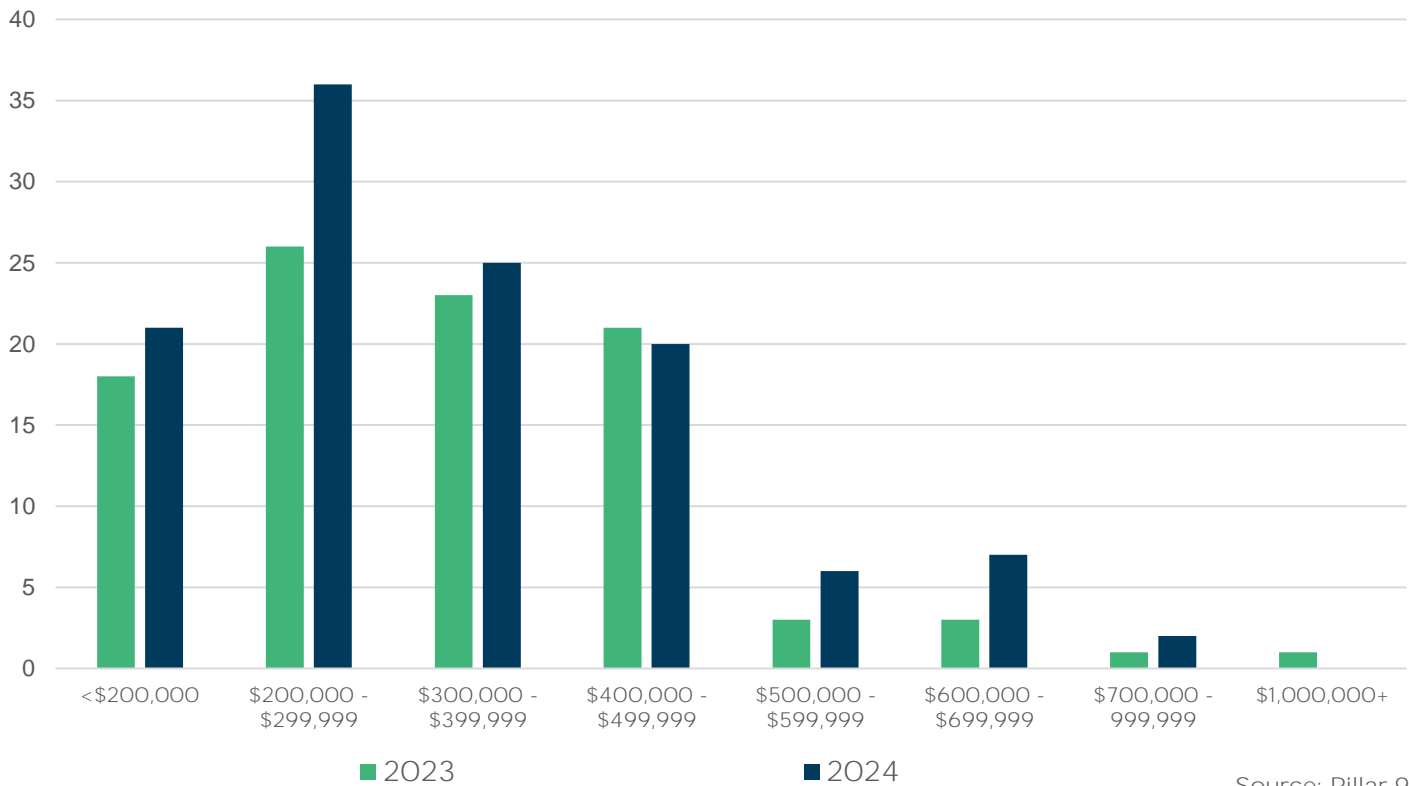
Year-to-Date

April 2024

	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	223	-7%	299	-4%	117	-10%	75%	2.09	-3%	\$377,266	10%
Semi	30	36%	36	-8%	18	-28%	83%	2.37	-47%	\$320,203	-1%
Row	39	56%	44	22%	11	-38%	89%	1.10	-60%	\$229,301	18%
Apartment	45	-8%	54	-8%	18	-52%	83%	1.58	-48%	\$206,244	12%
Total Residential	337	0%	433	-3%	163	-22%	78%	1.93	-22%	\$332,226	8%

Residential Sales by Price Range

April



Source: Pillar 9