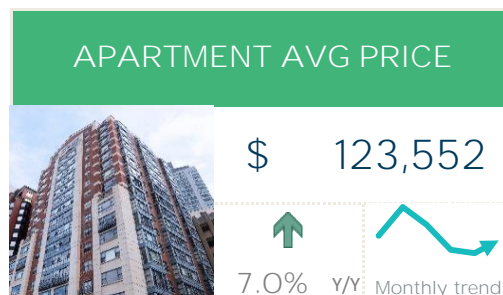
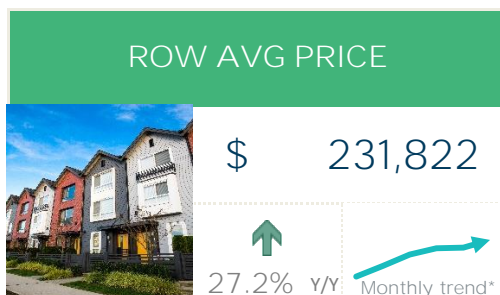
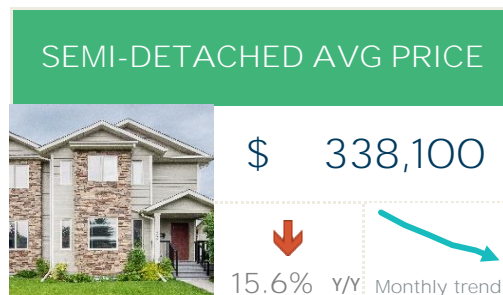
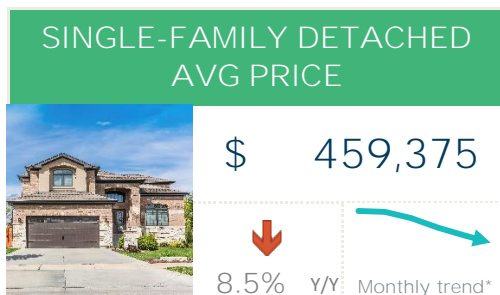
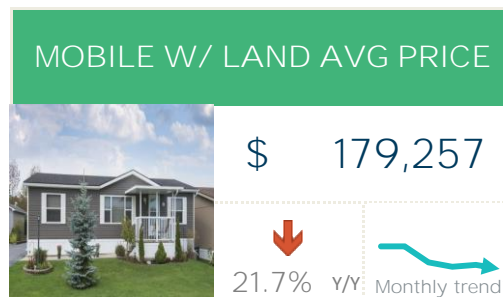
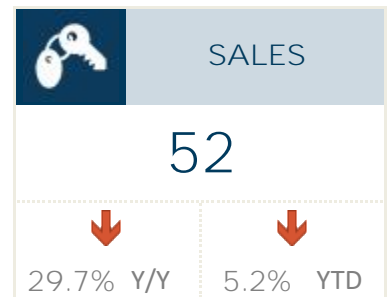


December 2022

Slowing sales over the second half of the year contributed to the year-to-date decline of nearly five percent. While December did see a pullback in new listings, generally strong listing growth this year has been causing inventory levels to rise relative to the low levels seen last year.

The pullback in sales and rising inventories have caused the market to shift from the sellers' market conditions reported early in the year to conditions that mostly favour the buyer. While some of the shift was caused by rising lending rates, there has been recent job losses in the area that has weighed on housing demand. The shifts in the market weighed on residential prices which reported an annual decline of over two percent. The decline was driven by the mobile homes as prices did post gains in the semi, row, single-family detached and apartment condominium sectors.



*The six month monthly trend is based on a moving average
Data source: Pillar 9

December 2022

December 2022

	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%
Single Family Detached	20	-47%	40	0%	225	48%	50%	11.25	48%	\$459,375	-9%
Mobile with Land	7	-46%	9	-55%	32	-32%	78%	4.57	-32%	\$179,257	-22%
Semi-Detached	5	67%	8	-20%	30	50%	63%	6.00	50%	\$338,100	-16%
Row	9	13%	11	-35%	35	-3%	82%	3.89	-3%	\$231,822	27%
Apartment	11	-8%	18	-18%	66	27%	61%	6.00	27%	\$123,552	7%
Total Residential	52	-30%	86	-21%	388	26%	60%	7.46	26%	\$299,582	-15%

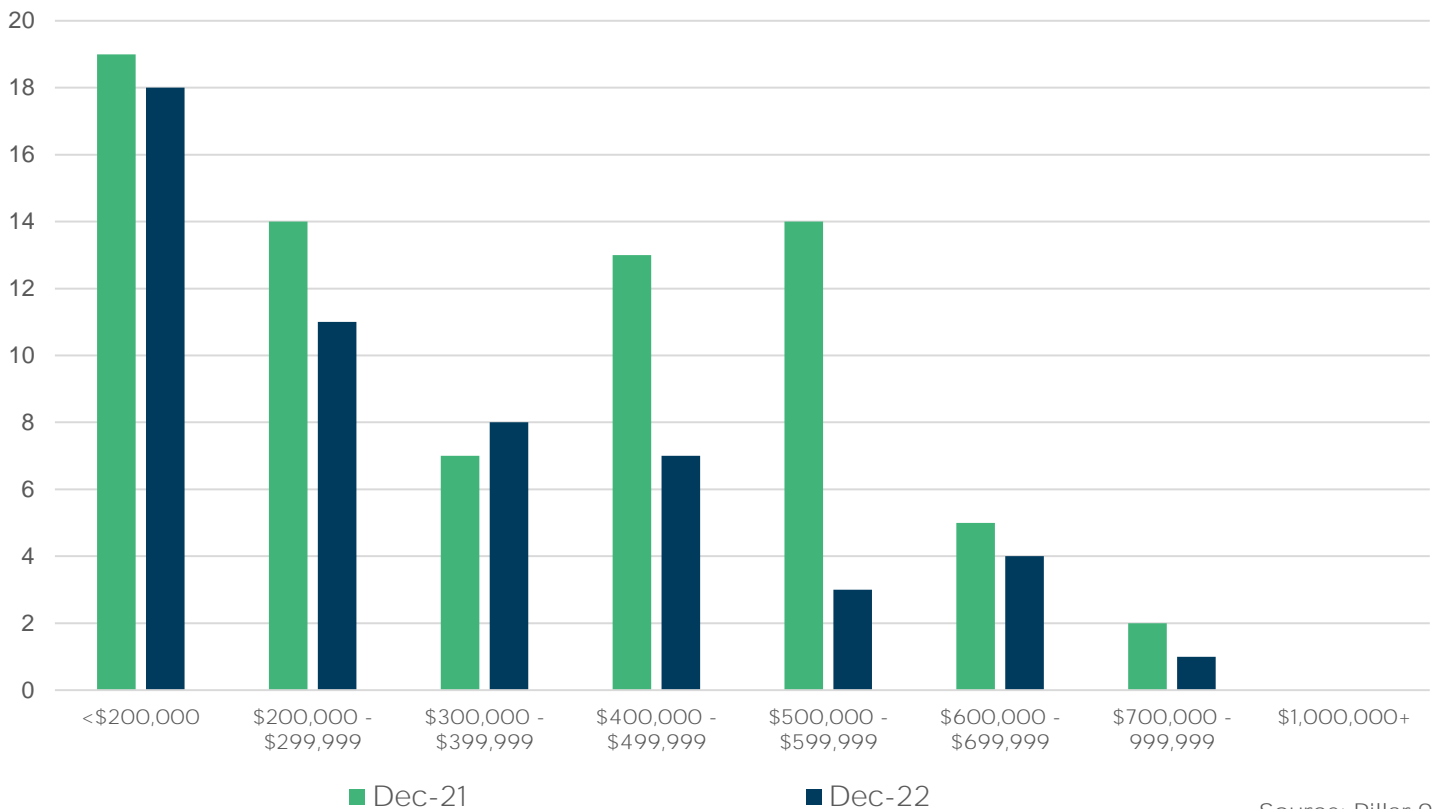
Year-to-Date

December 2022

	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%
Single Family Detached	642	-14%	1263	20%	281	24%	51%	5.26	44%	\$544,606	1%
Mobile with Land	134	16%	214	-2%	49	19%	63%	4.36	3%	\$230,749	-17%
Semi-Detached	89	25%	160	45%	32	53%	56%	4.29	22%	\$384,524	0%
Row	133	2%	200	22%	37	-2%	67%	3.31	-4%	\$229,657	19%
Apartment	217	0%	302	10%	57	-1%	72%	3.14	-1%	\$118,246	15%
Total Residential	1215	-5%	2139	18%	455	19%	57%	4.50	25%	\$388,421	-2%

Residential Sales by Price Range

December



Source: Pillar 9