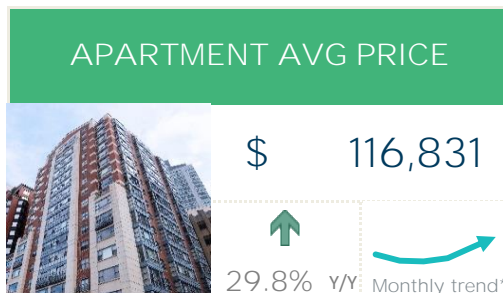
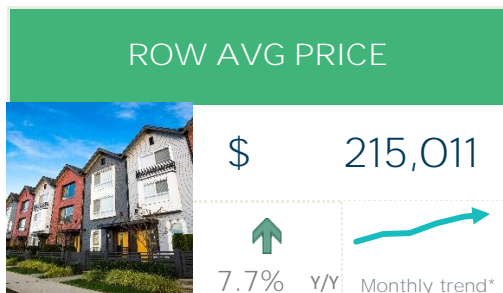
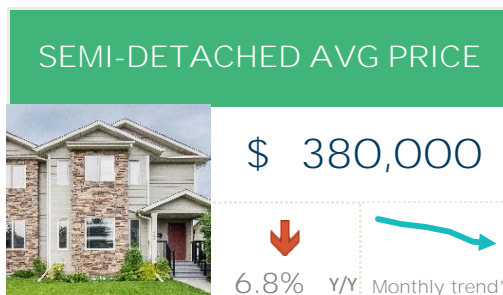
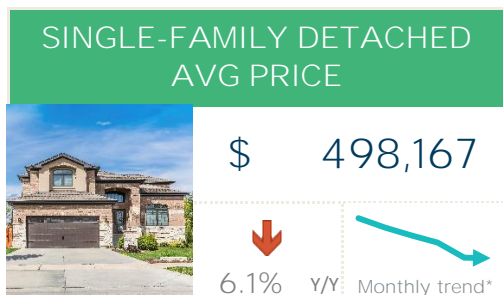
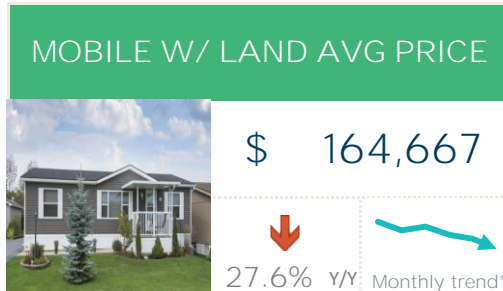
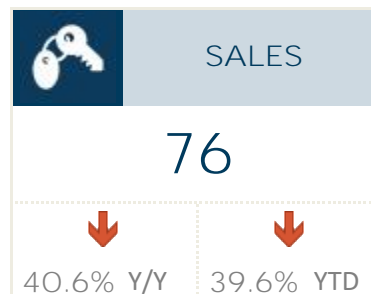


February 2023

In line with seasonal trends, sales, new listings and inventory levels did trend up from last month. However so far this year year-over-year declines in sales have been met with gains in new listings causing inventory levels to rise over the low levels reported last year. Despite the inventory gains, levels are still lower than what was seen prior to the pandemic.

As the monthly gain in sales outpaced the monthly growth in inventories, the months of supply did ease compared to the elevated levels experienced over the previous six months. Should this trend continue, we could see some of the recent downward pressure on prices ease. After the first two months of the year the average price has declined by eight per cent.



February 2023

February 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%
Single Family Detached	39	-34%	90	-6%	256	38%	43%	6.56	38%	\$498,167	-6%
Mobile with Land	6	-68%	13	-38%	33	-25%	46%	5.50	-25%	\$164,667	-28%
Semi-Detached	1	-88%	9	29%	37	118%	11%	37.00	118%	\$380,000	-7%
Row	14	0%	19	46%	47	104%	74%	3.36	104%	\$215,011	8%
Apartment	16	-43%	25	-24%	54	13%	64%	3.38	13%	\$116,831	30%
<b>Total Residential</b>	<b>76</b>	<b>-41%</b>	<b>156</b>	<b>-8%</b>	<b>427</b>	<b>35%</b>	<b>49%</b>	<b>5.62</b>	<b>35%</b>	<b>\$337,842</b>	<b>-2%</b>

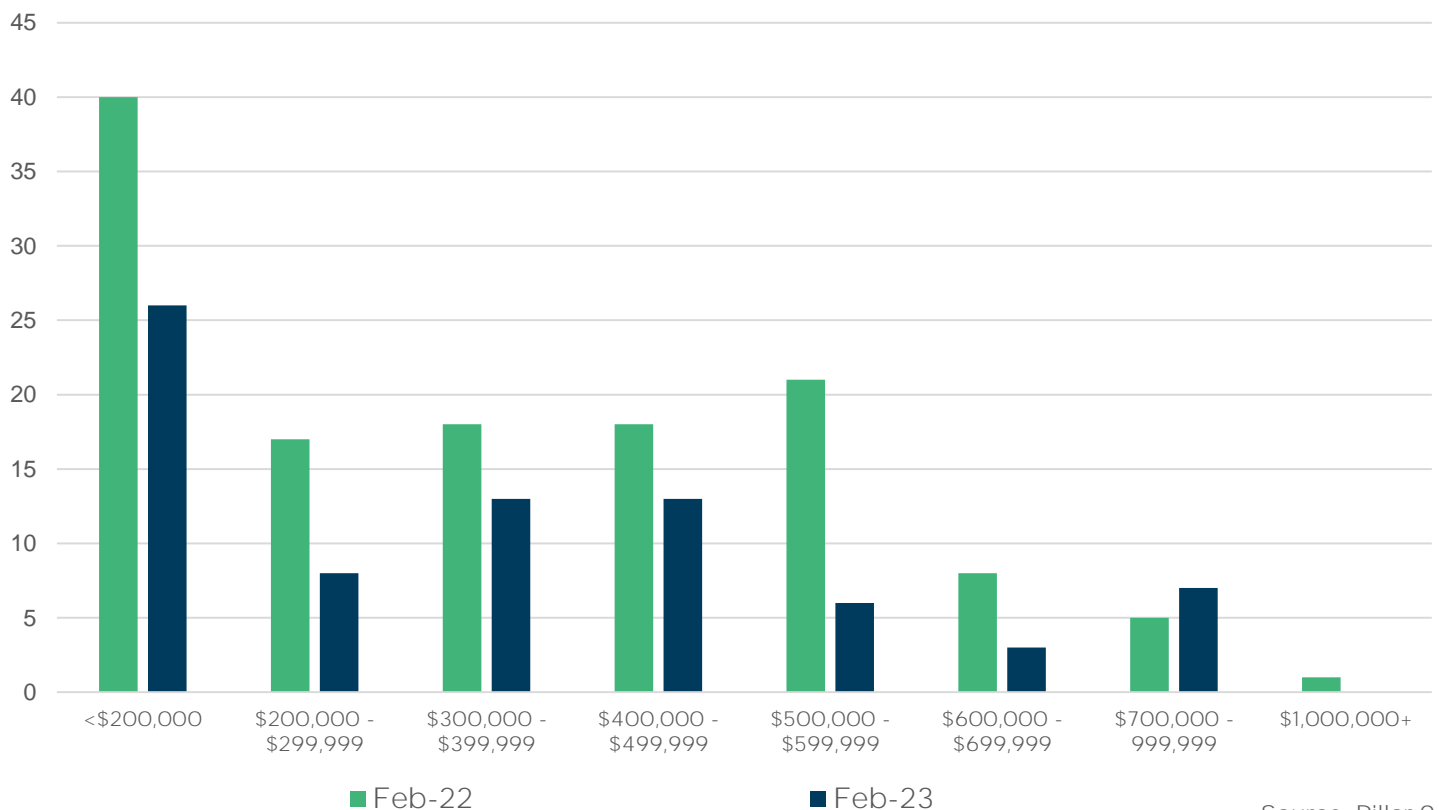
Year-to-Date

February 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%
Single Family Detached	66	-38%	179	11%	250	44%	37%	7.58	131%	\$493,066	-10%
Mobile with Land	15	-48%	26	-24%	31	-32%	58%	4.07	31%	\$184,272	-20%
Semi-Detached	6	-57%	24	41%	35	77%	25%	11.50	313%	\$269,050	-31%
Row	19	-34%	37	48%	46	75%	51%	4.79	167%	\$220,087	10%
Apartment	30	-36%	37	-27%	54	15%	81%	3.57	80%	\$121,680	29%
<b>Total Residential</b>	<b>136</b>	<b>-40%</b>	<b>303</b>	<b>5%</b>	<b>414</b>	<b>33%</b>	<b>45%</b>	<b>6.09</b>	<b>121%</b>	<b>\$329,497</b>	<b>-8%</b>

## Residential Sales by Price Range

February



Source: Pillar 9