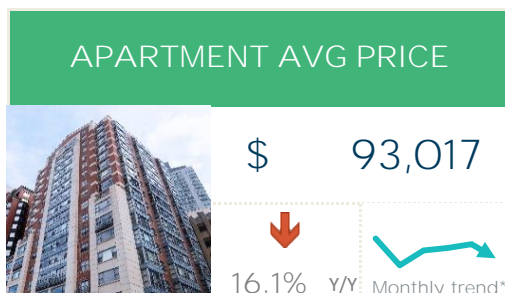
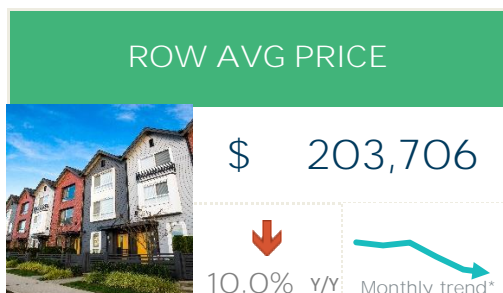
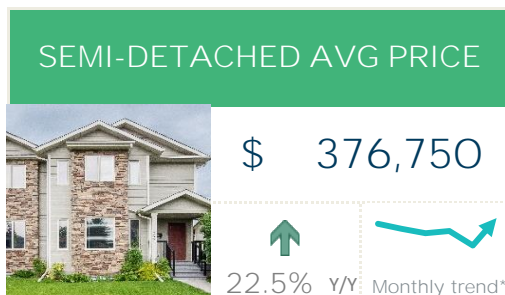
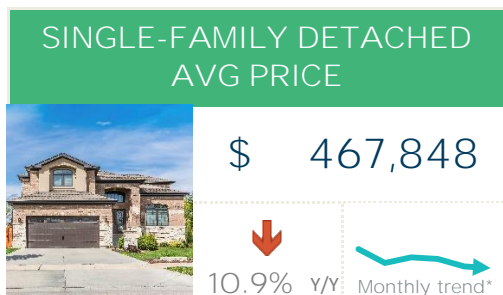
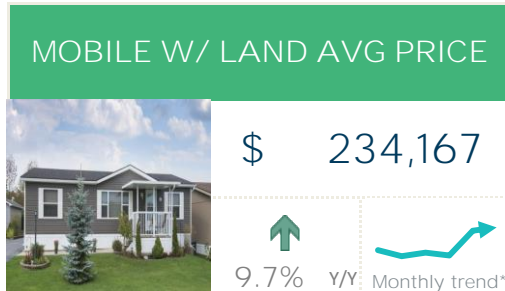
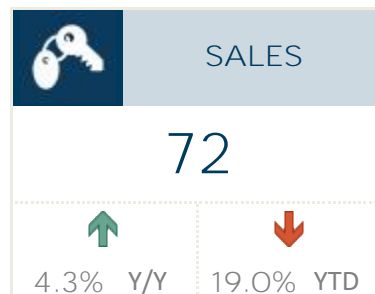


October 2023

October sales improved slightly over last years levels thanks to a surge in apartment condominium sales. However, year to date sales have still declined by 19 per cent, bringing levels in line with activity seen prior to the pandemic. Detached sales have reported significant declines mostly due to slower sales for higher price properties.

With 148 new listings in October and 72 sales the sales to new listings ratio fell to 49 per cent. Nonetheless, inventory levels did edge down this month, but not enough so to prevent the months of supply from pushing above six and half months. While conditions are not as tight as they were during the pandemic, it is also nothing like what was experienced throughout 2015 – 2018 where the months of supply hit double digit levels. Overall higher supply levels and a pullback higher priced home sales has contributed to the year-to-date 12 per cent decline in average prices.



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%
Single Family Detached	27	-7%	94	27%	347	3%	29%	12.85	3%	\$467,848	-11%
Mobile with Land	6	-50%	7	-30%	33	-30%	86%	5.50	-30%	\$234,167	10%
Semi-Detached	6	50%	8	-43%	34	-6%	75%	5.67	-6%	\$376,750	23%
Row	9	-36%	17	31%	38	-17%	53%	4.22	-17%	\$203,706	-10%
Apartment	24	140%	22	-4%	35	-49%	109%	1.46	-49%	\$93,017	-16%
Total Residential	72	4%	148	10%	487	-9%	49%	6.76	-9%	\$282,822	-16%

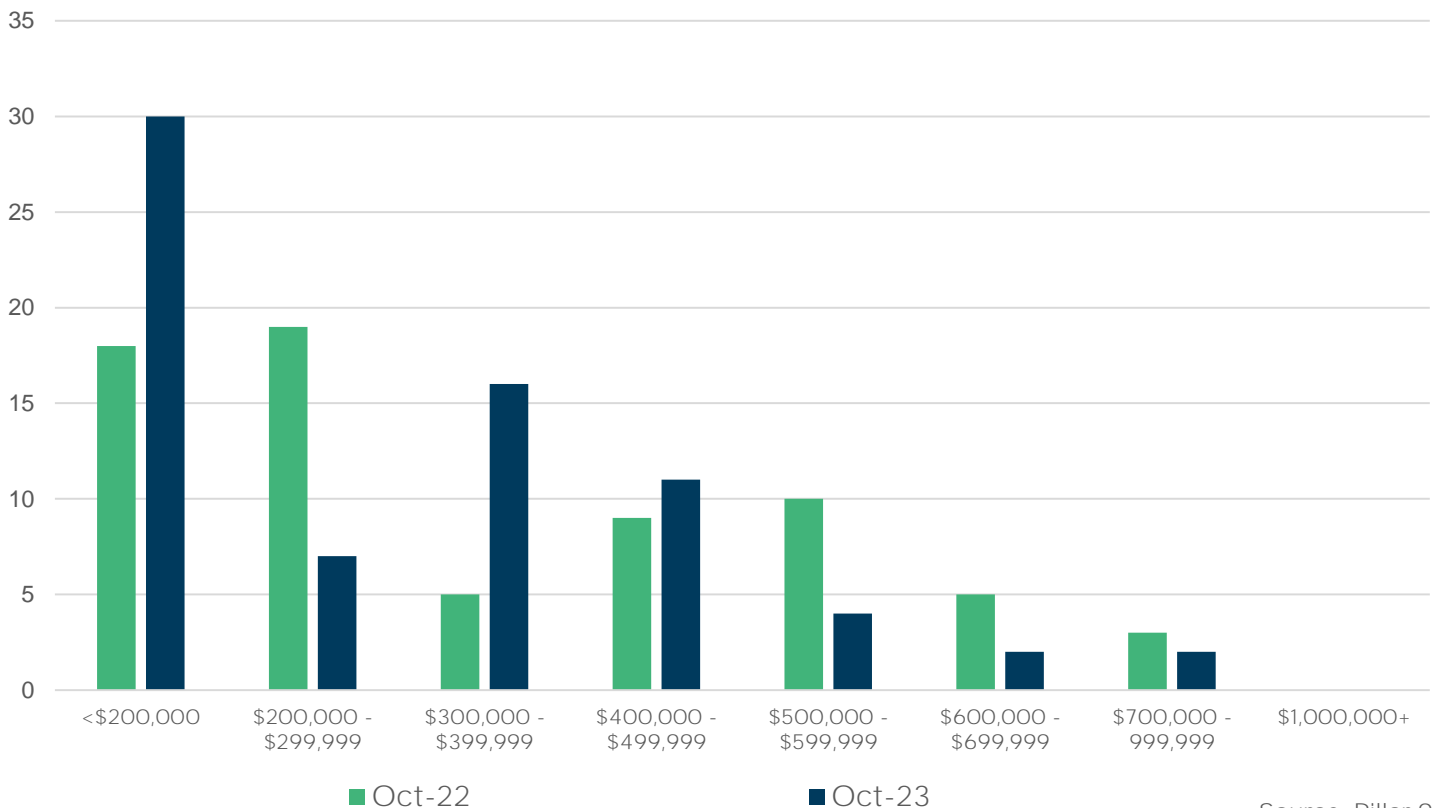
Year-to-Date

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%
Single Family Detached	444	-25%	1091	-5%	322	12%	41%	7.25	48%	\$501,916	-9%
Mobile with Land	78	-36%	143	-28%	41	-21%	55%	5.23	23%	\$238,229	2%
Semi-Detached	67	-18%	132	-7%	37	16%	51%	5.46	42%	\$349,670	-10%
Row	120	2%	188	6%	50	36%	64%	4.13	33%	\$207,731	-10%
Apartment	188	-5%	234	-11%	59	9%	80%	3.16	14%	\$113,342	-4%
Total Residential	897	-19%	1788	-8%	508	10%	50%	5.67	36%	\$346,612	-12%

Residential Sales by Price Range

October



Source: Pillar 9