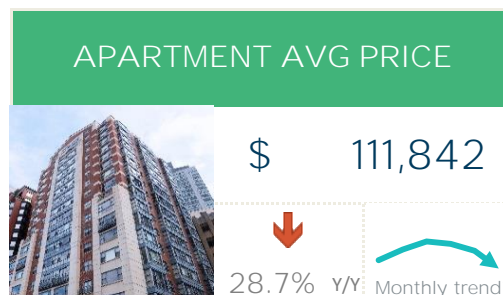
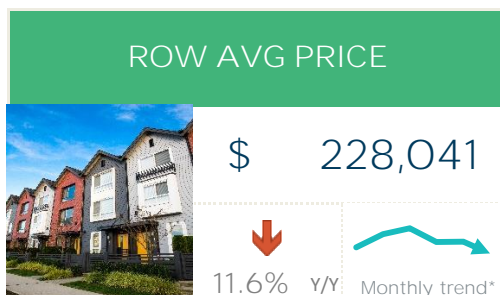
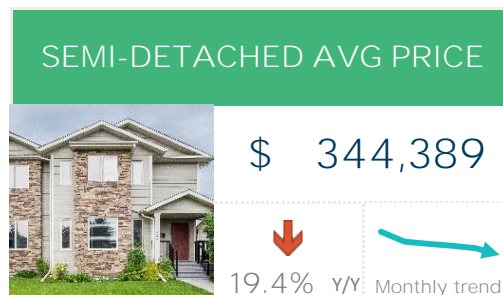
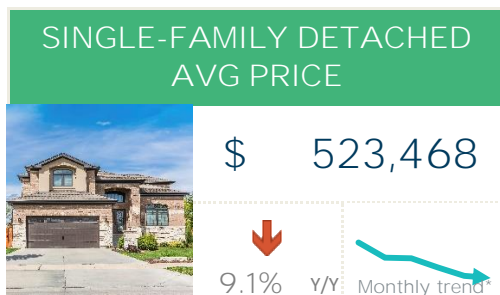
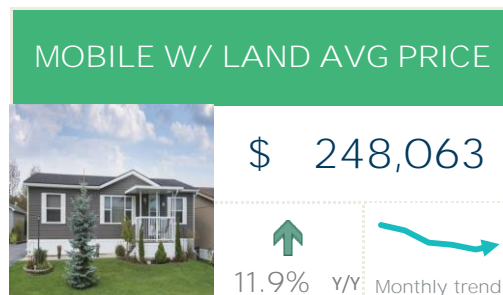
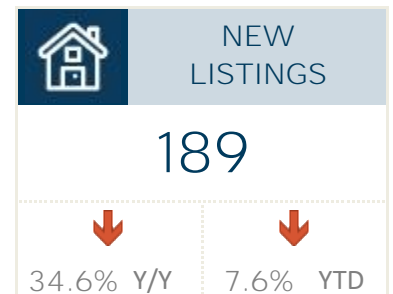


May 2023

As per typical seasonal activity sales and new listings rose in May relative to last months activity. However, when compared to last year the pullback in new listings this month outpaced declines in sales, preventing a more significant gain in inventory levels. While conditions are not as tight as they were last year at this time, when considering both the sales-to-new-listings ratio and the months of supply Fort McMurray has seen conditions tighten compared to what occurred throughout the second half of 2022.

These recent shifts to more balanced conditions have helped take some of the downward pressure off home prices. Nonetheless, on a year-to-date basis the average price remains below levels reported last year at this time.



May 2023

May 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	-16%	112	-30%	331	11%	59%	5.02	11%	\$523,468	-9%
Mobile with Land	8	-58%	11	-72%	49	-13%	73%	6.13	-13%	\$248,063	12%
Semi-Detached	9	-50%	16	-24%	34	17%	56%	3.78	17%	\$344,389	-19%
Row	16	167%	23	-26%	58	57%	70%	3.63	57%	\$228,041	-12%
Apartment	22	38%	27	-27%	68	-3%	81%	3.09	-3%	\$111,842	-29%
Total Residential	121	-12%	189	-35%	540	10%	64%	4.46	10%	\$378,034	-15%

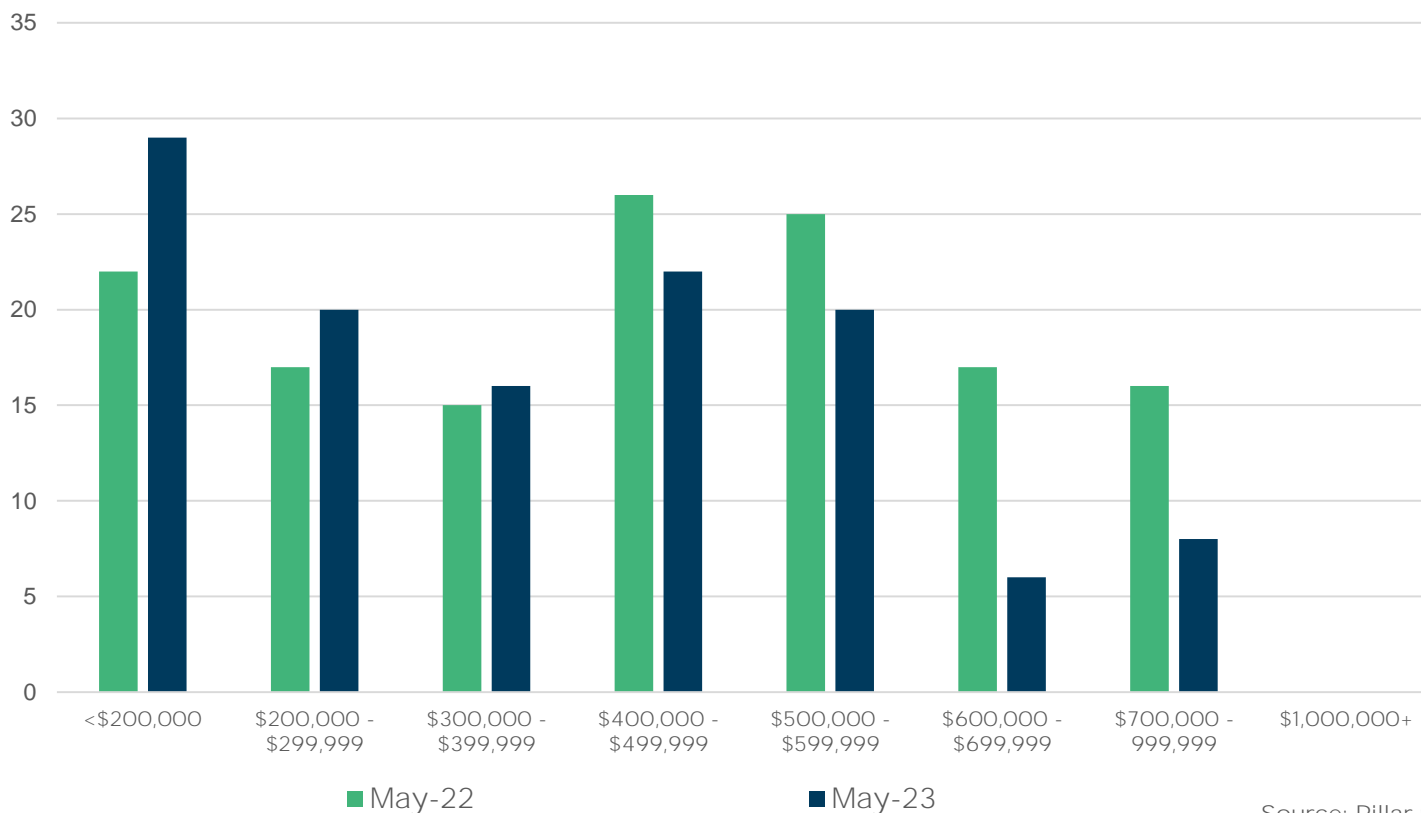
Year-to-Date

May 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	221	-40%	539	-9%	293	33%	41%	6.62	122%	\$509,912	-9%
Mobile with Land	39	-45%	85	-19%	40	-18%	46%	5.10	48%	\$219,137	-8%
Semi-Detached	32	-29%	68	1%	37	59%	47%	5.78	124%	\$337,378	-17%
Row	50	-23%	99	22%	51	117%	51%	5.12	182%	\$223,406	-1%
Apartment	88	-23%	127	-15%	62	20%	69%	3.50	57%	\$115,142	-2%
Total Residential	430	-35%	918	-8%	482	31%	47%	5.61	103%	\$356,975	-12%

Residential Sales by Price Range

May



Source: Pillar 9