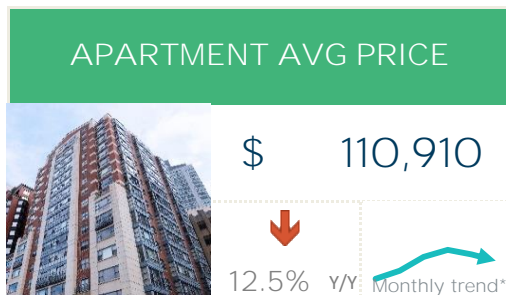
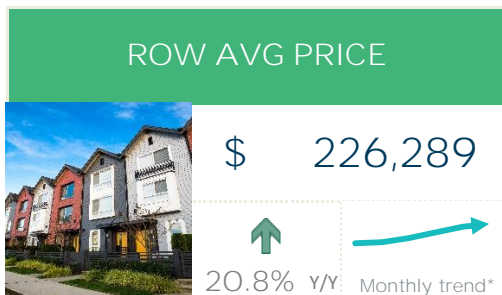
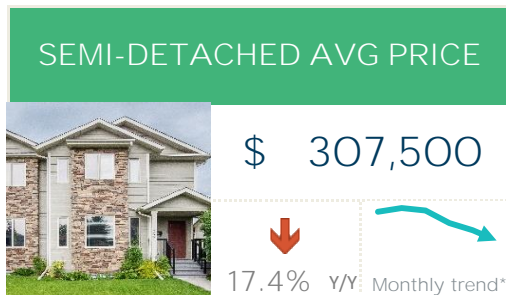
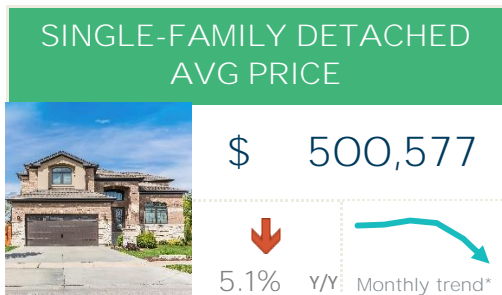
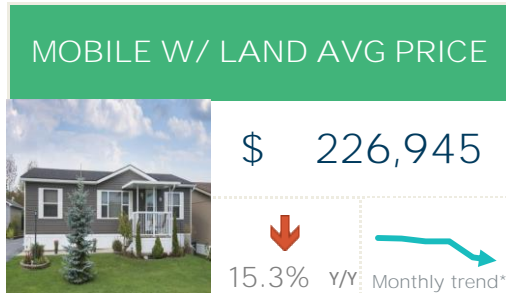


October 2022

October sales eased to the lowest levels reported for the month since 2017 as higher lending rates and a weaker employment market in the area continue to weigh on demand. However, recent pullbacks in sales have not entirely erased early gains in sales, as year-to-date sales remained comparable to last years levels. Nonetheless recent pullbacks in sales have not been met with the same level of supply adjustment causing the months of supply to remain elevated for the third consecutive month.

Shifts in market balance are likely contributing to some of the recent downward pressure in prices. Year-to-date the average price in Fort McMurray eased by over one percent with much of the declines driven by the mobile sector. Some of the price declines could be related to some compositional shifts as there was a greater share of activity occurring in the lower price ranges.



October 2022

October 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	31	-52%	74	-10%	335	43%	42%	10.81	43%	\$500,577	-5%
Mobile with Land	11	10%	10	-41%	47	-6%	110%	4.27	-6%	\$226,945	-15%
Semi-Detached	4	-20%	14	75%	36	44%	29%	9.00	44%	\$307,500	-17%
Row	14	75%	13	30%	45	50%	108%	3.21	50%	\$226,289	21%
Apartment	10	-38%	23	44%	68	24%	43%	6.80	24%	\$110,910	-13%
Total Residential	70	-32%	134	1%	531	34%	52%	7.59	34%	\$336,021	-17%

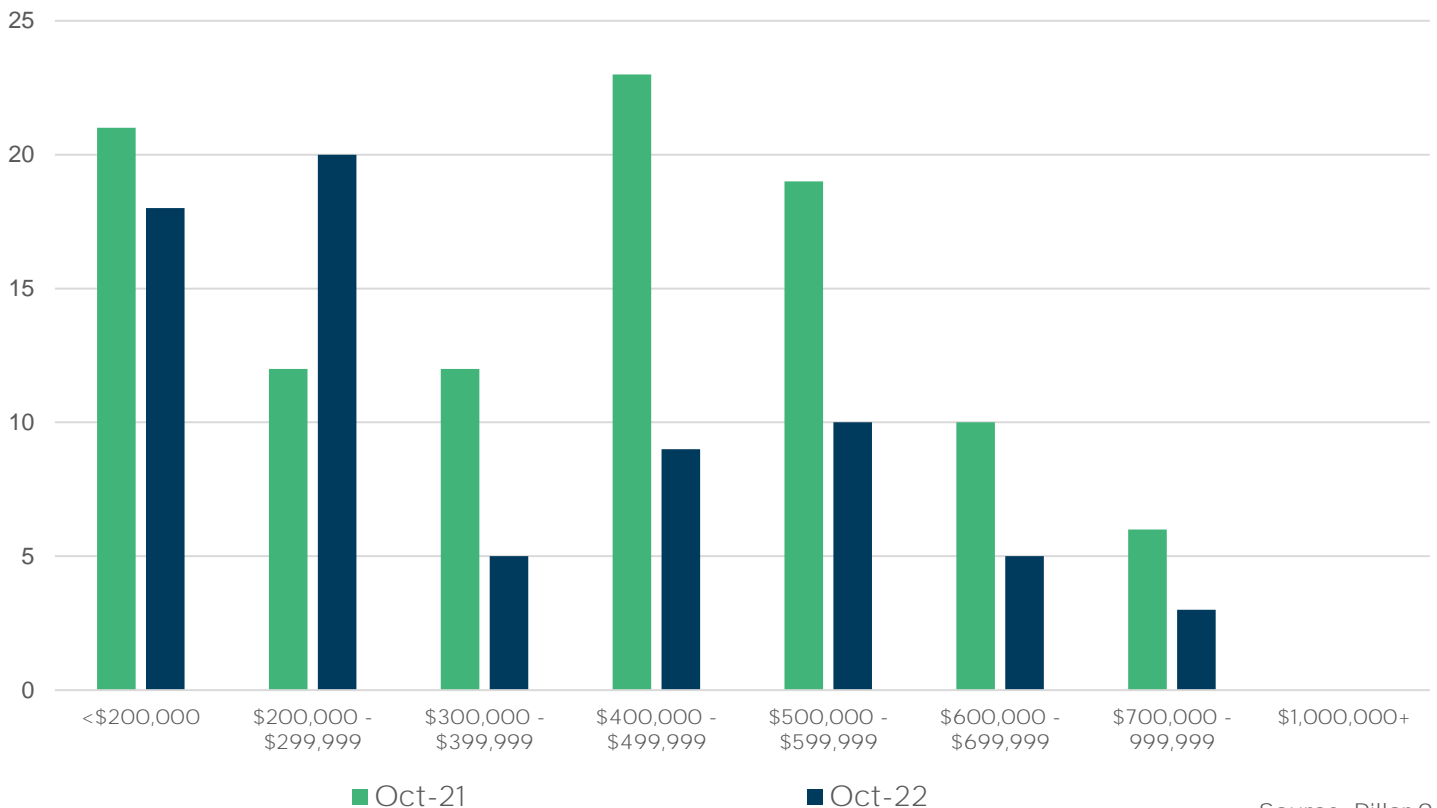
Year-to-Date

October 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	591	-9%	1153	20%	287	20%	51%	4.85	31%	\$548,732	2%
Mobile with Land	120	24%	197	8%	51	31%	61%	4.28	6%	\$235,040	-19%
Semi-Detached	81	33%	142	51%	32	50%	57%	3.90	13%	\$391,199	1%
Row	118	4%	177	32%	37	-5%	67%	3.09	-9%	\$229,707	20%
Apartment	197	3%	264	13%	55	-7%	75%	2.78	-9%	\$118,630	16%
Total Residential	1107	0%	1933	21%	461	16%	57%	4.16	16%	\$393,402	-1%

Residential Sales by Price Range

October



Source: Pillar 9