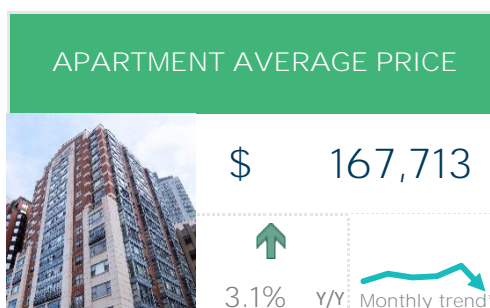
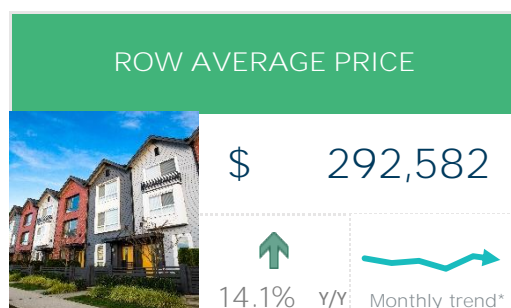
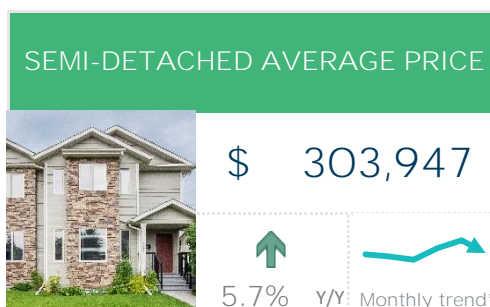
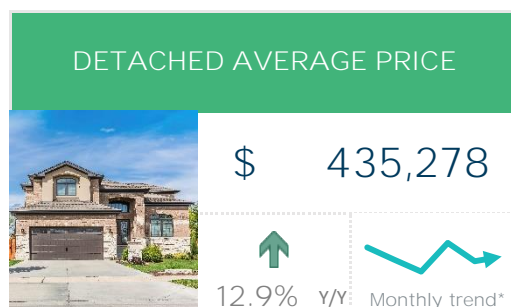
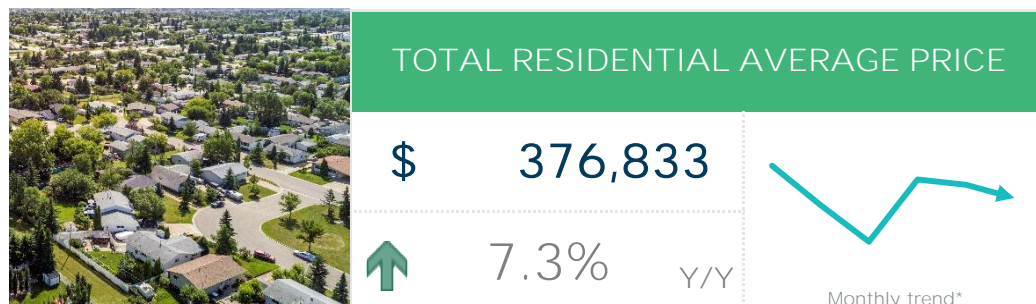


February 2024

## Market Trend Summary

For the second consecutive month, sales have increased, causing year-to-date sales to rise by almost 24 per cent compared to the same period last year. While new listings also saw an uptick in February, it wasn't sufficient to boost inventory levels. The inventory in February totaled 279 units, which is nearly 51 per cent below the long-term trends for the month.

With a sales-to-new listings ratio of 93 per cent and a two-month supply, the market conditions remained tight, resulting in price growth. Average prices for the year to date have increased by almost 14 per cent, thanks to gains across all property types.





## February 2024

### February 2024

	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%
Detached	94	18%	105	2%	204	-32%	90%	2.17	-42%	\$435,278	13%
Semi	15	36%	10	0%	15	-6%	150%	1.00	-31%	\$303,947	6%
Row	15	88%	19	46%	33	6%	79%	2.20	-43%	\$292,582	14%
Apartment	15	114%	15	7%	27	-52%	100%	1.80	-78%	\$167,713	3%
<b>Total Residential</b>	<b>139</b>	<b>31%</b>	<b>149</b>	<b>6%</b>	<b>279</b>	<b>-31%</b>	<b>93%</b>	<b>2.01</b>	<b>-47%</b>	<b>\$376,833</b>	<b>7%</b>

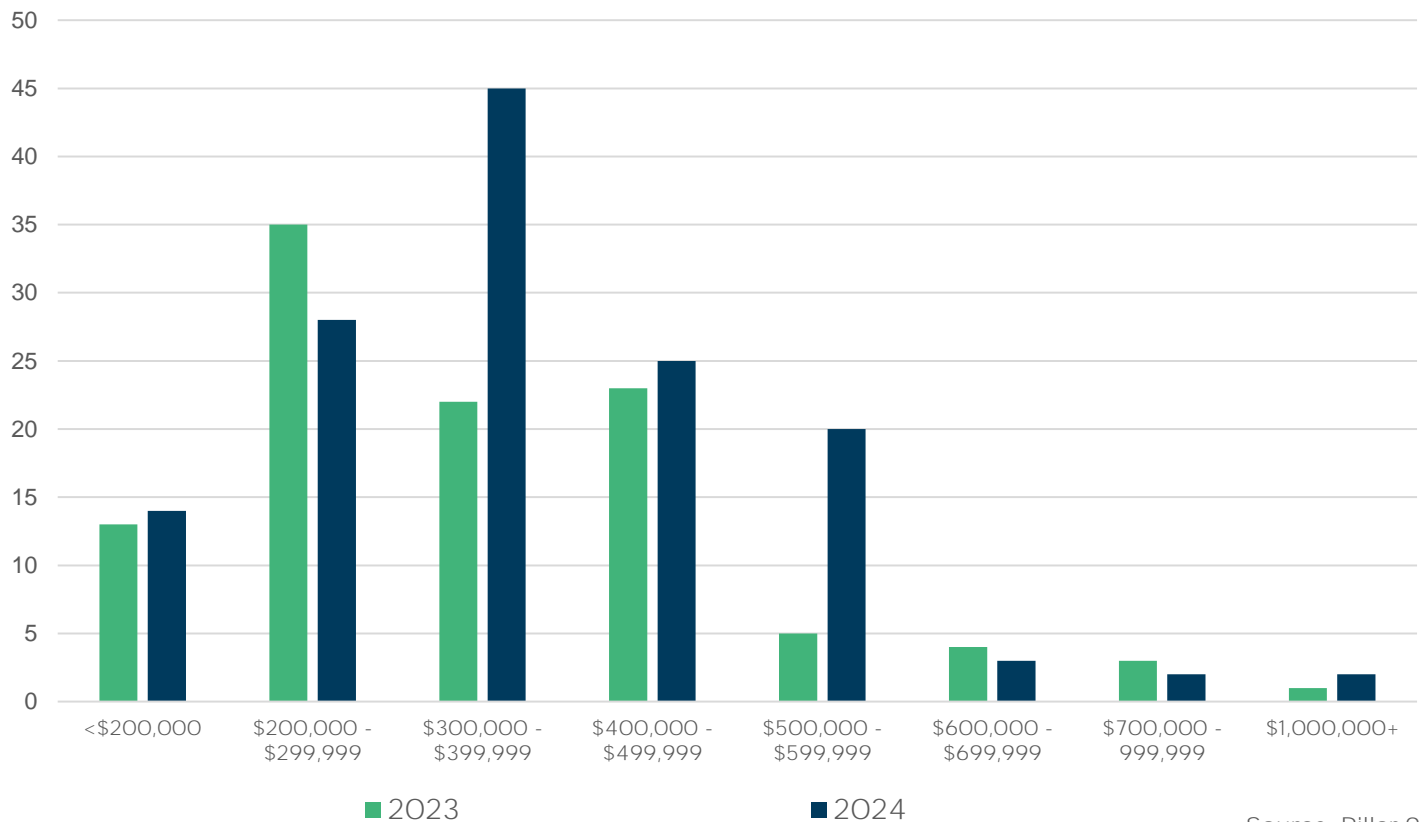
### Year-to-Date

### February 2024

	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%
Detached	180	20%	202	-7%	208	-31%	89%	2.31	-43%	\$418,168	16%
Semi	25	25%	17	21%	19	-10%	147%	1.52	-28%	\$327,960	15%
Row	22	22%	26	44%	33	5%	85%	2.95	-14%	\$286,943	19%
Apartment	27	59%	33	3%	27	-50%	82%	2.00	-68%	\$170,552	3%
<b>Total Residential</b>	<b>254</b>	<b>24%</b>	<b>278</b>	<b>-1%</b>	<b>286</b>	<b>-30%</b>	<b>91%</b>	<b>2.25</b>	<b>-43%</b>	<b>\$371,602</b>	<b>14%</b>

### Residential Sales by Price Range

February



Source: Pillar 9