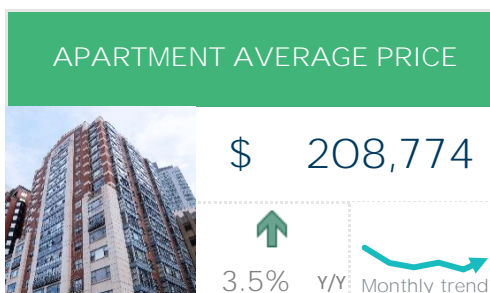
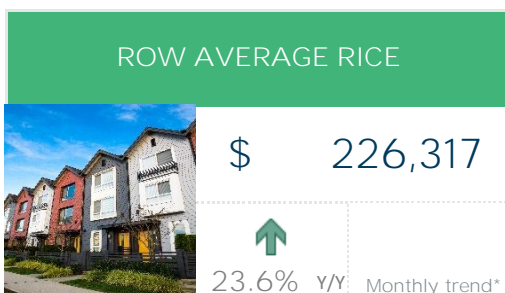
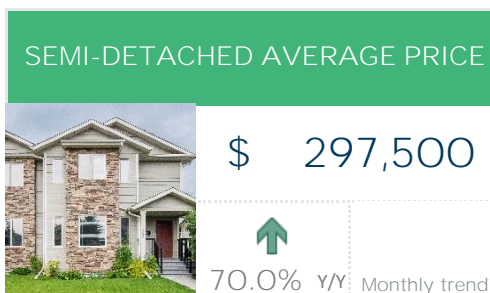
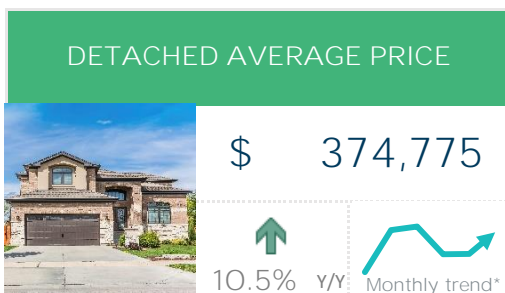
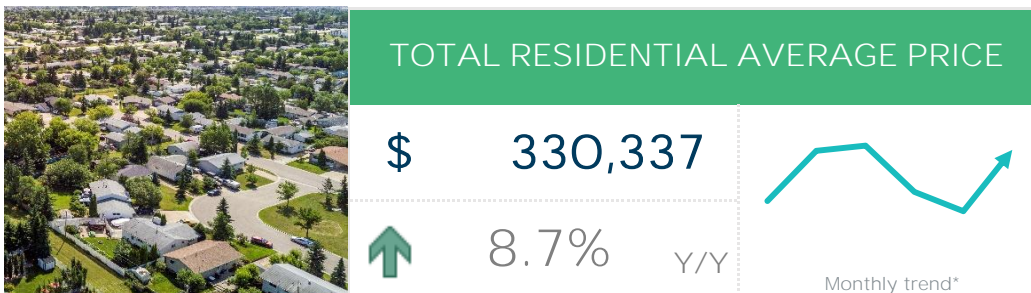
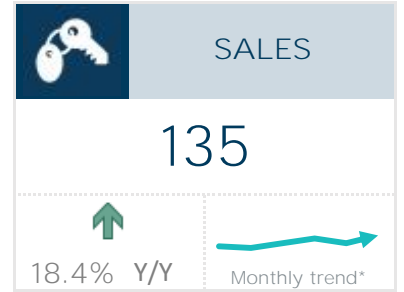


August 2023

## Market Trend Summary

A boost in new listings in August helped support the rise in sales this month. However, with 167 new listings and 135 sales, there was little change in inventory levels which fell to record low levels for August. With less than two months of supply in August, it is not a surprise that we saw some upward pressure on home prices.

Year-to-date average prices in the city have rising by one per cent. However, price growth was strongest in the detached sector at nearly four per cent. The detached sector has reported exceptionally tight conditions for homes priced below \$400,000.



\*Monthly trend data is based on seasonally adjusted data, where the prior 6 months is displayed  
Data source: Pillar 9

## August 2023

### August 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%
Detached	93	7%	133	6%	182	-6%	70%	1.96	-12%	\$374,775	11%
Semi	8	700%	8	14%	14	-7%	100%	1.75	-88%	\$297,500	70%
Row	15	0%	10	-9%	9	-59%	150%	0.60	-59%	\$226,317	24%
Apartment	19	73%	16	7%	16	-65%	119%	0.84	-80%	\$208,774	3%
<b>Total Residential</b>	<b>135</b>	<b>18%</b>	<b>167</b>	<b>5%</b>	<b>221</b>	<b>-20%</b>	<b>81%</b>	<b>1.64</b>	<b>-32%</b>	<b>\$330,337</b>	<b>9%</b>

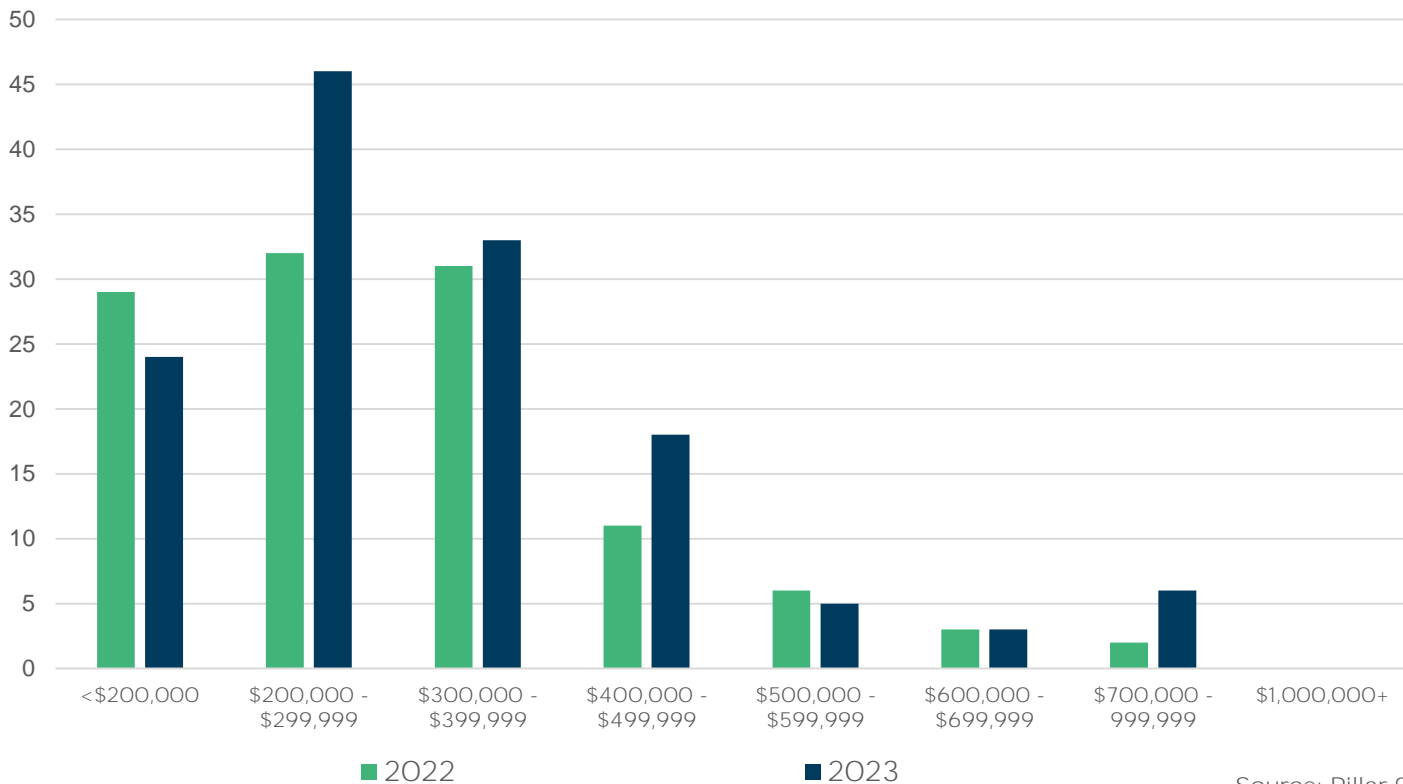
### Year-to-Date

### August 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%
Detached	586	-14%	785	-10%	146	-5%	75%	1.99	11%	\$356,709	4%
Semi	62	121%	82	122%	22	149%	76%	2.81	12%	\$329,883	1%
Row	83	-7%	90	-22%	16	-33%	92%	1.52	-28%	\$212,891	-2%
Apartment	123	27%	128	-10%	30	-32%	96%	1.97	-46%	\$188,446	0%
<b>Total Residential</b>	<b>854</b>	<b>-5%</b>	<b>1085</b>	<b>-7%</b>	<b>214</b>	<b>-7%</b>	<b>79%</b>	<b>2.00</b>	<b>-2%</b>	<b>\$316,549</b>	<b>1%</b>

### Residential Sales by Price Range

August



Source: Pillar 9