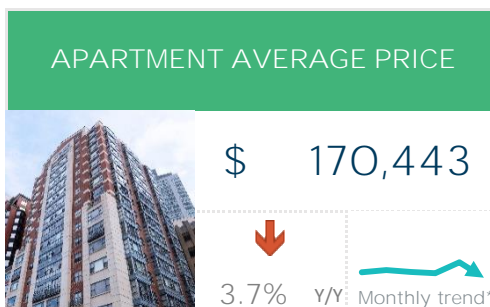
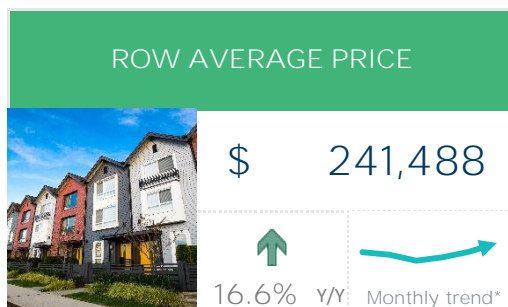
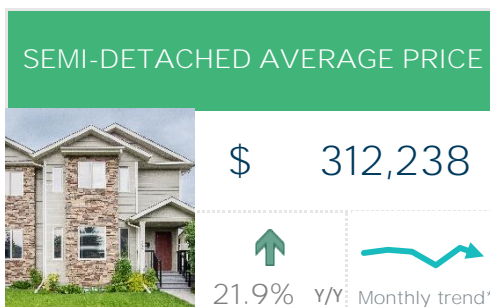
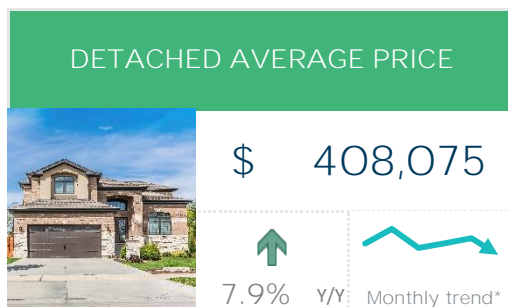
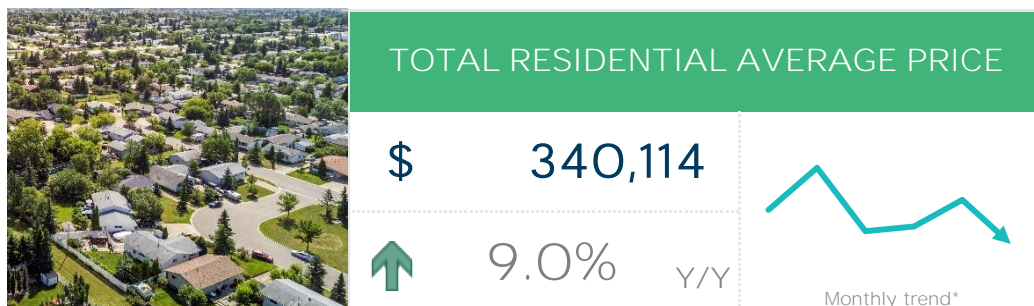


February 2024

Market Trend Summary

February reported a rebound in sales, contributing to the year-to-date gain of two per cent. Some of the gain this month could be related to further gains in new listings. While new listings did rise and inventories trended up over last month, inventory levels are nearly 16 per cent lower than last year and almost half of what we would traditionally see available in February.

With 110 sales and 256 units in inventory, the months of supply remained relatively low at 2.3 months. The tight conditions have contributed to price growth in the city. Year-to-date average prices rose across all property types, for a total residential gain of 15 percent.



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	66	5%	93	-10%	153	-19%	71%	2.32	-23%	\$408,075	8%
Semi	13	30%	21	40%	26	-7%	62%	2.00	-29%	\$312,238	22%
Row	16	-16%	30	88%	32	-16%	53%	2.00	0%	\$241,488	17%
Apartment	15	25%	27	35%	45	-8%	56%	3.00	-27%	\$170,443	-4%
Total Residential	110	6%	171	11%	256	-16%	64%	2.33	-20%	\$340,114	9%

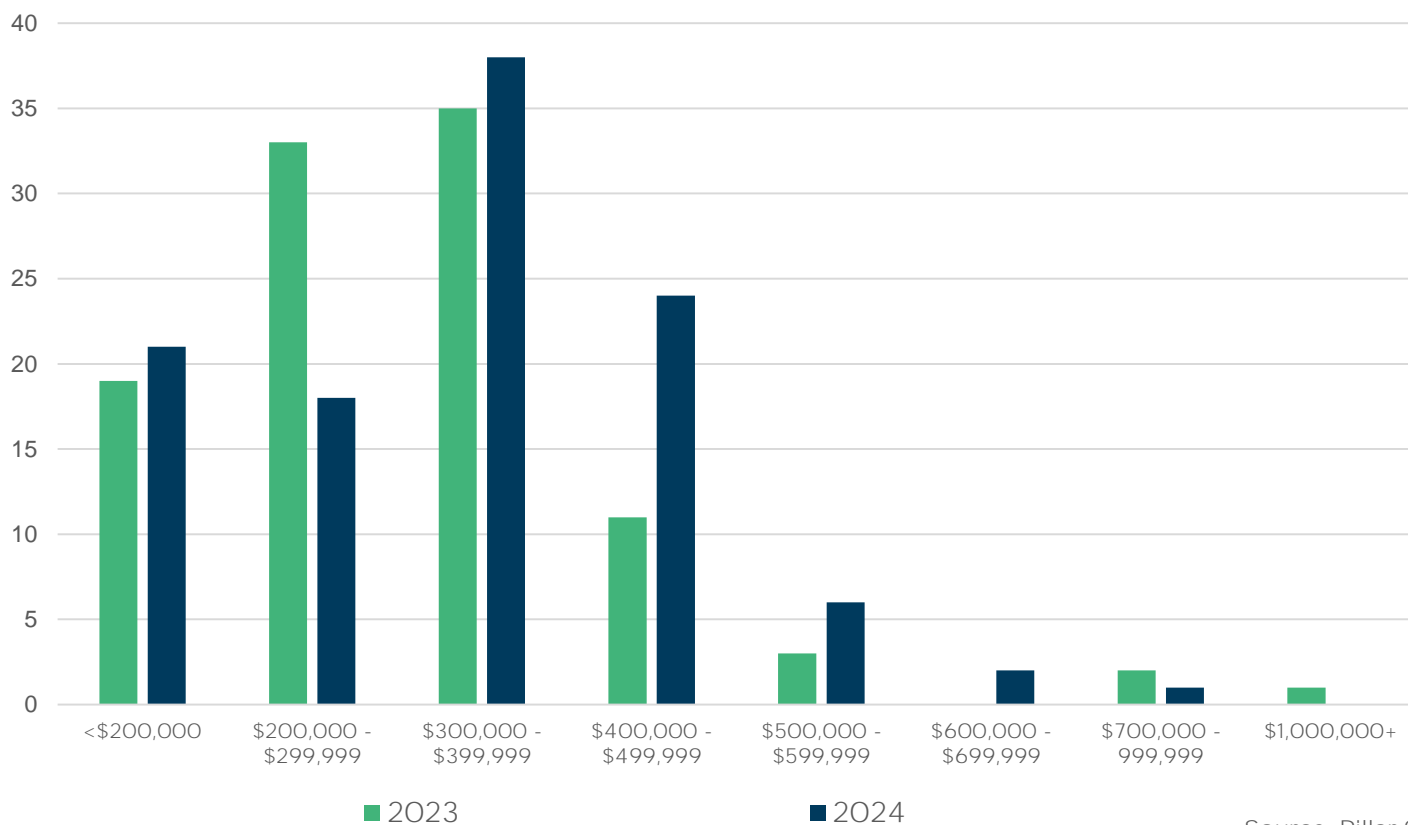
Year-to-Date

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	118	4%	175	-10%	150	-18%	67%	2.53	-21%	\$409,764	12%
Semi	30	67%	34	26%	23	-15%	88%	1.53	-49%	\$311,217	22%
Row	29	-26%	48	12%	26	-39%	60%	1.79	-18%	\$233,300	8%
Apartment	23	-8%	50	32%	41	-11%	46%	3.57	-3%	\$190,767	20%
Total Residential	200	2%	307	1%	240	-20%	65%	2.40	-21%	\$344,210	15%

Residential Sales by Price Range

February



Source: Pillar 9