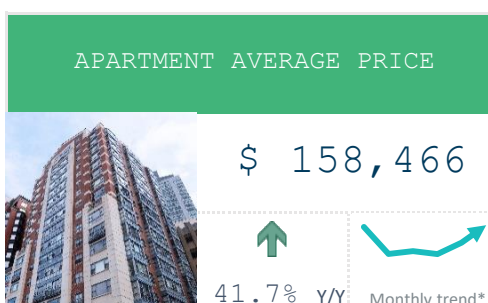
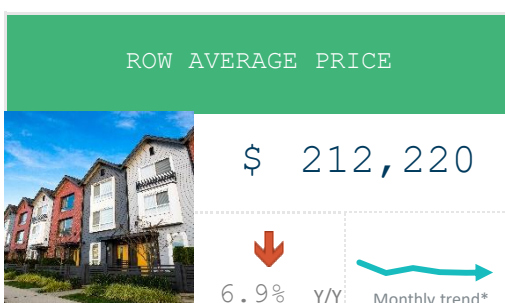
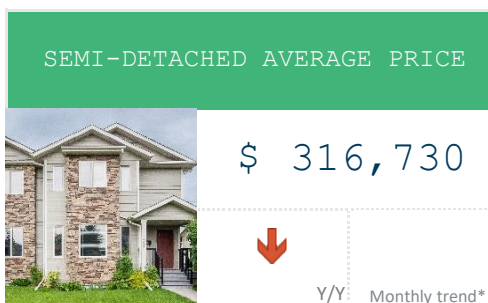
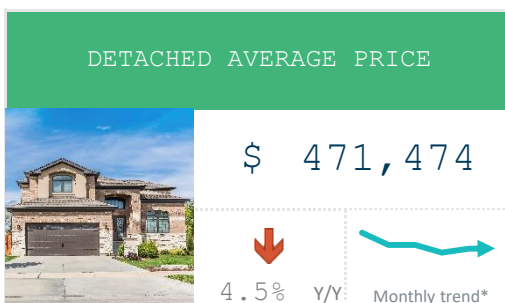
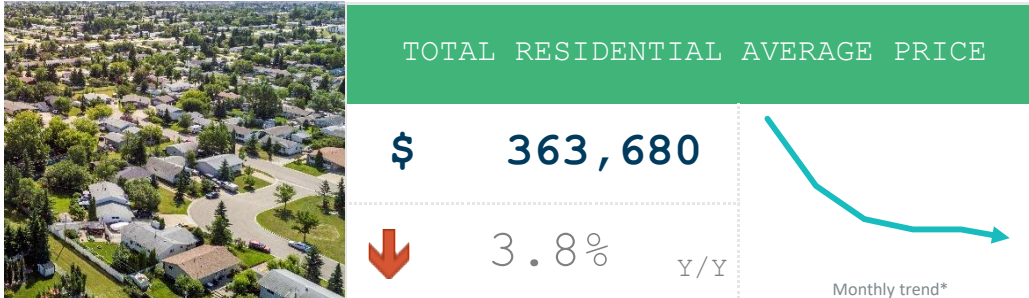
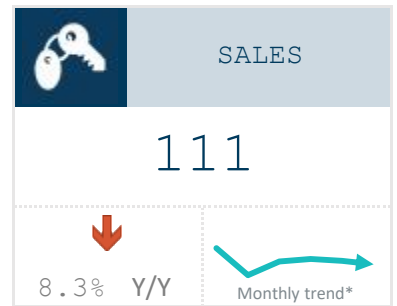


May 2024

Market Trend Summary

Sales in April increased, resulting in a year-to-date growth of nearly 19 per cent. This growth was largely driven by gains in detached and row style units, primarily in homes priced below \$700,000. Although April saw a rise in new listings, it was not substantial enough to significantly alter inventory levels. With 465 units in inventory and 127 sales, the supply for the month of April dropped to less than four months.

Despite minor monthly variations, year-to-date average prices have remained relatively stable compared to the previous year. This stability is mainly observed in detached and apartment style properties, while prices have slightly decreased for semi-detached and row style homes.



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

May 2024

May 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	-11%	140	17%	365	-1%	47%	5.53	11%	\$471,474	-5%
Semi	10	11%	11	-31%	33	-3%	91%	3.30	-13%	\$316,730	-8%
Row	10	-38%	17	-26%	37	-36%	59%	3.70	2%	\$212,220	-7%
Apartment	25	14%	27	0%	58	-5%	93%	2.32	-16%	\$158,466	42%
Total Residential	111	-8%	195	5%	493	-5%	57%	4.44	3%	\$363,680	-4%

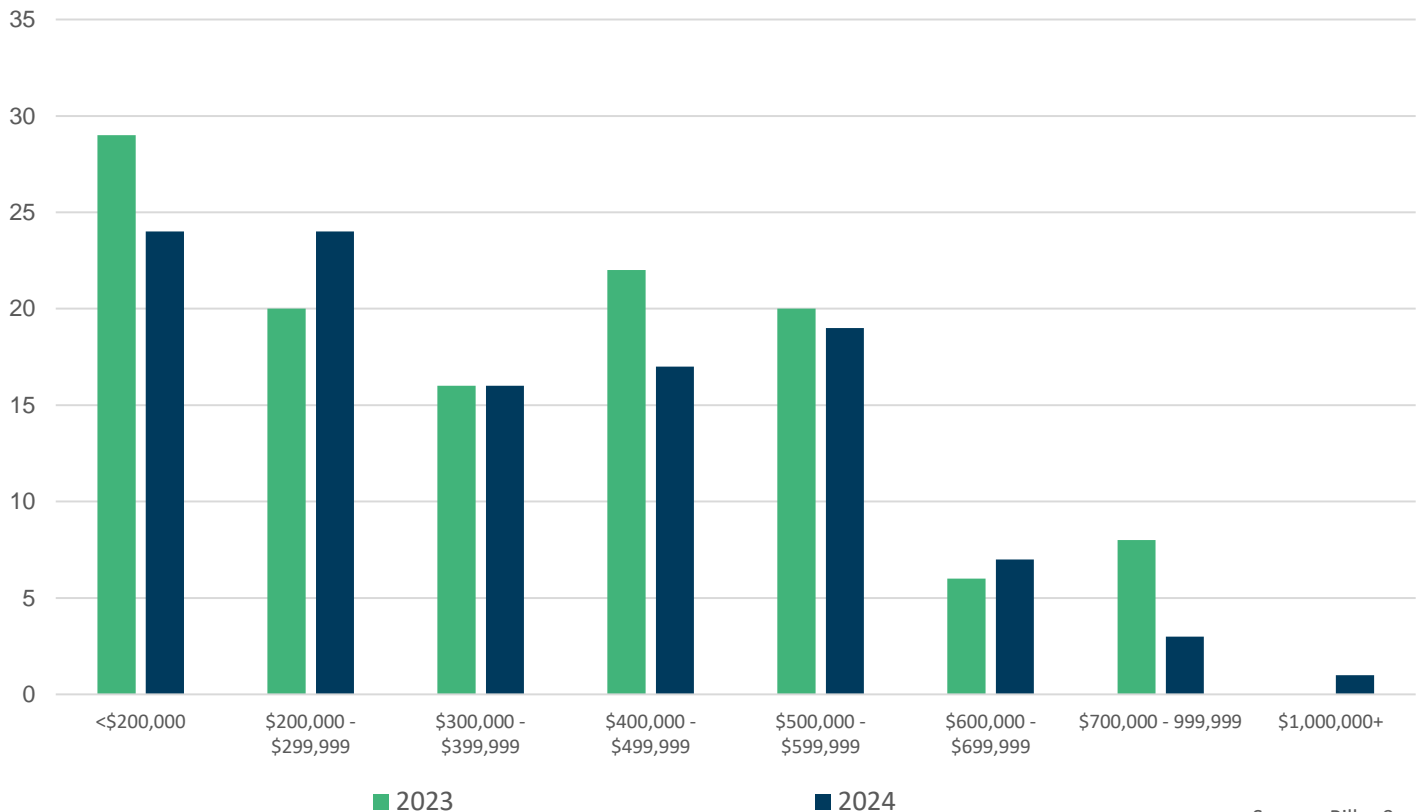
Year-to-Date

May 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	286	11%	604	-1%	318	-2%	47%	5.56	-12%	\$457,608	-1%
Semi	35	9%	61	-10%	30	-18%	57%	4.31	-25%	\$307,611	-9%
Row	66	32%	93	-6%	41	-19%	71%	3.14	-39%	\$208,130	-7%
Apartment	87	-1%	133	11%	46	-19%	65%	2.67	-18%	\$127,925	11%
Total Residential	474	11%	891	-1%	436	-7%	53%	4.60	-16%	\$351,283	-1%

Residential Sales by Price Range

May



Source: Pillar 9