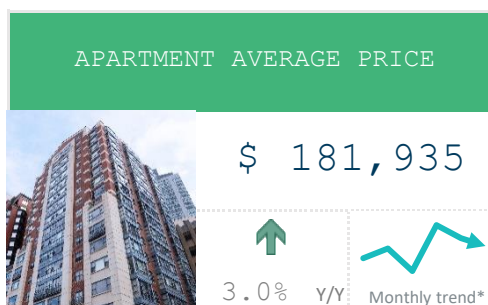
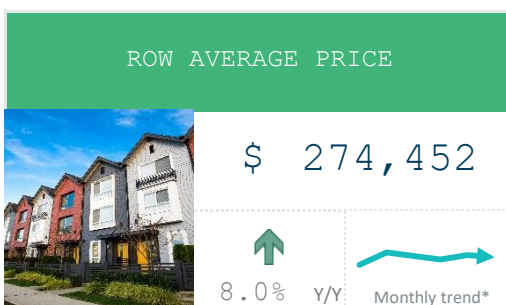
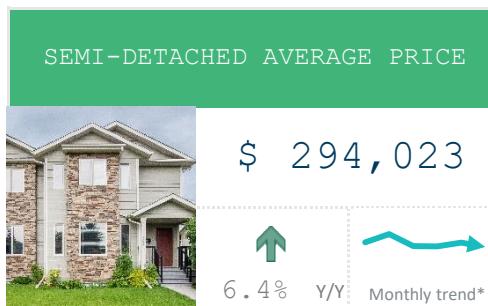
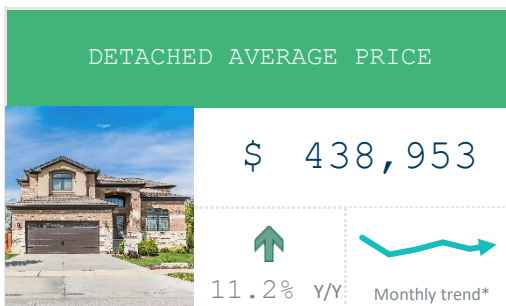
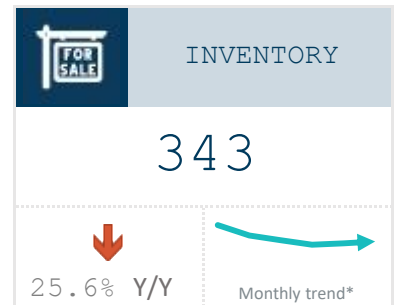
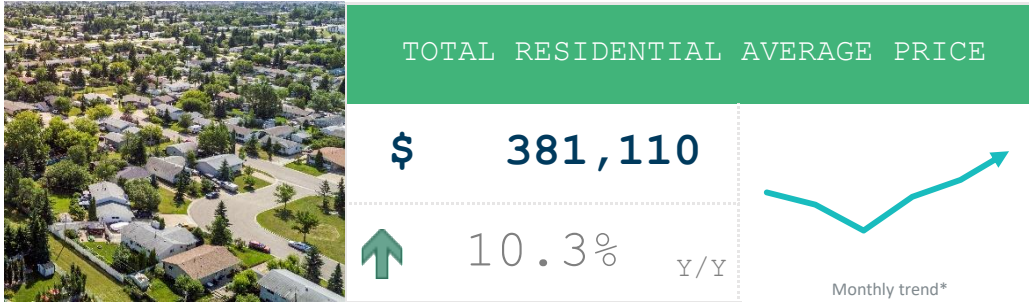
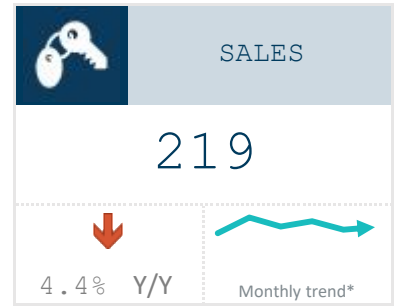


May 2024

Market Trend Summary

New listings reached 291 units in May, which is down 2 percent year-over-year, but up on a monthly basis. Sales declined 4.4 percent year over year, but were up 3.4% on a monthly basis. The sales-to-new-listings ratio was 75 percent. In May, there were 343 units in inventory, nearly 26 per cent below last year's levels.

The low inventory levels compared to sales ensured the market continued to favor the seller, placing further upward pressure on home prices. Year-to-date average prices have risen by 11 per cent, with the strongest price gains occurring for detached homes at just over 14 per cent.



*Monthly trend data is based on seasonally adjusted data, where the prior 6 months is displayed

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	158	-1%	224	11%	273	-17%	71%	1.73	-16%	\$438,953	11%
Semi	12	-20%	16	-16%	12	-54%	75%	1.00	-42%	\$294,023	6%
Row	18	-38%	16	-63%	28	-44%	113%	1.56	-10%	\$274,452	8%
Apartment	31	24%	35	6%	30	-46%	89%	0.97	-57%	\$181,935	3%
Total Residential	219	-4%	291	-2%	343	-26%	75%	1.57	-22%	\$381,110	10%

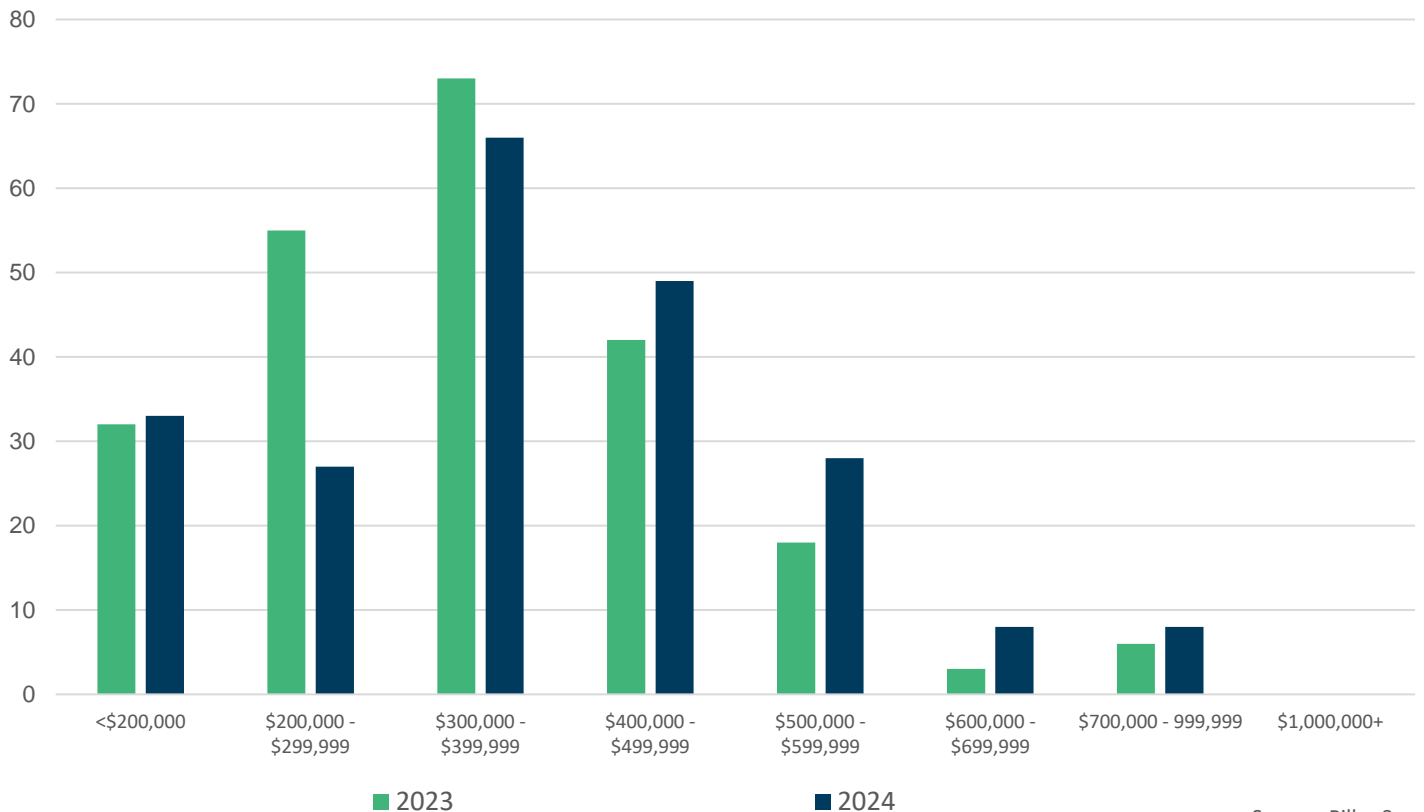
Year-to-Date

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	583	5%	723	-4%	223	-29%	81%	1.91	-32%	\$427,729	14%
Semi	61	27%	56	0%	14	-38%	109%	1.13	-52%	\$319,468	12%
Row	87	4%	91	-18%	33	-11%	96%	1.87	-14%	\$277,557	8%
Apartment	105	35%	118	17%	27	-50%	89%	1.30	-63%	\$185,952	2%
Total Residential	836	9%	988	-4%	297	-31%	85%	1.77	-36%	\$373,835	11%

Residential Sales by Price Range

May



Source: Pillar 9