

Grey Bruce Owen Sound
Residential Market Activity and MLS® Home Price Index Report August 2023

| Actual | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 219 | 10.1\% | -32.0\% | -45.3\% | -27.0\% | -45.8\% | -21.8\% |
| Dollar Volume | \$133,264,182 | 5.7\% | -35.8\% | -29.1\% | 0.7\% | 12.8\% | 103.5\% |
| New Listings | 446 | 18.6\% | 22.2\% | 8.8\% | 23.2\% | 19.3\% | -7.1\% |
| Active Listings | 1,211 | 12.7\% | 116.3\% | 85.5\% | 26.8\% | -27.8\% | -55.3\% |
| Sales to New Listings Ratio ${ }^{1}$ | 49.1 | 52.9 | 88.2 | 97.6 | 82.9 | 108.0 | 58.3 |
| Months of Inventory ${ }^{2}$ | 5.5 | 5.4 | 1.7 | 1.6 | 3.2 | 4.2 | 9.7 |
| Average Price | \$608,512 | -4.0\% | -5.6\% | 29.5\% | 38.0\% | 108.1\% | 160.2\% |
| Median Price | \$589,900 | 3.5\% | 0.6\% | 37.2\% | 81.3\% | 131.3\% | 174.4\% |
| Sale to List Price Ratio ${ }^{3}$ | 96.8 | 95.7 | 101.4 | 99.3 | 97.6 | 95.1 | 94.4 |
| Median Days on Market | 36.0 | 32.0 | 15.0 | 22.0 | 29.0 | 65.0 | 78.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 1,768 | -0.7\% | -28.5\% | -17.6\% | -15.5\% | -26.8\% | -1.0\% |
| Dollar Volume | \$1,120,052,363 | -12.2\% | -28.4\% | 14.8\% | 49.5\% | 69.1\% | 163.9\% |
| New Listings | 3,400 | 3.4\% | 9.1\% | 26.2\% | 14.4\% | -9.5\% | -22.3\% |
| Active Listings ${ }^{4}$ | 1,004 | 54.4\% | 120.0\% | 38.4\% | 24.8\% | -39.4\% | -57.1\% |
| Sales to New Listings Ratio ${ }^{5}$ | 52.0 | 54.2 | 79.3 | 79.6 | 70.4 | 64.3 | 40.8 |
| Months of Inventory ${ }^{6}$ | 4.5 | 2.9 | 1.5 | 2.7 | 3.1 | 5.5 | 10.5 |
| Average Price | \$633,514 | -11.5\% | 0.1\% | 39.3\% | 76.9\% | 131.1\% | 166.4\% |
| Median Price | \$575,000 | -11.5\% | 2.7\% | 41.3\% | 85.5\% | 134.7\% | 165.0\% |
| Sale to List Price Ratio ${ }^{7}$ | 96.8 | 102.7 | 104.0 | 98.1 | 97.6 | 95.9 | 95.2 |
| Median Days on Market | 33.0 | 13.0 | 12.0 | 27.0 | 26.0 | 54.0 | 67.0 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



Sales Activity (August only)

Active Listings (August only)

New Listings (August only)

MLS® HPI Composite Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^0]| Actual | August 2023 | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 176 | -0.6\% | -39.3\% | -51.4\% | -35.5\% | -51.8\% | -31.5\% |
| Dollar Volume | \$115,390,282 | -4.7\% | -41.7\% | -35.2\% | -8.6\% | 3.7\% | 87.3\% |
| New Listings | 394 | 16.9\% | 18.7\% | 11.3\% | 20.5\% | 17.6\% | -12.1\% |
| Active Listings | 1,095 | 14.8\% | 123.0\% | 102.0\% | 24.6\% | -26.3\% | -56.3\% |
| Sales to New Listings Ratio ${ }^{1}$ | 44.7 | 52.5 | 87.3 | 102.3 | 83.5 | 109.0 | 57.4 |
| Months of Inventory ${ }^{2}$ | 6.2 | 5.4 | 1.7 | 1.5 | 3.2 | 4.1 | 9.8 |
| Average Price | \$655,627 | -4.2\% | -3.9\% | 33.3\% | 41.8\% | 115.2\% | 173.5\% |
| Median Price | \$630,000 | 5.0\% | 1.6\% | 42.1\% | 88.6\% | 137.7\% | 186.4\% |
| Sale to List Price Ratio ${ }^{3}$ | 96.7 | 95.7 | 101.6 | 99.6 | 97.6 | 95.4 | 94.4 |
| Median Days on Market | 37.5 | 31.0 | 15.5 | 21.0 | 32.0 | 65.0 | 78.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | August 2021 | $\begin{aligned} & \text { August } \\ & 2020 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 1,534 | -2.9\% | -31.2\% | -21.6\% | -19.7\% | -30.1\% | -6.5\% |
| Dollar Volume | \$1,025,749,134 | -13.4\% | -30.2\% | 11.3\% | 45.9\% | 64.7\% | 156.1\% |
| New Listings | 3,049 | 3.4\% | 7.7\% | 26.0\% | 11.1\% | -10.5\% | -25.1\% |
| Active Listings ${ }^{4}$ | 886 | 56.6\% | 130.2\% | 44.2\% | 22.1\% | -39.5\% | -58.7\% |
| Sales to New Listings Ratio ${ }^{5}$ | 50.3 | 53.6 | 78.8 | 80.9 | 69.6 | 64.4 | 40.3 |
| Months of Inventory ${ }^{6}$ | 4.6 | 2.9 | 1.4 | 2.5 | 3.0 | 5.3 | 10.5 |
| Average Price | \$668,676 | -10.8\% | 1.6\% | 42.0\% | 81.8\% | 135.4\% | 174.0\% |
| Median Price | \$600,000 | -11.7\% | 3.4\% | 42.9\% | 90.5\% | 140.0\% | 172.7\% |
| Sale to List Price Ratio ${ }^{7}$ | 96.9 | 102.9 | 104.2 | 98.1 | 97.4 | 96.1 | 95.2 |
| Median Days on Market | 31.5 | 13.0 | 11.0 | 26.0 | 26.0 | 54.0 | 67.0 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

Sales Activity (August only)



Active Listings (August only)


New Listings (August only)


Months of Inventory (August only)


MLS® HPI Single Family Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^1]Compared to ${ }^{*}$

| Actual | August 2023 | Compared to ${ }^{\text {s }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2021 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2018 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 19 | 850.0\% | 137.5\% | 5.6\% | 90.0\% | 171.4\% | 171.4\% |
| Dollar Volume | \$10,643,400 | 923.4\% | 171.9\% | 59.4\% | 282.0\% | 701.8\% | 532.6\% |
| New Listings | 20 | 66.7\% | 150.0\% | -31.0\% | 11.1\% | 122.2\% | 100.0\% |
| Active Listings | 43 | -31.7\% | -6.5\% | -43.4\% | -2.3\% | 7.5\% | -37.7\% |
| Sales to New Listings Ratio ${ }^{1}$ | 95.0 | 16.7 | 100.0 | 62.1 | 55.6 | 77.8 | 70.0 |
| Months of Inventory ${ }^{2}$ | 2.3 | 31.5 | 5.8 | 4.2 | 4.4 | 5.7 | 9.9 |
| Average Price | \$560,179 | 7.7\% | 14.5\% | 51.1\% | 101.0\% | 195.4\% | 133.0\% |
| Median Price | \$560,000 | 7.7\% | 14.9\% | 39.5\% | 154.6\% | 173.2\% | 148.9\% |
| Sale to List Price Ratio ${ }^{3}$ | 98.7 | 98.8 | 99.5 | 99.9 | 100.8 | 97.8 | 95.8 |
| Median Days on Market | 43.0 | 47.5 | 19.0 | 61.5 | 11.0 | 70.0 | 46.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 90 | 21.6\% | -8.2\% | -12.6\% | 15.4\% | 45.2\% | 109.3\% |
| Dollar Volume | \$49,574,264 | 12.7\% | 5.4\% | 33.1\% | 115.1\% | 256.9\% | 396.6\% |
| New Listings | 115 | -10.9\% | 0.9\% | -19.0\% | -9.4\% | 33.7\% | 12.7\% |
| Active Listings ${ }^{4}$ | 54 | 10.5\% | 15.9\% | -25.3\% | 69.7\% | 35.5\% | -13.8\% |
| Sales to New Listings Ratio ${ }^{5}$ | 78.3 | 57.4 | 86.0 | 72.5 | 61.4 | 72.1 | 42.2 |
| Months of Inventory ${ }^{6}$ | 4.8 | 5.3 | 3.8 | 5.6 | 3.3 | 5.1 | 11.6 |
| Average Price | \$550,825 | -7.4\% | 14.7\% | 52.3\% | 86.4\% | 145.9\% | 137.3\% |
| Median Price | \$558,450 | -8.6\% | 19.6\% | 49.0\% | 100.6\% | 159.7\% | 148.2\% |
| Sale to List Price Ratio ${ }^{7}$ | 98.3 | 104.8 | 104.2 | 99.8 | 99.3 | 98.1 | 98.3 |
| Median Days on Market | 44.0 | 11.0 | 14.5 | 49.0 | 21.0 | 57.0 | 48.0 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

## Sales Activity (August only)



Active Listings (August only)


MLS® HPI Townhouse Benchmark Price and Average Price

Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^2]| Actual | August$2023$ | Compared to ${ }^{\text {s }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2021 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | August 2013 |
| Sales Activity | 10 | 233.3\% | 42.9\% | 42.9\% | 100.0\% | -33.3\% | 42.9\% |
| Dollar Volume | \$4,007,700 | 188.3\% | 52.6\% | 72.9\% | 144.8\% | 12.7\% | 216.2\% |
| New Listings | 11 | -26.7\% | 10.0\% | -26.7\% | 83.3\% | -31.3\% | -15.4\% |
| Active Listings | 26 | -21.2\% | 225.0\% | 13.0\% | 18.2\% | -70.5\% | -56.7\% |
| Sales to New Listings Ratio ${ }^{1}$ | 90.9 | 20.0 | 70.0 | 46.7 | 83.3 | 93.8 | 53.8 |
| Months of Inventory ${ }^{2}$ | 2.6 | 11.0 | 1.1 | 3.3 | 4.4 | 5.9 | 8.6 |
| Average Price | \$400,770 | -13.5\% | 6.8\% | 21.0\% | 22.4\% | 69.0\% | 121.3\% |
| Median Price | \$396,500 | -12.9\% | 20.5\% | 22.0\% | 24.7\% | 73.9\% | 86.6\% |
| Sale to List Price Ratio ${ }^{3}$ | 96.9 | 98.9 | 102.1 | 97.3 | 99.3 | 96.6 | 96.2 |
| Median Days on Market | 32.5 | 17.0 | 7.0 | 72.0 | 209.0 | 62.0 | 157.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 64 | 25.5\% | 0.0\% | 64.1\% | 0.0\% | -1.5\% | 33.3\% |
| Dollar Volume | \$26,519,465 | 16.8\% | 0.2\% | 111.5\% | 46.8\% | 74.8\% | 183.5\% |
| New Listings | 91 | -5.2\% | 42.2\% | 19.7\% | 82.0\% | -27.8\% | 12.3\% |
| Active Listings ${ }^{4}$ | 26 | 47.1\% | 100.0\% | -7.2\% | -33.3\% | -69.6\% | -60.2\% |
| Sales to New Listings Ratio ${ }^{5}$ | 70.3 | 53.1 | 100.0 | 51.3 | 128.0 | 51.6 | 59.3 |
| Months of Inventory ${ }^{6}$ | 3.2 | 2.7 | 1.6 | 5.7 | 4.8 | 10.4 | 10.8 |
| Average Price | \$414,367 | -7.0\% | 0.2\% | 28.9\% | 46.8\% | 77.6\% | 112.6\% |
| Median Price | \$370,000 | -9.8\% | -11.0\% | 30.5\% | 34.1\% | 94.7\% | 78.4\% |
| Sale to List Price Ratio ${ }^{7}$ | 97.6 | 102.1 | 103.9 | 97.9 | 100.6 | 96.5 | 95.8 |
| Median Days on Market | 36.5 | 18.0 | 14.0 | 28.0 | 119.5 | 53.0 | 74.5 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

New Listings (August only)


MLS® HPI Apartment Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^3] ESTATE ASSOCIATION

| MLS ${ }^{\circledR}$ Home Price Index Benchmark Price |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | percentage change vs. |  |  |  |  |  |
| Benchmark Type: | August 2023 | 1 month ago | 3 months ago | 6 months ago | 12 months ago | 3 years ago | 5 years ago |
| Composite | \$579,000 | 1.2 | 4.3 | 8.3 | -3.0 | 41.0 | 76.6 |
| Single Family | \$587,000 | 1.3 | 4.4 | 8.5 | -2.2 | 41.1 | 76.9 |
| One Storey | \$602,400 | 1.1 | 5.0 | 7.7 | -2.2 | 41.5 | 83.8 |
| Two Storey | \$570,000 | 1.5 | 3.7 | 9.5 | -2.2 | 40.6 | 69.4 |
| Townhouse | \$511,800 | 1.1 | 4.2 | 9.4 | -17.1 | 41.7 | 84.4 |
| Apartment | \$342,300 | -3.5 | 1.5 | -2.8 | -4.9 | 52.9 | 111.4 |

## MLS ${ }^{\circledR}$ HPI Benchmark Price



THE CANADIAN REAL ESTATE ASSOCIATION

Composite 合晚瞥関

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \＆Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached，Single width |
| Gross Living Area （Above Ground；in sq．ft．） | 1350 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement，Poured concrete |
| Wastewater Disposal | Municipal sewers |

Single Family 合悤

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \＆Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached，Single width |
| Gross Living Area （Above Ground；in sq．ft．） | 1372 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 10821 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement， Concrete blocs |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers | ESTATE ASSOCIATION

1 Storey 슴

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1240 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 11397 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |

2 Storey

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 100+ |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1578 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 10363 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Concrete blocs |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers | ESTATE ASSOCIATION

Townhouse 籣

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 2 |
| Age Category | 0 to 5 |
| Attached Specification | Row |
| Bedrooms | 2 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1208 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 9 |
| Type Of Foundation | Basement, Poured concrete |
| Wastewater Disposal | Municipal sewers |


| Features | Value |
| :--- | :---: |
| Above Ground <br> Bedrooms | 2 |
| Age Category | 31 to 50 |
| Attached <br> Specification | Row |
| Bedrooms | $\mathbf{2}$ |
| Below Ground <br> Bedrooms | $\mathbf{0}$ |
| Exterior Walls | Masonry |
| Freshwater Supply | Municipal <br> waterworks |
| Full Bathrooms | $\mathbf{1}$ |
| Gross Living Area <br> (Above Ground; in <br> sq. ft.) | $\mathbf{0}$ |
| Half Bathrooms | $\mathbf{7}$ |
| Number of <br> Fireplaces | Municipal sewers |
| Total Number Of <br> Rooms | Wastewater <br> Disposal |


| Actual | August 2023 | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 5 | -44.4\% | -66.7\% | -50.0\% | -37.5\% | -66.7\% | -50.0\% |
| Dollar Volume | \$2,836,900 | -27.6\% | -61.0\% | -25.7\% | 39.2\% | -5.9\% | 44.1\% |
| New Listings | 10 | 42.9\% | -41.2\% | -28.6\% | 66.7\% | -37.5\% | -47.4\% |
| Active Listings | 21 | 0.0\% | -16.0\% | 10.5\% | -4.5\% | -65.6\% | -80.2\% |
| Sales to New Listings Ratio ${ }^{1}$ | 50.0 | 128.6 | 88.2 | 71.4 | 133.3 | 93.8 | 52.6 |
| Months of Inventory ${ }^{2}$ | 4.2 | 2.3 | 1.7 | 1.9 | 2.8 | 4.1 | 10.6 |
| Average Price | \$567,380 | 30.3\% | 17.0\% | 48.6\% | 122.7\% | 182.3\% | 188.2\% |
| Median Price | \$637,000 | 54.6\% | 48.1\% | 79.4\% | 157.9\% | 210.7\% | 224.6\% |
| Sale to List Price Ratio ${ }^{3}$ | 95.3 | 95.8 | 104.7 | 99.6 | 96.9 | 95.9 | 95.0 |
| Median Days on Market | 27.0 | 54.0 | 13.0 | 20.0 | 27.0 | 105.0 | 52.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 55 | -20.3\% | -32.9\% | -17.9\% | -22.5\% | -27.6\% | 10.0\% |
| Dollar Volume | \$27,233,800 | -25.5\% | -34.3\% | 19.6\% | 57.8\% | 74.4\% | 182.1\% |
| New Listings | 74 | -25.3\% | -26.0\% | -14.9\% | -15.9\% | -37.3\% | -51.0\% |
| Active Listings ${ }^{4}$ | 20 | 12.8\% | 34.7\% | 1.3\% | -3.0\% | -69.8\% | -78.9\% |
| Sales to New Listings Ratio ${ }^{5}$ | 74.3 | 69.7 | 82.0 | 77.0 | 80.7 | 64.4 | 33.1 |
| Months of Inventory ${ }^{6}$ | 2.9 | 2.0 | 1.4 | 2.3 | 2.3 | 6.9 | 15.1 |
| Average Price | \$495,160 | -6.6\% | -2.0\% | 45.7\% | 103.7\% | 141.0\% | 156.5\% |
| Median Price | \$449,000 | -10.2\% | 1.8\% | 38.2\% | 104.1\% | 136.3\% | 161.1\% |
| Sale to List Price Ratio ${ }^{7}$ | 98.2 | 103.3 | 104.5 | 98.9 | 95.8 | 95.6 | 94.5 |
| Median Days on Market | 37.0 | 17.0 | 13.0 | 24.0 | 28.0 | 83.5 | 78.0 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

Sales Activity (August only)


Active Listings (August only)


New Listings (August only)

 Months of Inventory (August only)


MLS® HPI Composite Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^4]
## MLS® Single Family Market Activity

| Actual | August$2023$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 5 | -44.4\% | -66.7\% | -50.0\% | -37.5\% | -66.7\% | -50.0\% |
| Dollar Volume | \$2,836,900 | -27.6\% | -61.0\% | -25.7\% | 39.2\% | -5.9\% | 44.1\% |
| New Listings | 10 | 42.9\% | -37.5\% | -16.7\% | 66.7\% | -33.3\% | -47.4\% |
| Active Listings | 20 | 11.1\% | 5.3\% | 17.6\% | -9.1\% | -66.1\% | -81.0\% |
| Sales to New Listings Ratio ${ }^{1}$ | 50.0 | 128.6 | 93.8 | 83.3 | 133.3 | 100.0 | 52.6 |
| Months of Inventory ${ }^{2}$ | 4.0 | 2.0 | 1.3 | 1.7 | 2.8 | 3.9 | 10.5 |
| Average Price | \$567,380 | 30.3\% | 17.0\% | 48.6\% | 122.7\% | 182.3\% | 188.2\% |
| Median Price | \$637,000 | 54.6\% | 48.1\% | 79.4\% | 157.9\% | 210.7\% | 224.6\% |
| Sale to List Price Ratio ${ }^{3}$ | 95.3 | 95.8 | 104.7 | 99.6 | 96.9 | 95.9 | 95.0 |
| Median Days on Market | 27.0 | 54.0 | 13.0 | 20.0 | 27.0 | 105.0 | 52.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2021 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2020 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 54 | -8.5\% | -32.5\% | -19.4\% | -23.9\% | -28.9\% | 8.0\% |
| Dollar Volume | \$26,854,800 | -16.0\% | -33.2\% | 17.9\% | 55.6\% | 72.0\% | 178.2\% |
| New Listings | 71 | -19.3\% | -24.5\% | -16.5\% | -19.3\% | -38.8\% | -52.3\% |
| Active Listings ${ }^{4}$ | 18 | 40.0\% | 69.0\% | -5.2\% | -10.4\% | -71.7\% | -80.2\% |
| Sales to New Listings Ratio ${ }^{5}$ | 76.1 | 67.0 | 85.1 | 78.8 | 80.7 | 65.5 | 33.6 |
| Months of Inventory ${ }^{6}$ | 2.7 | 1.8 | 1.1 | 2.3 | 2.3 | 6.8 | 14.8 |
| Average Price | \$497,311 | -8.3\% | -1.1\% | 46.3\% | 104.6\% | 142.1\% | 157.6\% |
| Median Price | \$449,500 | -11.2\% | 1.9\% | 38.3\% | 104.3\% | 136.6\% | 161.4\% |
| Sale to List Price Ratio ${ }^{7}$ | 98.3 | 103.7 | 104.7 | 98.9 | 95.8 | 95.6 | 94.5 |
| Median Days on Market | 39.5 | 12.0 | 12.5 | 24.0 | 28.0 | 83.5 | 78.0 |

[^5]Sales Activity (August only)


Active Listings (August only)


New Listings (August only)

 Months of Inventory (August only)



MLS® HPI Single Family Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^6]| MLS ${ }^{\circledR}$ Home Price Index Benchmark Price |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | percentage change vs. |  |  |  |  |  |
| Benchmark Type: | August 2023 | 1 month ago | 3 months ago | 6 months ago | 12 months ago | 3 years ago | 5 years ago |
| Composite | \$435,900 | 2.4 | 6.3 | 10.3 | 1.4 | 46.8 | 89.7 |
| Single Family | \$435,900 | 2.4 | 6.3 | 10.3 | 1.4 | 46.8 | 89.7 |
| One Storey | \$462,600 | 1.2 | 7.6 | 14.0 | 2.1 | 45.1 | 86.6 |
| Two Storey | \$416,200 | 3.5 | 5.0 | 7.3 | 0.7 | 47.1 | 93.0 |

## MLS ${ }^{\circledR}$ HPI Benchmark Price




| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 100+ |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 1 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1367 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Concrete blocs |
| Wastewater Disposal | Municipal sewers |

Single Family 合悤

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 100+ |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 1 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1367 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 10251 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Concrete blocs |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |

THE CANADIAN REAL

1 Storey 合

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 1 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1177 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 10892 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 11 |
| Type Of Foundation | Basement, Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |

2 Storey

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 100+ |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 1 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1574 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 9742 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Concrete blocs |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |


| Actual | August$2023$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 6 | -50.0\% | -57.1\% | -53.8\% | -62.5\% | -50.0\% | -40.0\% |
| Dollar Volume | \$2,865,900 | -53.1\% | -69.0\% | -40.8\% | -26.3\% | 12.2\% | 35.8\% |
| New Listings | 15 | -11.8\% | 7.1\% | -11.8\% | -25.0\% | -25.0\% | -42.3\% |
| Active Listings | 34 | -20.9\% | 161.5\% | 36.0\% | 3.0\% | -54.1\% | -68.8\% |
| Sales to New Listings Ratio ${ }^{1}$ | 40.0 | 70.6 | 100.0 | 76.5 | 80.0 | 60.0 | 38.5 |
| Months of Inventory ${ }^{2}$ | 5.7 | 3.6 | 0.9 | 1.9 | 2.1 | 6.2 | 10.9 |
| Average Price | \$477,650 | -6.2\% | -27.6\% | 28.4\% | 96.4\% | 124.5\% | 126.3\% |
| Median Price | \$522,500 | 2.8\% | -0.9\% | 39.4\% | 140.0\% | 122.3\% | 128.2\% |
| Sale to List Price Ratio ${ }^{3}$ | 94.4 | 98.4 | 101.1 | 99.3 | 93.9 | 92.3 | 94.7 |
| Median Days on Market | 47.5 | 21.0 | 8.0 | 19.0 | 21.0 | 41.0 | 67.5 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 117 | 10.4\% | -2.5\% | 7.3\% | 28.6\% | 44.4\% | 95.0\% |
| Dollar Volume | \$66,460,800 | 7.9\% | -1.8\% | 53.9\% | 160.0\% | 262.4\% | 455.6\% |
| New Listings | 146 | -8.8\% | 17.7\% | 14.1\% | 17.7\% | 5.0\% | -8.2\% |
| Active Listings ${ }^{4}$ | 38 | 61.0\% | 195.1\% | 46.1\% | 53.6\% | -41.0\% | -56.9\% |
| Sales to New Listings Ratio ${ }^{5}$ | 80.1 | 66.3 | 96.8 | 85.2 | 73.4 | 58.3 | 37.7 |
| Months of Inventory ${ }^{6}$ | 2.6 | 1.8 | 0.9 | 1.9 | 2.2 | 6.3 | 11.7 |
| Average Price | \$568,041 | -2.3\% | 0.7\% | 43.4\% | 102.2\% | 150.9\% | 184.9\% |
| Median Price | \$525,000 | -1.4\% | 5.5\% | 42.3\% | 110.0\% | 141.9\% | 183.0\% |
| Sale to List Price Ratio ${ }^{7}$ | 96.4 | 104.1 | 104.8 | 98.7 | 97.1 | 95.0 | 93.9 |
| Median Days on Market | 38.0 | 14.0 | 11.0 | 23.0 | 19.0 | 42.0 | 79.5 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }_{7}^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

Sales Activity (August only)


Active Listings (August only)


New Listings (August only)



Months of Inventory (August only)


MLS® HPI Composite Benchmark Price and Average Price


## Sales Activity (August Year-to-date)




New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^7]| Actual | August 2023 | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 4 | -55.6\% | -63.6\% | -63.6\% | -69.2\% | -63.6\% | -42.9\% |
| Dollar Volume | \$2,496,500 | -51.9\% | -69.1\% | -46.2\% | -32.3\% | 9.1\% | 50.4\% |
| New Listings | 14 | -6.7\% | 27.3\% | -6.7\% | -17.6\% | -12.5\% | -39.1\% |
| Active Listings | 31 | -26.2\% | 158.3\% | 24.0\% | 3.3\% | -42.6\% | -68.7\% |
| Sales to New Listings Ratio ${ }^{1}$ | 28.6 | 60.0 | 100.0 | 73.3 | 76.5 | 68.8 | 30.4 |
| Months of Inventory ${ }^{2}$ | 7.8 | 4.7 | 1.1 | 2.3 | 2.3 | 4.9 | 14.1 |
| Average Price | \$624,125 | 8.2\% | -14.9\% | 47.9\% | 120.0\% | 200.0\% | 163.3\% |
| Median Price | \$663,250 | 18.4\% | 7.0\% | 74.6\% | 188.4\% | 188.4\% | 165.3\% |
| Sale to List Price Ratio ${ }^{3}$ | 95.2 | 98.6 | 99.8 | 99.7 | 95.9 | 91.6 | 94.2 |
| Median Days on Market | 77.5 | 21.0 | 18.0 | 19.0 | 22.0 | 41.0 | 69.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 102 | 10.9\% | -8.1\% | 2.0\% | 34.2\% | 52.2\% | 96.2\% |
| Dollar Volume | \$62,404,400 | 10.2\% | -4.1\% | 48.7\% | 160.9\% | 290.7\% | 472.3\% |
| New Listings | 129 | -10.4\% | 13.2\% | 6.6\% | 20.6\% | 21.7\% | -8.5\% |
| Active Listings ${ }^{4}$ | 34 | 55.7\% | 185.3\% | 40.4\% | 47.3\% | -29.2\% | -56.8\% |
| Sales to New Listings Ratio ${ }^{5}$ | 79.1 | 63.9 | 97.4 | 82.6 | 71.0 | 63.2 | 36.9 |
| Months of Inventory ${ }^{6}$ | 2.7 | 1.9 | 0.9 | 1.9 | 2.4 | 5.7 | 12.1 |
| Average Price | \$611,808 | -0.6\% | 4.3\% | 45.8\% | 94.4\% | 156.7\% | 191.8\% |
| Median Price | \$557,500 | -0.4\% | 2.3\% | 47.2\% | 104.6\% | 150.6\% | 188.9\% |
| Sale to List Price Ratio ${ }^{7}$ | 96.6 | 104.4 | 105.0 | 98.7 | 97.7 | 95.0 | 93.7 |
| Median Days on Market | 39.0 | 14.0 | 12.0 | 21.0 | 20.5 | 39.0 | 88.5 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^8]| Actual | August 2023 | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | August 2021 | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 1 | 0.0\% | -50.0\% | - | - | - | -50.0\% |
| Dollar Volume | \$289,400 | -36.4\% | -68.3\% | - | - | - | -27.0\% |
| New Listings | 0 | -100.0\% | -100.0\% | - | - | -100.0\% | -100.0\% |
| Active Listings | 3 | - | - | - | - | -75.0\% | 50.0\% |
| Sales to New Listings Ratio ${ }^{1}$ | 0.0 | 100.0 | 100.0 | - | - | - | 100.0 |
| Months of Inventory ${ }^{2}$ | 3.0 | - | - | - | - | - | 1.0 |
| Average Price | \$289,400 | -36.4\% | -36.6\% | - | - | - | 46.0\% |
| Median Price | \$289,400 | -36.4\% | -36.6\% | - | - | - | 46.0\% |
| Sale to List Price Ratio ${ }^{3}$ | 96.5 | 101.2 | 106.8 | - | - | - | 97.1 |
| Median Days on Market | 35.0 | 11.0 | 7.0 | - | - | - | 71.5 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 7 | 0.0\% | 75.0\% | 600.0\% | 40.0\% | 75.0\% | 75.0\% |
| Dollar Volume | \$2,690,400 | 8.2\% | 61.6\% | 1,000.4\% | 217.3\% | 383.0\% | 224.1\% |
| New Listings | 9 | 12.5\% | 125.0\% | 800.0\% | 80.0\% | -35.7\% | 50.0\% |
| Active Listings ${ }^{4}$ | 3 | 115.6\% | 187.5\% | 187.5\% | 43.8\% | -70.9\% | 27.8\% |
| Sales to New Listings Ratio ${ }^{5}$ | 77.8 | 87.5 | 100.0 | 100.0 | 100.0 | 28.6 | 66.7 |
| Months of Inventory ${ }^{6}$ | 3.3 | 1.5 | 2.0 | 8.0 | 3.2 | 19.8 | 4.5 |
| Average Price | \$384,343 | 8.2\% | -7.6\% | 57.2\% | 126.6\% | 176.0\% | 85.2\% |
| Median Price | \$370,000 | 15.6\% | -14.6\% | 51.3\% | 145.0\% | 255.8\% | 75.1\% |
| Sale to List Price Ratio ${ }^{7}$ | 97.7 | 103.8 | 108.5 | 98.0 | 99.7 | 93.7 | 97.4 |
| Median Days on Market | 46.0 | 11.0 | 7.0 | 44.0 | 14.0 | 176.5 | 23.5 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

Sales Activity (August only)

Active Listings (August only)


New Listings (August only)



Months of Inventory (August only)


MLS® HPI Apartment Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)



[^9]| MLS ${ }^{\circledR}$ Home Price Index Benchmark Price |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | percentage change vs. |  |  |  |  |  |
| Benchmark Type: | August 2023 | 1 month ago | 3 months ago | 6 months ago | 12 months ago | 3 years ago | 5 years ago |
| Composite | \$520,500 | 1.4 | 3.8 | 7.1 | -1.5 | 39.2 | 79.4 |
| Single Family | \$537,300 | 1.9 | 4.2 | 7.7 | -1.4 | 39.2 | 76.6 |
| One Storey | \$587,000 | 0.7 | 4.1 | 8.8 | -4.6 | 30.3 | 61.0 |
| Two Storey | \$484,900 | 3.4 | 4.8 | 6.2 | 0.3 | 46.5 | 91.3 |
| Apartment | \$337,700 | -4.6 | 1.7 | -2.0 | -2.3 | 44.5 | 110.5 |

MLS ${ }^{\circledR}$ HPI Benchmark Price



| Features | Value |
| :--- | :---: |
| Above Ground <br> Bedrooms | 3 |
| Age Category | 51 to 99 |
| Bedrooms | $\mathbf{3}$ |
| Below Ground <br> Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal <br> waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single <br> width |
| Gross Living Area <br> (Above Ground; in <br> sq. ft.) | $\mathbf{1 3 3 2}$ |
| Half Bathrooms | Forced air |
| Heating | Natural Gas |
| Heating Fuel | $\mathbf{0}$ |
| Number of <br> Fireplaces | 10 |
| Total Number Of <br> Rooms | Basement, <br> Concrete blocs |
| Wase Of Foundation <br> Disposaler | Municipal sewers |

Single Family 合悤

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 51 to 99 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1394 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 9504 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 11 |
| Type Of Foundation | Basement, Concrete blocs |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |

1 Storey 合

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 4 |
| Below Ground Bedrooms | 1 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1216 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 9534 |
| Number of Fireplaces | 1 |
| Total Number Of Rooms | 11 |
| Type Of Foundation | Basement, Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |

2 Storey

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 100+ |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 1 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1596 |
| Half Bathrooms | 1 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 9997 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Concrete blocs |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |

## Apartment ${ }^{*}$

| Features | Value |
| :--- | :---: |
| Above Ground <br> Bedrooms | 2 |
| Age Category | R6 to $\mathbf{3 0}$ |
| Attached <br> Specification | Row |
| Bedrooms | $\mathbf{2}$ |
| Below Ground <br> Bedrooms | $\mathbf{0}$ |
| Exterior Walls | Masonry |
| Freshwater Supply | Municipal <br> waterworks |
| Full Bathrooms | $\mathbf{1 0 8 1}$ |
| Gross Living Area <br> (Above Ground; in <br> sq. ft.) | Baseboards |
| Half Bathrooms | Electricity |
| Heating | $\mathbf{0}$ |
| Heating Fuel | $\mathbf{7}$ |
| Number of <br> Fireplaces | Total Number Of <br> Rooms |
| Wastewater <br> Disposal | Municipal sewers |


| Actual | August 2023 | Compared to ${ }^{\text {s }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2020 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 10 | 25.0\% | -28.6\% | 0.0\% | 100.0\% | 11.1\% | 400.0\% |
| Dollar Volume | \$6,077,900 | 19.2\% | -43.2\% | 29.1\% | 198.2\% | 142.5\% | 1,333.5\% |
| New Listings | 12 | -29.4\% | -29.4\% | 33.3\% | -20.0\% | -14.3\% | 33.3\% |
| Active Listings | 37 | -24.5\% | 76.2\% | 76.2\% | -9.8\% | -21.3\% | -58.9\% |
| Sales to New Listings Ratio ${ }^{1}$ | 83.3 | 47.1 | 82.4 | 111.1 | 33.3 | 64.3 | 22.2 |
| Months of Inventory ${ }^{2}$ | 3.7 | 6.1 | 1.5 | 2.1 | 8.2 | 5.2 | 45.0 |
| Average Price | \$607,790 | -4.6\% | -20.5\% | 29.1\% | 49.1\% | 118.3\% | 186.7\% |
| Median Price | \$671,000 | 3.2\% | -7.4\% | 55.0\% | 95.9\% | 135.4\% | 216.5\% |
| Sale to List Price Ratio ${ }^{3}$ | 97.5 | 98.4 | 100.0 | 96.4 | 96.6 | 95.6 | 84.2 |
| Median Days on Market | 40.5 | 14.5 | 19.0 | 29.5 | 32.0 | 42.0 | 164.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 57 | -20.8\% | -26.9\% | -27.8\% | 0.0\% | -8.1\% | 18.8\% |
| Dollar Volume | \$39,962,350 | -35.0\% | -31.1\% | 6.2\% | 90.6\% | 94.6\% | 279.7\% |
| New Listings | 115 | -12.9\% | 4.5\% | 26.4\% | 19.8\% | 18.6\% | -5.7\% |
| Active Listings ${ }^{4}$ | 34 | 31.2\% | 116.9\% | 51.1\% | 26.3\% | -15.7\% | -58.0\% |
| Sales to New Listings Ratio ${ }^{5}$ | 49.6 | 54.5 | 70.9 | 86.8 | 59.4 | 63.9 | 39.3 |
| Months of Inventory ${ }^{6}$ | 4.7 | 2.8 | 1.6 | 2.3 | 3.7 | 5.1 | 13.4 |
| Average Price | \$701,094 | -17.9\% | -5.7\% | 47.2\% | 90.6\% | 111.6\% | 219.7\% |
| Median Price | \$675,000 | -19.7\% | -7.2\% | 45.2\% | 97.1\% | 120.2\% | 206.8\% |
| Sale to List Price Ratio ${ }^{7}$ | 96.4 | 100.9 | 101.6 | 98.1 | 96.6 | 96.7 | 95.0 |
| Median Days on Market | 33.0 | 13.0 | 14.5 | 34.0 | 30.0 | 47.5 | 78.5 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

Sales Activity (August only) New Listings (August only)


MLS® HPI Composite Benchmark Price and Average Price



[^10]| Actual | August 2023 | Compared to ${ }^{\text {s }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2020 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 8 | 0.0\% | -42.9\% | -20.0\% | 60.0\% | -11.1\% | 300.0\% |
| Dollar Volume | \$5,491,000 | 7.7\% | -48.7\% | 16.6\% | 169.4\% | 119.1\% | 1,195.0\% |
| New Listings | 12 | -25.0\% | -29.4\% | 33.3\% | -20.0\% | -14.3\% | 33.3\% |
| Active Listings | 36 | -23.4\% | 80.0\% | 71.4\% | -12.2\% | -18.2\% | -59.1\% |
| Sales to New Listings Ratio ${ }^{1}$ | 66.7 | 50.0 | 82.4 | 111.1 | 33.3 | 64.3 | 22.2 |
| Months of Inventory ${ }^{2}$ | 4.5 | 5.9 | 1.4 | 2.1 | 8.2 | 4.9 | 44.0 |
| Average Price | \$686,375 | 7.7\% | -10.2\% | 45.7\% | 68.4\% | 146.5\% | 223.8\% |
| Median Price | \$736,000 | 13.2\% | 1.6\% | 70.0\% | 114.9\% | 158.2\% | 247.2\% |
| Sale to List Price Ratio ${ }^{3}$ | 97.2 | 98.4 | 100.0 | 96.4 | 96.6 | 95.6 | 84.2 |
| Median Days on Market | 29.0 | 14.5 | 19.0 | 29.5 | 32.0 | 42.0 | 164.0 |


| Year-to-date | $\begin{gathered} \text { August } \\ 2023 \end{gathered}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 55 | -20.3\% | -26.7\% | -30.4\% | -3.5\% | -9.8\% | 19.6\% |
| Dollar Volume | \$39,375,450 | -34.8\% | -29.7\% | 4.6\% | 87.8\% | 93.3\% | 291.8\% |
| New Listings | 112 | -11.8\% | 6.7\% | 23.1\% | 16.7\% | 20.4\% | -5.9\% |
| Active Listings ${ }^{4}$ | 32 | 30.8\% | 123.3\% | 45.5\% | 21.6\% | -15.6\% | -58.4\% |
| Sales to New Listings Ratio ${ }^{5}$ | 49.1 | 54.3 | 71.4 | 86.8 | 59.4 | 65.6 | 38.7 |
| Months of Inventory ${ }^{6}$ | 4.7 | 2.9 | 1.5 | 2.3 | 3.7 | 5.0 | 13.5 |
| Average Price | \$715,917 | -18.2\% | -4.1\% | 50.3\% | 94.7\% | 114.4\% | 227.7\% |
| Median Price | \$697,000 | -19.0\% | -4.5\% | 49.9\% | 103.5\% | 124.8\% | 216.8\% |
| Sale to List Price Ratio ${ }^{7}$ | 96.3 | 101.4 | 101.8 | 98.1 | 96.6 | 96.7 | 95.0 |
| Median Days on Market | 33.0 | 13.0 | 14.0 | 34.0 | 30.0 | 48.0 | 74.0 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

## Sales Activity (August only) <br> New Listings (August only)



Active Listings (August only)




Months of Inventory (August only)


MLS® HPI Single Family Benchmark Price and Average Price



[^11]| MLS ${ }^{\circledR}$ Home Price Index Benchmark Price |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | percentage change vs. |  |  |  |  |  |
| Benchmark Type: | August 2023 | 1 month ago | 3 months ago | 6 months ago | 12 months ago | 3 years ago | 5 years ago |
| Composite | \$626,300 | 1.4 | 4.7 | 8.1 | 2.3 | 53.2 | 102.6 |
| Single Family | \$626,300 | 1.4 | 4.7 | 8.1 | 2.3 | 53.2 | 102.6 |
| One Storey | \$600,200 | -0.8 | 2.6 | 5.9 | 1.7 | 51.8 | 105.1 |
| Two Storey | \$659,400 | 4.1 | 7.3 | 10.6 | 2.8 | 54.1 | 97.5 |

## MLS ${ }^{\circledR}$ HPI Benchmark Price



## Composite 合茟瞥関

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached，Single width |
| Gross Living Area （Above Ground；in sq．ft．） | 1437 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement，Poured concrete |
| Wastewater Disposal | Private |

Single Family 合余

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached，Single width |
| Gross Living Area （Above Ground；in sq．ft．） | 1437 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 71667 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement，Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Private |

THE CANADIAN REAL

1 Storey 合
2 Storey

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 100+ |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1657 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 57357 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Concrete blocs |
| Type of Property | Detached |
| Wastewater Disposal | Private |


| Actual | August 2023 | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 14 | 16.7\% | -6.7\% | -26.3\% | -12.5\% | -50.0\% | 7.7\% |
| Dollar Volume | \$9,274,198 | 13.4\% | -21.5\% | -10.5\% | -8.4\% | -3.1\% | 175.1\% |
| New Listings | 24 | -27.3\% | 33.3\% | -4.0\% | 33.3\% | -11.1\% | -4.0\% |
| Active Listings | 84 | -3.4\% | 189.7\% | 90.9\% | 20.0\% | -22.9\% | -39.1\% |
| Sales to New Listings Ratio ${ }^{1}$ | 58.3 | 36.4 | 83.3 | 76.0 | 88.9 | 103.7 | 52.0 |
| Months of Inventory ${ }^{2}$ | 6.0 | 7.3 | 1.9 | 2.3 | 4.4 | 3.9 | 10.6 |
| Average Price | \$662,443 | -2.8\% | -15.9\% | 21.5\% | 4.7\% | 93.7\% | 155.4\% |
| Median Price | \$519,500 | -17.9\% | -23.0\% | 7.2\% | 17.4\% | 60.3\% | 85.5\% |
| Sale to List Price Ratio ${ }^{3}$ | 96.7 | 94.4 | 99.9 | 96.9 | 96.8 | 96.4 | 94.2 |
| Median Days on Market | 30.5 | 50.5 | 42.0 | 42.0 | 35.0 | 91.0 | 64.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 99 | -5.7\% | -29.8\% | -10.8\% | 1.0\% | -28.8\% | 17.9\% |
| Dollar Volume | \$75,008,767 | -15.6\% | -29.7\% | 24.1\% | 79.9\% | 74.0\% | 228.5\% |
| New Listings | 222 | -3.1\% | 26.9\% | 42.3\% | 22.7\% | -9.4\% | 2.8\% |
| Active Listings ${ }^{4}$ | 68 | 26.9\% | 125.8\% | 62.3\% | 22.1\% | -41.5\% | -42.3\% |
| Sales to New Listings Ratio ${ }^{5}$ | 44.6 | 45.9 | 80.6 | 71.2 | 54.1 | 56.7 | 38.9 |
| Months of Inventory ${ }^{6}$ | 5.5 | 4.1 | 1.7 | 3.0 | 4.5 | 6.7 | 11.2 |
| Average Price | \$757,664 | -10.5\% | 0.1\% | 39.1\% | 78.1\% | 144.4\% | 178.7\% |
| Median Price | \$659,900 | -13.1\% | -2.2\% | 36.2\% | 76.6\% | 137.4\% | 175.5\% |
| Sale to List Price Ratio ${ }^{7}$ | 94.2 | 100.3 | 101.7 | 97.8 | 98.0 | 95.3 | 95.0 |
| Median Days on Market | 40.0 | 19.0 | 15.0 | 33.0 | 23.0 | 82.0 | 66.0 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }_{7}^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

Sales Activity (August only)


Active Listings (August only)


New Listings (August only)

 Months of Inventory (August only)


MLS® HPI Composite Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^12]| Actual | $\begin{gathered} \text { August } \\ 2023 \end{gathered}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 11 | 37.5\% | -26.7\% | -38.9\% | -26.7\% | -60.7\% | 0.0\% |
| Dollar Volume | \$8,723,198 | 16.4\% | -26.2\% | -10.5\% | -13.6\% | -8.9\% | 166.8\% |
| New Listings | 23 | -28.1\% | 27.8\% | -8.0\% | 35.3\% | -11.5\% | -4.2\% |
| Active Listings | 76 | -9.5\% | 162.1\% | 81.0\% | 11.8\% | -23.2\% | -43.3\% |
| Sales to New Listings Ratio ${ }^{1}$ | 47.8 | 25.0 | 83.3 | 72.0 | 88.2 | 107.7 | 45.8 |
| Months of Inventory ${ }^{2}$ | 6.9 | 10.5 | 1.9 | 2.3 | 4.5 | 3.5 | 12.2 |
| Average Price | \$793,018 | -15.4\% | 0.7\% | 46.4\% | 17.8\% | 131.9\% | 166.8\% |
| Median Price | \$559,000 | -34.8\% | -17.2\% | 15.9\% | 25.9\% | 72.5\% | 87.9\% |
| Sale to List Price Ratio ${ }^{3}$ | 97.6 | 95.6 | 99.9 | 96.7 | 97.3 | 96.4 | 95.6 |
| Median Days on Market | 24.0 | 46.0 | 42.0 | 40.5 | 35.0 | 91.0 | 64.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | August 2021 | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 82 | 0.0\% | -36.4\% | -22.6\% | -7.9\% | -34.9\% | 3.8\% |
| Dollar Volume | \$70,410,667 | -11.9\% | -30.1\% | 22.0\% | 76.2\% | 68.8\% | 212.0\% |
| New Listings | 200 | -2.4\% | 21.2\% | 35.1\% | 19.8\% | -9.5\% | -2.9\% |
| Active Listings ${ }^{4}$ | 61 | 25.3\% | 131.6\% | 57.4\% | 18.9\% | -41.4\% | -44.7\% |
| Sales to New Listings Ratio ${ }^{5}$ | 41.0 | 40.0 | 78.2 | 71.6 | 53.3 | 57.0 | 38.3 |
| Months of Inventory ${ }^{6}$ | 6.0 | 4.8 | 1.6 | 2.9 | 4.6 | 6.7 | 11.2 |
| Average Price | \$858,667 | -11.9\% | 9.9\% | 57.8\% | 91.3\% | 159.3\% | 200.6\% |
| Median Price | \$740,000 | -14.0\% | 2.8\% | 53.3\% | 89.0\% | 153.0\% | 186.8\% |
| Sale to List Price Ratio ${ }^{7}$ | 95.1 | 101.0 | 101.8 | 97.7 | 98.1 | 96.0 | 95.6 |
| Median Days on Market | 37.5 | 18.5 | 13.0 | 29.5 | 22.0 | 79.0 | 65.0 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

Sales Activity (August only)


Active Listings (August only)


New Listings (August only)

 Months of Inventory (August only)


MLS® HPI Single Family Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^13]| MLS ${ }^{\circledR}$ Home Price Index Benchmark Price |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | percentage change vs. |  |  |  |  |  |
| Benchmark Type: | August 2023 | 1 month ago | 3 months ago | 6 months ago | 12 months ago | 3 years ago | 5 years ago |
| Composite | \$669,900 | 0.5 | 6.3 | 9.7 | -3.3 | 44.0 | 87.3 |
| Single Family | \$669,900 | 0.5 | 6.3 | 9.7 | -3.3 | 44.0 | 87.3 |
| One Storey | \$648,400 | 1.5 | 8.5 | 7.7 | -3.6 | 43.6 | 87.6 |
| Two Storey | \$701,500 | -0.9 | 3.3 | 12.5 | -3.3 | 44.4 | 86.7 |

## MLS ${ }^{\circledR}$ HPI Benchmark Price




| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Double width |
| Gross Living Area (Above Ground; in sq. ft.) | 1524 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Number of Fireplaces | 1 |
| Total Number Of Rooms | 11 |
| Type Of Foundation | Basement, Concrete blocs |
| Wastewater Disposal | Private |

Single Family 合悤

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Double width |
| Gross Living Area (Above Ground; in sq. ft.) | 1524 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 29095 |
| Number of Fireplaces | 1 |
| Total Number Of Rooms | 11 |
| Type Of Foundation | Basement, Concrete blocs |
| Type of Property | Detached |
| Wastewater Disposal | Private |

THE CANADIAN REAL

1 Storey 슴

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 4 |
| Below Ground Bedrooms | 1 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Double width |
| Gross Living Area (Above Ground; in sq. ft.) | 1342 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 27000 |
| Number of Fireplaces | 1 |
| Total Number Of Rooms | 11 |
| Type Of Foundation | Basement, Concrete blocs |
| Type of Property | Detached |
| Wastewater Disposal | Private |

2 Storey

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Double width |
| Gross Living Area (Above Ground; in sq. ft.) | 1755 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 31521 |
| Number of Fireplaces | 1 |
| Total Number Of Rooms | 11 |
| Type Of Foundation | Basement, Concrete blocs |
| Type of Property | Detached |
| Wastewater Disposal | Private |


| Actual | August$2023$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | August <br> 2022 | August 2021 | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 8 | -46.7\% | -42.9\% | -71.4\% | -20.0\% | -57.9\% | -52.9\% |
| Dollar Volume | \$5,160,000 | -60.9\% | -60.7\% | -68.0\% | 38.8\% | -29.2\% | 14.5\% |
| New Listings | 23 | -11.5\% | -8.0\% | -32.4\% | 64.3\% | 15.0\% | -52.1\% |
| Active Listings | 69 | 13.1\% | 64.3\% | 72.5\% | 19.0\% | -28.9\% | -68.9\% |
| Sales to New Listings Ratio ${ }^{1}$ | 34.8 | 57.7 | 56.0 | 82.4 | 71.4 | 95.0 | 35.4 |
| Months of Inventory ${ }^{\text {2 }}$ | 8.6 | 4.1 | 3.0 | 1.4 | 5.8 | 5.1 | 13.1 |
| Average Price | \$645,000 | -26.7\% | -31.3\% | 12.0\% | 73.5\% | 68.2\% | 143.4\% |
| Median Price | \$595,000 | -15.1\% | -20.9\% | 19.6\% | 81.7\% | 105.2\% | 157.6\% |
| Sale to List Price Ratio ${ }^{3}$ | 95.2 | 93.7 | 98.8 | 99.1 | 98.2 | 97.2 | 93.8 |
| Median Days on Market | 36.5 | 39.0 | 21.0 | 14.0 | 23.5 | 38.0 | 107.0 |


| Year-to-date | $\begin{gathered} \text { August } \\ 2023 \end{gathered}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 73 | -18.0\% | -55.2\% | -45.1\% | -18.9\% | -55.5\% | -42.5\% |
| Dollar Volume | \$59,375,335 | -27.7\% | -57.4\% | -23.5\% | 49.6\% | 8.1\% | 49.2\% |
| New Listings | 176 | -11.6\% | -21.1\% | 6.7\% | 13.5\% | -22.5\% | -47.3\% |
| Active Listings ${ }^{4}$ | 51 | 36.3\% | 70.4\% | 17.9\% | 6.2\% | -50.4\% | -73.5\% |
| Sales to New Listings Ratio ${ }^{5}$ | 41.5 | 44.7 | 73.1 | 80.6 | 58.1 | 72.2 | 38.0 |
| Months of Inventory ${ }^{6}$ | 5.6 | 3.4 | 1.5 | 2.6 | 4.3 | 5.0 | 12.1 |
| Average Price | \$813,361 | -11.8\% | -4.9\% | 39.4\% | 84.4\% | 142.8\% | 159.6\% |
| Median Price | \$696,000 | -13.0\% | -4.7\% | 35.1\% | 81.1\% | 147.7\% | 153.1\% |
| Sale to List Price Ratio ${ }^{7}$ | 95.1 | 99.2 | 103.8 | 97.8 | 97.8 | 96.3 | 95.0 |
| Median Days on Market | 31.0 | 14.0 | 14.0 | 25.0 | 26.5 | 51.5 | 81.0 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



Sales Activity (August only)

Active Listings (August only)

New Listings (August only)

MLS® HPI Composite Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^14]| Actual | $\begin{gathered} \text { August } \\ 2023 \end{gathered}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 8 | -46.7\% | -42.9\% | -71.4\% | -20.0\% | -55.6\% | -50.0\% |
| Dollar Volume | \$5,160,000 | -60.9\% | -60.7\% | -68.0\% | 38.8\% | -27.0\% | 20.1\% |
| New Listings | 22 | 0.0\% | -8.3\% | -35.3\% | 57.1\% | 10.0\% | -54.2\% |
| Active Listings | 67 | 24.1\% | 63.4\% | 67.5\% | 17.5\% | -30.2\% | -69.7\% |
| Sales to New Listings Ratio ${ }^{1}$ | 36.4 | 68.2 | 58.3 | 82.4 | 71.4 | 90.0 | 33.3 |
| Months of Inventory ${ }^{2}$ | 8.4 | 3.6 | 2.9 | 1.4 | 5.7 | 5.3 | 13.8 |
| Average Price | \$645,000 | -26.7\% | -31.3\% | 12.0\% | 73.5\% | 64.2\% | 140.3\% |
| Median Price | \$595,000 | -15.1\% | -20.9\% | 19.6\% | 81.7\% | 105.2\% | 147.4\% |
| Sale to List Price Ratio ${ }^{3}$ | 95.2 | 93.7 | 98.8 | 99.1 | 98.2 | 97.1 | 94.4 |
| Median Days on Market | 36.5 | 39.0 | 21.0 | 14.0 | 23.5 | 39.0 | 93.5 |


| Year-to-date | $\begin{gathered} \text { August } \\ 2023 \end{gathered}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 69 | -18.8\% | -56.3\% | -47.3\% | -23.3\% | -56.9\% | -43.4\% |
| Dollar Volume | \$56,776,435 | -28.3\% | -58.1\% | -26.4\% | 43.0\% | 4.6\% | 45.1\% |
| New Listings | 167 | -7.2\% | -22.7\% | 2.5\% | 8.4\% | -25.4\% | -49.4\% |
| Active Listings ${ }^{4}$ | 49 | 44.9\% | 67.7\% | 15.9\% | 3.1\% | -51.5\% | -74.0\% |
| Sales to New Listings Ratio ${ }^{5}$ | 41.3 | 47.2 | 73.1 | 80.4 | 58.4 | 71.4 | 37.0 |
| Months of Inventory ${ }^{6}$ | 5.7 | 3.2 | 1.5 | 2.6 | 4.2 | 5.1 | 12.4 |
| Average Price | \$822,847 | -11.7\% | -4.0\% | 39.7\% | 86.5\% | 142.6\% | 156.5\% |
| Median Price | \$720,000 | -11.1\% | -2.7\% | 38.5\% | 87.4\% | 155.3\% | 157.1\% |
| Sale to List Price Ratio ${ }^{7}$ | 94.7 | 99.3 | 103.9 | 97.8 | 97.8 | 96.3 | 95.1 |
| Median Days on Market | 37.0 | 14.0 | 14.0 | 25.0 | 26.5 | 50.5 | 80.5 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

Sales Activity (August only)


Active Listings (August only)


MLS® HPI Single Family Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^15]| MLS ${ }^{\circledR}$ Home Price Index Benchmark Price |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | percentage change vs. |  |  |  |  |  |
| Benchmark Type: | August 2023 | 1 month ago | 3 months ago | 6 months ago | 12 months ago | 3 years ago | 5 years ago |
| Composite | \$585,500 | 0.1 | 2.2 | 7.6 | -2.9 | 42.8 | 84.9 |
| Single Family | \$585,500 | 0.1 | 2.2 | 7.6 | -2.9 | 42.8 | 84.9 |
| One Storey | \$625,100 | -0.8 | 0.5 | 4.4 | -1.4 | 45.6 | 96.1 |
| Two Storey | \$554,300 | 0.8 | 3.4 | 10.5 | -4.4 | 40.0 | 76.0 |

## MLS ${ }^{\circledR}$ HPI Benchmark Price



Composite 合晚瞥関

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached，Single width |
| Gross Living Area （Above Ground；in sq．ft．） | 1435 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement， Concrete blocs |
| Wastewater Disposal | Private |

Single Family 合余

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached，Single width |
| Gross Living Area （Above Ground；in sq．ft．） | 1435 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 21780 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement， Concrete blocs |
| Type of Property | Detached |
| Wastewater Disposal | Private |

THE CANADIAN REAL

1 Storey 合

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1244 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 23710 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Concrete blocs |
| Type of Property | Detached |
| Wastewater Disposal | Private |

2 Storey

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 100+ |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1627 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 20910 |
| Number of Fireplaces | 1 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Concrete blocs |
| Type of Property | Detached |
| Wastewater Disposal | Private |


| Actual | August 2023 | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 13 | 333.3\% | 8.3\% | -31.6\% | 44.4\% | 30.0\% | 44.4\% |
| Dollar Volume | \$5,827,600 | 253.2\% | -6.9\% | -25.3\% | 126.4\% | 221.1\% | 201.4\% |
| New Listings | 16 | 166.7\% | 45.5\% | -15.8\% | 23.1\% | 60.0\% | -15.8\% |
| Active Listings | 30 | 36.4\% | 150.0\% | 100.0\% | 7.1\% | -11.8\% | -50.8\% |
| Sales to New Listings Ratio ${ }^{1}$ | 81.3 | 50.0 | 109.1 | 100.0 | 69.2 | 100.0 | 47.4 |
| Months of Inventory ${ }^{2}$ | 2.3 | 7.3 | 1.0 | 0.8 | 3.1 | 3.4 | 6.8 |
| Average Price | \$448,277 | -18.5\% | -14.1\% | 9.2\% | 56.7\% | 147.0\% | 108.7\% |
| Median Price | \$459,900 | -12.4\% | -1.6\% | 24.3\% | 80.4\% | 176.7\% | 121.1\% |
| Sale to List Price Ratio ${ }^{3}$ | 99.6 | 99.5 | 99.5 | 100.9 | 99.3 | 93.6 | 96.0 |
| Median Days on Market | 22.0 | 14.0 | 15.5 | 13.0 | 22.0 | 55.5 | 115.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 74 | -9.8\% | -28.2\% | -23.7\% | -1.3\% | -17.8\% | -3.9\% |
| Dollar Volume | \$38,929,550 | -23.4\% | -27.6\% | -0.5\% | 80.3\% | 92.0\% | 140.5\% |
| New Listings | 109 | 3.8\% | 5.8\% | 6.9\% | 9.0\% | -9.2\% | -20.4\% |
| Active Listings ${ }^{4}$ | 41 | 142.6\% | 194.6\% | 87.5\% | 69.2\% | 18.3\% | -24.1\% |
| Sales to New Listings Ratio ${ }^{5}$ | 67.9 | 78.1 | 100.0 | 95.1 | 75.0 | 75.0 | 56.2 |
| Months of Inventory ${ }^{6}$ | 4.5 | 1.7 | 1.1 | 1.8 | 2.6 | 3.1 | 5.6 |
| Average Price | \$526,075 | -15.1\% | 0.8\% | 30.4\% | 82.7\% | 133.5\% | 150.2\% |
| Median Price | \$502,500 | -10.8\% | 2.6\% | 32.2\% | 89.6\% | 156.4\% | 171.6\% |
| Sale to List Price Ratio ${ }^{7}$ | 97.5 | 106.5 | 103.7 | 99.0 | 97.5 | 95.7 | 95.4 |
| Median Days on Market | 30.0 | 8.0 | 13.0 | 28.0 | 27.0 | 31.0 | 42.0 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

## Sales Activity (August only)



New Listings (August only)


Months of Inventory (August only)


MLS® HPI Composite Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^16]| Actual | $\begin{gathered} \text { August } \\ 2023 \end{gathered}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 12 | 300.0\% | 0.0\% | -36.8\% | 33.3\% | 33.3\% | 33.3\% |
| Dollar Volume | \$5,444,600 | 230.0\% | -13.0\% | -30.2\% | 111.5\% | 233.0\% | 181.6\% |
| New Listings | 13 | 116.7\% | 30.0\% | -31.6\% | 0.0\% | 30.0\% | -31.6\% |
| Active Listings | 27 | 22.7\% | 170.0\% | 80.0\% | -3.6\% | -20.6\% | -53.4\% |
| Sales to New Listings Ratio ${ }^{1}$ | 92.3 | 50.0 | 120.0 | 100.0 | 69.2 | 90.0 | 47.4 |
| Months of Inventory ${ }^{2}$ | 2.3 | 7.3 | 0.8 | 0.8 | 3.1 | 3.8 | 6.4 |
| Average Price | \$453,717 | -17.5\% | -13.0\% | 10.5\% | 58.6\% | 149.8\% | 111.2\% |
| Median Price | \$462,450 | -11.9\% | -1.1\% | 25.0\% | 81.4\% | 203.2\% | 122.3\% |
| Sale to List Price Ratio ${ }^{3}$ | 99.7 | 99.5 | 99.5 | 100.9 | 99.3 | 92.9 | 96.0 |
| Median Days on Market | 19.0 | 14.0 | 15.5 | 13.0 | 22.0 | 65.0 | 115.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | August 2021 | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 70 | -11.4\% | -30.0\% | -26.3\% | -5.4\% | -19.5\% | -9.1\% |
| Dollar Volume | \$37,289,550 | -24.6\% | -28.9\% | -2.4\% | 74.4\% | 88.5\% | 130.3\% |
| New Listings | 104 | 3.0\% | 6.1\% | 4.0\% | 5.1\% | -11.1\% | -23.0\% |
| Active Listings ${ }^{4}$ | 41 | 141.8\% | 205.7\% | 84.1\% | 67.0\% | 17.8\% | -20.4\% |
| Sales to New Listings Ratio ${ }^{5}$ | 67.3 | 78.2 | 102.0 | 95.0 | 74.7 | 74.4 | 57.0 |
| Months of Inventory ${ }^{6}$ | 4.6 | 1.7 | 1.1 | 1.9 | 2.6 | 3.2 | 5.3 |
| Average Price | \$532,708 | -14.9\% | 1.6\% | 32.4\% | 84.4\% | 134.3\% | 153.4\% |
| Median Price | \$507,500 | -10.8\% | 3.0\% | 33.6\% | 91.5\% | 151.2\% | 174.3\% |
| Sale to List Price Ratio ${ }^{7}$ | 97.5 | 106.1 | 103.7 | 98.8 | 97.5 | 95.7 | 95.4 |
| Median Days on Market | 31.5 | 8.0 | 13.0 | 29.0 | 27.0 | 30.0 | 42.0 |

[^17]Sales Activity (August only)


Active Listings (August only)


New Listings (August only)


Months of Inventory (August only)


MLS® HPI Single Family Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^18]| MLS ${ }^{\circledR}$ Home Price Index Benchmark Price |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | percentage change vs. |  |  |  |  |  |
| Benchmark Type: | August 2023 | 1 month ago | 3 months ago | 6 months ago | 12 months ago | 3 years ago | 5 years ago |
| Composite | \$518,300 | 0.3 | 1.6 | 4.8 | -0.9 | 43.8 | 90.6 |
| Single Family | \$518,300 | 0.3 | 1.6 | 4.8 | -0.9 | 43.8 | 90.6 |
| One Storey | \$548,800 | -0.8 | 0.1 | 3.9 | -1.6 | 39.6 | 85.0 |
| Two Storey | \$471,600 | 3.3 | 5.1 | 6.7 | 0.9 | 50.9 | 99.2 |

MLS ${ }^{\circledR}$ HPI Benchmark Price



| Features | Value |
| :--- | :---: |
| Above Ground <br> Bedrooms | 3 |
| Age Category | 51 to 99 |
| Bedrooms | 3 |
| Below Ground <br> Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal <br> waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single <br> width |
| Gross Living Area <br> (Above Ground; in <br> sq. ft.) | $\mathbf{1 2 7 9}$ |
| Half Bathrooms | Forced air |
| Heating | Natural Gas |
| Heating Fuel | $\mathbf{0}$ |
| Number of <br> Fireplaces | 11 <br> Total Number Of <br> Rooms |
| Type Of Foundation | Basement, Poured <br> concrete |
| Wastewater <br> Disposal | Municipal sewers |

Single Family 合悤

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 51 to 99 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1279 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 7508 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 11 |
| Type Of Foundation | Basement, Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |

1 Storey 合

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 4 |
| Below Ground Bedrooms | 1 |
| Exterior Walls | Masonry |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1240 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 7259 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 12 |
| Type Of Foundation | Basement, Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |

2 Storey

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 100+ |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 1 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1413 |
| Half Bathrooms | 1 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 8065 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 11 |
| Type Of Foundation | Basement, Concrete blocs |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |


| Actual | August$2023$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2021 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 10 | -9.1\% | -23.1\% | -44.4\% | -23.1\% | -37.5\% | -33.3\% |
| Dollar Volume | \$6,475,888 | 12.3\% | -34.2\% | -36.8\% | 19.3\% | 38.7\% | 60.7\% |
| New Listings | 20 | 33.3\% | 66.7\% | 5.3\% | 42.9\% | -4.8\% | 5.3\% |
| Active Listings | 46 | 130.0\% | 206.7\% | 228.6\% | 43.8\% | -44.6\% | -66.4\% |
| Sales to New Listings Ratio ${ }^{1}$ | 50.0 | 73.3 | 108.3 | 94.7 | 92.9 | 76.2 | 78.9 |
| Months of Inventory ${ }^{\text {² }}$ | 4.6 | 1.8 | 1.2 | 0.8 | 2.5 | 5.2 | 9.1 |
| Average Price | \$647,589 | 23.5\% | -14.5\% | 13.7\% | 55.1\% | 121.9\% | 141.0\% |
| Median Price | \$708,000 | 34.9\% | -5.6\% | 46.0\% | 75.7\% | 172.8\% | 205.2\% |
| Sale to List Price Ratio ${ }^{3}$ | 96.0 | 97.5 | 113.3 | 100.8 | 97.7 | 91.1 | 94.9 |
| Median Days on Market | 51.5 | 12.0 | 16.0 | 17.5 | 21.0 | 78.5 | 93.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 70 | -6.7\% | -32.0\% | -11.4\% | -34.0\% | -40.7\% | -14.6\% |
| Dollar Volume | \$51,373,888 | -3.9\% | -21.4\% | 40.3\% | 37.9\% | 59.1\% | 178.7\% |
| New Listings | 138 | 42.3\% | 14.0\% | 58.6\% | -1.4\% | -29.6\% | -40.3\% |
| Active Listings ${ }^{4}$ | 34 | 215.1\% | 137.7\% | 122.1\% | 5.4\% | -58.9\% | -71.6\% |
| Sales to New Listings Ratio ${ }^{5}$ | 50.7 | 77.3 | 85.1 | 90.8 | 75.7 | 60.2 | 35.5 |
| Months of Inventory ${ }^{6}$ | 3.9 | 1.1 | 1.1 | 1.5 | 2.4 | 5.6 | 11.6 |
| Average Price | \$733,913 | 3.0\% | 15.6\% | 58.3\% | 108.8\% | 168.2\% | 226.5\% |
| Median Price | \$664,750 | -0.8\% | 21.1\% | 63.1\% | 110.0\% | 180.5\% | 224.3\% |
| Sale to List Price Ratio ${ }^{7}$ | 98.5 | 107.2 | 109.4 | 98.6 | 97.8 | 95.0 | 94.3 |
| Median Days on Market | 32.5 | 11.0 | 10.0 | 20.0 | 18.5 | 58.0 | 78.5 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

Sales Activity (August only)


Active Listings (August only)


New Listings (August only)



Months of Inventory (August only)


MLS® HPI Composite Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^19]
## MLS® Single Family Market Activity

| Actual | August 2023 | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2018 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 10 | -9.1\% | -23.1\% | -44.4\% | -23.1\% | -28.6\% | -33.3\% |
| Dollar Volume | \$6,475,888 | 12.3\% | -34.2\% | -36.8\% | 19.3\% | 60.7\% | 60.7\% |
| New Listings | 19 | 26.7\% | 58.3\% | 0.0\% | 35.7\% | 11.8\% | 5.6\% |
| Active Listings | 44 | 120.0\% | 193.3\% | 214.3\% | 37.5\% | -38.9\% | -65.4\% |
| Sales to New Listings Ratio ${ }^{1}$ | 52.6 | 73.3 | 108.3 | 94.7 | 92.9 | 82.4 | 83.3 |
| Months of Inventory ${ }^{2}$ | 4.4 | 1.8 | 1.2 | 0.8 | 2.5 | 5.1 | 8.5 |
| Average Price | \$647,589 | 23.5\% | -14.5\% | 13.7\% | 55.1\% | 124.9\% | 141.0\% |
| Median Price | \$708,000 | 34.9\% | -5.6\% | 46.0\% | 75.7\% | 219.6\% | 205.2\% |
| Sale to List Price Ratio ${ }^{3}$ | 96.0 | 97.5 | 113.3 | 100.8 | 97.7 | 90.1 | 94.9 |
| Median Days on Market | 51.5 | 12.0 | 16.0 | 17.5 | 21.0 | 78.5 | 93.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 70 | -5.4\% | -29.3\% | -10.3\% | -33.3\% | -36.9\% | -12.5\% |
| Dollar Volume | \$51,373,888 | -3.8\% | -19.6\% | 41.0\% | 38.1\% | 68.0\% | 180.4\% |
| New Listings | 135 | 42.1\% | 14.4\% | 57.0\% | -2.9\% | -22.9\% | -38.1\% |
| Active Listings ${ }^{4}$ | 33 | 211.8\% | 138.7\% | 128.4\% | 3.1\% | -55.1\% | -70.3\% |
| Sales to New Listings Ratio ${ }^{5}$ | 51.9 | 77.9 | 83.9 | 90.7 | 75.5 | 63.4 | 36.7 |
| Months of Inventory ${ }^{6}$ | 3.8 | 1.1 | 1.1 | 1.5 | 2.4 | 5.3 | 11.2 |
| Average Price | \$733,913 | 1.7\% | 13.7\% | 57.1\% | 107.1\% | 166.3\% | 220.5\% |
| Median Price | \$664,750 | -1.9\% | 20.9\% | 61.2\% | 109.4\% | 182.9\% | 222.7\% |
| Sale to List Price Ratio ${ }^{7}$ | 98.5 | 107.6 | 109.8 | 98.5 | 97.8 | 94.9 | 94.5 |
| Median Days on Market | 32.5 | 10.5 | 10.0 | 19.5 | 19.0 | 57.0 | 78.5 |

[^20]Sales Activity (August only)


Active Listings (August only)


New Listings (August only)



Months of Inventory (August only)


MLS® HPI Single Family Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^21]| MLS ${ }^{\circledR}$ Home Price Index Benchmark Price |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | percentage change vs. |  |  |  |  |  |
| Benchmark Type: | August 2023 | 1 month ago | 3 months ago | 6 months ago | 12 months ago | 3 years ago | 5 years ago |
| Composite | \$573,800 | 0.7 | 7.6 | 14.8 | 1.4 | 35.5 | 50.4 |
| Single Family | \$573,800 | 0.7 | 7.6 | 14.8 | 1.4 | 35.5 | 50.4 |
| One Storey | \$555,900 | 1.2 | 9.5 | 15.2 | 3.7 | 52.2 | 93.5 |
| Two Storey | \$594,700 | -0.1 | 4.8 | 13.6 | -2.2 | 19.9 | 21.2 |

MLS ${ }^{\circledR}$ HPI Benchmark Price



| Features | Value |
| :--- | :---: |
| Above Ground <br> Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | $\mathbf{3}$ |
| Below Ground <br> Bedrooms | 0 |
| Exterior Walls | Siding |
| Freshwater Supply | Municipal <br> waterworks |
| Full Bathrooms | 1 |
| Garage Description | Attached, Single <br> width |
| Gross Living Area <br> (Above Ground; in <br> sq. ft.) | $\mathbf{1 4 0 5}$ |
| Half Bathrooms | $\mathbf{0}$ |
| Heating | 10 |
| Number of <br> Fireplaces | Forced air <br> Rotal Number Of |
| Type Of Foundation | Basement, Poured <br> concrete |
| Wastewater <br> Disposal | Private |

Single Family 合悤

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 1 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1405 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Lot Size | 12491 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Private |

1 Storey 合

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 1 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1264 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Lot Size | 13155 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 9 |
| Type Of Foundation | Basement, Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Private |

2 Storey

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 100+ |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1673 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Lot Size | 13071 |
| Number of Fireplaces | 1 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Private |


| Actual | $\begin{gathered} \text { August } \\ 2023 \end{gathered}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 16 | 60.0\% | -20.0\% | -30.4\% | -5.9\% | -15.8\% | -5.9\% |
| Dollar Volume | \$8,374,200 | 27.4\% | -35.0\% | -1.4\% | 19.3\% | 48.2\% | 161.4\% |
| New Listings | 26 | 73.3\% | 36.8\% | -18.8\% | -7.1\% | -3.7\% | 18.2\% |
| Active Listings | 73 | 23.7\% | 135.5\% | 17.7\% | 15.9\% | -46.3\% | -51.0\% |
| Sales to New Listings Ratio ${ }^{1}$ | 61.5 | 66.7 | 105.3 | 71.9 | 60.7 | 70.4 | 77.3 |
| Months of Inventory ${ }^{2}$ | 4.6 | 5.9 | 1.6 | 2.7 | 3.7 | 7.2 | 8.8 |
| Average Price | \$523,388 | -20.4\% | -18.7\% | 41.8\% | 26.8\% | 76.0\% | 177.8\% |
| Median Price | \$515,950 | -5.8\% | -0.9\% | 47.4\% | 43.3\% | 84.3\% | 200.0\% |
| Sale to List Price Ratio ${ }^{3}$ | 98.4 | 99.5 | 105.2 | 100.3 | 98.8 | 96.9 | 93.9 |
| Median Days on Market | 24.0 | 29.5 | 8.5 | 20.0 | 27.0 | 70.0 | 97.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | August 2021 | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | August 2013 |
| Sales Activity | 125 | 21.4\% | -30.2\% | -10.1\% | -30.6\% | -17.8\% | -4.6\% |
| Dollar Volume | \$82,463,900 | 15.4\% | -24.0\% | 34.0\% | 29.4\% | 89.0\% | 163.2\% |
| New Listings | 214 | 23.0\% | 4.9\% | 5.9\% | -11.6\% | -25.4\% | -25.2\% |
| Active Listings ${ }^{4}$ | 60 | 85.7\% | 121.8\% | 7.6\% | 12.7\% | -49.8\% | -53.5\% |
| Sales to New Listings Ratio ${ }^{5}$ | 58.4 | 59.2 | 87.7 | 68.8 | 74.4 | 53.0 | 45.8 |
| Months of Inventory ${ }^{6}$ | 3.8 | 2.5 | 1.2 | 3.2 | 2.4 | 6.3 | 7.9 |
| Average Price | \$659,711 | -4.9\% | 8.9\% | 49.0\% | 86.3\% | 129.8\% | 175.8\% |
| Median Price | \$585,000 | -6.4\% | 4.5\% | 41.0\% | 80.0\% | 123.3\% | 172.1\% |
| Sale to List Price Ratio ${ }^{7}$ | 98.1 | 106.6 | 107.9 | 97.6 | 98.2 | 96.9 | 96.3 |
| Median Days on Market | 25.0 | 11.0 | 8.0 | 23.0 | 21.0 | 54.5 | 59.0 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



## Sales Activity (August only)

Active Listings (August only)

New Listings (August only)

MLS® HPI Composite Benchmark Price and Average Price

Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^22]| Actual | August 2023 | Compared to ${ }^{\text {s }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2020 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 11 | 37.5\% | -35.3\% | -42.1\% | -26.7\% | -26.7\% | -31.3\% |
| Dollar Volume | \$5,945,400 | 3.0\% | -48.6\% | -24.2\% | -4.1\% | 13.5\% | 93.3\% |
| New Listings | 18 | 38.5\% | -5.3\% | -30.8\% | -30.8\% | -21.7\% | -14.3\% |
| Active Listings | 55 | 31.0\% | 175.0\% | 41.0\% | -3.5\% | -49.5\% | -57.4\% |
| Sales to New Listings Ratio ${ }^{1}$ | 61.1 | 61.5 | 89.5 | 73.1 | 57.7 | 65.2 | 76.2 |
| Months of Inventory ${ }^{2}$ | 5.0 | 5.3 | 1.2 | 2.1 | 3.8 | 7.3 | 8.1 |
| Average Price | \$540,491 | -25.1\% | -20.6\% | 31.0\% | 30.7\% | 54.8\% | 181.2\% |
| Median Price | \$578,000 | -13.7\% | 2.3\% | 41.0\% | 72.5\% | 68.5\% | 226.1\% |
| Sale to List Price Ratio ${ }^{3}$ | 98.0 | 100.6 | 106.1 | 102.0 | 98.6 | 98.1 | 93.9 |
| Median Days on Market | 33.0 | 29.5 | 7.0 | 15.0 | 29.0 | 56.0 | 95.5 |


| Year-to-date | $\begin{gathered} \text { August } \\ 2023 \end{gathered}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 108 | 25.6\% | -25.5\% | -9.2\% | -30.3\% | -20.6\% | -1.8\% |
| Dollar Volume | \$74,131,800 | 18.0\% | -19.9\% | 32.7\% | 31.6\% | 81.0\% | 171.9\% |
| New Listings | 182 | 26.4\% | 7.7\% | 10.3\% | -12.9\% | -26.9\% | -26.9\% |
| Active Listings ${ }^{4}$ | 47 | 117.3\% | 254.7\% | 15.7\% | 2.7\% | -49.9\% | -58.1\% |
| Sales to New Listings Ratio ${ }^{5}$ | 59.3 | 59.7 | 85.8 | 72.1 | 74.2 | 54.6 | 44.2 |
| Months of Inventory ${ }^{6}$ | 3.5 | 2.0 | 0.7 | 2.7 | 2.4 | 5.5 | 8.2 |
| Average Price | \$686,406 | -6.0\% | 7.5\% | 46.2\% | 88.9\% | 128.0\% | 176.9\% |
| Median Price | \$623,750 | -8.4\% | 1.4\% | 45.1\% | 93.4\% | 128.1\% | 179.1\% |
| Sale to List Price Ratio ${ }^{7}$ | 98.2 | 107.2 | 108.0 | 97.8 | 97.9 | 97.0 | 96.3 |
| Median Days on Market | 25.5 | 11.0 | 8.0 | 23.0 | 22.0 | 51.0 | 60.5 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



Sales Activity (August only)

Active Listings (August only)

New Listings (August only)

MLS® HPI Single Family Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^23]| Actual | August 2023 | Compared to ${ }^{\text {s }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | August 2013 |
| Sales Activity | 3 | - | 50.0\% | 50.0\% | 50.0\% | 200.0\% | 200.0\% |
| Dollar Volume | \$1,486,900 | - | 52.5\% | 236.0\% | 82.3\% | 1,316.1\% | 1,061.6\% |
| New Listings | 2 | - | - | -66.7\% | 0.0\% | -33.3\% | - |
| Active Listings | 6 | -40.0\% | -25.0\% | -68.4\% | 200.0\% | -57.1\% | -45.5\% |
| Sales to New Listings Ratio ${ }^{1}$ | 150.0 | - | - | 33.3 | 100.0 | 33.3 | - |
| Months of Inventory ${ }^{2}$ | 2.0 | - | 4.0 | 9.5 | 1.0 | 14.0 | 11.0 |
| Average Price | \$495,633 | - | 1.7\% | 124.0\% | 21.5\% | 372.0\% | 287.2\% |
| Median Price | \$542,000 | - | 11.2\% | 145.0\% | 32.9\% | 416.2\% | 323.4\% |
| Sale to List Price Ratio ${ }^{3}$ | 100.1 | - | 99.7 | 97.3 | 100.0 | 96.3 | 94.9 |
| Median Days on Market | 14.0 | - | 19.0 | 26.0 | 0.5 | 108.0 | 179.0 |


| Year-to-date | $\begin{gathered} \text { August } \\ 2023 \end{gathered}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | August 2021 | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 8 | -11.1\% | -71.4\% | -42.9\% | -63.6\% | 33.3\% | 33.3\% |
| Dollar Volume | \$3,607,300 | -14.8\% | -73.2\% | -10.1\% | -47.6\% | 200.7\% | 168.5\% |
| New Listings | 7 | -46.2\% | -72.0\% | -75.0\% | -66.7\% | -58.8\% | -65.0\% |
| Active Listings ${ }^{4}$ | 6 | -13.8\% | -48.5\% | -52.4\% | 47.1\% | -46.8\% | -31.5\% |
| Sales to New Listings Ratio ${ }^{5}$ | 114.3 | 69.2 | 112.0 | 50.0 | 104.8 | 35.3 | 30.0 |
| Months of Inventory ${ }^{6}$ | 6.3 | 6.4 | 3.5 | 7.5 | 1.5 | 15.7 | 12.2 |
| Average Price | \$450,913 | -4.2\% | -6.1\% | 57.3\% | 44.1\% | 125.5\% | 101.4\% |
| Median Price | \$469,000 | 6.6\% | 8.4\% | 94.4\% | 26.3\% | 138.1\% | 74.7\% |
| Sale to List Price Ratio ${ }^{7}$ | 96.8 | 109.1 | 107.6 | 97.3 | 99.8 | 97.6 | 102.3 |
| Median Days on Market | 25.0 | 8.0 | 12.0 | 44.5 | 15.5 | 152.0 | 157.0 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }_{7}^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

Sales Activity (August only)


Active Listings (August only)


New Listings (August only)


Months of Inventory (August only)


MLS® HPI Townhouse Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^24] ESTATE ASSOCIATION

| MLS ${ }^{\circledR}$ Home Price Index Benchmark Price |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | percentage change vs. |  |  |  |  |  |
| Benchmark Type: | August 2023 | 1 month ago | 3 months ago | 6 months ago | 12 months ago | 3 years ago | 5 years ago |
| Composite | \$562,100 | 0.0 | 3.5 | 10.7 | -4.2 | 41.9 | 80.1 |
| Single Family | \$572,500 | -0.2 | 3.4 | 10.9 | -1.8 | 42.4 | 80.5 |
| One Storey | \$577,200 | -0.5 | 4.5 | 10.6 | -0.5 | 45.4 | 88.9 |
| Two Storey | \$568,600 | -0.0 | 2.5 | 11.2 | -2.9 | 39.9 | 73.9 |
| Townhouse | \$498,400 | 1.9 | 3.9 | 9.3 | -18.3 | 40.9 | 91.0 |

MLS ${ }^{\circledR}$ HPI Benchmark Price


Composite 合角撸井

| Features | Value |
| :--- | :---: |
| Above Ground <br> Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground <br> Bedrooms | 0 |
| Exterior Walls | Masonry \＆Siding |
| Freshwater Supply | Municipal <br> waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached，Single <br> width |
| Gross Living Area <br> （Above Ground；in <br> sq．ft．） | 0 |
| Half Bathrooms | $\mathbf{1 2 9 2}$ |
| Heating | Forced air |
| Number of <br> Fireplaces | $\mathbf{1 1}$ |
| Total Number Of <br> Rooms | Municipal sewers <br> concrete |
| Type Of Foundation | Basement，Poured <br> Wastewater <br> Disposal |

Single Family 合㓏

| Features | Value |
| :--- | :---: |
| Above Ground <br> Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground <br> Bedrooms | 0 |
| Exterior Walls | Masonry \＆Siding |
| Freshwater Supply | Municipal <br> waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached，Single <br> width |
| Gross Living Area <br> （Above Ground；in <br> sq．ft．） | 1361 |
| Half Bathrooms | Forced air |
| Heating | 9248 |
| Lot Size | 0 |
| Number of <br> Fireplaces | 11 <br> Total Number Of <br> Rooms <br> Type Of Foundation <br> Basement，Poured <br> concrete |
| Type of Property <br> Dastewater <br> Disposal | Municipal sewers |

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1 Storey 合

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 4 |
| Below Ground Bedrooms | 1 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1222 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Lot Size | 9999 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 11 |
| Type Of Foundation | Basement, Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |

2 Storey

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1540 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Lot Size | 8798 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers | ESTATE ASSOCIATION

Townhouse 䉍

| Features | Value |
| :--- | :---: |
| Above Ground <br> Bedrooms | 2 |
| Age Category | 31 to 50 |
| Attached <br> Specification | Row |
| Bedrooms | $\mathbf{2}$ |
| Below Ground <br> Bedrooms | $\mathbf{0}$ |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal <br> waterworks |
| Full Bathrooms | $\mathbf{1}$ |
| Garage Description | Attached, Single <br> width |
| Gross Living Area <br> (Above Ground; in <br> sq. ft.) | $\mathbf{1 2 1 4}$ |
| Half Bathrooms | $\mathbf{0}$ |
| Number of <br> Fireplaces | $\mathbf{8}$ |
| Total Number Of <br> Rooms | Basement, Poured <br> concrete |
| Type Of Foundation | Municipal sewers |
| Wastewater <br> Disposal | Bas |


| Actual | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 13 | -7.1\% | -38.1\% | -66.7\% | -45.8\% | -59.4\% | -35.0\% |
| Dollar Volume | \$11,259,000 | 5.2\% | -40.8\% | -58.1\% | 10.6\% | -14.7\% | 128.3\% |
| New Listings | 41 | 95.2\% | 57.7\% | 32.3\% | 86.4\% | 105.0\% | 36.7\% |
| Active Listings | 98 | 48.5\% | 157.9\% | 133.3\% | 48.5\% | 10.1\% | -47.9\% |
| Sales to New Listings Ratio ${ }^{1}$ | 31.7 | 66.7 | 80.8 | 125.8 | 109.1 | 160.0 | 66.7 |
| Months of Inventory ${ }^{\text {² }}$ | 7.5 | 4.7 | 1.8 | 1.1 | 2.8 | 2.8 | 9.4 |
| Average Price | \$866,077 | 13.3\% | -4.4\% | 25.8\% | 104.1\% | 110.0\% | 251.2\% |
| Median Price | \$650,000 | -8.5\% | -16.7\% | 5.0\% | 78.1\% | 109.7\% | 180.8\% |
| Sale to List Price Ratio ${ }^{3}$ | 96.0 | 92.9 | 101.1 | 99.8 | 97.3 | 95.3 | 95.4 |
| Median Days on Market | 24.0 | 38.5 | 19.0 | 23.0 | 30.5 | 92.5 | 77.5 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | August 2018 | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 97 | -11.0\% | -42.6\% | -36.2\% | -32.2\% | -42.3\% | -26.0\% |
| Dollar Volume | \$78,998,000 | -18.3\% | -46.3\% | -18.4\% | 37.4\% | 39.8\% | 122.8\% |
| New Listings | 263 | 12.4\% | 11.0\% | 26.4\% | 20.1\% | 1.2\% | -25.5\% |
| Active Listings ${ }^{4}$ | 71 | 70.0\% | 127.3\% | 31.0\% | 26.9\% | -28.4\% | -60.8\% |
| Sales to New Listings Ratio ${ }^{5}$ | 36.9 | 46.6 | 71.3 | 73.1 | 65.3 | 64.6 | 37.1 |
| Months of Inventory ${ }^{6}$ | 5.8 | 3.1 | 1.5 | 2.8 | 3.1 | 4.7 | 11.0 |
| Average Price | \$814,412 | -8.2\% | -6.5\% | 27.8\% | 102.6\% | 142.0\% | 200.9\% |
| Median Price | \$680,000 | -10.5\% | -4.9\% | 25.2\% | 90.2\% | 139.4\% | 164.6\% |
| Sale to List Price Ratio ${ }^{7}$ | 96.4 | 101.3 | 103.0 | 97.9 | 97.8 | 96.2 | 95.5 |
| Median Days on Market | 31.0 | 13.0 | 13.0 | 28.0 | 28.0 | 48.5 | 78.0 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

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New Listings (August only)


MLS® HPI Composite Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^25]| Actual | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {s }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2021 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 12 | -14.3\% | -36.8\% | -66.7\% | -42.9\% | -61.3\% | -40.0\% |
| Dollar Volume | \$10,784,000 | 0.7\% | -39.3\% | -57.8\% | 14.1\% | -16.5\% | 118.6\% |
| New Listings | 39 | 116.7\% | 50.0\% | 34.5\% | 77.3\% | 116.7\% | 34.5\% |
| Active Listings | 93 | 52.5\% | 158.3\% | 158.3\% | 43.1\% | 9.4\% | -47.5\% |
| Sales to New Listings Ratio ${ }^{1}$ | 30.8 | 77.8 | 73.1 | 124.1 | 95.5 | 172.2 | 69.0 |
| Months of Inventory ${ }^{2}$ | 7.8 | 4.4 | 1.9 | 1.0 | 3.1 | 2.7 | 8.9 |
| Average Price | \$898,667 | 17.5\% | -3.8\% | 26.7\% | 99.8\% | 115.6\% | 264.4\% |
| Median Price | \$670,000 | -5.6\% | -14.1\% | 7.6\% | 81.1\% | 112.7\% | 189.4\% |
| Sale to List Price Ratio ${ }^{3}$ | 95.7 | 92.9 | 102.1 | 99.9 | 96.8 | 95.2 | 95.4 |
| Median Days on Market | 21.5 | 38.5 | 7.0 | 26.0 | 31.0 | 91.0 | 77.5 |


| Year-to-date | $\begin{gathered} \text { August } \\ 2023 \end{gathered}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2020 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 87 | -10.3\% | -44.2\% | -38.7\% | -33.6\% | -45.3\% | -30.4\% |
| Dollar Volume | \$73,449,100 | -17.5\% | -48.0\% | -20.8\% | 34.9\% | 34.4\% | 115.1\% |
| New Listings | 243 | 12.5\% | 9.0\% | 27.9\% | 17.4\% | -1.6\% | -27.0\% |
| Active Listings ${ }^{4}$ | 64 | 63.1\% | 123.6\% | 32.6\% | 19.6\% | -32.6\% | -62.4\% |
| Sales to New Listings Ratio ${ }^{5}$ | 35.8 | 44.9 | 70.0 | 74.7 | 63.3 | 64.4 | 37.5 |
| Months of Inventory ${ }^{6}$ | 5.9 | 3.2 | 1.5 | 2.7 | 3.3 | 4.8 | 10.9 |
| Average Price | \$844,243 | -8.0\% | -6.7\% | 29.3\% | 103.1\% | 145.6\% | 209.0\% |
| Median Price | \$725,000 | -7.6\% | -1.3\% | 29.5\% | 100.0\% | 150.0\% | 173.6\% |
| Sale to List Price Ratio ${ }^{7}$ | 96.4 | 100.4 | 103.1 | 97.8 | 97.6 | 96.2 | 95.4 |
| Median Days on Market | 31.0 | 14.0 | 12.0 | 28.0 | 28.0 | 49.0 | 79.0 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

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New Listings (August only)


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^26]| MLS ${ }^{\circledR}$ Home Price Index Benchmark Price |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | percentage change vs. |  |  |  |  |  |
| Benchmark Type: | August 2023 | 1 month ago | 3 months ago | 6 months ago | 12 months ago | 3 years ago | 5 years ago |
| Composite | \$740,000 | -1.0 | 1.6 | 8.5 | -2.1 | 43.8 | 85.3 |
| Single Family | \$740,000 | -1.0 | 1.6 | 8.5 | -2.1 | 43.8 | 85.3 |
| One Storey | \$697,100 | -1.6 | -0.4 | 4.6 | -1.7 | 42.4 | 90.2 |
| Two Storey | \$794,800 | 0.0 | 3.5 | 12.7 | -4.3 | 42.1 | 76.7 |

## MLS ${ }^{\circledR}$ HPI Benchmark Price




| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Double width |
| Gross Living Area (Above Ground; in sq. ft.) | 1537 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Poured concrete |
| Wastewater Disposal | Private |

Single Family 合悤

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Double width |
| Gross Living Area (Above Ground; in sq. ft.) | 1537 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 59895 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Private |

THE CANADIAN REAL
RAGBOS

1 Storey ㅅ

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Double width |
| Gross Living Area (Above Ground; in sq. ft.) | 1430 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 64820 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Private |

2 Storey

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Double width |
| Gross Living Area (Above Ground; in sq. ft.) | 1932 |
| Half Bathrooms | 1 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 49735 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Private |


| Actual | August$2023$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 8 | 100.0\% | -55.6\% | -42.9\% | -33.3\% | -42.9\% | -11.1\% |
| Dollar Volume | \$5,625,000 | 86.5\% | -48.4\% | -19.5\% | 39.2\% | 91.9\% | 189.6\% |
| New Listings | 15 | -11.8\% | 15.4\% | -16.7\% | -40.0\% | 15.4\% | -37.5\% |
| Active Listings | 38 | -5.0\% | 72.7\% | 81.0\% | -19.1\% | -26.9\% | -64.8\% |
| Sales to New Listings Ratio ${ }^{1}$ | 53.3 | 23.5 | 138.5 | 77.8 | 48.0 | 107.7 | 37.5 |
| Months of Inventory ${ }^{\text {2 }}$ | 4.8 | 10.0 | 1.2 | 1.5 | 3.9 | 3.7 | 12.0 |
| Average Price | \$703,125 | -6.7\% | 16.1\% | 40.8\% | 108.8\% | 235.8\% | 225.9\% |
| Median Price | \$622,500 | -17.3\% | 5.5\% | 38.3\% | 104.8\% | 227.6\% | 211.3\% |
| Sale to List Price Ratio ${ }^{3}$ | 94.8 | 98.6 | 106.7 | 99.5 | 99.3 | 95.4 | 93.4 |
| Median Days on Market | 58.0 | 8.5 | 13.5 | 27.5 | 31.5 | 62.5 | 57.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 72 | 1.4\% | -27.3\% | -18.2\% | 12.5\% | -29.4\% | 26.3\% |
| Dollar Volume | \$44,466,455 | -8.5\% | -23.4\% | 19.0\% | 124.8\% | 77.9\% | 222.9\% |
| New Listings | 122 | -9.6\% | -5.4\% | 20.8\% | 25.8\% | -5.4\% | -27.8\% |
| Active Listings ${ }^{4}$ | 33 | 44.5\% | 80.1\% | 30.2\% | 20.1\% | -34.6\% | -58.1\% |
| Sales to New Listings Ratio ${ }^{5}$ | 59.0 | 52.6 | 76.7 | 87.1 | 66.0 | 79.1 | 33.7 |
| Months of Inventory ${ }^{6}$ | 3.7 | 2.6 | 1.5 | 2.3 | 3.4 | 3.9 | 11.0 |
| Average Price | \$617,590 | -9.8\% | 5.4\% | 45.5\% | 99.8\% | 152.1\% | 155.6\% |
| Median Price | \$572,500 | -11.9\% | 1.3\% | 47.2\% | 99.5\% | 153.6\% | 193.6\% |
| Sale to List Price Ratio ${ }^{7}$ | 98.1 | 106.3 | 104.6 | 99.5 | 98.9 | 97.6 | 95.5 |
| Median Days on Market | 28.0 | 12.0 | 9.0 | 26.5 | 28.0 | 48.0 | 51.0 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

Sales Activity (August only)


Active Listings (August only)

New Listings (August only)



Months of Inventory (August only)


MLS® HPI Composite Benchmark Price and Average Price



[^27]
## MLS® Single Family Market Activity

| Actual | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 7 | 75.0\% | -61.1\% | -41.7\% | -36.4\% | -46.2\% | -12.5\% |
| Dollar Volume | \$4,975,000 | 65.0\% | -54.4\% | -20.5\% | 30.2\% | 78.3\% | 163.6\% |
| New Listings | 15 | -11.8\% | 15.4\% | -6.3\% | 0.0\% | 15.4\% | -31.8\% |
| Active Listings | 35 | -12.5\% | 94.4\% | 105.9\% | -7.9\% | -23.9\% | -66.3\% |
| Sales to New Listings Ratio ${ }^{1}$ | 46.7 | 23.5 | 138.5 | 75.0 | 73.3 | 100.0 | 36.4 |
| Months of Inventory ${ }^{2}$ | 5.0 | 10.0 | 1.0 | 1.4 | 3.5 | 3.5 | 13.0 |
| Average Price | \$710,714 | -5.7\% | 17.3\% | 36.3\% | 104.6\% | 231.0\% | 201.3\% |
| Median Price | \$595,000 | -20.9\% | 0.8\% | 24.3\% | 78.7\% | 190.2\% | 174.2\% |
| Sale to List Price Ratio ${ }^{3}$ | 94.1 | 98.6 | 106.7 | 99.0 | 97.8 | 96.6 | 93.6 |
| Median Days on Market | 77.0 | 8.5 | 13.5 | 22.5 | 34.0 | 65.0 | 56.0 |


| Year-to-date | $\begin{gathered} \text { August } \\ 2023 \end{gathered}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 67 | 0.0\% | -28.0\% | -13.0\% | 15.5\% | -32.3\% | 21.8\% |
| Dollar Volume | \$42,011,455 | -10.2\% | -23.6\% | 26.5\% | 122.1\% | 71.7\% | 208.1\% |
| New Listings | 115 | -10.9\% | -2.5\% | 32.2\% | 40.2\% | -8.0\% | -29.4\% |
| Active Listings ${ }^{4}$ | 32 | 40.8\% | 108.3\% | 51.8\% | 21.7\% | -27.8\% | -57.6\% |
| Sales to New Listings Ratio ${ }^{5}$ | 58.3 | 51.9 | 78.8 | 88.5 | 70.7 | 79.2 | 33.7 |
| Months of Inventory ${ }^{6}$ | 3.8 | 2.7 | 1.3 | 2.2 | 3.6 | 3.5 | 10.8 |
| Average Price | \$627,037 | -10.2\% | 6.0\% | 45.4\% | 92.2\% | 153.8\% | 152.9\% |
| Median Price | \$595,000 | -8.5\% | 5.3\% | 46.2\% | 99.0\% | 159.8\% | 205.1\% |
| Sale to List Price Ratio ${ }^{7}$ | 98.0 | 106.2 | 104.9 | 98.7 | 98.5 | 97.7 | 95.5 |
| Median Days on Market | 29.0 | 12.0 | 9.0 | 26.0 | 30.0 | 46.0 | 50.0 |

[^28]
## Sales Activity (August only)



Active Listings (August only)

New Listings (August only)



Months of Inventory (August only)


MLS® HPI Single Family Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^29]| Actual | August 2023 | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2018 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 1 | - | - | -50.0\% | - | - | - |
| Dollar Volume | \$650,000 | - | - | -11.2\% | - | - | - |
| New Listings | 0 | - | - | -100.0\% | -100.0\% | - | - |
| Active Listings | 2 | - | -50.0\% | -50.0\% | -77.8\% | -60.0\% | 100.0\% |
| Sales to New Listings Ratio ${ }^{1}$ | 0.0 | - | - | 100.0 | - | - | - |
| Months of Inventory ${ }^{2}$ | 2.0 | - | - | 2.0 | - | - | - |
| Average Price | \$650,000 | - | - | 77.6\% | - | - | - |
| Median Price | \$650,000 | - | - | 77.6\% | - | - | - |
| Sale to List Price Ratio ${ }^{3}$ | 100.0 | - | - | 102.5 | - | - | - |
| Median Days on Market | 8.0 | - | - | 61.5 | - | - | - |


| Year-to-date | $\begin{gathered} \text { August } \\ 2023 \end{gathered}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | August 2018 | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 4 | 100.0\% | 0.0\% | -63.6\% | 300.0\% | 300.0\% | - |
| Dollar Volume | \$2,205,000 | 88.4\% | 19.4\% | -46.9\% | 1,236.4\% | 638.0\% | - |
| New Listings | 5 | 25.0\% | -37.5\% | -64.3\% | -50.0\% | - | 150.0\% |
| Active Listings ${ }^{4}$ | 2 | 100.0\% | -41.7\% | -55.6\% | -60.0\% | -64.4\% | 77.8\% |
| Sales to New Listings Ratio ${ }^{5}$ | 80.0 | 50.0 | 50.0 | 78.6 | 10.0 | - | - |
| Months of Inventory ${ }^{6}$ | 4.0 | 4.0 | 6.9 | 3.3 | 40.0 | 45.0 | - |
| Average Price | \$551,250 | -5.8\% | 19.4\% | 46.1\% | 234.1\% | 84.5\% | - |
| Median Price | \$532,500 | -9.0\% | 12.4\% | 37.0\% | 222.7\% | 78.2\% | - |
| Sale to List Price Ratio ${ }^{7}$ | 96.4 | 104.8 | 101.1 | 105.0 | 100.0 | 105.2 | - |
| Median Days on Market | 46.5 | 13.5 | 16.0 | 50.0 | 20.0 | 392.0 | - |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }_{7}^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

New Listings (August only)


## MLS® HPI Townhouse Benchmark Price and Average Price




[^30]| MLS ${ }^{\circledR}$ Home Price Index Benchmark Price |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | percentage change vs. |  |  |  |  |  |
| Benchmark Type: | August 2023 | 1 month ago | 3 months ago | 6 months ago | 12 months ago | 3 years ago | 5 years ago |
| Composite | \$572,900 | 1.2 | 2.0 | 5.5 | -3.0 | 44.4 | 95.4 |
| Single Family | \$578,100 | 1.2 | 1.7 | 4.9 | -2.2 | 44.6 | 96.8 |
| One Storey | \$649,400 | 0.1 | 0.0 | 3.0 | -3.5 | 38.6 | 83.2 |
| Two Storey | \$490,300 | 2.5 | 4.0 | 6.4 | -1.9 | 47.1 | 97.6 |
| Townhouse | \$469,800 | -0.5 | 2.1 | 7.9 | -19.3 | 40.3 | 87.8 |

## MLS ${ }^{\circledR}$ HPI Benchmark Price




| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 51 to 99 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1379 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Poured concrete |
| Wastewater Disposal | Municipal sewers |

Single Family 合余

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 51 to 99 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1387 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 8713 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |

1 Storey 合

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 0 to 5 |
| Bedrooms | 4 |
| Below Ground Bedrooms | 1 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1264 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 8712 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |

2 Storey

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 100+ |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 1 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1590 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 9505 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Concrete blocs |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |

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Townhouse 鐦

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 0 to 5 |
| Attached Specification | Row |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1200 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 8 |
| Type Of Foundation | Basement, Poured concrete |
| Wastewater Disposal | Municipal sewers |


| Actual | August$2023$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2021 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2018 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 13 | -18.8\% | -27.8\% | -43.5\% | -51.9\% | -60.6\% | -27.8\% |
| Dollar Volume | \$8,477,666 | -31.9\% | -34.9\% | -20.8\% | -73.8\% | -15.1\% | 60.0\% |
| New Listings | 36 | 20.0\% | 50.0\% | 80.0\% | 111.8\% | 63.6\% | 140.0\% |
| Active Listings | 104 | 19.5\% | 197.1\% | 205.9\% | 76.3\% | -26.2\% | -43.2\% |
| Sales to New Listings Ratio ${ }^{1}$ | 36.1 | 53.3 | 75.0 | 115.0 | 158.8 | 150.0 | 120.0 |
| Months of Inventory ${ }^{\text {² }}$ | 8.0 | 5.4 | 1.9 | 1.5 | 2.2 | 4.3 | 10.2 |
| Average Price | \$652,128 | -16.2\% | -9.8\% | 40.1\% | -45.5\% | 115.4\% | 121.5\% |
| Median Price | \$680,000 | -0.7\% | -11.7\% | 45.1\% | 92.1\% | 138.6\% | 192.5\% |
| Sale to List Price Ratio ${ }^{3}$ | 95.3 | 94.6 | 102.7 | 101.8 | 99.5 | 94.8 | 94.6 |
| Median Days on Market | 55.0 | 46.5 | 6.5 | 24.0 | 64.0 | 69.0 | 86.5 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 92 | 7.0\% | -8.0\% | -17.9\% | -15.6\% | -28.1\% | 16.5\% |
| Dollar Volume | \$64,291,797 | -2.0\% | 2.7\% | 27.6\% | 2.5\% | 83.3\% | 196.7\% |
| New Listings | 232 | 15.4\% | 62.2\% | 66.9\% | 51.6\% | 13.2\% | 20.8\% |
| Active Listings ${ }^{4}$ | 72 | 48.7\% | 210.2\% | 65.3\% | 30.0\% | -43.8\% | -56.1\% |
| Sales to New Listings Ratio ${ }^{5}$ | 39.7 | 42.8 | 69.9 | 80.6 | 71.2 | 62.4 | 41.1 |
| Months of Inventory ${ }^{6}$ | 6.3 | 4.5 | 1.9 | 3.1 | 4.1 | 8.0 | 16.6 |
| Average Price | \$698,824 | -8.3\% | 11.6\% | 55.3\% | 21.4\% | 155.0\% | 154.8\% |
| Median Price | \$602,500 | -12.1\% | 4.3\% | 48.8\% | 82.6\% | 132.9\% | 151.0\% |
| Sale to List Price Ratio ${ }^{7}$ | 96.3 | 98.7 | 103.4 | 98.0 | 98.3 | 94.7 | 94.4 |
| Median Days on Market | 32.5 | 21.0 | 12.0 | 36.0 | 36.0 | 86.5 | 75.0 |

[^31]THE CANADIAN REAL
ESTATE ASSOCIATION

Sales Activity (August only)


Active Listings (August only)


New Listings (August only)


Months of Inventory (August only)


MLS® HPI Composite Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^32]| Actual | August$2023$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2021 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2018 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 13 | -18.8\% | -27.8\% | -43.5\% | -51.9\% | -58.1\% | -23.5\% |
| Dollar Volume | \$8,477,666 | -31.9\% | -34.9\% | -20.8\% | -73.8\% | -12.3\% | 61.8\% |
| New Listings | 35 | 16.7\% | 45.8\% | 75.0\% | 105.9\% | 75.0\% | 150.0\% |
| Active Listings | 103 | 19.8\% | 194.3\% | 202.9\% | 74.6\% | -25.4\% | -43.1\% |
| Sales to New Listings Ratio ${ }^{1}$ | 37.1 | 53.3 | 75.0 | 115.0 | 158.8 | 155.0 | 121.4 |
| Months of Inventory ${ }^{\text {² }}$ | 7.9 | 5.4 | 1.9 | 1.5 | 2.2 | 4.5 | 10.6 |
| Average Price | \$652,128 | -16.2\% | -9.8\% | 40.1\% | -45.5\% | 109.1\% | 111.6\% |
| Median Price | \$680,000 | -0.7\% | -11.7\% | 45.1\% | 92.1\% | 138.6\% | 189.4\% |
| Sale to List Price Ratio ${ }^{3}$ | 95.3 | 94.6 | 102.7 | 101.8 | 99.5 | 95.5 | 95.1 |
| Median Days on Market | 55.0 | 46.5 | 6.5 | 24.0 | 64.0 | 62.0 | 91.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {s }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2021 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2020 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 92 | 7.0\% | -8.0\% | -17.9\% | -14.8\% | -25.2\% | 17.9\% |
| Dollar Volume | \$64,291,797 | -2.0\% | 2.7\% | 27.6\% | 2.6\% | 86.7\% | 197.5\% |
| New Listings | 231 | 15.5\% | 61.5\% | 66.2\% | 51.0\% | 14.9\% | 22.2\% |
| Active Listings ${ }^{4}$ | 72 | 50.0\% | 209.7\% | 65.0\% | 30.3\% | -42.3\% | -55.7\% |
| Sales to New Listings Ratio ${ }^{5}$ | 39.8 | 43.0 | 69.9 | 80.6 | 70.6 | 61.2 | 41.3 |
| Months of Inventory ${ }^{6}$ | 6.3 | 4.5 | 1.9 | 3.1 | 4.1 | 8.1 | 16.7 |
| Average Price | \$698,824 | -8.3\% | 11.6\% | 55.3\% | 20.4\% | 149.6\% | 152.2\% |
| Median Price | \$602,500 | -12.1\% | 4.3\% | 48.8\% | 81.2\% | 131.7\% | 147.9\% |
| Sale to List Price Ratio ${ }^{7}$ | 96.3 | 98.7 | 103.4 | 98.0 | 98.4 | 95.0 | 94.5 |
| Median Days on Market | 32.5 | 21.0 | 12.0 | 36.0 | 35.5 | 85.0 | 77.0 |

[^33]Sales Activity (August only)


New Listings (August only)



Months of Inventory (August only)




MLS® HPI Single Family Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^34] ESTATE ASSOCIATION

| MLS ${ }^{\circledR}$ Home Price Index Benchmark Price |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | percentage change vs. |  |  |  |  |  |
| Benchmark Type: | August 2023 | 1 month ago | 3 months ago | 6 months ago | 12 months ago | 3 years ago | 5 years ago |
| Composite | \$619,000 | 3.4 | 6.5 | 10.2 | -4.9 | 36.0 | 67.5 |
| Single Family | \$619,000 | 3.4 | 6.5 | 10.2 | -4.9 | 36.0 | 67.5 |
| One Storey | \$574,500 | 6.2 | 10.3 | 9.7 | -4.2 | 39.4 | 84.9 |
| Two Storey | \$688,000 | -0.4 | 2.5 | 11.0 | -5.7 | 32.9 | 48.1 |

MLS ${ }^{\circledR}$ HPI Benchmark Price


THE CANADIAN REAL ESTATE ASSOCIATION


| Features | Value |
| :--- | :---: |
| Above Ground <br> Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground <br> Bedrooms | 0 |
| Exterior Walls | Siding |
| Freshwater Supply | Municipal |
| waterworks |  |

Single Family 合㓏

| Features | Value |
| :--- | :---: |
| Above Ground <br> Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground <br> Bedrooms | 0 |
| Exterior Walls | Siding |
| Freshwater Supply | Municipal |
| waterworks |  |

1 Storey 合

| Features | Value |
| :--- | :---: |
| Above Ground <br> Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground <br> Bedrooms | 0 |
| Exterior Walls | Siding |
| Freshwater Supply | Municipal |
| waterworks |  |

2 Storey

| Features | Value |
| :--- | :---: |
| Above Ground <br> Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground <br> Bedrooms | 0 |
| Exterior Walls | Siding |
| Freshwater Supply | Municipal |
| waterworks |  |


| Actual | August$2023$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2020 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2018 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 13 | -31.6\% | -53.6\% | -65.8\% | -62.9\% | -62.9\% | -59.4\% |
| Dollar Volume | \$6,051,900 | -32.3\% | -57.8\% | -58.2\% | -36.3\% | -29.6\% | -12.6\% |
| New Listings | 35 | -7.9\% | -18.6\% | 29.6\% | -14.6\% | 6.1\% | -30.0\% |
| Active Listings | 85 | -15.8\% | 73.5\% | 157.6\% | 10.4\% | -43.7\% | -57.9\% |
| Sales to New Listings Ratio ${ }^{1}$ | 37.1 | 50.0 | 65.1 | 140.7 | 85.4 | 106.1 | 64.0 |
| Months of Inventory ${ }^{\text {² }}$ | 6.5 | 5.3 | 1.8 | 0.9 | 2.2 | 4.3 | 6.3 |
| Average Price | \$465,531 | -1.1\% | -9.1\% | 22.0\% | 71.6\% | 89.4\% | 115.2\% |
| Median Price | \$465,000 | 0.6\% | -7.7\% | 36.8\% | 72.2\% | 106.7\% | 120.9\% |
| Sale to List Price Ratio ${ }^{3}$ | 96.8 | 95.4 | 99.9 | 98.8 | 98.0 | 95.1 | 94.6 |
| Median Days on Market | 35.0 | 30.0 | 10.0 | 26.5 | 18.0 | 63.0 | 99.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | August 2018 | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 179 | -12.7\% | -32.7\% | -21.8\% | -27.2\% | -26.6\% | -1.1\% |
| Dollar Volume | \$85,579,350 | -25.8\% | -32.5\% | 5.8\% | 25.9\% | 50.8\% | 136.7\% |
| New Listings | 263 | -25.1\% | -21.5\% | 1.9\% | -12.9\% | -29.1\% | -33.1\% |
| Active Listings ${ }^{4}$ | 67 | 6.3\% | 87.5\% | 40.5\% | -3.8\% | -53.6\% | -64.3\% |
| Sales to New Listings Ratio ${ }^{5}$ | 68.1 | 58.4 | 79.4 | 88.8 | 81.5 | 65.8 | 46.1 |
| Months of Inventory ${ }^{6}$ | 3.0 | 2.5 | 1.1 | 1.7 | 2.3 | 4.8 | 8.3 |
| Average Price | \$478,097 | -15.0\% | 0.3\% | 35.4\% | 73.0\% | 105.5\% | 139.3\% |
| Median Price | \$460,000 | -15.2\% | 2.2\% | 38.6\% | 73.6\% | 115.8\% | 137.7\% |
| Sale to List Price Ratio ${ }^{7}$ | 96.5 | 102.7 | 103.6 | 98.3 | 97.8 | 96.3 | 95.0 |
| Median Days on Market | 29.0 | 10.0 | 11.0 | 21.0 | 21.0 | 35.0 | 59.0 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

## Sales Activity (August only) New Listings (August only)



MLS® HPI Composite Benchmark Price and Average Price


Sales Activity (August Year-to-date)



New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^35]
## MLS® Single Family Market Activity

| Actual | August 2023 | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 7 | -58.8\% | -70.8\% | -77.4\% | -75.0\% | -76.7\% | -75.0\% |
| Dollar Volume | \$3,657,000 | -57.0\% | -71.6\% | -70.8\% | -52.2\% | -52.4\% | -40.4\% |
| New Listings | 28 | -3.4\% | -20.0\% | 33.3\% | -17.6\% | 0.0\% | -31.7\% |
| Active Listings | 71 | -4.1\% | 102.9\% | 184.0\% | 24.6\% | -35.5\% | -58.7\% |
| Sales to New Listings Ratio ${ }^{1}$ | 25.0 | 58.6 | 68.6 | 147.6 | 82.4 | 107.1 | 68.3 |
| Months of Inventory ${ }^{2}$ | 10.1 | 4.4 | 1.5 | 0.8 | 2.0 | 3.7 | 6.1 |
| Average Price | \$522,429 | 4.4\% | -2.6\% | 29.4\% | 91.1\% | 103.9\% | 138.4\% |
| Median Price | \$510,000 | 4.3\% | -4.7\% | 45.8\% | 87.2\% | 123.4\% | 142.3\% |
| Sale to List Price Ratio ${ }^{3}$ | 97.1 | 95.5 | 100.2 | 98.9 | 98.0 | 94.9 | 94.2 |
| Median Days on Market | 21.0 | 22.0 | 10.0 | 24.0 | 23.0 | 62.5 | 93.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2021 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2020 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 141 | -20.8\% | -38.4\% | -27.3\% | -31.9\% | -33.8\% | -5.4\% |
| Dollar Volume | \$70,224,950 | -32.4\% | -38.0\% | -0.6\% | 20.4\% | 36.9\% | 130.8\% |
| New Listings | 210 | -28.6\% | -23.9\% | -3.2\% | -21.1\% | -35.2\% | -38.1\% |
| Active Listings ${ }^{4}$ | 52 | 14.0\% | 95.3\% | 44.4\% | 16.2\% | -51.2\% | -66.2\% |
| Sales to New Listings Ratio ${ }^{5}$ | 67.1 | 60.5 | 83.0 | 89.4 | 77.8 | 65.7 | 44.0 |
| Months of Inventory ${ }^{6}$ | 3.0 | 2.1 | 0.9 | 1.5 | 1.7 | 4.0 | 8.3 |
| Average Price | \$498,049 | -14.7\% | 0.8\% | 36.7\% | 76.8\% | 106.8\% | 143.9\% |
| Median Price | \$475,000 | -15.4\% | -0.2\% | 39.7\% | 75.9\% | 115.9\% | 144.8\% |
| Sale to List Price Ratio ${ }^{7}$ | 97.0 | 103.2 | 103.8 | 98.2 | 97.7 | 96.3 | 94.9 |
| Median Days on Market | 23.0 | 9.0 | 11.0 | 21.0 | 17.0 | 36.0 | 57.0 |

[^36]
## Sales Activity (August only)

New Listings (August only)


Active Listings (August only)



Months of Inventory (August only)



MLS® HPI Single Family Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^37]| Actual | August 2023 | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 2 | 100.0\% | 0.0\% | -50.0\% | -50.0\% | 0.0\% | 100.0\% |
| Dollar Volume | \$870,000 | 123.1\% | 33.8\% | -15.1\% | 6.4\% | 148.6\% | 346.2\% |
| New Listings | 4 | 100.0\% | 33.3\% | -33.3\% | 0.0\% | - | 100.0\% |
| Active Listings | 5 | -44.4\% | -50.0\% | 25.0\% | -28.6\% | 150.0\% | -64.3\% |
| Sales to New Listings Ratio ${ }^{1}$ | 50.0 | 50.0 | 66.7 | 66.7 | 100.0 | - | 50.0 |
| Months of Inventory ${ }^{2}$ | 2.5 | 9.0 | 5.0 | 1.0 | 1.8 | 1.0 | 14.0 |
| Average Price | \$435,000 | 11.5\% | 33.8\% | 69.8\% | 112.9\% | 148.6\% | 123.1\% |
| Median Price | \$435,000 | 11.5\% | 33.8\% | 69.0\% | 123.1\% | 148.6\% | 123.1\% |
| Sale to List Price Ratio ${ }^{3}$ | 96.5 | 97.5 | 100.0 | 100.3 | 98.3 | 97.7 | 97.5 |
| Median Days on Market | 50.0 | 87.0 | 22.5 | 15.0 | 11.0 | 73.5 | 46.0 |


| Year-to-date | $\begin{gathered} \text { August } \\ 2023 \end{gathered}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 12 | 50.0\% | -33.3\% | -36.8\% | -20.0\% | -25.0\% | 0.0\% |
| Dollar Volume | \$4,890,500 | 34.8\% | -23.5\% | -7.7\% | 55.9\% | 71.7\% | 132.7\% |
| New Listings | 17 | 21.4\% | -48.5\% | -26.1\% | -26.1\% | 6.3\% | -29.2\% |
| Active Listings ${ }^{4}$ | 4 | -53.0\% | -38.8\% | -6.1\% | -11.4\% | 19.2\% | -72.6\% |
| Sales to New Listings Ratio ${ }^{5}$ | 70.6 | 57.1 | 54.5 | 82.6 | 65.2 | 100.0 | 50.0 |
| Months of Inventory ${ }^{6}$ | 2.6 | 8.3 | 2.8 | 1.7 | 2.3 | 1.6 | 9.4 |
| Average Price | \$407,542 | -10.1\% | 14.7\% | 46.2\% | 94.9\% | 128.9\% | 132.7\% |
| Median Price | \$387,000 | -4.6\% | 13.0\% | 45.0\% | 97.4\% | 132.4\% | 117.4\% |
| Sale to List Price Ratio ${ }^{7}$ | 95.6 | 104.6 | 104.1 | 98.3 | 97.6 | 97.2 | 96.6 |
| Median Days on Market | 35.0 | 13.5 | 12.0 | 17.0 | 20.0 | 28.0 | 52.5 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

Sales Activity (August only)


Active Listings (August only)


New Listings (August only)


Months of Inventory (August only)


MLS® HPI Townhouse Benchmark Price and Average Price



[^38]
## MLS® Apartment Market Activity

| Actual | August | Compared to ${ }^{\text {s }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2018 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 4 | - | 100.0\% | 33.3\% | 33.3\% | 33.3\% | 33.3\% |
| Dollar Volume | \$1,524,900 | - | 86.0\% | 60.6\% | 49.1\% | 169.4\% | 158.0\% |
| New Listings | 2 | -71.4\% | -60.0\% | - | -33.3\% | -60.0\% | -71.4\% |
| Active Listings | 8 | -55.6\% | 100.0\% | 100.0\% | -38.5\% | -78.9\% | -50.0\% |
| Sales to New Listings Ratio ${ }^{1}$ | 200.0 | - | 40.0 | - | 100.0 | 60.0 | 42.9 |
| Months of Inventory ${ }^{2}$ | 2.0 | - | 2.0 | 1.3 | 4.3 | 12.7 | 5.3 |
| Average Price | \$381,225 | - | -7.0\% | 20.5\% | 11.8\% | 102.1\% | 93.5\% |
| Median Price | \$360,000 | - | -12.2\% | 10.8\% | 13.2\% | 143.2\% | 69.0\% |
| Sale to List Price Ratio ${ }^{3}$ | 96.3 | - | 95.5 | 96.1 | 97.9 | 95.8 | 96.6 |
| Median Days on Market | 54.5 | - | 8.5 | 199.0 | 14.0 | 64.0 | 174.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2020 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 24 | 33.3\% | 41.2\% | 60.0\% | 0.0\% | 71.4\% | 41.2\% |
| Dollar Volume | \$9,801,400 | 26.2\% | 44.3\% | 108.3\% | 50.2\% | 276.0\% | 177.8\% |
| New Listings | 32 | -23.8\% | 39.1\% | 88.2\% | 146.2\% | 10.3\% | 18.5\% |
| Active Listings ${ }^{4}$ | 11 | 17.6\% | 171.9\% | 42.6\% | -47.6\% | -68.8\% | -44.6\% |
| Sales to New Listings Ratio ${ }^{5}$ | 75.0 | 42.9 | 73.9 | 88.2 | 184.6 | 48.3 | 63.0 |
| Months of Inventory ${ }^{6}$ | 3.6 | 4.1 | 1.9 | 4.1 | 6.9 | 19.9 | 9.2 |
| Average Price | \$408,392 | -5.3\% | 2.2\% | 30.2\% | 50.2\% | 119.3\% | 96.8\% |
| Median Price | \$355,600 | -6.4\% | -14.3\% | 20.1\% | 34.5\% | 116.0\% | 58.0\% |
| Sale to List Price Ratio ${ }^{7}$ | 96.4 | 97.4 | 101.6 | 98.7 | 98.2 | 97.0 | 95.8 |
| Median Days on Market | 52.0 | 29.5 | 8.0 | 29.0 | 231.5 | 58.5 | 148.0 |

[^39]Sales Activity (August only)


Active Listings (August only)


New Listings (August only)


Months of Inventory (August only)


MLS® HPI Apartment Benchmark Price and Average Price



[^40]| MLS ${ }^{\circledR}$ Home Price Index Benchmark Price |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | percentage change vs. |  |  |  |  |  |
| Benchmark Type: | August 2023 | 1 month ago | 3 months ago | 6 months ago | 12 months ago | 3 years ago | 5 years ago |
| Composite | \$478,300 | 2.7 | 6.9 | 6.9 | -4.1 | 40.5 | 81.7 |
| Single Family | \$494,200 | 3.5 | 7.9 | 7.9 | -2.3 | 40.6 | 82.0 |
| One Storey | \$555,400 | 3.2 | 11.9 | 8.7 | -4.9 | 37.5 | 81.3 |
| Two Storey | \$456,700 | 3.7 | 4.8 | 6.6 | -0.8 | 41.4 | 81.2 |
| Townhouse | \$492,300 | 2.1 | 4.6 | 10.4 | -17.0 | 42.0 | 93.8 |
| Apartment | \$344,300 | -3.2 | 1.5 | -2.9 | -5.7 | 54.7 | 111.9 |

## MLS ${ }^{\circledR}$ HPI Benchmark Price




| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 100+ |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 1 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1252 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Concrete blocs |
| Wastewater Disposal | Municipal sewers |

Single Family 合㓏

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 100+ |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 1 |
| Gross Living Area (Above Ground; in sq. ft.) | 1280 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 6197 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Concrete blocs |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |

1 Storey 合

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 51 to 99 |
| Bedrooms | 4 |
| Below Ground Bedrooms | 1 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1134 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 6687 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 11 |
| Type Of Foundation | Basement, Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |

2 Storey

| Features | Value |
| :--- | :---: |
| Above Ground <br> Bedrooms | 3 |
| Age Category | $100+$ |
| Bedrooms | $\mathbf{3}$ |
| Below Ground <br> Bedrooms | Masonry \& Siding |
| Exterior Walls | Municipal <br> waterworks |
| Freshwater Supply |  |
| Full Bathrooms | 1 |
| Gross Living Area <br> (Above Ground; in <br> sq. ft.) | Forced air |
| Half Bathrooms | Natural Gas |
| Heating | 5940 |
| Heating Fuel | $\mathbf{0}$ |
| Lot Size | 10 |
| Number of <br> Fireplaces | Total Number Of <br> Rooms |
| Type Of Foundation | Basement, <br> Concrete blocs |
| Type of Property | Detached |
| Wastewater <br> Disposal | Municipal sewers |

Townhouse 籣

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Attached Specification | Row |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 1 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1097 |
| Half Bathrooms | 1 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Poured concrete |
| Wastewater Disposal | Municipal sewers |


| Features | Value |
| :--- | :---: |
| Above Ground <br> Bedrooms | 2 |
| Age Category | 31 to 50 |
| Attached <br> Specification | Row |
| Bedrooms | $\mathbf{2}$ |
| Below Ground <br> Bedrooms | $\mathbf{0}$ |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal <br> waterworks |
| Full Bathrooms | $\mathbf{1 0 1 1}$ |
| Gross Living Area <br> (Above Ground; in <br> sq. ft.) | $\mathbf{0}$ |
| Half Bathrooms | $\mathbf{7}$ |
| Number of <br> Fireplaces | Total Number Of <br> Rooms |
| Wastewater <br> Disposal | Municipal sewers |


| Actual | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 25 | 92.3\% | -7.4\% | -47.9\% | -16.7\% | -46.8\% | 31.6\% |
| Dollar Volume | \$16,564,800 | 73.4\% | -12.2\% | -31.8\% | 26.7\% | 9.6\% | 208.7\% |
| New Listings | 24 | -31.4\% | -20.0\% | -53.8\% | -31.4\% | -33.3\% | -42.9\% |
| Active Listings | 111 | 1.8\% | 33.7\% | -20.1\% | 32.1\% | -20.7\% | -54.7\% |
| Sales to New Listings Ratio ${ }^{1}$ | 104.2 | 37.1 | 90.0 | 92.3 | 85.7 | 130.6 | 45.2 |
| Months of Inventory ${ }^{2}$ | 4.4 | 8.4 | 3.1 | 2.9 | 2.8 | 3.0 | 12.9 |
| Average Price | \$662,592 | -9.8\% | -5.2\% | 30.9\% | 52.1\% | 106.1\% | 134.6\% |
| Median Price | \$647,500 | -9.4\% | -6.7\% | 41.0\% | 67.1\% | 135.5\% | 140.7\% |
| Sale to List Price Ratio ${ }^{3}$ | 98.0 | 100.1 | 101.2 | 99.3 | 99.2 | 94.9 | 94.3 |
| Median Days on Market | 54.0 | 15.0 | 19.0 | 44.0 | 24.5 | 66.0 | 92.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | August 2022 | August 2021 | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2018 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 182 | -2.2\% | -18.8\% | -21.9\% | -16.9\% | -26.0\% | 25.5\% |
| Dollar Volume | \$124,144,163 | -14.3\% | -20.5\% | 6.1\% | 39.1\% | 57.9\% | 210.9\% |
| New Listings | 295 | -1.7\% | 3.9\% | -16.4\% | 2.4\% | -16.0\% | -18.7\% |
| Active Listings ${ }^{4}$ | 121 | 51.1\% | 59.0\% | -19.1\% | 39.3\% | -21.3\% | -43.5\% |
| Sales to New Listings Ratio ${ }^{5}$ | 61.7 | 62.0 | 78.9 | 66.0 | 76.0 | 70.1 | 39.9 |
| Months of Inventory ${ }^{6}$ | 5.3 | 3.4 | 2.7 | 5.1 | 3.2 | 5.0 | 11.8 |
| Average Price | \$682,111 | -12.4\% | -2.2\% | 35.8\% | 67.3\% | 113.4\% | 147.7\% |
| Median Price | \$656,250 | -12.2\% | 0.2\% | 43.9\% | 75.0\% | 127.5\% | 162.5\% |
| Sale to List Price Ratio ${ }^{7}$ | 98.2 | 104.7 | 105.4 | 98.6 | 99.4 | 96.2 | 95.6 |
| Median Days on Market | 35.5 | 11.0 | 13.0 | 41.0 | 28.0 | 71.5 | 72.0 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

Sales Activity (August only)


Active Listings (August only)


New Listings (August only)



Months of Inventory (August only)


MLS® HPI Composite Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^41]| Actual | August 2023 | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 19 | 58.3\% | -13.6\% | -51.3\% | -24.0\% | -51.3\% | 0.0\% |
| Dollar Volume | \$13,592,300 | 52.7\% | -17.3\% | -34.1\% | 15.9\% | 1.4\% | 153.3\% |
| New Listings | 21 | -32.3\% | -12.5\% | -22.2\% | -25.0\% | -34.4\% | -41.7\% |
| Active Listings | 96 | 6.7\% | 50.0\% | 12.9\% | 62.7\% | -17.9\% | -53.4\% |
| Sales to New Listings Ratio ${ }^{1}$ | 90.5 | 38.7 | 91.7 | 144.4 | 89.3 | 121.9 | 52.8 |
| Months of Inventory ${ }^{2}$ | 5.1 | 7.5 | 2.9 | 2.2 | 2.4 | 3.0 | 10.8 |
| Average Price | \$715,384 | -3.6\% | -4.3\% | 35.3\% | 52.4\% | 108.1\% | 153.3\% |
| Median Price | \$675,000 | -7.5\% | -5.6\% | 43.6\% | 66.7\% | 136.0\% | 150.9\% |
| Sale to List Price Ratio ${ }^{3}$ | 98.6 | 100.1 | 101.5 | 99.2 | 98.6 | 95.7 | 94.3 |
| Median Days on Market | 54.0 | 23.5 | 20.5 | 35.0 | 24.0 | 75.0 | 92.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 142 | -6.0\% | -24.1\% | -24.1\% | -18.9\% | -31.7\% | 10.9\% |
| Dollar Volume | \$103,538,015 | -15.4\% | -24.5\% | 4.6\% | 37.8\% | 51.5\% | 181.7\% |
| New Listings | 244 | -1.6\% | -2.8\% | -8.3\% | 5.2\% | -19.7\% | -24.5\% |
| Active Listings ${ }^{4}$ | 95 | 49.7\% | 77.9\% | 0.7\% | 58.8\% | -24.6\% | -46.8\% |
| Sales to New Listings Ratio ${ }^{5}$ | 58.2 | 60.9 | 74.5 | 70.3 | 75.4 | 68.4 | 39.6 |
| Months of Inventory ${ }^{6}$ | 5.3 | 3.3 | 2.3 | 4.0 | 2.7 | 4.8 | 11.1 |
| Average Price | \$729,141 | -10.1\% | -0.6\% | 37.8\% | 69.8\% | 122.0\% | 153.9\% |
| Median Price | \$697,450 | -8.2\% | 2.3\% | 48.4\% | 79.3\% | 136.0\% | 167.2\% |
| Sale to List Price Ratio ${ }^{7}$ | 98.3 | 104.6 | 105.3 | 98.3 | 98.6 | 96.4 | 95.4 |
| Median Days on Market | 29.0 | 11.0 | 11.0 | 36.0 | 25.0 | 73.0 | 72.0 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

Sales Activity (August only)


Active Listings (August only)


New Listings (August only)


Months of Inventory (August only)


MLS® HPI Single Family Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^42]| Actual | August 2023 | Compared to ${ }^{\text {s }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2020 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 4 | 300.0\% | 33.3\% | -33.3\% | 300.0\% | 300.0\% | - |
| Dollar Volume | \$2,301,000 | 254.0\% | 17.8\% | -9.6\% | 348.4\% | 970.2\% | - |
| New Listings | 2 | 0.0\% | -50.0\% | -81.8\% | - | 0.0\% | -33.3\% |
| Active Listings | 12 | -25.0\% | -33.3\% | -70.7\% | -29.4\% | 140.0\% | -42.9\% |
| Sales to New Listings Ratio ${ }^{1}$ | 200.0 | 50.0 | 75.0 | 54.5 | - | 50.0 | - |
| Months of Inventory ${ }^{2}$ | 3.0 | 16.0 | 6.0 | 6.8 | 17.0 | 5.0 | - |
| Average Price | \$575,250 | -11.5\% | -11.7\% | 35.5\% | 12.1\% | 167.6\% | - |
| Median Price | \$570,000 | -12.3\% | -20.8\% | 34.8\% | 11.1\% | 165.1\% | - |
| Sale to List Price Ratio ${ }^{3}$ | 96.2 | 100.0 | 104.0 | 100.2 | 109.4 | 95.2 | - |
| Median Days on Market | 54.5 | 8.0 | 3.0 | 543.5 | 168.0 | 46.0 | - |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 25 | 0.0\% | 31.6\% | -32.4\% | 38.9\% | 78.6\% | 150.0\% |
| Dollar Volume | \$15,073,760 | -11.5\% | 39.7\% | 4.3\% | 158.0\% | 311.6\% | 532.6\% |
| New Listings | 28 | -28.2\% | 21.7\% | -40.4\% | -20.0\% | 86.7\% | 21.7\% |
| Active Listings ${ }^{4}$ | 21 | 37.1\% | 18.1\% | -47.9\% | 61.9\% | 347.4\% | 7.6\% |
| Sales to New Listings Ratio ${ }^{5}$ | 89.3 | 64.1 | 82.6 | 78.7 | 51.4 | 93.3 | 43.5 |
| Months of Inventory ${ }^{6}$ | 6.8 | 5.0 | 7.6 | 8.8 | 5.8 | 2.7 | 15.8 |
| Average Price | \$602,950 | -11.5\% | 6.2\% | 54.4\% | 85.8\% | 130.5\% | 153.0\% |
| Median Price | \$637,500 | -11.5\% | 9.0\% | 70.0\% | 120.6\% | 182.4\% | 217.2\% |
| Sale to List Price Ratio ${ }^{7}$ | 98.4 | 105.1 | 105.6 | 100.3 | 99.9 | 97.9 | 99.4 |
| Median Days on Market | 63.0 | 11.0 | 24.0 | 70.0 | 32.0 | 36.5 | 46.5 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

Sales Activity (August only)


Active Listings (August only)


New Listings (August only)



Months of Inventory (August only)


MLS® HPI Townhouse Benchmark Price and Average Price



[^43]
## MLS® Apartment Market Activity

| Actual | August | Compared to ${ }^{\text {s }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2020 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2018 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 1 | - | 0.0\% | -66.7\% | -50.0\% | -75.0\% | - |
| Dollar Volume | \$447,500 | - | 74.1\% | -60.2\% | -27.2\% | -63.4\% | - |
| New Listings | 1 | 0.0\% | 0.0\% | -92.9\% | -66.7\% | 0.0\% | -66.7\% |
| Active Listings | 0 | -100.0\% | - | -100.0\% | -100.0\% | -100.0\% | -100.0\% |
| Sales to New Listings Ratio ${ }^{1}$ | 100.0 | - | 100.0 | 21.4 | 66.7 | 400.0 | - |
| Months of Inventory ${ }^{2}$ | 0.0 | - | - | 4.3 | 2.5 | 3.0 | - |
| Average Price | \$447,500 | - | 74.1\% | 19.5\% | 45.7\% | 46.5\% | - |
| Median Price | \$447,500 | - | 74.1\% | 37.7\% | 45.7\% | 65.8\% | - |
| Sale to List Price Ratio ${ }^{3}$ | 97.5 | - | 102.8 | 98.2 | 101.5 | 95.6 | - |
| Median Days on Market | 16.0 | - | 1.0 | 20.0 | 266.0 | 71.5 | - |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 8 | -11.1\% | -52.9\% | -11.1\% | -66.7\% | -46.7\% | 166.7\% |
| Dollar Volume | \$3,467,388 | -32.0\% | -56.8\% | -3.7\% | -57.0\% | -29.6\% | 551.2\% |
| New Listings | 8 | -20.0\% | 0.0\% | -79.5\% | -50.0\% | -61.9\% | -42.9\% |
| Active Listings ${ }^{4}$ | 1 | -14.3\% | -83.8\% | -91.8\% | -91.2\% | -93.4\% | -91.4\% |
| Sales to New Listings Ratio ${ }^{5}$ | 100.0 | 90.0 | 212.5 | 23.1 | 150.0 | 71.4 | 21.4 |
| Months of Inventory ${ }^{6}$ | 1.2 | 1.2 | 3.5 | 13.0 | 4.5 | 9.7 | 37.0 |
| Average Price | \$433,424 | -23.5\% | -8.1\% | 8.4\% | 29.0\% | 32.0\% | 144.2\% |
| Median Price | \$445,750 | -23.0\% | -7.1\% | 37.2\% | 23.6\% | 85.8\% | 159.9\% |
| Sale to List Price Ratio ${ }^{7}$ | 97.4 | 104.9 | 107.4 | 96.6 | 105.0 | 95.3 | 95.6 |
| Median Days on Market | 16.0 | 14.0 | 201.0 | 20.0 | 179.0 | 127.0 | 76.0 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

Sales Activity (August only)


Active Listings (August only)


New Listings (August only)


Months of Inventory (August only)


MLS® HPI Apartment Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^44] ESTATE ASSOCIATION

| MLS ${ }^{\circledR}$ Home Price Index Benchmark Price |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | percentage change vs. |  |  |  |  |  |
| Benchmark Type: | August 2023 | 1 month ago | 3 months ago | 6 months ago | 12 months ago | 3 years ago | 5 years ago |
| Composite | \$691,700 | -0.6 | 2.9 | 10.8 | -4.2 | 37.1 | 59.2 |
| Single Family | \$715,800 | -0.8 | 3.0 | 11.4 | -3.3 | 36.1 | 59.6 |
| One Storey | \$678,700 | -0.9 | 4.4 | 12.5 | 0.0 | 42.5 | 85.2 |
| Two Storey | \$765,200 | -0.4 | 1.9 | 10.4 | -6.2 | 31.3 | 39.8 |
| Townhouse | \$546,700 | 0.5 | 4.6 | 9.3 | -15.0 | 44.4 | 71.7 |
| Apartment | \$339,100 | -3.2 | 1.4 | -3.1 | -5.6 | 54.9 | 109.6 |

## MLS ${ }^{\circledR}$ HPI Benchmark Price



Composite 合晚瞥関

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \＆Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached，Single width |
| Gross Living Area （Above Ground；in sq．ft．） | 1361 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Number of Fireplaces | 1 |
| Total Number Of Rooms | 11 |
| Type Of Foundation | Basement，Poured concrete |
| Wastewater Disposal | Municipal sewers |
| Waterfront | Waterfront |

Single Family 合余

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \＆Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached，Single width |
| Gross Living Area （Above Ground；in sq．ft．） | 1398 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 7924 |
| Number of Fireplaces | 1 |
| Total Number Of Rooms | 11 |
| Type Of Foundation | Basement，Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |
| Waterfront | Waterfront |

THE CANADIAN REAL

RAGBOS

1 Storey 合

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 4 |
| Below Ground Bedrooms | 1 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1283 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 7711 |
| Number of Fireplaces | 1 |
| Total Number Of Rooms | 11 |
| Type Of Foundation | Basement, Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |
| Waterfront | Waterfront |

2 Storey

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1646 |
| Half Bathrooms | 1 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 8248 |
| Number of Fireplaces | 1 |
| Total Number Of Rooms | 11 |
| Type Of Foundation | Basement, Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |
| Waterfront | Waterfront |

Townhouse

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 2 |
| Age Category | 0 to 5 |
| Attached Specification | Row |
| Bedrooms | 2 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1228 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Poured concrete |
| Wastewater Disposal | Municipal sewers |

Apartment

| Features | Value |
| :--- | :---: |
| Above Ground <br> Bedrooms | 2 |
| Age Category | 0 to 5 |
| Attached <br> Specification | Row |
| Bedrooms | $\mathbf{2}$ |
| Below Ground <br> Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal |
| waterworks |  |


| Actual | August$2023$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 3 | -57.1\% | -25.0\% | -50.0\% | -50.0\% | -25.0\% | -70.0\% |
| Dollar Volume | \$2,056,000 | -37.5\% | -8.9\% | -3.4\% | 42.7\% | 162.4\% | -15.3\% |
| New Listings | 2 | -60.0\% | -50.0\% | -75.0\% | -75.0\% | -84.6\% | -86.7\% |
| Active Listings | 9 | -40.0\% | 50.0\% | -18.2\% | -30.8\% | -77.5\% | -85.7\% |
| Sales to New Listings Ratio ${ }^{1}$ | 150.0 | 140.0 | 100.0 | 75.0 | 75.0 | 30.8 | 66.7 |
| Months of Inventory ${ }^{2}$ | 3.0 | 2.1 | 1.5 | 1.8 | 2.2 | 10.0 | 6.3 |
| Average Price | \$685,333 | 45.7\% | 21.4\% | 93.3\% | 185.3\% | 249.9\% | 182.3\% |
| Median Price | \$626,000 | 16.1\% | 1.9\% | 68.1\% | 160.9\% | 249.2\% | 172.8\% |
| Sale to List Price Ratio ${ }^{3}$ | 98.0 | 88.8 | 100.1 | 103.6 | 98.3 | 97.6 | 94.8 |
| Median Days on Market | 55.0 | 43.0 | 35.0 | 10.5 | 24.5 | 43.5 | 68.5 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 29 | -3.3\% | -43.1\% | -31.0\% | -38.3\% | -21.6\% | -27.5\% |
| Dollar Volume | \$15,923,300 | -15.1\% | -46.6\% | -3.0\% | 15.9\% | 95.8\% | 90.9\% |
| New Listings | 39 | -25.0\% | -37.1\% | -18.8\% | -23.5\% | -48.0\% | -59.4\% |
| Active Listings ${ }^{4}$ | 12 | 42.0\% | 88.5\% | 38.0\% | 6.5\% | -64.0\% | -76.0\% |
| Sales to New Listings Ratio ${ }^{5}$ | 74.4 | 57.7 | 82.3 | 87.5 | 92.2 | 49.3 | 41.7 |
| Months of Inventory ${ }^{6}$ | 3.4 | 2.3 | 1.0 | 1.7 | 2.0 | 7.4 | 10.2 |
| Average Price | \$549,079 | -12.2\% | -6.0\% | 40.4\% | 87.9\% | 149.8\% | 163.3\% |
| Median Price | \$510,000 | -15.0\% | 0.0\% | 38.2\% | 112.5\% | 161.5\% | 158.9\% |
| Sale to List Price Ratio ${ }^{7}$ | 95.3 | 101.6 | 108.1 | 99.5 | 97.4 | 95.6 | 94.1 |
| Median Days on Market | 55.0 | 15.0 | 9.0 | 20.0 | 27.0 | 59.0 | 71.0 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.


MLS® HPI Composite Benchmark Price and Average Price



[^45]
## MLS® Single Family Market Activity

| Actual | August$2023$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 3 | -50.0\% | 0.0\% | -50.0\% | -50.0\% | -25.0\% | -66.7\% |
| Dollar Volume | \$2,056,000 | -25.3\% | 5.0\% | -3.4\% | 42.7\% | 162.4\% | -5.4\% |
| New Listings | 2 | -60.0\% | -50.0\% | -75.0\% | -75.0\% | -77.8\% | -86.7\% |
| Active Listings | 9 | -30.8\% | 50.0\% | -18.2\% | -25.0\% | -75.0\% | -85.5\% |
| Sales to New Listings Ratio ${ }^{1}$ | 150.0 | 120.0 | 75.0 | 75.0 | 75.0 | 44.4 | 60.0 |
| Months of Inventory ${ }^{2}$ | 3.0 | 2.2 | 2.0 | 1.8 | 2.0 | 9.0 | 6.9 |
| Average Price | \$685,333 | 49.4\% | 5.0\% | 93.3\% | 185.3\% | 249.9\% | 183.7\% |
| Median Price | \$626,000 | 40.2\% | -0.6\% | 68.1\% | 160.9\% | 249.2\% | 205.4\% |
| Sale to List Price Ratio ${ }^{3}$ | 98.0 | 87.2 | 100.1 | 103.6 | 98.3 | 97.6 | 94.7 |
| Median Days on Market | 55.0 | 55.0 | 21.0 | 10.5 | 24.5 | 43.5 | 68.0 |


| Year-to-date | $\begin{gathered} \text { August } \\ 2023 \end{gathered}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 27 | -6.9\% | -46.0\% | -34.1\% | -42.6\% | -27.0\% | -27.0\% |
| Dollar Volume | \$15,128,300 | -17.0\% | -48.7\% | -7.1\% | 10.1\% | 86.0\% | 96.1\% |
| New Listings | 36 | -26.5\% | -41.0\% | -23.4\% | -28.0\% | -46.3\% | -62.1\% |
| Active Listings ${ }^{4}$ | 12 | 47.6\% | 86.0\% | 32.9\% | 4.5\% | -61.6\% | -75.8\% |
| Sales to New Listings Ratio ${ }^{5}$ | 75.0 | 59.2 | 82.0 | 87.2 | 94.0 | 55.2 | 38.9 |
| Months of Inventory ${ }^{6}$ | 3.4 | 2.2 | 1.0 | 1.7 | 1.9 | 6.5 | 10.4 |
| Average Price | \$560,307 | -10.8\% | -5.0\% | 41.1\% | 91.7\% | 154.9\% | 168.8\% |
| Median Price | \$525,000 | -13.9\% | 1.9\% | 42.3\% | 118.8\% | 169.2\% | 167.9\% |
| Sale to List Price Ratio ${ }^{7}$ | 95.3 | 101.8 | 108.3 | 99.3 | 97.4 | 95.6 | 94.1 |
| Median Days on Market | 55.0 | 14.0 | 8.5 | 21.0 | 27.0 | 59.0 | 68.0 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

New Listings (August only)


MLS® HPI Single Family Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^46]| MLS ${ }^{\circledR}$ Home Price Index Benchmark Price |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | percentage change vs. |  |  |  |  |  |
| Benchmark Type: | August 2023 | 1 month ago | 3 months ago | 6 months ago | 12 months ago | 3 years ago | 5 years ago |
| Composite | \$462,100 | 1.8 | 5.2 | 8.4 | -1.7 | 54.8 | 114.5 |
| Single Family | \$462,100 | 1.8 | 5.2 | 8.4 | -1.7 | 54.8 | 114.5 |
| One Storey | \$553,600 | -1.2 | 6.2 | 11.2 | -1.1 | 51.5 | 103.8 |
| Two Storey | \$407,200 | 2.9 | 4.3 | 7.3 | 0.5 | 55.2 | 107.8 |

## MLS ${ }^{\circledR}$ HPI Benchmark Price




| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 100+ |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1400 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 11 |
| Type Of Foundation | Basement, Poured concrete |
| Wastewater Disposal | Municipal sewers |

Single Family 合悤

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 100+ |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1400 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 8712 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 11 |
| Type Of Foundation | Basement, Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |

1 Storey ㅅ

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 4 |
| Below Ground Bedrooms | 1 |
| Exterior Walls | Masonry |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1272 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 10029 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 12 |
| Type Of Foundation | Basement, Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |

2 Storey

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 100+ |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 1 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1628 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 8713 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Concrete blocs |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |


| Actual | August 2023 | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 7 | -53.3\% | -58.8\% | -75.9\% | -65.0\% | -83.3\% | -63.2\% |
| Dollar Volume | \$4,715,000 | -54.1\% | -50.2\% | -64.8\% | -39.5\% | -55.7\% | 20.1\% |
| New Listings | 44 | 131.6\% | 76.0\% | 76.0\% | 91.3\% | 83.3\% | 15.8\% |
| Active Listings | 137 | 37.0\% | 234.1\% | 179.6\% | 57.5\% | -30.1\% | -48.9\% |
| Sales to New Listings Ratio ${ }^{1}$ | 15.9 | 78.9 | 68.0 | 116.0 | 87.0 | 175.0 | 50.0 |
| Months of Inventory ${ }^{2}$ | 19.6 | 6.7 | 2.4 | 1.7 | 4.4 | 4.7 | 14.1 |
| Average Price | \$673,571 | -1.7\% | 20.9\% | 45.8\% | 72.8\% | 165.7\% | 226.1\% |
| Median Price | \$650,000 | 6.6\% | 30.0\% | 52.9\% | 118.9\% | 195.5\% | 261.1\% |
| Sale to List Price Ratio ${ }^{3}$ | 94.0 | 93.0 | 103.8 | 98.1 | 97.9 | 95.0 | 92.2 |
| Median Days on Market | 66.0 | 47.0 | 13.0 | 25.0 | 61.5 | 75.0 | 78.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 93 | -19.1\% | -44.6\% | -41.5\% | -38.0\% | -47.2\% | -26.2\% |
| Dollar Volume | \$58,263,100 | -32.8\% | -41.6\% | -9.2\% | 17.3\% | 37.6\% | 96.5\% |
| New Listings | 295 | 13.9\% | 34.1\% | 49.0\% | 25.0\% | -17.6\% | -24.4\% |
| Active Listings ${ }^{4}$ | 84 | 36.3\% | 158.3\% | 47.0\% | 17.4\% | -56.2\% | -59.6\% |
| Sales to New Listings Ratio ${ }^{5}$ | 31.5 | 44.4 | 76.4 | 80.3 | 63.6 | 49.2 | 32.3 |
| Months of Inventory ${ }^{6}$ | 7.2 | 4.3 | 1.5 | 2.9 | 3.8 | 8.7 | 13.1 |
| Average Price | \$626,485 | -16.9\% | 5.4\% | 55.2\% | 89.1\% | 160.4\% | 166.2\% |
| Median Price | \$595,000 | -15.0\% | 14.8\% | 50.6\% | 112.5\% | 170.5\% | 184.0\% |
| Sale to List Price Ratio ${ }^{7}$ | 96.4 | 100.6 | 102.3 | 97.4 | 96.8 | 95.2 | 94.6 |
| Median Days on Market | 28.0 | 20.0 | 13.0 | 33.0 | 28.5 | 66.0 | 52.5 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

New Listings (August only)


MLS® HPI Composite Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^47]| Actual | August 2023 | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 7 | -53.3\% | -56.3\% | -75.0\% | -65.0\% | -82.5\% | -61.1\% |
| Dollar Volume | \$4,715,000 | -54.1\% | -49.3\% | -64.7\% | -39.5\% | -53.6\% | 35.5\% |
| New Listings | 39 | 105.3\% | 56.0\% | 56.0\% | 69.6\% | 69.6\% | 8.3\% |
| Active Listings | 131 | 31.0\% | 227.5\% | 172.9\% | 50.6\% | -31.4\% | -49.0\% |
| Sales to New Listings Ratio ${ }^{1}$ | 17.9 | 78.9 | 64.0 | 112.0 | 87.0 | 173.9 | 50.0 |
| Months of Inventory ${ }^{2}$ | 18.7 | 6.7 | 2.5 | 1.7 | 4.4 | 4.8 | 14.3 |
| Average Price | \$673,571 | -1.7\% | 15.9\% | 41.2\% | 72.8\% | 165.1\% | 248.5\% |
| Median Price | \$650,000 | 6.6\% | 28.5\% | 50.3\% | 118.9\% | 195.5\% | 266.2\% |
| Sale to List Price Ratio ${ }^{3}$ | 94.0 | 93.0 | 104.2 | 98.6 | 97.9 | 94.8 | 91.7 |
| Median Days on Market | 66.0 | 47.0 | 12.5 | 24.5 | 61.5 | 75.0 | 78.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | August 2021 | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 93 | -19.1\% | -42.9\% | -40.4\% | -37.2\% | -45.3\% | -21.8\% |
| Dollar Volume | \$58,263,100 | -32.8\% | -40.6\% | -8.5\% | 18.2\% | 41.1\% | 113.2\% |
| New Listings | 289 | 11.6\% | 35.0\% | 49.0\% | 23.5\% | -17.0\% | -23.5\% |
| Active Listings ${ }^{4}$ | 83 | 34.6\% | 163.3\% | 49.5\% | 16.6\% | -55.3\% | -58.2\% |
| Sales to New Listings Ratio ${ }^{5}$ | 32.2 | 44.4 | 76.2 | 80.4 | 63.2 | 48.9 | 31.5 |
| Months of Inventory ${ }^{6}$ | 7.1 | 4.3 | 1.5 | 2.8 | 3.8 | 8.7 | 13.3 |
| Average Price | \$626,485 | -16.9\% | 4.2\% | 53.5\% | 88.1\% | 157.9\% | 172.8\% |
| Median Price | \$595,000 | -15.0\% | 13.3\% | 50.2\% | 110.1\% | 170.5\% | 190.2\% |
| Sale to List Price Ratio ${ }^{7}$ | 96.4 | 100.6 | 102.4 | 97.5 | 96.8 | 95.2 | 94.3 |
| Median Days on Market | 28.0 | 20.0 | 13.0 | 33.0 | 28.5 | 66.0 | 58.0 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

New Listings (August only)


MLS® HPI Single Family Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^48] ESTATE ASSOCIATION

| MLS ${ }^{\circledR}$ Home Price Index Benchmark Price |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | percentage change vs. |  |  |  |  |  |
| Benchmark Type: | August 2023 | 1 month ago | 3 months ago | 6 months ago | 12 months ago | 3 years ago | 5 years ago |
| Composite | \$585,800 | 3.7 | 7.5 | 8.2 | -5.4 | 30.3 | 55.1 |
| Single Family | \$585,800 | 3.7 | 7.5 | 8.2 | -5.4 | 30.3 | 55.1 |
| One Storey | \$591,700 | 6.2 | 10.8 | 7.9 | -6.0 | 31.4 | 63.1 |
| Two Storey | \$572,500 | -1.6 | 0.7 | 8.9 | -4.3 | 27.9 | 40.2 |

## MLS ${ }^{\circledR}$ HPI Benchmark Price



THE CANADIAN REAL ESTATE ASSOCIATION


| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 1 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1348 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 9 |
| Type Of Foundation | Concrete blocs |
| Wastewater Disposal | Private |
| Waterfront | Waterfront |

Single Family 合悤

| Features | Value |
| :--- | :---: |
| Above Ground <br> Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground <br> Bedrooms | 0 |
| Exterior Walls | Siding |
| Freshwater Supply | Municipal |
| waterworks |  | ESTATE ASSOCIATION

1 Storey 合

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 1 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1209 |
| Half Bathrooms | 0 |
| Heating Fuel | Natural Gas |
| Lot Size | 15500 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 9 |
| Type Of Foundation | Basement, Concrete blocs |
| Type of Property | Detached |
| Wastewater Disposal | Private |
| Waterfront | Waterfront |

2 Storey

| Features | Value |
| :--- | :---: |
| Above Ground <br> Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground <br> Bedrooms | 0 |
| Exterior Walls | Siding |
| Freshwater Supply | Municipal |
| waterworks |  |


| Actual | August$2023$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2021 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 4 | 0.0\% | -33.3\% | -60.0\% | -60.0\% | -33.3\% | -69.2\% |
| Dollar Volume | \$2,972,400 | -12.4\% | -23.0\% | -32.7\% | -6.8\% | 37.7\% | -10.5\% |
| New Listings | 22 | 100.0\% | 450.0\% | 266.7\% | 340.0\% | 57.1\% | 22.2\% |
| Active Listings | 36 | 33.3\% | 260.0\% | 227.3\% | 56.5\% | -2.7\% | -57.1\% |
| Sales to New Listings Ratio ${ }^{1}$ | 18.2 | 36.4 | 150.0 | 166.7 | 200.0 | 42.9 | 72.2 |
| Months of Inventory ${ }^{\text {² }}$ | 9.0 | 6.8 | 1.7 | 1.1 | 2.3 | 6.2 | 6.5 |
| Average Price | \$743,100 | -12.4\% | 15.5\% | 68.2\% | 133.0\% | 106.6\% | 190.9\% |
| Median Price | \$792,000 | 6.0\% | 26.5\% | 77.0\% | 187.0\% | 142.9\% | 191.4\% |
| Sale to List Price Ratio ${ }^{3}$ | 96.1 | 91.6 | 99.3 | 96.5 | 94.6 | 98.4 | 96.6 |
| Median Days on Market | 11.0 | 47.5 | 22.5 | 40.0 | 54.0 | 21.5 | 91.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | August 2021 | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 40 | 14.3\% | -18.4\% | -4.8\% | -14.9\% | -49.4\% | -55.6\% |
| Dollar Volume | \$27,678,500 | -2.0\% | -14.5\% | 31.6\% | 58.9\% | 21.7\% | 35.1\% |
| New Listings | 125 | 38.9\% | 98.4\% | 131.5\% | 89.4\% | 38.9\% | -26.9\% |
| Active Listings ${ }^{4}$ | 31 | 93.7\% | 296.8\% | 161.7\% | 15.5\% | -8.9\% | -64.6\% |
| Sales to New Listings Ratio ${ }^{5}$ | 32.0 | 38.9 | 77.8 | 77.8 | 71.2 | 87.8 | 52.6 |
| Months of Inventory ${ }^{6}$ | 6.2 | 3.6 | 1.3 | 2.2 | 4.5 | 3.4 | 7.7 |
| Average Price | \$691,963 | -14.2\% | 4.8\% | 38.2\% | 86.7\% | 140.3\% | 204.0\% |
| Median Price | \$645,000 | -18.4\% | 0.8\% | 31.0\% | 84.3\% | 143.9\% | 184.1\% |
| Sale to List Price Ratio ${ }^{7}$ | 97.6 | 103.7 | 105.1 | 98.5 | 96.3 | 96.6 | 96.3 |
| Median Days on Market | 21.5 | 14.0 | 11.0 | 23.0 | 48.0 | 53.0 | 79.0 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

Sales Activity (August only)


Active Listings (August only)


New Listings (August only)


Months of Inventory (August only)


MLS® HPI Composite Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^49]| Actual | August 2023 | Compared to ${ }^{\text {s }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2020 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 4 | 0.0\% | -33.3\% | -60.0\% | -55.6\% | -33.3\% | -66.7\% |
| Dollar Volume | \$2,972,400 | -12.4\% | -23.0\% | -32.7\% | -4.3\% | 37.7\% | -4.0\% |
| New Listings | 22 | 120.0\% | 450.0\% | 266.7\% | 340.0\% | 57.1\% | 29.4\% |
| Active Listings | 34 | 36.0\% | 240.0\% | 209.1\% | 47.8\% | -8.1\% | -57.5\% |
| Sales to New Listings Ratio ${ }^{1}$ | 18.2 | 40.0 | 150.0 | 166.7 | 180.0 | 42.9 | 70.6 |
| Months of Inventory ${ }^{2}$ | 8.5 | 6.3 | 1.7 | 1.1 | 2.6 | 6.2 | 6.7 |
| Average Price | \$743,100 | -12.4\% | 15.5\% | 68.2\% | 115.4\% | 106.6\% | 188.0\% |
| Median Price | \$792,000 | 6.0\% | 26.5\% | 77.0\% | 182.9\% | 142.9\% | 186.6\% |
| Sale to List Price Ratio ${ }^{3}$ | 96.1 | 91.6 | 99.3 | 96.5 | 95.2 | 98.4 | 96.5 |
| Median Days on Market | 11.0 | 47.5 | 22.5 | 40.0 | 51.0 | 21.5 | 101.5 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 38 | 11.8\% | -22.4\% | -9.5\% | -11.6\% | -46.5\% | -55.8\% |
| Dollar Volume | \$26,620,500 | -2.1\% | -17.8\% | 26.6\% | 63.4\% | 24.7\% | 34.2\% |
| New Listings | 121 | 40.7\% | 95.2\% | 124.1\% | 92.1\% | 42.4\% | -25.3\% |
| Active Listings ${ }^{4}$ | 29 | 92.6\% | 305.2\% | 150.0\% | 16.9\% | -6.0\% | -65.2\% |
| Sales to New Listings Ratio ${ }^{5}$ | 31.4 | 39.5 | 79.0 | 77.8 | 68.3 | 83.5 | 53.1 |
| Months of Inventory ${ }^{6}$ | 6.2 | 3.6 | 1.2 | 2.2 | 4.7 | 3.5 | 7.8 |
| Average Price | \$700,539 | -12.4\% | 6.1\% | 39.9\% | 84.9\% | 132.9\% | 203.7\% |
| Median Price | \$645,000 | -17.6\% | 0.8\% | 31.0\% | 84.3\% | 130.4\% | 180.1\% |
| Sale to List Price Ratio ${ }^{7}$ | 97.0 | 103.3 | 105.1 | 98.5 | 96.4 | 97.1 | 96.6 |
| Median Days on Market | 21.5 | 15.0 | 11.0 | 23.0 | 45.0 | 44.0 | 82.5 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }_{7}^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

Sales Activity (August only)


Active Listings (August only)


New Listings (August only)


Months of Inventory (August only)


MLS® HPI Single Family Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^50]| MLS ${ }^{\circledR}$ Home Price Index Benchmark Price |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | percentage change vs. |  |  |  |  |  |
| Benchmark Type: | August 2023 | 1 month ago | 3 months ago | 6 months ago | 12 months ago | 3 years ago | 5 years ago |
| Composite | \$646,900 | 1.4 | 3.0 | 5.8 | -0.0 | 47.3 | 83.9 |
| Single Family | \$646,900 | 1.4 | 3.0 | 5.8 | -0.0 | 47.3 | 83.9 |
| One Storey | \$641,400 | -1.1 | -0.0 | 4.3 | -1.0 | 44.8 | 77.7 |
| Two Storey | \$652,100 | 4.0 | 6.2 | 7.3 | 0.9 | 49.8 | 92.4 |

## MLS ${ }^{\circledR}$ HPI Benchmark Price




| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Double width |
| Gross Living Area (Above Ground; in sq. ft.) | 1402 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 8 |
| Type Of Foundation | Basement, Poured concrete |
| Wastewater Disposal | Municipal sewers |

Single Family 合悤

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Double width |
| Gross Living Area (Above Ground; in sq. ft.) | 1402 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 11733 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 8 |
| Type Of Foundation | Basement, Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |

1 Storey ㅅ

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 16 to 30 |
| Bedrooms | 4 |
| Below Ground Bedrooms | 1 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Double width |
| Gross Living Area (Above Ground; in sq. ft.) | 1283 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 13842 |
| Number of Fireplaces | 1 |
| Total Number Of Rooms | 8 |
| Type Of Foundation | Basement, Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |

2 Storey

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 100+ |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1661 |
| Half Bathrooms | 1 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 10032 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 8 |
| Type Of Foundation | Basement, Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |


| Actual | August$2023$ | Compared to ${ }^{\text {s }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2021 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2018 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | August 2013 |
| Sales Activity | 18 | 0.0\% | -40.0\% | -10.0\% | 20.0\% | 0.0\% | -25.0\% |
| Dollar Volume | \$9,905,900 | 8.5\% | -30.1\% | 49.4\% | 55.7\% | 74.2\% | 84.2\% |
| New Listings | 35 | 34.6\% | 20.7\% | 20.7\% | 59.1\% | 150.0\% | 29.6\% |
| Active Listings | 73 | 23.7\% | 180.8\% | 170.4\% | 35.2\% | 30.4\% | -31.8\% |
| Sales to New Listings Ratio ${ }^{1}$ | 51.4 | 69.2 | 103.4 | 69.0 | 68.2 | 128.6 | 88.9 |
| Months of Inventory ${ }^{2}$ | 4.1 | 3.3 | 0.9 | 1.4 | 3.6 | 3.1 | 4.5 |
| Average Price | \$550,328 | 8.5\% | 16.6\% | 66.0\% | 29.8\% | 74.2\% | 145.6\% |
| Median Price | \$597,500 | 35.8\% | 20.1\% | 60.2\% | 42.3\% | 108.6\% | 164.4\% |
| Sale to List Price Ratio ${ }^{3}$ | 97.5 | 95.2 | 98.6 | 98.1 | 97.5 | 97.6 | 97.3 |
| Median Days on Market | 40.5 | 38.0 | 13.0 | 18.0 | 44.0 | 49.5 | 71.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | August 2021 | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 160 | 25.0\% | -10.1\% | 31.1\% | 6.7\% | 11.9\% | 27.0\% |
| Dollar Volume | \$83,930,092 | 6.3\% | -5.6\% | 88.1\% | 44.9\% | 117.1\% | 206.3\% |
| New Listings | 241 | 10.0\% | 13.1\% | 75.9\% | 21.7\% | 39.3\% | 1.3\% |
| Active Listings ${ }^{4}$ | 71 | 89.0\% | 178.9\% | 174.9\% | 63.5\% | 22.9\% | -29.9\% |
| Sales to New Listings Ratio ${ }^{5}$ | 66.4 | 58.4 | 83.6 | 89.1 | 75.8 | 82.7 | 52.9 |
| Months of Inventory ${ }^{6}$ | 3.6 | 2.4 | 1.1 | 1.7 | 2.3 | 3.2 | 6.4 |
| Average Price | \$524,563 | -15.0\% | 5.1\% | 43.4\% | 35.8\% | 94.1\% | 141.2\% |
| Median Price | \$568,750 | -8.2\% | 13.4\% | 47.2\% | 49.9\% | 123.9\% | 181.6\% |
| Sale to List Price Ratio ${ }^{7}$ | 97.1 | 101.4 | 102.5 | 97.8 | 97.2 | 97.3 | 97.0 |
| Median Days on Market | 33.5 | 13.0 | 10.0 | 24.5 | 29.5 | 41.0 | 63.5 |

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Sales Activity (August only) New Listings (August only)


MLS® HPI Composite Benchmark Price and Average Price



[^52]| Actual | August 2023 | Compared to ${ }^{\text {s }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2020 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 7 | -30.0\% | -58.8\% | -41.7\% | -50.0\% | -50.0\% | -58.8\% |
| Dollar Volume | \$5,395,000 | -34.4\% | -56.7\% | -10.7\% | -12.5\% | 10.0\% | 27.4\% |
| New Listings | 19 | 18.8\% | 18.8\% | -5.0\% | -5.0\% | 58.3\% | -24.0\% |
| Active Listings | 47 | 30.6\% | 113.6\% | 161.1\% | -4.1\% | 4.4\% | -42.0\% |
| Sales to New Listings Ratio ${ }^{1}$ | 36.8 | 62.5 | 106.3 | 60.0 | 70.0 | 116.7 | 68.0 |
| Months of Inventory ${ }^{2}$ | 6.7 | 3.6 | 1.3 | 1.5 | 3.5 | 3.2 | 4.8 |
| Average Price | \$770,714 | -6.2\% | 5.2\% | 53.1\% | 75.0\% | 120.0\% | 209.4\% |
| Median Price | \$725,000 | 3.5\% | 15.1\% | 54.3\% | 72.6\% | 125.5\% | 178.8\% |
| Sale to List Price Ratio ${ }^{3}$ | 99.4 | 95.6 | 98.1 | 100.7 | 97.4 | 97.7 | 96.9 |
| Median Days on Market | 61.0 | 47.0 | 25.0 | 15.5 | 50.5 | 45.0 | 54.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 100 | 14.9\% | -12.3\% | 20.5\% | -23.7\% | -5.7\% | -4.8\% |
| Dollar Volume | \$65,863,111 | -2.4\% | -10.9\% | 68.7\% | 25.3\% | 103.9\% | 167.0\% |
| New Listings | 158 | 4.6\% | 9.7\% | 75.6\% | -7.1\% | 16.2\% | -18.6\% |
| Active Listings ${ }^{4}$ | 43 | 92.7\% | 114.5\% | 164.3\% | 11.4\% | -1.4\% | -44.0\% |
| Sales to New Listings Ratio ${ }^{5}$ | 63.3 | 57.6 | 79.2 | 92.2 | 77.1 | 77.9 | 54.1 |
| Months of Inventory ${ }^{6}$ | 3.4 | 2.0 | 1.4 | 1.6 | 2.3 | 3.3 | 5.8 |
| Average Price | \$658,631 | -15.1\% | 1.6\% | 40.1\% | 64.1\% | 116.1\% | 180.4\% |
| Median Price | \$617,500 | -12.0\% | 0.5\% | 45.3\% | 60.4\% | 125.4\% | 175.7\% |
| Sale to List Price Ratio ${ }^{7}$ | 98.0 | 103.4 | 104.5 | 99.6 | 97.1 | 97.4 | 97.1 |
| Median Days on Market | 30.5 | 15.0 | 8.0 | 24.0 | 32.0 | 34.5 | 56.0 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



Sales Activity (August only)

Active Listings (August only)

New Listings (August only)

MLS® HPI Single Family Benchmark Price and Average Price



[^53]| Actual | August 2023 | Compared to ${ }^{\text {s }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{aligned} & \text { August } \\ & 2013 \end{aligned}$ |
| Sales Activity | 5 | - | - | - | - | 400.0\% | 400.0\% |
| Dollar Volume | \$3,043,900 | - | - | - | - | 1,168.3\% | 1,252.8\% |
| New Listings | 5 | 66.7\% | - | - | 400.0\% | - | 400.0\% |
| Active Listings | 8 | -46.7\% | - | - | 100.0\% | 300.0\% | -11.1\% |
| Sales to New Listings Ratio ${ }^{1}$ | 100.0 | - | - | - | - | - | 100.0 |
| Months of Inventory ${ }^{2}$ | 1.6 | - | - | - | - | 2.0 | 9.0 |
| Average Price | \$608,780 | - | - | - | - | 153.7\% | 170.6\% |
| Median Price | \$635,000 | - | - | - | - | 164.6\% | 182.2\% |
| Sale to List Price Ratio ${ }^{3}$ | 99.1 | - | - | - | - | 97.6 | 97.9 |
| Median Days on Market | 43.0 | - | - | - | - | 97.0 | 19.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 19 | 171.4\% | 35.7\% | 137.5\% | 111.1\% | 58.3\% | 850.0\% |
| Dollar Volume | \$10,986,804 | 146.1\% | 60.6\% | 275.1\% | 252.3\% | 293.5\% | 2,167.7\% |
| New Listings | 15 | -28.6\% | 50.0\% | 200.0\% | -6.3\% | 36.4\% | 36.4\% |
| Active Listings ${ }^{4}$ | 12 | 14.6\% | 481.3\% | 248.8\% | 210.0\% | 287.5\% | 66.1\% |
| Sales to New Listings Ratio ${ }^{5}$ | 126.7 | 33.3 | 140.0 | 160.0 | 56.3 | 109.1 | 18.2 |
| Months of Inventory ${ }^{6}$ | 4.9 | 11.6 | 1.1 | 3.3 | 3.3 | 2.0 | 28.0 |
| Average Price | \$578,253 | -9.3\% | 18.4\% | 57.9\% | 66.9\% | 148.5\% | 138.7\% |
| Median Price | \$573,000 | -9.0\% | 21.4\% | 51.0\% | 56.1\% | 143.8\% | 136.5\% |
| Sale to List Price Ratio ${ }^{7}$ | 100.0 | 104.9 | 100.5 | 99.2 | 98.2 | 99.6 | 99.0 |
| Median Days on Market | 132.0 | 5.0 | 10.5 | 151.0 | 14.0 | 95.0 | 17.5 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
6 The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes. ESTATE ASSOCIATION

MLS® Townhouse Market Activity

Sales Activity (August only)


Active Listings (August only)

New Listings (August only)


Months of Inventory (August only)


MLS® HPI Townhouse Benchmark Price and Average Price



[^54]| MLS ${ }^{\circledR}$ Home Price Index Benchmark Price |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | percentage change vs. |  |  |  |  |  |
| Benchmark Type: | August 2023 | 1 month ago | 3 months ago | 6 months ago | 12 months ago | 3 years ago | 5 years ago |
| Composite | \$536,900 | 1.3 | 1.8 | 4.5 | -2.9 | 39.5 | 83.1 |
| Single Family | \$537,700 | 1.5 | 1.7 | 4.4 | -1.6 | 39.7 | 83.8 |
| One Storey | \$546,100 | -0.9 | 0.2 | 3.9 | -1.8 | 40.9 | 87.0 |
| Two Storey | \$525,200 | 5.3 | 4.3 | 5.5 | -0.9 | 38.7 | 78.6 |
| Townhouse | \$529,300 | -0.0 | 3.2 | 6.3 | -16.0 | 36.4 | 68.1 |

## MLS ${ }^{\circledR}$ HPI Benchmark Price




| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 51 to 99 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1283 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Poured concrete |
| Wastewater Disposal | Municipal sewers |

Single Family 合悤

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 51 to 99 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1299 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 7800 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers | ESTATE ASSOCIATION

1 Storey 合

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 4 |
| Below Ground Bedrooms | 1 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1230 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 7508 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 11 |
| Type Of Foundation | Basement, Poured concrete |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers |

2 Storey

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 100+ |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1605 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 9304 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Concrete blocs |
| Type of Property | Detached |
| Wastewater Disposal | Municipal sewers | ESTATE ASSOCIATION

Townhouse

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 2 |
| Age Category | 0 to 5 |
| Attached Specification | Row |
| Bedrooms | 2 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1075 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Number of Fireplaces | 1 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Poured concrete |
| Wastewater Disposal | Municipal sewers |


| Actual | August | Compared to ${ }^{\text {s }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2020 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 28 | 366.7\% | 21.7\% | 40.0\% | 47.4\% | 0.0\% | 115.4\% |
| Dollar Volume | \$17,613,000 | 340.4\% | 4.7\% | 90.9\% | 160.6\% | 66.5\% | 395.2\% |
| New Listings | 36 | 38.5\% | 56.5\% | 176.9\% | 24.1\% | 63.6\% | 33.3\% |
| Active Listings | 91 | 7.1\% | 122.0\% | 122.0\% | 18.2\% | 26.4\% | -43.5\% |
| Sales to New Listings Ratio ${ }^{1}$ | 77.8 | 23.1 | 100.0 | 153.8 | 65.5 | 127.3 | 48.1 |
| Months of Inventory ${ }^{2}$ | 3.3 | 14.2 | 1.8 | 2.1 | 4.1 | 2.6 | 12.4 |
| Average Price | \$629,036 | -5.6\% | -14.0\% | 36.3\% | 76.9\% | 66.5\% | 129.9\% |
| Median Price | \$614,950 | 27.5\% | -0.8\% | 37.3\% | 105.0\% | 79.3\% | 190.1\% |
| Sale to List Price Ratio ${ }^{3}$ | 97.6 | 101.3 | 97.4 | 98.1 | 96.9 | 96.9 | 94.4 |
| Median Days on Market | 33.5 | 16.5 | 33.0 | 25.0 | 21.0 | 55.0 | 71.0 |


| Year-to-date | $\begin{gathered} \text { August } \\ 2023 \end{gathered}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2020 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 135 | 39.2\% | -12.9\% | 14.4\% | 20.5\% | -18.7\% | 11.6\% |
| Dollar Volume | \$90,690,686 | 13.4\% | -16.5\% | 44.7\% | 122.2\% | 96.9\% | 219.2\% |
| New Listings | 267 | 29.0\% | 32.2\% | 88.0\% | 53.4\% | 27.8\% | 2.7\% |
| Active Listings ${ }^{4}$ | 76 | 81.3\% | 139.6\% | 52.8\% | 39.2\% | -10.0\% | -44.8\% |
| Sales to New Listings Ratio ${ }^{5}$ | 50.6 | 46.9 | 76.7 | 83.1 | 64.4 | 79.4 | 46.5 |
| Months of Inventory ${ }^{6}$ | 4.5 | 3.5 | 1.6 | 3.4 | 3.9 | 4.1 | 9.1 |
| Average Price | \$671,783 | -18.5\% | -4.1\% | 26.4\% | 84.3\% | 142.1\% | 186.1\% |
| Median Price | \$605,000 | -15.4\% | 4.3\% | 18.0\% | 96.7\% | 142.5\% | 191.6\% |
| Sale to List Price Ratio ${ }^{7}$ | 96.1 | 101.6 | 102.3 | 96.9 | 95.8 | 96.2 | 95.7 |
| Median Days on Market | 37.0 | 18.0 | 15.0 | 39.0 | 38.0 | 52.0 | 71.0 |

[^55]


Sales Activity (August only)

Active Listings (August only)

New Listings (August only)

MLS® HPI Composite Benchmark Price and Average Price


Sales Activity (August Year-to-date)


Active Listings ${ }^{1}$ (August Year-to-date)


New Listings (August Year-to-date)


Months of Inventory ${ }^{2}$ (August Year-to-date)


[^56]| Actual | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{aligned} & \text { August } \\ & 2022 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2020 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2016 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 23 | 360.0\% | 0.0\% | 21.1\% | 43.8\% | -11.5\% | 76.9\% |
| Dollar Volume | \$15,061,500 | 285.8\% | -10.5\% | 65.6\% | 143.1\% | 45.7\% | 323.4\% |
| New Listings | 34 | 41.7\% | 47.8\% | 161.5\% | 30.8\% | 54.5\% | 36.0\% |
| Active Listings | 87 | 14.5\% | 117.5\% | 112.2\% | 16.0\% | 31.8\% | -41.2\% |
| Sales to New Listings Ratio ${ }^{1}$ | 67.6 | 20.8 | 100.0 | 146.2 | 61.5 | 118.2 | 52.0 |
| Months of Inventory ${ }^{2}$ | 3.8 | 15.2 | 1.7 | 2.2 | 4.7 | 2.5 | 11.4 |
| Average Price | \$654,848 | -16.1\% | -10.5\% | 36.8\% | 69.1\% | 64.7\% | 139.3\% |
| Median Price | \$649,000 | 11.5\% | 4.7\% | 39.6\% | 98.0\% | 68.6\% | 206.1\% |
| Sale to List Price Ratio ${ }^{3}$ | 97.1 | 102.1 | 97.4 | 99.3 | 97.0 | 96.8 | 94.4 |
| Median Days on Market | 34.0 | 14.0 | 33.0 | 24.0 | 56.0 | 55.0 | 71.0 |


| Year-to-date | $\begin{aligned} & \text { August } \\ & 2023 \end{aligned}$ | Compared to ${ }^{\text {8 }}$ |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | $\begin{gathered} \text { August } \\ 2022 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2021 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2020 \end{gathered}$ | $\begin{gathered} \text { August } \\ 2018 \end{gathered}$ | $\begin{aligned} & \text { August } \\ & 2016 \end{aligned}$ | $\begin{gathered} \text { August } \\ 2013 \end{gathered}$ |
| Sales Activity | 118 | 28.3\% | -21.3\% | 4.4\% | 8.3\% | -24.4\% | 2.6\% |
| Dollar Volume | \$82,463,286 | 5.1\% | -22.6\% | 32.7\% | 104.8\% | 83.3\% | 195.3\% |
| New Listings | 239 | 27.1\% | 21.9\% | 71.9\% | 43.1\% | 22.6\% | -1.6\% |
| Active Listings ${ }^{4}$ | 70 | 83.6\% | 125.8\% | 41.4\% | 29.9\% | -10.5\% | -43.9\% |
| Sales to New Listings Ratio ${ }^{5}$ | 49.4 | 48.9 | 76.5 | 81.3 | 65.3 | 80.0 | 47.3 |
| Months of Inventory ${ }^{6}$ | 4.7 | 3.3 | 1.7 | 3.5 | 4.0 | 4.0 | 8.7 |
| Average Price | \$698,841 | -18.1\% | -1.6\% | 27.0\% | 89.2\% | 142.4\% | 187.8\% |
| Median Price | \$637,500 | -17.7\% | 6.7\% | 22.6\% | 102.4\% | 153.5\% | 196.5\% |
| Sale to List Price Ratio ${ }^{7}$ | 96.0 | 101.5 | 102.3 | 97.3 | 95.8 | 96.4 | 95.9 |
| Median Days on Market | 37.0 | 17.0 | 15.0 | 39.0 | 40.0 | 50.0 | 69.0 |

${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



[^57]| MLS ${ }^{\circledR}$ Home Price Index Benchmark Price |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  | percentage change vs. |  |  |  |  |  |
| Benchmark Type: | August 2023 | 1 month ago | 3 months ago | 6 months ago | 12 months ago | 3 years ago | 5 years ago |
| Composite | \$641,500 | 0.7 | 2.6 | 8.0 | -1.2 | 50.7 | 98.7 |
| Single Family | \$641,500 | 0.7 | 2.6 | 8.0 | -1.2 | 50.7 | 98.7 |
| One Storey | \$652,100 | 0.0 | 1.4 | 4.9 | -2.3 | 47.0 | 94.4 |
| Two Storey | \$629,400 | 1.6 | 4.1 | 11.7 | -0.2 | 56.3 | 102.8 |

## MLS ${ }^{\circledR}$ HPI Benchmark Price




| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1430 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Concrete blocs |
| Wastewater Disposal | Private |

Single Family 合余

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 31 to 50 |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1430 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 41687 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Concrete blocs |
| Type of Property | Detached |
| Wastewater Disposal | Private |

1 Storey 合
2 Storey

| Features | Value |
| :---: | :---: |
| Above Ground Bedrooms | 3 |
| Age Category | 100+ |
| Bedrooms | 3 |
| Below Ground Bedrooms | 0 |
| Exterior Walls | Masonry \& Siding |
| Freshwater Supply | Municipal waterworks |
| Full Bathrooms | 2 |
| Garage Description | Attached, Single width |
| Gross Living Area (Above Ground; in sq. ft.) | 1661 |
| Half Bathrooms | 0 |
| Heating | Forced air |
| Heating Fuel | Natural Gas |
| Lot Size | 24651 |
| Number of Fireplaces | 0 |
| Total Number Of Rooms | 10 |
| Type Of Foundation | Basement, Concrete blocs |
| Type of Property | Detached |
| Wastewater Disposal | Private |


[^0]:    ${ }^{1}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{2}$ Average active listings January to the current month / average sales January to the current month.

[^1]:    ${ }^{1}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{2}$ Average active listings January to the current month / average sales January to the current month.

[^2]:    ${ }^{1}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{2}$ Average active listings January to the current month / average sales January to the current month.

[^3]:    ${ }^{1}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{2}$ Average active listings January to the current month / average sales January to the current month.

[^4]:    ${ }^{1}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{2}$ Average active listings January to the current month / average sales January to the current month.

[^5]:    ${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
    ${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
    ${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
    ${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
    ${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
    ${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
    ${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

[^6]:    ${ }^{1}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{2}$ Average active listings January to the current month / average sales January to the current month.

[^7]:    ${ }^{1}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{2}$ Average active listings January to the current month / average sales January to the current month.

[^8]:    ${ }^{1}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{2}$ Average active listings January to the current month / average sales January to the current month.

[^9]:    ${ }^{1}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{2}$ Average active listings January to the current month / average sales January to the current month.

[^10]:    ${ }^{1}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{2}$ Average active listings January to the current month / average sales January to the current month.

[^11]:    ${ }^{1}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{2}$ Average active listings January to the current month / average sales January to the current month.

[^12]:    ${ }^{1}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{2}$ Average active listings January to the current month / average sales January to the current month.

[^13]:    ${ }^{1}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{2}$ Average active listings January to the current month / average sales January to the current month.

[^14]:    ${ }^{1}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{2}$ Average active listings January to the current month / average sales January to the current month.

[^15]:    ${ }^{1}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{2}$ Average active listings January to the current month / average sales January to the current month.

[^16]:    ${ }^{1}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{2}$ Average active listings January to the current month / average sales January to the current month.

[^17]:    ${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
    ${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
    ${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
    ${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
    ${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
    ${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
    ${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

[^18]:    ${ }^{1}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{2}$ Average active listings January to the current month / average sales January to the current month.

[^19]:    ${ }^{1}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{2}$ Average active listings January to the current month / average sales January to the current month.

[^20]:    ${ }^{1}$ Sales / new listings * 100; compared to levels from previous periods.
    ${ }^{2}$ Active listings at month end / monthly sales; compared to levels from previous periods.
    ${ }^{3}$ Sale price / list price * 100; average for all homes sold in the current month.
    ${ }^{4}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{5}$ Sum of sales from January to current month / sum of new listings from January to current month.
    ${ }^{6}$ The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.
    ${ }^{7}$ Sale price / list price * 100; average for all homes sold so far this year.
    ${ }^{8}$ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

[^21]:    ${ }^{1}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{2}$ Average active listings January to the current month / average sales January to the current month.

[^22]:    ${ }^{1}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{2}$ Average active listings January to the current month / average sales January to the current month.

[^23]:    ${ }^{1}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{2}$ Average active listings January to the current month / average sales January to the current month.

[^24]:    ${ }^{1}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{2}$ Average active listings January to the current month / average sales January to the current month.

[^25]:    ${ }^{1}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{2}$ Average active listings January to the current month / average sales January to the current month.

[^26]:    ${ }^{1}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{2}$ Average active listings January to the current month / average sales January to the current month.

[^27]:    ${ }^{1}$ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.
    ${ }^{2}$ Average active listings January to the current month / average sales January to the current month.

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