

Residential Real Estate Report for Kitchener October 2023

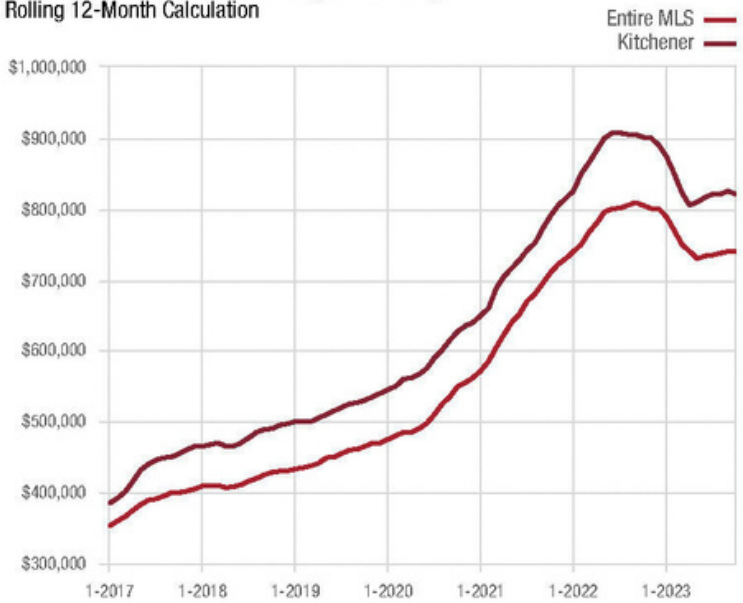


Single Family	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	187	273	+ 46.0%	3,402	2,530	- 25.6%
Sales	131	135	+ 3.1%	1,859	1,442	- 22.4%
Days on Market Until Sale	21	19	- 9.5%	12	14	+ 16.7%
Median Sales Price*	\$810,000	\$770,000	- 4.9%	\$905,000	\$830,000	- 8.3%
Average Sales Price*	\$890,681	\$871,709	- 2.1%	\$971,422	\$909,222	- 6.4%
Percent of List Price Received*	100.2%	103.0%	+ 2.8%	114.2%	106.4%	- 6.8%
Inventory of Homes for Sale	195	304	+ 55.9%	—	—	—
Months Supply of Inventory	1.1	2.2	+ 100.0%	—	—	—

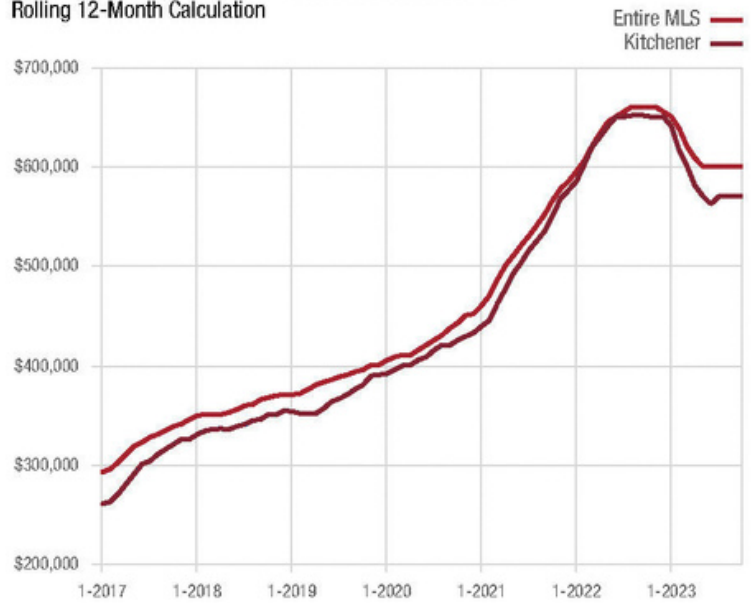
Townhouse/Condo	October			Year to Date		
	2022	2023	% Change	Thru 10-2022	Thru 10-2023	% Change
Key Metrics						
New Listings	150	234	+ 56.0%	2,500	2,176	- 13.0%
Sales	82	130	+ 58.5%	1,421	1,192	- 16.1%
Days on Market Until Sale	23	23	0.0%	13	20	+ 53.8%
Median Sales Price*	\$550,000	\$542,500	- 1.4%	\$655,000	\$570,000	- 13.0%
Average Sales Price*	\$540,069	\$571,745	+ 5.9%	\$665,982	\$581,517	- 12.7%
Percent of List Price Received*	100.1%	102.1%	+ 2.0%	115.9%	104.7%	- 9.7%
Inventory of Homes for Sale	180	347	+ 92.8%	—	—	—
Months Supply of Inventory	1.3	3.1	+ 138.5%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price - Single-Family
Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo
Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.