

Residential Real Estate Report for Kitchener April 2024



Single Family	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	218	350	+ 60.6%	719	934	+ 29.9%
Sales	172	162	- 5.8%	501	504	+ 0.6%
Days on Market Until Sale	12	15	+ 25.0%	15	18	+ 20.0%
Median Sales Price*	\$850,000	\$840,000	- 1.2%	\$815,000	\$837,750	+ 2.8%
Average Sales Price*	\$905,656	\$879,311	- 2.9%	\$894,344	\$906,118	+ 1.3%
Percent of List Price Received*	108.1%	106.1%	- 1.9%	104.9%	104.1%	- 0.8%
Inventory of Homes for Sale	136	270	+ 98.5%	--	--	--
Months Supply of Inventory	1.0	2.0	+ 100.0%	--	--	--

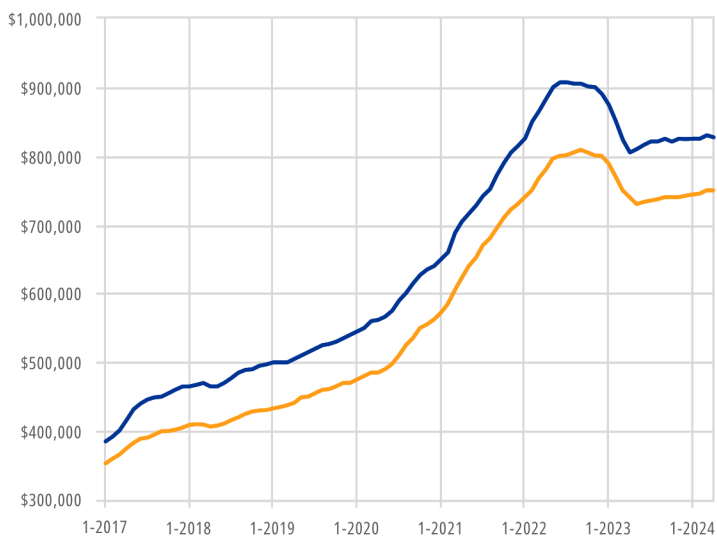
Townhouse/Condo	April			Year to Date		
	2023	2024	% Change	Thru 4-2023	Thru 4-2024	% Change
Key Metrics						
New Listings	162	295	+ 82.1%	601	849	+ 41.3%
Sales	118	127	+ 7.6%	391	423	+ 8.2%
Days on Market Until Sale	19	21	+ 10.5%	20	25	+ 25.0%
Median Sales Price*	\$591,000	\$575,000	- 2.7%	\$575,000	\$537,500	- 6.5%
Average Sales Price*	\$591,204	\$566,941	- 4.1%	\$579,536	\$552,435	- 4.7%
Percent of List Price Received*	106.1%	104.8%	- 1.2%	104.2%	102.9%	- 1.2%
Inventory of Homes for Sale	153	351	+ 129.4%	--	--	--
Months Supply of Inventory	1.5	3.1	+ 106.7%	--	--	--

* 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

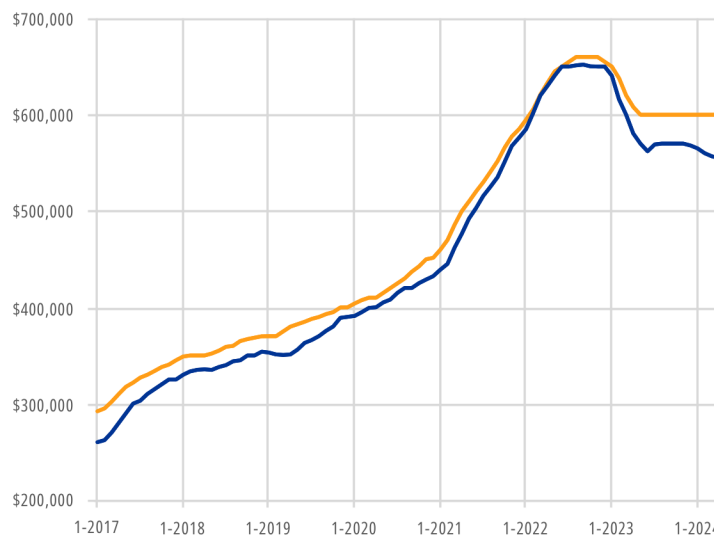
Entire MLS —
Kitchener —



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation

Entire MLS —
Kitchener —



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.