

# Local Market Update – July 2023

A Research Tool Provided by ITSO.



## Hespeler

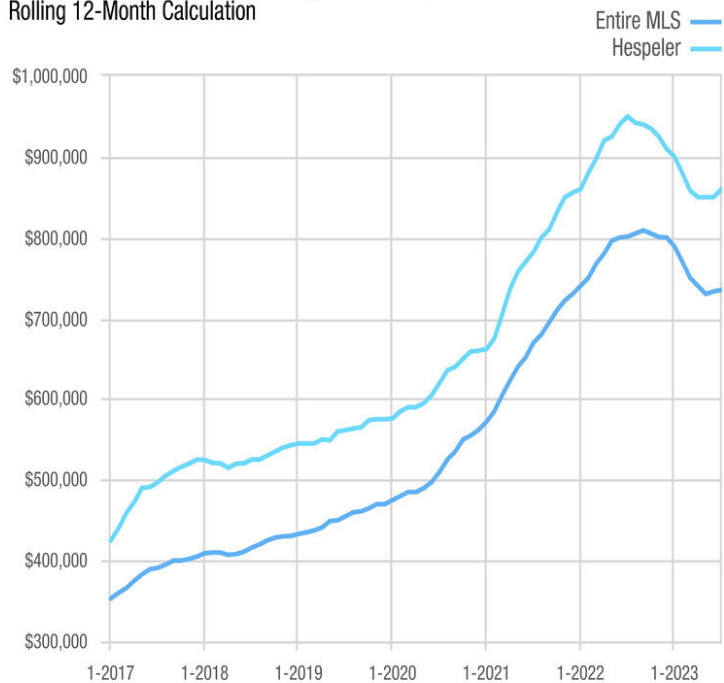
Single Family	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
<b>Key Metrics</b>						
New Listings	43	44	+ 2.3%	307	248	- 19.2%
Sales	12	26	+ 116.7%	169	156	- 7.7%
Days on Market Until Sale	11	13	+ 18.2%	9	13	+ 44.4%
Median Sales Price*	\$813,500	<b>\$956,500</b>	+ 17.6%	\$960,000	<b>\$875,000</b>	- 8.9%
Average Sales Price*	\$895,575	<b>\$971,606</b>	+ 8.5%	\$1,066,759	<b>\$915,659</b>	- 14.2%
Percent of List Price Received*	103.8%	<b>105.1%</b>	+ 1.3%	117.0%	<b>106.4%</b>	- 9.1%
Inventory of Homes for Sale	47	<b>32</b>	- 31.9%	—	—	—
Months Supply of Inventory	1.9	<b>1.6</b>	- 15.8%	—	—	—

Townhouse/Condo	July			Year to Date		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
<b>Key Metrics</b>						
New Listings	22	35	+ 59.1%	170	143	- 15.9%
Sales	4	13	+ 225.0%	91	77	- 15.4%
Days on Market Until Sale	10	16	+ 60.0%	10	14	+ 40.0%
Median Sales Price*	\$697,500	<b>\$525,000</b>	- 24.7%	\$785,000	<b>\$655,000</b>	- 16.6%
Average Sales Price*	\$673,725	<b>\$565,577</b>	- 16.1%	\$782,873	<b>\$641,171</b>	- 18.1%
Percent of List Price Received*	108.6%	<b>105.9%</b>	- 2.5%	115.9%	<b>107.1%</b>	- 7.6%
Inventory of Homes for Sale	26	<b>26</b>	0.0%	—	—	—
Months Supply of Inventory	2.2	<b>2.5</b>	+ 13.6%	—	—	—

\* 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.

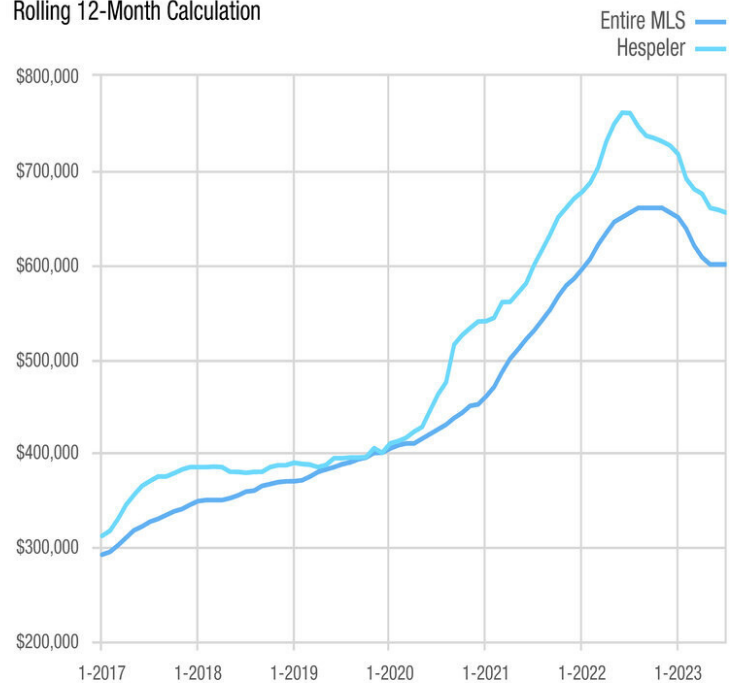
### Median Sales Price - Single-Family

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.