

# Real Estate Market Report September 2023



## Kitchener

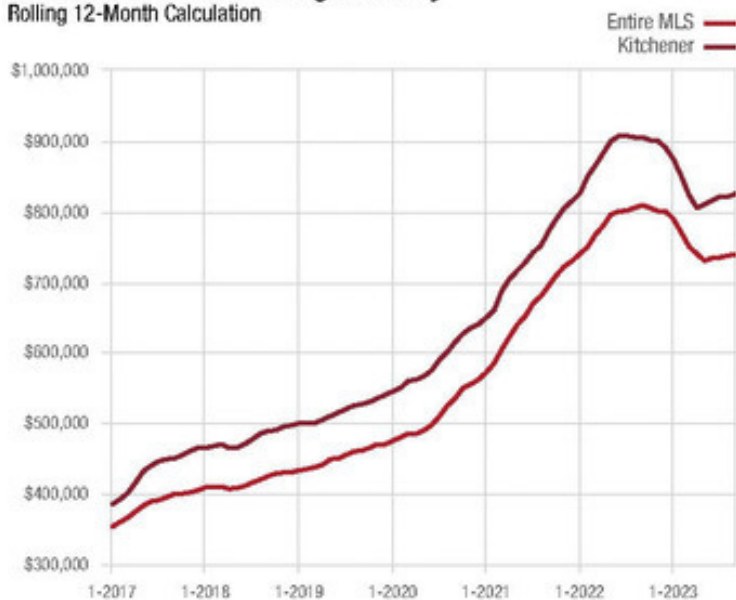
Single Family	September			Year to Date		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
<b>Key Metrics</b>						
New Listings	234	312	+ 33.3%	3,215	2,253	- 29.9%
Sales	126	116	- 7.9%	1,728	1,301	- 24.7%
Days on Market Until Sale	21	15	- 28.6%	11	14	+ 27.3%
Median Sales Price*	\$790,000	\$800,000	+ 1.3%	\$910,750	\$831,000	- 8.8%
Average Sales Price*	\$858,847	\$869,147	+ 1.2%	\$977,543	\$910,240	- 6.9%
Percent of List Price Received*	101.3%	103.5%	+ 2.2%	115.2%	106.8%	- 7.3%
Inventory of Homes for Sale	242	298	+ 23.1%	—	—	—
Months Supply of Inventory	1.3	2.2	+ 69.2%	—	—	—

Townhouse/Condo	September			Year to Date		
	2022	2023	% Change	Thru 9-2022	Thru 9-2023	% Change
<b>Key Metrics</b>						
New Listings	186	357	+ 91.9%	2,350	1,942	- 17.4%
Sales	99	121	+ 22.2%	1,339	1,059	- 20.9%
Days on Market Until Sale	22	19	- 13.6%	13	19	+ 46.2%
Median Sales Price*	\$550,000	\$555,500	+ 1.0%	\$660,100	\$570,000	- 13.6%
Average Sales Price*	\$559,652	\$572,549	+ 2.3%	\$673,693	\$582,551	- 13.5%
Percent of List Price Received*	100.0%	101.9%	+ 1.9%	116.8%	105.0%	- 10.1%
Inventory of Homes for Sale	189	396	+ 109.5%	—	—	—
Months Supply of Inventory	1.3	3.7	+ 184.6%	—	—	—

\* 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.

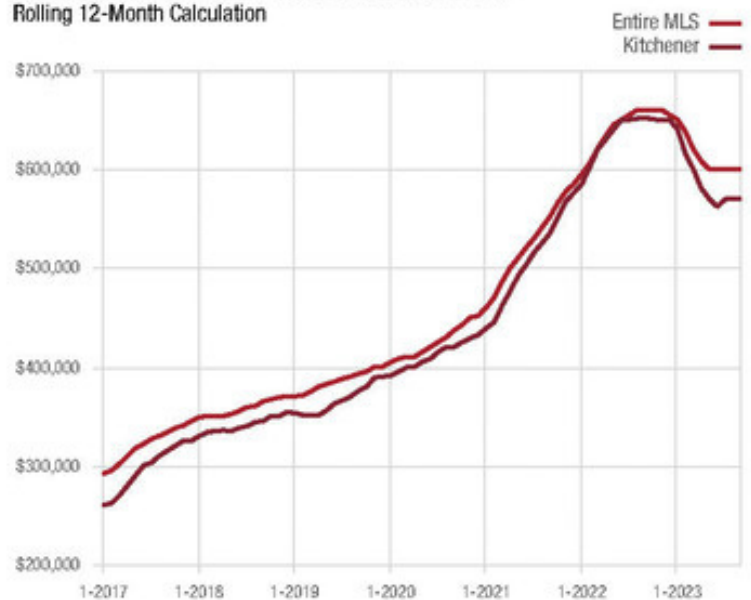
### Median Sales Price - Single-Family

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.