

Residential Real Estate Report for Kitchener December 2023

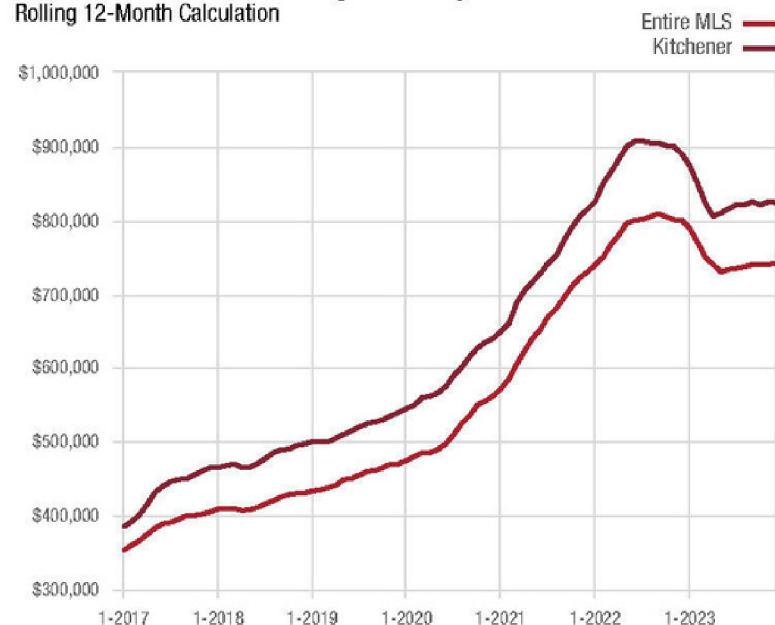


Single Family	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	56	67	+ 19.6%	3,644	2,801	- 23.1%
Sales	74	72	- 2.7%	2,045	1,625	- 20.5%
Days on Market Until Sale	23	25	+ 8.7%	13	15	+ 15.4%
Median Sales Price*	\$757,500	\$763,500	+ 0.8%	\$890,000	\$824,000	- 7.4%
Average Sales Price*	\$800,957	\$788,715	- 1.5%	\$955,920	\$898,592	- 6.0%
Percent of List Price Received*	101.3%	100.7%	- 0.6%	113.0%	105.7%	- 6.5%
Inventory of Homes for Sale	94	139	+ 47.9%	—	—	—
Months Supply of Inventory	0.6	1.0	+ 66.7%	—	—	—

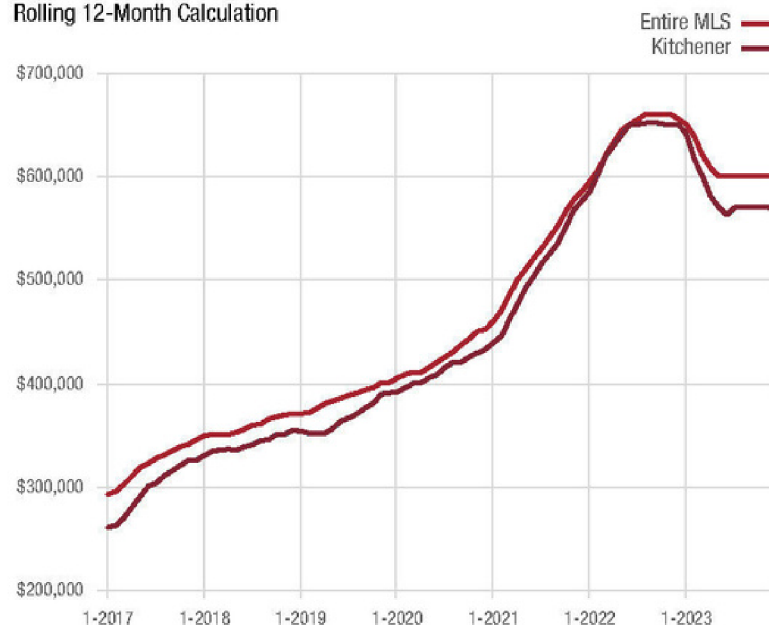
Townhouse/Condo	December			Year to Date		
	2022	2023	% Change	Thru 12-2022	Thru 12-2023	% Change
Key Metrics						
New Listings	77	70	- 9.1%	2,740	2,442	- 10.9%
Sales	60	50	- 16.7%	1,565	1,338	- 14.5%
Days on Market Until Sale	27	30	+ 11.1%	15	21	+ 40.0%
Median Sales Price*	\$584,950	\$555,000	- 5.1%	\$650,000	\$568,051	- 12.6%
Average Sales Price*	\$585,413	\$573,048	- 2.1%	\$657,682	\$577,361	- 12.2%
Percent of List Price Received*	99.3%	101.4%	+ 2.1%	114.4%	104.5%	- 8.7%
Inventory of Homes for Sale	147	180	+ 22.4%	—	—	—
Months Supply of Inventory	1.1	1.6	+ 45.5%	—	—	—

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.