

Residential Real Estate Report for Kitchener January 2024



Single Family

Key Metrics	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	114	149	+ 30.7%	114	149	+ 30.7%
Sales	61	83	+ 36.1%	61	83	+ 36.1%
Days on Market Until Sale	20	27	+ 35.0%	20	27	+ 35.0%
Median Sales Price*	\$781,000	\$820,000	+ 5.0%	\$781,000	\$820,000	+ 5.0%
Average Sales Price*	\$844,178	\$909,630	+ 7.8%	\$844,178	\$909,630	+ 7.8%
Percent of List Price Received*	100.2%	100.4%	+ 0.2%	100.2%	100.4%	+ 0.2%
Inventory of Homes for Sale	106	151	+ 42.5%	—	—	—
Months Supply of Inventory	0.6	1.1	+ 83.3%	—	—	—

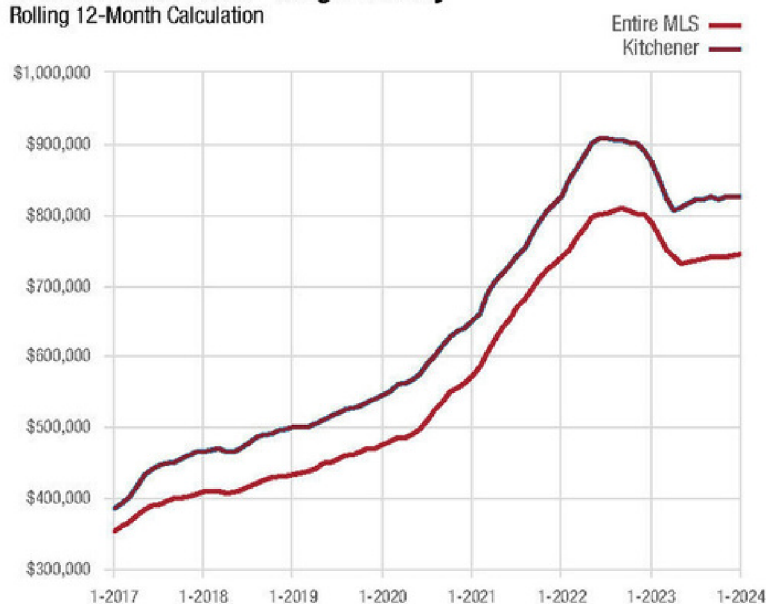
Townhouse/Condo

Key Metrics	January			Year to Date		
	2023	2024	% Change	Thru 1-2023	Thru 1-2024	% Change
New Listings	142	192	+ 35.2%	142	192	+ 35.2%
Sales	70	75	+ 7.1%	70	75	+ 7.1%
Days on Market Until Sale	23	34	+ 47.8%	23	34	+ 47.8%
Median Sales Price*	\$530,500	\$510,000	- 3.9%	\$530,500	\$510,000	- 3.9%
Average Sales Price*	\$572,786	\$544,049	- 5.0%	\$572,786	\$544,049	- 5.0%
Percent of List Price Received*	101.1%	100.2%	- 0.9%	101.1%	100.2%	- 0.9%
Inventory of Homes for Sale	159	242	+ 52.2%	—	—	—
Months Supply of Inventory	1.3	2.2	+ 69.2%	—	—	—

* 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.

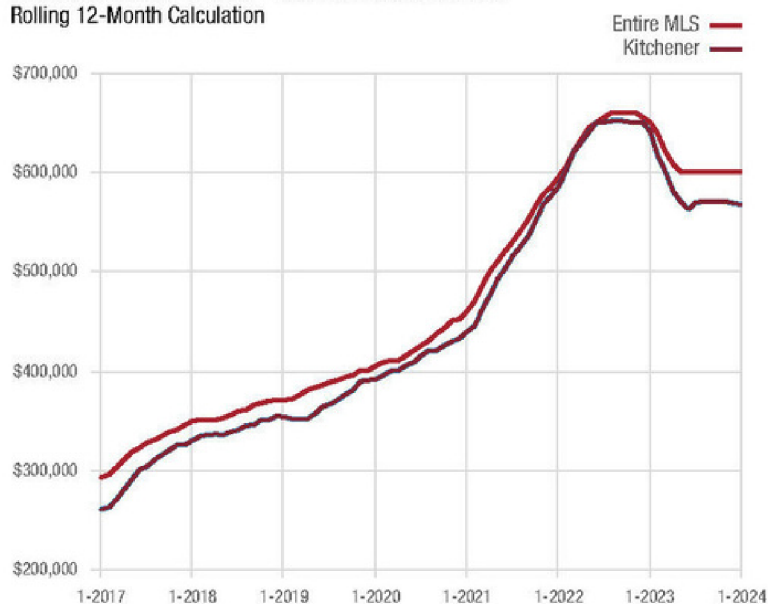
Median Sales Price - Single-Family

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.