



The Canadian Real Estate Association

News Release

Canadian Home Prices See Sudden End to Declines in Advance of Spring Market

Ottawa, ON March 18, 2024

Canadian home prices as measured by the seasonally adjusted Aggregate Composite MLS® Home Price Index (HPI) were flat on a month-over-month basis in February 2024, ending a streak of five declines that began last fall, according to the latest data from the Canadian Real Estate Association (CREA).

The fact that prices were unchanged from January to February was noteworthy given they had dropped 1.3% from December to January. Considering how stable the seasonally adjusted MLS® HPI tends to be, shifts this abrupt are exceedingly rare. (Chart A)

There have only been three other times in the last 20 years that have shared a sudden improvement or increase in the month-over-month percentage change from one month to the next of this size; all at various points in the last four years when demand was coming off the sidelines.

"It's looking like February may end up being the last relatively uneventful month of the year as far as the 2024 housing story goes," said Shaun Cathcart, CREA's Senior Economist. "With so much demand having piled up on the sidelines, the story will likely be less about the exact timing of interest rate cuts and more about how many homes come up for sale this year."

Highlights:

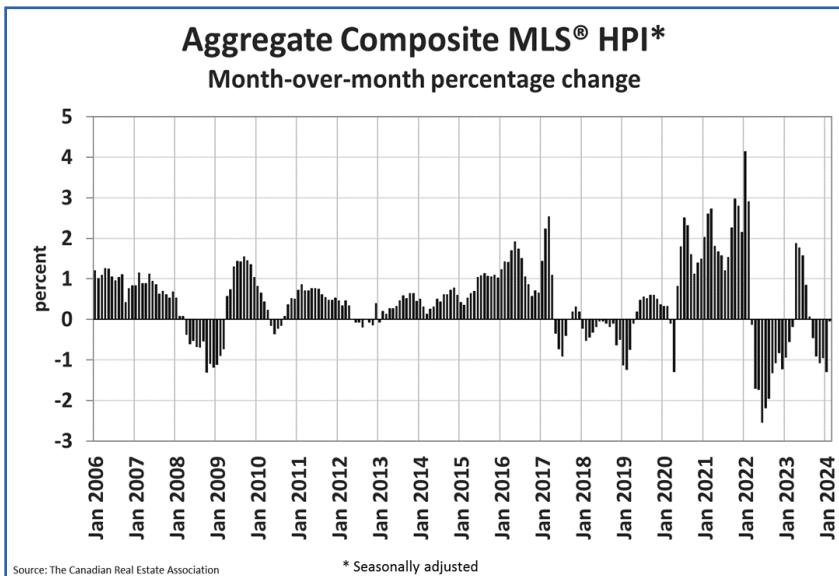
- National home sales dipped 3.1% month-over-month in February.
- Actual (not seasonally adjusted) monthly activity came in 19.7% above February 2023.
- The number of newly listed properties edged up 1.6% month-over-month.
- The MLS® Home Price Index (HPI) was flat month-over-month and was up 0.8% year-over-year.
- The actual (not seasonally adjusted) national average sale price posted a 3.5% year-over-year increase in February.

Home sales activity recorded over Canadian MLS® Systems dipped 3.1% between January and February 2024, giving back some of the cumulative 12.7% increase in activity recorded in December 2023 and January 2024. That said, the general trend has been somewhat higher levels of activity over the last three months compared to a quiet fall market in 2023. (Chart B)

The actual (not seasonally adjusted) number of transactions came in 19.7% above February 2023. Part of that double-digit gain reflects the fact that February 2023 sales were one of the lowest for that month in the past two decades, but it also reflects the fact that current activity has climbed back to only around 5% below the 10-year average.

¹ All figures in this release are seasonally adjusted unless otherwise noted. Removing normal seasonal variations enables meaningful analysis of monthly changes and fundamental trends.

Chart A



* Data table available to media upon request, for purposes of reprinting only.

The number of newly listed homes edged up 1.6% on a month-over-month basis in February. Gains may rise in the months ahead depending on how many owners are preparing to list their properties for sale this spring.

"After two years of mostly quiet resale housing activity there's a feeling that things are about to pick up," said Larry Cerqua, Chair of CREA. "At this point, it's hard to know whether buyers are going to wait for a signal from the Bank of Canada or whether they're just waiting for the spring listings to hit the market. Either way, neither of those are likely too far off, so if you're hoping to buy or sell a property in 2024, contact a REALTOR® in your area today," continued Cerqua.

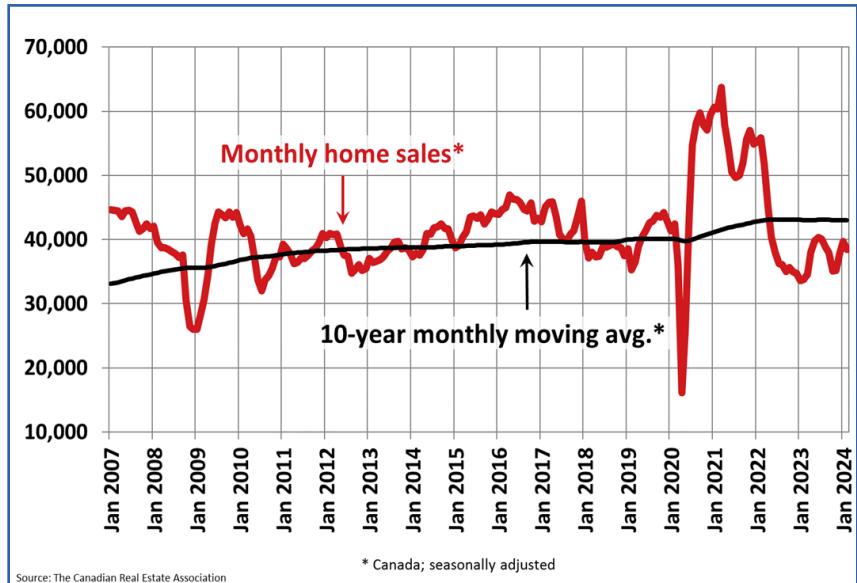
With sales edging down and new listings inching up in February, the national sales-to-new listings ratio eased a bit to 55.6%. The long-term average for the national sales-to-new listings ratio is 55%. A sales-to-new listings ratio between 45% and 65% is generally consistent with balanced housing market conditions, with readings above and below this range indicating sellers' and buyers' markets respectively.

There were 3.8 months of inventory on a national basis at the end of February 2024, up a touch from 3.7 months at the end of January. The long-term average is about five months of inventory.

The actual (not seasonally adjusted) national average home price was \$685,809 in February 2024, up 3.5% from February 2023.

The next CREA statistics package will be published on Friday, April 12, 2024.

Chart B



* Data table available to media upon request, for purposes of reprinting only.

Table 1

MLS® Home Price Index Benchmark Price								
Seasonally Adjusted			Percentage Change vs.					
	Composite HPI:	February 2024	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Region	Aggregate	\$719,400	0.0	-2.3	-4.6	1.2	13.1	37.6
BC	Lower Mainland	\$1,118,600	-0.4	-2.1	-2.6	4.9	18.3	34.2
	Greater Vancouver	\$1,185,600	0.0	-1.7	-1.8	4.6	16.3	29.4
	Fraser Valley	\$998,900	-0.9	-2.6	-3.8	5.3	22.1	44.1
	Chilliwack and District	\$717,400	1.0	-0.7	-3.4	4.5	11.9	47.2
	Vancouver Island	\$679,300	-0.5	-1.3	-0.6	5.1	26.7	57.8
	Victoria	\$854,800	-0.9	-3.1	-3.6	0.4	16.4	38.6
	Interior BC	\$656,800	-0.5	-2.2	-4.8	-0.4	20.7	47.4
AB	Calgary	\$572,600	0.3	1.0	4.1	10.1	32.2	37.6
	Edmonton	\$380,000	0.1	0.6	2.4	3.6	5.9	10.6
SK	Saskatchewan	\$335,300	2.3	1.7	3.1	4.6	9.8	21.1
	Regina	\$317,800	2.6	2.6	2.7	3.2	4.6	12.7
	Saskatoon	\$389,100	2.5	0.7	3.3	5.6	13.7	25.9
MB	Winnipeg	\$345,100	1.5	0.9	0.0	4.8	10.1	25.1
ON	Bancroft and Area	\$564,900	1.3	6.5	18.7	16.9	43.8	111.9
	Barrie & District	\$772,600	-0.6	-3.6	-6.6	0.7	11.4	61.7
	Brantford Region	\$663,100	-1.1	-2.7	-1.4	0.2	14.3	68.7
	Cambridge	\$727,700	-1.7	-1.9	-6.0	1.0	10.9	58.0
	Grey Bruce Owen Sound	\$560,100	-1.3	-1.5	-2.0	2.5	15.6	68.6
	Guelph & District	\$790,700	0.3	-2.6	-6.9	-0.7	6.2	46.9
	Hamilton-Burlington	\$820,200	0.4	-1.1	-6.1	0.7	5.4	46.7
	Huron Perth	\$552,300	-1.1	-2.8	-3.5	1.7	15.7	68.8
	Kawartha Lakes	\$665,200	0.0	4.5	-1.4	2.7	18.2	65.1
	Kingston and Area	\$537,400	-0.5	-2.6	-4.4	0.0	11.7	57.8
	Kitchener-Waterloo	\$707,900	-0.4	-3.2	-7.3	0.2	5.6	55.6
	Lakelands	\$656,300	0.2	-7.3	-8.4	-4.4	3.9	51.1
	London & St. Thomas	\$574,000	0.3	-3.9	-7.5	0.6	5.8	60.1
	Mississauga	\$1,053,800	-0.1	-1.9	-7.1	2.2	5.7	37.1
	Niagara Region	\$615,300	-1.7	-5.2	-7.5	-2.0	5.9	54.5
	North Bay	\$390,100	-1.7	-3.7	-3.8	0.3	29.1	74.5
	Northumberland Hills	\$703,500	1.0	-4.1	-4.8	1.9	15.0	63.3
	Oakville-Milton	\$1,240,200	1.2	-0.5	-8.5	1.2	8.2	39.7
	Ottawa	\$628,100	-1.1	-2.5	-3.3	3.4	4.8	53.0

ON	Peterborough & the Kawarthas	\$640,900	-1.5	-2.6	-3.4	0.8	13.0	47.4
	Quinte & District	\$534,800	-2.3	-6.4	-7.2	-1.6	8.1	61.6
	Rideau-St. Lawrence	\$546,900	-1.4	1.1	-2.6	3.5	18.4	86.6
	Sault Ste. Marie	\$285,400	0.4	-2.6	-2.4	8.6	36.8	73.6
	Simcoe & District	\$569,600	4.3	-2.9	1.6	6.5	11.8	63.2
	Sudbury	\$438,300	-0.1	0.2	-3.2	14.4	22.4	71.6
	Tillsonburg District	\$593,200	0.4	-2.6	0.5	4.6	20.0	90.0
	Greater Toronto	\$1,089,800	0.2	-1.7	-5.5	1.1	15.6	45.8
	Windsor-Essex	\$564,900	-2.3	-2.6	-4.7	2.2	17.6	60.8
	Woodstock-Ingersoll	\$616,100	-3.5	-4.9	-8.1	0.1	8.0	58.7
QC	Central Quebec	\$275,000	0.5	0.8	5.9	9.6	49.8	88.3
	Estrie	\$360,700	-1.2	-2.3	-1.0	3.5	36.5	86.9
	Mauricie	\$261,400	-0.7	2.5	5.8	14.8	53.9	99.8
	Montreal CMA	\$518,100	0.4	-1.1	-0.7	3.4	18.6	52.4
	Quebec CMA	\$345,400	3.8	1.2	1.6	7.5	23.8	40.6
NB	New Brunswick	\$292,900	-0.3	-0.1	1.6	7.2	40.6	77.9
	Fredericton	\$297,600	0.2	0.5	4.3	7.8	35.0	64.2
	Greater Moncton	\$341,400	-0.6	-0.2	1.7	10.1	49.8	102.0
	Saint John	\$283,800	-0.9	-3.8	-3.4	2.1	33.6	56.0
NS	Nova Scotia	\$395,900	-0.4	-1.5	-2.1	4.9	30.9	80.2
	Halifax-Dartmouth	\$524,500	-0.1	-0.7	-2.4	5.2	34.1	82.9
PE	Prince Edward Island	\$353,400	0.6	-2.1	-0.9	1.0	28.6	66.0
NF	Newfoundland & Labrador	\$293,200	0.3	0.9	1.8	4.5	19.9	23.3
	St. John's	\$333,800	-0.6	-0.2	0.6	3.4	17.4	20.2

Interactive tables and charts for MLS® Home Price Index data on Composite, Single family homes (including separate indices for one- and two-storey homes), Townhouse/row units, and Apartment units are available at <http://www.crea.ca/housing-market-stats/mls-home-price-index/hpi-tool/>.

Data table available to media upon request, for purposes of reprinting only.

PLEASE NOTE: The information contained in this news release combines both major market and national sales information from MLS® Systems from the previous month.

CREA cautions that average price information can be useful in establishing trends over time but does not indicate actual prices in centres comprised of widely divergent neighbourhoods or account for price differential between geographic areas. Statistical information contained in this report includes all housing types.

MLS® Systems are co-operative marketing systems used only by Canada's real estate boards to ensure maximum exposure of properties listed for sale.

The Canadian Real Estate Association (CREA) is one of Canada's largest single-industry associations, representing more than 160,000 REALTORS® through 69 real estate boards and associations.

Further information can be found at <http://crea.ca/statistics>.

For more information, please contact:

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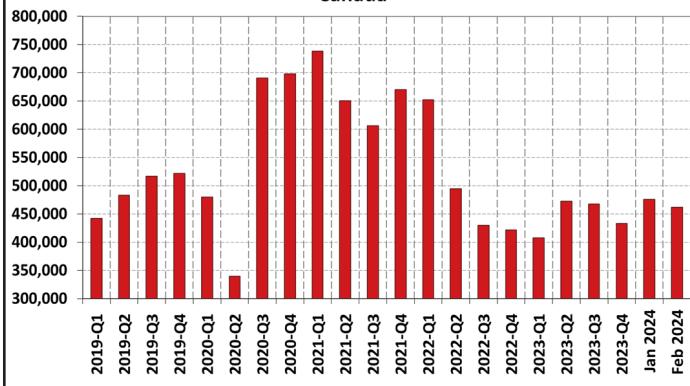


National Charts

Chart 1

Residential sales activity*

Canada



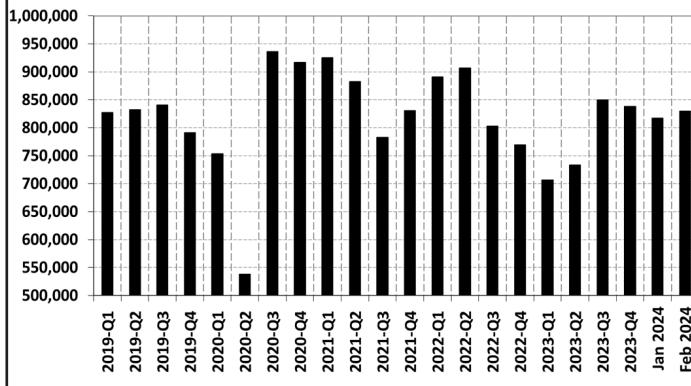
Source: The Canadian Real Estate Association

*Seasonally adjusted data at annualized rates

Chart 2

Residential new listings*

Canada



Source: The Canadian Real Estate Association

*Seasonally adjusted data at annualized rates

Chart 3

Residential market balance*

Canada



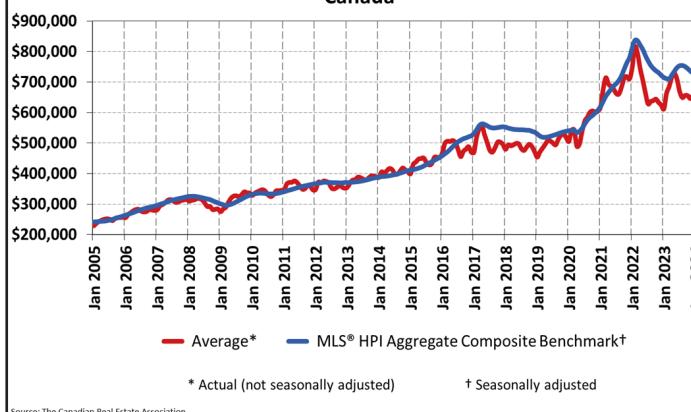
Source: The Canadian Real Estate Association

*Seasonally adjusted

Chart 4

Residential price

Canada



Source: The Canadian Real Estate Association

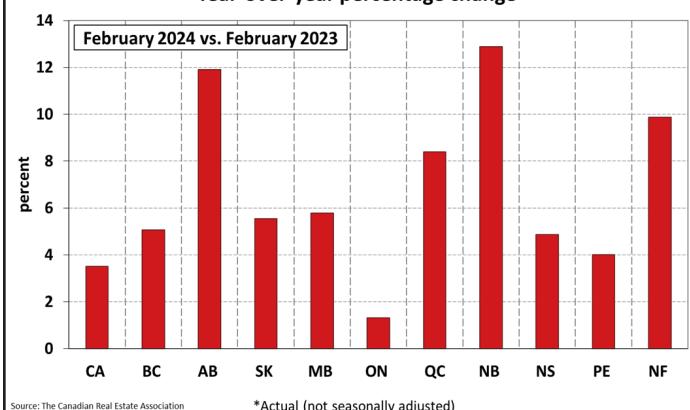
* Actual (not seasonally adjusted)

† Seasonally adjusted

Chart 5

Residential average price*

Year-over-year percentage change



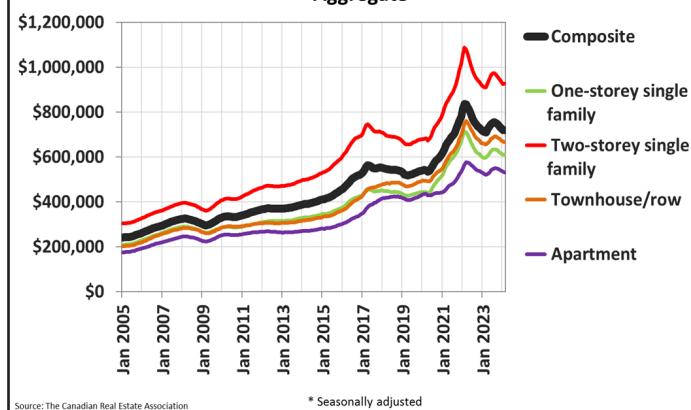
Source: The Canadian Real Estate Association

*Actual (not seasonally adjusted)

Chart 6

MLS® HPI Benchmark Price*

Aggregate



Source: The Canadian Real Estate Association

* Seasonally adjusted

Dollar Volume over MLS® Systems of Select Canadian Real Estate Boards & Associations

February 2024

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Feb 2024	Jan 2024	monthly percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Jan 2024	monthly percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Fraser Valley	1,181.2	1,366.3	-13.5	1,219.0	814.8	49.6	1,166.1	1,353.0	-13.8	1,206.8	809.2	49.1
Greater Vancouver	2,568.5	2,792.5	-8.0	2,657.9	2,227.0	19.3	2,559.4	2,772.8	-7.7	2,644.5	2,216.7	19.3
Victoria	456.7	462.9	-1.3	439.5	421.9	4.2	445.1	458.8	-3.0	431.9	413.5	4.4
Calgary	1,750.9	1,864.8	-6.1	1,633.4	1,191.0	37.1	1,701.6	1,817.5	-6.4	1,586.8	1,136.9	39.6
Edmonton	1,071.0	1,090.9	-1.8	889.6	534.0	66.6	1,027.5	1,015.7	1.2	858.6	513.7	67.1
Regina	134.5	115.8	16.1	111.6	81.0	37.9	124.0	114.4	8.4	100.0	74.7	34.0
Saskatoon	226.3	215.4	5.1	182.0	128.2	41.9	192.3	200.5	-4.0	147.2	116.7	26.1
Winnipeg	396.1	419.7	-5.6	276.2	218.8	26.2	384.8	400.5	-3.9	262.4	207.6	26.4
Hamilton-Burlington	782.8	784.8	-0.3	764.0	691.9	10.4	762.6	772.4	-1.3	746.4	654.1	14.1
Kitchener-Waterloo	316.0	376.9	-16.2	298.1	289.2	3.1	310.4	351.8	-11.8	290.7	266.2	9.2
London and St Thomas	455.9	447.5	1.9	416.9	314.1	32.7	428.5	419.2	2.2	394.3	296.4	33.0
Niagara Region	325.6	346.6	-6.0	342.0	312.6	9.4	308.4	339.6	-9.2	307.7	286.2	7.5
Ottawa	831.0	822.9	1.0	705.2	566.4	24.5	777.6	794.7	-2.1	663.4	549.8	20.7
Sudbury	109.2	93.7	16.5	87.9	64.3	36.7	89.9	91.2	-1.4	69.8	59.2	18.0
Thunder Bay	58.7	48.8	20.5	35.9	28.3	26.9	57.3	37.7	52.0	33.9	26.3	28.8
Greater Toronto [†]	6,398.1	6,715.8	-4.7	6,216.6	5,239.3	18.7	6,399.9	6,701.7	-4.5	6,216.6	5,239.3	18.7
Windsor-Essex	266.4	277.1	-3.9	225.2	185.6	21.3	248.7	237.2	4.8	206.2	163.5	26.1
Trois Rivières CMA	55.5	36.4	52.6	56.7	43.4	30.6	51.1	29.4	73.7	51.7	38.4	34.6
Montreal CMA	2,245.3	2,107.9	6.5	2,363.9	1,661.0	42.3	2,098.4	1,971.3	6.4	2,227.9	1,578.2	41.2
Gatineau CMA	168.9	162.9	3.7	157.3	132.7	18.6	154.9	154.5	0.3	144.6	129.7	11.5
Quebec CMA	327.6	277.7	18.0	398.0	262.9	51.4	300.2	270.3	11.1	367.8	247.4	48.7
Saguenay CMA	35.9	37.6	-4.6	38.4	28.5	34.7	33.7	33.1	1.7	36.7	27.5	33.2
Sherbrooke CMA	96.5	77.1	25.1	103.8	66.4	56.3	88.7	70.5	25.8	99.1	53.2	86.2
Saint John	70.3	54.5	29.0	49.2	28.0	75.7	53.7	49.8	7.8	38.2	26.0	47.1
Halifax-Dartmouth	265.1	257.3	3.0	206.8	161.4	28.2	246.6	247.3	-0.3	187.5	156.9	19.6
Newfoundland & Labrador	154.9	150.3	3.0	90.1	90.8	-0.8	150.9	143.9	4.9	87.2	84.7	2.9
Canada	26,908.5	27,672.1	-2.8	25,304.7	20,438.1	23.8	25,921.1	26,651.1	-2.7	24,362.0	19,668.4	23.9

* in millions of dollars

[†]Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Sales Activity over MLS® Systems of Select Canadian Real Estate Boards & Associations

February 2024

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Feb 2024	Jan 2024	monthly percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Jan 2024	monthly percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Fraser Valley	1,214	1,336	-9.1	1,197	862	38.9	1,194	1,331	-10.3	1,182	858	37.8
Greater Vancouver	2,022	2,185	-7.5	2,078	1,826	13.8	2,005	2,164	-7.3	2,065	1,814	13.8
Victoria	483	513	-5.8	470	460	2.2	474	495	-4.2	454	437	3.9
Calgary	2,958	3,154	-6.2	2,737	2,246	21.9	2,894	3,099	-6.6	2,669	2,183	22.3
Edmonton	2,551	2,538	0.5	2,186	1,473	48.4	2,502	2,490	0.5	2,152	1,445	48.9
Regina	407	382	6.5	346	255	35.7	370	364	1.6	311	242	28.5
Saskatoon	557	575	-3.1	447	369	21.1	518	542	-4.4	410	347	18.2
Winnipeg	1,139	1,123	1.4	798	657	21.5	1,043	1,035	0.8	714	600	19.0
Hamilton-Burlington	944	961	-1.8	880	785	12.1	921	958	-3.9	865	765	13.1
Kitchener-Waterloo	414	463	-10.6	393	359	9.5	404	453	-10.8	383	348	10.1
London and St Thomas	705	709	-0.6	666	507	31.4	686	681	0.7	638	484	31.8
Niagara Region	497	519	-4.2	499	457	9.2	482	513	-6.0	481	435	10.6
Ottawa	1,268	1,287	-1.5	1,081	900	20.1	1,209	1,246	-3.0	1,031	866	19.1
Sudbury	215	225	-4.4	177	151	17.2	198	209	-5.3	157	133	18.0
Thunder Bay	178	171	4.1	121	113	7.1	160	129	24.0	108	98	10.2
Greater Toronto [†]	5,698	6,469	-11.9	5,607	4,782	17.3	5,694	6,471	-12.0	5,607	4,782	17.3
Windsor-Essex	451	471	-4.2	397	341	16.4	424	443	-4.3	361	318	13.5
Trois Rivières CMA	137	109	25.7	147	144	2.1	134	98	36.7	139	130	6.9
Montreal CMA	3,668	3,416	7.4	3,996	3,056	30.8	3,511	3,308	6.1	3,843	2,955	30.1
Gatineau CMA	364	347	4.9	333	298	11.7	333	331	0.6	308	288	6.9
Quebec CMA	807	758	6.5	1,007	764	31.8	771	732	5.3	967	725	33.4
Saguenay CMA	121	125	-3.2	142	116	22.4	116	115	0.9	138	112	23.2
Sherbrooke CMA	201	161	24.8	224	147	52.4	193	143	35.0	214	128	67.2
Saint John	220	187	17.6	165	129	27.9	172	153	12.4	126	104	21.2
Halifax-Dartmouth	475	472	0.6	370	322	14.9	434	436	-0.5	334	291	14.8
Newfoundland & Labrador	506	506	0.0	304	317	-4.1	471	465	1.3	281	300	-6.3
Canada	40,593	41,710	-2.7	37,474	31,323	19.6	38,454	39,664	-3.1	35,523	29,687	19.7

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New Listings over MLS® Systems of Select Canadian Real Estate Boards & Associations

February 2024

New Listings	Total ¹						Residential					
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	Feb 2024	Jan 2024	monthly percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Jan 2024	monthly percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Fraser Valley	2,560	2,560	0.0	2,503	1,826	37.1	2,485	2,458	1.1	2,441	1,769	38.0
Greater Vancouver	4,645	4,481	3.7	4,557	3,545	28.5	4,562	4,384	4.1	4,484	3,475	29.0
Victoria	1,212	1,184	2.4	1,088	811	34.2	1,085	1,057	2.6	968	726	33.3
Calgary	3,925	3,829	2.5	3,728	3,345	11.4	3,650	3,622	0.8	3,465	3,099	11.8
Edmonton	3,680	3,483	5.7	3,329	3,117	6.8	3,553	3,374	5.3	3,201	2,972	7.7
Regina	528	576	-8.3	443	450	-1.6	472	486	-2.9	398	399	-0.3
Saskatoon	907	852	6.5	731	693	5.5	746	698	6.9	591	583	1.4
Winnipeg	1,990	1,972	0.9	1,597	1,429	11.8	1,684	1,664	1.2	1,301	1,163	11.9
Hamilton-Burlington	1,694	1,673	1.3	1,578	1,315	20.0	1,608	1,509	6.6	1,478	1,215	21.6
Kitchener-Waterloo	798	828	-3.6	715	576	24.1	746	786	-5.1	652	525	24.2
London and St Thomas	1,439	1,409	2.1	1,262	922	36.9	1,302	1,275	2.1	1,143	843	35.6
Niagara Region	1,348	1,269	6.2	1,171	919	27.4	1,228	1,174	4.6	1,060	824	28.6
Ottawa	2,570	2,582	-0.5	2,060	1,568	31.4	2,288	2,298	-0.4	1,840	1,400	31.4
Sudbury	366	336	8.9	282	228	23.7	294	276	6.5	214	164	30.5
Thunder Bay	281	307	-8.5	197	212	-7.1	241	221	9.0	160	152	5.3
Greater Toronto [†]	12,175	12,149	0.2	11,396	8,366	36.2	12,165	12,169	0.0	11,396	8,366	36.2
Windsor-Essex	1,099	1,102	-0.3	867	798	8.6	956	963	-0.7	735	668	10.0
Trois Rivières CMA	174	149	16.8	206	162	27.2	155	129	20.2	186	148	25.7
Montreal CMA	6,211	5,985	3.8	7,309	5,598	30.6	5,695	5,517	3.2	6,769	5,139	31.7
Gatineau CMA	697	684	1.9	736	503	46.3	577	596	-3.2	604	425	42.1
Quebec CMA	1,039	1,018	2.1	1,266	1,088	16.4	932	894	4.3	1,156	992	16.5
Saguenay CMA	149	142	4.9	203	143	42.0	143	136	5.1	195	130	50.0
Sherbrooke CMA	329	313	5.1	363	250	45.2	273	265	3.0	308	212	45.3
Saint John	313	372	-15.9	232	202	14.9	219	250	-12.4	158	139	13.7
Halifax-Dartmouth	652	717	-9.1	514	467	10.1	550	618	-11.0	425	397	7.1
Newfoundland & Labrador	873	977	-10.6	681	609	11.8	697	761	-8.4	548	469	16.8
Canada	77,133	75,885	1.6	71,559	58,049	23.3	69,170	68,077	1.6	64,201	51,672	24.2

¹Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://treb.ca/index.php/market-news/market-watch>

²Total = Residential + Non-residential

²Seasonally adjusted

³Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Average Sale Price over MLS® Systems of Select Canadian Real Estate Boards & Associations

February 2024

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Feb 2024	Jan 2024	monthly percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Jan 2024	monthly percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Fraser Valley	1,009,485	1,007,429	0.2	1,018,399	945,282	7.7	1,008,609	1,004,606	0.4	1,021,021	943,069	8.3
Greater Vancouver	1,274,130	1,282,660	-0.7	1,279,062	1,219,611	4.9	1,274,464	1,284,141	-0.8	1,280,648	1,221,979	4.8
Victoria	921,752	918,008	0.4	935,152	917,081	2.0	938,245	955,628	-1.8	951,247	946,196	0.5
Calgary	590,677	585,683	0.9	596,782	530,269	12.5	585,237	584,156	0.2	594,542	520,775	14.2
Edmonton	416,597	430,468	-3.2	406,971	362,550	12.3	403,841	403,457	0.1	398,960	355,528	12.2
Regina	318,807	304,648	4.6	322,581	317,485	1.6	321,131	302,890	6.0	321,622	308,528	4.2
Saskatoon	400,031	371,729	7.6	407,121	347,528	17.1	363,450	362,838	0.2	359,031	336,365	6.7
Winnipeg	353,634	379,122	-6.7	346,089	332,995	3.9	373,144	391,822	-4.8	367,461	346,048	6.2
Hamilton-Burlington	839,751	834,310	0.7	868,194	881,357	-1.5	839,047	835,105	0.5	862,897	855,090	0.9
Kitchener-Waterloo	760,123	807,564	-5.9	758,486	805,447	-5.8	749,157	775,606	-3.4	758,999	764,844	-0.8
London and St Thomas	618,974	630,290	-1.8	625,992	619,451	1.1	613,172	611,925	0.2	618,043	612,460	0.9
Niagara Region	682,711	660,468	3.4	685,455	683,921	0.2	648,483	658,860	-1.6	639,797	657,862	-2.7
Ottawa	644,071	638,629	0.9	652,364	629,333	3.7	633,951	640,423	-1.0	643,472	634,823	1.4
Sudbury	500,819	400,857	24.9	496,526	425,818	16.6	432,196	429,835	0.5	444,737	445,084	-0.1
Thunder Bay	313,145	286,806	9.2	296,388	250,106	18.5	326,145	290,212	12.4	313,678	268,477	16.8
Greater Toronto [†]	1,079,775	1,066,023	1.3	1,108,720	1,095,637	1.2	1,079,996	1,065,663	1.3	1,108,720	1,095,637	1.2
Windsor-Essex	563,651	582,527	-3.2	567,172	544,397	4.2	562,855	541,243	4.0	571,125	514,220	11.1
Trois Rivières CMA	385,762	328,307	17.5	n/a	n/a	-	368,291	303,351	21.4	368,291	297,027	24.0
Montreal CMA	611,885	612,304	-0.1	n/a	n/a	-	619,859	625,354	-0.9	611,115	570,640	7.1
Gatineau CMA	463,830	459,532	0.9	n/a	n/a	-	464,414	463,050	0.3	472,375	450,035	5.0
Quebec CMA	406,280	358,368	13.4	n/a	n/a	-	388,541	374,321	3.8	384,430	346,746	10.9
Saguenay CMA	285,675	288,026	-0.8	n/a	n/a	-	286,322	291,669	-1.8	277,996	254,141	9.4
Sherbrooke CMA	471,125	470,818	0.1	n/a	n/a	-	485,126	478,608	1.4	463,152	410,866	12.7
Saint John	298,222	271,659	9.8	298,222	217,094	37.4	303,271	307,967	-1.5	303,271	249,732	21.4
Halifax-Dartmouth	551,006	545,669	1.0	558,925	501,107	11.5	551,460	561,982	-1.9	561,454	539,023	4.2
Newfoundland & Labrador	297,813	293,366	1.5	296,386	286,487	3.5	313,578	305,624	2.6	310,281	282,391	9.9
Canada	653,404	664,993	-1.7	675,260	652,496	3.5	663,405	673,693	-1.5	685,809	662,527	3.5

* Weighted residential average prices for Quebec (provided by QPAREB); does not affect weighted and unweighted national average price calculations.

[†]Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Sales as a Percentage of New Listings over MLS® Systems of Select Canadian Real Estate Boards & Associations

February 2024

Sales as a Percentage of New Listings*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Feb 2024	Jan 2024	monthly change	Feb 2024	Feb 2023	year-over-year change	Feb 2024	Jan 2024	monthly change	Feb 2024	Feb 2023	year-over-year change
Fraser Valley	47.4	52.2	-4.8	51.8	46.1	5.7	48.0	54.1	-6.1	52.7	46.8	5.9
Greater Vancouver	43.5	48.8	-5.3	51.9	50.6	1.3	44.0	49.4	-5.4	52.5	51.1	1.4
Victoria	39.9	43.3	-3.4	49.3	50.8	-1.5	43.7	46.8	-3.1	52.1	53.4	-1.3
Calgary	75.4	82.4	-7.0	77.6	72.9	4.7	79.3	85.6	-6.3	80.3	75.5	4.8
Edmonton	69.3	72.9	-3.6	63.1	56.6	6.5	70.4	73.8	-3.4	64.4	57.6	6.8
Regina	77.1	66.3	10.8	64.6	60.3	4.3	78.4	74.9	3.5	69.1	63.6	5.5
Saskatoon	61.4	67.5	-6.1	61.5	56.8	4.7	69.4	77.7	-8.3	67.6	61.4	6.2
Winnipeg	57.2	56.9	0.3	57.8	62.9	-5.1	61.9	62.2	-0.3	62.8	66.6	-3.8
Hamilton-Burlington	55.7	57.4	-1.7	52.0	50.4	1.6	57.3	63.5	-6.2	54.2	51.7	2.5
Kitchener-Waterloo	51.9	55.9	-4.0	53.7	53.3	0.4	54.2	57.6	-3.4	55.8	54.4	1.4
London and St Thomas	49.0	50.3	-1.3	49.5	49.0	0.5	52.7	53.4	-0.7	51.6	50.1	1.5
Niagara Region	36.9	40.9	-4.0	40.3	41.2	-0.9	39.3	43.7	-4.4	42.8	43.1	-0.3
Ottawa	49.3	49.8	-0.5	52.0	52.8	-0.8	52.8	54.2	-1.4	55.8	55.5	0.3
Sudbury	58.7	67.0	-8.3	58.6	62.3	-3.7	67.3	75.7	-8.4	65.0	69.8	-4.8
Thunder Bay	63.3	55.7	7.6	65.0	68.7	-3.7	66.4	58.4	8.0	70.3	73.6	-3.3
Greater Toronto [†]	46.8	53.2	-6.4	47.3	46.9	0.4	46.8	53.2	-6.4	47.3	46.9	0.4
Windsor-Essex	41.0	42.7	-1.7	44.7	43.3	1.4	44.4	46.0	-1.6	48.0	46.8	1.2
Trois Rivières CMA	78.7	73.2	5.5	75.2	77.8	-2.6	86.5	76.0	10.5	80.1	81.7	-1.6
Montreal CMA	59.1	57.1	2.0	56.9	59.2	-2.3	61.7	60.0	1.7	59.8	62.4	-2.6
Gatineau CMA	52.2	50.7	1.5	55.9	63.2	-7.3	57.7	55.5	2.2	61.1	66.6	-5.5
Quebec CMA	77.7	74.5	3.2	73.3	70.8	2.5	82.7	81.9	0.8	77.7	75.1	2.6
Saguenay CMA	81.2	88.0	-6.8	69.0	76.6	-7.6	81.1	84.6	-3.5	70.0	79.3	-9.3
Sherbrooke CMA	61.1	51.4	9.7	61.3	69.5	-8.2	70.7	54.0	16.7	66.8	74.5	-7.7
Saint John	70.3	50.3	20.0	65.5	69.1	-3.6	78.5	61.2	17.3	75.0	76.6	-1.6
Halifax-Dartmouth	72.9	65.8	7.1	71.3	72.4	-1.1	78.9	70.6	8.3	76.0	76.7	-0.7
Newfoundland & Labrador	58.0	51.8	6.2	49.6	56.8	-7.2	67.6	61.1	6.5	58.1	66.2	-8.1
Canada	52.6	55.0	-2.4	54.1	54.4	-0.3	55.6	58.3	-2.7	57.0	56.7	0.3

*Actual (not seasonally adjusted) data for sales-to-new listings ratios are based on a 12-month moving average

[†]Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Dollar Volume over MLS® Systems of Select Canadian Real Estate Boards & Associations

February 2024

Year to date

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Feb 2024 YTD	Feb 2023 YTD	Percentage change	Feb 2024 YTD	Feb 2023 YTD	percentage change	Feb 2024 YTD	Feb 2023 YTD	percentage change	Feb 2024 YTD	Feb 2023 YTD	percentage change
Fraser Valley	2,547.5	1,637.7	55.5	2,140.0	1,343.5	59.3	2,519.1	1,625.4	55.0	2,112.7	1,332.3	58.6
Greater Vancouver	5,361.0	4,236.1	26.6	4,465.2	3,442.5	29.7	5,332.3	4,214.1	26.5	4,435.6	3,422.2	29.6
Victoria	919.6	842.8	9.1	739.4	666.1	11.0	903.9	819.4	10.3	727.1	648.9	12.1
Calgary	3,615.7	2,644.8	36.7	2,881.6	2,028.3	42.1	3,519.1	2,534.9	38.8	2,788.5	1,934.3	44.2
Edmonton	2,161.9	1,362.0	58.7	1,568.2	933.8	67.9	2,043.2	1,321.9	54.6	1,485.0	904.5	64.2
Regina	250.3	194.4	28.8	173.0	127.6	35.6	238.4	189.4	25.9	158.0	118.5	33.3
Saskatoon	441.7	339.4	30.1	311.0	227.5	36.7	392.8	315.5	24.5	265.7	204.5	29.9
Winnipeg	815.8	679.1	20.1	512.7	407.5	25.8	785.2	653.9	20.1	486.2	386.7	25.7
Hamilton-Burlington	1,567.5	1,447.6	8.3	1,296.5	1,158.9	11.9	1,535.0	1,382.8	11.0	1,265.2	1,099.8	15.0
Kitchener-Waterloo	692.9	611.6	13.3	536.8	467.7	14.8	662.1	576.7	14.8	514.2	438.0	17.4
London and St Thomas	903.4	703.9	28.3	722.9	546.9	32.2	847.7	673.5	25.9	671.4	514.0	30.6
Niagara Region	672.2	628.3	7.0	584.2	510.5	14.4	648.0	594.7	9.0	540.4	473.2	14.2
Ottawa	1,653.9	1,407.1	17.5	1,170.8	962.3	21.7	1,572.3	1,345.7	16.8	1,111.6	920.5	20.8
Sudbury	202.9	163.5	24.1	138.0	106.3	29.8	181.1	151.3	19.7	119.0	96.4	23.5
Thunder Bay	107.5	103.1	4.3	62.7	58.0	8.2	95.0	97.1	-2.1	54.8	54.4	0.8
Greater Toronto [†]	13,113.9	10,796.1	21.5	10,552.4	8,459.2	24.7	13,101.6	10,787.7	21.4	10,552.4	8,459.2	24.7
Windsor-Essex	543.5	466.0	16.6	424.4	344.4	23.2	485.9	427.4	13.7	372.2	308.8	20.5
Trois Rivières CMA	91.9	73.9	24.3	84.3	68.7	22.6	80.5	62.2	29.5	75.5	59.2	27.6
Montreal CMA	4,353.2	3,299.5	31.9	3,662.4	2,680.0	36.7	4,069.8	3,108.7	30.9	3,412.2	2,511.3	35.9
Gatineau CMA	331.8	317.7	4.4	256.8	233.5	10.0	309.4	306.4	1.0	238.7	225.8	5.7
Quebec CMA	605.4	474.3	27.6	620.8	464.3	33.7	570.5	433.3	31.6	580.9	424.8	36.8
Saguenay CMA	73.5	51.4	42.9	63.4	43.8	45.0	66.7	50.1	33.1	58.3	42.7	36.6
Sherbrooke CMA	173.6	115.8	50.0	164.8	108.4	52.1	159.2	94.4	68.6	154.9	90.2	71.7
Saint John	124.8	91.1	37.0	80.7	54.5	48.1	103.4	80.5	28.4	65.9	48.1	37.0
Halifax-Dartmouth	522.3	432.8	20.7	360.3	281.3	28.1	494.0	428.2	15.3	329.6	271.1	21.6
Newfoundland & Labrador	305.2	305.9	-0.2	175.2	170.2	2.9	294.9	283.5	4.0	166.2	155.4	7.0
Canada	54,580.6	44,550.6	22.5	43,088.7	33,960.3	26.9	52,572.1	42,941.2	22.4	41,284.2	32,530.0	26.9

* in millions of dollars

[†] Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>.

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Sales Activity over MLS® Systems of Select Canadian Real Estate Boards & Associations

February 2024

Year to date

Sales Activity	Total ¹						Residential					
	s.a. ²			n.s.a. ³			s.a. ²			n.s.a. ³		
	Feb 2024 YTD	Feb 2023 YTD	percentage change	Feb 2024 YTD	Feb 2023 YTD	percentage change	Feb 2024 YTD	Feb 2023 YTD	percentage change	Feb 2024 YTD	Feb 2023 YTD	percentage change
Fraser Valley	2,550	1,820	40.1	2,104	1,454	44.7	2,525	1,813	39.3	2,079	1,445	43.9
Greater Vancouver	4,207	3,509	19.9	3,519	2,864	22.9	4,169	3,486	19.6	3,492	2,846	22.7
Victoria	996	921	8.1	811	738	9.9	969	888	9.1	775	700	10.7
Calgary	6,112	4,996	22.3	4,865	3,836	26.8	5,993	4,872	23.0	4,733	3,714	27.4
Edmonton	5,089	3,634	40.0	3,824	2,591	47.6	4,992	3,568	39.9	3,761	2,547	47.7
Regina	789	641	23.1	563	422	33.4	734	614	19.5	516	399	29.3
Saskatoon	1,132	976	16.0	802	651	23.2	1,060	918	15.5	743	604	23.0
Winnipeg	2,262	2,005	12.8	1,455	1,239	17.4	2,078	1,865	11.4	1,314	1,132	16.1
Hamilton-Burlington	1,905	1,774	7.4	1,524	1,360	12.1	1,879	1,733	8.4	1,498	1,324	13.1
Kitchener-Waterloo	877	780	12.4	687	594	15.7	857	760	12.8	668	576	16.0
London and St Thomas	1,414	1,161	21.8	1,149	904	27.1	1,367	1,119	22.2	1,097	862	27.3
Niagara Region	1,016	941	8.0	869	772	12.6	995	916	8.6	835	738	13.1
Ottawa	2,555	2,235	14.3	1,839	1,548	18.8	2,455	2,138	14.8	1,753	1,472	19.1
Sudbury	440	386	14.0	312	264	18.2	407	354	15.0	280	233	20.2
Thunder Bay	349	370	-5.7	223	226	-1.3	289	321	-10.0	187	199	-6.0
Greater Toronto [†]	12,167	10,060	20.9	9,830	7,882	24.7	12,165	10,051	21.0	9,830	7,882	24.7
Windsor-Essex	922	868	6.2	744	661	12.6	867	822	5.5	682	613	11.3
Trois Rivières CMA	246	243	1.2	231	229	0.9	232	218	6.4	218	205	6.3
Montreal CMA	7,084	5,790	22.3	6,194	4,912	26.1	6,819	5,610	21.6	5,920	4,721	25.4
Gatineau CMA	711	726	-2.1	562	546	2.9	664	693	-4.2	518	514	0.8
Quebec CMA	1,565	1,277	22.6	1,642	1,316	24.8	1,503	1,215	23.7	1,571	1,246	26.1
Saguenay CMA	246	201	22.4	232	179	29.6	231	191	20.9	220	174	26.4
Sherbrooke CMA	362	260	39.2	361	254	42.1	336	230	46.1	336	224	50.0
Saint John	407	375	8.5	281	245	14.7	325	310	4.8	216	196	10.2
Halifax-Dartmouth	947	854	10.9	655	567	15.5	870	784	11.0	583	506	15.2
Newfoundland & Labrador	1,012	1,044	-3.1	602	604	-0.3	936	972	-3.7	545	552	-1.3
Canada	82,303	71,168	15.6	64,912	53,886	20.5	78,118	67,441	15.8	61,223	50,711	20.7

[†]Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://treb.ca/index.php/market-news/market-watch>

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

New Listings over MLS® Systems of Select Canadian Real Estate Boards & Associations

February 2024

Year to date

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Feb 2024 YTD	Feb 2023 YTD	percentage change	Feb 2024 YTD	Feb 2023 YTD	percentage change	Feb 2024 YTD	Feb 2023 YTD	percentage change	Feb 2024 YTD	Feb 2023 YTD	percentage change
Fraser Valley	5,120	4,036	26.9	4,689	3,527	32.9	4,943	3,898	26.8	4,543	3,415	33.0
Greater Vancouver	9,126	7,899	15.5	8,375	6,984	19.9	8,946	7,733	15.7	8,229	6,845	20.2
Victoria	2,396	1,950	22.9	2,048	1,616	26.7	2,142	1,759	21.8	1,808	1,435	26.0
Calgary	7,754	7,228	7.3	6,738	6,082	10.8	7,272	6,755	7.7	6,222	5,578	11.5
Edmonton	7,163	7,152	0.2	5,956	5,905	0.9	6,927	6,908	0.3	5,707	5,637	1.2
Regina	1,104	1,125	-1.9	889	872	1.9	958	991	-3.3	758	752	0.8
Saskatoon	1,759	1,821	-3.4	1,377	1,365	0.9	1,444	1,558	-7.3	1,119	1,163	-3.8
Winnipeg	3,962	3,664	8.1	3,166	2,870	10.3	3,348	3,121	7.3	2,561	2,334	9.7
Hamilton-Burlington	3,367	3,153	6.8	2,793	2,490	12.2	3,117	2,902	7.4	2,588	2,303	12.4
Kitchener-Waterloo	1,626	1,448	12.3	1,317	1,111	18.5	1,532	1,348	13.6	1,208	1,006	20.1
London and St Thomas	2,848	2,426	17.4	2,380	1,940	22.7	2,577	2,235	15.3	2,119	1,758	20.5
Niagara Region	2,617	2,254	16.1	2,145	1,782	20.4	2,402	2,046	17.4	1,929	1,578	22.2
Ottawa	5,152	4,393	17.3	3,813	3,126	22.0	4,586	3,949	16.1	3,349	2,768	21.0
Sudbury	702	745	-5.8	523	526	-0.6	570	577	-1.2	397	378	5.0
Thunder Bay	588	584	0.7	386	362	6.6	462	470	-1.7	275	266	3.4
Greater Toronto [†]	24,324	20,890	16.4	19,708	16,054	22.8	24,334	20,916	16.3	19,708	16,054	22.8
Windsor-Essex	2,201	2,171	1.4	1,670	1,563	6.8	1,919	1,902	0.9	1,425	1,332	7.0
Trois Rivières CMA	323	294	9.9	364	321	13.4	284	261	8.8	326	292	11.6
Montreal CMA	12,196	9,924	22.9	13,161	10,474	25.7	11,212	9,002	24.6	12,179	9,576	27.2
Gatineau CMA	1,381	1,036	33.3	1,283	912	40.7	1,173	895	31.1	1,074	775	38.6
Quebec CMA	2,057	1,797	14.5	2,370	2,037	16.3	1,826	1,561	17.0	2,138	1,802	18.6
Saguenay CMA	291	269	8.2	344	279	23.3	279	241	15.8	331	255	29.8
Sherbrooke CMA	642	424	51.4	664	447	48.5	538	351	53.3	561	373	50.4
Saint John	685	525	30.5	499	367	36.0	469	390	20.3	322	258	24.8
Halifax-Dartmouth	1,369	1,184	15.6	1,060	879	20.6	1,168	1,004	16.3	867	722	20.1
Newfoundland & Labrador	1,850	1,733	6.8	1,542	1,386	11.3	1,458	1,368	6.6	1,191	1,044	14.1
Canada	153,018	136,100	12.4	131,039	111,891	17.1	137,247	121,812	12.7	116,456	98,968	17.7

[†]Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Average Sale Price over MLS® Systems of Select Canadian Real Estate Boards & Associations

February 2024

Year to date

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Feb 2024 YTD	Feb 2023 YTD	percentage change	Feb 2024 YTD	Feb 2023 YTD	percentage change	Feb 2024 YTD	Feb 2023 YTD	percentage change	Feb 2024 YTD	Feb 2023 YTD	percentage change
Fraser Valley	1,008,408	910,446	10.8	1,017,110	924,006	10.1	1,006,499	908,153	10.8	1,016,197	921,985	10.2
Greater Vancouver	1,278,560	1,205,639	6.0	1,268,892	1,201,998	5.6	1,279,487	1,204,628	6.2	1,270,204	1,202,460	5.6
Victoria	919,824	921,091	-0.1	911,745	902,633	1.0	947,125	941,885	0.6	938,212	926,975	1.2
Calgary	588,100	525,121	12.0	592,305	528,741	12.0	584,678	518,160	12.8	589,157	520,803	13.1
Edmonton	423,515	371,123	14.1	410,097	360,392	13.8	403,649	363,780	11.0	394,845	355,122	11.2
Regina	311,952	306,869	1.7	307,344	302,372	1.6	312,085	303,779	2.7	306,230	297,086	3.1
Saskatoon	385,655	353,607	9.1	387,744	349,484	10.9	363,137	346,767	4.7	357,621	338,571	5.6
Winnipeg	366,287	340,948	7.4	352,377	328,891	7.1	382,447	352,379	8.5	370,001	341,573	8.3
Hamilton-Burlington	837,007	834,598	0.3	850,728	852,107	-0.2	837,037	820,525	2.0	844,597	830,676	1.7
Kitchener-Waterloo	785,169	772,789	1.6	781,434	787,342	-0.8	763,138	752,359	1.4	769,720	760,349	1.2
London and St Thomas	624,648	598,228	4.4	629,113	604,928	4.0	612,550	589,874	3.8	612,005	596,345	2.6
Niagara Region	671,349	659,806	1.7	672,293	661,236	1.7	653,833	641,985	1.8	647,200	641,208	0.9
Ottawa	641,330	626,890	2.3	636,642	621,644	2.4	637,236	627,731	1.5	634,134	625,333	1.4
Sudbury	449,702	415,981	8.1	442,291	402,825	9.8	430,984	415,585	3.7	425,164	413,545	2.8
Thunder Bay	300,240	274,269	9.5	281,379	256,594	9.7	310,106	291,079	6.5	293,127	273,360	7.2
Greater Toronto [†]	1,072,463	1,072,301	0.0	1,073,485	1,073,231	0.0	1,072,372	1,072,274	0.0	1,073,485	1,073,231	0.0
Windsor-Essex	573,293	522,034	9.8	570,467	521,008	9.5	551,812	509,599	8.3	545,705	503,822	8.3
Trois Rivières CMA	360,304	299,853	20.2	n/a	n/a	-	340,860	289,146	17.9	368,291	297,027	24.0
Montreal CMA	612,087	565,097	8.3	n/a	n/a	-	622,525	576,891	7.9	611,115	570,640	7.1
Gatineau CMA	461,732	433,589	6.5	n/a	n/a	-	463,734	439,216	5.6	472,375	450,035	5.0
Quebec CMA	383,074	363,717	5.3	n/a	n/a	-	381,615	350,784	8.8	384,430	346,746	10.9
Saguenay CMA	286,869	257,258	11.5	n/a	n/a	-	288,984	256,942	12.5	277,996	254,141	9.4
Sherbrooke CMA	470,988	438,283	7.5	n/a	n/a	-	482,352	420,519	14.7	463,152	410,866	12.7
Saint John	286,018	222,822	28.4	287,257	222,419	29.2	305,482	245,108	24.6	305,228	245,500	24.3
Halifax-Dartmouth	548,346	495,664	10.6	550,152	496,043	10.9	556,733	528,568	5.3	565,414	535,839	5.5
Newfoundland & Labrador	295,589	288,692	2.4	291,033	281,770	3.3	309,627	288,849	7.2	305,032	281,482	8.4
Canada	659,277	623,847	5.7	663,801	630,225	5.3	668,628	634,261	5.4	674,325	641,478	5.1

* Weighted residential average prices for Quebec (provided by QPAREB); does not affect weighted and unweighted national average price calculations.

[†][Detailed data for the Toronto Regional Real Estate Board \(TRREB\) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>](http://trreb.ca/index.php/market-news/market-watch)

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Sales as a Percentage of New Listings over MLS® Systems of Select Canadian Real Estate Boards & Associations

February 2024

Year to date

Sales as a Percentage of New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Feb 2024 YTD	Feb 2023 YTD	change	Feb 2024 YTD	Feb 2023 YTD	change	Feb 2024 YTD	Feb 2023 YTD	change	Feb 2024 YTD	Feb 2023 YTD	change
Fraser Valley	49.8	45.1	4.7	44.9	41.2	3.7	51.1	46.5	4.6	45.8	42.3	3.5
Greater Vancouver	46.1	44.4	1.7	42.0	41.0	1.0	46.6	45.1	1.5	42.4	41.6	0.8
Victoria	41.6	47.2	-5.6	39.6	45.7	-6.1	45.2	50.5	-5.3	42.9	48.8	-5.9
Calgary	78.8	69.1	9.7	72.2	63.1	9.1	82.4	72.1	10.3	76.1	66.6	9.5
Edmonton	71.0	50.8	20.2	64.2	43.9	20.3	72.1	51.7	20.4	65.9	45.2	20.7
Regina	71.5	57.0	14.5	63.3	48.4	14.9	76.6	62.0	14.6	68.1	53.1	15.0
Saskatoon	64.4	53.6	10.8	58.2	47.7	10.5	73.4	58.9	14.5	66.4	51.9	14.5
Winnipeg	57.1	54.7	2.4	46.0	43.2	2.8	62.1	59.8	2.3	51.3	48.5	2.8
Hamilton-Burlington	56.6	56.3	0.3	54.6	54.6	0.0	60.3	59.7	0.6	57.9	57.5	0.4
Kitchener-Waterloo	53.9	53.9	0.0	52.2	53.5	-1.3	55.9	56.4	-0.5	55.3	57.3	-2.0
London and St Thomas	49.6	47.9	1.7	48.3	46.6	1.7	53.0	50.1	2.9	51.8	49.0	2.8
Niagara Region	38.8	41.7	-2.9	40.5	43.3	-2.8	41.4	44.8	-3.4	43.3	46.8	-3.5
Ottawa	49.6	50.9	-1.3	48.2	49.5	-1.3	53.5	54.1	-0.6	52.3	53.2	-0.9
Sudbury	62.7	51.8	10.9	59.7	50.2	9.5	71.4	61.4	10.0	70.5	61.6	8.9
Thunder Bay	59.4	63.4	-4.0	57.8	62.4	-4.6	62.6	68.3	-5.7	68.0	74.8	-6.8
Greater Toronto [†]	50.0	48.2	1.8	49.9	49.1	0.8	50.0	48.1	1.9	49.9	49.1	0.8
Windsor-Essex	41.9	40.0	1.9	44.6	42.3	2.3	45.2	43.2	2.0	47.9	46.0	1.9
Trois Rivières CMA	76.2	82.7	-6.5	63.5	71.3	-7.8	81.7	83.5	-1.8	66.9	70.2	-3.3
Montreal CMA	58.1	58.3	-0.2	47.1	46.9	0.2	60.8	62.3	-1.5	48.6	49.3	-0.7
Gatineau CMA	51.5	70.1	-18.6	43.8	59.9	-16.1	56.6	77.4	-20.8	48.2	66.3	-18.1
Quebec CMA	76.1	71.1	5.0	69.3	64.6	4.7	82.3	77.8	4.5	73.5	69.1	4.4
Saguenay CMA	84.5	74.7	9.8	67.4	64.2	3.2	82.8	79.3	3.5	66.5	68.2	-1.7
Sherbrooke CMA	56.4	61.3	-4.9	54.4	56.8	-2.4	62.5	65.5	-3.0	59.9	60.1	-0.2
Saint John	59.4	71.4	-12.0	56.3	66.8	-10.5	69.3	79.5	-10.2	67.1	76.0	-8.9
Halifax-Dartmouth	69.2	72.1	-2.9	61.8	64.5	-2.7	74.5	78.1	-3.6	67.2	70.1	-2.9
Newfoundland & Labrador	54.7	60.2	-5.5	39.0	43.6	-4.6	64.2	71.1	-6.9	45.8	52.9	-7.1
Canada	53.8	52.3	1.5	49.5	48.2	1.3	56.9	55.4	1.5	52.6	51.2	1.4

[†]Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

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Source: The Canadian Real Estate Association

Dollar Volume and Sales Activity over MLS® Systems of Canadian Real Estate Boards & Associations

February 2024

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Feb 2024	Jan 2024	monthly percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Jan 2024	monthly percentage change	Feb 2024	Feb 2023	year-over-year percentage change
British Columbia	5,551.6	6,036.3	-8.0	5,499.3	4,584.4	20.0	5,473.9	5,949.1	-8.0	5,412.3	4,498.0	20.3
Alberta	3,376.1	3,508.6	-3.8	2,986.3	2,053.9	45.4	3,240.6	3,331.5	-2.7	2,866.5	1,957.1	46.5
Saskatchewan	459.9	448.1	2.6	373.8	296.1	26.2	399.8	391.5	2.1	309.3	250.0	23.7
Manitoba	447.0	463.5	-3.6	314.3	250.4	25.5	432.1	445.1	-2.9	296.5	234.3	26.6
Ontario	12,356.4	12,769.3	-3.2	11,458.8	9,819.1	16.7	12,028.7	12,421.7	-3.2	11,165.7	9,532.2	17.1
Quebec	3,758.7	3,507.3	7.2	3,978.7	2,874.2	38.4	3,473.8	3,245.5	7.0	3,699.3	2,677.5	38.2
New Brunswick	285.6	266.0	7.4	212.4	153.5	38.4	243.2	242.1	0.4	176.0	142.4	23.6
Nova Scotia	413.1	414.4	-0.3	311.3	258.0	20.7	387.2	386.7	0.1	283.0	240.0	17.9
Prince Edward Island	73.2	65.5	11.8	60.0	43.1	39.1	59.9	57.4	4.3	46.7	37.7	24.0
Newfoundland & Labrador	154.9	150.3	3.0	90.1	90.8	-0.8	150.9	143.9	4.9	87.2	84.7	2.9
Northwest Territories	10.8	18.6	-41.8	5.9	3.9	50.3	10.5	12.2	-13.9	5.8	3.9	48.8
Yukon	21.1	24.2	-12.6	13.9	10.7	30.2	20.4	24.4	-16.4	13.8	10.7	29.1
Canada	26,908.5	27,672.1	-2.8	25,304.7	20,438.1	23.8	25,921.1	26,651.1	-2.7	24,362.0	19,668.4	23.9

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Feb 2024	Jan 2024	monthly percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Jan 2024	monthly percentage change	Feb 2024	Feb 2023	year-over-year percentage change
British Columbia	5,859	6,315	-7.2	5,608	4,903	14.4	5,706	6,151	-7.2	5,459	4,767	14.5
Alberta	7,069	7,227	-2.2	6,226	4,759	30.8	6,827	6,975	-2.1	6,013	4,594	30.9
Saskatchewan	1,398	1,377	1.5	1,136	937	21.2	1,261	1,270	-0.7	1,007	859	17.2
Manitoba	1,362	1,324	2.9	969	797	21.6	1,242	1,219	1.9	865	723	19.6
Ontario	14,473	15,508	-6.7	13,236	11,502	15.1	13,973	15,054	-7.2	12,787	11,060	15.6
Quebec	7,662	7,212	6.2	8,292	6,607	25.5	7,088	6,666	6.3	7,715	6,144	25.6
New Brunswick	924	904	2.2	693	604	14.7	779	767	1.6	567	518	9.5
Nova Scotia	1,069	1,056	1.2	812	734	10.6	891	883	0.9	668	594	12.5
Prince Edward Island	202	212	-4.7	152	134	13.4	150	150	0.0	118	99	19.2
Newfoundland & Labrador	506	506	0.0	304	317	-4.1	471	465	1.3	281	300	-6.3
Northwest Territories	30	26	15.4	19	7	171.4	29	21	38.1	17	7	142.9
Yukon	39	43	-9.3	27	22	22.7	37	43	-14.0	26	22	18.2
Canada	40,593	41,710	-2.7	37,474	31,323	19.6	38,454	39,664	-3.1	35,523	29,687	19.7

* in millions of dollars

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

New Listings and Average Sale Price over MLS® Systems of Canadian Real Estate Boards & Associations

February 2024

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Feb 2024	Jan 2024	monthly percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Jan 2024	monthly percentage change	Feb 2024	Feb 2023	year-over-year percentage change
British Columbia	14,180	13,450	5.4	13,270	10,148	30.8	13,159	12,510	5.2	12,363	9,455	30.8
Alberta	9,947	9,624	3.4	9,212	8,630	6.7	9,163	8,920	2.7	8,433	7,820	7.8
Saskatchewan	2,281	2,302	-0.9	1,854	1,751	5.9	1,864	1,834	1.6	1,502	1,460	2.9
Manitoba	2,315	2,335	-0.9	1,858	1,687	10.1	1,953	1,967	-0.7	1,518	1,388	9.4
Ontario	30,604	30,514	0.3	26,830	21,230	26.4	28,317	28,394	-0.3	24,824	19,585	26.8
Quebec	13,096	12,692	3.2	14,878	11,418	30.3	11,220	10,871	3.2	12,918	9,735	32.7
New Brunswick	1,516	1,488	1.9	1,211	1,045	15.9	1,141	1,063	7.3	869	705	23.3
Nova Scotia	1,783	1,962	-9.1	1,349	1,168	15.5	1,294	1,377	-6.0	959	827	16.0
Prince Edward Island	457	460	-0.7	347	298	16.4	282	303	-6.9	202	176	14.8
Newfoundland & Labrador	873	977	-10.6	681	609	11.8	697	761	-8.4	548	469	16.8
Northwest Territories	28	21	33.3	26	28	-7.1	26	20	30.0	23	23	0.0
Yukon	53	60	-11.7	43	37	16.2	54	57	-5.3	42	29	44.8
Canada	77,133	75,885	1.6	71,559	58,049	23.3	69,170	68,077	1.6	64,201	51,672	24.2

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Feb 2024	Jan 2024	monthly percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Jan 2024	monthly percentage change	Feb 2024	Feb 2023	year-over-year percentage change
British Columbia	945,298	958,362	-1.4	980,609	935,011	4.9	959,435	969,579	-1.0	991,440	943,574	5.1
Alberta	477,800	487,922	-2.1	479,649	431,592	11.1	474,253	477,422	-0.7	476,718	426,012	11.9
Saskatchewan	323,030	322,244	0.2	329,089	316,057	4.1	311,695	300,227	3.8	307,138	291,029	5.5
Manitoba	327,325	356,159	-8.1	324,344	314,197	3.2	349,498	369,020	-5.3	342,755	324,025	5.8
Ontario	830,290	838,834	-1.0	865,726	853,682	1.4	834,362	838,977	-0.6	873,207	861,864	1.3
Quebec	488,017	482,147	1.2	n/a	n/a	-	507,868	507,830	0.0	502,141	463,226	8.4
New Brunswick	311,112	295,545	5.3	306,560	254,147	20.6	310,924	320,586	-3.0	310,343	274,903	12.9
Nova Scotia	387,195	394,412	-1.8	383,378	351,484	9.1	423,404	436,832	-3.1	423,664	404,017	4.9
Prince Edward Island	394,784	294,295	34.1	394,784	321,920	22.6	396,065	377,844	4.8	396,065	380,774	4.0
Newfoundland & Labrador	297,813	293,366	1.5	296,386	286,487	3.5	313,578	305,624	2.6	310,281	282,391	9.9
Northwest Territories	310,684	541,802	-42.7	308,421	556,857	-44.6	344,039	503,704	-31.7	341,124	556,857	-38.7
Yukon	534,029	529,527	0.9	513,900	484,545	6.1	543,818	522,946	4.0	529,196	484,545	9.2
Canada	653,404	664,993	-1.7	675,260	652,496	3.5	663,405	673,693	-1.5	685,809	662,527	3.5

* Weighted residential average prices for Quebec (provided by QPAREB); does not affect weighted and unweighted national average price calculations.

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Months of Inventory and Sales as a Percentage of New Listings over MLS® Systems of Canadian Real Estate Boards & Associations

February 2024

Sales as a Percentage of New Listings*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Feb 2024	Jan 2024	monthly change	Feb 2024	Feb 2023	year-over-year change	Feb 2024	Jan 2024	monthly change	Feb 2024	Feb 2023	year-over-year change
British Columbia	41.3	47.0	-5.7	50.2	48.8	1.4	43.4	49.2	-5.8	52.2	50.2	2.0
Alberta	71.1	75.1	-4.0	68.9	63.5	5.4	74.5	78.2	-3.7	72.0	66.1	5.9
Saskatchewan	61.3	59.8	1.5	57.9	54.8	3.1	67.7	69.2	-1.5	64.5	60.0	4.5
Manitoba	58.8	56.7	2.1	58.0	62.4	-4.4	63.6	62.0	1.6	62.8	66.0	-3.2
Ontario	47.3	50.8	-3.5	48.1	48.7	-0.6	49.3	53.0	-3.7	49.8	50.0	-0.2
Quebec	58.5	56.8	1.7	57.7	62.1	-4.4	63.2	61.3	1.9	62.7	66.6	-3.9
New Brunswick	60.9	60.8	0.1	64.2	65.6	-1.4	68.3	72.2	-3.9	73.8	72.3	1.5
Nova Scotia	60.0	53.8	6.2	60.6	66.4	-5.8	68.9	64.1	4.8	69.7	73.0	-3.3
Prince Edward Island	44.2	46.1	-1.9	50.6	52.3	-1.7	53.2	49.5	3.7	58.7	57.8	0.9
Newfoundland & Labrador	58.0	51.8	6.2	49.6	56.8	-7.2	67.6	61.1	6.5	58.1	66.2	-8.1
Northwest Territories	107.1	123.8	-16.7	76.3	89.1	-12.8	111.5	105.0	6.5	80.0	91.8	-11.8
Yukon	73.6	71.7	1.9	67.5	70.1	-2.6	68.5	75.4	-6.9	68.8	71.7	-2.9
Canada	52.6	55.0	-2.4	54.1	54.4	-0.3	55.6	58.3	-2.7	57.0	56.7	0.3

Months of Inventory*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Feb 2024	Jan 2024	monthly change	Feb 2024	Feb 2023	year-over-year change	Feb 2024	Jan 2024	monthly change	Feb 2024	Feb 2023	year-over-year change
British Columbia	5.4	4.7	0.7	5.2	4.8	0.4	5.6	4.8	0.8	4.5	4.2	0.3
Alberta	2.4	2.4	0.0	3.6	3.9	-0.3	2.5	2.5	0.0	2.8	3.2	-0.4
Saskatchewan	3.9	4.1	-0.2	6.4	6.8	-0.4	4.3	4.4	-0.1	4.7	5.2	-0.5
Manitoba	2.8	2.8	0.0	4.0	3.2	0.8	3.0	3.0	0.0	3.0	2.5	0.5
Ontario	2.9	2.8	0.1	3.3	2.7	0.6	3.0	2.9	0.1	2.8	2.3	0.5
Quebec	4.9	5.0	-0.1	6.7	5.2	1.5	5.3	5.4	-0.1	5.1	4.0	1.1
New Brunswick	2.9	2.9	0.0	6.1	5.4	0.7	3.4	3.5	-0.1	3.5	3.2	0.3
Nova Scotia	3.4	3.4	0.0	5.9	4.5	1.4	4.0	4.1	-0.1	3.6	2.8	0.8
Prince Edward Island	4.9	4.6	0.3	9.3	7.6	1.7	6.6	6.5	0.1	5.7	4.9	0.8
Newfoundland & Labrador	5.2	5.5	-0.3	9.8	9.0	0.8	5.6	6.0	-0.4	6.5	6.2	0.3
Northwest Territories	2.9	3.3	-0.4	3.7	2.2	1.5	3.0	4.0	-1.0	3.0	1.8	1.2
Yukon	3.6	3.0	0.6	4.3	4.3	0.0	3.8	3.0	0.8	3.9	3.9	0.0
Canada	3.6	3.5	0.1	4.6	4.0	0.6	3.8	3.7	0.1	3.6	3.2	0.4

*Actual (not seasonally adjusted) data for sales-to-new listings ratios and months of inventory are based on a 12-month moving average

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Dollar Volume and Sales Activity over MLS® Systems of Canadian Real Estate Boards & Associations

February 2024

Year to date

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Feb 2024 YTD	Feb 2023 YTD	percentage change	Feb 2024 YTD	Feb 2023 YTD	percentage change	Feb 2024 YTD	Feb 2023 YTD	percentage change	Feb 2024 YTD	Feb 2023 YTD	percentage change
British Columbia	11,587.9	9,301.7	24.6	9,413.1	7,325.6	28.5	11,423.1	9,144.6	24.9	9,230.2	7,165.4	28.8
Alberta	6,884.7	4,863.2	41.6	5,283.7	3,576.0	47.8	6,572.1	4,648.1	41.4	5,018.3	3,395.5	47.8
Saskatchewan	908.0	737.7	23.1	642.9	500.3	28.5	791.4	666.7	18.7	532.3	427.6	24.5
Manitoba	910.5	774.7	17.5	579.1	470.5	23.1	877.1	740.8	18.4	546.6	439.7	24.3
Ontario	25,125.7	21,600.3	16.3	19,603.2	16,327.4	20.1	24,450.4	20,994.1	16.5	19,033.0	15,809.5	20.4
Quebec	7,266.0	5,638.1	28.9	6,307.8	4,735.6	33.2	6,719.3	5,217.8	28.8	5,810.8	4,360.6	33.3
New Brunswick	551.6	442.7	24.6	378.1	283.6	33.3	485.3	413.4	17.4	318.3	254.9	24.9
Nova Scotia	827.5	718.5	15.2	561.6	464.8	20.8	773.9	677.0	14.3	505.5	423.3	19.4
Prince Edward Island	138.7	115.2	20.4	104.7	79.0	32.5	117.3	103.7	13.1	86.0	70.7	21.7
Newfoundland & Labrador	305.2	305.9	-0.2	175.2	170.2	2.9	294.9	283.5	4.0	166.2	155.4	7.0
Northwest Territories	29.4	19.2	53.0	12.3	7.6	62.3	22.6	18.4	22.9	10.1	7.6	33.9
Yukon	45.3	33.3	36.2	27.0	19.8	36.5	44.8	33.1	35.2	26.9	19.8	35.9
Canada	54,580.6	44,550.6	22.5	43,088.7	33,960.3	26.9	52,572.1	42,941.2	22.4	41,284.2	32,530.0	26.9

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Feb 2024 YTD	Feb 2023 YTD	percentage change	Feb 2024 YTD	Feb 2023 YTD	percentage change	Feb 2024 YTD	Feb 2023 YTD	percentage change	Feb 2024 YTD	Feb 2023 YTD	percentage change
British Columbia	12,174	10,453	16.5	9,754	8,099	20.4	11,857	10,187	16.4	9,447	7,844	20.4
Alberta	14,296	11,329	26.2	11,015	8,360	31.8	13,802	10,942	26.1	10,599	8,046	31.7
Saskatchewan	2,775	2,438	13.8	1,993	1,635	21.9	2,531	2,267	11.6	1,787	1,493	19.7
Manitoba	2,686	2,406	11.6	1,752	1,505	16.4	2,461	2,226	10.6	1,577	1,366	15.4
Ontario	29,981	26,547	12.9	23,221	19,765	17.5	29,027	25,567	13.5	22,377	18,933	18.2
Quebec	14,874	12,674	17.4	13,406	11,073	21.1	13,754	11,709	17.5	12,350	10,184	21.3
New Brunswick	1,828	1,736	5.3	1,289	1,153	11.8	1,546	1,509	2.5	1,046	966	8.3
Nova Scotia	2,125	2,052	3.6	1,491	1,382	7.9	1,774	1,671	6.2	1,194	1,079	10.7
Prince Edward Island	414	386	7.3	304	253	20.2	300	287	4.5	222	191	16.2
Newfoundland & Labrador	1,012	1,044	-3.1	602	604	-0.3	936	972	-3.7	545	552	-1.3
Northwest Territories	56	33	69.7	31	16	93.8	50	35	42.9	26	16	62.5
Yukon	82	70	17.1	54	41	31.7	80	69	15.9	53	41	29.3
Canada	82,303	71,168	15.6	64,912	53,886	20.5	78,118	67,441	15.8	61,223	50,711	20.7

* in millions of dollars

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

New Listings and Average Sale Price over MLS® Systems of Canadian Real Estate Boards & Associations

February 2024

Year to date

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Feb 2024 YTD	Feb 2023 YTD	percentage change	Feb 2024 YTD	Feb 2023 YTD	percentage change	Feb 2024 YTD	Feb 2023 YTD	percentage change	Feb 2024 YTD	Feb 2023 YTD	percentage change
British Columbia	27,630	23,867	15.8	24,004	19,891	20.7	25,669	22,200	15.6	22,290	18,456	20.8
Alberta	19,571	19,239	1.7	16,914	16,244	4.1	18,083	17,627	2.6	15,338	14,583	5.2
Saskatchewan	4,583	4,595	-0.3	3,617	3,456	4.7	3,698	3,871	-4.5	2,856	2,857	0.0
Manitoba	4,650	4,328	7.4	3,732	3,396	9.9	3,920	3,693	6.1	3,024	2,782	8.7
Ontario	61,118	54,691	11.8	48,288	41,249	17.1	56,711	50,632	12.0	44,361	37,746	17.5
Quebec	25,788	20,776	24.1	26,917	21,222	26.8	22,091	17,474	26.4	23,319	18,075	29.0
New Brunswick	3,004	2,709	10.9	2,301	1,979	16.3	2,204	1,990	10.8	1,589	1,364	16.5
Nova Scotia	3,745	3,189	17.4	2,887	2,348	23.0	2,671	2,286	16.8	1,947	1,595	22.1
Prince Edward Island	917	832	10.2	710	611	16.2	585	544	7.5	422	372	13.4
Newfoundland & Labrador	1,850	1,733	6.8	1,542	1,386	11.3	1,458	1,368	6.6	1,191	1,044	14.1
Northwest Territories	49	52	-5.8	39	41	-4.9	46	49	-6.1	35	36	-2.8
Yukon	113	89	27.0	88	68	29.4	111	78	42.3	84	58	44.8
Canada	153,018	136,100	12.4	131,039	111,891	17.1	137,247	121,812	12.7	116,456	98,968	17.7

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Feb 2024 YTD	Feb 2023 YTD	percentage change	Feb 2024 YTD	Feb 2023 YTD	percentage change	Feb 2024 YTD	Feb 2023 YTD	percentage change	Feb 2024 YTD	Feb 2023 YTD	percentage change
British Columbia	952,075	886,971	7.3	965,048	904,502	6.7	964,697	896,171	7.6	977,047	913,487	7.0
Alberta	482,917	430,489	12.2	479,680	427,754	12.1	475,855	424,059	12.2	473,470	422,017	12.2
Saskatchewan	322,640	305,593	5.6	322,556	305,970	5.4	305,941	295,192	3.6	297,856	286,409	4.0
Manitoba	341,538	321,999	6.1	330,547	312,598	5.7	359,168	332,973	7.9	346,615	321,881	7.7
Ontario	834,709	814,630	2.5	844,202	826,078	2.2	836,756	819,881	2.1	850,561	835,023	1.9
Quebec	485,170	441,555	9.9	n/a	n/a	-	507,849	466,216	8.9	502,141	463,226	8.4
New Brunswick	303,413	255,097	18.9	293,352	246,003	19.2	315,717	273,735	15.3	304,304	263,909	15.3
Nova Scotia	390,781	348,610	12.1	376,656	336,323	12.0	430,088	397,785	8.1	423,385	392,325	7.9
Prince Edward Island	343,326	312,196	10.0	344,539	312,428	10.3	386,954	369,763	4.6	387,529	370,130	4.7
Newfoundland & Labrador	295,589	288,692	2.4	291,033	281,770	3.3	309,627	288,849	7.2	305,032	281,482	8.4
Northwest Territories	417,989	481,237	-13.1	396,583	473,325	-16.2	411,098	486,297	-15.5	390,150	473,325	-17.6
Yukon	531,668	514,132	3.4	499,569	482,204	3.6	532,599	508,212	4.8	506,802	482,204	5.1
Canada	659,277	623,847	5.7	663,801	630,225	5.3	668,628	634,261	5.4	674,325	641,478	5.1

* Weighted residential average prices for Quebec (provided by QPAREB); does not affect weighted and unweighted national average price calculations.

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Months of Inventory and Sales as a Percentage of New Listings over MLS® Systems of Canadian Real Estate Boards & Associations

February 2024

Year to date

Sales as a Percentage of New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Feb 2024 YTD	Feb 2023 YTD	change	Feb 2024 YTD	Feb 2023 YTD	change	Feb 2024 YTD	Feb 2023 YTD	change	Feb 2024 YTD	Feb 2023 YTD	change
British Columbia	44.1	43.8	0.3	40.6	40.7	-0.1	46.2	45.9	0.3	42.4	42.5	-0.1
Alberta	73.0	58.9	14.1	65.1	51.5	13.6	76.3	62.1	14.2	69.1	55.2	13.9
Saskatchewan	60.5	53.1	7.4	55.1	47.3	7.8	68.4	58.6	9.8	62.6	52.3	10.3
Manitoba	57.8	55.6	2.2	46.9	44.3	2.6	62.8	60.3	2.5	52.1	49.1	3.0
Ontario	49.1	48.5	0.6	48.1	47.9	0.2	51.2	50.5	0.7	50.4	50.2	0.2
Quebec	57.7	61.0	-3.3	49.8	52.2	-2.4	62.3	67.0	-4.7	53.0	56.3	-3.3
New Brunswick	60.9	64.1	-3.2	56.0	58.3	-2.3	70.1	75.8	-5.7	65.8	70.8	-5.0
Nova Scotia	56.7	64.3	-7.6	51.6	58.9	-7.3	66.4	73.1	-6.7	61.3	67.6	-6.3
Prince Edward Island	45.1	46.4	-1.3	42.8	41.4	1.4	51.3	52.8	-1.5	52.6	51.3	1.3
Newfoundland & Labrador	54.7	60.2	-5.5	39.0	43.6	-4.6	64.2	71.1	-6.9	45.8	52.9	-7.1
Northwest Territories	114.3	63.5	50.8	79.5	39.0	40.5	108.7	71.4	37.3	74.3	44.4	29.9
Yukon	72.6	78.7	-6.1	61.4	60.3	1.1	72.1	88.5	-16.4	63.1	70.7	-7.6
Canada	53.8	52.3	1.5	49.5	48.2	1.3	56.9	55.4	1.5	52.6	51.2	1.4

Months of Inventory	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Feb 2024 YTD	Feb 2023 YTD	change	Feb 2024 YTD	Feb 2023 YTD	change	Feb 2024 YTD	Feb 2023 YTD	change	Feb 2024 YTD	Feb 2023 YTD	change
British Columbia	5.1	5.2	-0.1	6.2	6.6	-0.4	5.2	5.4	-0.2	5.3	5.6	-0.3
Alberta	2.4	3.6	-1.2	3.6	5.3	-1.7	2.5	3.7	-1.2	2.7	4.1	-1.4
Saskatchewan	4.0	5.4	-1.4	7.5	10.1	-2.6	4.4	5.9	-1.5	5.3	7.7	-2.4
Manitoba	2.8	3.0	-0.2	5.1	5.5	-0.4	3.0	3.3	-0.3	3.7	4.2	-0.5
Ontario	2.8	2.8	0.0	3.4	3.4	0.0	2.9	2.9	0.0	2.8	2.9	-0.1
Quebec	4.9	4.9	0.0	7.5	7.7	-0.2	5.3	5.3	0.0	5.8	5.9	-0.1
New Brunswick	2.9	3.3	-0.4	7.7	8.5	-0.8	3.5	3.8	-0.3	4.1	4.8	-0.7
Nova Scotia	3.4	2.8	0.6	8.0	6.9	1.1	4.1	3.4	0.7	4.9	4.2	0.7
Prince Edward Island	4.7	4.7	0.0	12.1	12.8	-0.7	6.5	6.3	0.2	7.3	7.7	-0.4
Newfoundland & Labrador	5.4	5.6	-0.2	12.6	13.1	-0.5	5.8	6.0	-0.2	7.9	8.4	-0.5
Northwest Territories	3.1	2.8	0.3	5.4	5.8	-0.4	3.4	2.7	0.7	5.1	4.6	0.5
Yukon	3.3	4.4	-1.1	4.6	7.0	-2.4	3.4	4.4	-1.0	4.0	6.0	-2.0
Canada	3.6	3.8	-0.2	5.2	5.7	-0.5	3.8	4.0	-0.2	4.0	4.4	-0.4

¹ Total = Residential + Non-residential

² Seasonally adjusted

³ Not seasonally adjusted

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

British Columbia

February 2024

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change
BC Northern	103,996.2	66,803.6	55.7	275	191	44.0	378,168	349,757	8.1	562	472	19.1
Chilliwack	170,512.9	142,472.2	19.7	222	202	9.9	768,076	705,308	8.9	498	360	38.3
Fraser Valley	1,219,023.3	814,832.9	49.6	1,197	862	38.9	1,018,399	945,282	7.7	2,503	1,826	37.1
Kamloops	107,297.5	103,376.3	3.8	173	167	3.6	620,217	619,020	0.2	474	361	31.3
Kootenay	78,217.6	90,292.5	-13.4	172	187	-8.0	454,754	482,848	-5.8	454	343	32.4
South Peace River	8,706.4	8,757.9	-0.6	27	25	8.0	322,460	350,316	-8.0	55	54	1.9
Okanagan-Mainline	274,468.4	335,566.5	-18.2	381	426	-10.6	720,389	787,715	-8.5	1,450	1,088	33.3
Powell River	11,747.7	5,838.8	101.2	22	9	144.4	533,986	648,756	-17.7	45	44	2.3
South Okanagan	59,530.9	72,660.9	-18.1	99	110	-10.0	601,322	660,554	-9.0	380	304	25.0
Greater Vancouver	2,657,890.6	2,227,009.4	19.3	2,078	1,826	13.8	1,279,062	1,219,611	4.9	4,557	3,545	28.5
Vancouver Island	368,339.9	294,890.8	24.9	492	438	12.3	748,658	673,267	11.2	1,204	940	28.1
Victoria	439,521.5	421,857.5	4.2	470	460	2.2	935,152	917,081	2.0	1,088	811	34.2
British Columbia	5,499,253.0	4,584,359.4	20.0	5,608	4,903	14.4	980,609	935,011	4.9	13,270	10,148	30.8

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change
BC Northern	100,049.8	65,164.9	53.5	249	176	41.5	401,806	370,255	8.5	472	418	12.9
Chilliwack	168,582.9	139,387.2	20.9	219	193	13.5	769,785	722,213	6.6	464	337	37.7
Fraser Valley	1,206,847.3	809,152.9	49.1	1,182	858	37.8	1,021,021	943,069	8.3	2,441	1,769	38.0
Kamloops	100,124.6	96,119.3	4.2	163	156	4.5	614,261	616,150	-0.3	403	310	30.0
Kootenay	71,705.2	86,137.0	-16.8	150	174	-13.8	478,035	495,040	-3.4	356	263	35.4
South Peace River	6,131.5	7,093.4	-13.6	23	20	15.0	266,588	354,670	-24.8	47	39	20.5
Okanagan-Mainline	265,605.0	310,199.0	-14.4	364	400	-9.0	729,684	775,497	-5.9	1,244	943	31.9
Powell River	10,359.7	5,163.8	100.6	18	8	125.0	575,539	645,475	-10.8	30	40	-25.0
South Okanagan	55,015.9	68,604.9	-19.8	93	102	-8.8	591,569	672,597	-12.0	320	255	25.5
Greater Vancouver	2,644,537.6	2,216,670.4	19.3	2,065	1,814	13.8	1,280,648	1,221,979	4.8	4,484	3,475	29.0
Vancouver Island	351,445.0	280,836.8	25.1	479	429	11.7	733,706	654,631	12.1	1,134	880	28.9
Victoria	431,865.9	413,487.8	4.4	454	437	3.9	951,247	946,196	0.5	968	726	33.3
British Columbia	5,412,270.5	4,498,017.4	20.3	5,459	4,767	14.5	991,440	943,574	5.1	12,363	9,455	30.8

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

British Columbia
February 2024
Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change
BC Northern	168,612.9	126,868.7	32.9	457	366	24.9	368,956	346,636	6.4	997	928	7.4
Chilliwack	315,989.2	225,889.9	39.9	424	322	31.7	745,257	701,521	6.2	864	801	7.9
Fraser Valley	2,139,998.6	1,343,504.8	59.3	2,104	1,454	44.7	1,017,110	924,006	10.1	4,689	3,527	32.9
Kamloops	184,584.5	171,240.1	7.8	309	290	6.6	597,361	590,483	1.2	818	745	9.8
Kootenay	150,450.3	151,333.2	-0.6	327	331	-1.2	460,093	457,200	0.6	797	658	21.1
South Peace River	12,503.3	14,184.4	-11.9	46	48	-4.2	271,812	295,507	-8.0	117	104	12.5
Okanagan-Mainline	506,110.8	543,492.8	-6.9	705	707	-0.3	717,888	768,731	-6.6	2,455	2,074	18.4
Powell River	22,419.8	13,331.2	68.2	41	23	78.3	546,823	579,617	-5.7	90	80	12.5
South Okanagan	109,351.8	107,061.0	2.1	174	180	-3.3	628,458	594,783	5.7	630	574	9.8
Greater Vancouver	4,465,229.7	3,442,520.9	29.7	3,519	2,864	22.9	1,268,892	1,201,998	5.6	8,375	6,984	19.9
Vancouver Island	598,397.9	519,989.5	15.1	837	776	7.9	714,932	670,090	6.7	2,124	1,800	18.0
Victoria	739,425.2	666,143.1	11.0	811	738	9.9	911,745	902,633	1.0	2,048	1,616	26.7
British Columbia	9,413,073.9	7,325,559.6	28.5	9,754	8,099	20.4	965,048	904,502	6.7	24,004	19,891	20.7

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change
BC Northern	161,761.2	123,567.7	30.9	410	333	23.1	394,539	371,074	6.3	829	822	0.9
Chilliwack	312,894.2	222,804.9	40.4	419	313	33.9	746,764	711,837	4.9	811	754	7.6
Fraser Valley	2,112,673.6	1,332,267.8	58.6	2,079	1,445	43.9	1,016,197	921,985	10.2	4,543	3,415	33.0
Kamloops	172,497.6	159,711.6	8.0	289	271	6.6	596,877	589,342	1.3	709	632	12.2
Kootenay	134,684.4	140,004.7	-3.8	285	295	-3.4	472,577	474,592	-0.4	606	483	25.5
South Peace River	9,793.4	12,409.9	-21.1	40	42	-4.8	244,836	295,473	-17.1	90	73	23.3
Okanagan-Mainline	481,749.7	492,542.8	-2.2	659	654	0.8	731,031	753,123	-2.9	2,068	1,778	16.3
Powell River	20,491.8	12,506.2	63.9	34	21	61.9	602,699	595,533	1.2	69	69	0.0
South Okanagan	96,269.8	100,850.0	-4.5	157	167	-6.0	613,183	603,892	1.5	528	464	13.8
Greater Vancouver	4,435,552.7	3,422,201.0	29.6	3,492	2,846	22.7	1,270,204	1,202,460	5.6	8,229	6,845	20.2
Vancouver Island	564,684.9	497,646.6	13.5	808	757	6.7	698,867	657,393	6.3	2,000	1,686	18.6
Victoria	727,114.4	648,882.3	12.1	775	700	10.7	938,212	926,975	1.2	1,808	1,435	26.0
British Columbia	9,230,167.5	7,165,395.4	28.8	9,447	7,844	20.4	977,047	913,487	7.0	22,290	18,456	20.8

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Alberta
February 2024

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Alberta West	37,589.1	31,150.3	20.7	84	74	13.5	447,489	420,950	6.3	164	181	-9.4
Calgary	1,633,393.3	1,190,983.1	37.1	2,737	2,246	21.9	596,782	530,269	12.5	3,728	3,345	11.4
Central Alberta	161,076.4	95,107.2	69.4	405	293	38.2	397,719	324,598	22.5	652	572	14.0
Edmonton (Board Total)	907,855.7	548,115.5	65.6	2,265	1,533	47.7	400,819	357,544	12.1	3,501	3,273	7.0
Fort McMurray	36,136.0	25,242.6	43.2	100	75	33.3	361,360	336,567	7.4	201	184	9.2
Grande Prairie	60,495.7	47,858.1	26.4	204	151	35.1	296,548	316,941	-6.4	358	395	-9.4
Lethbridge	87,391.2	64,828.5	34.8	239	197	21.3	365,653	329,079	11.1	286	290	-1.4
Lloydminster (AB)	17,531.1	15,683.0	11.8	64	59	8.5	273,924	265,814	3.1	126	137	-8.0
Medicine Hat	35,320.0	29,229.2	20.8	95	103	-7.8	371,790	283,779	31.0	145	180	-19.4
South Central Alberta	9,503.5	5,749.7	65.3	33	28	17.9	287,985	205,345	40.2	51	73	-30.1
Alberta	2,986,292.0	2,053,947.2	45.4	6,226	4,759	30.8	479,649	431,592	11.1	9,212	8,630	6.7

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Alberta West	36,067.1	29,120.3	23.9	78	67	16.4	462,398	434,631	6.4	124	133	-6.8
Calgary	1,586,832.4	1,136,852.0	39.6	2,669	2,183	22.3	594,542	520,775	14.2	3,465	3,099	11.8
Central Alberta	142,013.5	85,049.1	67.0	371	267	39.0	382,786	318,536	20.2	517	445	16.2
Edmonton (Board Total)	876,264.2	527,016.8	66.3	2,230	1,501	48.6	392,944	351,110	11.9	3,363	3,110	8.1
Fort McMurray	34,736.0	24,917.6	39.4	97	74	31.1	358,103	336,724	6.3	185	173	6.9
Grande Prairie	54,237.3	45,085.1	20.3	176	143	23.1	308,166	315,281	-2.3	260	306	-15.0
Lethbridge	81,266.0	61,968.6	31.1	216	183	18.0	376,231	338,626	11.1	241	244	-1.2
Lloydminster (AB)	16,020.1	13,932.0	15.0	60	54	11.1	267,002	258,000	3.5	111	112	-0.9
Medicine Hat	30,063.1	27,409.4	9.7	84	94	-10.6	357,894	291,590	22.7	127	140	-9.3
South Central Alberta	9,003.5	5,749.7	56.6	32	28	14.3	281,359	205,345	37.0	40	58	-31.0
Alberta	2,866,503.1	1,957,100.6	46.5	6,013	4,594	30.9	476,718	426,012	11.9	8,433	7,820	7.8

* in thousands of dollars

¹ Total = Residential + Non-residential

Note: North Eastern Alberta data are now included in figures for Edmonton (Board Total).

Note: Data for Lloydminster have been revised whereby it is split along provincial lines beginning in the year 2000. Aggregations for Alberta, Saskatchewan, and Lloydminster are not directly comparable before and after the year 2000 as a result.

Source: The Canadian Real Estate Association

Alberta
February 2024
Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change
Alberta West	65,891.5	55,353.4	19.0	158	131	20.6	417,035	422,545	-1.3	278	315	-11.7
Calgary	2,881,562.3	2,028,250.1	42.1	4,865	3,836	26.8	592,305	528,741	12.0	6,738	6,082	10.8
Central Alberta	293,656.9	185,426.2	58.4	718	543	32.2	408,993	341,485	19.8	1,284	1,251	2.6
Edmonton (Board Total)	1,600,994.2	957,616.7	67.2	3,952	2,691	46.9	405,110	355,859	13.8	6,288	6,180	1.7
Fort McMurray	56,571.7	46,238.2	22.3	161	141	14.2	351,377	327,931	7.1	399	364	9.6
Grande Prairie	109,693.3	90,576.1	21.1	372	299	24.4	294,875	302,930	-2.7	768	815	-5.8
Lethbridge	156,538.0	116,869.4	33.9	423	371	14.0	370,066	315,012	17.5	552	580	-4.8
Lloydminster (AB)	38,656.6	28,082.8	37.7	120	105	14.3	322,138	267,455	20.4	230	237	-3.0
Medicine Hat	61,666.3	53,387.2	15.5	175	184	-4.9	352,379	290,148	21.4	284	311	-8.7
South Central Alberta	18,441.0	14,222.1	29.7	71	59	20.3	259,732	241,053	7.7	93	109	-14.7
Alberta	5,283,671.9	3,576,022.2	47.8	11,015	8,360	31.8	479,680	427,754	12.1	16,914	16,244	4.1

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change
Alberta West	60,417.7	48,772.4	23.9	135	117	15.4	447,539	416,858	7.4	213	249	-14.5
Calgary	2,788,481.2	1,934,262.1	44.2	4,733	3,714	27.4	589,157	520,803	13.1	6,222	5,578	11.5
Central Alberta	255,802.1	160,403.6	59.5	657	494	33.0	389,349	324,704	19.9	1,012	887	14.1
Edmonton (Board Total)	1,514,855.8	926,661.5	63.5	3,883	2,639	47.1	390,125	351,141	11.1	6,014	5,874	2.4
Fort McMurray	54,221.7	45,693.2	18.7	154	139	10.8	352,089	328,728	7.1	358	332	7.8
Grande Prairie	97,486.9	82,749.6	17.8	320	272	17.6	304,647	304,227	0.1	549	626	-12.3
Lethbridge	147,701.3	113,629.5	30.0	395	354	11.6	373,927	320,987	16.5	462	495	-6.7
Lloydminster (AB)	29,510.1	21,535.9	37.0	105	91	15.4	281,049	236,658	18.8	193	198	-2.5
Medicine Hat	52,486.0	50,188.3	4.6	155	169	-8.3	338,619	296,972	14.0	239	259	-7.7
South Central Alberta	17,346.8	11,652.1	48.9	62	57	8.8	279,787	204,423	36.9	76	85	-10.6
Alberta	5,018,309.8	3,395,548.3	47.8	10,599	8,046	31.7	473,470	422,017	12.2	15,338	14,583	5.2

* in thousands of dollars

¹ Total = Residential + Non-residential

Note: North Eastern Alberta data are now included in figures for Edmonton (Board Total).

Note: Data for Lloydminster have been revised whereby it is split along provincial lines beginning in the year 2000. Aggregations for Alberta, Saskatchewan, and Lloydminster are not directly comparable before and after the year 2000 as a result.

Source: The Canadian Real Estate Association

Saskatchewan
February 2024

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Battlefords	8,207.3	13,501.5	-39.2	44	46	-4.3	186,530	293,511	-36.4	117	96	21.9
Lloydminster (SK)	2,620.0	507.5	416.3	8	4	100.0	327,500	126,875	158.1	19	31	-38.7
Moose Jaw	16,048.3	9,674.8	65.9	61	37	64.9	263,087	261,481	0.6	107	79	35.4
Prince Albert	18,485.5	21,054.4	-12.2	85	72	18.1	217,476	292,423	-25.6	142	120	18.3
Regina	111,612.9	80,958.7	37.9	346	255	35.7	322,581	317,485	1.6	443	450	-1.6
Saskatoon	181,983.2	128,237.7	41.9	447	369	21.1	407,121	347,528	17.1	731	693	5.5
Southeast Saskatchewan	10,675.5	19,901.2	-46.4	39	49	-20.4	273,731	406,148	-32.6	84	94	-10.6
Swift Current	7,373.4	6,580.1	12.1	37	28	32.1	199,281	235,005	-15.2	93	91	2.2
Yorkton District	16,839.2	15,729.7	7.1	69	77	-10.4	244,046	204,282	19.5	118	97	21.6
Saskatchewan	373,845.3	296,145.7	26.2	1,136	937	21.2	329,089	316,057	4.1	1,854	1,751	5.9

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Battlefords	5,994.3	9,087.0	-34.0	36	42	-14.3	166,508	216,357	-23.0	80	70	14.3
Lloydminster (SK)	2,550.0	472.5	439.7	7	3	133.3	364,286	157,500	131.3	16	20	-20.0
Moose Jaw	15,038.3	7,640.8	96.8	57	33	72.7	263,830	231,539	13.9	89	62	43.5
Prince Albert	13,782.8	18,814.4	-26.7	63	65	-3.1	218,775	289,453	-24.4	103	102	1.0
Regina	100,024.5	74,663.9	34.0	311	242	28.5	321,622	308,528	4.2	398	399	-0.3
Saskatoon	147,202.7	116,718.8	26.1	410	347	18.2	359,031	336,365	6.7	591	583	1.4
Southeast Saskatchewan	9,625.6	8,991.9	7.0	36	44	-18.2	267,378	204,361	30.8	66	77	-14.3
Swift Current	5,036.4	4,784.1	5.3	29	22	31.8	173,669	217,461	-20.1	75	73	2.7
Yorkton District	10,033.8	8,820.8	13.8	58	61	-4.9	172,997	144,603	19.6	84	74	13.5
Saskatchewan	309,288.4	249,994.2	23.7	1,007	859	17.2	307,138	291,029	5.5	1,502	1,460	2.9

* in thousands of dollars

¹ Total = Residential + Non-residential

Note: Data for Lloydminster have been revised whereby it is split along provincial lines beginning in the year 2000. Aggregations for Alberta, Saskatchewan, and Lloydminster are not directly comparable before and after the year 2000 as a result.

Source: The Canadian Real Estate Association

Saskatchewan
February 2024
Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change
Battlefords	25,928.1	22,316.4	16.2	90	87	3.4	288,090	256,510	12.3	261	217	20.3
Lloydminster (SK)	3,220.0	1,482.3	117.2	12	7	71.4	268,333	211,750	26.7	42	52	-19.2
Moose Jaw	26,455.2	18,796.5	40.7	98	73	34.2	269,951	257,486	4.8	231	158	46.2
Prince Albert	30,523.0	35,952.2	-15.1	148	127	16.5	206,237	283,088	-27.1	238	234	1.7
Regina	173,034.8	127,601.0	35.6	563	422	33.4	307,344	302,372	1.6	889	872	1.9
Saskatoon	310,970.5	227,514.2	36.7	802	651	23.2	387,744	349,484	10.9	1,377	1,365	0.9
Southeast Saskatchewan	17,736.5	25,436.2	-30.3	76	79	-3.8	233,375	321,978	-27.5	147	175	-16.0
Swift Current	15,972.4	15,328.9	4.2	72	55	30.9	221,839	278,708	-20.4	166	165	0.6
Yorkton District	39,014.3	25,833.5	51.0	132	134	-1.5	295,563	192,788	53.3	266	218	22.0
Saskatchewan	642,854.8	500,261.2	28.5	1,993	1,635	21.9	322,556	305,970	5.4	3,617	3,456	4.7

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change
Battlefords	12,264.1	16,242.4	-24.5	72	77	-6.5	170,335	210,940	-19.2	183	158	15.8
Lloydminster (SK)	3,000.0	1,447.3	107.3	10	6	66.7	300,000	241,208	24.4	32	34	-5.9
Moose Jaw	22,070.2	13,362.5	65.2	91	67	35.8	242,529	199,440	21.6	172	129	33.3
Prince Albert	25,453.9	32,486.2	-21.6	119	113	5.3	213,898	287,488	-25.6	170	186	-8.6
Regina	158,014.5	118,537.2	33.3	516	399	29.3	306,230	297,086	3.1	758	752	0.8
Saskatoon	265,712.5	204,496.9	29.9	743	604	23.0	357,621	338,571	5.6	1,119	1,163	-3.8
Southeast Saskatchewan	15,696.6	13,691.9	14.6	69	70	-1.4	227,487	195,599	16.3	119	148	-19.6
Swift Current	11,664.4	10,193.9	14.4	58	45	28.9	201,110	226,532	-11.2	133	126	5.6
Yorkton District	18,392.5	17,150.9	7.2	109	112	-2.7	168,739	153,133	10.2	170	161	5.6
Saskatchewan	532,268.6	427,609.1	24.5	1,787	1,493	19.7	297,856	286,409	4.0	2,856	2,857	0.0

* in thousands of dollars

¹ Total = Residential + Non-residential

Note: Data for Lloydminster have been revised whereby it is split along provincial lines beginning in the year 2000. Aggregations for Alberta, Saskatchewan, and Lloydminster are not directly comparable before and after the year 2000 as a result.

Source: The Canadian Real Estate Association

Manitoba
February 2024

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Brandon	36,365.0	29,746.6	22.2	163	130	25.4	223,098	228,820	-2.5	244	243	0.4
Portage La Prairie	1,745.2	1,890.9	-7.7	8	10	-20.0	218,147	189,090	15.4	17	15	13.3
Winnipeg	276,179.1	218,777.8	26.2	798	657	21.5	346,089	332,995	3.9	1,597	1,429	11.8
Manitoba	314,289.2	250,415.3	25.5	969	797	21.6	324,344	314,197	3.2	1,858	1,687	10.1

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Brandon	32,371.0	24,750.7	30.8	143	113	26.5	226,371	219,033	3.4	200	210	-4.8
Portage La Prairie	1,745.2	1,890.9	-7.7	8	10	-20.0	218,147	189,090	15.4	17	15	13.3
Winnipeg	262,367.0	207,628.8	26.4	714	600	19.0	367,461	346,048	6.2	1,301	1,163	11.9
Manitoba	296,483.2	234,270.4	26.6	865	723	19.6	342,755	324,025	5.8	1,518	1,388	9.4

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Manitoba
February 2024
Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change
Brandon	62,734.8	60,117.1	4.4	278	248	12.1	225,665	242,408	-6.9	539	498	8.2
Portage La Prairie	3,674.2	2,846.9	29.1	19	18	5.6	193,378	158,161	22.3	27	28	-3.6
Winnipeg	512,708.7	407,495.5	25.8	1,455	1,239	17.4	352,377	328,891	7.1	3,166	2,870	10.3
Manitoba	579,117.8	470,459.5	23.1	1,752	1,505	16.4	330,547	312,598	5.7	3,732	3,396	9.9

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change
Brandon	56,757.2	50,181.6	13.1	244	216	13.0	232,612	232,322	0.1	437	420	4.0
Portage La Prairie	3,674.2	2,846.9	29.1	19	18	5.6	193,378	158,161	22.3	26	28	-7.1
Winnipeg	486,181.0	386,660.7	25.7	1,314	1,132	16.1	370,001	341,573	8.3	2,561	2,334	9.7
Manitoba	546,612.4	439,689.2	24.3	1,577	1,366	15.4	346,615	321,881	7.7	3,024	2,782	8.7

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Ontario
February 2024

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Bancroft and Area	5,641.0	5,839.3	-3.4	15	13	15.4	376,067	449,177	-16.3	36	38	-5.3
Barrie & District	188,706.2	205,614.3	-8.2	239	254	-5.9	789,566	809,505	-2.5	580	543	6.8
Brantford Region	98,079.6	105,210.2	-6.8	142	153	-7.2	690,701	687,649	0.4	301	262	14.9
Cambridge	110,994.2	88,094.8	26.0	142	116	22.4	781,649	759,438	2.9	248	208	19.2
Chatham-Kent	39,683.1	30,950.8	28.2	94	73	28.8	422,160	423,984	-0.4	214	174	23.0
Cornwall & District	33,418.8	32,340.3	3.3	88	81	8.6	379,759	399,263	-4.9	181	142	27.5
Durham Region	651,249.7	505,173.9	28.9	712	572	24.5	914,677	883,171	3.6	1,152	843	36.7
Grey Bruce Owen Sound	98,516.6	111,590.7	-11.7	160	173	-7.5	615,729	645,033	-4.5	396	327	21.1
Guelph & District	184,706.3	159,260.1	16.0	217	196	10.7	851,181	812,552	4.8	367	335	9.6
Hamilton-Burlington	764,011.0	691,865.3	10.4	880	785	12.1	868,194	881,357	-1.5	1,578	1,315	20.0
Huron Perth	102,202.8	58,843.0	73.7	146	101	44.6	700,019	582,604	20.2	255	215	18.6
Kawartha Lakes	65,136.6	67,586.9	-3.6	92	99	-7.1	708,007	682,696	3.7	237	202	17.3
Kingston & Area	119,766.0	111,747.9	7.2	206	186	10.8	581,388	600,795	-3.2	484	433	11.8
Kitchener-Waterloo	298,085.0	289,155.6	3.1	393	359	9.5	758,486	805,447	-5.8	715	576	24.1
London & St. Thomas	416,910.4	314,061.8	32.7	666	507	31.4	625,992	619,451	1.1	1,262	922	36.9
Mississauga	473,223.0	386,754.7	22.4	475	383	24.0	996,259	1,009,803	-1.3	945	681	38.8
Muskoka Haliburton Orillia	143,611.4	111,962.1	28.3	222	173	28.3	646,898	647,180	0.0	502	428	17.3
Parry Sound (Lakelands)												
Niagara Falls-Fort Erie	104,195.8	87,576.2	19.0	146	142	2.8	713,670	616,734	15.7	355	309	14.9
North Bay	30,660.9	31,492.0	-2.6	71	81	-12.3	431,844	388,791	11.1	129	117	10.3
Northumberland Hills	56,358.2	58,776.4	-4.1	78	77	1.3	722,541	763,330	-5.3	197	164	20.1
Oakville-Milton	415,333.7	342,837.1	21.1	282	243	16.0	1,472,814	1,410,852	4.4	572	455	25.7
Orangeville & District	26,401.3	21,133.0	24.9	34	26	30.8	776,509	812,808	-4.5	59	48	22.9
Ottawa	705,205.5	566,399.4	24.5	1,081	900	20.1	652,364	629,333	3.7	2,060	1,568	31.4
Peterborough and the Kawarthas	92,450.1	92,534.5	-0.1	141	153	-7.8	655,674	604,801	8.4	255	260	-1.9
Quinte & District	125,243.8	131,631.2	-4.9	226	236	-4.2	554,176	557,759	-0.6	504	582	-13.4
Renfrew County	29,616.0	19,742.5	50.0	74	56	32.1	400,216	352,545	13.5	173	110	57.3
Rideau-St. Lawrence	24,474.6	17,552.7	39.4	53	38	39.5	461,784	461,913	0.0	122	74	64.9
Sarnia-Lambton	58,775.0	52,278.5	12.4	111	120	-7.5	529,504	435,654	21.5	261	197	32.5
Sault Ste. Marie	31,062.3	21,865.9	42.1	103	78	32.1	301,576	280,332	7.6	166	139	19.4
Simcoe & District	39,746.8	38,955.3	2.0	67	60	11.7	593,236	649,255	-8.6	161	162	-0.6
Southern Georgian Bay (Eastern District)	57,181.2	41,008.8	39.4	82	53	54.7	697,331	773,751	-9.9	222	177	25.4
Southern Georgian Bay (Western District)	86,660.6	84,817.8	2.2	113	94	20.2	766,908	902,317	-15.0	313	240	30.4
St. Catharines & District	158,979.4	151,446.9	5.0	231	209	10.5	688,223	724,626	-5.0	536	384	39.6
Sudbury	87,885.2	64,298.5	36.7	177	151	17.2	496,526	425,818	16.6	282	228	23.7
Thunder Bay	35,863.0	28,262.0	26.9	121	113	7.1	296,388	250,106	18.5	197	212	-7.1
Tillsonburg District	23,032.3	30,875.5	-25.4	38	46	-17.4	606,113	671,208	-9.7	68	54	25.9
Timmins, Cochrane & Timiskaming Districts	22,866.3	16,292.2	40.4	89	68	30.9	256,925	239,591	7.2	168	119	41.2
Greater Toronto [†]	6,216,590.5	5,239,334.1	18.7	5,607	4,782	17.3	1,108,720	1,095,637	1.2	11,396	8,366	36.2
Welland District	78,867.1	73,528.7	7.3	122	106	15.1	646,452	693,667	-8.8	280	226	23.9
Windsor-Essex	225,167.2	185,639.3	21.3	397	341	16.4	567,172	544,397	4.2	867	798	8.6
Woodstock-Ingersoll	83,067.1	57,783.5	43.8	124	86	44.2	669,896	671,901	-0.3	190	169	12.4
York Region	6,216,590.5	1,214,258.9	412.0	1,076	939	14.6	5,777,500	1,293,141	346.8	2,197	1,547	42.0
Ontario	11,458,751.4	9,819,052.3	16.7	13,236	11,502	15.1	865,726	853,682	1.4	26,830	21,230	26.4

* in thousands of dollars

¹ Total = Residential + Non-residential

[†] Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

Note: Brampton, Durham, Mississauga, Orangeville and York Region MLS® data are included in figures for Greater Toronto, but excluded from totals for Ontario.

Source: The Canadian Real Estate Association

Ontario
February 2024

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Bancroft and Area	5,033.0	5,391.3	-6.6	12	10	20.0	419,417	539,130	-22.2	20	28	-28.6
Barrie & District	186,421.2	194,100.2	-4.0	231	244	-5.3	807,018	795,492	1.4	530	500	6.0
Brantford Region	91,792.0	99,091.2	-7.4	137	144	-4.9	670,014	688,134	-2.6	278	243	14.4
Cambridge	110,994.2	88,094.8	26.0	142	116	22.4	781,649	759,438	2.9	225	197	14.2
Chatham-Kent	33,949.3	26,044.8	30.3	83	61	36.1	409,027	426,963	-4.2	169	143	18.2
Cornwall & District	28,189.3	29,038.3	-2.9	73	72	1.4	386,155	403,310	-4.3	136	92	47.8
Durham Region	651,249.7	505,173.9	28.9	712	572	24.5	914,677	883,171	3.6	1,152	843	36.7
Grey Bruce Owen Sound	83,624.2	91,659.7	-8.8	139	145	-4.1	601,613	632,136	-4.8	312	262	19.1
Guelph & District	179,625.3	153,701.1	16.9	212	189	12.2	847,289	813,233	4.2	339	317	6.9
Hamilton-Burlington	746,406.0	654,143.6	14.1	865	765	13.1	862,897	855,090	0.9	1,478	1,215	21.6
Huron Perth	77,419.9	47,959.0	61.4	125	83	50.6	619,359	577,820	7.2	214	181	18.2
Kawartha Lakes	62,381.8	64,860.4	-3.8	83	91	-8.8	751,588	712,752	5.4	202	168	20.2
Kingston & Area	111,891.7	102,475.0	9.2	190	167	13.8	588,903	613,623	-4.0	402	378	6.3
Kitchener-Waterloo	290,696.7	266,165.6	9.2	383	348	10.1	758,999	764,844	-0.8	652	525	24.2
London & St. Thomas	394,311.4	296,430.5	33.0	638	484	31.8	618,043	612,460	0.9	1,143	843	35.6
Mississauga	473,223.0	386,754.7	22.4	475	383	24.0	996,259	1,009,803	-1.3	945	681	38.8
Muskoka Haliburton Orillia	135,123.7	102,773.7	31.5	190	145	31.0	711,177	708,784	0.3	386	318	21.4
Parry Sound (Lakelands)	83,375.8	85,792.4	-2.8	138	139	-0.7	604,172	617,211	-2.1	312	279	11.8
Niagara Falls-Fort Erie	26,274.4	29,140.1	-9.8	62	70	-11.4	423,781	416,288	1.8	95	81	17.3
North Bay	55,078.2	54,036.4	1.9	72	74	-2.7	764,975	730,222	4.8	155	143	8.4
Northumberland Hills	410,743.7	337,152.1	21.8	279	240	16.3	1,472,200	1,404,800	4.8	553	430	28.6
Oakville-Milton	26,401.3	21,133.0	24.9	34	26	30.8	776,509	812,808	-4.5	59	48	22.9
Ottawa	663,419.3	549,756.6	20.7	1,031	866	19.1	643,472	634,823	1.4	1,840	1,400	31.4
Peterborough and the Kawarthas	86,903.1	83,582.5	4.0	132	134	-1.5	658,357	623,750	5.5	216	233	-7.3
Quinte & District	120,438.8	126,185.3	-4.6	209	218	-4.1	576,262	578,832	-0.4	417	471	-11.5
Renfrew County	28,876.0	16,596.0	74.0	69	46	50.0	418,492	360,782	16.0	122	82	48.8
Rideau-St. Lawrence	22,036.3	16,033.3	37.4	48	31	54.8	459,090	517,203	-11.2	88	60	46.7
Sarnia-Lambton	49,512.6	48,732.1	1.6	100	101	-1.0	495,126	482,496	2.6	205	185	10.8
Sault Ste. Marie	27,824.2	20,674.0	34.6	84	68	23.5	331,240	304,029	9.0	126	118	6.8
Simcoe & District	36,094.8	35,403.3	2.0	60	56	7.1	601,580	632,201	-4.8	140	141	-0.7
Southern Georgian Bay (Eastern District)	55,360.7	39,841.3	39.0	77	51	51.0	718,970	781,202	-8.0	187	148	26.4
Southern Georgian Bay (Western District)	86,024.6	83,017.8	3.6	109	91	19.8	789,217	912,284	-13.5	272	221	23.1
St. Catharines & District	154,399.4	134,903.9	14.5	227	196	15.8	680,174	688,285	-1.2	498	354	40.7
Sudbury	69,823.8	59,196.1	18.0	157	133	18.0	444,737	445,084	-0.1	214	164	30.5
Thunder Bay	33,877.2	26,310.8	28.8	108	98	10.2	313,678	268,477	16.8	160	152	5.3
Tillsonburg District	22,842.3	28,000.5	-18.4	37	43	-14.0	617,359	651,176	-5.2	59	47	25.5
Timmins, Cochrane & Timiskaming Districts	21,130.8	15,252.3	38.5	79	59	33.9	267,479	258,514	3.5	121	86	40.7
Greater Toronto [†]	6,216,590.5	5,239,334.1	18.7	5,607	4,782	17.3	1,108,720	1,095,637	1.2	11,396	8,366	36.2
Welland District	69,967.1	65,473.7	6.9	116	100	16.0	603,165	654,737	-7.9	250	191	30.9
Windsor-Essex	206,176.3	163,522.1	26.1	361	318	13.5	571,125	514,220	11.1	735	668	10.0
Woodstock-Ingersoll	81,067.2	52,353.5	54.8	122	82	48.8	664,485	638,457	4.1	177	155	14.2
York Region	1,414,791.0	1,214,258.9	16.5	1,076	939	14.6	1,314,862	1,293,141	1.7	2,197	1,547	42.0
Ontario	11,165,696.6	9,532,219.5	17.1	12,787	11,060	15.6	873,207	861,864	1.3	24,824	19,585	26.8

* in thousands of dollars

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Source: The Canadian Real Estate Association

Ontario
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Year to date

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change
Bancroft and Area	15,167.5	16,048.7	-5.5	33	33	0.0	459,621	486,325	-5.5	71	69	2.9
Barrie & District	332,384.5	346,809.8	-4.2	417	431	-3.2	797,085	804,663	-0.9	1,043	1,026	1.7
Brantford Region	187,716.6	178,024.1	5.4	263	261	0.8	713,751	682,085	4.6	579	548	5.7
Cambridge	198,829.0	157,131.6	26.5	256	203	26.1	776,676	774,047	0.3	465	378	23.0
Chatham-Kent	70,094.8	60,181.7	16.5	167	138	21.0	419,730	436,099	-3.8	413	349	18.3
Cornwall & District	65,095.4	57,974.8	12.3	168	154	9.1	387,473	376,460	2.9	314	302	4.0
Durham Region	1,109,011.2	835,262.8	32.8	1,224	946	29.4	906,055	882,942	2.6	1,927	1,648	16.9
Grey Bruce Owen Sound	185,628.6	186,636.0	-0.5	292	301	-3.0	635,714	620,053	2.5	695	603	15.3
Guelph & District	326,932.8	263,098.0	24.3	371	339	9.4	881,221	776,100	13.5	713	605	17.9
Hamilton-Burlington	1,296,509.3	1,158,865.3	11.9	1,524	1,360	12.1	850,728	852,107	-0.2	2,793	2,490	12.2
Huron Perth	166,563.2	117,449.3	41.8	246	197	24.9	677,086	596,189	13.6	471	385	22.3
Kawartha Lakes	110,194.3	120,725.1	-8.7	158	172	-8.1	697,432	701,890	-0.6	424	378	12.2
Kingston & Area	210,213.8	187,623.4	12.0	369	315	17.1	569,685	595,630	-4.4	963	836	15.2
Kitchener-Waterloo	536,845.4	467,681.0	14.8	687	594	15.7	781,434	787,342	-0.8	1,317	1,111	18.5
London & St. Thomas	722,851.3	546,854.6	32.2	1,149	904	27.1	629,113	604,928	4.0	2,380	1,940	22.7
Mississauga	867,518.5	627,948.4	38.2	851	645	31.9	1,019,411	973,563	4.7	1,613	1,315	22.7
Muskoka Haliburton Orillia												
Parry Sound (Lakelands)	239,861.6	213,204.2	12.5	381	336	13.4	629,558	634,536	-0.8	990	841	17.7
Niagara Falls-Fort Erie	171,531.6	140,900.1	21.7	252	235	7.2	680,681	599,575	13.5	681	596	14.3
North Bay	52,876.1	45,192.4	17.0	128	118	8.5	413,094	382,987	7.9	238	189	25.9
Northumberland Hills	101,583.5	98,827.3	2.8	138	136	1.5	736,112	726,671	1.3	334	318	5.0
Oakville-Milton	652,621.3	543,583.9	20.1	457	404	13.1	1,428,055	1,345,505	6.1	926	817	13.3
Orangeville & District	47,816.3	38,575.1	24.0	62	47	31.9	771,231	820,747	-6.0	107	84	27.4
Ottawa	1,170,785.5	962,305.3	21.7	1,839	1,548	18.8	636,642	621,644	2.4	3,813	3,126	22.0
Peterborough and the Kawarthas	172,913.6	178,310.2	-3.0	271	292	-7.2	638,058	610,651	4.5	493	561	-12.1
Quinte & District	221,839.5	221,782.9	0.0	405	388	4.4	547,752	571,605	-4.2	956	1,105	-13.5
Renfrew County	51,721.1	36,799.0	40.6	134	103	30.1	385,978	357,272	8.0	289	220	31.4
Rideau-St. Lawrence	45,551.0	30,718.2	48.3	96	71	35.2	474,490	432,651	9.7	210	140	50.0
Sarnia-Lambton	100,247.9	101,024.6	-0.8	190	217	-12.4	527,620	465,551	13.3	476	446	6.7
Sault Ste. Marie	61,664.2	42,616.2	44.7	207	167	24.0	297,895	255,187	16.7	348	299	16.4
Simcoe & District	78,653.5	80,262.9	-2.0	126	121	4.1	624,234	663,330	-5.9	329	318	3.5
Southern Georgian Bay (Eastern District)	95,750.8	88,170.2	8.6	132	111	18.9	725,385	794,326	-8.7	406	332	22.3
Southern Georgian Bay (Western District)	156,075.1	155,853.9	0.1	197	166	18.7	792,259	938,879	-15.6	574	490	17.1
St. Catharines & District	284,726.4	243,743.1	16.8	411	342	20.2	692,765	712,699	-2.8	967	742	30.3
Sudbury	137,994.7	106,345.7	29.8	312	264	18.2	442,291	402,825	9.8	523	526	-0.6
Thunder Bay	62,747.6	57,990.3	8.2	223	226	-1.3	281,379	256,594	9.7	386	362	6.6
Tillsonburg District	39,823.6	44,748.9	-11.0	70	68	2.9	568,908	658,073	-13.5	131	128	2.3
Timmins, Cochrane & Timiskaming Districts	40,387.8	35,189.2	14.8	166	150	10.7	243,300	234,595	3.7	342	273	25.3
Greater Toronto [†]	10,552,355.9	8,459,204.4	24.7	9,830	7,882	24.7	1,073,485	1,073,231	0.0	19,708	16,054	22.8
Welland District	127,964.3	125,831.0	1.7	206	195	5.6	621,186	645,287	-3.7	497	444	11.9
Windsor-Essex	424,427.7	344,386.6	23.2	744	661	12.6	570,467	521,008	9.5	1,670	1,563	6.8
Woodstock-Ingersoll	134,091.0	105,335.9	27.3	206	162	27.2	650,927	650,222	0.1	360	339	6.2
York Region	7,179,435.6	1,932,946.0	271.4	1,878	1,503	25.0	3,822,916	1,286,059	197.3	3,714	2,948	26.0
Ontario	19,603,222.0	16,327,429.7	20.1	23,221	19,765	17.5	844,202	826,078	2.2	48,288	41,249	17.1

* in thousands of dollars

¹ Total = Residential + Non-residential

[†] Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://treb.ca/index.php/market-news/market-watch>

Note: Brampton, Durham, Mississauga, Orangeville and York Region MLS® data are included in figures for Greater Toronto, but excluded from totals for Ontario.

Source: The Canadian Real Estate Association

Ontario
February 2024
Year to date

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change
Bancroft and Area	13,651.0	13,756.3	-0.8	25	24	4.2	546,040	573,179	-4.7	40	50	-20.0
Barrie & District	315,944.5	334,520.6	-5.6	402	420	-4.3	785,932	796,478	-1.3	957	947	1.1
Brantford Region	174,636.0	170,155.1	2.6	251	249	0.8	695,761	683,354	1.8	525	492	6.7
Cambridge	192,167.0	155,579.6	23.5	253	200	26.5	759,553	777,898	-2.4	421	348	21.0
Chatham-Kent	58,316.9	48,967.7	19.1	144	118	22.0	404,978	414,980	-2.4	329	296	11.1
Cornwall & District	58,476.9	53,392.9	9.5	147	139	5.8	397,802	384,122	3.6	242	204	18.6
Durham Region	1,109,011.2	835,262.8	32.8	1,224	946	29.4	906,055	882,942	2.6	1,927	1,648	16.9
Grey Bruce Owen Sound	153,453.7	147,825.2	3.8	247	248	-0.4	621,270	596,069	4.2	548	479	14.4
Guelph & District	300,016.8	254,564.0	17.9	359	327	9.8	835,701	778,483	7.3	646	569	13.5
Hamilton-Burlington	1,265,206.8	1,099,815.7	15.0	1,498	1,324	13.1	844,597	830,676	1.7	2,588	2,303	12.4
Huron Perth	134,778.6	99,578.3	35.3	218	171	27.5	618,250	582,329	6.2	390	321	21.5
Kawartha Lakes	100,818.5	107,767.7	-6.4	140	153	-8.5	720,132	704,364	2.2	352	315	11.7
Kingston & Area	196,994.6	172,402.1	14.3	341	281	21.4	577,697	613,531	-5.8	787	698	12.8
Kitchener-Waterloo	514,172.6	437,961.0	17.4	668	576	16.0	769,720	760,349	1.2	1,208	1,006	20.1
London & St. Thomas	671,368.9	514,049.8	30.6	1,097	862	27.3	612,005	596,345	2.6	2,119	1,758	20.5
Mississauga	867,518.5	627,948.4	38.2	851	645	31.9	1,019,411	973,563	4.7	1,613	1,315	22.7
Muskoka Haliburton Orillia Parry Sound (Lakelands)	217,203.7	187,753.3	15.7	313	273	14.7	693,942	687,741	0.9	757	622	21.7
Niagara Falls-Fort Erie	147,706.6	137,248.4	7.6	239	228	4.8	618,019	601,967	2.7	595	531	12.1
North Bay	46,810.1	40,562.5	15.4	112	98	14.3	417,947	413,903	1.0	166	131	26.7
Northumberland Hills	98,418.5	91,257.3	7.8	127	127	0.0	774,949	718,561	7.8	267	269	-0.7
Oakville-Milton	646,531.3	532,493.9	21.4	453	396	14.4	1,427,221	1,344,681	6.1	896	764	17.3
Orangeville & District	47,816.3	38,575.1	24.0	62	47	31.9	771,231	820,747	-6.0	107	84	27.4
Ottawa	1,111,636.3	920,490.5	20.8	1,753	1,472	19.1	634,134	625,333	1.4	3,349	2,768	21.0
Peterborough and the Kawarthas	164,798.3	163,105.2	1.0	251	262	-4.2	656,567	622,539	5.5	415	479	-13.4
Quinte & District	210,676.3	210,819.0	-0.1	372	360	3.3	566,334	585,608	-3.3	802	864	-7.2
Renfrew County	48,315.1	33,377.0	44.8	121	89	36.0	399,298	375,022	6.5	202	157	28.7
Rideau-St. Lawrence	42,494.8	28,173.3	50.8	88	58	51.7	482,896	485,746	-0.6	160	103	55.3
Sarnia-Lambton	86,166.5	89,687.8	-3.9	172	185	-7.0	500,968	484,799	3.3	392	369	6.2
Sault Ste. Marie	53,729.2	37,687.0	42.6	172	140	22.9	312,379	269,193	16.0	254	225	12.9
Simcoe & District	73,456.5	67,805.9	8.3	118	109	8.3	622,513	622,072	0.1	284	278	2.2
Southern Georgian Bay (Eastern District)	84,305.3	83,027.7	1.5	119	102	16.7	708,448	813,997	-13.0	337	272	23.9
Southern Georgian Bay (Western District)	151,209.1	150,218.1	0.7	189	157	20.4	800,048	956,803	-16.4	507	446	13.7
St. Catharines & District	276,876.4	219,577.3	26.1	402	323	24.5	688,747	679,806	1.3	887	679	30.6
Sudbury	119,045.8	96,356.0	23.5	280	233	20.2	425,164	413,545	2.8	397	378	5.0
Thunder Bay	54,814.7	54,398.7	0.8	187	199	-6.0	293,127	273,360	7.2	275	266	3.4
Tillsonburg District	38,562.6	41,873.9	-7.9	67	65	3.1	575,561	644,215	-10.7	118	110	7.3
Timmins, Cochrane & Timiskaming Districts	37,795.3	33,119.6	14.1	142	129	10.1	266,164	256,741	3.7	236	187	26.2
Greater Toronto†	10,552,355.9	8,459,204.4	24.7	9,830	7,882	24.7	1,073,485	1,073,231	0.0	19,708	16,054	22.8
Welland District	115,829.2	116,386.0	-0.5	194	187	3.7	597,058	622,385	-4.1	447	368	21.5
Windsor-Essex	372,170.5	308,842.8	20.5	682	613	11.3	545,705	503,822	8.3	1,425	1,332	7.0
Woodstock-Ingersoll	132,091.1	95,685.9	38.0	204	154	32.5	647,505	621,337	4.2	333	308	8.1
York Region	2,377,636.1	1,932,946.0	23.0	1,878	1,503	25.0	1,266,047	1,286,059	-1.6	3,714	2,948	26.0
Ontario	19,033,001.9	15,809,487.1	20.4	22,377	18,933	18.2	850,561	835,023	1.9	44,361	37,746	17.5

* in thousands of dollars

†Detailed data for the Toronto Regional Real Estate Board (TRREB) market area can be found at <http://trreb.ca/index.php/market-news/market-watch>

Note: Brampton, Durham, Mississauga, Orangeville and York Region MLS® data are included in figures for Greater Toronto, but excluded from totals for Ontario.

Source: The Canadian Real Estate Association

Quebec
February 2024

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Gatineau (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Montreal (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Québec (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Saguenay (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Sherbrooke (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Trois-Rivières (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
All other areas	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Quebec	3,978,651.2	2,874,208.1	38.4	8,292	6,607	25.5	n/a	n/a	-	14,878	11,418	30.3

Residential	Dollar Volume*			Unit Sales			Average Price [†]			New Listings		
	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Gatineau (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Montreal (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Québec (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Saguenay (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Sherbrooke (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Trois-Rivières (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
All other areas	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Quebec	3,699,305.2	2,677,482.2	38.2	7,715	6,144	25.6	502,141	463,226	8.4	12,918	9,735	32.7

* in thousands of dollars

¹ Total = Residential + Non-residential

* Weighted residential average prices for Quebec (provided by QPAREB); does not affect weighted and unweighted national average price calculations.

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

Quebec

February 2024

Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change
Gatineau (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Montreal (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Québec (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Saguenay (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Sherbrooke (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Trois-Rivières (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
All other areas	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Quebec	6,307,796.2	4,735,568.4	33.2	13,406	11,073	21.1	n/a	n/a	-	26,917	21,222	26.8

Residential	Dollar Volume*			Unit Sales			Average Price [†]			New Listings		
	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change
Gatineau (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Montreal (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Québec (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Saguenay (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Sherbrooke (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Trois-Rivières (CMA)	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
All other areas	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-	n/a	n/a	-
Quebec	5,810,766.4	4,360,583.2	33.3	12,350	10,184	21.3	502,141	463,226	8.4	23,319	18,075	29.0

* in thousands of dollars

[†] Total = Residential + Non-residential

* Weighted residential average prices for Quebec (provided by QPAREB); does not affect weighted and unweighted national average price calculations.

Note: Due to changes in local market boundaries and data collection in the province of Quebec, local market and provincial totals for Quebec and Canada after 2000 are not directly comparable with earlier years.

Source: The Canadian Real Estate Association

New Brunswick
February 2024

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Fredericton Area	46,832.9	37,233.4	25.8	163	134	21.6	287,318	277,861	3.4	293	268	9.3
Moncton	96,723.2	67,846.9	42.6	254	231	10.0	380,800	293,710	29.7	456	374	21.9
Northern New Brunswick	19,683.0	20,419.1	-3.6	111	110	0.9	177,324	185,628	-4.5	230	201	14.4
Saint John	49,206.7	28,005.1	75.7	165	129	27.9	298,222	217,094	37.4	232	202	14.9
New Brunswick	212,445.8	153,504.5	38.4	693	604	14.7	306,560	254,147	20.6	1,211	1,045	15.9

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Fredericton Area	41,548.1	36,087.4	15.1	132	113	16.8	314,758	319,357	-1.4	194	176	10.2
Moncton	78,526.8	63,650.0	23.4	217	209	3.8	361,874	304,546	18.8	346	260	33.1
Northern New Brunswick	17,677.5	16,690.2	5.9	92	92	0.0	192,147	181,416	5.9	171	130	31.5
Saint John	38,212.2	25,972.2	47.1	126	104	21.2	303,271	249,732	21.4	158	139	13.7
New Brunswick	175,964.6	142,399.8	23.6	567	518	9.5	310,343	274,903	12.9	869	705	23.3

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

New Brunswick
February 2024
Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change
Fredericton Area	78,430.7	64,580.4	21.4	284	257	10.5	276,164	251,286	9.9	535	508	5.3
Moncton	179,486.9	128,092.6	40.1	493	441	11.8	364,071	290,460	25.3	848	707	19.9
Northern New Brunswick	39,493.8	36,475.2	8.3	231	210	10.0	170,969	173,691	-1.6	419	397	5.5
Saint John	80,719.1	54,492.6	48.1	281	245	14.7	287,257	222,419	29.2	499	367	36.0
New Brunswick	378,130.5	283,640.9	33.3	1,289	1,153	11.8	293,352	246,003	19.2	2,301	1,979	16.3

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change
Fredericton Area	67,763.6	61,495.4	10.2	218	212	2.8	310,842	290,073	7.2	341	334	2.1
Moncton	149,018.0	113,628.1	31.1	424	383	10.7	351,457	296,679	18.5	629	506	24.3
Northern New Brunswick	35,591.2	31,694.8	12.3	188	175	7.4	189,315	181,113	4.5	297	266	11.7
Saint John	65,929.2	48,118.0	37.0	216	196	10.2	305,228	245,500	24.3	322	258	24.8
New Brunswick	318,302.0	254,936.4	24.9	1,046	966	8.3	304,304	263,909	15.3	1,589	1,364	16.5

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Nova Scotia
February 2024

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Annapolis Valley	27,555.3	28,938.6	-4.8	103	103	0.0	267,528	280,958	-4.8	226	150	50.7
Cape Breton	12,003.6	10,087.8	19.0	59	51	15.7	203,451	197,800	2.9	74	99	-25.3
Halifax-Dartmouth	206,802.4	161,356.6	28.2	370	322	14.9	558,925	501,107	11.5	514	467	10.1
Highland	7,951.9	10,674.4	-25.5	35	40	-12.5	227,198	266,860	-14.9	128	87	47.1
Northern Nova Scotia	30,412.3	24,559.2	23.8	134	116	15.5	226,958	211,718	7.2	207	184	12.5
South Shore	21,743.5	20,197.4	7.7	83	90	-7.8	261,970	224,416	16.7	156	159	-1.9
Yarmouth	4,833.9	2,175.3	122.2	28	12	133.3	172,638	181,271	-4.8	44	22	100.0
Nova Scotia	311,303.0	257,989.3	20.7	812	734	10.6	383,378	351,484	9.1	1,349	1,168	15.5

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Annapolis Valley	25,536.4	25,913.7	-1.5	79	80	-1.2	323,246	323,922	-0.2	150	96	56.3
Cape Breton	10,234.2	8,607.2	18.9	44	40	10.0	232,595	215,179	8.1	53	60	-11.7
Halifax-Dartmouth	187,525.5	156,855.8	19.6	334	291	14.8	561,454	539,023	4.2	425	397	7.1
Highland	7,076.5	7,269.6	-2.7	22	25	-12.0	321,660	290,785	10.6	49	37	32.4
Northern Nova Scotia	28,945.4	22,010.3	31.5	112	88	27.3	258,441	250,117	3.3	154	121	27.3
South Shore	19,130.4	17,378.1	10.1	55	62	-11.3	347,826	280,291	24.1	96	104	-7.7
Yarmouth	4,558.8	1,951.3	133.6	22	8	175.0	207,218	243,906	-15.0	32	12	166.7
Nova Scotia	283,007.3	239,985.9	17.9	668	594	12.5	423,664	404,017	4.9	959	827	16.0

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Nova Scotia
February 2024
Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change
Annapolis Valley	56,305.1	53,845.4	4.6	194	206	-5.8	290,233	261,385	11.0	464	352	31.8
Cape Breton	23,779.5	21,963.2	8.3	120	120	0.0	198,162	183,026	8.3	178	186	-4.3
Halifax-Dartmouth	360,349.3	281,256.5	28.1	655	567	15.5	550,152	496,043	10.9	1,060	879	20.6
Highland	14,806.3	20,094.9	-26.3	77	90	-14.4	192,289	223,277	-13.9	262	203	29.1
Northern Nova Scotia	58,028.8	44,341.1	30.9	248	200	24.0	233,987	221,706	5.5	483	362	33.4
South Shore	37,952.0	38,468.0	-1.3	154	171	-9.9	246,442	224,959	9.5	348	307	13.4
Yarmouth	10,372.9	4,829.5	114.8	43	28	53.6	241,231	172,482	39.9	92	59	55.9
Nova Scotia	561,593.9	464,798.6	20.8	1,491	1,382	7.9	376,656	336,323	12.0	2,887	2,348	23.0

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change
Annapolis Valley	51,353.4	47,811.7	7.4	146	150	-2.7	351,736	318,745	10.4	296	217	36.4
Cape Breton	21,726.9	18,794.1	15.6	98	90	8.9	221,703	208,823	6.2	120	113	6.2
Halifax-Dartmouth	329,636.3	271,134.3	21.6	583	506	15.2	565,414	535,839	5.5	867	722	20.1
Highland	12,638.8	14,679.0	-13.9	48	58	-17.2	263,309	253,086	4.0	99	89	11.2
Northern Nova Scotia	51,333.6	35,978.7	42.7	190	148	28.4	270,177	243,099	11.1	305	235	29.8
South Shore	30,942.0	31,642.9	-2.2	96	112	-14.3	322,313	282,525	14.1	199	184	8.2
Yarmouth	7,890.4	3,278.5	140.7	33	15	120.0	239,102	218,567	9.4	61	35	74.3
Nova Scotia	505,521.4	423,319.2	19.4	1,194	1,079	10.7	423,385	392,325	7.9	1,947	1,595	22.1

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Prince Edward Island
February 2024

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Prince Edward Island	60,007.1	43,137.3	39.1	152	134	13.4	394,784	321,920	22.6	347	298	16.4
Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Prince Edward Island	46,735.6	37,696.6	24.0	118	99	19.2	396,065	380,774	4.0	202	176	14.8

Newfoundland & Labrador
February 2024

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Newfoundland & Labrador	90,101.5	90,816.4	-0.8	304	317	-4.1	296,386	286,487	3.5	681	609	11.8
Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Newfoundland & Labrador	87,188.9	84,717.3	2.9	281	300	-6.3	310,281	282,391	9.9	548	469	16.8

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Prince Edward Island
February 2024
Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change
Prince Edward Island	104,740.0	79,044.3	32.5	304	253	20.2	344,539	312,428	10.3	710	611	16.2

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change
Prince Edward Island	86,031.4	70,694.8	21.7	222	191	16.2	387,529	370,130	4.7	422	372	13.4

Newfoundland & Labrador
February 2024
Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change
Newfoundland & Labrador	175,201.6	170,188.9	2.9	602	604	-0.3	291,033	281,770	3.3	1,542	1,386	11.3

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change
Newfoundland & Labrador	166,242.7	155,378.2	7.0	545	552	-1.3	305,032	281,482	8.4	1,191	1,044	14.1

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Yukon
February 2024

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Yukon	13,875.3	10,660.0	30.2	27	22	22.7	513,900	484,545	6.1	43	37	16.2

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Yukon	13,759.1	10,660.0	29.1	26	22	18.2	529,196	484,545	9.2	42	29	44.8

Northwest Territories
February 2024

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Northwest Territories	5,860.0	3,898.0	50.3	19	7	171.4	308,421	556,857	-44.6	26	28	-7.1

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change	Feb 2024	Feb 2023	year-over-year percentage change
Northwest Territories	5,799.1	3,898.0	48.8	17	7	142.9	341,124	556,857	-38.7	23	23	0.0

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Yukon

February 2024

Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change
Yukon	26,976.7	19,770.4	36.5	54	41	31.7	499,569	482,204	3.6	88	68	29.4

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change
Yukon	26,860.5	19,770.4	35.9	53	41	29.3	506,802	482,204	5.1	84	58	44.8

Northwest Territories

February 2024

Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change
Northwest Territories	12,294.1	7,573.2	62.3	31	16	93.8	396,583	473,325	-16.2	39	41	-4.9

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change	Feb 2024 YTD	Feb 2023 YTD	year-over-year percentage change
Northwest Territories	10,143.9	7,573.2	33.9	26	16	62.5	390,150	473,325	-17.6	35	36	-2.8

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association