

The Canadian Real Estate Association

News Release

Demand continues to outpace supply as Canadian home sales jump in April

Ottawa, ON, May 15, 2023

Statistics¹ released today by the Canadian Real Estate Association (CREA) show national home sales jumped by double digits on a month-over-month basis in April 2023.

Highlights:

- National home sales surged 11.3% month-over-month in April.
- Actual (not seasonally adjusted) monthly activity came in 19.5% below April 2022.
- The number of newly listed properties edged up 1.6% month-over-month but remain at a 20-year low.
- The MLS® Home Price Index (HPI) climbed 1.6% month-over-month but was down 12.3% year-over-year.
- The actual (not seasonally adjusted) national average sale price posted a 3.9% year-over-year decline in April.

Home sales recorded over Canadian MLS® Systems posted an 11.3% increase from March to April 2023, foreshadowed by smaller back-to-back gains recorded in February and March. (Chart A)

Following the trend seen in recent months, the sales increase was broad-based but once again dominated by the B.C. Lower Mainland and the Greater Toronto Area (GTA).

The actual (not seasonally adjusted) number of transactions in April 2023 came in 19.5% below April 2022, a markedly smaller decline than those seen over the past year.

“Over the last few months, there have been signs that housing markets were going to heat back up this year, so it wasn’t a surprise to see things take off after the Easter weekend, which often serves as the opener to the spring market,” said [Larry Cerqua, CREA’s 2023-2024 Chair](#). “The issue going forward is not new: demand is once again returning at a scale that is outpacing supply. If you’re looking for information and guidance about how to buy or sell a property in this rapidly changing market, contact a REALTOR® in your area,” continued Cerqua.

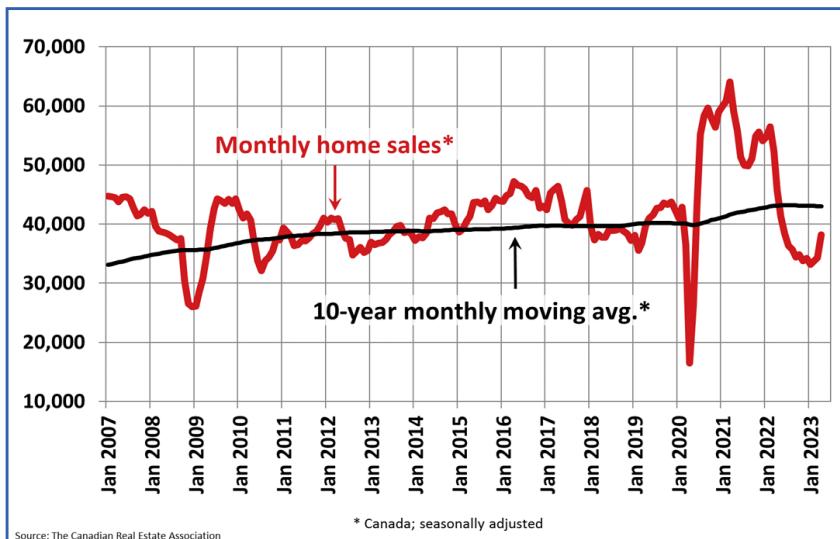
“With interest rates at a top, and home prices at a bottom, it wasn’t all that surprising to see buyers jumping off the sidelines and back into the market in April,” said Shaun Cathcart, CREA’s Senior Economist. “Supply, on the other hand, has been sluggish, hence the price gains from March to April seen all over the country. Looking ahead, the first week of May did see a bit of a burst of new supply, suggesting some of those April buyers were existing owners now looking to sell their current homes. That could make for the kind of virtuous circle that might ultimately get more first-time buyers into the ownership space this year.”

The number of newly listed homes edged up 1.6% on a month-over-month basis in April; although, the bigger picture is that new supply remains at a 20-year low.

With sales gains vastly outpacing new listings in April, the sales-to-new listings ratio jumped to 70.2%, up from 64.1% in March. The long-term average for this measure is 55.1%.

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.

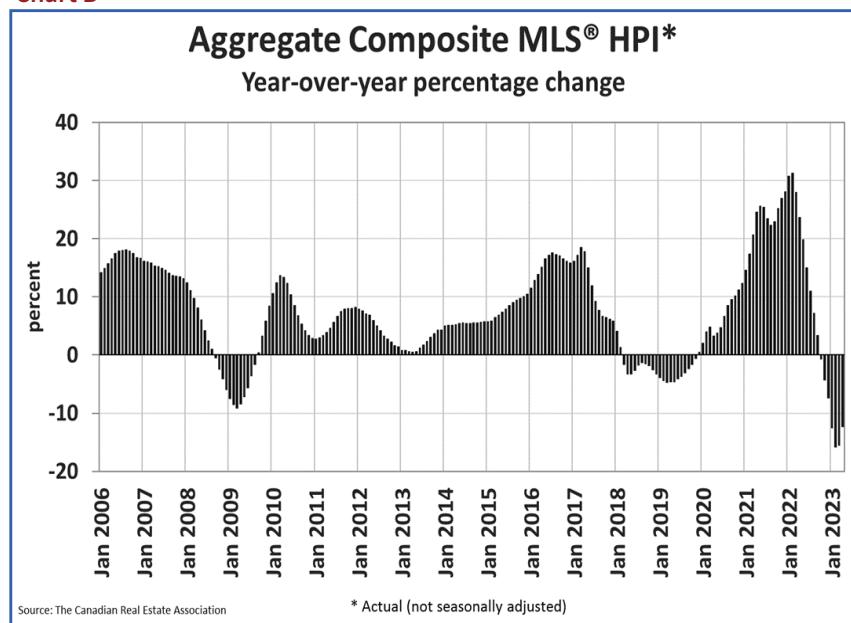
There were 3.3 months of inventory on a national basis at the end of April 2023, down half a month from 3.8 months at the end of March. The long-term average for this measure is about five months.

The Aggregate Composite MLS® Home Price Index (HPI) climbed 1.6% on a month-over-month basis in April 2023 – a large increase for a single month. It was also broad-based. A monthly increase in prices from March to April was observed in the majority of local markets.

The Aggregate Composite MLS® HPI now sits 12.3% below year-ago levels, a smaller decline than recorded in January, February, and March. (Chart B)

The actual (not seasonally adjusted) national average home price was \$716,000 in April 2023, down 3.9% from April 2022, but up \$103,500 from January 2023, a gain owed to outsized sales rebounds in the GTA and B.C. Lower Mainland. Excluding the GTA and Greater Vancouver from the calculation cuts more than \$144,000 from the national average price.

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:	April 2023	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Region	Aggregate	\$723,900	1.6	1.4	-2.5	-12.3	34.1	31.5
BC	Lower Mainland	\$1,077,300	1.9	1.2	-2.9	-10.8	29.6	15.5
	Greater Vancouver	\$1,146,000	1.8	1.6	-1.4	-7.5	25.0	11.3
	Fraser Valley	\$962,600	2.3	0.7	-5.2	-16.9	40.4	26.4
	Chilliwack and District	\$690,500	1.5	2.0	-4.3	-17.8	38.6	30.8
	Vancouver Island	\$663,000	-0.9	-2.2	-6.4	-12.1	43.7	53.9
	Victoria	\$855,400	0.0	-2.9	-7.2	-10.5	32.7	34.3
	Interior BC	\$660,500	3.0	1.0	-2.2	-9.4	44.9	44.5
AB	Calgary	\$529,800	1.0	1.4	2.3	1.2	29.9	22.5
	Edmonton	\$367,000	-0.4	-1.0	-2.7	-9.2	8.9	3.4
SK	Saskatchewan	\$322,100	-0.2	-0.6	-1.1	-1.2	14.7	12.5
	Regina	\$310,500	0.1	-2.4	-2.5	-4.5	9.8	7.5
	Saskatoon	\$373,100	-0.5	0.0	-0.4	1.4	17.6	16.6
MB	Winnipeg	\$338,500	1.7	3.5	-0.6	-6.3	21.3	23.1
ON	Bancroft and Area	\$469,000	-3.1	-7.0	-7.8	-6.9	75.6	94.2
	Barrie & District	\$779,200	1.7	-0.1	-4.3	-18.6	49.0	59.4
	Brantford Region	\$670,200	2.1	3.4	-3.3	-16.5	51.2	71.2
	Cambridge	\$754,000	5.1	4.5	0.9	-13.1	45.4	68.7
	Grey Bruce Owen Sound	\$529,400	-0.2	-3.2	-7.8	-16.2	47.5	76.3
	Guelph & District	\$798,400	2.6	0.2	-3.9	-16.4	36.0	54.6
	Hamilton-Burlington	\$845,500	5.4	4.9	-1.1	-14.9	38.4	53.3
	Huron Perth	\$523,500	-0.7	-3.8	-6.2	-19.8	45.9	82.7
	Kawartha Lakes	\$640,200	-2.2	-1.6	-3.3	-19.5	61.7	75.7
	Kingston and Area	\$544,700	5.7	0.8	-5.4	-10.4	46.2	71.3
	Kitchener-Waterloo	\$735,000	3.9	5.8	-1.4	-14.8	43.4	61.1
	Lakelands	\$660,100	0.8	-3.1	-8.3	-16.7	47.5	56.1
	London & St. Thomas	\$583,400	3.2	3.9	-3.4	-17.4	48.7	78.7
	Mississauga	\$1,080,600	4.7	3.3	-2.7	-14.9	26.4	42.5
	Niagara Region	\$629,300	1.5	-0.7	-6.4	-19.3	40.9	63.2
	North Bay	\$390,100	2.0	1.3	1.4	-14.8	73.9	85.3
	Northumberland Hills	\$681,600	1.3	-0.4	-5.0	-18.8	46.9	64.0
	Oakville-Milton	\$1,327,700	4.7	7.2	4.8	-10.8	38.5	45.1
	Ottawa	\$613,400	1.5	-0.2	-5.3	-12.4	29.2	55.9

ON	Peterborough & the Kawarthas	\$629,200	0.2	-3.8	-8.1	-18.4	40.7	56.6
	Quinte & District	\$541,400	3.9	1.7	-3.7	-16.0	53.2	81.1
	Rideau-St. Lawrence	\$531,000	0.2	-1.2	-6.1	-11.9	57.0	86.0
	Sault Ste. Marie	\$276,000	-1.5	-2.2	-0.8	-9.5	62.2	73.5
	Simcoe & District	\$558,100	5.2	-0.7	-5.4	-15.5	45.5	73.9
	Sudbury	\$415,200	1.2	4.9	1.3	-8.0	43.6	64.5
	Tillsonburg District	\$549,600	-0.7	-3.6	-9.5	-15.8	59.5	97.3
	Greater Toronto	\$1,106,800	2.4	2.5	-1.3	-12.2	36.6	45.7
	Windsor-Essex	\$550,600	-3.0	-4.3	-7.0	-15.3	40.6	76.4
	Woodstock-Ingersoll	\$612,300	0.6	-2.0	-8.6	-22.7	43.9	72.3
QC	Central Quebec	\$253,900	1.1	1.3	0.2	3.1	61.5	80.2
	Estrie	\$353,900	0.8	2.8	1.1	2.4	68.1	88.3
	Mauricie	\$233,400	1.0	3.1	1.4	3.3	82.2	85.4
	Montreal CMA	\$505,600	0.7	-0.3	-1.4	-6.3	33.5	54.1
	Quebec CMA	\$321,600	-0.5	5.6	-1.2	-0.2	31.9	34.8
NB	New Brunswick	\$274,900	0.8	0.1	-0.7	-3.7	56.2	69.1
	Fredericton	\$275,300	0.5	0.0	-4.1	-4.3	44.7	59.0
	Greater Moncton	\$318,200	2.0	1.8	1.2	-2.0	71.4	90.3
	Saint John	\$272,300	0.5	-0.7	1.4	-3.9	46.6	52.5
NS	Nova Scotia	\$382,500	0.5	0.0	1.8	-6.4	57.3	82.2
	Halifax-Dartmouth	\$503,200	0.9	0.8	3.1	-6.4	59.7	83.3
PE	Prince Edward Island	\$347,900	0.3	-0.4	-2.8	0.4	48.6	79.3
NF	Newfoundland & Labrador	\$280,700	0.8	-0.3	0.7	2.8	20.2	14.3
	St. John's	\$317,200	0.9	-1.0	1.2	2.2	16.1	14.2

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.

About The Canadian Real Estate Association

The Canadian Real Estate Association (CREA) is one of Canada's largest single-industry associations, representing more than 160,000 REALTORS® working through 75 real estate boards and associations.

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

For more information, please contact:

**Pierre Leduc, Media Relations
The Canadian Real Estate Association
Tel.: 613-237-7111 or 613-884-1460
E-mail: pleduc@crea.ca**

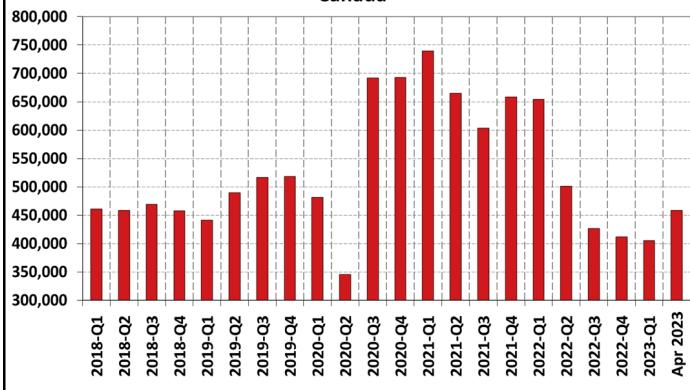


National Charts

Chart 1

Residential sales activity*

Canada



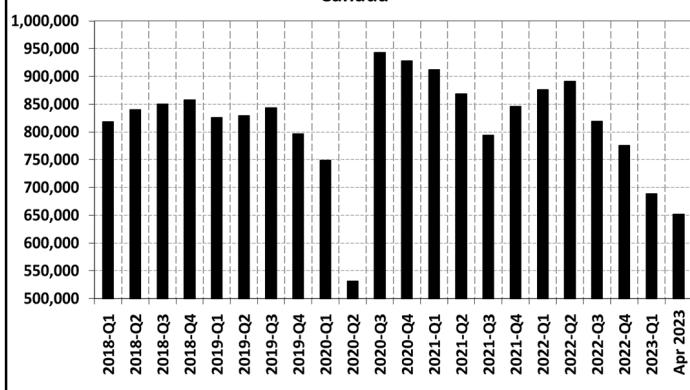
Source: The Canadian Real Estate Association

*Seasonally adjusted data at annualized rates

Chart 2

Residential new listings*

Canada



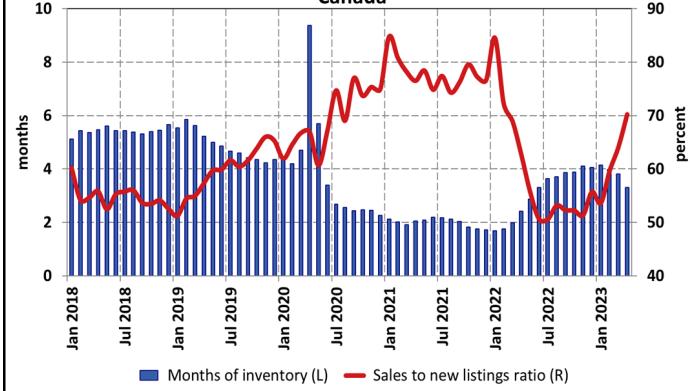
Source: The Canadian Real Estate Association

*Seasonally adjusted data at annualized rates

Chart 3

Residential market balance*

Canada



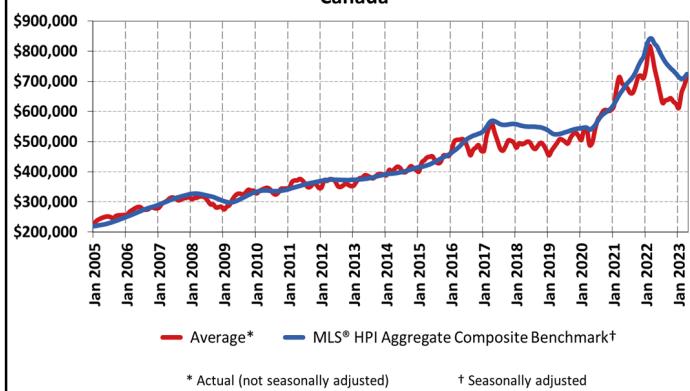
Source: The Canadian Real Estate Association

*Seasonally adjusted

Chart 4

Residential price

Canada



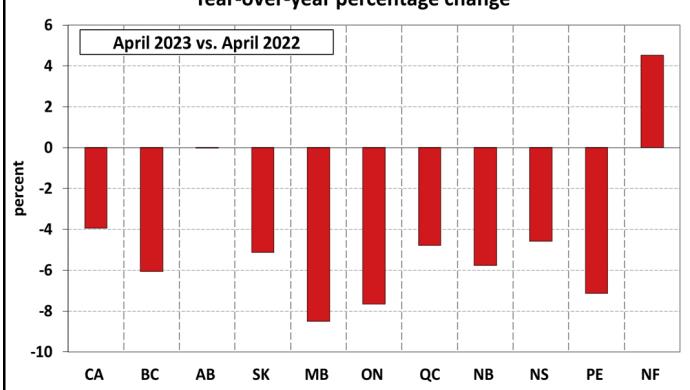
* Actual (not seasonally adjusted)

† Seasonally adjusted

Chart 5

Residential average price*

Year-over-year percentage change



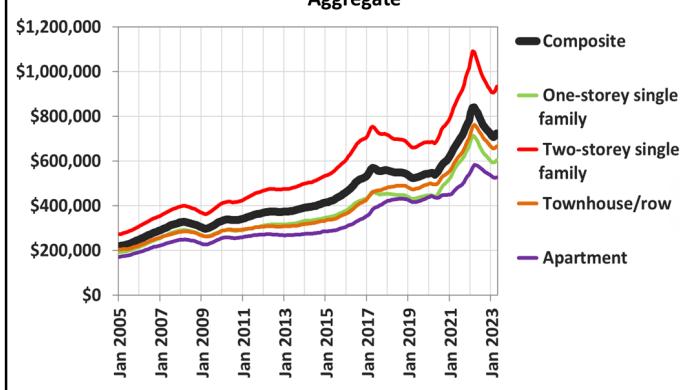
Source: The Canadian Real Estate Association

*Actual (not seasonally adjusted)

Chart 6

MLS® HPI Benchmark Price*

Aggregate



* Seasonally adjusted

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

April 2023

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2023	Mar 2023	monthly percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Mar 2023	monthly percentage change	Apr 2023	Apr 2022	year-over-year percentage change
Fraser Valley	1,372.7	1,113.8	23.2	1,555.5	1,805.6	-13.8	1,346.7	1,119.1	20.3	1,530.5	1,793.1	-14.6
Greater Vancouver	3,127.5	2,519.5	24.1	3,619.4	4,479.1	-19.2	3,066.5	2,444.5	25.4	3,549.3	4,399.7	-19.3
Victoria	491.6	429.1	14.6	626.1	888.8	-29.6	485.7	415.4	16.9	617.3	858.1	-28.1
Calgary	1,568.5	1,366.8	14.8	1,974.7	2,529.5	-21.9	1,505.0	1,299.6	15.8	1,908.1	2,445.9	-22.0
Edmonton	735.7	691.2	6.4	920.4	1,429.1	-35.6	715.8	667.6	7.2	898.2	1,388.8	-35.3
Regina	95.0	95.1	-0.1	115.5	155.3	-25.6	87.5	89.9	-2.6	104.4	145.9	-28.5
Saskatoon	175.5	167.5	4.7	198.2	243.4	-18.6	164.1	159.1	3.1	188.0	232.3	-19.1
Winnipeg	344.6	325.0	6.0	399.8	579.1	-31.0	330.3	314.7	4.9	384.4	557.0	-31.0
Hamilton-Burlington	911.6	727.6	25.3	1,086.6	1,297.5	-16.3	831.6	687.3	21.0	1,015.7	1,249.8	-18.7
Kitchener-Waterloo	349.1	293.3	19.0	437.5	640.3	-31.7	332.3	281.0	18.3	424.0	604.9	-29.9
London and St Thomas	474.5	393.3	20.6	570.5	804.4	-29.1	416.3	368.3	13.0	512.9	718.0	-28.6
Niagara Region	339.0	331.6	2.2	411.1	629.2	-34.7	323.1	301.6	7.1	392.8	594.3	-33.9
Ottawa	798.8	680.0	17.5	1,066.9	1,476.5	-27.7	720.1	678.5	6.1	1,008.4	1,387.9	-27.3
Sudbury	86.2	81.1	6.3	90.4	143.2	-36.9	81.3	76.8	5.8	84.6	132.1	-35.9
Thunder Bay	49.7	54.6	-8.9	42.8	67.4	-36.5	45.8	46.2	-0.9	40.0	62.7	-36.1
Greater Toronto [†]	7,420.5	5,812.1	27.7	8,685.3	10,044.5	-13.5	7,444.3	5,807.0	28.2	8,685.3	10,044.5	-13.5
Windsor-Essex	276.6	245.9	12.5	315.3	498.9	-36.8	256.1	223.8	14.4	290.0	431.6	-32.8
Trois Rivières CMA	29.7	34.1	-12.9	38.7	38.9	-0.5	26.1	30.5	-14.4	35.0	38.4	-8.9
Montreal CMA	1,692.7	1,646.1	2.8	2,240.2	3,263.8	-31.4	1,584.7	1,544.9	2.6	2,124.5	3,088.8	-31.2
Gatineau CMA	133.3	138.4	-3.7	157.4	257.7	-38.9	126.7	132.9	-4.7	150.2	241.3	-37.8
Quebec CMA	264.5	244.5	8.2	321.5	357.2	-10.0	246.8	228.0	8.2	303.7	342.4	-11.3
Saguenay CMA	31.7	18.5	71.5	45.3	41.8	8.5	29.6	17.1	72.9	43.1	39.8	8.4
Sherbrooke CMA	76.3	72.3	5.4	88.4	113.5	-22.1	70.9	63.4	11.8	78.8	83.0	-4.9
Saint John	48.8	50.2	-3.0	49.9	78.9	-36.7	45.8	45.1	1.5	45.9	66.9	-31.4
Halifax-Dartmouth	222.2	187.7	18.4	263.6	386.2	-31.7	221.3	172.2	28.5	259.1	378.0	-31.5
Newfoundland & Labrador	119.2	134.1	-11.1	94.8	145.5	-34.9	111.2	126.0	-11.7	87.8	138.5	-36.6
Canada	27,522.6	23,668.8	16.3	32,746.6	42,666.7	-23.3	26,424.0	22,704.5	16.4	31,549.9	40,786.2	-22.6

* 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

April 2023

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2023	Mar 2023	monthly percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Mar 2023	monthly percentage change	Apr 2023	Apr 2022	year-over-year percentage change
Fraser Valley	1,364	1,197	14.0	1,511	1,583	-4.5	1,343	1,189	13.0	1,492	1,569	-4.9
Greater Vancouver	2,520	2,027	24.3	2,808	3,352	-16.2	2,467	1,969	25.3	2,741	3,281	-16.5
Victoria	534	483	10.6	637	824	-22.7	514	456	12.7	623	785	-20.6
Calgary	2,834	2,540	11.6	3,529	4,646	-24.0	2,734	2,435	12.3	3,410	4,499	-24.2
Edmonton	1,872	1,811	3.4	2,309	3,363	-31.3	1,836	1,773	3.6	2,273	3,313	-31.4
Regina	309	309	0.0	362	458	-21.0	291	291	0.0	336	438	-23.3
Saskatoon	491	482	1.9	574	684	-16.1	468	454	3.1	546	656	-16.8
Winnipeg	1,018	979	4.0	1,104	1,461	-24.4	943	910	3.6	1,027	1,367	-24.9
Hamilton-Burlington	1,002	853	17.5	1,154	1,277	-9.6	987	837	17.9	1,124	1,233	-8.8
Kitchener-Waterloo	446	382	16.8	534	682	-21.7	429	370	15.9	519	661	-21.5
London and St Thomas	700	609	14.9	809	1,004	-19.4	668	581	15.0	776	946	-18.0
Niagara Region	498	462	7.8	583	757	-23.0	466	429	8.6	552	717	-23.0
Ottawa	1,250	1,105	13.1	1,552	1,993	-22.1	1,190	1,042	14.2	1,488	1,877	-20.7
Sudbury	210	191	9.9	208	288	-27.8	189	176	7.4	184	261	-29.5
Thunder Bay	168	186	-9.7	143	203	-29.6	148	152	-2.6	123	173	-28.9
Greater Toronto [†]	6,746	5,348	26.1	7,531	8,007	-5.9	6,760	5,322	27.0	7,531	8,007	-5.9
Windsor-Essex	530	441	20.2	547	690	-20.7	487	415	17.3	507	634	-20.0
Trois Rivières CMA	102	118	-13.6	130	134	-3.0	96	110	-12.7	120	131	-8.4
Montreal CMA	2,990	2,942	1.6	3,886	5,249	-26.0	2,865	2,820	1.6	3,755	5,081	-26.1
Gatineau CMA	306	339	-9.7	346	534	-35.2	287	321	-10.6	328	504	-34.9
Quebec CMA	702	641	9.5	874	1,009	-13.4	663	607	9.2	833	973	-14.4
Saguenay CMA	130	50	160.0	162	161	0.6	121	48	152.1	153	153	0.0
Sherbrooke CMA	175	164	6.7	195	246	-20.7	161	150	7.3	177	208	-14.9
Saint John	184	197	-6.6	178	293	-39.2	158	167	-5.4	147	219	-32.9
Halifax-Dartmouth	415	360	15.3	478	681	-29.8	391	333	17.4	444	626	-29.1
Newfoundland & Labrador	395	464	-14.9	330	524	-37.0	366	441	-17.0	295	486	-39.3
Canada	40,281	36,364	10.8	46,428	58,355	-20.4	38,164	34,277	11.3	44,059	54,714	-19.5

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	Apr 2023	Mar 2023	monthly percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Mar 2023	monthly percentage change	Apr 2023	Apr 2022	year-over-year percentage change
Fraser Valley	1,707	1,533	11.4	2,280	3,499	-34.8	1,642	1,523	7.8	2,189	3,421	-36.0
Greater Vancouver	3,763	3,577	5.2	4,682	6,490	-27.9	3,534	3,337	5.9	4,399	6,263	-29.8
Victoria	840	889	-5.5	1,036	1,368	-24.3	751	784	-4.2	948	1,271	-25.4
Calgary	2,919	3,016	-3.2	4,371	6,231	-29.9	2,624	2,757	-4.8	4,047	5,936	-31.8
Edmonton	3,021	3,035	-0.5	4,204	5,747	-26.8	2,829	2,887	-2.0	4,058	5,607	-27.6
Regina	495	530	-6.6	607	819	-25.9	449	466	-3.6	544	747	-27.2
Saskatoon	922	851	8.3	1,105	1,116	-1.0	793	714	11.1	935	962	-2.8
Winnipeg	1,862	1,874	-0.6	2,004	1,892	5.9	1,603	1,581	1.4	1,711	1,706	0.3
Hamilton-Burlington	1,306	1,253	4.2	1,627	2,463	-33.9	1,203	1,182	1.8	1,502	2,339	-35.8
Kitchener-Waterloo	568	615	-7.6	744	1,395	-46.7	514	551	-6.7	677	1,334	-49.3
London and St Thomas	989	1,061	-6.8	1,206	1,888	-36.1	881	959	-8.1	1,082	1,730	-37.5
Niagara Region	964	1,038	-7.1	1,138	1,532	-25.7	828	891	-7.1	985	1,375	-28.4
Ottawa	1,911	1,968	-2.9	2,459	3,175	-22.6	1,648	1,681	-2.0	2,149	2,847	-24.5
Sudbury	252	303	-16.8	295	493	-40.2	216	244	-11.5	235	389	-39.6
Thunder Bay	256	278	-7.9	235	228	3.1	192	205	-6.3	178	196	-9.2
Greater Toronto [†]	8,732	8,176	6.8	11,364	18,412	-38.3	8,712	8,178	6.5	11,364	18,412	-38.3
Windsor-Essex	1,014	976	3.9	1,073	1,301	-17.5	880	856	2.8	914	1,147	-20.3
Trois Rivières CMA	166	138	20.3	184	195	-5.6	150	120	25.0	164	171	-4.1
Montreal CMA	5,443	5,363	1.5	5,982	6,627	-9.7	4,939	4,872	1.4	5,464	6,137	-11.0
Gatineau CMA	539	506	6.5	612	746	-18.0	457	432	5.8	523	667	-21.6
Quebec CMA	972	961	1.1	1,007	1,088	-7.4	865	868	-0.3	903	1,003	-10.0
Saguenay CMA	157	167	-6.0	197	148	33.1	146	146	0.0	186	137	35.8
Sherbrooke CMA	232	237	-2.1	249	256	-2.7	196	205	-4.4	206	209	-1.4
Saint John	290	267	8.6	341	450	-24.2	186	191	-2.6	216	339	-36.3
Halifax-Dartmouth	568	537	5.8	744	1,018	-26.9	485	469	3.4	637	905	-29.6
Newfoundland & Labrador	921	842	9.4	1,017	1,057	-3.8	719	670	7.3	791	837	-5.5
Canada	61,833	60,841	1.6	75,775	99,982	-24.2	54,355	53,494	1.6	67,472	91,575	-26.3

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

April 2023

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2023	Mar 2023	monthly percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Mar 2023	monthly percentage change	Apr 2023	Apr 2022	year-over-year percentage change
Fraser Valley	993,019	934,321	6.3	1,029,450	1,140,599	-9.7	985,255	928,600	6.1	1,025,814	1,142,814	-10.2
Greater Vancouver	1,237,545	1,220,710	1.4	1,288,968	1,336,247	-3.5	1,241,317	1,225,164	1.3	1,294,875	1,340,968	-3.4
Victoria	941,975	898,074	4.9	982,937	1,078,681	-8.9	956,602	920,110	4.0	990,918	1,093,131	-9.4
Calgary	546,653	536,855	1.8	559,558	544,451	2.8	545,563	530,226	2.9	559,573	543,645	2.9
Edmonton	391,209	377,893	3.5	398,593	424,945	-6.2	385,235	373,094	3.3	395,177	419,201	-5.7
Regina	305,202	304,161	0.3	319,039	339,061	-5.9	304,042	301,922	0.7	310,600	333,200	-6.8
Saskatoon	348,117	354,520	-1.8	345,283	355,890	-3.0	345,178	355,325	-2.9	344,398	354,164	-2.8
Winnipeg	347,291	336,027	3.4	362,175	396,362	-8.6	357,033	344,865	3.5	374,276	407,495	-8.2
Hamilton-Burlington	920,936	823,918	11.8	941,565	1,016,083	-7.3	876,229	822,299	6.6	903,638	1,013,660	-10.9
Kitchener-Waterloo	792,266	764,502	3.6	819,211	938,889	-12.7	789,359	755,615	4.5	817,042	915,159	-10.7
London and St Thomas	680,886	642,294	6.0	705,204	801,165	-12.0	634,864	614,651	3.3	660,924	758,950	-12.9
Niagara Region	685,715	679,151	1.0	705,188	831,190	-15.2	684,928	672,052	1.9	711,606	828,821	-14.1
Ottawa	648,095	604,650	7.2	687,461	740,827	-7.2	634,050	598,315	6.0	677,678	739,424	-8.4
Sudbury	412,520	418,398	-1.4	434,608	497,263	-12.6	435,445	421,594	3.3	460,012	506,284	-9.1
Thunder Bay	289,884	296,499	-2.2	299,350	332,174	-9.9	309,478	306,120	1.1	325,599	362,411	-10.2
Greater Toronto [†]	1,102,898	1,069,266	3.1	1,153,269	1,254,468	-8.1	1,102,749	1,069,774	3.1	1,153,269	1,254,468	-8.1
Windsor-Essex	531,638	545,327	-2.5	576,500	722,978	-20.3	527,482	515,565	2.3	572,019	680,698	-16.0
Trois Rivières CMA	297,678	298,812	-0.4	n/a	n/a	-	291,359	297,077	-1.9	291,359	298,771	-2.5
Montreal CMA	577,660	572,704	0.9	n/a	n/a	-	576,708	577,497	-0.1	583,939	630,032	-7.3
Gatineau CMA	439,441	416,638	5.5	n/a	n/a	-	451,330	436,049	3.5	465,885	484,232	-3.8
Quebec CMA	372,386	371,000	0.4	n/a	n/a	-	369,416	369,016	0.1	372,201	360,234	3.3
Saguenay CMA	264,231	248,319	6.4	n/a	n/a	-	269,131	254,948	5.6	282,960	273,525	3.4
Sherbrooke CMA	444,473	451,791	-1.6	n/a	n/a	-	452,256	438,569	3.1	445,812	399,659	11.5
Saint John	280,591	274,823	2.1	280,591	269,168	4.2	312,399	299,557	4.3	312,399	305,521	2.3
Halifax-Dartmouth	520,572	500,430	4.0	551,507	567,165	-2.8	555,470	514,151	8.0	583,521	603,816	-3.4
Newfoundland & Labrador	287,676	280,166	2.7	287,171	277,641	3.4	295,797	284,924	3.8	297,795	284,892	4.5
Canada	680,124	643,694	5.7	705,320	731,158	-3.5	695,887	658,667	5.7	716,083	745,444	-3.9

* 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

April 2023

Sales as a Percentage of New Listings*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2023	Mar 2023	monthly change	Apr 2023	Apr 2022	year-over-year change	Apr 2023	Mar 2023	monthly change	Apr 2023	Apr 2022	year-over-year change
Fraser Valley	79.9	78.1	1.8	48.1	73.1	-25.0	81.8	78.1	3.7	49.0	73.6	-24.6
Greater Vancouver	67.0	56.7	10.3	48.2	66.9	-18.7	69.8	59.0	10.8	49.9	68.4	-18.5
Victoria	63.6	54.3	9.3	49.1	78.8	-29.7	68.4	58.2	10.2	52.0	81.4	-29.4
Calgary	97.1	84.2	12.9	73.0	77.2	-4.2	104.2	88.3	15.9	76.1	79.0	-2.9
Edmonton	62.0	59.7	2.3	53.9	66.5	-12.6	64.9	61.4	3.5	54.9	67.3	-12.4
Regina	62.4	58.3	4.1	60.6	63.2	-2.6	64.8	62.4	2.4	64.1	66.2	-2.1
Saskatoon	53.3	56.6	-3.3	55.5	63.1	-7.6	59.0	63.6	-4.6	60.3	67.4	-7.1
Winnipeg	54.7	52.2	2.5	58.8	79.9	-21.1	58.8	57.6	1.2	62.8	82.9	-20.1
Hamilton-Burlington	76.7	68.1	8.6	51.5	76.2	-24.7	82.0	70.8	11.2	53.4	77.8	-24.4
Kitchener-Waterloo	78.5	62.1	16.4	54.5	76.8	-22.3	83.5	67.2	16.3	56.6	78.2	-21.6
London and St Thomas	70.8	57.4	13.4	48.8	77.9	-29.1	75.8	60.6	15.2	50.6	80.0	-29.4
Niagara Region	51.7	44.5	7.2	39.5	72.0	-32.5	56.3	48.1	8.2	42.0	75.8	-33.8
Ottawa	65.4	56.1	9.3	50.4	73.0	-22.6	72.2	62.0	10.2	54.1	76.8	-22.7
Sudbury	83.3	63.0	20.3	61.9	77.9	-16.0	87.5	72.1	15.4	69.3	83.3	-14.0
Thunder Bay	65.6	66.9	-1.3	66.1	83.4	-17.3	77.1	74.1	3.0	71.8	87.7	-15.9
Greater Toronto [†]	77.3	65.4	11.9	49.1	68.3	-19.2	77.6	65.1	12.5	49.1	68.3	-19.2
Windsor-Essex	52.3	45.2	7.1	41.3	68.0	-26.7	55.3	48.5	6.8	44.9	71.6	-26.7
Trois Rivières CMA	61.4	85.5	-24.1	77.8	85.5	-7.7	64.0	91.7	-27.7	81.7	89.4	-7.7
Montreal CMA	54.9	54.9	0.0	55.6	78.2	-22.6	58.0	57.9	0.1	58.8	81.3	-22.5
Gatineau CMA	56.8	67.0	-10.2	60.9	83.0	-22.1	62.8	74.3	-11.5	64.8	85.6	-20.8
Quebec CMA	72.2	66.7	5.5	68.5	85.8	-17.3	76.6	69.9	6.7	72.7	88.9	-16.2
Saguenay CMA	82.8	29.9	52.9	68.8	88.1	-19.3	82.9	32.9	50.0	71.2	89.9	-18.7
Sherbrooke CMA	75.4	69.2	6.2	65.3	85.6	-20.3	82.1	73.2	8.9	71.0	91.7	-20.7
Saint John	63.4	73.8	-10.4	66.4	80.3	-13.9	84.9	87.4	-2.5	76.3	88.5	-12.2
Halifax-Dartmouth	73.1	67.0	6.1	71.1	86.8	-15.7	80.6	71.0	9.6	75.6	89.7	-14.1
Newfoundland & Labrador	42.9	55.1	-12.2	55.2	60.8	-5.6	50.9	65.8	-14.9	64.5	69.2	-4.7
Canada	65.1	59.8	5.3	53.4	73.2	-19.8	70.2	64.1	6.1	56.2	75.5	-19.3

*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

April 2023

Year to date

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2023 YTD	Apr 2022 YTD	Percentage change	Apr 2023 YTD	Apr 2022 YTD	percentage change	Apr 2023 YTD	Apr 2022 YTD	percentage change	Apr 2023 YTD	Apr 2022 YTD	percentage change
Fraser Valley	4,076.1	8,573.6	-52.5	4,356.4	8,653.2	-49.7	4,035.1	8,462.9	-52.3	4,303.0	8,514.7	-49.5
Greater Vancouver	9,881.6	18,315.7	-46.0	10,420.9	18,289.9	-43.0	9,637.5	17,954.7	-46.3	10,194.9	17,939.9	-43.2
Victoria	1,746.7	2,955.9	-40.9	1,831.2	2,980.3	-38.6	1,706.3	2,829.7	-39.7	1,796.4	2,858.0	-37.1
Calgary	5,605.2	9,493.9	-41.0	5,758.2	9,411.9	-38.8	5,369.2	9,175.9	-41.5	5,497.8	9,088.3	-39.5
Edmonton	2,835.4	5,001.4	-43.3	2,653.2	4,673.7	-43.2	2,744.5	4,827.7	-43.2	2,578.5	4,522.0	-43.0
Regina	383.8	519.8	-26.2	353.0	469.1	-24.8	365.0	491.4	-25.7	325.6	433.3	-24.9
Saskatoon	674.8	848.0	-20.4	621.9	781.1	-20.4	629.5	801.7	-21.5	580.1	737.5	-21.3
Winnipeg	1,332.9	1,989.1	-33.0	1,155.6	1,735.1	-33.4	1,288.2	1,884.0	-31.6	1,105.1	1,634.9	-32.4
Hamilton-Burlington	3,134.9	5,327.3	-41.2	3,129.1	5,191.0	-39.7	2,934.3	4,986.7	-41.2	2,970.9	4,954.5	-40.0
Kitchener-Waterloo	1,242.7	2,576.7	-51.8	1,284.9	2,531.0	-49.2	1,170.3	2,414.5	-51.5	1,223.4	2,391.2	-48.8
London and St Thomas	1,576.4	3,241.9	-51.4	1,620.2	3,193.7	-49.3	1,447.3	2,845.1	-49.1	1,485.5	2,794.7	-46.8
Niagara Region	1,299.7	2,455.9	-47.1	1,321.6	2,425.5	-45.5	1,206.1	2,226.7	-45.8	1,235.0	2,215.1	-44.2
Ottawa	2,863.8	5,145.8	-44.3	2,844.6	4,926.0	-42.3	2,776.7	4,921.4	-43.6	2,676.0	4,605.3	-41.9
Sudbury	329.4	613.0	-46.3	281.9	516.1	-45.4	311.4	565.8	-45.0	263.7	473.3	-44.3
Thunder Bay	205.2	317.6	-35.4	152.1	232.8	-34.7	184.5	292.9	-37.0	134.3	213.6	-37.2
Greater Toronto [†]	24,135.6	44,168.0	-45.4	24,789.4	43,424.5	-42.9	24,044.8	44,031.6	-45.4	24,789.4	43,424.5	-42.9
Windsor-Essex	997.2	2,019.7	-50.6	966.4	1,923.0	-49.7	909.4	1,825.6	-50.2	866.6	1,714.5	-49.5
Trois Rivières CMA	136.8	141.1	-3.0	154.4	159.3	-3.1	118.9	129.8	-8.4	136.7	149.2	-8.4
Montreal CMA	6,579.0	10,240.2	-35.8	7,247.5	11,105.1	-34.7	6,175.6	9,590.9	-35.6	6,833.8	10,421.7	-34.4
Gatineau CMA	582.8	907.6	-35.8	568.8	894.7	-36.4	561.2	852.3	-34.2	546.9	838.7	-34.8
Quebec CMA	977.6	1,227.5	-20.4	1,139.5	1,410.2	-19.2	904.7	1,156.9	-21.8	1,056.9	1,328.3	-20.4
Saguenay CMA	101.4	139.3	-27.3	118.2	152.9	-22.7	96.3	130.8	-26.4	113.3	145.0	-21.9
Sherbrooke CMA	263.2	356.2	-26.1	293.5	386.2	-24.0	230.5	291.7	-21.0	256.3	316.1	-18.9
Saint John	187.3	311.4	-39.8	157.5	261.0	-39.7	168.9	267.5	-36.9	139.8	221.0	-36.7
Halifax-Dartmouth	844.5	1,311.9	-35.6	742.8	1,154.9	-35.7	818.5	1,250.9	-34.6	712.3	1,093.5	-34.9
Newfoundland & Labrador	565.2	707.3	-20.1	368.7	466.6	-21.0	525.9	685.0	-23.2	339.0	447.2	-24.2
Canada	95,573.3	167,991.4	-43.1	96,388.3	164,026.2	-41.2	91,606.3	160,142.6	-42.8	92,442.5	156,434.9	-40.9

* 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

April 2023

Year to date

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2023 YTD	Apr 2022 YTD	percentage change	Apr 2023 YTD	Apr 2022 YTD	percentage change	Apr 2023 YTD	Apr 2022 YTD	percentage change	Apr 2023 YTD	Apr 2022 YTD	percentage change
Fraser Valley	4,315	7,129	-39.5	4,469	7,128	-37.3	4,305	7,058	-39.0	4,429	7,012	-36.8
Greater Vancouver	8,114	13,915	-41.7	8,358	13,774	-39.3	7,874	13,632	-42.2	8,130	13,498	-39.8
Victoria	1,936	2,892	-33.1	1,965	2,849	-31.0	1,855	2,732	-32.1	1,887	2,697	-30.0
Calgary	10,369	17,379	-40.3	10,552	17,110	-38.3	9,994	16,838	-40.6	10,157	16,563	-38.7
Edmonton	7,359	11,835	-37.8	6,986	11,173	-37.5	7,229	11,629	-37.8	6,873	11,000	-37.5
Regina	1,253	1,549	-19.1	1,141	1,411	-19.1	1,182	1,468	-19.5	1,069	1,333	-19.8
Saskatoon	1,916	2,394	-20.0	1,774	2,212	-19.8	1,812	2,268	-20.1	1,662	2,083	-20.2
Winnipeg	3,963	5,327	-25.6	3,357	4,550	-26.2	3,683	4,888	-24.7	3,103	4,163	-25.5
Hamilton-Burlington	3,690	5,091	-27.5	3,533	4,822	-26.7	3,596	4,905	-26.7	3,440	4,659	-26.2
Kitchener-Waterloo	1,602	2,674	-40.1	1,607	2,574	-37.6	1,546	2,575	-40.0	1,555	2,481	-37.3
London and St Thomas	2,491	3,937	-36.7	2,472	3,797	-34.9	2,368	3,671	-35.5	2,343	3,522	-33.5
Niagara Region	1,903	2,892	-34.2	1,929	2,862	-32.6	1,815	2,673	-32.1	1,826	2,634	-30.7
Ottawa	4,565	7,154	-36.2	4,367	6,651	-34.3	4,342	6,730	-35.5	4,137	6,236	-33.7
Sudbury	792	1,311	-39.6	671	1,096	-38.8	727	1,145	-36.5	604	943	-35.9
Thunder Bay	710	968	-26.7	534	716	-25.4	614	838	-26.7	450	610	-26.2
Greater Toronto [†]	22,285	34,844	-36.0	22,309	33,690	-33.8	22,295	34,873	-36.1	22,309	33,690	-33.8
Windsor-Essex	1,850	2,958	-37.5	1,726	2,731	-36.8	1,736	2,759	-37.1	1,606	2,523	-36.3
Trois Rivières CMA	465	510	-8.8	515	563	-8.5	420	470	-10.6	471	524	-10.1
Montreal CMA	11,696	16,835	-30.5	12,919	18,437	-29.9	11,260	16,178	-30.4	12,460	17,735	-29.7
Gatineau CMA	1,364	1,983	-31.2	1,308	1,916	-31.7	1,297	1,821	-28.8	1,238	1,760	-29.7
Quebec CMA	2,609	3,475	-24.9	3,144	4,017	-21.7	2,477	3,331	-25.6	2,996	3,857	-22.3
Saguenay CMA	376	552	-31.9	458	632	-27.5	357	521	-31.5	438	597	-26.6
Sherbrooke CMA	606	864	-29.9	673	939	-28.3	545	746	-26.9	605	810	-25.3
Saint John	754	1,208	-37.6	617	1,012	-39.0	629	931	-32.4	495	745	-33.6
Halifax-Dartmouth	1,627	2,444	-33.4	1,421	2,113	-32.7	1,506	2,164	-30.4	1,285	1,844	-30.3
Newfoundland & Labrador	1,899	2,520	-24.6	1,318	1,761	-25.2	1,793	2,393	-25.1	1,196	1,624	-26.4
Canada	147,579	224,370	-34.2	144,262	215,527	-33.1	139,444	209,264	-33.4	136,050	200,754	-32.2

[†]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

April 2023

Year to date

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2023 YTD	Apr 2022 YTD	percentage change	Apr 2023 YTD	Apr 2022 YTD	percentage change	Apr 2023 YTD	Apr 2022 YTD	percentage change	Apr 2023 YTD	Apr 2022 YTD	percentage change
Fraser Valley	6,952	12,455	-44.2	7,949	13,658	-41.8	6,803	12,195	-44.2	7,661	13,386	-42.8
Greater Vancouver	15,426	22,267	-30.7	16,926	23,831	-29.0	14,296	21,424	-33.3	15,769	22,902	-31.1
Victoria	3,622	3,956	-8.4	3,770	4,209	-10.4	3,251	3,631	-10.5	3,396	3,866	-12.2
Calgary	12,918	21,011	-38.5	15,005	23,151	-35.2	11,847	19,951	-40.6	13,830	21,979	-37.1
Edmonton	13,043	15,937	-18.2	14,199	17,054	-16.7	12,435	15,402	-19.3	13,629	16,540	-17.6
Regina	2,136	2,459	-13.1	2,088	2,436	-14.3	1,882	2,229	-15.6	1,825	2,183	-16.4
Saskatoon	3,561	3,903	-8.8	3,413	3,737	-8.7	3,025	3,413	-11.4	2,886	3,251	-11.2
Winnipeg	7,361	6,580	11.9	6,877	6,206	10.8	6,268	5,834	7.4	5,741	5,408	6.2
Hamilton-Burlington	5,558	7,357	-24.5	5,715	7,664	-25.4	5,124	6,986	-26.7	5,276	7,264	-27.4
Kitchener-Waterloo	2,588	3,993	-35.2	2,644	4,114	-35.7	2,335	3,803	-38.6	2,372	3,901	-39.2
London and St Thomas	4,459	5,666	-21.3	4,426	5,695	-22.3	4,005	5,149	-22.2	3,967	5,186	-23.5
Niagara Region	4,185	4,596	-8.9	4,090	4,558	-10.3	3,667	4,081	-10.1	3,537	4,025	-12.1
Ottawa	8,283	9,564	-13.4	8,000	9,387	-14.8	7,178	8,506	-15.6	6,929	8,394	-17.5
Sudbury	1,264	1,694	-25.4	1,158	1,555	-25.5	994	1,428	-30.4	894	1,277	-30.0
Thunder Bay	1,100	1,057	4.1	865	824	5.0	838	892	-6.1	632	680	-7.1
Greater Toronto [†]	37,031	57,282	-35.4	38,601	60,572	-36.3	37,056	57,289	-35.3	38,601	60,572	-36.3
Windsor-Essex	4,148	4,654	-10.9	3,707	4,185	-11.4	3,656	4,146	-11.8	3,164	3,632	-12.9
Trois Rivières CMA	600	630	-4.8	684	724	-5.5	531	554	-4.2	609	639	-4.7
Montreal CMA	21,487	23,054	-6.8	23,832	25,683	-7.2	19,495	21,244	-8.2	21,740	23,783	-8.6
Gatineau CMA	2,042	2,480	-17.7	2,169	2,640	-17.8	1,766	2,233	-20.9	1,852	2,360	-21.5
Quebec CMA	3,782	4,006	-5.6	4,372	4,647	-5.9	3,348	3,681	-9.0	3,930	4,325	-9.1
Saguenay CMA	598	623	-4.0	708	711	-0.4	537	546	-1.6	658	654	0.6
Sherbrooke CMA	926	1,004	-7.8	1,045	1,125	-7.1	772	798	-3.3	857	887	-3.4
Saint John	1,105	1,503	-26.5	1,021	1,394	-26.8	767	1,081	-29.0	682	981	-30.5
Halifax-Dartmouth	2,307	2,799	-17.6	2,281	2,826	-19.3	1,983	2,468	-19.7	1,927	2,463	-21.8
Newfoundland & Labrador	3,483	4,027	-13.5	3,246	3,698	-12.2	2,744	3,317	-17.3	2,502	2,975	-15.9
Canada	256,371	320,970	-20.1	264,968	333,174	-20.5	226,500	291,903	-22.4	234,341	303,405	-22.8

[†]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

April 2023

Year to date

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2023 YTD	Apr 2022 YTD	percentage change	Apr 2023 YTD	Apr 2022 YTD	percentage change	Apr 2023 YTD	Apr 2022 YTD	percentage change	Apr 2023 YTD	Apr 2022 YTD	percentage change
Fraser Valley	943,015	1,194,293	-21.0	974,797	1,213,972	-19.7	937,157	1,192,840	-21.4	971,550	1,214,299	-20.0
Greater Vancouver	1,211,876	1,302,410	-7.0	1,246,812	1,327,857	-6.1	1,218,539	1,301,382	-6.4	1,253,990	1,329,082	-5.6
Victoria	915,589	1,030,169	-11.1	931,919	1,046,078	-10.9	935,116	1,041,090	-10.2	951,962	1,059,713	-10.2
Calgary	534,963	543,183	-1.5	545,702	550,080	-0.8	530,082	541,759	-2.2	541,281	548,710	-1.4
Edmonton	378,274	417,919	-9.5	379,790	418,307	-9.2	372,279	409,255	-9.0	375,170	411,095	-8.7
Regina	305,558	333,446	-8.4	309,396	332,489	-6.9	303,456	325,610	-6.8	304,544	325,090	-6.3
Saskatoon	353,767	353,841	0.0	350,583	353,122	-0.7	347,975	353,537	-1.6	349,065	354,038	-1.4
Winnipeg	340,604	377,241	-9.7	344,239	381,351	-9.7	351,091	386,054	-9.1	356,144	392,720	-9.3
Hamilton-Burlington	850,850	1,050,212	-19.0	885,678	1,076,523	-17.7	831,532	1,038,943	-20.0	863,633	1,063,427	-18.8
Kitchener-Waterloo	768,132	956,925	-19.7	799,593	983,314	-18.7	761,698	947,958	-19.6	786,745	963,813	-18.4
London and St Thomas	630,527	825,031	-23.6	655,407	841,117	-22.1	604,653	765,081	-21.0	634,023	793,492	-20.1
Niagara Region	670,223	835,675	-19.8	685,146	847,472	-19.2	658,917	832,007	-20.8	676,338	840,950	-19.6
Ottawa	624,615	714,481	-12.6	651,388	740,635	-12.1	619,322	710,078	-12.8	646,844	738,504	-12.4
Sudbury	412,203	466,336	-11.6	420,139	470,858	-10.8	420,167	489,369	-14.1	436,642	501,880	-13.0
Thunder Bay	283,777	326,622	-13.1	284,783	325,152	-12.4	297,609	352,663	-15.6	298,373	350,218	-14.8
Greater Toronto [†]	1,076,656	1,263,725	-14.8	1,111,185	1,288,945	-13.8	1,076,748	1,263,771	-14.8	1,111,185	1,288,945	-13.8
Windsor-Essex	530,556	669,333	-20.7	559,908	704,125	-20.5	514,480	649,169	-20.7	539,574	679,564	-20.6
Trois Rivières CMA	300,101	281,550	6.6	n/a	n/a	-	293,070	285,511	2.6	293,743	286,880	2.4
Montreal CMA	570,179	612,653	-6.9	n/a	n/a	-	572,987	614,434	-6.7	572,231	613,238	-6.7
Gatineau CMA	431,770	459,758	-6.1	n/a	n/a	-	444,207	473,179	-6.1	448,546	477,828	-6.1
Quebec CMA	368,132	355,751	3.5	n/a	n/a	-	362,447	359,840	0.7	361,741	357,633	1.1
Saguenay CMA	258,642	241,481	7.1	n/a	n/a	-	261,965	253,613	3.3	264,514	256,638	3.1
Sherbrooke CMA	444,972	421,566	5.6	n/a	n/a	-	437,016	408,064	7.1	422,516	393,819	7.3
Saint John	250,079	256,826	-2.6	255,247	257,948	-1.0	277,096	293,565	-5.6	282,521	296,596	-4.7
Halifax-Dartmouth	503,648	523,702	-3.8	522,698	546,587	-4.4	532,403	570,464	-6.7	554,337	593,019	-6.5
Newfoundland & Labrador	287,595	271,751	5.8	279,740	264,943	5.6	290,672	282,053	3.1	283,458	275,395	2.9
Canada	644,319	745,828	-13.6	668,147	761,047	-12.2	657,723	766,916	-14.2	679,475	779,237	-12.8

* 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

April 2023

Year to date

Sales as a Percentage of New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2023 YTD	Apr 2022 YTD	change	Apr 2023 YTD	Apr 2022 YTD	change	Apr 2023 YTD	Apr 2022 YTD	change	Apr 2023 YTD	Apr 2022 YTD	change
Fraser Valley	62.1	57.2	4.9	56.2	52.2	4.0	63.3	57.9	5.4	57.8	52.4	5.4
Greater Vancouver	52.6	62.5	-9.9	49.4	57.8	-8.4	55.1	63.6	-8.5	51.6	58.9	-7.3
Victoria	53.5	73.1	-19.6	52.1	67.7	-15.6	57.1	75.2	-18.1	55.6	69.8	-14.2
Calgary	80.3	82.7	-2.4	70.3	73.9	-3.6	84.4	84.4	0.0	73.4	75.4	-2.0
Edmonton	56.4	74.3	-17.9	49.2	65.5	-16.3	58.1	75.5	-17.4	50.4	66.5	-16.1
Regina	58.7	63.0	-4.3	54.6	57.9	-3.3	62.8	65.9	-3.1	58.6	61.1	-2.5
Saskatoon	53.8	61.3	-7.5	52.0	59.2	-7.2	59.9	66.5	-6.6	57.6	64.1	-6.5
Winnipeg	53.8	81.0	-27.2	48.8	73.3	-24.5	58.8	83.8	-25.0	54.0	77.0	-23.0
Hamilton-Burlington	66.4	69.2	-2.8	61.8	62.9	-1.1	70.2	70.2	0.0	65.2	64.1	1.1
Kitchener-Waterloo	61.9	67.0	-5.1	60.8	62.6	-1.8	66.2	67.7	-1.5	65.6	63.6	2.0
London and St Thomas	55.9	69.5	-13.6	55.9	66.7	-10.8	59.1	71.3	-12.2	59.1	67.9	-8.8
Niagara Region	45.5	62.9	-17.4	47.2	62.8	-15.6	49.5	65.5	-16.0	51.6	65.4	-13.8
Ottawa	55.1	74.8	-19.7	54.6	70.9	-16.3	60.5	79.1	-18.6	59.7	74.3	-14.6
Sudbury	62.7	77.4	-14.7	57.9	70.5	-12.6	73.1	80.2	-7.1	67.6	73.8	-6.2
Thunder Bay	64.5	91.6	-27.1	61.7	86.9	-25.2	73.3	93.9	-20.6	71.2	89.7	-18.5
Greater Toronto [†]	60.2	60.8	-0.6	57.8	55.6	2.2	60.2	60.9	-0.7	57.8	55.6	2.2
Windsor-Essex	44.6	63.6	-19.0	46.6	65.3	-18.7	47.5	66.5	-19.0	50.8	69.5	-18.7
Trois Rivières CMA	77.5	81.0	-3.5	75.3	77.8	-2.5	79.1	84.8	-5.7	77.3	82.0	-4.7
Montreal CMA	54.4	73.0	-18.6	54.2	71.8	-17.6	57.8	76.2	-18.4	57.3	74.6	-17.3
Gatineau CMA	66.8	80.0	-13.2	60.3	72.6	-12.3	73.4	81.5	-8.1	66.8	74.6	-7.8
Quebec CMA	69.0	86.7	-17.7	71.9	86.4	-14.5	74.0	90.5	-16.5	76.2	89.2	-13.0
Saguenay CMA	62.9	88.6	-25.7	64.7	88.9	-24.2	66.5	95.4	-28.9	66.6	91.3	-24.7
Sherbrooke CMA	65.4	86.1	-20.7	64.4	83.5	-19.1	70.6	93.5	-22.9	70.6	91.3	-20.7
Saint John	68.2	80.4	-12.2	60.4	72.6	-12.2	82.0	86.1	-4.1	72.6	75.9	-3.3
Halifax-Dartmouth	70.5	87.3	-16.8	62.3	74.8	-12.5	75.9	87.7	-11.8	66.7	74.9	-8.2
Newfoundland & Labrador	54.5	62.6	-8.1	40.6	47.6	-7.0	65.3	72.1	-6.8	47.8	54.6	-6.8
Canada	57.6	69.9	-12.3	54.4	64.7	-10.3	61.6	71.7	-10.1	58.1	66.2	-8.1

[†]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 and Sales Activity over MLS® Systems of Canadian Real Estate Boards & Associations

April 2023

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2023	Mar 2023	monthly percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Mar 2023	monthly percentage change	Apr 2023	Apr 2022	year-over-year percentage change
British Columbia	6,582.1	5,539.3	18.8	7,597.9	9,848.6	-22.9	6,401.5	5,376.4	19.1	7,401.8	9,536.7	-22.4
Alberta	2,784.2	2,508.6	11.0	3,471.1	4,789.2	-27.5	2,643.9	2,369.4	11.6	3,313.2	4,574.5	-27.6
Saskatchewan	371.1	363.9	2.0	423.8	527.3	-19.6	327.6	332.0	-1.3	373.3	485.1	-23.1
Manitoba	398.2	391.0	1.9	454.8	631.3	-27.9	377.0	350.3	7.6	434.9	604.7	-28.1
Ontario	13,662.9	11,196.7	22.0	16,220.1	20,463.4	-20.7	13,228.2	10,895.6	21.4	15,767.1	19,648.2	-19.8
Quebec	2,932.4	2,892.5	1.4	3,716.4	5,105.6	-27.2	2,699.3	2,669.0	1.1	3,452.0	4,718.9	-26.8
New Brunswick	218.3	227.8	-4.2	248.4	367.3	-32.4	201.6	210.9	-4.4	228.3	332.0	-31.2
Nova Scotia	370.3	324.0	14.3	427.9	653.6	-34.5	357.1	292.0	22.3	407.2	619.6	-34.3
Prince Edward Island	59.1	60.7	-2.7	63.0	84.2	-25.2	53.1	53.5	-0.7	57.0	77.4	-26.3
Newfoundland & Labrador	119.2	134.1	-11.1	94.8	145.5	-34.9	111.2	126.0	-11.7	87.8	138.5	-36.6
Northwest Territories	8.2	10.0	-18.3	11.0	17.9	-38.6	8.3	10.1	-17.8	11.0	17.9	-38.6
Yukon	16.5	20.2	-18.2	17.4	32.9	-47.1	15.2	19.4	-21.9	16.4	32.6	-49.6
Canada	27,522.6	23,668.8	16.3	32,746.6	42,666.7	-23.3	26,424.0	22,704.5	16.4	31,549.9	40,786.2	-22.6

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2023	Mar 2023	monthly percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Mar 2023	monthly percentage change	Apr 2023	Apr 2022	year-over-year percentage change
British Columbia	6,931	6,028	15.0	7,722	9,466	-18.4	6,701	5,793	15.7	7,455	9,023	-17.4
Alberta	6,123	5,681	7.8	7,498	10,349	-27.5	5,833	5,411	7.8	7,170	9,898	-27.6
Saskatchewan	1,211	1,197	1.2	1,373	1,670	-17.8	1,117	1,102	1.4	1,257	1,550	-18.9
Manitoba	1,219	1,137	7.2	1,328	1,683	-21.1	1,130	1,071	5.5	1,230	1,565	-21.4
Ontario	15,759	13,399	17.6	17,910	20,943	-14.5	15,222	12,815	18.8	17,306	19,916	-13.1
Quebec	6,539	6,419	1.9	8,006	10,387	-22.9	6,028	5,939	1.5	7,458	9,607	-22.4
New Brunswick	854	875	-2.4	898	1,307	-31.3	734	753	-2.5	761	1,043	-27.0
Nova Scotia	1,010	911	10.9	1,116	1,670	-33.2	840	752	11.7	922	1,339	-31.1
Prince Edward Island	189	193	-2.1	189	257	-26.5	145	141	2.8	150	189	-20.6
Newfoundland & Labrador	395	464	-14.9	330	524	-37.0	366	441	-17.0	295	486	-39.3
Northwest Territories	19	23	-17.4	23	39	-41.0	18	23	-21.7	22	39	-43.6
Yukon	32	37	-13.5	35	60	-41.7	30	36	-16.7	33	59	-44.1
Canada	40,281	36,364	10.8	46,428	58,355	-20.4	38,164	34,277	11.3	44,059	54,714	-19.5

* 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

April 2023

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2023	Mar 2023	monthly percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Mar 2023	monthly percentage change	Apr 2023	Apr 2022	year-over-year percentage change
British Columbia	10,574	10,234	3.3	13,342	18,268	-27.0	9,605	9,245	3.9	12,203	17,104	-28.7
Alberta	8,274	8,420	-1.7	11,440	15,506	-26.2	7,324	7,541	-2.9	10,488	14,597	-28.1
Saskatchewan	2,242	2,230	0.5	2,681	3,024	-11.3	1,880	1,807	4.0	2,224	2,549	-12.8
Manitoba	2,178	2,109	3.3	2,375	2,234	6.3	1,876	1,811	3.6	2,045	2,002	2.1
Ontario	22,952	22,620	1.5	28,761	41,959	-31.5	20,997	20,653	1.7	26,478	39,392	-32.8
Quebec	11,405	11,030	3.4	12,314	13,017	-5.4	9,625	9,343	3.0	10,485	11,363	-7.7
New Brunswick	1,279	1,297	-1.4	1,481	1,958	-24.4	895	944	-5.2	1,039	1,493	-30.4
Nova Scotia	1,518	1,547	-1.9	1,876	2,466	-23.9	1,100	1,126	-2.3	1,372	1,856	-26.1
Prince Edward Island	411	416	-1.2	390	375	4.0	258	265	-2.6	251	266	-5.6
Newfoundland & Labrador	921	842	9.4	1,017	1,057	-3.8	719	670	7.3	791	837	-5.5
Northwest Territories	26	22	18.2	40	49	-18.4	25	19	31.6	38	48	-20.8
Yukon	53	74	-28.4	58	69	-15.9	51	70	-27.1	58	68	-14.7
Canada	61,833	60,841	1.6	75,775	99,982	-24.2	54,355	53,494	1.6	67,472	91,575	-26.3

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2023	Mar 2023	monthly percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Mar 2023	monthly percentage change	Apr 2023	Apr 2022	year-over-year percentage change
British Columbia	947,175	909,315	4.2	983,932	1,040,420	-5.4	952,745	916,670	3.9	992,861	1,056,937	-6.1
Alberta	450,983	439,492	2.6	462,933	462,769	0.0	450,007	434,028	3.7	462,086	462,165	0.0
Saskatchewan	303,410	302,672	0.2	308,658	315,746	-2.2	290,499	300,214	-3.2	296,970	312,982	-5.1
Manitoba	329,824	348,248	-5.3	342,500	375,075	-8.7	338,687	326,848	3.6	353,589	386,416	-8.5
Ontario	867,250	819,715	5.8	905,643	977,099	-7.3	873,856	826,657	5.7	911,078	986,556	-7.7
Quebec	454,587	452,769	0.4	n/a	n/a	-	471,722	471,675	0.0	477,117	501,127	-4.8
New Brunswick	259,660	263,074	-1.3	276,659	281,029	-1.6	279,004	289,204	-3.5	299,964	318,323	-5.8
Nova Scotia	360,167	341,324	5.5	383,395	391,362	-2.0	406,783	378,994	7.3	441,625	462,754	-4.6
Prince Edward Island	333,233	333,767	-0.2	333,233	327,575	1.7	380,096	402,592	-5.6	380,096	409,286	-7.1
Newfoundland & Labrador	287,676	280,166	2.7	287,171	277,641	3.4	295,797	284,924	3.8	297,795	284,892	4.5
Northwest Territories	460,899	456,224	1.0	477,643	458,743	4.1	472,686	456,837	3.5	499,264	458,743	8.8
Yukon	488,961	513,404	-4.8	497,494	548,165	-9.2	481,827	516,079	-6.6	497,567	552,287	-9.9
Canada	680,124	643,694	5.7	705,320	731,158	-3.5	695,887	658,667	5.7	716,083	745,444	-3.9

* 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

April 2023

Sales as a Percentage of New Listings*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2023	Mar 2023	monthly change	Apr 2023	Apr 2022	year-over-year change	Apr 2023	Mar 2023	monthly change	Apr 2023	Apr 2022	year-over-year change
British Columbia	65.5	58.9	6.6	47.6	71.6	-24.0	69.8	62.7	7.1	49.7	73.3	-23.6
Alberta	74.0	67.5	6.5	61.7	71.1	-9.4	79.6	71.8	7.8	64.4	73.1	-8.7
Saskatchewan	54.0	53.7	0.3	54.0	60.3	-6.3	59.4	61.0	-1.6	59.5	65.3	-5.8
Manitoba	56.0	53.9	2.1	58.8	78.6	-19.8	60.2	59.1	1.1	62.6	81.6	-19.0
Ontario	68.7	59.2	9.5	49.0	72.3	-23.3	72.5	62.0	10.5	50.8	73.7	-22.9
Quebec	57.3	58.2	-0.9	58.6	80.3	-21.7	62.6	63.6	-1.0	63.4	84.3	-20.9
New Brunswick	66.8	67.5	-0.7	63.5	80.4	-16.9	82.0	79.8	2.2	71.9	87.9	-16.0
Nova Scotia	66.5	58.9	7.6	64.0	80.6	-16.6	76.4	66.8	9.6	71.2	86.7	-15.5
Prince Edward Island	46.0	46.4	-0.4	49.1	72.2	-23.1	56.2	53.2	3.0	55.0	71.9	-16.9
Newfoundland & Labrador	42.9	55.1	-12.2	55.2	60.8	-5.6	50.9	65.8	-14.9	64.5	69.2	-4.7
Northwest Territories	73.1	104.5	-31.4	85.4	96.4	-11.0	72.0	121.1	-49.1	89.4	98.3	-8.9
Yukon	60.4	50.0	10.4	64.3	78.9	-14.6	58.8	51.4	7.4	65.8	79.8	-14.0
Canada	65.1	59.8	5.3	53.4	73.2	-19.8	70.2	64.1	6.1	56.2	75.5	-19.3

Months of Inventory*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2023	Mar 2023	monthly change	Apr 2023	Apr 2022	year-over-year change	Apr 2023	Mar 2023	monthly change	Apr 2023	Apr 2022	year-over-year change
British Columbia	3.6	4.3	-0.7	5.6	2.6	3.0	3.7	4.5	-0.8	4.8	2.2	2.6
Alberta	3.2	3.5	-0.3	4.3	3.6	0.7	3.3	3.7	-0.4	3.5	2.9	0.6
Saskatchewan	4.9	5.1	-0.2	7.0	6.3	0.7	5.4	5.5	-0.1	5.3	4.9	0.4
Manitoba	3.0	3.3	-0.3	3.6	2.2	1.4	3.3	3.5	-0.2	2.8	1.7	1.1
Ontario	1.8	2.4	-0.6	3.0	1.2	1.8	1.9	2.5	-0.6	2.6	0.9	1.7
Quebec	5.3	5.2	0.1	5.9	3.6	2.3	5.7	5.6	0.1	4.5	2.7	1.8
New Brunswick	3.0	3.1	-0.1	5.9	4.3	1.6	3.5	3.6	-0.1	3.4	2.4	1.0
Nova Scotia	3.0	3.4	-0.4	5.0	3.5	1.5	3.6	4.1	-0.5	3.1	2.0	1.1
Prince Edward Island	5.3	5.2	0.1	8.5	4.8	3.7	6.9	7.1	-0.2	5.5	3.0	2.5
Newfoundland & Labrador	6.1	5.4	0.7	9.0	8.9	0.1	6.6	5.7	0.9	6.2	6.4	-0.2
Northwest Territories	3.2	2.4	0.8	2.6	1.6	1.0	3.4	2.4	1.0	2.1	1.4	0.7
Yukon	4.5	4.0	0.5	4.8	3.1	1.7	4.8	4.1	0.7	4.3	2.8	1.5
Canada	3.1	3.6	-0.5	4.6	2.6	2.0	3.3	3.8	-0.5	3.6	2.0	1.6

*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

April 2023

Year to date

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2023 YTD	Apr 2022 YTD	percentage change	Apr 2023 YTD	Apr 2022 YTD	percentage change	Apr 2023 YTD	Apr 2022 YTD	percentage change	Apr 2023 YTD	Apr 2022 YTD	percentage change
British Columbia	21,300.6	40,344.1	-47.2	22,012.3	39,747.6	-44.6	20,712.6	38,922.4	-46.8	21,412.7	38,322.7	-44.1
Alberta	10,239.9	17,266.7	-40.7	10,099.3	16,678.3	-39.4	9,720.1	16,497.5	-41.1	9,569.6	15,915.3	-39.9
Saskatchewan	1,462.8	1,809.6	-19.2	1,340.1	1,658.4	-19.2	1,309.1	1,670.7	-21.6	1,173.3	1,496.9	-21.6
Manitoba	1,551.0	2,179.6	-28.8	1,348.1	1,901.6	-29.1	1,458.5	2,063.4	-29.3	1,247.1	1,786.6	-30.2
Ontario	46,436.7	84,906.8	-45.3	46,512.6	82,050.4	-43.3	44,919.2	81,248.1	-44.7	45,095.3	78,710.7	-42.7
Quebec	11,387.1	16,768.8	-32.1	12,429.4	18,006.9	-31.0	10,502.0	15,395.1	-31.8	11,504.1	16,577.1	-30.6
New Brunswick	887.9	1,303.0	-31.9	780.4	1,152.7	-32.3	823.4	1,163.7	-29.2	711.0	1,013.7	-29.9
Nova Scotia	1,406.0	2,218.8	-36.6	1,210.0	1,935.1	-37.5	1,320.7	2,053.5	-35.7	1,124.4	1,774.1	-36.6
Prince Edward Island	227.1	320.4	-29.1	202.0	294.0	-31.3	207.1	289.3	-28.4	182.0	263.1	-30.8
Newfoundland & Labrador	565.2	707.3	-20.1	368.7	466.6	-21.0	525.9	685.0	-23.2	339.0	447.2	-24.2
Northwest Territories	37.1	52.5	-29.3	26.6	38.9	-31.6	37.1	46.9	-21.0	26.6	35.8	-25.8
Yukon	71.9	113.7	-36.8	58.7	95.8	-38.7	70.7	106.8	-33.8	57.5	91.6	-37.2
Canada	95,573.3	167,991.4	-43.1	96,388.3	164,026.2	-41.2	91,606.3	160,142.6	-42.8	92,442.5	156,434.9	-40.9

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2023 YTD	Apr 2022 YTD	percentage change	Apr 2023 YTD	Apr 2022 YTD	percentage change	Apr 2023 YTD	Apr 2022 YTD	percentage change	Apr 2023 YTD	Apr 2022 YTD	percentage change
British Columbia	23,349	38,740	-39.7	23,312	37,519	-37.9	22,532	36,837	-38.8	22,440	35,621	-37.0
Alberta	23,140	37,274	-37.9	22,633	35,804	-36.8	22,068	35,665	-38.1	21,575	34,239	-37.0
Saskatchewan	4,794	5,835	-17.8	4,352	5,322	-18.2	4,428	5,424	-18.4	3,966	4,895	-19.0
Manitoba	4,725	6,141	-23.1	4,005	5,254	-23.8	4,392	5,629	-22.0	3,698	4,792	-22.8
Ontario	55,708	85,327	-34.7	53,638	80,301	-33.2	53,598	80,824	-33.7	51,505	75,960	-32.2
Quebec	25,551	35,977	-29.0	27,839	38,678	-28.0	23,596	32,671	-27.8	25,806	35,287	-26.9
New Brunswick	3,464	5,016	-30.9	2,959	4,359	-32.1	2,994	3,962	-24.4	2,490	3,352	-25.7
Nova Scotia	3,973	6,132	-35.2	3,407	5,319	-35.9	3,263	4,769	-31.6	2,727	4,041	-32.5
Prince Edward Island	763	1,098	-30.5	623	943	-33.9	568	788	-27.9	475	683	-30.5
Newfoundland & Labrador	1,899	2,520	-24.6	1,318	1,761	-25.2	1,793	2,393	-25.1	1,196	1,624	-26.4
Northwest Territories	74	104	-28.8	58	84	-31.0	75	102	-26.5	57	82	-30.5
Yukon	139	206	-32.5	118	183	-35.5	137	200	-31.5	115	178	-35.4
Canada	147,579	224,370	-34.2	144,262	215,527	-33.1	139,444	209,264	-33.4	136,050	200,754	-32.2

* 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

April 2023

Year to date

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2023 YTD	Apr 2022 YTD	percentage change	Apr 2023 YTD	Apr 2022 YTD	percentage change	Apr 2023 YTD	Apr 2022 YTD	percentage change	Apr 2023 YTD	Apr 2022 YTD	percentage change
British Columbia	44,012	60,075	-26.7	47,198	63,935	-26.2	40,071	56,116	-28.6	43,031	59,779	-28.0
Alberta	35,436	47,930	-26.1	39,293	51,751	-24.1	31,813	44,583	-28.6	35,536	48,230	-26.3
Saskatchewan	9,000	9,892	-9.0	8,632	9,547	-9.6	7,461	8,407	-11.3	7,069	8,023	-11.9
Manitoba	8,563	7,742	10.6	8,037	7,346	9.4	7,331	6,822	7.5	6,785	6,393	6.1
Ontario	98,001	128,735	-23.9	97,735	130,991	-25.4	89,891	120,502	-25.4	89,473	122,652	-27.1
Quebec	44,210	47,015	-6.0	48,189	51,299	-6.1	37,351	40,596	-8.0	41,088	44,713	-8.1
New Brunswick	5,356	6,212	-13.8	4,958	5,847	-15.2	3,870	4,619	-16.2	3,480	4,264	-18.4
Nova Scotia	6,311	7,461	-15.4	6,004	7,181	-16.4	4,575	5,523	-17.2	4,243	5,216	-18.7
Prince Edward Island	1,671	1,536	8.8	1,365	1,259	8.4	1,090	1,075	1.4	850	847	0.4
Newfoundland & Labrador	3,483	4,027	-13.5	3,246	3,698	-12.2	2,744	3,317	-17.3	2,502	2,975	-15.9
Northwest Territories	113	111	1.8	111	111	0.0	103	109	-5.5	99	107	-7.5
Yukon	215	234	-8.1	200	209	-4.3	200	234	-14.5	185	206	-10.2
Canada	256,371	320,970	-20.1	264,968	333,174	-20.5	226,500	291,903	-22.4	234,341	303,405	-22.8

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2023 YTD	Apr 2022 YTD	percentage change	Apr 2023 YTD	Apr 2022 YTD	percentage change	Apr 2023 YTD	Apr 2022 YTD	percentage change	Apr 2023 YTD	Apr 2022 YTD	percentage change
British Columbia	908,576	1,031,409	-11.9	944,249	1,059,398	-10.9	916,452	1,045,989	-12.4	954,220	1,075,845	-11.3
Alberta	438,742	461,917	-5.0	446,221	465,822	-4.2	435,326	459,887	-5.3	443,552	464,829	-4.6
Saskatchewan	305,931	307,849	-0.6	307,929	311,613	-1.2	294,806	304,775	-3.3	295,834	305,811	-3.3
Manitoba	329,980	356,234	-7.4	336,594	361,942	-7.0	332,248	366,082	-9.2	337,238	372,834	-9.5
Ontario	827,387	989,626	-16.4	867,157	1,021,786	-15.1	834,409	1,002,781	-16.8	875,553	1,036,213	-15.5
Quebec	448,247	467,916	-4.2	n/a	n/a	-	466,997	490,339	-4.8	465,951	488,215	-4.6
New Brunswick	258,871	259,682	-0.3	263,736	264,437	-0.3	279,068	295,936	-5.7	285,526	302,427	-5.6
Nova Scotia	347,764	354,133	-1.8	355,163	363,804	-2.4	394,334	419,083	-5.9	412,321	439,025	-6.1
Prince Edward Island	321,982	309,251	4.1	324,184	311,756	4.0	381,677	381,533	0.0	383,081	385,274	-0.6
Newfoundland & Labrador	287,595	271,751	5.8	279,740	264,943	5.6	290,672	282,053	3.1	283,458	275,395	2.9
Northwest Territories	471,911	471,492	0.1	458,482	463,071	-1.0	472,402	430,243	9.8	466,490	436,865	6.8
Yukon	508,749	526,663	-3.4	497,744	523,429	-4.9	506,497	506,766	-0.1	499,799	514,380	-2.8
Canada	644,319	745,828	-13.6	668,147	761,047	-12.2	657,723	766,916	-14.2	679,475	779,237	-12.8

* 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

April 2023

Year to date

Sales as a Percentage of New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2023 YTD	Apr 2022 YTD	change	Apr 2023 YTD	Apr 2022 YTD	change	Apr 2023 YTD	Apr 2022 YTD	change	Apr 2023 YTD	Apr 2022 YTD	change
British Columbia	53.1	64.5	-11.4	49.4	58.7	-9.3	56.2	65.6	-9.4	52.1	59.6	-7.5
Alberta	65.3	77.8	-12.5	57.6	69.2	-11.6	69.4	80.0	-10.6	60.7	71.0	-10.3
Saskatchewan	53.3	59.0	-5.7	50.4	55.7	-5.3	59.3	64.5	-5.2	56.1	61.0	-4.9
Manitoba	55.2	79.3	-24.1	49.8	71.5	-21.7	59.9	82.5	-22.6	54.5	75.0	-20.5
Ontario	56.8	66.3	-9.5	54.9	61.3	-6.4	59.6	67.1	-7.5	57.6	61.9	-4.3
Quebec	57.8	76.5	-18.7	57.8	75.4	-17.6	63.2	80.5	-17.3	62.8	78.9	-16.1
New Brunswick	64.7	80.7	-16.0	59.7	74.6	-14.9	77.4	85.8	-8.4	71.6	78.6	-7.0
Nova Scotia	63.0	82.2	-19.2	56.7	74.1	-17.4	71.3	86.3	-15.0	64.3	77.5	-13.2
Prince Edward Island	45.7	71.5	-25.8	45.6	74.9	-29.3	52.1	73.3	-21.2	55.9	80.6	-24.7
Newfoundland & Labrador	54.5	62.6	-8.1	40.6	47.6	-7.0	65.3	72.1	-6.8	47.8	54.6	-6.8
Northwest Territories	65.5	93.7	-28.2	52.3	75.7	-23.4	72.8	93.6	-20.8	57.6	76.6	-19.0
Yukon	64.7	88.0	-23.3	59.0	87.6	-28.6	68.5	85.5	-17.0	62.2	86.4	-24.2
Canada	57.6	69.9	-12.3	54.4	64.7	-10.3	61.6	71.7	-10.1	58.1	66.2	-8.1

Months of Inventory	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Apr 2023 YTD	Apr 2022 YTD	change	Apr 2023 YTD	Apr 2022 YTD	change	Apr 2023 YTD	Apr 2022 YTD	change	Apr 2023 YTD	Apr 2022 YTD	change
British Columbia	4.6	2.1	2.5	5.1	2.5	2.6	4.7	2.3	2.4	4.3	2.1	2.2
Alberta	3.4	2.1	1.3	4.2	2.6	1.6	3.6	2.2	1.4	3.3	2.1	1.2
Saskatchewan	5.2	4.4	0.8	7.6	6.2	1.4	5.6	4.7	0.9	5.7	4.7	1.0
Manitoba	3.1	1.5	1.6	4.4	2.3	2.1	3.4	1.7	1.7	3.4	1.7	1.7
Ontario	2.4	1.0	1.4	2.7	1.1	1.6	2.5	1.0	1.5	2.2	0.9	1.3
Quebec	5.2	2.5	2.7	6.4	3.3	3.1	5.6	2.7	2.9	4.9	2.4	2.5
New Brunswick	3.2	1.7	1.5	6.8	4.1	2.7	3.6	2.1	1.5	3.7	2.1	1.6
Nova Scotia	3.1	1.4	1.7	5.9	3.2	2.7	3.7	1.8	1.9	3.6	1.8	1.8
Prince Edward Island	5.1	2.1	3.0	10.6	4.7	5.9	6.9	2.9	4.0	6.4	2.6	3.8
Newfoundland & Labrador	5.4	5.4	0.0	11.7	10.1	1.6	5.8	5.6	0.2	7.4	7.2	0.2
Northwest Territories	2.9	1.3	1.6	4.3	2.0	2.3	2.9	1.4	1.5	3.4	1.5	1.9
Yukon	4.3	2.6	1.7	5.1	2.9	2.2	4.3	2.7	1.6	4.5	2.6	1.9
Canada	3.6	1.8	1.8	4.5	2.4	2.1	3.8	1.9	1.9	3.5	1.8	1.7

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
April 2023

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change
BC Northern	124,108.8	196,846.7	-37.0	327	480	-31.9	379,538	410,097	-7.5	659	830	-20.6
Chilliwack	205,027.4	263,869.9	-22.3	280	294	-4.8	732,241	897,517	-18.4	486	684	-28.9
Fraser Valley	1,555,498.8	1,805,567.6	-13.8	1,511	1,583	-4.5	1,029,450	1,140,599	-9.7	2,280	3,499	-34.8
Kamloops	126,660.4	191,939.6	-34.0	224	287	-22.0	565,448	668,779	-15.5	486	603	-19.4
Kootenay	128,975.2	201,797.4	-36.1	269	402	-33.1	479,462	501,984	-4.5	588	654	-10.1
South Peace River	7,856.4	16,033.5	-51.0	29	61	-52.5	270,909	262,844	3.1	55	90	-38.9
Okanagan-Mainline	531,617.7	840,350.5	-36.7	715	998	-28.4	743,521	842,035	-11.7	1,453	1,963	-26.0
Powell River	14,791.4	25,739.9	-42.5	23	35	-34.3	643,104	735,426	-12.6	52	75	-30.7
South Okanagan	107,216.6	163,675.1	-34.5	165	233	-29.2	649,797	702,468	-7.5	422	468	-9.8
Greater Vancouver	3,619,422.4	4,479,100.3	-19.2	2,808	3,352	-16.2	1,288,968	1,336,247	-3.5	4,682	6,490	-27.9
Vancouver Island	550,617.7	774,860.1	-28.9	734	917	-20.0	750,160	844,995	-11.2	1,143	1,544	-26.0
Victoria	626,131.0	888,832.8	-29.6	637	824	-22.7	982,937	1,078,681	-8.9	1,036	1,368	-24.3
British Columbia	7,597,923.7	9,848,613.5	-22.9	7,722	9,466	-18.4	983,932	1,040,420	-5.4	13,342	18,268	-27.0

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change
BC Northern	117,890.0	184,081.4	-36.0	292	414	-29.5	403,733	444,641	-9.2	558	719	-22.4
Chilliwack	203,764.9	259,084.9	-21.4	277	289	-4.2	735,614	896,488	-17.9	456	648	-29.6
Fraser Valley	1,530,514.2	1,793,075.7	-14.6	1,492	1,569	-4.9	1,025,814	1,142,814	-10.2	2,189	3,421	-36.0
Kamloops	121,891.5	177,962.1	-31.5	210	268	-21.6	580,436	664,038	-12.6	420	543	-22.7
Kootenay	118,937.2	178,585.2	-33.4	230	332	-30.7	517,118	537,907	-3.9	441	510	-13.5
South Peace River	7,361.4	14,018.5	-47.5	28	52	-46.2	262,905	269,586	-2.5	48	68	-29.4
Okanagan-Mainline	508,746.5	773,259.7	-34.2	670	904	-25.9	759,323	855,376	-11.2	1,255	1,729	-27.4
Powell River	13,761.4	24,840.0	-44.6	21	30	-30.0	655,305	828,000	-20.9	44	61	-27.9
South Okanagan	92,559.6	144,405.1	-35.9	149	202	-26.2	621,205	714,877	-13.1	349	379	-7.9
Greater Vancouver	3,549,252.8	4,399,716.5	-19.3	2,741	3,281	-16.5	1,294,875	1,340,968	-3.4	4,399	6,263	-29.8
Vancouver Island	519,757.4	729,603.9	-28.8	722	897	-19.5	719,886	813,382	-11.5	1,096	1,492	-26.5
Victoria	617,341.9	858,108.2	-28.1	623	785	-20.6	990,918	1,093,131	-9.4	948	1,271	-25.4
British Columbia	7,401,778.7	9,536,741.3	-22.4	7,455	9,023	-17.4	992,861	1,056,937	-6.1	12,203	17,104	-28.7

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

British Columbia
April 2023
Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change
BC Northern	366,606.3	642,252.0	-42.9	1,012	1,686	-40.0	362,259	380,932	-4.9	2,200	2,633	-16.4
Chilliwack	645,761.2	1,208,700.7	-46.6	903	1,366	-33.9	715,129	884,847	-19.2	1,724	2,797	-38.4
Fraser Valley	4,356,367.2	8,653,193.6	-49.7	4,469	7,128	-37.3	974,797	1,213,972	-19.7	7,949	13,658	-41.8
Kamloops	431,724.9	795,468.2	-45.7	743	1,187	-37.4	581,056	670,150	-13.3	1,685	1,877	-10.2
Kootenay	395,404.7	663,303.5	-40.4	840	1,408	-40.3	470,720	471,096	-0.1	1,762	2,076	-15.1
South Peace River	30,202.2	52,133.3	-42.1	110	207	-46.9	274,565	251,852	9.0	240	316	-24.1
Okanagan-Mainline	1,589,778.9	3,072,888.4	-48.3	2,108	3,642	-42.1	754,165	843,737	-10.6	5,191	5,987	-13.3
Powell River	49,440.7	87,903.2	-43.8	82	134	-38.8	602,935	655,994	-8.1	197	234	-15.8
South Okanagan	316,159.5	581,193.4	-45.6	505	837	-39.7	626,058	694,377	-9.8	1,391	1,401	-0.7
Greater Vancouver	10,420,854.0	18,289,896.7	-43.0	8,358	13,774	-39.3	1,246,812	1,327,857	-6.1	16,926	23,831	-29.0
Vancouver Island	1,578,819.6	2,720,344.5	-42.0	2,217	3,301	-32.8	712,142	824,097	-13.6	4,163	4,916	-15.3
Victoria	1,831,220.0	2,980,274.9	-38.6	1,965	2,849	-31.0	931,919	1,046,078	-10.9	3,770	4,209	-10.4
British Columbia	22,012,339.3	39,747,552.5	-44.6	23,312	37,519	-37.9	944,249	1,059,398	-10.9	47,198	63,935	-26.2

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change
BC Northern	353,012.0	602,079.5	-41.4	915	1,445	-36.7	385,805	416,664	-7.4	1,927	2,232	-13.7
Chilliwack	638,706.7	1,182,002.9	-46.0	883	1,327	-33.5	723,337	890,733	-18.8	1,616	2,683	-39.8
Fraser Valley	4,302,994.6	8,514,663.4	-49.5	4,429	7,012	-36.8	971,550	1,214,299	-20.0	7,661	13,386	-42.8
Kamloops	407,772.5	730,517.2	-44.2	700	1,099	-36.3	582,532	664,711	-12.4	1,445	1,682	-14.1
Kootenay	358,139.8	565,370.2	-36.7	729	1,101	-33.8	491,275	513,506	-4.3	1,328	1,564	-15.1
South Peace River	26,964.7	47,209.2	-42.9	96	180	-46.7	280,882	262,273	7.1	188	251	-25.1
Okanagan-Mainline	1,487,671.3	2,780,224.7	-46.5	1,962	3,236	-39.4	758,242	859,155	-11.7	4,468	5,180	-13.7
Powell River	46,390.7	82,265.6	-43.6	75	117	-35.9	618,543	703,125	-12.0	159	194	-18.0
South Okanagan	289,890.6	477,141.7	-39.2	464	709	-34.6	624,764	672,978	-7.2	1,133	1,126	0.6
Greater Vancouver	10,194,940.6	17,939,947.6	-43.2	8,130	13,498	-39.8	1,253,990	1,329,082	-5.6	15,769	22,902	-31.1
Vancouver Island	1,509,864.5	2,543,196.1	-40.6	2,170	3,200	-32.2	695,790	794,749	-12.5	3,941	4,713	-16.4
Victoria	1,796,351.5	2,858,046.8	-37.1	1,887	2,697	-30.0	951,962	1,059,713	-10.2	3,396	3,866	-12.2
British Columbia	21,412,699.4	38,322,664.8	-44.1	22,440	35,621	-37.0	954,220	1,075,845	-11.3	43,031	59,779	-28.0

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Alberta
April 2023

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change
Alberta West	41,693.2	56,621.7	-26.4	103	149	-30.9	404,789	380,011	6.5	213	290	-26.6
Calgary	1,974,680.4	2,529,520.5	-21.9	3,529	4,646	-24.0	559,558	544,451	2.8	4,371	6,231	-29.9
Central Alberta	196,160.5	286,347.6	-31.5	533	787	-32.3	368,031	363,847	1.1	842	1,053	-20.0
Edmonton (Board Total)	943,977.6	1,472,973.7	-35.9	2,395	3,502	-31.6	394,145	420,609	-6.3	4,426	6,035	-26.7
Fort McMurray	36,132.2	70,768.8	-48.9	103	170	-39.4	350,798	416,287	-15.7	222	252	-11.9
Grande Prairie	88,042.4	133,892.9	-34.2	269	342	-21.3	327,295	391,500	-16.4	503	550	-8.5
Lethbridge	94,242.1	126,996.4	-25.8	280	385	-27.3	336,579	329,861	2.0	406	560	-27.5
Lloydminster (AB)	39,562.6	40,512.4	-2.3	107	132	-18.9	369,744	306,912	20.5	222	199	11.6
Medicine Hat	42,243.1	56,180.9	-24.8	125	166	-24.7	337,945	338,439	-0.1	165	243	-32.1
South Central Alberta	14,336.5	15,383.4	-6.8	54	70	-22.9	265,491	219,763	20.8	70	93	-24.7
Alberta	3,471,070.8	4,789,198.4	-27.5	7,498	10,349	-27.5	462,933	462,769	0.0	11,440	15,506	-26.2

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change
Alberta West	39,498.2	51,410.7	-23.2	87	123	-29.3	454,003	417,973	8.6	168	219	-23.3
Calgary	1,908,145.3	2,445,859.7	-22.0	3,410	4,499	-24.2	559,573	543,645	2.9	4,047	5,936	-31.8
Central Alberta	170,727.9	254,277.2	-32.9	481	695	-30.8	354,944	365,867	-3.0	683	896	-23.8
Edmonton (Board Total)	921,122.4	1,428,049.7	-35.5	2,357	3,441	-31.5	390,803	415,010	-5.8	4,263	5,874	-27.4
Fort McMurray	35,418.2	69,516.2	-49.1	101	163	-38.0	350,675	426,480	-17.8	204	233	-12.4
Grande Prairie	76,537.0	103,059.4	-25.7	230	294	-21.8	332,770	350,542	-5.1	394	476	-17.2
Lethbridge	85,039.2	116,924.3	-27.3	258	349	-26.1	329,609	335,027	-1.6	352	498	-29.3
Lloydminster (AB)	24,834.6	37,917.4	-34.5	84	124	-32.3	295,650	305,786	-3.3	185	184	0.5
Medicine Hat	38,314.4	53,706.1	-28.7	114	154	-26.0	336,091	348,741	-3.6	140	213	-34.3
South Central Alberta	13,516.5	13,786.5	-2.0	48	56	-14.3	281,594	246,188	14.4	52	68	-23.5
Alberta	3,313,153.8	4,574,507.3	-27.6	7,170	9,898	-27.6	462,086	462,165	0.0	10,488	14,597	-28.1

* 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
April 2023
Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change
Alberta West	135,730.5	214,126.1	-36.6	333	519	-35.8	407,599	412,574	-1.2	726	895	-18.9
Calgary	5,758,245.6	9,411,876.3	-38.8	10,552	17,110	-38.3	545,702	550,080	-0.8	15,005	23,151	-35.2
Central Alberta	552,629.1	881,691.8	-37.3	1,574	2,444	-35.6	351,099	360,758	-2.7	2,964	3,542	-16.3
Edmonton (Board Total)	2,721,380.8	4,784,605.3	-43.1	7,251	11,553	-37.2	375,311	414,144	-9.4	14,934	17,860	-16.4
Fort McMurray	114,112.0	224,727.6	-49.2	337	574	-41.3	338,611	391,512	-13.5	882	845	4.4
Grande Prairie	241,751.7	376,042.2	-35.7	770	1,087	-29.2	313,963	345,945	-9.2	1,839	1,905	-3.5
Lethbridge	308,388.3	429,070.0	-28.1	923	1,294	-28.7	334,115	331,584	0.8	1,368	1,718	-20.4
Lloydminster (AB)	90,235.7	110,378.2	-18.2	282	371	-24.0	319,985	297,515	7.6	662	704	-6.0
Medicine Hat	133,199.4	183,922.0	-27.6	441	577	-23.6	302,039	318,756	-5.2	662	769	-13.9
South Central Alberta	43,642.3	61,859.0	-29.4	170	275	-38.2	256,719	224,942	14.1	251	362	-30.7
Alberta	10,099,315.3	16,678,298.5	-39.4	22,633	35,804	-36.8	446,221	465,822	-4.2	39,293	51,751	-24.1

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change
Alberta West	121,264.3	193,992.0	-37.5	282	430	-34.4	430,015	451,144	-4.7	567	680	-16.6
Calgary	5,497,791.7	9,088,287.8	-39.5	10,157	16,563	-38.7	541,281	548,710	-1.4	13,830	21,979	-37.1
Central Alberta	475,261.1	771,223.9	-38.4	1,400	2,162	-35.2	339,472	356,718	-4.8	2,247	2,959	-24.1
Edmonton (Board Total)	2,643,224.0	4,620,728.9	-42.8	7,123	11,349	-37.2	371,083	407,149	-8.9	14,292	17,279	-17.3
Fort McMurray	112,293.0	216,337.0	-48.1	328	550	-40.4	342,357	393,340	-13.0	813	774	5.0
Grande Prairie	215,379.3	314,324.0	-31.5	666	930	-28.4	323,392	337,983	-4.3	1,344	1,499	-10.3
Lethbridge	280,622.9	392,179.5	-28.4	840	1,172	-28.3	334,075	334,624	-0.2	1,155	1,513	-23.7
Lloydminster (AB)	62,027.8	98,216.2	-36.8	234	346	-32.4	265,076	283,862	-6.6	543	617	-12.0
Medicine Hat	122,606.2	164,643.9	-25.5	392	515	-23.9	312,771	319,697	-2.2	557	664	-16.1
South Central Alberta	39,169.8	55,333.7	-29.2	153	222	-31.1	256,012	249,251	2.7	188	266	-29.3
Alberta	9,569,640.0	15,915,267.1	-39.9	21,575	34,239	-37.0	443,552	464,829	-4.6	35,536	48,230	-26.3

* 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

April 2023

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change
Battlefords	18,633.3	18,431.3	1.1	88	76	15.8	211,742	242,517	-12.7	177	187	-5.3
Lloydminster (SK)	1,449.9	3,119.8	-53.5	7	12	-41.7	207,129	259,981	-20.3	24	28	-14.3
Moose Jaw	25,744.3	24,785.0	3.9	58	85	-31.8	443,867	291,588	52.2	124	141	-12.1
Prince Albert	24,409.0	20,633.7	18.3	103	94	9.6	236,981	219,507	8.0	209	227	-7.9
Regina	115,492.0	155,289.8	-25.6	362	458	-21.0	319,039	339,061	-5.9	607	819	-25.9
Saskatoon	198,192.2	243,428.7	-18.6	574	684	-16.1	345,283	355,890	-3.0	1,105	1,116	-1.0
Southeast Saskatchewan	13,521.1	13,368.6	1.1	54	62	-12.9	250,390	215,623	16.1	110	127	-13.4
Swift Current	7,486.7	20,167.7	-62.9	39	78	-50.0	191,967	258,560	-25.8	107	121	-11.6
Yorkton District	18,858.6	28,071.7	-32.8	88	121	-27.3	214,302	231,998	-7.6	218	258	-15.5
Saskatchewan	423,787.1	527,296.3	-19.6	1,373	1,670	-17.8	308,658	315,746	-2.2	2,681	3,024	-11.3

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change
Battlefords	14,883.0	16,262.8	-8.5	71	65	9.2	209,620	250,197	-16.2	129	145	-11.0
Lloydminster (SK)	1,449.9	2,305.8	-37.1	7	7	0.0	207,129	329,397	-37.1	17	18	-5.6
Moose Jaw	13,005.3	22,264.0	-41.6	53	77	-31.2	245,383	289,143	-15.1	111	125	-11.2
Prince Albert	20,632.6	18,544.8	11.3	89	78	14.1	231,828	237,754	-2.5	160	170	-5.9
Regina	104,361.7	145,941.4	-28.5	336	438	-23.3	310,600	333,200	-6.8	544	747	-27.2
Saskatoon	188,041.2	232,331.3	-19.1	546	656	-16.8	344,398	354,164	-2.8	935	962	-2.8
Southeast Saskatchewan	10,137.1	12,541.1	-19.2	49	59	-16.9	206,879	212,561	-2.7	84	110	-23.6
Swift Current	6,581.7	16,350.2	-59.7	34	70	-51.4	193,580	233,574	-17.1	93	103	-9.7
Yorkton District	14,199.1	18,580.2	-23.6	72	100	-28.0	197,210	185,802	6.1	151	169	-10.7
Saskatchewan	373,291.5	485,121.6	-23.1	1,257	1,550	-18.9	296,970	312,982	-5.1	2,224	2,549	-12.8

* 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
April 2023
Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change
Battlefords	57,909.0	60,598.0	-4.4	242	235	3.0	239,293	257,864	-7.2	572	540	5.9
Lloydminster (SK)	8,021.2	10,385.4	-22.8	25	38	-34.2	320,846	273,299	17.4	105	121	-13.2
Moose Jaw	62,535.8	68,007.8	-8.0	193	250	-22.8	324,020	272,031	19.1	407	469	-13.2
Prince Albert	84,262.8	73,259.8	15.0	332	316	5.1	253,804	231,835	9.5	654	647	1.1
Regina	353,021.0	469,141.7	-24.8	1,141	1,411	-19.1	309,396	332,489	-6.9	2,088	2,436	-14.3
Saskatoon	621,934.3	781,105.3	-20.4	1,774	2,212	-19.8	350,583	353,122	-0.7	3,413	3,737	-8.7
Southeast Saskatchewan	53,812.6	59,971.7	-10.3	201	235	-14.5	267,725	255,199	4.9	413	459	-10.0
Swift Current	35,300.6	51,420.5	-31.3	140	219	-36.1	252,147	234,797	7.4	351	411	-14.6
Yorkton District	63,310.7	84,511.8	-25.1	304	406	-25.1	208,259	208,157	0.0	629	727	-13.5
Saskatchewan	1,340,108.0	1,658,401.9	-19.2	4,352	5,322	-18.2	307,929	311,613	-1.2	8,632	9,547	-9.6

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change
Battlefords	43,596.8	50,148.5	-13.1	206	208	-1.0	211,635	241,098	-12.2	422	423	-0.2
Lloydminster (SK)	4,511.2	7,426.4	-39.3	21	30	-30.0	214,817	247,546	-13.2	75	80	-6.3
Moose Jaw	38,823.8	57,894.8	-32.9	173	229	-24.5	224,415	252,816	-11.2	339	404	-16.1
Prince Albert	75,517.9	63,153.1	19.6	289	272	6.3	261,308	232,181	12.5	471	463	1.7
Regina	325,557.8	433,345.5	-24.9	1,069	1,333	-19.8	304,544	325,090	-6.3	1,825	2,183	-16.4
Saskatoon	580,146.4	737,461.1	-21.3	1,662	2,083	-20.2	349,065	354,038	-1.4	2,886	3,251	-11.2
Southeast Saskatchewan	35,969.3	45,970.1	-21.8	179	211	-15.2	200,946	217,868	-7.8	336	390	-13.8
Swift Current	24,295.4	42,971.6	-43.5	117	195	-40.0	207,653	220,367	-5.8	280	323	-13.3
Yorkton District	44,860.3	58,573.9	-23.4	250	334	-25.1	179,441	175,371	2.3	435	506	-14.0
Saskatchewan	1,173,278.8	1,496,945.0	-21.6	3,966	4,895	-19.0	295,834	305,811	-3.3	7,069	8,023	-11.9

* 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

Manitoba
April 2023

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change
Brandon	53,219.5	47,834.5	11.3	217	208	4.3	245,251	229,974	6.6	354	323	9.6
Portage La Prairie	1,779.0	4,332.1	-58.9	7	14	-50.0	254,143	309,438	-17.9	17	19	-10.5
Winnipeg	399,841.3	579,085.3	-31.0	1,104	1,461	-24.4	362,175	396,362	-8.6	2,004	1,892	5.9
Manitoba	454,839.9	631,251.9	-27.9	1,328	1,683	-21.1	342,500	375,075	-8.7	2,375	2,234	6.3

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change
Brandon	48,754.1	43,362.7	12.4	196	184	6.5	248,745	235,667	5.5	317	279	13.6
Portage La Prairie	1,779.0	4,332.1	-58.9	7	14	-50.0	254,143	309,438	-17.9	17	17	0.0
Winnipeg	384,381.5	557,046.1	-31.0	1,027	1,367	-24.9	374,276	407,495	-8.2	1,711	1,706	0.3
Manitoba	434,914.6	604,741.0	-28.1	1,230	1,565	-21.4	353,589	386,416	-8.5	2,045	2,002	2.1

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Manitoba
April 2023
Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change
Brandon	186,662.4	153,417.9	21.7	617	650	-5.1	302,532	236,028	28.2	1,096	1,075	2.0
Portage La Prairie	5,787.3	13,075.0	-55.7	31	54	-42.6	186,687	242,129	-22.9	64	65	-1.5
Winnipeg	1,155,610.3	1,735,148.6	-33.4	3,357	4,550	-26.2	344,239	381,351	-9.7	6,877	6,206	10.8
Manitoba	1,348,060.0	1,901,641.4	-29.1	4,005	5,254	-23.8	336,594	361,942	-7.0	8,037	7,346	9.4

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change
Brandon	136,201.6	138,878.9	-1.9	564	579	-2.6	241,492	239,860	0.7	981	924	6.2
Portage La Prairie	5,787.3	12,847.3	-55.0	31	50	-38.0	186,687	256,945	-27.3	63	61	3.3
Winnipeg	1,105,115.5	1,634,894.1	-32.4	3,103	4,163	-25.5	356,144	392,720	-9.3	5,741	5,408	6.2
Manitoba	1,247,104.4	1,786,620.2	-30.2	3,698	4,792	-22.8	337,238	372,834	-9.5	6,785	6,393	6.1

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Ontario
April 2023

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change
Bancroft and Area	10,963.0	18,812.6	-41.7	24	33	-27.3	456,792	570,079	-19.9	61	65	-6.2
Barrie & District	326,201.0	386,358.3	-15.6	391	400	-2.2	834,274	965,896	-13.6	647	1,064	-39.2
Brantford Region	151,406.4	278,609.8	-45.7	210	300	-30.0	720,983	928,699	-22.4	334	517	-35.4
Cambridge	155,504.2	219,461.3	-29.1	196	235	-16.6	793,389	933,878	-15.0	274	469	-41.6
Chatham-Kent	60,097.3	92,110.8	-34.8	140	153	-8.5	429,266	602,032	-28.7	234	230	1.7
Cornwall & District	58,065.1	81,345.0	-28.6	130	182	-28.6	446,655	446,951	-0.1	202	237	-14.8
Durham Region	826,895.3	1,114,338.3	-25.8	866	1,043	-17.0	954,844	1,068,397	-10.6	1,150	2,227	-48.4
Grey Bruce Owen Sound	168,521.3	233,382.9	-27.8	252	319	-21.0	668,735	731,608	-8.6	500	521	-4.0
Guelph & District	242,642.6	337,723.1	-28.2	277	316	-12.3	875,966	1,068,744	-18.0	391	640	-38.9
Hamilton-Burlington	1,086,566.1	1,297,538.2	-16.3	1,154	1,277	-9.6	941,565	1,016,083	-7.3	1,627	2,463	-33.9
Huron Perth	133,233.6	182,372.0	-26.9	187	241	-22.4	712,479	756,730	-5.8	302	348	-13.2
Kawartha Lakes	63,461.5	132,104.0	-52.0	96	151	-36.4	661,057	874,861	-24.4	196	268	-26.9
Kingston & Area	193,376.5	286,521.2	-32.5	311	431	-27.8	621,790	664,782	-6.5	698	755	-7.5
Kitchener-Waterloo	437,458.6	640,322.0	-31.7	534	682	-21.7	819,211	938,889	-12.7	744	1,395	-46.7
London & St. Thomas	570,509.8	804,369.7	-29.1	809	1,004	-19.4	705,204	801,165	-12.0	1,206	1,888	-36.1
Mississauga	695,374.1	842,551.7	-17.5	646	720	-10.3	1,076,430	1,170,211	-8.0	943	1,659	-43.2
Muskoka Haliburton Orillia	258,644.7	397,804.3	-35.0	314	418	-24.9	823,709	951,685	-13.4	718	906	-20.8
Parry Sound (Lakelands)												
Niagara Falls-Fort Erie	111,929.0	149,762.0	-25.3	167	190	-12.1	670,234	788,221	-15.0	379	468	-19.0
North Bay	36,645.4	73,728.3	-50.3	96	175	-45.1	381,723	421,304	-9.4	152	246	-38.2
Northumberland Hills	65,692.1	97,972.3	-32.9	81	103	-21.4	811,013	951,187	-14.7	189	203	-6.9
Oakville-Milton	541,539.1	598,083.3	-9.5	389	391	-0.5	1,392,131	1,529,625	-9.0	516	868	-40.6
Orngeville & District	48,436.9	60,077.5	-19.4	57	64	-10.9	849,770	938,711	-9.5	59	118	-50.0
Ottawa	1,066,938.9	1,476,468.9	-27.7	1,552	1,993	-22.1	687,461	740,827	-7.2	2,459	3,175	-22.6
Peterborough and the Kawarthas	141,036.2	220,017.3	-35.9	185	281	-34.2	762,358	782,980	-2.6	378	496	-23.8
Quinte & District	220,887.9	311,231.1	-29.0	351	421	-16.6	629,310	739,266	-14.9	690	800	-13.8
Renfrew County	58,546.6	93,500.9	-37.4	143	209	-31.6	409,417	447,373	-8.5	226	243	-7.0
Rideau-St. Lawrence	48,674.4	73,762.3	-34.0	102	139	-26.6	477,200	530,664	-10.1	155	195	-20.5
Sarnia-Lambton	89,319.7	90,284.1	-1.1	158	146	8.2	565,314	618,384	-8.6	214	228	-6.1
Sault Ste. Marie	37,760.2	64,901.1	-41.8	132	206	-35.9	286,062	315,054	-9.2	206	273	-24.5
Simcoe & District	69,519.6	79,192.2	-12.2	102	114	-10.5	681,564	694,669	-1.9	204	215	-5.1
Southern Georgian Bay (Eastern District)	96,970.4	93,366.6	3.9	122	117	4.3	794,839	798,005	-0.4	282	301	-6.3
Southern Georgian Bay (Western District)	117,970.3	204,485.7	-42.3	142	197	-27.9	830,777	1,037,999	-20.0	383	405	-5.4
St. Catharines & District	199,420.4	328,658.6	-39.3	269	375	-28.3	741,340	876,423	-15.4	494	698	-29.2
Sudbury	90,398.5	143,211.6	-36.9	208	288	-27.8	434,608	497,263	-12.6	295	493	-40.2
Thunder Bay	42,807.1	67,431.3	-36.5	143	203	-29.6	299,350	332,174	-9.9	235	228	3.1
Tillsonburg District	31,333.7	41,323.2	-24.2	49	43	14.0	639,463	961,003	-33.5	88	73	20.5
Timmins, Cochrane & Timiskaming Districts	28,587.4	46,484.4	-38.5	112	169	-33.7	255,244	275,056	-7.2	157	216	-27.3
Greater Toronto [†]	8,685,271.8	10,044,525.0	-13.5	7,531	8,007	-5.9	1,153,269	1,254,468	-8.1	11,364	18,412	-38.3
Welland District	99,775.4	150,790.2	-33.8	147	192	-23.4	678,744	785,366	-13.6	265	366	-27.6
Windsor-Essex	315,345.6	498,855.0	-36.8	547	690	-20.7	576,500	722,978	-20.3	1,073	1,301	-17.5
Woodstock-Ingersoll	107,043.0	126,508.3	-15.4	157	152	3.3	681,803	832,291	-18.1	223	290	-23.1
York Region	1,913,111.0	1,811,478.5	5.6	1,407	1,276	10.3	1,359,709	1,419,654	-4.2	2,141	3,380	-36.7
Ontario	16,220,064.1	20,463,378.9	-20.7	17,910	20,943	-14.5	905,643	977,099	-7.3	28,761	41,959	-31.5

* 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
April 2023

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change
Bancroft and Area	9,791.5	11,250.9	-13.0	18	19	-5.3	543,972	592,153	-8.1	41	42	-2.4
Barrie & District	312,486.1	365,950.4	-14.6	379	384	-1.3	824,502	952,996	-13.5	601	1,015	-40.8
Brantford Region	143,501.4	247,869.8	-42.1	201	283	-29.0	713,937	875,865	-18.5	301	479	-37.2
Cambridge	147,751.7	209,766.3	-29.6	189	228	-17.1	781,755	920,028	-15.0	255	448	-43.1
Chatham-Kent	59,031.5	68,920.8	-14.3	135	138	-2.2	437,270	499,426	-12.4	190	203	-6.4
Cornwall & District	50,844.3	62,388.1	-18.5	108	135	-20.0	470,781	462,134	1.9	154	177	-13.0
Durham Region	826,895.3	1,114,338.3	-25.8	866	1,043	-17.0	954,844	1,068,397	-10.6	1,150	2,227	-48.4
Grey Bruce Owen Sound	146,721.1	193,314.1	-24.1	216	258	-16.3	679,265	749,279	-9.3	385	406	-5.2
Guelph & District	235,567.6	319,984.1	-26.4	273	304	-10.2	862,885	1,052,579	-18.0	362	605	-40.2
Hamilton-Burlington	1,015,689.1	1,249,842.3	-18.7	1,124	1,233	-8.8	903,638	1,013,660	-10.9	1,502	2,339	-35.8
Huron Perth	102,824.3	155,179.5	-33.7	161	216	-25.5	638,660	718,424	-11.1	252	312	-19.2
Kawartha Lakes	58,602.0	116,947.6	-49.9	85	132	-35.6	689,435	885,966	-22.2	179	242	-26.0
Kingston & Area	184,310.0	261,976.9	-29.6	288	381	-24.4	639,965	687,603	-6.9	591	640	-7.7
Kitchener-Waterloo	424,044.6	604,920.0	-29.9	519	661	-21.5	817,042	915,159	-10.7	677	1,334	-49.3
London & St. Thomas	512,877.0	717,966.3	-28.6	776	946	-18.0	660,924	758,950	-12.9	1,082	1,730	-37.5
Mississauga	695,374.1	842,551.7	-17.5	646	720	-10.3	1,076,430	1,170,211	-8.0	943	1,659	-43.2
Muskoka Haliburton Orillia	233,478.0	365,329.3	-36.1	266	360	-26.1	877,737	1,014,803	-13.5	540	679	-20.5
Parry Sound (Lakelands)												
Niagara Falls-Fort Erie	105,774.0	142,966.0	-26.0	159	180	-11.7	665,245	794,256	-16.2	329	421	-21.9
North Bay	34,544.5	64,372.4	-46.3	81	122	-33.6	426,475	527,642	-19.2	108	148	-27.0
Northumberland Hills	63,463.1	93,537.3	-32.2	78	95	-17.9	813,629	984,603	-17.4	154	178	-13.5
Oakville-Milton	535,839.1	590,257.3	-9.2	384	388	-1.0	1,395,414	1,521,282	-8.3	502	843	-40.5
Orangeville & District	48,436.9	60,077.5	-19.4	57	64	-10.9	849,770	938,711	-9.5	59	118	-50.0
Ottawa	1,008,384.5	1,387,898.8	-27.3	1,488	1,877	-20.7	677,678	739,424	-8.4	2,149	2,847	-24.5
Peterborough and the Kawarthas	131,211.5	199,150.1	-34.1	174	245	-29.0	754,089	812,858	-7.2	335	430	-22.1
Quinte & District	212,665.4	293,637.7	-27.6	327	387	-15.5	650,353	758,754	-14.3	606	700	-13.4
Renfrew County	57,001.6	85,890.0	-33.6	134	184	-27.2	425,385	466,794	-8.9	181	190	-4.7
Rideau-St. Lawrence	46,452.4	67,016.4	-30.7	96	124	-22.6	483,879	540,455	-10.5	131	157	-16.6
Sarnia-Lambton	87,413.8	81,259.2	7.6	152	138	10.1	575,091	588,835	-2.3	184	202	-8.9
Sault Ste. Marie	36,207.0	59,085.7	-38.7	117	178	-34.3	309,461	331,942	-6.8	160	222	-27.9
Simcoe & District	60,486.6	70,837.7	-14.6	92	101	-8.9	657,463	701,364	-6.3	183	179	2.2
Southern Georgian Bay (Eastern District)	93,658.0	85,160.6	10.0	114	101	12.9	821,561	843,174	-2.6	237	250	-5.2
Southern Georgian Bay (Western District)	113,652.8	186,665.7	-39.1	137	185	-25.9	829,582	1,009,004	-17.8	352	366	-3.8
St. Catharines & District	195,293.4	313,748.7	-37.8	261	359	-27.3	748,251	873,952	-14.4	434	633	-31.4
Sudbury	84,642.2	132,140.3	-35.9	184	261	-29.5	460,012	506,284	-9.1	235	389	-39.6
Thunder Bay	40,048.7	62,697.1	-36.1	123	173	-28.9	325,599	362,411	-10.2	178	196	-9.2
Tillsonburg District	31,333.7	28,061.2	11.7	49	40	22.5	639,463	701,529	-8.8	75	68	10.3
Timmins, Cochrane & Timiskaming Districts	25,185.3	41,575.8	-39.4	97	150	-35.3	259,642	277,172	-6.3	132	187	-29.4
Greater Toronto [†]	8,685,271.8	10,044,525.0	-13.5	7,531	8,007	-5.9	1,153,269	1,254,468	-8.1	11,364	18,412	-38.3
Welland District	91,738.9	137,549.8	-33.3	132	178	-25.8	694,992	772,752	-10.1	222	321	-30.8
Windsor-Essex	290,013.9	431,562.7	-32.8	507	634	-20.0	572,019	680,698	-16.0	914	1,147	-20.3
Woodstock-Ingersoll	99,310.0	97,046.3	2.3	151	131	15.3	657,682	740,811	-11.2	201	255	-21.2
York Region	1,913,111.0	1,811,478.5	5.6	1,407	1,276	10.3	1,359,709	1,419,654	-4.2	2,141	3,380	-36.7
Ontario	15,767,112.3	19,648,248.2	-19.8	17,306	19,916	-13.1	911,078	986,556	-7.7	26,478	39,392	-32.8

* 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

Ontario
April 2023
Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change
Bancroft and Area	35,957.2	50,542.2	-28.9	74	104	-28.8	485,908	485,983	0.0	175	172	1.7
Barrie & District	961,986.1	1,698,233.2	-34.4	1,170	1,615	-27.6	822,210	1,051,538	-21.8	2,338	3,091	-24.4
Brantford Region	453,983.1	965,201.5	-53.0	655	1,019	-35.7	693,104	947,205	-26.8	1,216	1,576	-22.8
Cambridge	438,232.2	836,602.7	-47.6	567	839	-32.4	772,896	997,143	-22.5	885	1,351	-34.5
Chatham-Kent	172,816.9	314,635.1	-45.1	396	588	-32.7	436,406	535,094	-18.4	835	805	3.7
Cornwall & District	164,573.9	248,554.4	-33.8	391	583	-32.9	420,905	426,337	-1.3	667	763	-12.6
Durham Region	2,415,073.8	4,611,411.7	-47.6	2,632	4,017	-34.5	917,581	1,147,974	-20.1	4,024	6,978	-42.3
Grey Bruce Owen Sound	487,326.7	802,340.4	-39.3	767	1,102	-30.4	635,367	728,077	-12.7	1,570	1,520	3.3
Guelph & District	744,115.8	1,366,217.0	-45.5	903	1,279	-29.4	824,049	1,068,192	-22.9	1,419	1,978	-28.3
Hamilton-Burlington	3,129,101.4	5,190,996.1	-39.7	3,533	4,822	-26.7	885,678	1,076,523	-17.7	5,715	7,664	-25.4
Huron Perth	334,876.0	557,830.9	-40.0	527	733	-28.1	635,438	761,024	-16.5	949	971	-2.3
Kawartha Lakes	213,922.9	401,157.8	-46.7	310	454	-31.7	690,074	883,608	-21.9	593	708	-16.2
Kingston & Area	547,916.4	900,307.2	-39.1	913	1,346	-32.2	600,128	668,876	-10.3	2,124	2,008	5.8
Kitchener-Waterloo	1,284,945.2	2,531,049.4	-49.2	1,607	2,574	-37.6	799,593	983,314	-18.7	2,644	4,114	-35.7
London & St. Thomas	1,620,165.3	3,193,721.4	-49.3	2,472	3,797	-34.9	655,407	841,117	-22.1	4,426	5,695	-22.3
Mississauga	1,932,815.9	3,736,453.8	-48.3	1,879	3,149	-40.3	1,028,641	1,186,553	-13.3	3,244	5,355	-39.4
Muskoka Haliburton Orillia												
Parry Sound (Lakelands)	671,508.9	1,214,915.6	-44.7	930	1,479	-37.1	722,053	821,444	-12.1	2,305	2,349	-1.9
Niagara Falls-Fort Erie	347,333.5	682,539.5	-49.1	546	838	-34.8	636,142	814,486	-21.9	1,354	1,409	-3.9
North Bay	122,531.6	244,795.2	-49.9	309	553	-44.1	396,543	442,668	-10.4	482	723	-33.3
Northumberland Hills	222,868.1	366,772.9	-39.2	286	388	-26.3	779,259	945,291	-17.6	611	619	-1.3
Oakville-Milton	1,567,296.9	2,448,135.8	-36.0	1,135	1,531	-25.9	1,380,878	1,599,044	-13.6	1,844	2,621	-29.6
Orangeville & District	110,304.5	232,899.3	-52.6	134	232	-42.2	823,168	1,003,876	-18.0	208	378	-45.0
Ottawa	2,844,609.9	4,925,966.0	-42.3	4,367	6,651	-34.3	651,388	740,635	-12.1	8,000	9,387	-14.8
Peterborough and the Kawarthas	388,645.3	779,402.8	-50.1	570	947	-39.8	651,834	823,023	-17.2	1,109	1,416	-21.7
Quinte & District	605,348.0	1,133,782.0	-46.6	1,005	1,529	-34.3	602,336	741,519	-18.8	2,192	2,301	-4.7
Renfrew County	127,721.1	253,208.0	-49.6	335	588	-43.0	381,257	430,626	-11.5	627	745	-15.8
Rideau-St. Lawrence	115,990.8	187,315.3	-38.1	247	363	-32.0	469,598	516,020	-9.0	437	496	-11.9
Sarnia-Lambton	261,906.5	321,596.1	-18.6	514	540	-4.8	509,546	595,548	-14.4	902	742	21.6
Sault Ste. Marie	118,180.8	223,575.9	-47.1	431	704	-38.8	274,201	317,579	-13.7	738	900	-18.0
Simcoe & District	227,233.9	335,614.9	-32.3	336	454	-26.0	676,291	739,240	-8.5	717	660	8.6
Southern Georgian Bay (Eastern District)	280,416.9	458,216.4	-38.8	350	521	-32.8	801,191	879,494	-8.9	927	915	1.3
Southern Georgian Bay (Western District)	367,074.8	733,456.1	-50.0	425	705	-39.7	863,705	1,040,363	-17.0	1,219	1,144	6.6
St. Catharines & District	654,415.7	1,189,236.2	-45.0	893	1,325	-32.6	732,828	897,537	-18.4	1,757	2,086	-15.8
Sudbury	281,913.4	516,060.7	-45.4	671	1,096	-38.8	420,139	470,858	-10.8	1,158	1,555	-25.5
Thunder Bay	152,074.3	232,808.5	-34.7	534	716	-25.4	284,783	325,152	-12.4	865	824	5.0
Tillsonburg District	120,073.1	133,915.6	-10.3	178	164	8.5	674,568	816,559	-17.4	289	231	25.1
Timmins, Cochrane & Timiskaming Districts	87,133.0	152,721.2	-42.9	352	605	-41.8	247,537	252,432	-1.9	623	737	-15.5
Greater Toronto [†]	24,789,422.0	43,424,544.8	-42.9	22,309	33,690	-33.8	1,111,185	1,288,945	-13.8	38,601	60,572	-36.3
Welland District	319,898.3	553,689.1	-42.2	490	699	-29.9	652,854	792,116	-17.6	979	1,063	-7.9
Windsor-Essex	966,400.5	1,922,966.6	-49.7	1,726	2,731	-36.8	559,908	704,125	-20.5	3,707	4,185	-11.4
Woodstock-Ingersoll	282,674.4	557,812.7	-49.3	414	629	-34.2	682,788	886,825	-23.0	736	895	-17.8
York Region	5,571,277.1	8,955,333.6	-37.8	4,202	5,927	-29.1	1,325,863	1,510,939	-12.2	7,188	11,906	-39.6
Ontario	46,512,590.8	82,050,437.2	-43.3	53,638	80,301	-33.2	867,157	1,021,786	-15.1	97,735	130,991	-25.4

* 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://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
April 2023
Year to date

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change
Bancroft and Area	30,781.1	36,102.0	-14.7	53	58	-8.6	580,775	622,449	-6.7	117	98	19.4
Barrie & District	920,609.5	1,564,342.6	-41.2	1,131	1,546	-26.8	813,978	1,011,865	-19.6	2,156	2,915	-26.0
Brantford Region	434,919.1	857,691.6	-49.3	627	949	-33.9	693,651	903,785	-23.3	1,083	1,425	-24.0
Cambridge	421,989.7	782,968.2	-46.1	549	800	-31.4	768,652	978,710	-21.5	805	1,255	-35.9
Chatham-Kent	150,778.4	256,850.4	-41.3	356	508	-29.9	423,563	505,611	-16.2	704	640	10.0
Cornwall & District	138,958.6	188,916.8	-26.4	323	421	-23.3	430,212	448,734	-4.1	458	535	-14.4
Durham Region	2,415,073.8	4,611,411.7	-47.6	2,632	4,017	-34.5	917,581	1,147,974	-20.1	4,024	6,978	-42.3
Grey Bruce Owen Sound	416,687.8	646,682.3	-35.6	658	855	-23.0	633,264	756,354	-16.3	1,217	1,149	5.9
Guelph & District	713,136.8	1,282,877.9	-44.4	874	1,232	-29.1	815,946	1,041,297	-21.6	1,320	1,869	-29.4
Hamilton-Burlington	2,970,898.7	4,954,506.6	-40.0	3,440	4,659	-26.2	863,633	1,063,427	-18.8	5,276	7,264	-27.4
Huron Perth	280,405.7	480,779.9	-41.7	465	652	-28.7	603,023	737,392	-18.2	785	837	-6.2
Kawartha Lakes	198,075.2	347,184.5	-42.9	278	382	-27.2	712,501	908,860	-21.6	509	595	-14.5
Kingston & Area	505,969.3	824,888.0	-38.7	827	1,174	-29.6	611,813	702,630	-12.9	1,758	1,676	4.9
Kitchener-Waterloo	1,223,388.4	2,391,221.1	-48.8	1,555	2,481	-37.3	786,745	963,813	-18.4	2,372	3,901	-39.2
London & St. Thomas	1,485,515.2	2,794,679.7	-46.8	2,343	3,522	-33.5	634,023	793,492	-20.1	3,967	5,186	-23.5
Mississauga	1,932,815.9	3,736,453.8	-48.3	1,879	3,149	-40.3	1,028,641	1,186,553	-13.3	3,244	5,355	-39.4
Muskoka Haliburton Orillia												
Parry Sound (Lakelands)	609,124.7	1,052,980.3	-42.2	777	1,126	-31.0	783,944	935,151	-16.2	1,717	1,761	-2.5
Niagara Falls-Fort Erie	330,084.8	617,386.9	-46.5	522	759	-31.2	632,346	813,421	-22.3	1,175	1,236	-4.9
North Bay	109,577.3	196,332.0	-44.2	250	382	-34.6	438,309	513,958	-14.7	345	474	-27.2
Northumberland Hills	207,435.1	341,794.4	-39.3	269	339	-20.6	771,134	1,008,243	-23.5	512	538	-4.8
Oakville-Milton	1,548,055.5	2,403,318.8	-35.6	1,118	1,501	-25.5	1,384,665	1,601,145	-13.5	1,755	2,552	-31.2
Orangeville & District	110,304.5	232,899.3	-52.6	134	232	-42.2	823,168	1,003,876	-18.0	208	378	-45.0
Ottawa	2,675,992.0	4,605,311.4	-41.9	4,137	6,236	-33.7	646,844	738,504	-12.4	6,929	8,394	-17.5
Peterborough and the Kawarthas	363,274.1	708,634.7	-48.7	527	833	-36.7	689,325	850,702	-19.0	963	1,224	-21.3
Quinte & District	574,554.0	1,019,416.7	-43.6	918	1,343	-31.6	625,876	759,059	-17.5	1,832	1,951	-6.1
Renfrew County	119,507.7	222,661.3	-46.3	296	476	-37.8	403,742	467,776	-13.7	476	562	-15.3
Rideau-St. Lawrence	104,263.5	166,687.5	-37.4	216	306	-29.4	482,702	544,730	-11.4	347	386	-10.1
Sarnia-Lambton	242,039.9	281,795.8	-14.1	460	492	-6.5	526,174	572,756	-8.1	770	646	19.2
Sault Ste. Marie	110,418.0	192,751.5	-42.7	376	592	-36.5	293,665	325,594	-9.8	566	709	-20.2
Simcoe & District	199,607.8	282,691.3	-29.4	308	386	-20.2	648,077	732,361	-11.5	625	555	12.6
Southern Georgian Bay (Eastern District)	262,415.8	409,398.4	-35.9	315	432	-27.1	833,066	947,681	-12.1	775	755	2.6
Southern Georgian Bay (Western District)	353,592.5	672,623.6	-47.4	408	632	-35.4	866,648	1,064,278	-18.6	1,104	993	11.2
St. Catharines & District	608,017.8	1,091,179.0	-44.3	849	1,237	-31.4	716,158	882,117	-18.8	1,551	1,861	-16.7
Sudbury	263,731.7	473,273.0	-44.3	604	943	-35.9	436,642	501,880	-13.0	894	1,277	-30.0
Thunder Bay	134,267.7	213,632.7	-37.2	450	610	-26.2	298,373	350,218	-14.8	632	680	-7.1
Tillsonburg District	104,603.1	108,888.7	-3.9	162	148	9.5	645,698	735,735	-12.2	252	199	26.6
Timmins, Cochrane & Timiskaming Districts	78,145.6	134,602.1	-41.9	298	520	-42.7	262,234	258,850	1.3	482	612	-21.2
Greater Toronto†	24,789,422.0	43,424,544.8	-42.9	22,309	33,690	-33.8	1,111,185	1,288,945	-13.8	38,601	60,572	-36.3
Welland District	296,889.9	506,497.3	-41.4	455	638	-28.7	652,505	793,883	-17.8	811	928	-12.6
Windsor-Essex	866,556.2	1,714,539.1	-49.5	1,606	2,523	-36.3	539,574	679,564	-20.6	3,164	3,632	-12.9
Woodstock-Ingersoll	251,646.4	460,098.4	-45.3	396	577	-31.4	635,471	797,398	-20.3	668	810	-17.5
York Region	5,571,277.1	8,955,333.6	-37.8	4,202	5,927	-29.1	1,325,863	1,510,939	-12.2	7,188	11,906	-39.6
Ontario	45,095,346.9	78,710,731.3	-42.7	51,505	75,960	-32.2	875,553	1,036,213	-15.5	89,473	122,652	-27.1

* 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
April 2023

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	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	3,716,436.7	5,105,631.2	-27.2	8,006	10,387	-22.9	n/a	n/a	-	12,314	13,017	-5.4

Residential	Dollar Volume*			Unit Sales			Average Price [†]			New Listings		
	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	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	3,451,952.5	4,718,915.0	-26.8	7,458	9,607	-22.4	477,117	501,127	-4.8	10,485	11,363	-7.7

* 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
April 2023
Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 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	12,429,426.3	18,006,866.6	-31.0	27,839	38,678	-28.0	n/a	n/a	-	48,189	51,299	-6.1

Residential	Dollar Volume*			Unit Sales			Average Price [†]			New Listings		
	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 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	11,504,073.8	16,577,094.0	-30.6	25,806	35,287	-26.9	465,951	488,215	-4.6	41,088	44,713	-8.1

* 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

April 2023

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change
Fredericton Area	70,341.9	105,826.8	-33.5	235	358	-34.4	299,327	295,606	1.3	379	518	-26.8
Moncton	100,285.1	140,565.4	-28.7	323	427	-24.4	310,480	329,193	-5.7	525	669	-21.5
Northern New Brunswick	27,867.3	42,046.2	-33.7	162	229	-29.3	172,020	183,608	-6.3	236	321	-26.5
Saint John	49,945.1	78,866.1	-36.7	178	293	-39.2	280,591	269,168	4.2	341	450	-24.2
New Brunswick	248,439.5	367,304.5	-32.4	898	1,307	-31.3	276,659	281,029	-1.6	1,481	1,958	-24.4

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change
Fredericton Area	68,925.7	99,124.5	-30.5	208	289	-28.0	331,374	342,991	-3.4	273	361	-24.4
Moncton	88,627.4	127,453.8	-30.5	273	349	-21.8	324,643	365,197	-11.1	383	540	-29.1
Northern New Brunswick	24,796.7	38,523.2	-35.6	133	186	-28.5	186,441	207,114	-10.0	167	253	-34.0
Saint John	45,922.6	66,909.1	-31.4	147	219	-32.9	312,399	305,521	2.3	216	339	-36.3
New Brunswick	228,272.4	332,010.6	-31.2	761	1,043	-27.0	299,964	318,323	-5.8	1,039	1,493	-30.4

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

New Brunswick
April 2023
Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change
Fredericton Area	195,882.4	293,113.6	-33.2	704	1,081	-34.9	278,242	271,150	2.6	1,275	1,556	-18.1
Moncton	335,959.2	454,610.5	-26.1	1,099	1,434	-23.4	305,695	317,023	-3.6	1,750	1,929	-9.3
Northern New Brunswick	91,065.5	143,911.6	-36.7	539	832	-35.2	168,953	172,971	-2.3	912	968	-5.8
Saint John	157,487.1	261,043.1	-39.7	617	1,012	-39.0	255,247	257,948	-1.0	1,021	1,394	-26.8
New Brunswick	780,394.3	1,152,678.8	-32.3	2,959	4,359	-32.1	263,736	264,437	-0.3	4,958	5,847	-15.2

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change
Fredericton Area	189,050.3	261,566.5	-27.7	599	809	-26.0	315,610	323,321	-2.4	904	1,057	-14.5
Moncton	301,845.3	404,213.1	-25.3	953	1,132	-15.8	316,732	357,079	-11.3	1,265	1,489	-15.0
Northern New Brunswick	80,216.4	126,991.2	-36.8	443	666	-33.5	181,076	190,678	-5.0	629	737	-14.7
Saint John	139,847.9	220,964.1	-36.7	495	745	-33.6	282,521	296,596	-4.7	682	981	-30.5
New Brunswick	710,960.0	1,013,735.0	-29.9	2,490	3,352	-25.7	285,526	302,427	-5.6	3,480	4,264	-18.4

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Nova Scotia
April 2023

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change
Annapolis Valley	52,938.1	87,862.9	-39.7	172	284	-39.4	307,779	309,376	-0.5	330	383	-13.8
Cape Breton	20,728.8	26,303.7	-21.2	99	109	-9.2	209,382	241,318	-13.2	117	184	-36.4
Halifax-Dartmouth	263,620.6	386,239.5	-31.7	478	681	-29.8	551,507	567,165	-2.8	744	1,018	-26.9
Highland	13,809.8	22,239.6	-37.9	59	78	-24.4	234,064	285,122	-17.9	136	135	0.7
Northern Nova Scotia	36,874.2	73,101.4	-49.6	159	287	-44.6	231,913	254,709	-8.9	280	399	-29.8
South Shore	34,640.6	46,299.4	-25.2	121	177	-31.6	286,286	261,579	9.4	217	288	-24.7
Yarmouth	5,256.5	11,527.7	-54.4	28	54	-48.1	187,732	213,476	-12.1	52	59	-11.9
Nova Scotia	427,868.5	653,574.2	-34.5	1,116	1,670	-33.2	383,395	391,362	-2.0	1,876	2,466	-23.9

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change
Annapolis Valley	47,394.4	83,525.3	-43.3	131	224	-41.5	361,789	372,881	-3.0	246	285	-13.7
Cape Breton	19,678.6	23,601.8	-16.6	80	83	-3.6	245,983	284,359	-13.5	77	118	-34.7
Halifax-Dartmouth	259,083.4	377,989.0	-31.5	444	626	-29.1	583,521	603,816	-3.4	637	905	-29.6
Highland	12,745.3	16,825.3	-24.2	44	45	-2.2	289,666	373,896	-22.5	75	72	4.2
Northern Nova Scotia	33,524.6	65,699.2	-49.0	126	215	-41.4	266,068	305,578	-12.9	205	271	-24.4
South Shore	29,926.8	41,476.3	-27.8	78	106	-26.4	383,677	391,286	-1.9	101	167	-39.5
Yarmouth	4,825.0	10,510.7	-54.1	19	40	-52.5	253,947	262,768	-3.4	31	38	-18.4
Nova Scotia	407,178.0	619,627.6	-34.3	922	1,339	-31.1	441,625	462,754	-4.6	1,372	1,856	-26.1

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Nova Scotia
April 2023
Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change
Annapolis Valley	137,860.9	231,920.9	-40.6	499	790	-36.8	276,274	293,571	-5.9	959	1,120	-14.4
Cape Breton	58,241.2	82,091.4	-29.1	294	425	-30.8	198,099	193,156	2.6	427	582	-26.6
Halifax-Dartmouth	742,753.4	1,154,938.0	-35.7	1,421	2,113	-32.7	522,698	546,587	-4.4	2,281	2,826	-19.3
Highland	43,740.1	64,501.9	-32.2	201	306	-34.3	217,613	210,790	3.2	490	477	2.7
Northern Nova Scotia	112,048.3	196,946.1	-43.1	510	867	-41.2	219,703	227,158	-3.3	931	1,151	-19.1
South Shore	98,632.0	172,892.2	-43.0	394	650	-39.4	250,335	265,988	-5.9	732	820	-10.7
Yarmouth	16,763.0	31,781.0	-47.3	88	168	-47.6	190,489	189,173	0.7	184	205	-10.2
Nova Scotia	1,210,038.9	1,935,071.5	-37.5	3,407	5,319	-35.9	355,163	363,804	-2.4	6,004	7,181	-16.4

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change
Annapolis Valley	123,454.9	209,157.4	-41.0	367	575	-36.2	336,389	363,752	-7.5	646	794	-18.6
Cape Breton	52,536.1	72,595.5	-27.6	230	315	-27.0	228,418	230,462	-0.9	278	372	-25.3
Halifax-Dartmouth	712,322.7	1,093,526.7	-34.9	1,285	1,844	-30.3	554,337	593,019	-6.5	1,927	2,463	-21.8
Highland	37,139.2	51,983.0	-28.6	135	171	-21.1	275,105	303,994	-9.5	228	207	10.1
Northern Nova Scotia	102,268.3	177,812.7	-42.5	400	645	-38.0	255,671	275,679	-7.3	642	794	-19.1
South Shore	83,834.3	143,249.4	-41.5	257	386	-33.4	326,204	371,113	-12.1	412	460	-10.4
Yarmouth	12,843.0	25,774.6	-50.2	53	105	-49.5	242,321	245,472	-1.3	110	126	-12.7
Nova Scotia	1,124,398.6	1,774,099.4	-36.6	2,727	4,041	-32.5	412,321	439,025	-6.1	4,243	5,216	-18.7

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Prince Edward Island

April 2023

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change
Prince Edward Island	62,980.9	84,186.7	-25.2	189	257	-26.5	333,233	327,575	1.7	390	375	4.0
Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change
Prince Edward Island	57,014.3	77,355.0	-26.3	150	189	-20.6	380,096	409,286	-7.1	251	266	-5.6

Newfoundland & Labrador

April 2023

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change
Newfoundland & Labrador	94,766.3	145,483.8	-34.9	330	524	-37.0	287,171	277,641	3.4	1,017	1,057	-3.8
Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change
Newfoundland & Labrador	87,849.6	138,457.7	-36.6	295	486	-39.3	297,795	284,892	4.5	791	837	-5.5

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Prince Edward Island

April 2023

Year to date

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change
Prince Edward Island	201,966.9	293,985.6	-31.3	623	943	-33.9	324,184	311,756	4.0	1,365	1,259	8.4

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change
Prince Edward Island	181,963.7	263,142.1	-30.8	475	683	-30.5	383,081	385,274	-0.6	850	847	0.4

Newfoundland & Labrador

April 2023

Year to date

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change
Newfoundland & Labrador	368,697.2	466,565.0	-21.0	1,318	1,761	-25.2	279,740	264,943	5.6	3,246	3,698	-12.2

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change
Newfoundland & Labrador	339,016.2	447,241.2	-24.2	1,196	1,624	-26.4	283,458	275,395	2.9	2,502	2,975	-15.9

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Yukon
April 2023

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change
Yukon	17,412.3	32,889.9	-47.1	35	60	-41.7	497,494	548,165	-9.2	58	69	-15.9

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change
Yukon	16,419.7	32,584.9	-49.6	33	59	-44.1	497,567	552,287	-9.9	58	68	-14.7

Northwest Territories
April 2023

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change
Northwest Territories	10,985.8	17,891.0	-38.6	23	39	-41.0	477,643	458,743	4.1	40	49	-18.4

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change	Apr 2023	Apr 2022	year-over-year percentage change
Northwest Territories	10,983.8	17,891.0	-38.6	22	39	-43.6	499,264	458,743	8.8	38	48	-20.8

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Yukon

April 2023

Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change
Yukon	58,733.8	95,787.6	-38.7	118	183	-35.5	497,744	523,429	-4.9	200	209	-4.3

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change
Yukon	57,476.8	91,559.6	-37.2	115	178	-35.4	499,799	514,380	-2.8	185	206	-10.2

Northwest Territories

April 2023

Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change
Northwest Territories	26,592.0	38,897.9	-31.6	58	84	-31.0	458,482	463,071	-1.0	111	111	0.0

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change	Apr 2023 YTD	Apr 2022 YTD	year-over-year percentage change
Northwest Territories	26,590.0	35,822.9	-25.8	57	82	-30.5	466,490	436,865	6.8	99	107	-7.5

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association