



The Canadian Real Estate Association

News Release

Canadian Home Sales Fall Back in August

Ottawa, ON, September 15, 2023

Statistics¹ released today by the Canadian Real Estate Association (CREA) show national home sales were down on a month-over-month basis in August 2023.

Highlights:

- National home sales declined 4.1% month-over-month in August.
- Actual (not seasonally adjusted) monthly activity came in 5.3% above August 2022.
- The number of newly listed properties edged up 0.8% month-over-month.
- The MLS® Home Price Index (HPI) climbed 0.4% month-over-month and was also up 0.4% year-over-year.
- The actual (not seasonally adjusted) national average sale price posted a 2.1% year-over-year increase in August.

Home sales recorded over Canadian MLS® Systems posted a 4.1% decline between July and August 2023. (Chart A)

The national sales figure was pulled lower in August by declines in Greater Vancouver and the Fraser Valley, Montreal, Ottawa, Hamilton-Burlington as well as London and St. Thomas.

The actual (not seasonally adjusted) number of transactions came in 5.3% above August 2022.

"With sales slowing and new listings returning to more normal levels, demand and supply are continuing to come into better balance" said Larry Cerqua, Chair of CREA. "This is giving buyers more time and more choice. If you're looking for information and guidance about how to buy or sell a property this fall, contact a REALTOR® in your area," continued Cerqua.

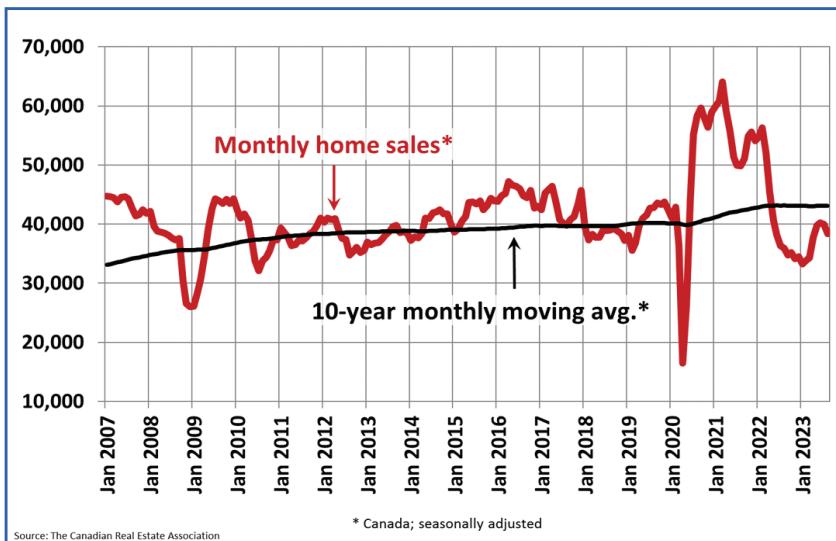
"August was the first full month of housing data following the Bank of Canada's July rate hike, so a dip in activity was expected," said Shaun Cathcart, CREA's Senior Economist. "The demand is obviously still there, and it will be back, but as the housing affordability crisis re-emerges as a top policy issue, for now, the slowdown on the buyer side should help keep a lid on prices."

The number of newly listed homes edged up 0.8% on a month-over-month basis in August, a small increase following a cumulative gain of more than 24% between March and July. New listings started off 2023 at a 20-year low but are now closer to average levels.

With sales falling and new listings edging up in August, the sales-to-new listings ratio eased to 56.2% compared to 59% in July and a peak of 67.4% in April. The measure is now back in line with its long-term average of 55.2%.

There were 3.4 months of inventory on a national basis at the end of August 2023, up from 3.2 months in July. While the measure is up a bit from its recent low of 3.1 months in May and June, it remains below the second half of 2022 and well below its long-term average of about five months.

Chart A



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

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.

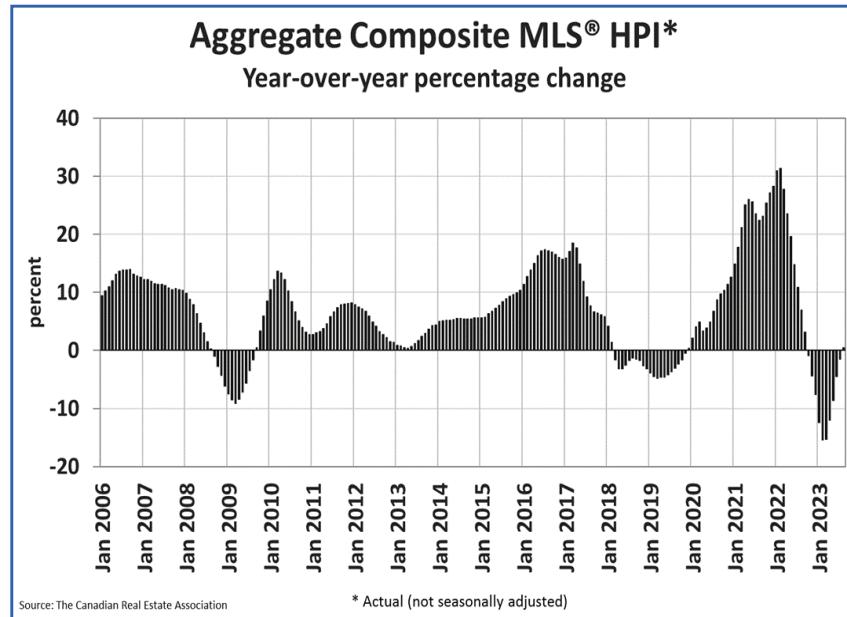
The Aggregate Composite MLS® Home Price Index (HPI) edged up 0.4% on a month-over-month basis in August 2023—only about half as large as the July gain, which was only about half as large as the gains recorded in April, May, and June. This levelling off of prices is in line with slowing sales and a rebound in listings.

While prices are stabilizing at the national level, regional differences are re-emerging. Price growth has remained solid in Quebec and the East Coast, followed by British Columbia and the Prairies. Ontario is now a mixed bag, still with some of the bigger increases but also some of the bigger declines.

As of August 2023, the Aggregate Composite MLS® HPI was up 0.4% on a year-over-year basis. This was the first year-over-year increase since September 2022. Even though prices appear to be levelling out near current levels, year-over-year comparisons will likely continue to rise in the months ahead because of how prices continued to decline through the second half of 2022. (Chart B)

The actual (not seasonally adjusted) national average home price was \$650,140 in August 2023, up 2.1% from August 2022.

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:	August 2023	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Region	Aggregate	\$757,600	0.4	3.4	6.8	0.3	31.8	39.5
BC	Lower Mainland	\$1,151,000	0.8	4.6	8.2	1.7	32.9	27.4
	Greater Vancouver	\$1,211,700	0.7	4.3	7.2	2.5	27.8	21.7
	Fraser Valley	\$1,039,500	0.7	5.2	9.6	-0.5	43.1	40.5
	Chilliwack and District	\$746,900	-0.6	4.9	9.3	-2.0	38.2	44.2
	Vancouver Island	\$685,600	1.3	4.6	6.4	-1.7	48.2	59.8
	Victoria	\$890,400	1.2	3.7	4.8	-2.1	32.9	41.4
	Interior BC	\$693,500	1.1	3.9	5.6	1.4	44.0	52.5
AB	Calgary	\$550,700	1.4	3.9	6.0	7.2	33.7	29.8
	Edmonton	\$370,100	0.9	1.8	0.9	-3.9	7.3	5.9
SK	Saskatchewan	\$324,900	-0.2	0.6	1.3	-0.4	11.9	15.3
	Regina	\$310,200	-0.9	0.1	0.9	-3.1	5.7	8.4
	Saskatoon	\$376,600	0.0	0.9	2.1	1.3	15.8	20.1
MB	Winnipeg	\$346,000	0.3	1.9	5.3	0.0	17.2	25.2
ON	Bancroft and Area	\$470,100	-0.7	-3.8	-3.8	-10.2	50.5	83.9
	Barrie & District	\$836,900	1.4	4.8	9.8	-0.7	44.2	71.9
	Brantford Region	\$673,900	-2.5	-1.6	2.2	-6.0	35.2	72.4
	Cambridge	\$779,900	0.7	-0.1	8.9	1.5	36.1	69.8
	Grey Bruce Owen Sound	\$572,800	1.7	5.8	5.2	-2.9	41.5	78.0
	Guelph & District	\$856,900	0.2	3.3	8.2	0.1	30.4	61.0
	Hamilton-Burlington	\$880,300	-0.2	2.6	8.5	0.7	30.0	56.3
	Huron Perth	\$574,900	0.6	5.7	6.3	-2.1	41.7	88.3
	Kawartha Lakes	\$678,700	-5.5	2.3	4.7	-3.0	38.1	67.7
	Kingston and Area	\$566,700	-0.6	4.0	6.0	0.3	35.8	73.7
	Kitchener-Waterloo	\$768,500	-1.3	1.1	9.4	1.3	32.8	66.1
	Lakelands	\$720,600	0.8	4.3	5.7	-3.2	40.3	64.9
	London & St. Thomas	\$624,300	0.4	3.8	10.4	1.2	38.0	79.4
	Mississauga	\$1,143,800	0.0	2.6	11.5	2.6	26.6	47.7
	Niagara Region	\$671,500	0.9	4.8	7.3	-3.6	37.5	70.0
	North Bay	\$406,600	1.6	4.1	4.9	2.8	58.4	86.9
	Northumberland Hills	\$742,400	0.6	4.7	8.5	0.9	43.7	75.8
	Oakville-Milton	\$1,369,300	1.2	0.7	12.4	5.6	36.1	50.0
	Ottawa	\$652,800	1.1	4.5	7.8	0.3	24.7	63.3

ON	Peterborough & the Kawarthas	\$667,000	2.0	4.7	5.3	-7.0	39.5	58.5
	Quinte & District	\$579,700	2.4	3.9	7.6	-0.7	41.0	83.4
	Rideau-St. Lawrence	\$564,300	3.0	4.2	7.1	-0.7	44.3	91.7
	Sault Ste. Marie	\$293,400	0.6	5.9	11.8	6.6	60.0	81.6
	Simcoe & District	\$560,400	-2.0	1.8	4.8	-3.3	29.8	68.4
	Sudbury	\$456,200	0.9	4.9	19.5	8.3	42.9	74.1
	Tillsonburg District	\$592,000	1.8	6.5	4.7	-5.5	51.2	104.6
	Greater Toronto	\$1,163,700	-0.1	2.9	8.6	2.4	33.3	52.7
	Windsor-Essex	\$596,100	3.2	8.6	8.5	0.1	42.6	82.3
	Woodstock-Ingersoll	\$673,900	0.6	6.6	10.0	-1.9	39.6	82.7
QC	Central Quebec	\$259,300	0.2	2.3	3.2	2.6	57.5	80.4
	Estrie	\$366,100	2.0	4.5	5.7	6.0	58.3	95.1
	Mauricie	\$246,500	0.5	3.9	8.5	5.3	73.9	88.6
	Montreal CMA	\$523,300	1.1	3.3	4.7	0.7	31.0	56.7
	Quebec CMA	\$340,300	2.2	3.6	6.0	6.5	30.6	40.6
NB	New Brunswick	\$288,900	1.9	5.7	5.9	2.4	57.0	79.5
	Fredericton	\$285,900	1.5	3.5	3.3	-2.2	45.0	61.2
	Greater Moncton	\$335,300	1.6	5.6	7.8	4.5	71.5	100.8
	Saint John	\$294,900	2.3	6.8	6.5	6.4	50.0	70.8
NS	Nova Scotia	\$406,000	1.4	4.8	7.8	7.1	51.7	87.0
	Halifax-Dartmouth	\$540,500	1.5	5.5	8.6	9.8	55.8	91.3
PE	Prince Edward Island	\$358,700	1.9	0.5	3.1	0.0	48.6	78.4
NF	Newfoundland & Labrador	\$288,700	1.4	2.1	3.0	3.2	23.4	19.4
	St. John's	\$332,500	1.2	1.8	3.0	3.3	20.9	18.6

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 72 real estate boards and associations.

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

For more information, please contact:

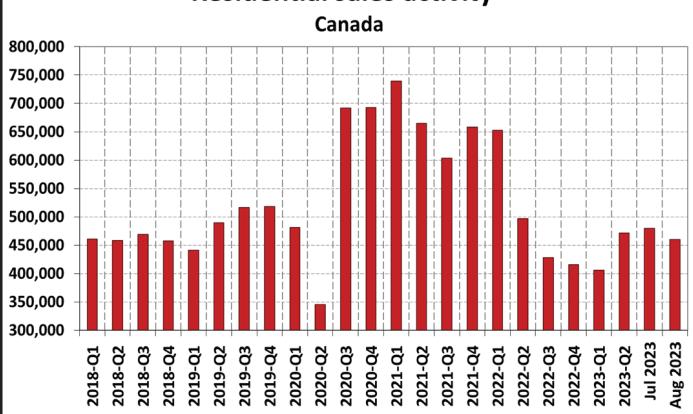
**Pierre Leduc, Media Relations
The Canadian Real Estate Association
Tel.: 613-237-7111 or 613-884-1460
E-mail: pleduc@crea.ca**



National Charts

Chart 1

Residential sales activity*

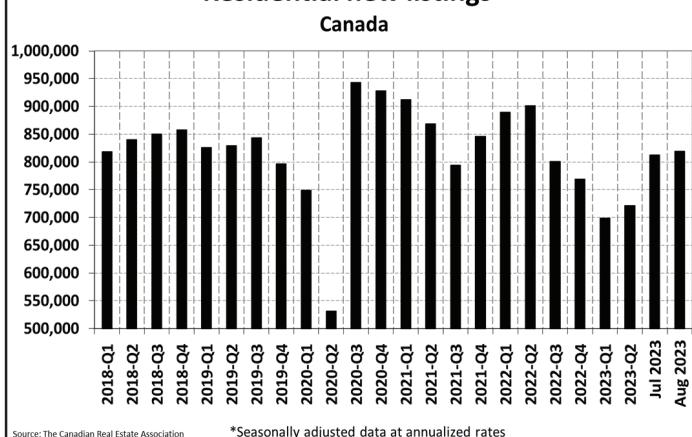


Source: The Canadian Real Estate Association

*Seasonally adjusted data at annualized rates

Chart 2

Residential new listings*

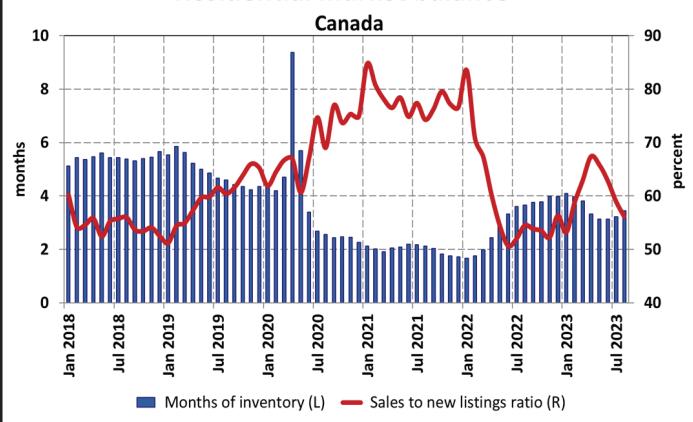


Source: The Canadian Real Estate Association

*Seasonally adjusted data at annualized rates

Chart 3

Residential market balance*

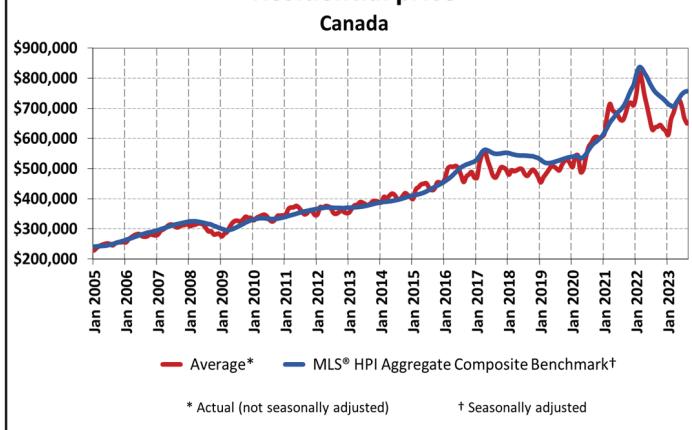


Source: The Canadian Real Estate Association

*Seasonally adjusted

Chart 4

Residential price



Source: The Canadian Real Estate Association

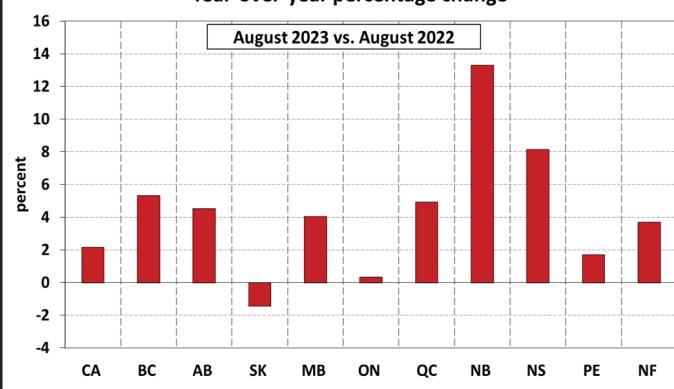
* Actual (not seasonally adjusted)

† Seasonally adjusted

Chart 5

Residential average price*

Year-over-year percentage change



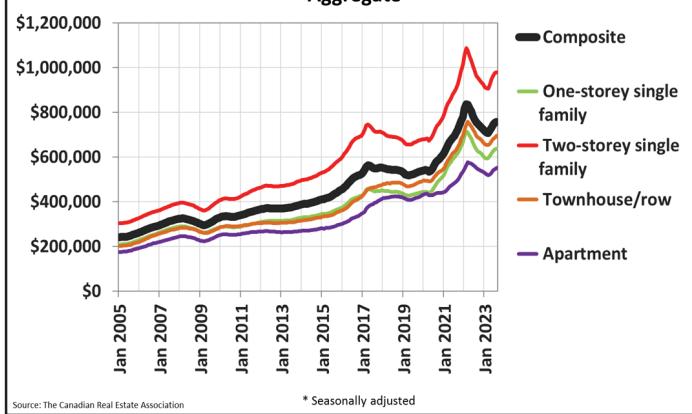
Source: The Canadian Real Estate Association

*Actual (not seasonally adjusted)

Chart 6

MLS® HPI Benchmark Price*

Aggregate



Source: The Canadian Real Estate Association

* Seasonally adjusted

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

August 2023

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2023	Jul 2023	monthly percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Jul 2023	monthly percentage change	Aug 2023	Aug 2022	year-over-year percentage change
Fraser Valley	1,286.4	1,460.4	-11.9	1,218.9	954.7	27.7	1,274.8	1,414.9	-9.9	1,207.0	937.7	28.7
Greater Vancouver	3,135.6	3,370.1	-7.0	2,970.0	2,264.2	31.2	3,130.9	3,345.7	-6.4	2,947.2	2,235.7	31.8
Victoria	539.6	611.0	-11.7	539.9	462.3	16.8	523.3	605.9	-13.6	531.8	458.8	15.9
Calgary	1,893.9	1,845.5	2.6	1,901.9	1,416.2	34.3	1,807.6	1,762.9	2.5	1,829.0	1,382.6	32.3
Edmonton	908.2	914.7	-0.7	995.9	833.9	19.4	882.0	890.3	-0.9	968.7	807.8	19.9
Regina	122.5	110.9	10.5	146.7	140.1	4.7	113.8	105.1	8.3	137.8	130.4	5.7
Saskatoon	223.2	230.2	-3.0	264.8	235.3	12.5	208.2	212.9	-2.2	252.0	226.2	11.4
Winnipeg	437.4	417.5	4.8	510.6	486.7	4.9	419.2	394.8	6.2	495.1	468.6	5.6
Hamilton-Burlington	722.3	843.6	-14.4	724.4	761.1	-4.8	713.7	806.6	-11.5	705.8	741.9	-4.9
Kitchener-Waterloo	377.2	394.1	-4.3	364.3	381.0	-4.4	334.2	365.2	-8.5	318.6	365.3	-12.8
London and St Thomas	435.9	474.5	-8.1	440.0	465.7	-5.5	399.8	438.1	-8.7	406.9	411.0	-1.0
Niagara Region	371.6	394.4	-5.8	401.2	344.1	16.6	331.3	353.3	-6.2	348.6	316.8	10.0
Ottawa	836.1	912.3	-8.3	832.4	764.6	8.9	779.4	850.9	-8.4	766.4	718.0	6.7
Sudbury	103.1	119.8	-13.9	126.7	119.3	6.2	92.7	108.3	-14.4	113.2	115.0	-1.6
Thunder Bay	63.6	76.9	-17.3	88.9	86.6	2.6	57.7	69.5	-16.9	80.5	82.7	-2.6
Greater Toronto [†]	6,275.9	6,559.0	-4.3	5,729.9	6,074.3	-5.7	6,355.8	6,512.2	-2.4	5,729.9	6,074.3	-5.7
Windsor-Essex	272.3	287.6	-5.3	294.8	257.2	14.6	245.8	267.3	-8.1	273.2	236.8	15.4
Trois Rivières CMA	52.9	40.1	32.1	41.2	30.1	36.7	49.4	36.7	34.6	38.8	28.7	35.1
Montreal CMA	2,049.3	2,176.7	-5.9	1,759.3	1,596.5	10.2	1,917.3	2,018.5	-5.0	1,647.8	1,497.2	10.1
Gatineau CMA	162.1	190.8	-15.0	162.7	192.9	-15.7	149.2	184.1	-18.9	149.3	181.9	-18.0
Quebec CMA	279.4	318.4	-12.2	220.3	195.3	12.8	263.0	289.1	-9.0	209.9	186.4	12.6
Saguenay CMA	31.8	30.9	3.0	27.8	21.4	30.3	30.0	29.8	0.8	25.6	20.2	26.2
Sherbrooke CMA	109.6	86.6	26.6	101.3	69.5	45.7	76.9	76.6	0.3	73.5	63.4	16.0
Saint John	61.1	61.8	-1.1	78.3	67.3	16.4	58.3	57.0	2.2	73.7	62.8	17.5
Halifax-Dartmouth	239.7	247.7	-3.2	264.8	244.5	8.3	231.2	242.6	-4.7	255.7	229.9	11.2
Newfoundland & Labrador	156.2	128.3	21.8	215.5	208.1	3.6	149.6	122.1	22.6	209.1	200.2	4.5
Canada	27,496.3	29,223.6	-5.9	27,306.7	25,327.5	7.8	26,445.7	27,897.9	-5.2	26,172.7	24,339.7	7.5

* 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
August 2023

Sales Activity	Total ¹						Residential					
	s.a. ²			n.s.a. ³			s.a. ²			n.s.a. ³		
	Aug 2023	Jul 2023	monthly percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Jul 2023	monthly percentage change	Aug 2023	Aug 2022	year-over-year percentage change
Fraser Valley	1,223	1,387	-11.8	1,221	966	26.4	1,201	1,367	-12.1	1,206	960	25.6
Greater Vancouver	2,352	2,583	-8.9	2,309	1,897	21.7	2,348	2,565	-8.5	2,296	1,881	22.1
Victoria	522	571	-8.6	544	478	13.8	496	556	-10.8	520	468	11.1
Calgary	3,445	3,322	3.7	3,549	2,819	25.9	3,322	3,193	4.0	3,432	2,747	24.9
Edmonton	2,336	2,324	0.5	2,588	2,165	19.5	2,289	2,284	0.2	2,547	2,129	19.6
Regina	403	365	10.4	471	421	11.9	373	345	8.1	440	409	7.6
Saskatoon	625	628	-0.5	735	654	12.4	589	590	-0.2	699	625	11.8
Winnipeg	1,173	1,149	2.1	1,395	1,375	1.5	1,095	1,070	2.3	1,311	1,288	1.8
Hamilton-Burlington	800	890	-10.1	842	886	-5.0	772	867	-11.0	817	864	-5.4
Kitchener-Waterloo	433	466	-7.1	433	495	-12.5	418	453	-7.7	420	484	-13.2
London and St Thomas	616	690	-10.7	643	687	-6.4	573	663	-13.6	614	649	-5.4
Niagara Region	505	553	-8.7	539	482	11.8	475	514	-7.6	513	456	12.5
Ottawa	1,221	1,315	-7.1	1,278	1,199	6.6	1,149	1,249	-8.0	1,197	1,131	5.8
Sudbury	215	253	-15.0	264	280	-5.7	189	225	-16.0	236	262	-9.9
Thunder Bay	196	209	-6.2	269	269	0.0	164	182	-9.9	228	249	-8.4
Greater Toronto [†]	5,507	5,558	-0.9	5,291	5,627	-6.0	5,499	5,552	-1.0	5,291	5,627	-6.0
Windsor-Essex	476	532	-10.5	536	489	9.6	440	491	-10.4	497	462	7.6
Trois Rivières CMA	148	129	14.7	127	102	24.5	136	119	14.3	118	94	25.5
Montreal CMA	3,359	3,543	-5.2	2,886	2,763	4.5	3,208	3,371	-4.8	2,753	2,652	3.8
Gatineau CMA	345	426	-19.0	362	440	-17.7	321	397	-19.1	335	413	-18.9
Quebec CMA	773	850	-9.1	602	553	8.9	735	802	-8.4	573	530	8.1
Saguenay CMA	120	121	-0.8	103	91	13.2	112	113	-0.9	97	86	12.8
Sherbrooke CMA	170	184	-7.6	148	154	-3.9	147	161	-8.7	126	140	-10.0
Saint John	213	208	2.4	267	266	0.4	174	164	6.1	226	222	1.8
Halifax-Dartmouth	428	461	-7.2	480	533	-9.9	392	424	-7.5	445	486	-8.4
Newfoundland & Labrador	551	460	19.8	718	701	2.4	492	417	18.0	670	665	0.8
Canada	40,893	42,675	-4.2	42,900	40,674	5.5	38,345	39,996	-4.1	40,257	38,239	5.3

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

¹Total = 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

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

August 2023

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2023	Jul 2023	monthly percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Jul 2023	monthly percentage change	Aug 2023	Aug 2022	year-over-year percentage change
Fraser Valley	2,528	2,607	-3.0	2,345	1,926	21.8	2,435	2,517	-3.3	2,282	1,851	23.3
Greater Vancouver	4,434	4,491	-1.3	3,870	3,377	14.6	4,355	4,417	-1.4	3,816	3,337	14.4
Victoria	1,064	1,057	0.7	1,095	980	11.7	963	968	-0.5	991	913	8.5
Calgary	4,316	4,175	3.4	4,287	3,878	10.5	4,034	3,897	3.5	4,019	3,583	12.2
Edmonton	3,780	3,660	3.3	3,947	3,916	0.8	3,692	3,530	4.6	3,838	3,784	1.4
Regina	567	594	-4.5	625	598	4.5	510	525	-2.9	574	549	4.6
Saskatoon	938	951	-1.4	1,101	1,115	-1.3	805	831	-3.1	945	959	-1.5
Winnipeg	1,874	1,843	1.7	2,150	2,201	-2.3	1,591	1,575	1.0	1,840	1,973	-6.7
Hamilton-Burlington	1,661	1,779	-6.6	1,606	1,635	-1.8	1,564	1,647	-5.0	1,520	1,562	-2.7
Kitchener-Waterloo	941	875	7.5	888	729	21.8	855	831	2.9	813	688	18.2
London and St Thomas	1,349	1,443	-6.5	1,441	1,285	12.1	1,228	1,307	-6.0	1,315	1,165	12.9
Niagara Region	1,242	1,239	0.2	1,346	1,192	12.9	1,095	1,092	0.3	1,204	1,081	11.4
Ottawa	2,448	2,278	7.5	2,553	2,340	9.1	2,134	1,975	8.1	2,230	2,091	6.6
Sudbury	403	420	-4.0	474	417	13.7	325	346	-6.1	389	358	8.7
Thunder Bay	289	306	-5.6	395	433	-8.8	250	248	0.8	338	355	-4.8
Greater Toronto [†]	12,967	12,803	1.3	12,296	10,537	16.7	12,959	12,794	1.3	12,296	10,537	16.7
Windsor-Essex	1,068	1,017	5.0	1,236	1,263	-2.1	911	875	4.1	1,074	1,119	-4.0
Trois Rivières CMA	183	179	2.2	166	145	14.5	162	152	6.6	145	126	15.1
Montreal CMA	5,718	5,749	-0.5	5,302	5,539	-4.3	5,211	5,211	0.0	4,864	5,089	-4.4
Gatineau CMA	711	624	13.9	721	616	17.0	608	547	11.2	629	551	14.2
Quebec CMA	1,068	1,013	5.4	940	855	9.9	949	892	6.4	817	762	7.2
Saguenay CMA	172	202	-14.9	156	137	13.9	168	181	-7.2	150	121	24.0
Sherbrooke CMA	296	271	9.2	272	240	13.3	239	230	3.9	224	199	12.6
Saint John	289	313	-7.7	328	411	-20.2	200	227	-11.9	237	317	-25.2
Halifax-Dartmouth	605	590	2.5	621	679	-8.5	526	506	4.0	550	589	-6.6
Newfoundland & Labrador	982	1,002	-2.0	1,158	1,153	0.4	783	778	0.6	942	897	5.0
Canada	76,407	75,810	0.8	77,690	73,292	6.0	68,276	67,740	0.8	69,438	65,831	5.5

[†]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

Average Sale Price over MLS® Systems of Select Canadian Real Estate Boards & Associations
August 2023

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2023	Jul 2023	monthly percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Jul 2023	monthly percentage change	Aug 2023	Aug 2022	year-over-year percentage change
Fraser Valley	1,027,937	1,035,697	-0.7	998,275	988,261	1.0	1,028,351	1,024,529	0.4	1,000,864	976,755	2.5
Greater Vancouver	1,310,671	1,297,606	1.0	1,286,274	1,193,557	7.8	1,311,024	1,299,459	0.9	1,283,604	1,188,545	8.0
Victoria	998,779	1,031,791	-3.2	992,499	967,116	2.6	1,024,423	1,045,571	-2.0	1,022,652	980,262	4.3
Calgary	548,183	554,134	-1.1	535,898	502,390	6.7	545,145	552,125	-1.3	532,929	503,320	5.9
Edmonton	388,226	392,628	-1.1	384,811	385,194	-0.1	382,077	386,766	-1.2	380,322	379,441	0.2
Regina	304,627	303,122	0.5	311,473	332,876	-6.4	305,181	308,227	-1.0	313,153	318,793	-1.8
Saskatoon	361,660	362,539	-0.2	360,267	359,790	0.1	357,984	356,642	0.4	360,505	361,919	-0.4
Winnipeg	369,210	363,112	1.7	365,987	353,940	3.4	378,233	370,948	2.0	377,617	363,852	3.8
Hamilton-Burlington	894,530	951,497	-6.0	860,342	859,066	0.1	894,346	921,665	-3.0	863,919	858,722	0.6
Kitchener-Waterloo	872,940	852,021	2.5	841,255	769,763	9.3	779,624	819,256	-4.8	758,470	754,740	0.5
London and St Thomas	705,662	683,956	3.2	684,297	677,900	0.9	685,579	668,755	2.5	662,724	633,249	4.7
Niagara Region	758,267	742,073	2.2	744,371	713,982	4.3	692,124	714,504	-3.1	679,547	694,700	-2.2
Ottawa	679,179	691,803	-1.8	651,312	637,739	2.1	666,425	695,112	-4.1	640,257	634,877	0.8
Sudbury	485,911	469,192	3.6	479,852	426,071	12.6	485,006	483,148	0.4	479,458	439,111	9.2
Thunder Bay	317,744	343,528	-7.5	330,461	322,065	2.6	338,333	360,292	-6.1	353,214	331,932	6.4
Greater Toronto [†]	1,131,667	1,150,957	-1.7	1,082,960	1,079,500	0.3	1,132,706	1,151,015	-1.6	1,082,960	1,079,500	0.3
Windsor-Essex	574,189	565,151	1.6	549,932	525,886	4.6	565,444	554,304	2.0	549,653	512,460	7.3
Trois Rivières CMA	324,130	308,718	5.0	n/a	n/a	-	330,701	310,107	6.6	330,701	308,114	7.3
Montreal CMA	608,126	608,236	0.0	n/a	n/a	-	609,441	603,591	1.0	610,468	591,934	3.1
Gatineau CMA	455,607	443,027	2.8	n/a	n/a	-	461,241	456,396	1.1	451,897	440,072	2.7
Quebec CMA	367,373	371,709	-1.2	n/a	n/a	-	375,676	370,785	1.3	380,800	355,616	7.1
Saguenay CMA	275,353	262,111	5.1	n/a	n/a	-	275,589	268,078	2.8	269,259	247,580	8.8
Sherbrooke CMA	643,728	471,380	36.6	n/a	n/a	-	559,530	480,948	16.3	597,273	452,865	31.9
Saint John	293,285	285,023	2.9	293,285	252,883	16.0	326,173	331,360	-1.6	326,173	282,692	15.4
Halifax-Dartmouth	562,956	543,426	3.6	551,757	458,723	20.3	592,970	581,677	1.9	574,641	473,107	21.5
Newfoundland & Labrador	288,908	281,763	2.5	300,182	296,911	1.1	299,954	291,256	3.0	312,108	301,011	3.7
Canada	661,547	675,451	-2.1	636,520	622,694	2.2	674,184	689,875	-2.3	650,140	636,516	2.1

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

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

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

August 2023

Sales as a Percentage of New Listings*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2023	Jul 2023	monthly change	Aug 2023	Aug 2022	year-over-year change	Aug 2023	Jul 2023	monthly change	Aug 2023	Aug 2022	year-over-year change
Fraser Valley	48.4	53.2	-4.8	53.0	59.3	-6.3	49.3	54.3	-5.0	54.0	59.8	-5.8
Greater Vancouver	53.0	57.5	-4.5	54.2	62.0	-7.8	53.9	58.1	-4.2	54.8	62.3	-7.5
Victoria	49.1	54.0	-4.9	51.7	64.3	-12.6	51.5	57.4	-5.9	54.8	67.1	-12.3
Calgary	79.8	79.6	0.2	77.7	76.7	1.0	82.4	81.9	0.5	80.7	78.9	1.8
Edmonton	61.8	63.5	-1.7	57.6	63.3	-5.7	62.0	64.7	-2.7	58.8	64.2	-5.4
Regina	71.1	61.4	9.7	61.3	62.8	-1.5	73.1	65.7	7.4	65.4	66.1	-0.7
Saskatoon	66.6	66.0	0.6	58.6	61.0	-2.4	73.2	71.0	2.2	64.0	65.8	-1.8
Winnipeg	62.6	62.3	0.3	57.8	73.1	-15.3	68.8	67.9	0.9	62.7	76.3	-13.6
Hamilton-Burlington	48.2	50.0	-1.8	55.7	62.0	-6.3	49.4	52.6	-3.2	58.3	63.4	-5.1
Kitchener-Waterloo	46.0	53.3	-7.3	57.6	62.9	-5.3	48.9	54.5	-5.6	60.6	63.9	-3.3
London and St Thomas	45.7	47.8	-2.1	51.3	62.7	-11.4	46.7	50.7	-4.0	53.7	64.2	-10.5
Niagara Region	40.7	44.6	-3.9	42.7	56.1	-13.4	43.4	47.1	-3.7	45.8	58.4	-12.6
Ottawa	49.9	57.7	-7.8	53.1	64.9	-11.8	53.8	63.2	-9.4	57.7	68.4	-10.7
Sudbury	53.3	60.2	-6.9	60.2	70.9	-10.7	58.2	65.0	-6.8	67.6	76.1	-8.5
Thunder Bay	67.8	68.3	-0.5	66.1	75.7	-9.6	65.6	73.4	-7.8	71.1	79.5	-8.4
Greater Toronto [†]	42.5	43.4	-0.9	51.4	57.9	-6.5	42.4	43.4	-1.0	51.4	57.9	-6.5
Windsor-Essex	44.6	52.3	-7.7	45.4	55.0	-9.6	48.3	56.1	-7.8	49.6	58.3	-8.7
Trois Rivières CMA	80.9	72.1	8.8	79.2	82.3	-3.1	84.0	78.3	5.7	83.1	86.3	-3.2
Montreal CMA	58.7	61.6	-2.9	57.4	70.5	-13.1	61.6	64.7	-3.1	60.7	73.7	-13.0
Gatineau CMA	48.5	68.3	-19.8	60.3	73.4	-13.1	52.8	72.6	-19.8	65.4	76.2	-10.8
Quebec CMA	72.4	83.9	-11.5	71.7	80.9	-9.2	77.4	89.9	-12.5	76.3	84.5	-8.2
Saguenay CMA	69.8	59.9	9.9	68.8	83.2	-14.4	66.7	62.4	4.3	70.2	86.0	-15.8
Sherbrooke CMA	57.4	67.9	-10.5	64.8	77.4	-12.6	61.5	70.0	-8.5	71.3	82.4	-11.1
Saint John	73.7	66.5	7.2	68.1	75.5	-7.4	87.0	72.2	14.8	77.9	82.8	-4.9
Halifax-Dartmouth	70.7	78.1	-7.4	73.4	80.7	-7.3	74.5	83.8	-9.3	78.4	83.6	-5.2
Newfoundland & Labrador	56.1	45.9	10.2	52.0	60.4	-8.4	62.8	53.6	9.2	60.9	70.3	-9.4
Canada	53.5	56.3	-2.8	55.7	64.7	-9.0	56.2	59.0	-2.8	58.9	66.7	-7.8

*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

August 2023

Year to date

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2023 YTD	Aug 2022 YTD	Percentage change	Aug 2023 YTD	Aug 2022 YTD	percentage change	Aug 2023 YTD	Aug 2022 YTD	percentage change	Aug 2023 YTD	Aug 2022 YTD	percentage change
Fraser Valley	10,048.9	12,674.7	-20.7	10,826.8	13,204.9	-18.0	9,887.1	12,484.3	-20.8	10,668.5	13,017.6	-18.0
Greater Vancouver	23,035.3	28,231.0	-18.4	24,625.9	29,231.4	-15.8	22,824.0	28,006.5	-18.5	24,439.1	29,014.2	-15.8
Victoria	4,027.8	4,998.0	-19.4	4,419.5	5,317.0	-16.9	3,921.4	4,805.6	-18.4	4,341.6	5,148.8	-15.7
Calgary	12,812.8	15,578.1	-17.8	14,269.8	16,656.2	-14.3	12,286.7	15,020.8	-18.2	13,712.9	16,100.2	-14.8
Edmonton	6,398.0	8,491.2	-24.7	7,154.2	9,110.6	-21.5	6,189.5	8,207.1	-24.6	6,951.0	8,825.1	-21.2
Regina	853.3	1,048.0	-18.6	947.1	1,123.2	-15.7	804.1	982.9	-18.2	892.8	1,052.8	-15.2
Saskatoon	1,571.6	1,684.5	-6.7	1,727.8	1,798.2	-3.9	1,469.3	1,593.6	-7.8	1,634.7	1,714.9	-4.7
Winnipeg	3,019.6	3,874.4	-22.1	3,334.0	4,170.1	-20.0	2,881.2	3,697.4	-22.1	3,191.4	3,993.0	-20.1
Hamilton-Burlington	6,260.1	8,258.5	-24.2	6,923.7	8,830.7	-21.6	6,015.6	7,896.2	-23.8	6,644.8	8,452.0	-21.4
Kitchener-Waterloo	2,839.6	4,118.0	-31.0	3,178.7	4,385.2	-27.5	2,616.2	3,867.8	-32.4	2,927.4	4,125.0	-29.0
London and St Thomas	3,353.8	5,024.7	-33.3	3,749.4	5,362.4	-30.1	3,120.4	4,455.5	-30.0	3,487.4	4,756.9	-26.7
Niagara Region	2,831.5	3,723.0	-23.9	3,100.7	3,922.6	-21.0	2,615.8	3,414.6	-23.4	2,869.1	3,610.0	-20.5
Ottawa	6,275.8	8,316.0	-24.5	7,090.1	8,948.0	-20.8	5,934.8	7,789.1	-23.8	6,712.4	8,390.7	-20.0
Sudbury	741.8	1,052.5	-29.5	820.4	1,102.5	-25.6	692.5	981.5	-29.4	763.3	1,028.2	-25.8
Thunder Bay	462.5	573.0	-19.3	495.5	586.4	-15.5	424.5	527.8	-19.6	453.9	541.7	-16.2
Greater Toronto [†]	50,564.2	67,391.3	-25.0	56,012.5	71,030.5	-21.1	50,662.5	67,573.8	-25.0	56,012.5	71,030.5	-21.1
Windsor-Essex	2,109.3	3,121.2	-32.4	2,313.2	3,286.6	-29.6	1,932.2	2,842.7	-32.0	2,115.3	2,980.7	-29.0
Trois Rivières CMA	319.3	310.4	2.9	340.8	330.7	3.1	279.9	284.9	-1.8	303.9	307.5	-1.2
Montreal CMA	14,966.4	19,291.2	-22.4	16,032.6	20,259.2	-20.9	13,962.5	18,063.6	-22.7	15,035.9	19,031.4	-21.0
Gatineau CMA	1,272.6	1,680.4	-24.3	1,384.4	1,789.8	-22.7	1,211.3	1,583.4	-23.5	1,316.4	1,688.0	-22.0
Quebec CMA	2,140.9	2,347.2	-8.8	2,253.6	2,451.2	-8.1	1,983.7	2,195.7	-9.7	2,096.4	2,295.9	-8.7
Saguenay CMA	227.8	250.2	-8.9	252.9	270.3	-6.4	214.2	235.9	-9.2	238.8	255.5	-6.6
Sherbrooke CMA	619.6	711.6	-12.9	652.4	734.9	-11.2	515.7	590.7	-12.7	548.6	616.4	-11.0
Saint John	433.2	584.4	-25.9	450.4	593.3	-24.1	392.4	513.0	-23.5	408.8	522.8	-21.8
Halifax-Dartmouth	1,831.5	2,334.6	-21.5	2,023.3	2,502.4	-19.1	1,780.7	2,235.4	-20.3	1,959.9	2,388.8	-18.0
Newfoundland & Labrador	1,092.6	1,352.5	-19.2	1,050.1	1,296.2	-19.0	1,029.3	1,294.4	-20.5	988.7	1,237.6	-20.1
Canada	210,309.9	272,074.5	-22.7	229,979.0	286,797.0	-19.8	202,018.3	260,057.3	-22.3	221,172.0	274,213.3	-19.3

* 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

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

August 2023

Year to date

New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2023 YTD	Aug 2022 YTD	percentage change	Aug 2023 YTD	Aug 2022 YTD	percentage change	Aug 2023 YTD	Aug 2022 YTD	percentage change	Aug 2023 YTD	Aug 2022 YTD	percentage change
Fraser Valley	17,205	22,614	-23.9	19,475	24,485	-20.5	16,659	22,110	-24.7	18,852	23,950	-21.3
Greater Vancouver	31,689	39,353	-19.5	35,009	42,141	-16.9	31,078	38,795	-19.9	34,343	41,528	-17.3
Victoria	7,765	8,362	-7.1	8,643	9,201	-6.1	7,014	7,646	-8.3	7,842	8,442	-7.1
Calgary	29,106	38,199	-23.8	34,104	42,954	-20.6	27,003	36,016	-25.0	31,750	40,553	-21.7
Edmonton	27,199	32,480	-16.3	31,448	36,545	-13.9	26,128	31,484	-17.0	30,302	35,476	-14.6
Regina	4,423	4,993	-11.4	5,013	5,587	-10.3	3,908	4,520	-13.5	4,452	5,060	-12.0
Saskatoon	7,333	7,948	-7.7	8,233	8,802	-6.5	6,283	6,974	-9.9	7,087	7,749	-8.5
Winnipeg	14,803	14,635	1.1	16,379	16,291	0.5	12,617	13,006	-3.0	13,999	14,514	-3.5
Hamilton-Burlington	12,138	14,954	-18.8	13,413	16,299	-17.7	11,227	14,188	-20.9	12,457	15,491	-19.6
Kitchener-Waterloo	5,879	7,971	-26.2	6,641	8,694	-23.6	5,388	7,549	-28.6	6,091	8,278	-26.4
London and St Thomas	9,662	11,441	-15.5	10,788	12,607	-14.4	8,718	10,439	-16.5	9,767	11,548	-15.4
Niagara Region	8,996	9,417	-4.5	9,872	10,265	-3.8	7,885	8,434	-6.5	8,674	9,220	-5.9
Ottawa	17,449	19,245	-9.3	19,460	21,344	-8.8	15,148	17,221	-12.0	16,976	19,166	-11.4
Sudbury	2,797	3,375	-17.1	3,182	3,727	-14.6	2,257	2,851	-20.8	2,579	3,136	-17.8
Thunder Bay	2,318	2,349	-1.3	2,567	2,587	-0.8	1,873	1,983	-5.5	2,057	2,160	-4.8
Greater Toronto [†]	86,008	108,877	-21.0	95,667	118,180	-19.0	85,993	108,880	-21.0	95,667	118,180	-19.0
Windsor-Essex	8,246	9,826	-16.1	8,974	10,591	-15.3	7,123	8,638	-17.5	7,773	9,323	-16.6
Trois Rivières CMA	1,322	1,381	-4.3	1,368	1,410	-3.0	1,163	1,208	-3.7	1,209	1,237	-2.3
Montreal CMA	43,884	49,259	-10.9	45,928	50,998	-9.9	39,879	45,306	-12.0	41,859	47,000	-10.9
Gatineau CMA	4,719	5,362	-12.0	5,183	5,839	-11.2	4,055	4,803	-15.6	4,453	5,232	-14.9
Quebec CMA	7,939	8,639	-8.1	8,183	8,812	-7.1	7,026	7,860	-10.6	7,263	8,032	-9.6
Saguenay CMA	1,289	1,266	1.8	1,378	1,336	3.1	1,191	1,131	5.3	1,282	1,210	6.0
Sherbrooke CMA	2,063	2,217	-6.9	2,132	2,285	-6.7	1,680	1,797	-6.5	1,735	1,851	-6.3
Saint John	2,323	3,014	-22.9	2,588	3,310	-21.8	1,633	2,193	-25.5	1,818	2,418	-24.8
Halifax-Dartmouth	4,644	5,786	-19.7	5,272	6,517	-19.1	4,026	5,077	-20.7	4,576	5,719	-20.0
Newfoundland & Labrador	7,446	8,065	-7.7	8,355	8,906	-6.2	5,839	6,513	-10.3	6,534	7,145	-8.6
Canada	552,154	642,675	-14.1	614,103	702,432	-12.6	491,051	583,409	-15.8	547,682	638,515	-14.2

[†]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

August 2023

Year to date

Average Price*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2023 YTD	Aug 2022 YTD	percentage change	Aug 2023 YTD	Aug 2022 YTD	percentage change	Aug 2023 YTD	Aug 2022 YTD	percentage change	Aug 2023 YTD	Aug 2022 YTD	percentage change
Fraser Valley	1,010,504	1,135,540	-11.0	1,025,262	1,141,701	-10.2	1,006,774	1,133,250	-11.2	1,022,666	1,139,695	-10.3
Greater Vancouver	1,262,960	1,277,588	-1.1	1,274,103	1,288,238	-1.1	1,263,050	1,280,241	-1.3	1,273,998	1,290,840	-1.3
Victoria	955,286	1,013,832	-5.8	964,123	1,020,545	-5.5	975,045	1,025,009	-4.9	985,168	1,034,519	-4.8
Calgary	543,959	533,768	1.9	551,383	539,158	2.3	540,746	531,420	1.8	549,593	537,425	2.3
Edmonton	386,189	410,206	-5.9	393,026	413,706	-5.0	380,166	402,299	-5.5	387,953	406,969	-4.7
Regina	307,988	330,229	-6.7	316,768	335,497	-5.6	306,483	324,507	-5.6	314,044	330,123	-4.9
Saskatoon	358,000	355,269	0.8	359,145	356,367	0.8	355,592	354,586	0.3	360,384	358,014	0.7
Winnipeg	351,690	373,016	-5.7	360,626	379,545	-5.0	361,051	382,672	-5.7	370,062	390,250	-5.2
Hamilton-Burlington	878,455	1,004,867	-12.6	896,616	1,015,254	-11.7	863,534	990,959	-12.9	883,150	1,001,778	-11.8
Kitchener-Waterloo	830,069	909,889	-8.8	842,705	914,346	-7.8	787,326	886,503	-11.2	801,138	889,011	-9.9
London and St Thomas	657,108	783,130	-16.1	667,738	784,898	-14.9	639,394	736,445	-13.2	652,707	744,655	-12.3
Niagara Region	703,356	806,418	-12.8	709,860	811,123	-12.5	683,588	796,058	-14.1	693,343	800,437	-13.4
Ottawa	647,308	700,553	-7.6	661,883	715,092	-7.4	643,561	695,032	-7.4	659,828	711,015	-7.2
Sudbury	441,514	456,947	-3.4	453,996	460,929	-1.5	451,536	473,370	-4.6	467,159	477,788	-2.2
Thunder Bay	301,436	322,254	-6.5	317,600	329,075	-3.5	318,779	340,200	-6.3	337,005	345,699	-2.5
Greater Toronto [†]	1,114,167	1,212,993	-8.1	1,135,190	1,224,981	-7.3	1,114,501	1,213,392	-8.1	1,135,190	1,224,981	-7.3
Windsor-Essex	552,299	637,973	-13.4	568,072	652,886	-13.0	537,204	618,567	-13.2	555,192	632,853	-12.3
Trois Rivières CMA	315,362	298,215	5.7	n/a	n/a	-	307,963	300,028	2.6	307,559	300,459	2.4
Montreal CMA	586,681	604,337	-2.9	n/a	n/a	-	587,193	609,951	-3.7	589,563	613,006	-3.8
Gatineau CMA	439,919	456,321	-3.6	n/a	n/a	-	449,977	465,693	-3.4	456,564	471,240	-3.1
Quebec CMA	370,012	358,195	3.3	n/a	n/a	-	368,269	358,904	2.6	369,284	359,542	2.7
Saguenay CMA	264,671	244,231	8.4	n/a	n/a	-	264,986	255,449	3.7	268,917	259,855	3.5
Sherbrooke CMA	482,771	435,962	10.7	n/a	n/a	-	459,792	425,520	8.1	457,029	424,659	7.6
Saint John	268,082	265,477	1.0	273,311	268,088	1.9	299,995	294,104	2.0	306,929	295,522	3.9
Halifax-Dartmouth	525,188	513,621	2.3	538,966	524,605	2.7	554,655	549,578	0.9	567,605	556,186	2.1
Newfoundland & Labrador	283,040	279,285	1.3	286,522	286,015	0.2	288,652	287,664	0.3	292,338	292,793	-0.2
Canada	664,103	707,066	-6.1	674,657	709,795	-5.0	676,153	722,467	-6.4	687,356	724,767	-5.2

* 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

August 2023

Year to date

Sales as a Percentage of New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2023 YTD	Aug 2022 YTD	change	Aug 2023 YTD	Aug 2022 YTD	change	Aug 2023 YTD	Aug 2022 YTD	change	Aug 2023 YTD	Aug 2022 YTD	change
Fraser Valley	57.3	49.1	8.2	54.2	47.2	7.0	58.4	49.5	8.9	55.3	47.7	7.6
Greater Vancouver	57.1	55.6	1.5	55.2	53.8	1.4	57.7	55.9	1.8	55.9	54.1	1.8
Victoria	54.1	58.4	-4.3	53.0	56.6	-3.6	57.3	60.8	-3.5	56.2	59.0	-2.8
Calgary	80.4	76.1	4.3	75.9	71.9	4.0	83.4	78.2	5.2	78.6	73.9	4.7
Edmonton	60.1	63.3	-3.2	57.9	60.3	-2.4	61.5	64.2	-2.7	59.1	61.1	-2.0
Regina	62.1	62.8	-0.7	59.6	59.9	-0.3	66.7	65.8	0.9	63.9	63.0	0.9
Saskatoon	60.1	59.5	0.6	58.4	57.3	1.1	65.8	64.2	1.6	64.0	61.8	2.2
Winnipeg	57.4	70.7	-13.3	56.4	67.4	-11.0	62.7	73.8	-11.1	61.6	70.5	-8.9
Hamilton-Burlington	58.6	55.0	3.6	57.6	53.4	4.2	61.7	56.2	5.5	60.4	54.5	5.9
Kitchener-Waterloo	58.6	56.8	1.8	56.8	55.2	1.6	61.7	57.9	3.8	60.0	56.1	3.9
London and St Thomas	53.2	56.2	-3.0	52.0	54.2	-2.2	55.9	57.4	-1.5	54.7	55.3	-0.6
Niagara Region	45.2	49.0	-3.8	44.2	47.1	-2.9	48.8	50.9	-2.1	47.7	48.9	-1.2
Ottawa	55.7	61.3	-5.6	55.0	58.6	-3.6	60.9	64.4	-3.5	59.9	61.6	-1.7
Sudbury	60.1	68.2	-8.1	56.8	64.2	-7.4	67.3	72.4	-5.1	63.4	68.6	-5.2
Thunder Bay	64.7	75.2	-10.5	60.8	68.9	-8.1	69.4	78.1	-8.7	65.5	72.5	-7.0
Greater Toronto [†]	52.9	51.0	1.9	51.6	49.1	2.5	52.9	51.0	1.9	51.6	49.1	2.5
Windsor-Essex	46.4	49.4	-3.0	45.4	47.5	-2.1	50.3	52.6	-2.3	49.0	50.5	-1.5
Trois Rivières CMA	77.5	75.8	1.7	79.1	78.4	0.7	80.7	80.2	0.5	82.5	83.0	-0.5
Montreal CMA	58.0	64.5	-6.5	59.6	65.8	-6.2	61.2	67.4	-6.2	62.8	68.7	-5.9
Gatineau CMA	61.3	68.3	-7.0	59.9	66.2	-6.3	67.1	70.5	-3.4	65.6	68.6	-3.0
Quebec CMA	73.0	76.2	-3.2	74.6	77.9	-3.3	78.3	80.0	-1.7	80.0	81.8	-1.8
Saguenay CMA	65.3	78.9	-13.6	69.0	82.5	-13.5	67.4	83.5	-16.1	70.7	86.0	-15.3
Sherbrooke CMA	62.6	73.7	-11.1	63.8	74.0	-10.2	68.2	78.9	-10.7	69.5	79.3	-9.8
Saint John	68.8	72.3	-3.5	63.7	66.9	-3.2	79.1	79.4	-0.3	73.3	73.2	0.1
Halifax-Dartmouth	74.2	77.3	-3.1	71.2	73.2	-2.0	79.1	79.4	-0.3	75.5	75.1	0.4
Newfoundland & Labrador	51.3	58.9	-7.6	43.9	50.9	-7.0	60.5	68.1	-7.6	51.8	59.2	-7.4
Canada	57.2	59.9	-2.7	55.5	57.5	-2.0	60.6	61.6	-1.0	58.8	59.3	-0.5

[†]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

August 2023

Dollar Volume*	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2023	Jul 2023	monthly percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Jul 2023	monthly percentage change	Aug 2023	Aug 2022	year-over-year percentage change
British Columbia	6,569.7	7,334.3	-10.4	6,456.5	5,313.0	21.5	6,449.8	7,148.0	-9.8	6,339.6	5,176.0	22.5
Alberta	3,384.4	3,312.5	2.2	3,548.6	2,765.1	28.3	3,206.9	3,144.2	2.0	3,379.1	2,663.8	26.9
Saskatchewan	455.6	452.2	0.8	539.2	489.0	10.3	412.3	412.6	-0.1	500.4	456.7	9.6
Manitoba	486.2	471.4	3.2	566.8	535.4	5.9	462.7	442.1	4.7	549.4	515.0	6.7
Ontario	12,150.4	13,076.4	-7.1	11,965.4	12,290.9	-2.6	11,814.2	12,524.4	-5.7	11,488.5	11,877.3	-3.3
Quebec	3,502.7	3,667.0	-4.5	3,092.6	2,837.6	9.0	3,213.3	3,376.1	-4.8	2,844.4	2,631.4	8.1
New Brunswick	287.9	248.7	15.8	331.7	275.6	20.4	262.4	229.3	14.4	306.1	256.0	19.6
Nova Scotia	399.3	417.9	-4.5	464.1	486.0	-4.5	376.6	397.0	-5.1	439.8	453.8	-3.1
Prince Edward Island	76.8	81.6	-6.0	92.8	83.3	11.3	70.6	69.8	1.2	84.0	72.7	15.7
Newfoundland & Labrador	156.2	128.3	21.8	215.5	208.1	3.6	149.6	122.1	22.6	209.1	200.2	4.5
Northwest Territories	5.8	11.9	-51.3	6.8	14.8	-54.4	5.9	11.8	-49.9	6.8	14.3	-52.9
Yukon	21.4	21.5	-0.7	26.9	28.7	-6.5	21.2	20.5	3.6	25.5	22.6	13.3
Canada	27,496.3	29,223.6	-5.9	27,306.7	25,327.5	7.8	26,445.7	27,897.9	-5.2	26,172.7	24,339.7	7.5

Sales Activity	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2023	Jul 2023	monthly percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Jul 2023	monthly percentage change	Aug 2023	Aug 2022	year-over-year percentage change
British Columbia	6,590	7,460	-11.7	6,885	5,922	16.3	6,352	7,116	-10.7	6,629	5,700	16.3
Alberta	7,472	7,289	2.5	8,050	6,618	21.6	7,121	6,930	2.8	7,682	6,329	21.4
Saskatchewan	1,503	1,485	1.2	1,774	1,569	13.1	1,374	1,368	0.4	1,642	1,477	11.2
Manitoba	1,369	1,360	0.7	1,632	1,601	1.9	1,275	1,268	0.6	1,534	1,496	2.5
Ontario	13,787	14,651	-5.9	14,516	14,955	-2.9	13,113	13,982	-6.2	13,802	14,317	-3.6
Quebec	7,309	7,698	-5.1	6,539	6,419	1.9	6,696	7,043	-4.9	5,970	5,878	1.6
New Brunswick	983	897	9.6	1,176	1,135	3.6	827	735	12.5	994	942	5.5
Nova Scotia	1,051	1,071	-1.9	1,247	1,403	-11.1	872	895	-2.6	1,052	1,174	-10.4
Prince Edward Island	219	236	-7.2	294	276	6.5	165	176	-6.3	215	189	13.8
Newfoundland & Labrador	551	460	19.8	718	701	2.4	492	417	18.0	670	665	0.8
Northwest Territories	15	25	-40.0	16	29	-44.8	15	24	-37.5	16	28	-42.9
Yukon	44	43	2.3	53	46	15.2	43	42	2.4	51	44	15.9
Canada	40,893	42,675	-4.2	42,900	40,674	5.5	38,345	39,996	-4.1	40,257	38,239	5.3

* 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

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

August 2023

Sales as a Percentage of New Listings*	Total ¹						Residential					
	s.a. ²			n.s.a. ³			s.a. ²			n.s.a. ³		
	Aug 2023	Jul 2023	monthly change	Aug 2023	Aug 2022	year-over-year change	Aug 2023	Jul 2023	monthly change	Aug 2023	Aug 2022	year-over-year change
British Columbia	51.0	55.5	-4.5	51.9	61.4	-9.5	52.8	57.2	-4.4	54.0	62.5	-8.5
Alberta	69.8	70.7	-0.9	65.8	68.9	-3.1	72.6	73.2	-0.6	68.8	71.1	-2.3
Saskatchewan	62.5	61.6	0.9	55.6	58.3	-2.7	69.3	67.7	1.6	61.6	63.5	-1.9
Manitoba	61.7	61.9	-0.2	57.7	72.0	-14.3	68.0	66.6	1.4	62.3	75.1	-12.8
Ontario	44.4	47.9	-3.5	51.3	60.4	-9.1	45.6	49.4	-3.8	53.5	61.6	-8.1
Quebec	58.3	62.4	-4.1	59.4	72.8	-13.4	63.8	68.3	-4.5	64.8	76.9	-12.1
New Brunswick	68.4	64.6	3.8	65.2	75.0	-9.8	81.3	74.6	6.7	75.7	81.3	-5.6
Nova Scotia	63.0	64.9	-1.9	64.9	74.7	-9.8	71.7	74.2	-2.5	73.8	80.3	-6.5
Prince Edward Island	55.9	58.4	-2.5	51.5	63.3	-11.8	60.9	63.8	-2.9	58.9	65.3	-6.4
Newfoundland & Labrador	56.1	45.9	10.2	52.0	60.4	-8.4	62.8	53.6	9.2	60.9	70.3	-9.4
Northwest Territories	214.3	100.0	114.3	91.8	90.7	1.1	214.3	109.1	105.2	97.7	93.0	4.7
Yukon	84.6	86.0	-1.4	69.9	74.5	-4.6	87.8	87.5	0.3	72.0	75.2	-3.2
Canada	53.5	56.3	-2.8	55.7	64.7	-9.0	56.2	59.0	-2.8	58.9	66.7	-7.8

Months of Inventory*	Total ¹						Residential					
	s.a. ²			n.s.a. ³			s.a. ²			n.s.a. ³		
	Aug 2023	Jul 2023	monthly change	Aug 2023	Aug 2022	year-over-year change	Aug 2023	Jul 2023	monthly change	Aug 2023	Aug 2022	year-over-year change
British Columbia	4.0	3.4	0.6	5.0	3.0	2.0	4.2	3.6	0.6	4.4	2.7	1.7
Alberta	2.4	2.4	0.0	4.0	3.5	0.5	2.5	2.6	-0.1	3.2	2.8	0.4
Saskatchewan	3.9	4.0	-0.1	6.9	6.3	0.6	4.2	4.3	-0.1	5.2	4.8	0.4
Manitoba	2.5	2.6	-0.1	4.0	2.4	1.6	2.7	2.8	-0.1	3.0	1.9	1.1
Ontario	2.7	2.4	0.3	3.0	1.6	1.4	2.9	2.5	0.4	2.5	1.3	1.2
Quebec	4.4	4.1	0.3	6.4	3.9	2.5	4.8	4.5	0.3	4.9	2.9	2.0
New Brunswick	2.4	2.7	-0.3	6.2	4.4	1.8	2.8	3.3	-0.5	3.6	2.5	1.1
Nova Scotia	2.7	2.6	0.1	5.4	3.6	1.8	3.2	3.1	0.1	3.3	2.2	1.1
Prince Edward Island	3.8	3.6	0.2	9.0	5.4	3.6	5.1	4.8	0.3	5.6	3.5	2.1
Newfoundland & Labrador	4.6	5.9	-1.3	9.4	8.5	0.9	5.2	6.5	-1.3	6.3	6.1	0.2
Northwest Territories	3.2	2.0	1.2	3.0	1.9	1.1	3.2	2.0	1.2	2.4	1.6	0.8
Yukon	3.3	3.4	-0.1	4.8	3.5	1.3	3.3	3.5	-0.2	4.3	3.2	1.1
Canada	3.2	3.0	0.2	4.5	2.9	1.6	3.4	3.2	0.2	3.5	2.3	1.2

*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

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

August 2023

Year to date

Sales as a Percentage of New Listings	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2023 YTD	Aug 2022 YTD	change	Aug 2023 YTD	Aug 2022 YTD	change	Aug 2023 YTD	Aug 2022 YTD	change	Aug 2023 YTD	Aug 2022 YTD	change
British Columbia	54.7	54.5	0.2	52.2	52.1	0.1	57.0	55.5	1.5	54.4	53.0	1.4
Alberta	68.1	68.7	-0.6	65.0	65.2	-0.2	71.4	70.9	0.5	68.0	67.2	0.8
Saskatchewan	56.7	57.1	-0.4	54.6	54.6	0.0	63.0	62.4	0.6	60.6	59.8	0.8
Manitoba	57.5	69.6	-12.1	56.4	66.4	-10.0	62.4	72.7	-10.3	61.1	69.4	-8.3
Ontario	52.9	54.3	-1.4	51.4	52.0	-0.6	55.1	55.2	-0.1	53.6	52.9	0.7
Quebec	59.5	67.6	-8.1	60.2	68.0	-7.8	65.1	71.3	-6.2	65.9	71.9	-6.0
New Brunswick	66.3	71.3	-5.0	62.4	66.4	-4.0	77.4	76.3	1.1	72.3	70.8	1.5
Nova Scotia	64.8	71.9	-7.1	60.8	67.0	-6.2	73.8	76.6	-2.8	69.2	71.5	-2.3
Prince Edward Island	52.0	60.6	-8.6	48.4	55.6	-7.2	59.5	63.9	-4.4	56.3	59.7	-3.4
Newfoundland & Labrador	51.3	58.9	-7.6	43.9	50.9	-7.0	60.5	68.1	-7.6	51.8	59.2	-7.4
Northwest Territories	86.7	88.3	-1.6	79.8	83.5	-3.7	94.4	89.0	5.4	85.6	84.9	0.7
Yukon	68.5	72.8	-4.3	63.2	67.2	-4.0	70.9	72.1	-1.2	65.3	67.4	-2.1
Canada	57.2	59.9	-2.7	55.5	57.5	-2.0	60.6	61.6	-1.0	58.8	59.3	-0.5

Months of Inventory	Total ¹						Residential					
	s.a. ²			nsa ³			s.a. ²			nsa ³		
	Aug 2023 YTD	Aug 2022 YTD	change	Aug 2023 YTD	Aug 2022 YTD	change	Aug 2023 YTD	Aug 2022 YTD	change	Aug 2023 YTD	Aug 2022 YTD	change
British Columbia	4.0	3.0	1.0	4.5	3.4	1.1	4.1	3.1	1.0	3.9	3.1	0.8
Alberta	2.9	2.6	0.3	3.6	3.2	0.4	3.1	2.7	0.4	2.8	2.6	0.2
Saskatchewan	4.7	4.5	0.2	6.3	6.0	0.3	5.1	4.8	0.3	4.7	4.6	0.1
Manitoba	2.9	1.8	1.1	3.7	2.5	1.2	3.1	2.0	1.1	2.9	1.9	1.0
Ontario	2.4	1.6	0.8	2.8	1.9	0.9	2.5	1.7	0.8	2.3	1.6	0.7
Quebec	4.6	2.8	1.8	6.1	3.9	2.2	5.0	3.1	1.9	4.6	2.9	1.7
New Brunswick	2.9	2.1	0.8	5.8	4.4	1.4	3.5	2.6	0.9	3.3	2.5	0.8
Nova Scotia	2.8	1.8	1.0	5.2	3.6	1.6	3.4	2.3	1.1	3.2	2.2	1.0
Prince Edward Island	4.3	2.7	1.6	8.6	5.6	3.0	5.6	3.7	1.9	5.3	3.6	1.7
Newfoundland & Labrador	5.7	5.6	0.1	9.9	8.9	1.0	6.2	6.0	0.2	6.5	6.3	0.2
Northwest Territories	2.5	1.5	1.0	3.1	1.9	1.2	2.5	1.5	1.0	2.4	1.5	0.9
Yukon	4.1	3.3	0.8	4.5	3.6	0.9	4.2	3.4	0.8	4.0	3.3	0.7
Canada	3.3	2.4	0.9	4.2	3.1	1.1	3.5	2.5	1.0	3.2	2.4	0.8

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
August 2023
Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change
BC Northern	1,103,108.2	1,422,975.7	-22.5	2,849	3,680	-22.6	387,191	386,678	0.1	5,789	6,388	-9.4
Chilliwack	1,444,467.3	1,760,412.6	-17.9	1,966	2,079	-5.4	734,724	846,759	-13.2	3,837	5,174	-25.8
Fraser Valley	10,826,762.0	13,204,918.8	-18.0	10,560	11,566	-8.7	1,025,262	1,141,701	-10.2	19,475	24,485	-20.5
Kamloops	1,106,346.3	1,443,019.3	-23.3	1,868	2,197	-15.0	592,262	656,814	-9.8	3,812	4,184	-8.9
Kootenay	1,134,898.5	1,362,534.1	-16.7	2,264	2,845	-20.4	501,280	478,922	4.7	4,386	4,706	-6.8
South Peace River	84,324.0	124,953.0	-32.5	276	454	-39.2	305,522	275,227	11.0	601	748	-19.7
Okanagan-Mainline	4,071,593.1	5,427,475.1	-25.0	5,281	6,596	-19.9	770,989	822,843	-6.3	12,128	13,278	-8.7
Powell River	130,720.3	186,532.7	-29.9	218	270	-19.3	599,634	690,862	-13.2	527	550	-4.2
South Okanagan	829,728.5	1,076,927.1	-23.0	1,246	1,558	-20.0	665,914	691,224	-3.7	3,178	3,143	1.1
Greater Vancouver	24,625,853.8	29,231,411.2	-15.8	19,328	22,691	-14.8	1,274,103	1,288,238	-1.1	35,009	42,141	-16.9
Vancouver Island	3,929,535.3	4,863,545.6	-19.2	5,495	5,996	-8.4	715,111	811,132	-11.8	9,733	11,135	-12.6
Victoria	4,419,540.7	5,317,039.2	-16.9	4,584	5,210	-12.0	964,123	1,020,545	-5.5	8,643	9,201	-6.1
British Columbia	53,706,878.0	65,421,744.5	-17.9	55,935	65,142	-14.1	960,166	1,004,294	-4.4	107,118	125,133	-14.4

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change
BC Northern	1,060,442.3	1,343,996.3	-21.1	2,560	3,208	-20.2	414,235	418,951	-1.1	4,937	5,357	-7.8
Chilliwack	1,426,033.1	1,719,859.0	-17.1	1,914	2,017	-5.1	745,054	852,682	-12.6	3,621	4,941	-26.7
Fraser Valley	10,668,452.8	13,017,593.5	-18.0	10,432	11,422	-8.7	1,022,666	1,139,695	-10.3	18,852	23,950	-21.3
Kamloops	1,045,017.9	1,336,821.4	-21.8	1,761	2,042	-13.8	593,423	654,663	-9.4	3,302	3,716	-11.1
Kootenay	1,024,254.1	1,184,396.8	-13.5	1,971	2,309	-14.6	519,662	512,948	1.3	3,321	3,619	-8.2
South Peace River	71,953.0	109,662.9	-34.4	245	402	-39.1	293,686	272,793	7.7	490	590	-16.9
Okanagan-Mainline	3,816,718.8	4,943,369.9	-22.8	4,912	5,972	-17.7	777,019	827,758	-6.1	10,442	11,614	-10.1
Powell River	122,212.3	167,804.0	-27.2	190	241	-21.2	643,222	696,282	-7.6	420	438	-4.1
South Okanagan	727,568.6	906,776.1	-19.8	1,151	1,360	-15.4	632,119	666,747	-5.2	2,579	2,537	1.7
Greater Vancouver	24,439,108.3	29,014,206.9	-15.8	19,183	22,477	-14.7	1,273,998	1,290,840	-1.3	34,343	41,528	-17.3
Vancouver Island	3,815,695.2	4,599,972.9	-17.0	5,313	5,841	-9.0	718,181	787,532	-8.8	9,225	10,712	-13.9
Victoria	4,341,633.4	5,148,799.1	-15.7	4,407	4,977	-11.5	985,168	1,034,519	-4.8	7,842	8,442	-7.1
British Columbia	52,559,089.9	63,493,259.0	-17.2	54,039	62,268	-13.2	972,614	1,019,677	-4.6	99,374	117,444	-15.4

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Alberta
August 2023

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change
Alberta West	54,822.9	37,847.6	44.9	131	110	19.1	418,495	344,069	21.6	210	179	17.3
Calgary	1,901,902.7	1,416,238.1	34.3	3,549	2,819	25.9	535,898	502,390	6.7	4,287	3,878	10.5
Central Alberta	229,295.0	168,634.6	36.0	620	514	20.6	369,831	328,083	12.7	870	844	3.1
Edmonton (Board Total)	1,029,022.8	864,764.2	19.0	2,716	2,275	19.4	378,874	380,116	-0.3	4,132	4,106	0.6
Fort McMurray	39,870.4	32,777.6	21.6	113	90	25.6	352,835	364,196	-3.1	238	233	2.1
Grande Prairie	95,418.9	79,115.6	20.6	280	251	11.6	340,782	315,202	8.1	459	552	-16.8
Lethbridge	102,838.5	86,260.7	19.2	308	273	12.8	333,891	315,973	5.7	405	372	8.9
Lloydminster (AB)	25,191.5	20,085.7	25.4	87	74	17.6	289,557	271,428	6.7	137	160	-14.4
Medicine Hat	50,787.1	44,671.5	13.7	162	153	5.9	313,501	291,971	7.4	230	219	5.0
South Central Alberta	19,433.8	14,692.2	32.3	84	59	42.4	231,354	249,020	-7.1	78	87	-10.3
Alberta	3,548,583.4	2,765,087.9	28.3	8,050	6,618	21.6	440,818	417,813	5.5	11,046	10,630	3.9

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change
Alberta West	51,675.4	35,823.6	44.2	111	91	22.0	465,544	393,666	18.3	133	136	-2.2
Calgary	1,829,011.0	1,382,620.8	32.3	3,432	2,747	24.9	532,929	503,320	5.9	4,019	3,583	12.2
Central Alberta	199,358.6	155,475.4	28.2	551	456	20.8	361,812	340,955	6.1	699	681	2.6
Edmonton (Board Total)	997,975.4	835,957.5	19.4	2,667	2,231	19.5	374,194	374,701	-0.1	4,009	3,954	1.4
Fort McMurray	39,394.4	32,507.6	21.2	106	89	19.1	371,645	365,254	1.7	200	213	-6.1
Grande Prairie	77,149.1	69,058.4	11.7	241	222	8.6	320,121	311,074	2.9	339	434	-21.9
Lethbridge	95,017.1	82,368.4	15.4	280	247	13.4	339,347	333,475	1.8	359	314	14.3
Lloydminster (AB)	23,596.6	16,336.3	44.4	81	67	20.9	291,316	243,826	19.5	112	136	-17.6
Medicine Hat	49,159.8	40,591.0	21.1	149	132	12.9	329,931	307,508	7.3	203	193	5.2
South Central Alberta	16,750.5	13,039.4	28.5	64	47	36.2	261,727	277,434	-5.7	54	71	-23.9
Alberta	3,379,087.8	2,663,778.4	26.9	7,682	6,329	21.4	439,871	420,885	4.5	10,127	9,715	4.2

* in thousands of dollars

¹ Total = Residential + Non-residential

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

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

Source: The Canadian Real Estate Association

Alberta**August 2023****Year to date**

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change
Alberta West	336,216.7	420,030.7	-20.0	819	1,070	-23.5	410,521	392,552	4.6	1,647	1,934	-14.8
Calgary	14,269,787.3	16,656,218.4	-14.3	25,880	30,893	-16.2	551,383	539,158	2.3	34,104	42,954	-20.6
Central Alberta	1,481,207.5	1,765,644.2	-16.1	4,107	4,950	-17.0	360,654	356,696	1.1	6,639	7,691	-13.7
Edmonton (Board Total)	7,399,202.0	9,380,776.6	-21.1	19,073	22,930	-16.8	387,941	409,105	-5.2	33,161	38,377	-13.6
Fort McMurray	290,684.7	425,089.0	-31.6	835	1,074	-22.3	348,125	395,800	-12.0	1,810	1,949	-7.1
Grande Prairie	634,236.9	794,773.9	-20.2	1,979	2,323	-14.8	320,484	342,133	-6.3	3,878	4,399	-11.8
Lethbridge	762,597.7	876,732.8	-13.0	2,260	2,654	-14.8	337,433	330,344	2.1	3,214	3,712	-13.4
Lloydminster (AB)	206,465.8	236,939.6	-12.9	695	788	-11.8	297,073	300,685	-1.2	1,333	1,534	-13.1
Medicine Hat	344,293.1	396,671.8	-13.2	1,091	1,235	-11.7	315,576	321,192	-1.7	1,535	1,689	-9.1
South Central Alberta	108,277.5	121,674.0	-11.0	450	501	-10.2	240,617	242,862	-0.9	604	714	-15.4
Alberta	25,832,969.1	31,074,551.0	-16.9	57,189	68,418	-16.4	451,712	454,187	-0.5	87,925	104,953	-16.2

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change
Alberta West	299,816.6	381,217.1	-21.4	680	886	-23.3	440,907	430,268	2.5	1,233	1,501	-17.9
Calgary	13,712,903.7	16,100,172.7	-14.8	24,951	29,958	-16.7	549,593	537,425	2.3	31,750	40,553	-21.7
Central Alberta	1,292,475.3	1,557,054.9	-17.0	3,657	4,399	-16.9	353,425	353,957	-0.2	5,243	6,380	-17.8
Edmonton (Board Total)	7,178,127.7	9,072,540.7	-20.9	18,730	22,543	-16.9	383,242	402,455	-4.8	31,851	37,160	-14.3
Fort McMurray	281,417.4	410,504.9	-31.4	797	1,030	-22.6	353,096	398,548	-11.4	1,650	1,785	-7.6
Grande Prairie	557,678.5	679,563.9	-17.9	1,718	2,021	-15.0	324,609	336,251	-3.5	2,917	3,419	-14.7
Lethbridge	702,369.9	808,137.9	-13.1	2,055	2,390	-14.0	341,786	338,133	1.1	2,727	3,287	-17.0
Lloydminster (AB)	172,709.4	216,003.2	-20.0	625	739	-15.4	276,335	292,291	-5.5	1,094	1,330	-17.7
Medicine Hat	321,381.4	357,687.9	-10.2	987	1,108	-10.9	325,614	322,823	0.9	1,322	1,484	-10.9
South Central Alberta	97,111.0	104,035.8	-6.7	378	411	-8.0	256,907	253,129	1.5	460	545	-15.6
Alberta	24,615,990.9	29,686,919.1	-17.1	54,578	65,485	-16.7	451,024	453,339	-0.5	80,247	97,444	-17.6

^{*} in thousands of dollars¹ 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

August 2023

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change
Battlefords	22,027.4	14,223.1	54.9	96	74	29.7	229,452	192,203	19.4	146	125	16.8
Lloydminster (SK)	4,042.0	4,732.4	-14.6	16	18	-11.1	252,625	262,911	-3.9	68	46	47.8
Moose Jaw	22,118.9	16,284.5	35.8	91	73	24.7	243,065	223,075	9.0	143	137	4.4
Prince Albert	30,788.1	25,527.6	20.6	129	99	30.3	238,667	257,855	-7.4	226	207	9.2
Regina	146,703.8	140,140.8	4.7	471	421	11.9	311,473	332,876	-6.4	625	598	4.5
Saskatoon	264,796.3	235,302.6	12.5	735	654	12.4	360,267	359,790	0.1	1,101	1,115	-1.3
Southeast Saskatchewan	13,483.4	10,652.5	26.6	63	41	53.7	214,022	259,816	-17.6	134	142	-5.6
Swift Current	9,378.4	16,770.8	-44.1	53	65	-18.5	176,950	258,012	-31.4	101	118	-14.4
Yorkton District	25,825.1	25,324.2	2.0	120	124	-3.2	215,209	204,228	5.4	200	199	0.5
Saskatchewan	539,163.3	488,958.3	10.3	1,774	1,569	13.1	303,925	311,637	-2.5	2,744	2,687	2.1

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change
Battlefords	18,813.2	13,208.4	42.4	81	65	24.6	232,262	203,207	14.3	105	97	8.2
Lloydminster (SK)	3,672.0	4,297.4	-14.6	13	14	-7.1	282,462	306,957	-8.0	26	32	-18.8
Moose Jaw	20,042.9	15,560.5	28.8	85	70	21.4	235,799	222,293	6.1	126	121	4.1
Prince Albert	27,209.6	23,163.1	17.5	116	87	33.3	234,565	266,243	-11.9	168	171	-1.8
Regina	137,787.3	130,386.4	5.7	440	409	7.6	313,153	318,793	-1.8	574	549	4.6
Saskatoon	251,993.3	226,199.3	11.4	699	625	11.8	360,505	361,919	-0.4	945	959	-1.5
Southeast Saskatchewan	11,212.9	8,096.5	38.5	55	37	48.6	203,871	218,823	-6.8	99	117	-15.4
Swift Current	8,783.9	14,931.8	-41.2	47	63	-25.4	186,890	237,012	-21.1	81	100	-19.0
Yorkton District	20,908.0	20,809.2	0.5	106	107	-0.9	197,245	194,479	1.4	168	161	4.3
Saskatchewan	500,423.0	456,652.5	9.6	1,642	1,477	11.2	304,764	309,176	-1.4	2,292	2,307	-0.7

* 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
August 2023
Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change
Battlefords	133,290.3	135,979.8	-2.0	578	563	2.7	230,606	241,527	-4.5	1,286	1,286	0.0
Lloydminster (SK)	21,651.0	24,724.4	-12.4	76	95	-20.0	284,881	260,257	9.5	300	299	0.3
Moose Jaw	149,312.1	151,692.3	-1.6	558	608	-8.2	267,584	249,494	7.3	1,025	1,088	-5.8
Prince Albert	203,760.9	200,714.1	1.5	813	795	2.3	250,628	252,471	-0.7	1,618	1,635	-1.0
Regina	947,136.3	1,123,244.5	-15.7	2,990	3,348	-10.7	316,768	335,497	-5.6	5,013	5,587	-10.3
Saskatoon	1,727,848.8	1,798,226.9	-3.9	4,811	5,046	-4.7	359,145	356,367	0.8	8,233	8,802	-6.5
Southeast Saskatchewan	120,301.3	110,375.9	9.0	470	456	3.1	255,960	242,052	5.7	1,087	1,138	-4.5
Swift Current	88,828.0	114,913.9	-22.7	382	474	-19.4	232,534	242,434	-4.1	880	937	-6.1
Yorkton District	157,355.1	180,952.1	-13.0	785	875	-10.3	200,452	206,802	-3.1	1,544	1,672	-7.7
Saskatchewan	3,549,483.7	3,840,823.9	-7.6	11,463	12,260	-6.5	309,647	313,281	-1.2	20,986	22,444	-6.5

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change
Battlefords	110,564.3	121,275.2	-8.8	499	516	-3.3	221,572	235,029	-5.7	951	1,009	-5.7
Lloydminster (SK)	17,266.0	20,876.9	-17.3	67	79	-15.2	257,701	264,265	-2.5	177	188	-5.9
Moose Jaw	119,331.0	137,189.5	-13.0	515	569	-9.5	231,711	241,106	-3.9	870	947	-8.1
Prince Albert	177,928.8	173,957.4	2.3	708	701	1.0	251,312	248,156	1.3	1,176	1,234	-4.7
Regina	892,827.6	1,052,761.3	-15.2	2,843	3,189	-10.8	314,044	330,123	-4.9	4,452	5,060	-12.0
Saskatoon	1,634,703.8	1,714,889.3	-4.7	4,536	4,790	-5.3	360,384	358,014	0.7	7,087	7,749	-8.5
Southeast Saskatchewan	89,840.2	91,799.2	-2.1	420	419	0.2	213,905	219,091	-2.4	888	910	-2.4
Swift Current	71,784.9	99,952.4	-28.2	332	433	-23.3	216,219	230,837	-6.3	708	780	-9.2
Yorkton District	125,589.5	137,634.7	-8.8	682	748	-8.8	184,149	184,004	0.1	1,181	1,263	-6.5
Saskatchewan	3,239,836.1	3,550,335.9	-8.7	10,602	11,444	-7.4	305,587	310,236	-1.5	17,490	19,140	-8.6

* 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
August 2023

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change
Brandon	53,594.8	46,423.5	15.4	225	215	4.7	238,199	215,923	10.3	373	373	0.0
Portage La Prairie	2,638.0	2,332.8	13.1	12	11	9.1	219,833	212,073	3.7	29	25	16.0
Winnipeg	510,551.8	486,666.8	4.9	1,395	1,375	1.5	365,987	353,940	3.4	2,150	2,201	-2.3
Manitoba	566,784.6	535,423.2	5.9	1,632	1,601	1.9	347,295	334,430	3.8	2,552	2,599	-1.8

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change
Brandon	51,734.1	44,005.2	17.6	211	197	7.1	245,185	223,377	9.8	306	328	-6.7
Portage La Prairie	2,638.0	2,332.8	13.1	12	11	9.1	219,833	212,073	3.7	25	25	0.0
Winnipeg	495,055.3	468,641.1	5.6	1,311	1,288	1.8	377,617	363,852	3.8	1,840	1,973	-6.7
Manitoba	549,427.4	514,979.1	6.7	1,534	1,496	2.5	358,167	344,237	4.0	2,171	2,326	-6.7

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Manitoba
August 2023
Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change
Brandon	413,200.7	380,111.9	8.7	1,566	1,629	-3.9	263,857	233,341	13.1	2,782	2,714	2.5
Portage La Prairie	20,206.9	26,601.2	-24.0	89	117	-23.9	227,044	227,361	-0.1	178	166	7.2
Winnipeg	3,333,984.5	4,170,060.7	-20.0	9,245	10,987	-15.9	360,626	379,545	-5.0	16,379	16,291	0.5
Manitoba	3,767,392.1	4,576,773.9	-17.7	10,900	12,733	-14.4	345,632	359,442	-3.8	19,339	19,171	0.9

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change
Brandon	344,127.7	348,779.0	-1.3	1,434	1,467	-2.2	239,977	237,750	0.9	2,435	2,343	3.9
Portage La Prairie	20,206.9	26,335.0	-23.3	89	112	-20.5	227,044	235,134	-3.4	164	158	3.8
Winnipeg	3,191,411.2	3,993,037.1	-20.1	8,624	10,232	-15.7	370,062	390,250	-5.2	13,999	14,514	-3.5
Manitoba	3,555,745.7	4,368,151.1	-18.6	10,147	11,811	-14.1	350,423	369,838	-5.2	16,598	17,015	-2.5

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Quebec
August 2023

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 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	3,092,582.2	2,837,580.2	9.0	6,539	6,419	1.9	n/a	n/a	-	11,893	11,421	4.1

Residential	Dollar Volume*			Unit Sales			Average Price [†]			New Listings		
	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 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	2,844,425.6	2,631,436.3	8.1	5,970	5,878	1.6	497,951	474,597	4.9	9,984	9,839	1.5

* 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

August 2023

Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 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	27,145,134.0	33,192,072.4	-18.2	58,690	70,877	-17.2	n/a	n/a	-	97,421	104,165	-6.5

Residential	Dollar Volume*			Unit Sales			Average Price [†]			New Listings		
	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 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	25,088,683.2	30,608,696.7	-18.0	54,201	64,862	-16.4	479,675	489,431	-2.0	82,262	90,194	-8.8

* 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

New Brunswick

August 2023

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change
Fredericton Area	75,001.0	71,298.5	5.2	271	288	-5.9	276,756	247,564	11.8	435	398	9.3
Moncton	134,022.5	100,589.1	33.2	411	362	13.5	326,089	277,871	17.4	552	549	0.5
Northern New Brunswick	44,372.4	36,396.7	21.9	227	219	3.7	195,473	166,195	17.6	357	352	1.4
Saint John	78,307.0	67,266.9	16.4	267	266	0.4	293,285	252,883	16.0	328	411	-20.2
New Brunswick	331,702.9	275,551.3	20.4	1,176	1,135	3.6	282,060	242,776	16.2	1,672	1,710	-2.2

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change
Fredericton Area	70,408.4	65,426.4	7.6	222	240	-7.5	317,155	272,610	16.3	281	316	-11.1
Moncton	122,038.2	94,112.5	29.7	360	311	15.8	338,995	302,613	12.0	447	438	2.1
Northern New Brunswick	39,901.2	33,702.0	18.4	186	169	10.1	214,522	199,420	7.6	265	276	-4.0
Saint John	73,715.0	62,757.7	17.5	226	222	1.8	326,173	282,692	15.4	237	317	-25.2
New Brunswick	306,062.8	255,998.6	19.6	994	942	5.5	307,910	271,761	13.3	1,230	1,347	-8.7

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

New Brunswick
August 2023
Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change
Fredericton Area	542,785.0	640,186.6	-15.2	1,865	2,328	-19.9	291,038	274,994	5.8	3,055	3,485	-12.3
Moncton	846,173.5	987,863.4	-14.3	2,695	3,196	-15.7	313,979	309,094	1.6	4,155	4,772	-12.9
Northern New Brunswick	240,991.4	300,116.5	-19.7	1,348	1,719	-21.6	178,777	174,588	2.4	2,317	2,679	-13.5
Saint John	450,416.5	593,278.7	-24.1	1,648	2,213	-25.5	273,311	268,088	1.9	2,588	3,310	-21.8
New Brunswick	2,080,366.3	2,521,445.1	-17.5	7,556	9,456	-20.1	275,326	266,650	3.3	12,115	14,246	-15.0

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change
Fredericton Area	516,550.7	589,826.9	-12.4	1,596	1,866	-14.5	323,653	316,092	2.4	2,172	2,566	-15.4
Moncton	770,725.3	903,136.5	-14.7	2,310	2,664	-13.3	333,647	339,015	-1.6	3,130	3,801	-17.7
Northern New Brunswick	215,620.2	269,727.7	-20.1	1,106	1,384	-20.1	194,955	194,890	0.0	1,649	2,062	-20.0
Saint John	408,828.9	522,778.5	-21.8	1,332	1,769	-24.7	306,929	295,522	3.9	1,818	2,418	-24.8
New Brunswick	1,911,725.1	2,285,469.6	-16.4	6,344	7,683	-17.4	301,344	297,471	1.3	8,769	10,847	-19.2

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Nova Scotia
August 2023

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change
Annapolis Valley	61,205.1	61,286.6	-0.1	211	214	-1.4	290,071	286,386	1.3	312	367	-15.0
Cape Breton	27,252.2	29,200.9	-6.7	118	132	-10.6	230,951	221,219	4.4	177	204	-13.2
Halifax-Dartmouth	264,843.5	244,499.5	8.3	480	533	-9.9	551,757	458,723	20.3	621	679	-8.5
Highland	11,775.6	17,591.6	-33.1	57	70	-18.6	206,589	251,308	-17.8	166	164	1.2
Northern Nova Scotia	49,099.9	53,053.3	-7.5	204	219	-6.8	240,686	242,253	-0.6	289	318	-9.1
South Shore	42,485.4	72,319.2	-41.3	135	203	-33.5	314,707	356,252	-11.7	280	288	-2.8
Yarmouth	7,426.3	8,068.0	-8.0	42	32	31.3	176,815	252,125	-29.9	76	54	40.7
Nova Scotia	464,087.9	486,019.0	-4.5	1,247	1,403	-11.1	372,164	346,414	7.4	1,921	2,074	-7.4

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change
Annapolis Valley	57,147.7	57,024.0	0.2	163	175	-6.9	350,599	325,851	7.6	217	272	-20.2
Cape Breton	26,588.7	26,325.0	1.0	109	111	-1.8	243,933	237,162	2.9	136	158	-13.9
Halifax-Dartmouth	255,715.4	229,929.9	11.2	445	486	-8.4	574,641	473,107	21.5	550	589	-6.6
Highland	9,239.9	16,315.2	-43.4	34	50	-32.0	271,760	326,303	-16.7	96	93	3.2
Northern Nova Scotia	46,875.8	49,076.7	-4.5	170	177	-4.0	275,740	277,269	-0.6	204	238	-14.3
South Shore	37,318.6	67,325.8	-44.6	99	148	-33.1	376,956	454,904	-17.1	186	183	1.6
Yarmouth	6,884.0	7,828.0	-12.1	32	27	18.5	215,125	289,926	-25.8	46	38	21.1
Nova Scotia	439,770.0	453,824.5	-3.1	1,052	1,174	-10.4	418,032	386,563	8.1	1,435	1,571	-8.7

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Nova Scotia
August 2023
Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change
Annapolis Valley	400,853.9	523,884.1	-23.5	1,365	1,779	-23.3	293,666	294,482	-0.3	2,327	2,845	-18.2
Cape Breton	150,603.5	197,854.5	-23.9	704	976	-27.9	213,925	202,720	5.5	1,139	1,465	-22.3
Halifax-Dartmouth	2,023,279.7	2,502,367.1	-19.1	3,754	4,770	-21.3	538,966	524,605	2.7	5,272	6,517	-19.1
Highland	92,011.0	127,651.3	-27.9	440	598	-26.4	209,116	213,464	-2.0	1,149	1,179	-2.5
Northern Nova Scotia	304,199.4	401,105.4	-24.2	1,303	1,736	-24.9	233,461	231,052	1.0	2,236	2,667	-16.2
South Shore	273,950.2	401,529.8	-31.8	942	1,382	-31.8	290,818	290,543	0.1	1,788	2,084	-14.2
Yarmouth	44,025.8	62,357.8	-29.4	230	306	-24.8	191,417	203,784	-6.1	457	487	-6.2
Nova Scotia	3,288,923.6	4,216,750.1	-22.0	8,738	11,547	-24.3	376,393	365,181	3.1	14,368	17,244	-16.7

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change
Annapolis Valley	367,236.3	478,291.3	-23.2	1,047	1,372	-23.7	350,751	348,609	0.6	1,618	2,042	-20.8
Cape Breton	138,651.9	178,344.4	-22.3	576	770	-25.2	240,715	231,616	3.9	753	1,049	-28.2
Halifax-Dartmouth	1,959,941.3	2,388,820.2	-18.0	3,453	4,295	-19.6	567,605	556,186	2.1	4,576	5,719	-20.0
Highland	78,287.0	106,900.2	-26.8	290	350	-17.1	269,955	305,429	-11.6	566	593	-4.6
Northern Nova Scotia	283,774.8	368,136.2	-22.9	1,054	1,357	-22.3	269,236	271,287	-0.8	1,572	1,946	-19.2
South Shore	240,919.5	347,332.0	-30.6	651	890	-26.9	370,076	390,261	-5.2	1,084	1,262	-14.1
Yarmouth	38,356.6	52,945.3	-27.6	164	206	-20.4	233,882	257,016	-9.0	292	316	-7.6
Nova Scotia	3,107,167.3	3,920,769.6	-20.8	7,235	9,240	-21.7	429,463	424,326	1.2	10,461	12,927	-19.1

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Prince Edward Island

August 2023

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change
Prince Edward Island	92,769.4	83,340.7	11.3	294	276	6.5	315,542	301,959	4.5	525	526	-0.2
Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change
Prince Edward Island	84,038.3	72,652.4	15.7	215	189	13.8	390,876	384,404	1.7	358	324	10.5

Newfoundland & Labrador

August 2023

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change
Newfoundland & Labrador	215,530.4	208,134.3	3.6	718	701	2.4	300,182	296,911	1.1	1,158	1,153	0.4
Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change
Newfoundland & Labrador	209,112.5	200,172.6	4.5	670	665	0.8	312,108	301,011	3.7	942	897	5.0

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Prince Edward Island

August 2023

Year to date

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change
Prince Edward Island	558,818.8	634,268.4	-11.9	1,726	1,994	-13.4	323,765	318,088	1.8	3,566	3,587	-0.6

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change
Prince Edward Island	502,885.2	560,821.4	-10.3	1,300	1,423	-8.6	386,835	394,112	-1.8	2,310	2,385	-3.1

Newfoundland & Labrador

August 2023

Year to date

Total ¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change
Newfoundland & Labrador	1,050,104.8	1,296,218.2	-19.0	3,665	4,532	-19.1	286,522	286,015	0.2	8,355	8,906	-6.2

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change
Newfoundland & Labrador	988,688.5	1,237,635.5	-20.1	3,382	4,227	-20.0	292,338	292,793	-0.2	6,534	7,145	-8.6

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Yukon
August 2023

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change
Yukon	26,870.1	28,724.6	-6.5	53	46	15.2	506,983	624,448	-18.8	60	65	-7.7

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change
Yukon	25,546.6	22,554.6	13.3	51	44	15.9	500,914	512,605	-2.3	56	65	-13.8

Northwest Territories
August 2023

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change
Northwest Territories	6,751.2	14,797.2	-54.4	16	29	-44.8	421,947	510,248	-17.3	9	29	-69.0

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change	Aug 2023	Aug 2022	year-over-year percentage change
Northwest Territories	6,751.2	14,347.2	-52.9	16	28	-42.9	421,947	512,400	-17.7	9	28	-67.9

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association

Yukon

August 2023

Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change
Yukon	159,752.8	225,758.7	-29.2	312	410	-23.9	512,028	550,631	-7.0	494	610	-19.0

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change
Yukon	155,957.3	215,360.7	-27.6	305	403	-24.3	511,335	534,394	-4.3	467	598	-21.9

Northwest Territories

August 2023

Year to date

Total¹	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change
Northwest Territories	89,105.5	110,827.8	-19.6	186	228	-18.4	479,062	486,087	-1.4	233	273	-14.7

Residential	Dollar Volume*			Unit Sales			Average Price			New Listings		
	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change	Aug 2023 YTD	Aug 2022 YTD	year-over-year percentage change
Northwest Territories	89,076.7	107,302.8	-17.0	184	225	-18.2	484,113	476,901	1.5	215	265	-18.9

* in thousands of dollars

¹ Total = Residential + Non-residential

Source: The Canadian Real Estate Association