



## 2023 FALL HOUSING MARKET OUTLOOK

MARKET	AVERAGE RESIDENTIAL SALE PRICE		Y-O-Y CHANGE	NUMBER OF SALES		Y-O-Y CHANGE	NUMBER OF LISTINGS		Y-O-Y CHANGE	YEAR-END 2023 AVG. PRICE ESTIMATE*	YEAR-END 2023 AVG. PRICE ESTIMATE*	YEAR-END 2023 AVG. SALES ESTIMATE*
	2022 (January 1-July 31)	2023 (January-July 31)	(+/- %)	2022 (January 1-July 31)	2023 (January 1-July 31)	(+/- %)	2022 (January 1-July 31)	2023 (January 1-July 31)	(+/- %)	(+/- %)	(\$)	(+/- %)
Greater Vancouver Area, BC	\$1,284,973	\$1,258,179	-2.1%	2,953	2,417	-18.2%	62,160	63,136	1.6%	-2.0%	\$1,233,015	-5.0%
Calgary, AB	\$525,704	\$539,718	3.0%	20,936	16,956	-19.0%	28,732	21,532	-25.1%	4.5%	\$564,005	-20.0%
Edmonton, AB	\$418,309	\$409,986	-2.0%	17,441	13,732	-21.3%	26,755	22,308	-16.6%	2.0%	\$418,186	-10.0%
Saskatoon, SK	\$371,199	\$376,105	1.0%	3,030	2,831	-6.6%	N/A	N/A	N/A	N/A	N/A	N/A
Winnipeg, MB	\$436,966	\$406,755	-6.9%	4,929	3,936	-20.1%	N/A	N/A	N/A	0.7%	\$409,602	5.0%
Kelowna/ Central Okanagan, BC	\$902,535	\$835,895	-7.4%	3,374	2,741	-18.8%	6,808	6,171	-9.4%	-3.0%	\$810,818	-5.0%
Red Deer, AB	\$355,460	\$351,937	-1.0%	3,943	3,106	-21.2%	5,708	4,557	-20.2%	3.0%	\$362,495	-5.0%
Durham Region, ON	\$951,612	\$1,078,784	13.4%	6,841	4,713	-31.1%	13,004	7,796	-40.0%	-5.0%	\$1,024,845	5.0%
The Lakelands West, ON (Clearview, Collingwood, Grey Highlands, Meaford, the Blue Mountains, Wasaga)	\$1,008,523	\$860,614	-14.7%	1,113	1,067	-4.1%	2,435	2,669	9.6%	2%	\$877,826	2.0%
North Bay, ON	\$491,661	\$445,194	-9.5%	997	724	-27.4%	1,363	1,102	-19.1%	-2.5%	\$434,064	N/A
Oakville, ON	\$1,719,480	\$1,637,959	-4.7%	1,299	1,176	-9.5%	2,491	1,937	-22.2%	2.0%	\$1,670,718	5.0%
Peterborough, ON	\$822,869	\$685,028	-16.8%	1,323	799	-39.6%	2,280	2,107	-7.6%	-5.0%	\$650,777	-1.5%
York Region, ON	\$1,450,724	\$1,355,778	-6.5%	8,634	7,981	-7.6%	19,348	15,104	-21.9%	2.2%	\$1,385,605	1.0%



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	2022 (January 1– July 31)	2023 (January–July 31)	(+/- %)	2022 (January 1– July 31)	2023 (January 1– July 31)	(+/- %)	2022 (January 1–July 31)	2023 (January 1–July 31)	(+/- %)	(+/- %)	(\$)	(+/- %)
Sudbury, ON	\$500,290	\$481,317	-3.8%	1,197	1,025	-14.4%	3,547	3,600	1.5%	5.0%	\$505,383	-5.0%
Greater Toronto Area, ON	\$1,239,973	\$1,141,260	-8.0%	51,940	43,908	-15.5%	104,690	80,048	-23.5%	2.5%	\$1,169,792	0.0%
Peel, ON (Mississauga, Brampton, Caledon)	\$1,225,626	\$1,092,091	-10.9%	10,022	7,987	-20.3%	21,885	15,700	-28.3%	0.0%	\$1,092,091	0.0%
Hamilton, ON	\$937,895	\$808,335	-14.0%	4,768	4,099	-14.0%	7,915	6,207	-21.6%	-2.0%	\$792,168	-5.0%
Burlington, ON	\$1,275,859	\$1,106,958	-13.0%	1,711	1,611	-5.8%	2,115	1,607	-24.0%	1.0%	\$1,118,028	2.0%
Ottawa, ON	\$797,492	\$727,242	-8.8%	7,993	6,828	-14.6%	21,845	19,434	-11.0%	-2.0%	\$712,697	-3.0%
Windsor, ON	\$660,610	\$567,812	-14.0%	4,626	3,577	-22.7%	9,518	7,967	-16.3%	-2.0%	\$556,456	-2.0%
Kitchener-Waterloo, ON	\$877,814	\$786,016	-10.0%	3,551	2,726	-23.2%	8,951	10,236	14.4%	-4.0%	\$754,575	-5.0%
Thunder Bay, ON	\$364,247	\$342,933	-5.9%	765	583	-23.8%	1,066	848	-20.5%	0.0%	\$342,933	0.0%
Montreal, QB***	\$663,132	\$624,754	-5.8%	13,118	10,728	-18.2%	8,363	13,690	63.7%	N/A	N/A	N/A
Charlottetown, PEI (Urban Greater Area)	\$432,750	\$440,000	1.7%	483	432	-10.6%	727	718	-1.2%	0%	\$440,000	0.0%
St. John's, NL	\$332,292	\$335,007	1.0%	2,074	1,500	-27.7%	5,275	4,551	-13.7%	0%	\$335,007	-30.0%
Halifax, N.S	\$560,006	\$561,943	0.3%	3,689	2,943	-20.2%	4,899	3,915	-20.1%	-1.0%	\$556,324	-2.0%
Moncton, NB	\$344,360	\$322,957	-6.2%	2,365	1,955	-17.3%	3,362	2,684	-20.2%	3.0%	\$332,646	-9.0%

\*The outlooks for 2023 are estimates provided by RE/MAX Canada brokers and realtors. Each RE/MAX office is independently owned and operated. The estimated year-end average price change (+/-%) is relative to Q1 2023 average price. The estimated dollar value (\$) is calculated based on the estimated % increase/decrease provided by RE/MAX brokers.

\*\*Unable to speculate/provide.

\*\*\*Data is only from January - June 2022/2023 due to availability of data.

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