

RealTStats

Real Estate Market Statistics

Kitchener - All Residential Sales

Resale Homes Only

For the Period

July 2017 to June 2018

Average Price & Total Sales- Past 12 Months

Month	Freehold Detached	Freehold Attached	Ground Level Condos	Apartment Condos	Total Sales
Jul-17	\$474,962	\$375,939	\$292,713	\$249,176	322
Aug-17	\$478,598	\$369,318	\$277,405	\$252,271	293
Sep-17	\$482,102	\$387,917	\$305,347	\$228,441	306
Oct-17	\$501,322	\$376,954	\$289,840	\$228,508	314
Nov-17	\$488,370	\$381,906	\$326,605	\$227,926	254
Dec-17	\$476,961	\$384,128	\$281,238	\$249,635	167
Jan-18	\$512,312	\$410,077	\$292,471	\$266,905	160
Feb-18	\$566,365	\$409,479	\$326,082	\$239,711	205
Mar-18	\$544,244	\$408,307	\$305,959	\$269,059	314
Apr-18	\$542,271	\$412,203	\$322,594	\$267,194	332
May-18	\$529,758	\$418,461	\$308,765	\$266,575	381
Jun-18	\$533,899	\$408,287	\$309,529	\$303,290	327

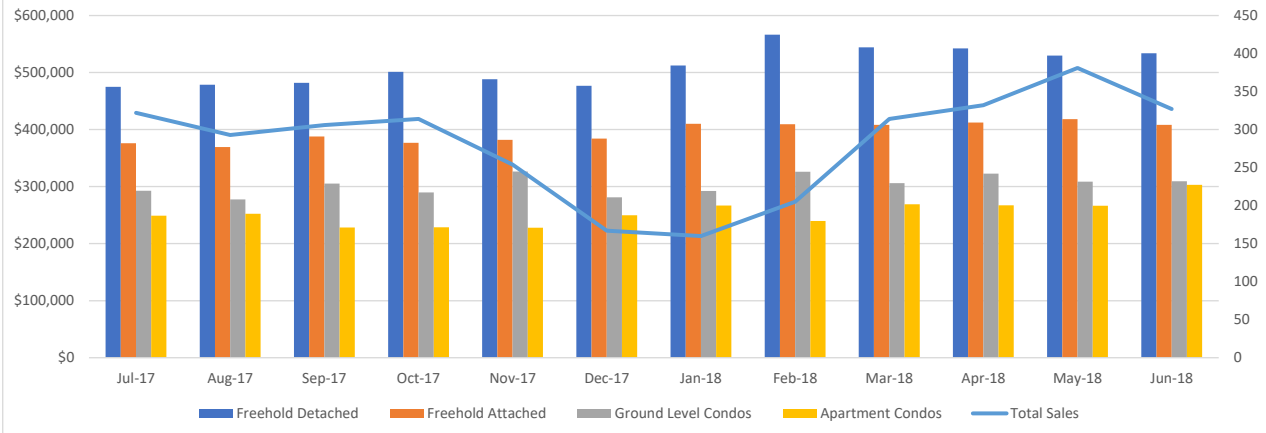
About this Report

Statistical information presented in this report is intended to provide an accurate snapshot of residential real estate activity in the community highlighted. This report contains information for resale homes only, new construction is excluded. Information has been gathered and compiled using ORTIS (Ontario Regional Technology & Information Systems) MLS data, accessed through the CoreLogic Matrix System.

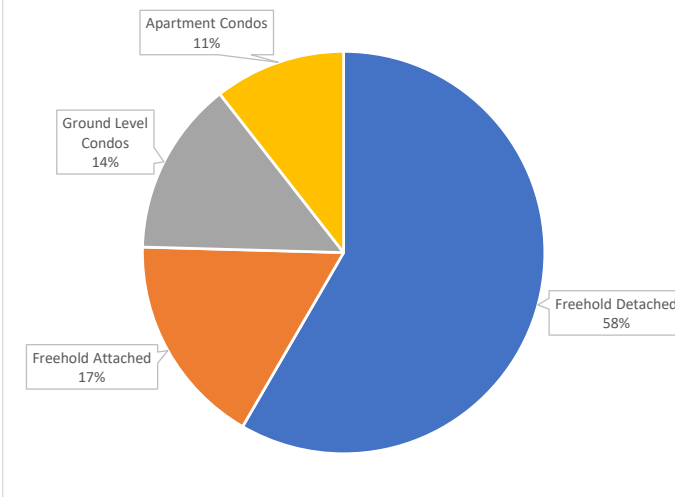
The information in this report is divided into four Property Types as follows:

1. Freehold Detached - Single detached dwellings only
2. Freehold Attached - Other freehold "non-condo" dwellings, such as townhouses, semi-detached houses, stacked townhouses.
3. Ground Level Condominiums - All "non-apartment" condominiums, in the form of townhouses, semi-detached houses, stacked townhouses, detached houses.
4. Apartment Condominiums - Apartment style units in low or highrise buildings.

Average Sale Price by Property Type Past 12 Months



Percent of Total Sales by Property Type Past 12 Months



All Residential Sales - Past 12 Months

Month	Freehold Detached	Freehold Attached	Ground Level Condos	Apartment Condos
Jul-17	206	49	44	23
Aug-17	168	59	36	30
Sep-17	183	55	36	32
Oct-17	180	54	43	37
Nov-17	138	52	36	28
Dec-17	79	31	34	23
Jan-18	91	33	21	15
Feb-18	124	26	28	27
Mar-18	182	56	49	27
Apr-18	201	50	47	34
May-18	218	63	49	51
Jun-18	200	48	50	29
Total Sales	1970	576	473	356

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Real Estate Market Statistics

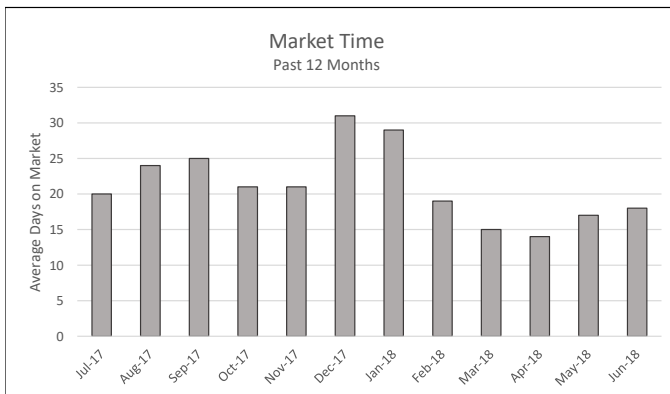
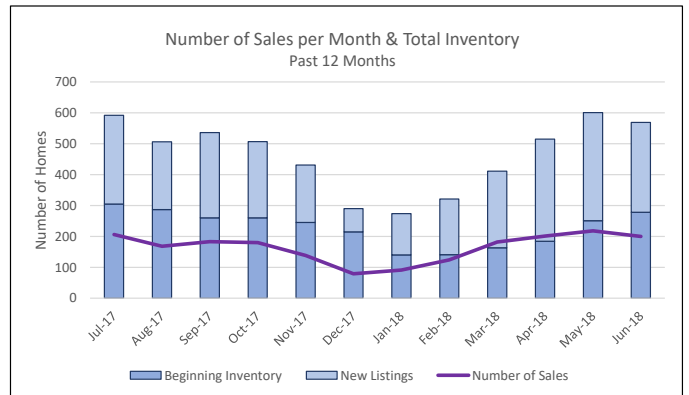
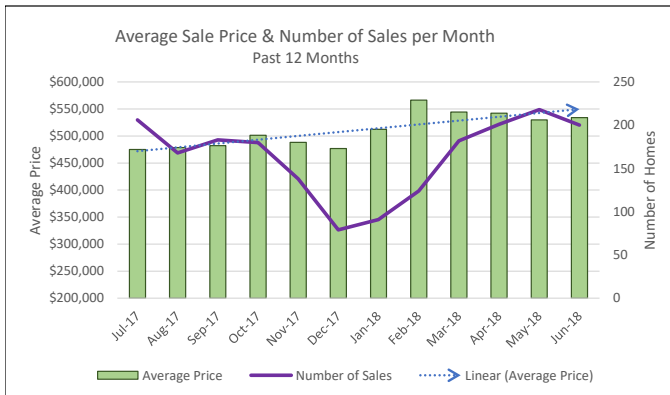
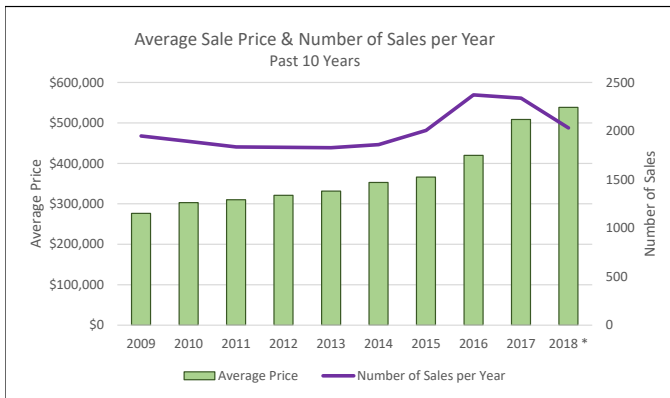
Kitchener - Detached Freehold

Year	Average Price	Annual Sales	Average Monthly Sales	Average Inventory (Month End)
2009	\$276,308	1949	162	411
2010	\$302,950	1894	158	405
2011	\$309,926	1836	153	425
2012	\$320,861	1833	153	460
2013	\$331,368	1828	152	417
2014	\$352,790	1860	155	426
2015	\$366,117	2006	167	365
2016	\$419,965	2372	198	200
2017	\$508,509	2339	195	205
2018 *	\$538,549	2032	169	212

* Current year Annual Sales are projected to year end

July 2017 to June 2018

Month	Beginning Inventory	Number of New Listings	Number of Sales	Month End Inventory	Average Price	Days on Market
Jul-17	305	287	206	287	\$474,962	20
Aug-17	287	219	168	260	\$478,598	24
Sep-17	260	276	183	260	\$482,102	25
Oct-17	260	247	180	245	\$501,322	21
Nov-17	245	186	138	215	\$488,370	21
Dec-17	215	75	79	140	\$476,961	31
Jan-18	140	134	91	141	\$512,312	29
Feb-18	141	180	124	163	\$566,365	19
Mar-18	163	248	182	184	\$544,244	15
Apr-18	184	331	201	251	\$542,271	14
May-18	251	350	218	278	\$529,758	17
Jun-18	278	291	200	256	\$533,899	18



Market Snapshot

June 2018

- New Listings: **291** High 76%
- Inventory: **256** Low 17%
- Number of Sales: **200** High 76%
- Market Time (Days): **18** Low 8%

Average Price: \$533,900
 Linear Trend: \$7042 per month

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Real Estate Market Statistics

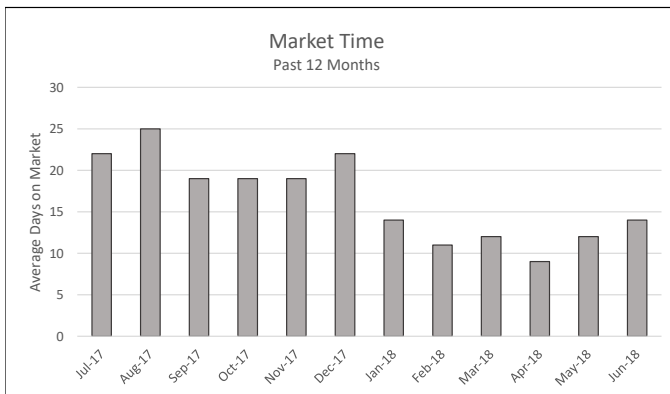
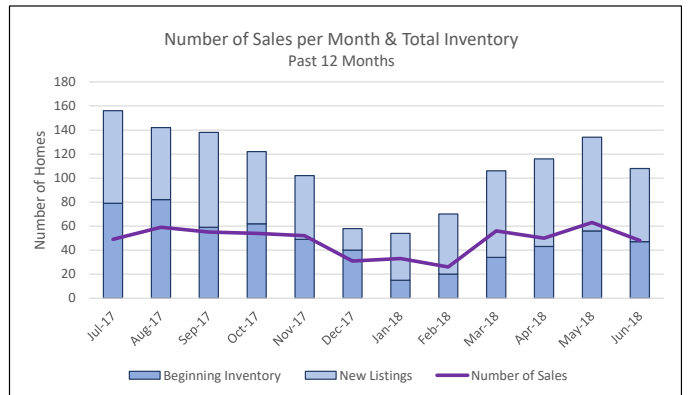
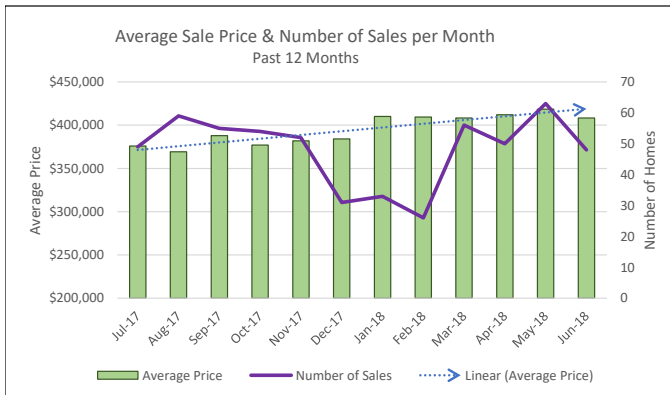
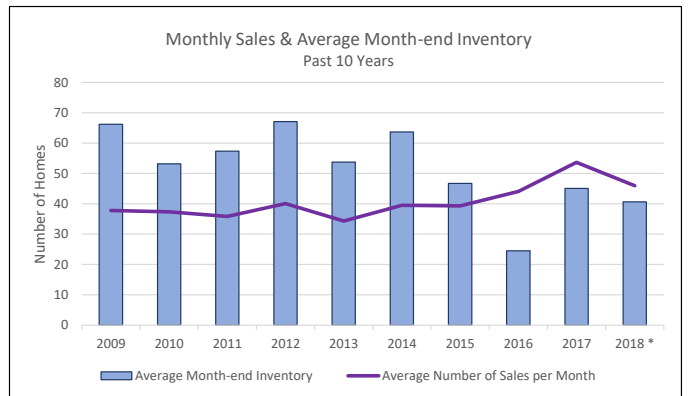
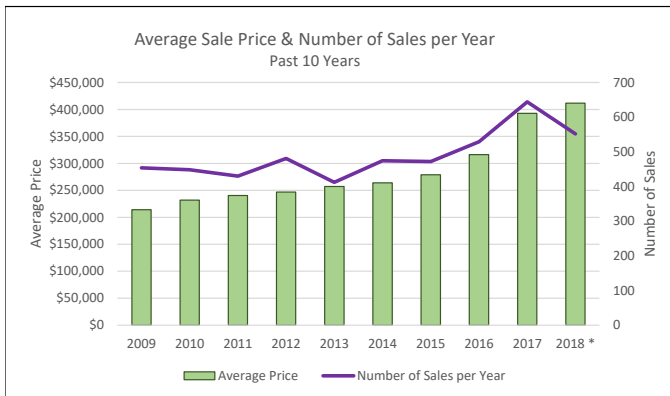
Kitchener - Attached Freehold

Year	Average Price	Annual Sales	Average Monthly Sales	Average Inventory (Month End)
2009	\$214,099	454	38	66
2010	\$231,942	448	37	53
2011	\$240,337	430	36	57
2012	\$246,920	481	40	67
2013	\$257,181	412	34	54
2014	\$264,021	474	40	64
2015	\$278,846	472	39	47
2016	\$316,097	529	44	25
2017	\$392,622	644	54	45
2018 *	\$411,649	552	46	41

* Current year Annual Sales are projected to year end

July 2017 to June 2018

Month	Beginning Inventory	Number of New Listings	Number of Sales	Month End Inventory	Average Price	Days on Market
Jul-17	79	77	49	82	\$375,939	22
Aug-17	82	60	59	59	\$369,318	25
Sep-17	59	79	55	62	\$387,917	19
Oct-17	62	60	54	49	\$376,954	19
Nov-17	49	53	52	40	\$381,906	19
Dec-17	40	18	31	15	\$384,128	22
Jan-18	15	39	33	20	\$410,077	14
Feb-18	20	50	26	34	\$409,479	11
Mar-18	34	72	56	43	\$408,307	12
Apr-18	43	73	50	56	\$412,203	9
May-18	56	78	63	47	\$418,461	12
Jun-18	47	61	48	44	\$408,287	14



Market Snapshot

June 2018

- New Listings: **61** High 78%
- Inventory: **44** Low 24%
- Number of Sales: **48** High 74%
- Market Time (Days): **14** Low 11%

Average Price: \$408,300
Linear Trend: \$4313 per month

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Real Estate Market Statistics

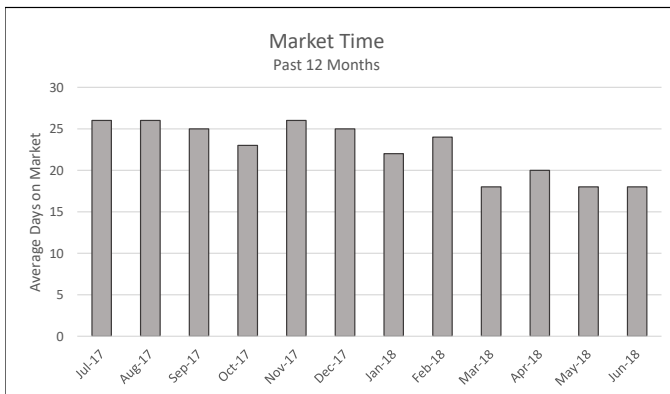
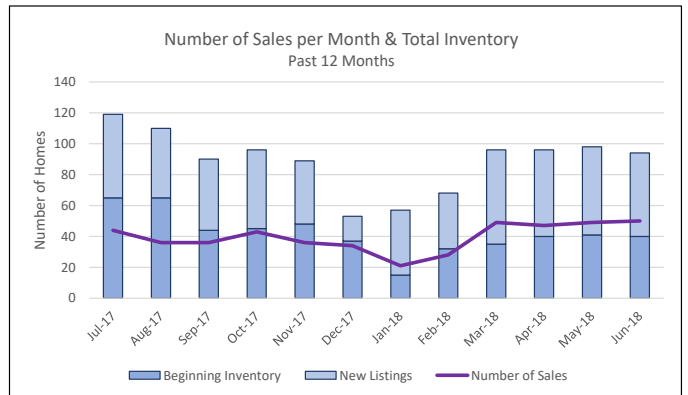
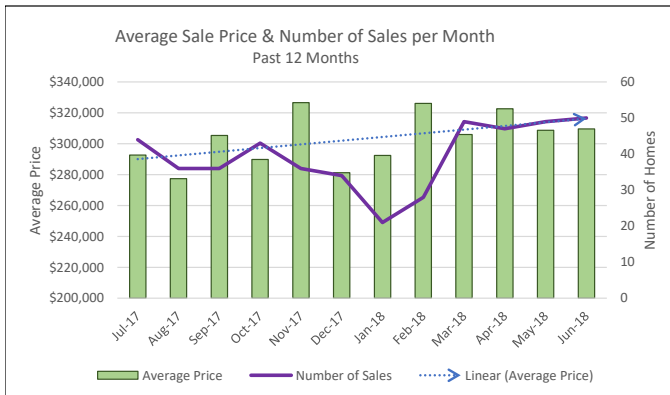
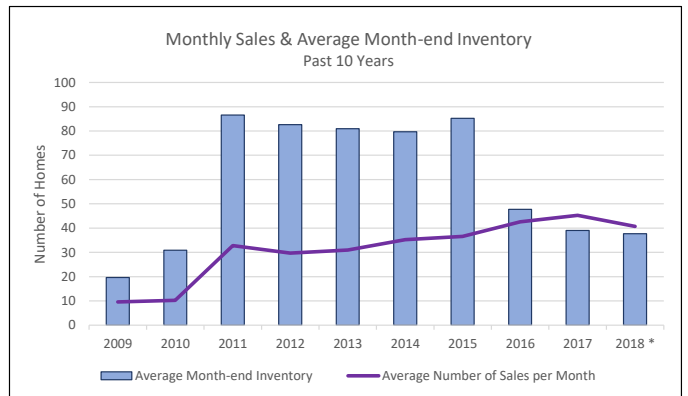
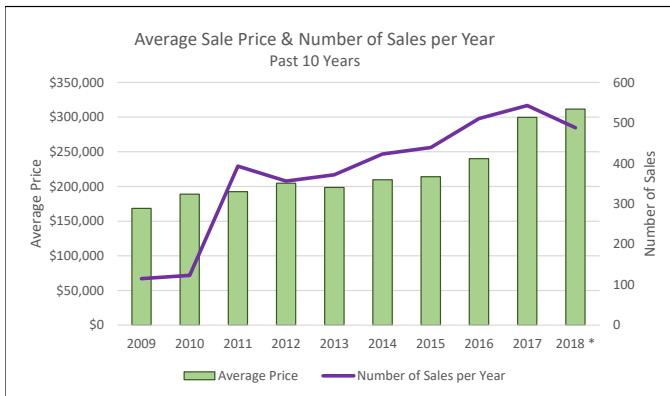
Kitchener - Ground Level Condominiums

Year	Average Price	Annual Sales	Average Monthly Sales	Average Inventory (Month End)
2009	\$168,329	115	10	20
2010	\$189,054	123	10	31
2011	\$192,590	393	33	87
2012	\$204,635	356	30	83
2013	\$198,740	372	31	81
2014	\$209,777	423	35	80
2015	\$214,227	439	37	85
2016	\$240,097	511	43	48
2017	\$299,580	543	45	39
2018 *	\$311,607	488	41	38

* Current year Annual Sales are projected to year end

July 2017 to June 2018

Month	Beginning Inventory	Number of New Listings	Number of Sales	Month End Inventory	Average Price	Days on Market
Jul-17	65	54	44	65	\$292,713	26
Aug-17	65	45	36	44	\$277,405	26
Sep-17	44	46	36	45	\$305,347	25
Oct-17	45	51	43	48	\$289,840	23
Nov-17	48	41	36	37	\$326,605	26
Dec-17	37	16	34	15	\$281,238	25
Jan-18	15	42	21	32	\$292,471	22
Feb-18	32	36	28	35	\$326,082	24
Mar-18	35	61	49	40	\$305,959	18
Apr-18	40	56	47	41	\$322,594	20
May-18	41	57	49	40	\$308,765	18
Jun-18	40	54	50	38	\$309,529	18



Market Snapshot

June 2018

- New Listings: 54 **High** 75%
- Inventory: 38 **Normal** 40%
- Number of Sales: 50 **High** 92%
- Market Time (Days): 18 **Low** 6%

Average Price: \$309,500
 Linear Trend: \$2371 per month

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Real Estate Market Statistics

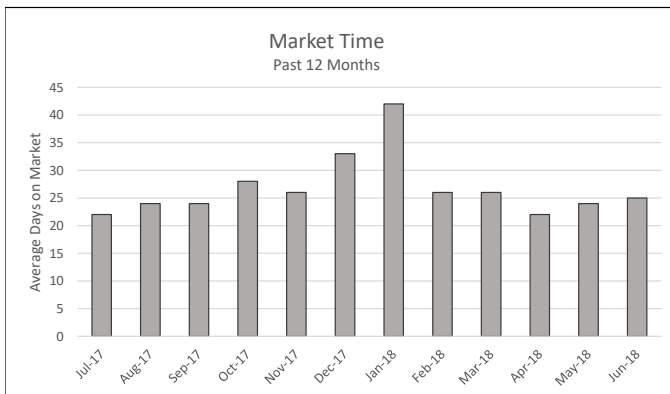
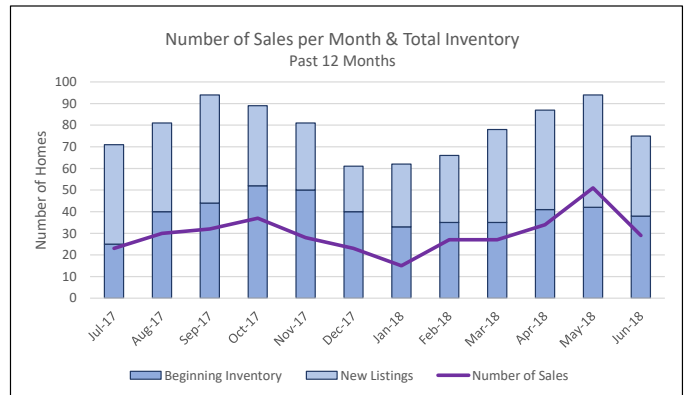
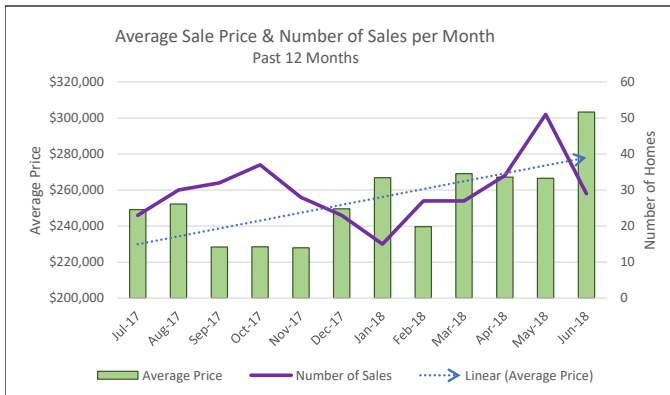
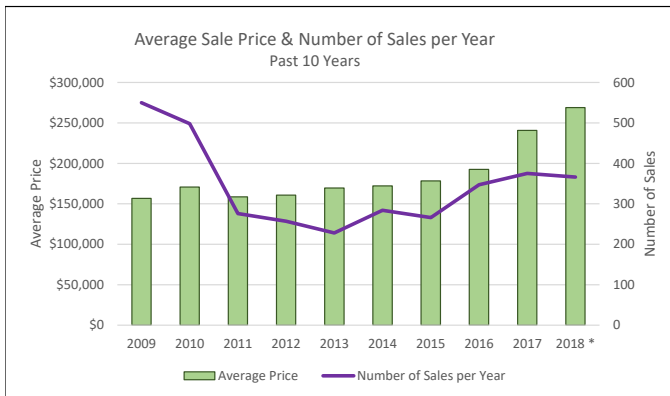
Kitchener - Apartment Condominiums

Year	Average Price	Annual Sales	Average Monthly Sales	Average Inventory (Month End)
2009	\$156,719	550	46	127
2010	\$170,677	498	42	105
2011	\$158,594	276	23	66
2012	\$160,638	257	21	67
2013	\$169,527	228	19	75
2014	\$172,259	284	24	102
2015	\$178,368	266	22	84
2016	\$192,455	347	29	63
2017	\$240,772	375	31	36
2018 *	\$268,938	366	31	38

* Current year Annual Sales are projected to year end

July 2017 to June 2018

Month	Beginning Inventory	Number of New Listings	Number of Sales	Month End Inventory	Average Price	Days on Market
Jul-17	25	46	23	40	\$249,176	22
Aug-17	40	41	30	44	\$252,271	24
Sep-17	44	50	32	52	\$228,441	24
Oct-17	52	37	37	50	\$228,508	28
Nov-17	50	31	28	40	\$227,926	26
Dec-17	40	21	23	33	\$249,635	33
Jan-18	33	29	15	35	\$266,905	42
Feb-18	35	31	27	35	\$239,711	26
Mar-18	35	43	27	41	\$269,059	26
Apr-18	41	46	34	42	\$267,194	22
May-18	42	52	51	38	\$266,575	24
Jun-18	38	37	29	34	\$303,290	25



Market Snapshot

June 2018

- New Listings: 37 **Normal** (37%)
- Inventory: 34 **Low** (5%)
- Number of Sales: 29 **Normal** (51%)
- Market Time (Days): 25 **Low** (8%)

Average Price: \$303,300
 Linear Trend: \$4373 per month