

Local Market Update – November 2022

A Research Tool Provided by ITSO.



Essa

Neighbourhood

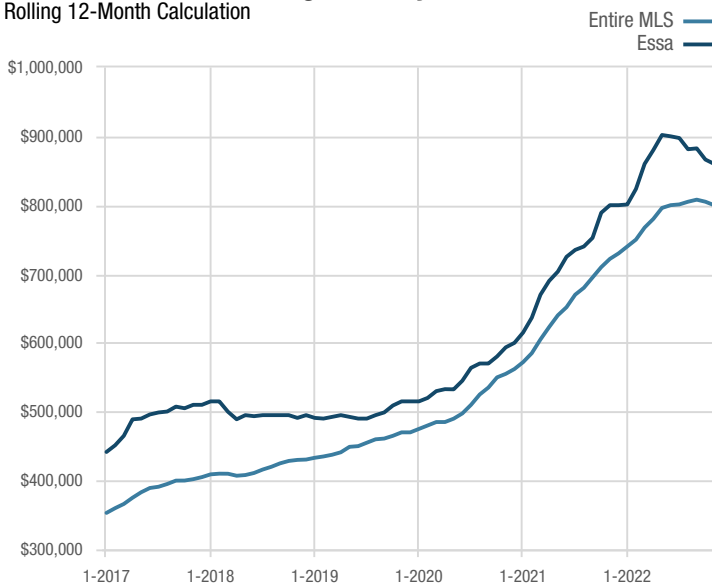
Single Family	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	21	20	- 4.8%	397	561	+ 41.3%
Sales	27	16	- 40.7%	333	244	- 26.7%
Days on Market Until Sale	16	31	+ 93.8%	13	18	+ 38.5%
Median Sales Price*	\$860,000	\$704,000	- 18.1%	\$800,000	\$863,750	+ 8.0%
Average Sales Price*	\$928,894	\$816,306	- 12.1%	\$875,254	\$930,906	+ 6.4%
Percent of List Price Received*	107.7%	95.3%	- 11.5%	105.3%	103.7%	- 1.5%
Inventory of Homes for Sale	8	35	+ 337.5%	—	—	—
Months Supply of Inventory	0.3	1.6	+ 433.3%	—	—	—

Townhouse/Condo	November			Year to Date		
	2021	2022	% Change	Thru 11-2021	Thru 11-2022	% Change
Key Metrics						
New Listings	4	7	+ 75.0%	76	74	- 2.6%
Sales	3	3	0.0%	62	41	- 33.9%
Days on Market Until Sale	4	9	+ 125.0%	6	12	+ 100.0%
Median Sales Price*	\$780,000	\$715,000	- 8.3%	\$630,500	\$745,000	+ 18.2%
Average Sales Price*	\$705,333	\$585,667	- 17.0%	\$633,424	\$744,339	+ 17.5%
Percent of List Price Received*	114.1%	92.4%	- 19.0%	108.4%	105.1%	- 3.0%
Inventory of Homes for Sale	1	3	+ 200.0%	—	—	—
Months Supply of Inventory	0.2	0.8	+ 300.0%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

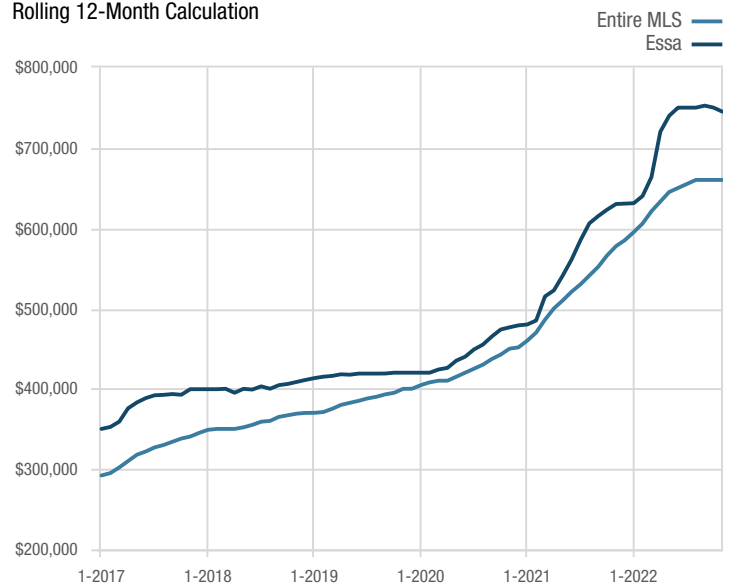
Median Sales Price - Single-Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.