

June 2020

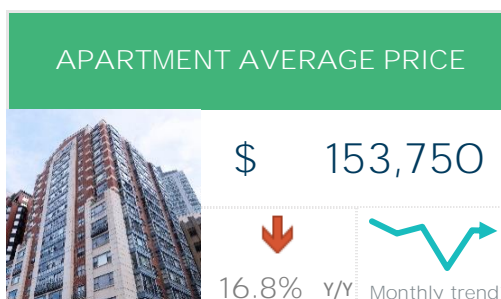
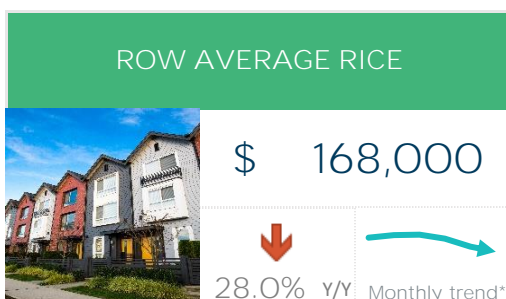
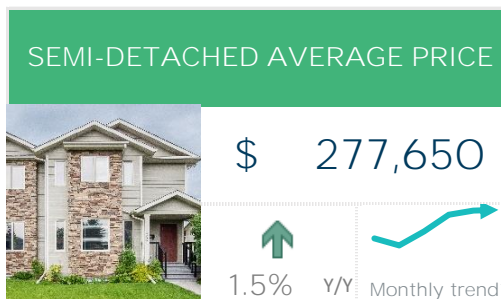
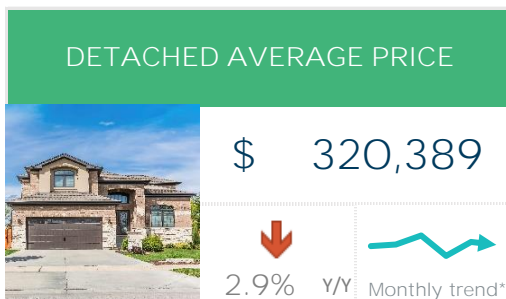
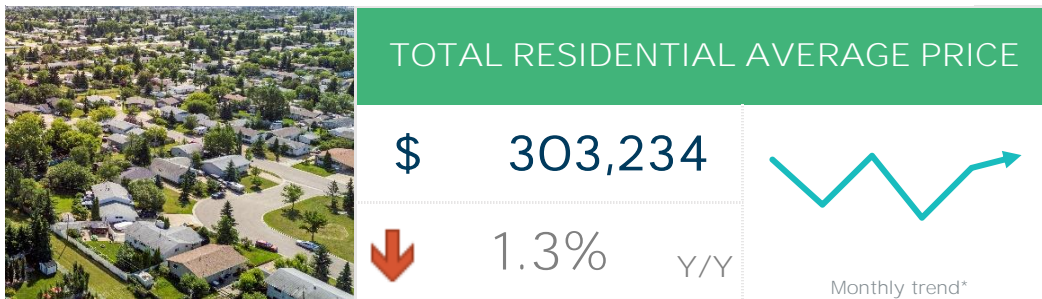
Market Trend Summary

Sales in the city rose to 125 units this month. Despite the relatively stable levels recorded prior to COVID-19, year-to-date sales have eased by nearly 18 per cent and remain over 30 per cent below longer-term averages. The decline in housing demand does not come as a surprise given the unprecedented situation resulting in significant job loss throughout the region.

At the same time, new listings continue to rise, contributing to the upward trend in inventory levels. However, the higher sales this month helped push down the months of supply to four months, tighter than levels recorded before the crisis and last year.

Despite some recent fluctuations in prices, on a year-to-date basis, prices have remained relatively stable in the city.

*Monthly data is based on seasonally adjusted data for the prior 6 months
Data source: Pillar 9



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	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	105	33%	144	17%	357	-13%	73%	3.40	-34%	\$320,389	-3%
Semi	6	0%	9	-44%	28	4%	67%	4.67	4%	\$277,650	1%
Row	1	-90%	8	0%	51	50%	13%	51.00	1400%	\$168,000	-28%
Apartment	4	-43%	16	0%	70	1%	25%	17.50	78%	\$153,750	-17%
Total Residential	125	23%	188	15%	500	-7%	66%	4.00	-24%	\$303,234	-1%

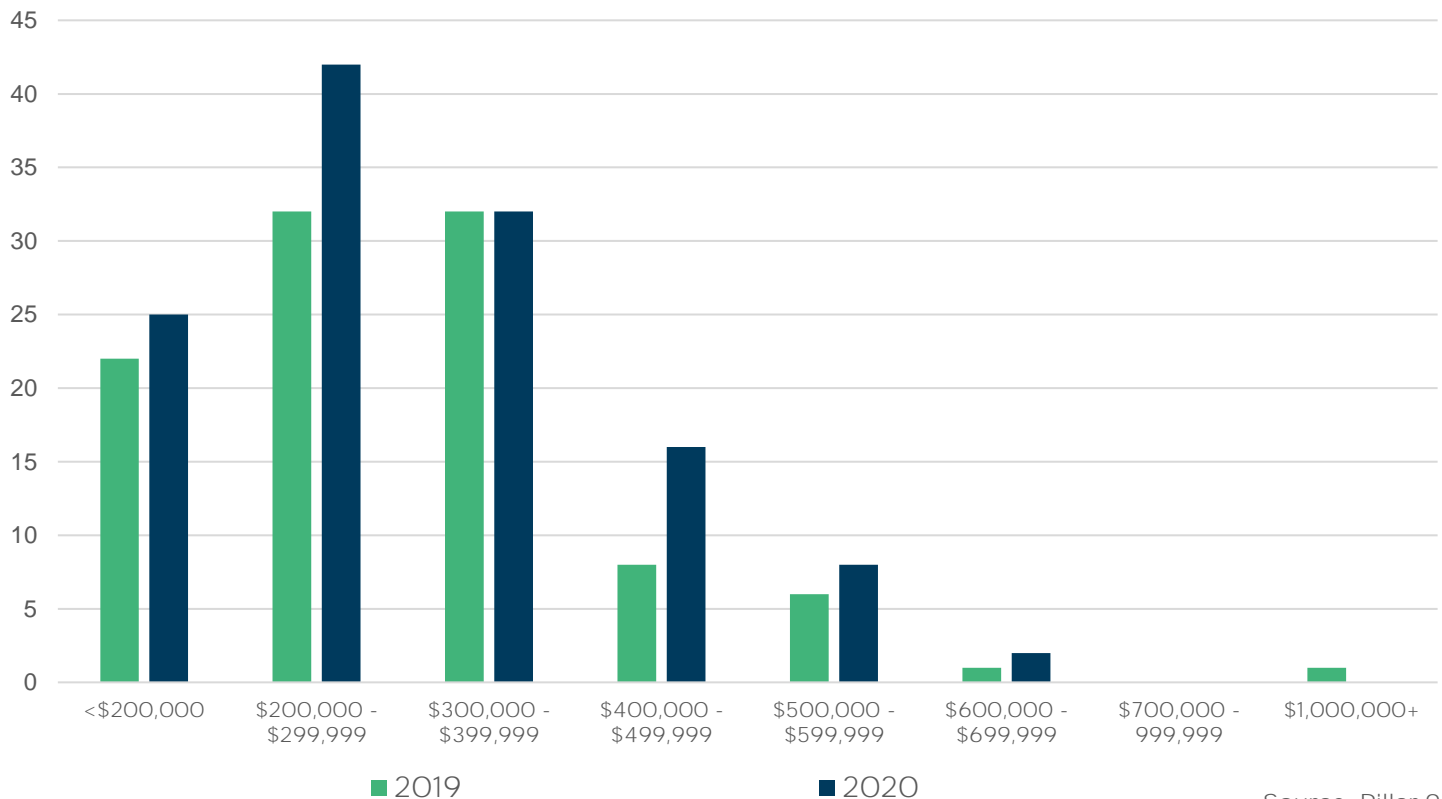
Year-to-Date

June 2020

	Sales		New Listings		Inventory		S/NL	Months of Supply		Average Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	326	-18%	619	-17%	306	-14%	53%	5.63	5%	\$310,556	3%
Semi	26	4%	49	-2%	31	35%	53%	7.04	29%	\$268,262	11%
Row	19	-46%	62	7%	44	31%	31%	13.84	141%	\$168,421	-21%
Apartment	25	-29%	86	-7%	64	1%	29%	15.32	42%	\$150,696	-12%
Total Residential	405	-18%	829	-12%	443	-7%	49%	6.56	13%	\$288,884	2%

Residential Sales by Price Range

June



Source: Pillar 9