

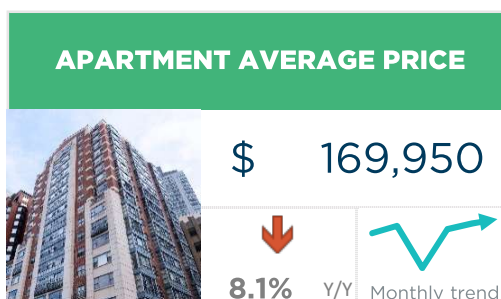
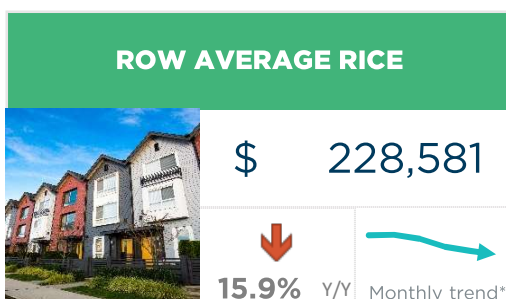
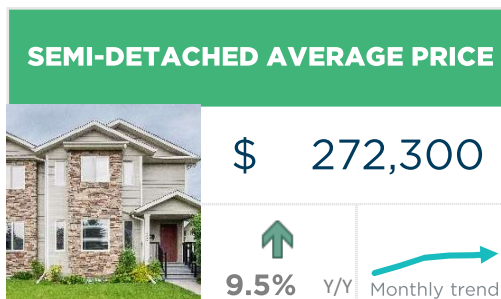
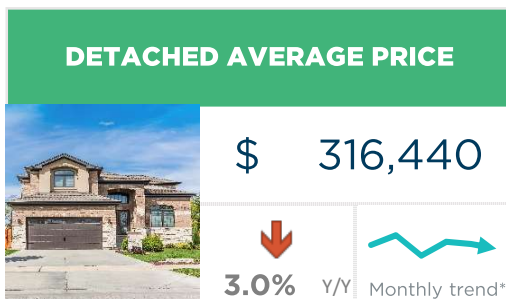
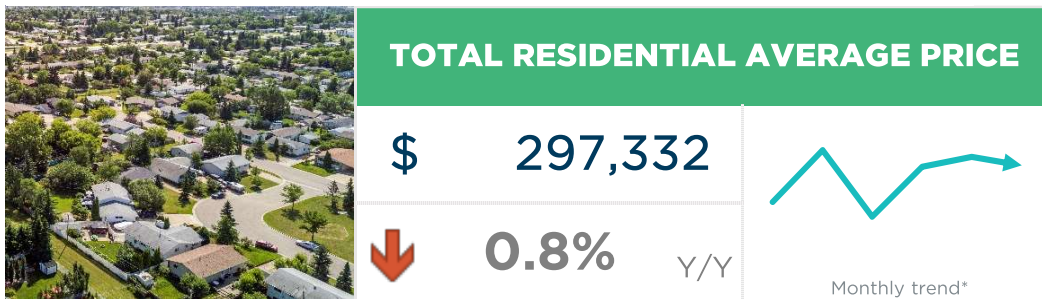
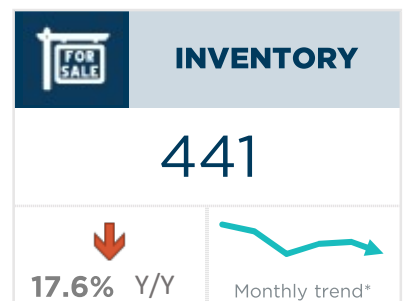
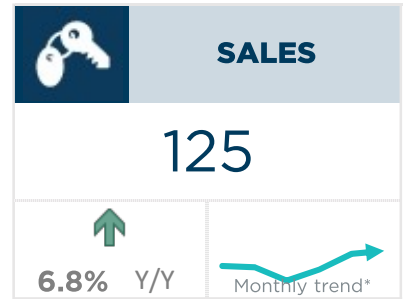
July 2020

Market Trend Summary

July sales improved this month contributing to total year-to-date sales of 531 units, a 13 per cent decline over last year and well below typical levels of activity. At the same time, the new listings in the market also trended down and were 24 per cent below last year's levels. This contributed to the decline in the inventory levels compared to the previous month and inventories remained below last year's levels.

Improved sales relative to the inventory in the market caused the months of supply to trend down and levels remain tighter than what we traditionally see in the market. This has helped slow the downward pressure on prices in the market. Overall year-to-date prices remain slightly higher than last year's levels.

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



July 2020

July 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	102	16%	105	-33%	301	-26%	97%	2.95	-37%	\$316,440	-3%
Semi	5	-29%	10	-9%	29	7%	50%	5.80	50%	\$272,300	9%
Row	8	33%	15	88%	42	35%	53%	5.25	2%	\$228,581	-16%
Apartment	10	-38%	21	-9%	69	1%	48%	6.90	62%	\$169,950	-8%
Total Residential	125	7%	151	-24%	441	-18%	83%	3.53	-23%	\$297,332	-1%

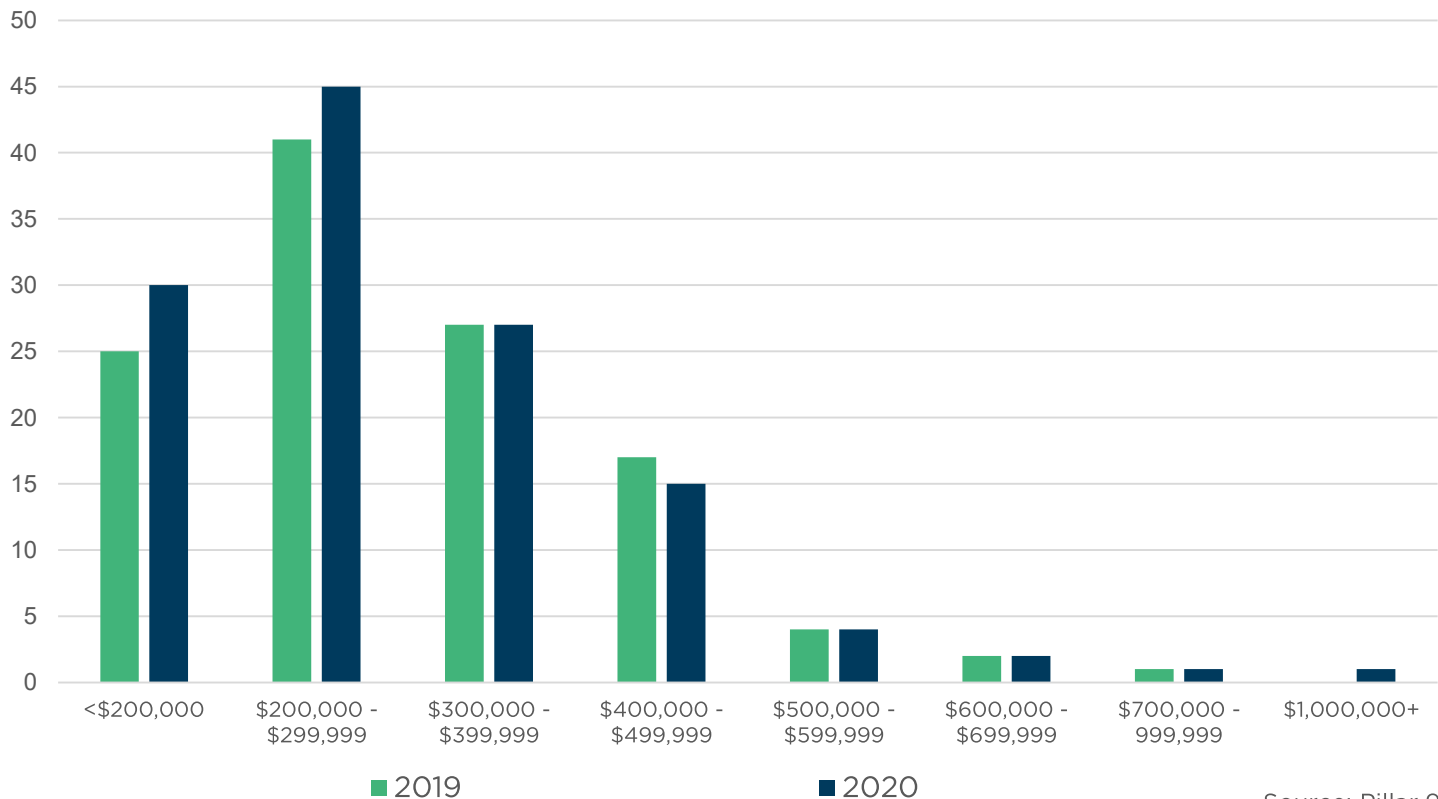
Year-to-Date

July 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	429	-11%	717	-21%	295	-18%	60%	4.82	-8%	\$312,163	2%
Semi	31	-3%	59	-3%	30	30%	53%	6.84	34%	\$268,913	10%
Row	31	-24%	80	23%	41	25%	39%	9.29	66%	\$185,827	-16%
Apartment	39	-24%	112	-3%	64	0%	35%	11.41	30%	\$159,344	-9%
Total Residential	531	-13%	970	-15%	430	-11%	55%	5.67	2%	\$291,082	2%

Residential Sales by Price Range

July



Source: Pillar 9