

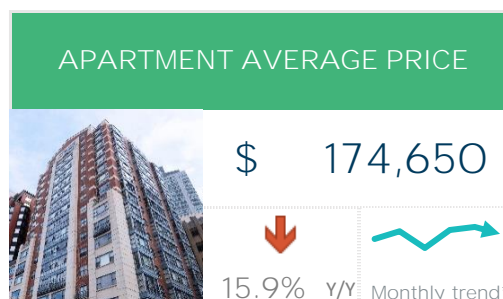
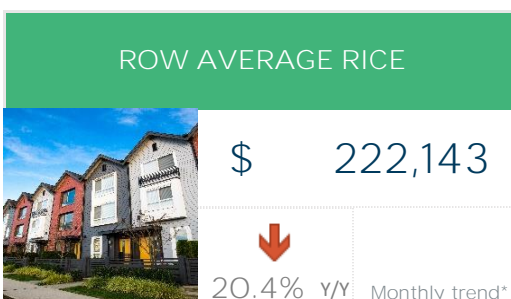
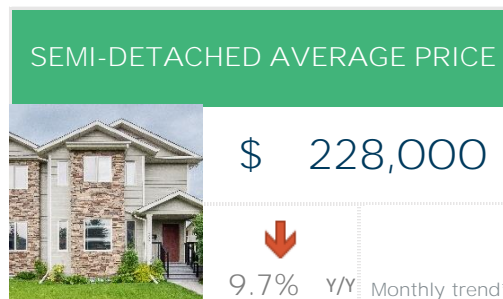
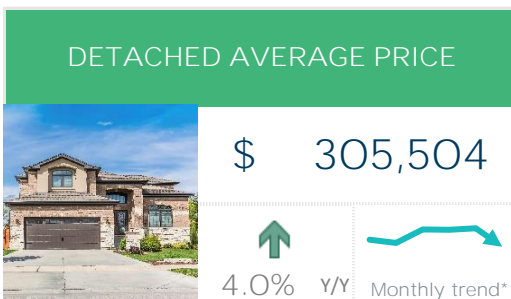
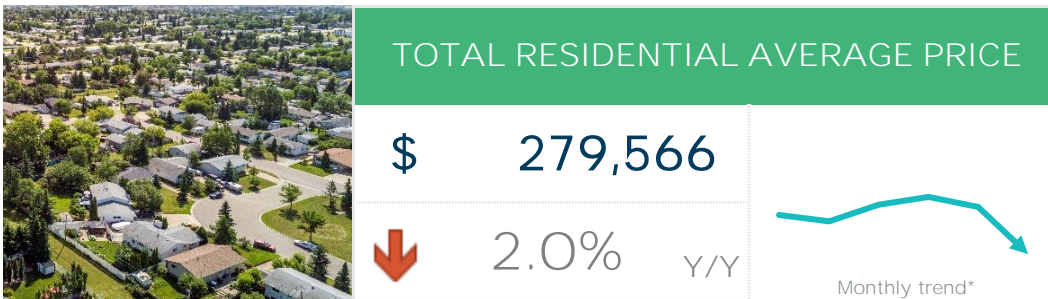
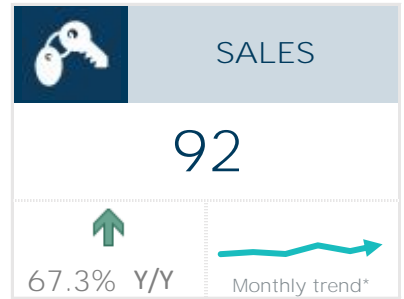
November 2020

Market Trend Summary

November sales continued to rise compared to last year, but it was not enough to offset earlier pullbacks as year-to-date sales remain over two per cent below last year's levels. While new listings remained stable this month compared to last year, it was not enough to prevent further reductions in inventory levels.

The reduction in inventory and gain in sales caused the months of supply to decline to under four months, a significant improvement over the nearly 8 months reported last November.

Despite the tighter conditions, the average prices this month trended down relative to last year. However, this is likely related to some shifts in the distribution this month, as year-to-date average prices have improved by nearly six per cent.



*Monthly trend data is based on seasonally adjusted data, where the prior 6 months is displayed
Data source: Pillar 9

November 2020

November 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	70	56%	70	-5%	215	-33%	100%	3.07	-57%	\$305,504	4%
Semi	3	-25%	5	-44%	22	-21%	60%	7.33	5%	\$228,000	-10%
Row	7	133%	10	0%	33	6%	70%	4.71	-54%	\$222,143	-20%
Apartment	12	300%	18	80%	70	27%	67%	5.83	-68%	\$174,650	-16%
Total Residential	92	67%	103	0%	340	-21%	89%	3.70	-53%	\$279,566	-2%

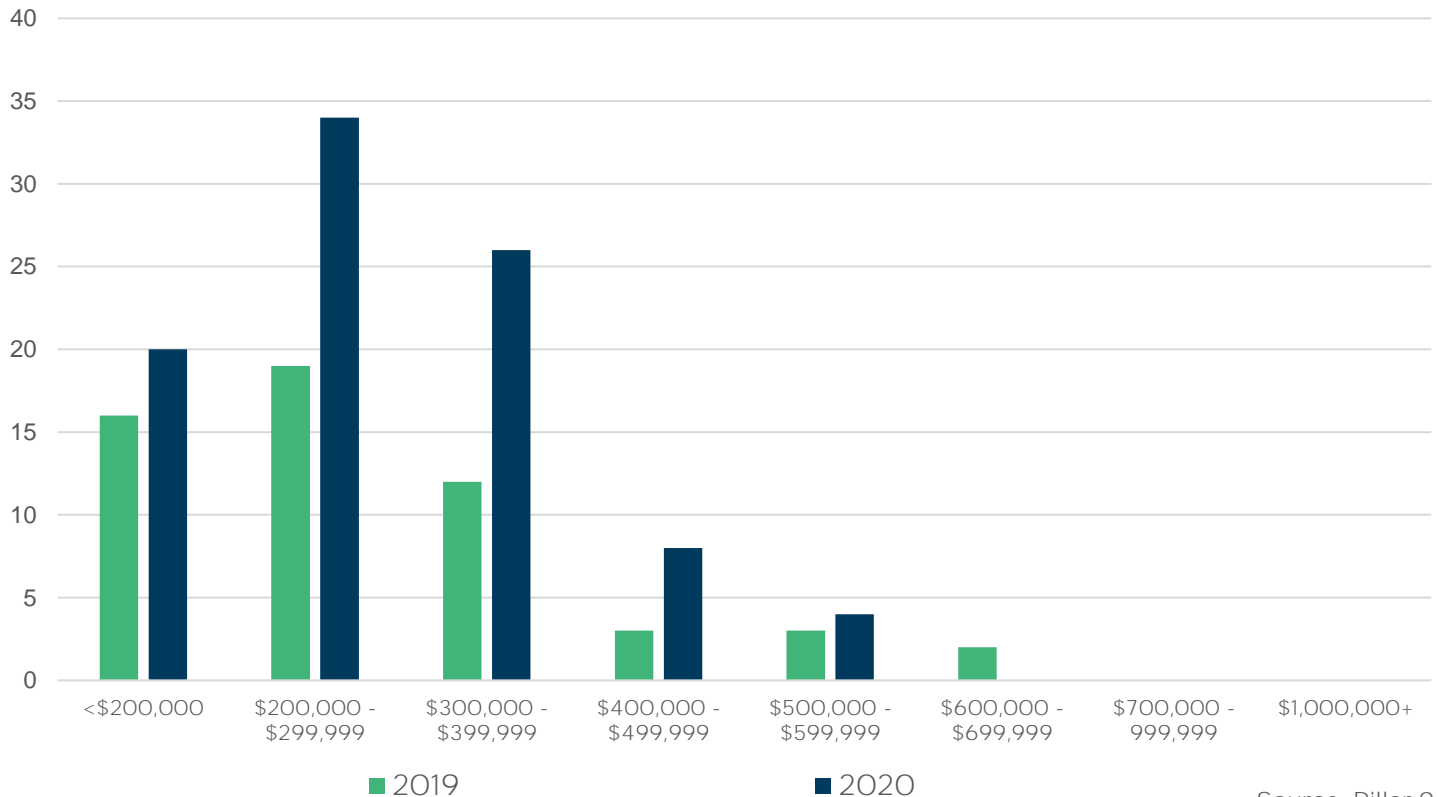
Year-to-Date

November 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	747	-3%	1093	-18%	279	-24%	68%	4.12	-21%	\$317,565	7%
Semi	56	14%	87	-3%	28	18%	64%	5.59	3%	\$279,402	13%
Row	65	10%	120	25%	38	24%	54%	6.48	12%	\$198,558	-10%
Apartment	82	-10%	184	6%	65	7%	45%	8.73	18%	\$167,267	-3%
Total Residential	950	-2%	1484	-12%	411	-15%	64%	4.76	-13%	\$294,200	6%

Residential Sales by Price Range

November



Source: Pillar 9