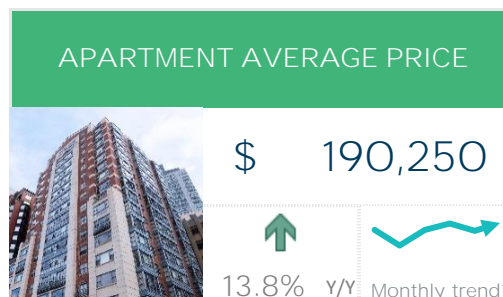
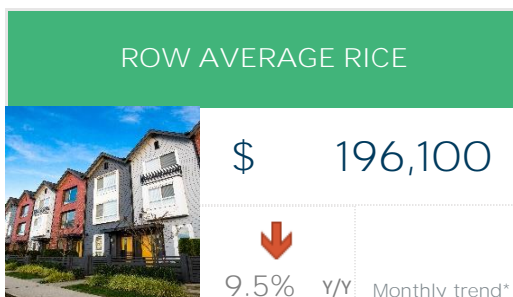
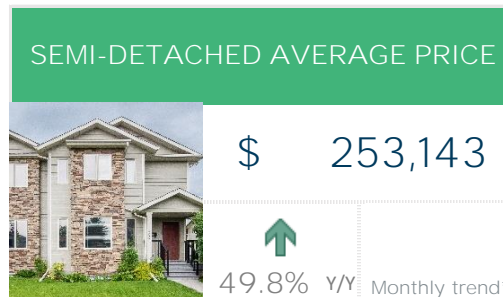
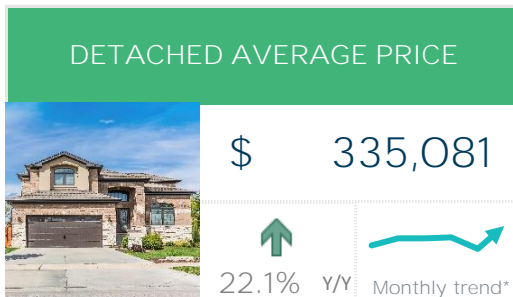
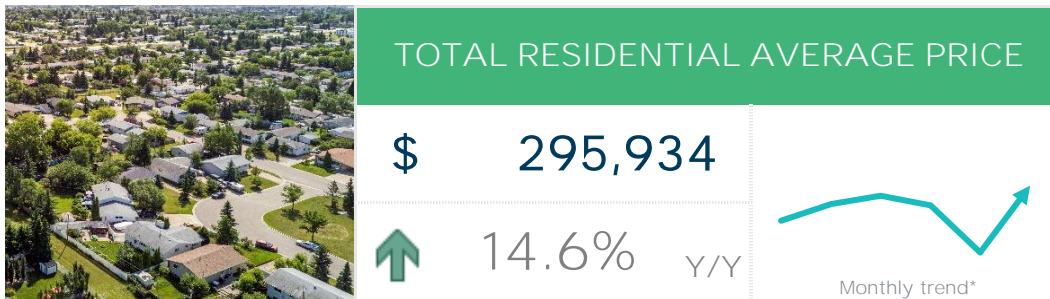
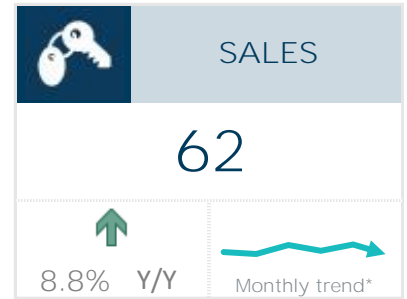


December 2020

Market Trend Summary

Stronger sales in the second half of the year were just shy of offsetting earlier pullbacks as annual sales were 1,012, slightly slower than last year's levels. This in part could be related to the significant pullback in new listings causing the sales to new listings ratio to remain above 80 per cent over the past three months and the months of supply to drop to levels that are far below long-term averages.

On an annual basis, both the median and average price posted a six per cent gain. While some of this gain can be related to more sales occurring in the higher price ranges of the market, generally tighter market conditions are also contributing to price improvements. Price gains have been driven by both the detached and semi-detached sector, as prices continue to ease in the row and apartment sectors.



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

December 2020

December 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	42	-9%	46	-4%	183	-29%	91%	4.36	-22%	\$335,081	22%
Semi	7	250%	3	-40%	14	-48%	233%	2.00	-85%	\$253,143	50%
Row	5	0%	10	43%	35	13%	50%	7.00	13%	\$196,100	-10%
Apartment	8	100%	5	-58%	58	7%	160%	7.25	-46%	\$190,250	14%
Total Residential	62	9%	64	-11%	290	-21%	97%	4.68	-28%	\$295,934	15%

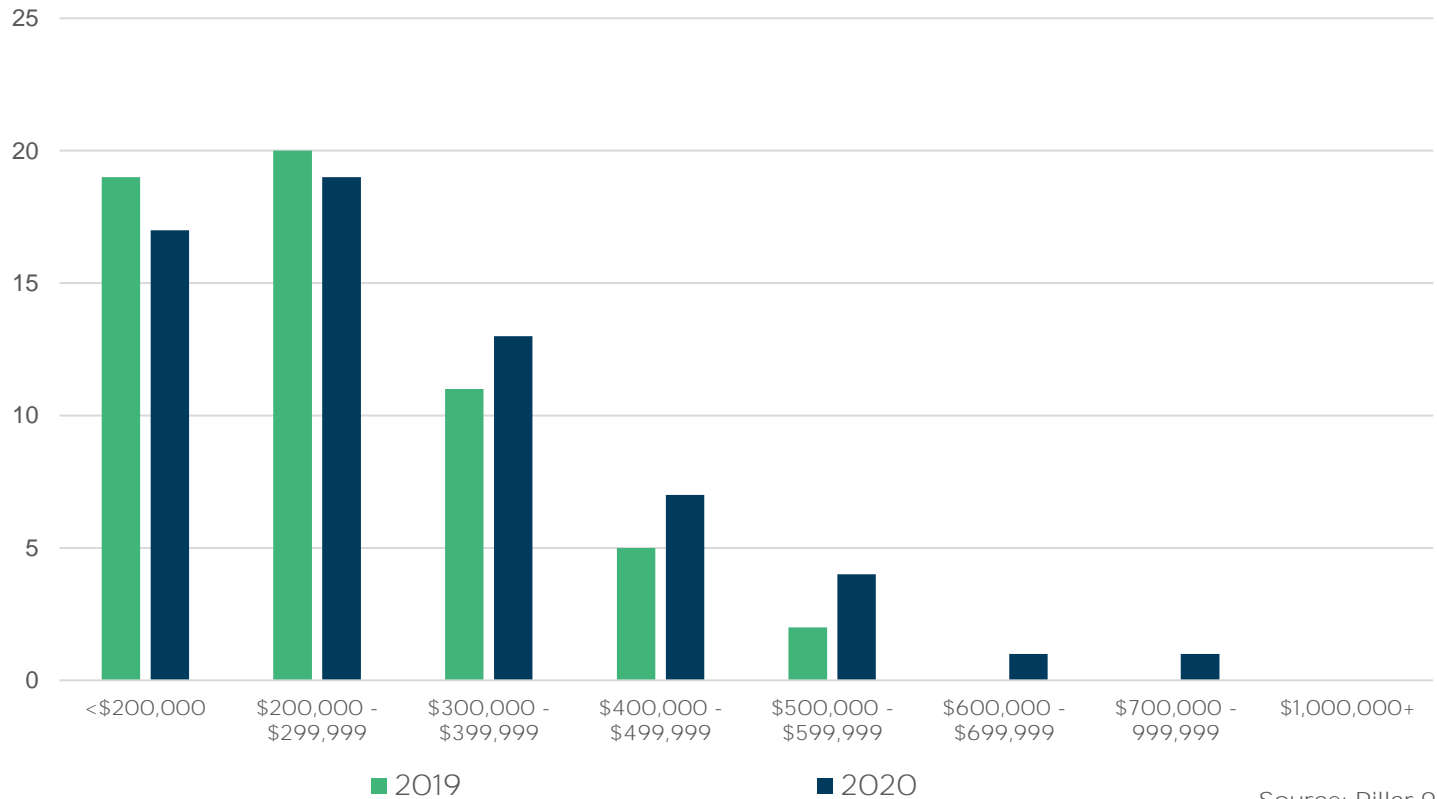
Year-to-Date

December 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	789	-3%	1139	-18%	271	-24%	69%	4.13	-21%	\$318,497	8%
Semi	63	24%	90	-5%	27	12%	70%	5.19	-9%	\$276,484	14%
Row	70	9%	130	26%	38	23%	54%	6.51	12%	\$198,383	-10%
Apartment	90	-5%	189	2%	65	7%	48%	8.60	13%	\$169,310	-2%
Total Residential	1012	-1%	1548	-12%	401	-15%	65%	4.76	-14%	\$294,306	6%

Residential Sales by Price Range

December



Source: Pillar 9