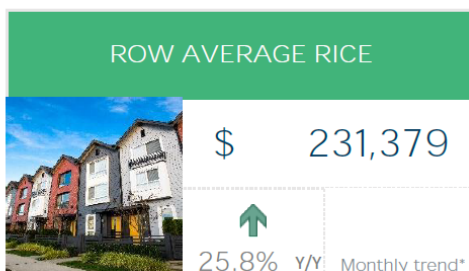
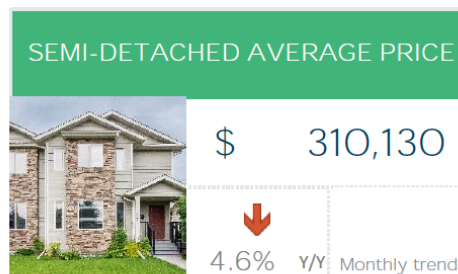
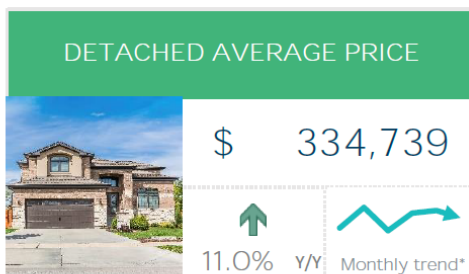
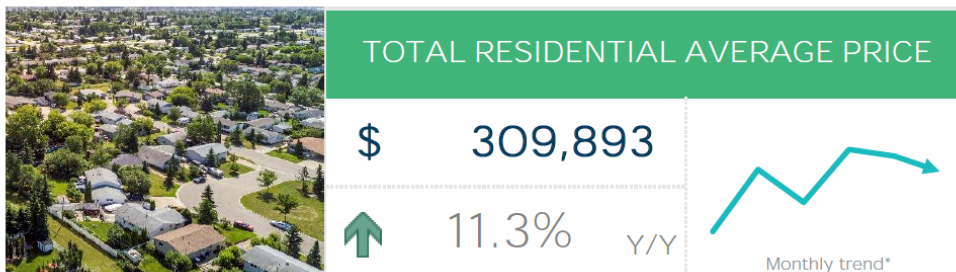
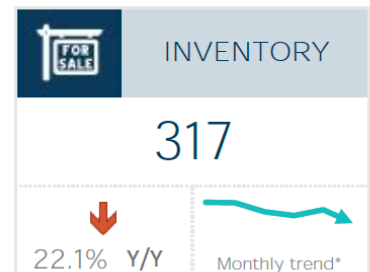
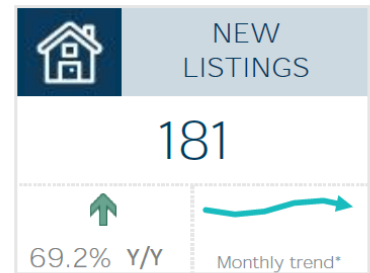
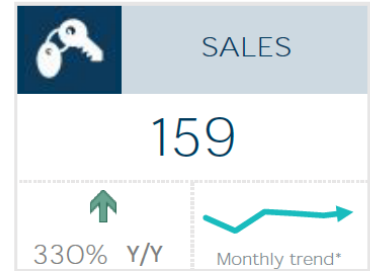


April 2021

Market Trend Summary

Sales continue to reach new highs in April, pushing year-to-date sales to 449 units, marking the best start of the year since 2008. While new listings did rise over last year's levels, they did little to offset the gains in sales as inventories continue to trend down and the months of supply dropped to under two months. The months of supply have not been this low in April since 2007.

Year-to-date the average price has risen by nearly 10 per cent. Some of the gains are likely related to the distributional changes as there has been a greater number of sales occurring in the higher price ranges. However, the persistent seller's market conditions are also expected to be a factor causing prices to generally trend up.



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

April 2021

April 2021

	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	120	344%	140	77%	211	-26%	86%	1.76	-83%	\$334,739	11%
Semi	10	233%	12	50%	16	-43%	83%	1.60	-83%	\$310,130	-5%
Row	14	133%	13	8%	38	0%	108%	2.71	-57%	\$231,379	26%
Apartment	15	1400%	16	100%	52	-9%	94%	3.47	-94%	\$184,250	133%
Total Residential	159	330%	181	69%	317	-22%	88%	1.99	-82%	\$309,893	11%

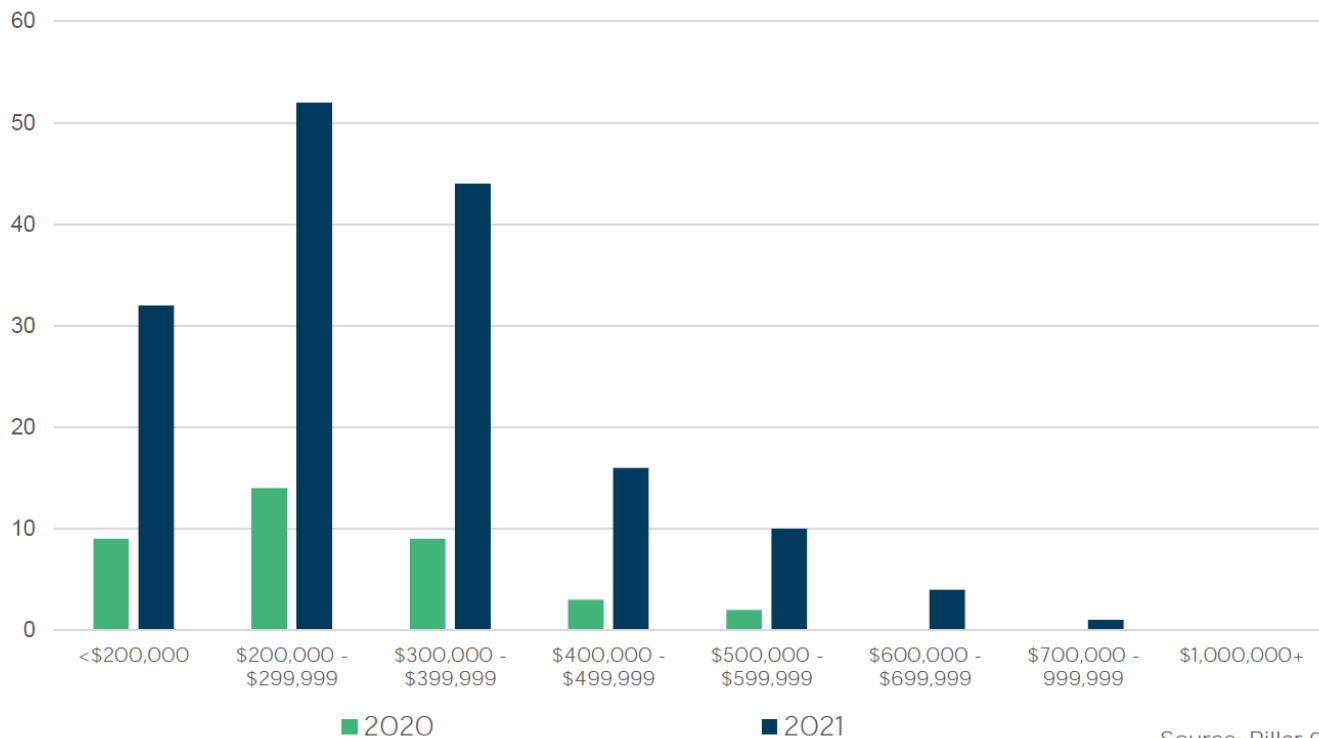
Year-to-Date

April 2021

	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	348	118%	457	30%	199	-29%	76%	2.29	-67%	\$332,074	9%
Semi	28	100%	33	10%	19	-41%	85%	2.68	-71%	\$297,766	12%
Row	29	107%	51	19%	36	-8%	57%	4.93	-56%	\$211,472	23%
Apartment	44	175%	61	15%	52	-15%	72%	4.75	-69%	\$186,761	24%
Total Residential	449	120%	602	26%	306	-26%	75%	2.73	-66%	\$307,905	10%

Residential Sales by Price Range

April



Source: Pillar 9