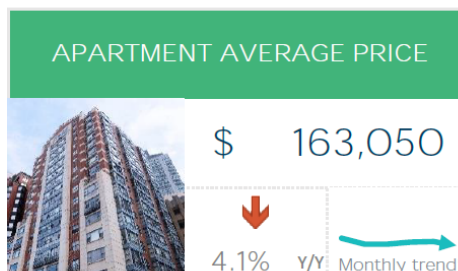
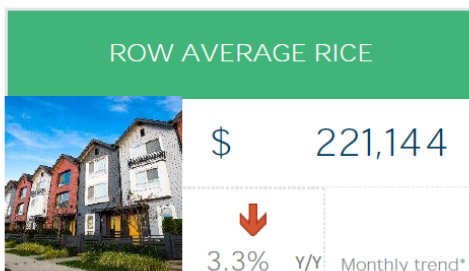
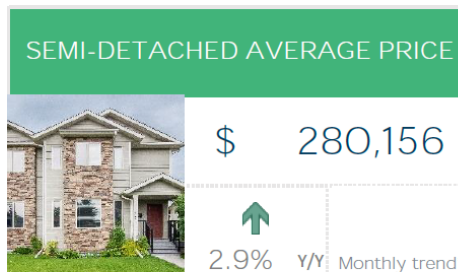
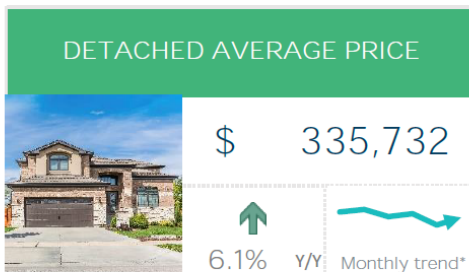
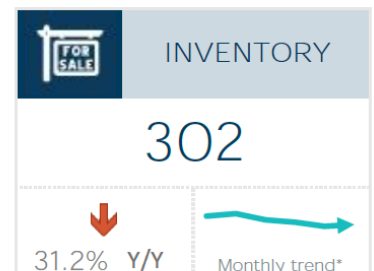
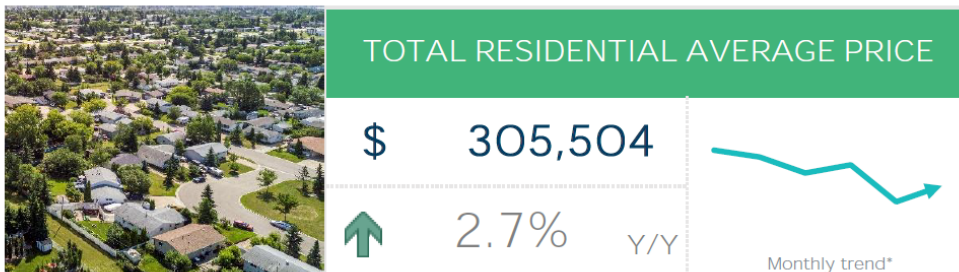
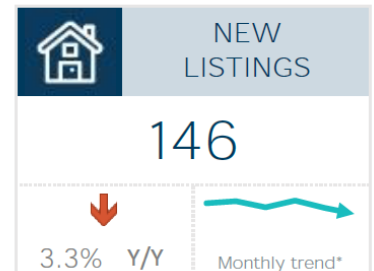
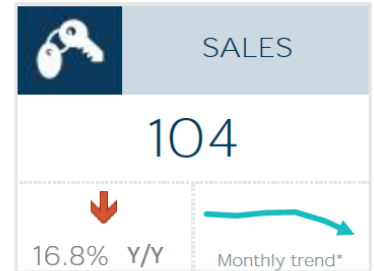


## July 2021

### Market Trend Summary

While sales activity did trend down this month, it was not enough to derail the gains that occurred earlier in the year, with year-to-date sales totalling 882 units, the best levels since 2007. The monthly declines included an easing of new listings, preventing any significant inventory gains compared to last month. Overall, inventories remain low relative to traditional levels recorded this time of year.

The months of supply pushed up to nearly three months, far higher than the under two months that existed over the previous three months. If this trend continues into the remainder of the year, it should help slow the growth of prices. Year-to-date average prices have increased by nearly six per cent compared to last year.



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

## July 2021

July 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	77	-25%	107	2%	190	-37%	72%	2.47	-16%	\$335,732	6%
Semi	9	80%	9	-18%	19	-39%	100%	2.11	-66%	\$280,156	3%
Row	8	0%	14	0%	40	3%	57%	5.00	3%	\$221,144	-3%
Apartment	10	0%	16	-24%	53	-23%	63%	5.30	-23%	\$163,050	-4%
<b>Total Residential</b>	<b>104</b>	<b>-17%</b>	<b>146</b>	<b>-3%</b>	<b>302</b>	<b>-31%</b>	<b>71%</b>	<b>2.90</b>	<b>-17%</b>	<b>\$305,504</b>	<b>3%</b>

Year-to-Date

July 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	687	60%	838	17%	195	-34%	82%	1.99	-59%	\$331,021	6%
Semi	50	61%	68	11%	19	-39%	74%	2.62	-62%	\$289,987	8%
Row	63	103%	100	28%	37	-6%	63%	4.14	-54%	\$219,126	18%
Apartment	82	110%	118	5%	53	-17%	69%	4.50	-61%	\$185,127	16%
<b>Total Residential</b>	<b>882</b>	<b>66%</b>	<b>1124</b>	<b>16%</b>	<b>304</b>	<b>-29%</b>	<b>78%</b>	<b>2.41</b>	<b>-57%</b>	<b>\$307,139</b>	<b>6%</b>

