

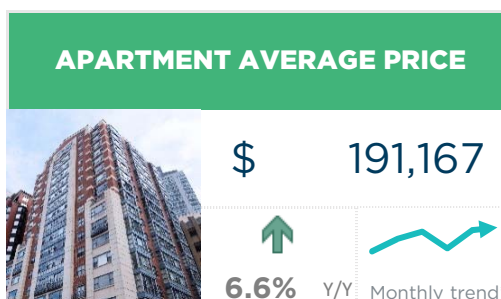
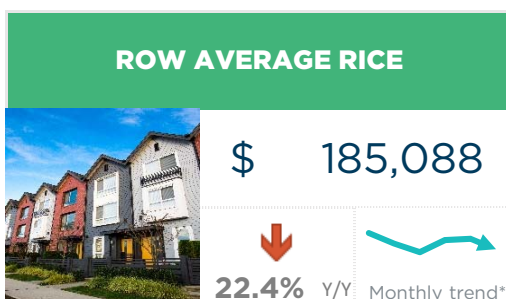
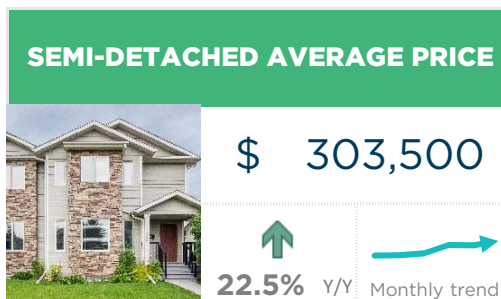
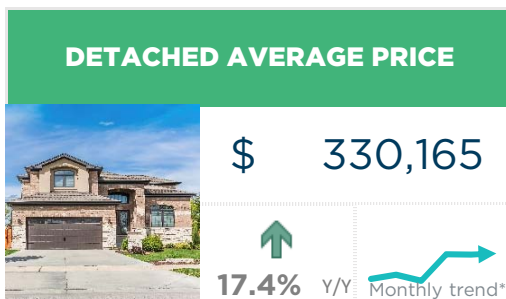
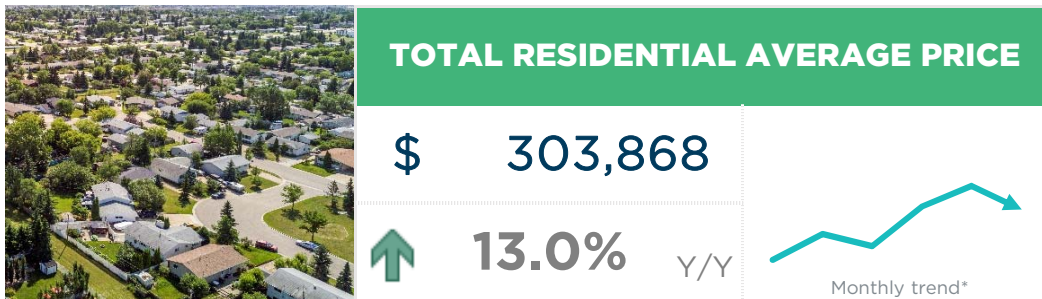
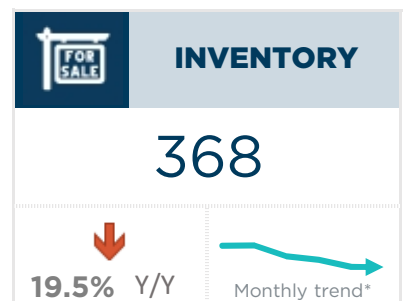
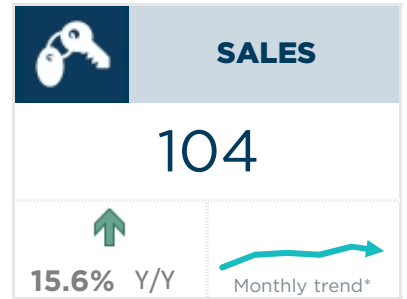
October 2020

Market Trend Summary

October sales improved over last year's levels, but it was not enough to offset earlier pullbacks as year-to-date sales totalled 859 units a six per cent decline over the previous year. Sales activity was likely restricted by the low level of new listings in the market causing inventories to ease.

The sales to new listings ratio rose over 80 per cent this month and the months of supply remained just above three months. These conditions reflect some of the tightest conditions recorded for October since 2014.

Tighter conditions are supporting some of the price gains recorded in the market as both year-to-date median and average prices are six per cent above last year's levels. However, price adjustments are not consistent across product types as price growth has been driven by the detached and semi-detached sectors of the market.



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

October 2020

October 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	80	5%	94	-2%	241	-31%	85%	3.01	-31%	\$330,165	17%
Semi	6	100%	5	-44%	25	-4%	120%	4.17	-4%	\$303,500	23%
Row	12	500%	8	14%	32	28%	150%	2.67	28%	\$185,088	-22%
Apartment	6	-33%	18	0%	70	27%	33%	11.67	27%	\$191,167	7%
Total Residential	104	16%	125	-4%	368	-19%	83%	3.54	-19%	\$303,868	13%

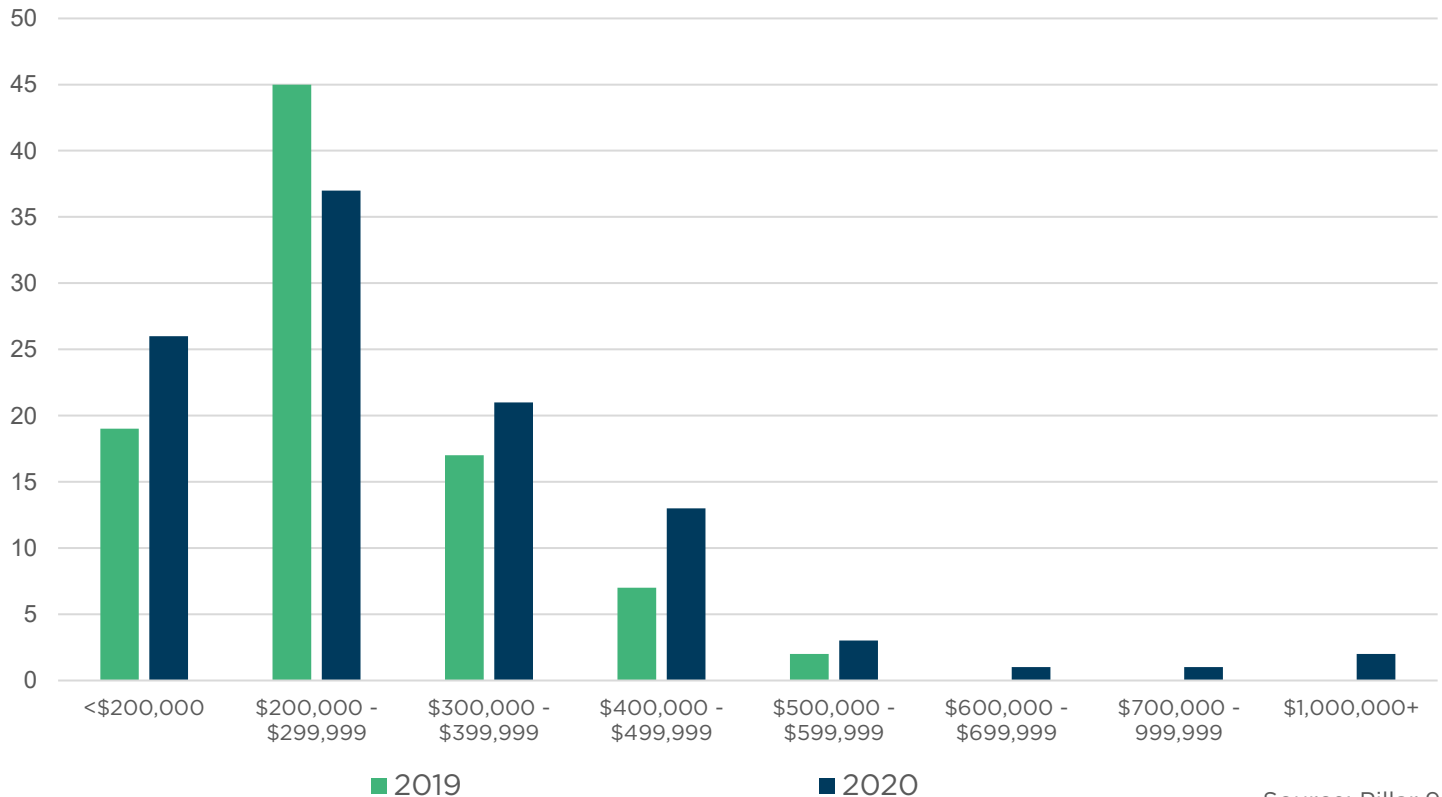
Year-to-Date

October 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	678	-6%	1023	-19%	286	-23%	66%	4.22	-17%	\$318,669	7%
Semi	53	18%	82	1%	29	23%	65%	5.49	4%	\$282,311	15%
Row	58	4%	110	28%	39	26%	53%	6.69	21%	\$195,712	-10%
Apartment	70	-20%	166	2%	65	5%	42%	9.23	32%	\$166,001	-4%
Total Residential	859	-6%	1381	-13%	418	-14%	62%	4.87	-9%	\$295,683	7%

Residential Sales by Price Range

October



Source: Pillar 9