

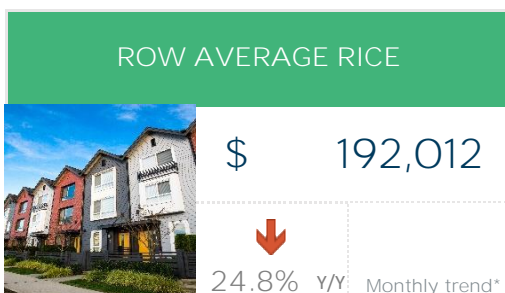
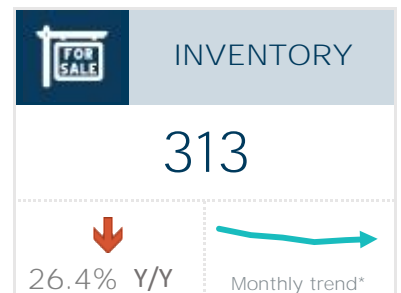
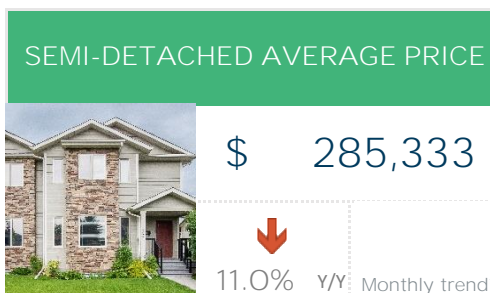
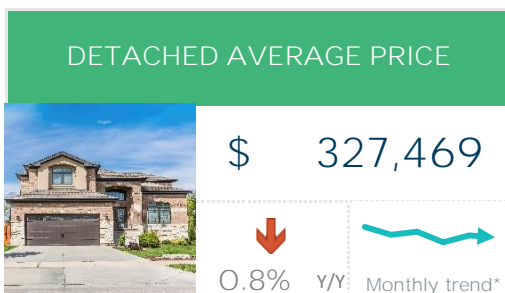
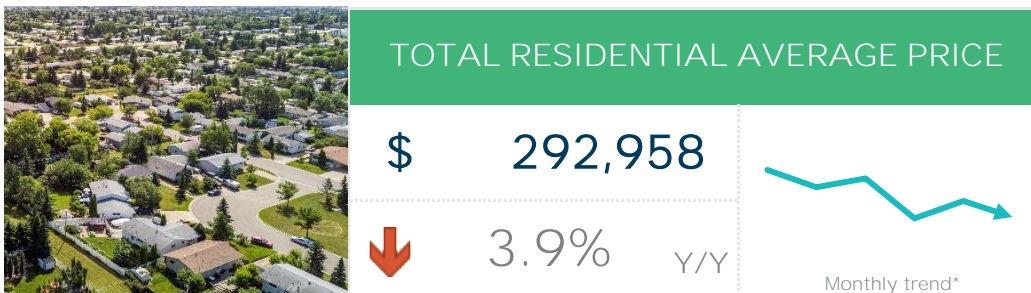
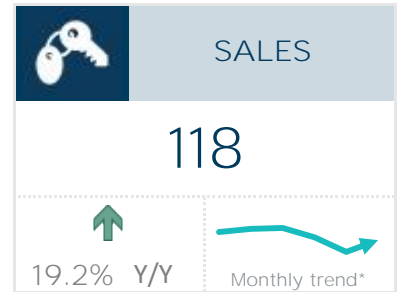
August 2021

Market Trend Summary

August recorded a boost in new listings relative to both the previous month and last year. However, the additional supply supported stronger sales this month, preventing any significant change in the low inventory levels and months of supply. While conditions are not as tight as they were through the spring months, this market continues to favour the seller.

Strong demand relative to the supply in the market has placed upward pressure on prices in this market. While August recorded some pullback in prices, this was likely related to some compositional shifts as sales for lower-priced high-density properties made up a larger share of the total compared to August of last year.

Despite some variation in the monthly prices, year-to-date, the average price has improved by over four 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

August 2021

August 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	83	14%	122	21%	205	-30%	68%	2.47	-39%	\$327,469	-1%
Semi	6	-40%	14	250%	26	4%	43%	4.33	73%	\$285,333	-11%
Row	17	325%	14	75%	31	-18%	121%	1.82	-81%	\$192,012	-25%
Apartment	12	0%	16	-11%	51	-25%	75%	4.25	-25%	\$201,075	29%
Total Residential	118	19%	166	27%	313	-26%	71%	2.65	-38%	\$292,958	-4%

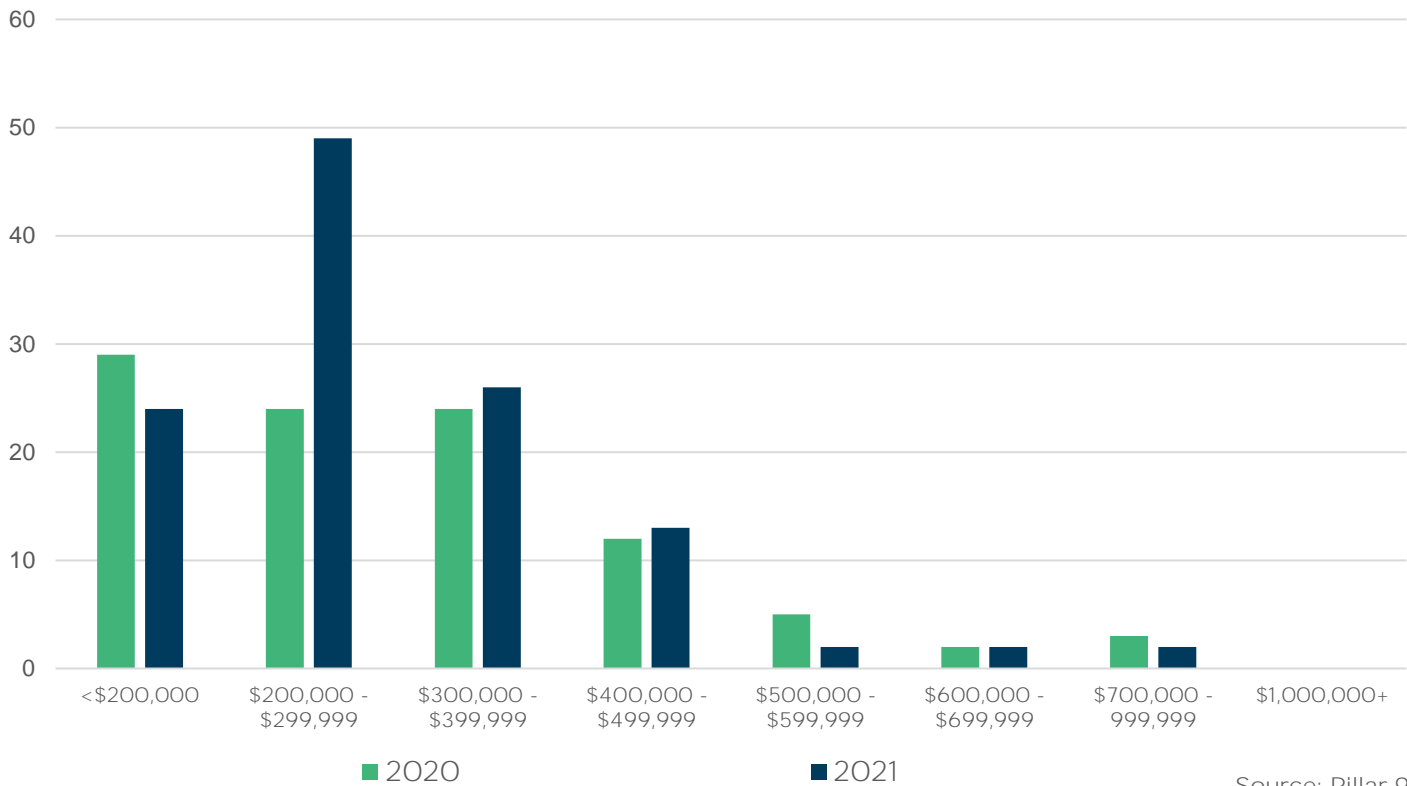
Year-to-Date

August 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	770	53%	960	17%	197	-33%	80%	2.04	-57%	\$330,638	5%
Semi	56	37%	82	26%	20	-35%	68%	2.80	-52%	\$289,488	3%
Row	80	129%	114	33%	37	-8%	70%	3.65	-60%	\$213,364	10%
Apartment	94	84%	134	3%	53	-18%	70%	4.47	-56%	\$187,163	18%
Total Residential	1000	59%	1290	17%	305	-29%	78%	2.44	-55%	\$305,465	4%

Residential Sales by Price Range

August



Source: Pillar 9