

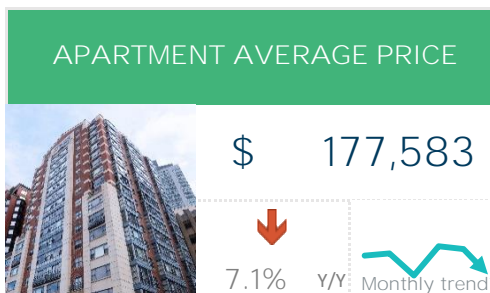
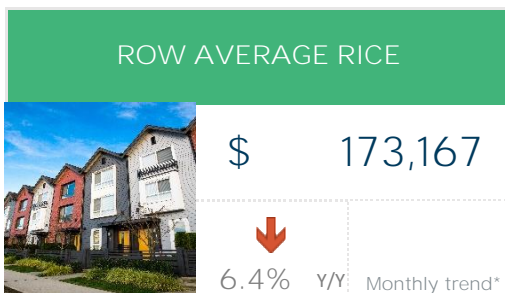
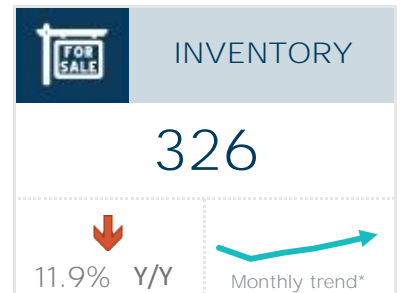
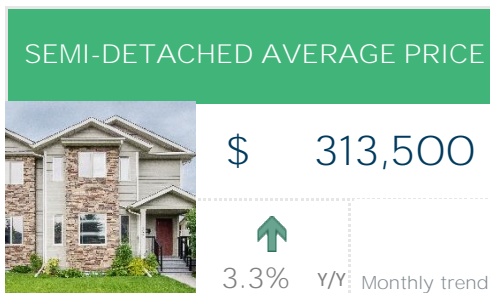
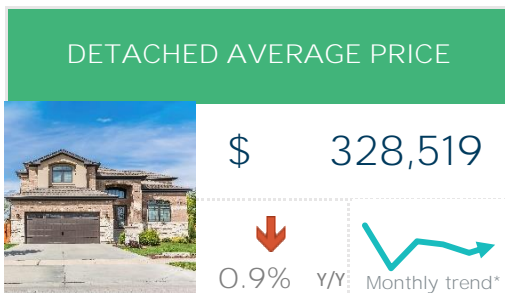
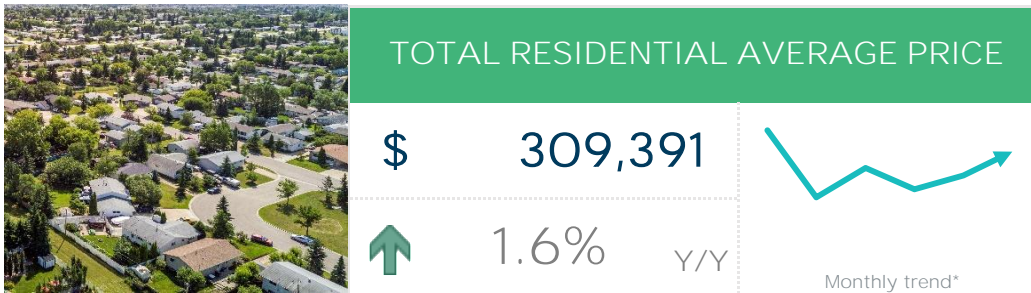
October 2021

## Market Trend Summary

While easing slightly over last year, sales remained relatively strong, contributing to year-to-date sales of 1,206 units. The 100 sales this month were met with 149 listings, causing the sales-to-new-listings ratio to ease to more typical levels.

At the same time, inventories remained relatively stable compared to last month and the pace of decline relative to last year eased. Overall inventory levels remain well below typical levels.

The months of supply trended up this month compared to the past several months. While conditions remain relatively tight for this time of year, it is an improvement relative to the levels seen earlier in the year slowing the pace of price growth. Year-to-date, the average price in the city has increased by three percent compared to last year.



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

## October 2021

### October 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	5%	120	28%	214	-11%	69%	2.58	-15%	\$328,519	-1%
Semi	5	-17%	9	50%	26	-4%	56%	5.20	16%	\$313,500	3%
Row	6	-50%	7	-13%	33	3%	86%	5.50	106%	\$173,167	-6%
Apartment	6	0%	13	-28%	53	-24%	46%	8.83	-24%	\$177,583	-7%
<b>Total Residential</b>	<b>100</b>	<b>-3%</b>	<b>149</b>	<b>18%</b>	<b>326</b>	<b>-12%</b>	<b>67%</b>	<b>3.26</b>	<b>-9%</b>	<b>\$309,391</b>	<b>2%</b>

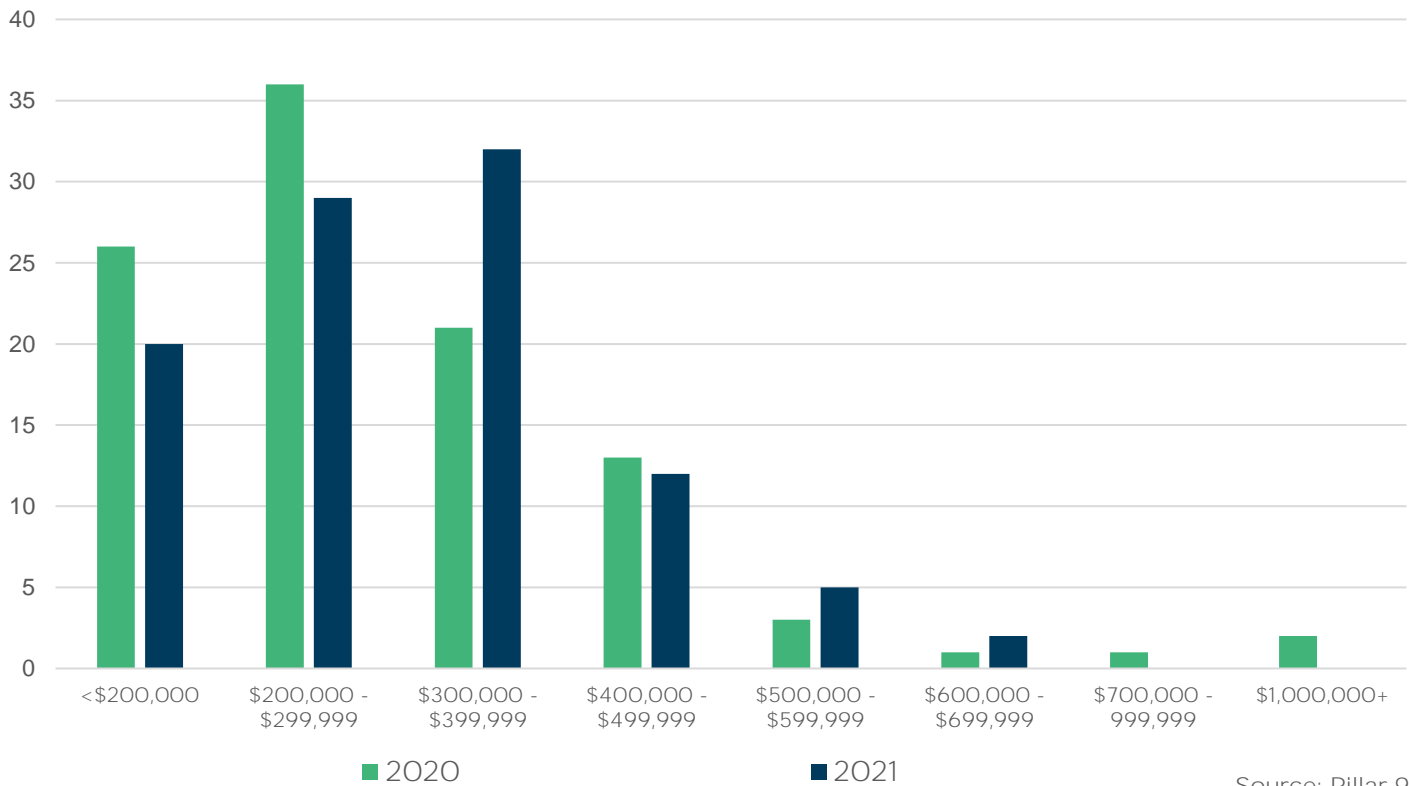
### Year-to-Date

### October 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	929	37%	1190	16%	199	-30%	78%	2.14	-49%	\$329,961	3%
Semi	71	34%	99	16%	21	-31%	72%	2.90	-48%	\$285,020	1%
Row	89	53%	136	24%	36	-7%	65%	4.07	-39%	\$209,322	7%
Apartment	117	67%	169	2%	53	-19%	69%	4.49	-51%	\$190,094	15%
<b>Total Residential</b>	<b>1206</b>	<b>41%</b>	<b>1594</b>	<b>15%</b>	<b>308</b>	<b>-26%</b>	<b>76%</b>	<b>2.55</b>	<b>-48%</b>	<b>\$304,844</b>	<b>3%</b>

### Residential Sales by Price Range

October



Source: Pillar 9