


November 2021


## Market Trend Summary

Sales activity in November continued to remain strong relative to longer-term trends and was limited by persistent supply challenges in the market. With only 108 new listings this month, the sales-to-new listings ratio rose to nearly 90 percent. Furthermore, inventories trended down to levels that were nearly 30 percent lower than what is traditionally seen at this time of year.


With supply levels struggling to keep pace with the housing demand, there continues to be upward pressure on prices. While the pace of growth has generally eased compared to earlier in the year, on a year-to-date basis, prices have improved by nearly four percent compared to last year, with slightly higher gains occurring in the detached sector.


SALES

97



5.4% Y/Y



Monthly trend\*


NEW LISTINGS


108



5.9% Y/Y




Monthly trend\*




### TOTAL RESIDENTIAL AVERAGE PRICE

\$ 308,154




10.2% Y/Y




Monthly trend\*


### DETACHED AVERAGE PRICE



\$ 357,287




16.9% Y/Y




Monthly trend\*


### SEMI-DETACHED AVERAGE PRICE




\$ 279,750




22.7% Y/Y




Monthly trend\*


INVENTORY

283




16.8% Y/Y




Monthly trend\*


### ROW AVERAGE PRICE



\$ 180,125




18.9% Y/Y




Monthly trend\*


### APARTMENT AVERAGE PRICE



\$ 151,332



13.4% Y/Y



Monthly trend\*


MONTHS OF SUPPLY

2.92



21.1% Y/Y



Monthly trend\*

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

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	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	69	-1%	83	19%	188	-12%	83%	2.72	-11%	\$357,287	17%
Semi	6	100%	6	20%	23	-4%	100%	3.83	-52%	\$279,750	23%
Row	8	14%	6	-33%	26	-19%	133%	3.25	-29%	\$180,125	-19%
Apartment	14	17%	13	-28%	46	-34%	108%	3.29	-44%	\$151,332	-13%
<b>Total Residential</b>	<b>97</b>	<b>5%</b>	<b>108</b>	<b>6%</b>	<b>283</b>	<b>-17%</b>	<b>90%</b>	<b>2.92</b>	<b>-21%</b>	<b>\$308,154</b>	<b>10%</b>

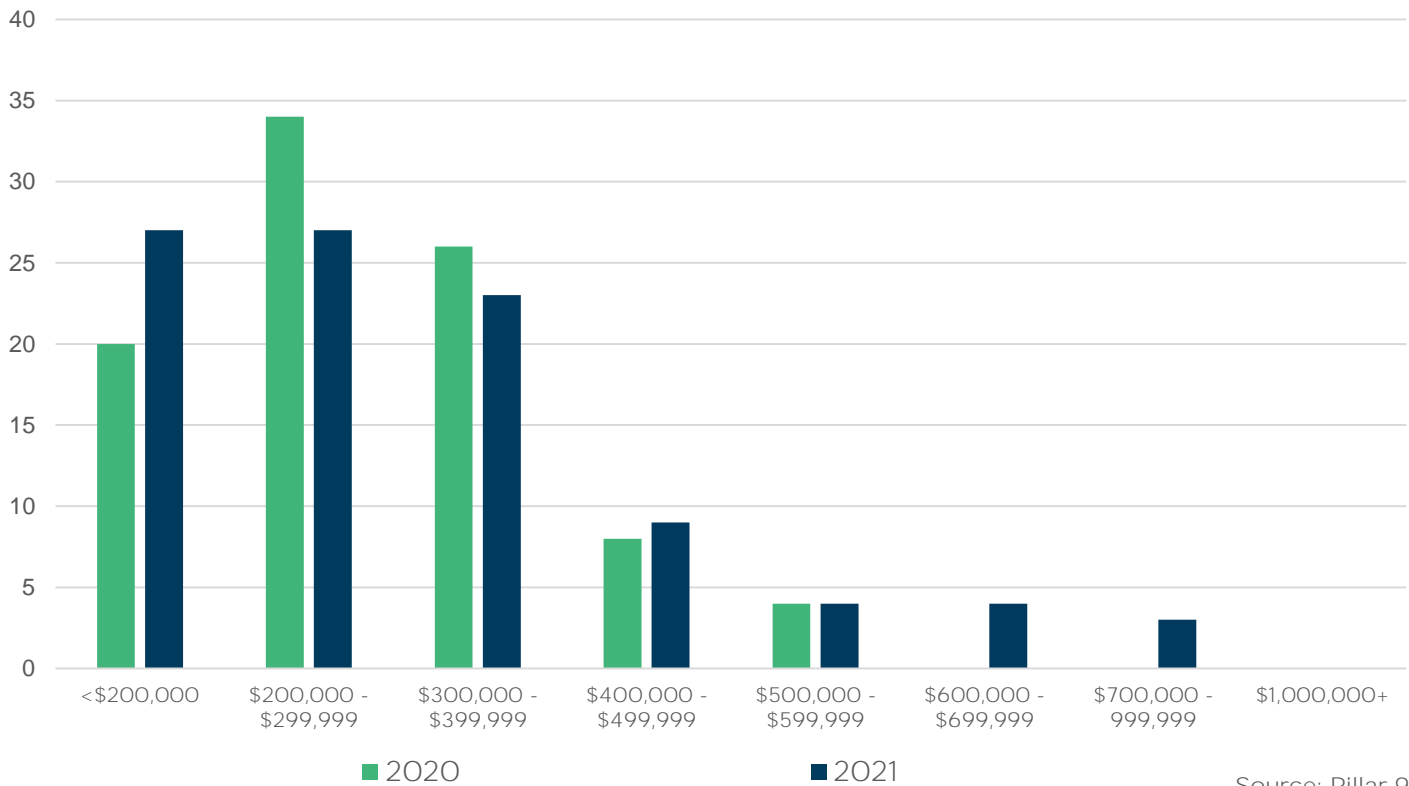
Year-to-Date

November 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	998	34%	1273	16%	198	-29%	78%	2.18	-47%	\$331,851	4%
Semi	77	38%	105	17%	21	-29%	73%	2.97	-48%	\$284,610	2%
Row	97	49%	142	19%	35	-8%	68%	4.00	-38%	\$206,914	4%
Apartment	131	60%	182	-1%	52	-20%	72%	4.36	-50%	\$185,951	11%
<b>Total Residential</b>	<b>1303</b>	<b>37%</b>	<b>1702</b>	<b>14%</b>	<b>306</b>	<b>-26%</b>	<b>77%</b>	<b>2.58</b>	<b>-46%</b>	<b>\$305,090</b>	<b>4%</b>

Residential Sales by Price Range

November



Source: Pillar 9