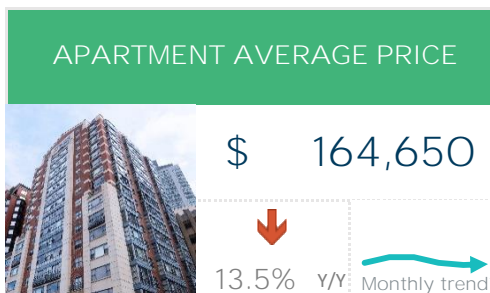
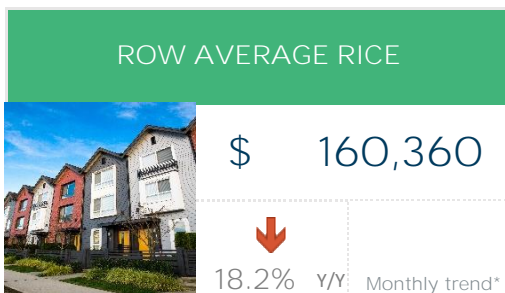
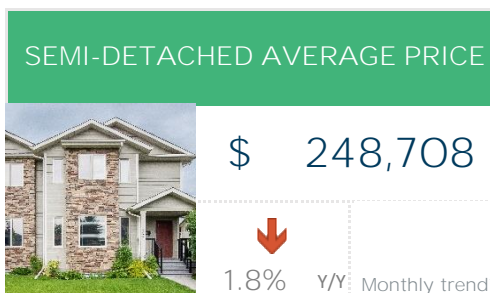
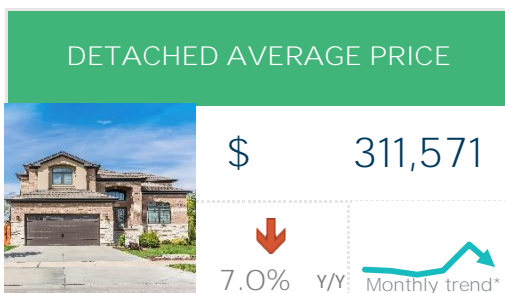
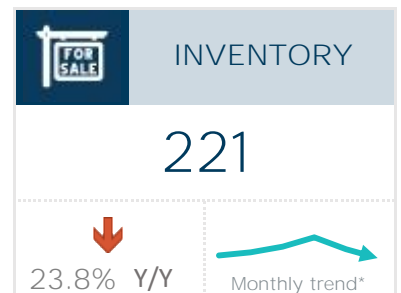
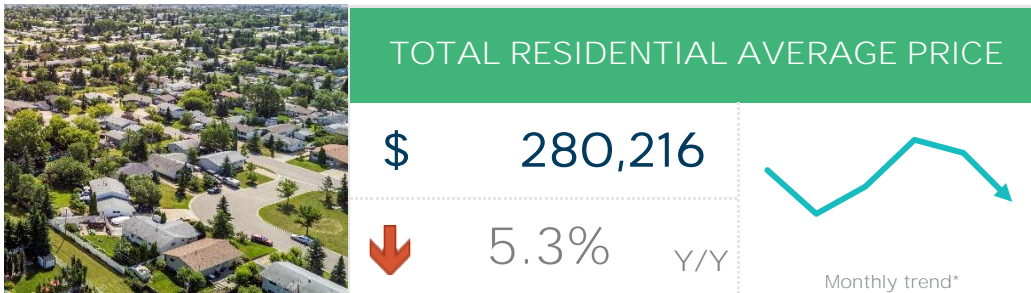
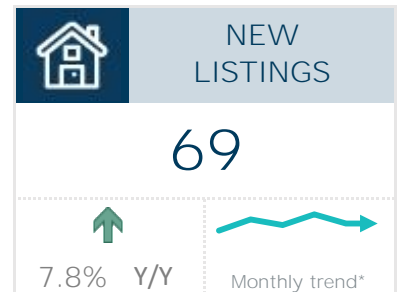
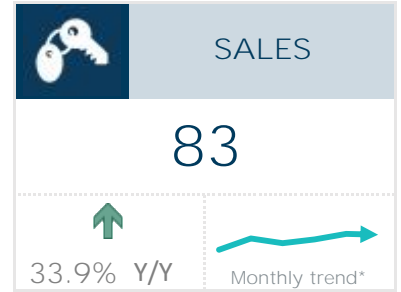


December 2021

Market Trend Summary

With 1,386 sales in 2021, sales were the best in over 13 years and nearly 30 percent higher than long-term averages for the city. While new listings also improved, it was not enough to prevent inventories from easing. On average, inventory levels in 2021 declined by nearly 26 percent, pushing them to the lowest levels seen since 2006.

Strong sales and low inventory levels ensured this market favoured the sellers throughout most of the year, with the months of supply averaging well below three months in 2021. The tight market conditions did support some price growth this year with higher gains occurring in the lower price ranges. Overall, detached average prices in the city improved by nearly four percent in 2021.



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

December 2021

December 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	62	48%	52	13%	146	-20%	119%	2.35	-46%	\$311,571	-7%
Semi	6	-14%	0	-100%	13	-19%	NA	2.17	-5%	\$248,708	-2%
Row	5	0%	7	-30%	23	-32%	71%	4.60	-32%	\$160,360	-18%
Apartment	10	25%	10	100%	39	-33%	100%	3.90	-46%	\$164,650	-13%
Total Residential	83	34%	69	8%	221	-24%	120%	2.66	-43%	\$280,216	-5%

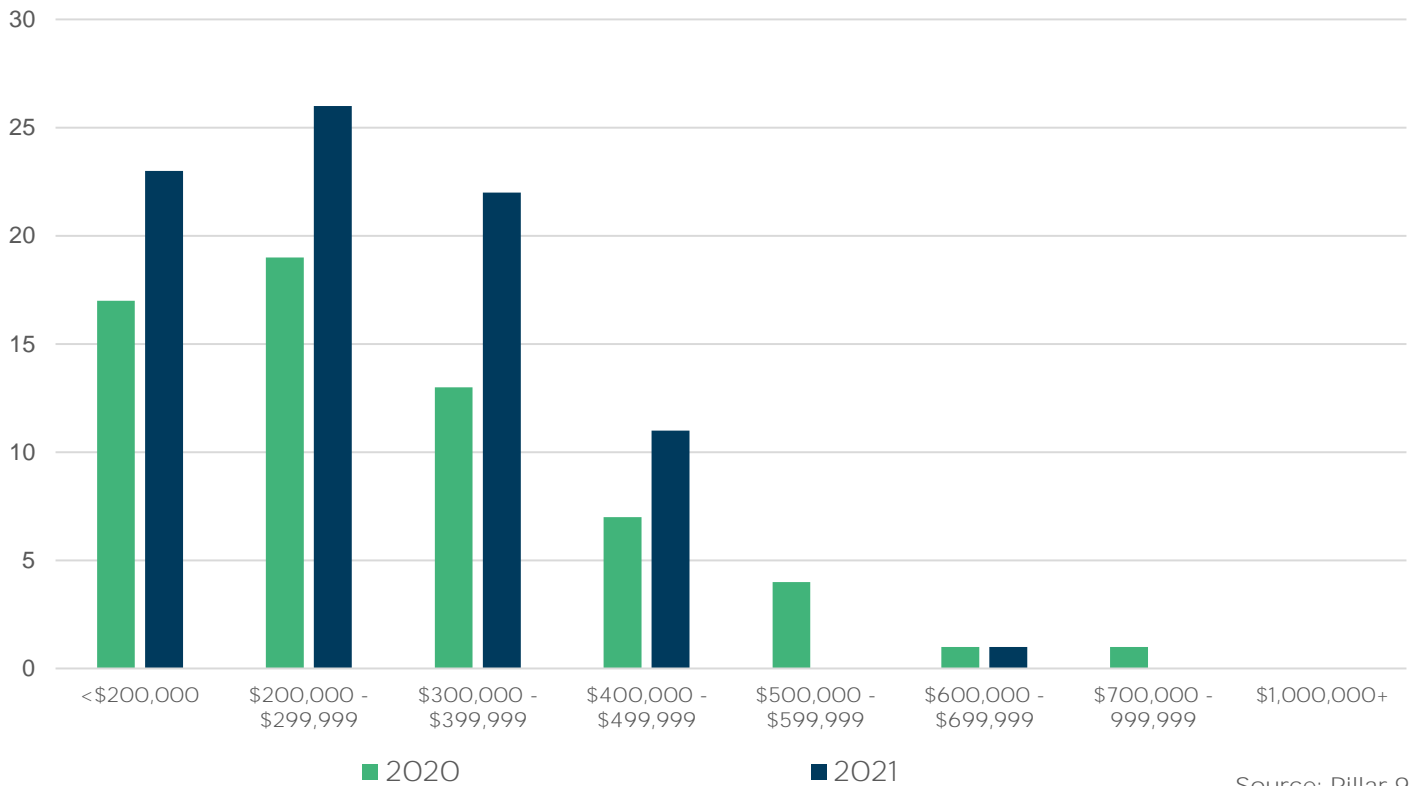
Year-to-Date

December 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	1060	34%	1325	16%	194	-29%	80%	2.19	-47%	\$330,665	4%
Semi	83	32%	105	13%	20	-28%	79%	2.92	-45%	\$282,014	2%
Row	102	46%	149	16%	34	-9%	68%	4.03	-38%	\$204,632	3%
Apartment	141	57%	192	2%	51	-21%	73%	4.33	-50%	\$184,440	9%
Total Residential	1386	37%	1771	14%	299	-26%	78%	2.59	-46%	\$303,600	3%

Residential Sales by Price Range

December



Source: Pillar 9