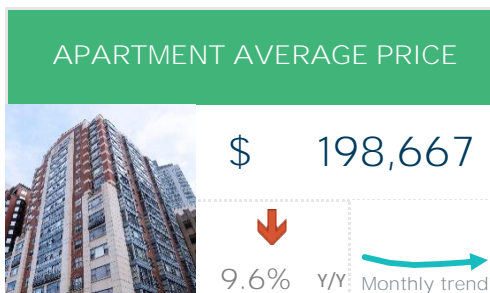
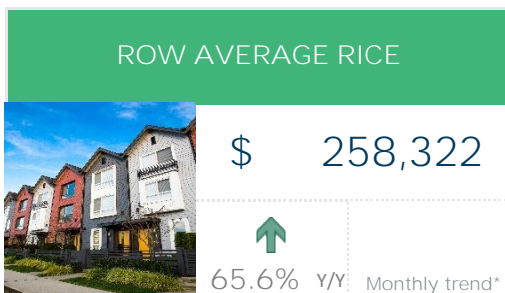
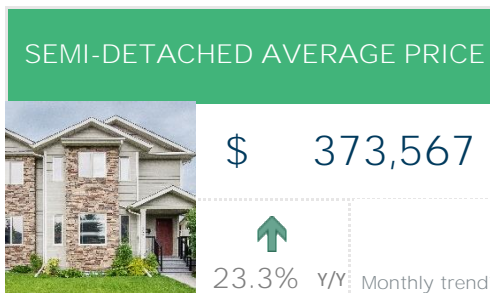
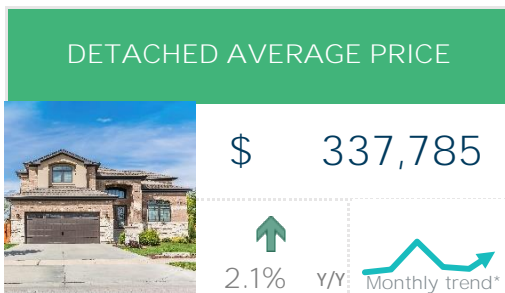
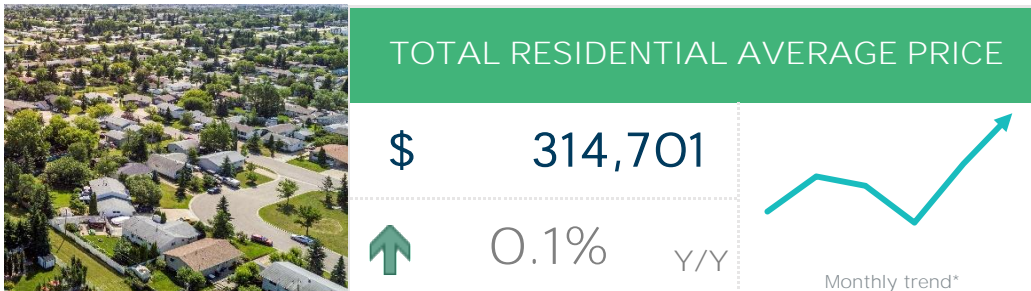
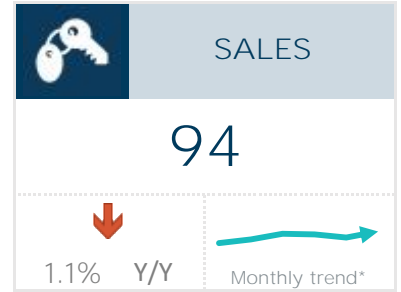


February 2022

Market Trend Summary

Sales in the city eased slightly over last year's February levels, contributing to a year-to-date decline of eight percent. While sales have eased this is likely a reflection of supply challenges facing the market. In February, 106 new listings came onto the market, causing the sales to new listings ratio to rise to 89 percent and inventories to drop to a mere 209 units. This is the lowest February inventory level recorded since 2002.

The reduction in supply caused the months of supply to drop to just over two months, well below norms for the market during this time of year. The persistently tight market conditions continue to place upward pressure on prices. On a year-to-date basis, the average price increased by nearly three percent, with gains occurring for every product type except apartment condominiums.



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

February 2022

February 2022

| | 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 | 67 | -15% | 81 | -21% | 139 | -26% | 83% | 2.07 | -13% | \$337,785 | 2% |
| Semi | 6 | 20% | 2 | -71% | 4 | -80% | 300% | 0.67 | -83% | \$373,567 | 23% |
| Row | 9 | 200% | 10 | 43% | 24 | -23% | 90% | 2.67 | -74% | \$258,322 | 66% |
| Apartment | 12 | 50% | 13 | 8% | 42 | -18% | 92% | 3.50 | -45% | \$198,667 | -10% |
| Total Residential | 94 | -1% | 106 | -17% | 209 | -28% | 89% | 2.22 | -27% | \$314,701 | 0% |

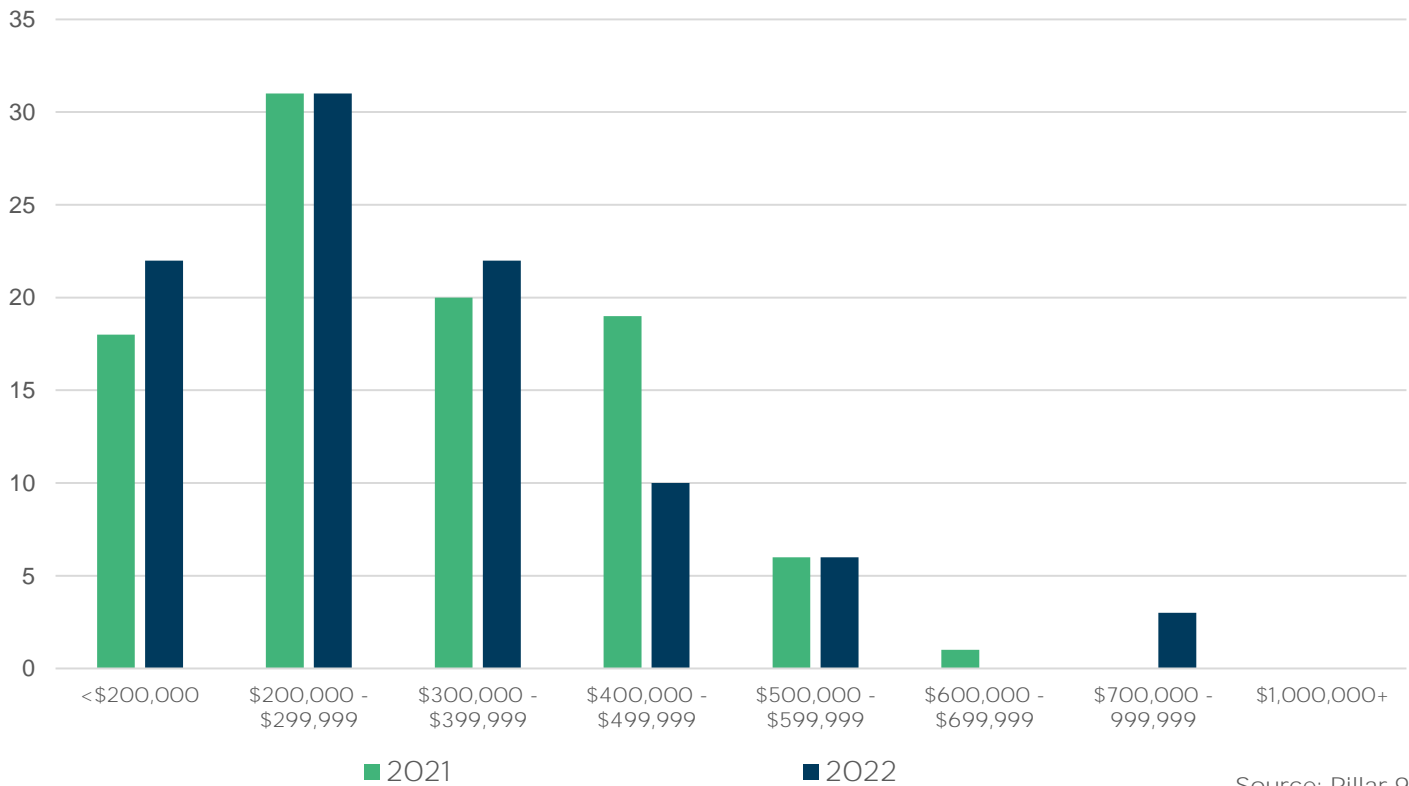
Year-to-Date

February 2022

| | 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 | 120 | -14% | 148 | -17% | 139 | -24% | 81% | 2.32 | -11% | \$326,167 | 3% |
| Semi | 11 | 10% | 5 | -71% | 7 | -68% | 220% | 1.18 | -71% | \$361,360 | 29% |
| Row | 11 | 38% | 23 | 44% | 25 | -21% | 48% | 4.55 | -42% | \$239,764 | 18% |
| Apartment | 18 | 13% | 28 | 12% | 44 | -16% | 64% | 4.83 | -26% | \$186,372 | -8% |
| Total Residential | 160 | -8% | 204 | -14% | 214 | -25% | 78% | 2.68 | -19% | \$306,919 | 3% |

Residential Sales by Price Range

February



Source: Pillar 9