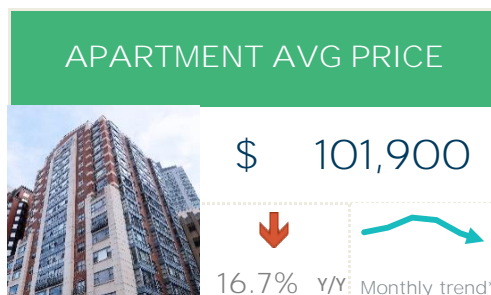
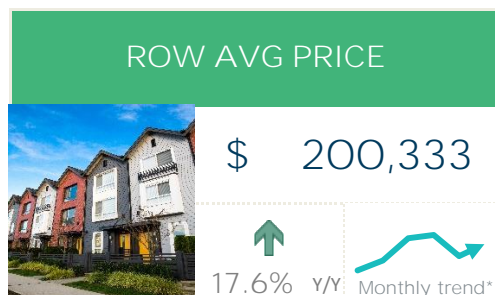
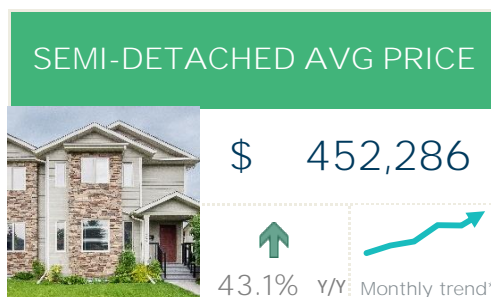
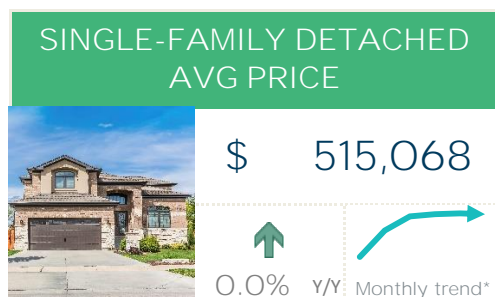
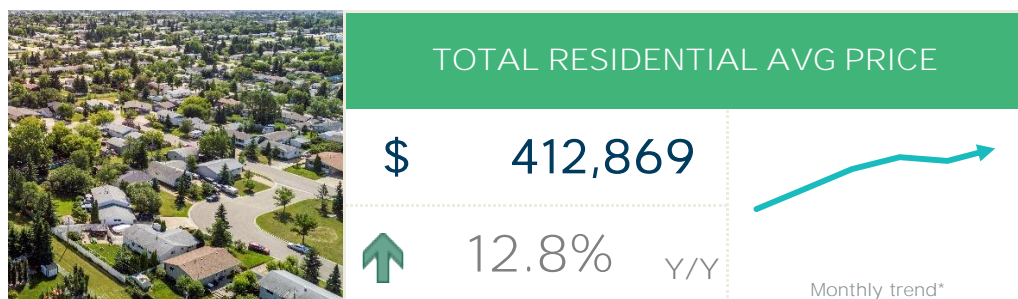
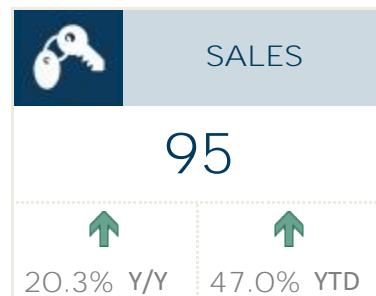


August 2021

While new listings in August trended down relative to levels seen earlier in the year, they did improve over the exceptionally low levels recorded last year. With 150 new listings and 95 sales, the sales to new listings ratio dropped to 63 per cent in August, the first time it has fallen well below 70 per cent since February of this year. Overall, the rise in new listings did little to change the low inventory situation in the area and the months of supply sat at just over four months, well below longer-term averages.

Year-to-date, the average home price has improved by three per cent. However, there is a significant spread between property types. Price gains have occurred for single-family, mobile and semi-detached properties. In the single-family sector, year-to-date gains were five percent. Meanwhile, both row and apartment-style products have recorded declines in average prices. Nonetheless, prices across all property types remain well below previous highs.



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%       |
| Single Family Detached   | 60        | 43%        | 96           | 16%        | 248        | -4%        | 63%        | 4.13             | -4%        | \$515,068        | 0%         |
| Mobile with Land         | 10        | 43%        | 12           | 71%        | 49         | 158%       | 83%        | 4.90             | 158%       | \$243,240        | -11%       |
| Semi-Detached            | 7         | 40%        | 8            | 300%       | 26         | 100%       | 88%        | 3.71             | 100%       | \$452,286        | 43%        |
| Row                      | 9         | -40%       | 11           | 83%        | 35         | -22%       | 82%        | 3.89             | -22%       | \$200,333        | 18%        |
| Apartment                | 9         | -10%       | 23           | 44%        | 56         | -32%       | 39%        | 6.22             | -32%       | \$101,900        | -17%       |
| <b>Total Residential</b> | <b>95</b> | <b>20%</b> | <b>150</b>   | <b>32%</b> | <b>414</b> | <b>-1%</b> | <b>63%</b> | <b>4.36</b>      | <b>-1%</b> | <b>\$412,869</b> | <b>13%</b> |

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%      |
| Single Family Detached   | 556        | 50%        | 817          | 22%        | 238        | -5%         | 68%        | 3.42             | -37%        | \$531,826        | 5%        |
| Mobile with Land         | 65         | 23%        | 122          | 77%        | 35         | 6%          | 53%        | 4.29             | -14%        | \$287,491        | 30%       |
| Semi-Detached            | 45         | 0%         | 74           | 19%        | 20         | -26%        | 61%        | 3.56             | -26%        | \$382,514        | 11%       |
| Row                      | 100        | 19%        | 114          | -11%       | 40         | -40%        | 88%        | 3.16             | -49%        | \$193,278        | -8%       |
| Apartment                | 160        | 105%       | 192          | -4%        | 58         | -37%        | 83%        | 2.89             | -69%        | \$98,049         | -21%      |
| <b>Total Residential</b> | <b>926</b> | <b>47%</b> | <b>1319</b>  | <b>17%</b> | <b>390</b> | <b>-17%</b> | <b>70%</b> | <b>3.37</b>      | <b>-43%</b> | <b>\$395,753</b> | <b>3%</b> |

## Residential Sales by Price Range

August

