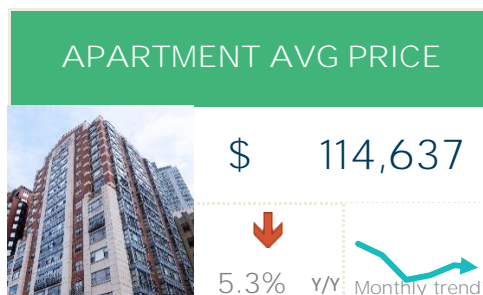
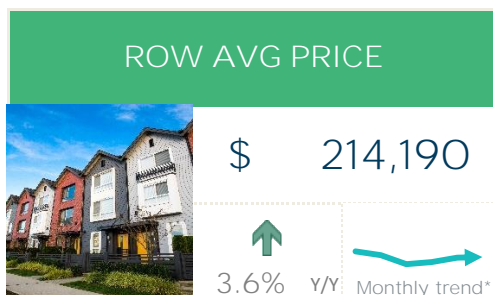
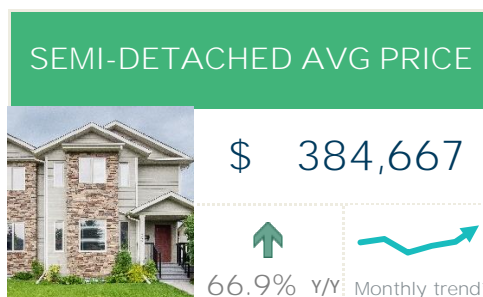
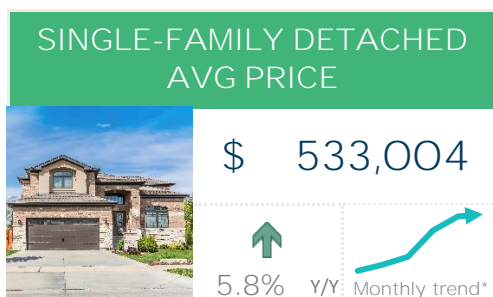
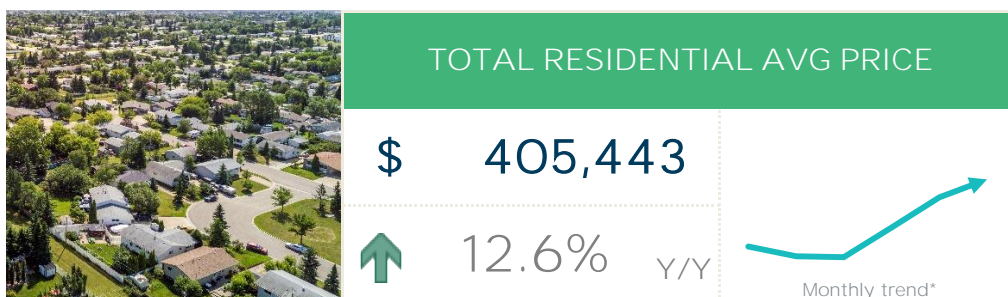
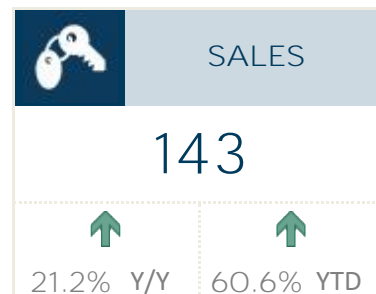


June 2021

Further gains in new listings helped support gains in home sales this month. The first half of the year sales totalled 702, marking a significant improvement over the levels recorded over the past five years. Low lending rates combined with steady gains in employment are helping support some of the demand growth in housing. While employment levels remain well below the highs seen in 2014, they are closer to the levels recorded before the pandemic. This will help support a housing market that has faced significant adjustments since 2014.

While inventory levels have been trending up over the low levels recorded at the end of last year, supply continues to remain exceptionally low relative to historical levels. The improving sales coupled with low inventories resulted in a month of supply that has averaged just under three months in June. This is amongst some of the tightest conditions seen in this market since 2007. These tighter conditions are supporting some price growth, but mostly in the detached market. After the first half of the year, the average price of has improved by three per cent compared to last year. However, prices have not risen across all property types and overall prices remain well below previous highs.



June 2021

June 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	83	26%	121	20%	263	-3%	69%	3.17	-3%	\$533,004	6%
Mobile with Land	14	250%	23	667%	49	58%	61%	3.50	58%	\$302,136	44%
Semi-Detached	12	200%	10	67%	21	-16%	120%	1.75	-16%	\$384,667	67%
Row	10	-60%	16	0%	42	-25%	63%	4.20	-25%	\$214,190	4%
Apartment	24	26%	18	-45%	42	-55%	133%	1.75	-55%	\$114,637	-5%
Total Residential	143	21%	188	18%	417	-12%	76%	2.92	-12%	\$405,443	13%

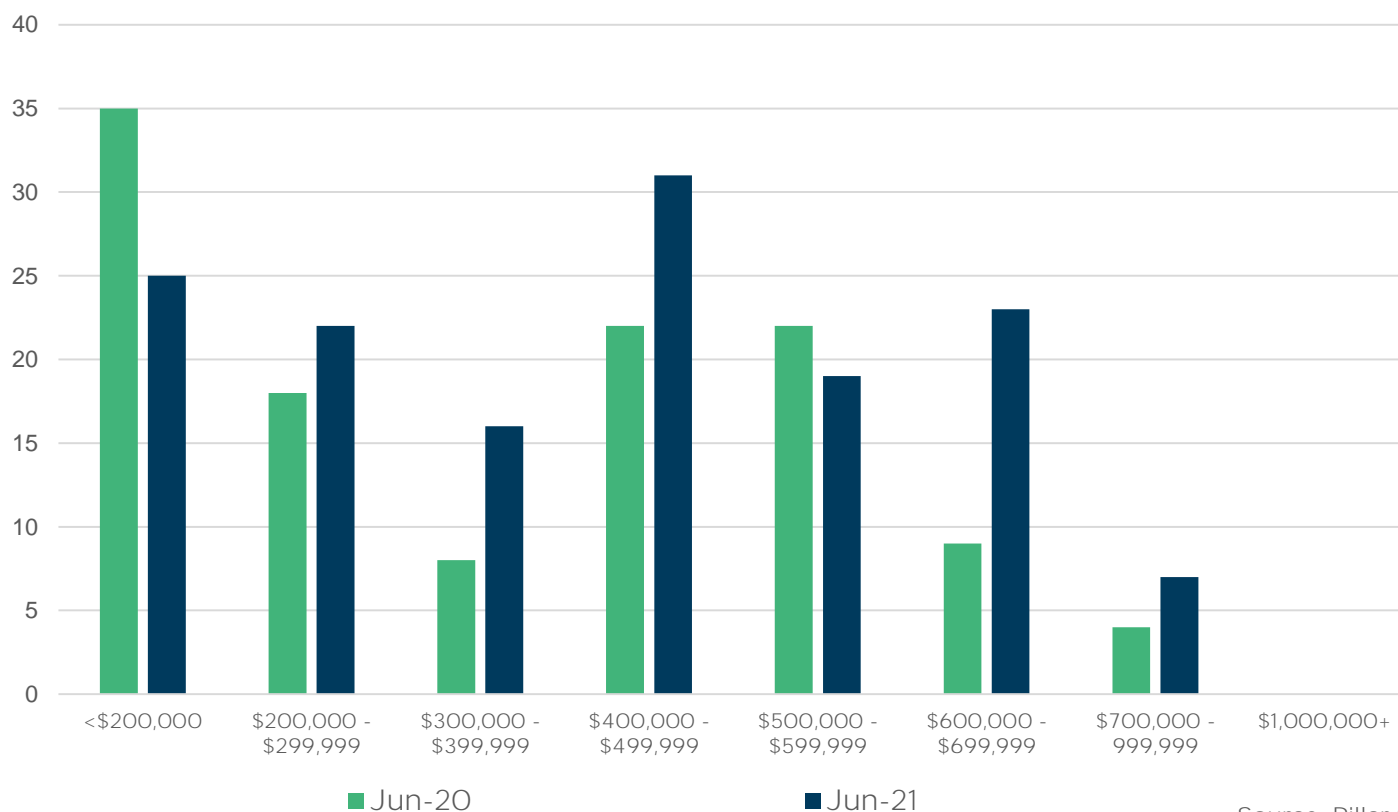
Year-to-Date

June 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	426	63%	634	25%	234	-7%	67%	3.29	-43%	\$538,021	6%
Mobile with Land	42	14%	91	65%	30	-18%	46%	4.26	-28%	\$296,192	38%
Semi-Detached	30	-6%	50	-7%	17	-45%	60%	3.33	-41%	\$373,033	10%
Row	69	30%	84	-16%	41	-42%	82%	3.55	-55%	\$201,064	-8%
Apartment	135	155%	140	-13%	59	-37%	96%	2.64	-75%	\$99,813	-21%
Total Residential	702	61%	999	14%	381	-21%	70%	3.25	-51%	\$399,164	3%

Residential Sales by Price Range

June



Source: Pillar 9