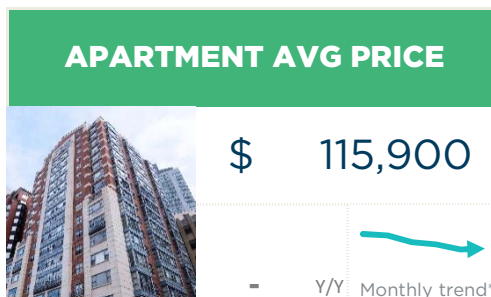
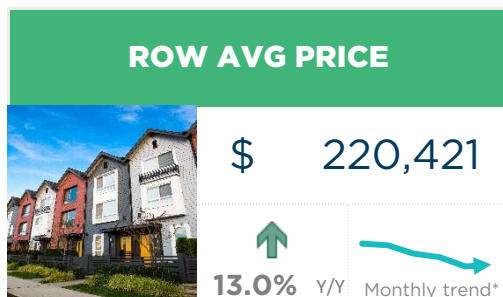
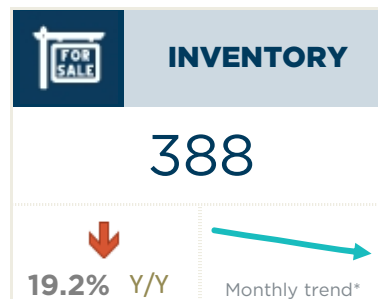
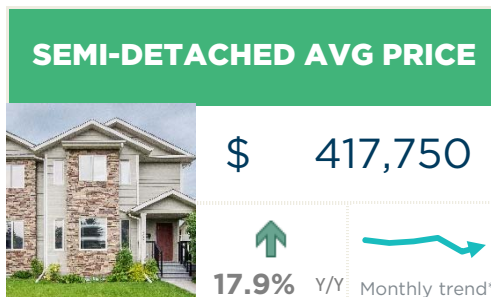
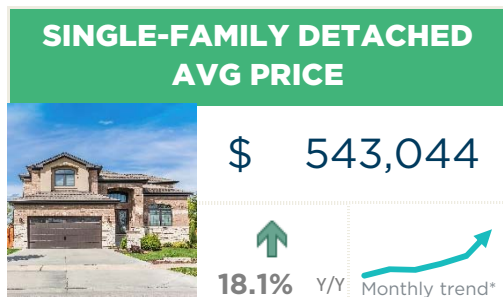
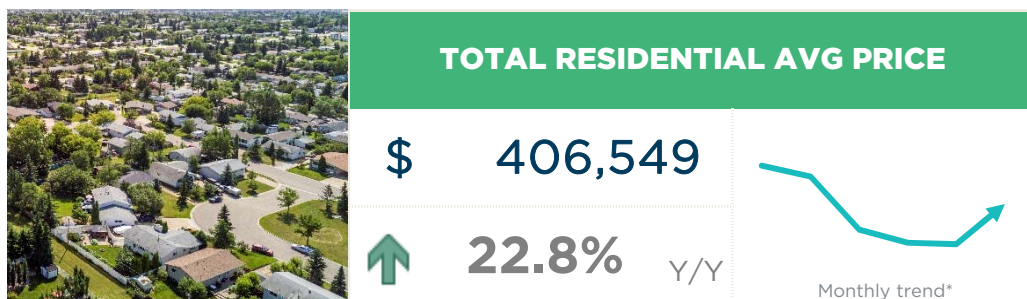
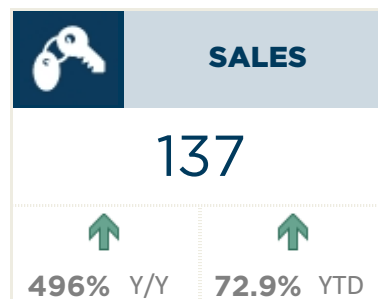


April 2021

Despite entering the third wave for COVID-19, sales activity grew for the second month in a row, rising to the best April recorded relative to the past six years. Improving confidence over a post-covid economy, along with low mortgage rates and pent-up demand is contributing to improving home sales.

At the same time, new listings are also on the rise, causing inventory levels to trend up relative to last month. However, with only 388 units in inventory in April, levels remain at the lowest levels recorded for April in nearly two decades. The strong sales combined with lower inventory levels caused the months of supply to fall below three months, far tighter than typical levels for the month and comparable to levels seen before the financial crisis in the mid-2000s.

While distributional changes are likely impacting some of the price changes occurring in the market, both detached and apartment condominium prices are showing signs of trending up relative to levels recorded last year.



April 2021

April 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	81	575%	112	149%	247	2%	72%	3.05	2%	\$543,044	18%
Mobile with Land	10	67%	21	133%	34	-8%	48%	3.40	-8%	\$310,480	132%
Semi-Detached	6	200%	7	75%	13	-55%	86%	2.17	-55%	\$417,750	18%
Row	14	367%	19	46%	41	-43%	74%	2.93	-43%	\$220,421	13%
Apartment	26	NA	26	30%	53	-47%	100%	2.04	-47%	\$115,900	NA
Total Residential	137	496%	185	103%	388	-19%	74%	2.83	-19%	\$406,549	23%

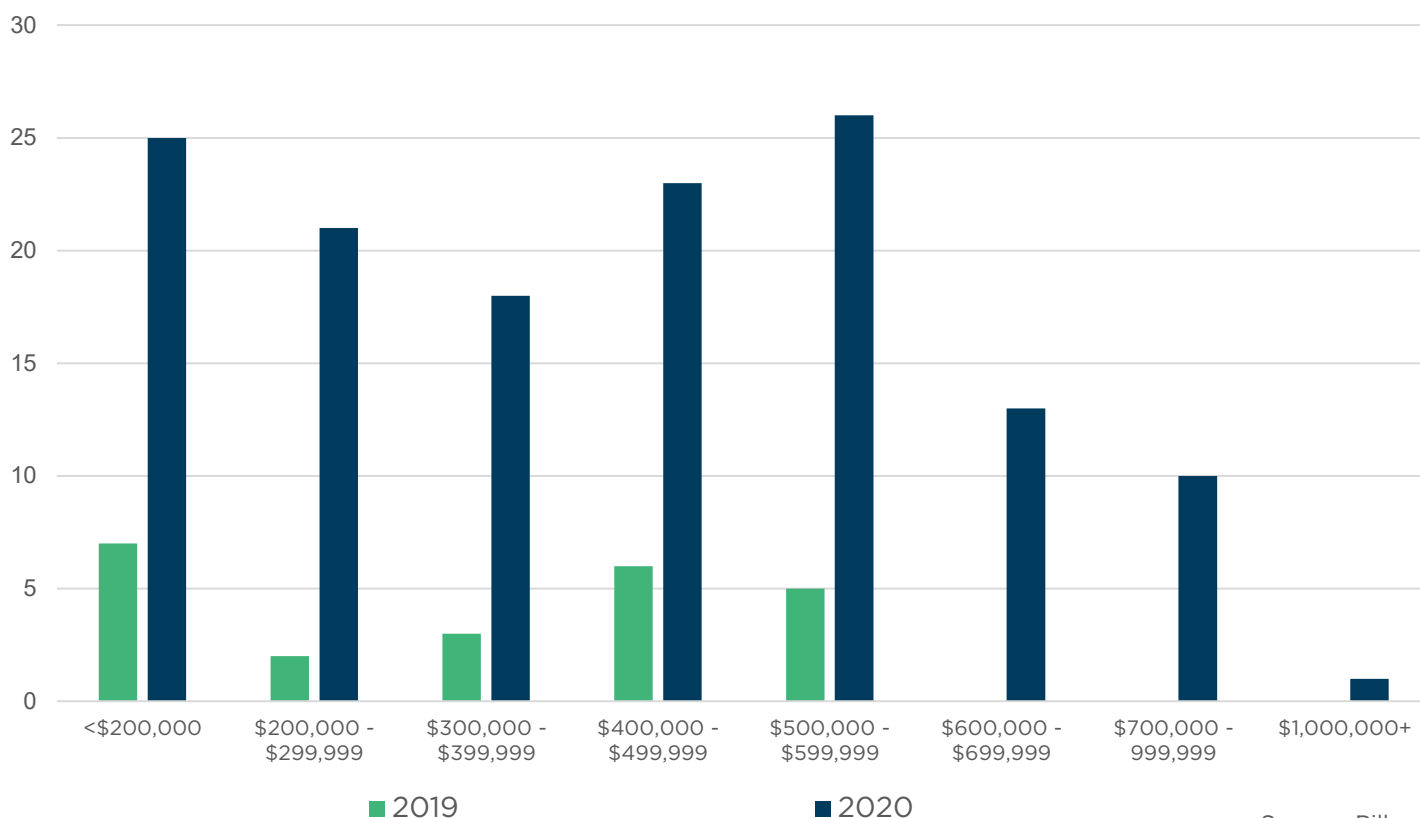
Year-to-Date

April 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	261	67%	405	31%	224	-7%	64%	3.44	-44%	\$535,372	4%
Mobile with Land	20	-23%	47	2%	22	-44%	43%	4.30	-27%	\$294,370	37%
Semi-Detached	13	-43%	22	-50%	14	-59%	59%	4.23	-27%	\$362,808	1%
Row	47	135%	57	-14%	41	-44%	82%	3.49	-76%	\$188,702	-23%
Apartment	93	-18%	99	-4%	65	-32%	94%	2.80	-18%	\$91,028	-24%
Total Residential	434	73%	630	11%	366	-24%	69%	3.37	-56%	\$386,291	-5%

Residential Sales by Price Range

April



Source: Pillar 9