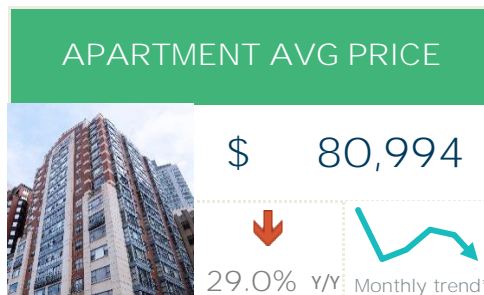
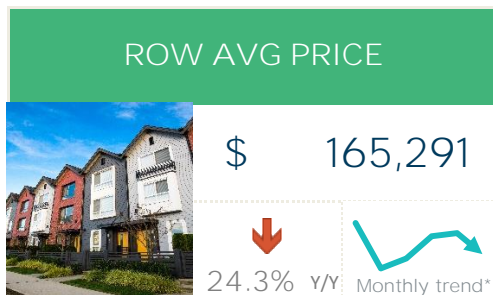
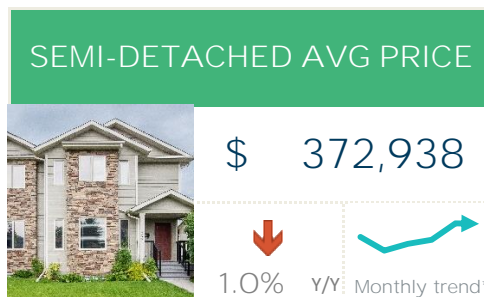
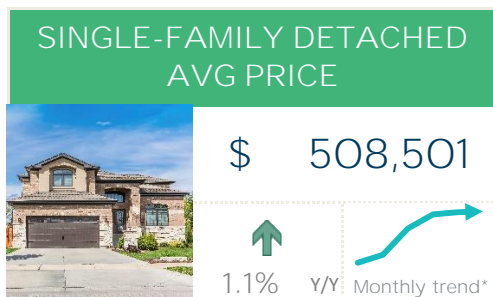
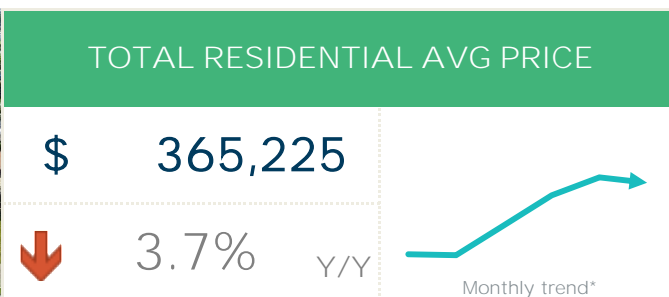


July 2021

Fort McMurray has struggled with lower levels of inventory for most of the past year. Thanks to some improvements in the sales to new listings ratio, inventories were stable relative to last month and are better than levels seen earlier in the year. In July, sales activity improved over last year. While sales have not recovered to levels seen before the 2015 recession, on a year-to-date basis, they remain stronger than anything recorded over the past six years.

Slightly slower sales compared to last month caused the months of supply to trend up to just over three months in July. The gain in the months of supply will help support more balanced conditions in the market impacting price movements, especially for detached properties. Year-to-date, total residential prices have increased by nearly two per cent, and the average price for single family detached property has increased by six per cent. The variation is, in part, related to compositional changes. This year there was a higher share of lower-priced condominium apartment sales, impacting the total residential prices. In contrast, prices gains have been higher for single family detached homes, where the adjustments could be partially related to an increased share of higher-priced home sales.



July 2021

July 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	70	6%	87	7%	250	-1%	80%	3.57	-1%	\$508,501	1%
Mobile with Land	13	44%	19	171%	51	89%	68%	3.92	89%	\$279,538	38%
Semi-Detached	4	-50%	11	83%	27	29%	36%	6.75	29%	\$372,938	-1%
Row	22	38%	20	-9%	37	-35%	110%	1.68	-35%	\$165,291	-24%
Apartment	16	7%	28	12%	49	-44%	57%	3.06	-44%	\$80,994	-29%
<b>Total Residential</b>	<b>125</b>	<b>10%</b>	<b>165</b>	<b>17%</b>	<b>414</b>	<b>-7%</b>	<b>76%</b>	<b>3.31</b>	<b>-7%</b>	<b>\$365,225</b>	<b>-4%</b>

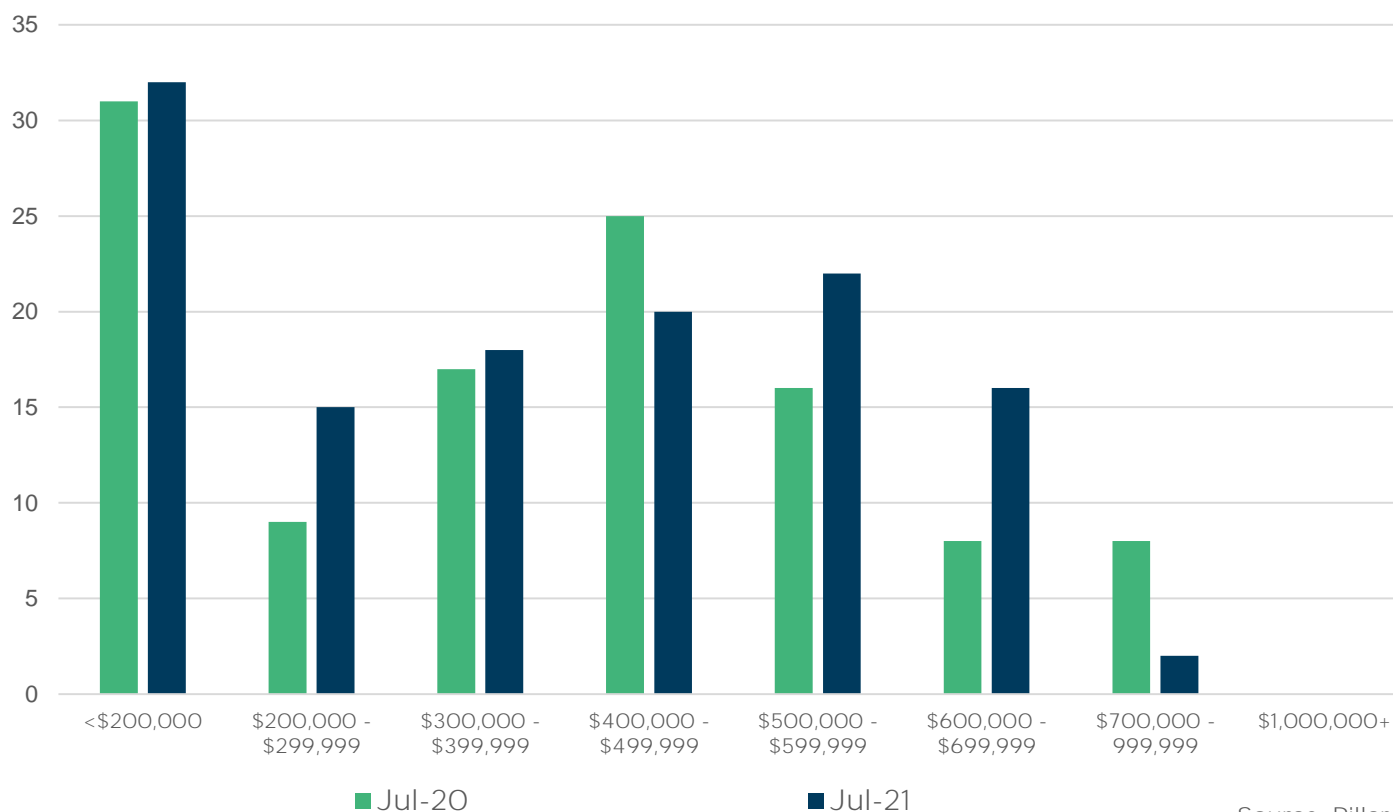
Year-to-Date

July 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	496	51%	721	23%	236	-6%	69%	3.33	-38%	\$533,853	6%
Mobile with Land	55	20%	110	77%	33	-6%	50%	4.18	-21%	\$293,813	38%
Semi-Detached	34	-15%	61	2%	18	-37%	56%	3.74	-26%	\$373,022	7%
Row	91	32%	103	-16%	40	-41%	88%	3.09	-55%	\$192,580	-12%
Apartment	151	122%	169	-9%	58	-38%	89%	2.69	-72%	\$97,819	-21%
<b>Total Residential</b>	<b>827</b>	<b>50%</b>	<b>1164</b>	<b>15%</b>	<b>385</b>	<b>-19%</b>	<b>71%</b>	<b>3.26</b>	<b>-46%</b>	<b>\$394,051</b>	<b>2%</b>

## Residential Sales by Price Range

July



Source: Pillar 9