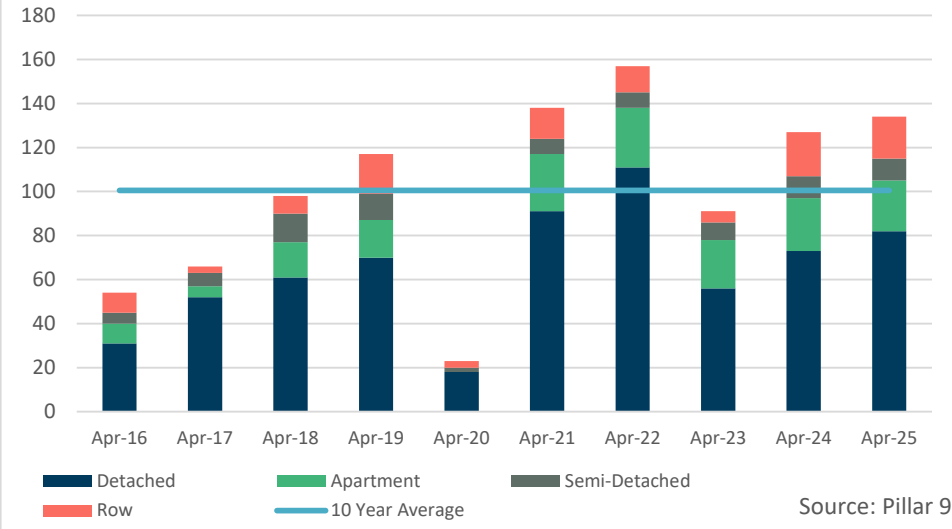
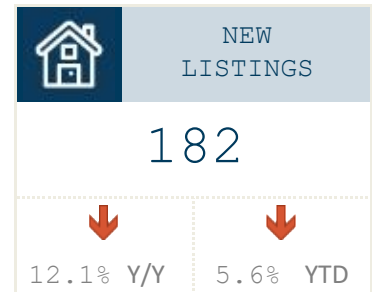
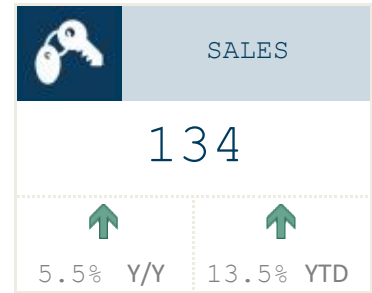
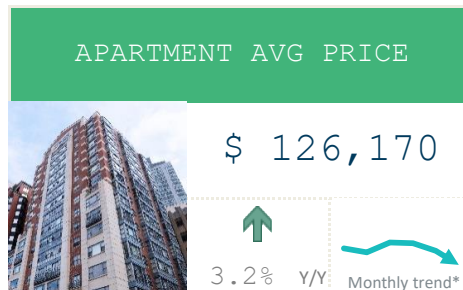
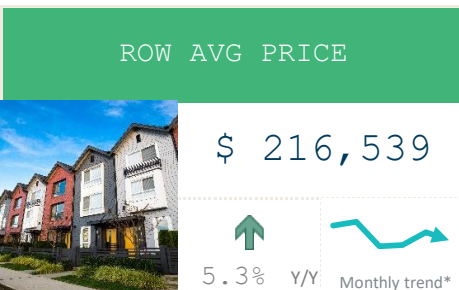
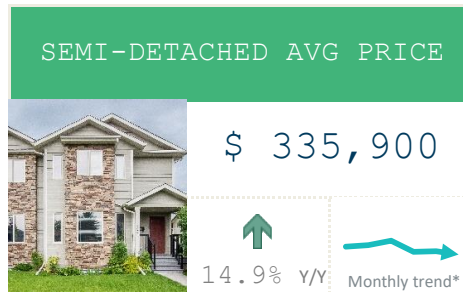
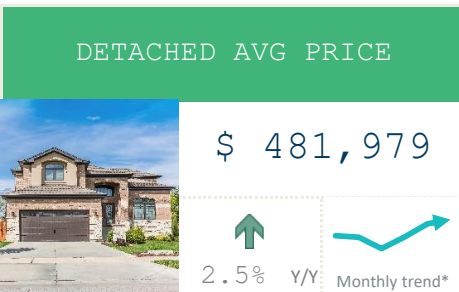
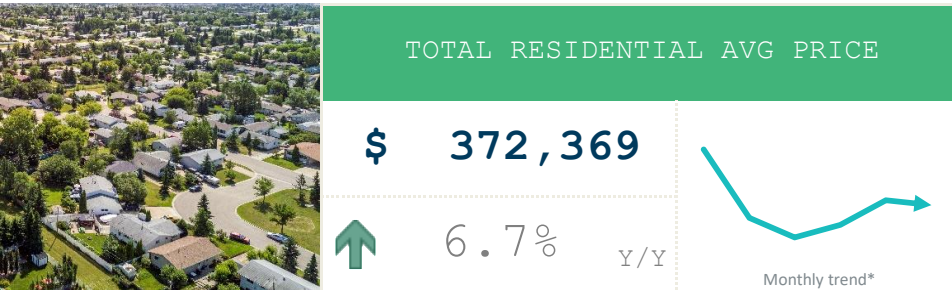


April 2025

Monthly Sales Comparison



*The six month monthly trend is based on a moving average
Data source: Pillar 9



April 2025

April 2025

	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	82	12%	119	-17%	264	-22%	69%	3.22	-31%	\$481,979	2%
Semi-Detached	10	0%	12	-20%	24	-29%	83%	2.40	-29%	\$335,900	15%
Row	19	-5%	23	10%	47	27%	83%	2.47	34%	\$216,539	5%
Apartment	23	-4%	28	4%	68	17%	82%	2.96	22%	\$126,170	3%
Total Residential	134	6%	182	-12%	403	-14%	74%	3.01	-18%	\$372,369	7%

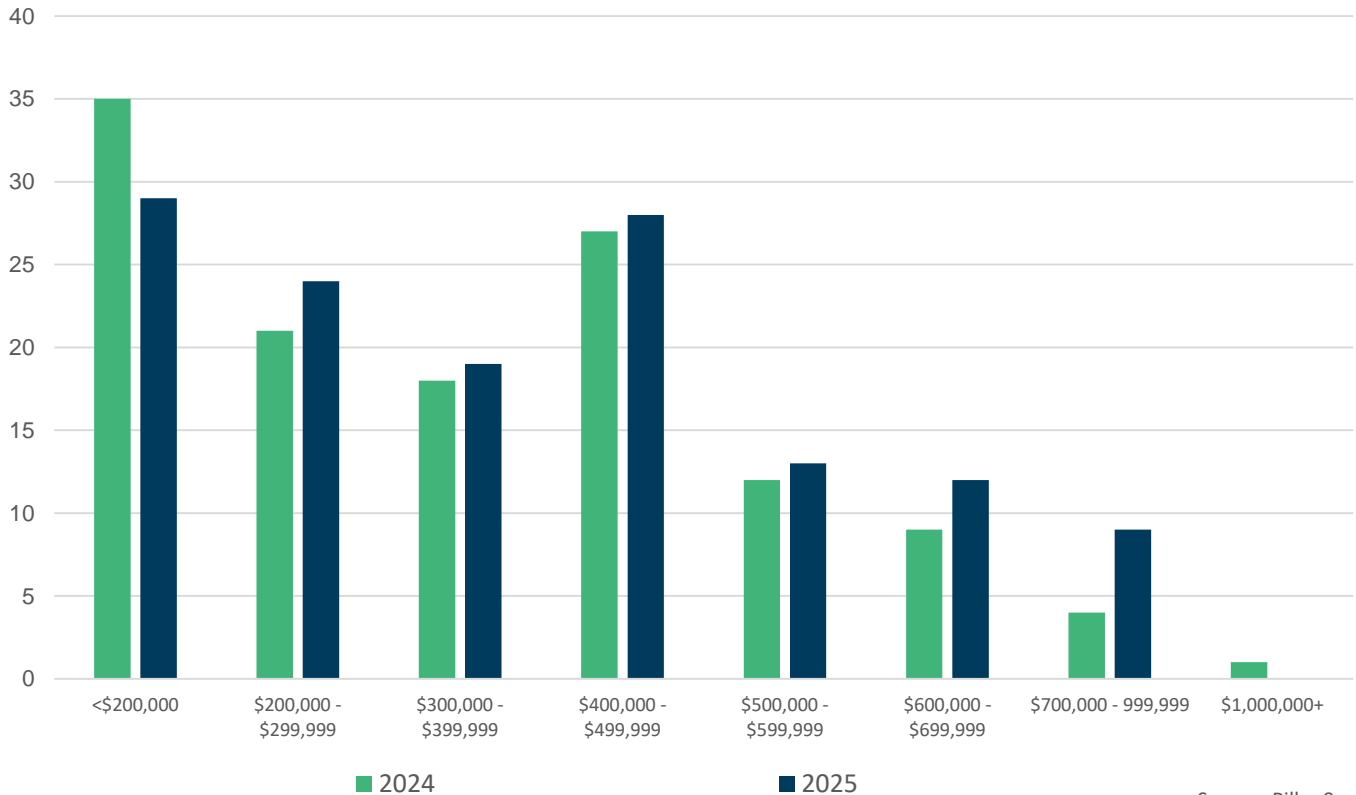
Year-to-Date

April 2025

	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	247	12%	412	-11%	233	-24%	60%	3.78	-32%	\$475,086	5%
Semi-Detached	31	24%	44	-12%	21	-30%	70%	2.68	-43%	\$349,503	15%
Row	50	-11%	77	1%	46	8%	65%	3.66	21%	\$218,761	5%
Apartment	84	35%	124	17%	65	48%	68%	3.07	9%	\$127,055	10%
Total Residential	412	13%	657	-6%	364	-14%	63%	3.54	-24%	\$363,571	5%

Residential Sales by Price Range

April



Source: Pillar 9

TOTAL RESIDENTIAL



FORT MCMURRAY														
	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	Inventory	Y/Y%	Months of Supply	DOM	SP/LP	Median Price	Y/Y%	Average Price	Y/Y%
Jan-16	47	2%	250	-1%	0.19	796	-7%	16.94	119	95.0%	578,000	-1.5%	559,210	1.2%
Feb-16	49	4%	159	-28%	0.31	811	-12%	16.55	142	95.1%	575,000	-7.3%	541,988	-12.9%
Mar-16	50	-49%	174	-30%	0.29	818	-16%	16.36	171	94.3%	506,000	-20.4%	499,481	-19.8%
Apr-16	54	-50%	194	-8%	0.28	826	-14%	15.30	159	95.4%	447,500	-27.4%	453,085	-26.2%
May-16	6	-95%	25	-91%	0.24	638	-35%	106.33	157	94.8%	467,500	-25.6%	434,500	-30.1%
Jun-16	70	-40%	249	-9%	0.28	603	-38%	8.61	134	97.9%	534,000	-14.4%	488,925	-20.7%
Jul-16	134	43%	324	38%	0.41	719	-26%	5.37	93	97.7%	554,000	-12.5%	531,732	-12.6%
Aug-16	124	85%	304	22%	0.41	823	-18%	6.64	72	97.0%	561,250	-3.6%	538,442	-5.8%
Sep-16	101	38%	252	-3%	0.40	863	-14%	8.54	69	96.3%	510,000	-12.0%	502,637	-13.3%
Oct-16	83	12%	197	13%	0.42	830	-11%	10.00	67	96.9%	547,500	0.0%	543,675	1.6%
Nov-16	65	16%	140	-23%	0.46	747	-14%	11.49	78	96.5%	520,000	-12.5%	484,697	-12.6%
Dec-16	53	20%	96	1%	0.55	601	-16%	11.34	91	96.1%	489,000	-13.5%	506,679	-7.9%
2016	836	-12%	2,364	-12%	0.35	756	-18%	19.46	100	96.5%	530,000	-13.1%	516,007	-13.2%
Jan-17	52	11%	208	-17%	0.25	606	-24%	11.65	89	95.3%	401,500	-30.5%	427,481	-23.6%
Feb-17	85	73%	196	23%	0.43	635	-22%	7.47	74	95.8%	430,000	-25.2%	435,213	-19.7%
Mar-17	83	66%	211	21%	0.39	677	-17%	8.16	73	95.7%	475,000	-6.1%	456,718	-8.6%
Apr-17	66	22%	227	17%	0.29	749	-9%	11.35	72	96.0%	517,000	15.5%	516,289	13.9%
May-17	110	1733%	277	1008%	0.40	803	26%	7.30	71	97.0%	528,500	13.0%	513,313	18.1%
Jun-17	87	24%	244	-2%	0.36	816	35%	9.38	68	96.0%	488,000	-8.6%	458,953	-6.1%
Jul-17	70	-48%	234	-28%	0.30	821	14%	11.73	81	96.7%	517,675	-6.6%	509,109	-4.3%
Aug-17	75	-40%	194	-36%	0.39	787	-4%	10.49	84	95.3%	505,000	-10.0%	453,482	-15.8%
Sep-17	73	-28%	183	-27%	0.40	731	-15%	10.01	78	95.5%	385,000	-24.5%	433,558	-13.7%
Oct-17	56	-33%	154	-22%	0.36	689	-17%	12.30	85	95.3%	487,500	-11.0%	478,029	-12.1%
Nov-17	77	18%	121	-14%	0.64	603	-19%	7.83	94	95.1%	395,000	-24.0%	422,896	-12.8%
Dec-17	58	9%	85	-11%	0.68	503	-16%	8.67	85	96.2%	492,500	0.7%	468,109	-7.6%
2017	892	7%	2,334	-1%	0.38	702	-6%	9.70	78	95.9%	481,000	-9.2%	465,672	-9.8%
Jan-18	80	54%	139	-33%	0.58	461	-24%	5.76	92	96.1%	504,750	25.7%	477,703	11.7%
Feb-18	63	-26%	145	-26%	0.43	480	-24%	7.62	101	94.9%	429,000	-0.2%	417,360	-4.1%
Mar-18	78	-6%	199	-6%	0.39	527	-22%	6.76	82	96.1%	467,450	-1.6%	449,588	-1.6%
Apr-18	98	48%	181	-20%	0.54	550	-27%	5.61	84	95.2%	471,000	-8.9%	430,913	-16.5%
May-18	101	-8%	202	-27%	0.50	586	-27%	5.80	88	95.8%	399,000	-24.5%	408,383	-20.4%
Jun-18	106	22%	169	-31%	0.63	576	-29%	5.43	66	96.8%	499,000	2.3%	480,703	4.7%
Jul-18	107	53%	172	-26%	0.62	575	-30%	5.37	79	95.8%	420,000	-18.9%	420,176	-17.5%
Aug-18	92	23%	163	-16%	0.56	570	-28%	6.20	76	95.6%	432,500	-14.4%	438,725	-3.3%
Sep-18	77	5%	155	-15%	0.50	563	-23%	7.31	87	96.8%	517,000	34.3%	486,592	12.2%
Oct-18	84	50%	157	2%	0.54	551	-20%	6.56	78	95.2%	417,500	-14.4%	399,924	-16.3%
Nov-18	56	-27%	163	35%	0.34	573	-5%	10.23	75	95.3%	381,250	-3.5%	420,719	-0.5%
Dec-18	42	-28%	95	12%	0.44	515	2%	12.26	99	94.9%	353,750	-28.2%	370,063	-20.9%
2018	984	10%	1,940	-17%	0.51	544	-21%	7.08	83	95.8%	450,000	-6.4%	436,478	-6.3%
Jan-19	54	-33%	180	29%	0.30	553	20%	10.24	79	95.2%	347,500	-31.2%	395,780	-17.1%
Feb-19	80	27%	160	10%	0.50	547	14%	6.84	63	95.7%	366,500	-14.6%	387,672	-7.1%
Mar-19	90	15%	166	-17%	0.54	563	7%	6.26	84	95.1%	371,000	-20.6%	401,271	-10.7%
Apr-19	117	19%	215	19%	0.54	602	9%	5.15	78	95.7%	402,500	-14.5%	402,145	-6.7%
May-19	106	5%	189	-6%	0.56	621	6%	5.86	85	95.8%	400,000	0.3%	399,592	-2.2%
Jun-19	86	-19%	160	-5%	0.54	615	7%	7.15	69	95.8%	432,250	-13.4%	411,783	-14.3%
Jul-19	90	-16%	180	5%	0.50	612	6%	6.80	82	96.1%	400,000	-4.8%	391,404	-6.8%
Aug-19	95	3%	147	-10%	0.65	594	4%	6.25	74	95.4%	415,000	-4.0%	395,129	-9.9%
Sep-19	86	12%	171	10%	0.50	565	0%	6.57	92	95.7%	416,250	-19.5%	405,487	-16.7%
Oct-19	79	-6%	167	6%	0.47	570	3%	7.22	81	94.3%	364,000	-12.8%	368,745	-7.8%
Nov-19	83	48%	128	-21%	0.65	518	-10%	6.24	102	93.0%	327,500	-14.1%	352,998	-16.1%
Dec-19	53	26%	80	-16%	0.66	441	-14%	8.32	90	93.6%	360,000	1.8%	335,727	-9.3%
2019	1,019	4%	1,943	0%	0.52	567	4%	6.91	81	95.2%	385,000	-14.4%	389,774	-10.7%
Jan-20	71	31%	153	-15%	0.46	446	-19%	6.28	81	95.9%	440,000	26.6%	435,005	9.9%
Feb-20	87	9%	157	-2%	0.55	459	-16%	5.28	66	98.6%	389,000	6.1%	406,884	5.0%
Mar-20	65	-28%	157	-5%	0.41	489	-13%	7.52	92	94.4%	405,000	9.2%	398,346	-0.7%
Apr-20	23	-80%	85	-60%	0.27	459	-24%	19.96	65	92.0%	352,000	-12.5%	331,157	-17.7%
May-20	54	-49%	141	-25%	0.38	475	-24%	8.80	83	94.5%	340,000	-15.0%	362,757	-9.2%
Jun-20	118	37%	155	-3%	0.76	456	-26%	3.86	69	95.1%	345,350	-20.1%	359,916	-12.6%
Jul-20	112	24%	138	-23%	0.81	426	-30%	3.80	79	95.4%	408,750	2.2%	382,648	-2.2%
Aug-20	80	-16%	114	-22%	0.70	400	-33%	5.00	73	94.5%	366,250	-11.7%	362,460	-8.3%
Sep-20	82	-5%	126	-26%	0.65	368	-35%	4.49	75	95.6%	417,250	0.2%	379,982	-6.3%
Oct-20	76	-4%	116	-31%	0.66	363	-36%	4.78	83	95.4%	408,000	12.1%	401,421	8.9%
Nov-20	66	-20%	100	-22%	0.66	348	-33%	5.27	90	93.6%	414,250	26.5%	402,255	14.0%
Dec-20	31	-42%	67	-16%	0.46	317	-28%	10.23	83	93.6%	375,000	4.2%	325,906	-2.9%
2020	865	-15%	1,509	-22%	0.57	417	-26%	7.11	78	95.2%	400,000	3.9%	383,843	-1.5%

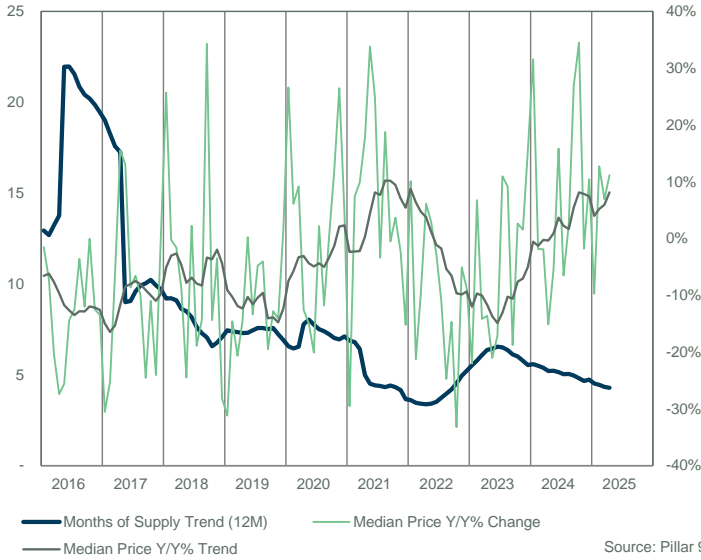
TOTAL RESIDENTIAL



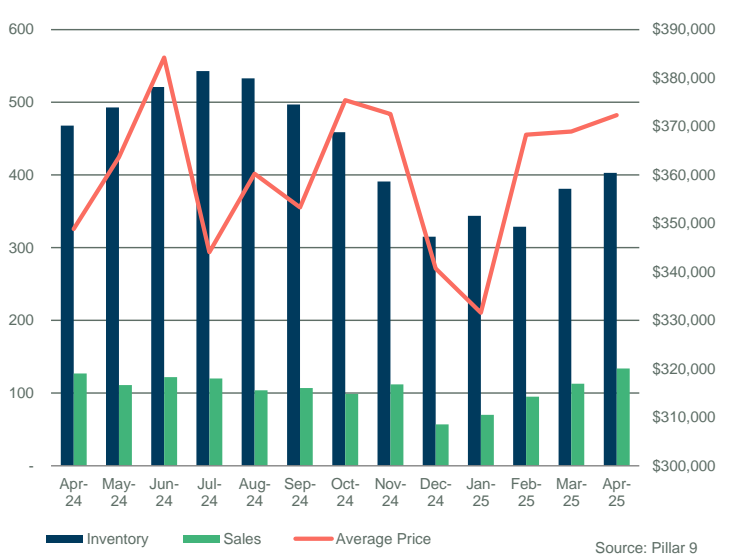
FORT MCMURRAY														
	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	Inventory	Y/Y%	Months of Supply	DOM	SP/LP	Median Price	Y/Y%	Average Price	Y/Y%
Jan-21	91	28%	144	-6%	0.63	329	-26%	3.62	81	89.1%	310,000	-29.5%	324,204	-25.5%
Feb-21	79	-9%	122	-22%	0.65	340	-26%	4.30	64	94.2%	418,000	7.5%	382,039	-6.1%
Mar-21	123	89%	175	11%	0.70	365	-25%	2.97	70	96.1%	445,000	9.9%	398,981	0.2%
Apr-21	138	500%	183	115%	0.75	370	-19%	2.68	57	96.2%	414,450	17.7%	406,936	22.9%
May-21	125	131%	177	26%	0.71	389	-18%	3.11	48	97.0%	455,000	33.8%	436,756	20.4%
Jun-21	140	19%	180	16%	0.78	396	-13%	2.83	51	96.5%	431,250	24.9%	399,017	10.9%
Jul-21	119	6%	161	17%	0.74	398	-7%	3.34	111	94.6%	395,000	-3.4%	371,982	-2.8%
Aug-21	93	16%	143	25%	0.65	393	-2%	4.23	49	96.7%	435,000	18.8%	414,200	14.3%
Sep-21	75	-9%	146	16%	0.51	421	14%	5.61	47	96.4%	415,000	-0.5%	392,269	3.2%
Oct-21	101	33%	130	12%	0.78	376	4%	3.72	54	96.7%	423,000	3.7%	406,005	1.1%
Nov-21	97	47%	103	3%	0.94	322	-7%	3.32	64	96.4%	404,500	-2.4%	412,552	2.6%
Dec-21	71	129%	109	63%	0.65	298	-6%	4.20	68	96.8%	318,000	-15.2%	346,525	6.3%
2021	1,252	45%	1,773	17%	0.71	366	-11%	3.66	64	95.6%	418,750	4.7%	393,935	2.6%
Jan-22	96	5%	112	-22%	0.86	289	-12%	3.01	61	96.5%	341,250	10.1%	366,874	13.2%
Feb-22	124	57%	168	38%	0.74	305	-10%	2.46	58	96.0%	329,250	-21.2%	337,262	-11.7%
Mar-22	140	14%	195	11%	0.72	337	-8%	2.41	63	96.7%	402,500	-9.6%	407,246	2.1%
Apr-22	157	14%	214	17%	0.73	362	-2%	2.31	48	97.5%	439,900	6.1%	427,056	4.9%
May-22	134	7%	284	60%	0.47	474	22%	3.54	50	97.2%	468,500	3.0%	438,110	0.3%
Jun-22	130	-7%	223	24%	0.58	511	29%	3.93	36	97.4%	419,500	-2.7%	399,138	0.0%
Jul-22	89	-25%	183	14%	0.49	546	37%	6.13	46	96.2%	351,500	-11.0%	376,992	1.3%
Aug-22	80	-14%	187	31%	0.43	556	41%	6.95	66	95.5%	327,500	-24.7%	363,445	-12.3%
Sep-22	67	-11%	194	33%	0.35	567	35%	8.46	60	95.8%	354,000	-14.7%	353,185	-10.0%
Oct-22	67	-34%	132	2%	0.51	520	38%	7.76	61	96.0%	282,500	-33.2%	335,619	-17.3%
Nov-22	55	-43%	120	17%	0.46	453	41%	8.24	69	94.0%	384,000	-5.1%	369,455	-10.4%
Dec-22	51	-28%	86	-21%	0.59	378	27%	7.41	66	93.5%	290,000	-8.8%	298,496	-13.9%
2022	1,190	-5%	2,098	18%	0.57	442	20%	5.22	55	96.4%	383,000	-8.5%	383,209	-2.7%
Jan-23	58	-40%	142	27%	0.41	391	35%	6.74	76	94.4%	266,000	-22.1%	306,736	-16.4%
Feb-23	75	-40%	153	-9%	0.49	417	37%	5.56	73	94.1%	351,500	6.8%	339,501	0.7%
Mar-23	82	-41%	257	32%	0.32	491	46%	5.99	58	95.4%	345,550	-14.1%	358,526	-12.0%
Apr-23	91	-42%	160	-25%	0.57	522	44%	5.74	56	95.3%	380,000	-13.6%	362,304	-15.2%
May-23	121	-10%	186	-35%	0.65	521	10%	4.31	64	96.1%	370,000	-21.0%	378,034	-13.7%
Jun-23	106	-18%	207	-7%	0.51	556	9%	5.25	64	96.5%	347,450	-17.2%	342,198	-14.3%
Jul-23	93	4%	154	-16%	0.60	537	-2%	5.77	73	96.2%	390,000	11.0%	375,375	-0.4%
Aug-23	100	25%	175	-6%	0.57	507	-9%	5.07	68	95.9%	357,500	9.2%	353,599	-2.7%
Sep-23	89	33%	163	-16%	0.55	498	-12%	5.60	73	95.3%	287,500	-18.8%	298,490	-15.5%
Oct-23	71	6%	145	10%	0.49	464	-11%	6.54	68	94.4%	290,000	2.7%	285,960	-14.8%
Nov-23	79	44%	131	9%	0.60	415	-8%	5.25	61	94.9%	390,000	1.6%	345,696	-6.4%
Dec-23	73	43%	83	-3%	0.88	333	-12%	4.56	57	94.6%	335,000	15.5%	348,738	16.8%
2023	1,038	-13%	1,956	-7%	0.53	471	11%	5.53	66	95.4%	340,000	-11.2%	344,454	-10.1%
Jan-24	50	-14%	153	8%	0.33	373	-5%	7.46	80	95.8%	350,000	31.6%	334,287	9.0%
Feb-24	91	21%	166	8%	0.55	407	-2%	4.47	65	96.3%	345,000	-1.8%	346,384	2.0%
Mar-24	95	16%	170	-34%	0.56	438	-11%	4.61	69	96.5%	339,000	-1.9%	353,669	-1.4%
Apr-24	127	40%	207	29%	0.61	468	-10%	3.69	76	96.5%	322,500	-15.1%	348,866	-3.7%
May-24	111	-8%	195	5%	0.57	493	-5%	4.44	61	96.1%	350,000	-5.4%	363,680	-3.8%
Jun-24	122	15%	205	-1%	0.60	521	-6%	4.27	56	97.4%	402,500	15.8%	384,233	12.3%
Jul-24	120	29%	211	37%	0.57	543	1%	4.53	62	96.2%	364,500	-6.5%	344,098	-8.3%
Aug-24	104	4%	178	2%	0.58	533	5%	5.13	54	96.8%	366,500	2.5%	360,259	1.9%
Sep-24	107	20%	158	-3%	0.68	497	0%	4.64	66	96.4%	365,000	27.0%	353,327	18.4%
Oct-24	99	39%	156	8%	0.63	459	-1%	4.64	72	96.3%	390,000	34.5%	375,458	31.3%
Nov-24	112	42%	114	-13%	0.98	391	-6%	3.49	75	96.4%	383,000	-1.8%	372,587	7.8%
Dec-24	57	-22%	74	-11%	0.77	315	-5%	5.53	69	95.7%	370,000	10.4%	340,700	-2.3%
2024	1,195	15%	1,987	2%	0.60	453	-4%	4.74	66	96.4%	365,000	7.4%	358,384	4.0%
Jan-25	70	40%	147	-4%	0.48	344	-8%	4.91	63	94.6%	316,000	-9.7%	331,588	-0.8%
Feb-25	95	4%	128	-23%	0.74	329	-19%	3.46	65	96.0%	388,888	12.7%	368,301	6.3%
Mar-25	113	19%	200	18%	0.57	381	-13%	3.37	63	96.1%	362,500	6.9%	368,976	4.3%
Apr-25	134	6%	182	-12%	0.74	403	-14%	3.01	54	96.5%	358,500	11.2%	372,369	6.7%
May-25														
Jun-25														
Jul-25														
Aug-25														
Sep-25														
Oct-25														
Nov-25														
Dec-25														
2025	412	13%	657	-6%	0.63	364	-13%	3.69	61	96.0%	360,000	5.9%	363,571	4.6%

FORT MCMURRAY

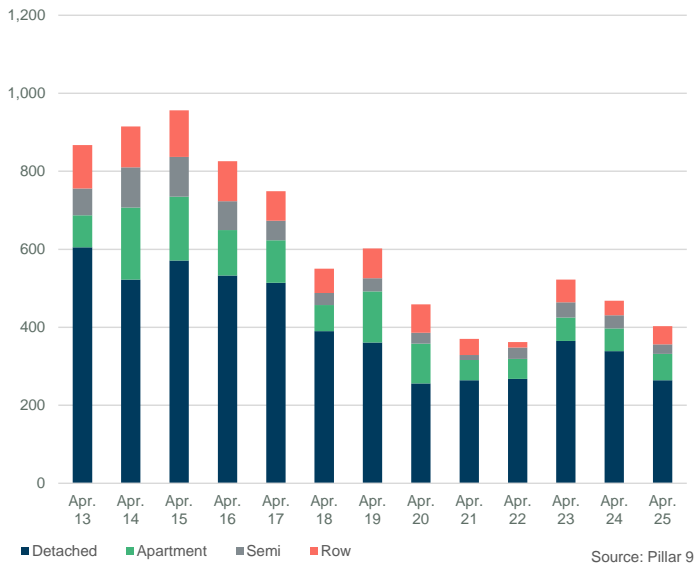
MONTHS OF SUPPLY AND PRICE CHANGE



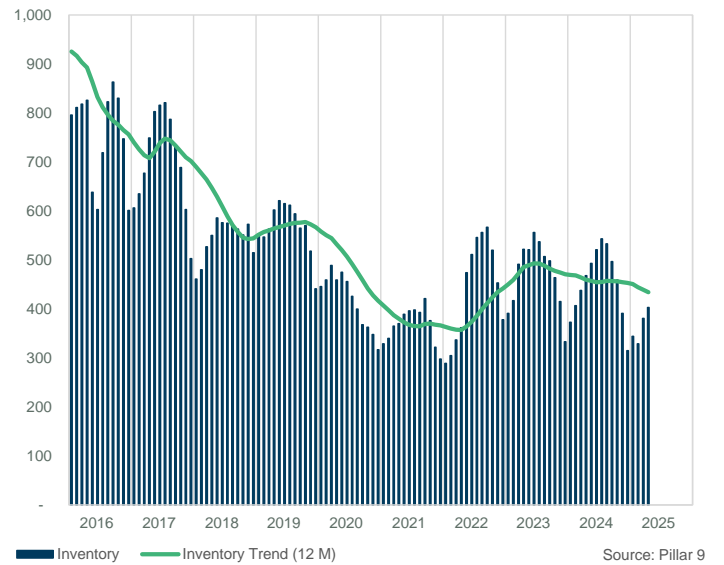
INVENTORY, SALES, AND PRICE



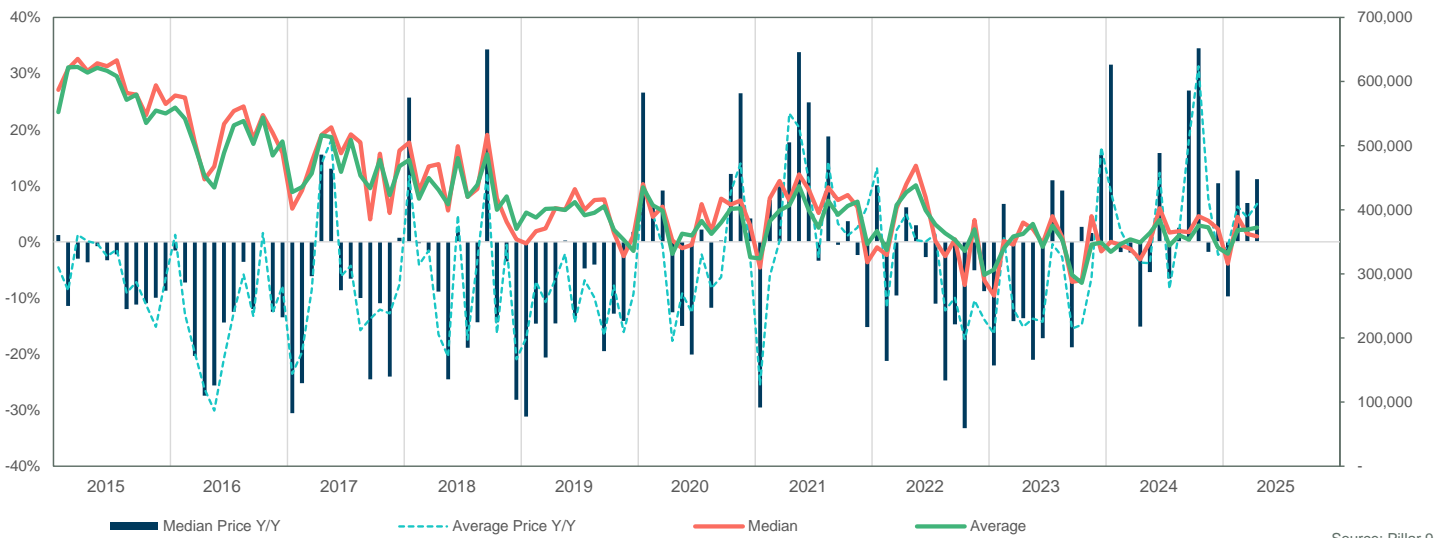
INVENTORY



INVENTORY



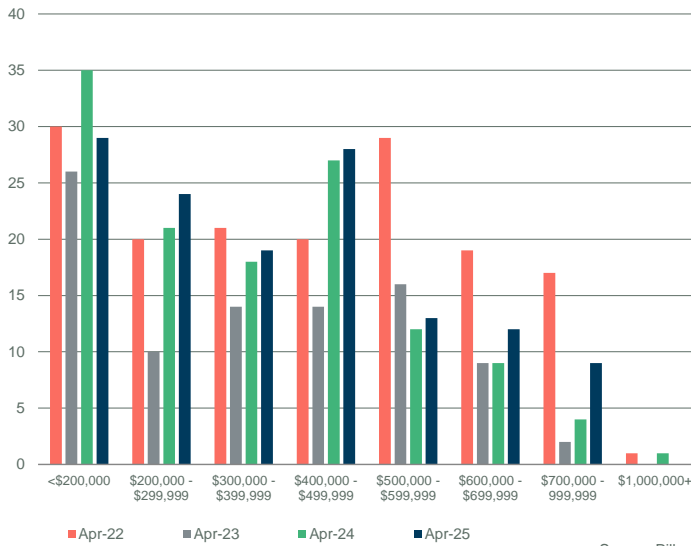
PRICE COMPARISON



FORT MCMURRAY

SALES BY PRICE RANGE

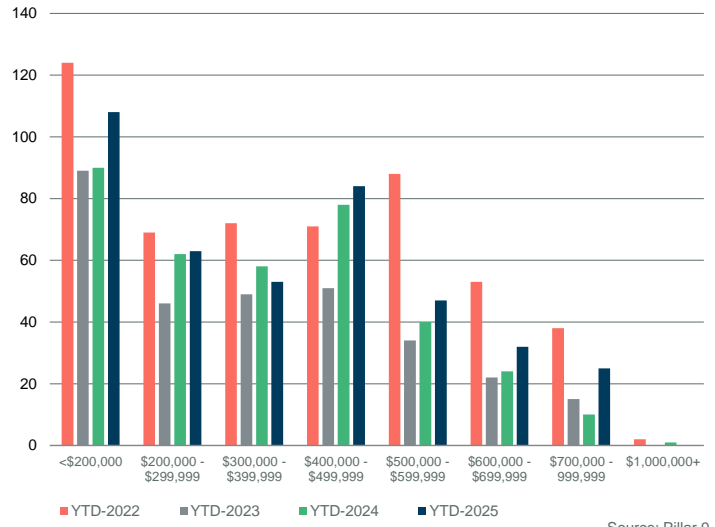
April



Source: Pillar 9

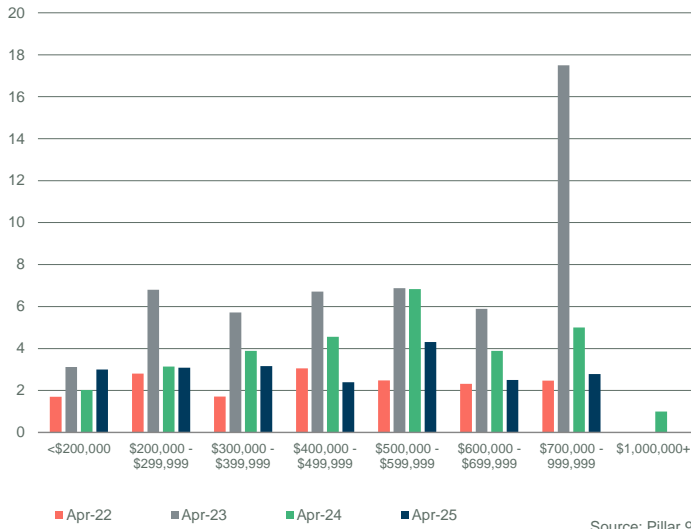
YTD SALES BY PRICE RANGE

YTD-APR



Source: Pillar 9

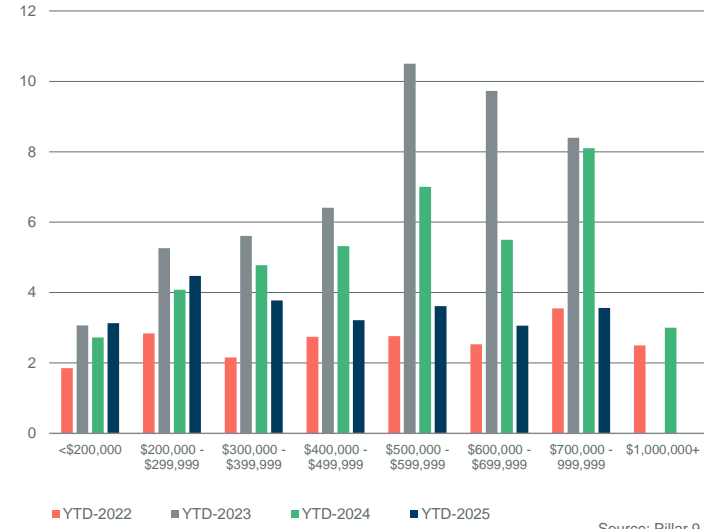
MONTHS OF SUPPLY BY PRICE RANGE



Source: Pillar 9

YTD MONTHS OF SUPPLY BY PRICE RANGE

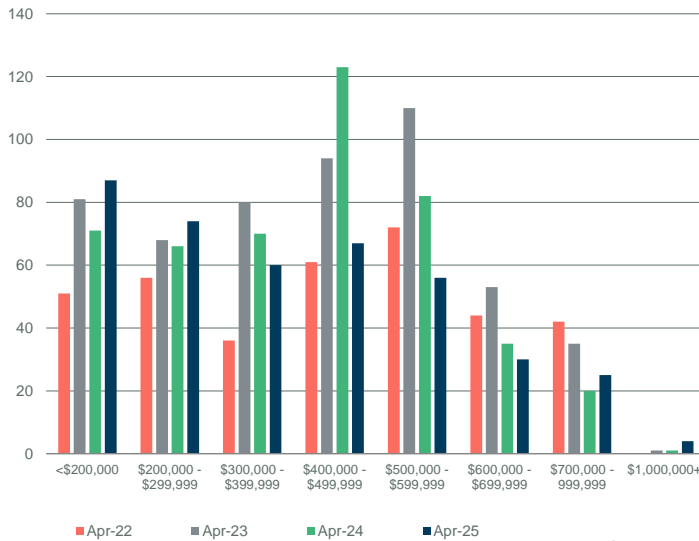
YTD-APR



Source: Pillar 9

INVENTORY BY PRICE RANGE

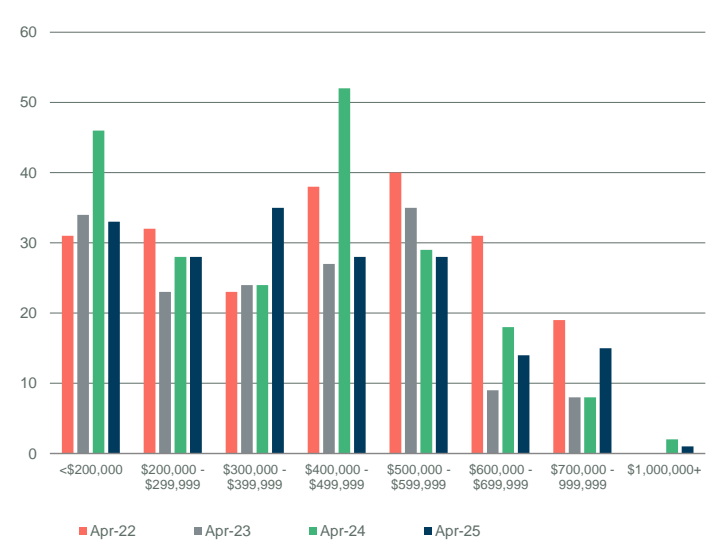
April



Source: Pillar 9

NEW LISTINGS BY PRICE RANGE

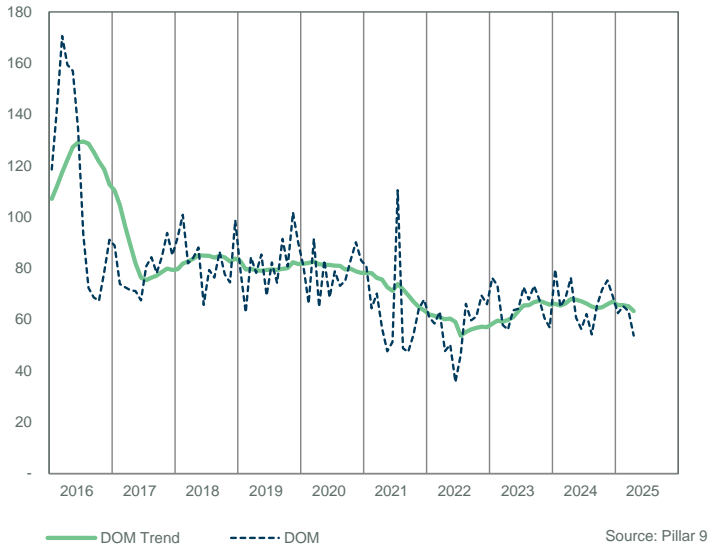
April



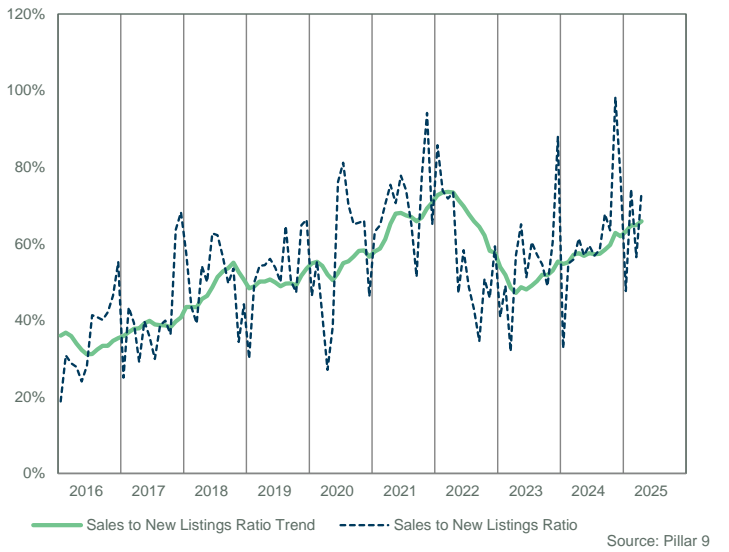
Source: Pillar 9

FORT MCMURRAY

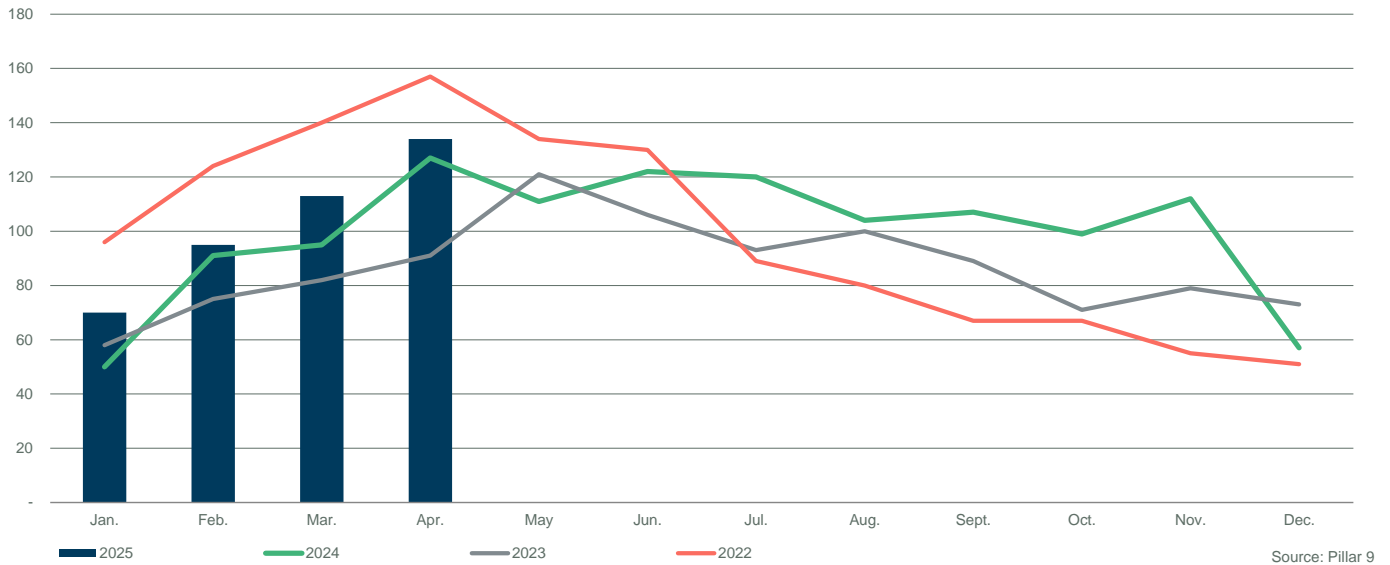
DAYS ON MARKET



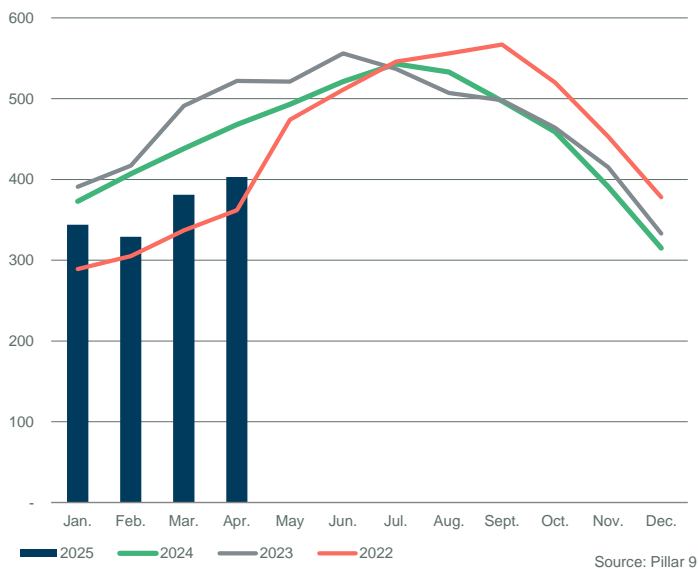
SALES TO NEW LISTINGS RATIO



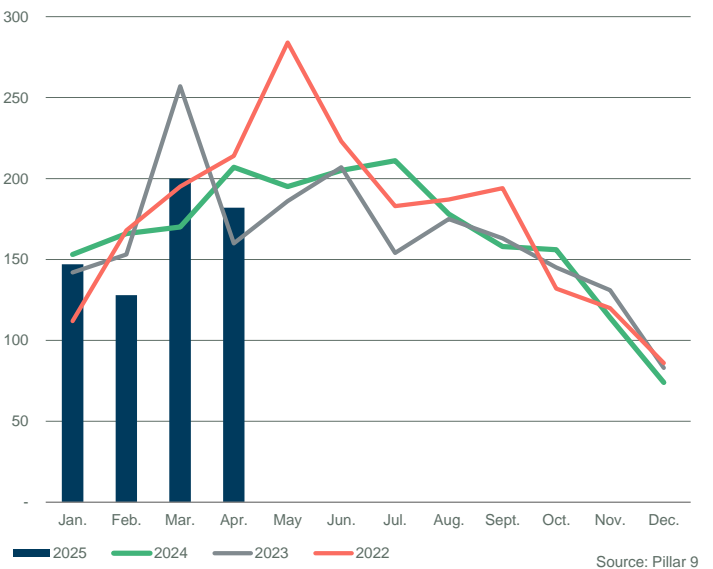
SALES COMPARISON



INVENTORY COMPARISON



NEW LISTINGS COMPARISON

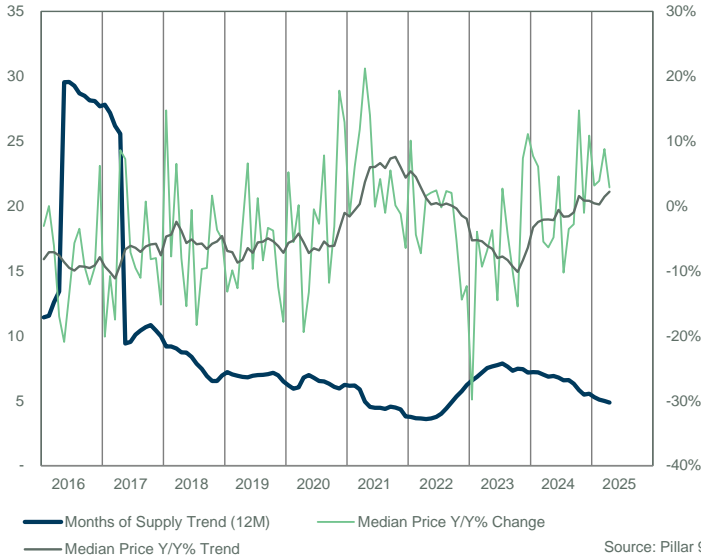


FORT MCMURRAY														
	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	Inventory	Y/Y%	Months of Supply	DOM	SP/LP	Median Price	Y/Y%	Average Price	Y/Y%
Jan-16	37	37%	164	-7%	0.23	480	-7%	12.97	81	95.4%	599,900	-3.1%	599,580	-3.1%
Feb-16	30	-17%	103	-23%	0.29	502	-8%	16.73	124	96.0%	650,000	0.0%	666,243	-1.3%
Mar-16	25	-64%	113	-32%	0.22	513	-12%	20.52	136	95.6%	640,000	-6.1%	625,558	-9.4%
Apr-16	31	-62%	131	-9%	0.24	533	-7%	17.19	104	95.9%	539,500	-17.0%	541,371	-18.2%
May-16	2	-98%	14	-93%	0.14	400	-33%	200.00	132	95.9%	527,500	-20.9%	527,500	-21.0%
Jun-16	53	-36%	171	-10%	0.31	402	-34%	7.58	133	97.9%	599,900	-13.7%	542,041	-21.6%
Jul-16	86	32%	215	52%	0.40	482	-19%	5.60	96	98.4%	660,000	-5.7%	636,661	-8.9%
Aug-16	88	87%	201	20%	0.44	551	-12%	6.26	74	98.0%	608,000	-3.5%	605,808	-7.9%
Sep-16	64	16%	187	6%	0.34	595	-7%	9.30	69	97.6%	598,250	-9.4%	604,270	-6.1%
Oct-16	62	38%	140	18%	0.44	563	-5%	9.08	62	97.0%	569,000	-12.1%	589,295	-6.1%
Nov-16	37	-3%	88	-23%	0.42	504	-7%	13.62	65	96.6%	580,000	-9.4%	575,325	-10.3%
Dec-16	30	25%	61	7%	0.49	401	-8%	13.37	97	96.5%	642,500	6.2%	643,217	1.2%
2016	545	-18%	1,588	-11%	0.34	494	-13%	27.69	90	97.2%	606,000	-8.8%	602,263	-9.5%
Jan-17	28	-24%	139	-15%	0.20	404	-16%	14.43	82	95.7%	479,250	-20.1%	523,189	-12.7%
Feb-17	47	57%	138	34%	0.34	430	-14%	9.15	72	96.6%	580,000	-10.8%	542,560	-18.6%
Mar-17	55	120%	150	33%	0.37	471	-8%	8.56	78	96.0%	528,000	-17.5%	526,556	-15.8%
Apr-17	52	68%	157	20%	0.33	514	-4%	9.88	74	96.3%	586,000	8.6%	569,020	5.1%
May-17	88	4300%	189	1250%	0.47	540	35%	6.14	69	97.2%	565,750	7.3%	557,582	5.7%
Jun-17	60	13%	167	-2%	0.36	541	35%	9.02	63	96.8%	557,000	-7.2%	542,682	0.1%
Jul-17	45	-48%	159	-26%	0.28	553	15%	12.29	81	96.8%	597,000	-9.5%	602,336	-5.4%
Aug-17	52	-41%	135	-33%	0.39	530	-4%	10.19	85	95.7%	540,750	-11.1%	535,841	-11.5%
Sep-17	41	-36%	124	-34%	0.33	504	-15%	12.29	85	95.6%	602,500	0.7%	565,413	-6.4%
Oct-17	42	-32%	102	-27%	0.41	465	-17%	11.07	83	95.9%	522,500	-8.2%	539,805	-8.4%
Nov-17	47	27%	79	-10%	0.59	401	-20%	8.53	93	95.6%	533,500	-8.0%	523,204	-9.1%
Dec-17	40	33%	49	-20%	0.82	322	-20%	8.05	87	96.5%	545,000	-15.2%	552,708	-14.1%
2017	597	10%	1,588	0%	0.38	473	-3%	9.97	78	96.3%	558,500	-7.8%	549,161	-8.8%
Jan-18	58	107%	94	-32%	0.62	294	-27%	5.07	100	96.4%	550,000	14.8%	550,100	5.1%
Feb-18	35	-26%	107	-22%	0.33	322	-25%	9.20	111	95.7%	535,000	-7.8%	555,719	2.4%
Mar-18	55	0%	145	-3%	0.38	359	-24%	6.53	76	96.3%	562,500	6.5%	526,167	-0.1%
Apr-18	61	17%	133	-15%	0.46	390	-24%	6.39	76	95.4%	538,800	-8.1%	527,759	-7.3%
May-18	70	-20%	148	-22%	0.47	419	-22%	5.99	77	96.4%	478,500	-15.4%	476,994	-14.5%
Jun-18	80	33%	107	-36%	0.75	395	-27%	4.94	64	96.9%	553,750	-0.6%	522,489	-3.7%
Jul-18	66	47%	116	-27%	0.57	396	-28%	6.00	82	95.8%	487,500	-18.3%	488,386	-18.9%
Aug-18	70	35%	109	-19%	0.64	374	-29%	5.34	79	96.0%	488,250	-9.7%	498,201	-7.0%
Sep-18	61	49%	109	-12%	0.56	358	-29%	5.87	86	96.9%	545,000	-9.5%	536,797	-5.1%
Oct-18	56	33%	102	0%	0.55	353	-24%	6.30	74	96.1%	531,000	1.6%	486,971	-9.8%
Nov-18	38	-19%	77	-3%	0.49	331	-17%	8.71	66	95.6%	514,000	-3.7%	491,389	-6.1%
Dec-18	22	-45%	52	6%	0.42	285	-11%	12.95	85	95.8%	517,250	-5.1%	502,043	-9.2%
2018	672	13%	1,299	-18%	0.52	356	-24%	6.94	80	96.2%	535,000	-4.2%	512,675	-6.6%
Jan-19	37	-36%	112	19%	0.33	303	3%	8.19	80	95.8%	477,500	-13.2%	453,057	-17.6%
Feb-19	43	23%	91	-15%	0.47	304	-6%	7.07	62	96.3%	482,000	-9.9%	478,420	-13.9%
Mar-19	60	9%	113	-22%	0.53	327	-9%	5.45	83	96.0%	491,250	-12.7%	491,410	-6.6%
Apr-19	70	15%	141	6%	0.50	361	-7%	5.16	81	96.6%	522,250	-3.1%	494,434	-6.3%
May-19	68	-3%	122	-18%	0.56	382	-9%	5.62	66	96.4%	510,000	6.6%	505,561	6.0%
Jun-19	59	-26%	102	-5%	0.58	382	-3%	6.47	69	96.6%	500,000	-9.7%	498,028	-4.7%
Jul-19	58	-12%	124	7%	0.47	383	-3%	6.60	80	97.5%	493,500	1.2%	491,595	0.7%
Aug-19	66	-6%	95	-13%	0.69	371	-1%	5.62	74	95.5%	447,500	-8.3%	445,977	-10.5%
Sep-19	58	-5%	122	12%	0.48	369	3%	6.36	86	96.4%	526,750	-3.3%	499,513	-6.9%
Oct-19	48	-14%	98	-4%	0.49	368	4%	7.67	74	96.0%	511,000	-3.8%	486,858	0.0%
Nov-19	51	34%	75	-3%	0.68	324	-2%	6.35	86	93.4%	450,000	-12.5%	435,878	-11.3%
Dec-19	36	64%	44	-15%	0.82	263	-8%	7.31	82	94.6%	425,000	-17.8%	406,212	-19.1%
2019	654	-3%	1,239	-5%	0.53	345	-3%	6.49	77	96.0%	490,000	-8.4%	477,574	-6.8%
Jan-20	54	46%	85	-24%	0.64	248	-18%	4.59	77	96.5%	502,450	5.2%	491,793	8.6%
Feb-20	64	49%	99	9%	0.65	255	-16%	3.98	69	100.4%	455,250	-5.5%	464,670	-2.9%
Mar-20	42	-30%	102	-10%	0.41	279	-15%	6.64	74	95.5%	492,000	0.2%	487,655	-0.8%
Apr-20	18	-74%	49	-65%	0.37	256	-29%	14.22	57	92.2%	420,750	-19.4%	351,283	-29.0%
May-20	36	-47%	98	-20%	0.37	284	-26%	7.89	88	95.4%	442,450	-13.2%	439,067	-13.2%
Jun-20	70	19%	99	-3%	0.71	282	-26%	4.03	56	96.4%	497,500	-0.5%	486,866	-2.2%
Jul-20	73	26%	84	-32%	0.87	260	-32%	3.56	79	96.4%	480,000	-2.7%	474,462	-3.5%
Aug-20	48	-27%	84	-12%	0.57	255	-31%	5.31	70	96.3%	482,500	7.8%	476,480	6.8%
Sep-20	54	-7%	87	-29%	0.62	231	-37%	4.28	62	97.0%	464,400	-11.8%	466,078	-6.7%
Oct-20	49	2%	74	-24%	0.66	226	-39%	4.61	74	96.4%	495,000	-3.1%	492,010	1.1%
Nov-20	43	-16%	57	-24%	0.75	212	-35%	4.93	83	95.3%	530,000	17.8%	507,674	16.5%
Dec-20	17	-53%	35	-20%	0.49	181	-31%	10.65	57	95.7%	480,000	12.9%	445,688	9.7%
2020	568	-13%	953	-23%	0.60	247	-28%	6.23	71	96.5%	480,000	-2.0%	473,904	-0.8%

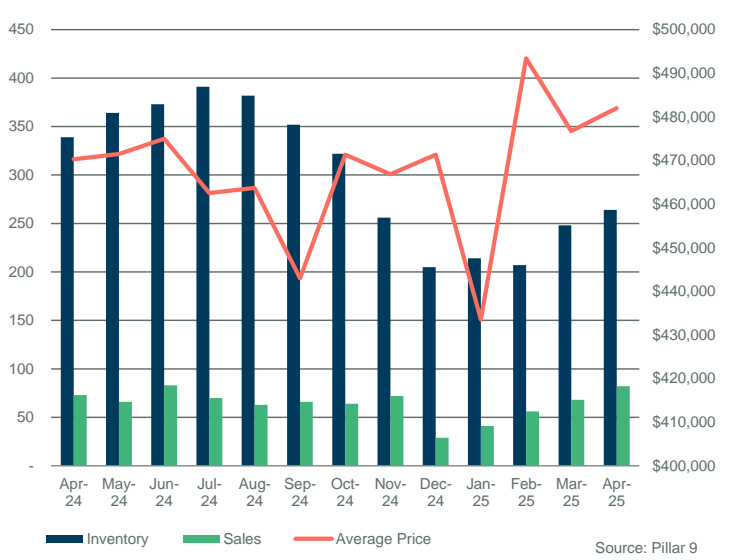
FORT MCMURRAY														
	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	Inventory	Y/Y%	Months of Supply	DOM	SP/LP	Median Price	Y/Y%	Average Price	Y/Y%
Jan-21	52	-4%	91	7%	0.57	195	-21%	3.75	78	95.6%	495,000	-1.5%	485,437	-1.3%
Feb-21	51	-20%	86	-13%	0.59	213	-16%	4.18	73	97.0%	483,000	6.1%	507,318	9.2%
Mar-21	78	86%	134	31%	0.58	249	-11%	3.19	53	97.4%	550,000	11.8%	544,971	11.8%
Apr-21	91	406%	131	167%	0.69	264	3%	2.90	55	97.6%	510,000	21.2%	517,487	47.3%
May-21	90	150%	125	28%	0.72	273	-4%	3.03	45	97.5%	504,500	14.0%	528,952	20.5%
Jun-21	94	34%	136	37%	0.69	292	4%	3.11	53	97.4%	497,000	-0.1%	493,066	1.3%
Jul-21	78	7%	102	21%	0.76	285	10%	3.65	62	97.3%	500,000	4.2%	486,315	2.5%
Aug-21	68	42%	101	20%	0.67	277	9%	4.07	47	97.3%	477,500	-1.0%	479,919	0.7%
Sep-21	45	-17%	99	14%	0.45	296	28%	6.58	46	97.2%	490,000	5.5%	508,507	9.1%
Oct-21	72	47%	97	31%	0.74	268	19%	3.72	60	97.5%	495,500	0.1%	494,668	0.5%
Nov-21	68	58%	65	14%	1.05	223	5%	3.28	65	97.0%	523,500	-1.2%	503,335	-0.9%
Dec-21	48	182%	60	71%	0.80	190	5%	3.96	66	97.1%	449,000	-6.5%	428,281	-3.9%
2021	835	47%	1,227	29%	0.68	252	2%	3.79	58	97.2%	504,900	5.2%	501,221	5.8%
Jan-22	56	8%	72	-21%	0.78	193	-1%	3.45	74	97.6%	545,000	10.1%	501,339	3.3%
Feb-22	74	45%	115	34%	0.64	217	2%	2.93	63	96.8%	461,750	-4.4%	449,224	-11.5%
Mar-22	91	17%	150	12%	0.61	261	5%	2.87	72	97.5%	510,000	-7.3%	516,015	-5.3%
Apr-22	111	22%	144	10%	0.77	268	2%	2.41	49	97.8%	518,000	1.6%	524,090	1.3%
May-22	94	4%	195	56%	0.48	338	24%	3.60	50	97.6%	515,000	2.1%	499,576	-5.6%
Jun-22	83	-12%	160	18%	0.52	375	28%	4.52	39	97.1%	509,000	2.4%	499,983	1.4%
Jul-22	59	-24%	129	26%	0.46	396	39%	6.71	49	97.4%	499,000	-0.2%	475,114	-2.3%
Aug-22	46	-32%	135	34%	0.34	408	47%	8.87	76	95.6%	488,625	2.3%	472,740	-1.5%
Sep-22	34	-24%	128	29%	0.27	413	40%	12.15	74	97.2%	500,000	2.0%	483,226	-5.0%
Oct-22	40	-44%	82	-15%	0.49	370	38%	9.25	73	96.4%	469,000	-5.3%	426,858	-13.7%
Nov-22	38	-44%	78	20%	0.49	310	39%	8.16	69	95.2%	448,000	-14.4%	458,171	-9.0%
Dec-22	26	-46%	49	-18%	0.53	247	30%	9.50	69	92.7%	393,750	-12.3%	387,973	-9.4%
2022	752	-10%	1,437	17%	0.52	316	24%	6.20	60	97.0%	500,000	-1.0%	486,286	-3.0%
Jan-23	34	-39%	98	36%	0.35	263	36%	7.74	77	94.9%	382,500	-29.8%	400,111	-20.2%
Feb-23	45	-39%	102	-11%	0.44	280	29%	6.22	71	95.0%	443,500	-4.0%	453,700	1.0%
Mar-23	48	-47%	182	21%	0.26	338	30%	7.04	59	96.2%	462,313	-9.4%	461,825	-10.5%
Apr-23	56	-50%	109	-24%	0.51	365	36%	6.52	64	96.5%	482,750	-6.8%	473,998	-9.6%
May-23	74	-21%	120	-38%	0.62	368	9%	4.97	68	97.1%	495,950	-3.7%	493,695	-1.2%
Jun-23	67	-19%	140	-13%	0.48	392	5%	5.85	64	97.0%	435,000	-14.5%	431,590	-13.7%
Jul-23	48	-19%	103	-20%	0.47	390	-2%	8.13	79	96.7%	512,500	2.7%	516,774	8.8%
Aug-23	62	35%	125	-7%	0.50	370	-9%	5.97	75	96.7%	467,500	-4.3%	456,830	-3.4%
Sep-23	45	32%	122	-5%	0.37	382	-8%	8.49	80	96.4%	450,000	-10.0%	440,548	-8.8%
Oct-23	33	-18%	99	21%	0.33	364	-2%	11.03	78	95.4%	396,500	-15.5%	425,361	-0.4%
Nov-23	42	11%	81	4%	0.52	327	5%	7.79	78	95.5%	481,000	7.4%	484,924	5.8%
Dec-23	40	54%	46	-6%	0.87	250	1%	6.25	71	94.9%	437,500	11.1%	452,368	16.6%
2023	594	-21%	1,327	-8%	0.45	341	11%	7.17	71	96.2%	467,750	-6.5%	460,662	-5.3%
Jan-24	33	-3%	107	9%	0.31	275	5%	8.33	79	96.2%	412,000	7.7%	425,541	6.4%
Feb-24	50	11%	106	4%	0.47	299	7%	5.98	79	97.0%	470,500	6.1%	473,675	4.4%
Mar-24	64	33%	107	-41%	0.60	311	-8%	4.86	77	97.0%	437,000	-5.5%	432,806	-6.3%
Apr-24	73	30%	144	32%	0.51	339	-7%	4.64	89	96.9%	452,000	-6.4%	470,307	-0.8%
May-24	66	-11%	139	16%	0.47	364	-1%	5.52	66	96.7%	472,000	-4.8%	471,474	-4.5%
Jun-24	83	24%	130	-7%	0.64	373	-5%	4.49	62	97.8%	455,000	4.6%	474,992	10.1%
Jul-24	70	46%	139	35%	0.50	391	0%	5.59	77	96.9%	460,000	-10.2%	462,521	-10.5%
Aug-24	63	2%	120	-4%	0.53	382	3%	6.06	60	97.0%	451,000	-3.5%	463,716	1.5%
Sep-24	66	47%	102	-16%	0.65	352	-8%	5.33	67	96.9%	437,500	-2.8%	443,011	0.6%
Oct-24	64	94%	97	-2%	0.66	322	-12%	5.03	79	96.6%	455,000	14.8%	471,330	10.8%
Nov-24	72	71%	58	-28%	1.24	256	-22%	3.56	87	96.8%	476,000	-1.0%	466,846	-3.7%
Dec-24	29	-28%	46	0%	0.63	205	-18%	7.07	83	96.9%	485,000	10.9%	471,345	4.2%
2024	733	23%	1,295	-2%	0.57	322	-5%	5.54	75	96.9%	450,000	-3.8%	461,905	0.3%
Jan-25	41	24%	85	-21%	0.48	214	-22%	5.22	67	96.0%	425,000	3.2%	433,540	1.9%
Feb-25	56	12%	76	-28%	0.74	207	-31%	3.70	79	97.3%	488,750	3.9%	493,413	4.2%
Mar-25	68	6%	132	23%	0.52	248	-20%	3.65	72	96.7%	475,500	8.8%	476,731	10.1%
Apr-25	82	12%	119	-17%	0.69	264	-22%	3.22	59	97.6%	465,000	2.9%	481,979	2.5%
May-25														
Jun-25														
Jul-25														
Aug-25														
Sep-25														
Oct-25														
Nov-25														
Dec-25														
2025	247	12%	412	-11%	0.60	233	-24%	3.95	68	97.0%	470,000	6.2%	475,086	4.8%

FORT MCMURRAY

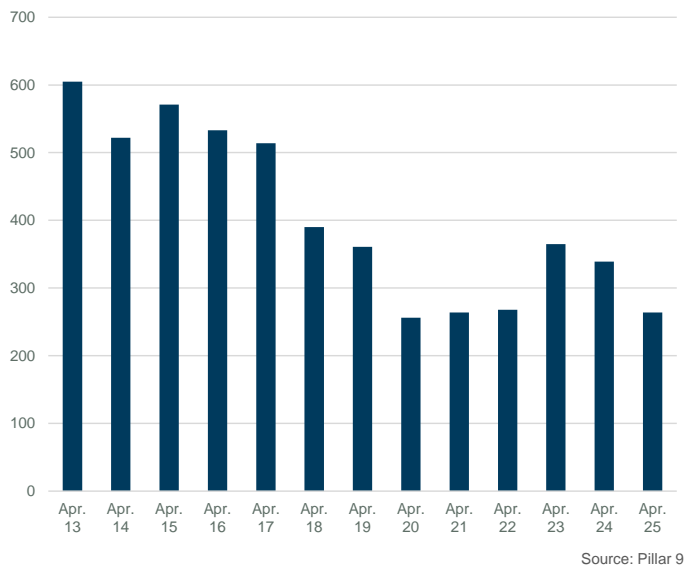
MONTHS OF SUPPLY AND PRICE CHANGE



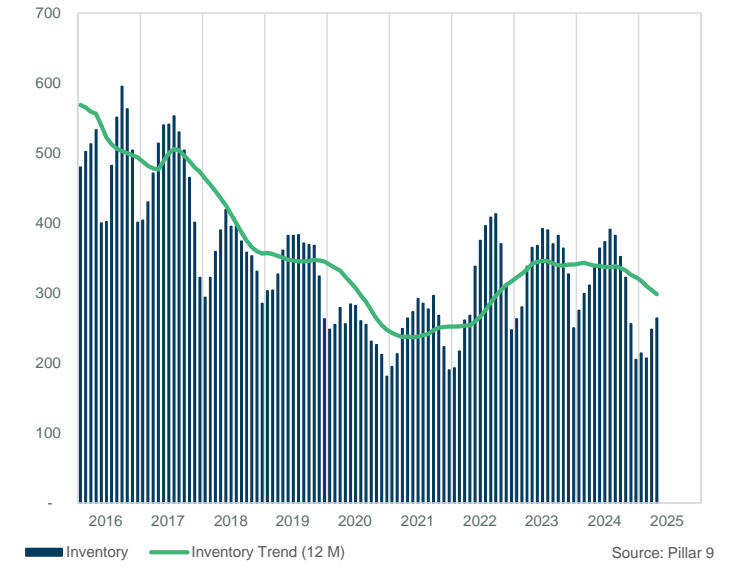
INVENTORY, SALES, AND PRICE



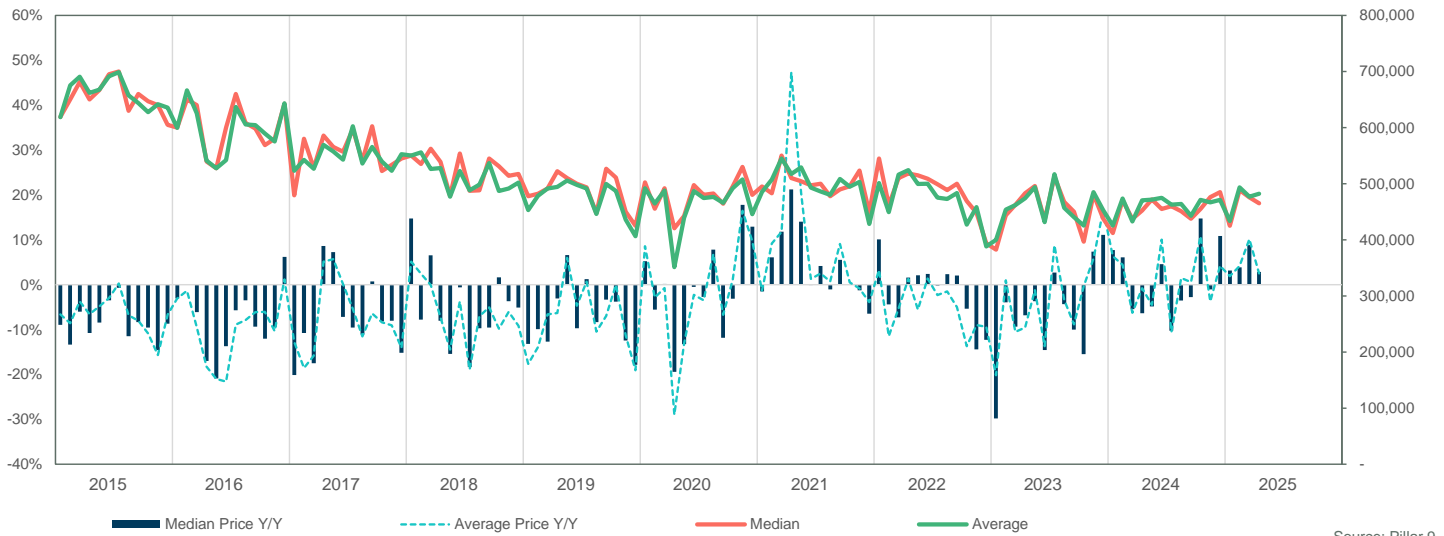
INVENTORY



INVENTORY



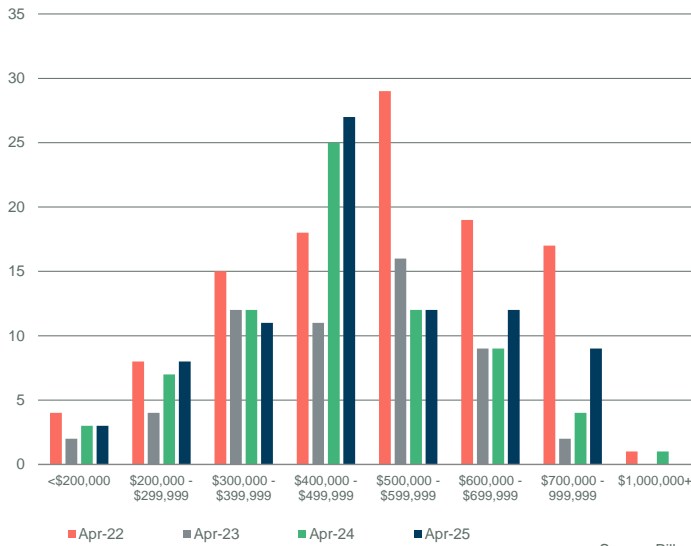
PRICE COMPARISON



FORT MCMURRAY

SALES BY PRICE RANGE

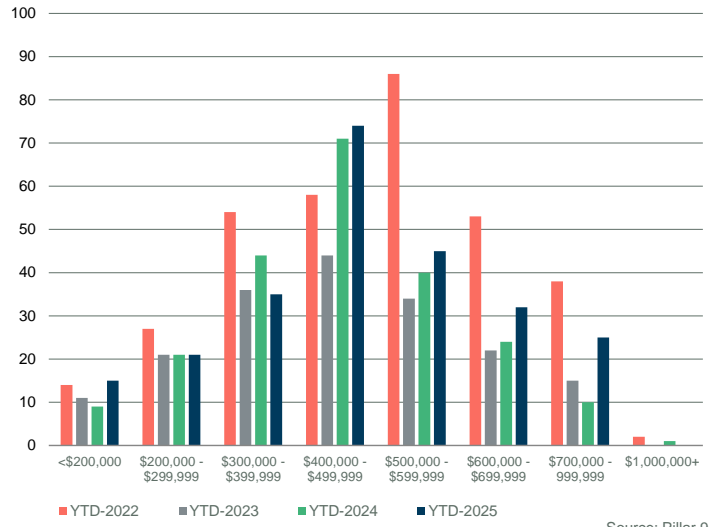
April



Source: Pillar 9

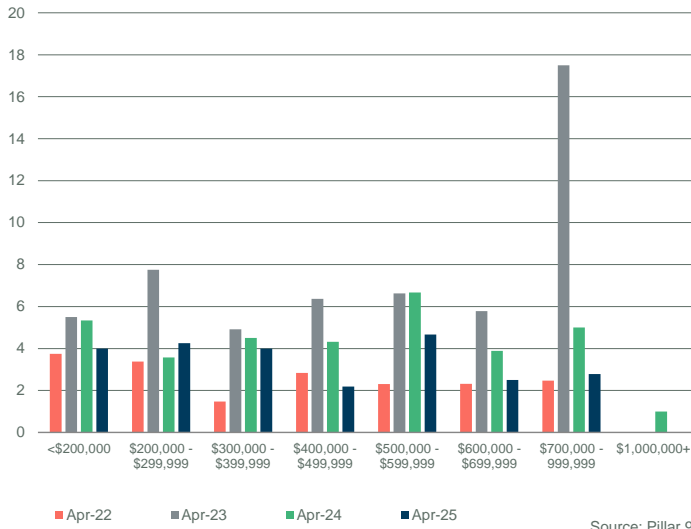
YTD SALES BY PRICE RANGE

YTD-APR



Source: Pillar 9

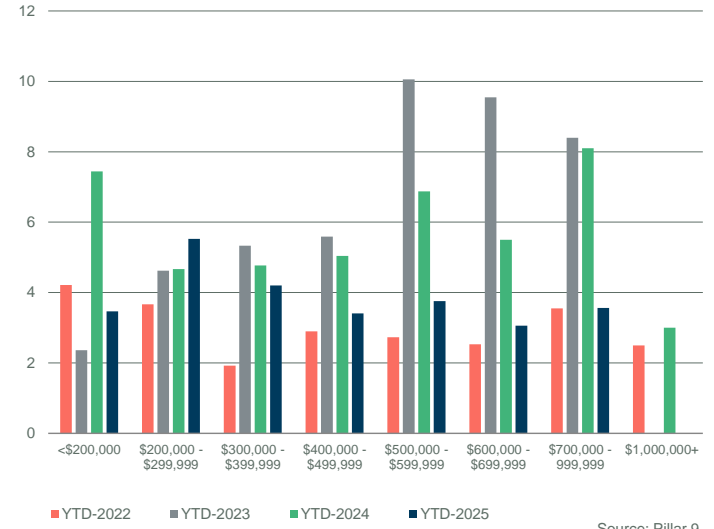
MONTHS OF SUPPLY BY PRICE RANGE



Source: Pillar 9

YTD MONTHS OF SUPPLY BY PRICE RANGE

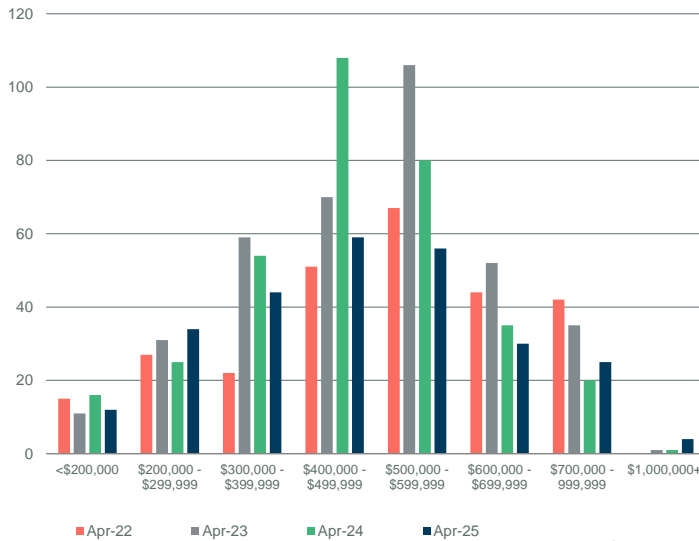
YTD-APR



Source: Pillar 9

INVENTORY BY PRICE RANGE

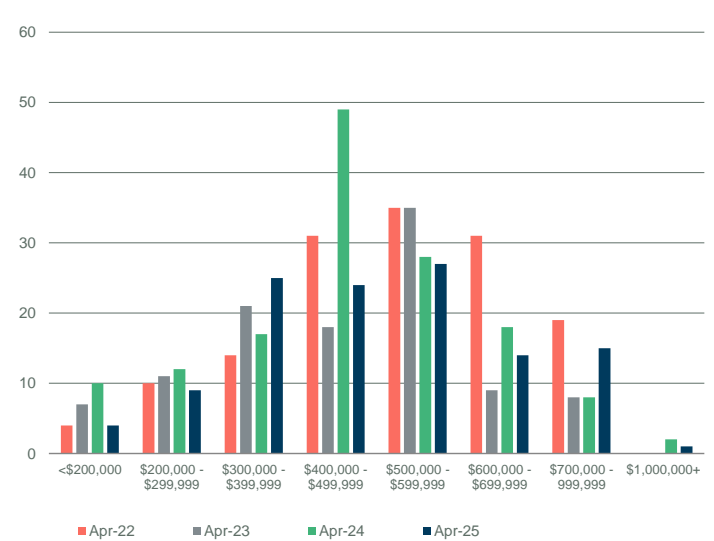
April



Source: Pillar 9

NEW LISTINGS BY PRICE RANGE

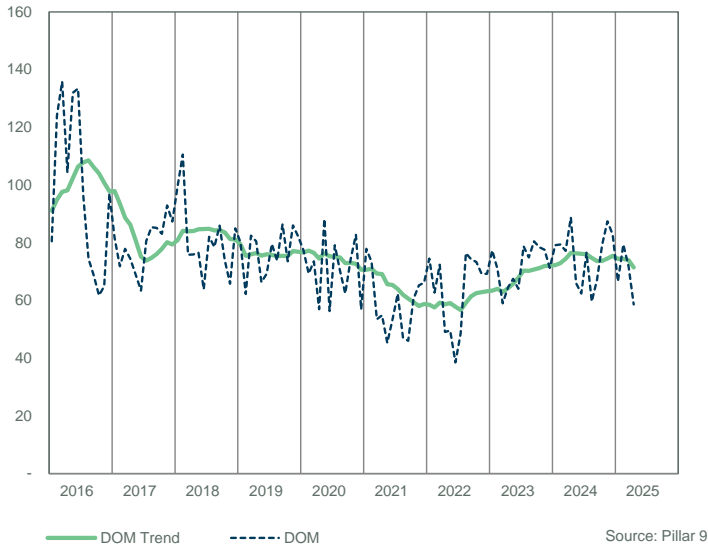
April



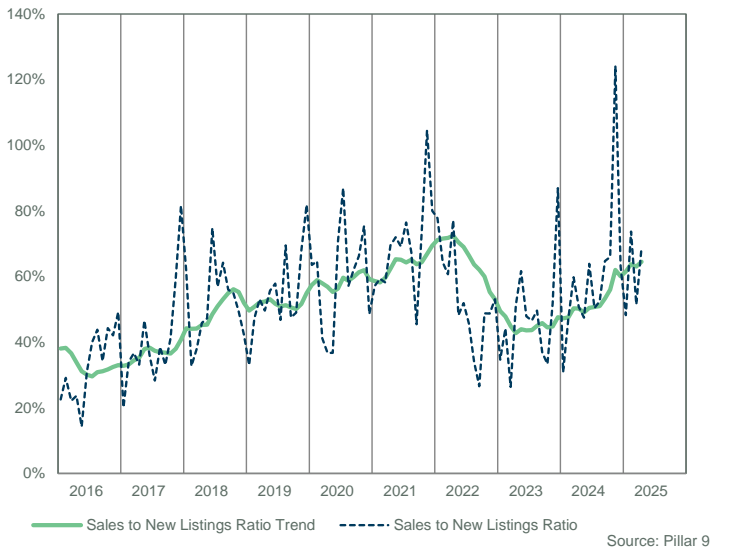
Source: Pillar 9

FORT MCMURRAY

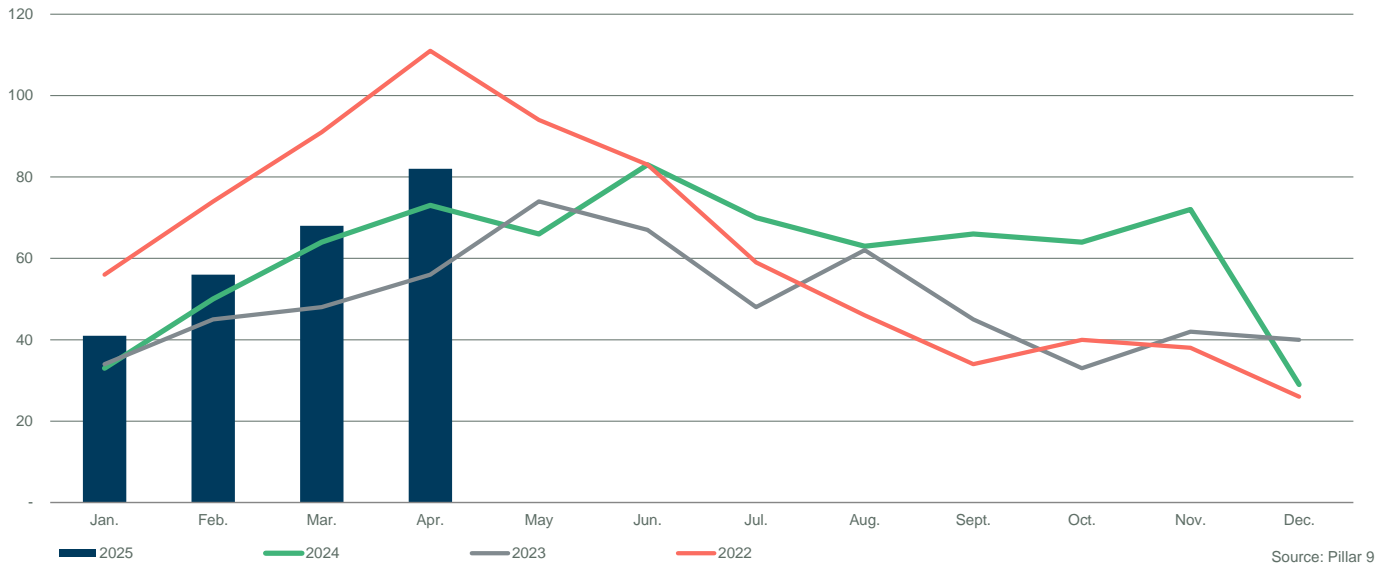
DAYS ON MARKET



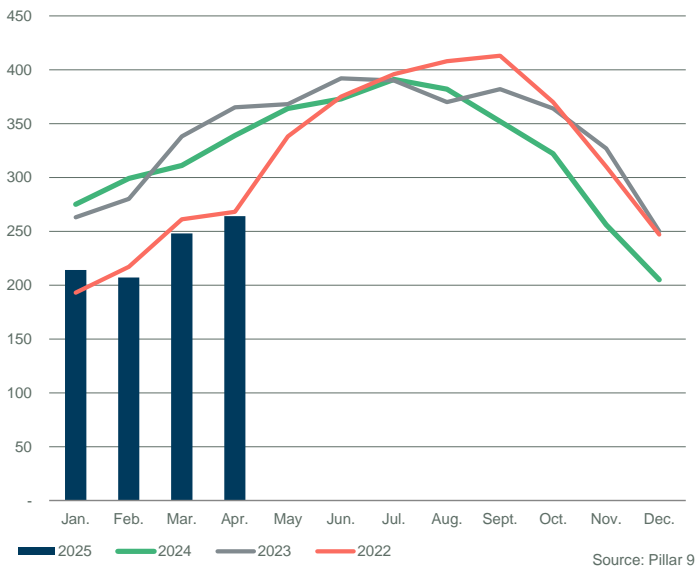
SALES TO NEW LISTINGS RATIO



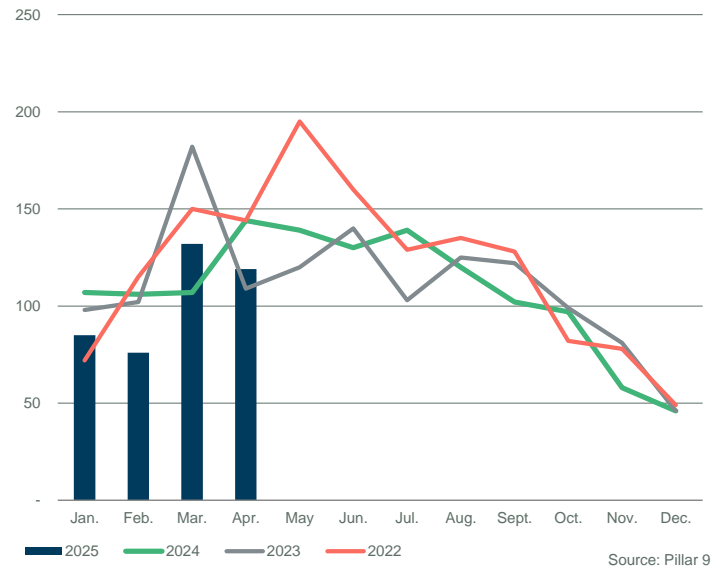
SALES COMPARISON



INVENTORY COMPARISON



NEW LISTINGS COMPARISON



FORT MCMURRAY														
	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	Inventory	Y/Y%	Months of Supply	DOM	SP/LP	Median Price	Y/Y%	Average Price	Y/Y%
Jan-16	2	-50%	31	94%	0.06	81	-16%	40.50	370	95.6%	505,000	-27.3%	505,000	-20.3%
Feb-16	5	150%	21	110%	0.24	85	-12%	17.00	165	96.2%	575,000	-14.3%	580,000	-13.5%
Mar-16	12	9%	10	-47%	1.20	78	-22%	6.50	250	95.6%	440,000	-11.5%	447,108	-16.2%
Apr-16	5	-44%	12	-37%	0.42	74	-27%	14.80	248	95.6%	410,000	-33.9%	411,500	-30.8%
May-16	2	-87%	3	-85%	0.67	50	-48%	25.00	176	94.3%	514,500	-19.6%	514,500	-16.8%
Jun-16	4	-67%	27	-18%	0.15	56	-47%	14.00	318	98.3%	436,250	-15.7%	473,625	-12.9%
Jul-16	11	10%	28	-7%	0.39	67	-43%	6.09	45	99.1%	546,000	14.2%	504,182	-2.0%
Aug-16	10	67%	24	60%	0.42	72	-37%	7.20	89	98.6%	609,950	1.5%	564,240	-2.8%
Sep-16	11	120%	19	-17%	0.58	72	-31%	6.55	104	95.6%	445,000	-19.4%	479,555	-10.4%
Oct-16	5	-62%	12	-29%	0.42	67	-23%	13.40	89	98.3%	550,000	19.0%	537,180	8.1%
Nov-16	10	43%	10	-38%	1.00	55	-36%	5.50	82	96.7%	449,000	4.4%	466,600	-6.1%
Dec-16	6	-40%	10	0%	0.60	46	-25%	7.67	73	96.4%	476,000	-19.7%	506,750	-14.1%
2016	83	-20%	207	-9%	0.40	67	-31%	13.68	140	96.9%	500,000	-10.9%	495,328	-11.3%
Jan-17	7	250%	11	-65%	0.64	43	-47%	6.14	137	97.0%	448,000	-11.3%	452,686	-10.4%
Feb-17	8	60%	11	-48%	0.73	43	-49%	5.38	101	96.6%	462,500	-19.6%	470,250	-18.9%
Mar-17	7	-42%	15	50%	0.47	43	-45%	6.14	62	97.0%	475,000	8.0%	490,643	9.7%
Apr-17	6	20%	19	58%	0.32	50	-32%	8.33	60	95.8%	375,500	-8.4%	401,833	-2.3%
May-17	8	300%	20	567%	0.40	54	8%	6.75	114	98.1%	427,000	-17.0%	477,988	-7.1%
Jun-17	5	25%	22	-19%	0.23	64	14%	12.80	64	97.4%	537,000	23.1%	510,100	7.7%
Jul-17	11	0%	20	-29%	0.55	56	-16%	5.09	79	97.6%	386,500	-29.2%	440,336	-12.7%
Aug-17	3	-70%	19	-21%	0.16	61	-15%	20.33	36	101.1%	412,000	-32.5%	466,500	-17.3%
Sep-17	6	-45%	18	-5%	0.33	58	-19%	9.67	52	99.3%	360,750	-18.9%	411,583	-14.2%
Oct-17	5	0%	11	-8%	0.45	51	-24%	10.20	114	96.1%	405,000	-26.4%	446,000	-17.0%
Nov-17	6	-40%	7	-30%	0.86	40	-27%	6.67	81	93.5%	379,000	-15.6%	370,583	-20.6%
Dec-17	5	-17%	8	-20%	0.63	37	-20%	7.40	81	98.2%	345,000	-27.5%	353,000	-30.3%
2017	77	-7%	181	-13%	0.43	50	-23%	8.74	85	97.2%	420,000	-16.0%	442,622	-10.6%
Jan-18	5	-29%	11	0%	0.45	38	-12%	7.60	79	95.7%	522,000	16.5%	501,400	10.8%
Feb-18	7	-13%	7	-36%	1.00	32	-26%	4.57	125	94.6%	420,000	-9.2%	394,500	-16.1%
Mar-18	1	-86%	12	-20%	0.08	37	-14%	37.00	171	95.7%	555,000	16.8%	555,000	13.1%
Apr-18	13	117%	12	-37%	1.08	31	-38%	2.38	99	96.3%	489,900	30.5%	435,908	8.5%
May-18	6	-25%	19	-5%	0.32	39	-28%	6.50	93	96.0%	390,000	-8.7%	397,667	-16.8%
Jun-18	10	100%	14	-36%	0.71	37	-42%	3.70	55	97.3%	537,000	0.0%	499,585	-2.1%
Jul-18	13	18%	17	-15%	0.76	38	-32%	2.92	49	97.3%	398,000	3.0%	422,458	-4.1%
Aug-18	4	33%	17	-11%	0.24	48	-21%	12.00	62	95.0%	357,500	-13.2%	390,350	-16.3%
Sep-18	6	0%	11	-39%	0.55	51	-12%	8.50	36	97.2%	442,500	22.7%	444,583	8.0%
Oct-18	7	40%	10	-9%	0.70	41	-20%	5.86	85	94.6%	344,250	-15.0%	362,964	-18.6%
Nov-18	5	-17%	11	57%	0.45	44	10%	8.80	157	94.0%	295,000	-22.2%	350,000	-5.6%
Dec-18	3	-40%	3	-63%	1.00	37	0%	12.33	172	96.1%	495,000	43.5%	426,667	20.9%
2018	80	4%	144	-20%	0.56	39	-20%	9.35	85	96.1%	422,500	0.6%	427,047	-3.5%
Jan-19	4	-20%	11	0%	0.36	37	-3%	9.25	86	94.7%	430,000	-17.6%	415,500	-17.1%
Feb-19	6	-14%	8	14%	0.75	27	-16%	4.50	63	97.2%	515,000	22.6%	484,147	22.7%
Mar-19	2	100%	15	25%	0.13	37	0%	18.50	123	96.4%	250,750	-54.8%	250,750	-54.8%
Apr-19	12	-8%	13	8%	0.92	34	10%	2.83	94	97.3%	417,500	-14.8%	418,875	-3.9%
May-19	6	0%	20	5%	0.30	45	15%	7.50	73	94.3%	285,000	-26.9%	299,167	-24.8%
Jun-19	8	-20%	9	-36%	0.89	39	5%	4.88	88	96.0%	327,700	-39.0%	361,425	-27.7%
Jul-19	8	-38%	9	-47%	0.89	33	-13%	4.13	80	93.1%	366,000	-8.0%	374,306	-11.4%
Aug-19	8	100%	13	-24%	0.62	35	-27%	4.38	73	97.6%	526,050	47.1%	486,388	24.6%
Sep-19	7	17%	10	-9%	0.70	33	-35%	4.71	55	98.7%	370,000	-16.4%	380,286	-14.5%
Oct-19	5	-29%	13	30%	0.38	34	-17%	6.80	117	91.3%	284,000	-17.5%	323,600	-10.8%
Nov-19	5	0%	10	-9%	0.50	33	-25%	6.60	27	95.6%	312,000	5.8%	297,400	-15.0%
Dec-19	2	-33%	6	100%	0.33	29	-22%	14.50	57	93.9%	395,000	-20.2%	395,000	-7.4%
2019	73	-9%	137	-5%	0.53	35	-11%	7.38	78	95.8%	364,500	-13.7%	386,628	-9.5%
Jan-20	7	75%	15	36%	0.47	33	-11%	4.71	100	93.2%	338,000	-21.4%	341,714	-17.8%
Feb-20	9	50%	12	50%	0.75	32	19%	3.56	58	94.7%	295,000	-42.7%	330,056	-31.8%
Mar-20	5	150%	14	-7%	0.36	37	0%	7.40	62	96.4%	480,000	91.4%	443,400	76.8%
Apr-20	2	-83%	3	-77%	0.67	28	-18%	14.00	27	91.4%	354,250	-15.1%	354,250	-15.4%
May-20	5	-17%	4	-80%	1.25	25	-44%	5.00	67	95.0%	330,000	15.8%	331,600	10.8%
Jun-20	4	-50%	7	-22%	0.57	27	-31%	6.75	77	92.3%	230,000	-29.8%	230,500	-36.2%
Jul-20	8	0%	7	-22%	1.14	24	-27%	3.00	148	96.0%	361,445	-1.2%	376,786	0.7%
Aug-20	7	-13%	8	-38%	0.88	20	-43%	2.86	86	97.7%	315,000	-40.1%	335,414	-31.0%
Sep-20	6	-14%	6	-40%	1.00	17	-48%	2.83	111	97.0%	480,000	29.7%	447,500	17.7%
Oct-20	6	20%	14	8%	0.43	23	-32%	3.83	105	97.4%	447,500	57.6%	427,833	32.2%
Nov-20	10	100%	4	-60%	2.50	16	-52%	1.60	49	92.2%	322,500	3.4%	316,090	6.3%
Dec-20	2	0%	2	-67%	1.00	13	-55%	6.50	80	98.5%	481,000	21.8%	481,000	21.8%
2020	71	-3%	96	-30%	0.74	25	-29%	5.17	84	95.1%	352,890	-3.2%	360,635	-6.7%

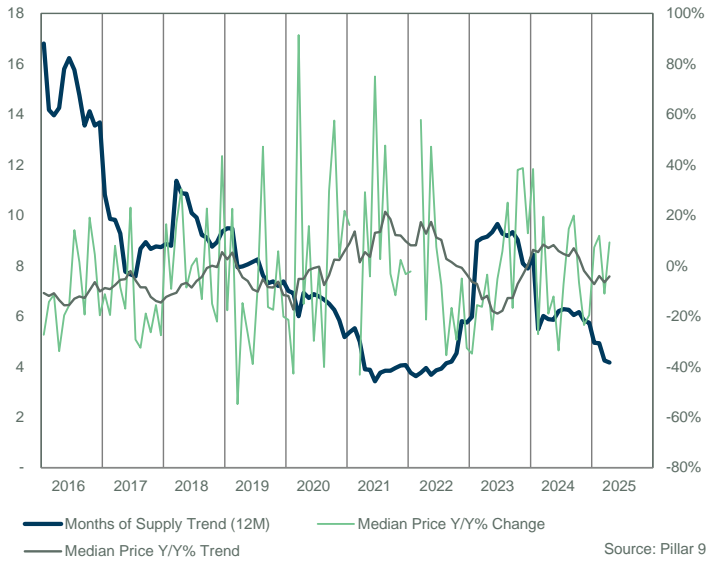
SEMI-DETACHED



FORT MCMURRAY														
Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	Inventory	Y/Y%	Months of Supply	DOM	SP/LP	Median Price	Y/Y%	Average Price	Y/Y%	
Jan-21	2	-71%	6	-60%	0.33	14	-58%	7.00	84	96.3%	392,500	16.1%	392,500	14.9%
Feb-21	-	-100%	7	-42%	-	19	-41%	-	-	-	-	-	-	-
Mar-21	10	100%	7	-50%	1.43	16	-57%	1.60	46	99.4%	272,500	-43.2%	311,440	-29.8%
Apr-21	7	250%	7	133%	1.00	13	-54%	1.86	73	97.9%	457,500	29.1%	423,786	19.6%
May-21	5	0%	18	350%	0.28	24	-4%	4.80	36	98.2%	316,000	-4.2%	371,700	12.1%
Jun-21	12	200%	10	43%	1.20	21	-22%	1.75	33	99.1%	402,500	75.0%	384,667	66.9%
Jul-21	4	-50%	11	57%	0.36	27	13%	6.75	37	96.9%	370,875	2.6%	372,938	-1.0%
Aug-21	7	0%	8	0%	0.88	26	30%	3.71	67	98.2%	465,000	47.6%	452,286	34.8%
Sep-21	9	50%	12	100%	0.75	26	53%	2.89	70	96.4%	465,000	-3.1%	426,417	-4.7%
Oct-21	5	-17%	8	-43%	0.63	25	9%	5.00	42	95.2%	395,000	-11.7%	372,500	-12.9%
Nov-21	7	-30%	6	50%	1.17	19	19%	2.71	93	95.6%	330,000	2.3%	346,714	9.7%
Dec-21	3	50%	10	400%	0.30	20	54%	6.67	40	94.8%	465,000	-3.3%	400,667	-16.7%
2021	71	0%	110	15%	0.65	21	-5%	4.07	56	97.5%	395,000	11.9%	384,893	6.7%
Jan-22	6	200%	10	67%	0.60	22	57%	3.67	46	96.9%	383,750	-2.2%	369,917	-5.8%
Feb-22	8	-	7	0%	1.14	17	-11%	2.13	59	98.1%	450,000	-	407,750	-
Mar-22	6	-40%	10	43%	0.60	19	19%	3.17	64	97.5%	429,950	57.8%	387,817	24.5%
Apr-22	7	0%	19	171%	0.37	29	123%	4.14	37	97.9%	360,000	-21.3%	385,401	-9.1%
May-22	18	260%	21	17%	0.86	29	21%	1.61	59	98.1%	465,000	47.2%	427,161	14.9%
Jun-22	10	-17%	22	120%	0.45	39	86%	3.90	37	96.9%	432,500	7.5%	407,500	5.9%
Jul-22	6	50%	15	36%	0.40	45	67%	7.50	64	92.2%	342,750	-7.6%	357,583	-4.1%
Aug-22	7	0%	13	63%	0.54	44	69%	6.29	76	95.2%	300,000	-35.5%	372,143	-17.7%
Sep-22	10	11%	11	-8%	0.91	36	38%	3.60	59	92.9%	387,500	-16.7%	365,450	-14.3%
Oct-22	4	-20%	14	75%	0.29	36	44%	9.00	58	95.1%	278,750	-29.4%	307,500	-17.4%
Nov-22	2	-71%	10	67%	0.20	36	89%	18.00	57	94.3%	313,500	-5.0%	313,500	-9.6%
Dec-22	5	67%	8	-20%	0.63	30	50%	6.00	48	91.9%	313,500	-32.6%	338,100	-15.6%
2022	89	25%	160	45%	0.56	32	54%	5.75	55	96.0%	390,000	-1.3%	384,524	-0.1%
Jan-23	5	-17%	15	50%	0.33	32	45%	6.40	83	90.1%	250,000	-34.9%	246,860	-33.3%
Feb-23	1	-88%	9	29%	0.11	38	124%	38.00	189	92.7%	380,000	-15.6%	380,000	-6.8%
Mar-23	9	50%	18	80%	0.50	42	121%	4.67	86	93.8%	360,000	-16.3%	360,611	-7.0%
Apr-23	8	14%	10	-47%	0.80	39	34%	4.88	50	98.2%	347,450	-3.5%	354,600	-8.0%
May-23	9	-50%	16	-24%	0.56	34	17%	3.78	65	95.8%	347,000	-25.4%	344,389	-19.4%
Jun-23	5	-50%	17	-23%	0.29	39	0%	7.80	34	96.7%	410,000	-5.2%	394,400	-3.2%
Jul-23	12	100%	12	-20%	1.00	34	-24%	2.83	54	96.1%	362,450	5.7%	346,533	-3.1%
Aug-23	6	-14%	13	0%	0.46	31	-30%	5.17	67	96.7%	375,000	25.0%	377,833	1.5%
Sep-23	6	-40%	13	18%	0.46	33	-8%	5.50	40	96.5%	322,500	-16.8%	328,983	-10.0%
Oct-23	6	50%	8	-43%	0.75	32	-11%	5.33	60	94.7%	384,750	38.0%	376,750	22.5%
Nov-23	4	100%	8	-20%	0.50	27	-25%	6.75	39	96.6%	435,000	38.8%	437,750	39.6%
Dec-23	7	40%	10	25%	0.70	25	-17%	3.57	54	95.4%	354,000	12.9%	361,929	7.0%
2023	78	-12%	149	-7%	0.52	34	19%	7.89	60	95.6%	360,000	-7.7%	355,287	-7.6%
Jan-24	2	-60%	8	-47%	0.25	26	-19%	13.00	51	98.3%	346,000	38.4%	346,000	40.2%
Feb-24	10	900%	11	22%	0.91	25	-34%	2.50	86	95.2%	277,000	-27.1%	275,690	-27.5%
Mar-24	3	-67%	16	-11%	0.19	33	-21%	11.00	135	97.2%	430,000	19.4%	408,667	13.3%
Apr-24	10	25%	15	50%	0.67	34	-13%	3.40	65	95.6%	281,500	-19.0%	292,420	-17.5%
May-24	10	11%	12	-25%	0.83	34	0%	3.40	68	95.8%	305,000	-12.1%	316,730	-8.0%
Jun-24	3	-40%	11	-35%	0.27	36	-8%	12.00	45	96.1%	272,500	-33.5%	288,833	-26.8%
Jul-24	9	-25%	14	17%	0.64	34	0%	3.78	40	96.5%	336,000	-7.3%	346,944	0.1%
Aug-24	7	17%	10	-23%	0.70	34	10%	4.86	68	96.9%	430,000	14.7%	395,029	4.6%
Sep-24	8	33%	3	-77%	2.67	24	-27%	3.00	101	96.8%	386,550	19.9%	366,888	11.5%
Oct-24	4	-33%	14	75%	0.29	27	-16%	6.75	64	96.5%	359,500	-6.6%	356,000	-5.5%
Nov-24	9	125%	9	13%	1.00	24	-11%	2.67	98	96.5%	333,000	-23.4%	332,710	-24.0%
Dec-24	7	0%	5	-50%	1.40	18	-28%	2.57	47	94.5%	285,000	-19.5%	299,571	-17.2%
2024	82	5%	128	-14%	0.64	29	-14%	5.74	72	96.1%	311,500	-13.5%	328,916	-7.4%
Jan-25	6	200%	10	25%	0.60	21	-19%	3.50	38	96.5%	371,250	7.3%	374,583	8.3%
Feb-25	7	-30%	7	-36%	1.00	16	-36%	2.29	51	94.5%	310,000	11.9%	323,486	17.3%
Mar-25	8	167%	15	-6%	0.53	22	-33%	2.75	50	96.1%	382,500	-11.0%	370,463	-9.3%
Apr-25	10	0%	12	-20%	0.83	24	-29%	2.40	52	97.1%	307,500	9.2%	335,900	14.9%
May-25														
Jun-25														
Jul-25														
Aug-25														
Sep-25														
Oct-25														
Nov-25														
Dec-25														
2025	31	24%	44	-12%	0.70	21	-29%	2.73	49	96.1%	325,000	14.0%	349,503	15.0%

FORT MCMURRAY

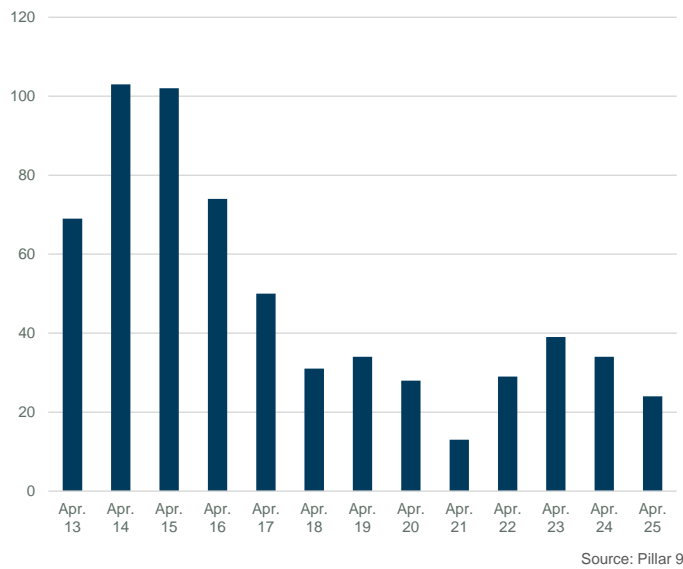
MONTHS OF SUPPLY AND PRICE CHANGE



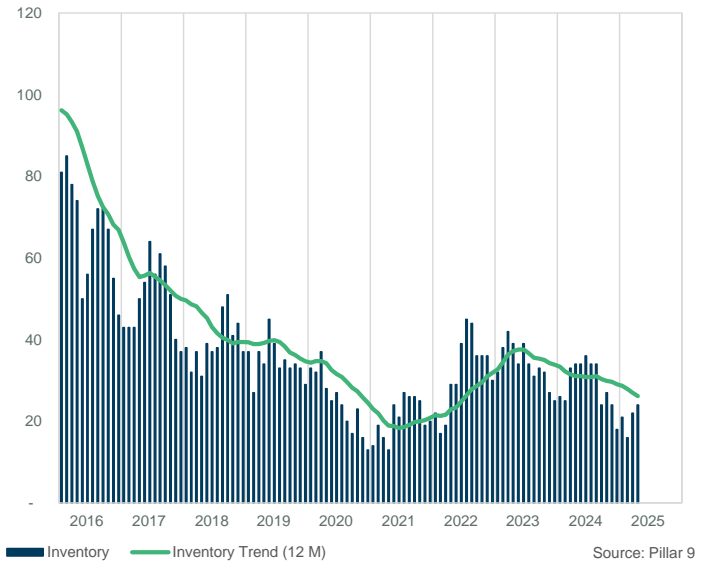
INVENTORY, SALES, AND PRICE



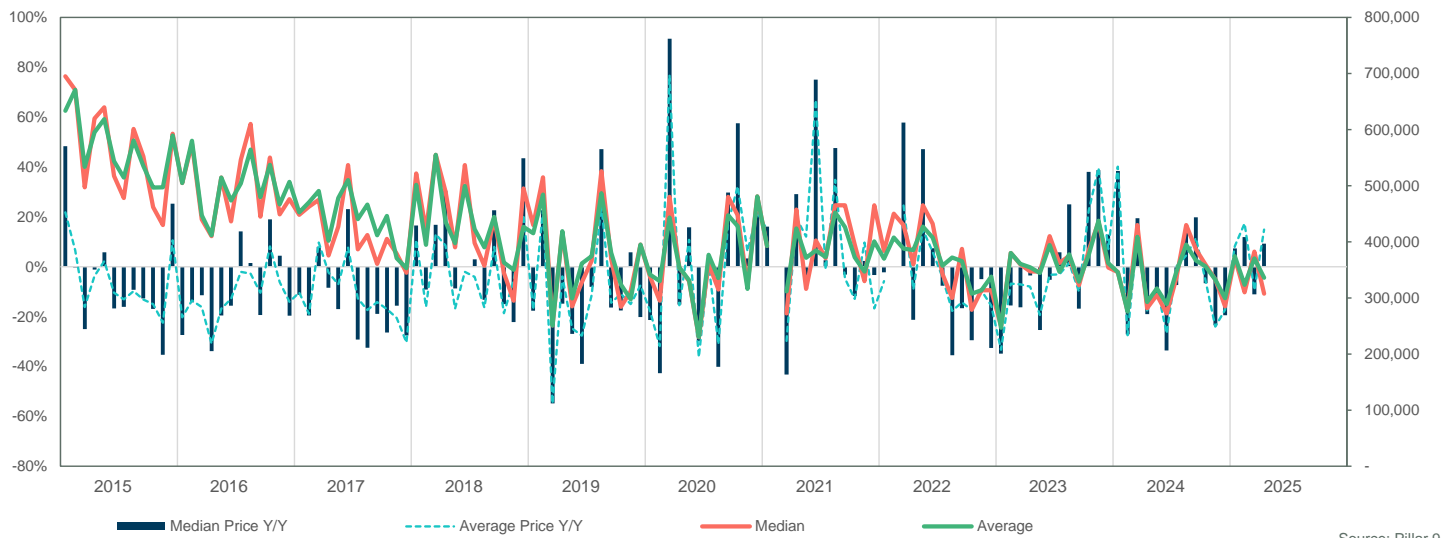
INVENTORY



INVENTORY



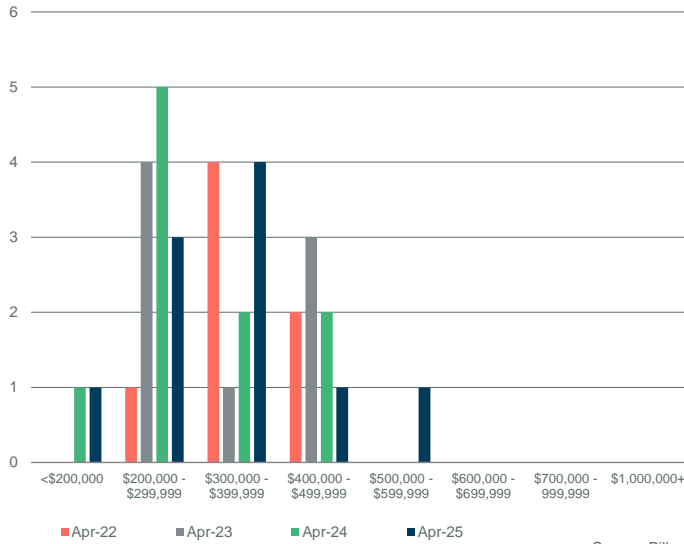
PRICE COMPARISON



FORT MCMURRAY

SALES BY PRICE RANGE

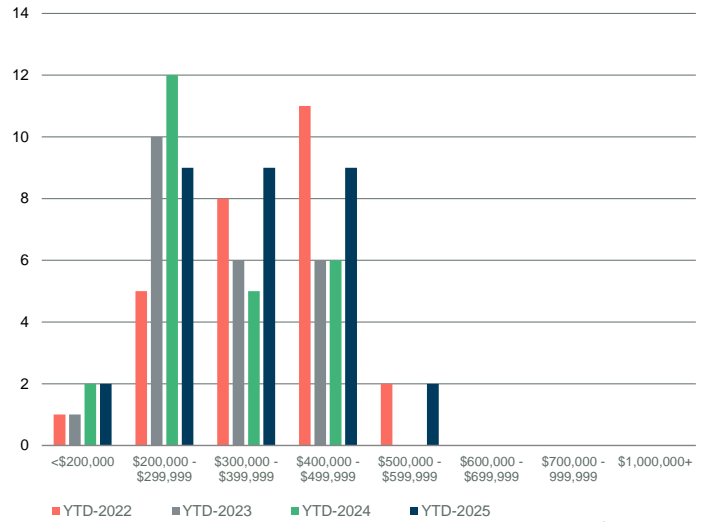
April



Source: Pillar 9

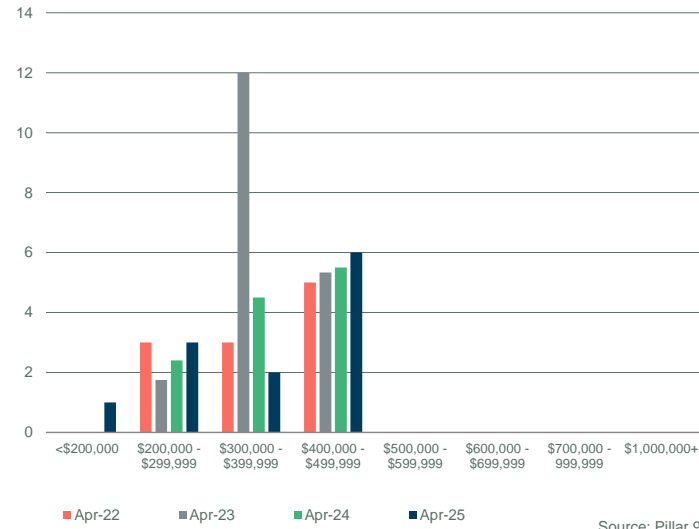
YTD SALES BY PRICE RANGE

YTD-APR



Source: Pillar 9

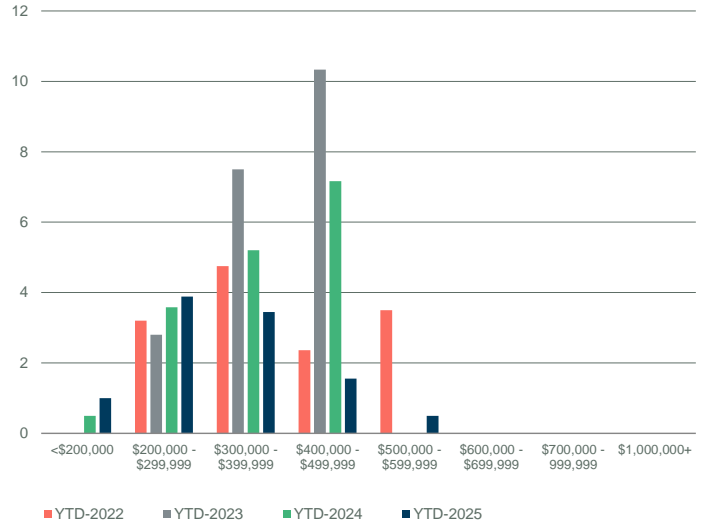
MONTHS OF SUPPLY BY PRICE RANGE



Source: Pillar 9

YTD MONTHS OF SUPPLY BY PRICE RANGE

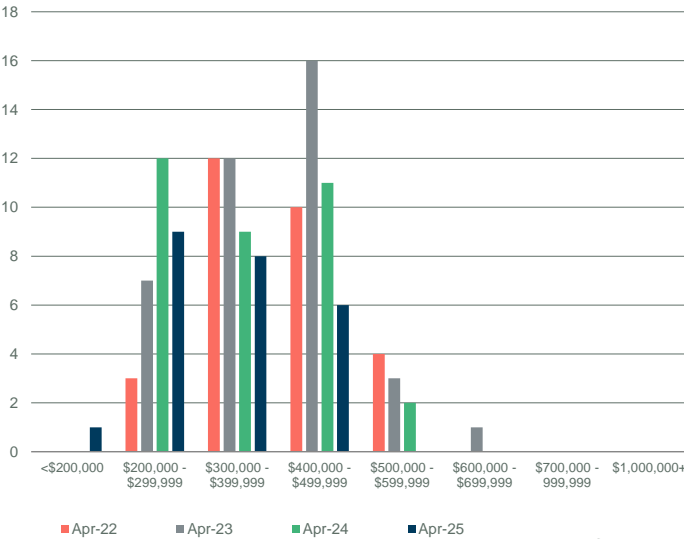
YTD-APR



Source: Pillar 9

INVENTORY BY PRICE RANGE

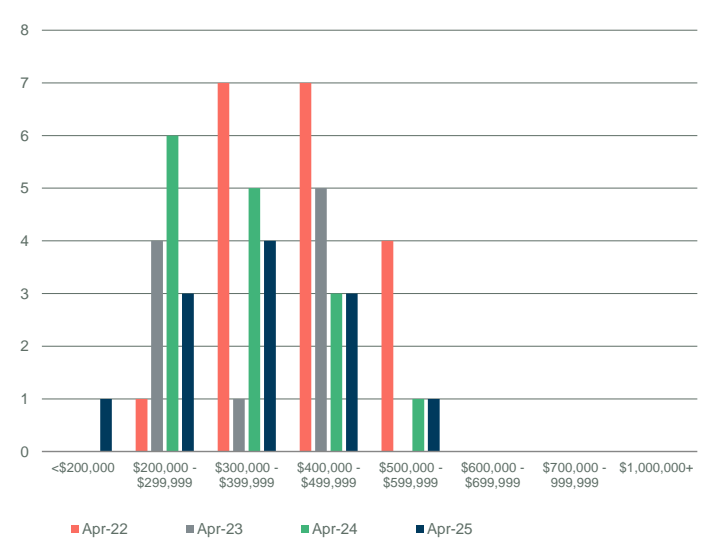
April



Source: Pillar 9

NEW LISTINGS BY PRICE RANGE

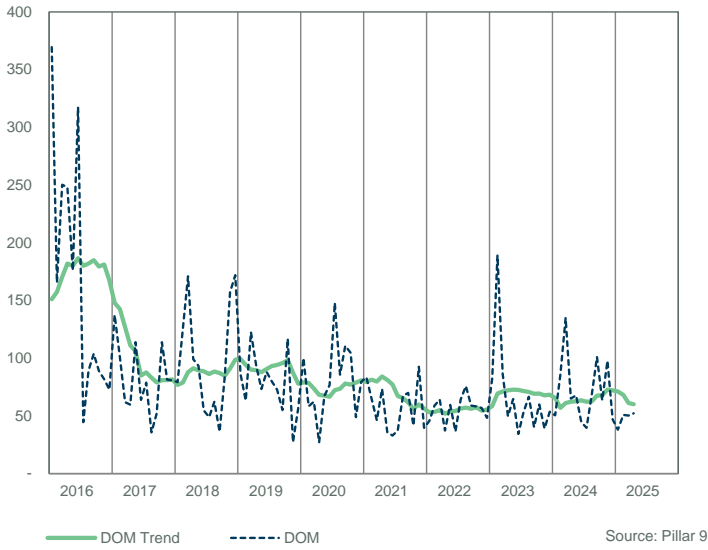
April



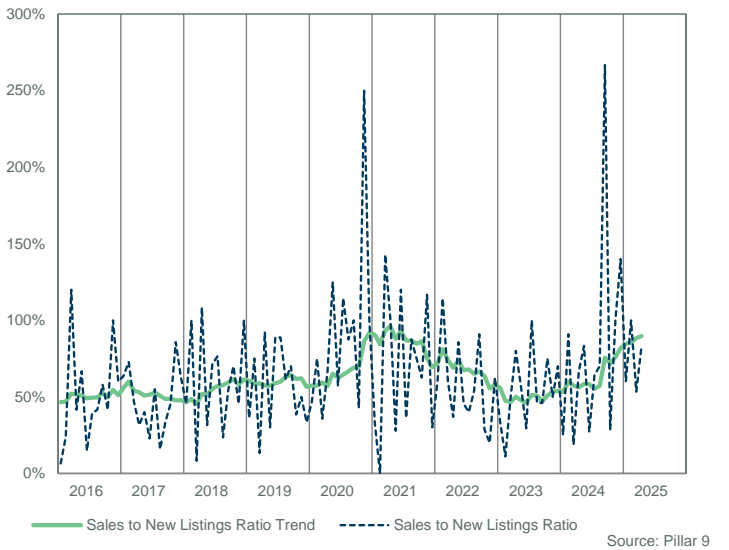
Source: Pillar 9

FORT MCMURRAY

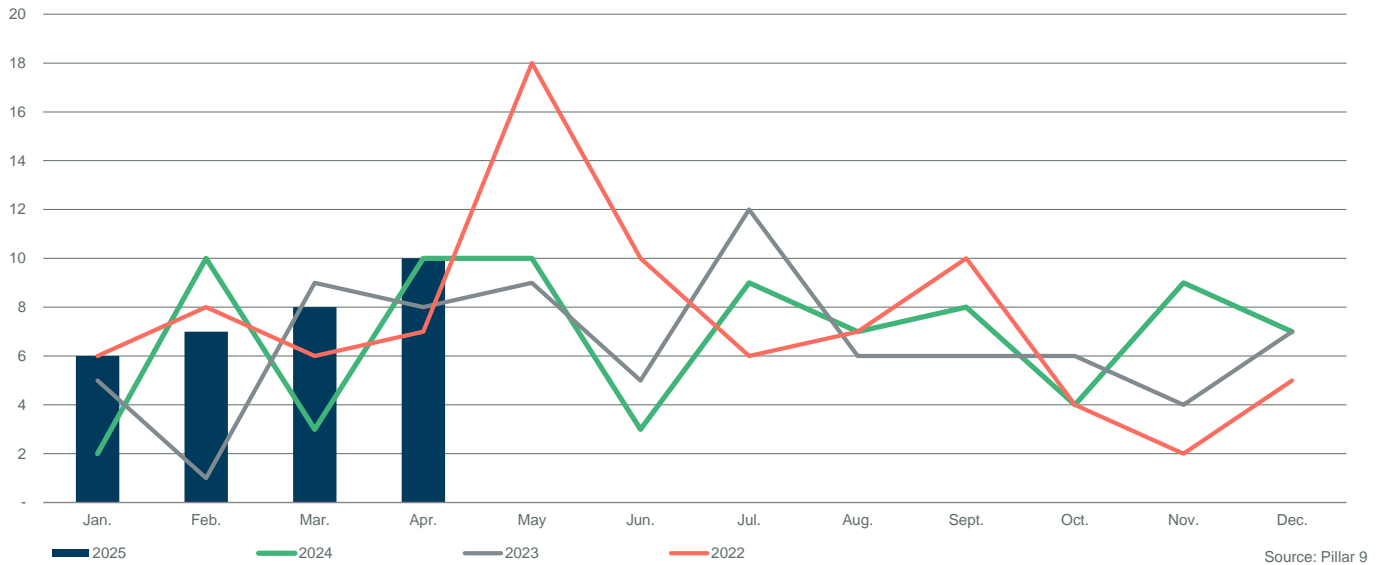
DAYS ON MARKET



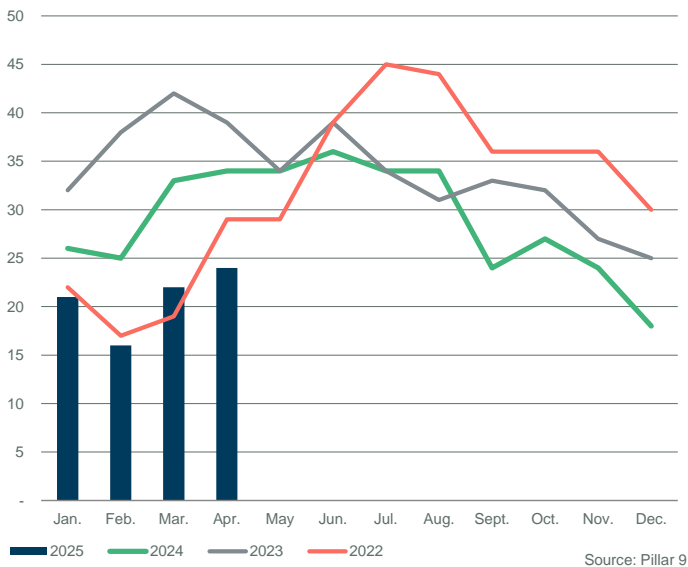
SALES TO NEW LISTINGS RATIO



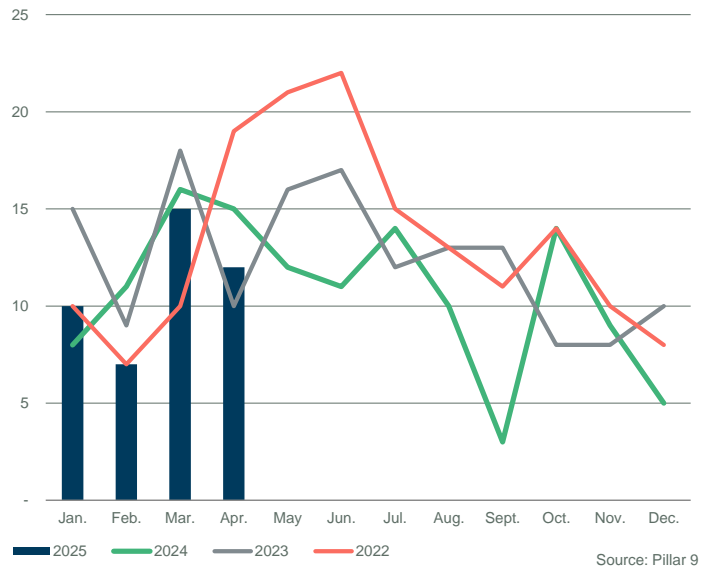
SALES COMPARISON



INVENTORY COMPARISON



NEW LISTINGS COMPARISON



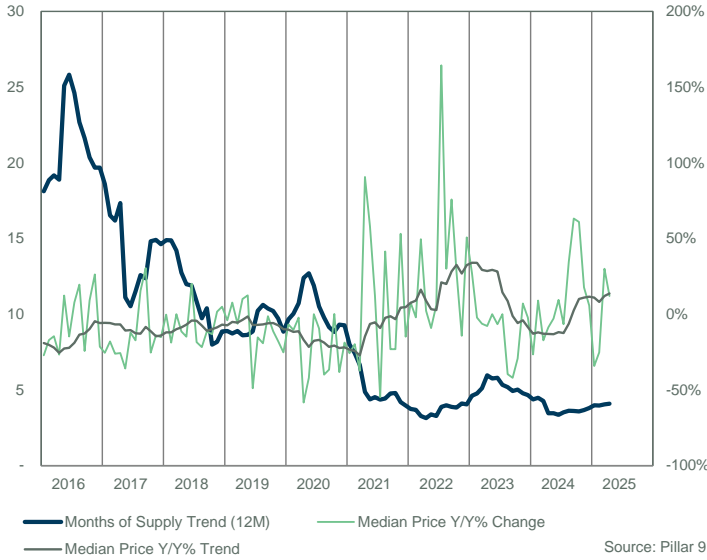
FORT MCMURRAY

	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	Inventory	Y/Y%	Months of Supply	DOM	SP/LP	Median Price	Y/Y%	Average Price	Y/Y%
Jan-16	5	-38%	18	-25%	0.28	97	-8%	19.40	243	93.1%	395,000	-27.1%	398,700	-22.5%
Feb-16	3	-40%	14	-59%	0.21	95	-17%	31.67	182	96.0%	390,000	-17.0%	413,333	-3.6%
Mar-16	6	-33%	23	10%	0.26	102	-14%	17.00	139	87.5%	406,000	-14.5%	362,500	-20.0%
Apr-16	9	13%	29	26%	0.31	103	-13%	11.44	135	96.1%	390,000	-26.6%	386,233	-23.9%
May-16	1	-88%	5	-76%	0.20	89	-23%	89.00	264	90.6%	435,000	12.4%	435,000	13.2%
Jun-16	4	-67%	26	37%	0.15	70	-33%	17.50	63	97.5%	342,500	-14.6%	335,625	-20.7%
Jul-16	17	183%	37	23%	0.46	78	-32%	4.59	65	98.8%	370,000	7.9%	382,047	5.5%
Aug-16	11	175%	30	-9%	0.37	80	-34%	7.27	46	89.6%	330,000	19.5%	301,900	-19.6%
Sep-16	9	50%	18	-44%	0.50	81	-38%	9.00	80	92.9%	230,000	-24.3%	325,889	1.7%
Oct-16	10	100%	25	25%	0.40	86	-28%	8.60	89	96.1%	398,500	9.2%	430,830	3.6%
Nov-16	10	43%	11	-42%	0.91	75	-32%	7.50	126	97.2%	360,000	26.3%	378,940	28.1%
Dec-16	5	-29%	13	-19%	0.38	66	-28%	13.20	120	96.7%	330,000	-21.4%	332,300	-8.4%
2016	90	6%	249	-15%	0.36	85	-25%	19.68	104	94.9%	370,000	-11.3%	368,556	-10.1%
Jan-17	10	100%	22	22%	0.45	64	-34%	6.40	72	95.8%	294,400	-25.5%	300,480	-24.6%
Feb-17	9	200%	14	0%	0.64	62	-35%	6.89	70	96.1%	320,000	-17.9%	329,544	-20.3%
Mar-17	5	-17%	21	-9%	0.24	64	-37%	12.80	88	95.0%	300,000	-26.1%	309,500	-14.6%
Apr-17	3	-67%	23	-21%	0.13	76	-26%	25.33	87	95.9%	290,000	-25.6%	273,333	-29.2%
May-17	6	500%	26	420%	0.23	86	-3%	14.33	58	94.6%	278,920	-35.9%	298,707	-31.3%
Jun-17	8	100%	18	-31%	0.44	83	19%	10.38	50	94.9%	301,000	-12.1%	290,250	-13.5%
Jul-17	5	-71%	26	-30%	0.19	82	5%	16.40	68	97.4%	306,500	-17.2%	290,000	-24.1%
Aug-17	4	-64%	20	-33%	0.20	81	1%	20.25	144	95.3%	381,000	15.5%	357,750	18.5%
Sep-17	11	22%	16	-11%	0.69	70	-14%	6.36	83	95.6%	300,000	30.4%	297,445	-8.7%
Oct-17	2	-80%	21	-16%	0.10	76	-12%	38.00	26	94.2%	297,500	-25.3%	297,500	-30.9%
Nov-17	9	-10%	18	64%	0.50	77	3%	8.56	90	95.9%	310,000	-13.9%	301,944	-20.3%
Dec-17	7	40%	14	8%	0.50	69	5%	9.86	89	95.5%	280,000	-15.2%	282,000	-15.1%
2017	79	-12%	239	-4%	0.33	74	-11%	14.63	77	95.6%	300,000	-18.9%	302,428	-17.9%
Jan-18	6	-40%	11	-50%	0.55	58	-9%	9.67	87	94.6%	293,500	-0.3%	283,333	-5.7%
Feb-18	9	0%	18	29%	0.50	60	-3%	6.67	101	96.4%	260,000	-18.8%	263,833	-19.9%
Mar-18	13	160%	23	10%	0.57	61	-5%	4.69	63	96.2%	300,000	0.0%	307,538	-0.6%
Apr-18	8	167%	16	-30%	0.50	62	-18%	7.75	58	93.4%	257,000	-11.4%	244,813	-10.4%
May-18	12	100%	20	-23%	0.60	63	-27%	5.25	134	93.7%	237,500	-14.9%	209,771	-29.8%
Jun-18	8	0%	25	39%	0.32	74	-11%	9.25	118	98.1%	361,500	20.1%	383,625	32.2%
Jul-18	17	240%	16	-38%	1.06	65	-21%	3.82	98	96.1%	250,000	-18.4%	277,615	-4.3%
Aug-18	10	150%	18	-10%	0.56	70	-14%	7.00	79	94.4%	298,250	-21.7%	271,250	-24.2%
Sep-18	5	-55%	16	0%	0.31	71	1%	14.20	63	98.0%	266,000	-11.3%	276,100	-7.2%
Oct-18	8	300%	18	-14%	0.44	73	-4%	9.13	93	93.3%	258,500	-13.1%	272,563	-8.4%
Nov-18	7	-22%	18	0%	0.39	75	-3%	10.71	89	95.1%	315,000	1.6%	289,643	-4.1%
Dec-18	4	-43%	15	7%	0.27	73	6%	18.25	229	90.0%	294,000	5.0%	245,750	-12.9%
2018	107	35%	214	-10%	0.50	67	-9%	8.87	96	95.2%	277,500	-7.5%	276,829	-8.5%
Jan-19	8	33%	25	127%	0.32	80	38%	10.00	74	93.1%	281,500	-4.1%	265,813	-6.2%
Feb-19	19	111%	40	122%	0.48	88	47%	4.63	60	94.9%	280,000	7.7%	276,353	4.7%
Mar-19	12	-8%	12	-48%	1.00	81	33%	6.75	68	96.3%	281,250	-6.3%	282,958	-8.0%
Apr-19	18	125%	22	38%	0.82	76	23%	4.22	65	94.7%	283,000	10.1%	257,364	5.1%
May-19	14	17%	27	35%	0.52	80	27%	5.71	100	95.8%	267,250	12.5%	247,557	18.0%
Jun-19	7	-13%	19	-24%	0.37	83	12%	11.86	35	93.9%	185,000	-48.8%	202,171	-47.3%
Jul-19	4	-76%	17	6%	0.24	81	25%	20.25	114	91.4%	212,000	-15.2%	204,750	-26.2%
Aug-19	7	-30%	22	22%	0.32	82	17%	11.71	74	94.6%	241,000	-19.2%	264,786	-2.4%
Sep-19	6	20%	14	-13%	0.43	68	-4%	11.33	59	92.9%	262,500	-1.3%	249,333	-9.7%
Oct-19	11	38%	32	78%	0.34	79	8%	7.18	51	94.9%	229,500	-11.2%	213,545	-21.7%
Nov-19	15	114%	20	11%	0.75	72	-4%	4.80	150	94.0%	259,000	-17.8%	262,067	-9.5%
Dec-19	9	125%	12	-20%	0.75	69	-5%	7.67	117	91.4%	220,000	-25.2%	192,500	-21.7%
2019	130	21%	262	22%	0.50	78	18%	8.84	81	94.4%	274,500	-1.1%	249,748	-9.8%
Jan-20	4	-50%	25	0%	0.16	79	-1%	19.75	79	97.8%	262,500	-6.7%	271,500	2.1%
Feb-20	8	-58%	14	-65%	0.57	74	-16%	9.25	49	92.9%	251,000	-10.4%	234,256	-15.2%
Mar-20	5	-58%	15	25%	0.33	75	-7%	15.00	107	95.3%	275,000	-2.2%	273,300	-3.4%
Apr-20	3	-83%	13	-41%	0.23	73	-4%	24.33	139	91.4%	118,000	-58.3%	195,000	-24.2%
May-20	8	-43%	18	-33%	0.44	74	-8%	9.25	69	93.3%	155,000	-42.0%	183,063	-26.1%
Jun-20	25	257%	16	-16%	1.56	56	-33%	2.24	82	93.2%	185,000	0.0%	206,678	2.2%
Jul-20	16	300%	22	29%	0.73	57	-30%	3.56	50	93.3%	192,000	-9.4%	218,469	6.7%
Aug-20	15	114%	6	-73%	2.50	45	-45%	3.00	75	90.8%	145,000	-39.8%	170,340	-35.7%
Sep-20	12	100%	13	-7%	0.92	45	-34%	3.75	113	92.2%	166,500	-36.6%	177,692	-28.7%
Oct-20	12	9%	10	-69%	1.20	41	-48%	3.42	97	94.7%	230,000	0.2%	222,750	4.3%
Nov-20	4	-73%	13	-35%	0.31	42	-42%	10.50	272	89.2%	160,000	-38.2%	171,975	-34.4%
Dec-20	6	-33%	8	-33%	0.75	43	-38%	7.17	134	90.8%	178,950	-18.7%	170,900	-11.2%
2020	118	-9%	173	-34%	0.68	59	-25%	9.27	90	92.9%	192,000	-30.1%	204,341	-18.2%

FORT MCMURRAY														
	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	Inventory	Y/Y%	Months of Supply	DOM	SP/LP	Median Price	Y/Y%	Average Price	Y/Y%
Jan-21	10	150%	17	-32%	0.59	46	-42%	4.60	58	81.8%	195,000	-25.7%	167,600	-38.3%
Feb-21	16	100%	9	-36%	1.78	37	-50%	2.31	57	93.7%	201,250	-19.8%	187,400	-20.0%
Mar-21	7	40%	12	-20%	0.58	40	-47%	5.71	34	100.3%	172,500	-37.3%	158,386	-42.0%
Apr-21	14	367%	19	46%	0.74	41	-44%	2.93	66	94.4%	224,950	90.6%	220,421	13.0%
May-21	12	50%	11	-39%	1.09	39	-47%	3.25	36	98.1%	245,000	58.1%	239,375	30.8%
Jun-21	10	-60%	15	-6%	0.67	41	-27%	4.10	67	94.9%	207,500	12.2%	214,690	3.9%
Jul-21	22	38%	20	-9%	1.10	37	-35%	1.68	352	85.2%	87,000	-54.7%	165,291	-24.3%
Aug-21	9	-40%	11	83%	0.82	35	-22%	3.89	46	95.2%	205,000	41.4%	200,333	17.6%
Sep-21	5	-58%	10	-23%	0.50	38	-16%	7.60	60	99.7%	128,000	-23.1%	158,020	-11.1%
Oct-21	8	-33%	10	0%	0.80	30	-27%	3.75	45	95.0%	177,000	-23.0%	187,363	-15.9%
Nov-21	9	125%	13	0%	0.69	30	-29%	3.33	53	96.3%	245,000	53.1%	221,189	28.6%
Dec-21	8	33%	17	113%	0.47	36	-16%	4.50	58	100.3%	152,500	-14.8%	182,313	6.7%
2021	130	10%	164	-5%	0.79	38	-33%	3.97	104	93.3%	201,750	5.1%	192,815	-5.6%
Jan-22	15	50%	12	-29%	1.25	29	-37%	1.93	48	96.9%	210,000	7.7%	201,267	20.1%
Feb-22	14	-13%	13	44%	1.08	23	-38%	1.64	56	97.8%	197,000	-2.1%	199,721	6.6%
Mar-22	18	157%	12	0%	1.50	15	-63%	0.83	48	97.7%	258,000	49.6%	255,598	61.4%
Apr-22	12	-14%	13	-32%	0.92	14	-66%	1.17	32	97.6%	229,950	2.2%	225,742	2.4%
May-22	6	-50%	31	182%	0.19	37	-5%	6.17	27	94.1%	222,500	-9.2%	258,000	7.8%
Jun-22	14	40%	22	47%	0.64	41	0%	2.93	25	99.7%	220,000	6.0%	229,333	6.8%
Jul-22	6	-73%	21	5%	0.29	53	43%	8.83	34	94.2%	230,000	164.4%	217,817	31.8%
Aug-22	10	11%	13	18%	0.77	51	46%	5.10	46	97.3%	266,450	30.0%	268,340	33.9%
Sep-22	9	80%	27	170%	0.33	57	50%	6.33	50	95.4%	225,000	75.8%	229,300	45.1%
Oct-22	14	75%	13	30%	1.08	46	53%	3.29	40	96.4%	226,000	27.7%	226,289	20.8%
Nov-22	6	-33%	12	-8%	0.50	39	30%	6.50	83	92.6%	210,000	-14.3%	225,417	1.9%
Dec-22	9	13%	11	-35%	0.82	35	-3%	3.89	89	94.5%	230,000	50.8%	231,822	27.2%
2022	133	2%	200	22%	0.67	37	1%	4.05	47	96.7%	225,100	11.6%	229,657	19.1%
Jan-23	5	-67%	18	50%	0.28	44	52%	8.80	91	94.1%	267,000	27.1%	234,300	16.4%
Feb-23	14	0%	19	46%	0.74	47	104%	3.36	73	95.2%	192,500	-2.3%	215,011	7.7%
Mar-23	10	-44%	20	67%	0.50	49	227%	4.90	59	96.7%	241,750	-6.3%	220,450	-13.8%
Apr-23	5	-58%	19	46%	0.26	58	314%	11.60	60	95.9%	212,000	-7.8%	227,100	0.6%
May-23	16	167%	23	-26%	0.70	58	57%	3.63	49	95.4%	222,500	0.0%	228,041	-11.6%
Jun-23	18	29%	24	9%	0.75	60	46%	3.33	64	97.7%	205,500	-6.6%	209,256	-8.8%
Jul-23	15	150%	17	-19%	0.88	51	-4%	3.40	93	97.7%	230,000	0.0%	235,983	8.3%
Aug-23	15	50%	20	54%	0.75	49	-4%	3.27	58	94.3%	161,000	-39.6%	178,307	-33.6%
Sep-23	13	44%	12	-56%	1.08	43	-25%	3.31	55	95.1%	130,500	-42.0%	149,469	-34.8%
Oct-23	9	-36%	17	31%	0.53	39	-15%	4.33	66	96.2%	160,000	-29.2%	203,706	-10.0%
Nov-23	13	117%	27	125%	0.48	46	18%	3.54	41	95.6%	225,000	7.1%	221,662	-1.7%
Dec-23	15	67%	11	0%	1.36	38	9%	2.53	36	95.3%	225,000	-2.2%	243,893	5.2%
2023	148	11%	227	14%	0.65	49	65%	4.67	60	95.9%	206,650	-8.2%	212,620	-7.4%
Jan-24	8	60%	21	17%	0.38	43	-2%	5.38	112	96.0%	196,250	-26.5%	188,564	-19.5%
Feb-24	11	-21%	24	26%	0.46	51	9%	4.64	48	96.5%	210,000	9.1%	225,900	5.1%
Mar-24	17	70%	10	-50%	1.70	39	-20%	2.29	48	95.6%	200,000	-17.3%	206,262	-6.4%
Apr-24	20	300%	21	11%	0.95	37	-36%	1.85	78	95.5%	193,750	-8.6%	205,725	-9.4%
May-24	10	-38%	17	-26%	0.59	37	-36%	3.70	48	95.2%	216,250	-2.8%	212,220	-6.9%
Jun-24	19	6%	25	4%	0.76	39	-35%	2.05	50	97.1%	225,000	9.5%	231,895	10.8%
Jul-24	9	-40%	23	35%	0.39	48	-6%	5.33	38	96.7%	215,000	-6.5%	225,144	-4.6%
Aug-24	12	-20%	26	30%	0.46	54	10%	4.50	40	97.3%	216,500	34.5%	203,617	14.2%
Sep-24	16	23%	22	83%	0.73	52	21%	3.25	59	95.3%	213,000	63.2%	219,500	46.9%
Oct-24	12	33%	17	0%	0.71	46	18%	3.83	67	96.3%	257,500	60.9%	236,750	16.2%
Nov-24	10	-23%	17	-37%	0.59	47	2%	4.70	42	97.7%	265,000	17.8%	253,890	14.5%
Dec-24	9	-40%	10	-9%	0.90	38	0%	4.22	76	96.3%	238,000	5.8%	241,445	-1.0%
2024	153	3%	233	3%	0.66	44	-6%	3.81	58	96.2%	217,500	5.3%	220,112	3.5%
Jan-25	6	-25%	18	-14%	0.33	45	5%	7.50	56	92.1%	129,250	-34.1%	162,500	-13.8%
Feb-25	10	-9%	16	-33%	0.63	45	-12%	4.50	50	94.2%	157,000	-25.2%	206,580	-8.6%
Mar-25	15	-12%	20	100%	0.75	46	18%	3.07	56	96.0%	260,000	30.0%	252,200	22.3%
Apr-25	19	-5%	23	10%	0.83	47	27%	2.47	44	95.8%	217,000	12.0%	216,539	5.3%
May-25														
Jun-25														
Jul-25														
Aug-25														
Sep-25														
Oct-25														
Nov-25														
Dec-25														
2025	50	-11%	77	1%	0.65	46	9%	4.39	50	95.1%	214,750	6.0%	218,761	5.5%

FORT MCMURRAY

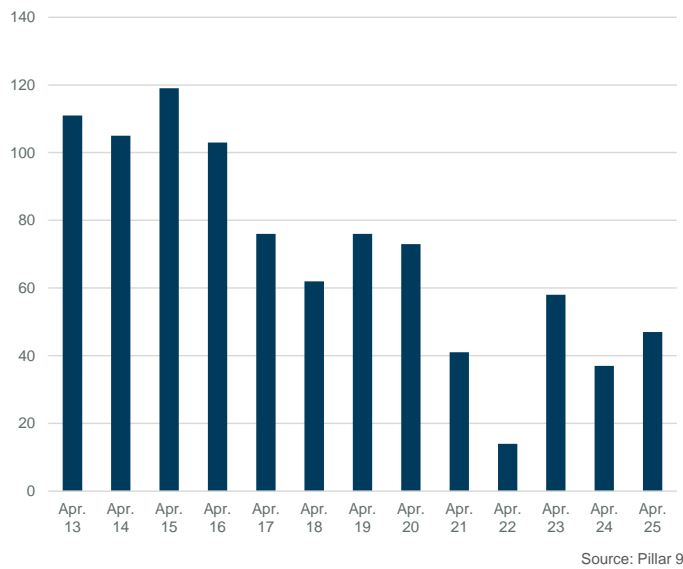
MONTHS OF SUPPLY AND PRICE CHANGE



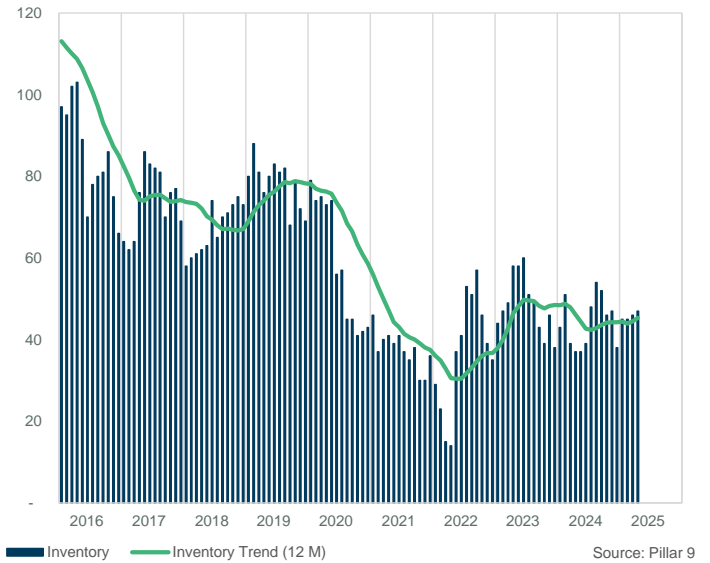
INVENTORY, SALES, AND PRICE



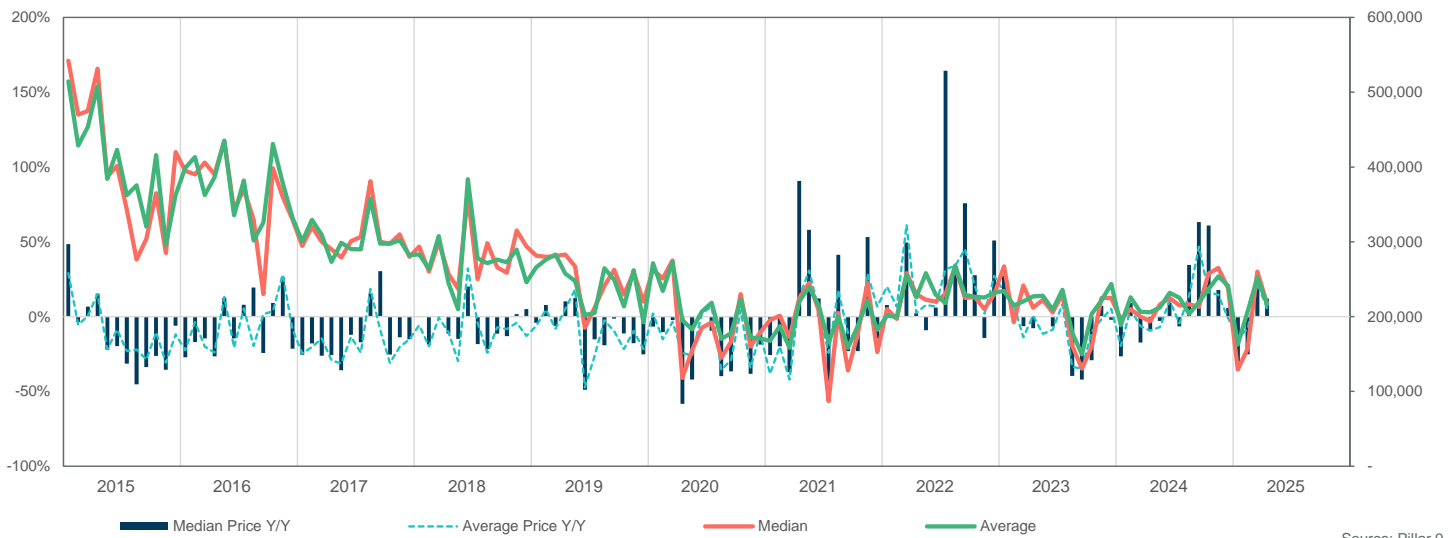
INVENTORY



INVENTORY



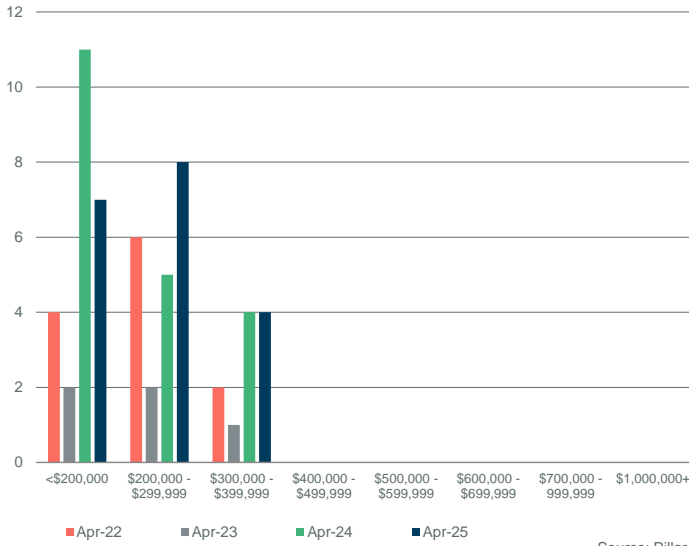
PRICE COMPARISON



FORT MCMURRAY

SALES BY PRICE RANGE

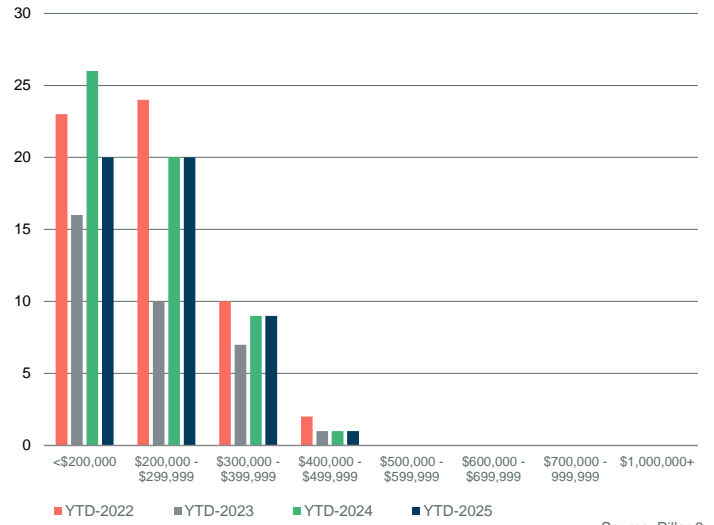
April



Source: Pillar 9

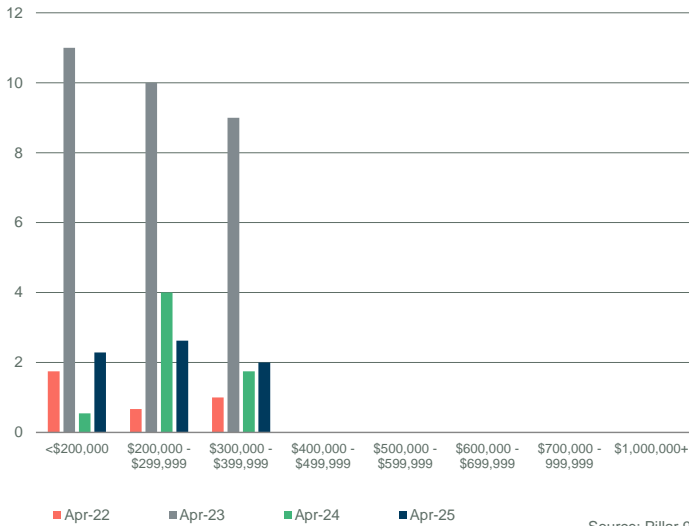
YTD SALES BY PRICE RANGE

YTD-APR



Source: Pillar 9

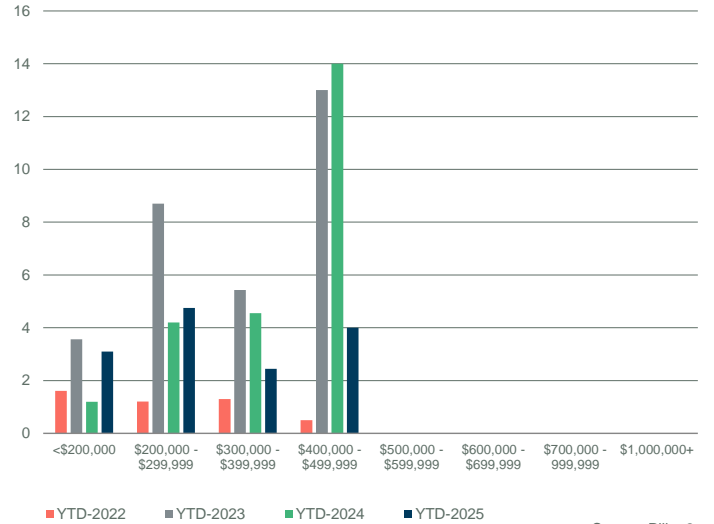
MONTHS OF SUPPLY BY PRICE RANGE



Source: Pillar 9

YTD MONTHS OF SUPPLY BY PRICE RANGE

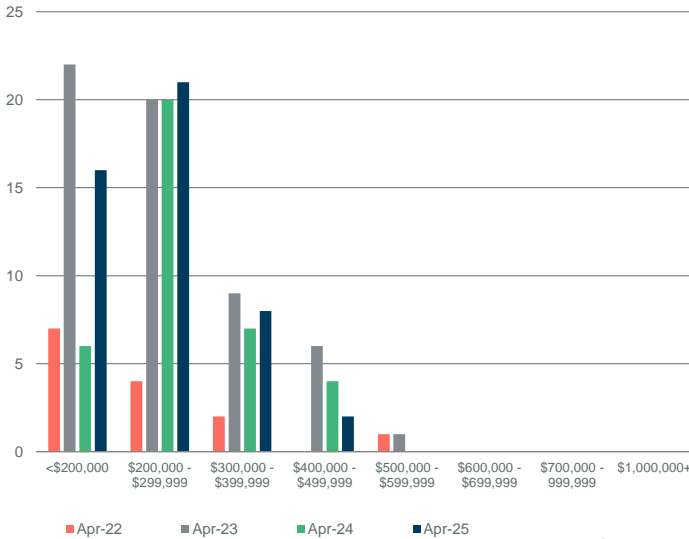
YTD-APR



Source: Pillar 9

INVENTORY BY PRICE RANGE

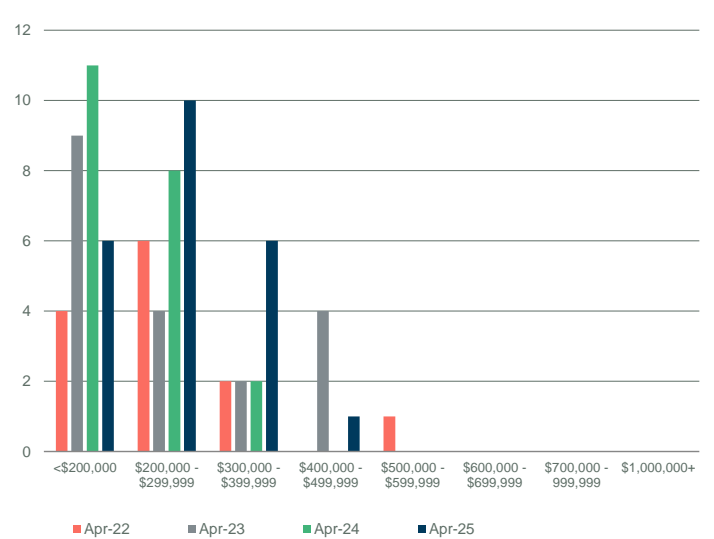
April



Source: Pillar 9

NEW LISTINGS BY PRICE RANGE

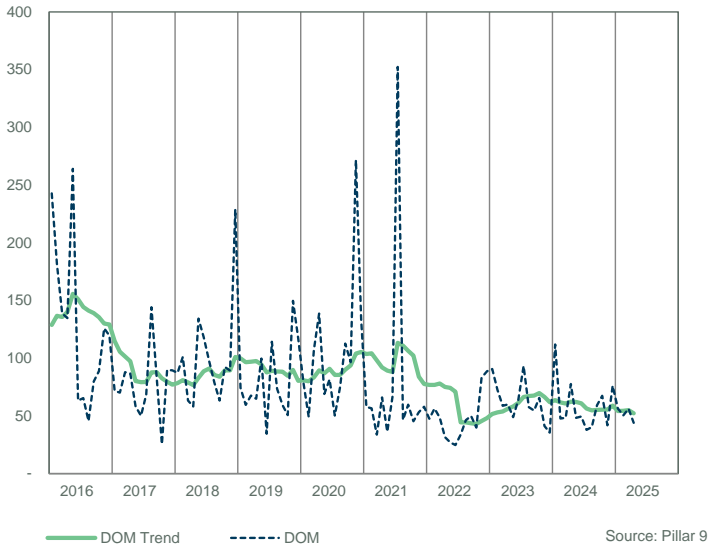
April



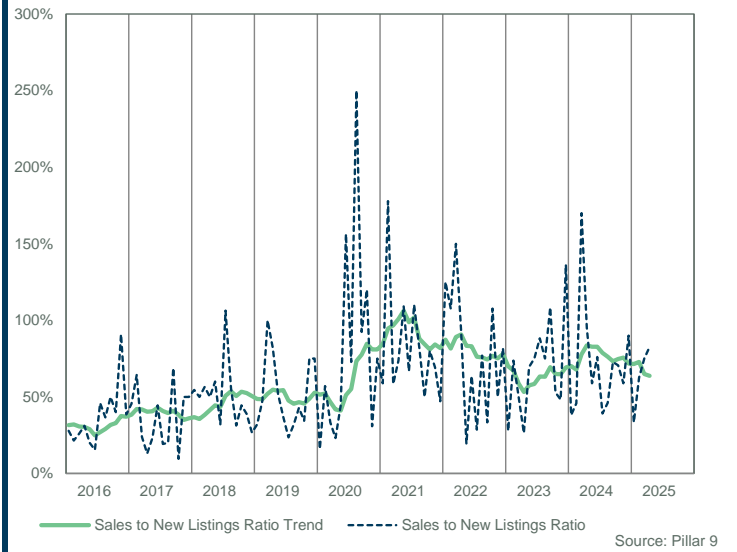
Source: Pillar 9

FORT MCMURRAY

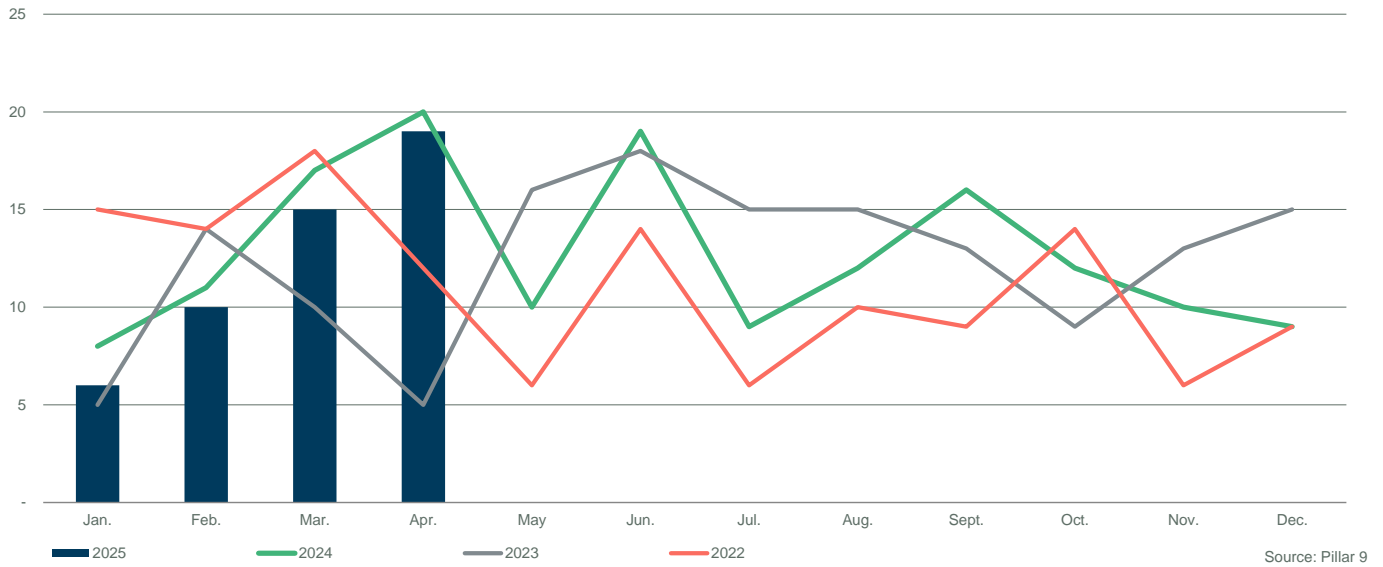
DAYS ON MARKET



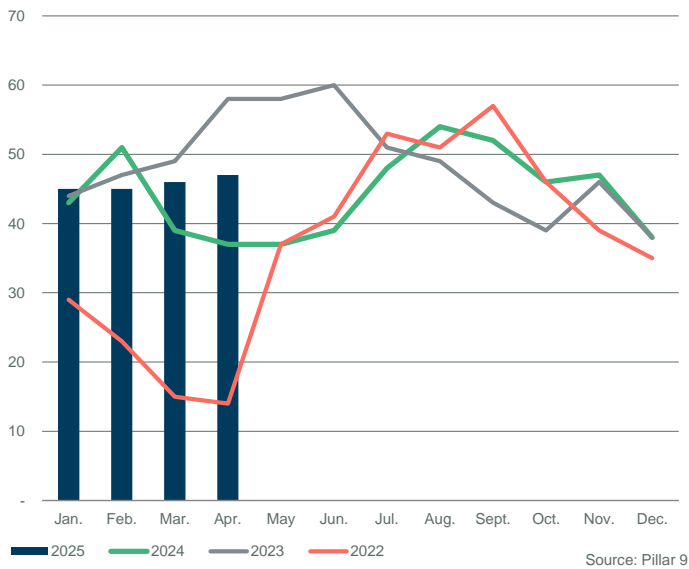
SALES TO NEW LISTINGS RATIO



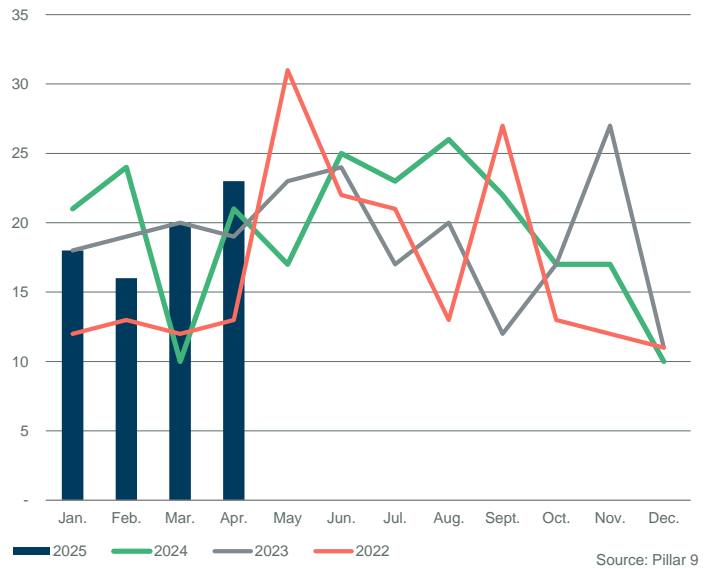
SALES COMPARISON



INVENTORY COMPARISON



NEW LISTINGS COMPARISON

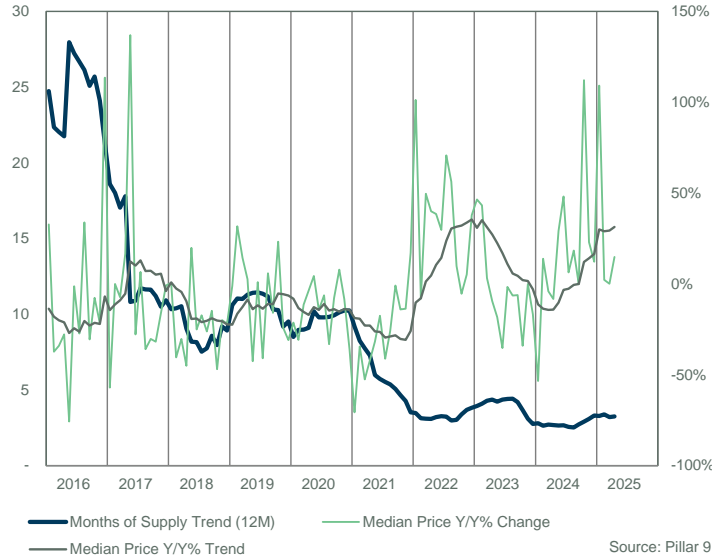


FORT MCMURRAY														
	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	Inventory	Y/Y%	Months of Supply	DOM	SP/LP	Median Price	Y/Y%	Average Price	Y/Y%
Jan-16	3	-57%	37	0%	0.08	138	1%	46.00	214	93.7%	405,000	32.8%	364,967	24.3%
Feb-16	11	175%	21	-52%	0.52	129	-20%	11.73	171	91.9%	238,000	-37.3%	220,920	-39.0%
Mar-16	7	-13%	28	-33%	0.25	125	-28%	17.86	185	93.2%	236,800	-34.0%	256,400	-24.9%
Apr-16	9	-10%	22	-8%	0.41	116	-29%	12.89	324	92.8%	240,000	-27.8%	238,944	-25.6%
May-16	1	-86%	3	-93%	0.33	99	-42%	99.00	62	97.9%	88,000	-75.7%	88,000	-70.8%
Jun-16	9	0%	25	-22%	0.36	75	-52%	8.33	90	98.2%	255,900	-1.2%	251,067	-11.1%
Jul-16	20	54%	44	29%	0.45	92	-37%	4.60	131	92.9%	244,000	-27.3%	222,920	-34.6%
Aug-16	15	50%	49	44%	0.31	120	-17%	8.00	69	95.8%	322,000	33.9%	299,493	24.5%
Sep-16	17	143%	28	4%	0.61	115	-15%	6.76	40	93.9%	244,000	-30.5%	228,530	-31.0%
Oct-16	6	-45%	20	11%	0.30	114	-10%	19.00	71	95.6%	255,000	-7.6%	265,750	3.4%
Nov-16	8	100%	31	0%	0.26	113	-15%	14.13	78	94.9%	235,000	-21.6%	220,363	-21.5%
Dec-16	12	300%	12	0%	1.00	88	-28%	7.33	74	94.5%	212,500	113.6%	237,958	38.9%
2016	118	27%	320	-15%	0.37	110	-24%	21.30	118	94.2%	244,000	-20.8%	244,632	-17.9%
Jan-17	7	133%	36	-3%	0.19	95	-31%	13.57	94	91.0%	174,000	-57.0%	200,875	-45.0%
Feb-17	21	91%	33	57%	0.64	100	-22%	4.76	70	93.8%	238,000	0.0%	226,900	2.7%
Mar-17	16	129%	25	-11%	0.64	99	-21%	6.19	55	94.3%	219,500	-7.3%	247,813	-3.3%
Apr-17	5	-44%	28	27%	0.18	109	-6%	21.80	46	93.5%	280,000	16.7%	251,000	5.0%
May-17	8	700%	42	1300%	0.19	123	24%	15.38	61	94.8%	208,500	136.9%	222,625	153.0%
Jun-17	14	56%	37	48%	0.38	128	71%	9.14	96	92.8%	185,000	-27.7%	178,250	-29.0%
Jul-17	9	-55%	29	-34%	0.31	130	41%	14.44	91	95.1%	260,000	6.6%	248,756	11.6%
Aug-17	16	7%	20	-59%	0.80	115	-4%	7.19	75	92.7%	206,500	-35.9%	207,306	-30.8%
Sep-17	15	-12%	25	-11%	0.60	99	-14%	6.60	66	93.8%	170,000	-30.3%	181,760	-20.5%
Oct-17	7	17%	20	0%	0.35	97	-15%	13.86	89	91.5%	174,000	-31.8%	181,829	-31.6%
Nov-17	15	88%	17	-45%	0.88	85	-25%	5.67	104	93.7%	197,500	-16.0%	202,093	-8.3%
Dec-17	6	-50%	14	17%	0.43	75	-15%	12.50	69	93.0%	210,750	-0.8%	217,167	-8.7%
2017	139	18%	326	2%	0.43	105	-1%	10.92	77	93.4%	205,000	-16.0%	212,639	-13.1%
Jan-18	11	57%	23	-36%	0.48	71	-25%	6.45	61	95.6%	175,000	0.6%	191,218	-4.8%
Feb-18	12	-43%	13	-61%	0.92	66	-34%	5.50	59	91.7%	142,000	-40.3%	142,292	-37.3%
Mar-18	9	-44%	19	-24%	0.47	70	-29%	7.78	136	94.5%	153,000	-30.3%	175,072	-29.4%
Apr-18	16	220%	20	-29%	0.80	67	-39%	4.19	116	94.4%	154,000	-45.0%	150,681	-40.0%
May-18	13	63%	15	-64%	0.87	65	-47%	5.00	105	94.5%	250,000	19.9%	227,216	2.1%
Jun-18	8	-43%	23	-38%	0.35	70	-45%	8.75	46	94.2%	138,650	-25.1%	136,319	-23.5%
Jul-18	11	22%	23	-21%	0.48	76	-42%	6.91	71	92.9%	215,000	-17.3%	228,543	-8.1%
Aug-18	8	-50%	19	-5%	0.42	78	-32%	9.75	61	93.4%	152,625	-26.1%	151,844	-26.8%
Sep-18	5	-67%	19	-24%	0.26	83	-16%	16.60	177	93.7%	145,000	-14.7%	135,000	-25.7%
Oct-18	13	86%	27	35%	0.48	84	-13%	6.46	81	92.6%	92,500	-46.8%	123,231	-32.2%
Nov-18	6	-60%	57	235%	0.11	123	45%	20.50	44	94.4%	158,250	-19.9%	185,000	-8.5%
Dec-18	13	117%	25	79%	0.52	120	60%	9.23	65	94.6%	164,701	-21.9%	171,900	-20.8%
2018	125	-10%	283	-13%	0.44	81	-18%	8.93	84	93.9%	160,000	-22.0%	169,538	-20.3%
Jan-19	5	-55%	32	39%	0.16	133	87%	26.60	73	94.4%	173,000	-1.1%	164,100	-14.2%
Feb-19	12	0%	21	62%	0.57	128	94%	10.67	70	94.0%	187,088	31.8%	190,506	33.9%
Mar-19	16	78%	26	37%	0.62	118	69%	7.38	99	90.5%	175,000	14.4%	170,800	-2.4%
Apr-19	17	6%	39	95%	0.44	131	96%	7.71	72	91.8%	158,000	2.6%	163,620	8.6%
May-19	18	38%	20	33%	0.90	114	75%	6.33	150	94.4%	143,750	-42.5%	150,986	-33.5%
Jun-19	12	50%	30	30%	0.40	111	59%	9.25	78	92.9%	140,000	1.0%	143,596	5.3%
Jul-19	20	82%	30	30%	0.67	115	51%	5.75	85	94.1%	127,000	-40.9%	145,020	-36.5%
Aug-19	14	75%	17	-11%	0.82	106	36%	7.57	78	94.1%	161,500	5.8%	168,446	10.9%
Sep-19	15	200%	25	32%	0.60	95	14%	6.33	141	93.0%	122,000	-15.9%	116,143	-14.0%
Oct-19	15	15%	24	-11%	0.63	89	6%	5.93	114	89.5%	114,000	23.2%	119,643	-2.9%
Nov-19	12	100%	23	-60%	0.52	89	-28%	7.42	140	89.2%	120,000	-24.2%	137,583	-25.6%
Dec-19	6	-54%	18	-28%	0.33	80	-33%	13.33	108	91.3%	113,750	-30.9%	107,900	-37.2%
2019	162	30%	305	8%	0.53	109	44%	9.52	103	92.5%	140,000	-12.5%	149,109	-12.0%
Jan-20	6	20%	28	-13%	0.21	86	-35%	14.33	90	92.8%	136,250	-21.2%	141,750	-13.6%
Feb-20	6	-50%	32	52%	0.19	98	-23%	16.33	68	93.7%	129,500	-30.8%	135,917	-28.7%
Mar-20	13	-19%	26	0%	0.50	98	-17%	7.54	155	89.4%	155,000	-11.4%	140,577	-17.7%
Apr-20	-	-100%	20	-49%	-	102	-22%	-	-	-	-	-	-	-
May-20	5	-72%	21	5%	0.24	92	-19%	18.40	85	90.1%	150,000	4.3%	132,000	-12.6%
Jun-20	19	58%	33	10%	0.58	91	-18%	4.79	96	93.0%	120,000	-14.3%	121,079	-15.7%
Jul-20	15	-25%	25	-17%	0.60	85	-26%	5.67	71	92.3%	119,000	-6.3%	114,067	-21.3%
Aug-20	10	-29%	16	-6%	0.63	80	-25%	8.00	77	89.3%	107,875	-33.2%	122,275	-27.4%
Sep-20	10	-33%	20	-20%	0.50	75	-21%	7.50	78	90.8%	112,500	-7.8%	117,300	1.0%
Oct-20	9	-40%	18	-25%	0.50	73	-18%	8.11	100	89.5%	123,000	7.9%	128,833	7.7%
Nov-20	9	-25%	26	13%	0.35	78	-12%	8.67	91	89.1%	110,000	-8.3%	96,667	-29.7%
Dec-20	6	0%	22	22%	0.27	80	0%	13.33	108	88.5%	72,800	-36.0%	89,833	-16.7%
2020	108	-33%	287	-6%	0.38	87	-20%	10.24	94	91.0%	120,000	-14.3%	121,567	-18.5%

FORT MCMURRAY														
	Sales	Y/Y%	New Listings	Y/Y%	S/NL Ratio	Inventory	Y/Y%	Months of Supply	DOM	SP/LP	Median Price	Y/Y%	Average Price	Y/Y%
Jan-21	27	350%	30	7%	0.90	74	-14%	2.74	95	78.6%	40,000	-70.6%	66,626	-53.0%
Feb-21	12	100%	20	-38%	0.60	71	-28%	5.92	37	83.1%	85,000	-34.4%	109,125	-19.7%
Mar-21	28	115%	22	-15%	1.27	60	-39%	2.14	135	90.1%	73,500	-52.6%	83,707	-40.5%
Apr-21	26	-	26	30%	1.00	52	-49%	2.00	54	92.0%	95,000	-	115,900	-
May-21	18	260%	23	10%	0.78	53	-42%	2.94	70	93.9%	102,500	-31.7%	125,439	-5.0%
Jun-21	24	26%	19	-42%	1.26	42	-54%	1.75	46	92.4%	99,000	-17.5%	114,637	-5.3%
Jul-21	15	0%	28	12%	0.54	49	-42%	3.27	26	93.6%	70,000	-41.2%	80,340	-29.6%
Aug-21	9	-10%	23	44%	0.39	55	-31%	6.11	49	92.0%	80,000	-25.8%	101,900	-16.7%
Sep-21	16	60%	25	25%	0.64	61	-19%	3.81	35	93.2%	111,500	-0.9%	119,344	1.7%
Oct-21	16	78%	15	-17%	1.07	53	-27%	3.31	34	94.4%	105,750	-14.0%	126,813	-1.6%
Nov-21	13	44%	19	-27%	0.68	50	-36%	3.85	52	93.7%	95,000	-13.6%	105,615	9.3%
Dec-21	12	100%	22	0%	0.55	52	-35%	4.33	88	93.8%	85,250	17.1%	115,438	28.5%
2021	216	100%	272	-5%	0.79	56	-35%	3.51	66	90.3%	89,950	-25.0%	103,212	-15.1%
Jan-22	19	-30%	18	-40%	1.06	45	-39%	2.37	36	92.8%	80,500	101.3%	100,337	50.6%
Feb-22	28	133%	33	65%	0.85	48	-32%	1.71	48	92.4%	78,200	-8.0%	89,993	-17.5%
Mar-22	25	-11%	23	5%	1.09	42	-30%	1.68	40	92.8%	110,000	49.7%	125,180	49.5%
Apr-22	27	4%	38	46%	0.71	51	-2%	1.89	53	96.0%	133,000	40.0%	128,411	10.8%
May-22	16	-11%	37	61%	0.43	70	32%	4.38	53	94.7%	142,000	38.5%	156,861	25.0%
Jun-22	23	-4%	19	0%	1.21	56	33%	2.43	32	97.5%	128,500	29.8%	134,943	17.7%
Jul-22	18	20%	18	-36%	1.00	52	6%	2.89	36	94.1%	119,500	70.7%	114,897	43.0%
Aug-22	17	89%	26	13%	0.65	53	-4%	3.12	46	94.5%	125,000	56.3%	120,069	17.8%
Sep-22	14	-13%	28	12%	0.50	61	0%	4.36	31	94.5%	122,500	9.9%	108,250	-9.3%
Oct-22	9	-44%	23	53%	0.39	68	28%	7.56	42	94.1%	100,000	-5.4%	112,678	-11.1%
Nov-22	9	-31%	20	5%	0.45	68	36%	7.56	64	90.0%	100,000	5.3%	103,333	-2.2%
Dec-22	11	-8%	18	-18%	0.61	66	27%	6.00	48	95.4%	117,500	37.8%	123,552	7.0%
2022	216	0%	301	11%	0.72	57	5%	3.83	44	94.2%	115,000	27.8%	118,353	14.7%
Jan-23	14	-26%	11	-39%	1.27	52	16%	3.71	67	95.0%	117,950	46.5%	127,221	26.8%
Feb-23	15	-46%	23	-30%	0.65	52	8%	3.47	74	90.8%	112,000	43.2%	110,393	22.7%
Mar-23	15	-40%	37	61%	0.41	62	48%	4.13	37	93.1%	113,499	3.2%	118,767	-5.1%
Apr-23	22	-19%	22	-42%	1.00	60	18%	2.73	36	90.9%	120,500	-9.4%	111,523	-13.2%
May-23	22	38%	27	-27%	0.81	61	-13%	2.77	61	93.4%	116,000	-18.3%	111,842	-28.7%
Jun-23	16	-30%	26	37%	0.62	65	16%	4.06	74	93.0%	83,250	-35.2%	101,119	-25.1%
Jul-23	18	0%	22	22%	0.82	62	19%	3.44	52	93.6%	117,500	-1.7%	133,700	16.4%
Aug-23	17	0%	17	-35%	1.00	57	8%	3.35	52	94.0%	117,000	-6.4%	123,224	2.6%
Sep-23	25	79%	16	-43%	1.56	40	-34%	1.60	78	93.2%	115,000	-6.1%	112,960	4.4%
Oct-23	23	156%	21	-9%	1.10	29	-57%	1.26	56	92.1%	66,000	-34.0%	94,452	-16.2%
Nov-23	20	122%	15	-25%	1.33	15	-78%	0.75	42	92.9%	100,000	0.0%	115,530	11.8%
Dec-23	11	0%	16	-11%	0.69	20	-70%	1.82	35	92.2%	98,000	-16.6%	106,482	-13.8%
2023	218	1%	253	-16%	0.86	48	-10%	2.76	56	92.8%	112,500	-2.2%	113,441	-4.2%
Jan-24	7	-50%	17	55%	0.41	29	-44%	4.14	53	93.0%	55,000	-53.4%	67,286	-47.1%
Feb-24	20	33%	25	9%	0.80	32	-38%	1.60	28	95.2%	127,500	13.8%	129,770	17.6%
Mar-24	11	-27%	37	0%	0.30	55	-11%	5.00	32	95.0%	109,000	-4.0%	106,045	-10.7%
Apr-24	24	9%	27	23%	0.89	58	-3%	2.42	42	96.6%	110,500	-8.3%	122,287	9.7%
May-24	25	14%	27	0%	0.93	58	-5%	2.32	49	94.8%	150,000	29.3%	158,466	41.7%
Jun-24	17	6%	39	50%	0.44	73	12%	4.29	37	96.0%	123,333	48.1%	128,214	26.8%
Jul-24	32	78%	35	59%	0.91	70	13%	2.19	44	94.3%	124,950	6.3%	117,702	-12.0%
Aug-24	22	29%	22	29%	1.00	63	11%	2.86	42	96.2%	138,500	18.4%	138,373	12.3%
Sep-24	17	-32%	31	94%	0.55	69	73%	4.06	49	95.3%	114,900	-0.1%	124,718	10.4%
Oct-24	19	-17%	28	33%	0.68	64	121%	3.37	51	95.4%	140,000	112.1%	144,224	52.7%
Nov-24	21	5%	30	100%	0.70	64	327%	3.05	40	94.3%	123,000	23.0%	123,029	6.5%
Dec-24	12	9%	13	-19%	0.92	54	170%	4.50	45	92.9%	110,000	12.2%	123,408	15.9%
2024	227	4%	331	31%	0.69	57	52%	3.32	43	95.1%	125,000	11.1%	127,950	12.8%
Jan-25	17	143%	34	100%	0.50	64	121%	3.76	64	91.6%	115,000	109.1%	130,206	93.5%
Feb-25	22	10%	29	16%	0.76	61	91%	2.77	41	93.9%	130,375	2.3%	137,602	6.0%
Mar-25	22	100%	33	-11%	0.67	65	18%	2.95	47	94.5%	109,125	0.1%	114,998	8.4%
Apr-25	23	-4%	28	4%	0.82	68	17%	2.96	46	93.1%	127,000	14.9%	126,170	3.2%
May-25														
Jun-25														
Jul-25														
Aug-25														
Sep-25														
Oct-25														
Nov-25														
Dec-25														
2025	84	35%	124	17%	0.68	65	62%	3.11	48	93.4%	116,250	13.4%	127,055	9.9%

FORT MCMURRAY

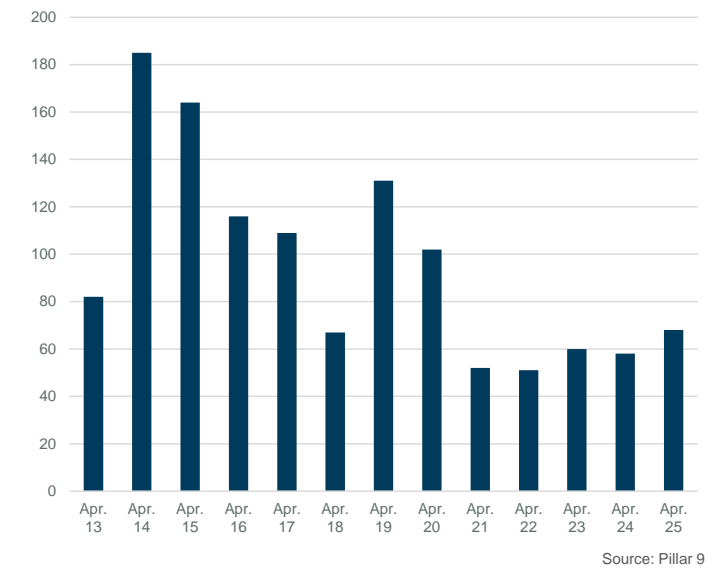
MONTHS OF SUPPLY AND PRICE CHANGE



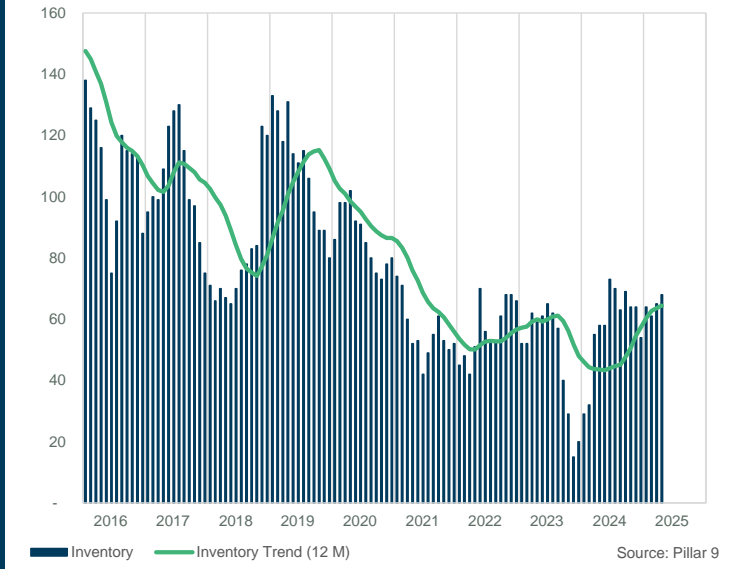
INVENTORY, SALES, AND PRICE



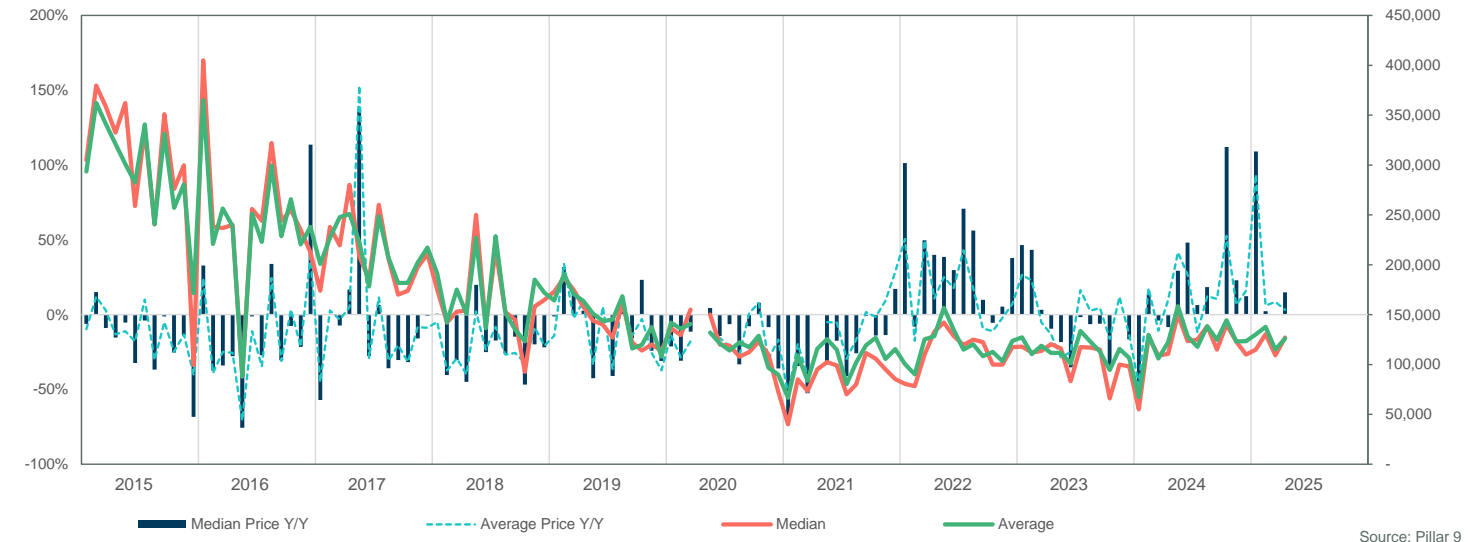
INVENTORY



INVENTORY



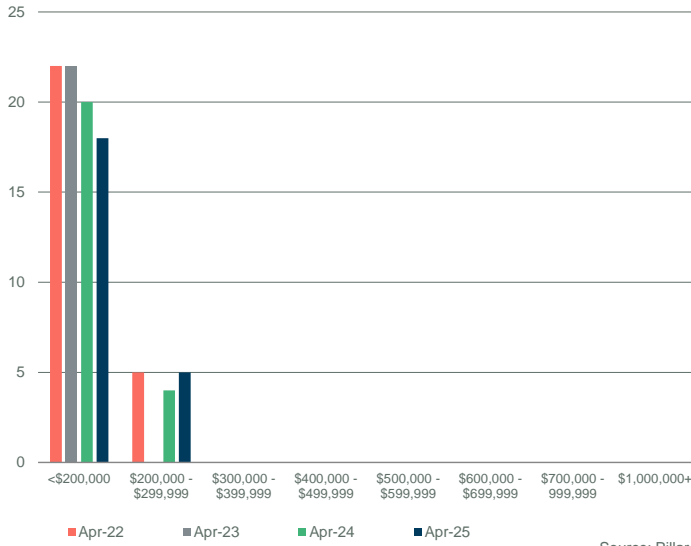
PRICE COMPARISON



FORT MCMURRAY

SALES BY PRICE RANGE

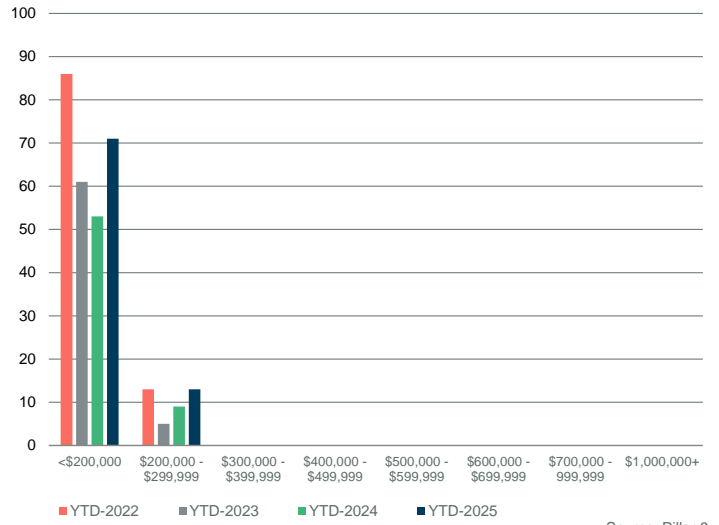
April



Source: Pillar 9

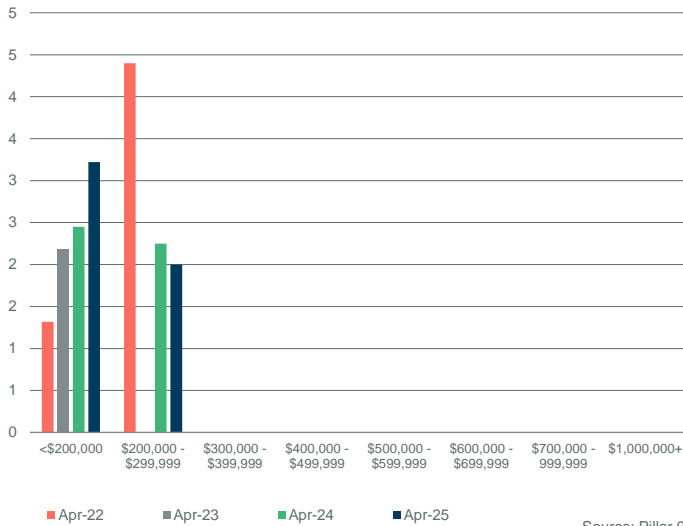
YTD SALES BY PRICE RANGE

YTD-APR



Source: Pillar 9

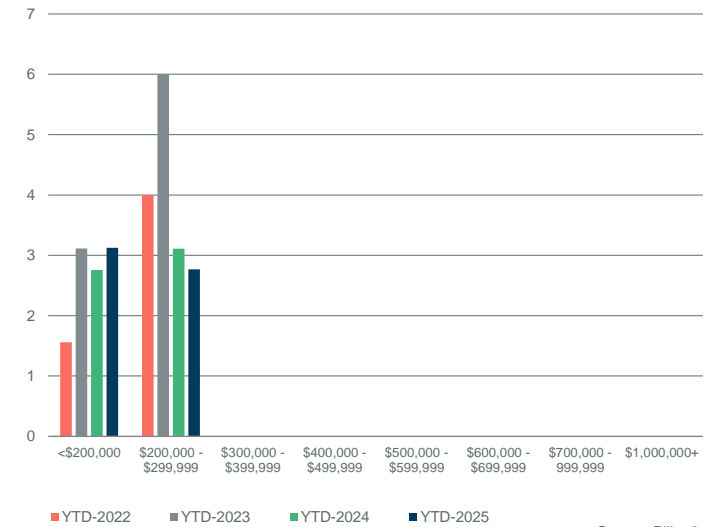
MONTHS OF SUPPLY BY PRICE RANGE



Source: Pillar 9

YTD MONTHS OF SUPPLY BY PRICE RANGE

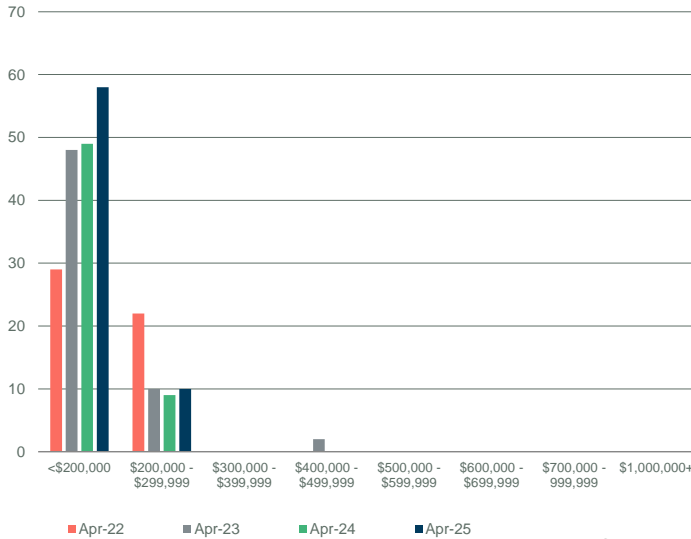
YTD-APR



Source: Pillar 9

INVENTORY BY PRICE RANGE

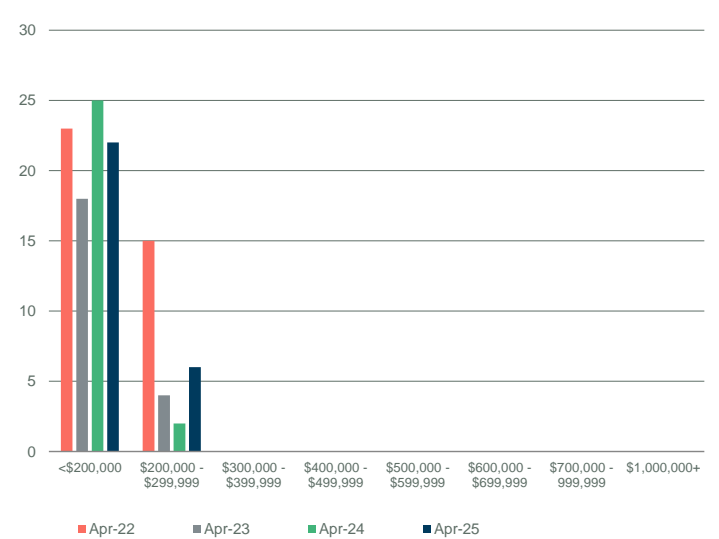
April



Source: Pillar 9

NEW LISTINGS BY PRICE RANGE

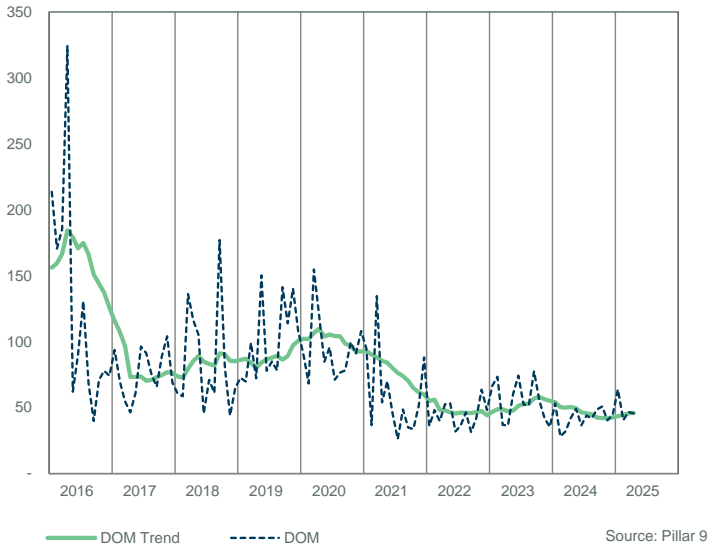
April



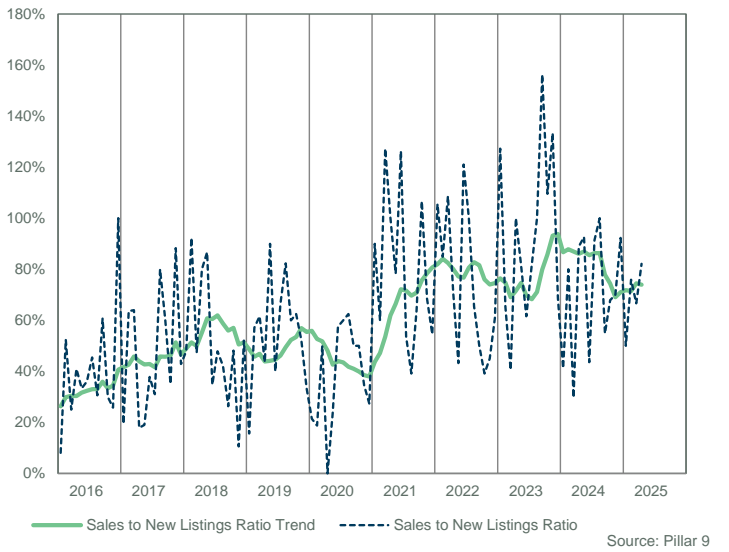
Source: Pillar 9

FORT MCMURRAY

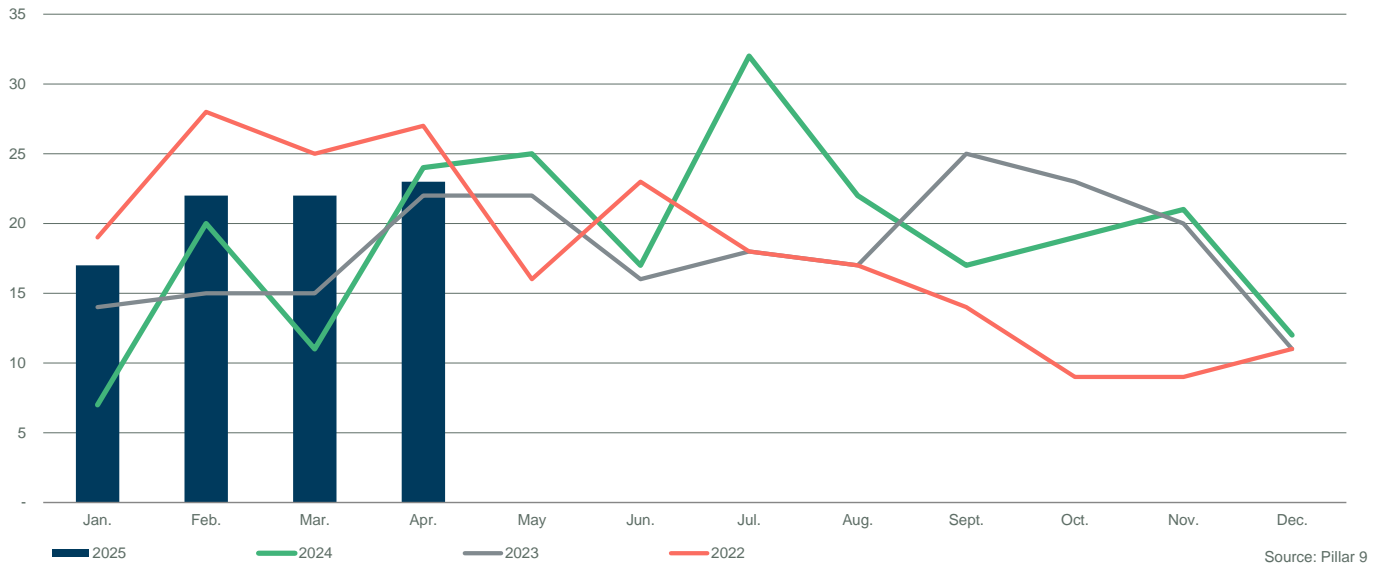
DAYS ON MARKET



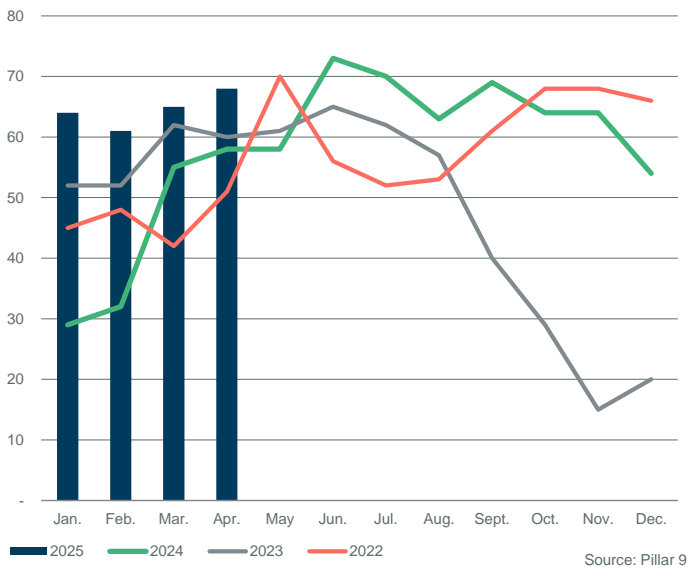
SALES TO NEW LISTINGS RATIO



SALES COMPARISON



INVENTORY COMPARISON



NEW LISTINGS COMPARISON

