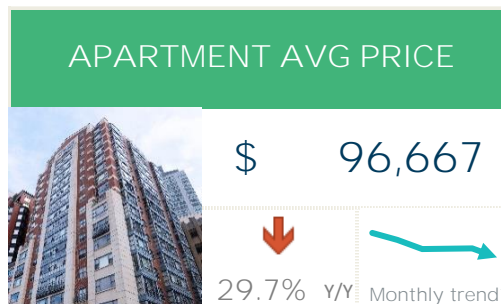
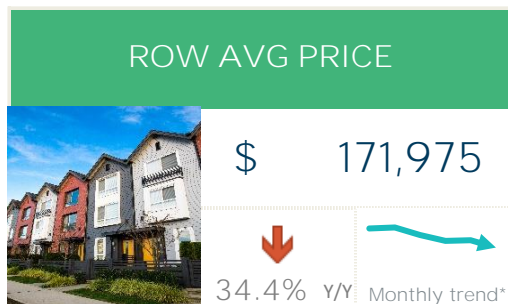
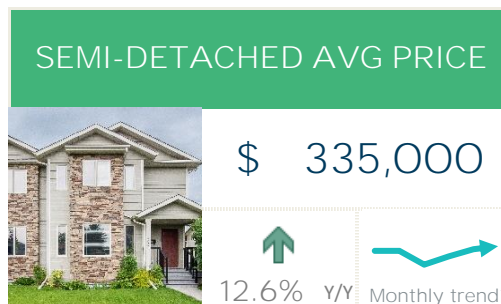
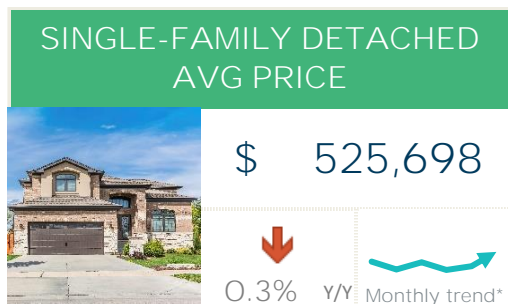
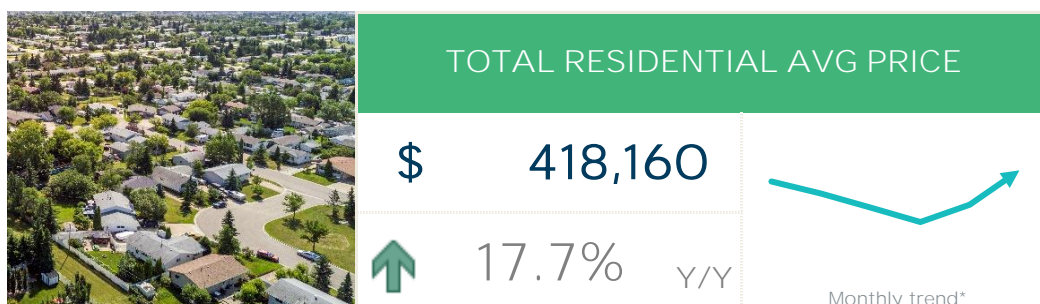


November 2020

The inventory levels in November continue to remain amongst the lowest numbers seen for the month since 2006. The steady declines in new listings and inventory over the past several months is likely one factor impacting sales in the market. November sales eased for the fourth month in a row, causing year-to-date sales to decline by 13 per cent.

The tighter conditions caused by the reductions in supply have caused some recent gains in prices in the market. However, the gains have not entirely erased earlier pullbacks as year-to-date average prices remain nearly two per cent below last year's levels. There also exists a difference depending on product type, with price declines being significantly higher for the higher density property types relative to the detached market.

While recent shifts in this market are supporting more balanced conditions, both sales and prices remain well below levels recorded before the shift in the energy market that started in 2015.



November 2020

November 2020

	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	43	16%	52	-19%	213	-26%	83%	4.95	-26%	\$525,698	0%
Mobile with Land	3	-80%	6	-45%	15	-71%	50%	5.00	-71%	\$252,667	16%
Row	4	-73%	13	-35%	41	-43%	31%	10.25	-43%	\$171,975	-34%
Apartment	9	-25%	26	8%	76	-16%	35%	8.44	-16%	\$96,667	-30%
Total Residential	62	-26%	98	-24%	352	-34%	63%	5.68	-34%	\$418,160	18%

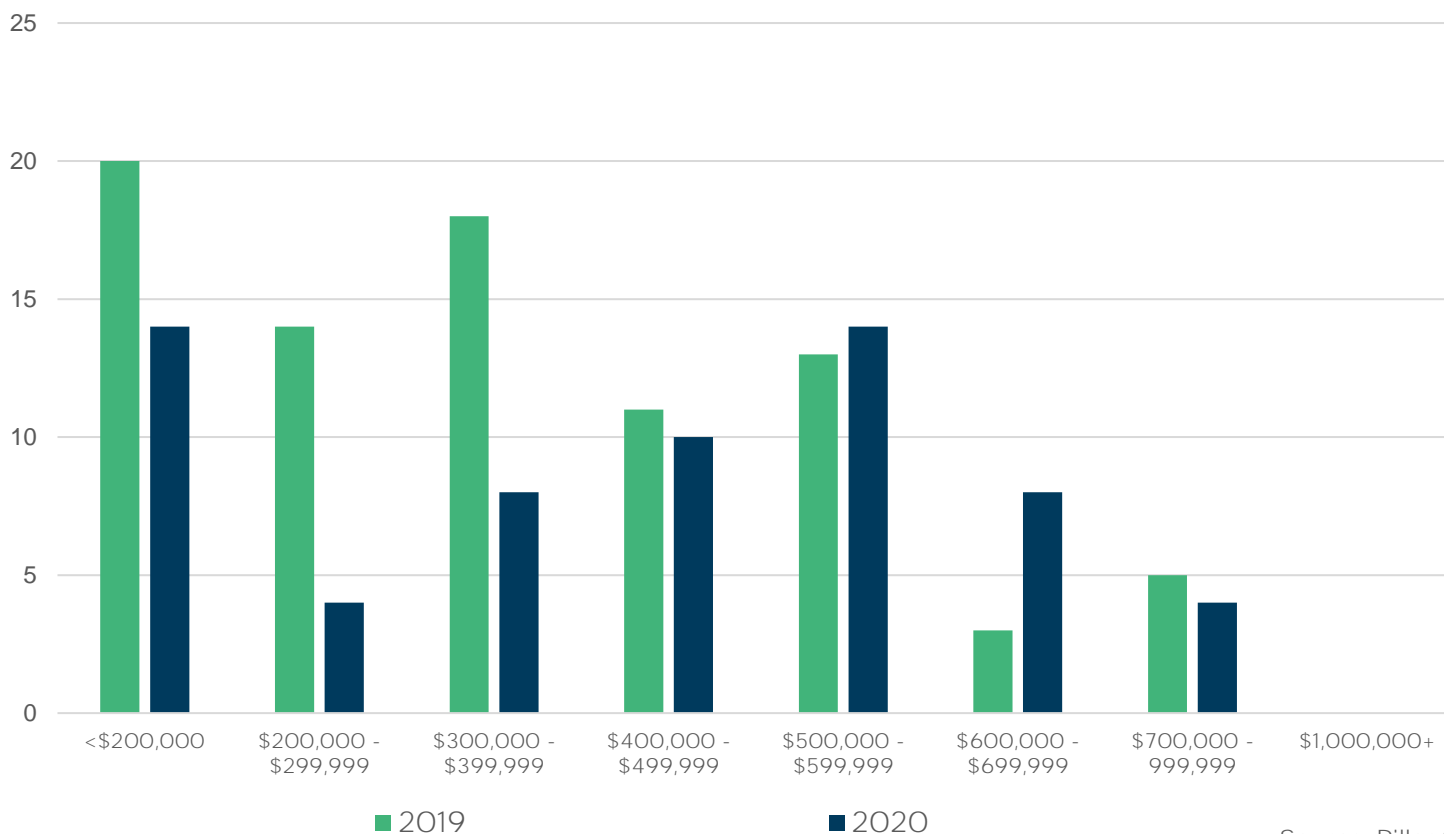
Year-to-Date

November 2020

	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	512	1%	879	-15%	246	-24%	58%	5.29	-24%	\$502,146	-6%
Mobile with Land	63	-47%	84	-58%	28	-46%	75%	4.87	2%	\$230,112	-8%
Row	112	-7%	163	-35%	59	-26%	69%	5.78	-20%	\$211,366	-15%
Apartment	107	-33%	263	-11%	87	-23%	41%	8.94	14%	\$121,188	-20%
Total Residential	852	-13%	1462	-24%	442	-27%	58%	5.71	-16%	\$385,685	-2%

Residential Sales by Price Range

November



Source: Pillar 9