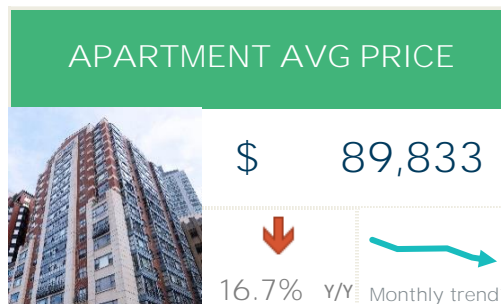
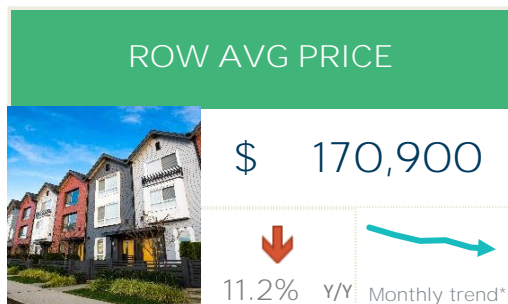
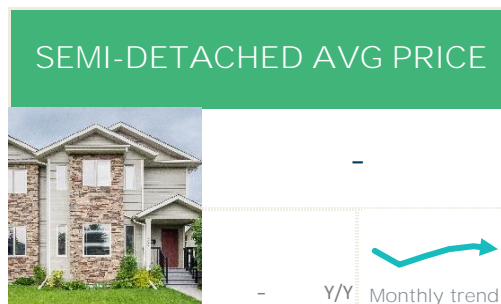
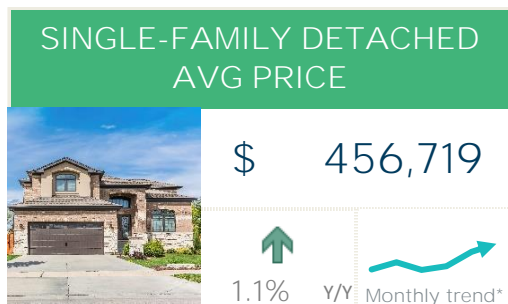
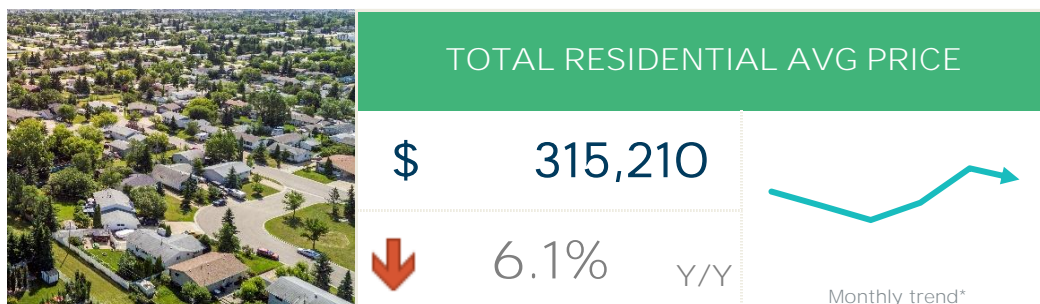


December 2020

While typical spring activity did shift into the summer months after the first COVID-19 restrictions were lifted, the sales momentum did not last as sales activity slowed over the past several months moving to levels not seen in nearly 20 years. The pullback in sales was also met with a pullback in new listings keeping inventories relatively low.

The lower levels of inventories relative to sales did help ease some of the downward pressure on prices over the past several months, however, it was not enough to prevent the annual decline. On an annual basis, the average price declined by nearly two per cent, leaving prices well below previous highs. Price activity in this area also vary significantly depending on the product type. Price adjustments have been far lower for detached properties versus the apartment and row sectors which have recorded double-digit price declines this year.



December 2020

December 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	16	-45%	40	-5%	182	-23%	40%	11.38	-23%	\$456,719	1%
Mobile with Land	1	-86%	1	-83%	14	-67%	100%	14.00	-67%	\$269,200	24%
Row	6	-33%	8	-27%	43	-37%	75%	7.17	-37%	\$170,900	-11%
Apartment	6	0%	22	22%	78	-5%	27%	13.00	-5%	\$89,833	-17%
Total Residential	29	-45%	72	-13%	323	-30%	40%	11.14	-30%	\$315,210	-6%

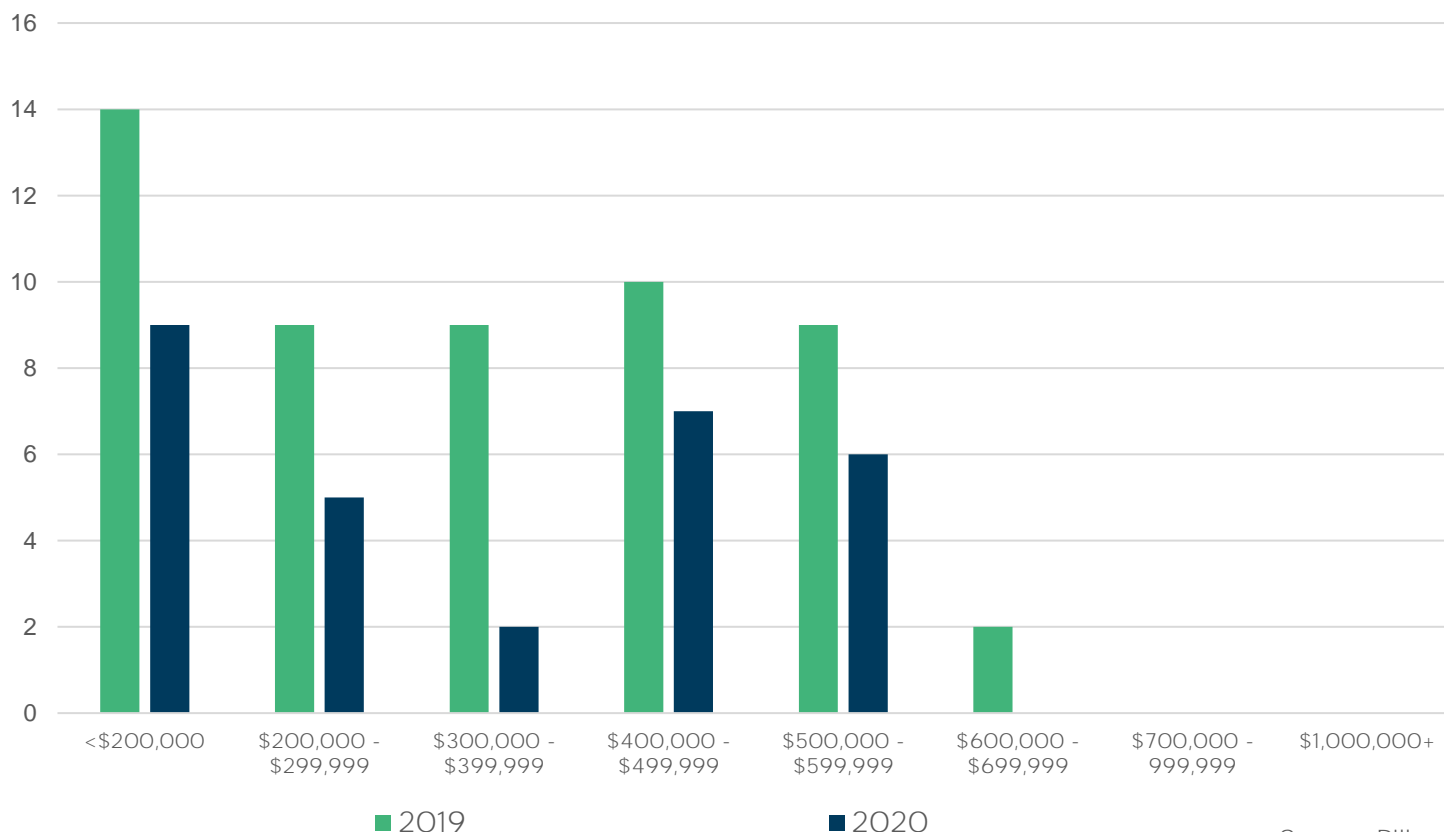
Year-to-Date

December 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	528	-2%	919	-15%	241	-24%	57%	5.48	-22%	\$498,361	-6%
Mobile with Land	64	-49%	85	-59%	27	-47%	75%	5.02	3%	\$233,369	-6%
Row	118	-9%	171	-34%	58	-26%	69%	5.86	-19%	\$207,994	-14%
Apartment	113	-32%	285	-9%	86	-22%	40%	9.16	13%	\$118,338	-20%
Total Residential	881	-15%	1533	-23%	432	-27%	57%	5.89	-14%	\$379,812	-2%

Residential Sales by Price Range

December



Source: Pillar 9