

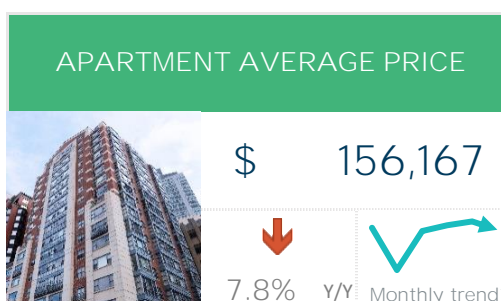
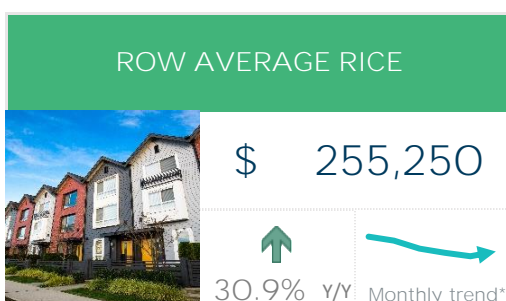
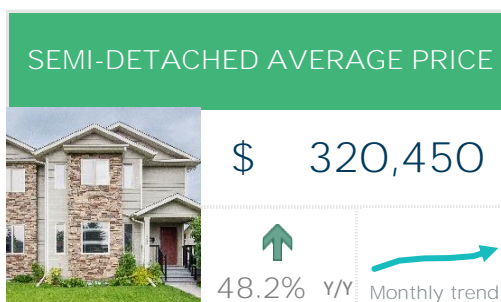
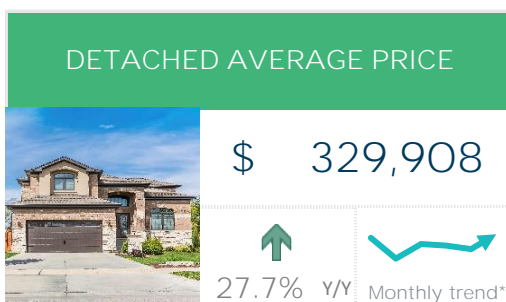
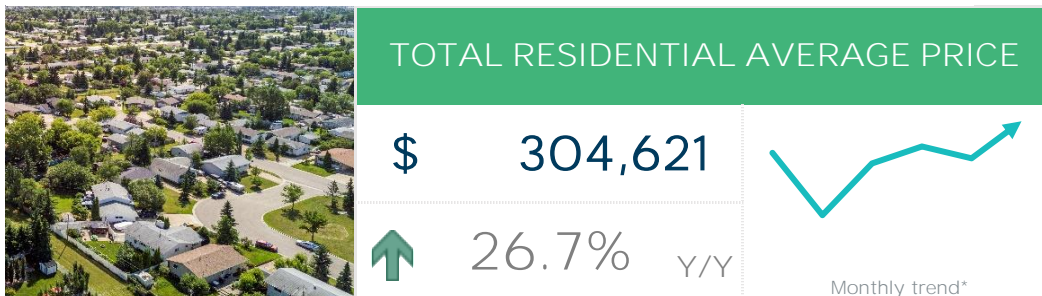
August 2020

Market Trend Summary

August sales remained relatively stable this year compared to last year. Even so, activity over the past three months was not enough to offset earlier pullbacks as year-to-date sales eased by 11 per cent.

The pullback in new listings was more than enough to compensate for the decline in sales as inventories continue to trend down in August. This has caused the market to demonstrate more balanced conditions than what existed prior to the shutdowns caused by the pandemic, supporting price growth in the city.

*Monthly data is based on seasonally adjusted data for the prior 6 months
Data source: Pillar 9



August 2020

August 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%
Detached	72	-4%	101	-25%	294	-30%	71%	4.08	-27%	\$329,908	28%
Semi	10	233%	4	-20%	24	-8%	250%	2.40	-72%	\$320,450	48%
Row	4	-33%	9	29%	39	30%	44%	9.75	95%	\$255,250	31%
Apartment	12	-14%	18	-5%	68	8%	67%	5.67	26%	\$156,167	-8%
Total Residential	98	0%	132	-20%	425	-21%	74%	4.34	-21%	\$304,621	27%

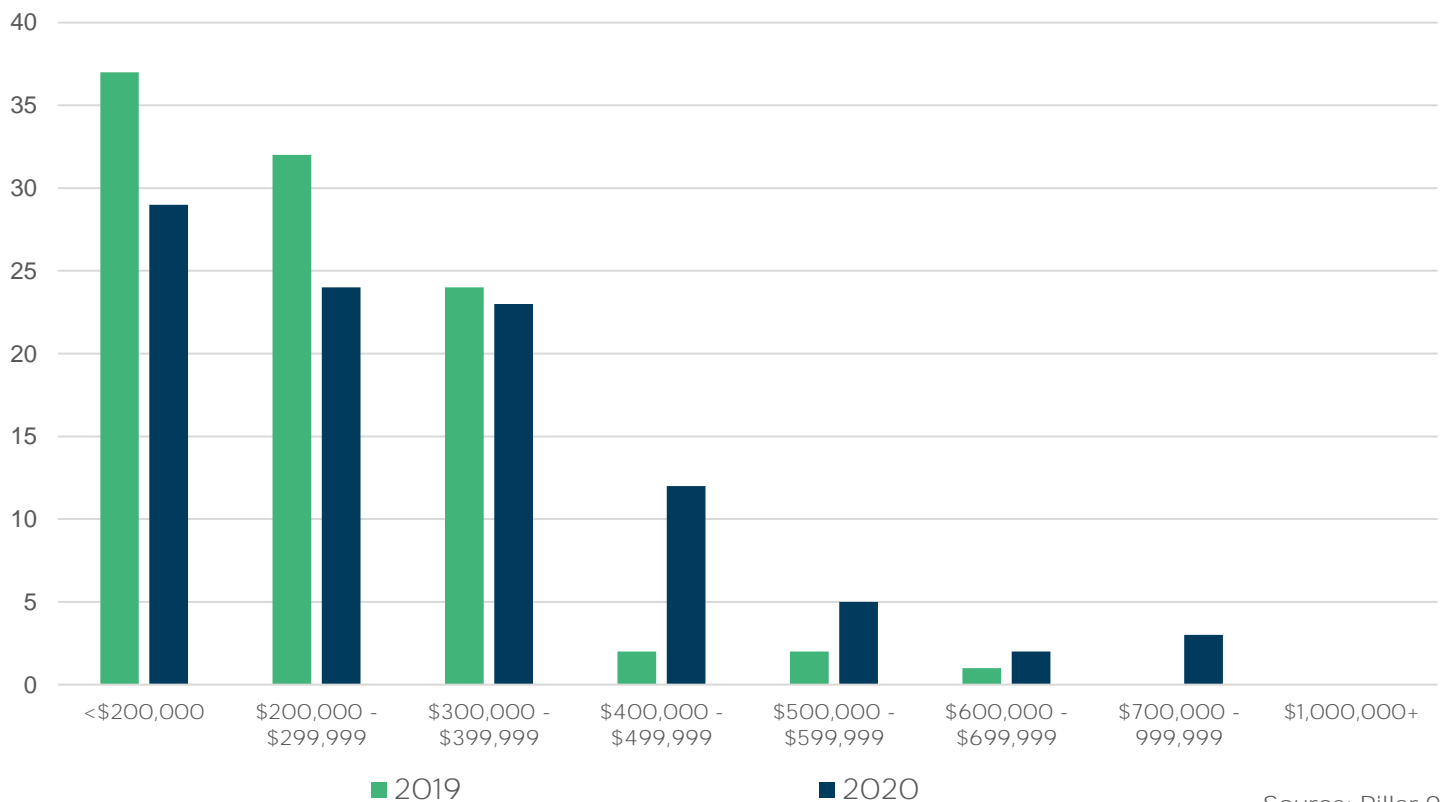
Year-to-Date

August 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%
Detached	501	-10%	817	-21%	294	-20%	61%	4.70	-11%	\$314,713	5%
Semi	41	17%	64	-3%	30	26%	64%	5.80	7%	\$281,483	17%
Row	35	-26%	88	22%	40	22%	40%	9.09	64%	\$193,761	-11%
Apartment	51	-22%	130	-3%	64	1%	39%	10.06	28%	\$158,596	-9%
Total Residential	628	-11%	1099	-16%	428	-13%	57%	5.45	-2%	\$293,125	5%

Residential Sales by Price Range

August



Source: Pillar 9

