

August 2020

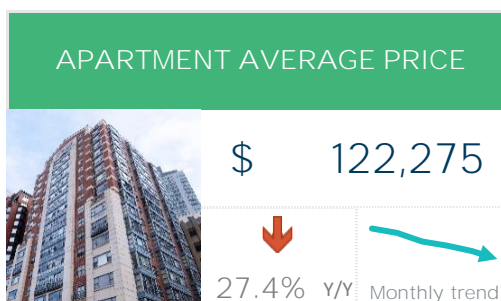
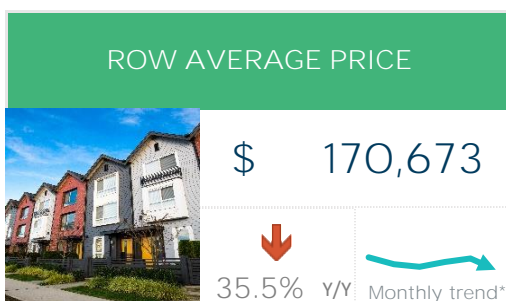
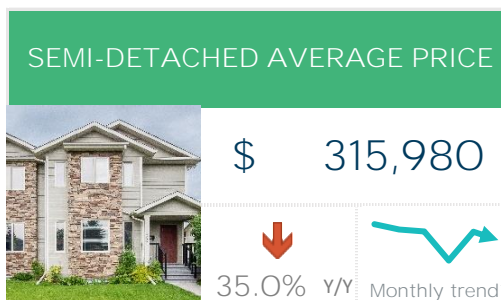
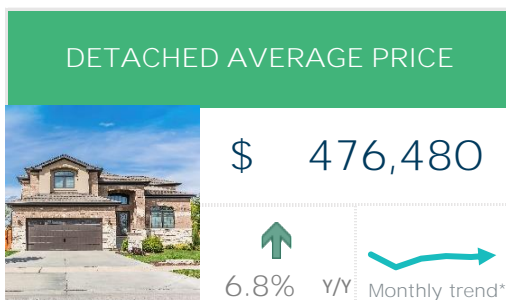
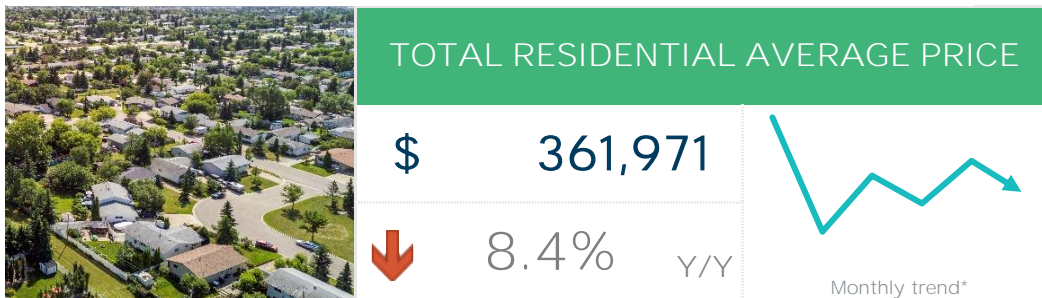
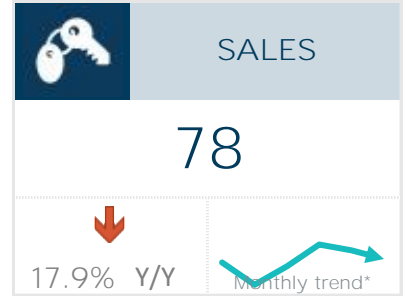
Market Trend Summary

Following two months of improvements, sales in the area eased in August contributing to the year-to-date decline of 13 per cent. The decline in sales was somewhat offset by the sharp pullback in inventory levels which current sit at 447 units, the lowest August recorded since the early 2000's.

The months of supply in Fort McMurray has risen from the low levels recorded over the past two months. However, with 4 months of supply this is still a significant improvement of the over 6 months recorded last year at this time.

Despite some of the shifts in the market, high unemployment rates and uncertainty still weigh on housing market prices. The region has continued to see their unemployment rates rise as over 13,000 jobs were lost since last year, an especially difficult situation given the challenges that the area faced over the past five years.

Given the challenging economic climate it is not a surprise that prices continue to trend down. So far this year, average prices have eased by nearly four per cent, indicating that prices have eased by 40 per cent since prices started trending down in 2015.



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	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	48	-27%	84	-13%	253	-32%	57%	5.27	-6%	\$476,480	7%
Semi	5	-38%	2	-85%	14	-60%	250%	2.80	-36%	\$315,980	-35%
Row	15	114%	6	-73%	42	-49%	250%	2.80	-76%	\$170,673	-36%
Apartment	10	-29%	16	-6%	80	-25%	63%	8.00	6%	\$122,275	-27%
Total Residential	78	-18%	108	-27%	389	-35%	72%	4.99	-20%	\$361,971	-8%

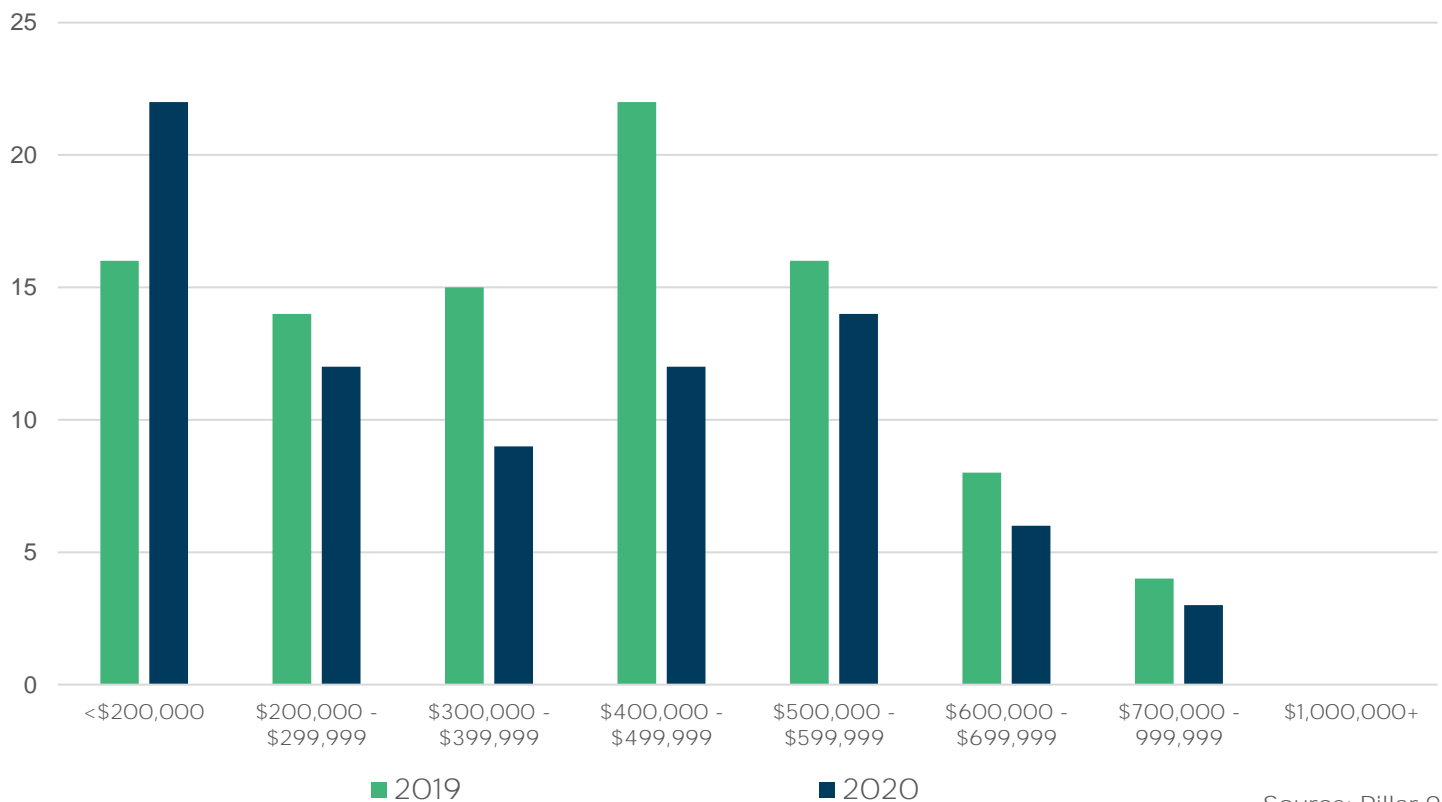
Year-to-Date

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	416	-10%	708	-21%	266	-24%	59%	5.12	-16%	\$469,544	-3%
Semi	45	-17%	63	-36%	27	-24%	71%	4.87	-8%	\$343,604	-14%
Row	84	-6%	125	-32%	64	-22%	67%	6.08	-17%	\$209,507	-19%
Apartment	77	-32%	200	-7%	90	-25%	39%	9.35	12%	\$123,763	-23%
Total Residential	622	-13%	1096	-22%	447	-24%	57%	5.75	-12%	\$382,509	-4%

Residential Sales by Price Range

August



Source: Pillar 9

