

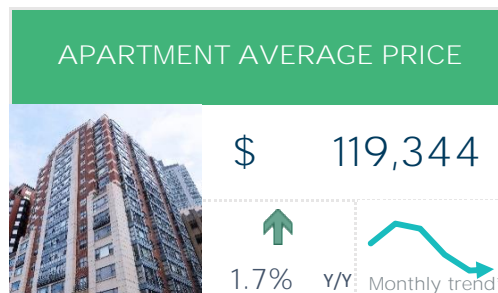
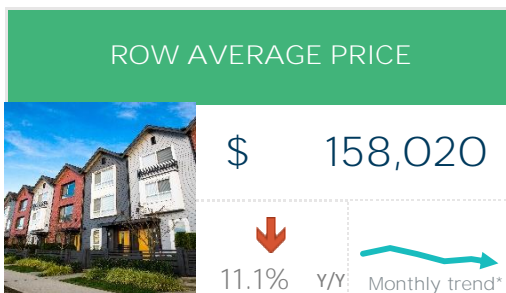
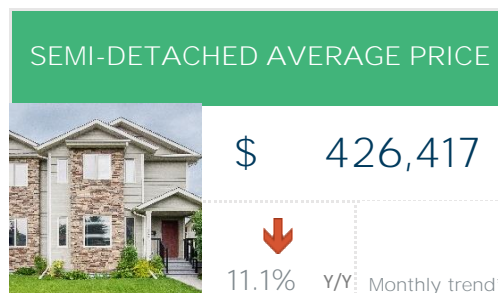
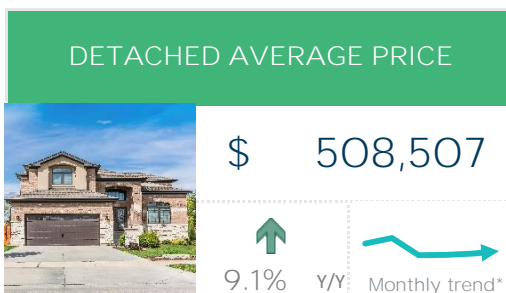
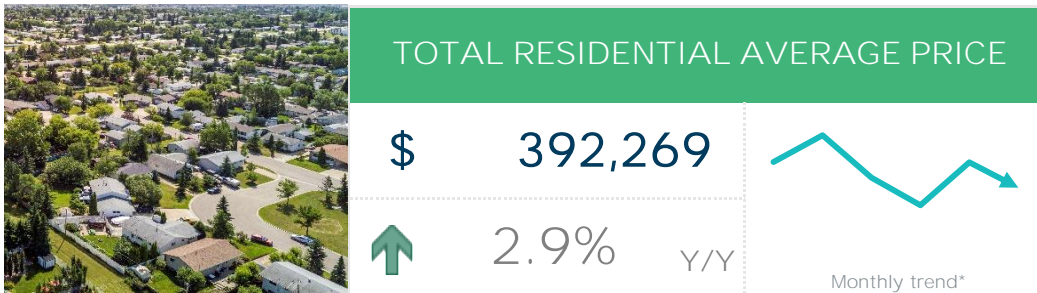
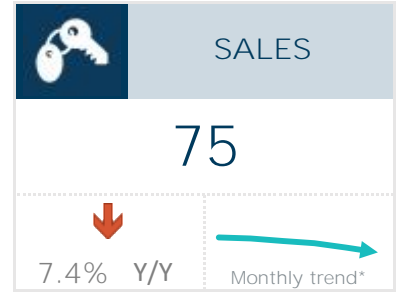
September 2021

Market Trend Summary

Following several months of exceptionally tight conditions in the city, we see some signs of shifts occurring. Unlike earlier in the year, sales activity in September resembled levels consistent with activity recorded over the previous four years. However, like last year, some of this is related to the lower level of new listings coming onto the market.

While new listings remain relatively low, there are some signs of gains compared to activity seen both last month and last year. This helped support a rise in inventory levels this month.

Slower sales and the improvement in inventory levels have pushed up the months of supply to over five months, the first time since the end of last year. If this continues, this will likely take off some of the upward pressure on prices. However, conditions continue to vary significantly depending on product types. City-wide year-to-date average prices have improved three per cent this year. However, detached home prices have risen by eight per cent, with stronger gains occurring in the most affordable price range.



*Monthly trend data is based on seasonally adjusted data, with the prior 6 months displayed
Data source: Pillar 9

September 2021

September 2021

	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	45	-17%	99	14%	293	27%	45%	6.51	53%	\$508,507	9%
Semi	9	80%	12	300%	26	189%	75%	2.89	60%	\$426,417	-11%
Row	5	-58%	10	-23%	38	-16%	50%	7.60	103%	\$158,020	-11%
Apartment	16	60%	25	39%	61	-16%	64%	3.81	-48%	\$119,344	2%
Total Residential	75	-7%	146	21%	418	17%	51%	5.57	26%	\$392,269	3%

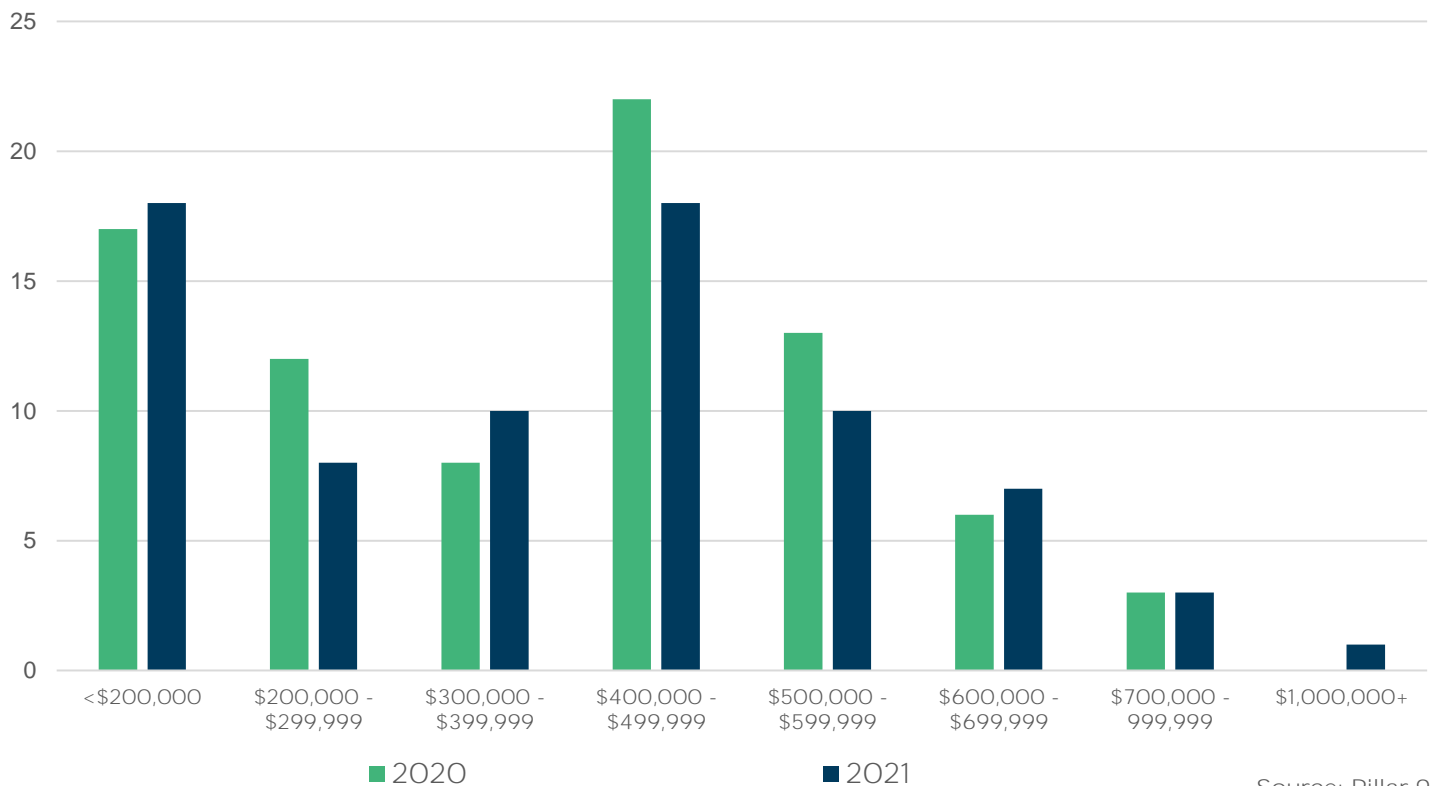
Year-to-Date

September 2021

	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	646	37%	1003	26%	260	-1%	64%	3.62	-28%	\$506,747	8%
Semi	54	8%	86	32%	21	-17%	63%	3.44	-23%	\$389,831	9%
Row	105	9%	124	-12%	39	-38%	85%	3.37	-43%	\$191,599	-7%
Apartment	176	102%	216	-1%	57	-35%	81%	2.94	-68%	\$99,985	-19%
Total Residential	981	40%	1429	17%	378	-14%	69%	3.46	-38%	\$393,603	3%

Residential Sales by Price Range

September



Source: Pillar 9