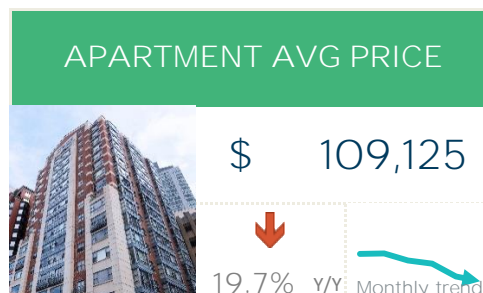
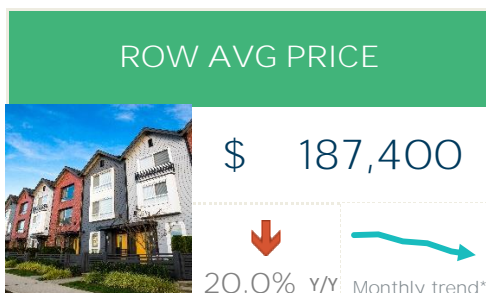
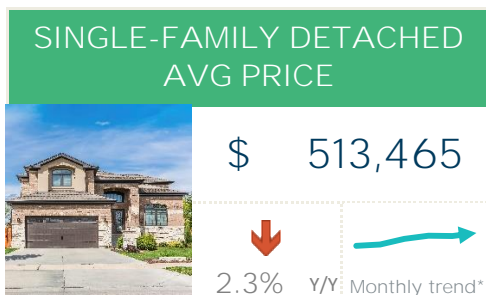
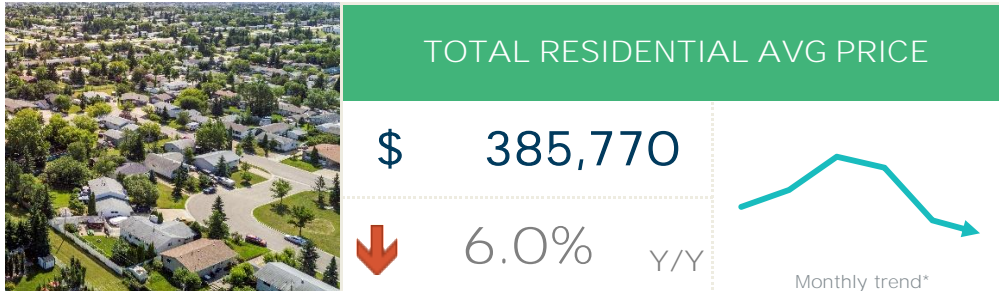
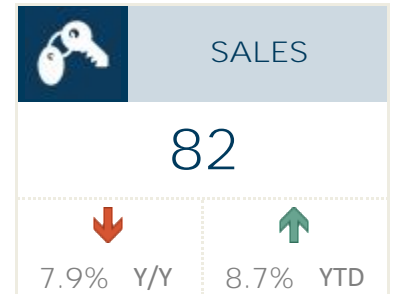


February 2021

February sales eased compared to last year's levels, but thanks to the gains in January, sales over the first two months remain better than levels recorded over the past six years. At the same time, new listings continued to ease keeping inventories at low levels in this market.

The low level of inventories relative to the sales has caused the months of supply to remain just above four months. This is far tighter than we typically see for this time of year and is likely placing limits on the sales activity.

Prices appear to be trending up over the previous month but remain below last year's levels. However, price movements across the market are likely more of a reflection of changes in the distribution of sales rather than a reflection of trends in the market. There has been a greater share of lower-priced sales thanks to recent gains in row and apartment product. Meanwhile detached sales have eased likely due to some supply constraints especially in the lower end of the market.



*The six month monthly trend is based on a moving average
Data source: Pillar 9

February 2021

February 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%
Single Family Detached	52	-2%	82	-20%	211	-14%	63%	4.06	-14%	\$513,465	-2%
Mobile with Land	2	-85%	5	-17%	14	-58%	40%	7.00	-58%	\$312,500	35%
Row	16	100%	9	-25%	37	-47%	178%	2.31	-47%	\$187,400	-20%
Apartment	12	100%	21	-32%	71	-28%	57%	5.92	-28%	\$109,125	-20%
Total Residential	82	-8%	123	-25%	347	-28%	67%	4.23	-28%	\$385,770	-6%

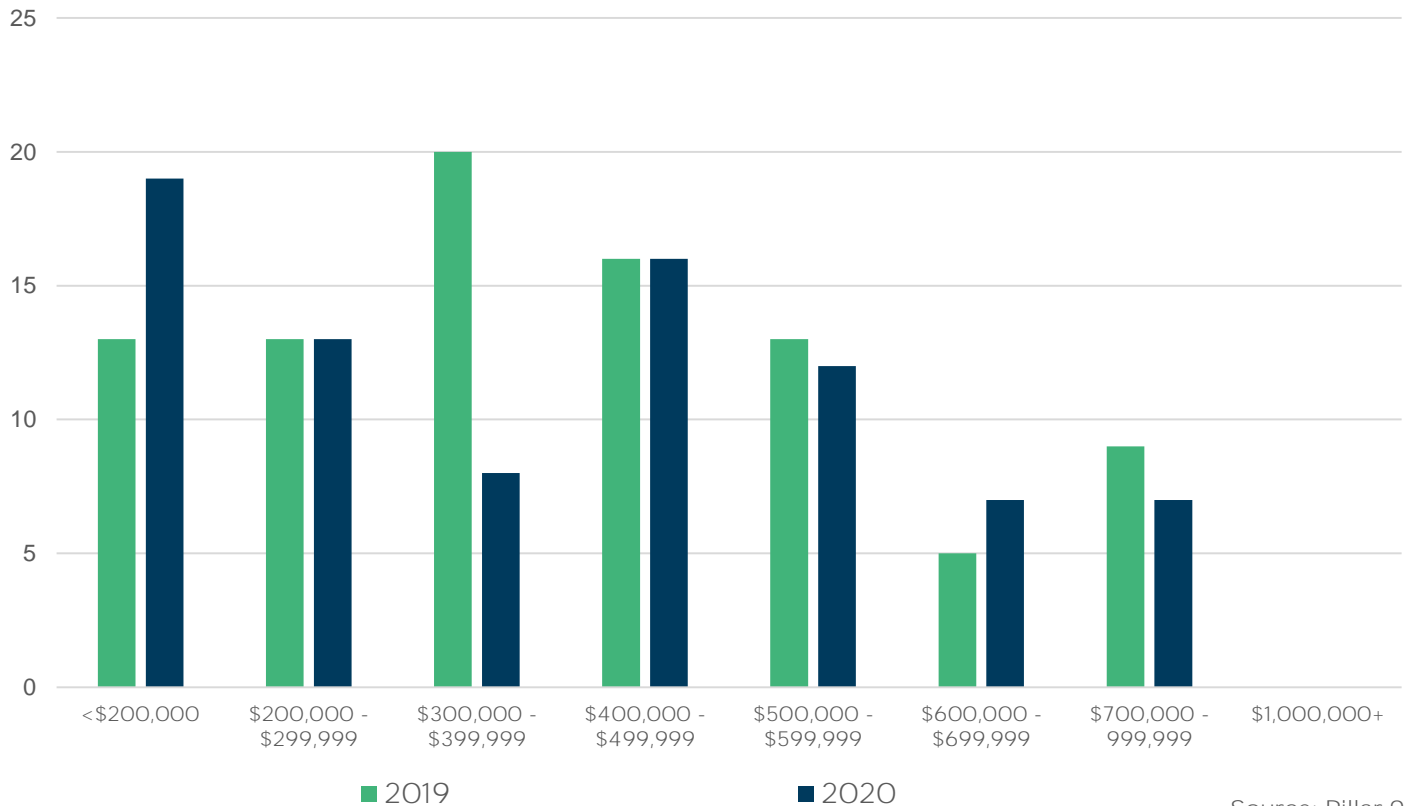
Year-to-Date

February 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%
Single Family Detached	102	-2%	169	-5%	205	-12%	60%	4.01	-10%	\$514,510	0%
Mobile with Land	8	-50%	12	-37%	14	-64%	67%	3.50	-28%	\$284,750	21%
Row	26	117%	26	-28%	42	-44%	100%	3.19	-74%	\$177,500	-30%
Apartment	39	200%	51	-15%	73	-22%	76%	3.72	-74%	\$87,875	-37%
Total Residential	175	9%	269	-16%	345	-27%	65%	3.94	-33%	\$358,447	-15%

Residential Sales by Price Range

February



Source: Pillar 9