

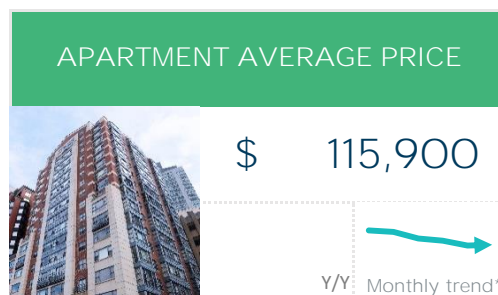
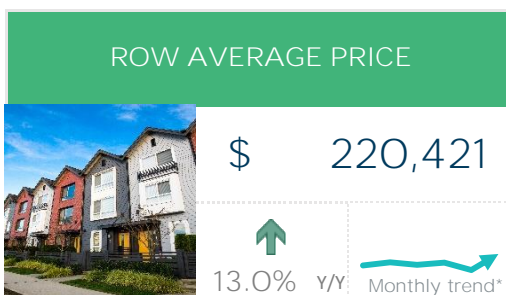
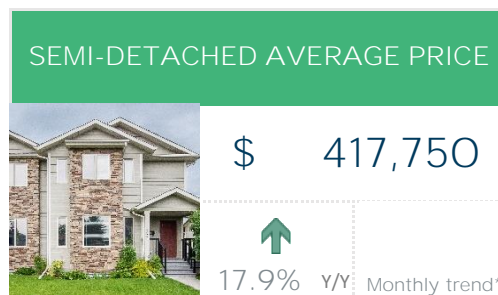
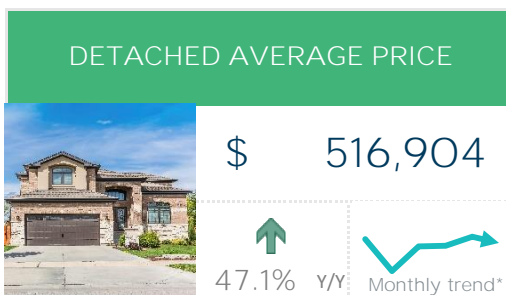
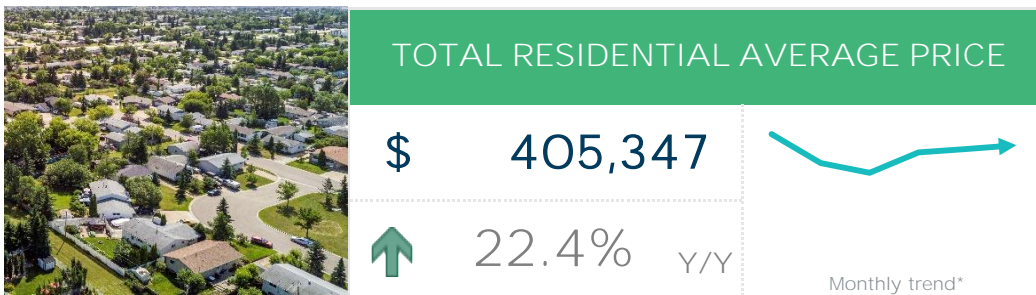
April 2021

Market Trend Summary

Despite entering the third wave for COVID-19, sales activity grew for the second month in a row, rising to the best April recorded relative to the past six years. Improving confidence over a post-covid economy, along with low mortgage rates and pent-up demand is contributing to improving home sales.

At the same time, new listings are also on the rise, causing inventory levels to trend up relative to last month. However, with only 370 units in inventory in April, levels remain at the lowest levels recorded for April in nearly two decades. The strong sales combined with lower inventory levels caused the months of supply to fall below three months, far tighter than typical levels for the month and comparable to levels seen before the financial crisis in the mid-2000s.

While distributional changes are likely impacting some of the price changes occurring in the market, both detached and apartment condominium prices are showing signs of trending up relative to levels recorded last year.



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

April 2021

April 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	90	400%	131	157%	266	1%	69%	2.96	-80%	\$516,904	47%
Semi	6	200%	7	75%	13	-55%	86%	2.17	-85%	\$417,750	18%
Row	14	367%	19	46%	40	-44%	74%	2.86	-88%	\$220,421	13%
Apartment	26	NA	26	30%	51	-48%	100%	1.96	NA	\$115,900	NA
Total Residential	136	491%	183	108%	370	-20%	74%	2.72	-86%	\$405,347	22%

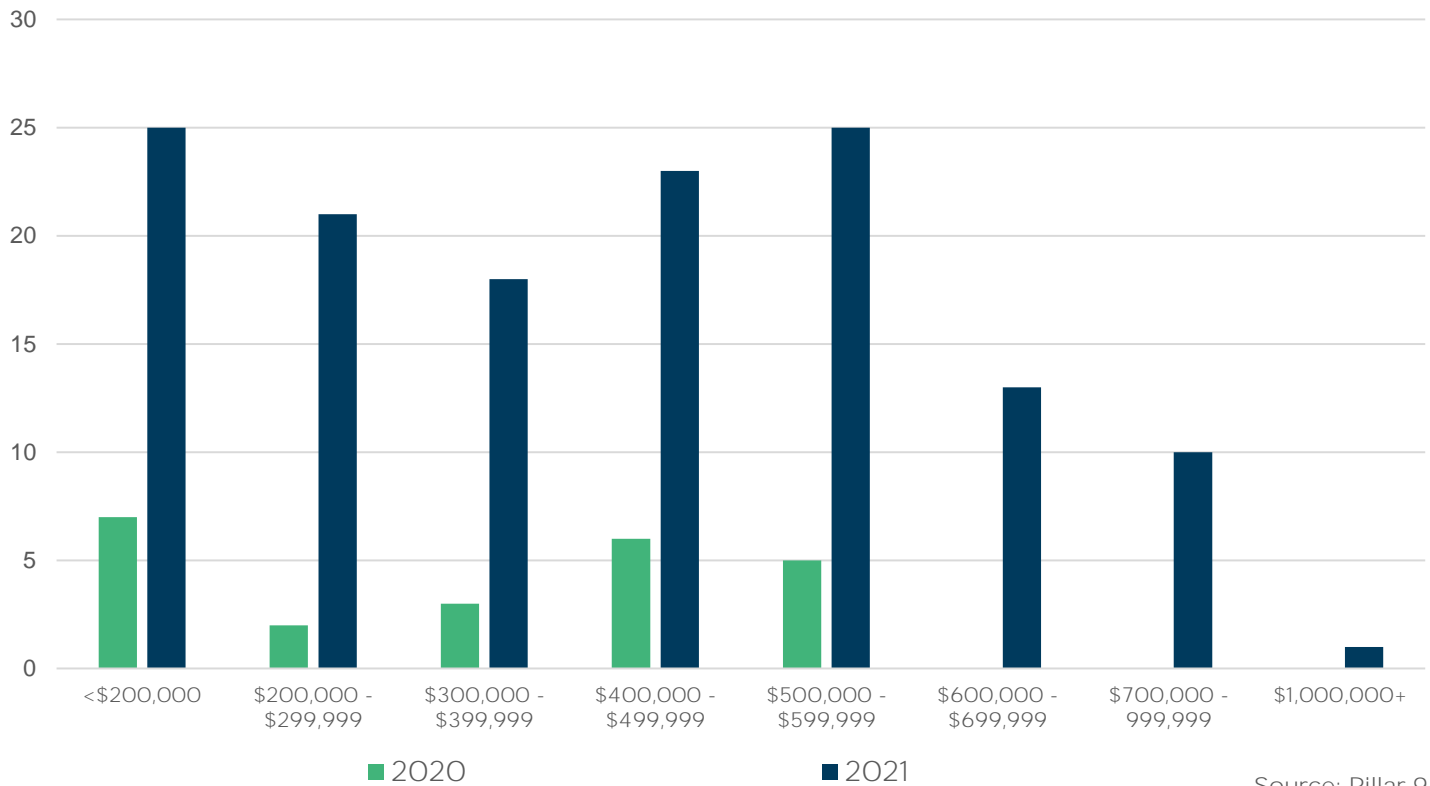
Year-to-Date

April 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	271	52%	441	29%	232	-12%	61%	3.42	-42%	\$517,140	11%
Semi	13	-43%	22	-50%	14	-59%	59%	4.23	-27%	\$362,808	1%
Row	47	135%	57	-14%	41	-45%	82%	3.45	-76%	\$188,702	-23%
Apartment	93	272%	98	-4%	64	-32%	95%	2.75	-82%	\$91,028	-35%
Total Residential	424	72%	618	11%	350	-25%	69%	3.30	-56%	\$382,538	-6%

Residential Sales by Price Range

April



Source: Pillar 9