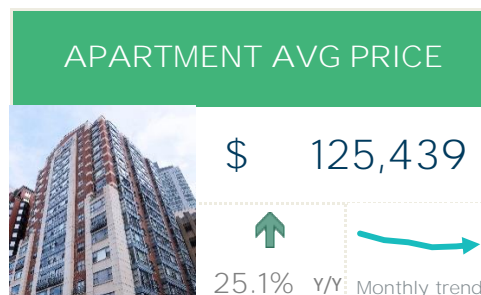
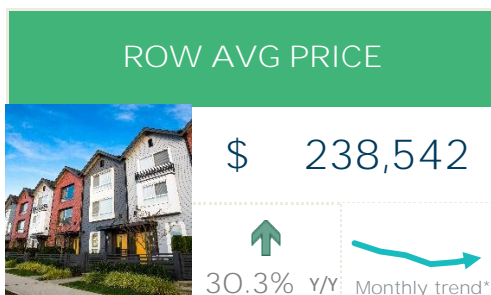
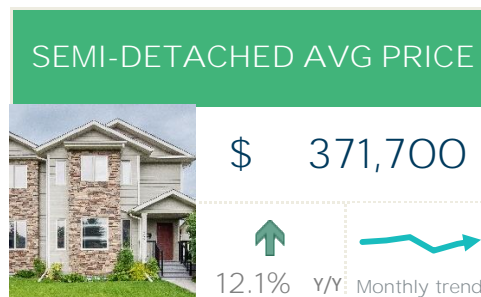
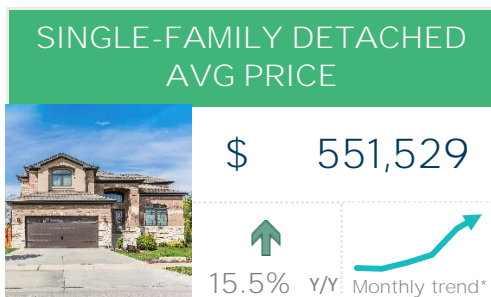
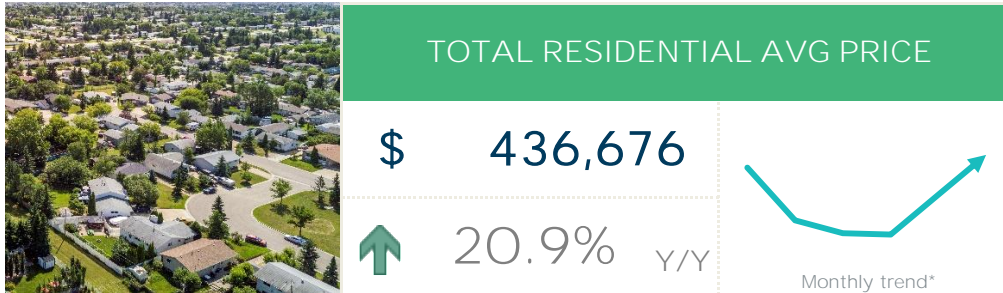


May 2021

May sales activity continue to remain strong relative to activity recorded over the past five years. While seasonally adjusted figures did show sales trended down in May relative to last month, so did new listings, keeping the sales-to-new-listings ratio relatively high at 70 per cent. This did little to add to the inventory in the market, which at 408 units is the lowest May levels recorded since 2007. While the months of supply did trend up from the low levels reported over the past few months, it is still at the tightest level recorded in May in nearly a decade.

The tighter market conditions are supporting some of the upward price pressure in the market. However, this mostly is occurring in the detached segment of the market. Some of the price gain could be related to a rise in higher priced home sales. Last year homes priced over \$600,000 only reflected 12 per cent of all the sales, compared to the 18 per cent that we are seeing this year.



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

May 2021

May 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	82	105%	108	14%	249	-6%	76%	3.04	-6%	\$551,529	16%
Mobile with Land	8	14%	21	250%	44	33%	38%	5.50	33%	\$297,538	35%
Semi-Detached	5	0%	16	300%	22	-8%	31%	4.40	-8%	\$371,700	12%
Row	12	50%	11	-39%	39	-46%	109%	3.25	-46%	\$238,542	30%
Apartment	18	125%	23	-4%	54	-41%	78%	3.00	-41%	\$125,439	25%
<b>Total Residential</b>	<b>125</b>	<b>84%</b>	<b>179</b>	<b>22%</b>	<b>408</b>	<b>-16%</b>	<b>70%</b>	<b>3.26</b>	<b>-16%</b>	<b>\$436,676</b>	<b>21%</b>

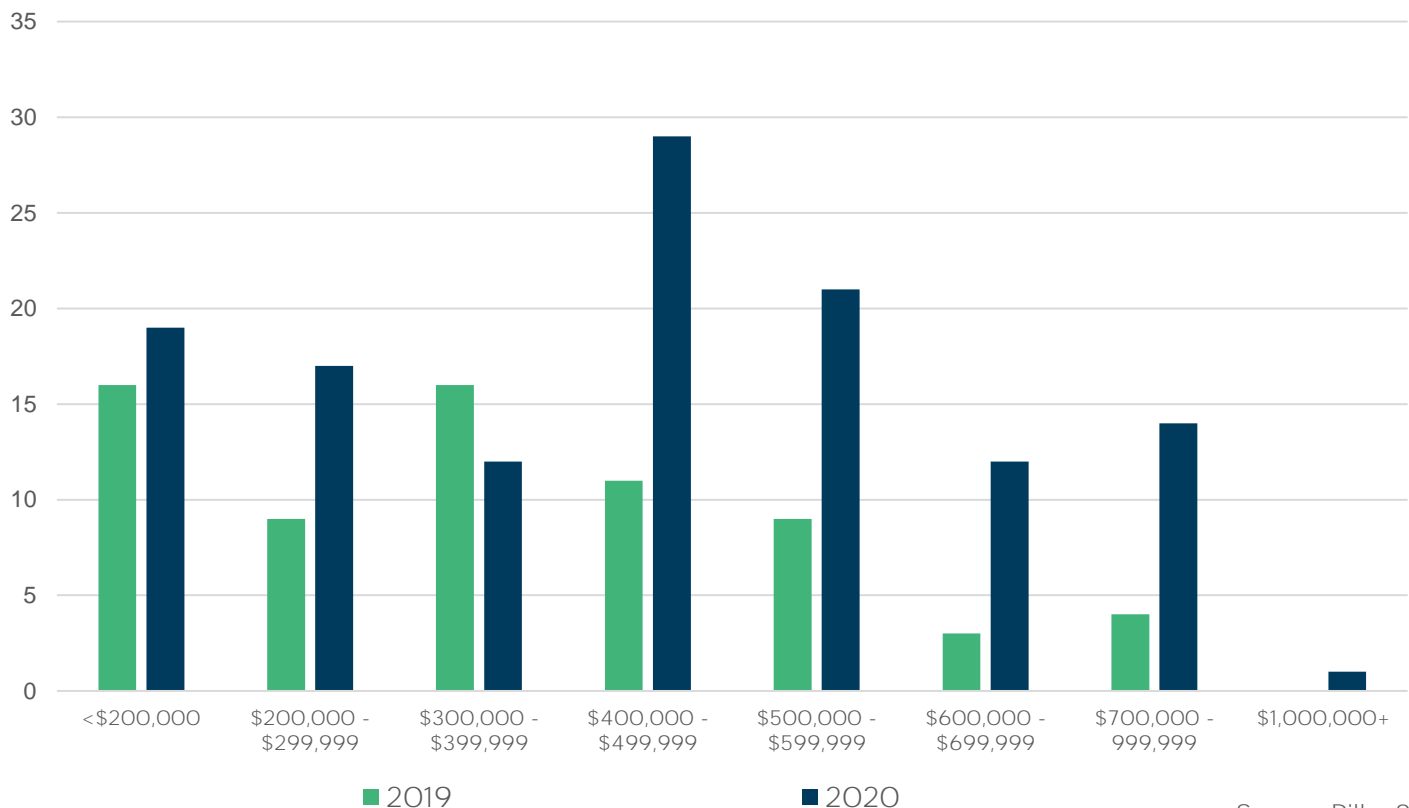
Year-to-Date

May 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	343	75%	513	27%	229	-7%	67%	3.34	-47%	\$539,235	6%
Mobile with Land	28	-15%	68	31%	26	-30%	41%	4.64	-18%	\$295,004	37%
Semi-Detached	18	-36%	38	-21%	15	-51%	47%	4.28	-24%	\$365,278	3%
Row	59	111%	68	-19%	41	-44%	87%	3.44	-74%	\$198,839	-13%
Apartment	111	226%	122	-4%	63	-34%	91%	2.83	-80%	\$96,608	-26%
<b>Total Residential</b>	<b>559</b>	<b>75%</b>	<b>809</b>	<b>13%</b>	<b>374</b>	<b>-23%</b>	<b>69%</b>	<b>3.34</b>	<b>-56%</b>	<b>\$397,558</b>	<b>0%</b>

Residential Sales by Price Range

May



Source: Pillar 9

