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(250) 228-2998**Trenlii**

Quick Review

This custom PDF market report was rendered using Trenlii Market Dashboard, designed to provide insight and market intelligence to real estate buyers and sellers. Please view the following data metrics provided below.

In July, 2020, we have seen a total value of 52 listings sold which has resulted in a 57.38% decrease from July, 2019 in which 122 listings were sold; we have seen a year to date value of 555 in 2020 and 720 in 2019 resulting in a 22.92% decrease.

The median sales price in July, 2020 was \$581K, 16.1% higher from this month of the prior year with a median sales price of \$500K. We have seen a year to date median sales price of \$558K in 2020 and \$510K in 2019 resulting in a 9.41% increase from 2019.

In July, 2020 the total count of listing inventory available on the market was 488. In July, 2019 the total count of listing inventory available on the market was 513. This results in a 4.87% decrease from July, 2019 to July, 2020.

Key Figures

| | Jul, 2020 | Jul, 2019 | Percent Change |
|---------------------------------------|-----------|-----------|----------------|
| <i>New Listings</i> | 173 | 208 | -16.83% |
| <i>Unconditional Sales</i> | 52 | 122 | -57.38% |
| <i>Ratio of Sales to New listings</i> | 30% | 59% | -48.75% |
| <i>Median Sale Price</i> | \$581K | \$500K | +16.1% |
| <i>Average Sale Price</i> | \$601K | \$539K | +11.46% |
| <i>Average Ask to Sell Ratio</i> | 98% | 98% | 0.29% |
| <i>Total Months Supply</i> | 6.00 | 5.48 | +9.55% |
| <i>Total Listing Inventory</i> | 488 | 513 | -4.87% |
| <i>Days on Market Until Sale</i> | 48.75 | 36.94 | +31.96% |

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| Average Ask to Sell Ratio | 12 |
| Total Months Supply | 14 |
| Total Listing Inventory | 16 |
| Days on Market Until Sale | 18 |

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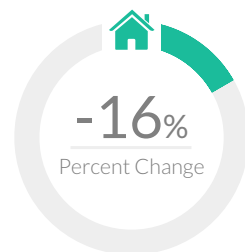
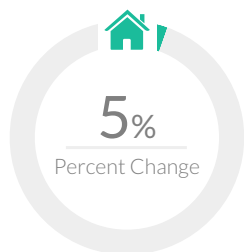
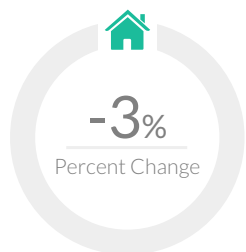
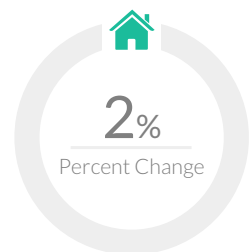
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New Listings

Overview of the number of listings which have been added to the market as of July, 2020



205
Jul, 2017

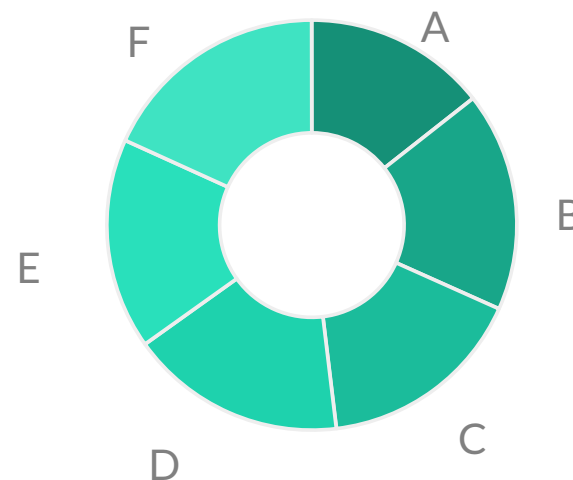
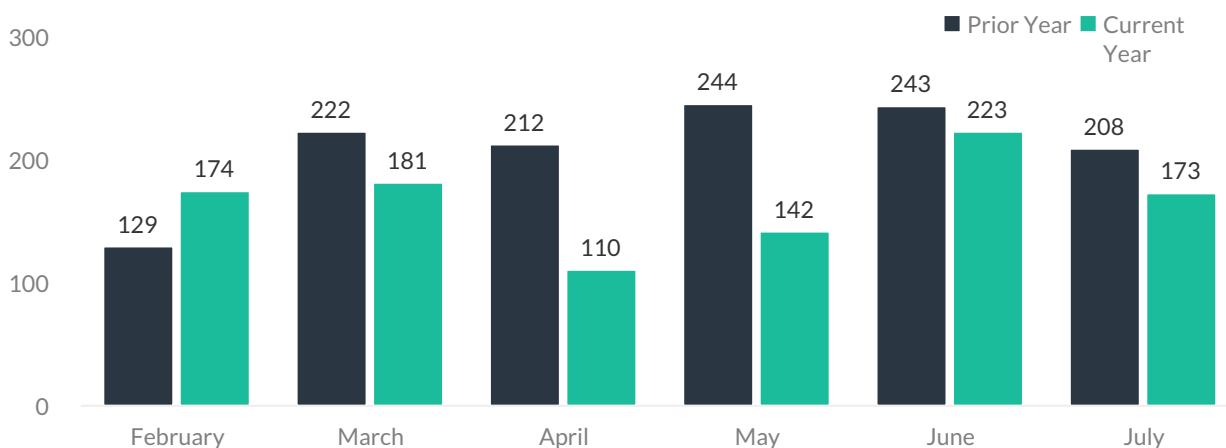
197
Jul, 2018

208
Jul, 2019

173
Jul, 2020

Bar Monthly New Listings

Overview of the number of listings which have been added to the market on a monthly basis



A JUL, 2020

There were 173 new listings, a 16.83% decrease from July, 2019

B JUL, 2019

There were 208 new listings, a 5.58% increase from July, 2018

C JUL, 2018

There were 197 new listings, a 3.9% decrease from July, 2017

D JUL, 2017

There were 205 new listings, a 2.5% increase from July, 2016

E JUL, 2016

There were 200 new listings, an 8.68% decrease from July, 2015

F JUL, 2015

There were 219 new listings, a 3.3% increase from July, 2014

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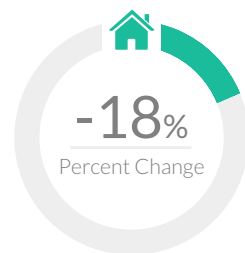
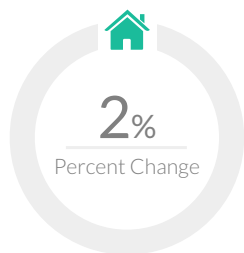
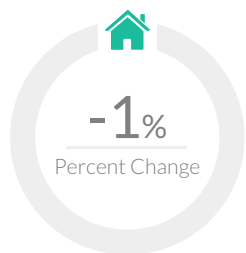
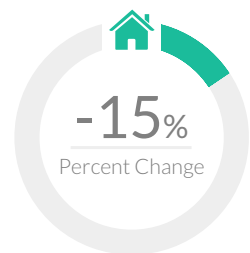
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New Listings

Overview of the number of listings which have been added to the market as of July, 2020



1399
YTD 2017

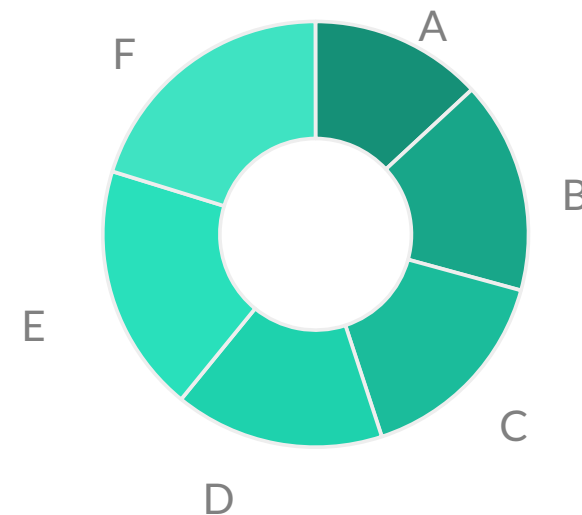
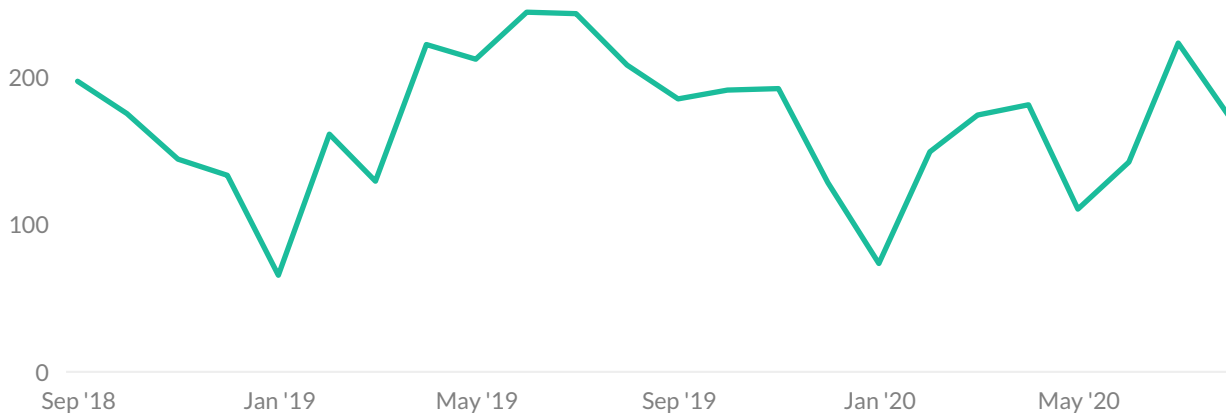
1382
YTD 2018

1419
YTD 2019

1152
YTD 2020

Line Monthly New Listings

Overview of the number of listings which have been added to the market on a monthly basis



A YTD 2020

There were 1152 new listings, an 18.82% decrease from July, 2019

B YTD 2019

There were 1419 new listings, a 2.68% increase from July, 2018

C YTD 2018

There were 1382 new listings, a 1.22% decrease from July, 2017

D YTD 2017

There were 1399 new listings, a 15.72% decrease from July, 2016

E YTD 2016

There were 1660 new listings, a 6.58% decrease from July, 2015

F YTD 2015

There were 1777 new listings, a 2.72% increase from July, 2014

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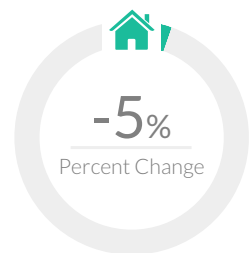
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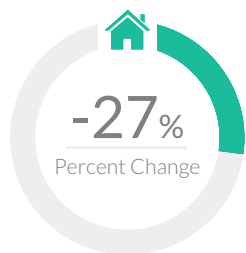


Unconditional Sales

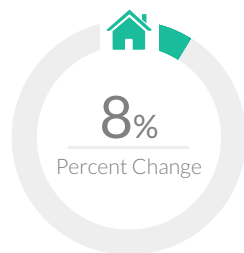
Overview of the number of sold listings as of July, 2020



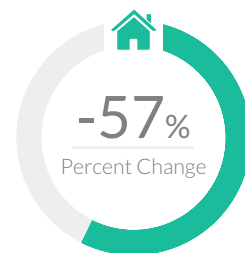
154
Jul, 2017



112
Jul, 2018



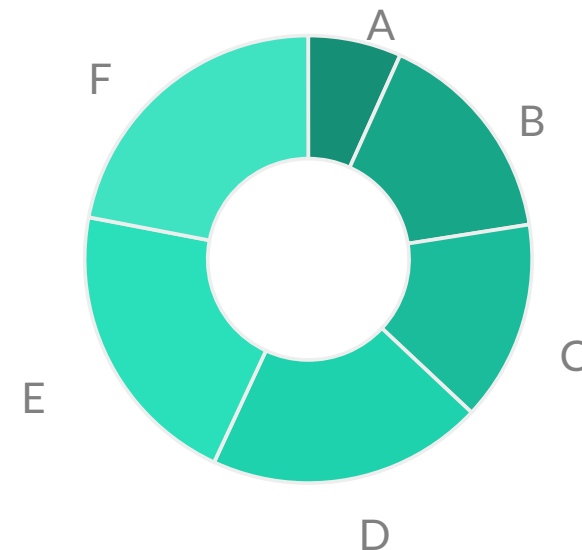
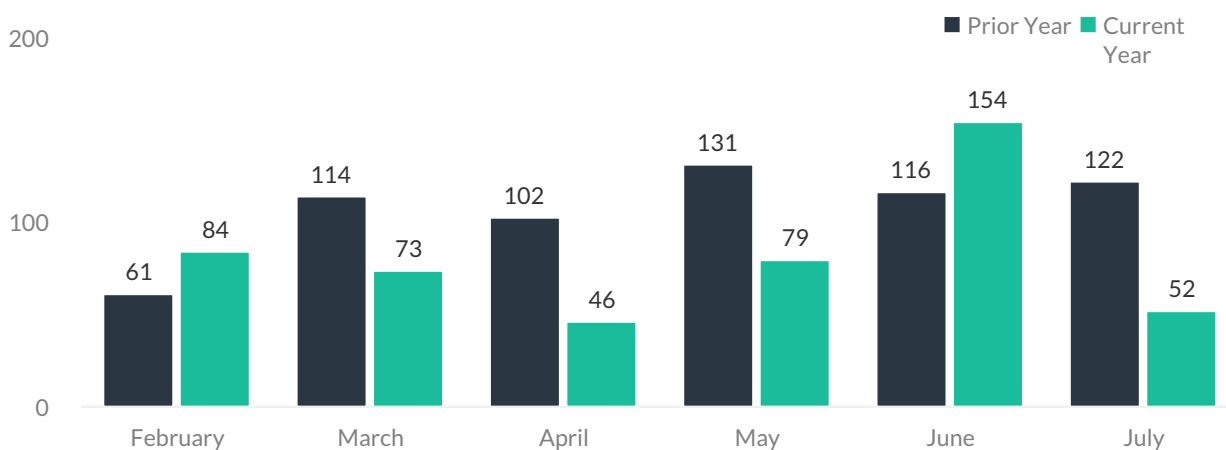
122
Jul, 2019



52
Jul, 2020

Bar Monthly Sales

Overview of the number of sold listings on a monthly basis



A JUL, 2020

There were 52 sold listings, a 57.38% decrease from July, 2019

B JUL, 2019

There were 122 sold listings, an 8.93% increase from July, 2018

C JUL, 2018

There were 112 sold listings, a 27.27% decrease from July, 2017

D JUL, 2017

There were 154 sold listings, a 5.52% decrease from July, 2016

E JUL, 2016

There were 163 sold listings, a 4.12% decrease from July, 2015

F JUL, 2015

There were 170 sold listings, a 66.67% increase from July, 2014

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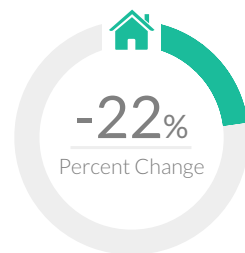
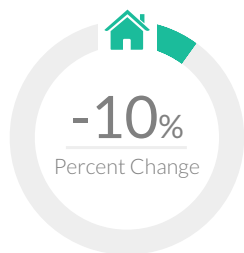
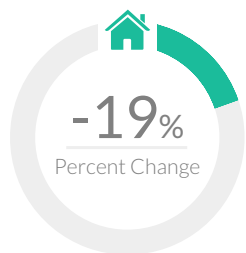
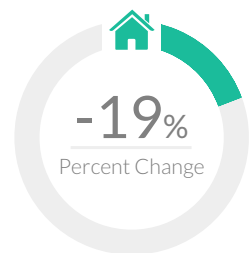
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Unconditional Sales

Overview of the number of sold listings as of July, 2020



999
YTD 2017

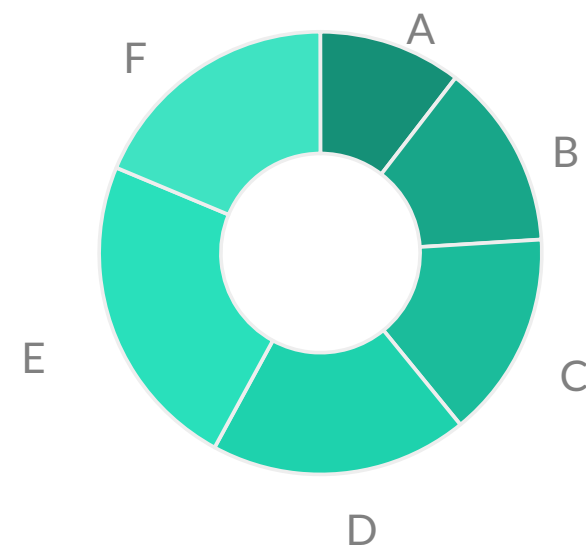
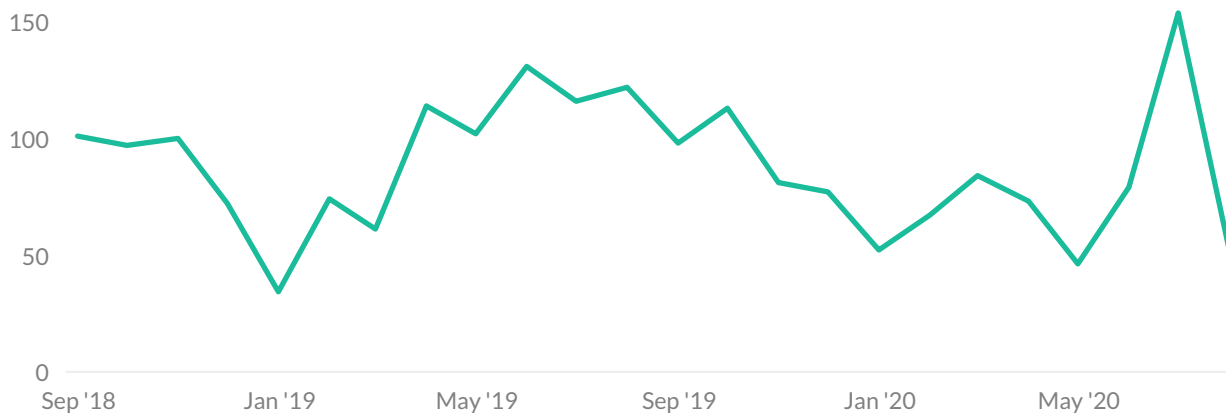
801
YTD 2018

720
YTD 2019

555
YTD 2020

Line Monthly Sales

Overview of the number of sold listings on a monthly basis



A YTD 2020

There were 555 sold listings, a 22.92% decrease from July, 2019

B YTD 2019

There were 720 sold listings, a 10.11% decrease from July, 2018

C YTD 2018

There were 801 sold listings, a 19.82% decrease from July, 2017

D YTD 2017

There were 999 sold listings, a 19.44% decrease from July, 2016

E YTD 2016

There were 1240 sold listings, a 25% increase from July, 2015

F YTD 2015

There were 992 sold listings, a 24.78% increase from July, 2014

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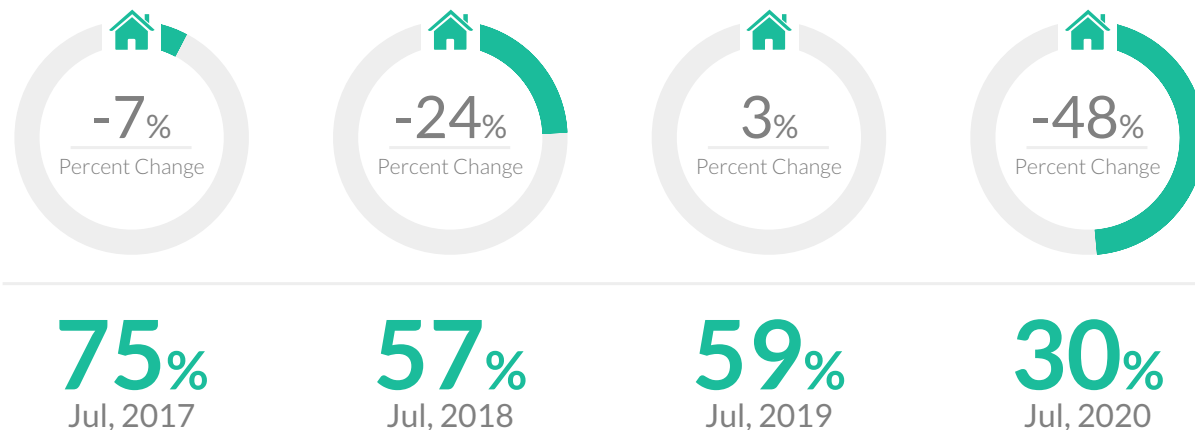


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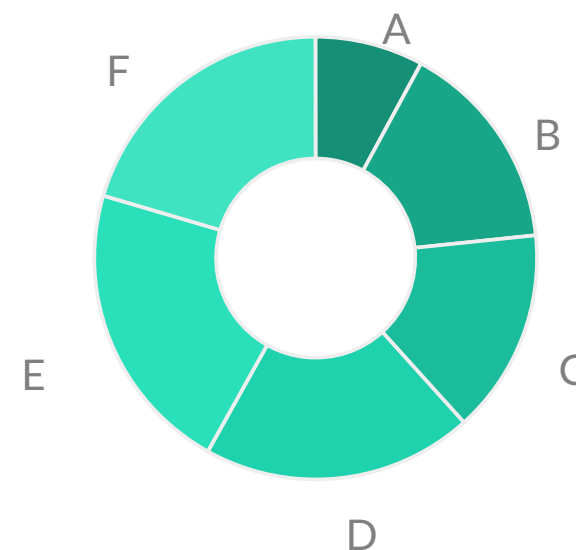
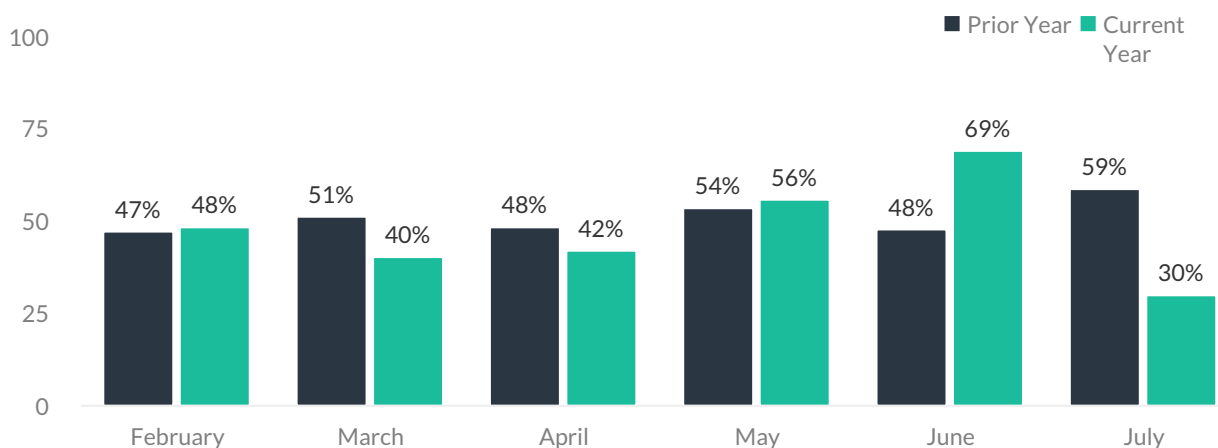
Ratio of Sales to New listings

Comparison between the number of sold listings to the number of new listings as of July, 2020



Bar Monthly Sales to New Listings

Comparison between the number of sold listings to the number of new listings on a monthly basis



A JUL, 2020

The ratio of sales to new listings was 30%, a 48.75% decrease from July, 2019

B JUL, 2019

The ratio of sales to new listings was 59%, a 3.17% increase from July, 2018

C JUL, 2018

The ratio of sales to new listings was 57%, a 24.32% decrease from July, 2017

D JUL, 2017

The ratio of sales to new listings was 75%, a 7.83% decrease from July, 2016

E JUL, 2016

The ratio of sales to new listings was 82%, a 4.99% increase from July, 2015

F JUL, 2015

The ratio of sales to new listings was 78%, a 61.34% increase from July, 2014

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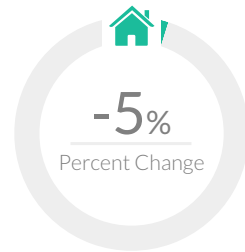
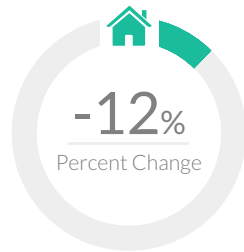
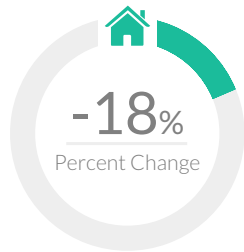
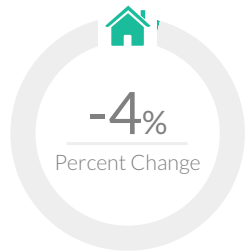


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Ratio of Sales to New listings

Comparison between the number of sold listings to the number of new listings as of July, 2020



71%
YTD 2017

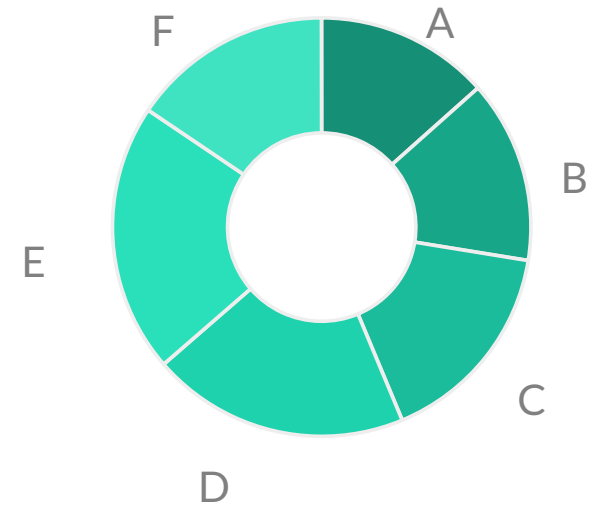
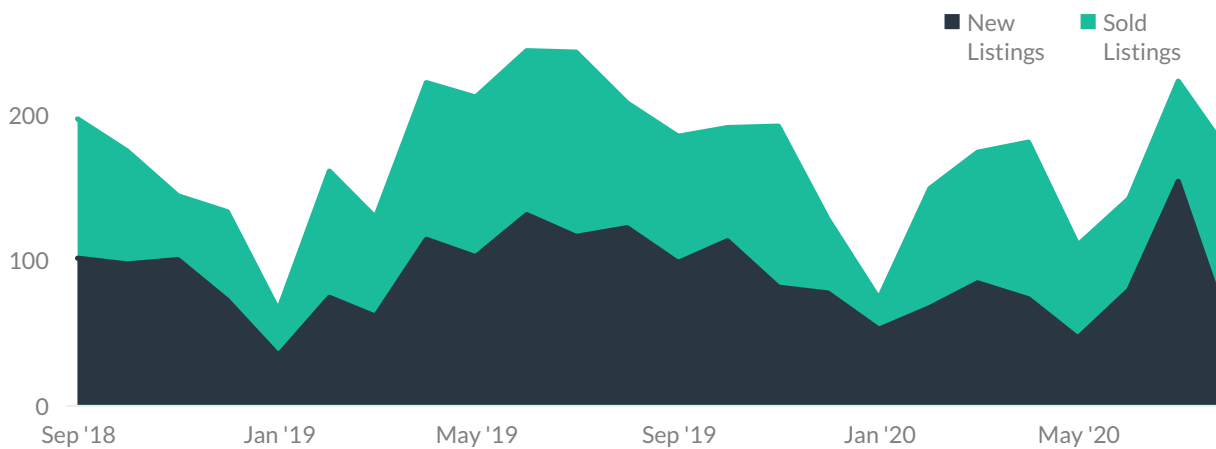
58%
YTD 2018

51%
YTD 2019

48%
YTD 2020

Area Monthly Sales to New Listings

Comparison between the number of sold listings to the number of new listings on a monthly basis



A YTD 2020

The ratio of sales to new listings was 48%, a 5.05% decrease from July, 2019

B YTD 2019

The ratio of sales to new listings was 51%, a 12.46% decrease from July, 2018

C YTD 2018

The ratio of sales to new listings was 58%, an 18.83% decrease from July, 2017

D YTD 2017

The ratio of sales to new listings was 71%, a 4.41% decrease from July, 2016

E YTD 2016

The ratio of sales to new listings was 75%, a 33.81% increase from July, 2015

F YTD 2015

The ratio of sales to new listings was 56%, a 21.48% increase from July, 2014

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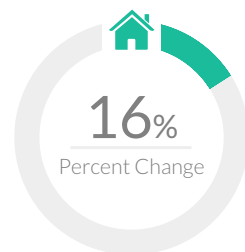
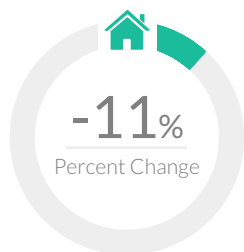
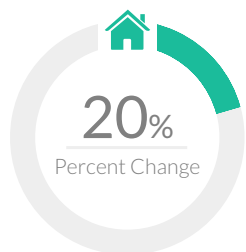
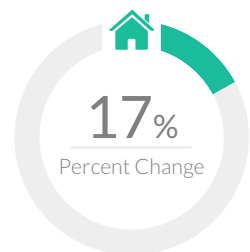
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Median Sale Price

Overview of the median selling price based on sold listings as of July, 2020



\$470k
Jul, 2017

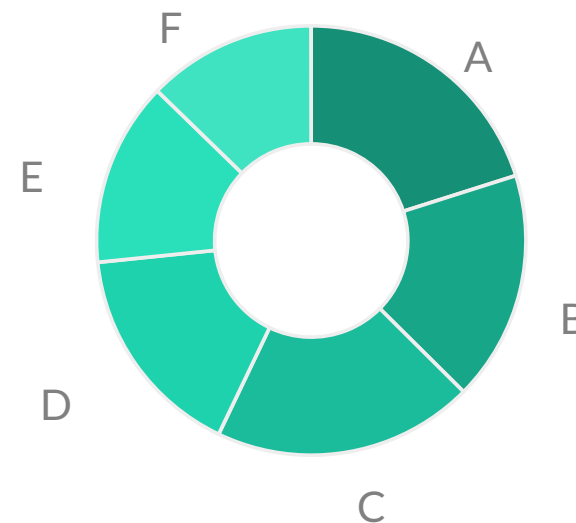
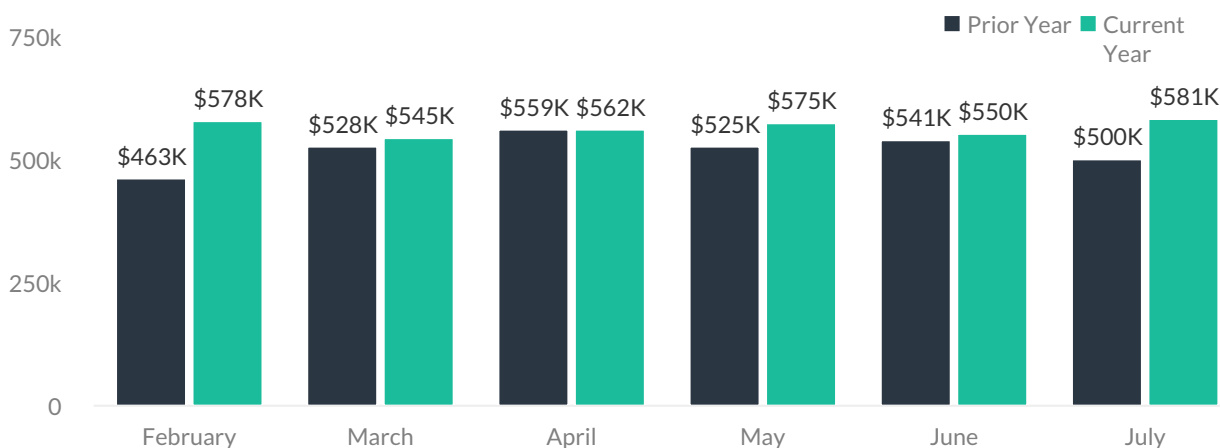
\$567k
Jul, 2018

\$500k
Jul, 2019

\$581k
Jul, 2020

Bar Monthly Median Sales Price

Overview of the median selling price based on sold listings on a monthly basis



A JUL, 2020

The median sales price was \$581K, a 16.1% increase from July, 2019

B JUL, 2019

The median sales price was \$500K, an 11.86% decrease from July, 2018

C JUL, 2018

The median sales price was \$567K, a 20.79% increase from July, 2017

D JUL, 2017

The median sales price was \$470K, a 17.11% increase from July, 2016

E JUL, 2016

The median sales price was \$401K, a 9.26% increase from July, 2015

F JUL, 2015

The median sales price was \$367K, a 6.59% increase from July, 2014

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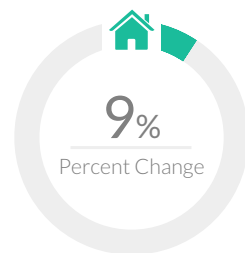
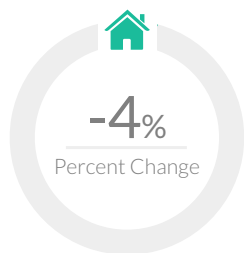
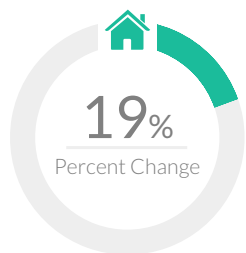
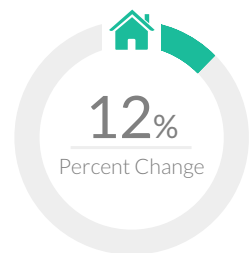
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Median Sale Price

Overview of the median selling price based on sold listings as of July, 2020



\$445k
YTD 2017

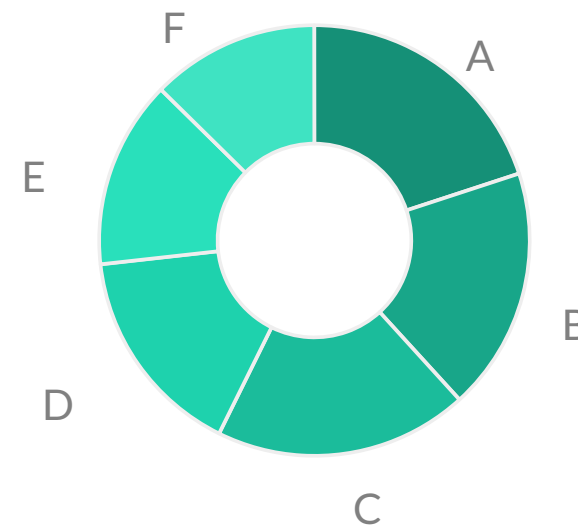
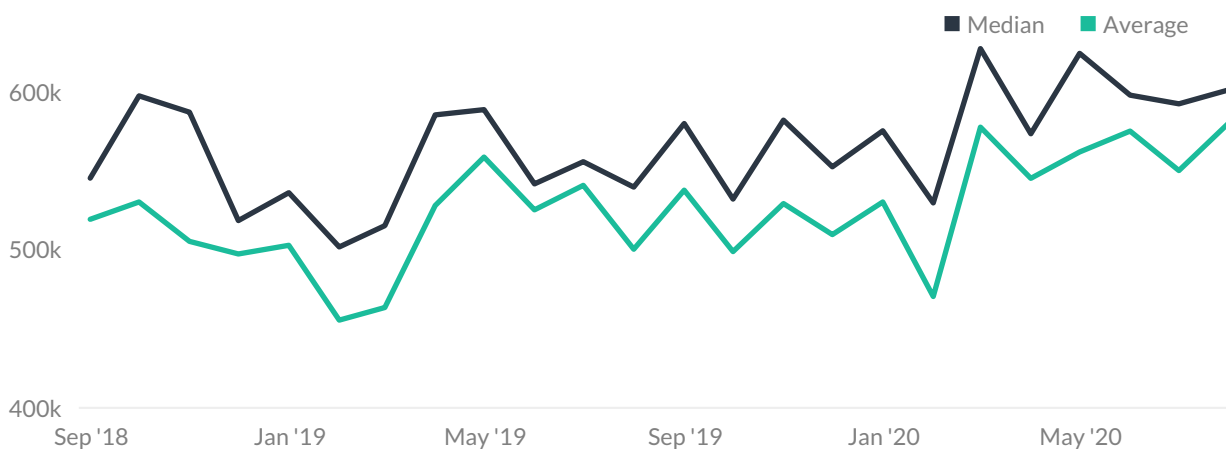
\$533k
YTD 2018

\$510k
YTD 2019

\$558k
YTD 2020

Line Monthly Median Sales Price

Overview of the median selling price based on sold listings on a monthly basis



A YTD 2020

The median sales price was \$558k, a 9.41% increase from July, 2019

B YTD 2019

The median sales price was \$510k, a 4.23% decrease from July, 2018

C YTD 2018

The median sales price was \$533k, a 19.66% increase from July, 2017

D YTD 2017

The median sales price was \$445k, a 12.66% increase from July, 2016

E YTD 2016

The median sales price was \$395k, a 12.06% increase from July, 2015

F YTD 2015

The median sales price was \$353k, a 2.92% increase from July, 2014

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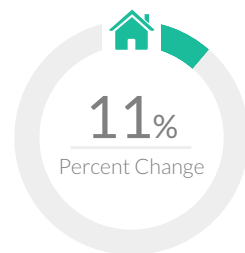
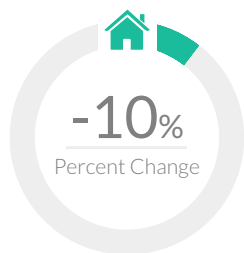
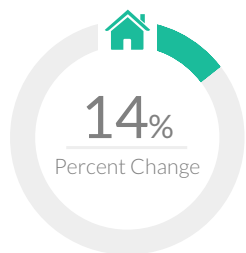
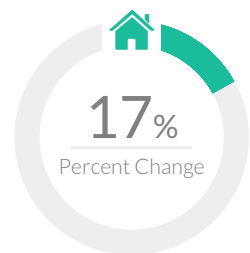
dandrake@royallepage.ca

(250) 228-2998



Average Sale Price

Overview of the average selling price based on sold listings as of July, 2020



\$526k
Jul, 2017

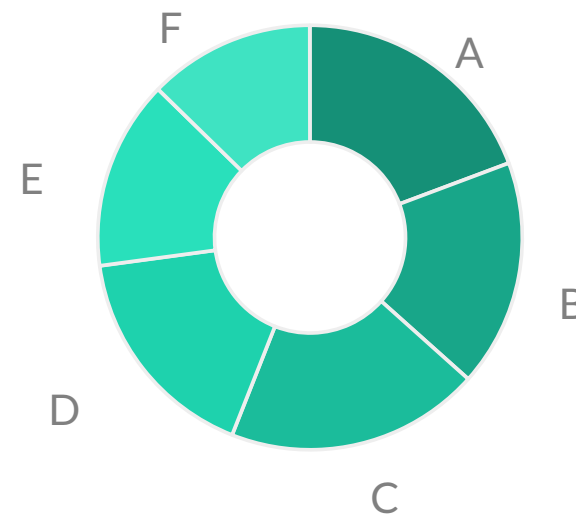
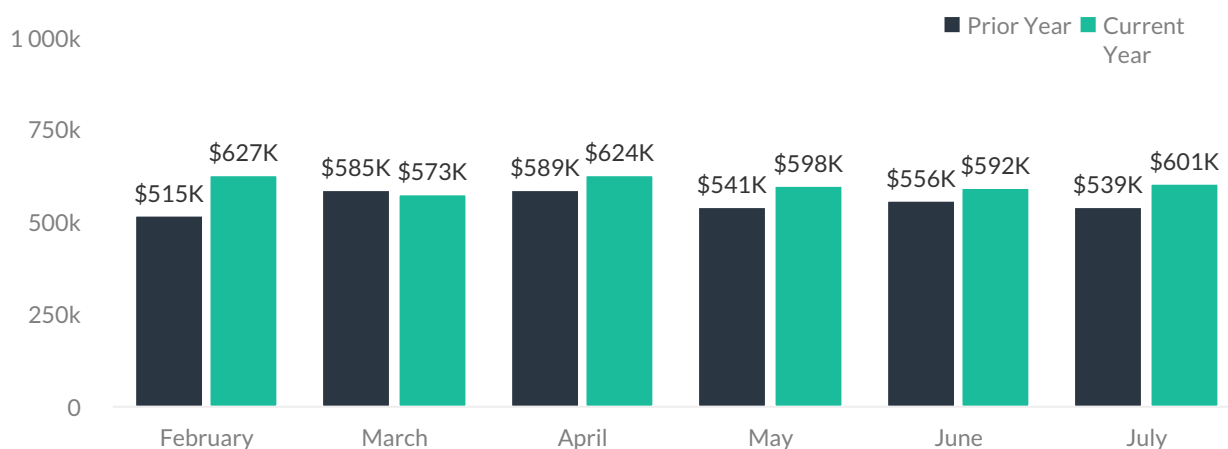
\$603k
Jul, 2018

\$539k
Jul, 2019

\$601k
Jul, 2020

Bar Monthly Sales Price

Overview of the average selling price based on sold listings on a monthly basis



A JUL, 2020

The average sales price was \$601K, an 11.46% increase from July, 2019

B JUL, 2019

The average sales price was \$539K, a 10.59% decrease from July, 2018

C JUL, 2018

The average sales price was \$603K, a 14.67% increase from July, 2017

D JUL, 2017

The average sales price was \$526K, a 17.03% increase from July, 2016

E JUL, 2016

The average sales price was \$450K, a 13.74% increase from July, 2015

F JUL, 2015

The average sales price was \$395K, a 6.9% increase from July, 2014

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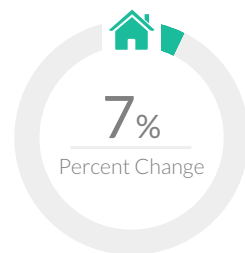
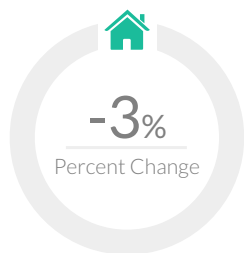
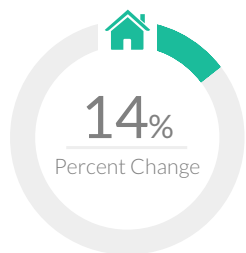
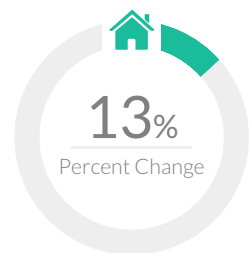
dandrake@royallepage.ca

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Average Sale Price

Overview of the average selling price based on sold listings as of July, 2020



\$496k
YTD 2017

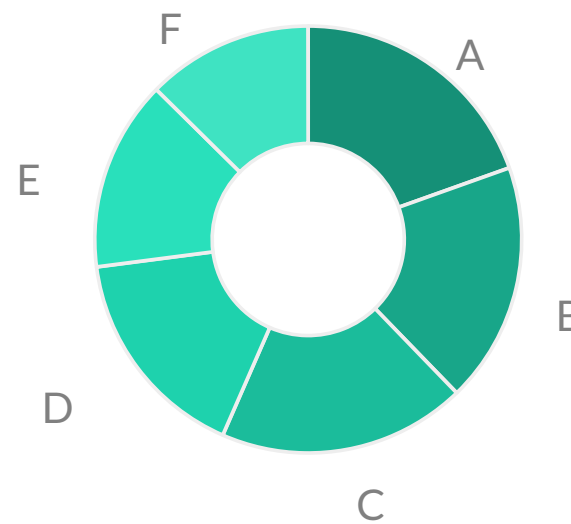
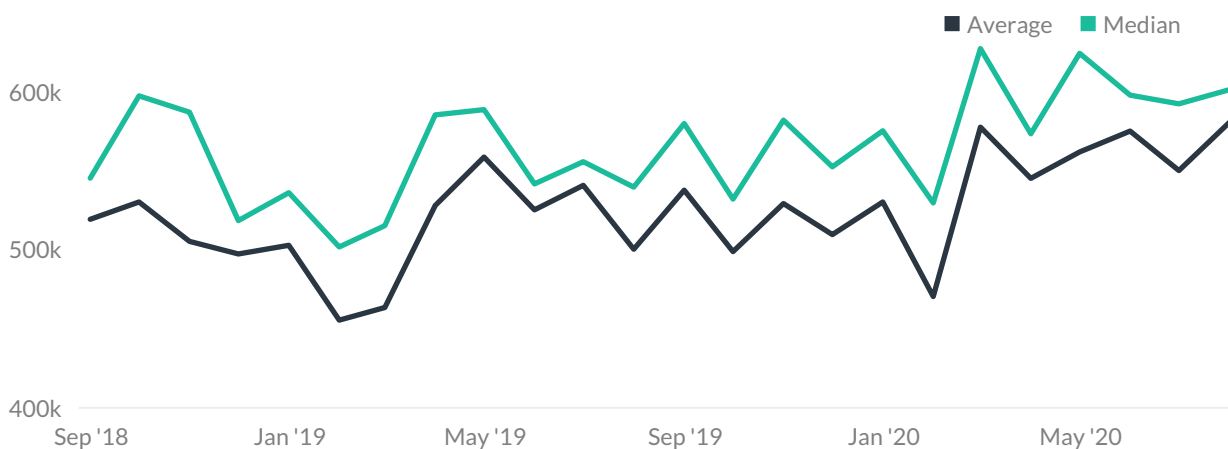
\$569k
YTD 2018

\$551k
YTD 2019

\$592k
YTD 2020

Line Monthly Sales Price

Overview of the average selling price based on sold listings on a monthly basis



A YTD 2020

The average sales price was \$592K, a 7.47% increase from July, 2019

B YTD 2019

The average sales price was \$551K, a 3.16% decrease from July, 2018

C YTD 2018

The average sales price was \$569K, a 14.71% increase from July, 2017

D YTD 2017

The average sales price was \$496K, a 13.43% increase from July, 2016

E YTD 2016

The average sales price was \$437K, a 14.67% increase from July, 2015

F YTD 2015

The average sales price was \$381K, a 1.33% increase from July, 2014

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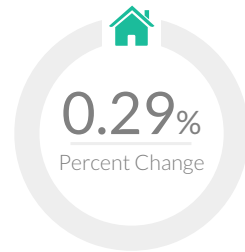
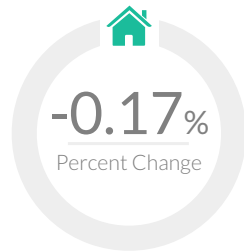
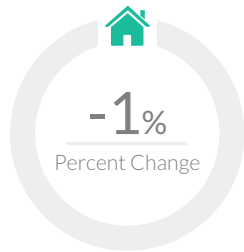
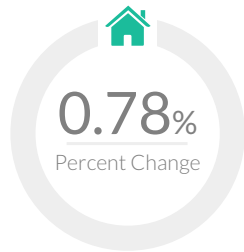


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Average Ask to Sell Ratio

Overview comparing the asking price of listings to the selling price of listings based on sold listings as of July, 2020



99%
Jul, 2017

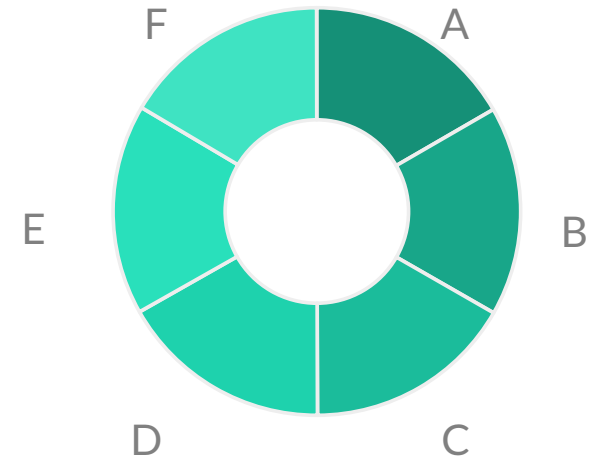
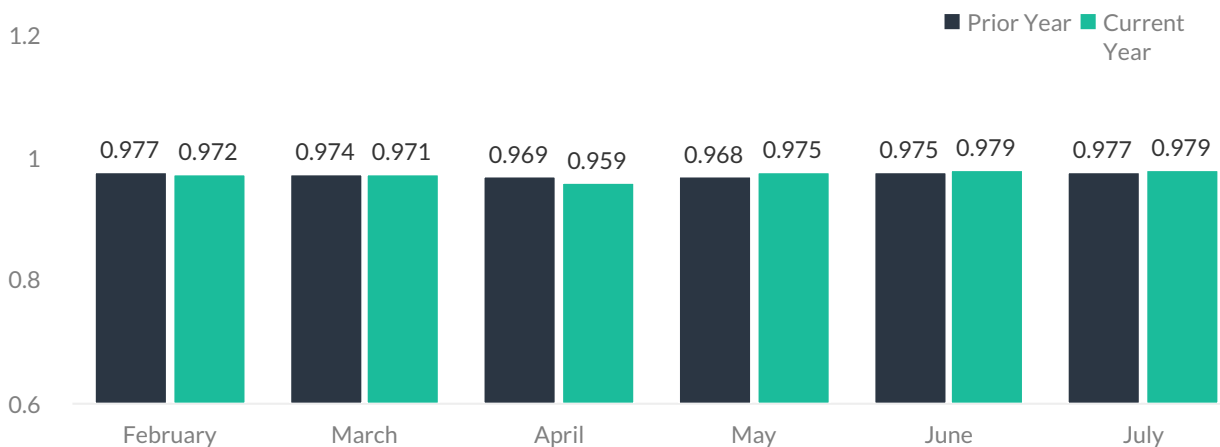
98%
Jul, 2018

98%
Jul, 2019

98%
Jul, 2020

Bar Monthly Ask to Sell Ratio

Overview comparing the asking price of listings to the selling price of listings based on sold listings on a monthly basis



A JUL, 2020

The average ask to sell ratio was 0.979, a 0.29% increase from July, 2019

B JUL, 2019

The average ask to sell ratio was 0.977, a 0.17% decrease from July, 2018

C JUL, 2018

The average ask to sell ratio was 0.978, a 1.15% decrease from July, 2017

D JUL, 2017

The average ask to sell ratio was 0.990, a 0.78% increase from July, 2016

E JUL, 2016

The average ask to sell ratio was 0.982, a 1.46% increase from July, 2015

F JUL, 2015

The average ask to sell ratio was 0.968, a 0.63% increase from July, 2014

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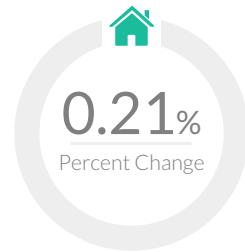
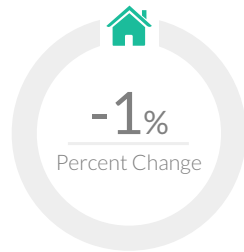
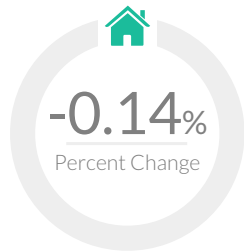
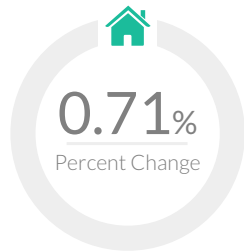


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Average Ask to Sell Ratio

Overview comparing the asking price of listings to the selling price of listings based on sold listings as of July, 2020



99%
YTD 2017

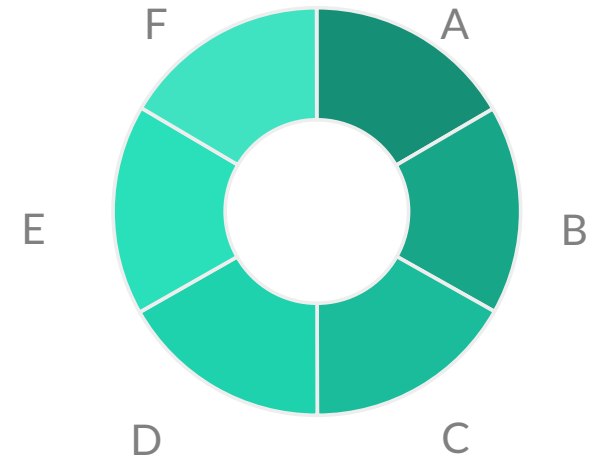
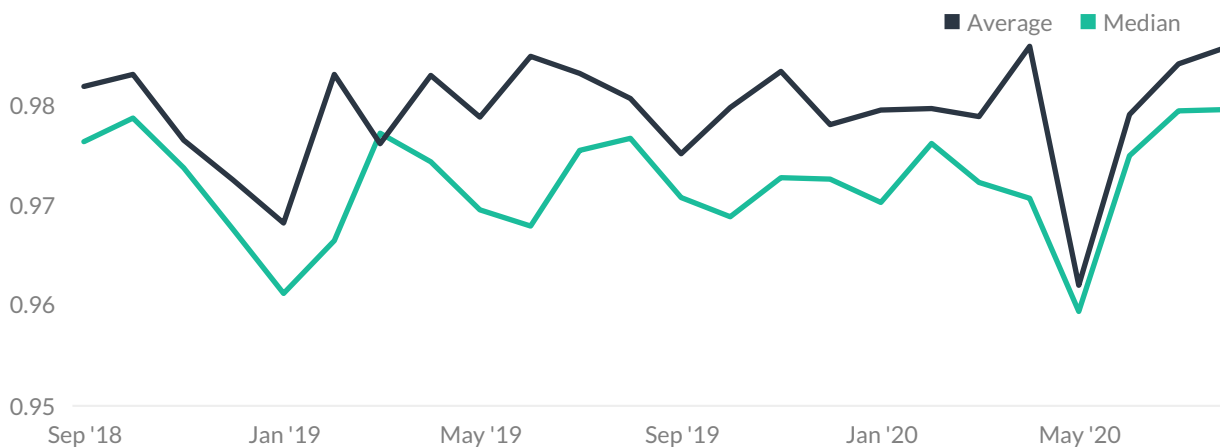
99%
YTD 2018

97%
YTD 2019

97%
YTD 2020

Line Monthly Ask to Sell Ratio

Overview comparing the asking price of listings to the selling price of listings based on sold listings on a monthly basis



A YTD 2020

The average ask to sell ratio was 0.974, a 0.21% increase from July, 2019

B YTD 2019

The average ask to sell ratio was 0.972, a 1.38% decrease from July, 2018

C YTD 2018

The average ask to sell ratio was 0.986, a 0.14% decrease from July, 2017

D YTD 2017

The average ask to sell ratio was 0.987, a 0.71% increase from July, 2016

E YTD 2016

The average ask to sell ratio was 0.980, a 1.15% increase from July, 2015

F YTD 2015

The average ask to sell ratio was 0.969, a 0.67% increase from July, 2014

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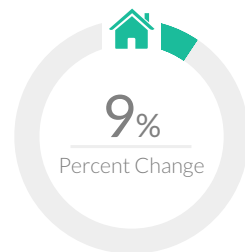
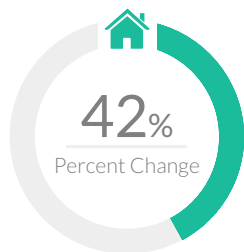
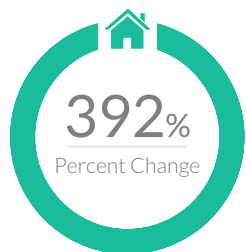
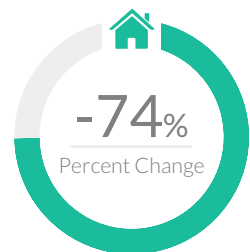
dandrake@royallepage.ca

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Total Months Supply

Overview of months supply of total inventory based as of July, 2020



0.78
Jul, 2017

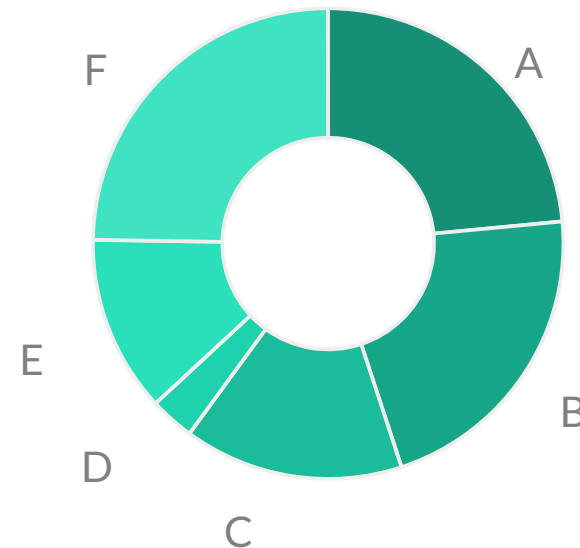
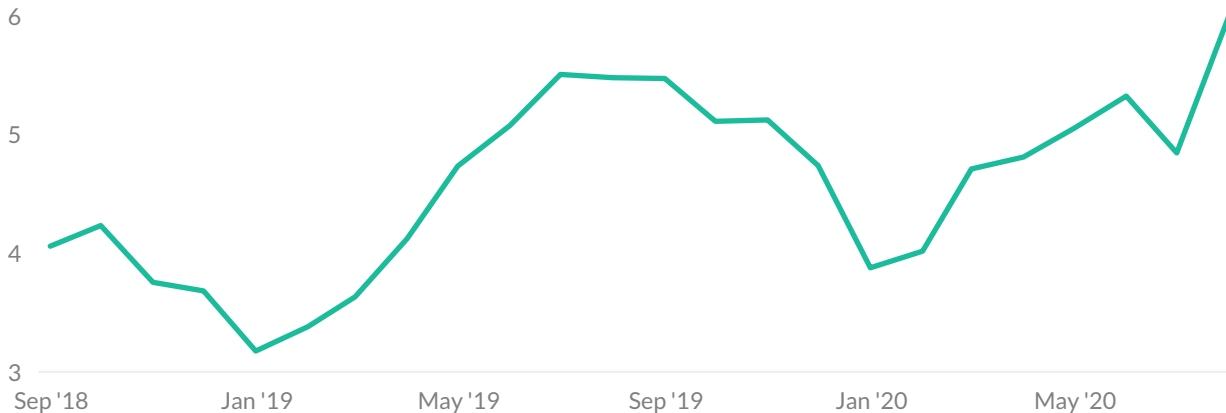
3.85
Jul, 2018

5.48
Jul, 2019

6.00
Jul, 2020

Line Monthly Supply of Inventory

Overview of months supply of total inventory on a monthly basis



A JUL, 2020

The months supply as of July, 2020 was 6.00, a 9.55% increase from July, 2019

B JUL, 2019

The months supply as of July, 2019 was 5.48, a 42.2% increase from July, 2018

C JUL, 2018

The months supply as of July, 2018 was 3.85, a 392.26% increase from July, 2017

D JUL, 2017

The months supply as of July, 2017 was 0.78, a 74.77% decrease from July, 2016

E JUL, 2016

The months supply as of July, 2016 was 3.10, a 50.87% decrease from July, 2015

F JUL, 2015

The months supply as of July, 2015 was 6.31, a 35.14% decrease from July, 2014

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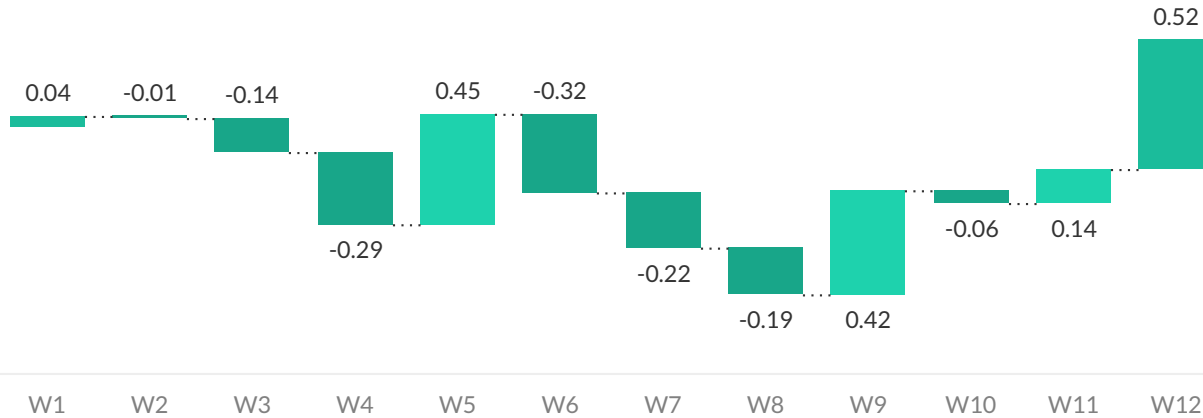


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Total Months Supply

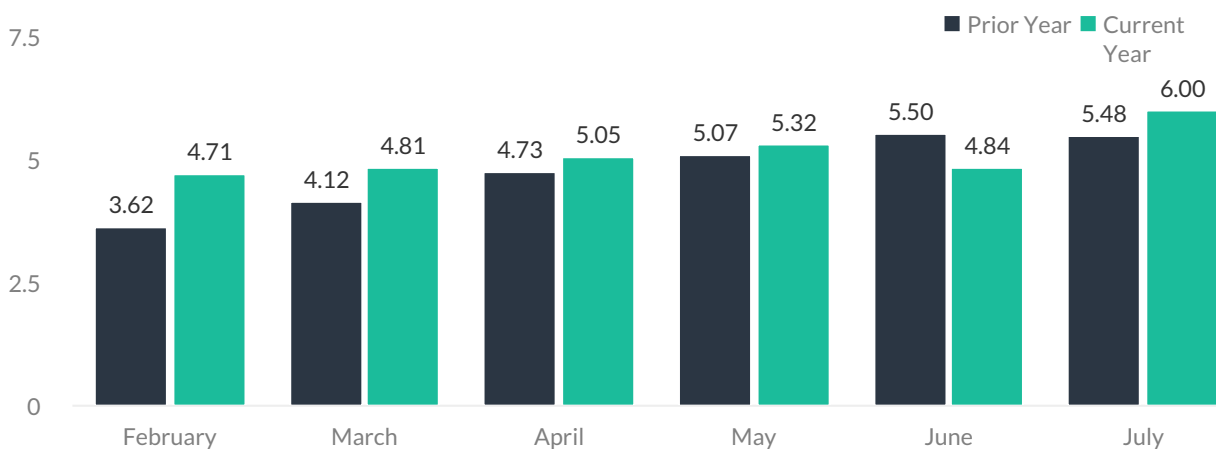
Overview of months supply of total inventory based as of July, 2020



The waterfall graph on the left displays the change in months supply over the last 12 weeks. Lighter colors represents an increase in months supply levels while darker colors represent a decrease.

Bar Monthly Supply of Inventory

Overview of months supply of total inventory on a monthly basis



W1 MAY 9/2020

The total months supply was 5.8 month(s), a 0.72% increase from May 2

W2 MAY 16/2020

The total months supply was 5.79 month(s), a 0.16% decrease from May 9

W3 MAY 23/2020

The total months supply was 5.65 month(s), a 2.35% decrease from May 16

W4 MAY 30/2020

The total months supply was 5.36 month(s), a 5.12% decrease from May 23

W5 JUN 6/2020

The total months supply was 5.81 month(s), an 8.36% increase from May 30

W6 JUN 13/2020

The total months supply was 5.49 month(s), a 5.48% decrease from Jun 6

W7 JUN 20/2020

The total months supply was 5.27 month(s), a 4.04% decrease from Jun 13

W8 JUN 27/2020

The total months supply was 5.08 month(s), a 3.65% decrease from Jun 20

W9 JUL 4/2020

The total months supply was 5.5 month(s), an 8.22% increase from Jun 27

W10 JUL 11/2020

The total months supply was 5.44 month(s), a 1.03% decrease from Jul 4

W11 JUL 18/2020

The total months supply was 5.58 month(s), a 2.51% increase from Jul 11

W12 JUL 25/2020

The total months supply was 6.1 month(s), a 9.38% increase from Jul 18

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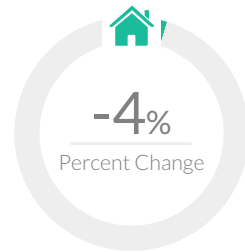
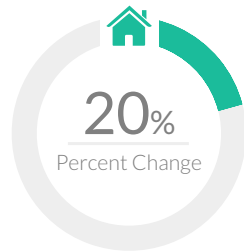
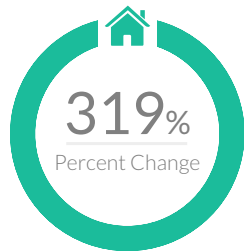
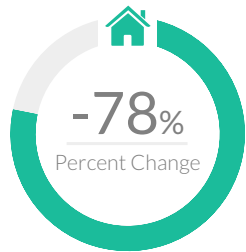


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Total Listing Inventory

Overview of the total number of listings which were currently active on the market as of July, 2020



101
Jul, 2017

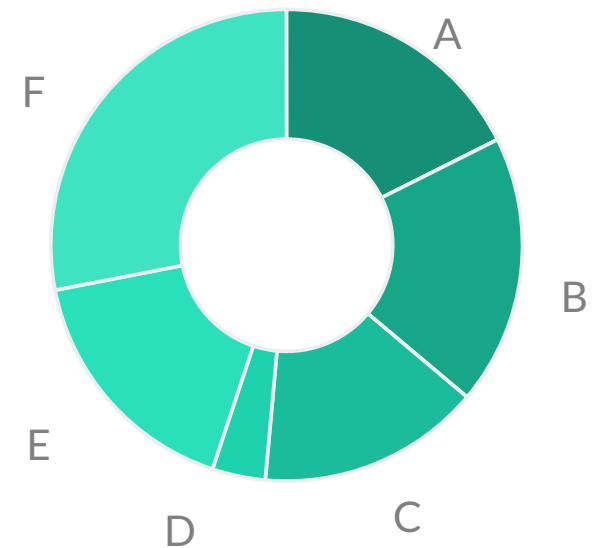
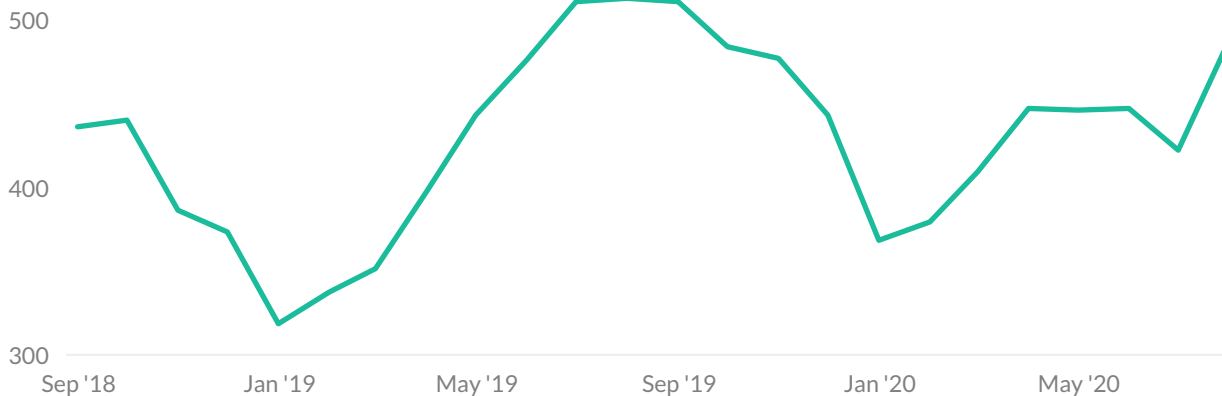
424
Jul, 2018

513
Jul, 2019

488
Jul, 2020

Line Monthly Total Listing Inventory

Overview of the total number of listings which were currently active on the market on a monthly basis



A JUL, 2020

As of July, 2020 the total inventory was 488, a 4.87% decrease from July, 2019

B JUL, 2019

As of July, 2019 the total inventory was 513, a 20.99% increase from July, 2018

C JUL, 2018

As of July, 2018 the total inventory was 424, a 319.8% increase from July, 2017

D JUL, 2017

As of July, 2017 the total inventory was 101, a 78.37% decrease from July, 2016

E JUL, 2016

As of July, 2016 the total inventory was 467, a 39.9% decrease from July, 2015

F JUL, 2015

As of July, 2015 the total inventory was 777, a 24.56% decrease from July, 2014

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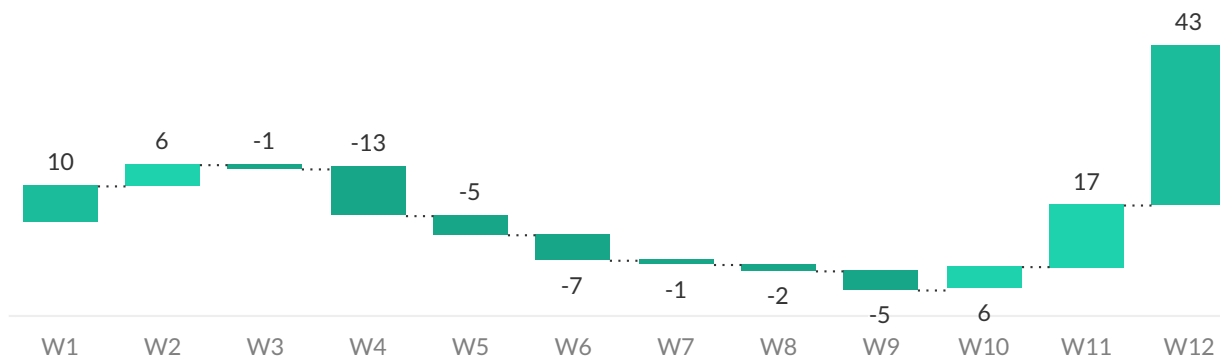


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Total Listing Inventory

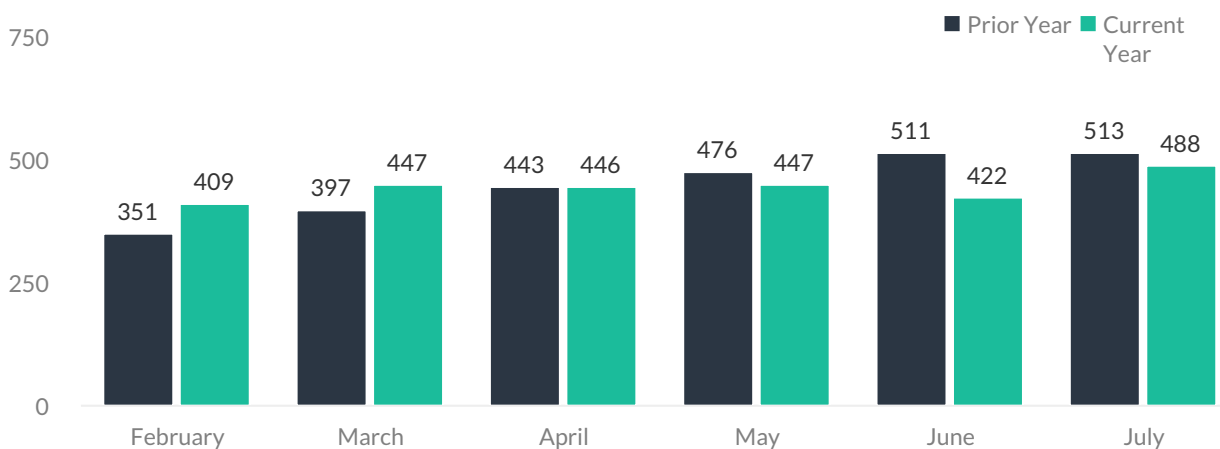
Overview of the total number of listings which were currently active on the market as of July, 2020



The waterfall graph on the left displays the change in inventory over the last 12 weeks. Lighter colors represents an increase in inventory levels while darker colors represent a decrease.

Bar Monthly Total Listing Inventory

Overview of the total number of listings which were currently active on the market on a monthly basis



W1 MAY 9/2020

There were 458 active listings as of May 9, a 2.23% increase from May 2

W2 MAY 16/2020

There were 464 active listings as of May 16, a 1.31% increase from May 9

W3 MAY 23/2020

There were 463 active listings as of May 23, a 0.22% decrease from May 16

W4 MAY 30/2020

There were 450 active listings as of May 30, a 2.81% decrease from May 23

W5 JUN 6/2020

There were 445 active listings as of Jun 6, a 1.11% decrease from May 30

W6 JUN 13/2020

There were 438 active listings as of Jun 13, a 1.57% decrease from Jun 6

W7 JUN 20/2020

There were 437 active listings as of Jun 20, a 0.23% decrease from Jun 13

W8 JUN 27/2020

There were 435 active listings as of Jun 27, a 0.46% decrease from Jun 20

W9 JUL 4/2020

There were 430 active listings as of Jul 4, a 1.15% decrease from Jun 27

W10 JUL 11/2020

There were 436 active listings as of Jul 11, a 1.4% increase from Jul 4

W11 JUL 18/2020

There were 453 active listings as of Jul 18, a 3.9% increase from Jul 11

W12 JUL 25/2020

There were 496 active listings as of Jul 25, a 9.49% increase from Jul 18

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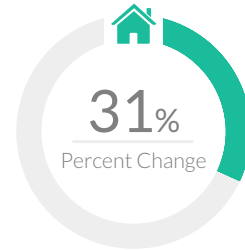
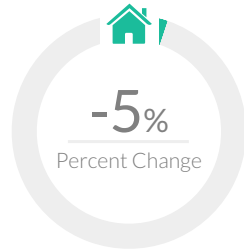
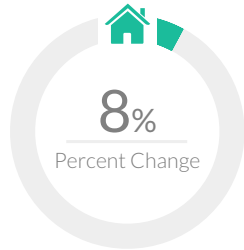
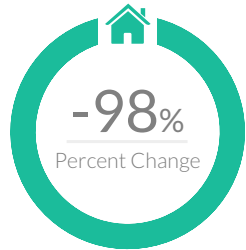


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Days on Market Until Sale

Overview of the average number of days that sold listings as of July, 2020 have been on the market for



0.45
Jul, 2017

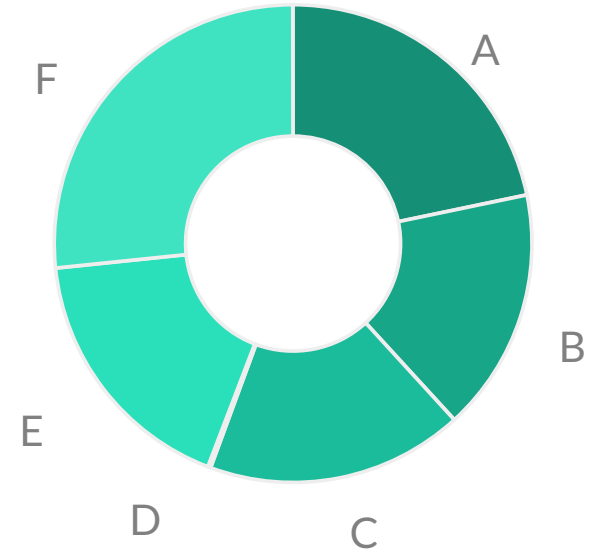
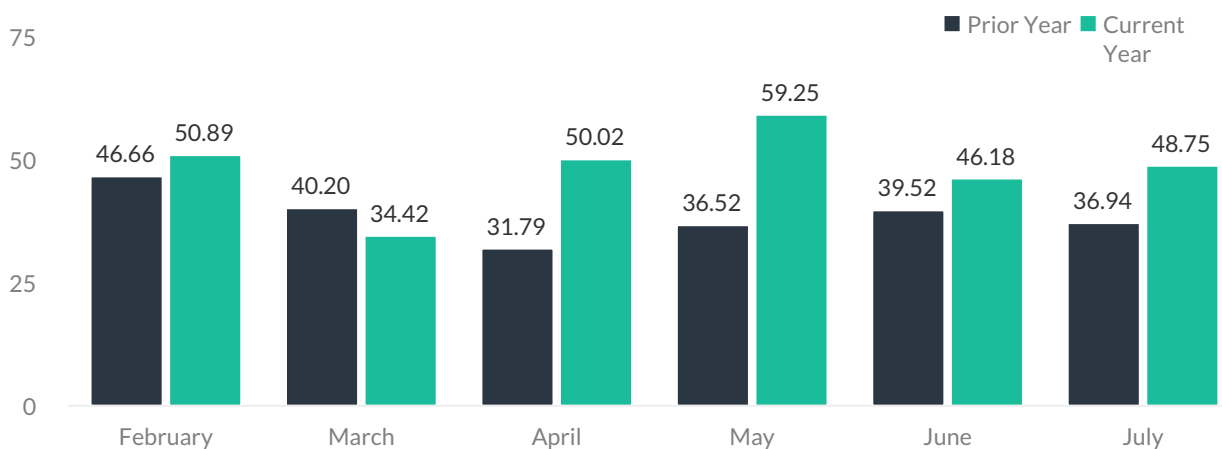
39.03
Jul, 2018

36.94
Jul, 2019

48.75
Jul, 2020

Bar Monthly Days on Market

Overview of the average number of days that sold listings have been on the market for on a monthly basis



A JUL, 2020

The average days on market was 48.75, a 31.96% increase from July, 2019

B JUL, 2019

The average days on market was 36.94, a 5.34% decrease from July, 2018

C JUL, 2018

The average days on market was 39.03, an 8% increase from July, 2017

D JUL, 2017

The average days on market was 0.45, a 98.86% decrease from July, 2016

E JUL, 2016

The average days on market was 39.35, a 34.13% decrease from July, 2015

F JUL, 2015

The average days on market was 59.74, a 6.11% decrease from July, 2014

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Dan Drake

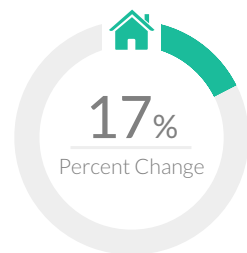
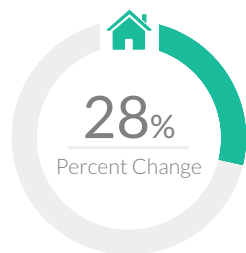
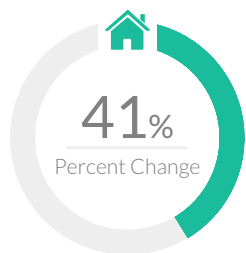
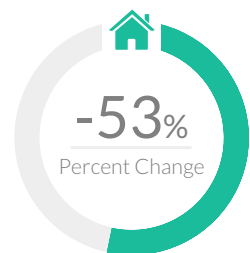
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Days on Market Until Sale

Overview of the average number of days that sold listings as of July, 2020 have been on the market for



22.32
YTD 2017

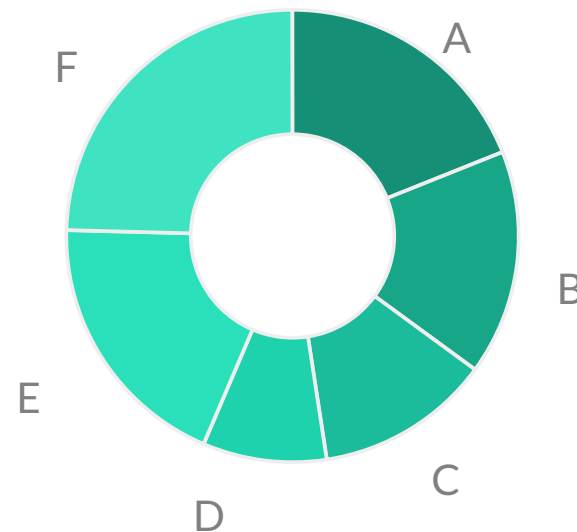
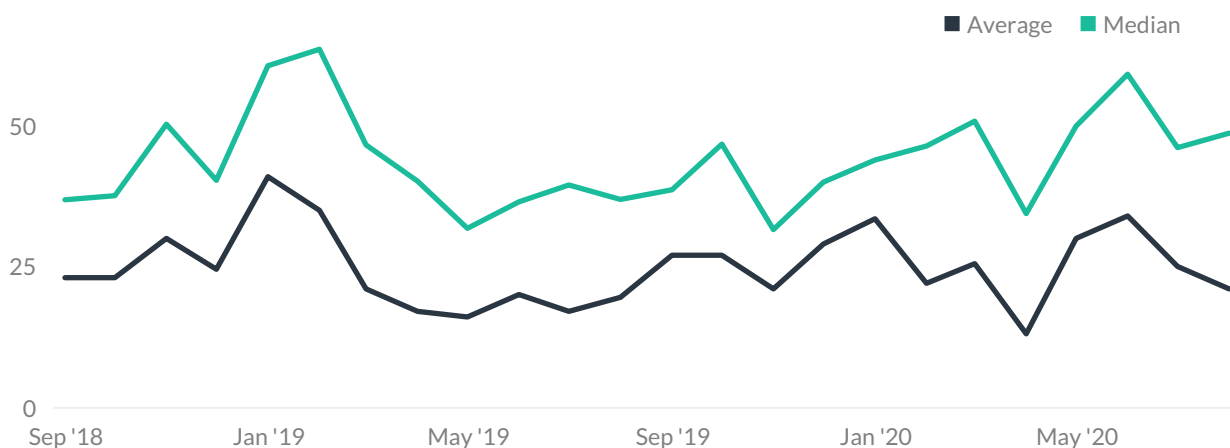
31.56
YTD 2018

40.64
YTD 2019

47.80
YTD 2020

Line Monthly Days on Market

Overview of the average number of days that sold listings have been on the market for on a monthly basis



A YTD 2020

The average days on market was 47.80, a 17.62% increase from July, 2019

B YTD 2019

The average days on market was 40.64, a 28.78% increase from July, 2018

C YTD 2018

The average days on market was 31.56, a 41.41% increase from July, 2017

D YTD 2017

The average days on market was 22.32, a 53.43% decrease from July, 2016

E YTD 2016

The average days on market was 47.92, a 22.69% decrease from July, 2015

F YTD 2015

The average days on market was 61.98, a 12.58% decrease from July, 2014

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