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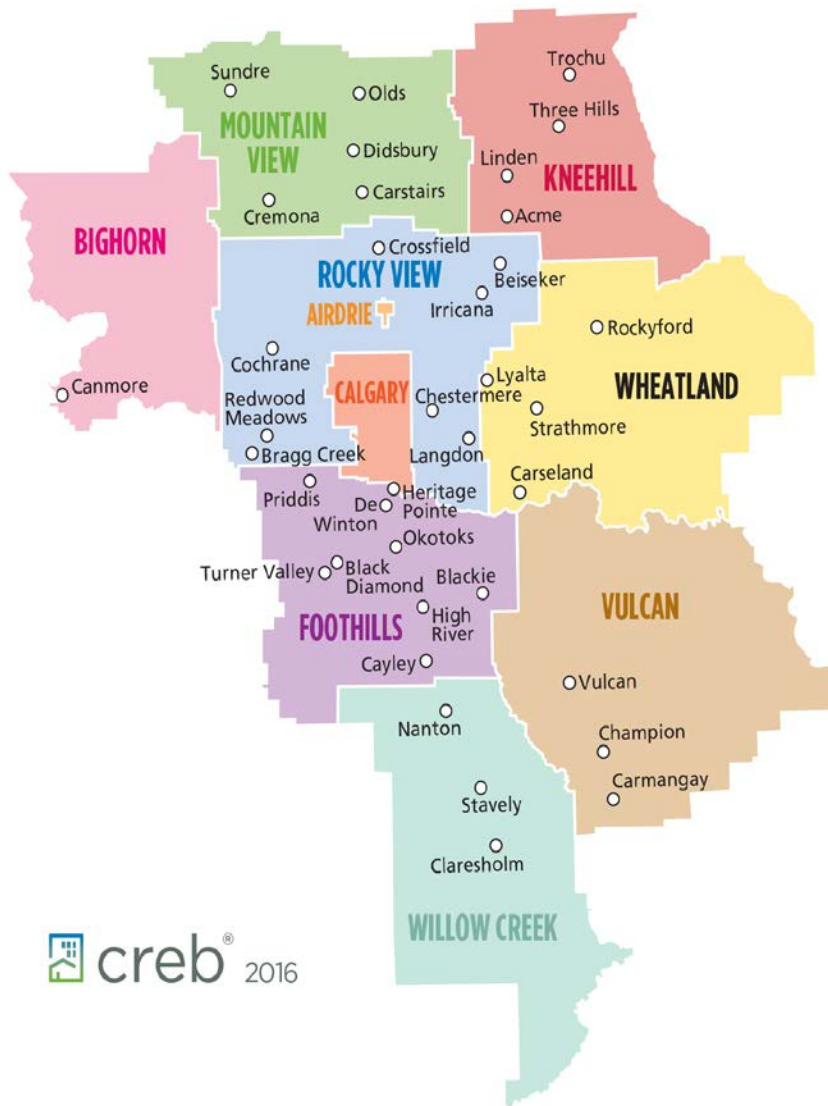
MONTHLY STATISTICS PACKAGE

Calgary Region

June 2020



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REGIONAL HIGHLIGHTS

July 2, 2020

Airdrie

- Following declines over the past three months, June sales rose above last year's levels. While the monthly gain was significant, it was not enough to offset previous pullback, as year-to-date sales remained nearly eight per cent below last year's levels.
- Airdrie also saw new listings rise, but inventory levels remain well below last year's levels. The months of supply dropped below three months and is lower than pre-COVID-19 levels. If the supply/demand balance stays in this range, we could start to see some of the downward price pressure ease.
- Airdrie's benchmark price was \$327,400 in June. This is down compared to the previous month and over two per cent lower than last year's levels. Year-to-date prices remain just below last year's levels.

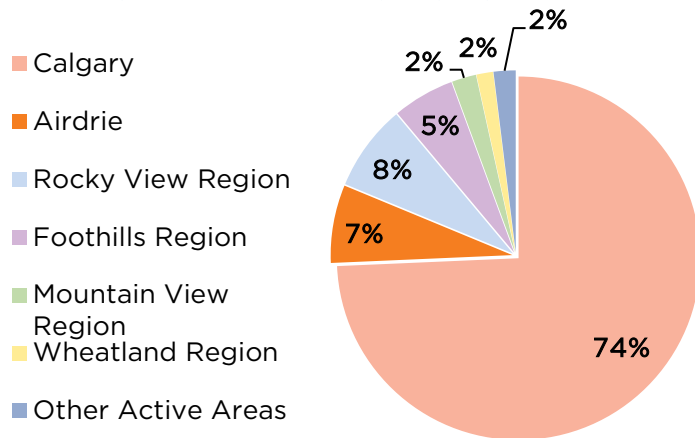
Cochrane

- Sales in Cochrane this month improved over last year's levels. At the same time new listings also rose cause some upward trend growth in inventory levels. However, the improvement in sales outpaced the gains in inventory causing the months of supply to trend down.
- Supply/demand balances are improving, but it takes time before this is reflected in prices. In June, the benchmark price was \$394,900. This is slightly lower than last month and nearly four per cent lower than last year. It will likely take several more months of more balanced conditions before seeing any impact on home prices.

Okotoks

- June sales remained relatively stable compared to last years levels. However, with steep declines in April and May, year-to-date sales remain well below both last year's levels and longer-term trends.
- Recent gains in new listings caused some monthly gains in inventory levels. The monthly gain in inventory was not enough to offset the monthly increase in sales, causing the months of supply to trend down to three months in June.
- Benchmark prices were falling prior to the COVID-19 pandemic, but the pace of decline increased during the past several months. In June, benchmark prices remained relatively stable compared to last month, but they remain over four per cent lower than last year's levels.

SHARE OF SALES June 2020



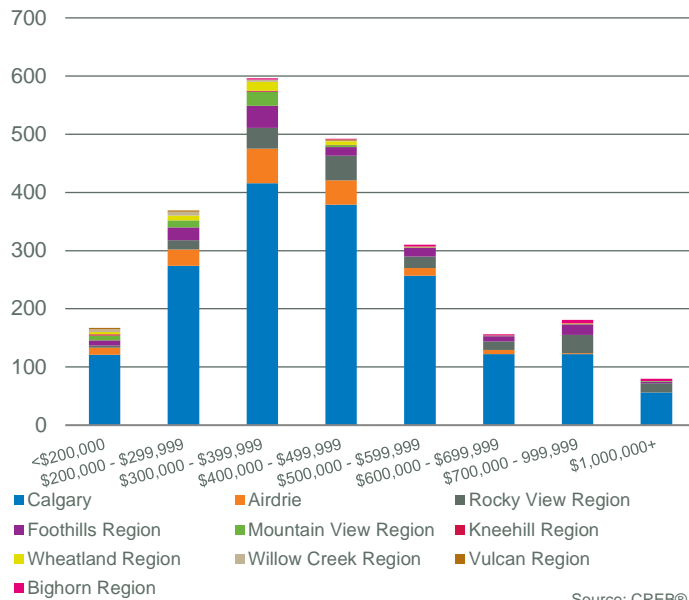
Source: CREB®

Jun. 20

June 2020	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
City of Calgary	1,747	3,335	52.38%	6,238	3.57	411,300	460,442	410,000	74%
Airdrie	163	239	68.20%	413	2.53	327,400	377,883	360,000	7%
Rocky View Region	180	341	52.79%	862	4.79	366,200	579,979	453,000	8%
Foothills Region	129	225	57.33%	545	4.22	379,300	455,926	376,500	5%
Mountain View Region	51	109	46.79%	344	6.75	294,100	331,427	314,900	2%
Kneehill Region	5	18	27.78%	91	18.20	176,000	297,100	305,000	0%
Wheatland Region	35	49	71.43%	210	6.00	322,700	329,594	320,000	1%
Willow Creek Region	17	29	58.62%	94	5.53	227,300	252,588	245,000	1%
Vulcan Region	6	15	40.00%	74	12.33	193,700	279,992	276,500	0%
Bighorn Region	18	74	24.32%	172	9.56	788,800	963,444	732,000	1%
CREB® Economic Region	2,351	4,434	53.02%	9,043	3.85	405,200	460,416	406,000	100%

CREB® SALES BY PRICE RANGE

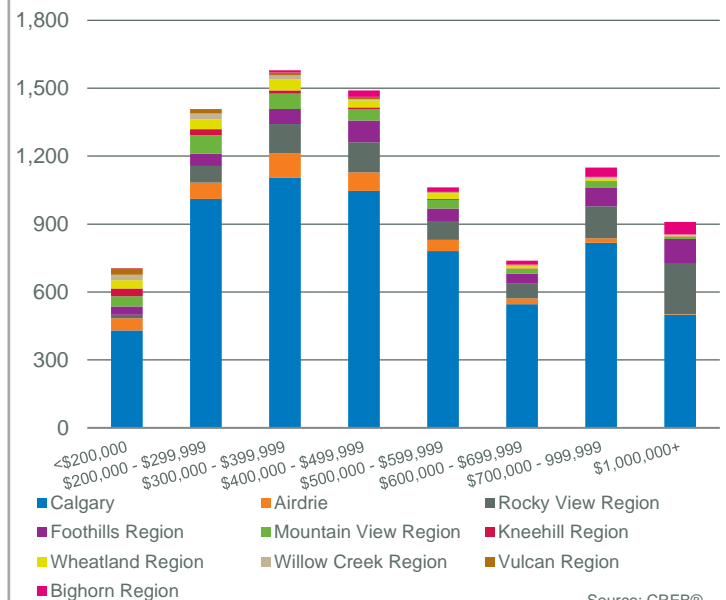
JUNE



Source: CREB®

CREB® INVENTORY BY PRICE RANGE

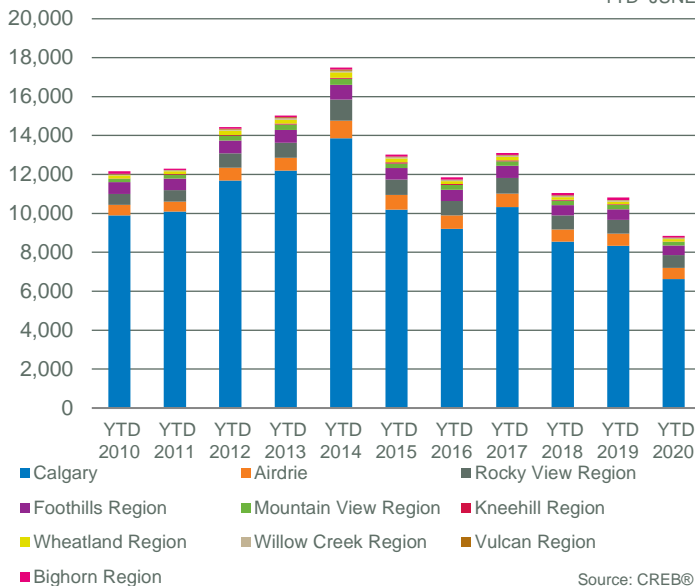
JUNE



Source: CREB®

CREB® TOTAL SALES: YEAR-TO-DATE

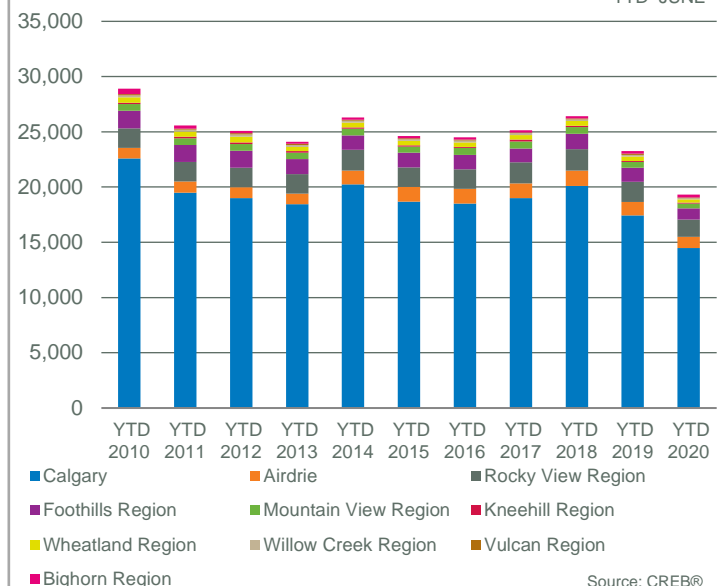
YTD JUNE



Source: CREB®

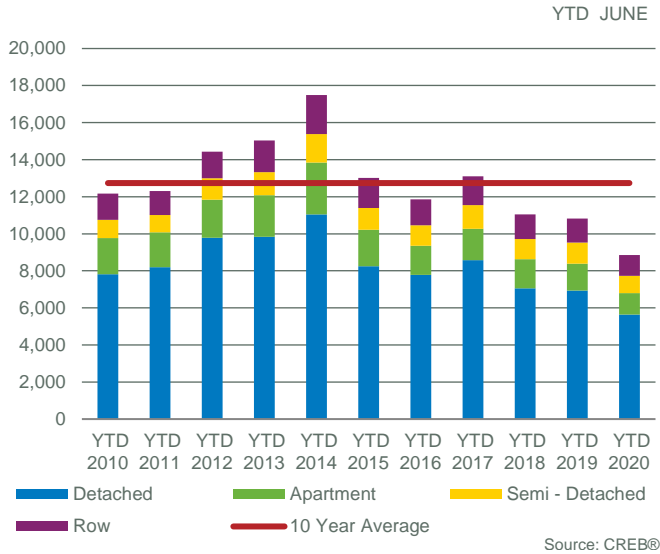
CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

YTD JUNE

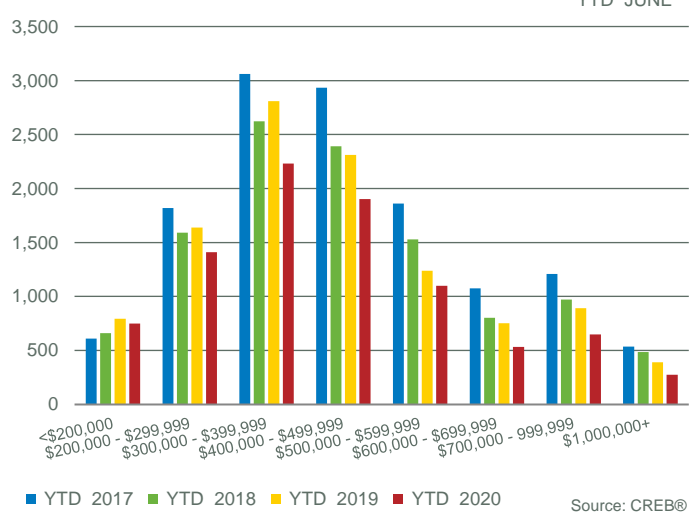


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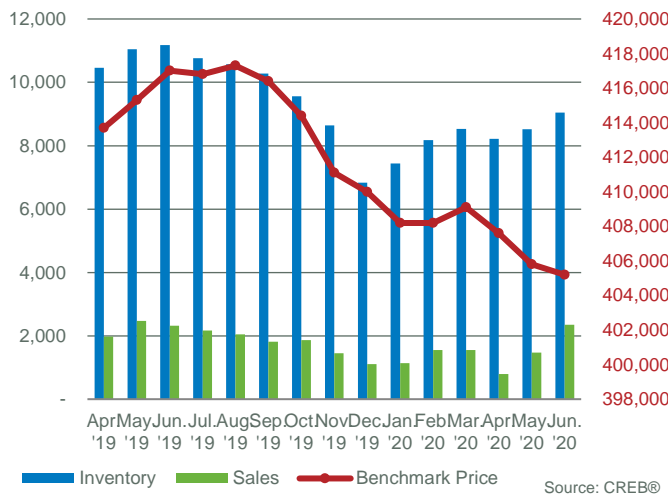
CREB® ECONOMIC REGION TOTAL SALES



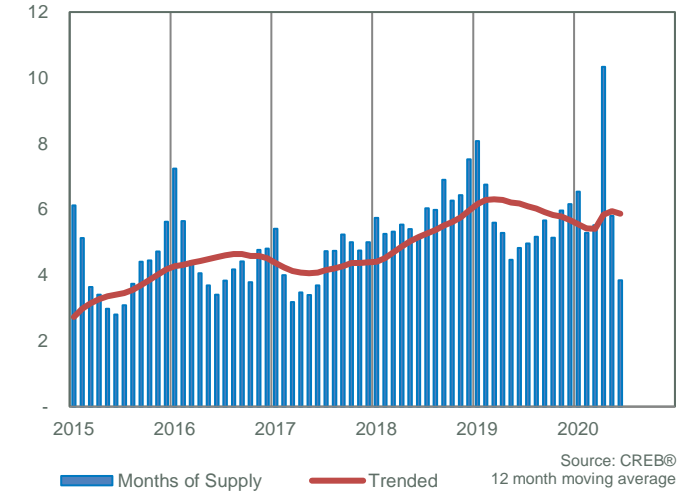
CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE



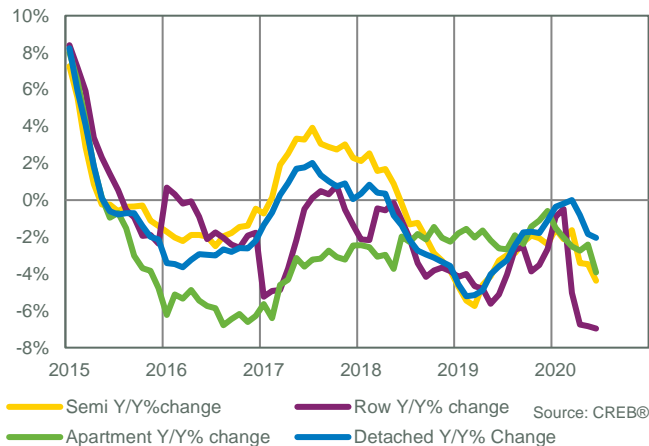
CREB® ECONOMIC REGION INVENTORY AND SALES



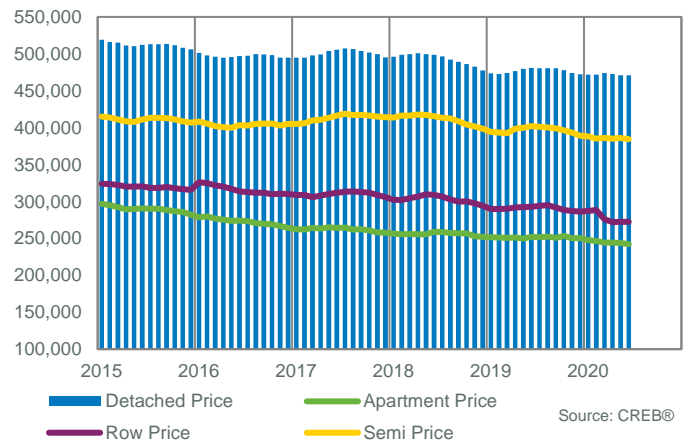
CREB® ECONOMIC REGION MONTHS OF INVENTORY



CREB® ECONOMIC REGION PRICE CHANGE

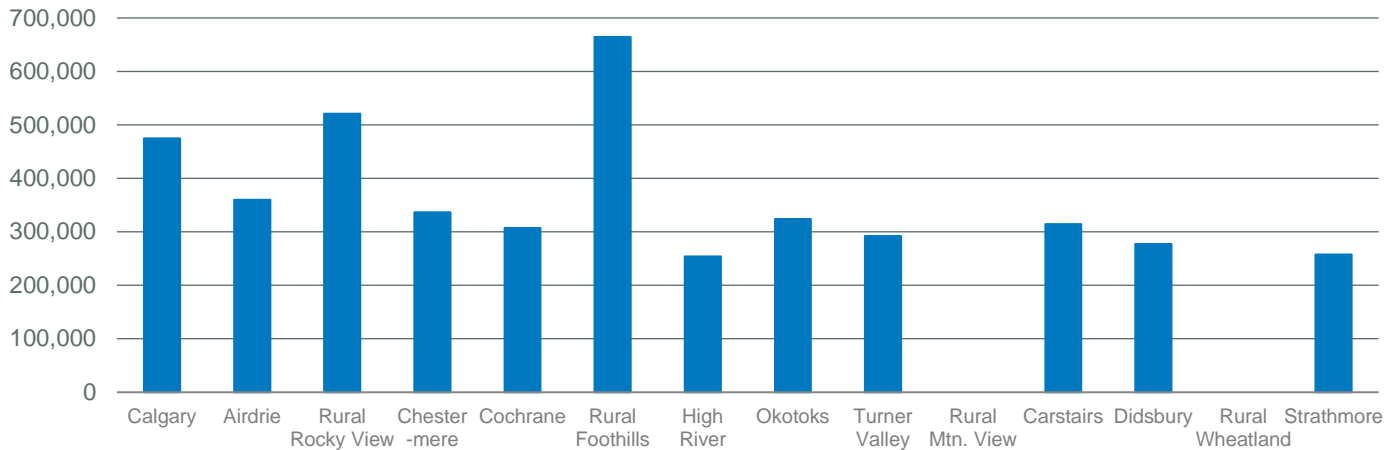


CREB® ECONOMIC REGION PRICES



DETACHED BENCHMARK PRICE

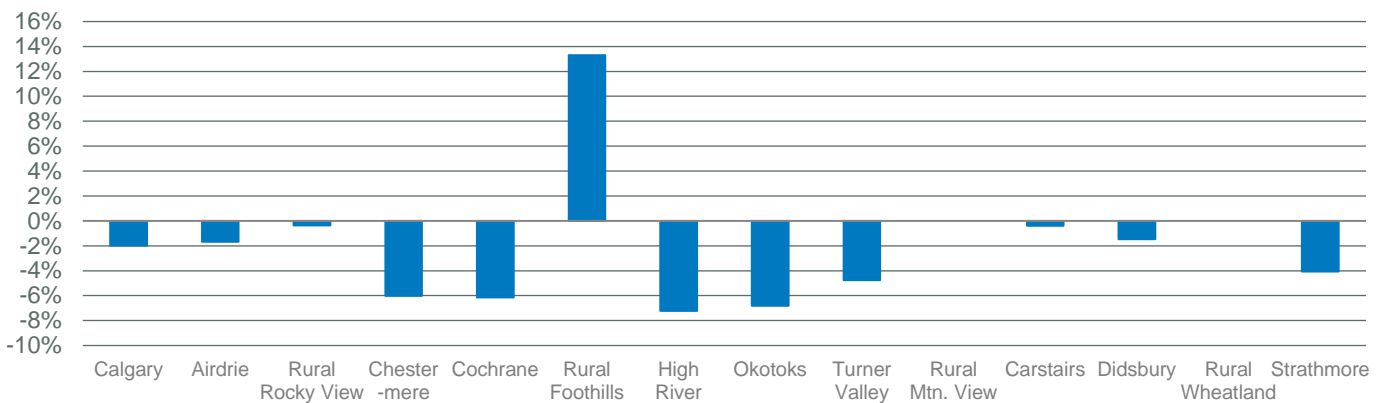
JUNE



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS

JUNE



Source: CREB®

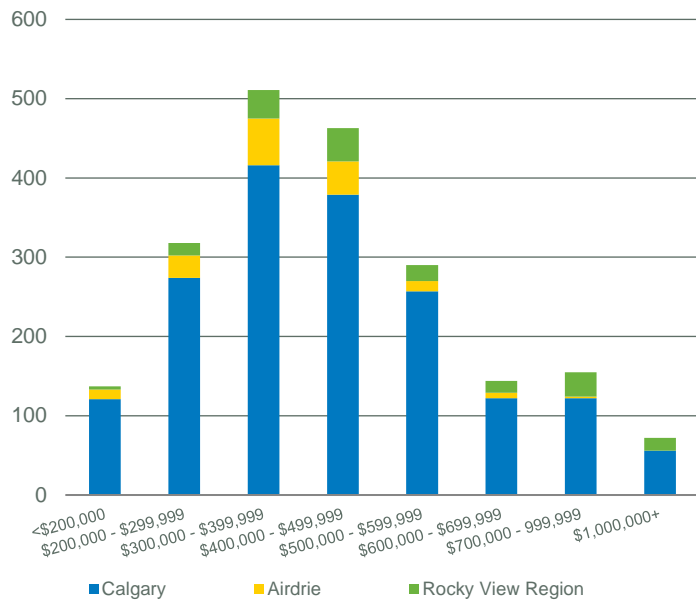
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1407	4897	3	1992	2	1
Airdrie	1435	4596	3	2003	2	1
Rural Rocky View	1863	3957	3	1997	2	1
Cochrane	1548	5476	3	1999	2	1
Chestermere	1909	5519	3	2003	2	1
Rural Foothills	1752	Unavailable	3	1995	2	0
High River	1341	5646	3	1997	2	0
Okotoks	1541	4972	3	2002	2	1
Turner Valley	1232	6200	3	1994	2	0
Rural Mountain View	1345	6027	3	1989	2	0
Carstairs	1335	6504	3	2001	2	0
Didsbury	1251	6473	3	1982	2	0
Rural Wheatland	1264	6135	3	1979	2	0
Strathmore	1302	5562	3	2000	2	0

June 2020	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
City of Calgary	1,747	3,335	52.38%	6,238	3.57	411,300	460,442	410,000	84%
Airdrie	163	239	68.20%	413	2.53	327,400	377,883	360,000	8%
Rocky View Region	180	341	52.79%	862	4.79	366,200	579,979	453,000	9%
Calgary CMA	2,090	3,915	53.38%	7,513	3.59	NA	464,298	410,000	100%

CALGARY CMA SALES BY PRICE RANGE

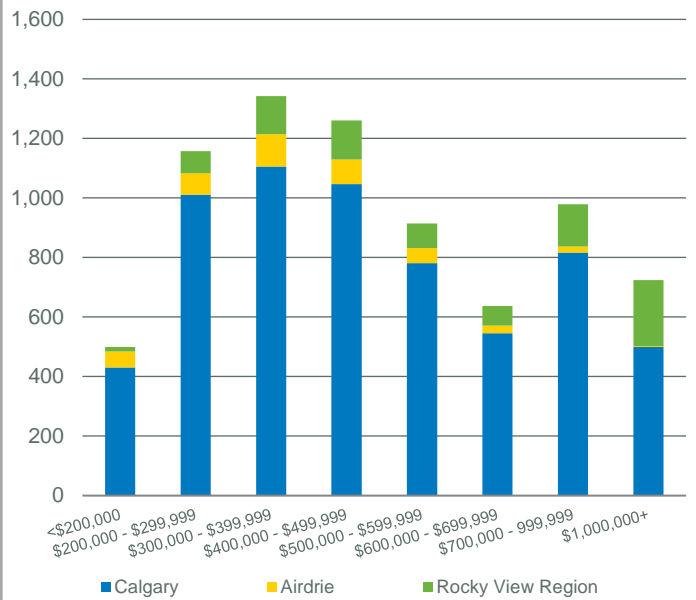
JUNE



Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

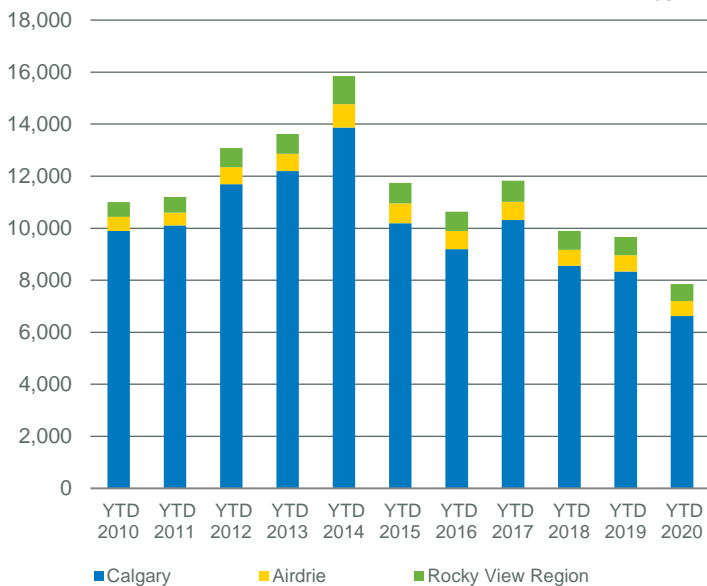
JUNE



Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

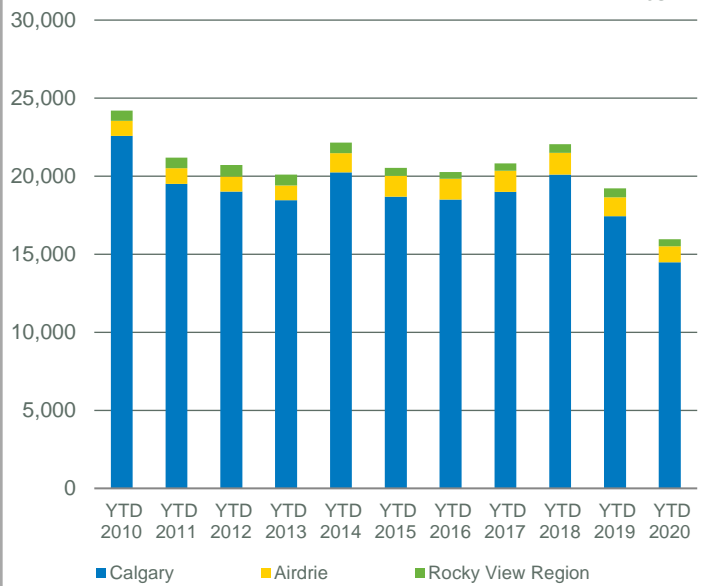
YTD JUNE



Source: CREB®

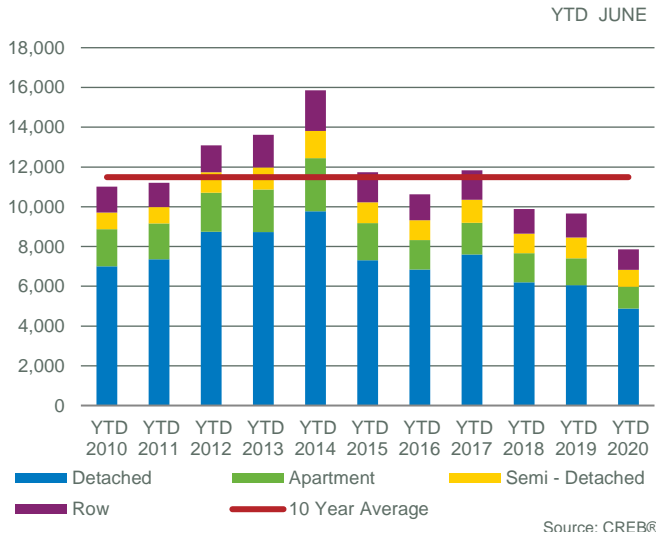
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD JUNE

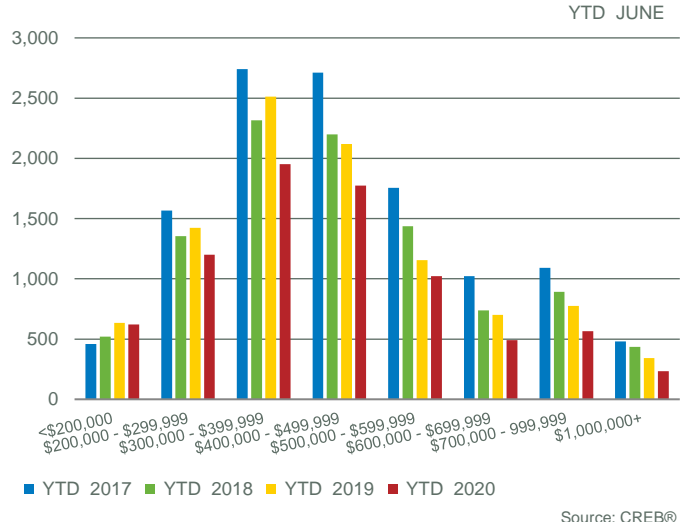


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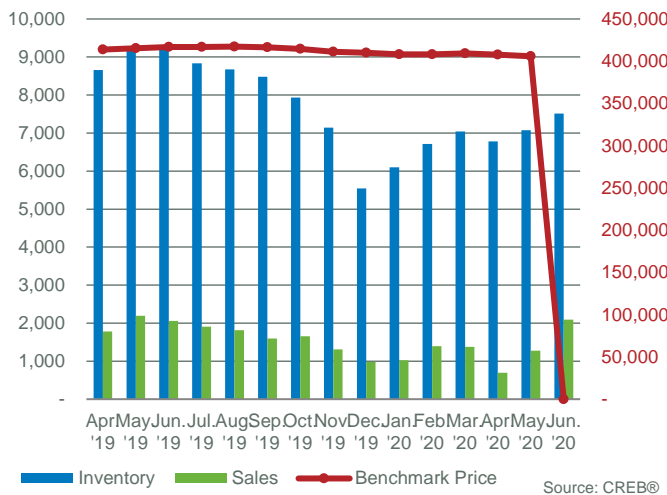
CALGARY CMA TOTAL SALES



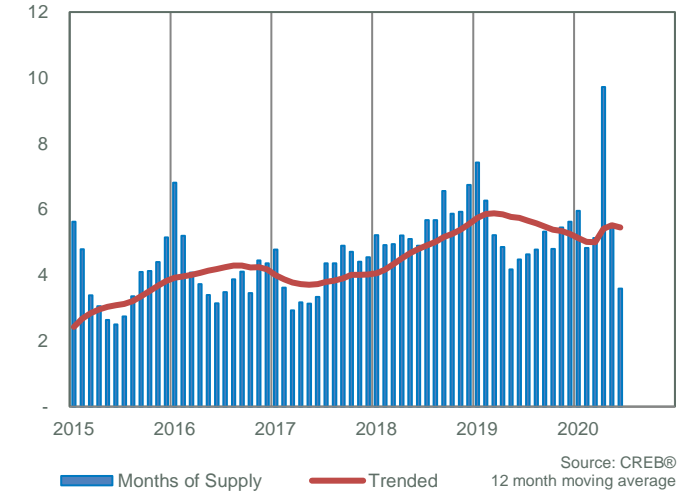
CALGARY CMA TOTAL SALES BY PRICE RANGE



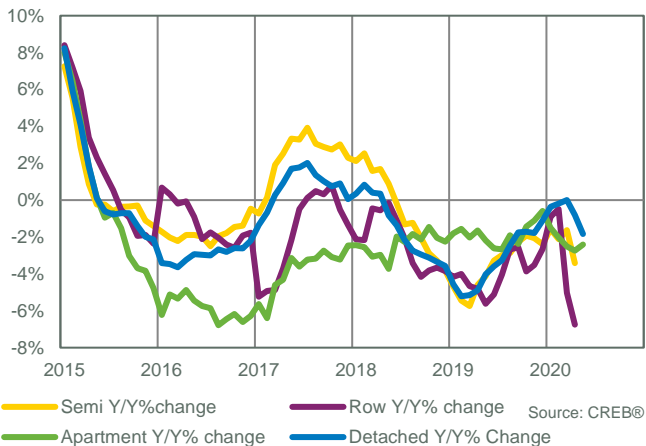
CALGARY CMA INVENTORY AND SALES



CALGARY CMA MONTHS OF INVENTORY



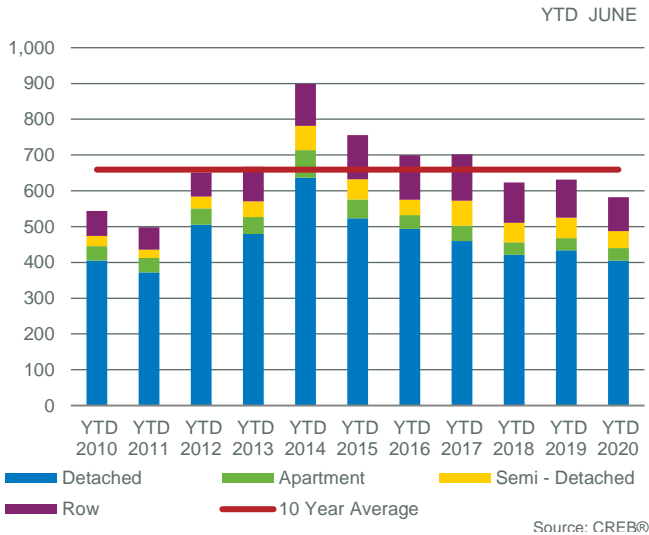
CALGARY CMA PRICE CHANGE



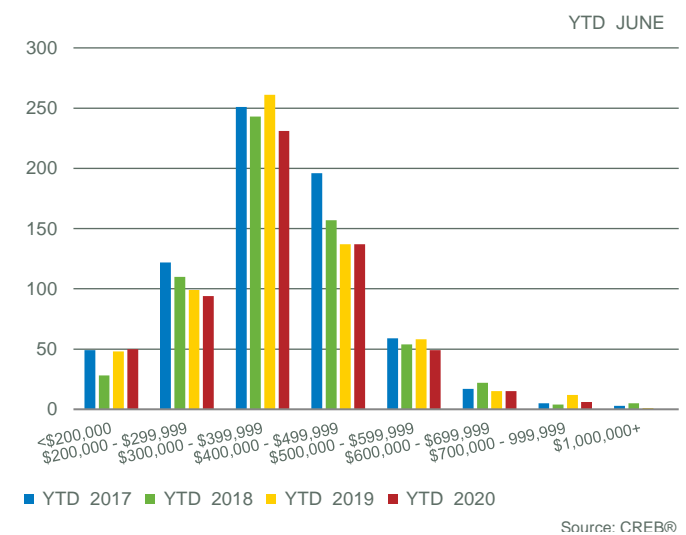
CALGARY CMA PRICES



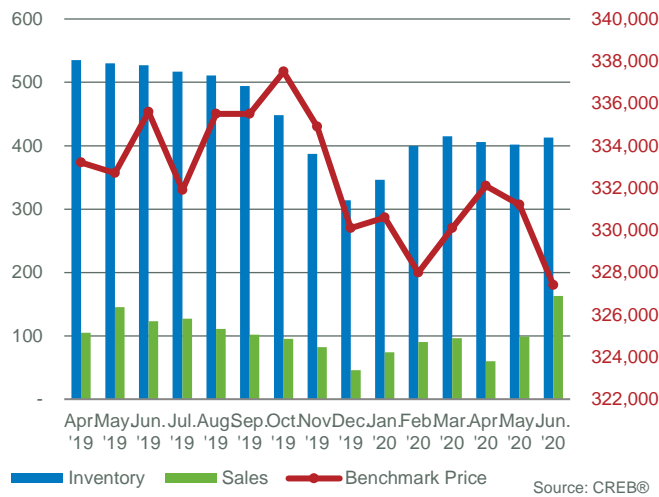
AIRDRIE TOTAL SALES



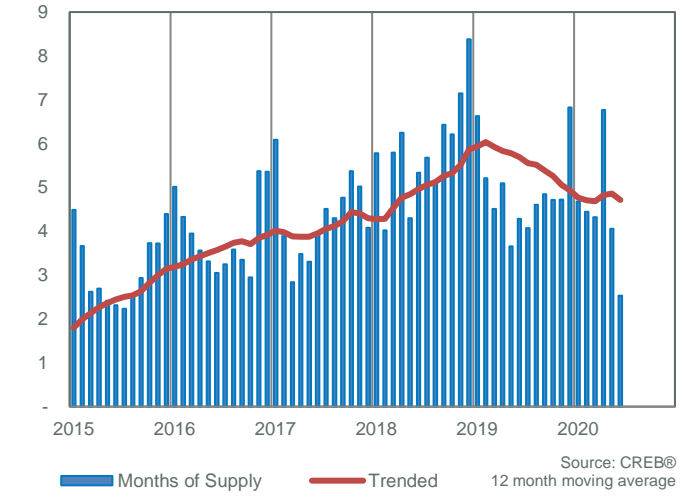
AIRDRIE TOTAL SALES BY PRICE RANGE



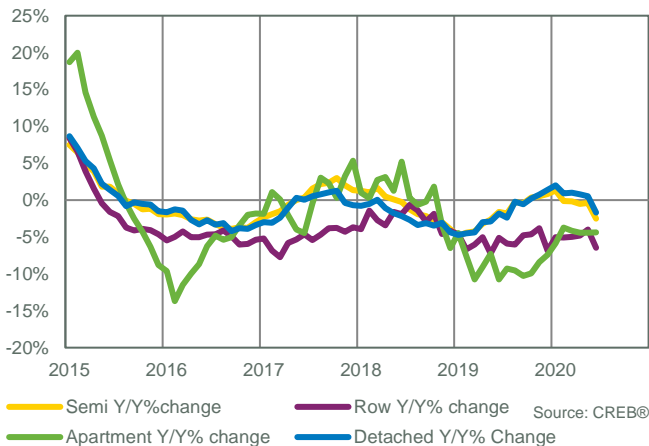
AIRDRIE INVENTORY AND SALES



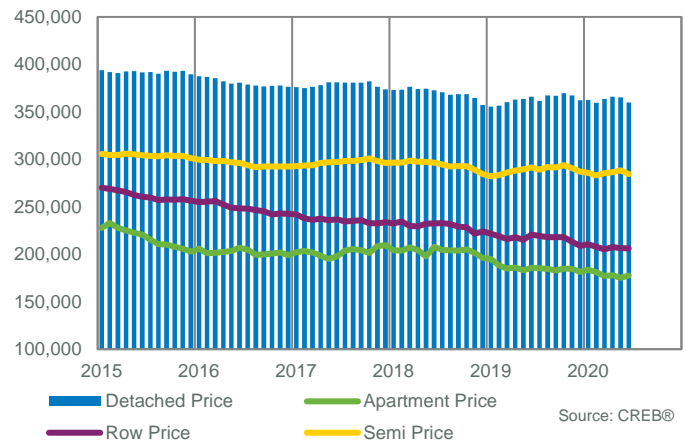
AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



AIRDRIE PRICES

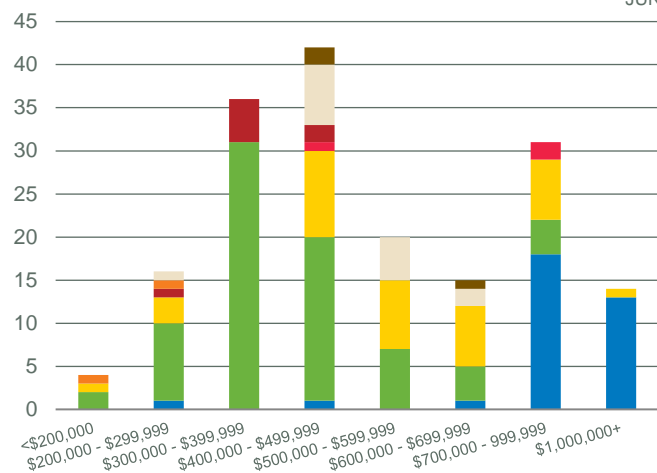


Jun. 20

June 2020	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Rocky View Region	180	341	52.79%	862	4.79	366,200	579,979	453,000	100%
Rural Rocky View	34	92	36.96%	327	9.62	521,200	1,047,544	925,000	19%
Beiseker	0	0	-	8	-	-	NA	NA	0%
Bragg Creek	3	6	50.00%	19	6.33	-	668,333	770,000	2%
Chestermere	37	65	56.92%	125	3.38	471,100	575,946	535,000	21%
Cochrane	76	136	55.88%	289	3.80	394,900	409,368	391,500	42%
Crossfield	8	13	61.54%	33	4.13	-	350,200	320,750	4%
Irricana	2	7	28.57%	14	7.00	-	200,000	200,000	1%
Langdon	15	17	88.24%	34	2.27	-	494,910	453,500	8%
Redwood Meadows	3	2	150.00%	3	1.00	-	522,833	485,000	2%
Other	2	3	66.67%	10	5.00	-	1,079,500	1,079,500	1%

SALES BY PRICE RANGE

JUNE

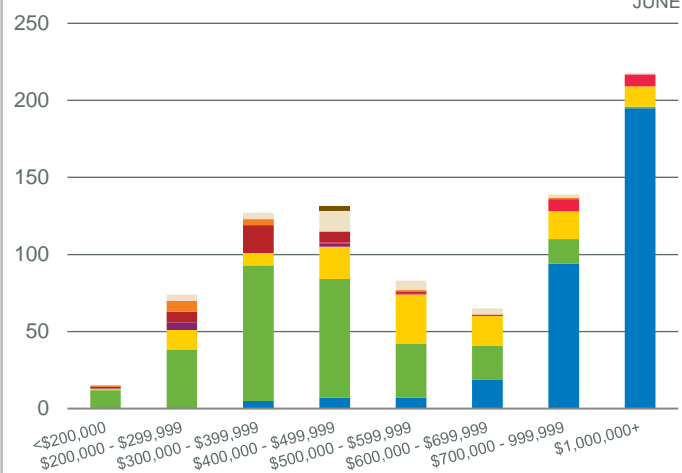


- Rural Rocky View
- Cochrane
- Chestermere
- Beiseker
- Bragg Creek
- Crossfield
- Irricana
- Langdon
- Redwood Meadows

Source: CREB®

INVENTORY BY PRICE RANGE

JUNE

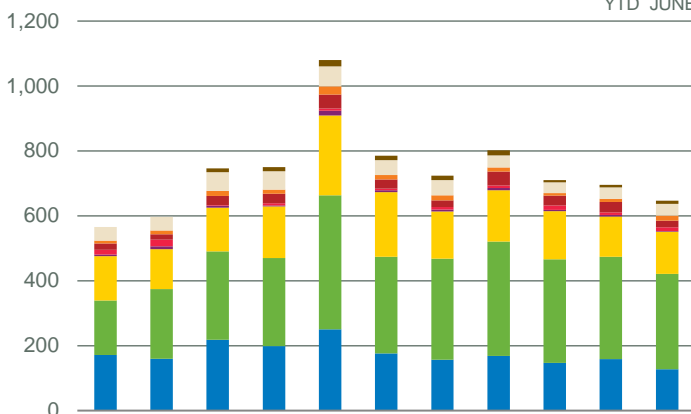


- Rural Rocky View
- Cochrane
- Chestermere
- Beiseker
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- Irricana
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- Redwood Meadows

Source: CREB®

ROCKY VIEW SALES: YEAR-TO-DATE

YTD JUNE

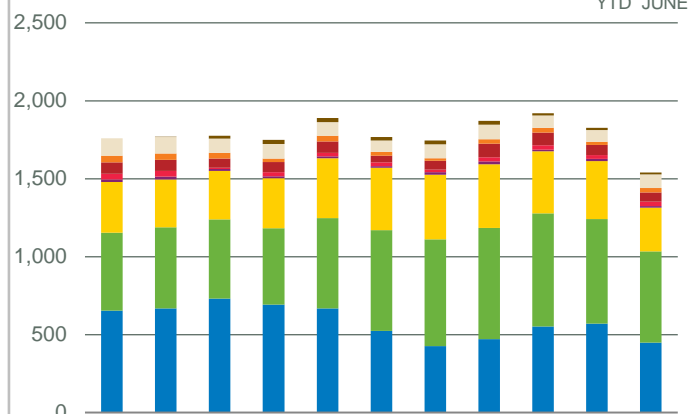


- Rural Rocky View
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- Redwood Meadows

Source: CREB®

ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

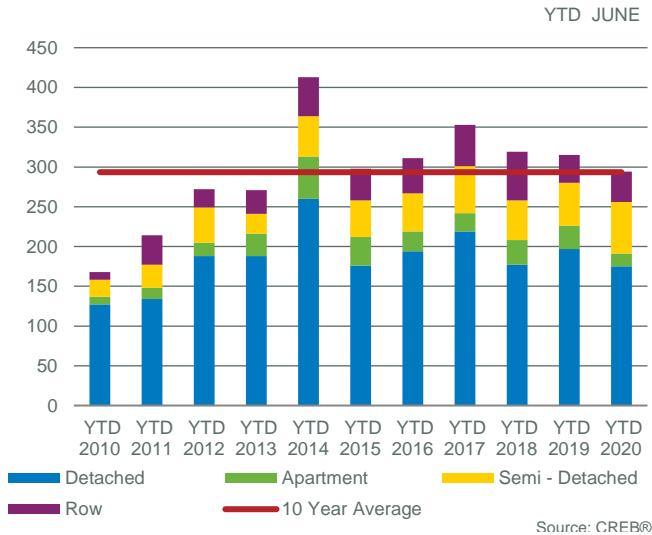
YTD JUNE



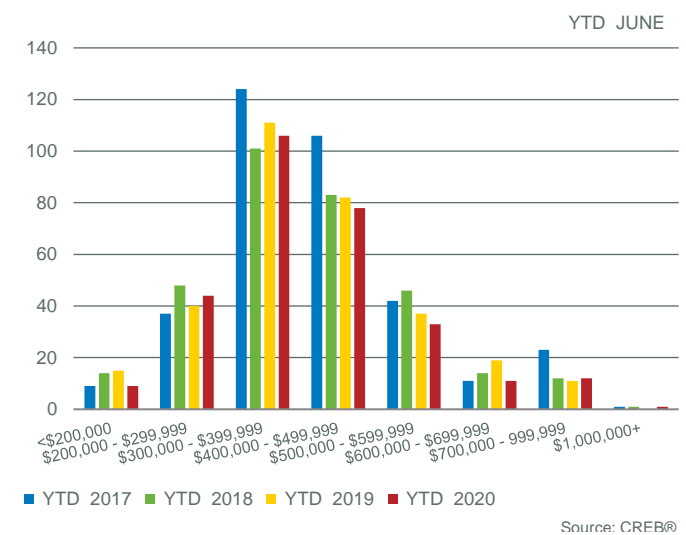
- Rural Rocky View
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Source: CREB®

COCHRANE TOTAL SALES



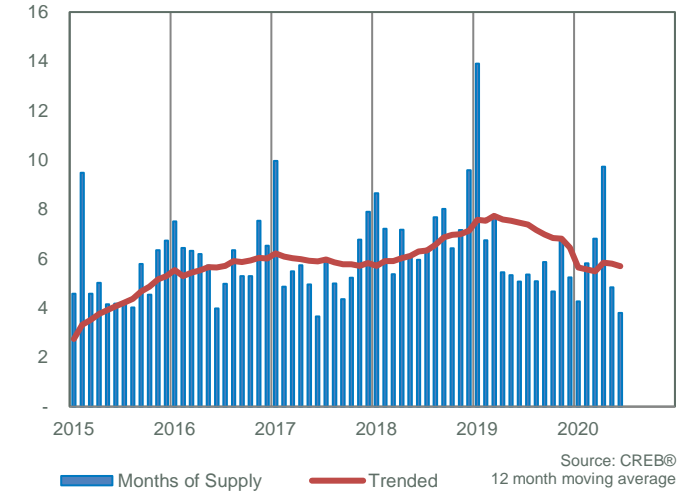
COCHRANE TOTAL SALES BY PRICE RANGE



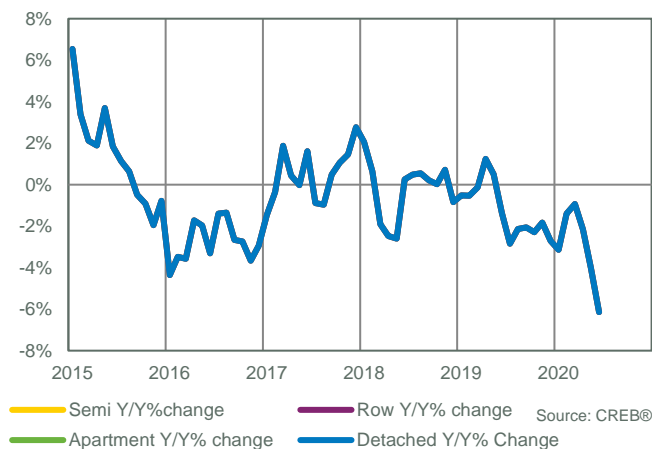
COCHRANE INVENTORY AND SALES



COCHRANE MONTHS OF INVENTORY



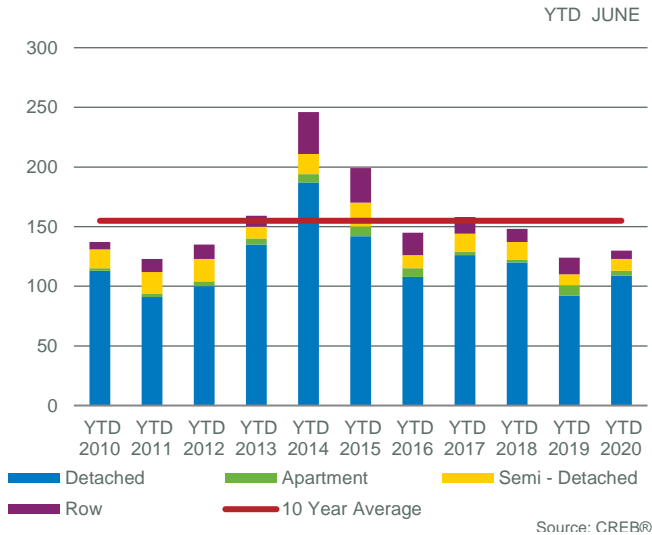
COCHRANE PRICE CHANGE



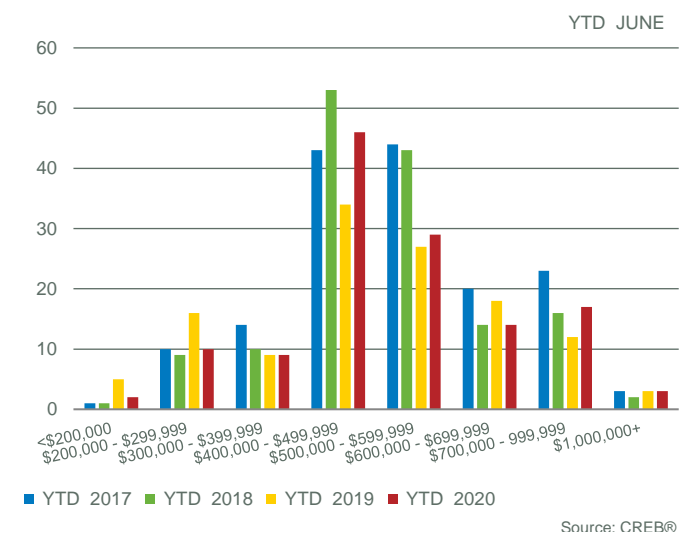
COCHRANE PRICES



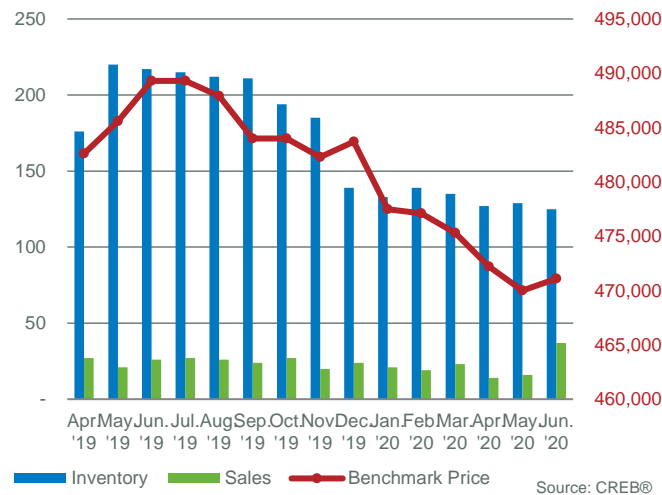
CHESTERMERE TOTAL SALES



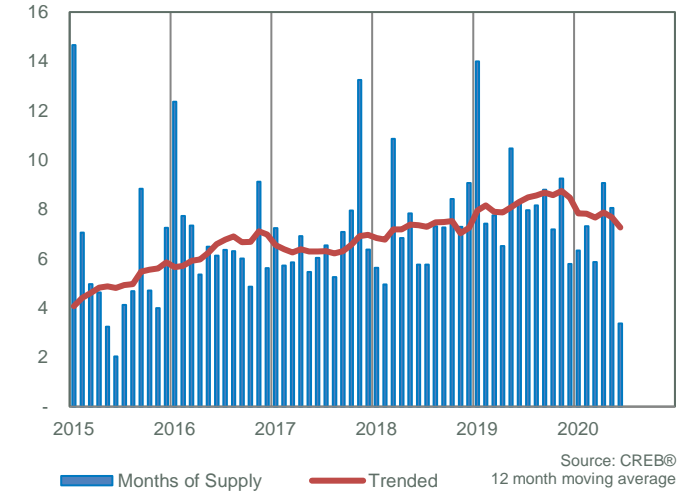
CHESTERMERE TOTAL SALES BY PRICE RANGE



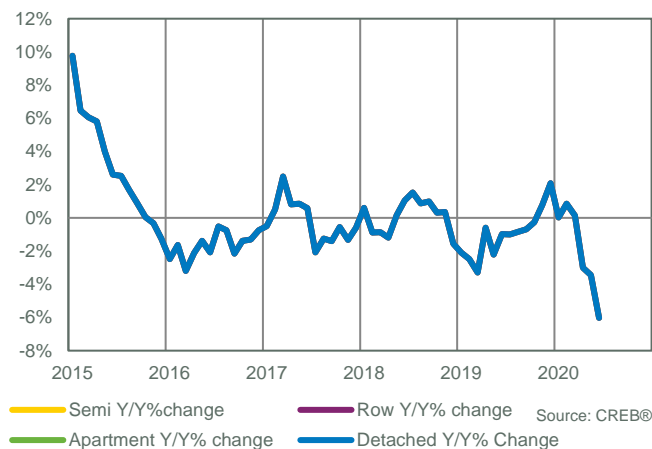
CHESTERMERE INVENTORY AND SALES



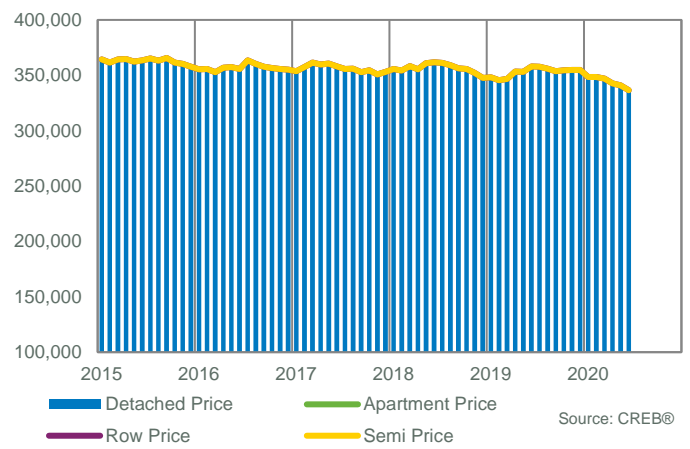
CHESTERMERE MONTHS OF INVENTORY



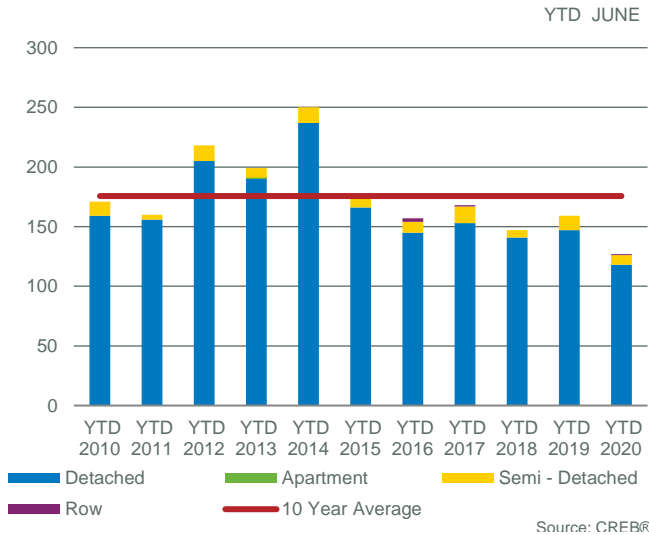
CHESTERMERE PRICE CHANGE



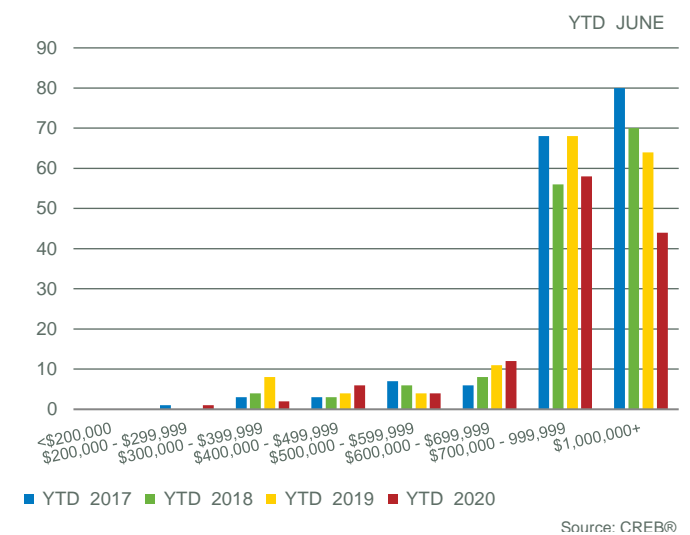
CHESTERMERE PRICES



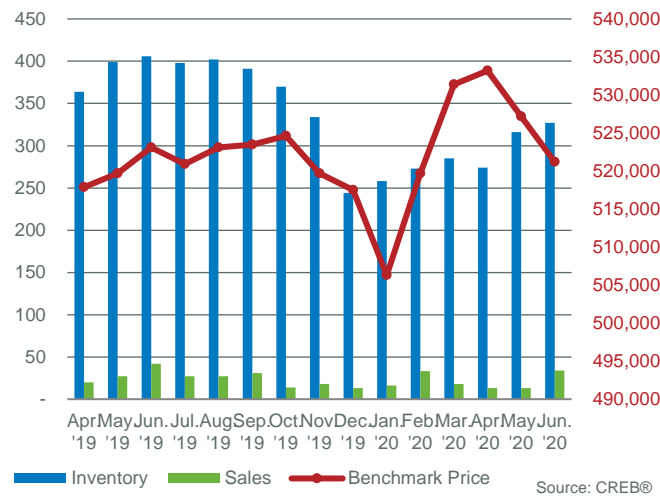
RURAL ROCKY VIEW TOTAL SALES



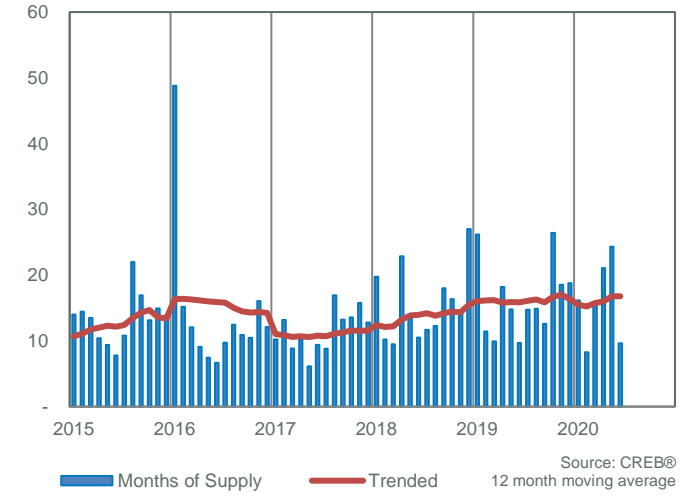
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



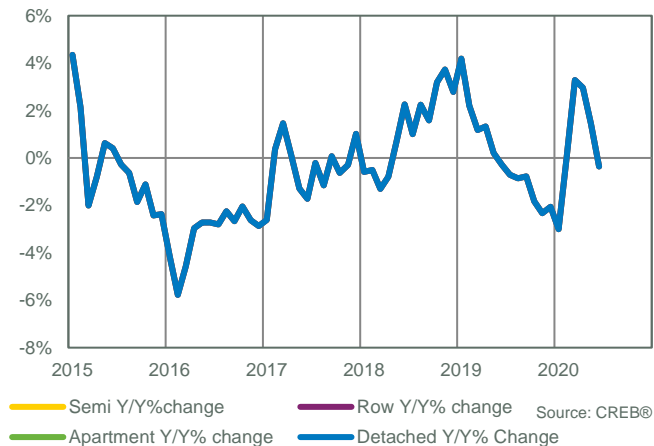
RURAL ROCKY VIEW INVENTORY AND SALES



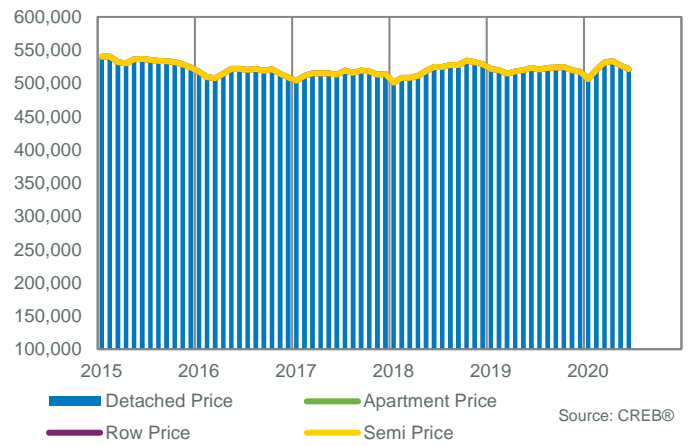
RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



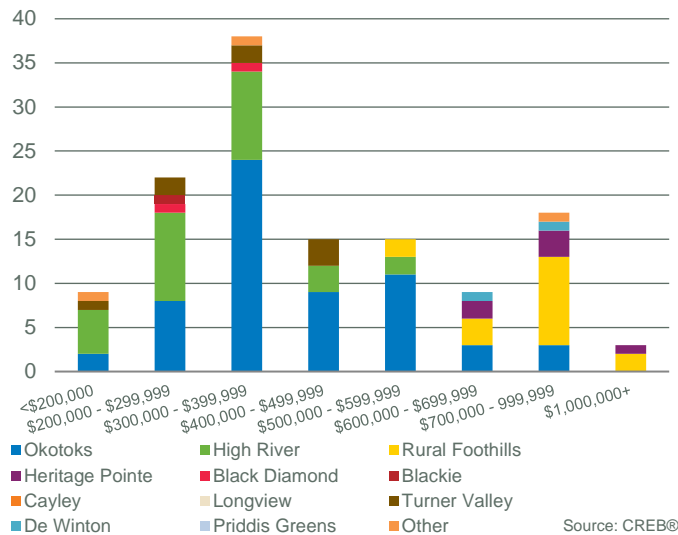
RURAL ROCKY VIEW PRICES



June 2020	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Foothills Region	129	225	57.33%	674	5.22	379,300	455,926	376,500	100%
Rural Foothills	17	49	34.69%	159	9.35	664,800	802,176	786,000	13%
Black Diamond	2	12	16.67%	26	13.00	-	292,500	292,500	2%
Blackie	1	0	-	5	5.00	-	207,000	207,000	1%
Cayley	0	1	0.00%	9	-	-	NA	NA	0%
De Winton	2	1	200.00%	6	3.00	-	777,450	777,450	2%
Heritate Pointe	6	6	100.00%	29	4.83	-	794,900	730,250	5%
High River	30	34	88.24%	91	3.03	310,300	301,172	301,200	23%
Okotoks	60	104	57.69%	183	3.05	413,200	418,258	372,500	47%
Turner Valley	8	9	88.89%	15	1.88	292,200	324,569	342,500	6%
Priddis Greens	0	4	0.00%	10	-	-	NA	NA	0%
Longview	0	2	0.00%	3	-	-	NA	NA	0%
Other	3	5	60.00%	12	4.00	-	444,667	389,000	2%

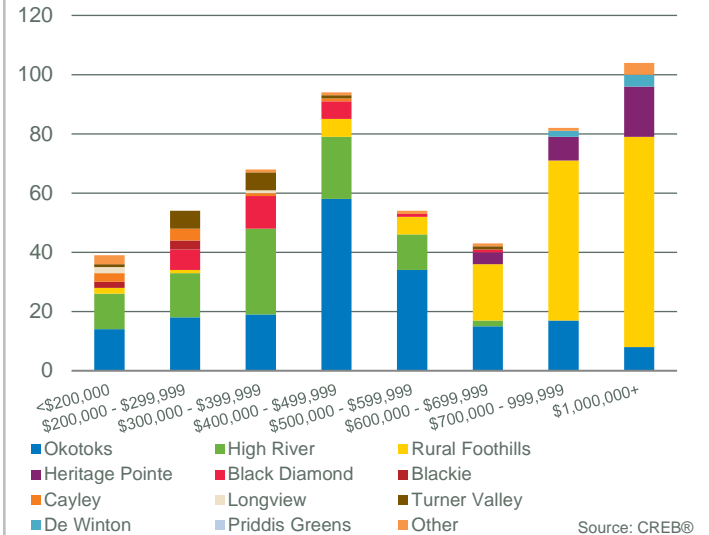
SALES BY PRICE RANGE

JUNE



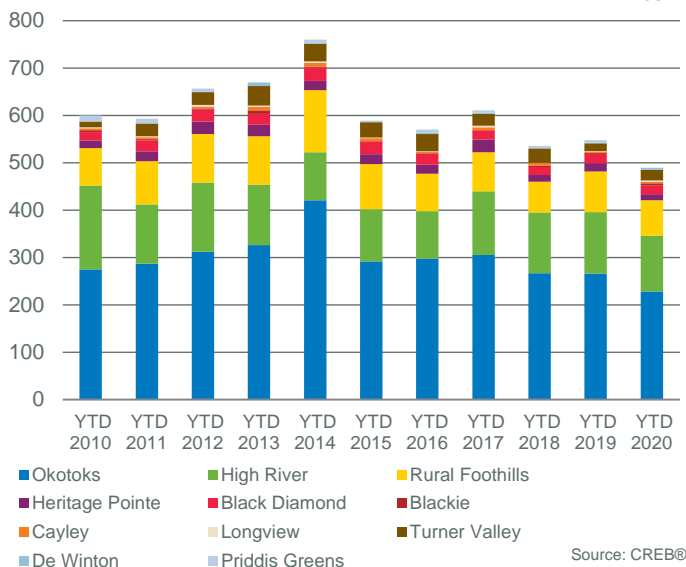
INVENTORY BY PRICE RANGE

JUNE



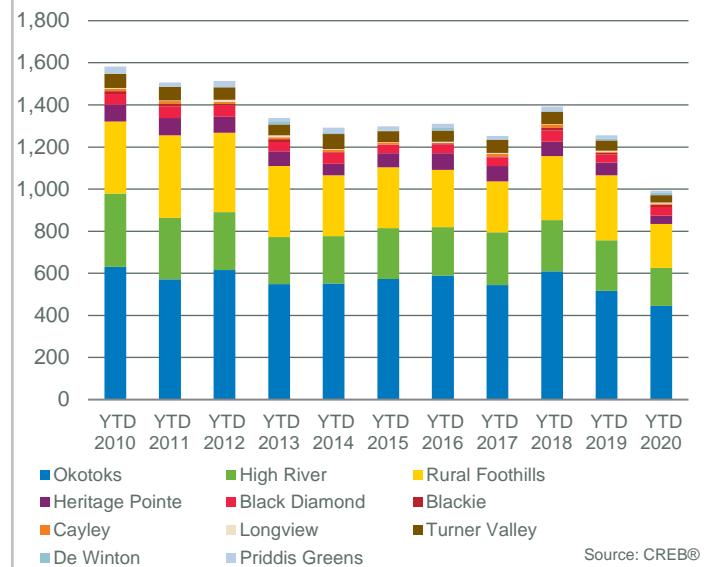
FOOTHILLS SALES: YEAR-TO-DATE

YTD JUNE

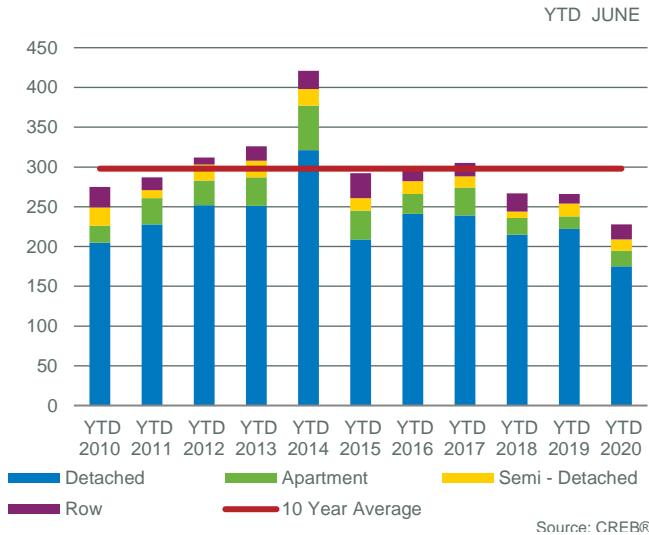


FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

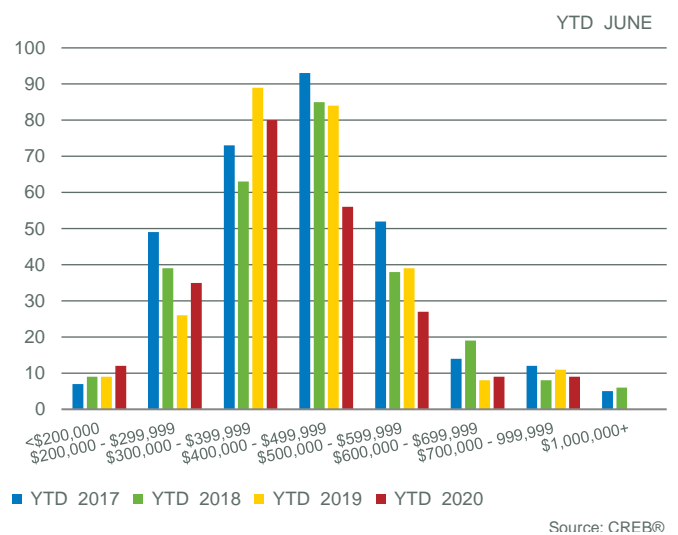
YTD JUNE



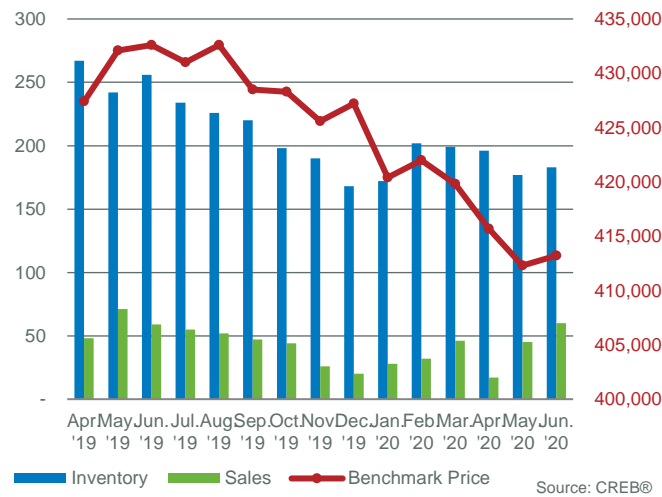
OKOTOKS TOTAL SALES



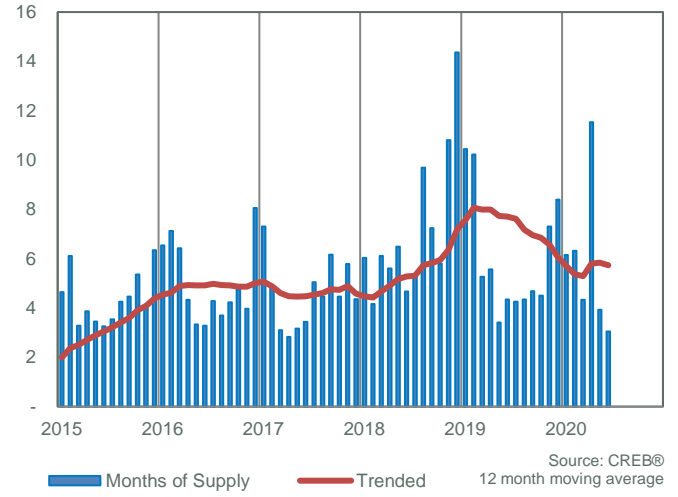
OKOTOKS TOTAL SALES BY PRICE RANGE



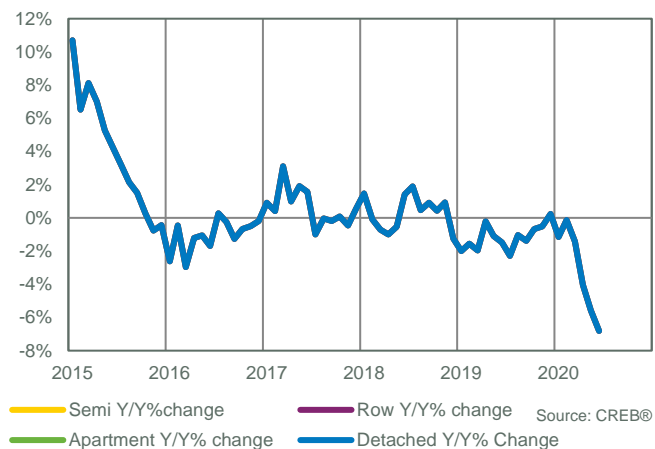
OKOTOKS INVENTORY AND SALES



OKOTOKS MONTHS OF INVENTORY



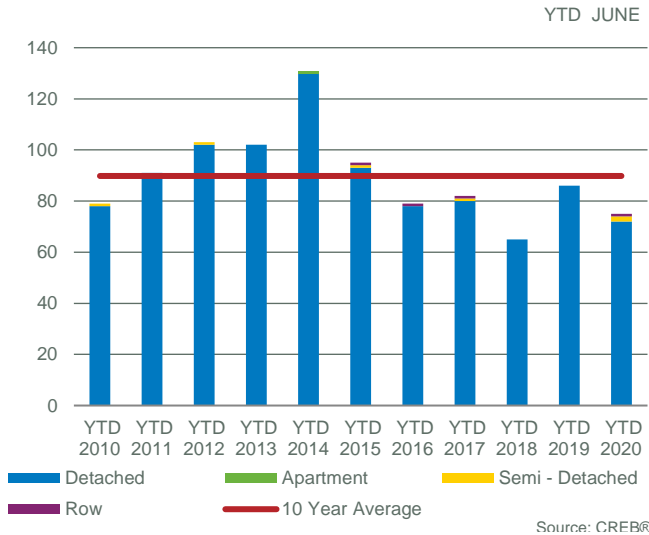
OKOTOKS PRICE CHANGE



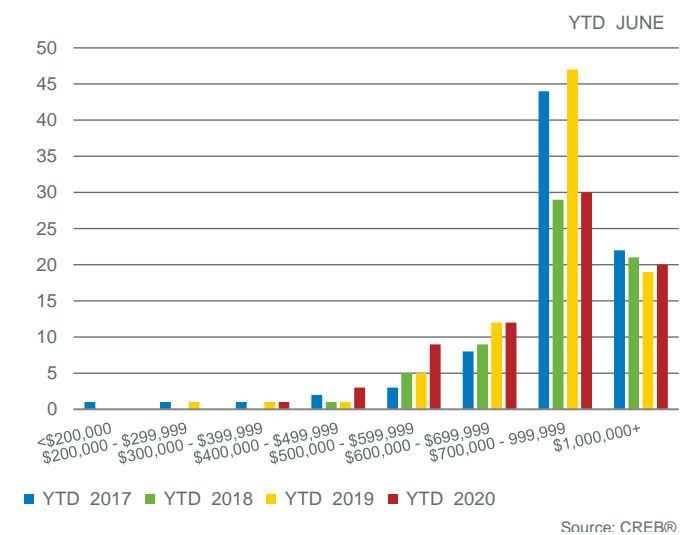
OKOTOKS PRICES



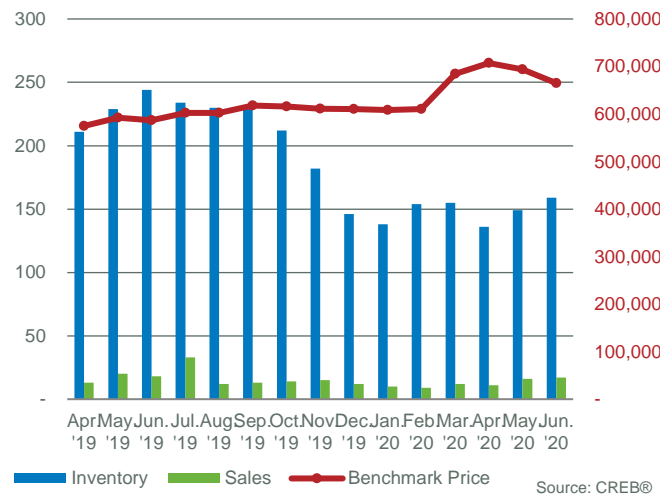
RURAL FoothILLS TOTAL SALES



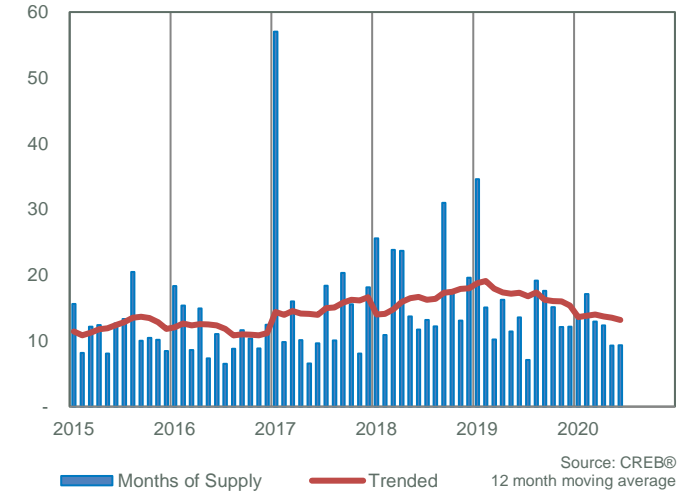
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



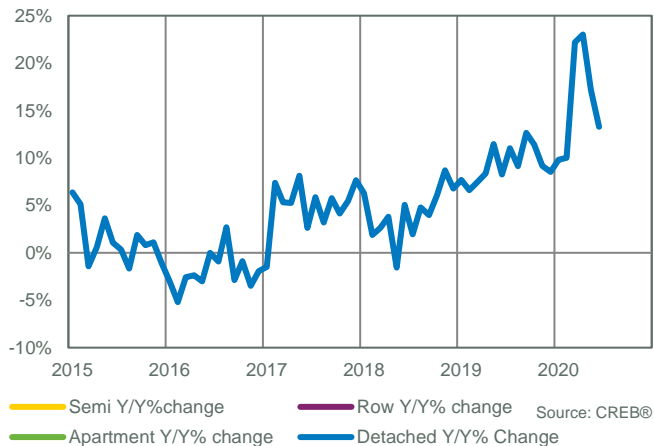
RURAL FoothILLS INVENTORY AND SALES



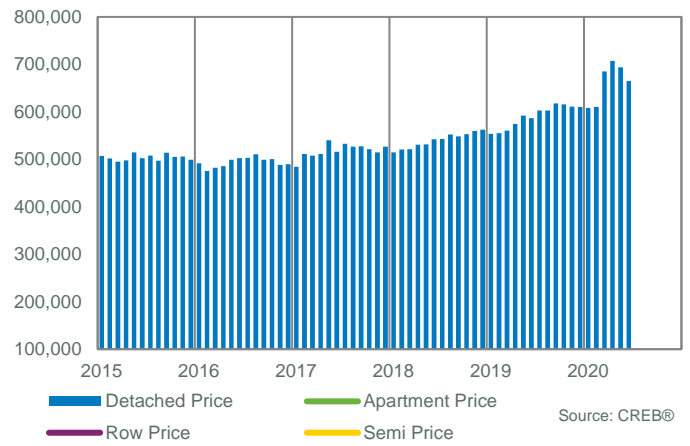
RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES



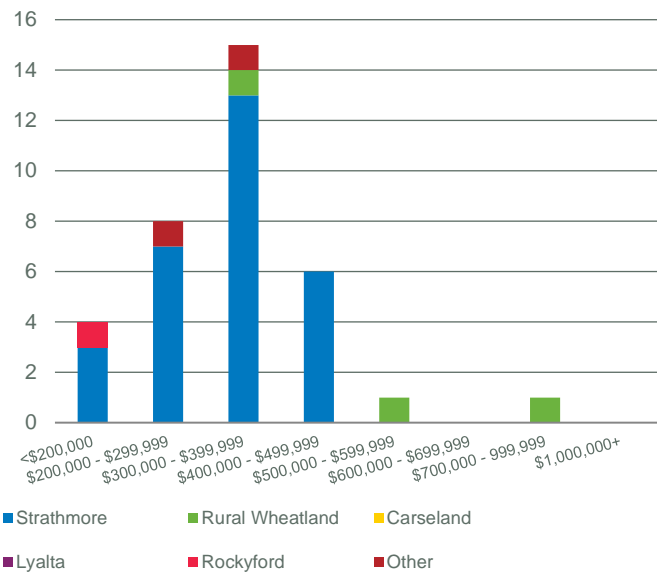
Jun. 20

June 2020	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Wheatland Region*	35	49	71.43%	210	6.00	322,700	329,594	320,000	94%
Rural Wheatland*	3	9	33.33%	47	15.67	NA	527,500	512,500	9%
Carseland*	0	2	0.00%	4	-	-	NA	NA	0%
Lyalta*	0	3	0.00%	12	-	-	NA	NA	0%
Rockyford*	1	1	100.00%	2	2.00	-	110,000	110,000	3%
Strathmore	29	29	100.00%	125	4.31	330,700	318,045	317,000	83%
Gleichen	0	1	0.00%	3	-	-	NA	NA	0%
Other*	2	5	40.00%	20	10.00	-	310,000	310,000	6%

*Data within these areas may not accurately reflect total resale activity and trends

SALES BY PRICE RANGE

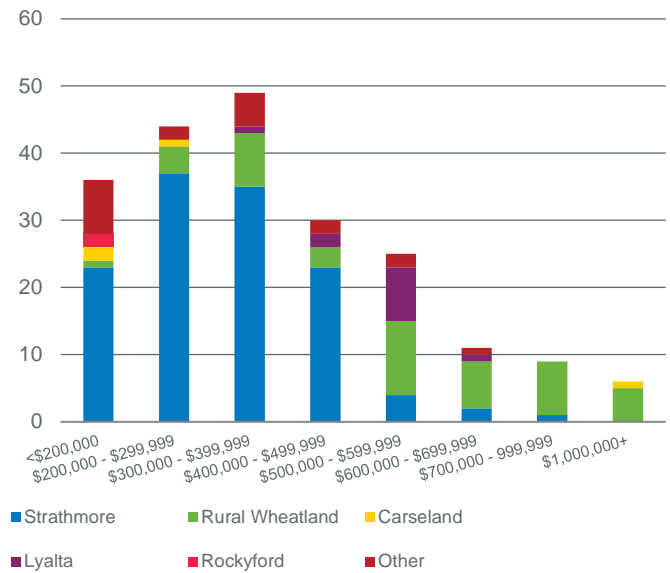
JUNE



Source: CREB®

INVENTORY BY PRICE RANGE

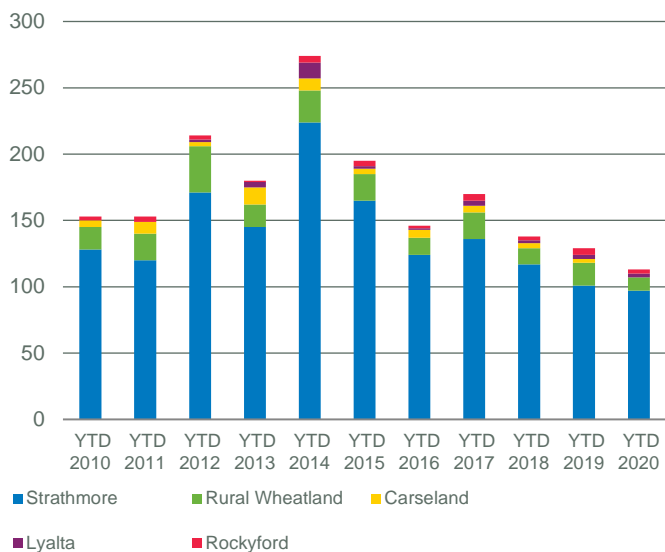
JUNE



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

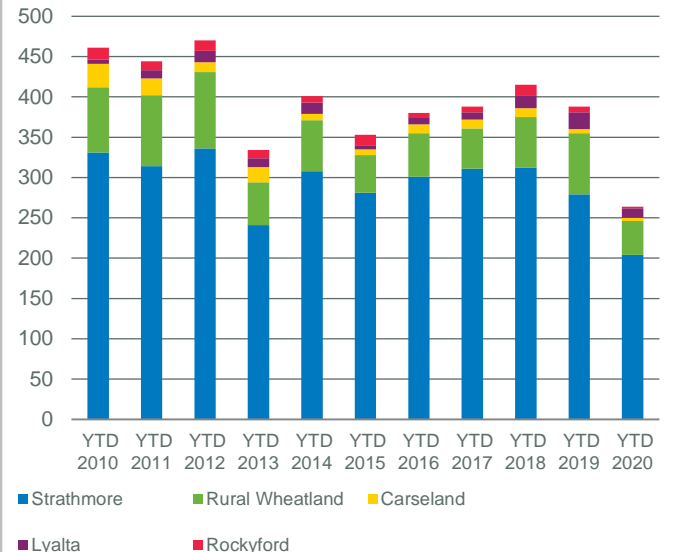
YTD JUNE



Source: CREB®

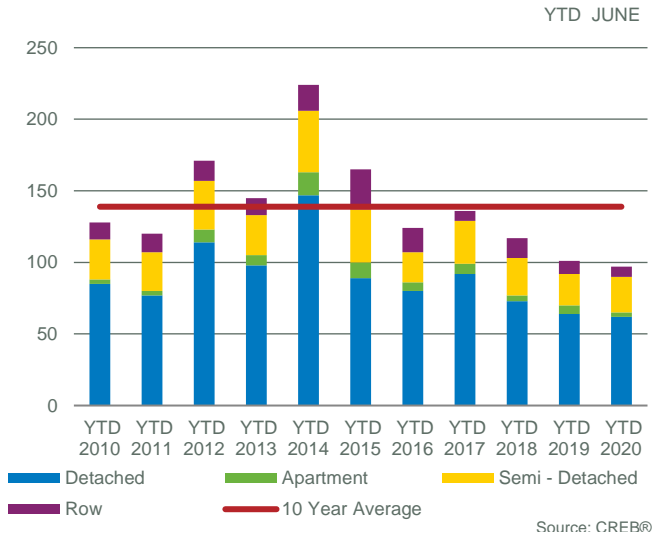
WHEATLAND NEW LISTINGS: YEAR-TO-DATE

YTD JUNE

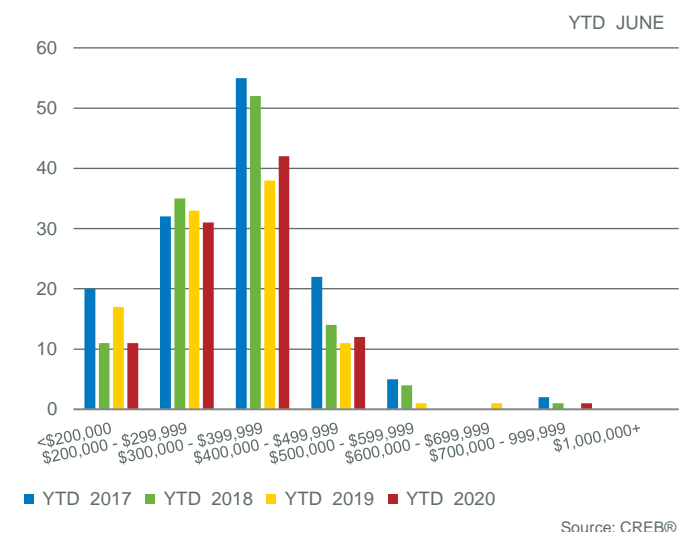


Source: CREB®

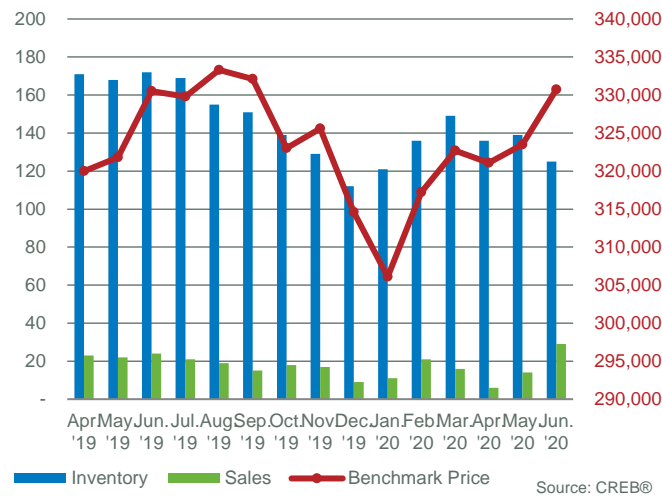
STRATHMORE TOTAL SALES



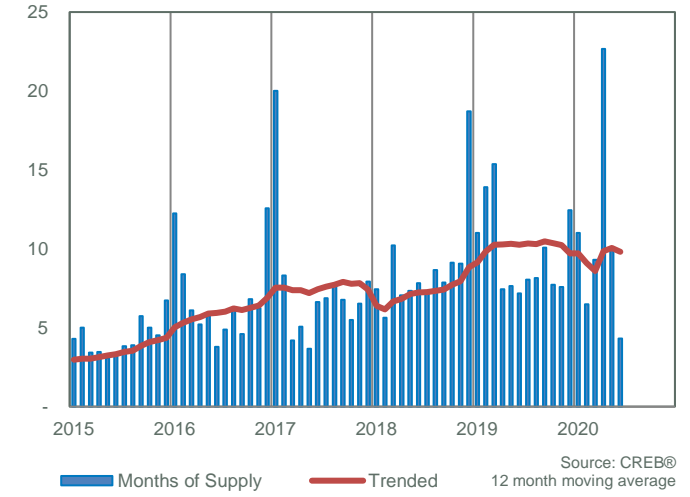
STRATHMORE TOTAL SALES BY PRICE RANGE



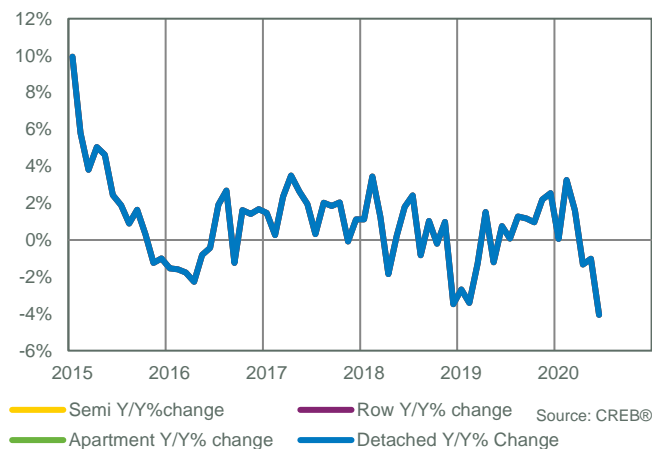
STRATHMORE INVENTORY AND SALES



STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

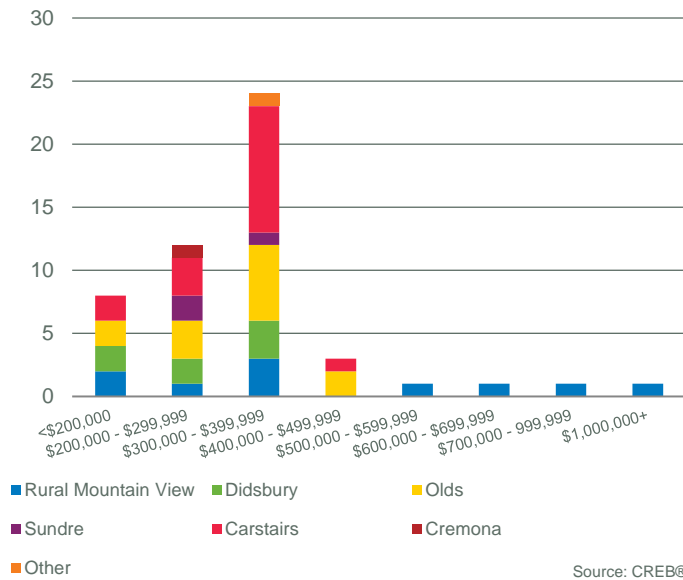


June 2020	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	51	109	46.79%	344	6.75	294,100	331,427	314,900	100%
Rural Mountain View*	10	26	38.46%	79	7.90	NA	466,050	362,000	20%
Carstairs	16	20	80.00%	55	3.44	314,600	311,394	320,950	31%
Cremona	1	0	-	3	3.00	-	285,000	285,000	2%
Didsbury	7	6	116.67%	31	4.43	277,400	255,214	238,500	14%
Olds*	13	43	30.23%	117	9.00	312,600	318,500	315,000	25%
Sundre*	3	11	27.27%	51	17.00	274,300	249,333	220,000	6%
Other*	1	3	33.33%	8	8.00	-	300,000	300,000	2%

*Data within these areas many not accurately reflect total resale activity and trends

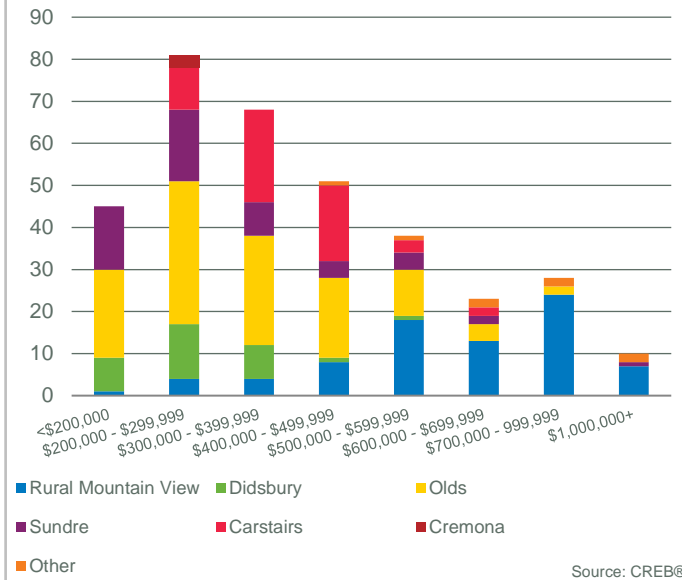
SALES BY PRICE RANGE

JUNE



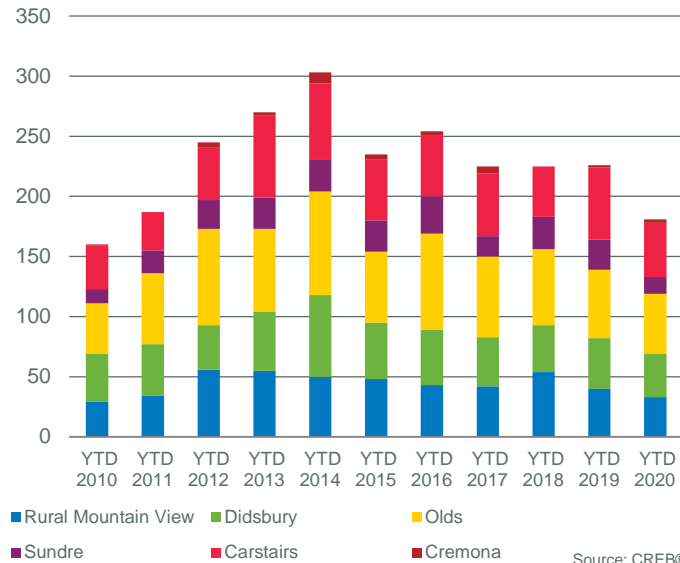
INVENTORY BY PRICE RANGE

JUNE



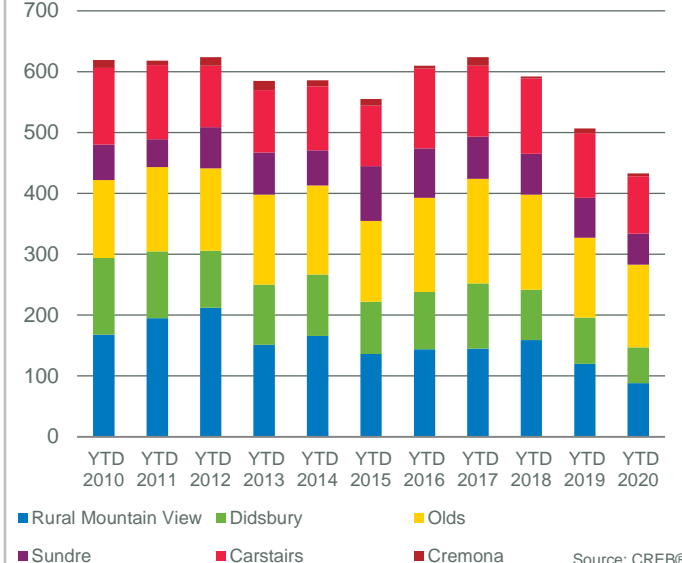
MOUNTAIN VIEW SALES: YEAR-TO-DATE

YTD JUNE



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

YTD JUNE



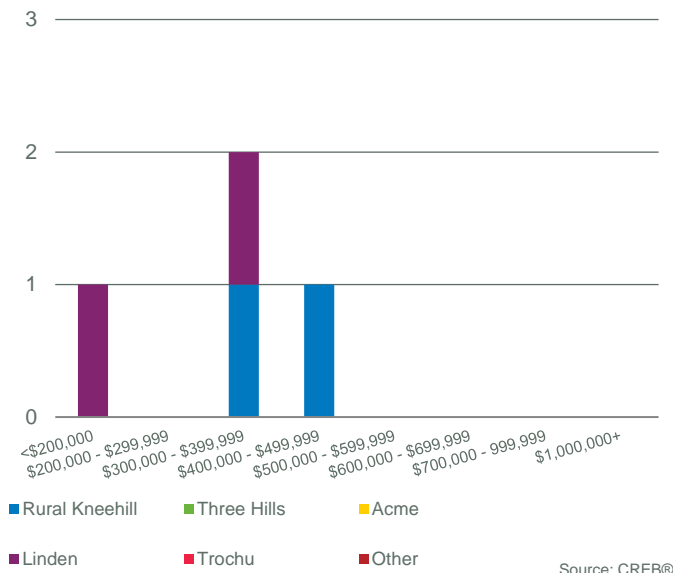
Jun. 20

June 2020	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Kneehill Region*	5	18	27.78%	91	18.20	176,000	297,100	305,000	100%
Rural Kneehill*	2	5	40.00%	15	7.50	NA	375,000	375,000	40%
Acme*	0	1	0.00%	2	-	-	NA	NA	0%
Linden*	2	2	100.00%	7	3.50	-	290,000	290,000	40%
Three Hills*	0	5	0.00%	33	-	-	NA	NA	0%
Torrington*	1	0	-	1	1.00	-	155,500	155,500	20%
Trochu*	0	4	0.00%	22	-	-	NA	NA	0%
Other*	0	1	0.00%	12	-	-	NA	NA	0%

*Data within these areas many not accurately reflect total resale activity and trends

SALES BY PRICE RANGE

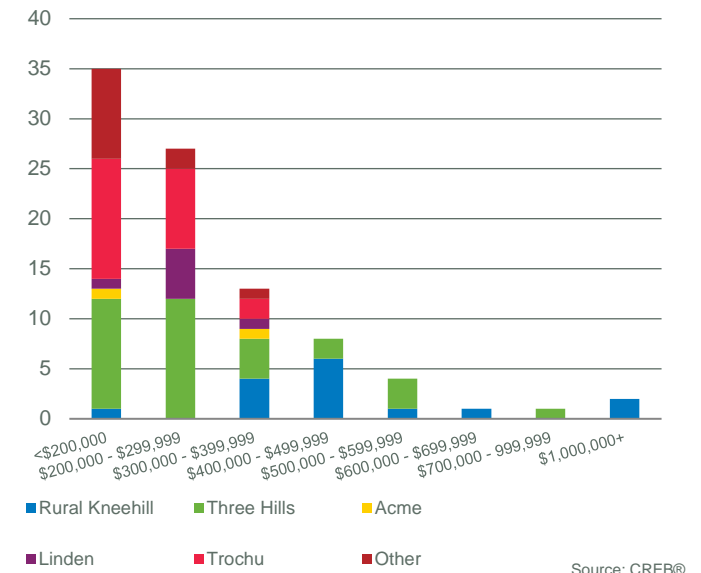
JUNE



Source: CREB®

INVENTORY BY PRICE RANGE

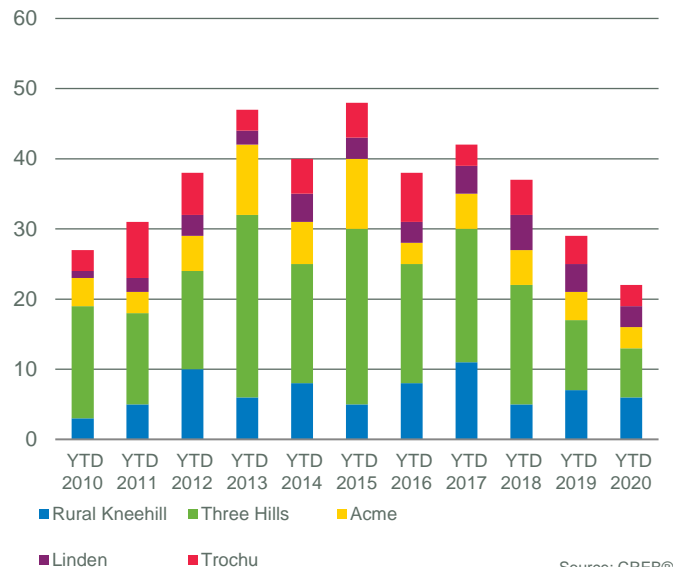
JUNE



Source: CREB®

KNEEHILL SALES: YEAR-TO-DATE

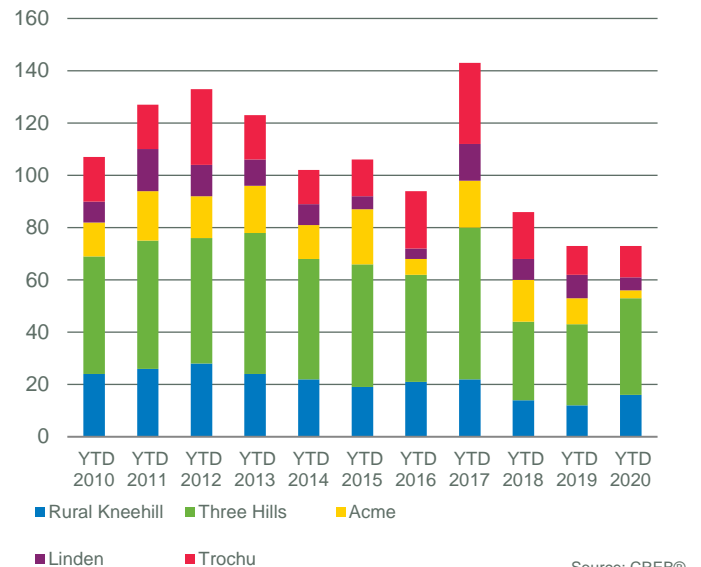
YTD JUNE



Source: CREB®

KNEEHILL NEW LISTINGS: YEAR-TO-DATE

YTD JUNE



Source: CREB®

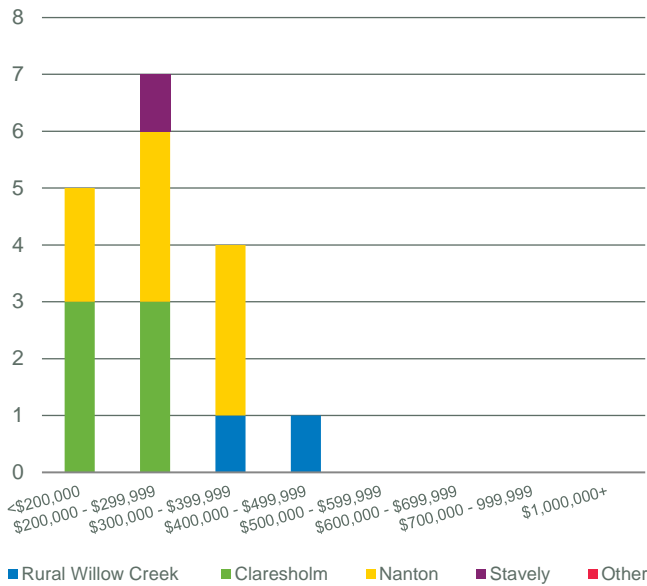
Jun. 20

June 2020	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Willow Creek Region*	17	29	58.62%	94	5.53	227,300	252,588	245,000	100%
Rural Willow Creek*	2	6	33.33%	22	11.00	NA	357,000	357,000	12%
Claresholm*	6	9	66.67%	32	5.33	-	203,333	204,500	35%
Nanton*	8	10	80.00%	29	3.63	-	264,375	263,750	47%
Stavely*	1	2	50.00%	9	9.00	-	245,000	245,000	6%
Other*	0	2	0.00%	2	-	-	NA	NA	0%

**Data within these areas may not accurately reflect total resale activity and trends*

SALES BY PRICE RANGE

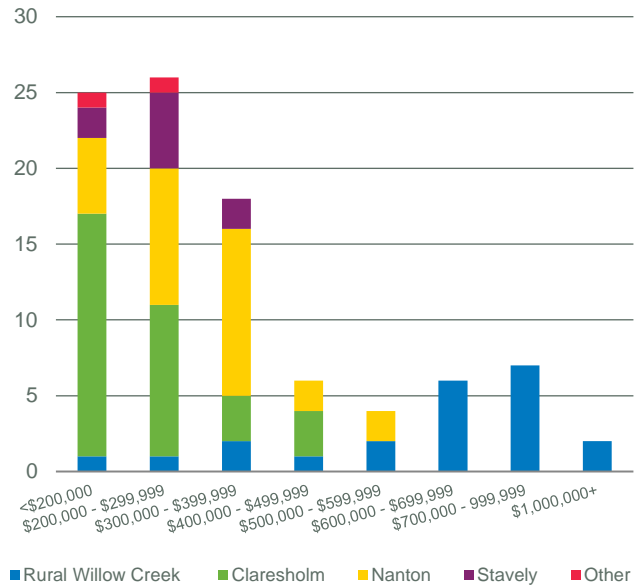
JUNE



Source: CREB®

INVENTORY BY PRICE RANGE

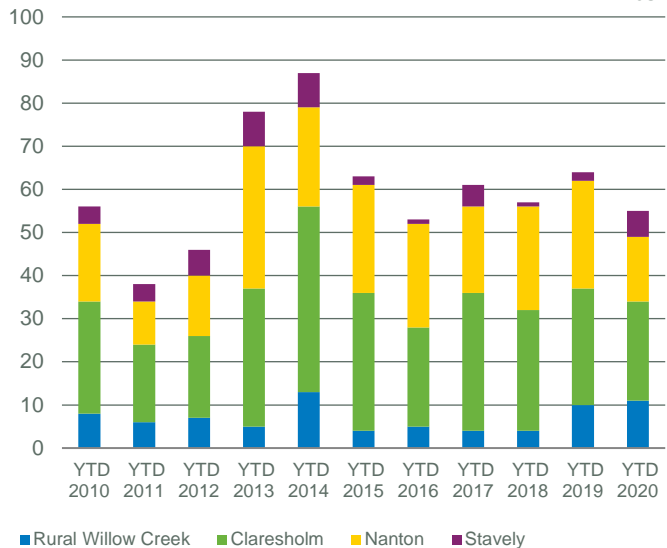
JUNE



Source: CREB®

WILLOW CREEK SALES: YEAR-TO-DATE

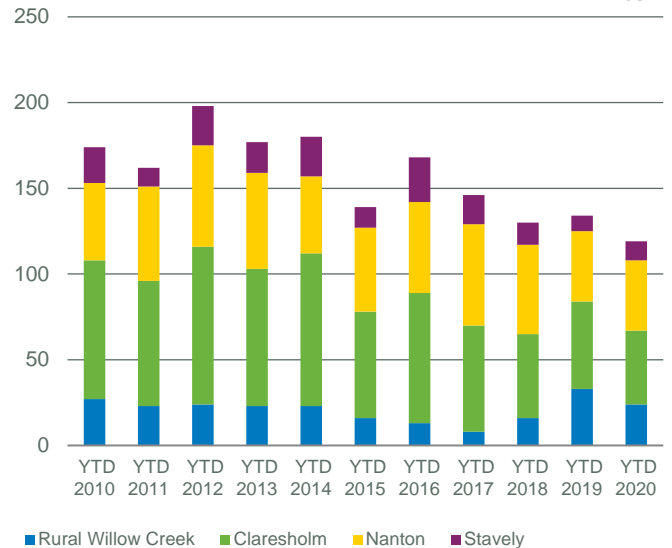
YTD JUNE



Source: CREB®

WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

YTD JUNE



Source: CREB®

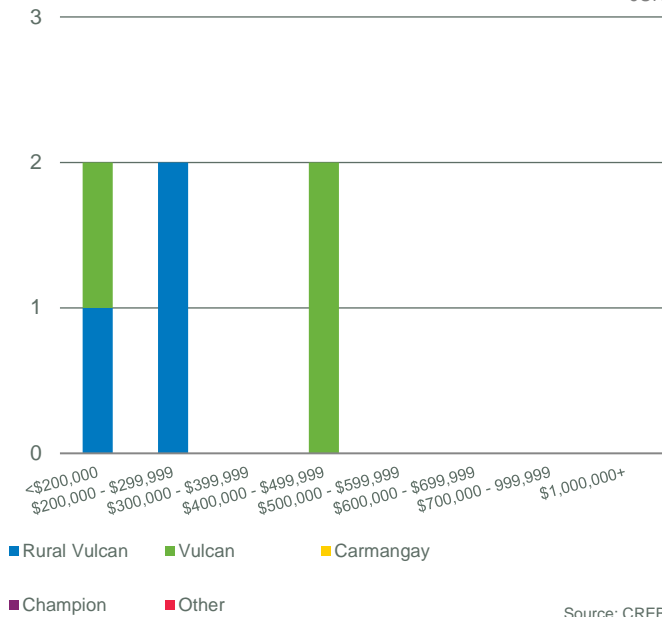
Jun. 20

June 2020	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Vulcan Region*	6	15	40.00%	74	12.33	193,700	279,992	276,500	100%
Rural Vulcan*	3	9	33.33%	28	9.33	-	211,000	265,000	50%
Vulcan*	3	3	100.00%	31	10.33	-	348,983	427,450	50%
Carmangay*	0	1	0.00%	3	-	-	NA	NA	0%
Champion*	0	1	0.00%	4	-	-	NA	NA	0%
Other*	0	1	0.00%	8	-	-	NA	NA	0%

**Data within these areas may not accurately reflect total resale activity and trends*

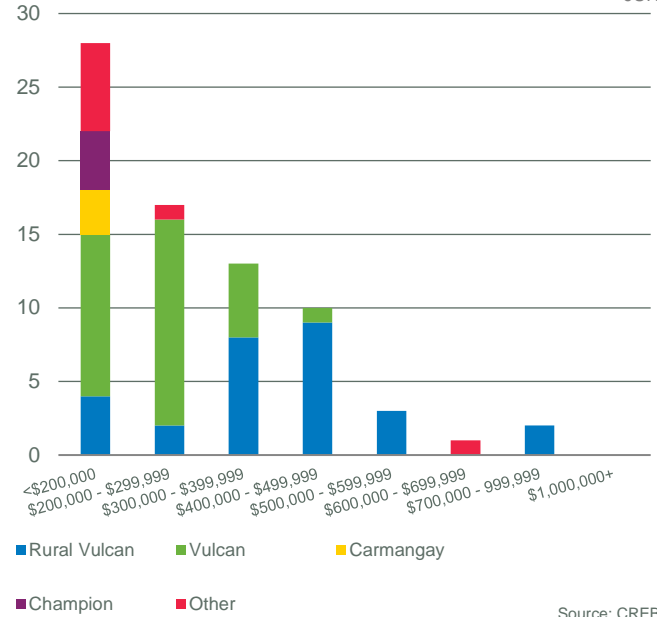
SALES BY PRICE RANGE

JUNE



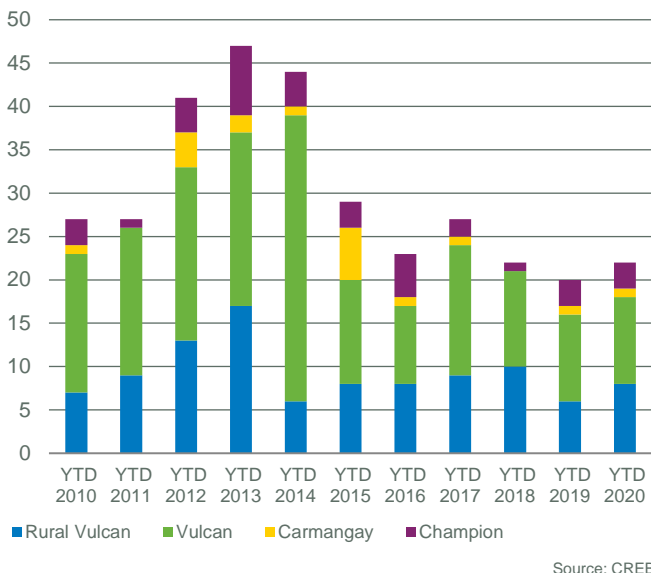
INVENTORY BY PRICE RANGE

JUNE



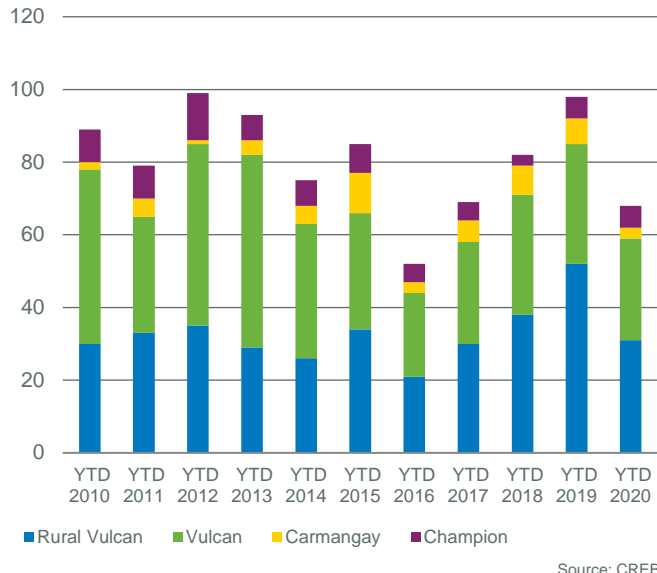
VULCAN SALES: YEAR-TO-DATE

YTD JUNE



VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD JUNE



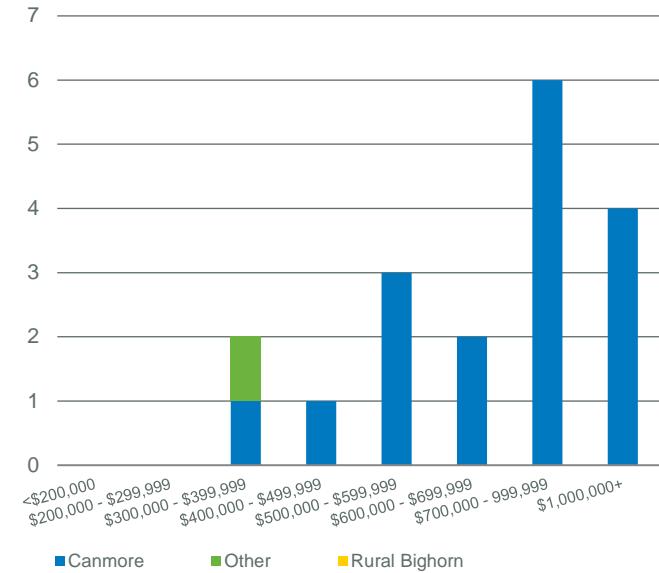
Jun. 20

June 2020	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Bighorn Region*	18	74	24.32%	172	9.56	788,800	963,444	732,000	100%
Rural Bighorn*	0	1	0.00%	8	-	-	NA	NA	0%
Canmore*	17	66	25.76%	141	8.29	-	997,765	750,000	94%
Other*	1	7	14.29%	23	23.00	-	380,000	380,000	6%

**Data within these areas many not accurately reflect total resale activity and trends*

SALES BY PRICE RANGE

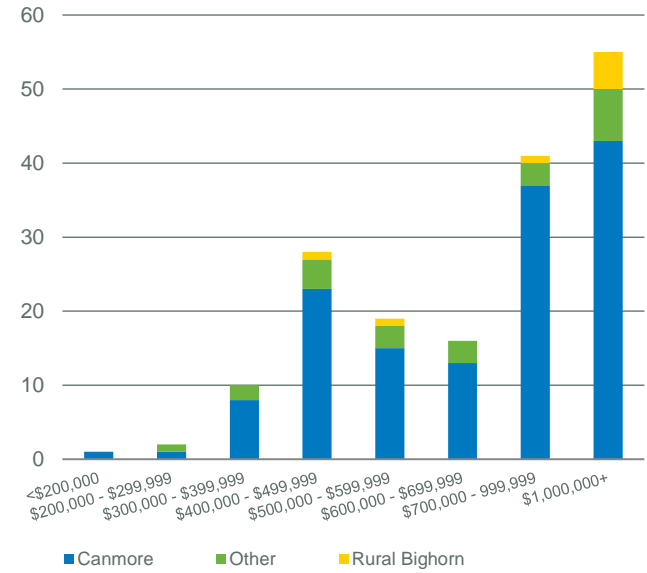
JUNE



Source: CREB®

INVENTORY BY PRICE RANGE

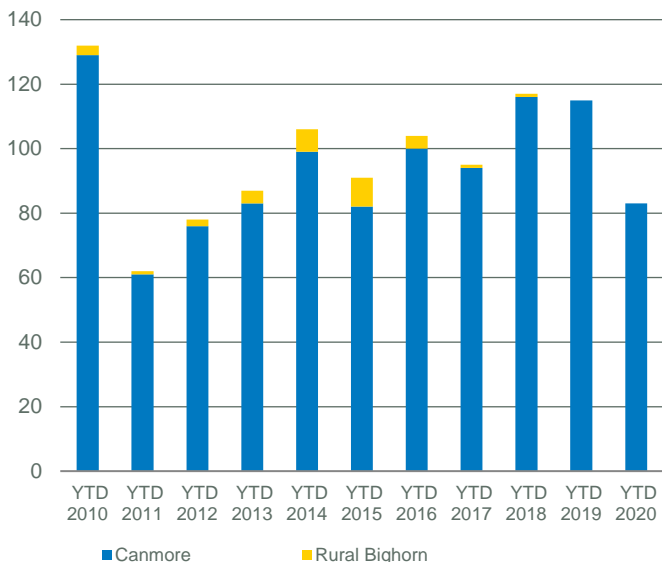
JUNE



Source: CREB®

BIGHORN SALES: YEAR-TO-DATE

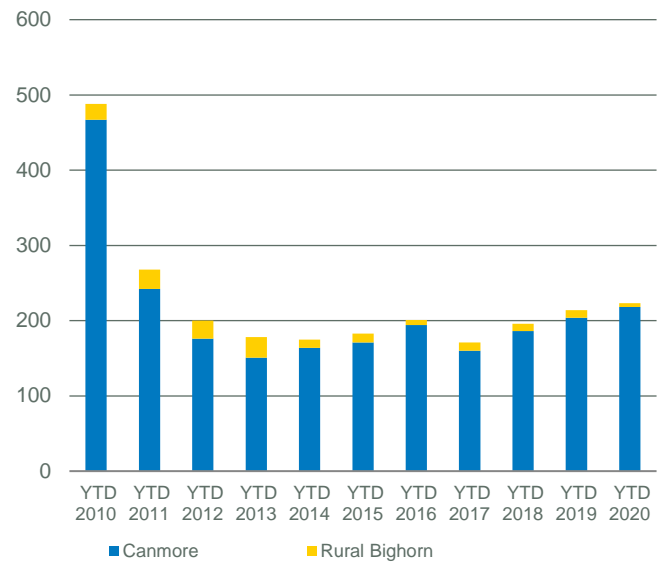
YTD JUNE



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE

YTD JUNE



Source: CREB®

BIGHORN*
Rural Bighorn M.D.
 Benchlands**
Canmore*
 Exshaw**
 Ghost Lake**
 Harvie Heights**
 Lac des Arcs**
 Seebe**
 Waiparous**

FOOTHILLS
Rural Foothills M.D.
 Aldersyde**
Black Diamond
Blackie
Cayley
De Winton
Heritage Pointe
High River
 Longview**
 Millarville**
Okotoks
Priddis**
Priddis Greens
Turner Valley

KNEEHILL*
Rural Kneehill County
Acme
 Carbon**
 Huxley**
Linden
 Swalwell**
Three Hills
 Toppington**
Trochu
 Wimborne**

MOUNTAIN VIEW*
Rural Mountain View County
 Bearberry**
 Bergen**
Carstairs
Cremona
Didsbury
 Eagle Hill**
 Elkton**
Olds*
Sundre*
 Water Valley**
 Westward Ho**

ROCKY VIEW
Rural Rocky View County
 Balzac**
Beiseker
 Bottrel**
Bragg Creek
Chestermere
Cochrane
 Cochrane Lake**
 Conrich**
 Crossfield
 Dalemead**
 Dalroy**
 Delacour**
 Indus**
Irricana
 Janet**
 Kathryn**
 Keoma**
Langdon
 Madden**
Redwood Meadows

VULCAN*
Rural Vulcan County*
 Arrowwood**
 Brand**
Carmangay*
Champion*
 Ensign**
 Herronton**
 Kirkcaldy**
 Lomond**
 Milo**
 Mossleigh**
 Queenstown**
 Shouldice**
 Travers**

WHEATLAND*
Rural Wheatland County*
 Ardenode**
Carseland*
 Chancellor**
 Cheadle**
 Cluny**
 Dalum**
 Gleichen**
 Hussar**
Lyalta*
 Namaka**
Rockyford*
 Rosebud**
 Standard**

WILLOW CREEK*
Rural Willow Creek County*
Claresholm*
 Fort Macleod**
 Granum**
Nanton*
 Parkland**

CREB® REPORTING REGIONS

* Data within these areas may not accurately reflect total resale activity and trends. CREB® resale data only includes activity occurring within our membership. For the identified areas, the data could be missing a significant portion of transactions as not all active Realtors® in the area are a member of the CREB® board.

** Resale activity in these areas does not meet the minimum reporting standard.

DEFINITIONS

Benchmark Price - Represents the monthly price of the typical home based on its attributes, such as size, location and number of bedrooms.

MLS® Home Price Index - changes in home prices by comparing current price levels relative to January 2005 price level.

Absorption Rate - refers to the ratio between the amounts of sales occurring in the market relative to the amount of active listings / Inventory.

Months of Supply - refers to the ratio between inventory and sales and represents at the current pace of sales how long it would take to sell existing inventory and the current rate of sales.

Detached - A unit that is not attached to any other unit.

Semi-detached - A single dwelling built as one of a pair that shares one common wall.

Row - A single dwelling attached to each other by a common wall with more than two properties in the complex.

Attached - Both row and semi-detached properties.

Apartment - High-rise and low-rise condominium properties with access through an interior hallway.

Total Residential - Includes detached, attached and apartment style properties.

Exclusions - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.

Rural - Data represents activity occurring within the broader region but not in any specific town/hamlet/village within the region.

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