



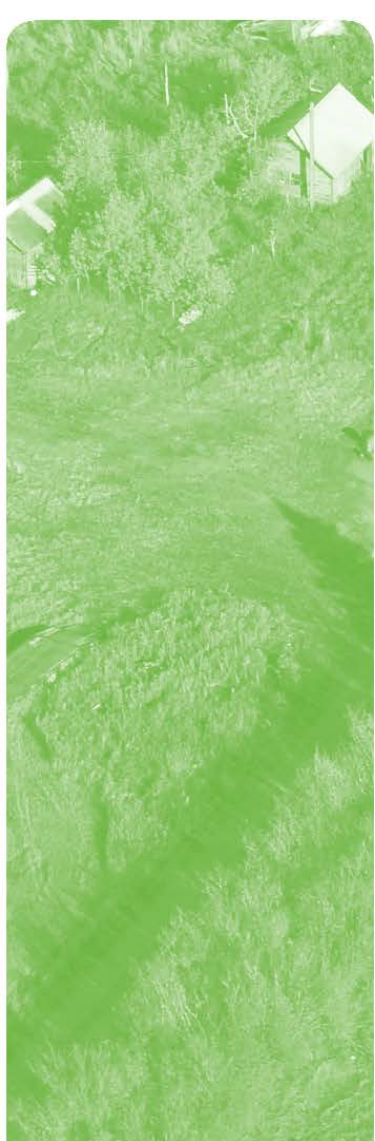
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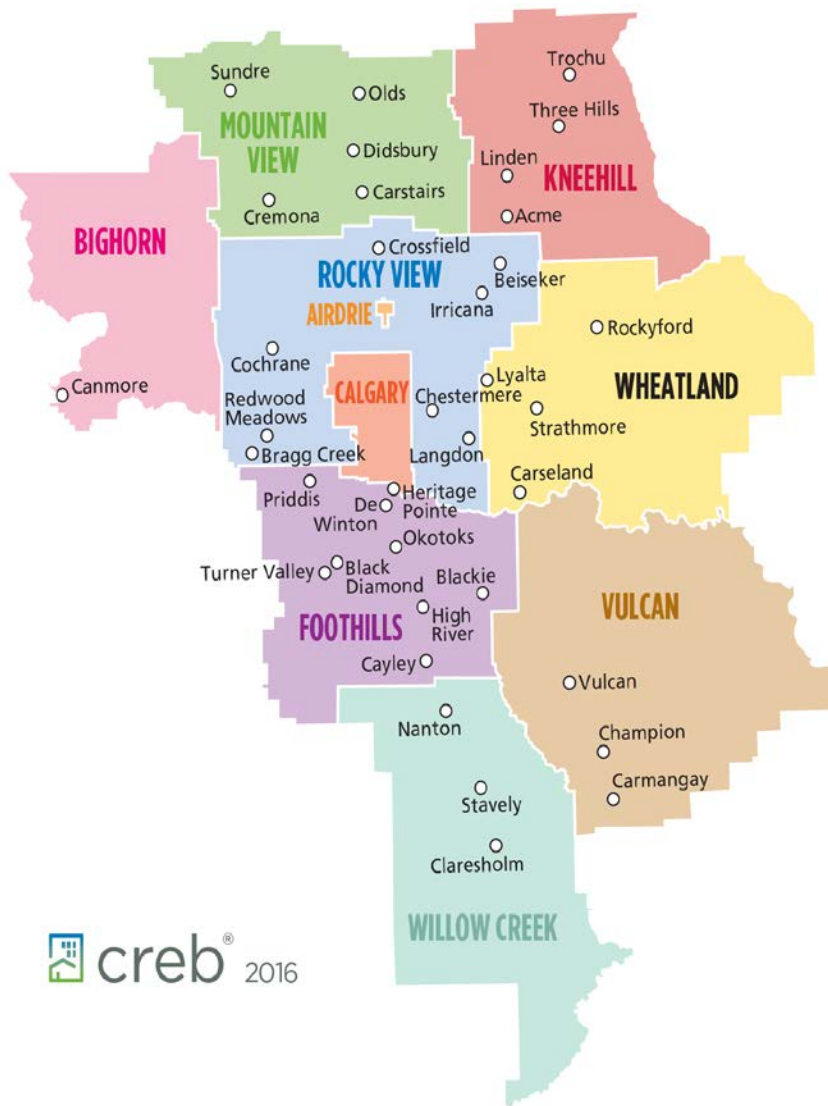
MONTHLY STATISTICS PACKAGE

Calgary Region

April 2019



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REGIONAL HIGHLIGHTS

May 1, 2019

Airdrie

- Stronger sales in March and April offset earlier declines, causing year-to-date sales to total 363 units, similar to levels recorded last year. New listings continue to decline, causing April inventories to ease compared to last year. Months of supply remain elevated at five months, but this is a notable improvement compared to last year, when months of supply was over six months.
- Rising sales and easing inventories helped prevent further price declines in April compared to March. However, overall, April prices remained nearly four per cent below last year's levels. Prices have eased across all property types, with the largest year-to-date decline in the apartment sector at eight per cent.

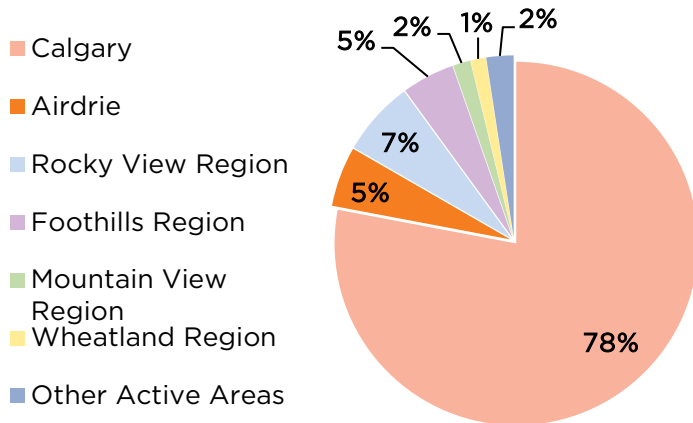
Cochrane

- Despite improving sales in April, year-to-date sales in Cochrane eased by six per cent compared to last year. However, new listings have also eased, helping reduce some of the inventory in the market. While inventories and months of supply remain elevated, for the first time since June 2018, the months of supply fell below six months.
- Some improvement with oversupply has likely prevented further monthly declines in prices. As of April, total benchmark prices remain over three per cent below last year's levels for a total of \$415,100.

Okotoks

- Despite some recent improvements in sales, year-to-date sales activity slowed compared to last year. New listings have also eased, but it was not enough to prevent further inventory gains, keeping months of supply above five months.
- The amount of oversupply has impacted prices. April residential prices totalled \$406,700. This is nearly four per cent below last year's levels. Price declines were slightly higher in the attached sector, with a year-over-year decline of nearly five per cent.

SHARE OF SALES April 2019



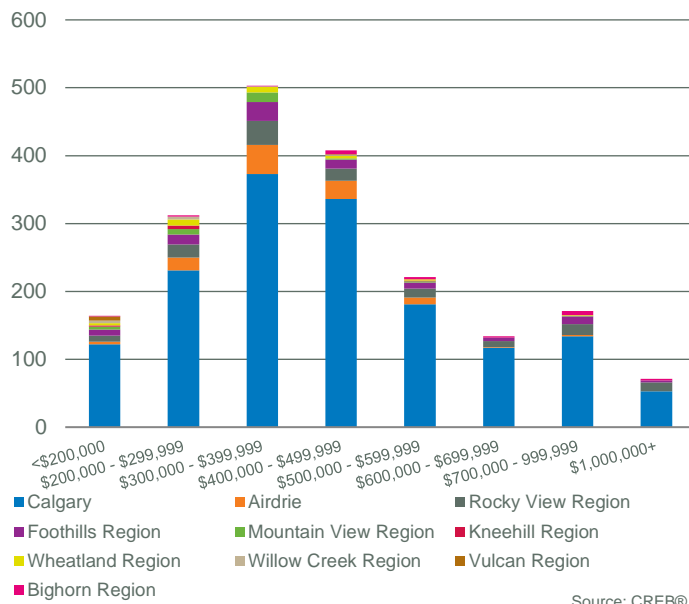
Source: CREB®

Apr. 19

April 2019	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	1,547	3,125	49.50%	7,063	4.57	415,900	460,474	410,000	78%
Airdrie	106	223	47.53%	532	5.02	332,400	380,653	361,250	5%
Rocky View Region	132	310	42.58%	1,041	7.89	531,800	526,441	411,825	7%
Foothills Region	93	253	36.76%	740	7.96	364,600	485,652	370,000	5%
Mountain View Region	31	114	27.19%	390	12.58	294,900	336,315	320,000	2%
Kneehill Region	8	16	50.00%	91	11.38	-	253,313	221,500	0%
Wheatland Region	27	72	37.50%	263	9.74	209,000	336,683	323,000	1%
Willow Creek Region	10	19	52.63%	109	10.90	-	232,500	219,000	1%
Vulcan Region	7	28	25.00%	93	13.29	-	159,571	140,000	0%
Bighorn Region	23	34	67.65%	110	4.78	-	597,505	560,000	1%
CREB® Economic Region	1,984	4,194	47.31%	10,432	5.26	411,100	456,696	400,000	100%

CREB® SALES BY PRICE RANGE

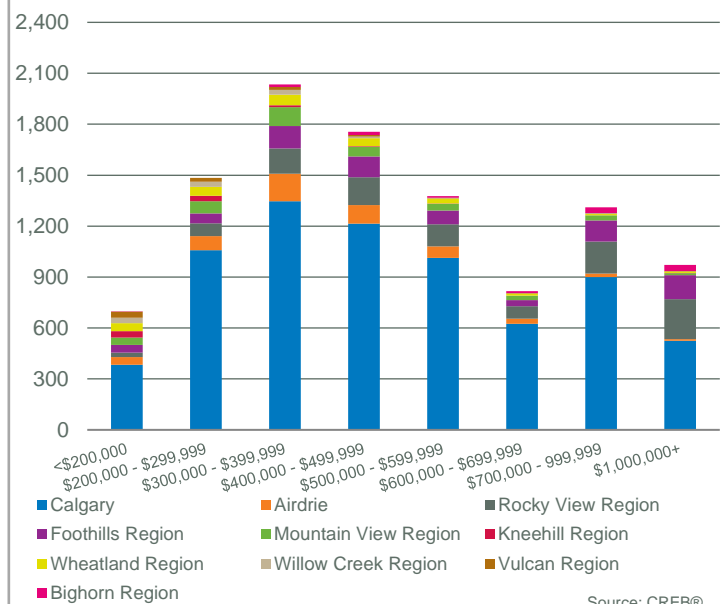
APRIL



Source: CREB®

CREB® INVENTORY BY PRICE RANGE

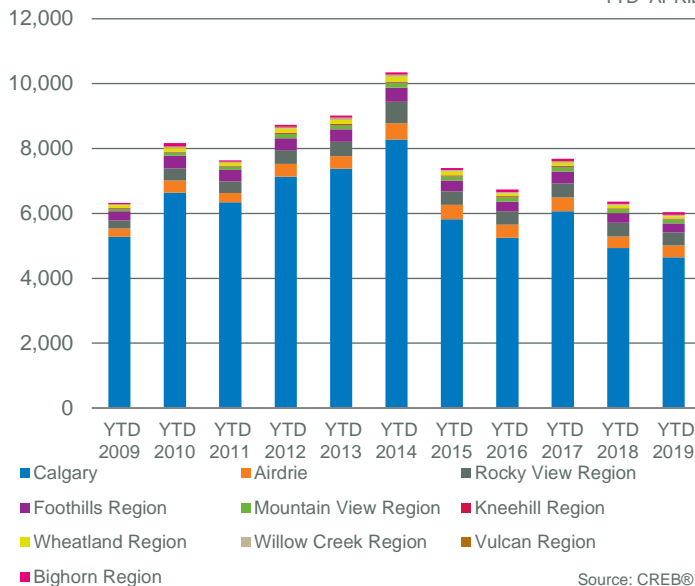
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Source: CREB®

CREB® TOTAL SALES: YEAR-TO-DATE

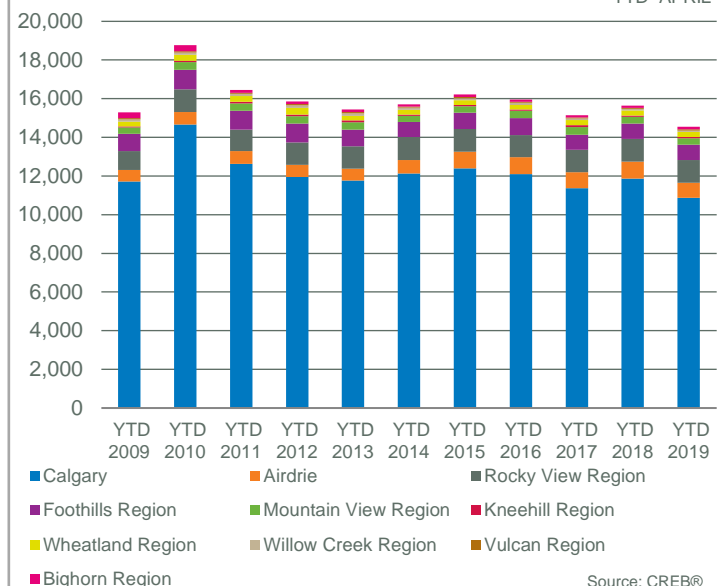
YTD APRIL



Source: CREB®

CREB® TOTAL NEW LISTINGS: YEAR-TO-DATE

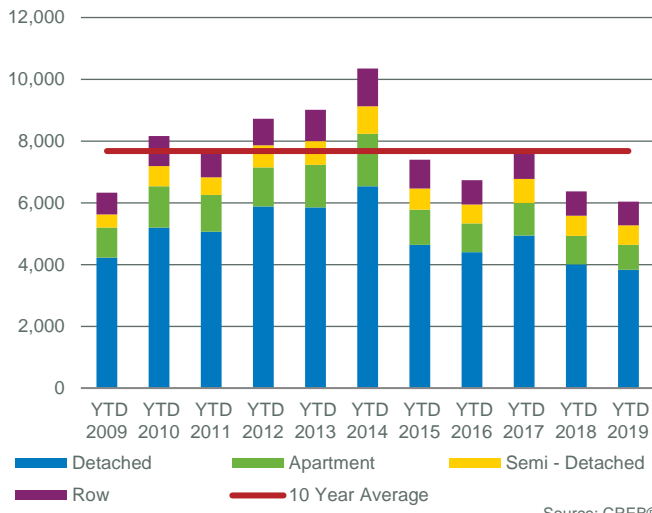
YTD APRIL



Source: CREB®

CREB® ECONOMIC REGION TOTAL SALES

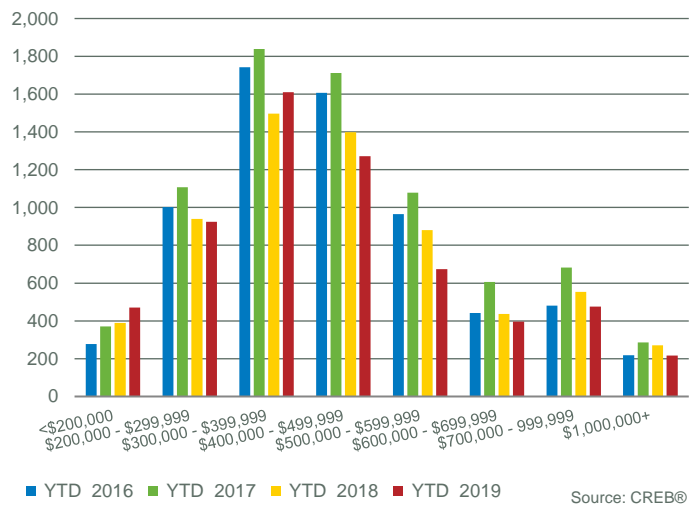
YTD APRIL



Source: CREB®

CREB® ECONOMIC REGION TOTAL SALES BY PRICE RANGE

YTD APRIL



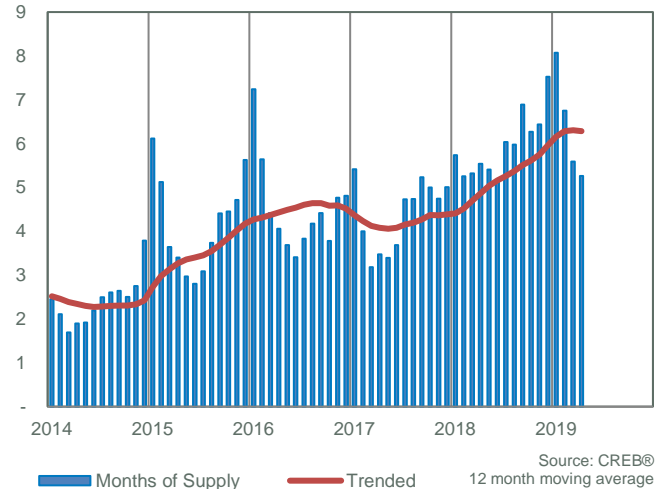
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CREB® ECONOMIC REGION INVENTORY AND SALES



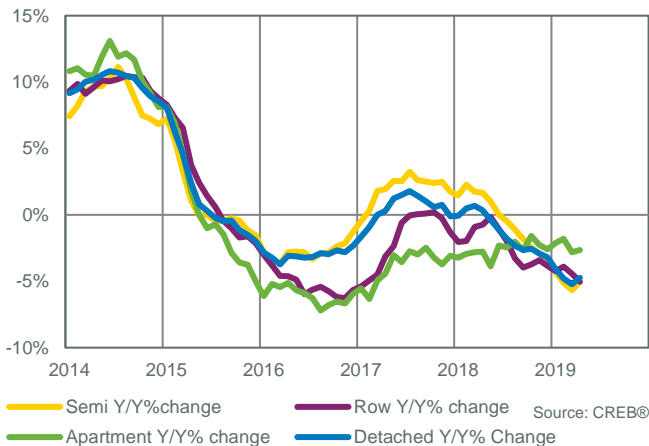
Source: CREB®

CREB® ECONOMIC REGION MONTHS OF INVENTORY



Source: CREB®

CREB® ECONOMIC REGION PRICE CHANGE



Source: CREB®

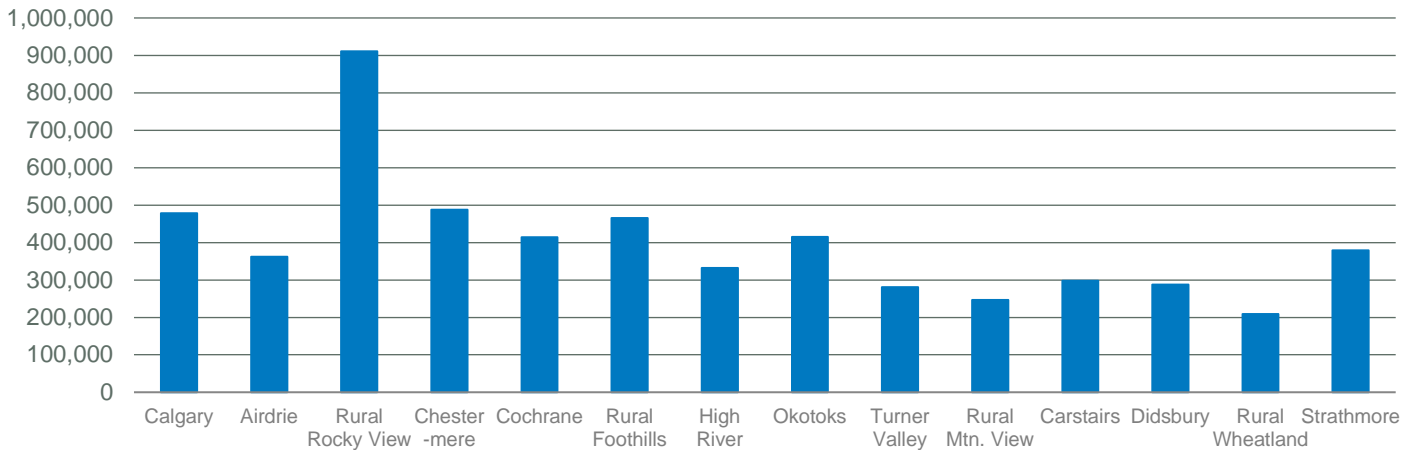
CREB® ECONOMIC REGION PRICES



Source: CREB®

DETACHED BENCHMARK PRICE

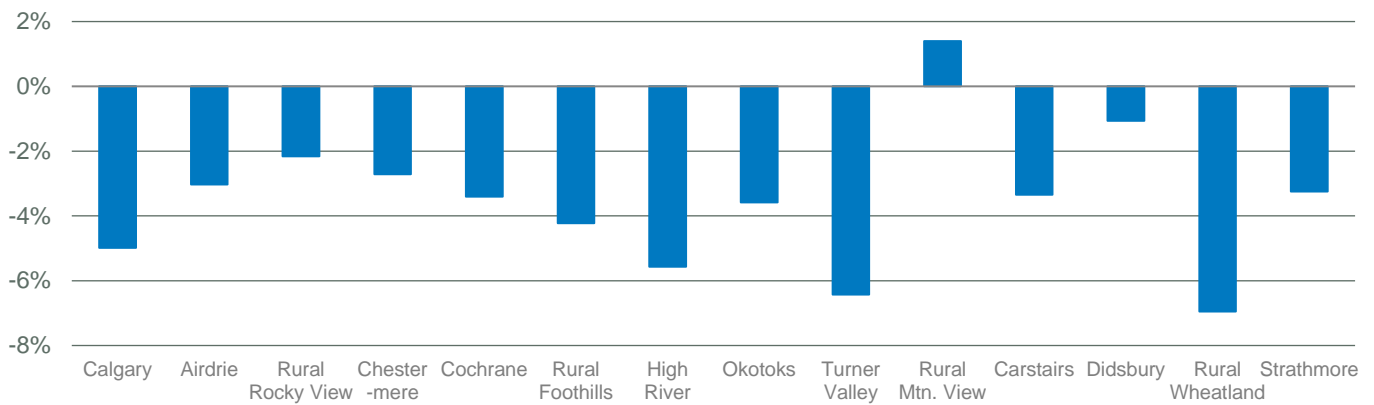
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Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISONS

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Source: CREB®

TYPICAL HOME ATTRIBUTES - DETACHED HOMES

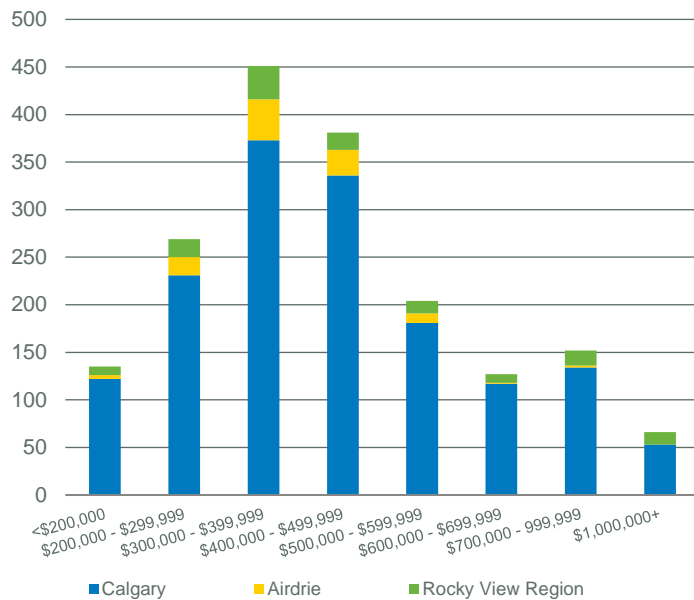
	Gross Living Area (Above Ground)	Lot Size	Above Ground Bedrooms	Year Built	Full Bathrooms	Half Bathrooms
City of Calgary	1,341	4,908	3	1991	2	1
Airdrie	1,390	4,653	3	2002	2	1
Rural Rocky View	1,837	3,735	3	1997	2	1
Cochrane	1,494	5,520	3	1998	2	1
Chestermere	1,871	5,511	3	2003	2	1
Rural Foothills	1,723	Unavailable	3	1995	2	0
High River	1,312	5,646	3	1996	2	0
Okotoks	1,491	4,973	3	2002	2	1
Turner Valley	1,221	6,241	3	1993	2	0
Rural Mountain View	1,315	5,999	3	1989	2	0
Carstairs	1,298	6,583	3	2001	2	0
Didsbury	1,238	6,444	3	1981	2	0
Rural Wheatland	1,298	6,024	3	1979	2	0
Strathmore	1,265	5,562	3	2000	2	0

Apr. 19

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City of Calgary	1,547	3,125	49.50%	7,063	4.57	415,900	460,474	410,000	87%
Airdrie	106	223	47.53%	532	5.02	332,400	380,653	361,250	6%
Rocky View Region	132	310	42.58%	1,041	7.89	531,800	526,441	411,825	7%
Calgary CMA	1,785	3,658	48.80%	8,636	4.84	415,400	460,612	405,415	100%

CALGARY CMA SALES BY PRICE RANGE

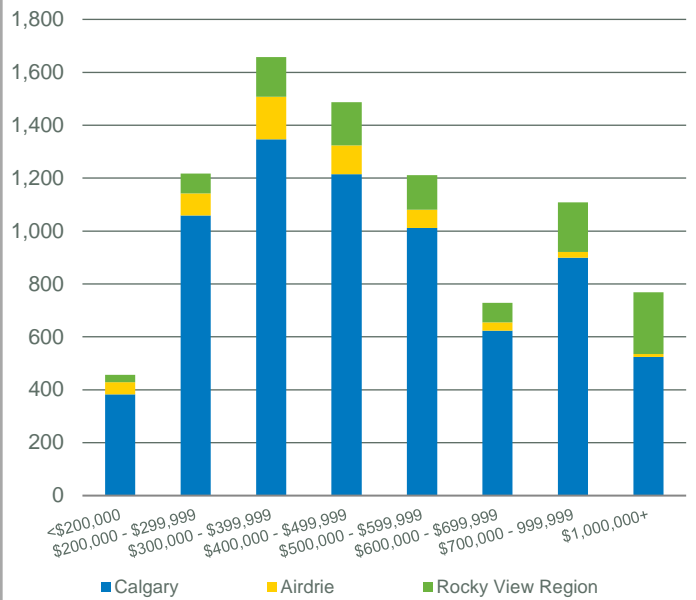
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Source: CREB®

CALGARY CMA INVENTORY BY PRICE RANGE

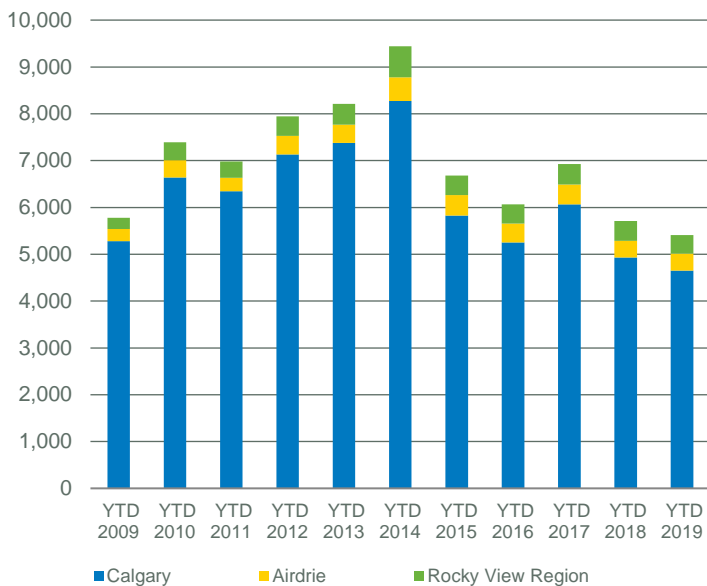
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Source: CREB®

CALGARY CMA SALES: YEAR-TO-DATE

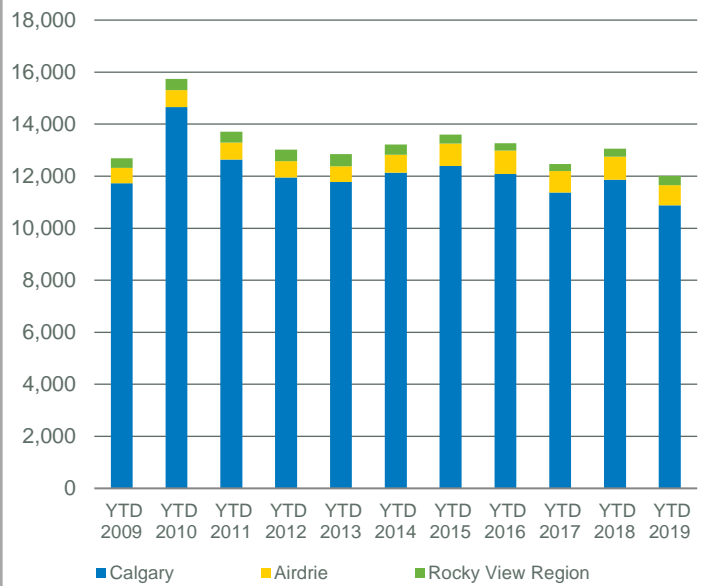
YTD APRIL



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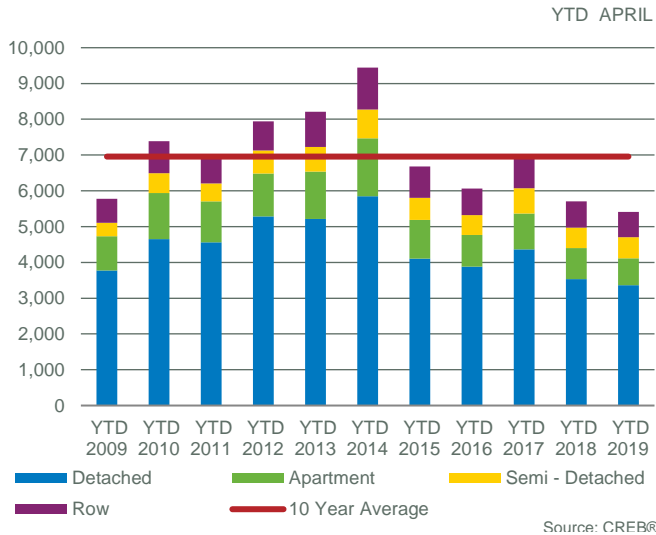
CALGARY CMA NEW LISTINGS: YEAR-TO-DATE

YTD APRIL

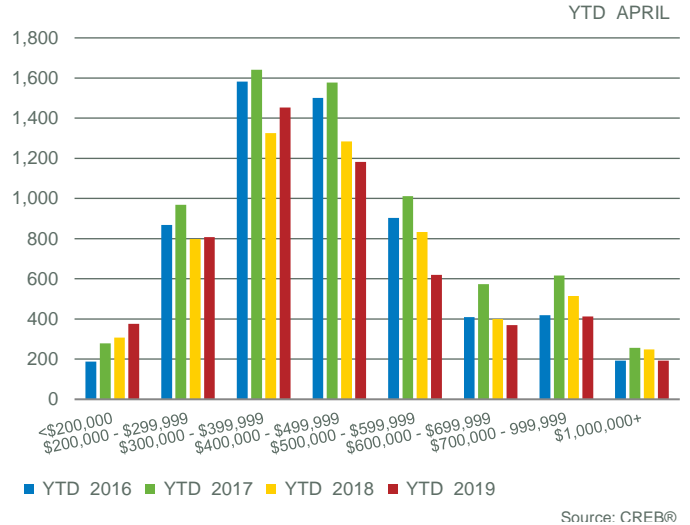


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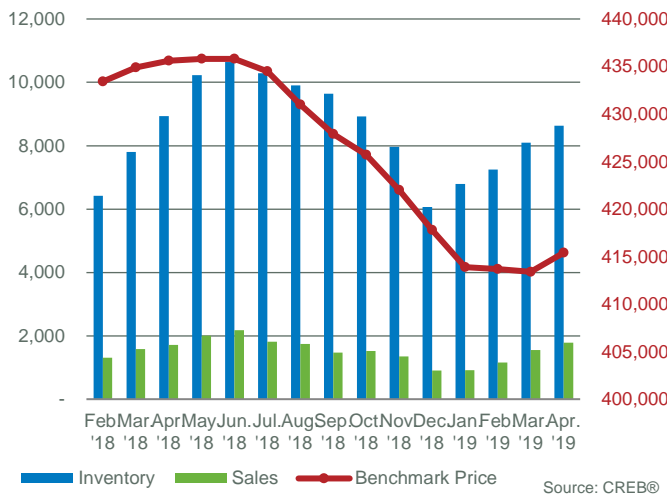
CALGARY CMA TOTAL SALES



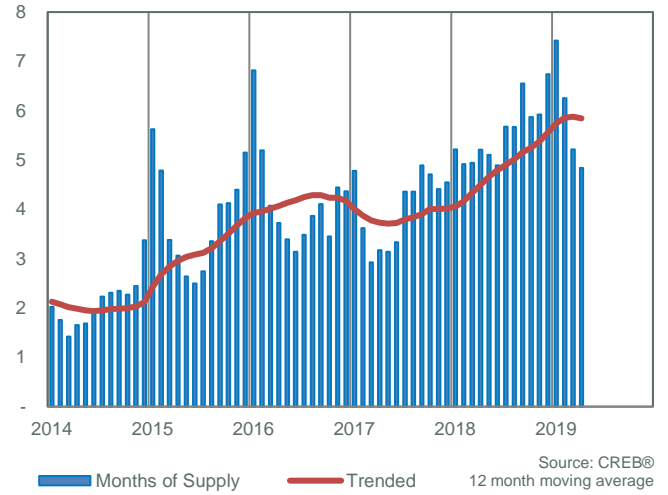
CALGARY CMA TOTAL SALES BY PRICE RANGE



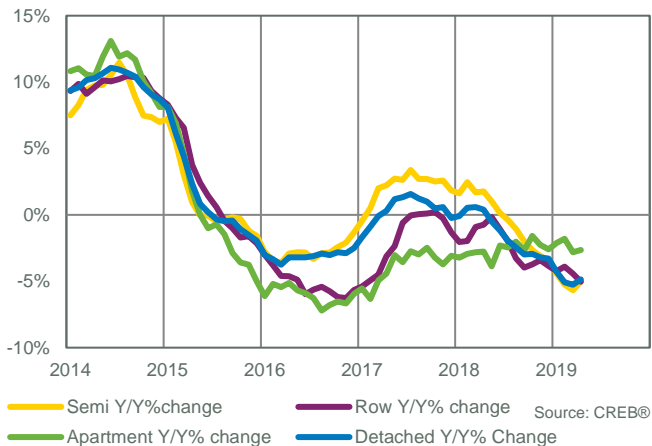
CALGARY CMA INVENTORY AND SALES



CALGARY CMA MONTHS OF INVENTORY



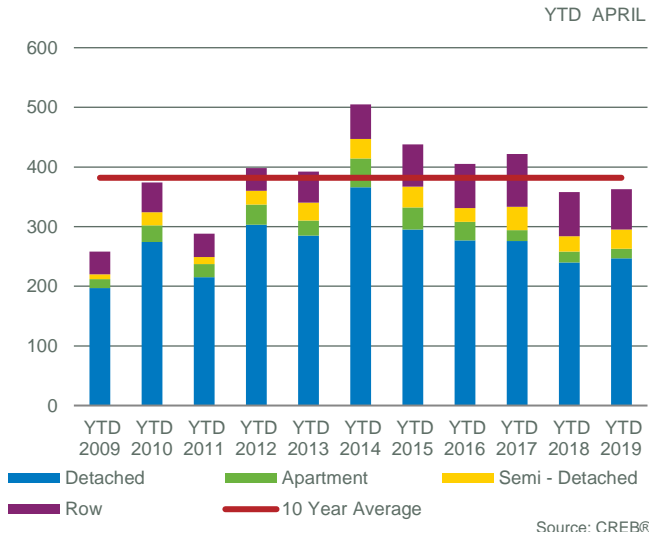
CALGARY CMA PRICE CHANGE



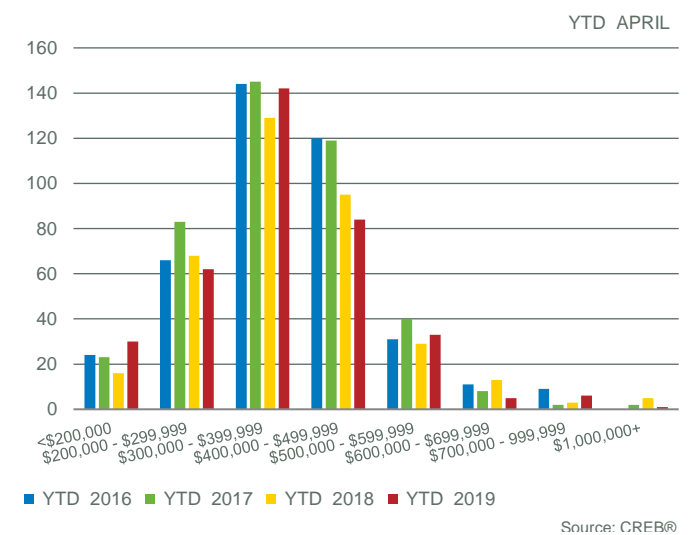
CALGARY CMA PRICES



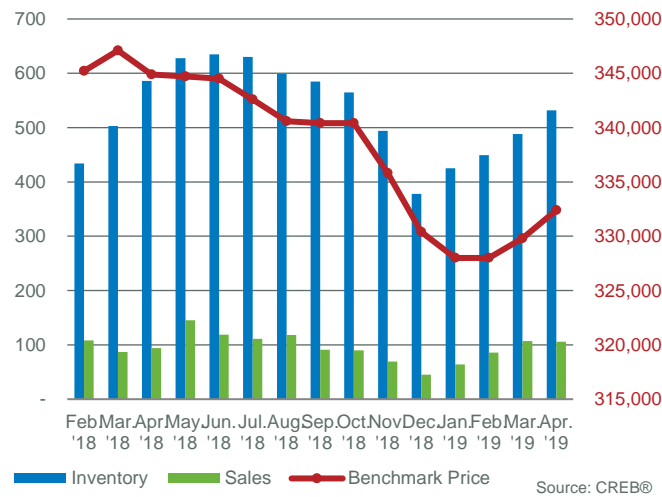
AIRDRIE TOTAL SALES



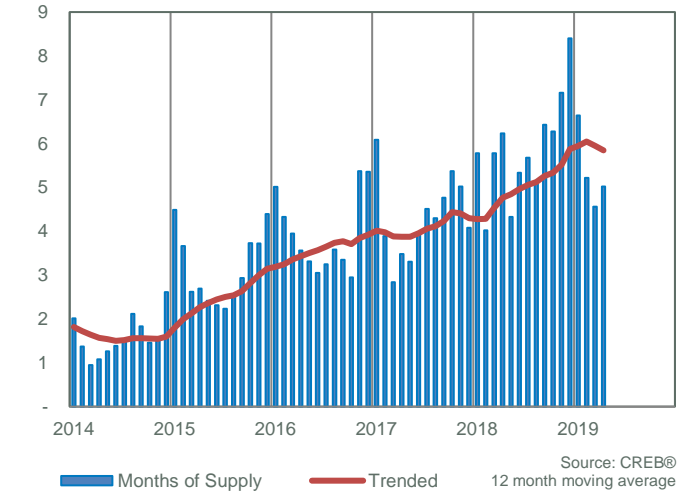
AIRDRIE TOTAL SALES BY PRICE RANGE



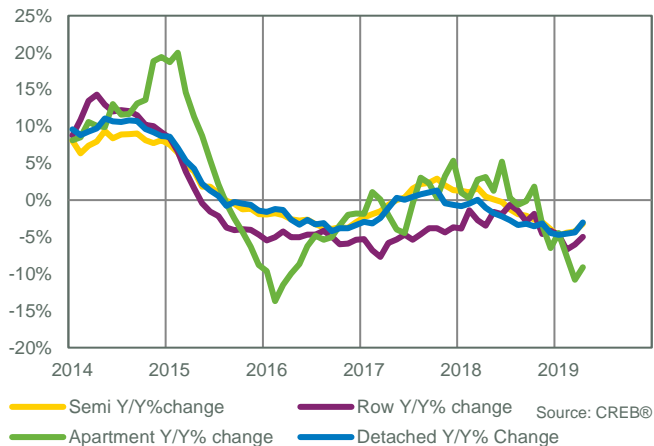
AIRDRIE INVENTORY AND SALES



AIRDRIE MONTHS OF INVENTORY



AIRDRIE PRICE CHANGE



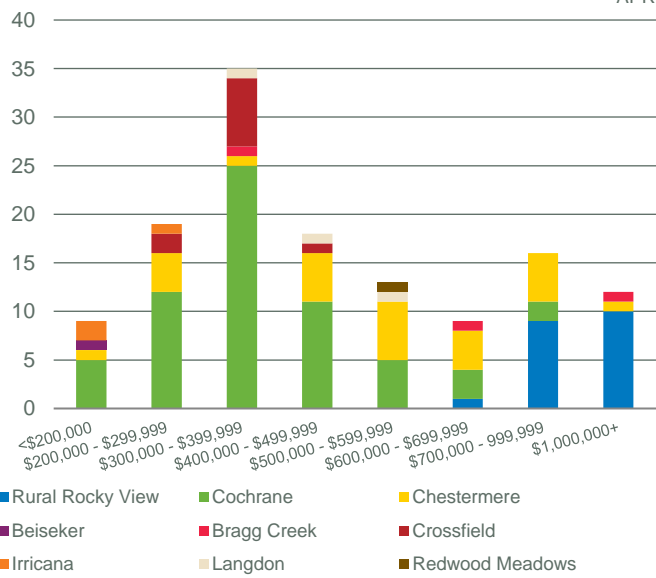
AIRDRIE PRICES



April 2019	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	132	310	42.58%	1,041	7.89	531,800	526,441	411,825	100%
Rural Rocky View	20	97	20.62%	361	18.05	903,700	1,068,684	991,250	15%
Beiseker	1	3	33.33%	10	10.00	-	100,000	100,000	1%
Bragg Creek	3	7	42.86%	18	6.00	-	708,333	650,000	2%
Chestermere	27	66	40.91%	178	6.59	476,500	559,224	530,000	20%
Cochrane	63	106	59.43%	347	5.51	415,100	379,184	350,500	48%
Crossfield	10	8	125.00%	52	5.20	-	343,590	360,700	8%
Irricana	3	4	75.00%	12	4.00	-	185,333	195,000	2%
Langdon	3	11	27.27%	44	14.67	-	437,333	415,000	2%
Redwood Meadows	1	2	50.00%	9	9.00	-	550,000	550,000	1%
Other	1	6	16.67%	10	10.00	-	1,050,000	1,050,000	1%

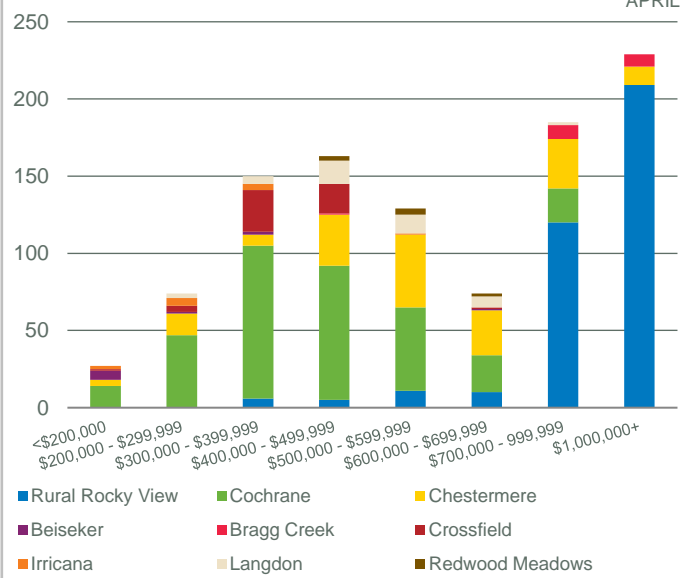
SALES BY PRICE RANGE

APRIL



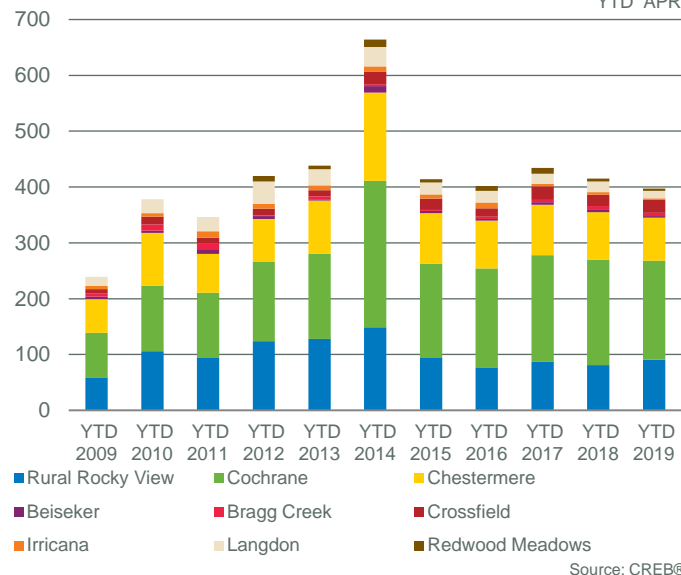
INVENTORY BY PRICE RANGE

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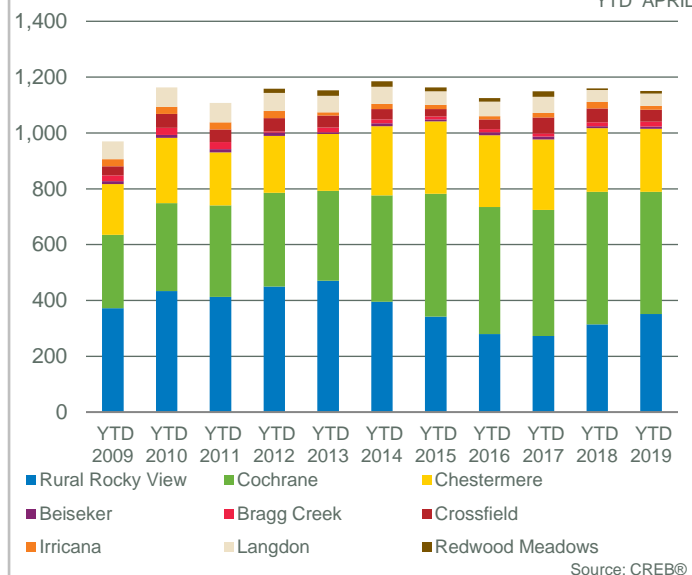
ROCKY VIEW SALES: YEAR-TO-DATE

YTD APRIL

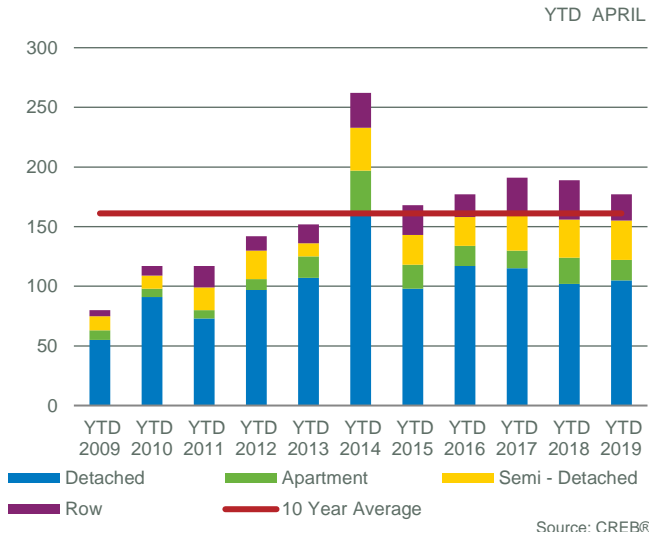


ROCKY VIEW NEW LISTINGS: YEAR-TO-DATE

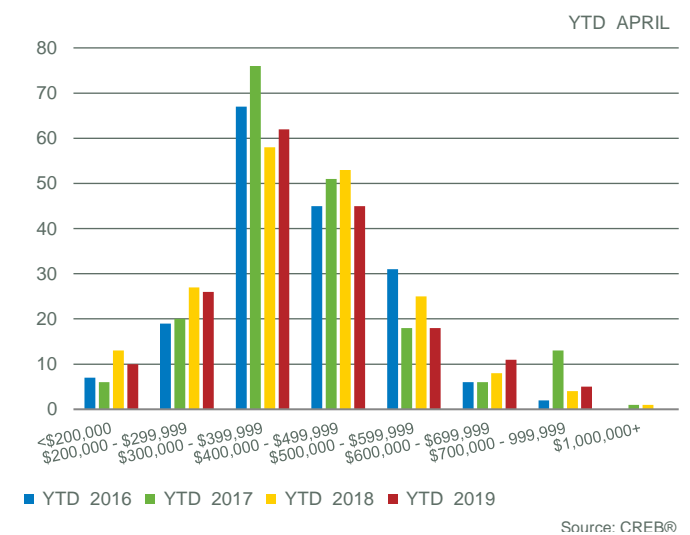
YTD APRIL



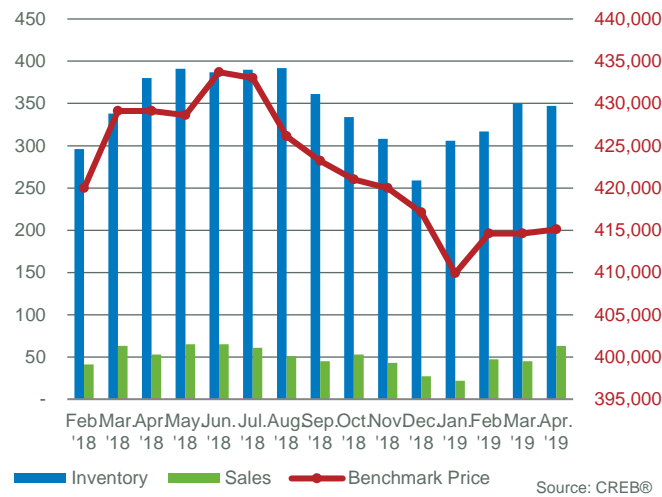
COCHRANE TOTAL SALES



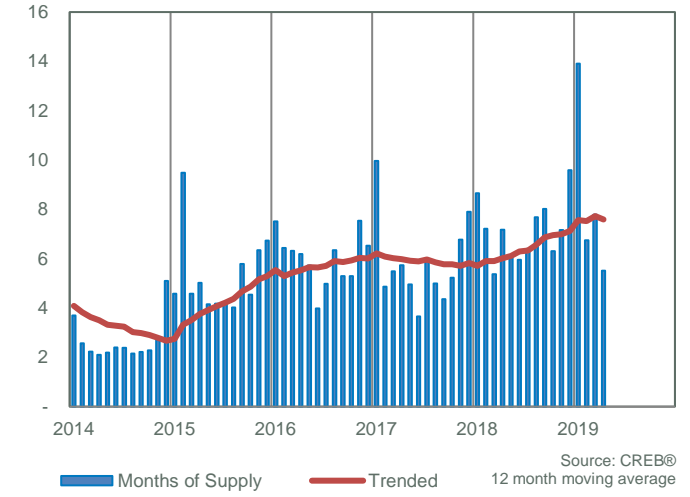
COCHRANE TOTAL SALES BY PRICE RANGE



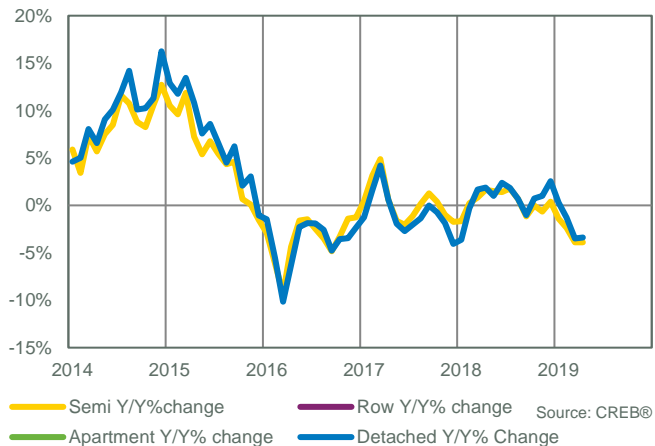
COCHRANE INVENTORY AND SALES



COCHRANE MONTHS OF INVENTORY



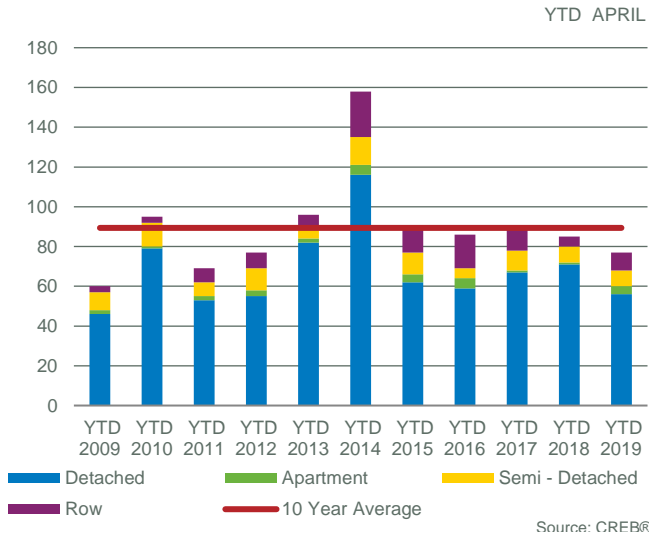
COCHRANE PRICE CHANGE



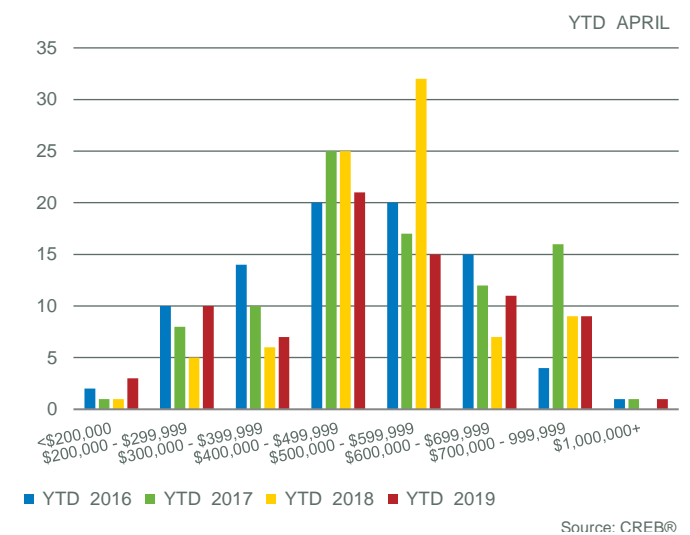
COCHRANE PRICES



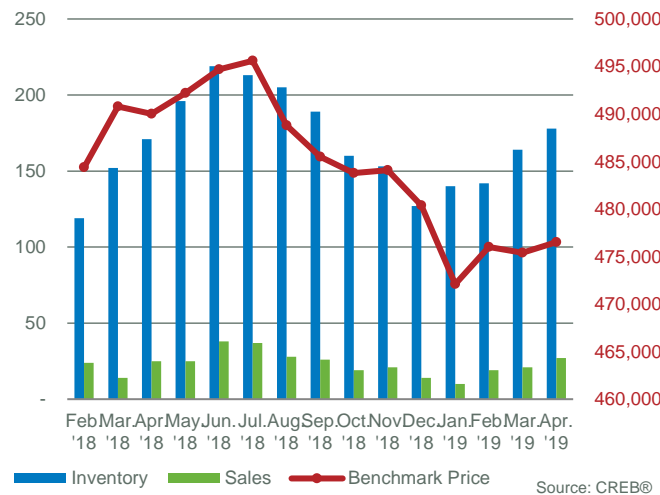
CHESTERMERE TOTAL SALES



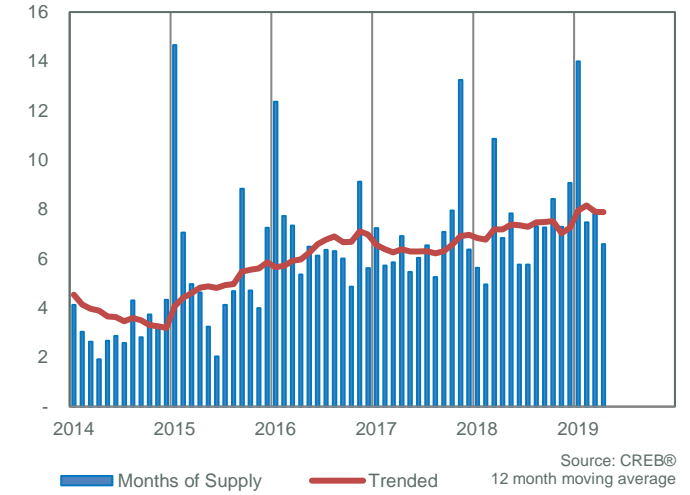
CHESTERMERE TOTAL SALES BY PRICE RANGE



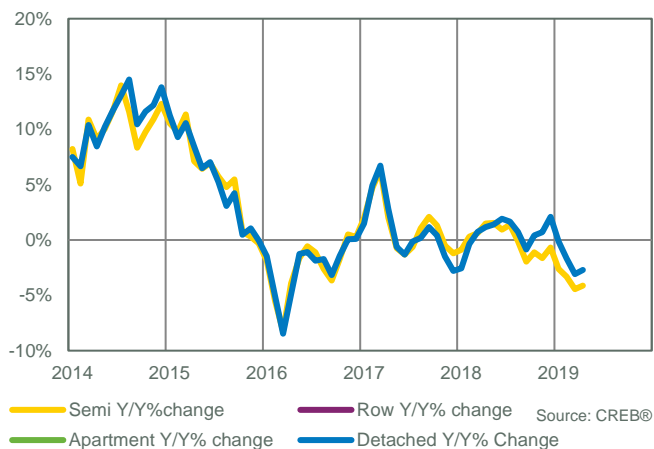
CHESTERMERE INVENTORY AND SALES



CHESTERMERE MONTHS OF INVENTORY



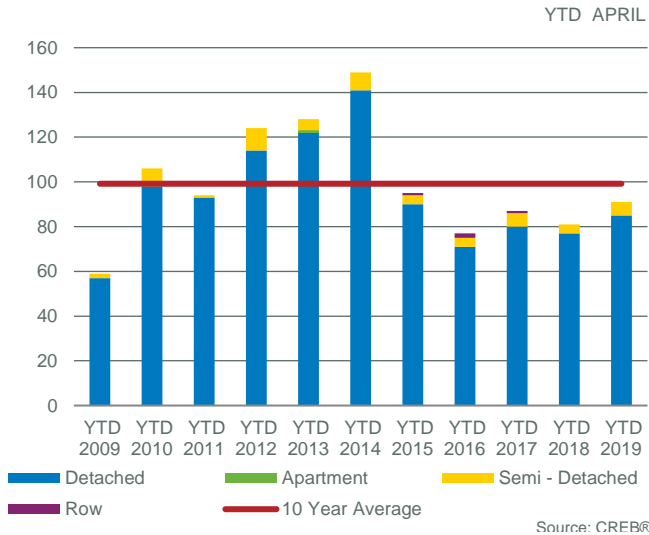
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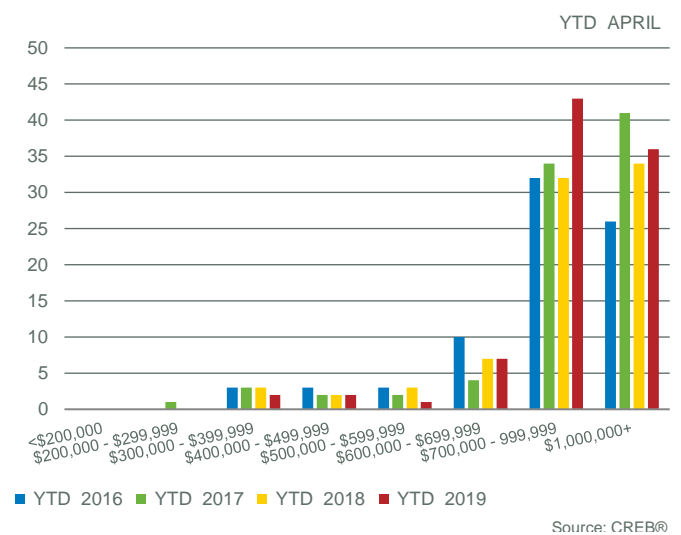
CHESTERMERE PRICES



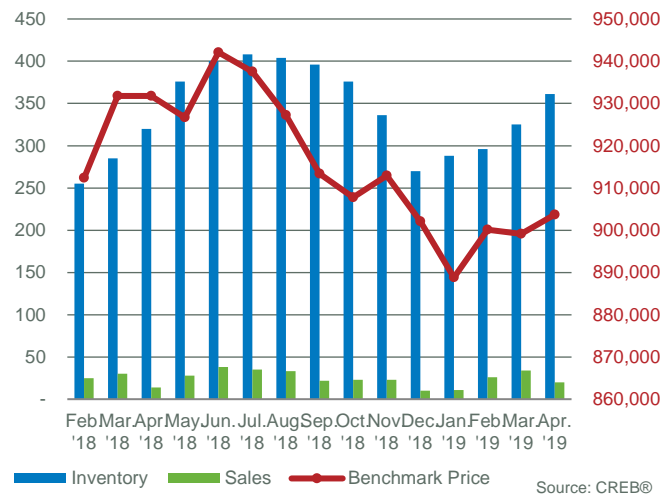
RURAL ROCKY VIEW TOTAL SALES



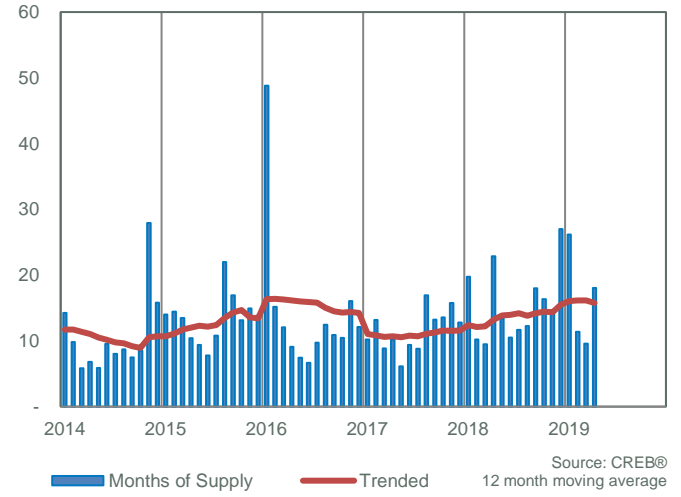
RURAL ROCKY VIEW TOTAL SALES BY PRICE RANGE



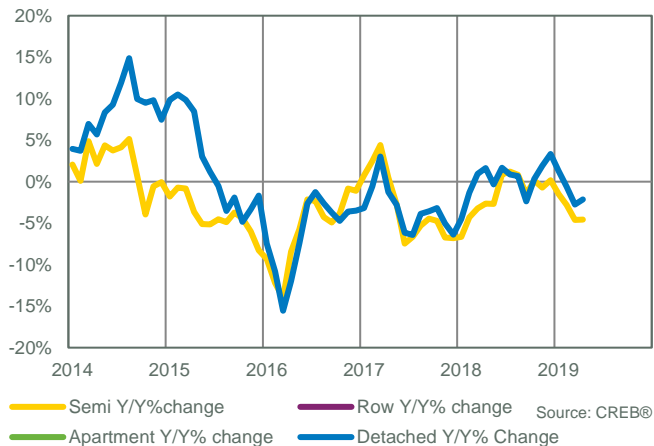
RURAL ROCKY VIEW INVENTORY AND SALES



RURAL ROCKY VIEW MONTHS OF INVENTORY



RURAL ROCKY VIEW PRICE CHANGE



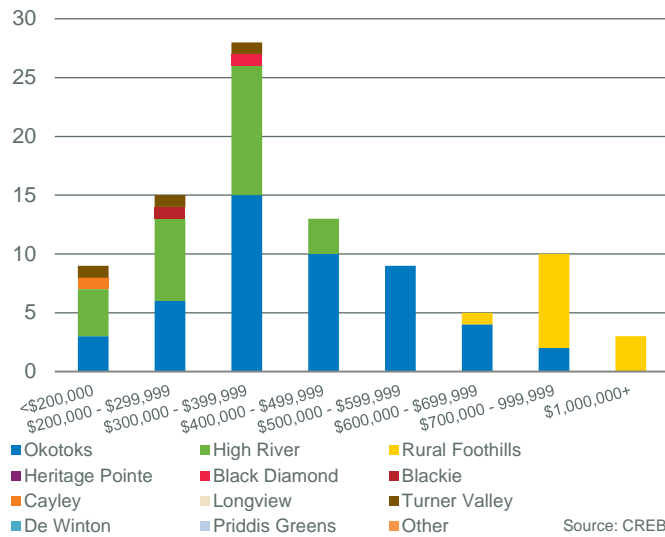
RURAL ROCKY VIEW PRICES



April 2019	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	93	253	36.76%	674	7.25	364,600	485,652	370,000	100%
Rural Foothills	12	59	20.34%	208	17.33	450,400	1,224,958	881,250	13%
Black Diamond	1	9	11.11%	29	29.00	-	305,000	305,000	1%
Blackie	1	2	50.00%	6	6.00	-	295,000	295,000	1%
Cayley	1	0	-	4	4.00	-	185,000	185,000	1%
De Winton	0	4	0.00%	5	-	-	-	-	0%
Heritate Pointe	0	11	0.00%	39	-	-	-	-	0%
High River	25	41	60.98%	133	5.32	324,800	292,460	310,000	27%
Okotoks	49	109	44.95%	266	5.43	406,700	422,942	400,000	53%
Turner Valley	3	7	42.86%	27	9.00	278,200	243,500	250,000	3%
Priddis Greens	1	4	25.00%	13	13.00	-	915,000	915,000	1%
Longview	0	4	0.00%	5	-	-	-	-	0%
Other	0	7	0.00%	10	-	-	-	-	0%

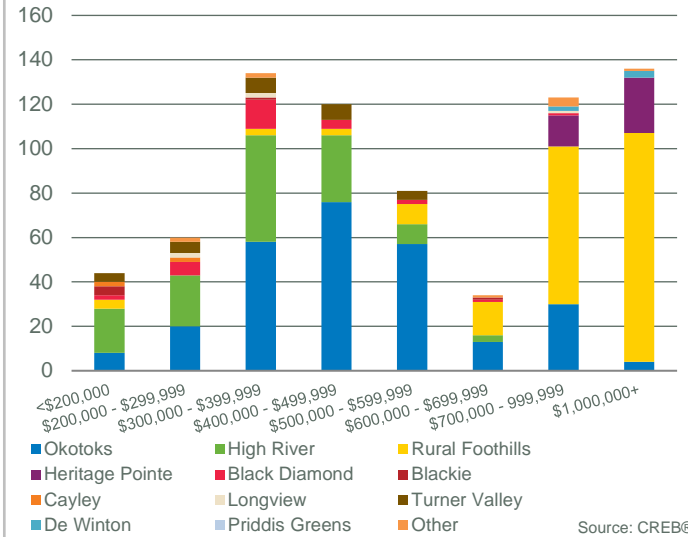
SALES BY PRICE RANGE

APRIL



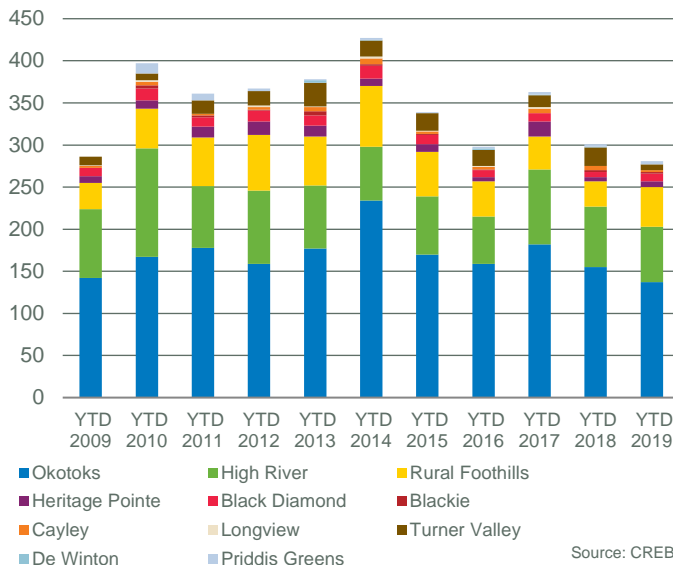
INVENTORY BY PRICE RANGE

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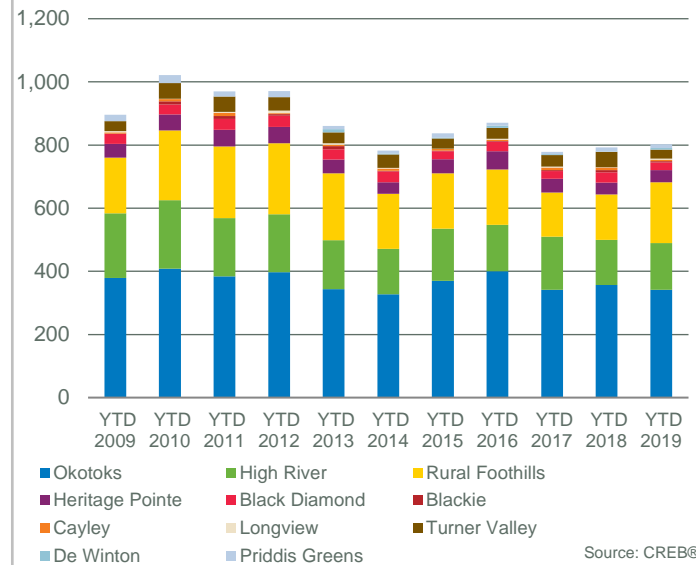
FOOTHILLS SALES: YEAR-TO-DATE

YTD APRIL

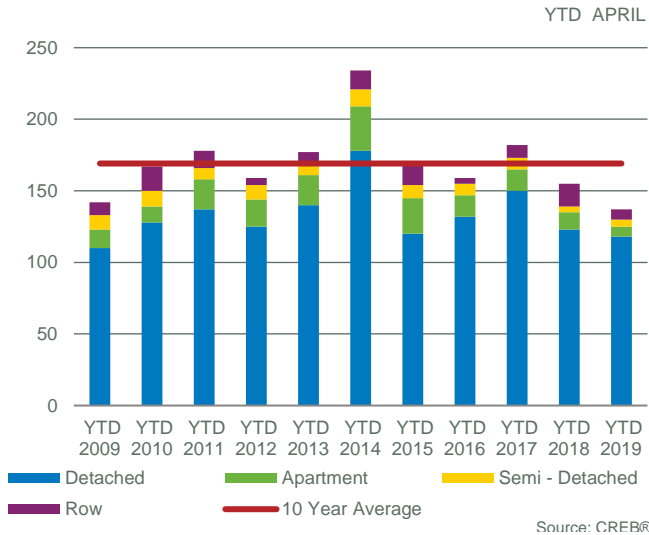


FOOTHILLS NEW LISTINGS: YEAR-TO-DATE

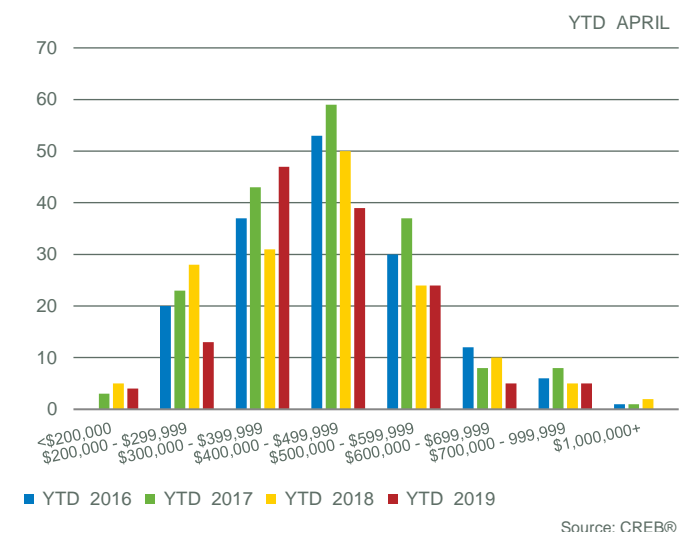
YTD APRIL



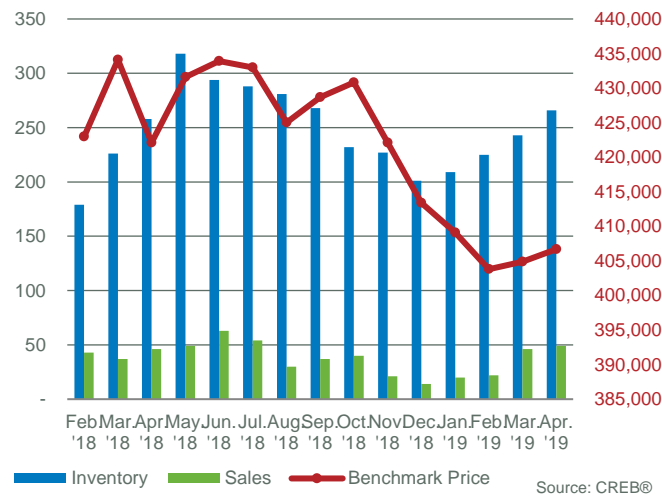
OKOTOKS TOTAL SALES



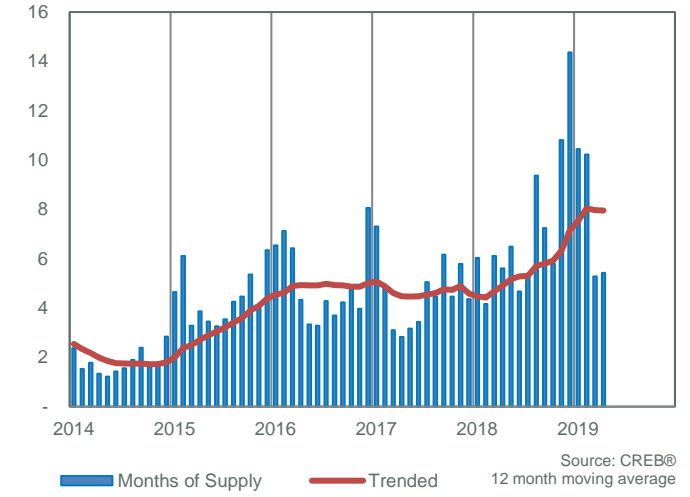
OKOTOKS TOTAL SALES BY PRICE RANGE



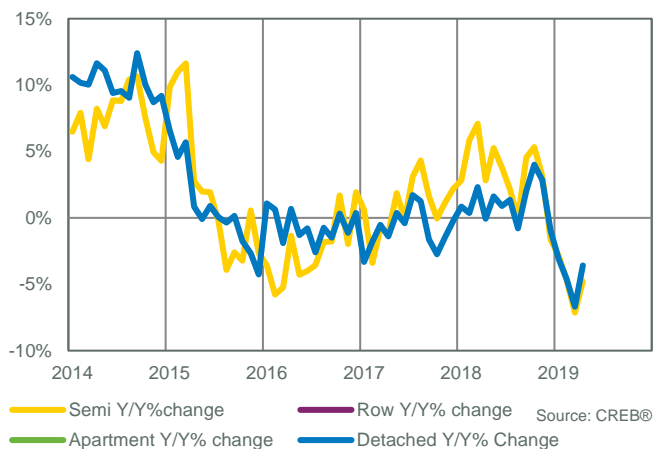
OKOTOKS INVENTORY AND SALES



OKOTOKS MONTHS OF INVENTORY



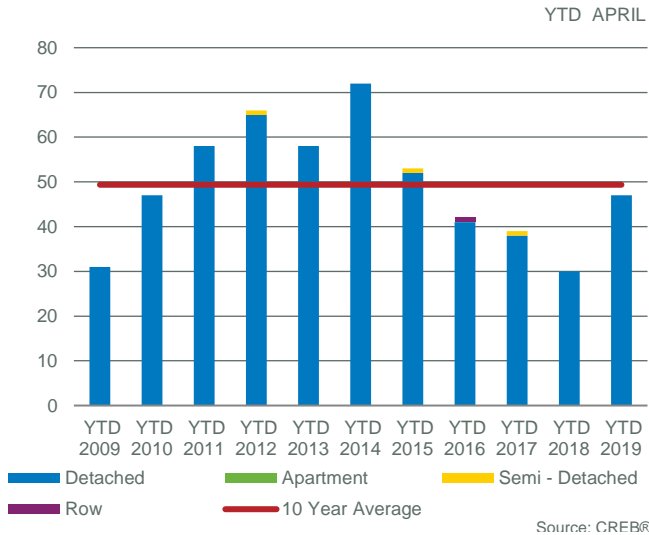
OKOTOKS PRICE CHANGE



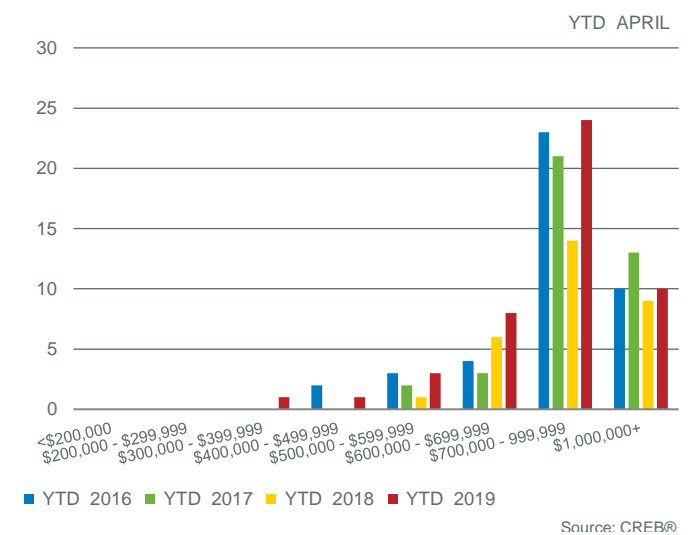
OKOTOKS PRICES



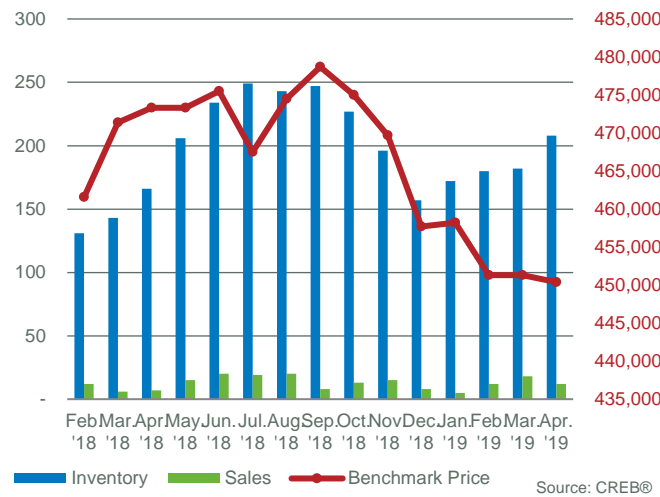
RURAL FoothILLS TOTAL SALES



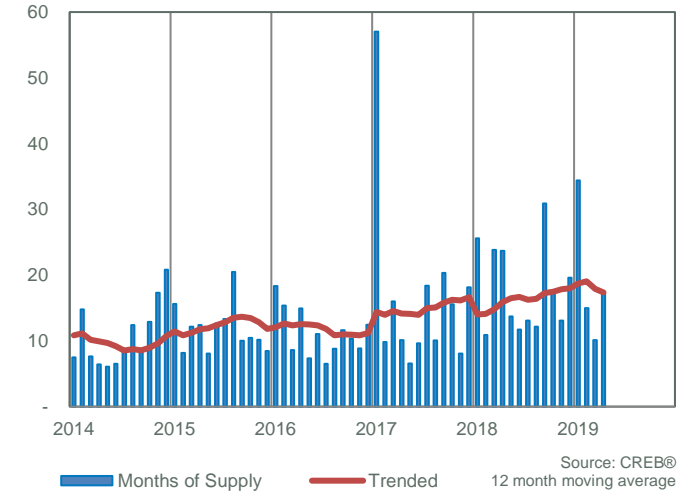
RURAL FoothILLS TOTAL SALES BY PRICE RANGE



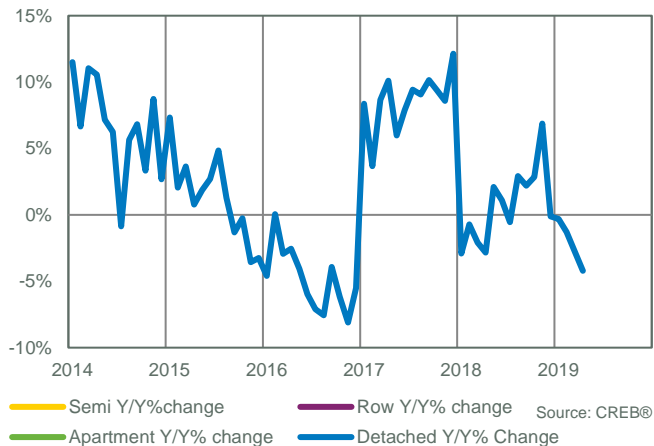
RURAL FoothILLS INVENTORY AND SALES



RURAL FoothILLS MONTHS OF INVENTORY



RURAL FoothILLS PRICE CHANGE



RURAL FoothILLS PRICES



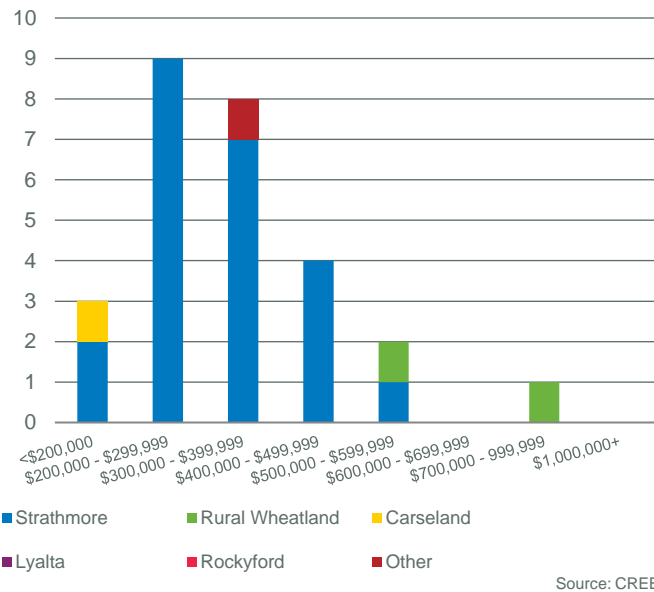
Apr. 19

April 2019	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*	27	72	37.50%	263	9.74	209,000	336,683	323,000	96%
Rural Wheatland*	2	9	22.22%	45	22.50	209,000	717,500	717,500	7%
Carseland*	1	0	-	4	4.00	-	145,000	145,000	4%
Lyalta*	0	6	0.00%	16	-	-	-	-	0%
Rockyford*	0	4	0.00%	9	-	-	-	-	0%
Strathmore	23	43	53.49%	167	7.26	375,800	312,410	307,000	85%
Gleichen	0	1	0.00%	5	-	-	-	-	0%
Other*	1	10	10.00%	22	22.00	-	325,000	325,000	4%

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

SALES BY PRICE RANGE

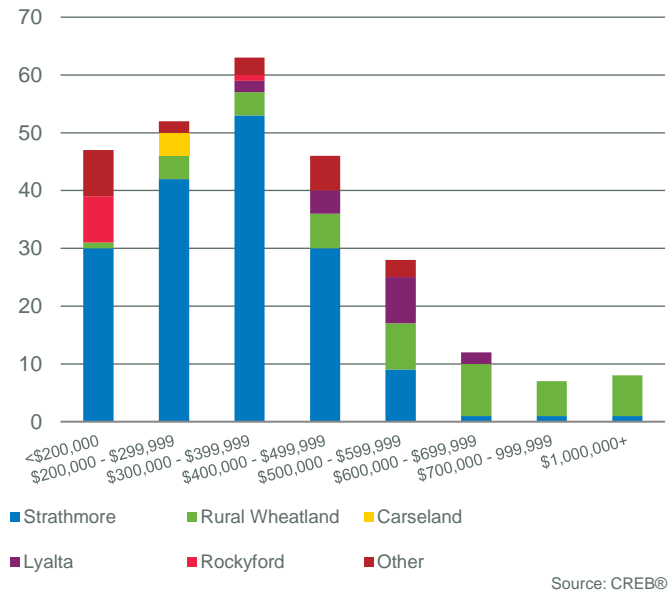
APRIL



Source: CREB®

INVENTORY BY PRICE RANGE

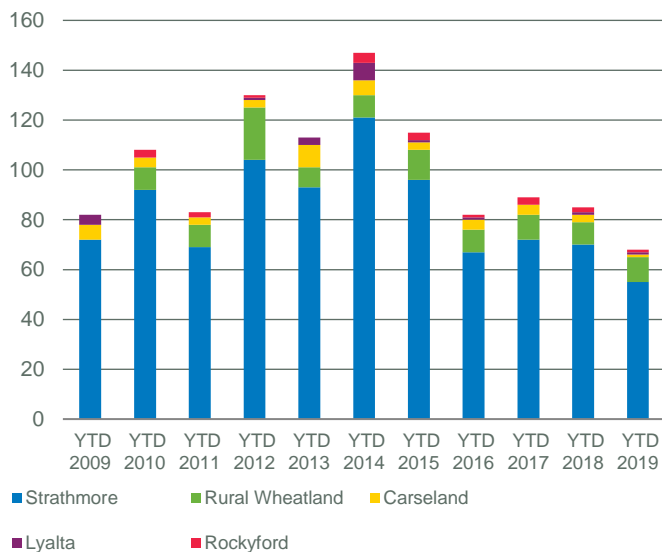
APRIL



Source: CREB®

WHEATLAND SALES: YEAR-TO-DATE

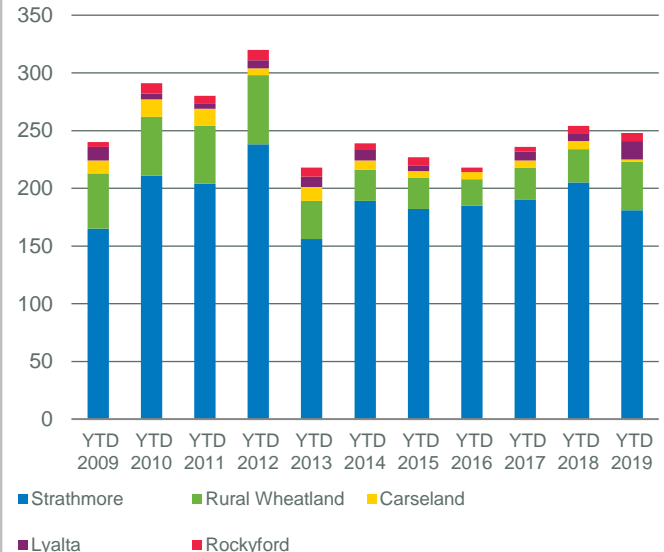
YTD APRIL



Source: CREB®

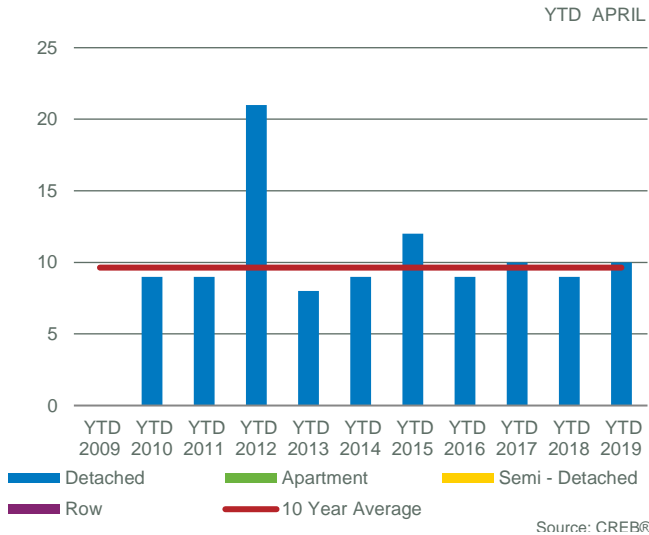
WHEATLAND NEW LISTINGS: YEAR-TO-DATE

YTD APRIL

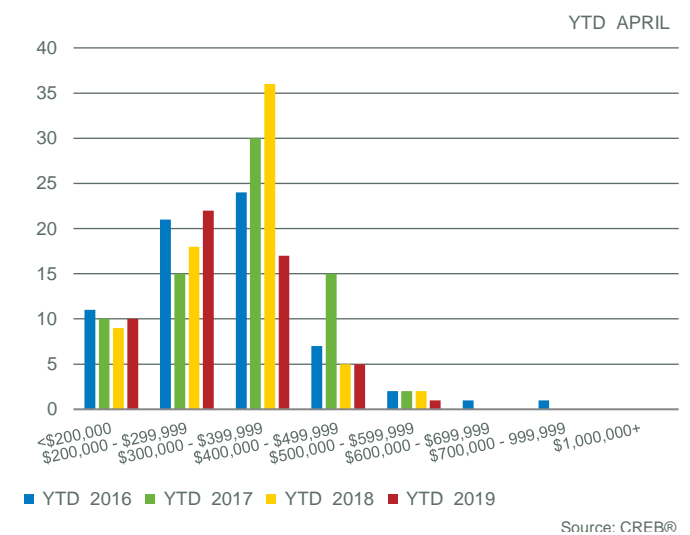


Source: CREB®

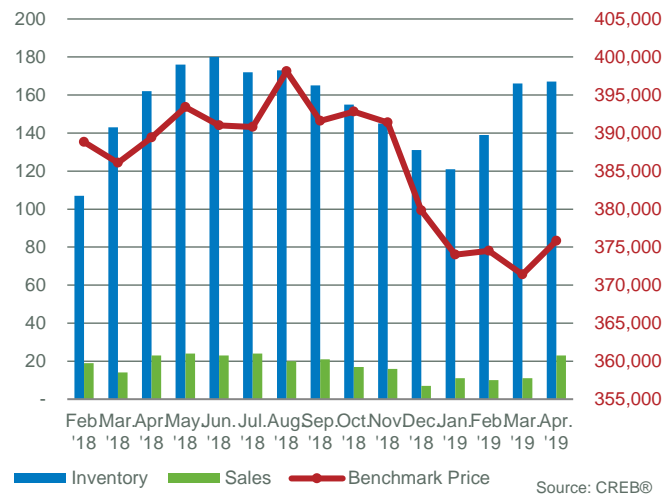
STRATHMORE TOTAL SALES



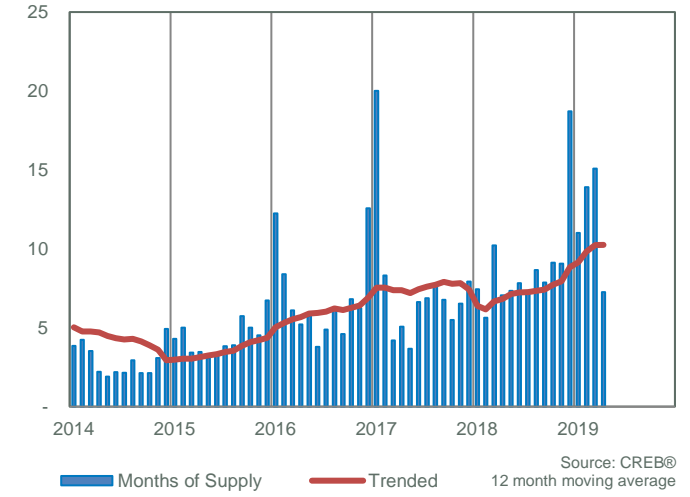
STRATHMORE TOTAL SALES BY PRICE RANGE



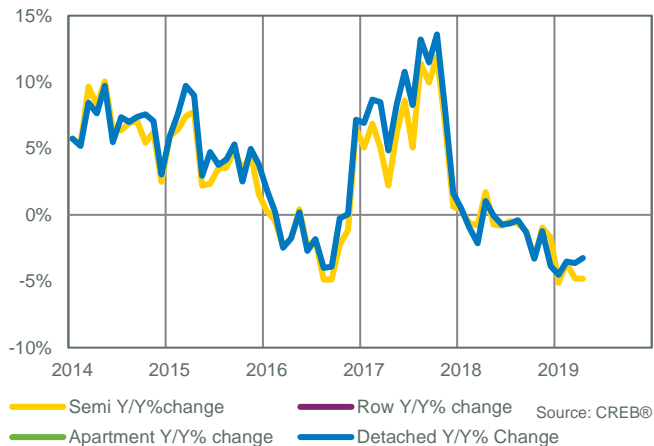
STRATHMORE INVENTORY AND SALES



STRATHMORE MONTHS OF INVENTORY



STRATHMORE PRICE CHANGE



STRATHMORE PRICES

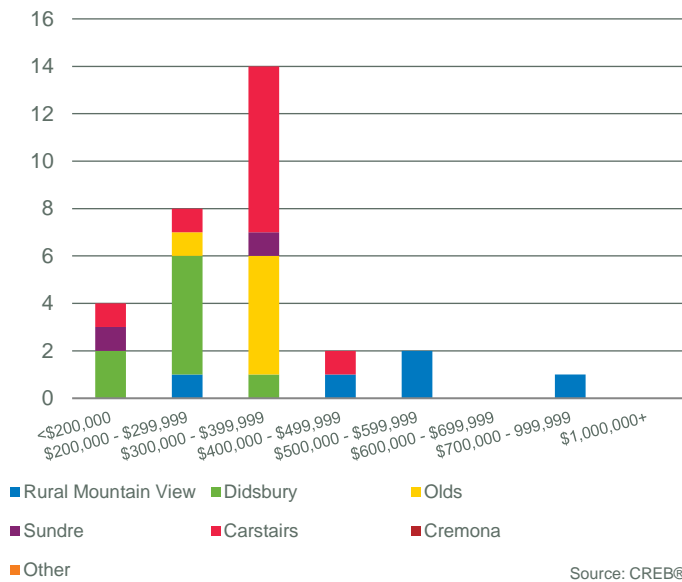


April 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Mountain View Region*	31	114	27.19%	390	12.58	294,900	336,315	320,000	100%
Rural Mountain View*	5	34	14.71%	96	19.20	246,300	538,300	590,000	16%
Carstairs	10	21	47.62%	62	6.20	299,500	330,675	339,375	32%
Cremona	0	3	0.00%	8	-	-	-	-	0%
Didsbury	8	16	50.00%	53	6.63	288,200	240,188	229,000	26%
Olds*	6	24	25.00%	102	17.00	328,000	334,333	327,500	19%
Sundre*	2	13	15.38%	62	31.00	255,100	250,000	250,000	6%
Other*	0	3	0.00%	7	-	-	-	-	0%

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

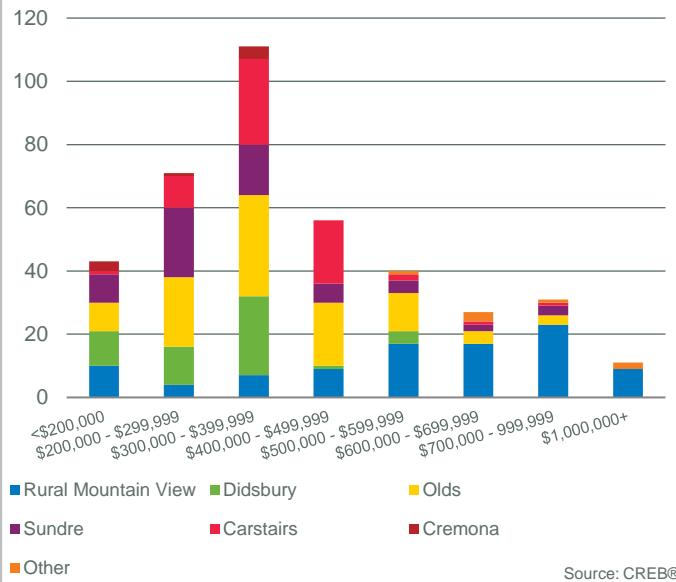
SALES BY PRICE RANGE

APRIL



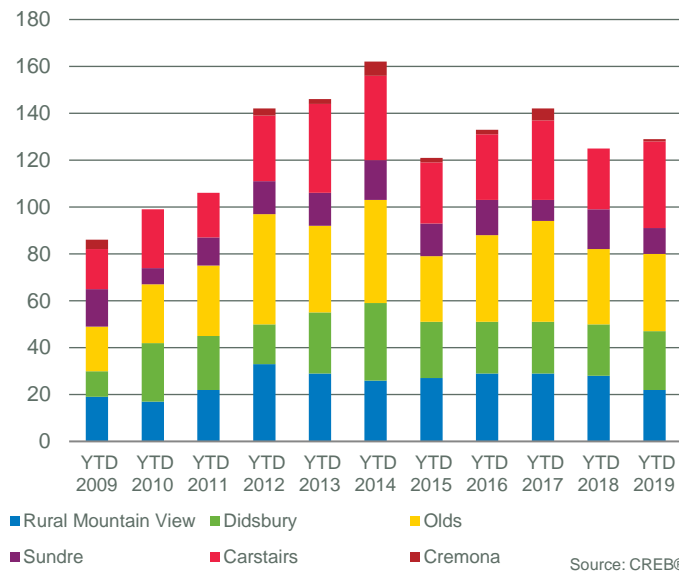
INVENTORY BY PRICE RANGE

APRIL



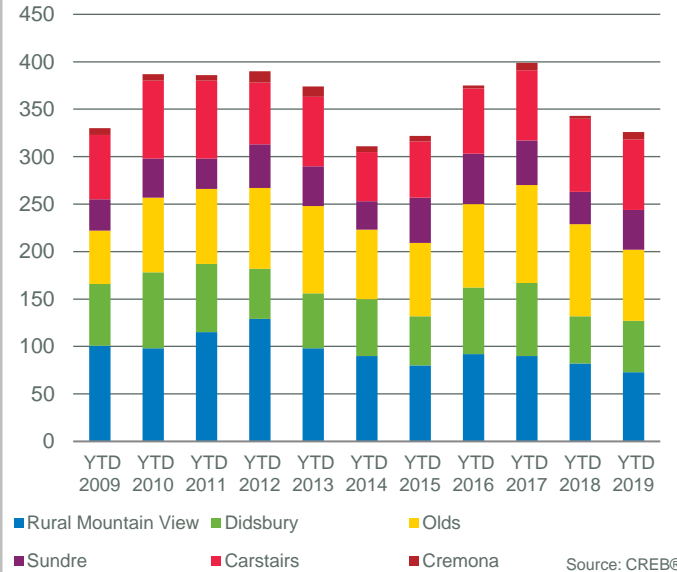
MOUNTAIN VIEW SALES: YEAR-TO-DATE

YTD APRIL



MOUNTAIN VIEW NEW LISTINGS: YEAR-TO-DATE

YTD APRIL

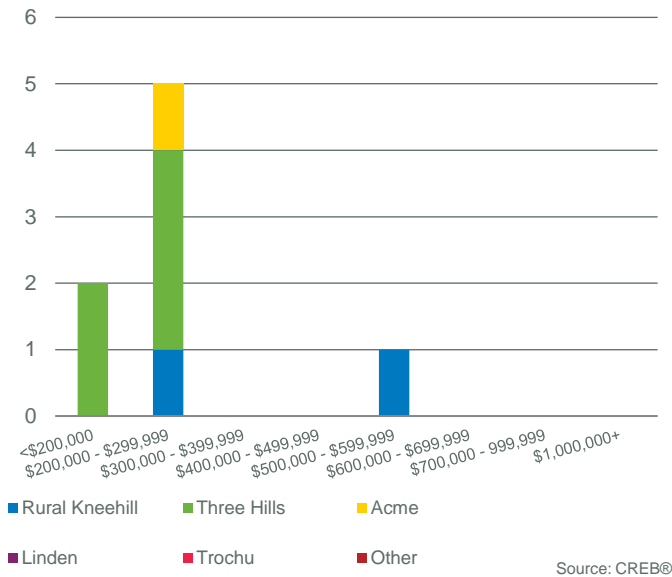


April 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Kneehill Region*	8	16	50.00%	91	11.38	-	253,313	221,500	100%
Rural Kneehill*	2	2	100.00%	10	5.00	-	396,500	396,500	25%
Acme*	1	3	33.33%	8	8.00	-	215,000	215,000	13%
Linden*	0	2	0.00%	6	-	-	-	-	0%
Three Hills*	5	5	100.00%	36	7.20	-	203,700	212,000	63%
Torrington*	0	0	-	2	-	-	-	-	0%
Trochu*	0	1	0.00%	17	-	-	-	-	0%
Other*	0	3	0.00%	14	-	-	-	-	0%

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

SALES BY PRICE RANGE

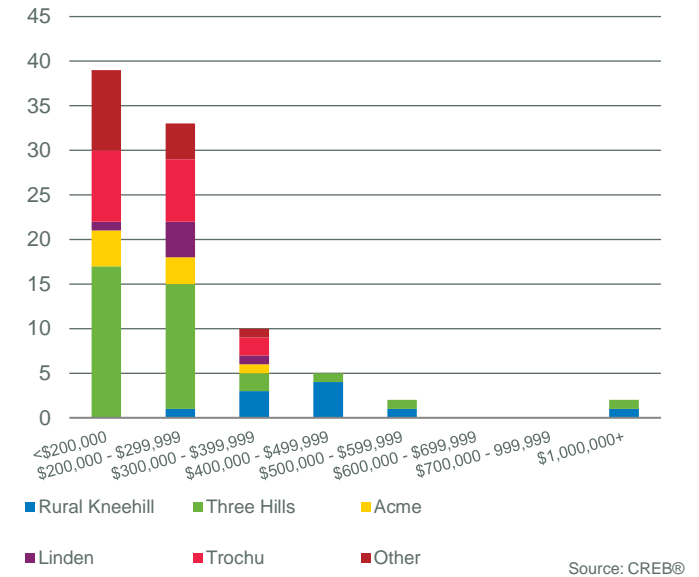
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Source: CREB®

INVENTORY BY PRICE RANGE

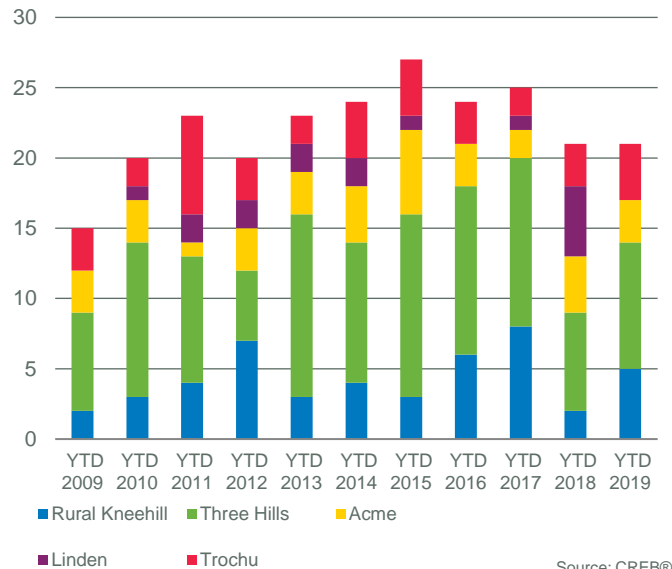
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Source: CREB®

KNEEHILL SALES: YEAR-TO-DATE

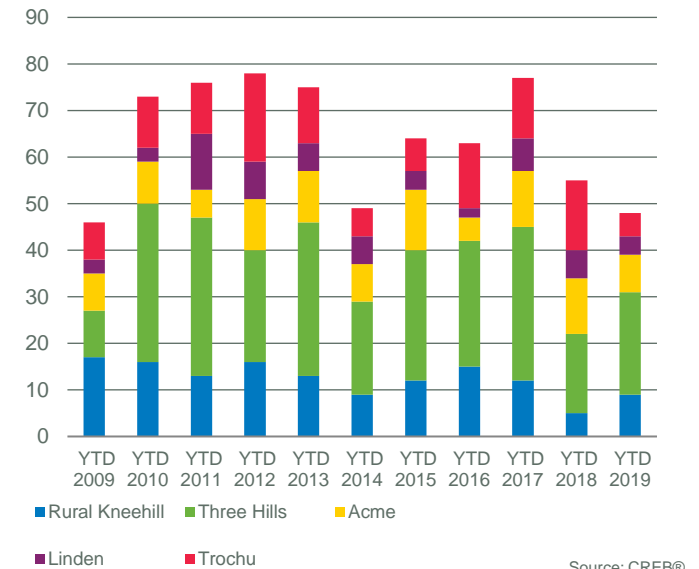
YTD APRIL



Source: CREB®

KNEEHILL NEW LISTINGS: YEAR-TO-DATE

YTD APRIL



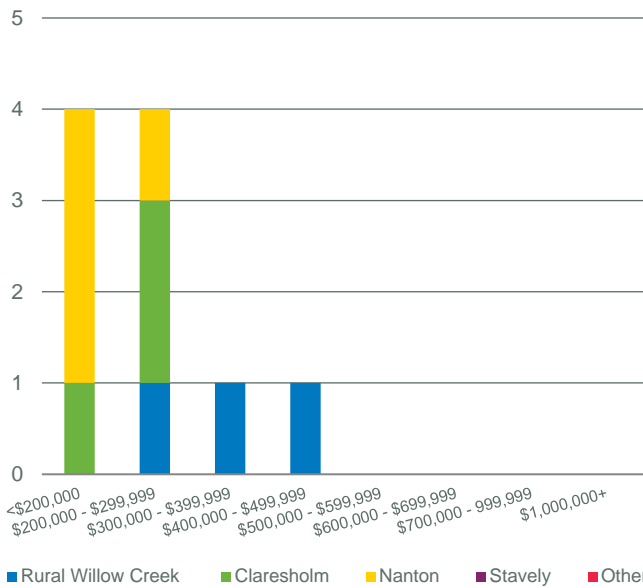
Source: CREB®

April 2019	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*	10	19	52.63%	109	10.90	-	232,500	219,000	100%
Rural Willow Creek*	3	4	75.00%	17	5.67	-	335,667	300,000	30%
Claresholm*	3	6	50.00%	42	14.00	-	207,000	216,000	30%
Nanton*	4	6	66.67%	35	8.75	-	174,250	185,000	40%
Stavelly*	0	2	0.00%	11	-	-	-	-	0%
Other*	0	1	0.00%	4	-	-	-	-	0%

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

SALES BY PRICE RANGE

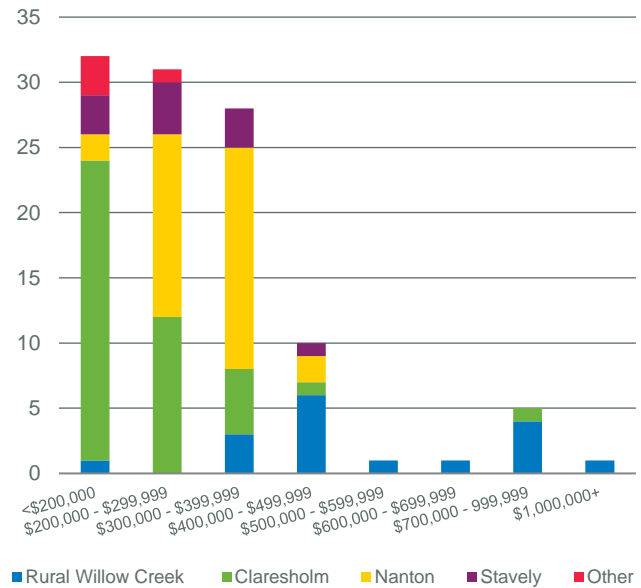
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Source: CREB®

INVENTORY BY PRICE RANGE

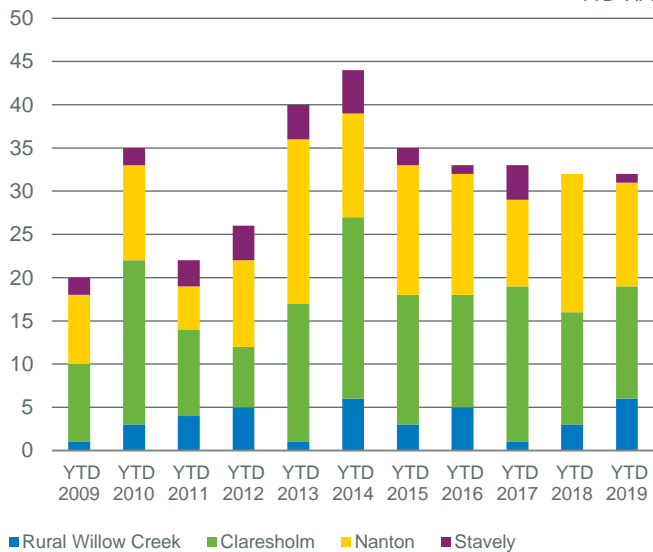
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Source: CREB®

WILLOW CREEK SALES: YEAR-TO-DATE

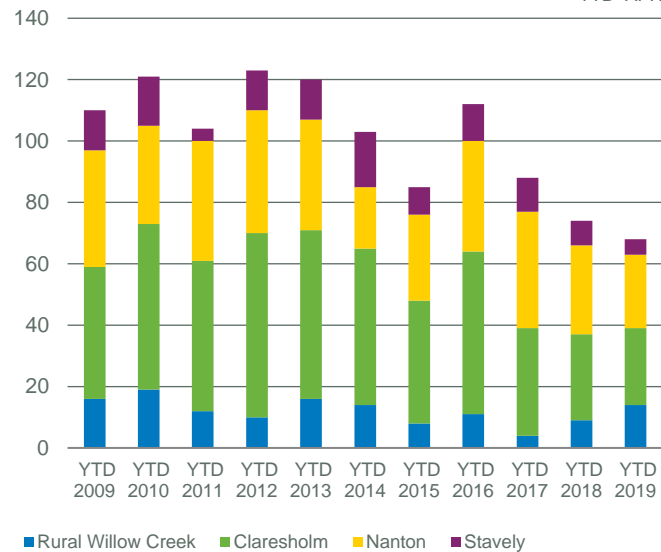
YTD APRIL



Source: CREB®

WILLOW CREEK NEW LISTINGS: YEAR-TO-DATE

YTD APRIL



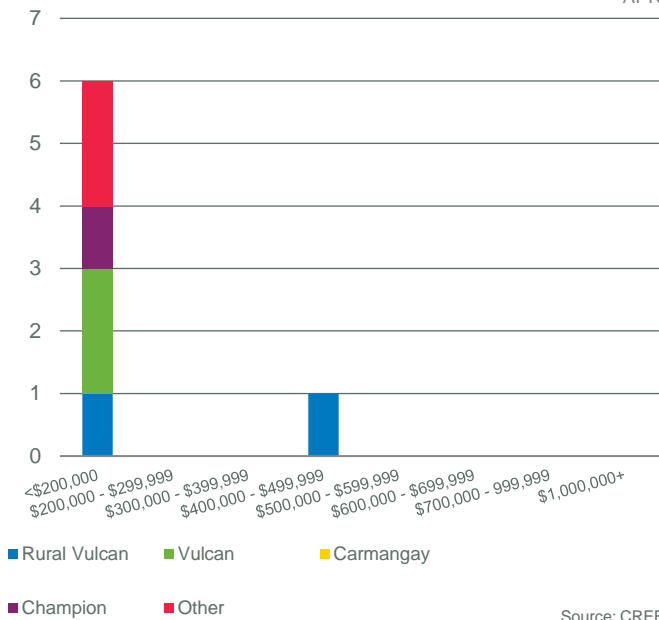
Source: CREB®

April 2019	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*	7	28	25.00%	93	13.29	-	159,571	140,000	100%
Rural Vulcan*	2	13	15.38%	38	19.00	-	271,500	271,500	29%
Vulcan*	2	9	22.22%	33	16.50	-	125,000	125,000	29%
Carmangay*	0	1	0.00%	6	-	-	-	-	0%
Champion*	1	1	100.00%	4	4.00	-	174,000	174,000	14%
Other*	2	4	50.00%	12	6.00	-	75,000	75,000	29%

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

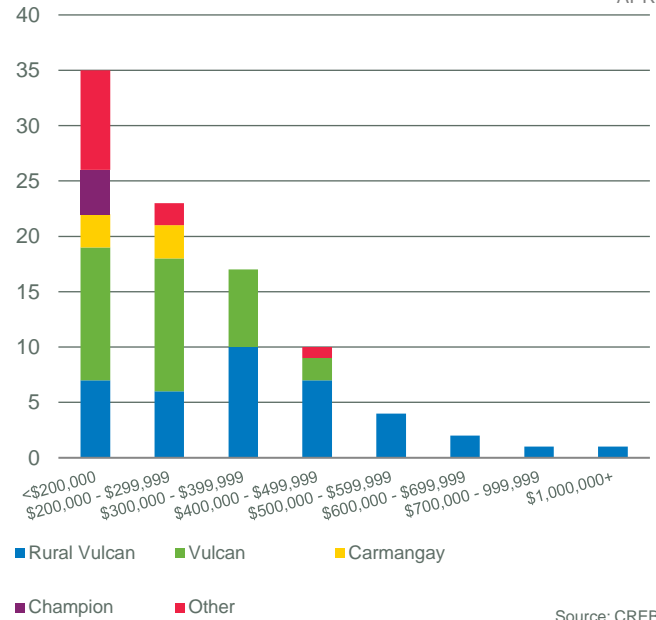
SALES BY PRICE RANGE

APRIL



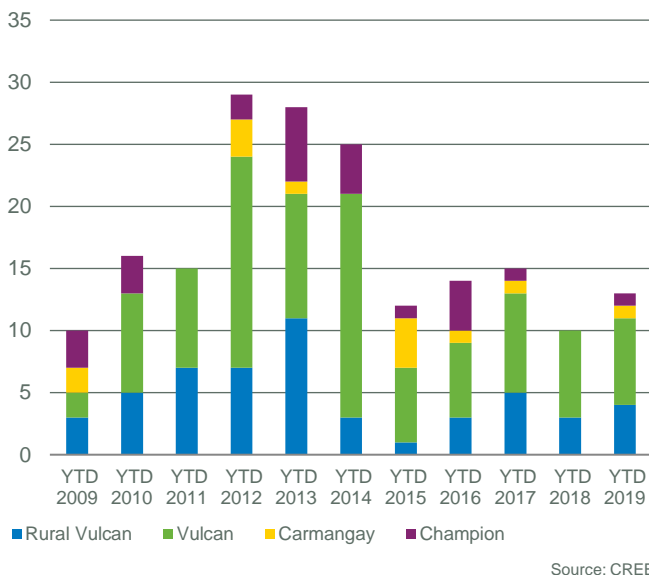
INVENTORY BY PRICE RANGE

APRIL



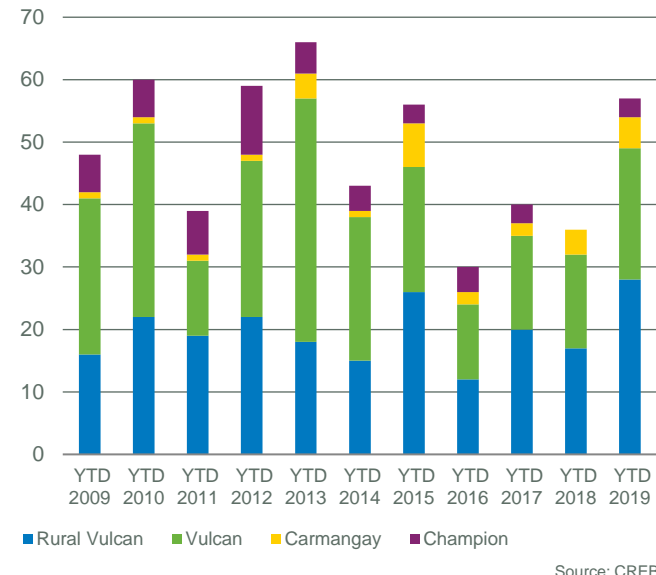
VULCAN SALES: YEAR-TO-DATE

YTD APRIL



VULCAN NEW LISTINGS: YEAR-TO-DATE

YTD APRIL

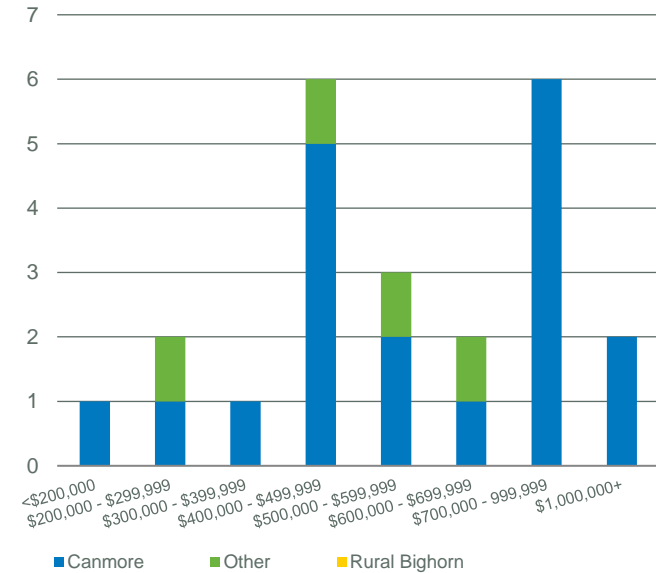


April 2019	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Average Price	Median Price	Share of Sales Activity
Total Bighorn Region*	23	34	67.65%	110	4.78	-	597,505	560,000	100%
Rural Bighorn*	0	2	0.00%	3	-	-	-	-	0%
Canmore*	19	25	76.00%	96	5.05	-	622,604	560,000	83%
Other*	4	7	57.14%	11	2.75	-	478,286	507,625	17%

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SALES BY PRICE RANGE

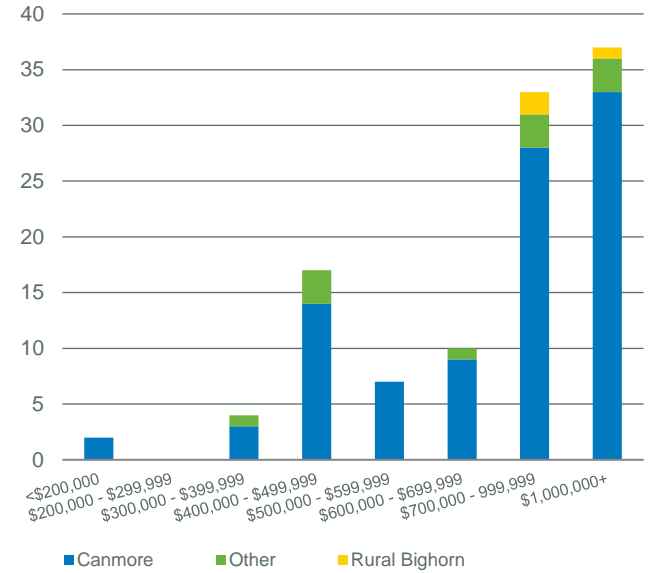
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Source: CREB®

INVENTORY BY PRICE RANGE

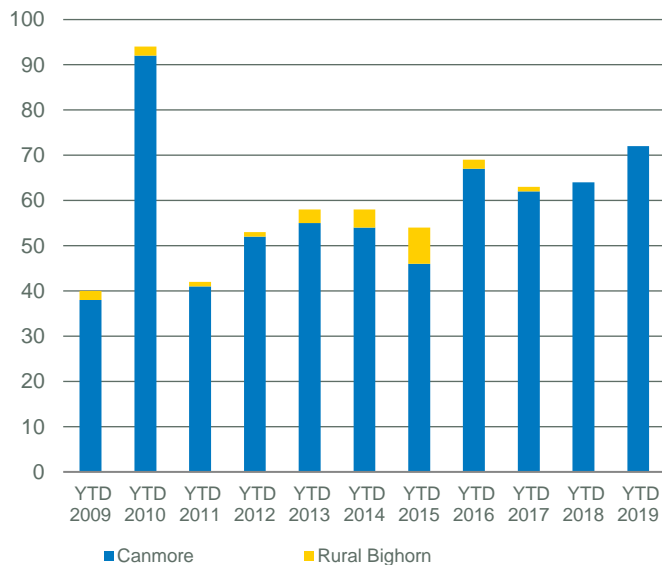
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Source: CREB®

BIGHORN SALES: YEAR-TO-DATE

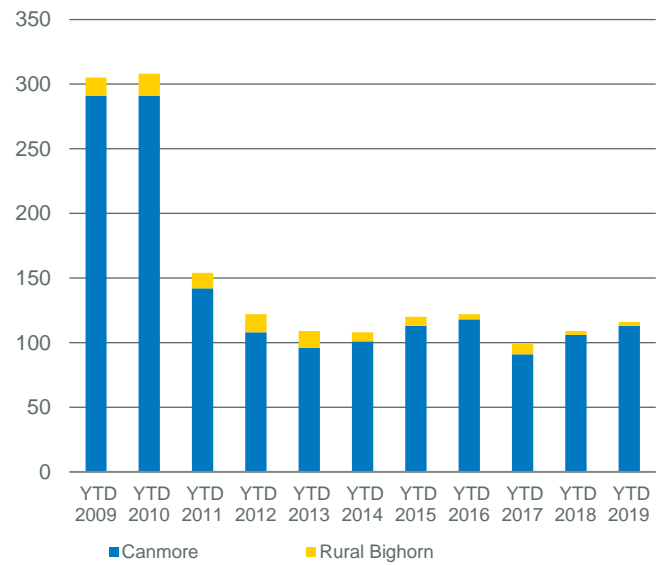
YTD APRIL



Source: CREB®

BIGHORN NEW LISTINGS: YEAR-TO-DATE

YTD APRIL



Source: CREB®

BIGHORN*

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

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
 Torrington**
Trochu

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**

WILLOW CREEK*

Rural Willow Creek County*
Claesholm*
 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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