



Glen McPherson PREC

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(250) 951-6200



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 August, 2019, we have seen a total value of 59 listings sold which has resulted in a 41.58% decrease from August, 2018 in which 101 listings were sold; we have seen a year to date value of 774 in 2019 and 902 in 2018 resulting in a 14.19% decrease.

The median sales price in August, 2019 was \$545K, 5.01% higher from this month of the prior year with a median sales price of \$519K. We have seen a year to date median sales price of \$513K in 2019 and \$530K in 2018 resulting in a 3.25% decrease from 2018.

In August, 2019 the total count of listing inventory available on the market was 546. In August, 2018 the total count of listing inventory available on the market was 436. This results in a 25.23% increase from August, 2018 to August, 2019.

Key Figures

	Aug, 2019	Aug, 2018	Percent Change
<i>New Listings</i>	184	197	-6.6%
<i>Unconditional Sales</i>	59	101	-41.58%
<i>Ratio of Sales to New listings</i>	32%	51%	-37.46%
<i>Median Sale Price</i>	\$545K	\$519K	+5.01%
<i>Average Sale Price</i>	\$597K	\$545K	+9.5%
<i>Average Ask to Sell Ratio</i>	97%	98%	-0.75%
<i>Total Months Supply</i>	6.08	4.05	+50.11%
<i>Total Listing Inventory</i>	546	436	+25.23%
<i>Days on Market Until Sale</i>	40.86	36.88	+10.8%

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Total Months Supply	14
Total Listing Inventory	16
Days on Market Until Sale	18

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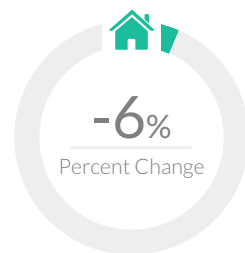
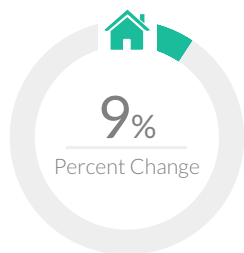
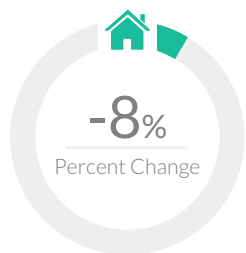
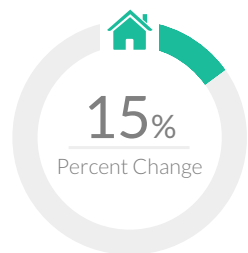
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New Listings

Overview of the number of listings which have been added to the market as of August, 2019



197
Aug, 2016

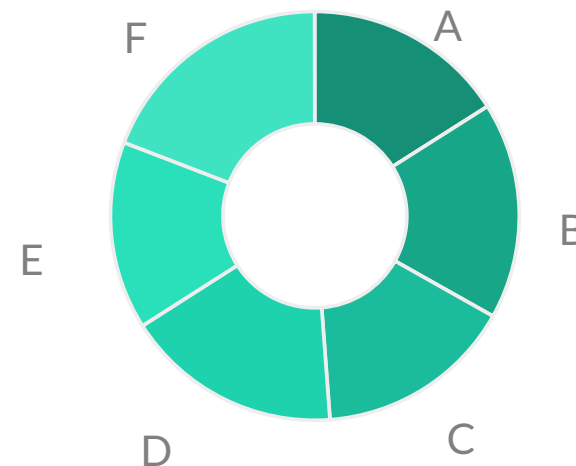
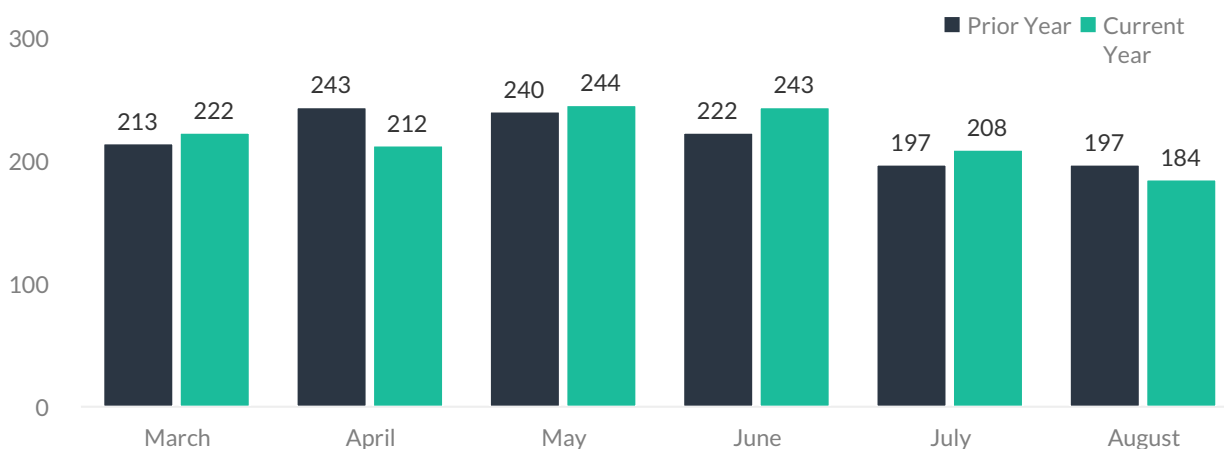
180
Aug, 2017

197
Aug, 2018

184
Aug, 2019

Bar Monthly New Listings

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



A AUG, 2019

There were 184 new listings, a 6.6% decrease from August, 2018

B AUG, 2018

There were 197 new listings, a 9.44% increase from August, 2017

C AUG, 2017

There were 180 new listings, an 8.63% decrease from August, 2016

D AUG, 2016

There were 197 new listings, a 15.2% increase from August, 2015

E AUG, 2015

There were 171 new listings, a 22.27% decrease from August, 2014

F AUG, 2014

There were 220 new listings, an 18.28% increase from August, 2013

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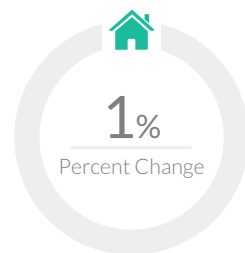
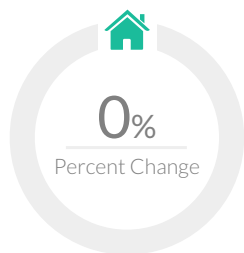
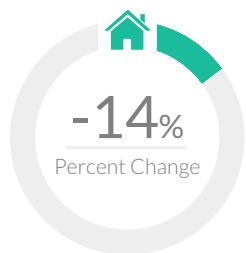
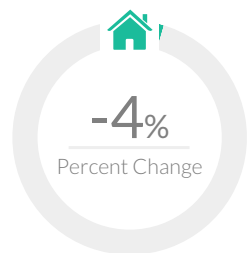
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New Listings

Overview of the number of listings which have been added to the market as of August, 2019



1857
YTD 2016

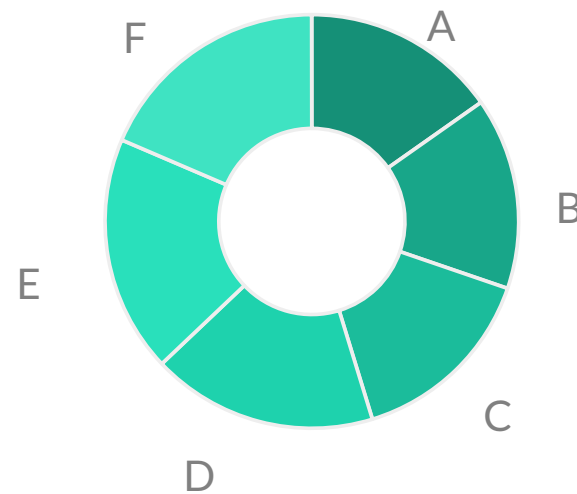
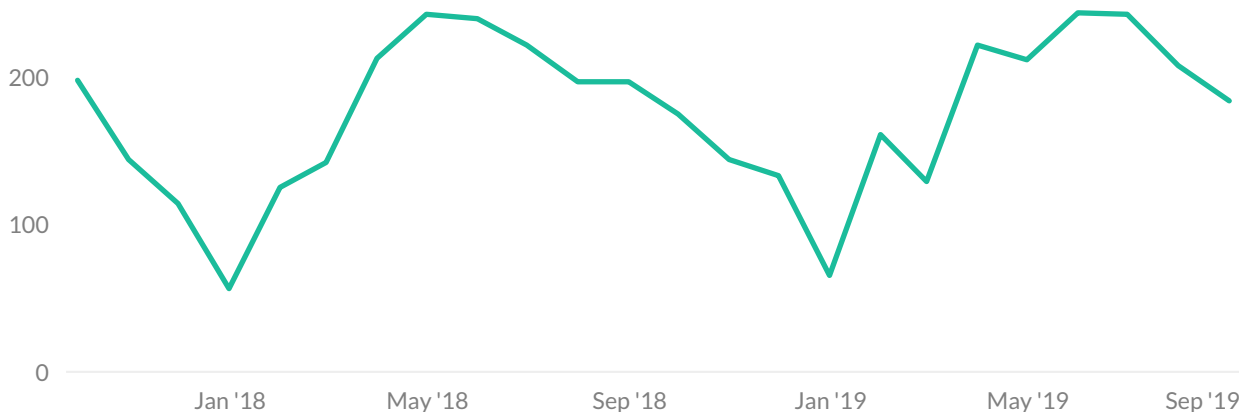
1579
YTD 2017

1579
YTD 2018

1603
YTD 2019

Line Monthly New Listings

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



A YTD 2019

There were 1603 new listings, a 1.52% increase from August, 2018

B YTD 2018

There were 1579 new listings, a 0% decrease from August, 2017

C YTD 2017

There were 1579 new listings, a 14.97% decrease from August, 2016

D YTD 2016

There were 1857 new listings, a 4.67% decrease from August, 2015

E YTD 2015

There were 1948 new listings, a 0.1% decrease from August, 2014

F YTD 2014

There were 1950 new listings, a 4.79% decrease from August, 2013

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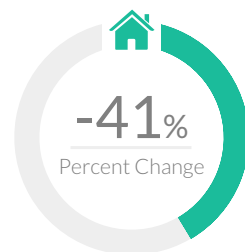
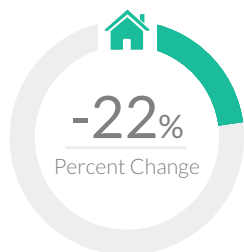
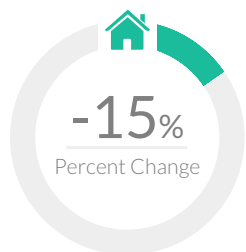
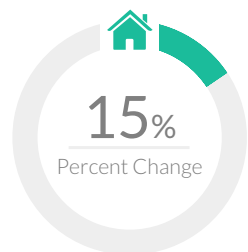
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Unconditional Sales

Overview of the number of sold listings as of August, 2019



155
Aug, 2016

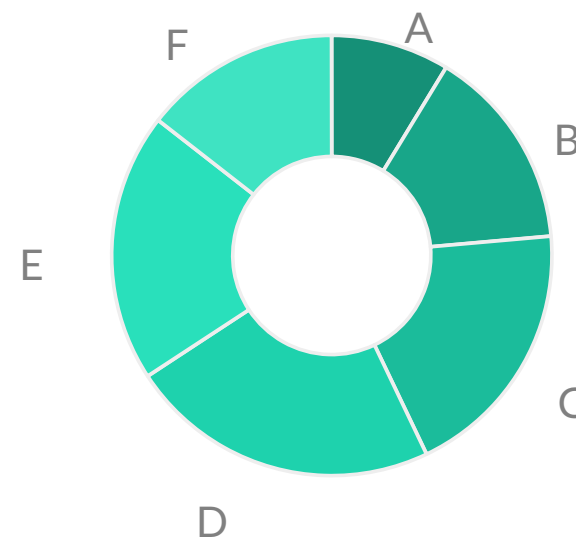
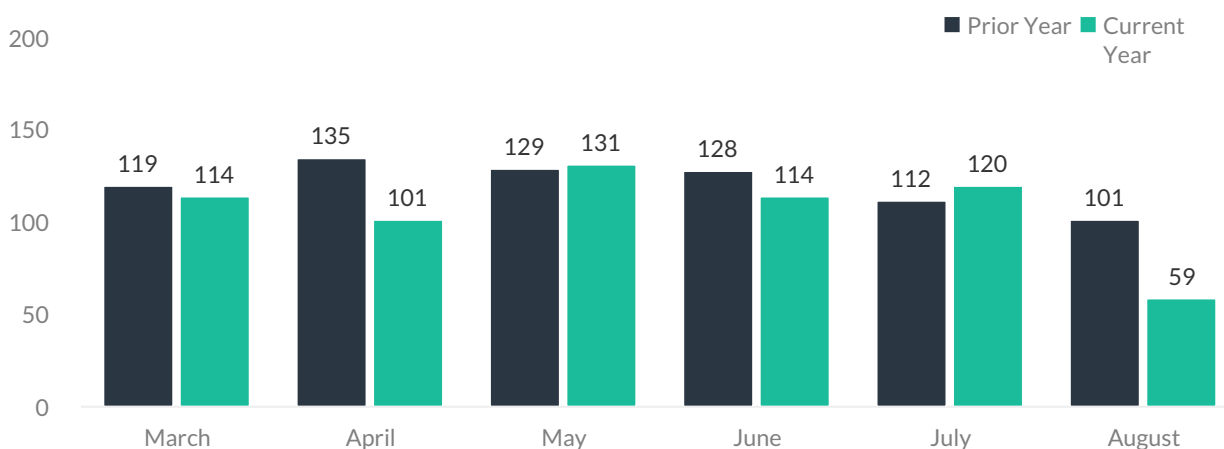
131
Aug, 2017

101
Aug, 2018

59
Aug, 2019

Bar Monthly Sales

Overview of the number of sold listings on a monthly basis



A AUG, 2019

There were 59 sold listings, a 41.58% decrease from August, 2018

B AUG, 2018

There were 101 sold listings, a 22.9% decrease from August, 2017

C AUG, 2017

There were 131 sold listings, a 15.48% decrease from August, 2016

D AUG, 2016

There were 155 sold listings, a 15.67% increase from August, 2015

E AUG, 2015

There were 134 sold listings, a 36.73% increase from August, 2014

F AUG, 2014

There were 98 sold listings, a 17.65% decrease from August, 2013

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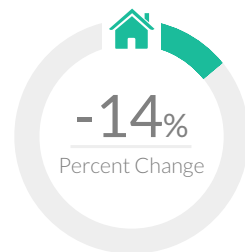
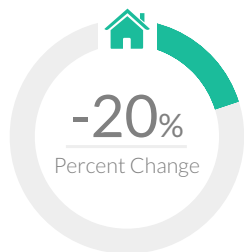
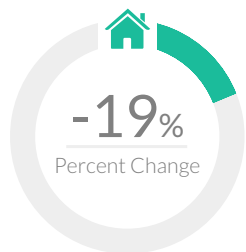
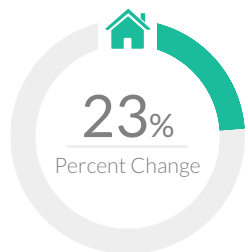
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Unconditional Sales

Overview of the number of sold listings as of August, 2019



1395
YTD 2016

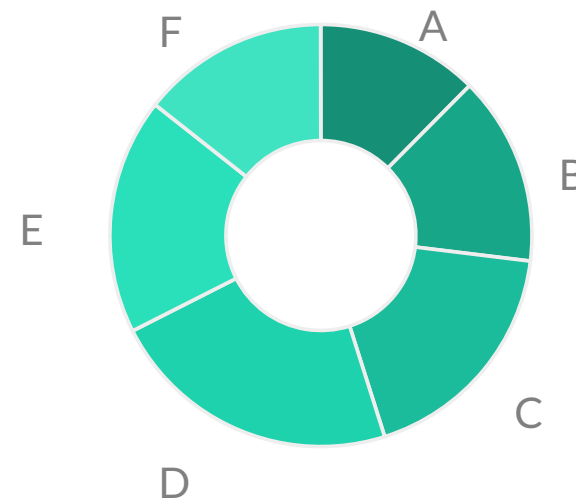
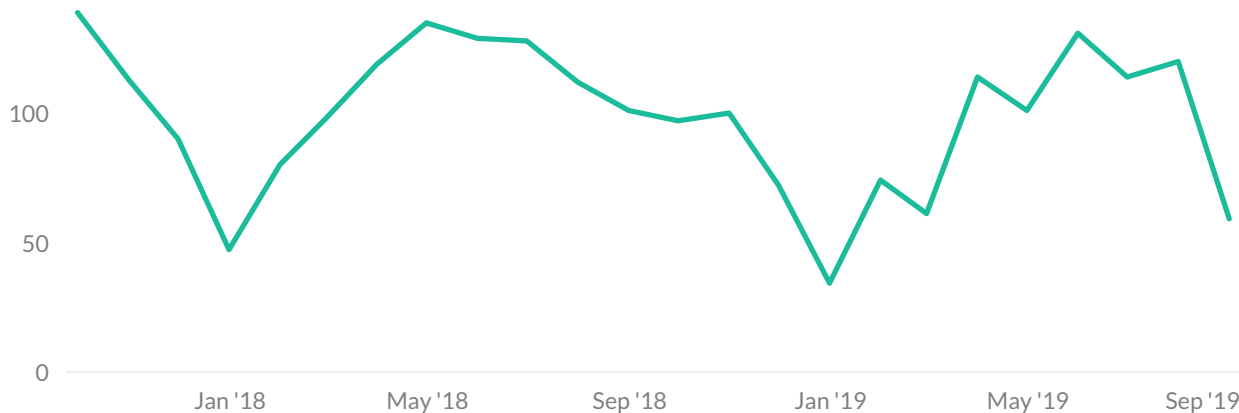
1130
YTD 2017

902
YTD 2018

774
YTD 2019

Line Monthly Sales

Overview of the number of sold listings on a monthly basis



A YTD 2019

There were 774 sold listings, a 14.19% decrease from August, 2018

B YTD 2018

There were 902 sold listings, a 20.18% decrease from August, 2017

C YTD 2017

There were 1130 sold listings, a 19% decrease from August, 2016

D YTD 2016

There were 1395 sold listings, a 23.89% increase from August, 2015

E YTD 2015

There were 1126 sold listings, a 26.09% increase from August, 2014

F YTD 2014

There were 893 sold listings, an 11.35% increase from August, 2013

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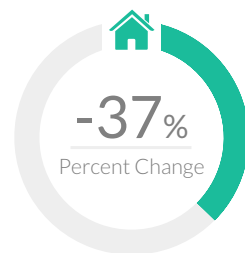
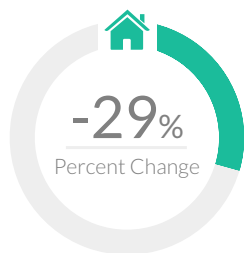
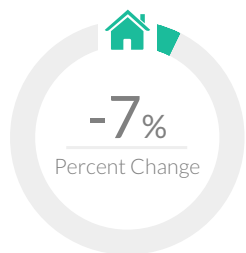
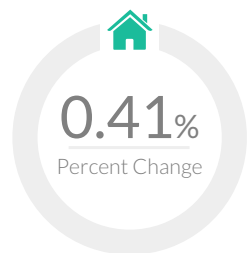
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Ratio of Sales to New listings

Comparison between the number of sold listings to the number of new listings as of August, 2019



79%
Aug, 2016

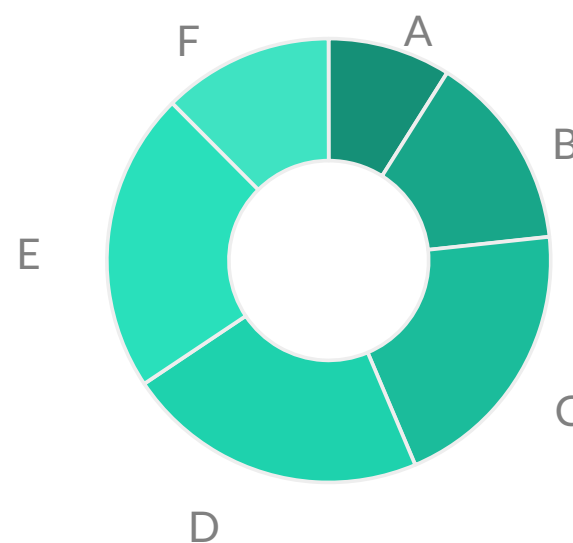
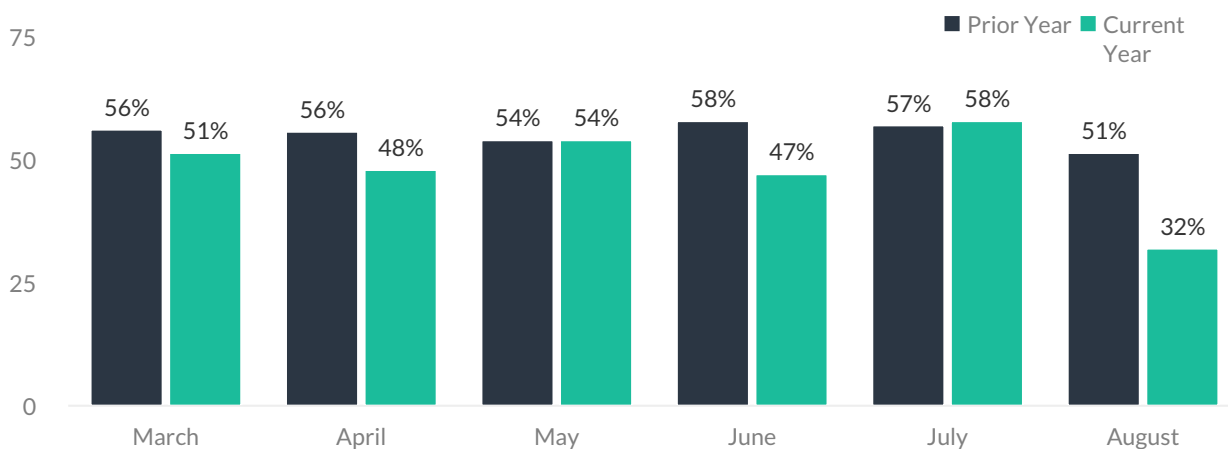
73%
Aug, 2017

51%
Aug, 2018

32%
Aug, 2019

Bar Monthly Sales to New Listings

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



A AUG, 2019

The ratio of sales to new listings was 32%, a 37.46% decrease from August, 2018

B AUG, 2018

The ratio of sales to new listings was 51%, a 29.55% decrease from August, 2017

C AUG, 2017

The ratio of sales to new listings was 73%, a 7.5% decrease from August, 2016

D AUG, 2016

The ratio of sales to new listings was 79%, a 0.41% increase from August, 2015

E AUG, 2015

The ratio of sales to new listings was 78%, a 75.92% increase from August, 2014

F AUG, 2014

The ratio of sales to new listings was 45%, a 30.37% decrease from August, 2013

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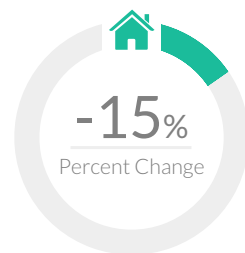
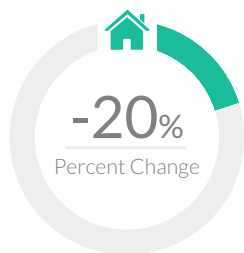
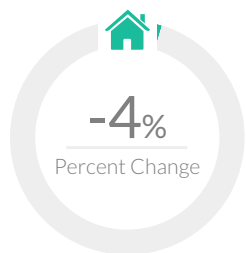
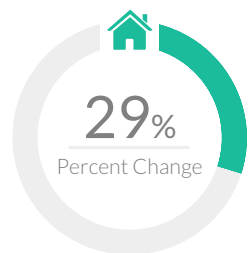
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Ratio of Sales to New listings

Comparison between the number of sold listings to the number of new listings as of August, 2019



75%
YTD 2016

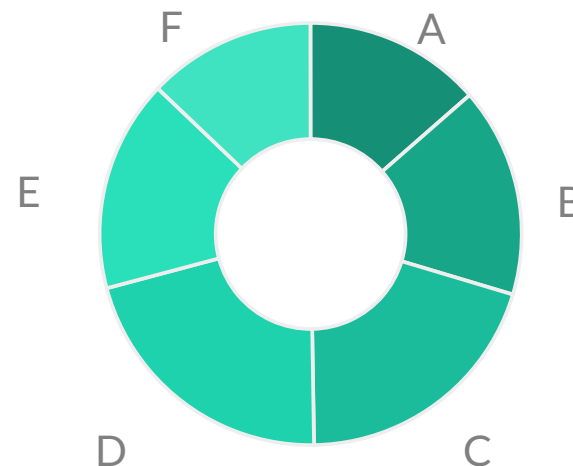
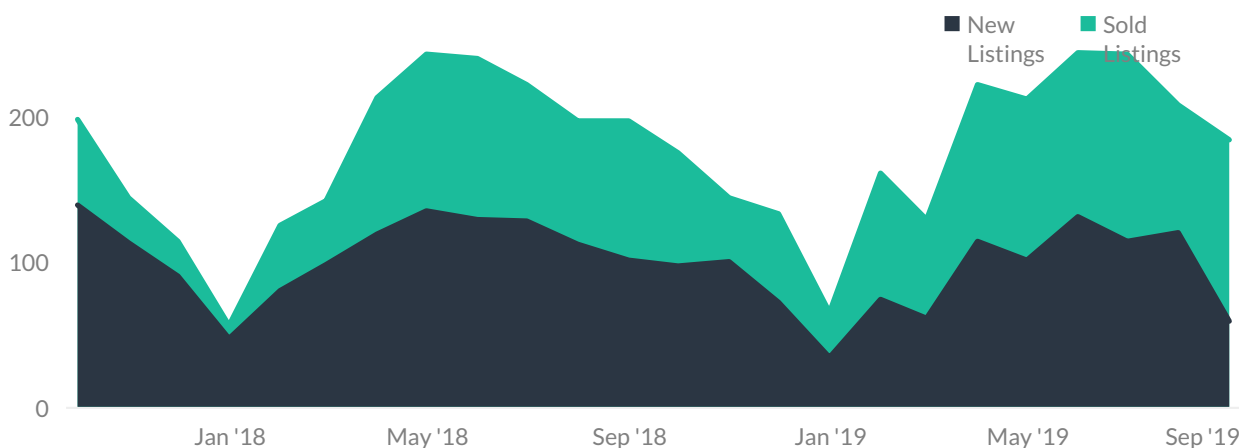
72%
YTD 2017

57%
YTD 2018

48%
YTD 2019

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 2019

The ratio of sales to new listings was 48%, a 15.48% decrease from August, 2018

B YTD 2018

The ratio of sales to new listings was 57%, a 20.18% decrease from August, 2017

C YTD 2017

The ratio of sales to new listings was 72%, a 4.73% decrease from August, 2016

D YTD 2016

The ratio of sales to new listings was 75%, a 29.96% increase from August, 2015

E YTD 2015

The ratio of sales to new listings was 58%, a 26.22% increase from August, 2014

F YTD 2014

The ratio of sales to new listings was 46%, a 16.94% increase from August, 2013

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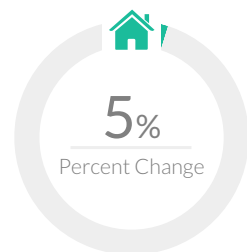
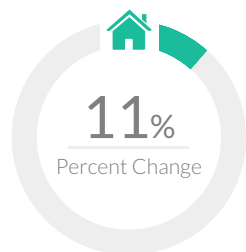
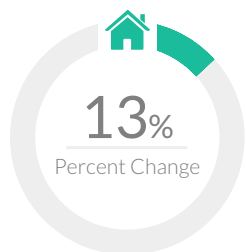
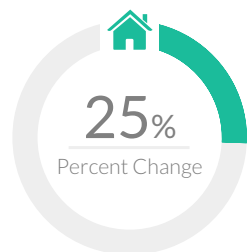
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Median Sale Price

Overview of the median selling price based on sold listings as of August, 2019



\$410k
Aug, 2016

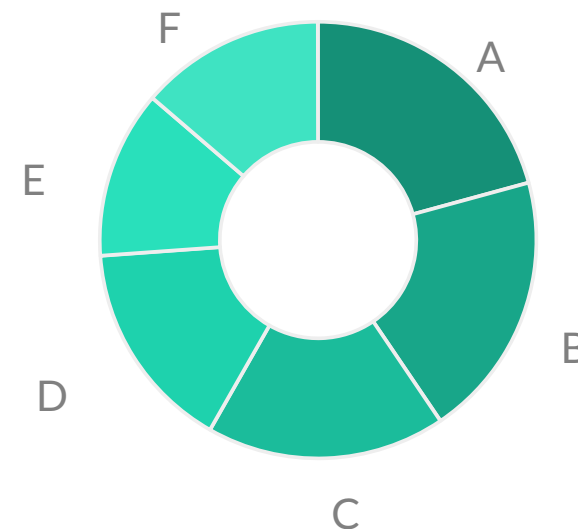
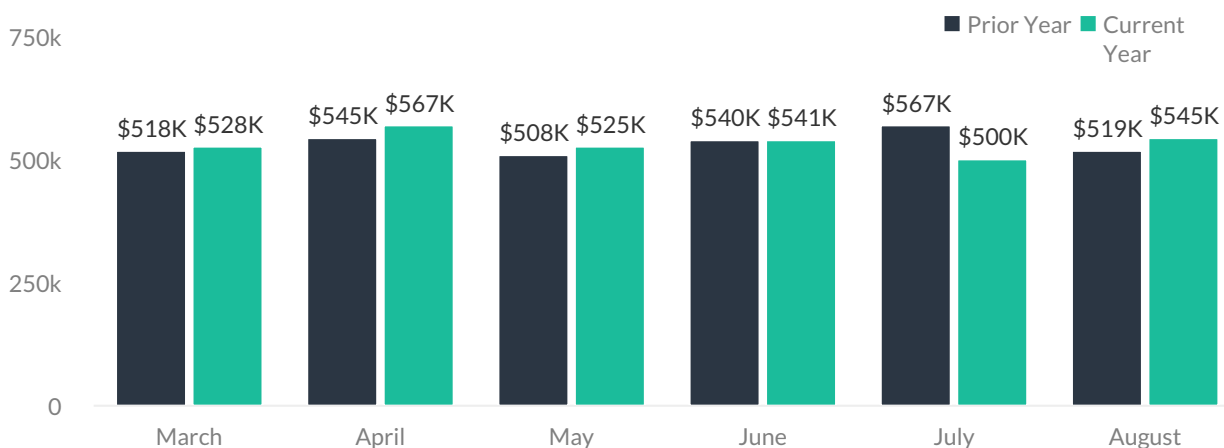
\$465k
Aug, 2017

\$519k
Aug, 2018

\$545k
Aug, 2019

Bar Monthly Median Sales Price

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



A AUG, 2019

The median sales price was \$545K, a 5.01% increase from August, 2018

B AUG, 2018

The median sales price was \$519K, an 11.64% increase from August, 2017

C AUG, 2017

The median sales price was \$465K, a 13.39% increase from August, 2016

D AUG, 2016

The median sales price was \$410K, a 25.77% increase from August, 2015

E AUG, 2015

The median sales price was \$326K, a 9.44% decrease from August, 2014

F AUG, 2014

The median sales price was \$360K, a 6.19% increase from August, 2013

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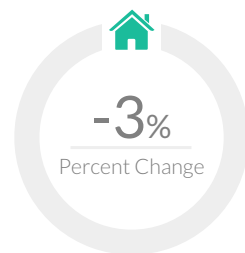
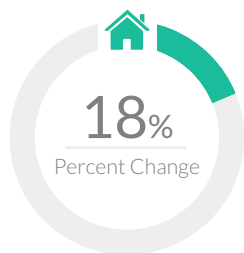
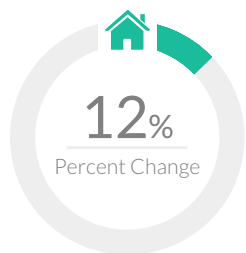
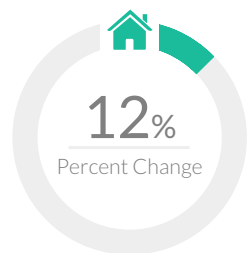
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Median Sale Price

Overview of the median selling price based on sold listings as of August, 2019



\$395k
YTD 2016

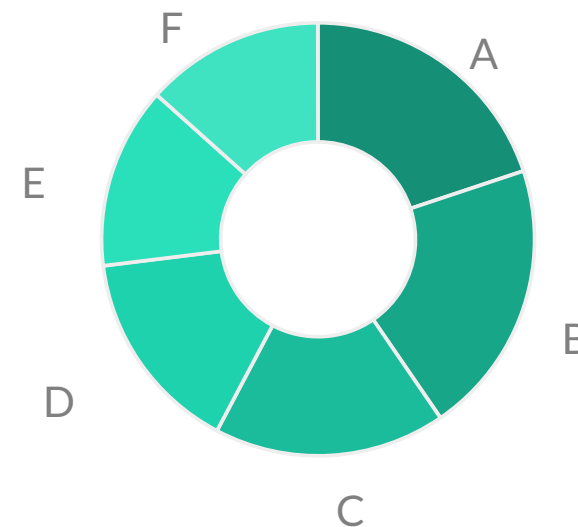
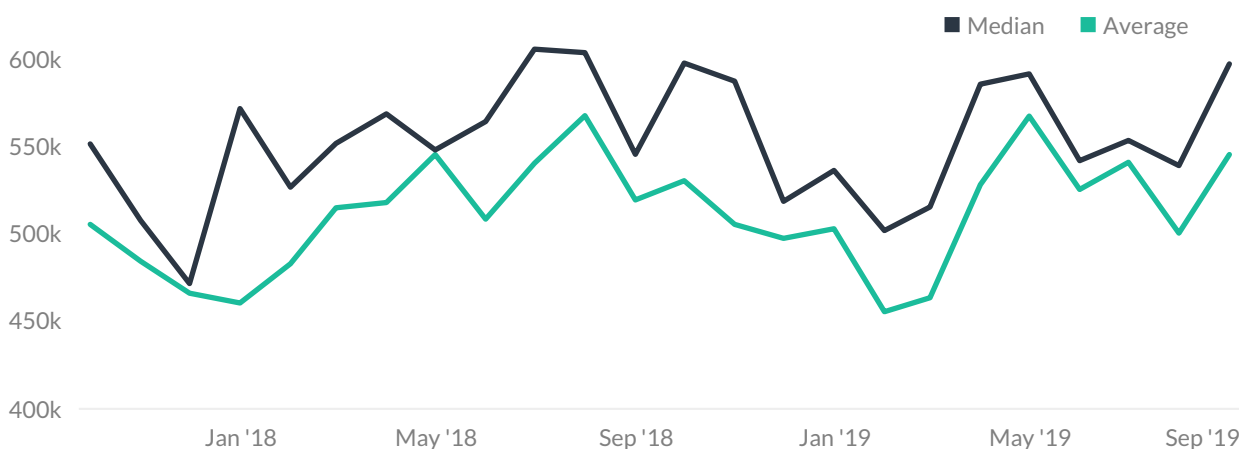
\$446k
YTD 2017

\$530k
YTD 2018

\$513k
YTD 2019

Line Monthly Median Sales Price

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



A YTD 2019

The median sales price was \$513K, a 3.25% decrease from August, 2018

B YTD 2018

The median sales price was \$530K, an 18.83% increase from August, 2017

C YTD 2017

The median sales price was \$446K, a 12.91% increase from August, 2016

D YTD 2016

The median sales price was \$395K, a 12.86% increase from August, 2015

E YTD 2015

The median sales price was \$350K, a 1.45% increase from August, 2014

F YTD 2014

The median sales price was \$345K, a 2.99% increase from August, 2013

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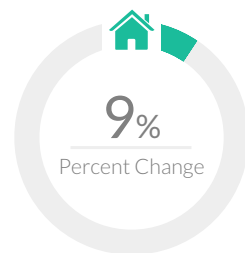
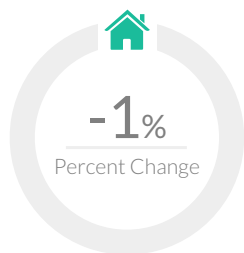
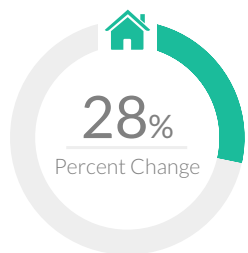
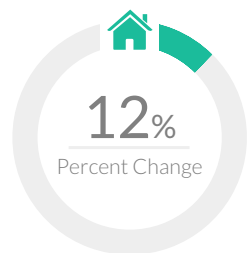
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Average Sale Price

Overview of the average selling price based on sold listings as of August, 2019



\$429k
Aug, 2016

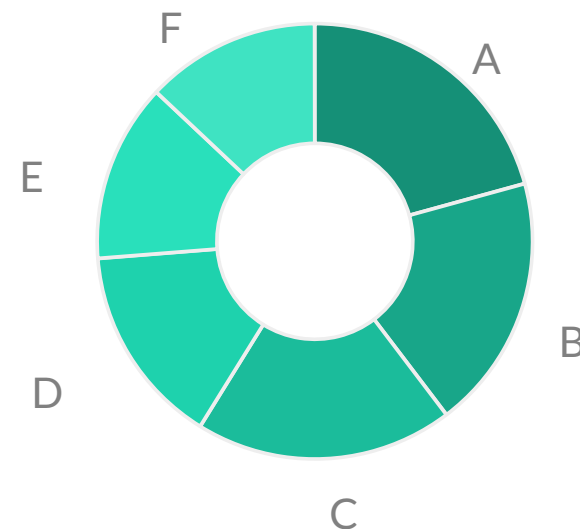
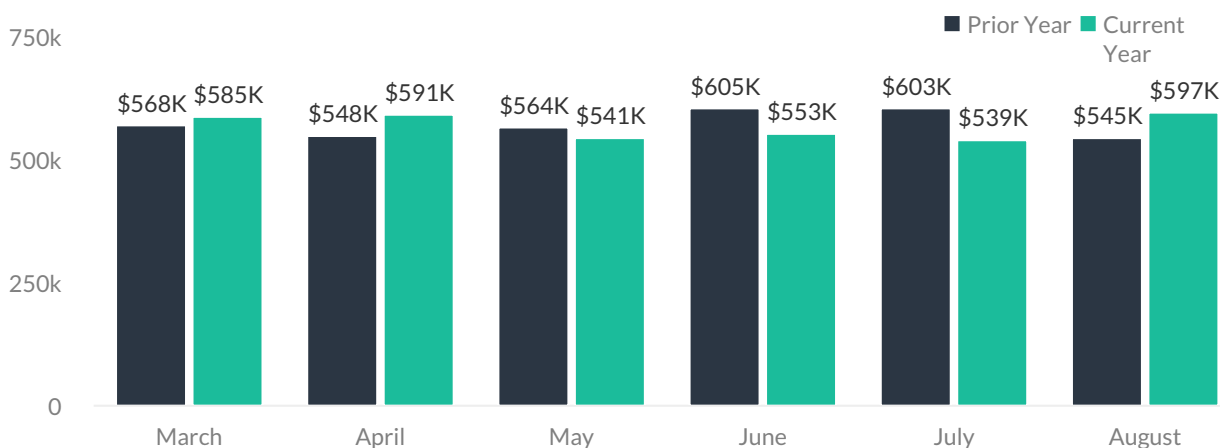
\$552k
Aug, 2017

\$545k
Aug, 2018

\$597k
Aug, 2019

Bar Monthly Sales Price

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



A AUG, 2019

The average sales price was \$597K, a 9.5% increase from August, 2018

B AUG, 2018

The average sales price was \$545K, a 1.17% decrease from August, 2017

C AUG, 2017

The average sales price was \$552K, a 28.46% increase from August, 2016

D AUG, 2016

The average sales price was \$429K, a 12.46% increase from August, 2015

E AUG, 2015

The average sales price was \$382K, a 2.15% increase from August, 2014

F AUG, 2014

The average sales price was \$374K, a 1.84% decrease from August, 2013

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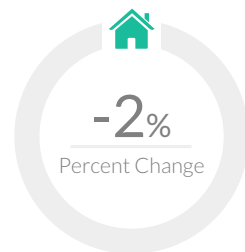
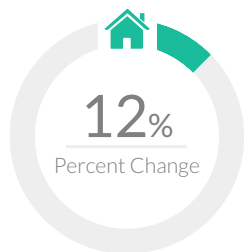
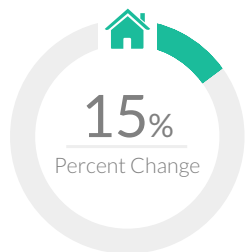
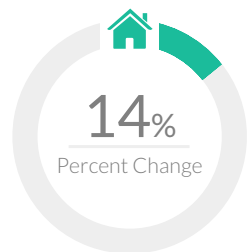
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Average Sale Price

Overview of the average selling price based on sold listings as of August, 2019



\$436k
YTD 2016

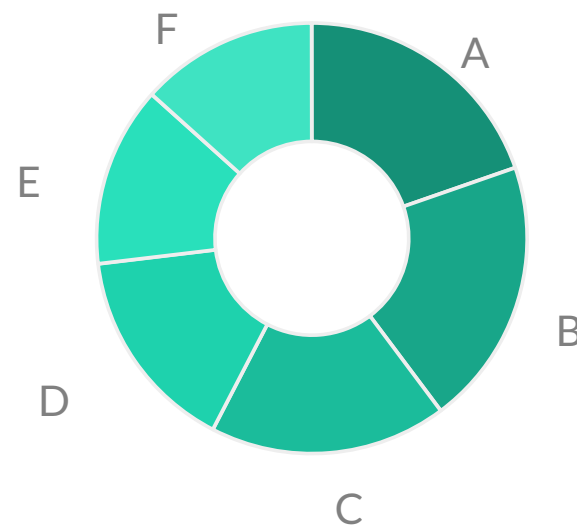
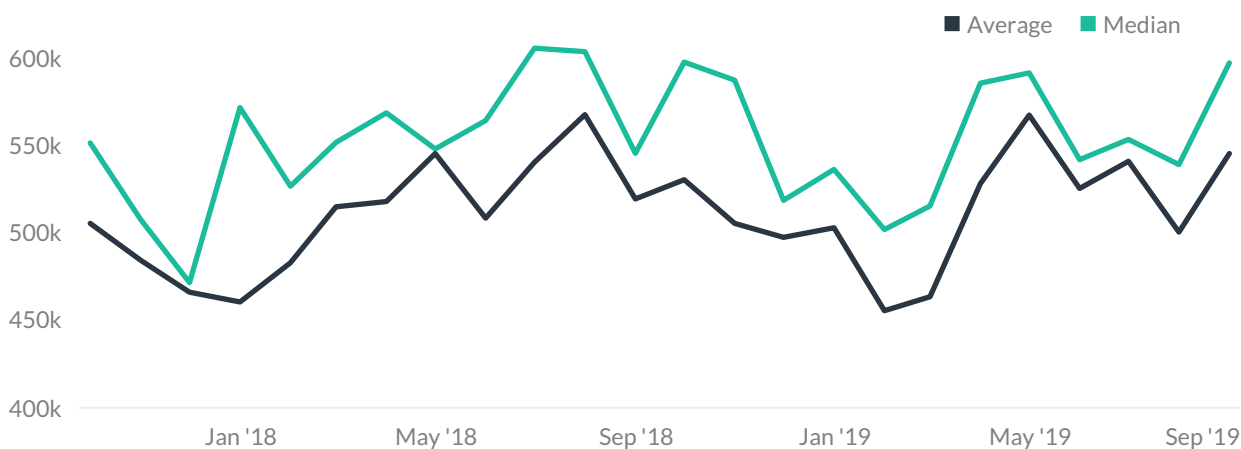
\$502k
YTD 2017

\$566k
YTD 2018

\$554k
YTD 2019

Line Monthly Sales Price

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



A YTD 2019

The average sales price was \$554K, a 2.12% decrease from August, 2018

B YTD 2018

The average sales price was \$566K, a 12.7% increase from August, 2017

C YTD 2017

The average sales price was \$502K, a 15.13% increase from August, 2016

D YTD 2016

The average sales price was \$436K, a 14.43% increase from August, 2015

E YTD 2015

The average sales price was \$381K, a 1.42% increase from August, 2014

F YTD 2014

The average sales price was \$376K, a 2.78% increase from August, 2013

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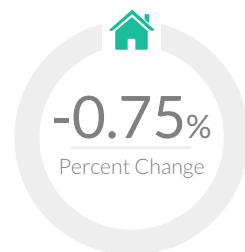
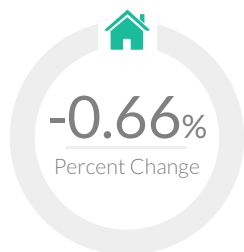
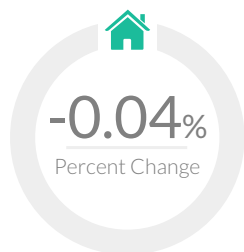
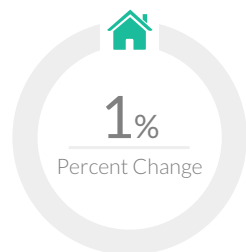
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Average Ask to Sell Ratio

Overview comparing the asking price of listings to the selling price of listings based on sold listings as of August, 2019



98%
Aug, 2016

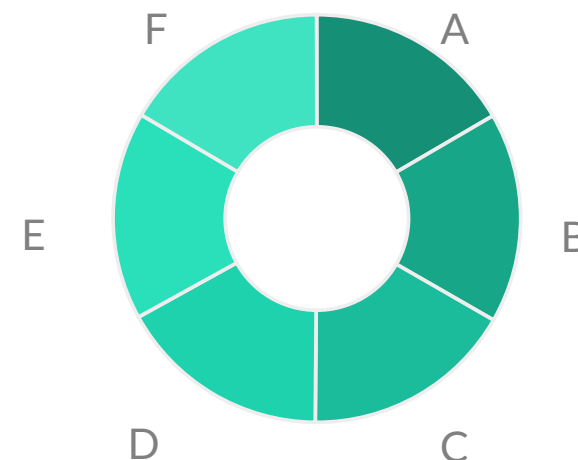
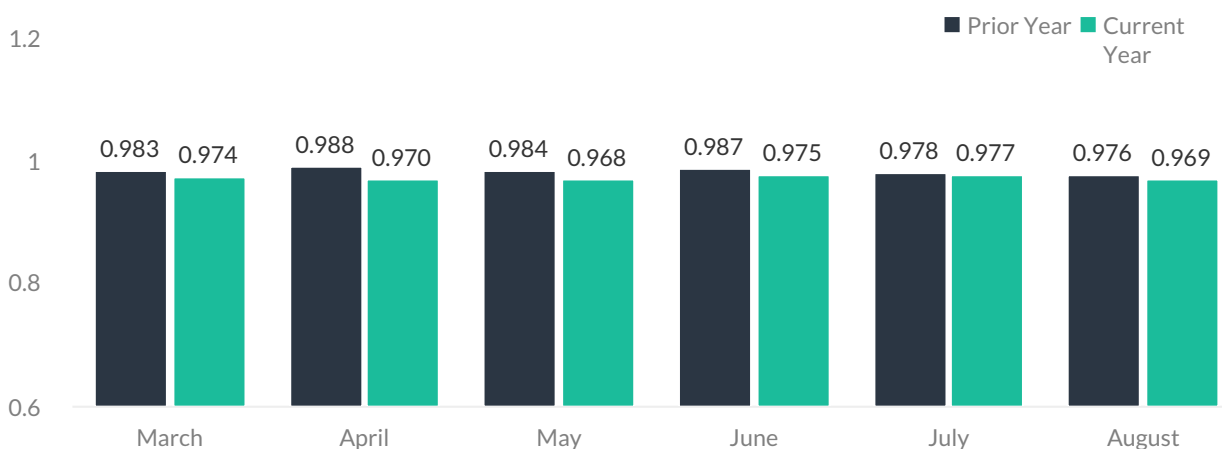
98%
Aug, 2017

98%
Aug, 2018

97%
Aug, 2019

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 AUG, 2019

The average ask to sell ratio was 0.969, a 0.75% decrease from August, 2018

B AUG, 2018

The average ask to sell ratio was 0.976, a 0.66% decrease from August, 2017

C AUG, 2017

The average ask to sell ratio was 0.983, a 0.04% decrease from August, 2016

D AUG, 2016

The average ask to sell ratio was 0.983, a 1.88% increase from August, 2015

E AUG, 2015

The average ask to sell ratio was 0.965, a 0.1% increase from August, 2014

F AUG, 2014

The average ask to sell ratio was 0.964, a 0.93% increase from August, 2013

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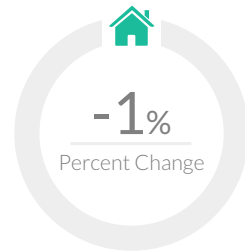
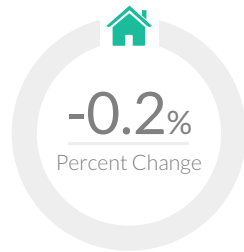
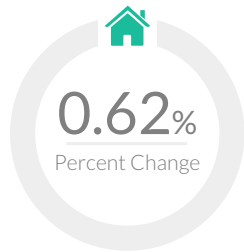
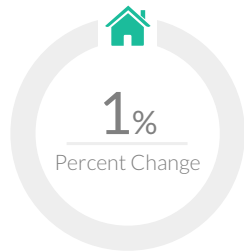
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Average Ask to Sell Ratio

Overview comparing the asking price of listings to the selling price of listings based on sold listings as of August, 2019



98%
YTD 2016

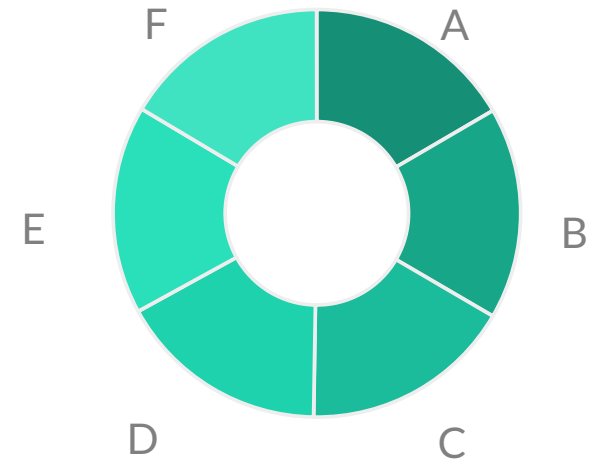
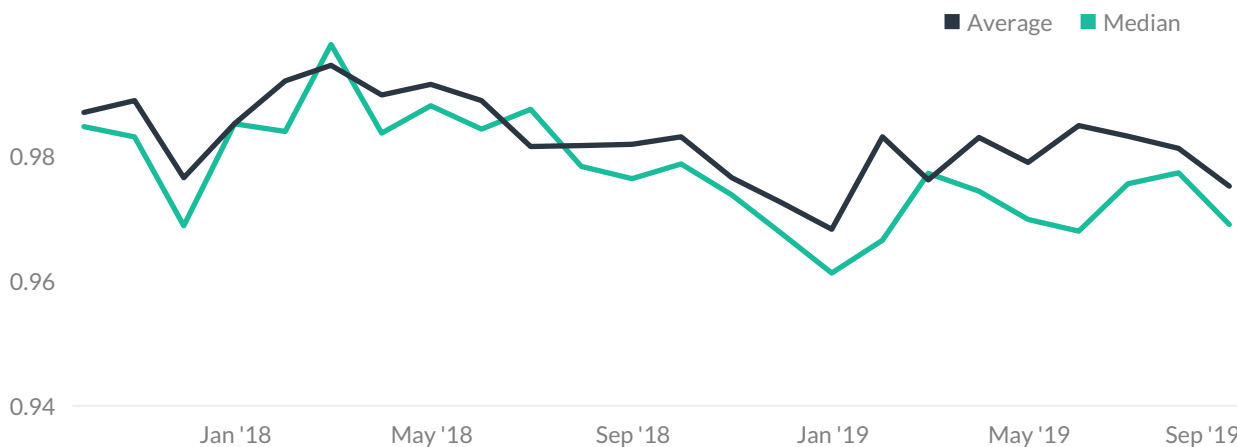
99%
YTD 2017

99%
YTD 2018

97%
YTD 2019

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 2019

The average ask to sell ratio was 0.972, a 1.28% decrease from August, 2018

B YTD 2018

The average ask to sell ratio was 0.985, a 0.2% decrease from August, 2017

C YTD 2017

The average ask to sell ratio was 0.987, a 0.62% increase from August, 2016

D YTD 2016

The average ask to sell ratio was 0.981, a 1.23% increase from August, 2015

E YTD 2015

The average ask to sell ratio was 0.969, a 0.6% increase from August, 2014

F YTD 2014

The average ask to sell ratio was 0.963, a 0.88% increase from August, 2013

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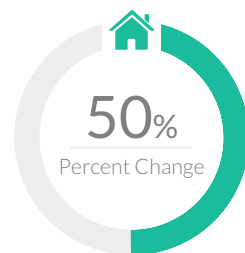
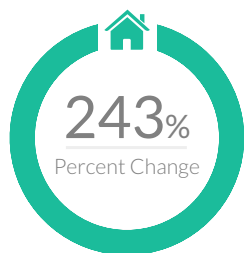
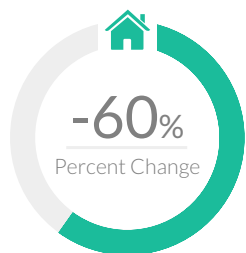
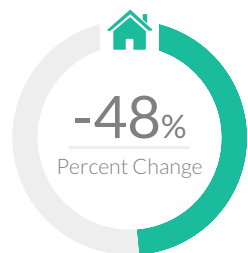
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Total Months Supply

Overview of months supply of total inventory based as of August, 2019



2.95
Aug, 2016

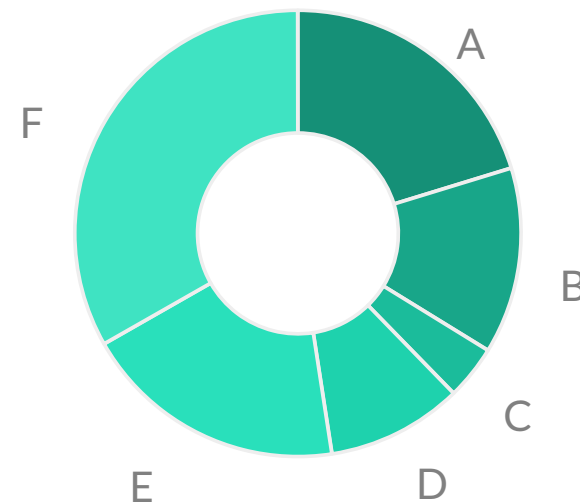
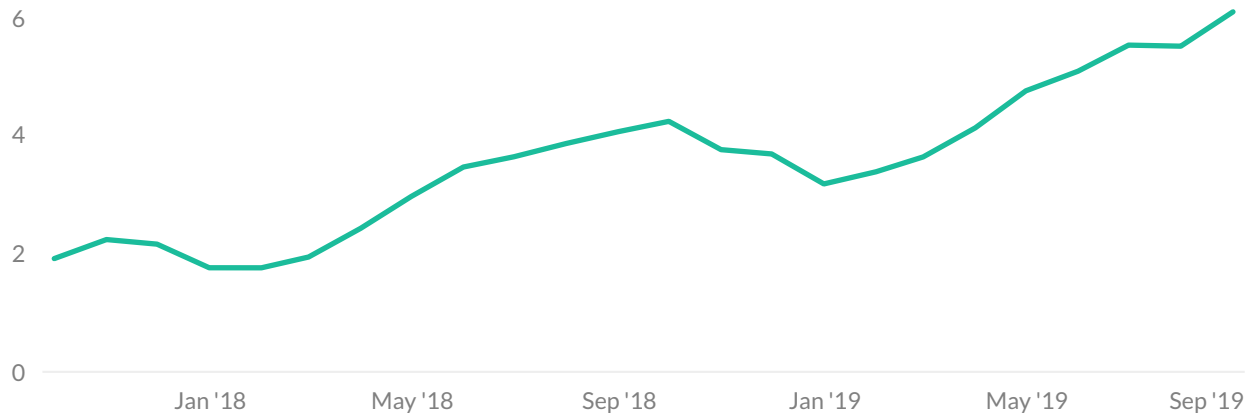
1.18
Aug, 2017

4.05
Aug, 2018

6.08
Aug, 2019

Line Monthly Supply of Inventory

Overview of months supply of total inventory on a monthly basis



A AUG, 2019

The months supply as of August, 2019 was 6.08, a 50.11% increase from August, 2018

C AUG, 2017

The months supply as of August, 2017 was 1.18, a 60.04% decrease from August, 2016

E AUG, 2015

The months supply as of August, 2015 was 5.76, a 42.26% decrease from August, 2014

B AUG, 2018

The months supply as of August, 2018 was 4.05, a 243.35% increase from August, 2017

D AUG, 2016

The months supply as of August, 2016 was 2.95, a 48.7% decrease from August, 2015

F AUG, 2014

The months supply as of August, 2014 was 9.97, a 22.71% decrease from August, 2013

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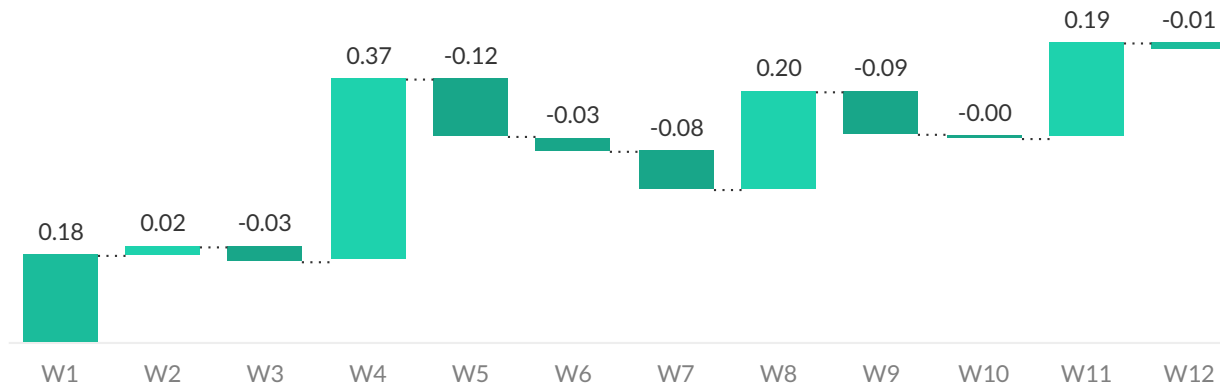
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Total Months Supply

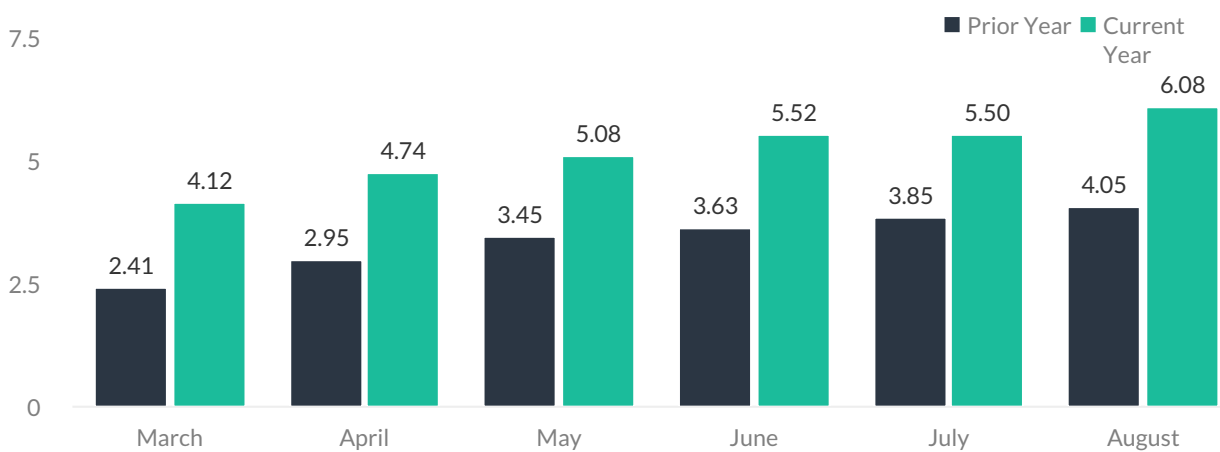
Overview of months supply of total inventory based as of August, 2019



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 JUN 15/2019

The total months supply was 5.66 month(s), a 3.3% increase from Jun 8

W2 JUN 22/2019

The total months supply was 5.68 month(s), a 0.28% increase from Jun 15

W3 JUN 29/2019

The total months supply was 5.65 month(s), a 0.45% decrease from Jun 22

W4 JUL 6/2019

The total months supply was 6.02 month(s), a 6.44% increase from Jun 29

W5 JUL 13/2019

The total months supply was 5.9 month(s), a 2% decrease from Jul 6

W6 JUL 20/2019

The total months supply was 5.87 month(s), a 0.52% decrease from Jul 13

W7 JUL 27/2019

The total months supply was 5.79 month(s), a 1.25% decrease from Jul 20

W8 AUG 3/2019

The total months supply was 5.99 month(s), a 3.36% increase from Jul 27

W9 AUG 10/2019

The total months supply was 5.9 month(s), a 1.42% decrease from Aug 3

W10 AUG 17/2019

The total months supply was 5.9 month(s), a 0.07% decrease from Aug 10

W11 AUG 24/2019

The total months supply was 6.09 month(s), a 3.31% increase from Aug 17

W12 AUG 31/2019

The total months supply was 6.08 month(s), a 0.18% decrease from Aug 24

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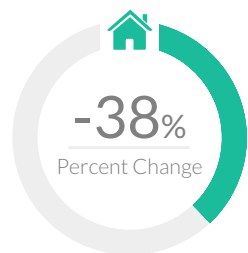
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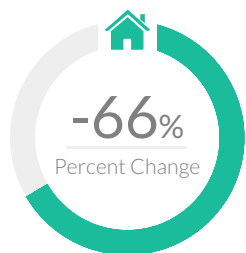


Total Listing Inventory

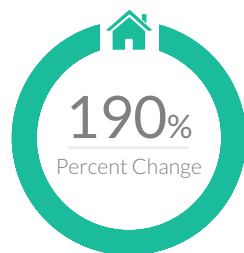
Overview of the total number of listings which were currently active on the market as of August, 2019



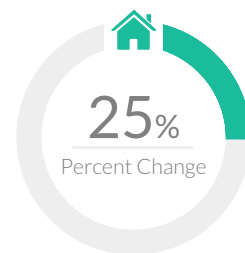
450
Aug, 2016



150
Aug, 2017



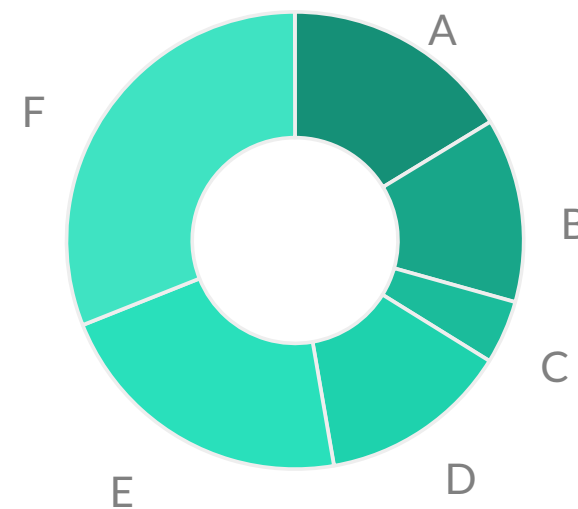
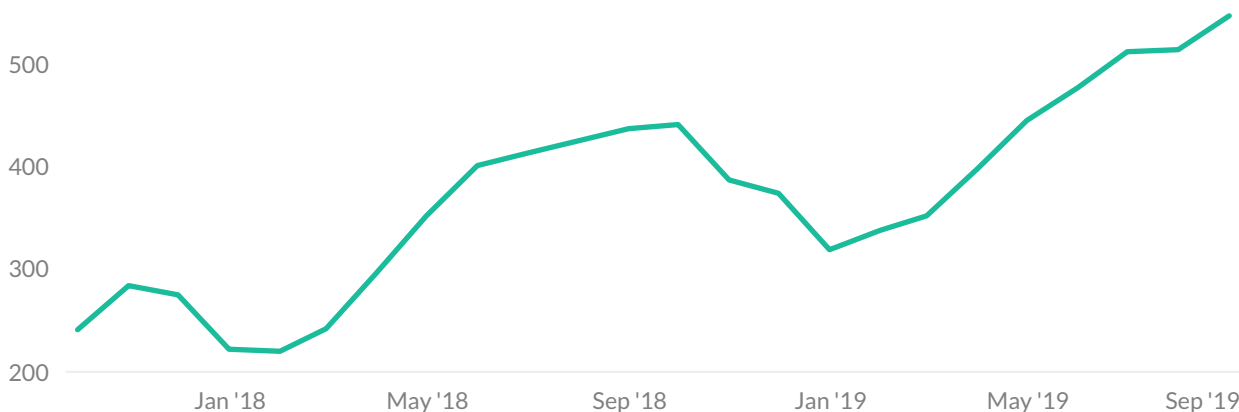
436
Aug, 2018



546
Aug, 2019

Line Monthly Total Listing Inventory

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



A AUG, 2019

As of August, 2019 the total inventory was 546, a 25.23% increase from August, 2018

B AUG, 2018

As of August, 2018 the total inventory was 436, a 190.67% increase from August, 2017

C AUG, 2017

As of August, 2017 the total inventory was 150, a 66.67% decrease from August, 2016

D AUG, 2016

As of August, 2016 the total inventory was 450, a 38.02% decrease from August, 2015

E AUG, 2015

As of August, 2015 the total inventory was 726, a 30.06% decrease from August, 2014

F AUG, 2014

As of August, 2014 the total inventory was 1038, a 6.82% decrease from August, 2013

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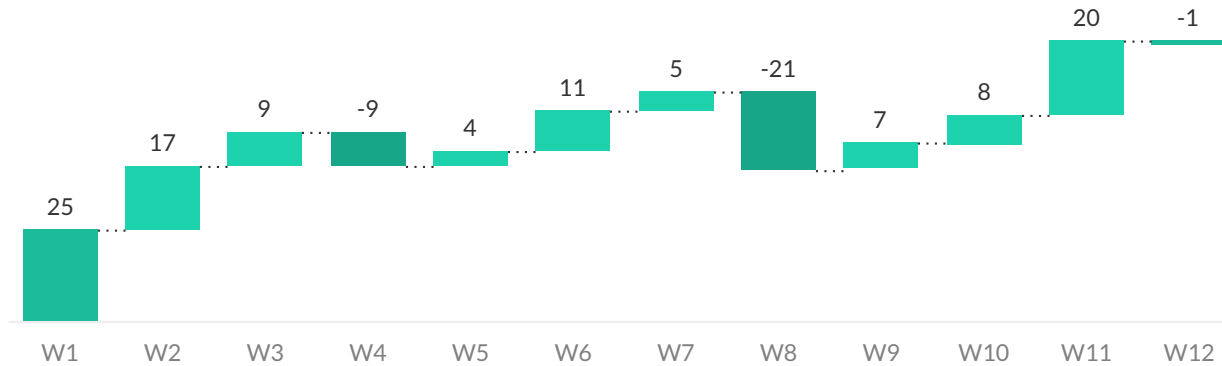
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Total Listing Inventory

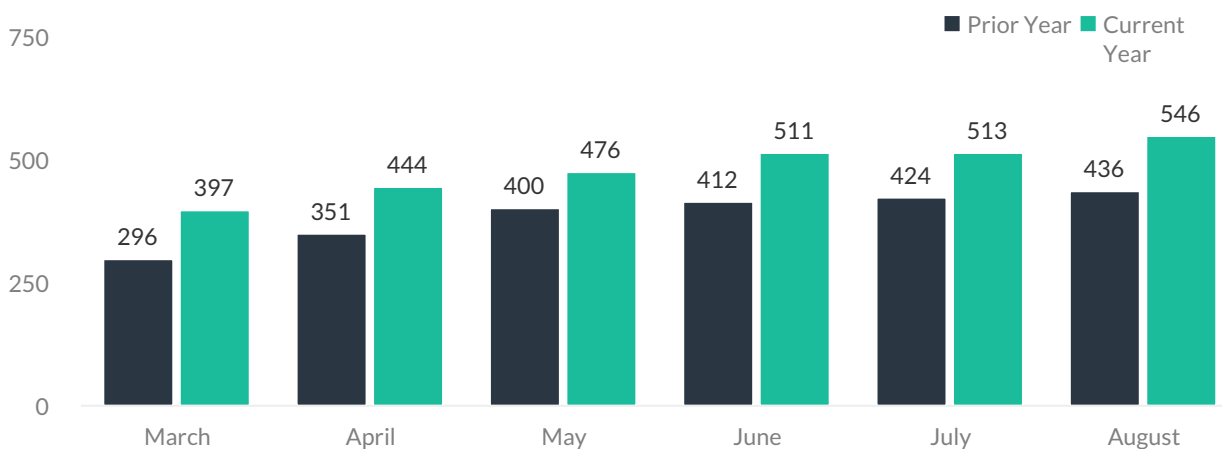
Overview of the total number of listings which were currently active on the market as of August, 2019



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 JUN 15/2019

There were 496 active listings as of Jun 15, a 5.31% increase from Jun 8

W2 JUN 22/2019

There were 513 active listings as of Jun 22, a 3.43% increase from Jun 15

W3 JUN 29/2019

There were 522 active listings as of Jun 29, a 1.75% increase from Jun 22

W4 JUL 6/2019

There were 513 active listings as of Jul 6, a 1.72% decrease from Jun 29

W5 JUL 13/2019

There were 517 active listings as of Jul 13, a 0.78% increase from Jul 6

W6 JUL 20/2019

There were 528 active listings as of Jul 20, a 2.13% increase from Jul 13

W7 JUL 27/2019

There were 533 active listings as of Jul 27, a 0.95% increase from Jul 20

W8 AUG 3/2019

There were 512 active listings as of Aug 3, a 3.94% decrease from Jul 27

W9 AUG 10/2019

There were 519 active listings as of Aug 10, a 1.37% increase from Aug 3

W10 AUG 17/2019

There were 527 active listings as of Aug 17, a 1.54% increase from Aug 10

W11 AUG 24/2019

There were 547 active listings as of Aug 24, a 3.8% increase from Aug 17

W12 AUG 31/2019

There were 546 active listings as of Aug 31, a 0.18% decrease from Aug 24

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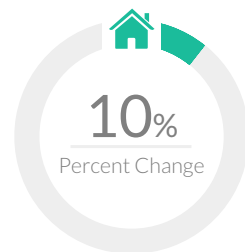
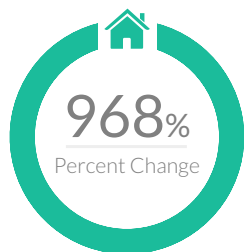
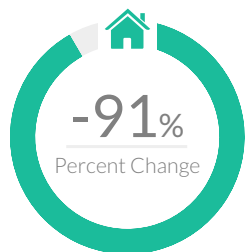
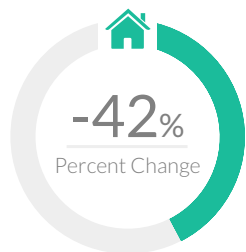
Glen McPherson PREC

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(250) 951-6200



Days on Market Until Sale

Overview of the average number of days that sold listings as of August, 2019 have been on the market for



42.31
Aug, 2016

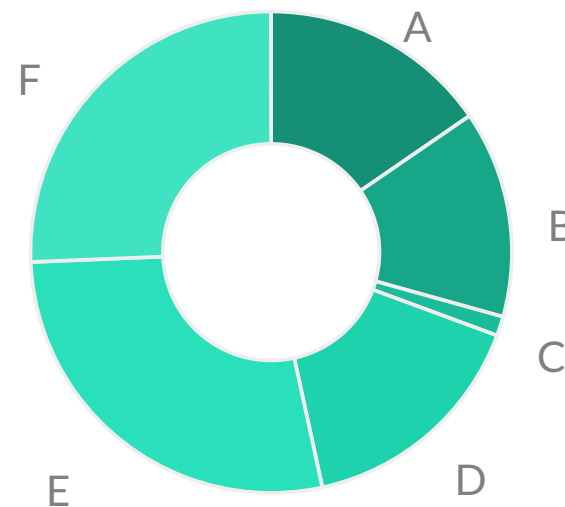
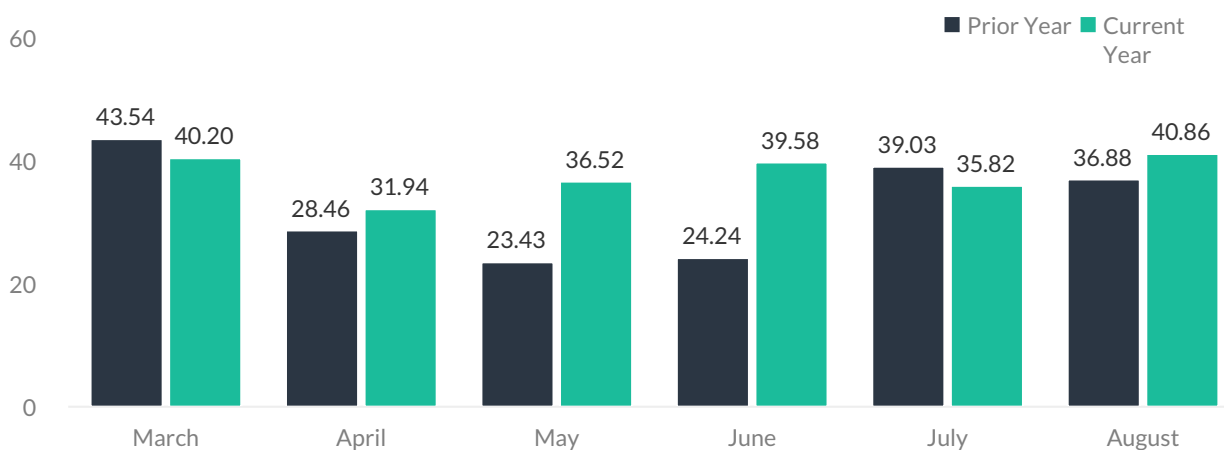
3.45
Aug, 2017

36.88
Aug, 2018

40.86
Aug, 2019

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 AUG, 2019

The average days on market was 40.86, a 10.8% increase from August, 2018

B AUG, 2018

The average days on market was 36.88, a 968.9% increase from August, 2017

C AUG, 2017

The average days on market was 3.45, a 91.84% decrease from August, 2016

D AUG, 2016

The average days on market was 42.31, a 42.49% decrease from August, 2015

E AUG, 2015

The average days on market was 73.57, an 8.19% increase from August, 2014

F AUG, 2014

The average days on market was 68.00, a 16.77% decrease from August, 2013

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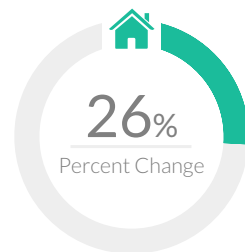
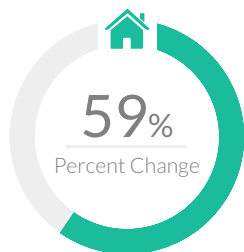
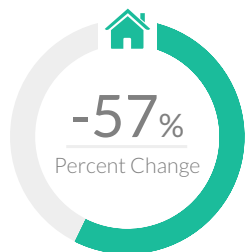
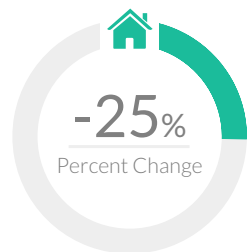
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Days on Market Until Sale

Overview of the average number of days that sold listings as of August, 2019 have been on the market for



47.29
YTD 2016

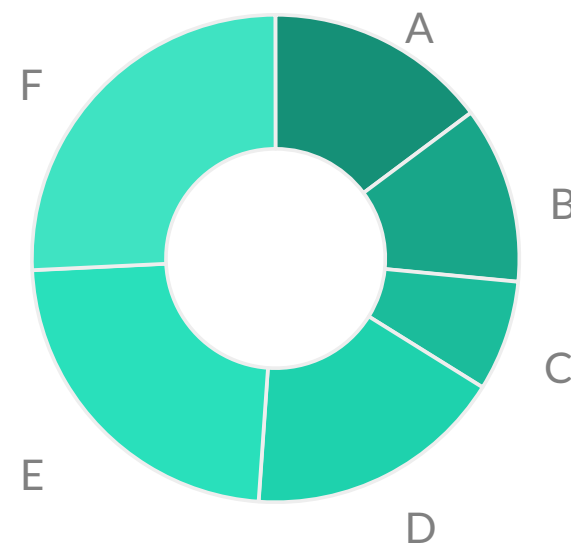
20.13
YTD 2017

32.15
YTD 2018

40.53
YTD 2019

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 2019

The average days on market was 40.53, a 26.07% increase from August, 2018

B YTD 2018

The average days on market was 32.15, a 59.73% increase from August, 2017

C YTD 2017

The average days on market was 20.13, a 57.44% decrease from August, 2016

D YTD 2016

The average days on market was 47.29, a 25.36% decrease from August, 2015

E YTD 2015

The average days on market was 63.36, a 10.24% decrease from August, 2014

F YTD 2014

The average days on market was 70.59, a 1.57% decrease from August, 2013

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