



Glen McPherson PREC

<https://mcpersongroup.ca>
(250) 951-6200

GLEN MCPHERSON
PERSONAL REAL ESTATE CORPORATION

Quick Review

In July, 2020, we have seen 225 properties listed which has resulted in an 8.17% increase from July, 2019 in which 208 properties were listed; we have seen a year to date value of 1237 in 2020 and 1506 in 2019 resulting in a 17.86% decrease.

In July, 2020, we have seen a total value of 166 sold properties which has resulted in a 9.93% increase from July, 2019 in which 151 listings were sold; we have seen a year to date value of 776 in 2020 and 944 in 2019 resulting in a 17.80% decrease.

The average sales price in July, 2020 is \$546K, a 9.14% increase from July, 2019. The average sales price of July, 2019 was \$500K. We have seen a year to date average sales price of \$532K in 2020 and \$498K in 2019 resulting in a 6.81% increase.

The average ask to sell ratio in July, 2020 was 0.987, a 0.82% increase from July, 2019 with an ask to sell ratio of 0.979. We have seen a year to date average ask to sell ratio of 0.982 in 2020 and 0.981 in 2019 resulting in a 0.07% increase.

Key Figures

	Jul, 2020	Jul, 2019	Percent Change
<i>New Listings</i>	225	208	+8.17%
<i>Average Asking Price</i>	\$641K	\$600K	+6.83%
<i>Sold Properties</i>	166	151	+9.93%
<i>Average Sale Price</i>	\$546K	\$500K	+9.14%
<i>Days on Market Until Sale</i>	48.00	49.00	-2.04%
<i>Average Ask to Sell Ratio</i>	0.987	0.979	0.82%

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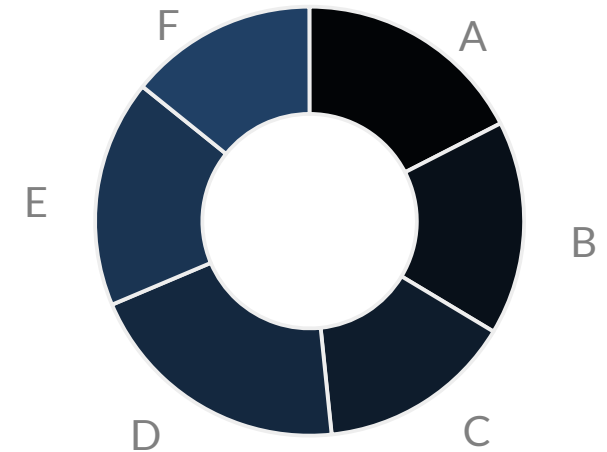
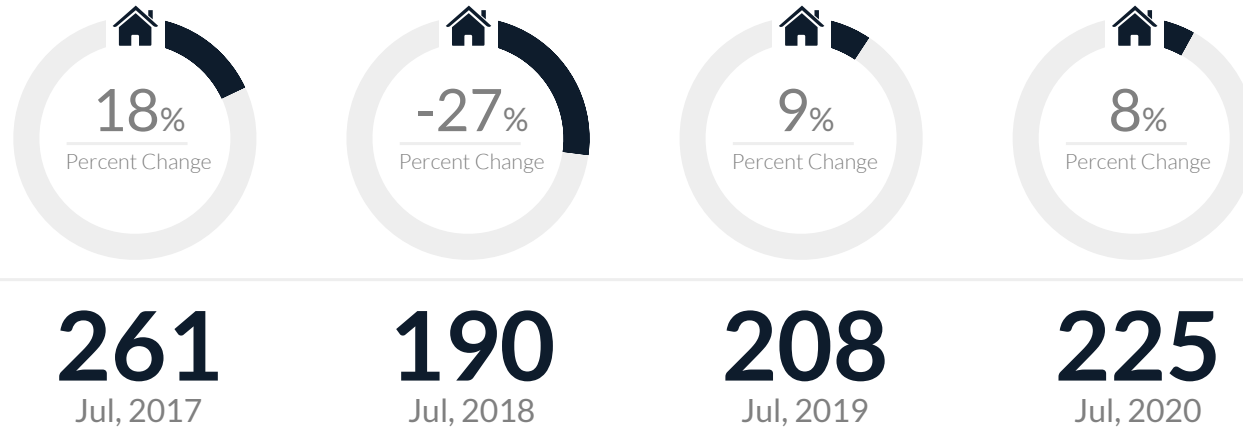
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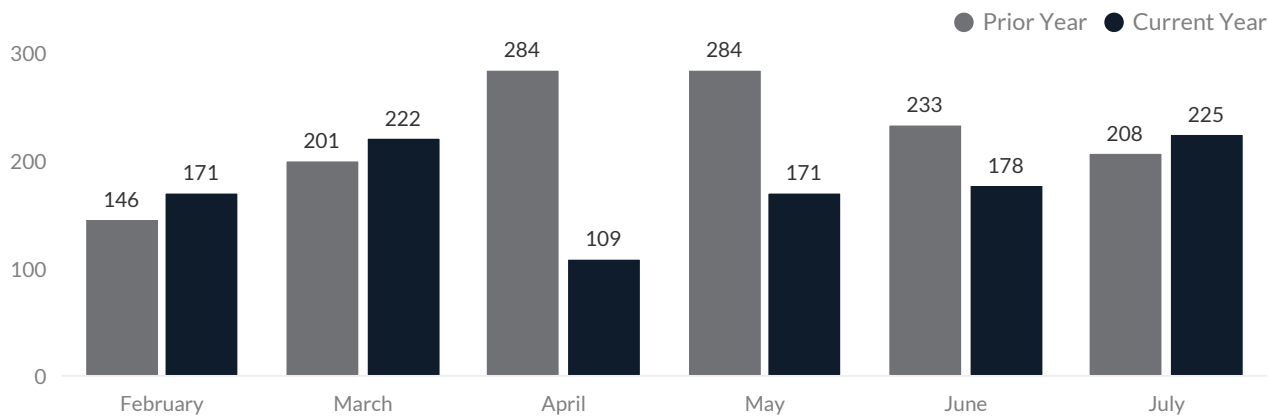
New Listings

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



Monthly New Listings

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



A JUL, 2020

There were 225 new listings, an 8.17% increase from July, 2019

B JUL, 2019

There were 208 new listings, a 9.47% increase from July, 2018

C JUL, 2018

There were 190 new listings, a 27.20% decrease from July, 2017

D JUL, 2017

There were 261 new listings, an 18.10% increase from July, 2016

E JUL, 2016

There were 221 new listings, a 20.77% increase from July, 2015

F JUL, 2015

There were 183 new listings, a 39.20% decrease from July, 2014



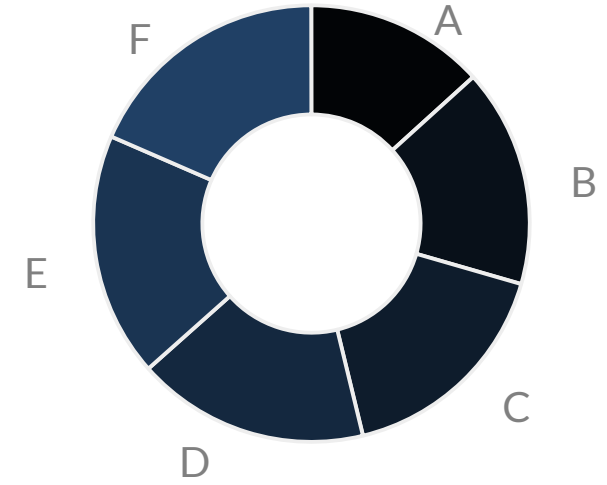
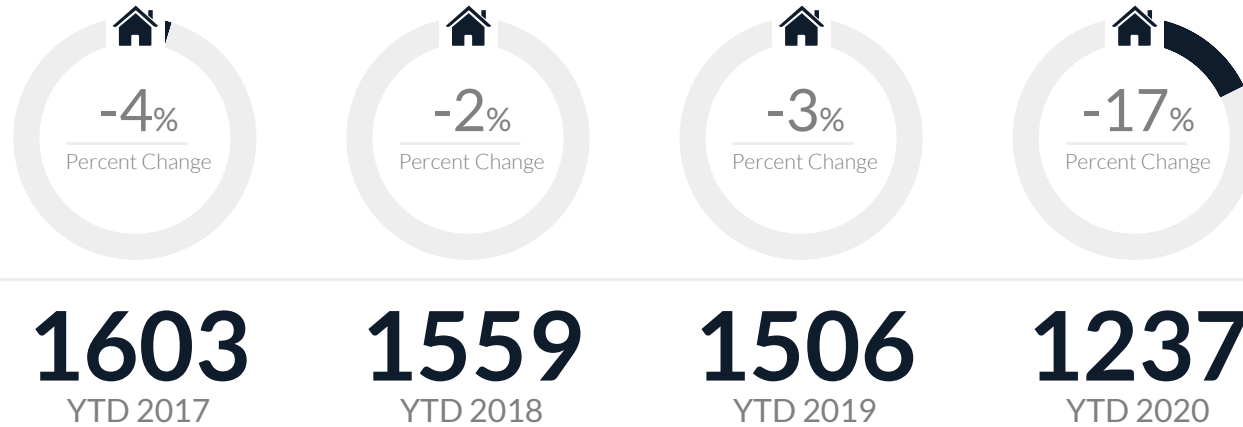
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New Listings

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



A YTD 2020

There were 1237 new listings, a 17.86% decrease from July, 2019

B YTD 2019

There were 1506 new listings, a 3.40% decrease from July, 2018

C YTD 2018

There were 1559 new listings, a 2.74% decrease from July, 2017

D YTD 2017

There were 1603 new listings, a 4.87% decrease from July, 2016

E YTD 2016

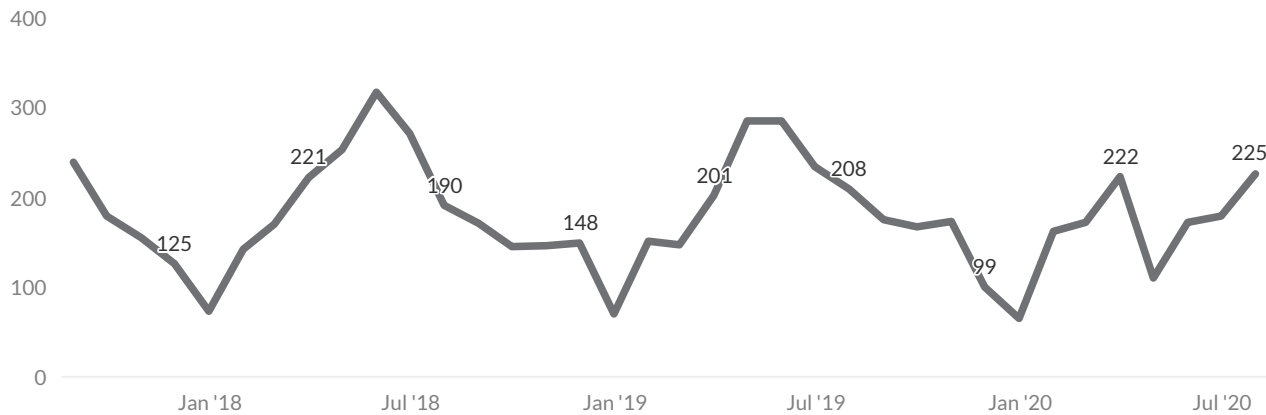
There were 1685 new listings, a 1.98% decrease from July, 2015

F YTD 2015

There were 1719 new listings, a 6.42% decrease from July, 2014

Monthly New Listings

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



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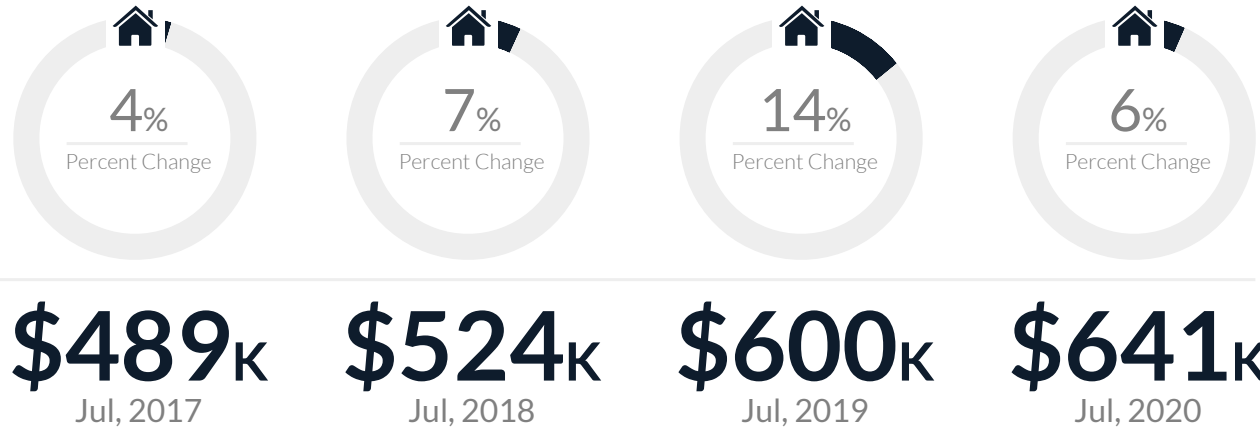
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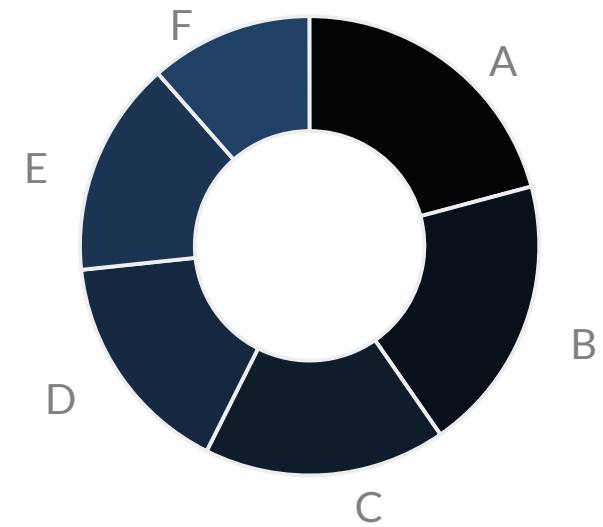
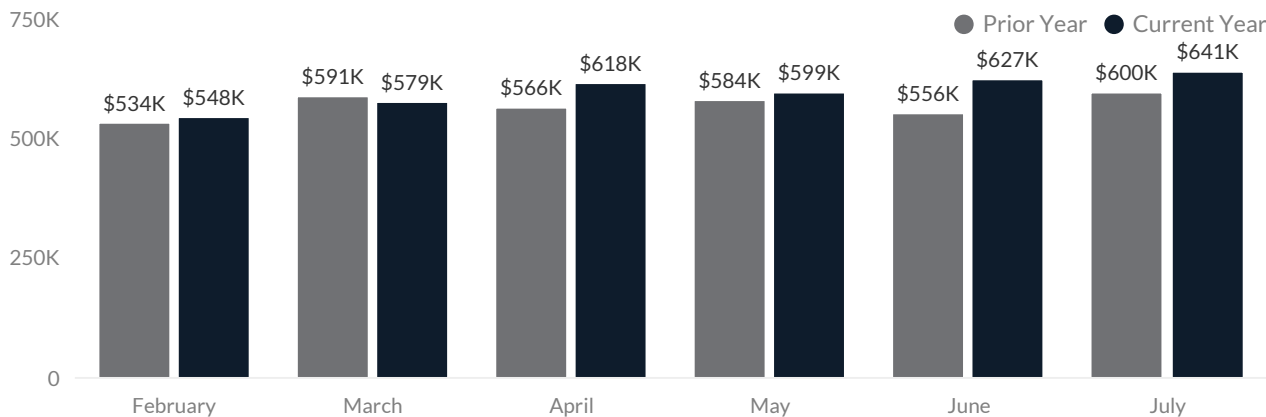
Average Asking Price

Overview of the average asking price based on new listings as of July, 2020



Monthly Sales Price

Overview of the average average price based on new listings on a monthly basis



A JUL, 2020

The average asking price was \$641K, a 6.83% increase from July, 2019

B JUL, 2019

The average asking price was \$600K, a 14.40% increase from July, 2018

C JUL, 2018

The average asking price was \$524K, a 7.12% increase from July, 2017

D JUL, 2017

The average asking price was \$489K, a 4.85% increase from July, 2016

E JUL, 2016

The average asking price was \$467K, a 32.20% increase from July, 2015

F JUL, 2015

The average asking price was \$353K, an 11.15% increase from July, 2014



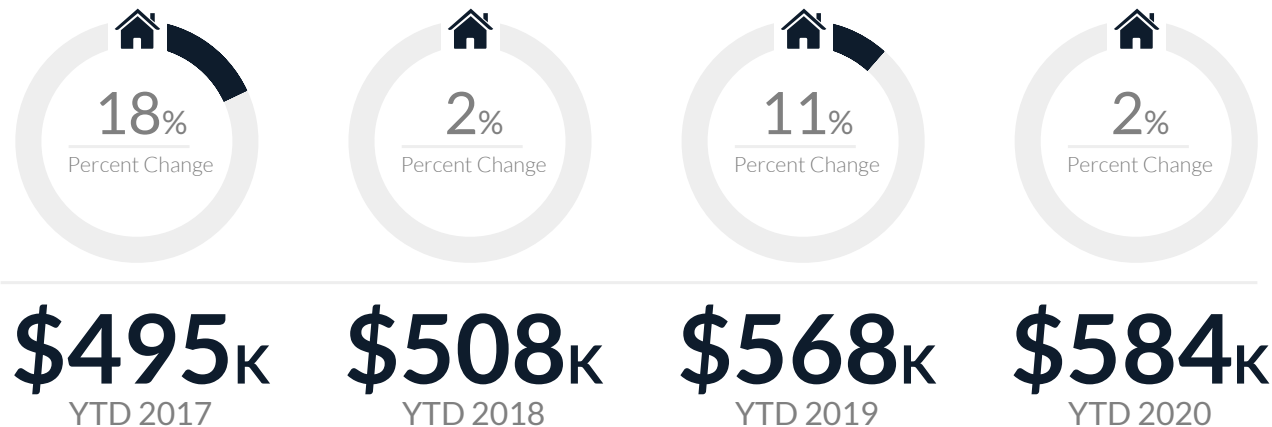
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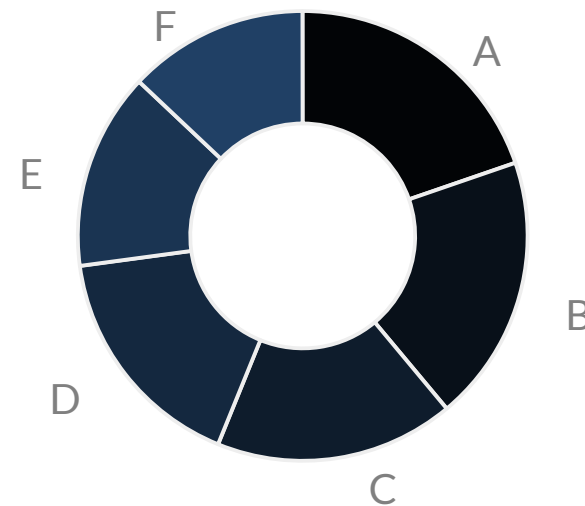
Average Asking Price

Overview of the average asking price based on new listings as of July, 2020



Monthly Sales Price

Overview of the average average price based on new listings on a monthly basis



A YTD 2020

The average asking price was \$584K, a 2.74% increase from July, 2019

B YTD 2019

The average asking price was \$568K, an 11.72% increase from July, 2018

C YTD 2018

The average asking price was \$508K, a 2.73% increase from July, 2017

D YTD 2017

The average asking price was \$495K, an 18.14% increase from July, 2016

E YTD 2016

The average asking price was \$419K, a 9.34% increase from July, 2015

F YTD 2015

The average asking price was \$383K, an 8.00% increase from July, 2014



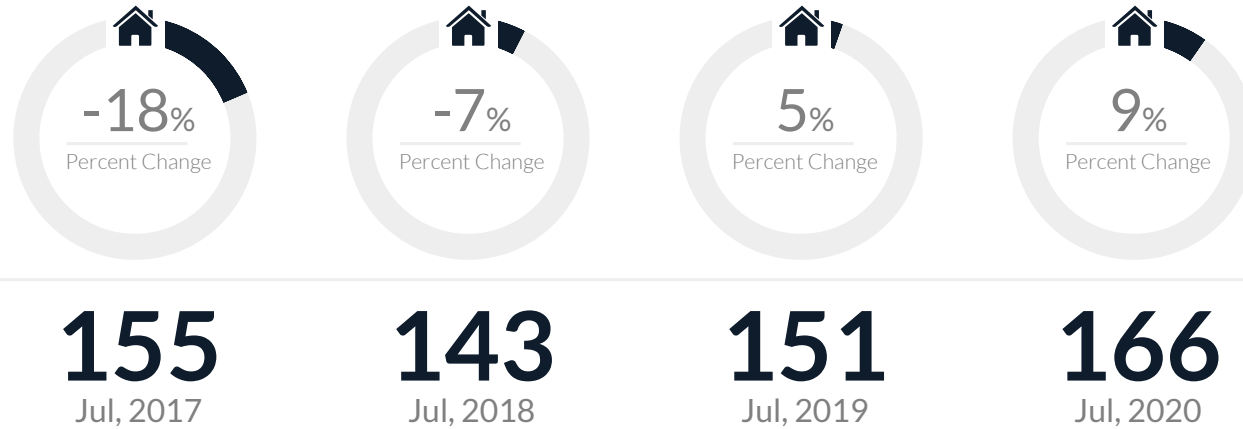
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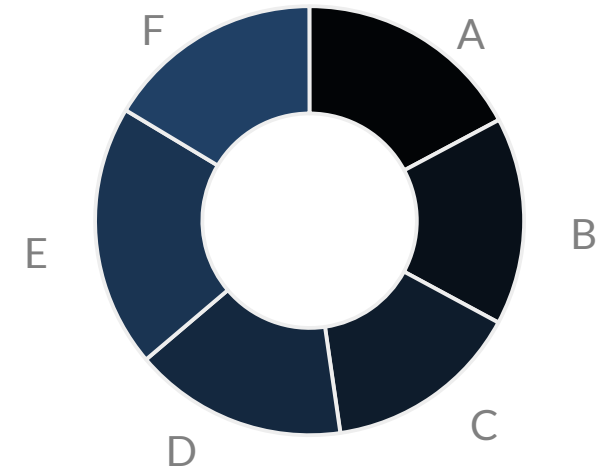
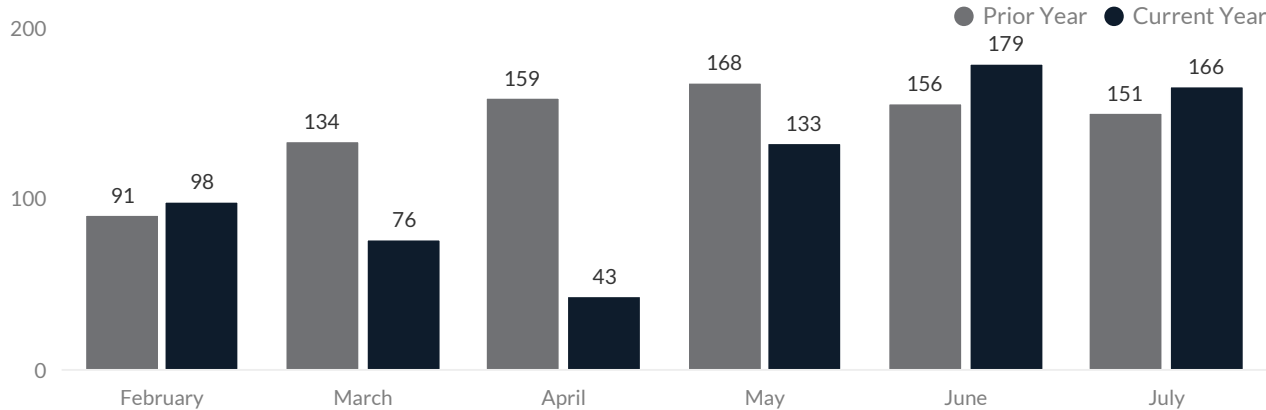
Sold Properties

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



Monthly Sold Properties

Overview of the number of sold properties on a monthly basis



A JUL, 2020

There were 166 sold properties, a 9.93% increase from July, 2019

B JUL, 2019

There were 151 sold properties, a 5.59% increase from July, 2018

C JUL, 2018

There were 143 sold properties, a 7.74% decrease from July, 2017

D JUL, 2017

There were 155 sold properties, an 18.85% decrease from July, 2016

E JUL, 2016

There were 191 sold properties, a 20.89% increase from July, 2015

F JUL, 2015

There were 158 sold properties, a 9.72% increase from July, 2014



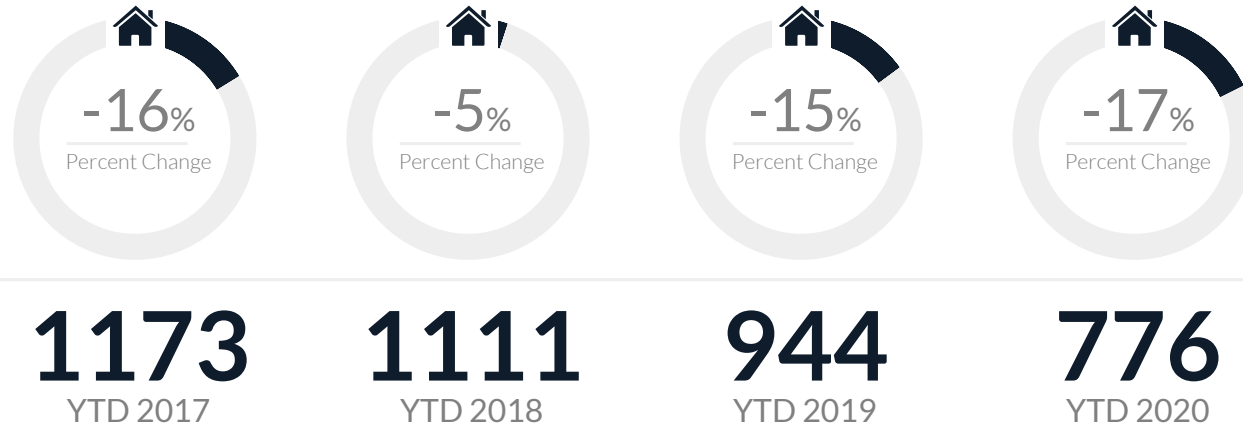
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Sold Properties

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



1173
YTD 2017

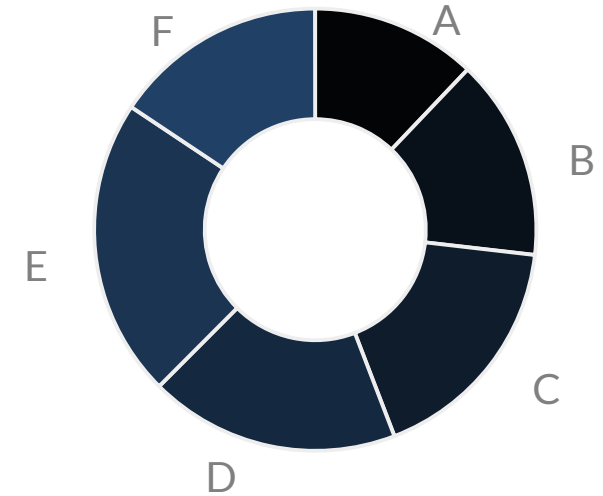
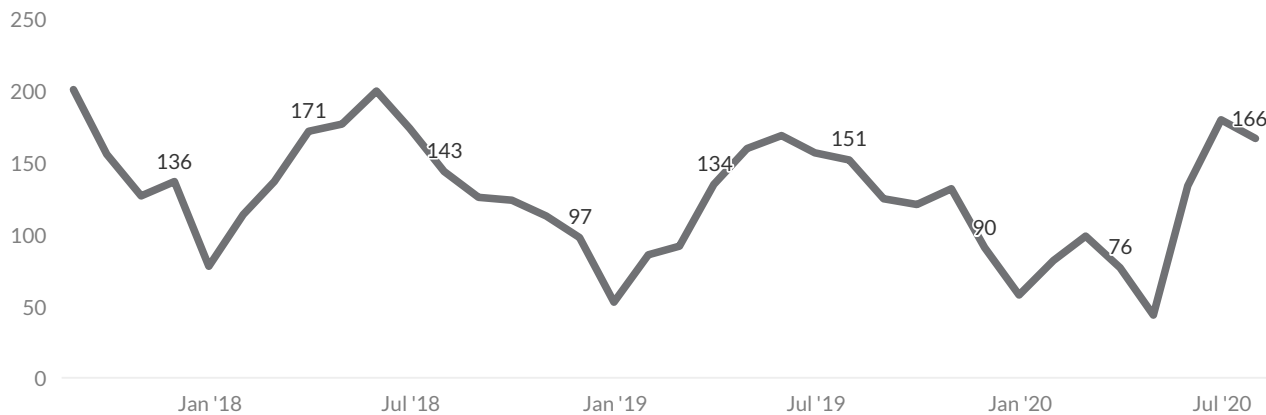
1111
YTD 2018

944
YTD 2019

776
YTD 2020

Monthly Sold Properties

Overview of the number of sold properties on a monthly basis



A YTD 2020

There were 776 sold properties, a 17.80% decrease from July, 2019

B YTD 2019

There were 944 sold properties, a 15.03% decrease from July, 2018

C YTD 2018

There were 1111 sold properties, a 5.29% decrease from July, 2017

D YTD 2017

There were 1173 sold properties, a 16.39% decrease from July, 2016

E YTD 2016

There were 1403 sold properties, a 40.02% increase from July, 2015

F YTD 2015

There were 1002 sold properties, a 15.70% increase from July, 2014



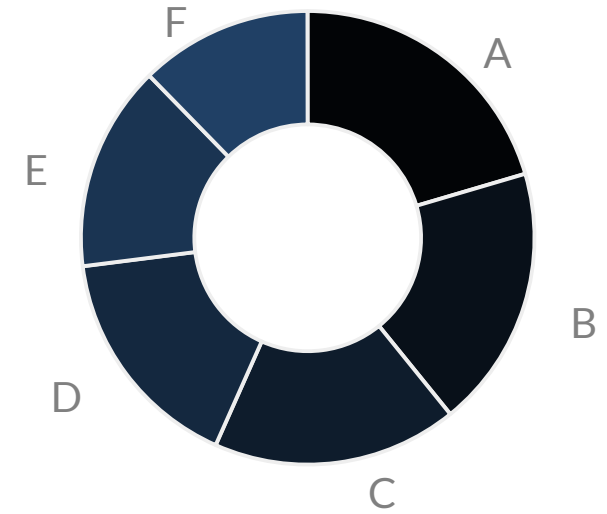
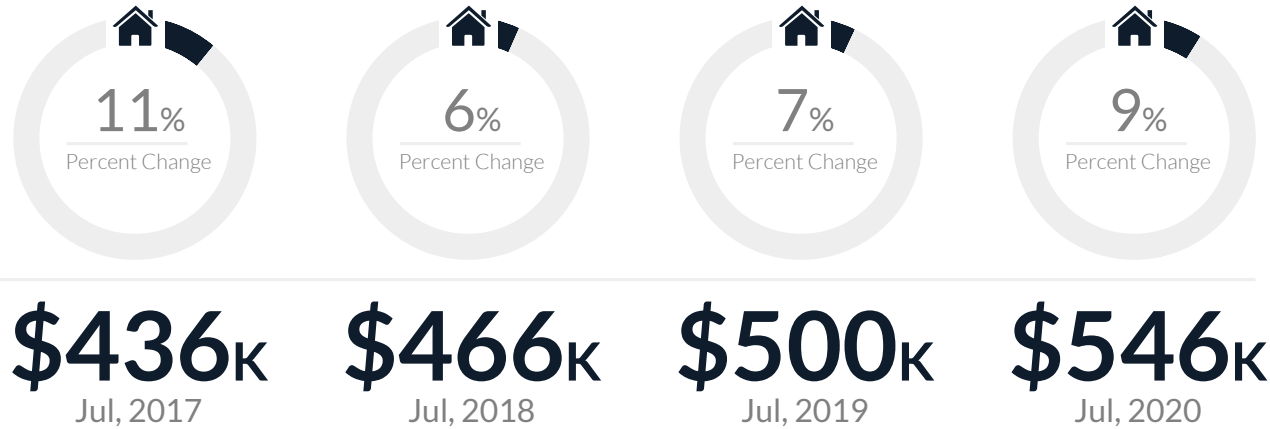
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Average Sale Price

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



A JUL, 2020

The average sales price was \$546K, a 9.14% increase from July, 2019

B JUL, 2019

The average sales price was \$500K, a 7.28% increase from July, 2018

C JUL, 2018

The average sales price was \$466K, a 6.88% increase from July, 2017

D JUL, 2017

The average sales price was \$436K, an 11.14% increase from July, 2016

E JUL, 2016

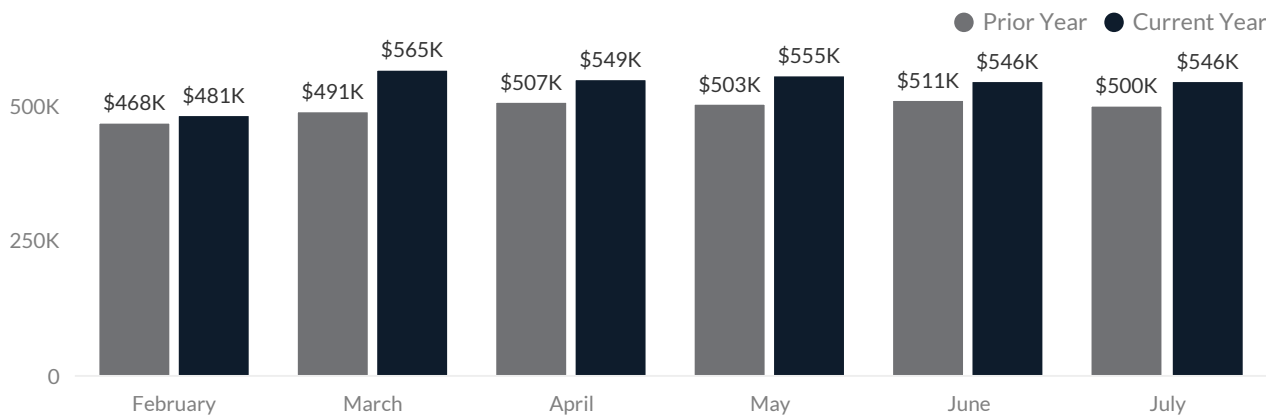
The average sales price was \$393K, a 19.52% increase from July, 2015

F JUL, 2015

The average sales price was \$328K, a 6.28% increase from July, 2014

Monthly Sales Price

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





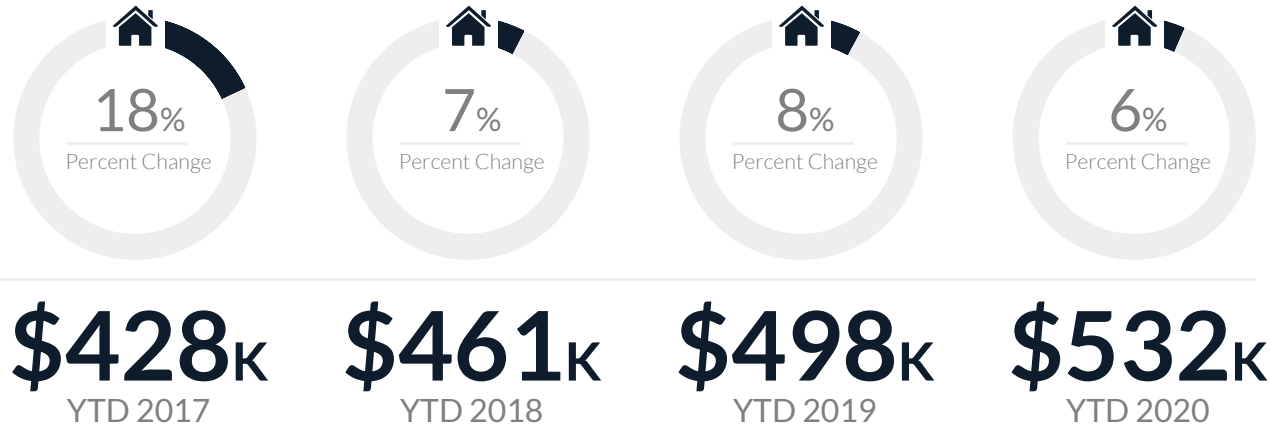
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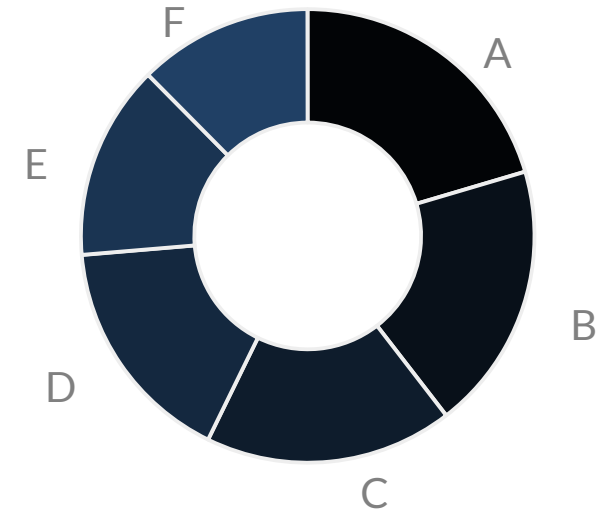
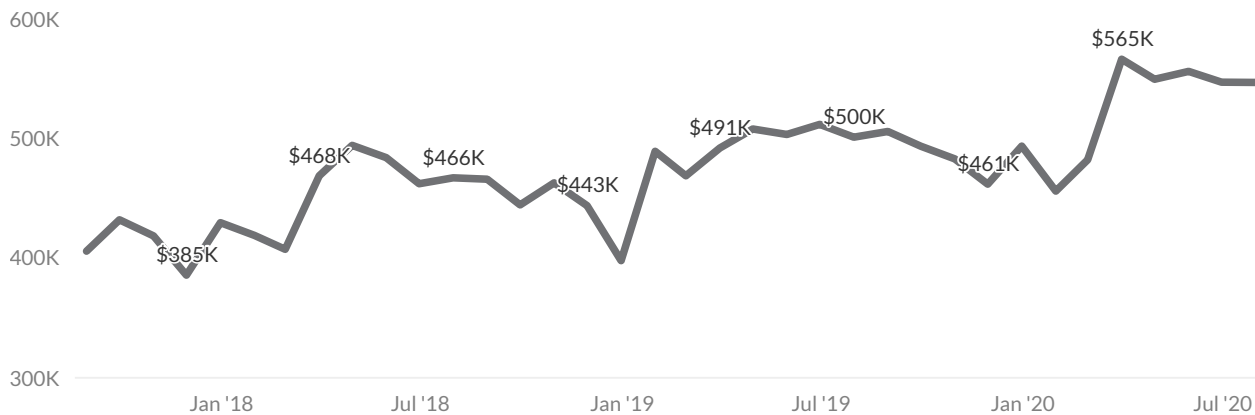
Average Sale Price

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



Monthly Sales Price

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



A YTD 2020

The average sales price was \$532K, a 6.81% increase from July, 2019

B YTD 2019

The average sales price was \$498K, an 8.07% increase from July, 2018

C YTD 2018

The average sales price was \$461K, a 7.69% increase from July, 2017

D YTD 2017

The average sales price was \$428K, an 18.16% increase from July, 2016

E YTD 2016

The average sales price was \$362K, an 11.95% increase from July, 2015

F YTD 2015

The average sales price was \$324K, a 0.13% increase from July, 2014



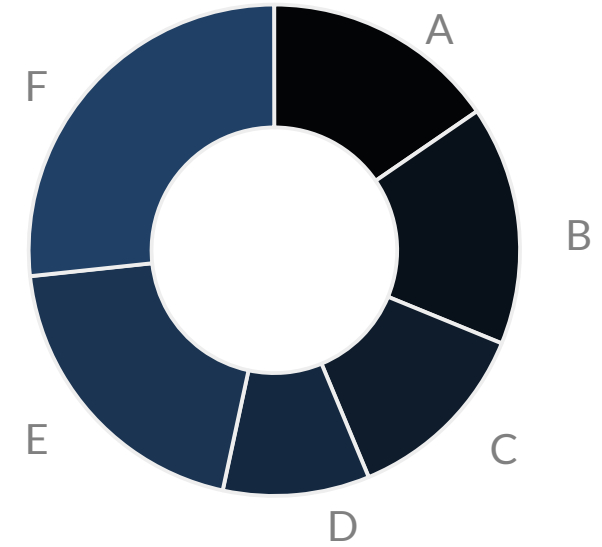
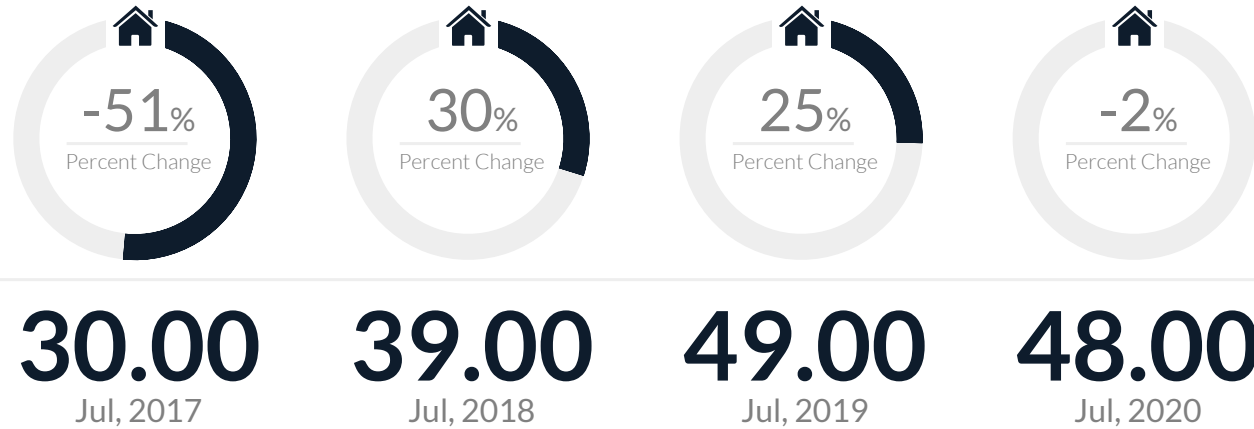
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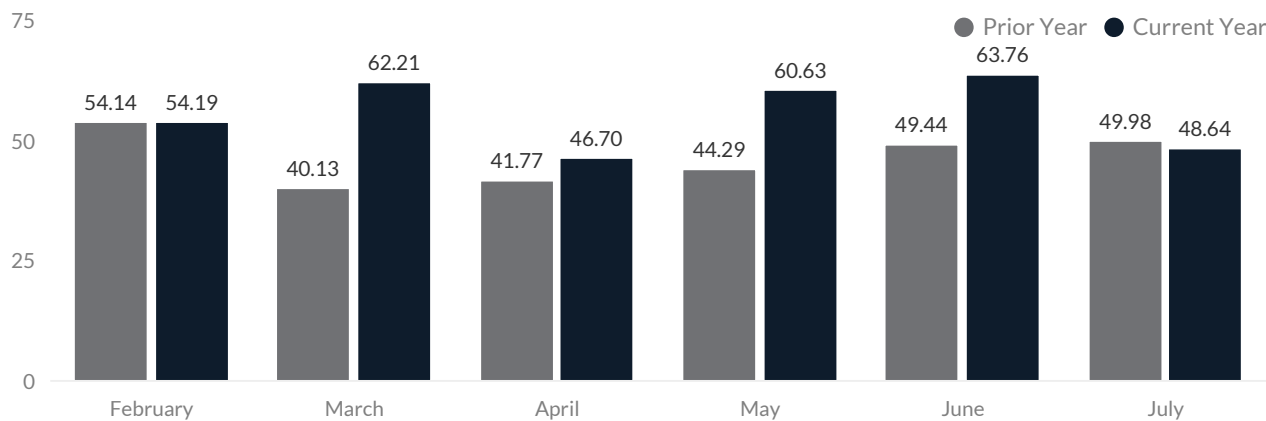
Days on Market Until Sale

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



Monthly Days on Market

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



A JUL, 2020

The average days on market was 48.00, a 2.04% decrease from July, 2019

B JUL, 2019

The average days on market was 49.00, a 25.64% increase from July, 2018

C JUL, 2018

The average days on market was 39.00, a 30.00% increase from July, 2017

D JUL, 2017

The average days on market was 30.00, a 51.61% decrease from July, 2016

E JUL, 2016

The average days on market was 62.00, a 25.30% decrease from July, 2015

F JUL, 2015

The average days on market was 83.00, a 20.19% decrease from July, 2014



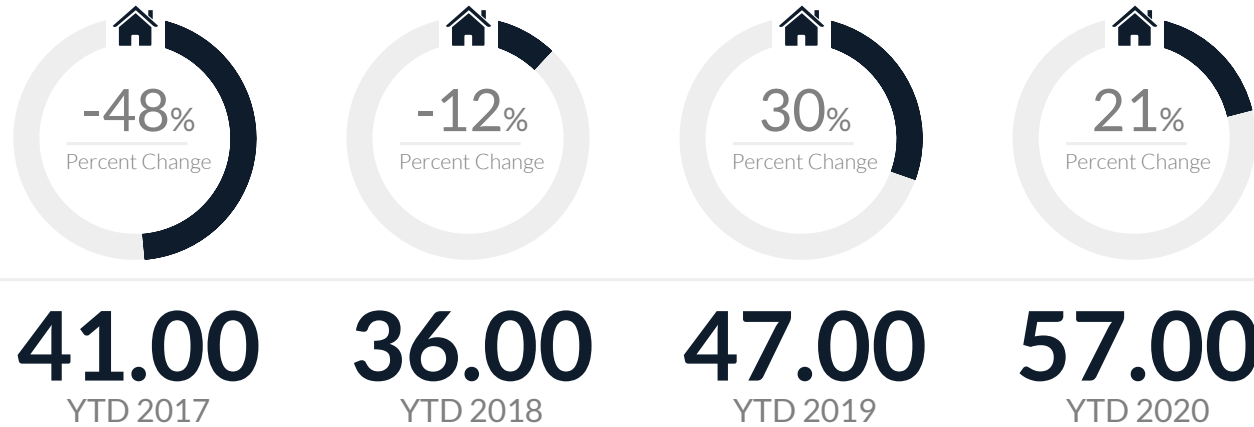
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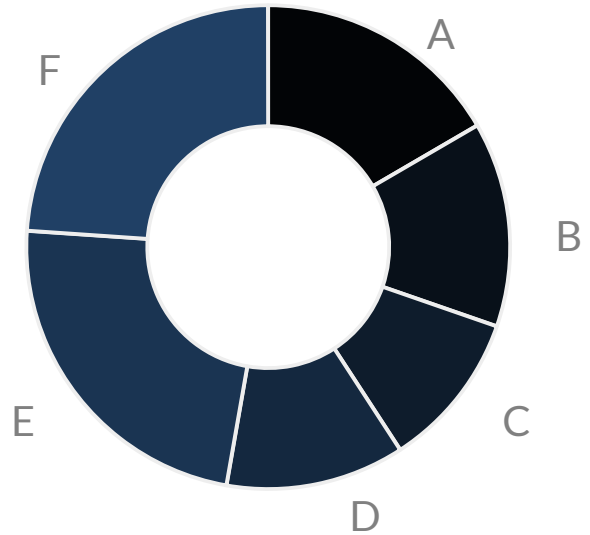
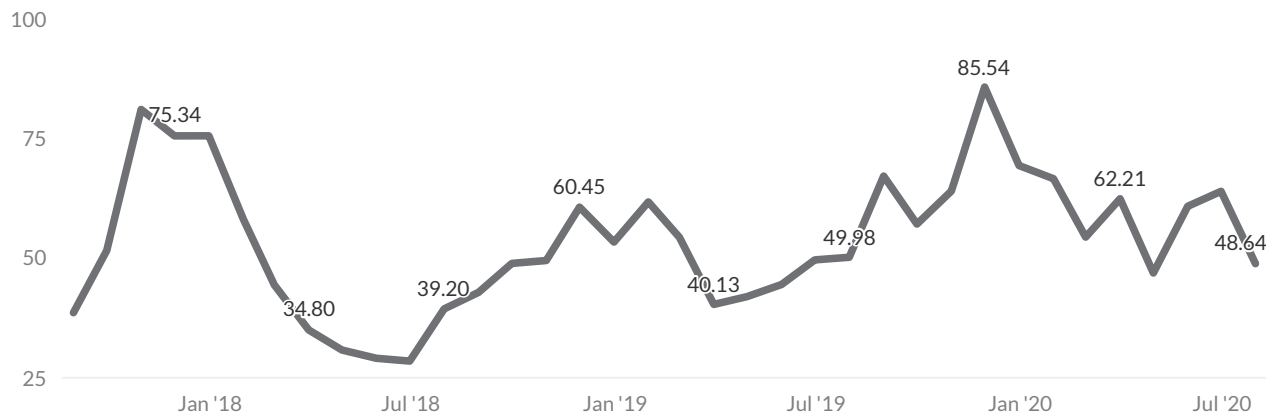
Days on Market Until Sale

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



Monthly Days on Market

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



A YTD 2020

The average days on market was 57.00, a 21.28% increase from July, 2019

B YTD 2019

The average days on market was 47.00, a 30.56% increase from July, 2018

C YTD 2018

The average days on market was 36.00, a 12.20% decrease from July, 2017

D YTD 2017

The average days on market was 41.00, a 48.75% decrease from July, 2016

E YTD 2016

The average days on market was 80.00, a 2.44% decrease from July, 2015

F YTD 2015

The average days on market was 82.00, a 13.68% decrease from July, 2014



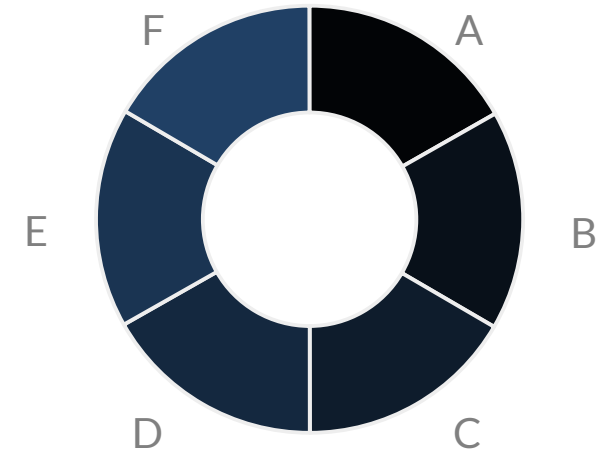
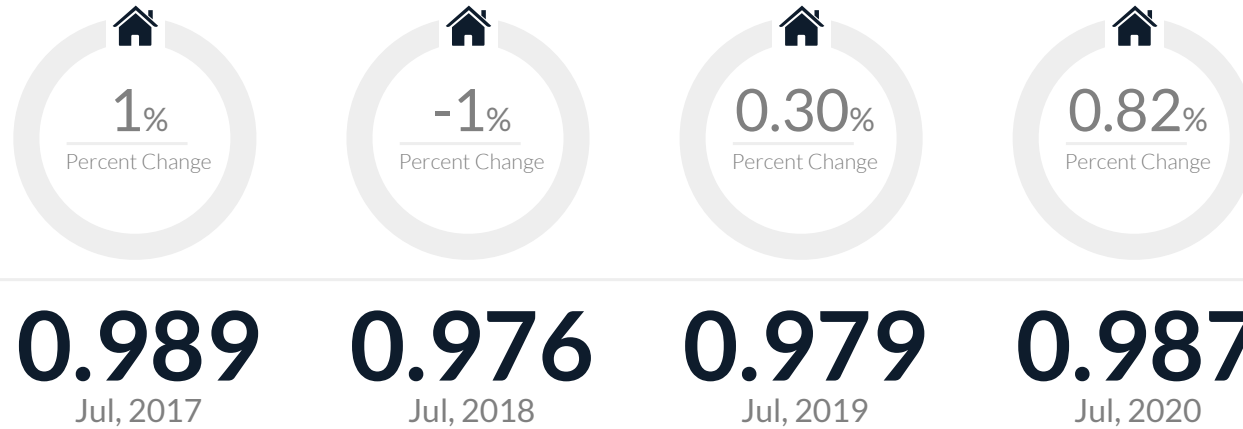
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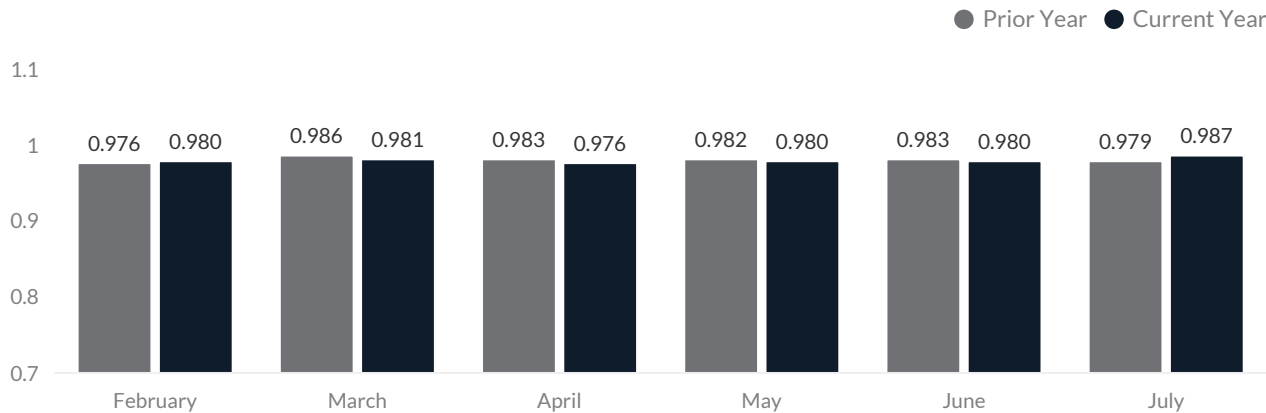
Average Ask to Sell Ratio

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



Monthly Ask to Sell Ratio

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



A JUL, 2020

The average ask to sell ratio was 0.987, a 0.82% increase from July, 2019

B JUL, 2019

The average ask to sell ratio was 0.979, a 0.30% increase from July, 2018

C JUL, 2018

The average ask to sell ratio was 0.976, a 1.37% decrease from July, 2017

D JUL, 2017

The average ask to sell ratio was 0.989, a 1.00% increase from July, 2016

E JUL, 2016

The average ask to sell ratio was 0.980, a 0.58% increase from July, 2015

F JUL, 2015

The average ask to sell ratio was 0.974, a 0.70% increase from July, 2014



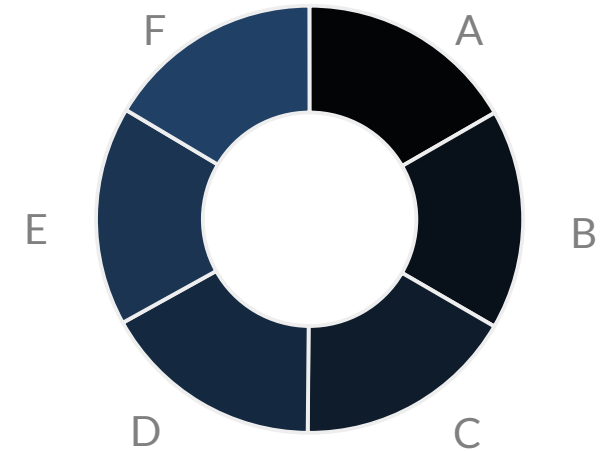
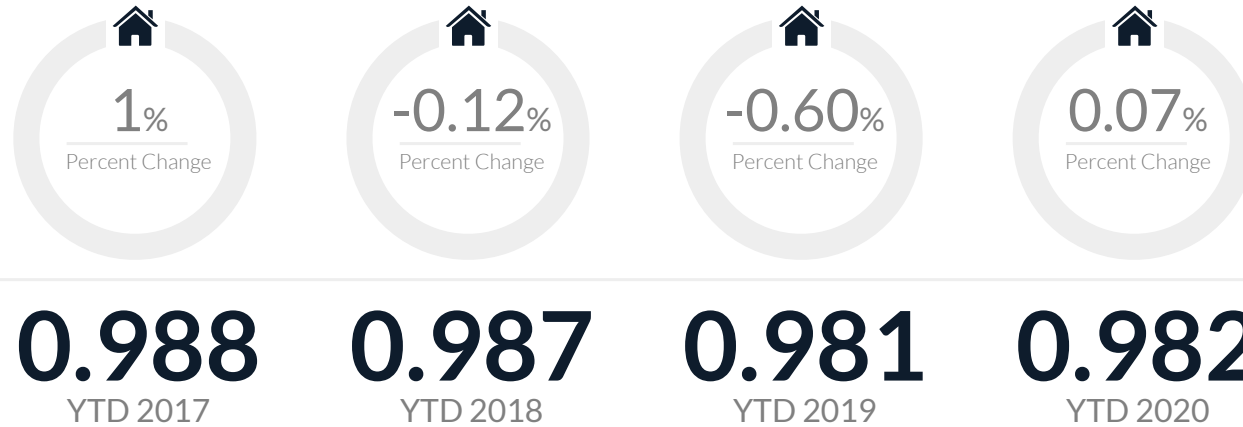
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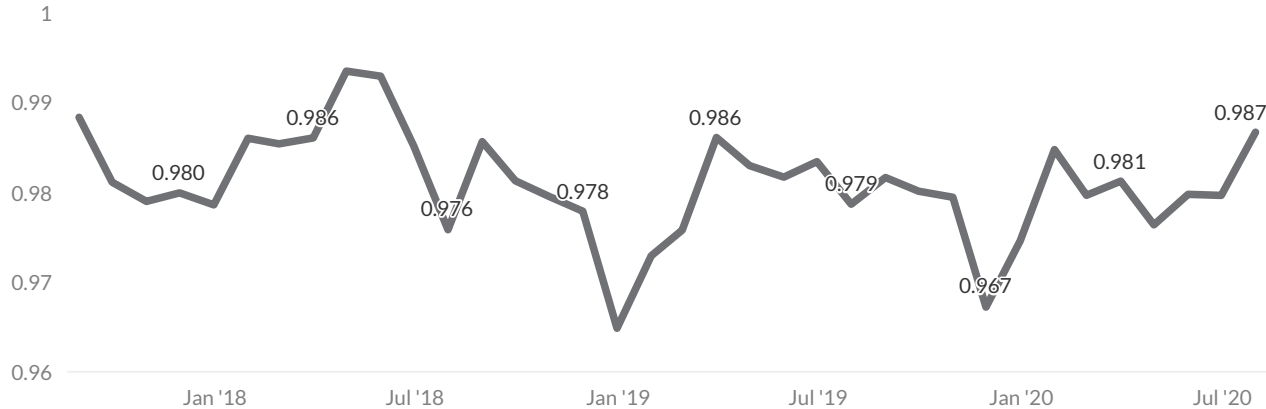
Average Ask to Sell Ratio

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



Monthly Ask to Sell Ratio

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



A YTD 2020

The average ask to sell ratio was 0.982, a 0.07% increase from July, 2019

B YTD 2019

The average ask to sell ratio was 0.981, a 0.60% decrease from July, 2018

C YTD 2018

The average ask to sell ratio was 0.987, a 0.12% decrease from July, 2017

D YTD 2017

The average ask to sell ratio was 0.988, a 1.14% increase from July, 2016

E YTD 2016

The average ask to sell ratio was 0.977, a 1.00% increase from July, 2015

F YTD 2015

The average ask to sell ratio was 0.967, a 0.09% increase from July, 2014