



## Glen McPherson PREC

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

**GLEN MCPHERSON**  
PERSONAL REAL ESTATE CORPORATION

### Quick Review

In July, 2020, we have seen 192 properties listed which has resulted in a 0.52% increase from July, 2019 in which 191 properties were listed; we have seen a year to date value of 1106 in 2020 and 1262 in 2019 resulting in a 12.36% decrease.

In July, 2020, we have seen a total value of 152 sold properties which has resulted in a 23.58% increase from July, 2019 in which 123 listings were sold; we have seen a year to date value of 682 in 2020 and 711 in 2019 resulting in a 4.08% decrease.

The average sales price in July, 2020 is \$525K, a 17.41% increase from July, 2019. The average sales price of July, 2019 was \$447K. We have seen a year to date average sales price of \$488K in 2020 and \$460K in 2019 resulting in a 6.05% increase.

The average ask to sell ratio in July, 2020 was 0.993, a 1.55% increase from July, 2019 with an ask to sell ratio of 0.978. We have seen a year to date average ask to sell ratio of 0.983 in 2020 and 0.984 in 2019 resulting in a 0.04% decrease.

### Key Figures

	Jul, 2020	Jul, 2019	Percent Change
<i>New Listings</i>	192	191	0.52%
<i>Average Asking Price</i>	\$522K	\$466K	+12.12%
<i>Sold Properties</i>	152	123	+23.58%
<i>Average Sale Price</i>	\$525K	\$447K	+17.41%
<i>Days on Market Until Sale</i>	46.00	39.00	+17.95%
<i>Average Ask to Sell Ratio</i>	0.993	0.978	+1.55%

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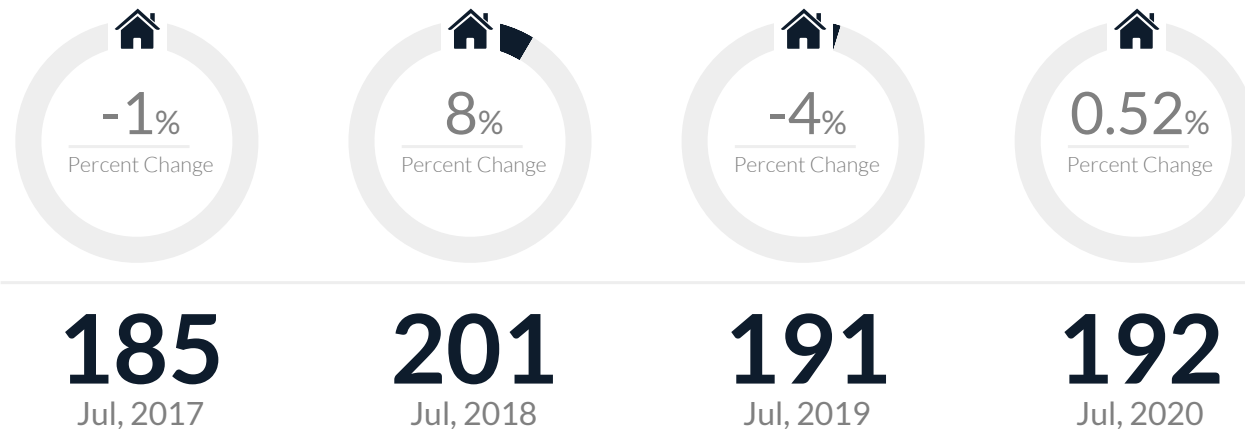
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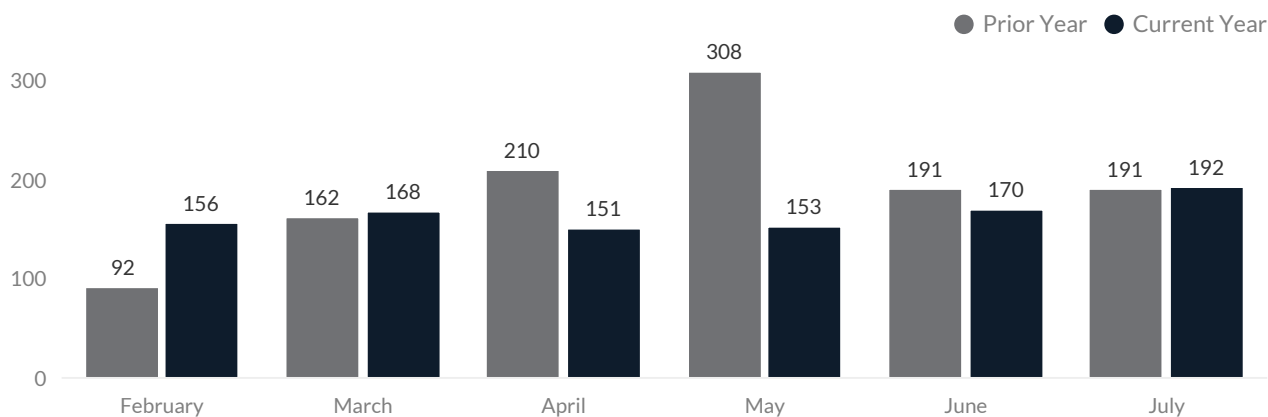
## New Listings

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 192 new listings, a 0.52% increase from July, 2019

### B JUL, 2019

There were 191 new listings, a 4.98% decrease from July, 2018

### C JUL, 2018

There were 201 new listings, an 8.65% increase from July, 2017

### D JUL, 2017

There were 185 new listings, a 1.60% decrease from July, 2016

### E JUL, 2016

There were 188 new listings, a 14.93% decrease from July, 2015

### F JUL, 2015

There were 221 new listings, an 8.33% increase from July, 2014



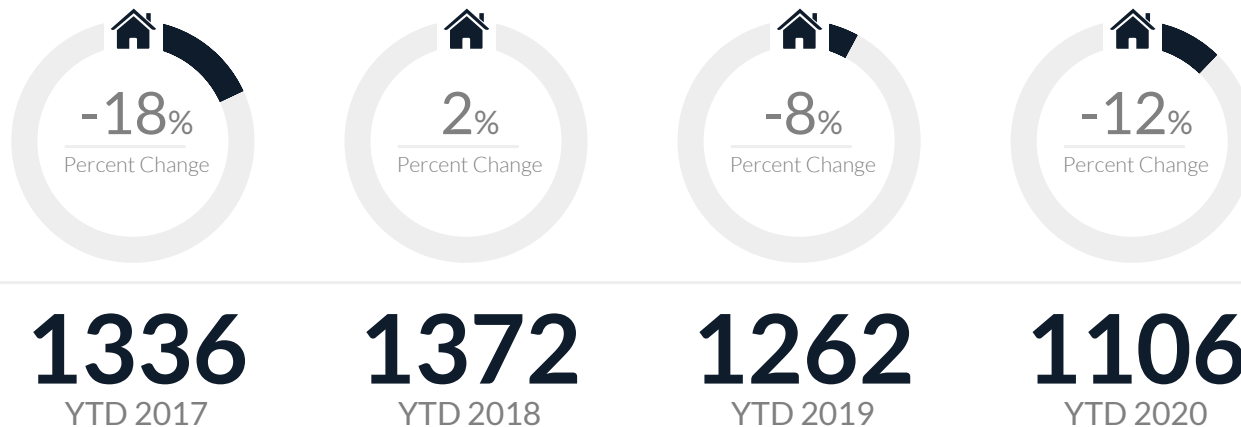
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## New Listings

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



**1336**  
YTD 2017

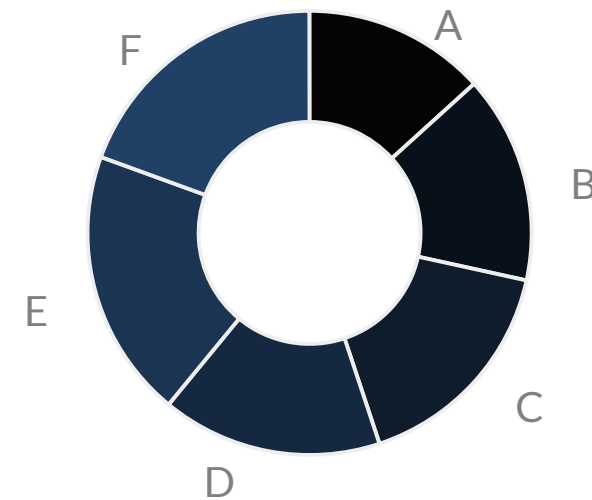
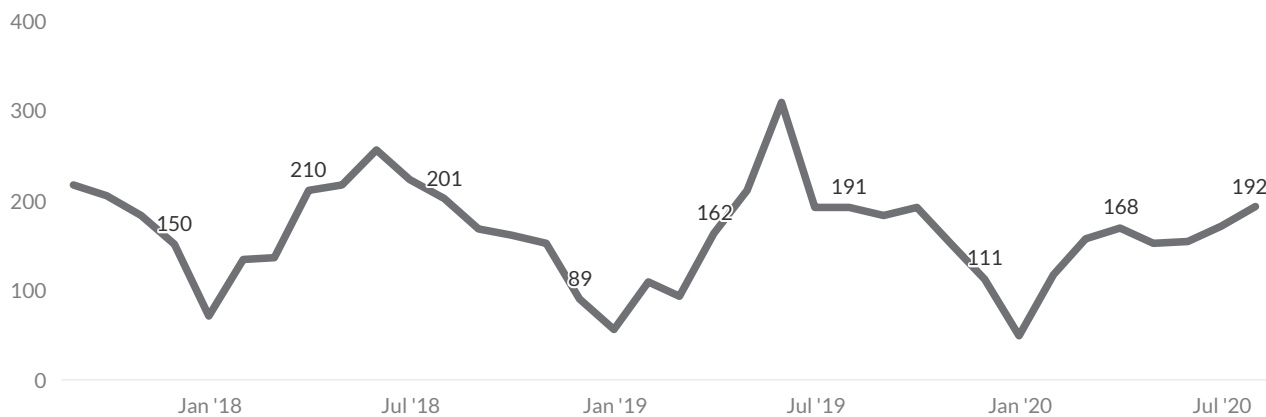
**1372**  
YTD 2018

**1262**  
YTD 2019

**1106**  
YTD 2020

## Monthly New Listings

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



### A YTD 2020

There were 1106 new listings, a 12.36% decrease from July, 2019

### B YTD 2019

There were 1262 new listings, an 8.02% decrease from July, 2018

### C YTD 2018

There were 1372 new listings, a 2.69% increase from July, 2017

### D YTD 2017

There were 1336 new listings, an 18.19% decrease from July, 2016

### E YTD 2016

There were 1633 new listings, a 0.86% increase from July, 2015

### F YTD 2015

There were 1619 new listings, a 1.89% increase from July, 2014



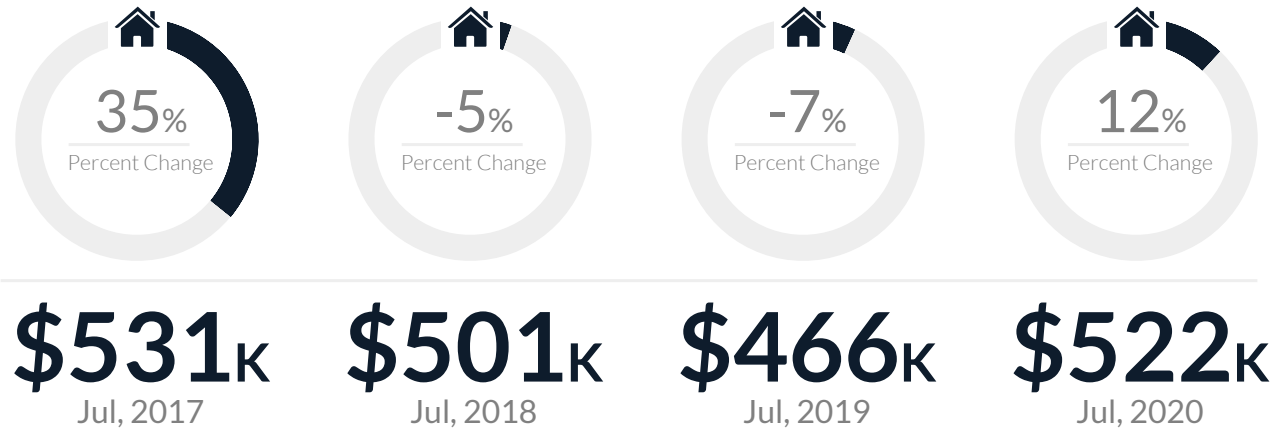
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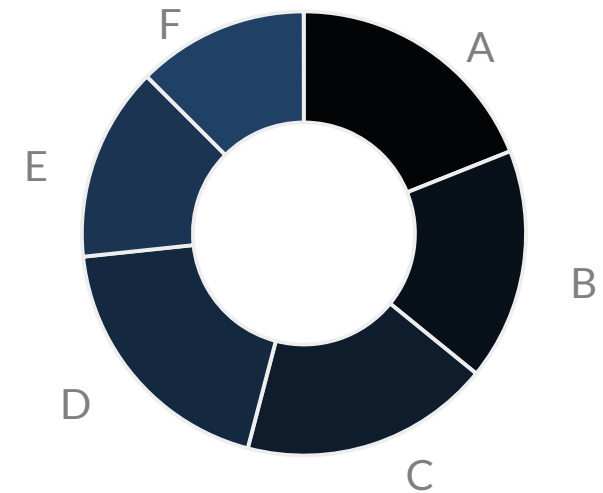
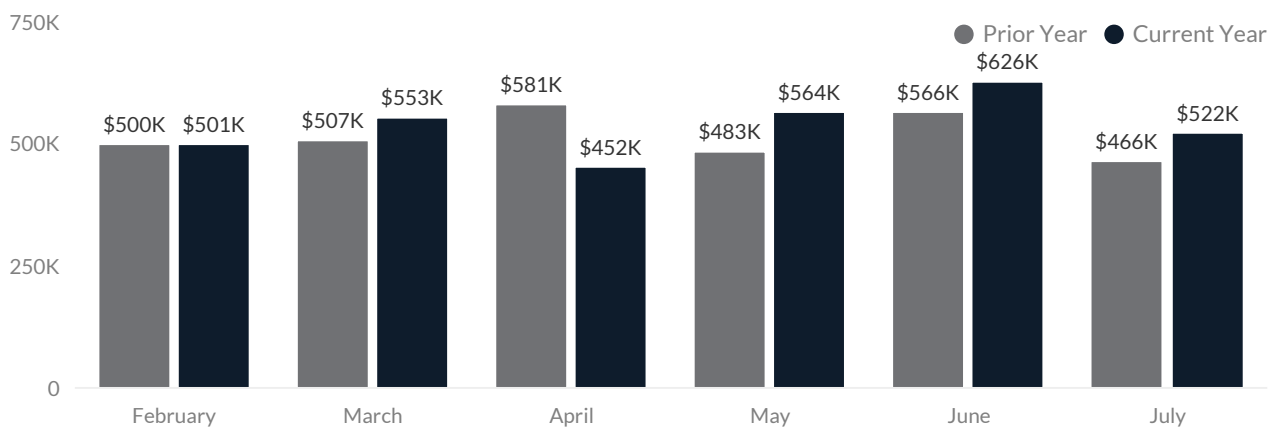
## Average Asking Price

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 JUL, 2020

The average asking price was \$522K, a 12.12% increase from July, 2019

### B JUL, 2019

The average asking price was \$466K, a 7.03% decrease from July, 2018

### C JUL, 2018

The average asking price was \$501K, a 5.57% decrease from July, 2017

### D JUL, 2017

The average asking price was \$531K, a 35.98% increase from July, 2016

### E JUL, 2016

The average asking price was \$390K, a 13.39% increase from July, 2015

### F JUL, 2015

The average asking price was \$344K, a 4.01% decrease from July, 2014



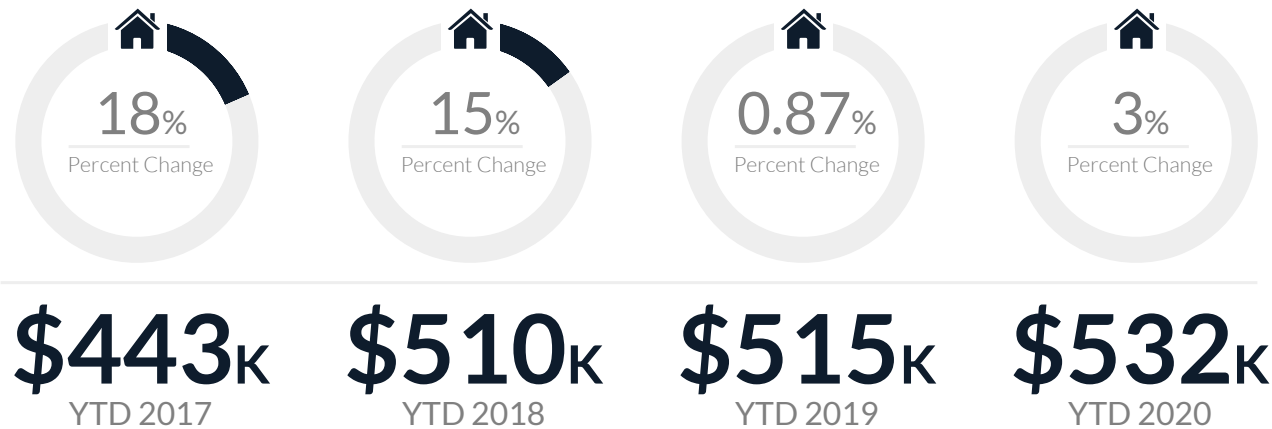
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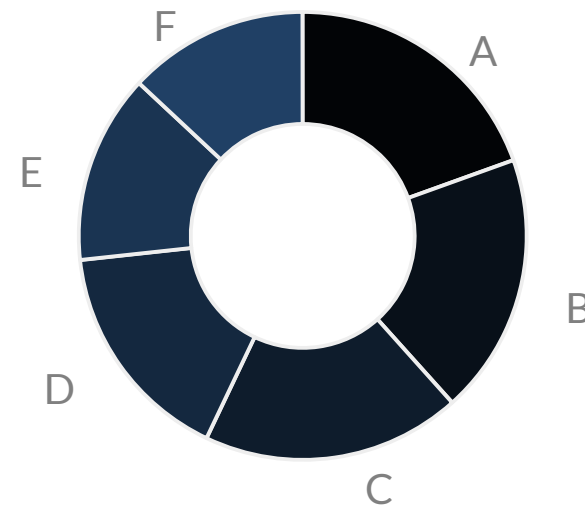
### Average Asking Price

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 \$532K, a 3.41% increase from July, 2019

#### B YTD 2019

The average asking price was \$515K, a 0.87% increase from July, 2018

#### C YTD 2018

The average asking price was \$510K, a 15.28% increase from July, 2017

#### D YTD 2017

The average asking price was \$443K, an 18.65% increase from July, 2016

#### E YTD 2016

The average asking price was \$373K, a 4.78% increase from July, 2015

#### F YTD 2015

The average asking price was \$356K, a 5.45% increase from July, 2014



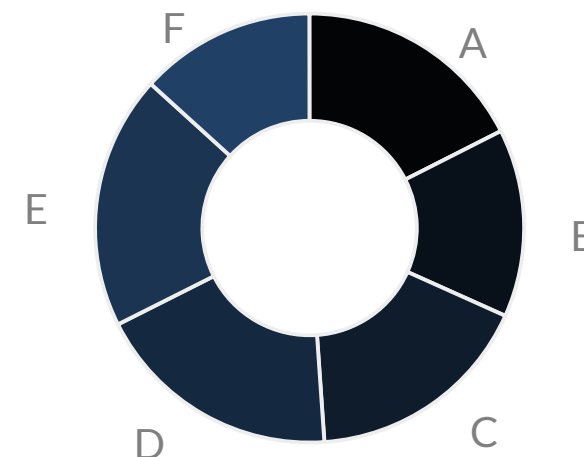
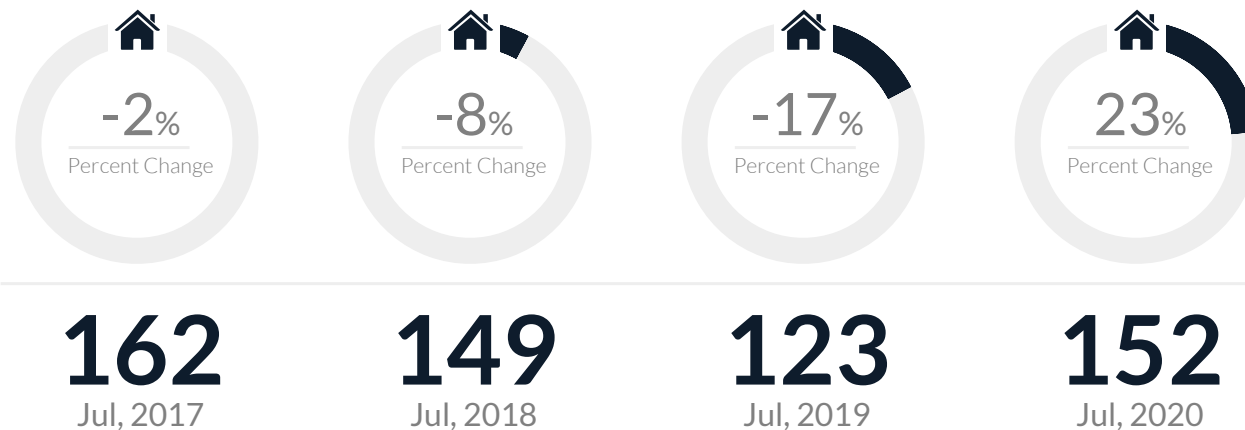
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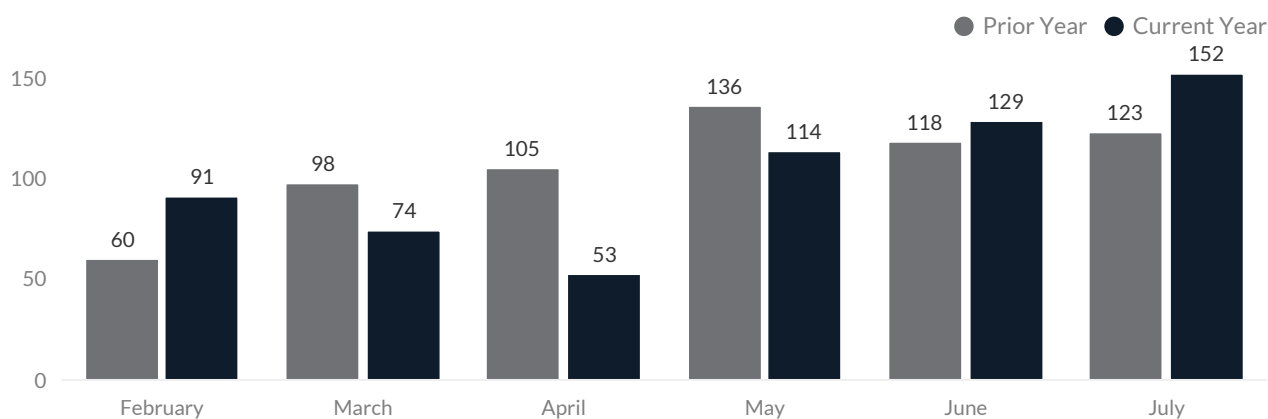
## Sold Properties

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 152 sold properties, a 23.58% increase from July, 2019

### B JUL, 2019

There were 123 sold properties, a 17.45% decrease from July, 2018

### C JUL, 2018

There were 149 sold properties, an 8.02% decrease from July, 2017

### D JUL, 2017

There were 162 sold properties, a 2.41% decrease from July, 2016

### E JUL, 2016

There were 166 sold properties, a 44.35% increase from July, 2015

### F JUL, 2015

There were 115 sold properties, a 6.48% increase from July, 2014



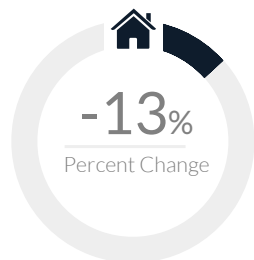
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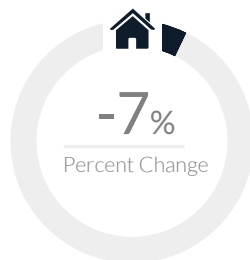
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## Sold Properties

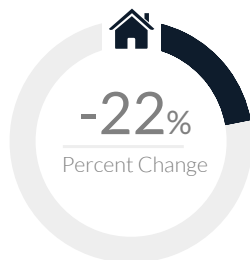
Overview of the number of sold properties as of July, 2020



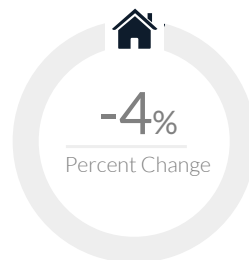
**987**  
YTD 2017



**914**  
YTD 2018



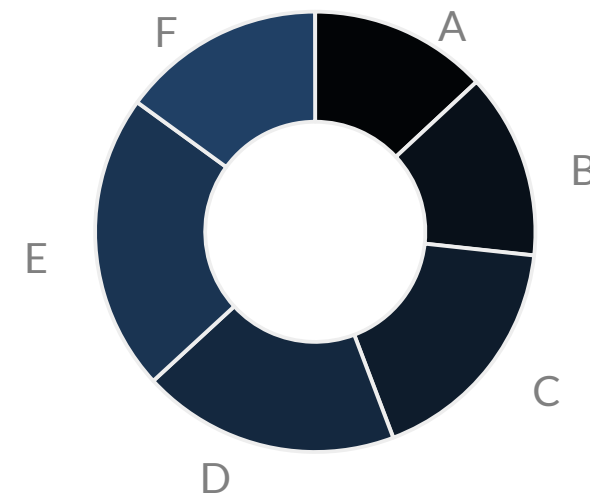
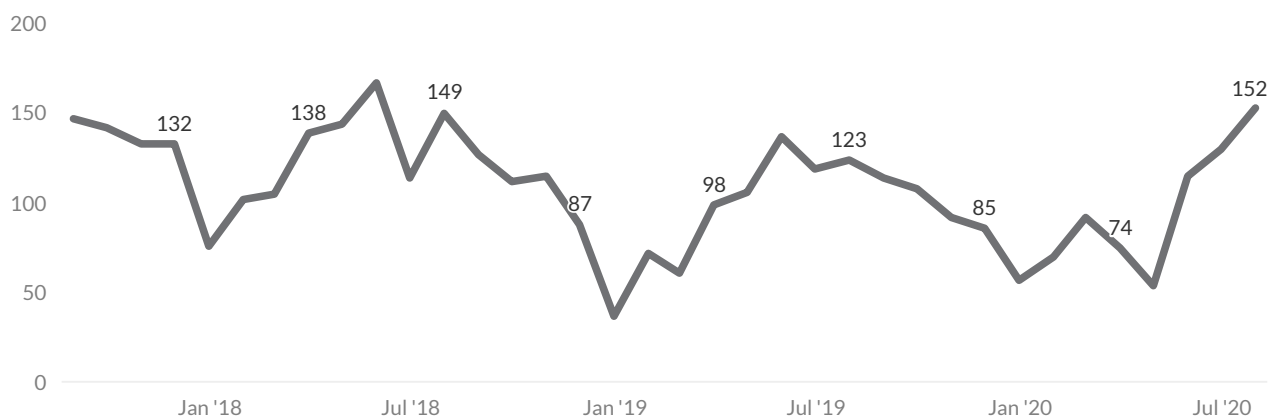
**711**  
YTD 2019



**682**  
YTD 2020

## Monthly Sold Properties

Overview of the number of sold properties on a monthly basis



### A YTD 2020

There were 682 sold properties, a 4.08% decrease from July, 2019

### B YTD 2019

There were 711 sold properties, a 22.21% decrease from July, 2018

### C YTD 2018

There were 914 sold properties, a 7.40% decrease from July, 2017

### D YTD 2017

There were 987 sold properties, a 13.42% decrease from July, 2016

### E YTD 2016

There were 1140 sold properties, a 45.97% increase from July, 2015

### F YTD 2015

There were 781 sold properties, a 10.00% increase from July, 2014



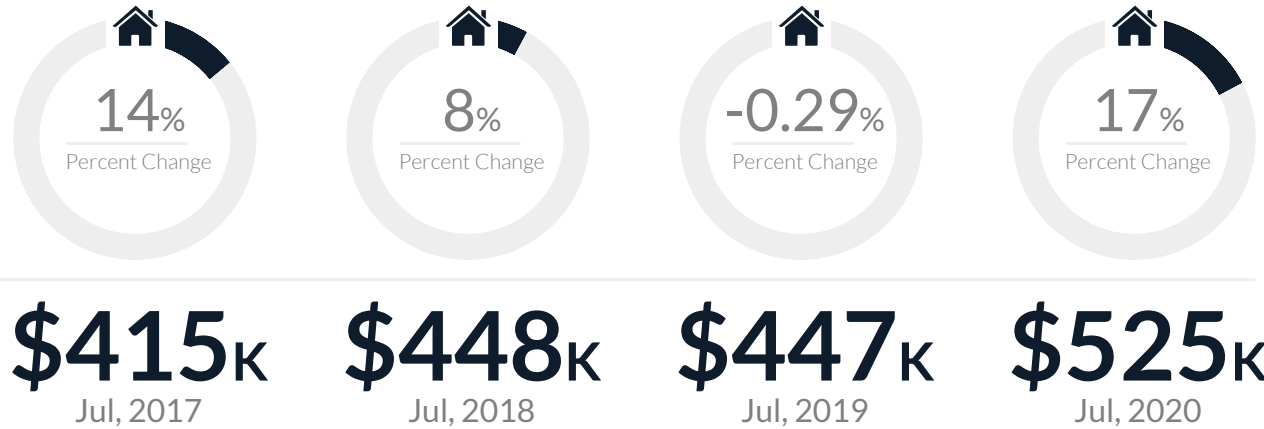
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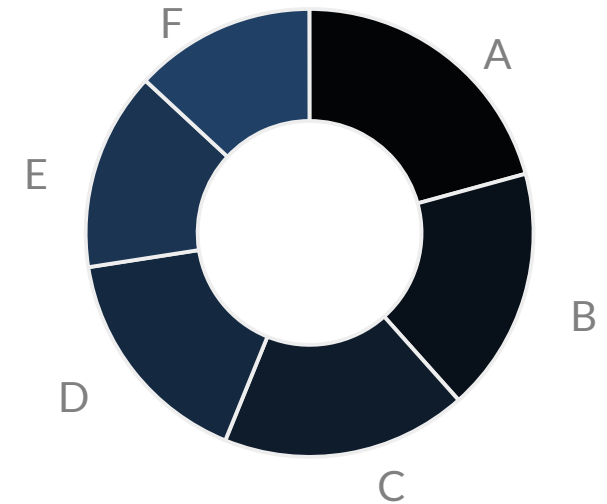
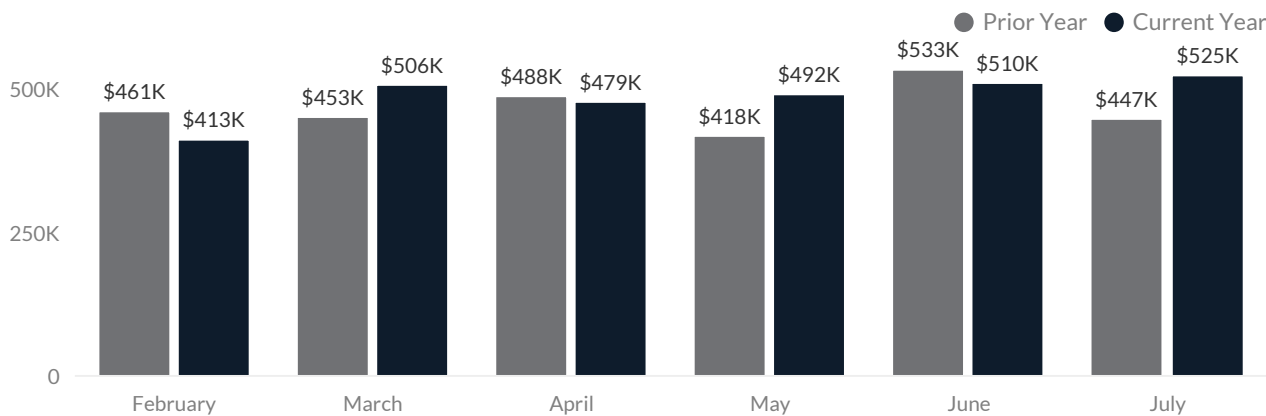
### Average Sale Price

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



### Monthly Sales Price

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



#### A JUL, 2020

The average sales price was \$525K, a 17.41% increase from July, 2019

#### B JUL, 2019

The average sales price was \$447K, a 0.29% decrease from July, 2018

#### C JUL, 2018

The average sales price was \$448K, an 8.04% increase from July, 2017

#### D JUL, 2017

The average sales price was \$415K, a 14.26% increase from July, 2016

#### E JUL, 2016

The average sales price was \$363K, a 9.74% increase from July, 2015

#### F JUL, 2015

The average sales price was \$331K, a 7.19% increase from July, 2014



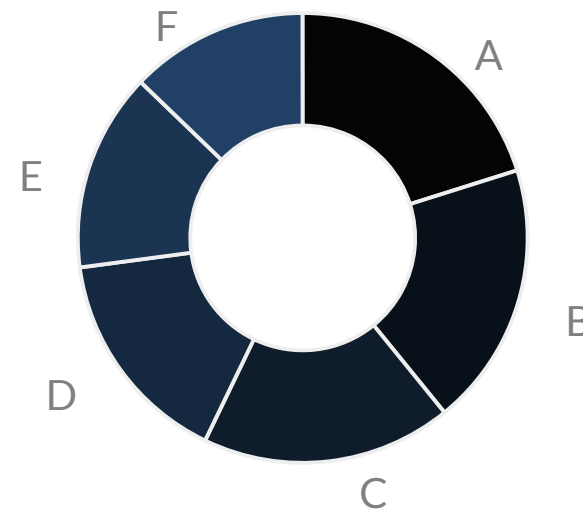
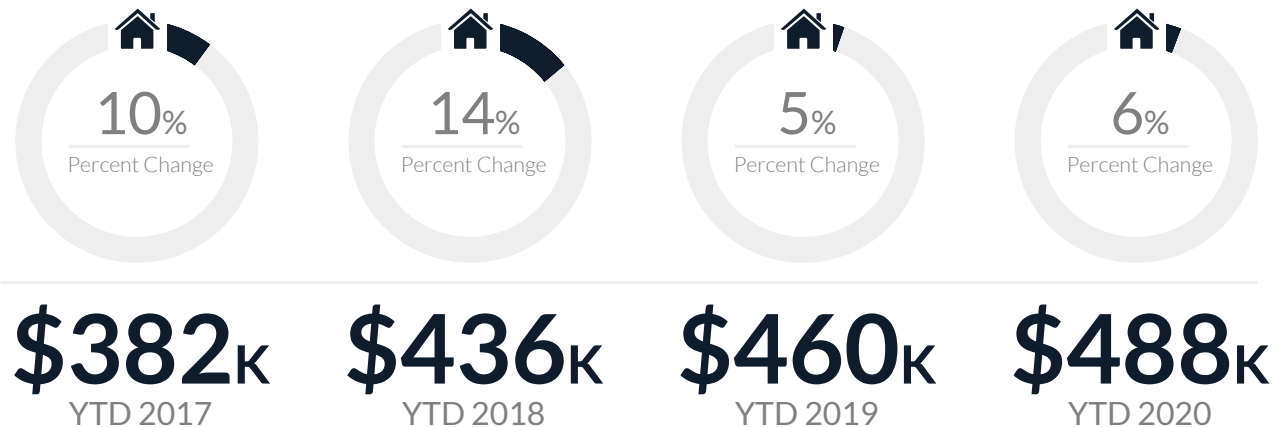
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### Average Sale Price

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



#### A YTD 2020

The average sales price was \$488K, a 6.05% increase from July, 2019

#### B YTD 2019

The average sales price was \$460K, a 5.53% increase from July, 2018

#### C YTD 2018

The average sales price was \$436K, a 14.21% increase from July, 2017

#### D YTD 2017

The average sales price was \$382K, a 10.31% increase from July, 2016

#### E YTD 2016

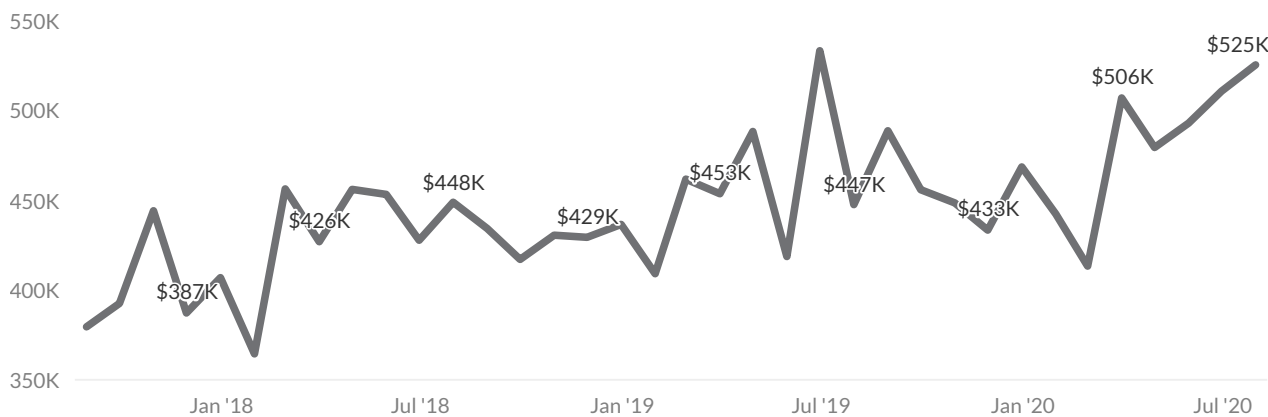
The average sales price was \$346K, an 11.64% increase from July, 2015

#### F YTD 2015

The average sales price was \$310K, a 3.04% increase from July, 2014

### Monthly Sales Price

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





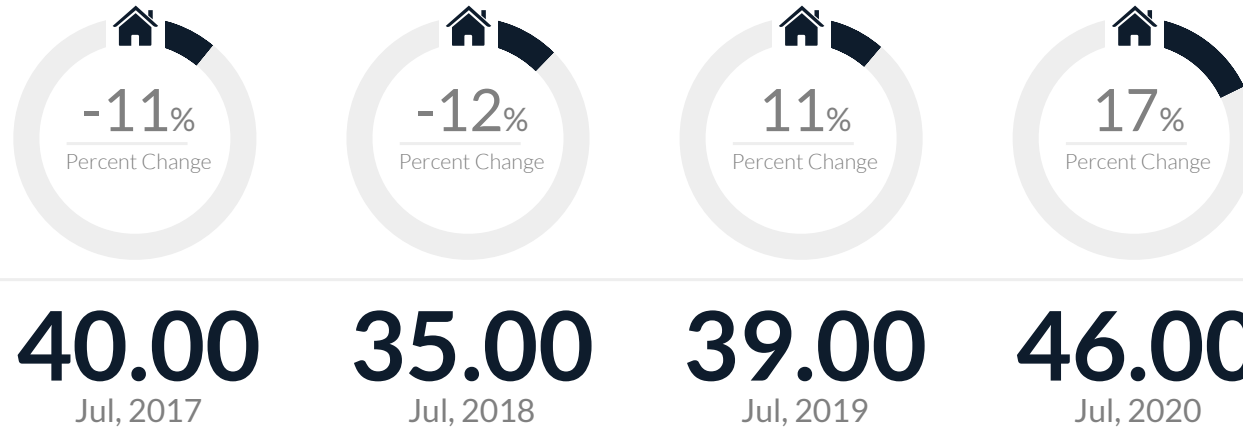
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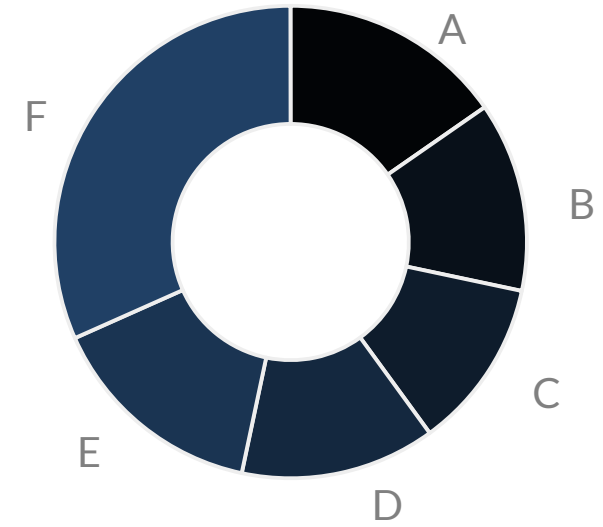
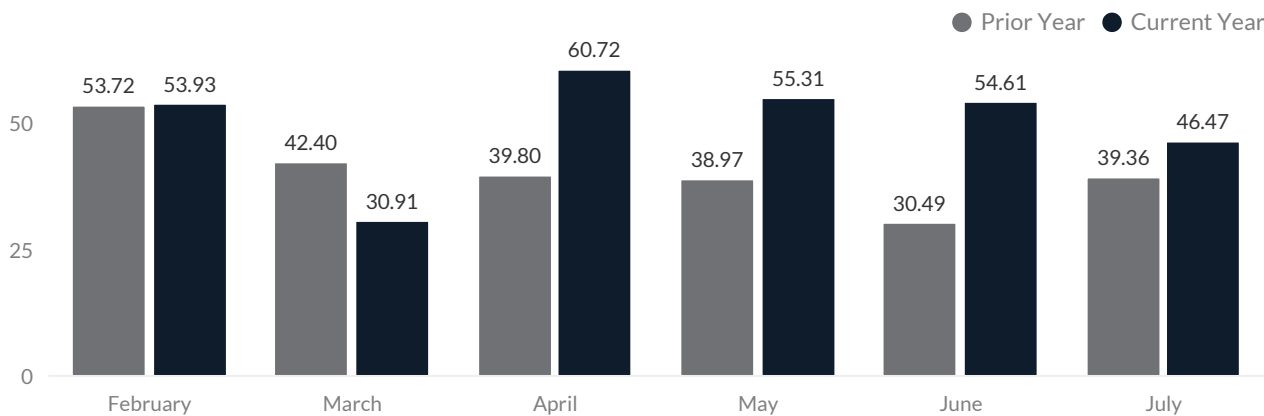
## Days on Market Until Sale

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 46.00, a 17.95% increase from July, 2019

### B JUL, 2019

The average days on market was 39.00, an 11.43% increase from July, 2018

### C JUL, 2018

The average days on market was 35.00, a 12.50% decrease from July, 2017

### D JUL, 2017

The average days on market was 40.00, an 11.11% decrease from July, 2016

### E JUL, 2016

The average days on market was 45.00, a 52.63% decrease from July, 2015

### F JUL, 2015

The average days on market was 95.00, a 17.39% decrease from July, 2014



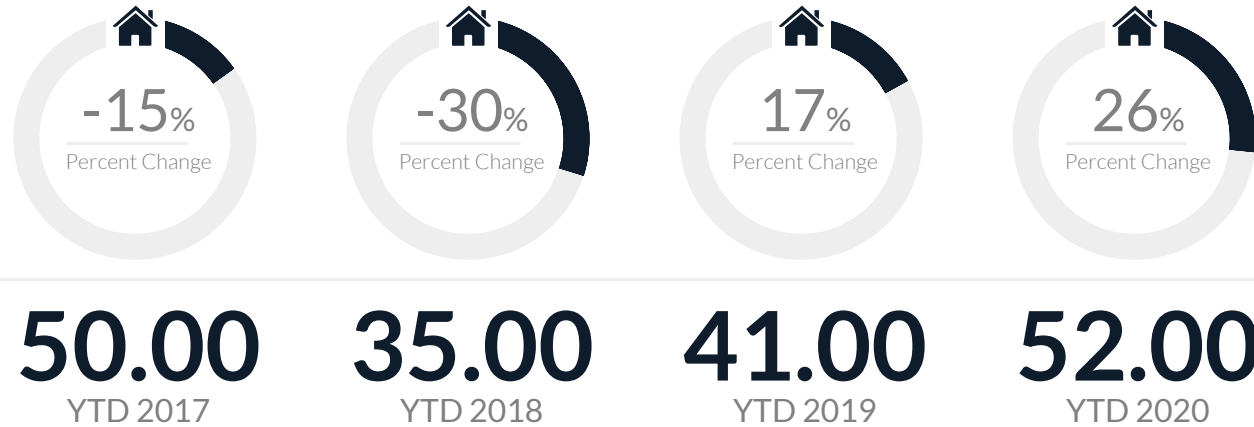
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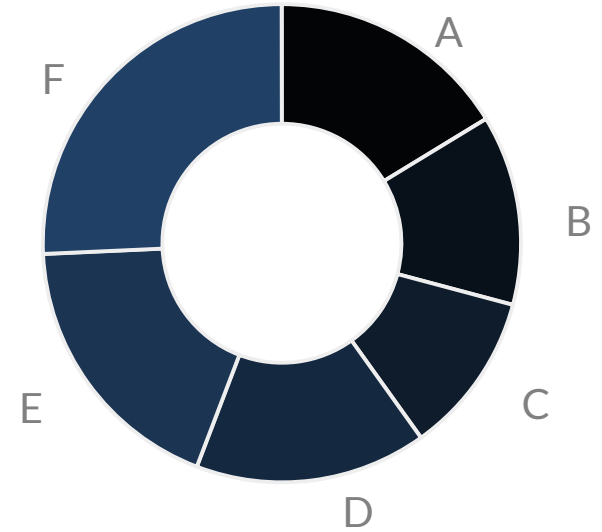
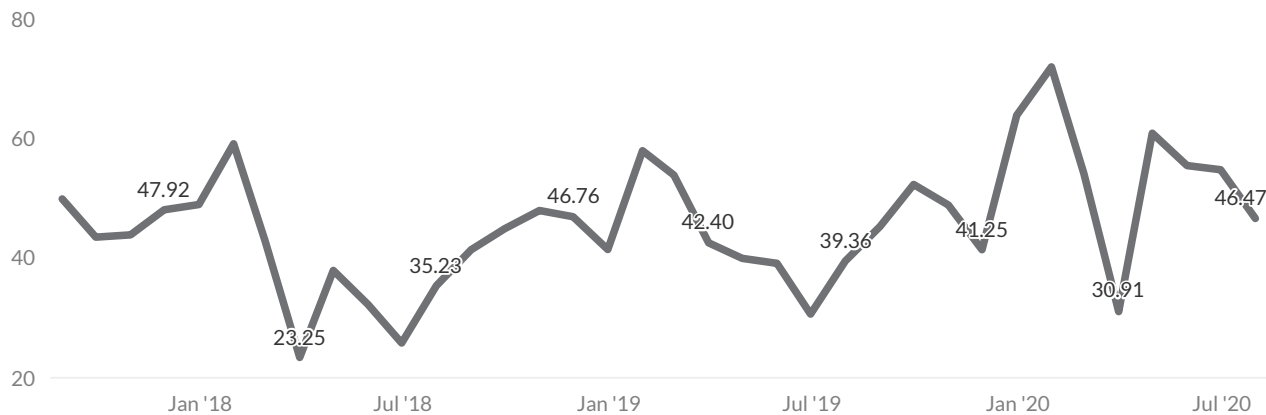
## Days on Market Until Sale

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 52.00, a 26.83% increase from July, 2019

### B YTD 2019

The average days on market was 41.00, a 17.14% increase from July, 2018

### C YTD 2018

The average days on market was 35.00, a 30.00% decrease from July, 2017

### D YTD 2017

The average days on market was 50.00, a 15.25% decrease from July, 2016

### E YTD 2016

The average days on market was 59.00, a 28.05% decrease from July, 2015

### F YTD 2015

The average days on market was 82.00, a 12.77% decrease from July, 2014



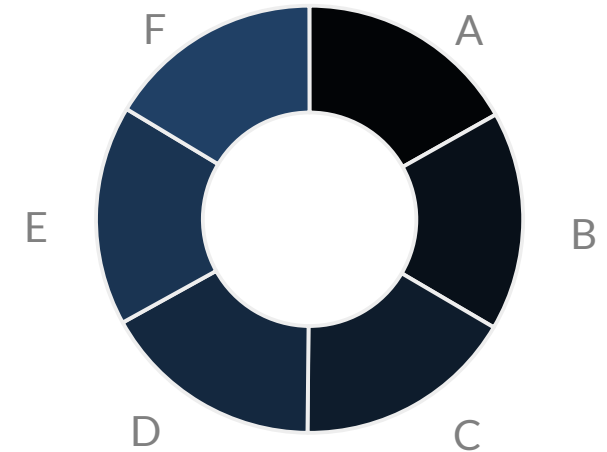
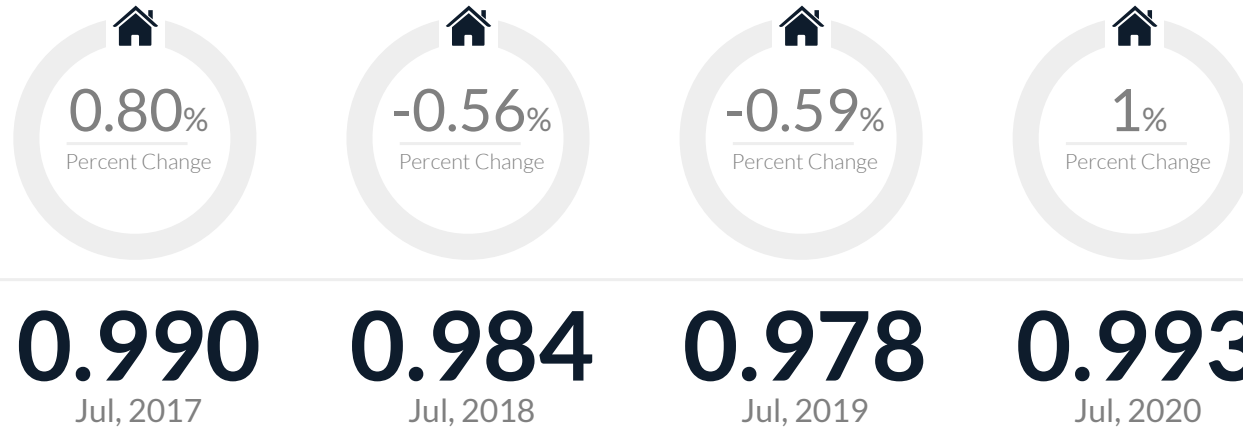
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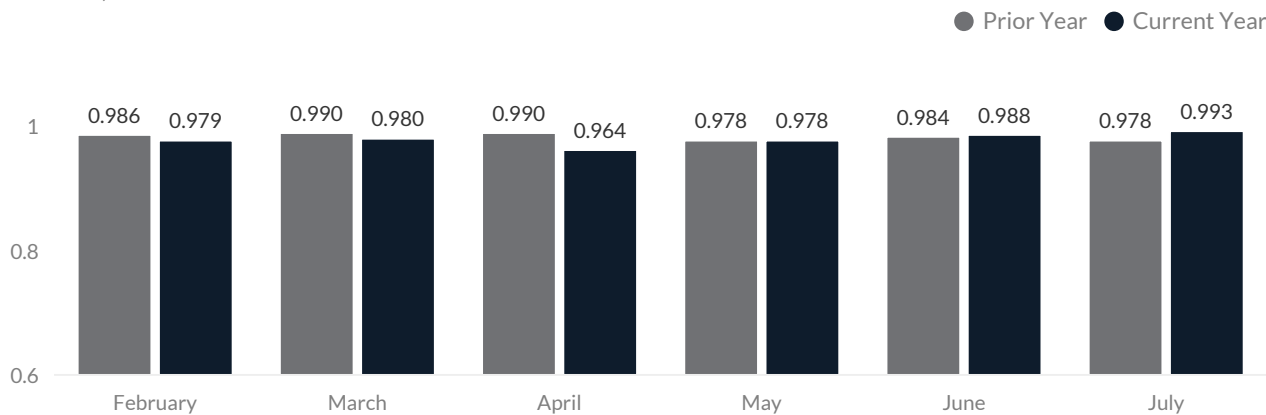
### Average Ask to Sell Ratio

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 0.993, a 1.55% increase from July, 2019

#### B JUL, 2019

The average ask to sell ratio was 0.978, a 0.59% decrease from July, 2018

#### C JUL, 2018

The average ask to sell ratio was 0.984, a 0.56% decrease from July, 2017

#### D JUL, 2017

The average ask to sell ratio was 0.990, a 0.80% increase from July, 2016

#### E JUL, 2016

The average ask to sell ratio was 0.982, a 1.78% increase from July, 2015

#### F JUL, 2015

The average ask to sell ratio was 0.964, a 1.84% increase from July, 2014



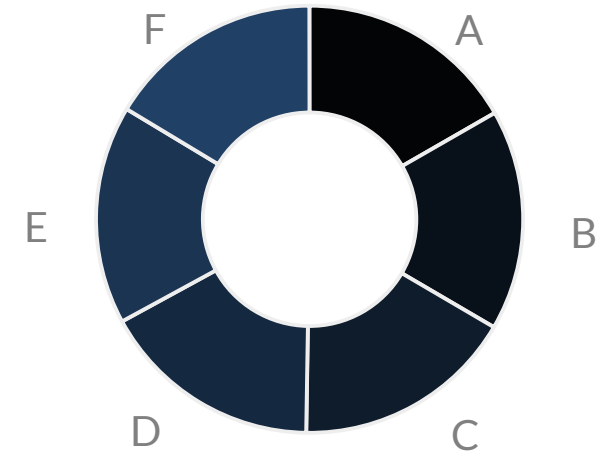
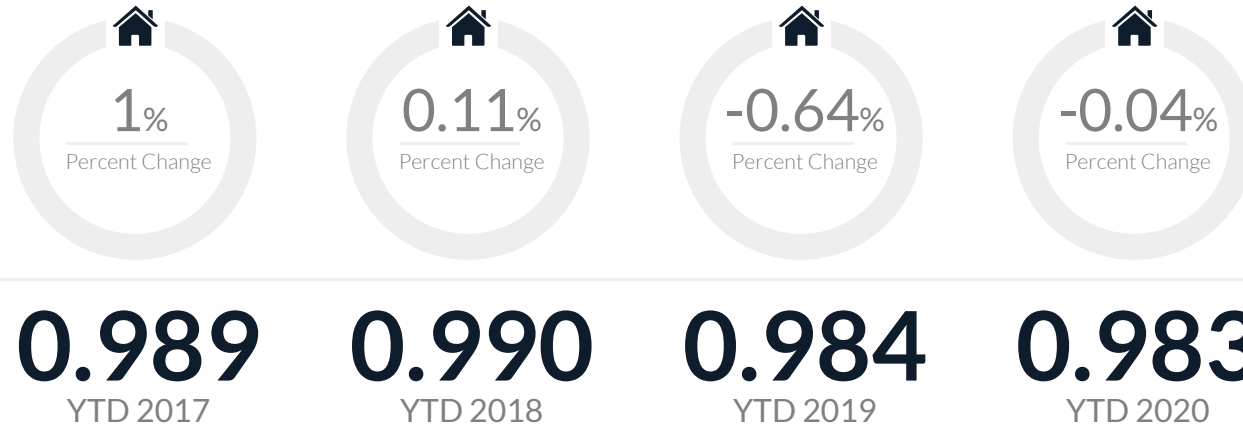
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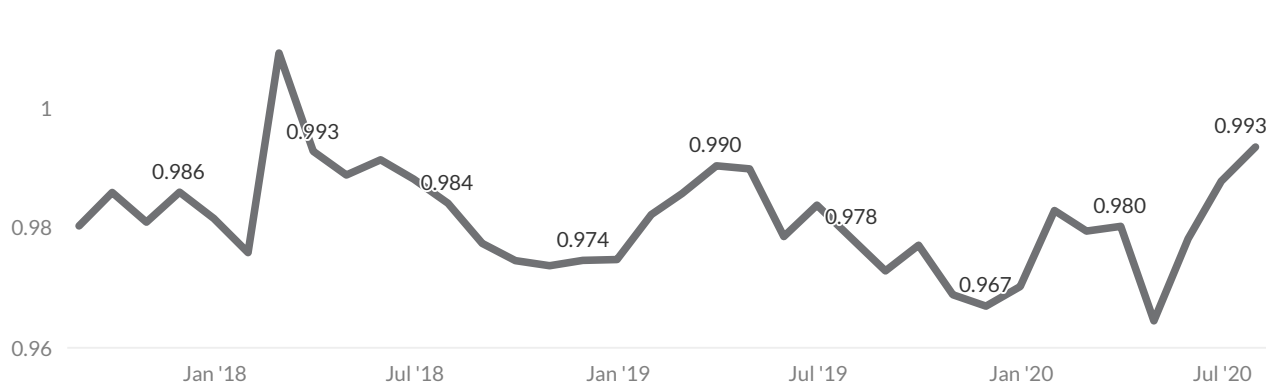
### Average Ask to Sell Ratio

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 0.983, a 0.04% decrease from July, 2019

#### B YTD 2019

The average ask to sell ratio was 0.984, a 0.64% decrease from July, 2018

#### C YTD 2018

The average ask to sell ratio was 0.990, a 0.11% increase from July, 2017

#### D YTD 2017

The average ask to sell ratio was 0.989, a 1.37% increase from July, 2016

#### E YTD 2016

The average ask to sell ratio was 0.975, a 1.25% increase from July, 2015

#### F YTD 2015

The average ask to sell ratio was 0.963, a 0.85% increase from July, 2014