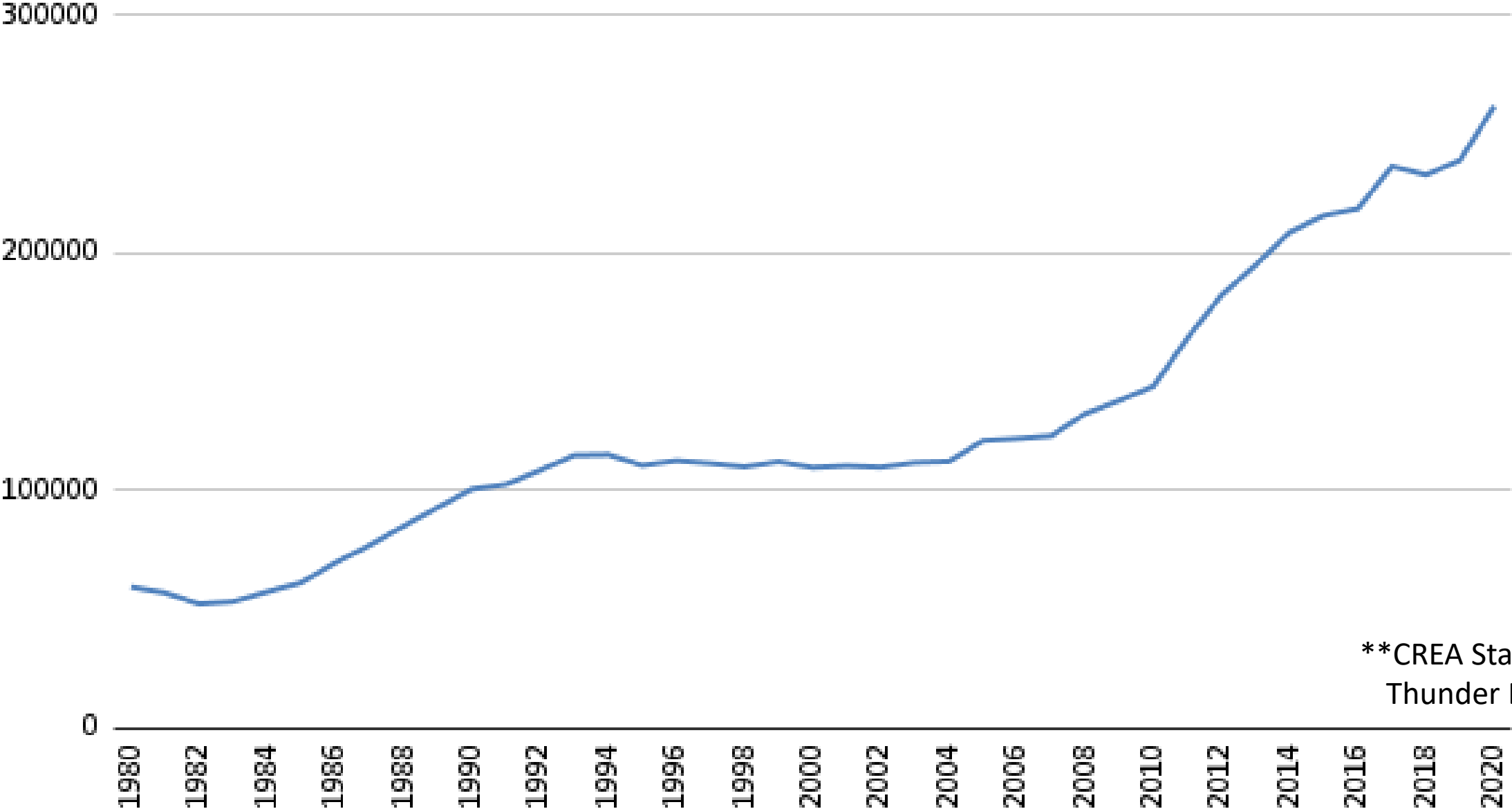


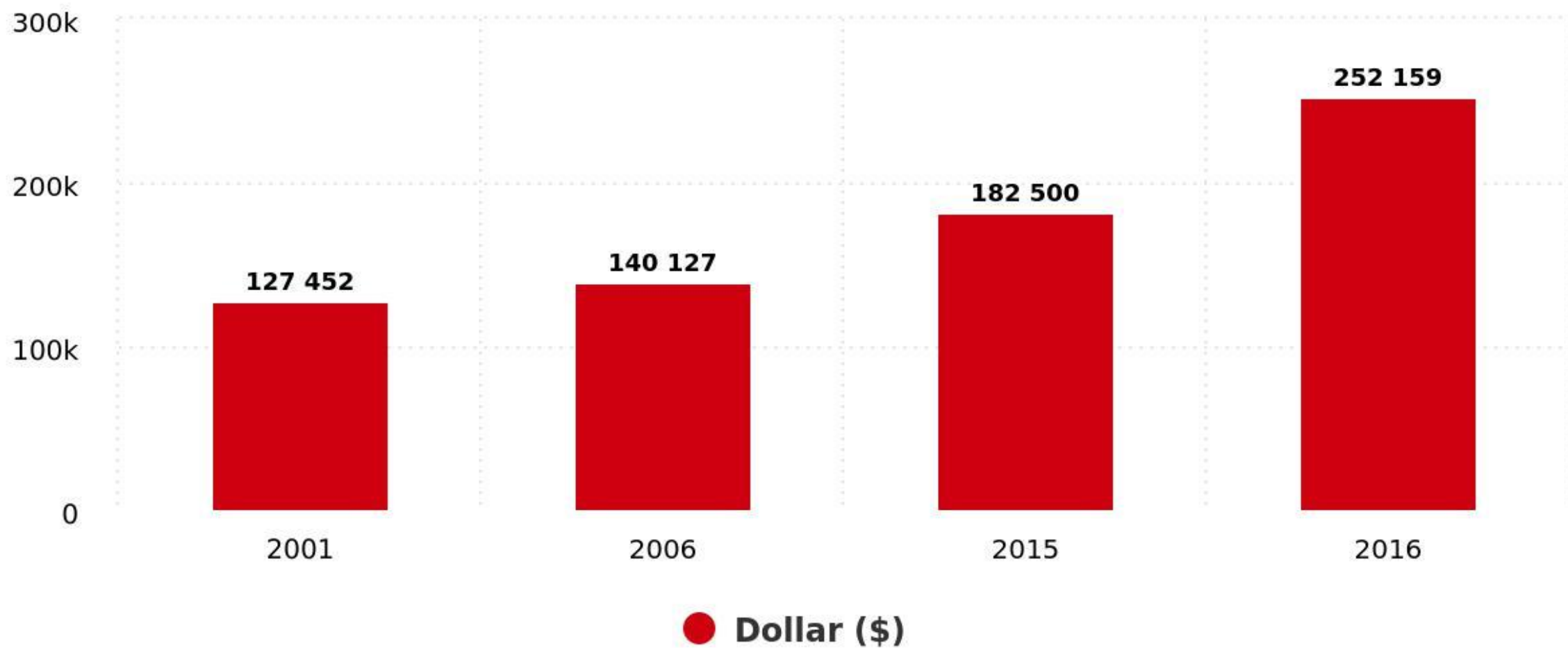
# Thunder Bay Real Estate Market Quick Stats

# Average Sale Price (Annual)



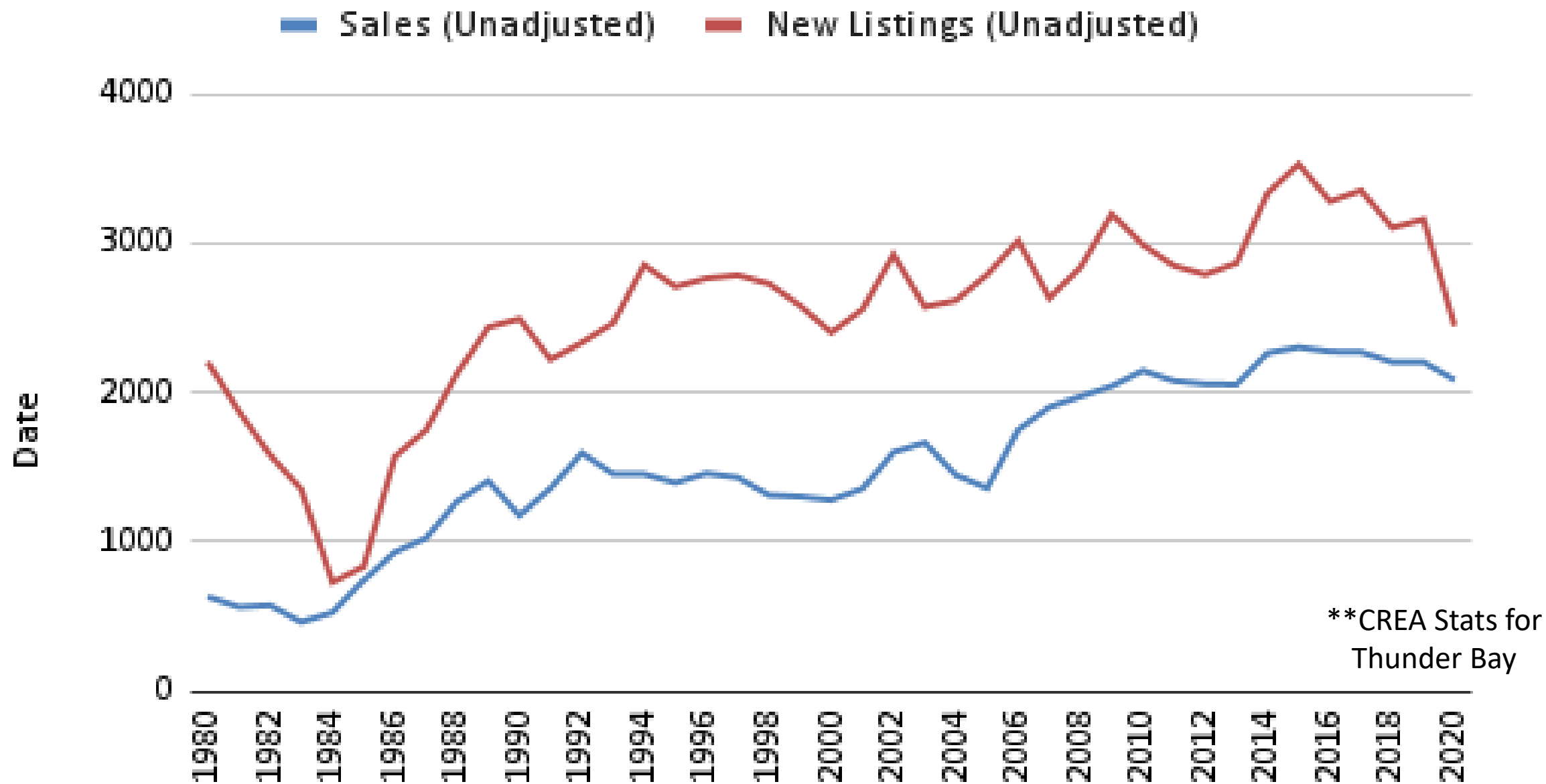
\*\*CREA Stats for  
Thunder Bay

# Housing Prices

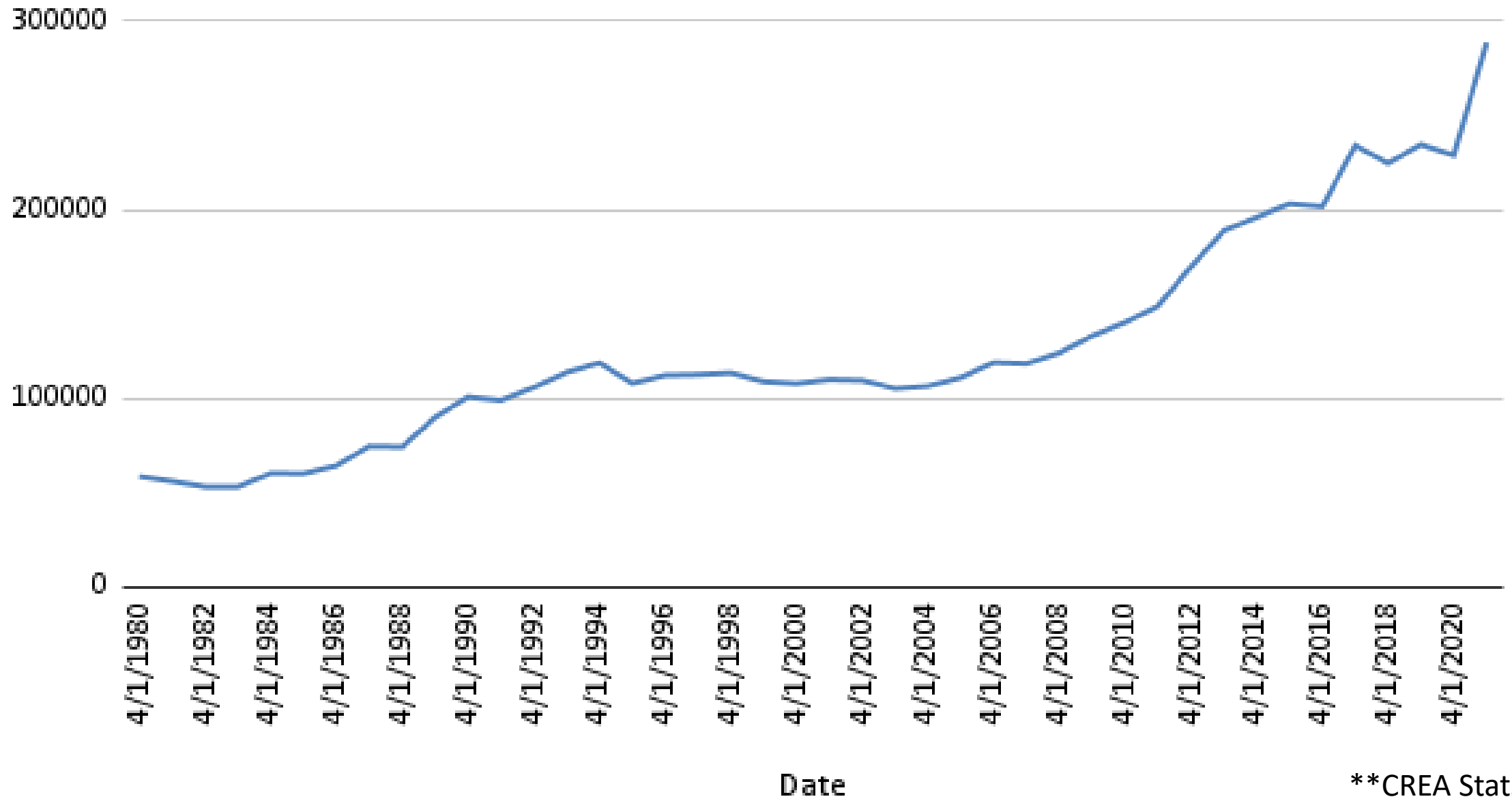


\*\*Townfolio / CMHC

# Sales vs. New Listings (Annual)

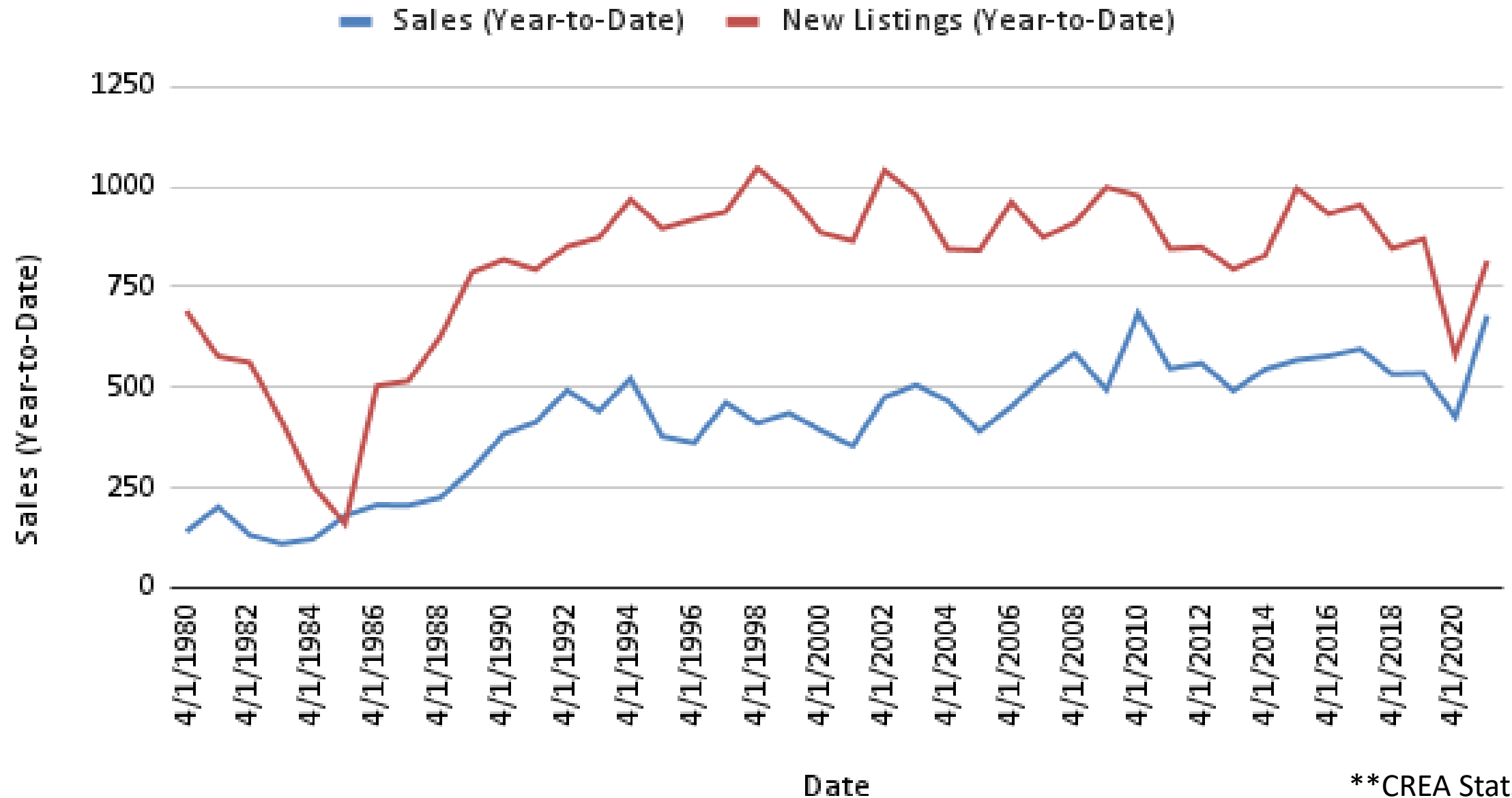


## Average Sale Price (YTD - April 30)



\*\*CREA Stats for  
Thunder Bay

## Sales vs. New Listings (YTD - April 30)



\*\*CREA Stats for  
Thunder Bay

## ***Thunder Bay MLS® Statistical Report***

### **City of Thunder Bay MLS® single detached home sales surge to highest April in more than 10 years**

Sales of single detached homes in the City of Thunder Bay numbered 114 units in April 2021. This was more than double the levels from a year earlier, increasing 171.4% from the same period in 2020. Single detached home sales haven't hit this level in the month of April in more than a decade.

Single detached home sales were 34.1% above the five-year average and 22.6% above the 10-year average for the month of April.

On a year-to-date basis, single detached home sales totaled 313 units over the first four months of the year. This was a substantial increase of 78.4% from the same period in 2020.

The median sale price for single detached homes sold in April 2021 was \$289,000, a sizable gain of 16.8% from April 2020.

The more comprehensive year-to-date median price was \$280,500, increasing by 23.6% from the first four months of 2020.

Single detached properties spent less time on the market before selling in April 2021 than they had a year earlier. The median number of days on market for single detached home sales was 14 in April 2021, down from the 24.5 days recorded in April 2020.

The dollar value of all single detached home sales in April 2021 was \$34.4 million, more than double the levels from a year earlier, surging 200.2% from the same month in 2020. This was also a new record for the month of April.

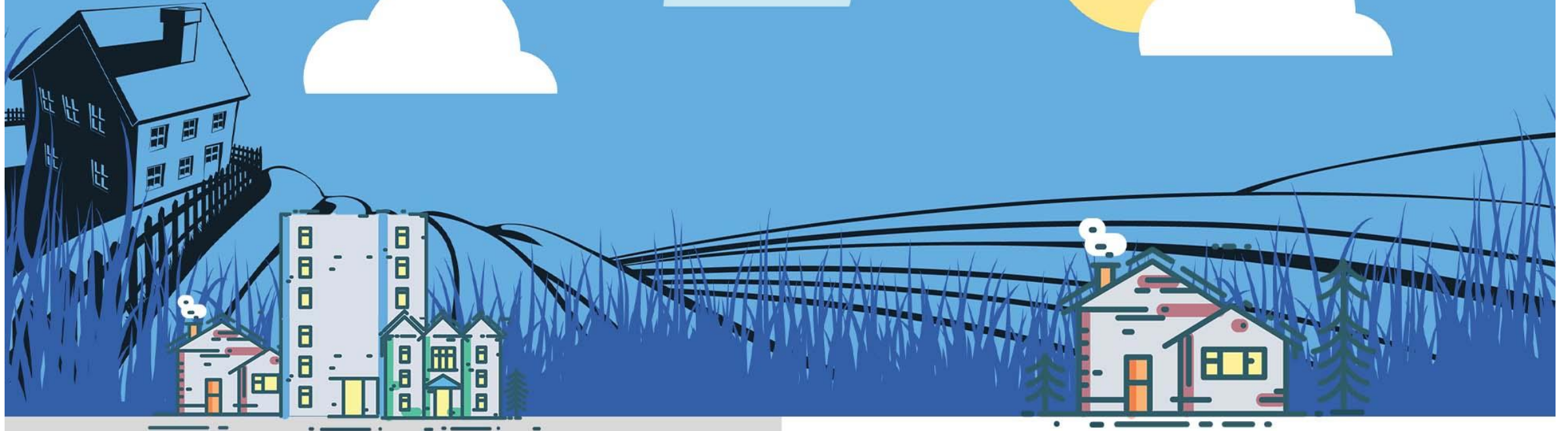
**\*\*CREA Stats for  
Thunder Bay**

# City of Thunder Bay®

## Housing Market Update by Property Type for April 2021\*

\*Based on residential MLS® System data from the City of Thunder Bay.

*All percentage changes are year-over-year comparisons.*



### OVERALL

#### Units Sold

138

214%



#### Median Price

\$286,000

15.6%



### SINGLE DETACHED

#### Units Sold

114

171%



#### Median Price

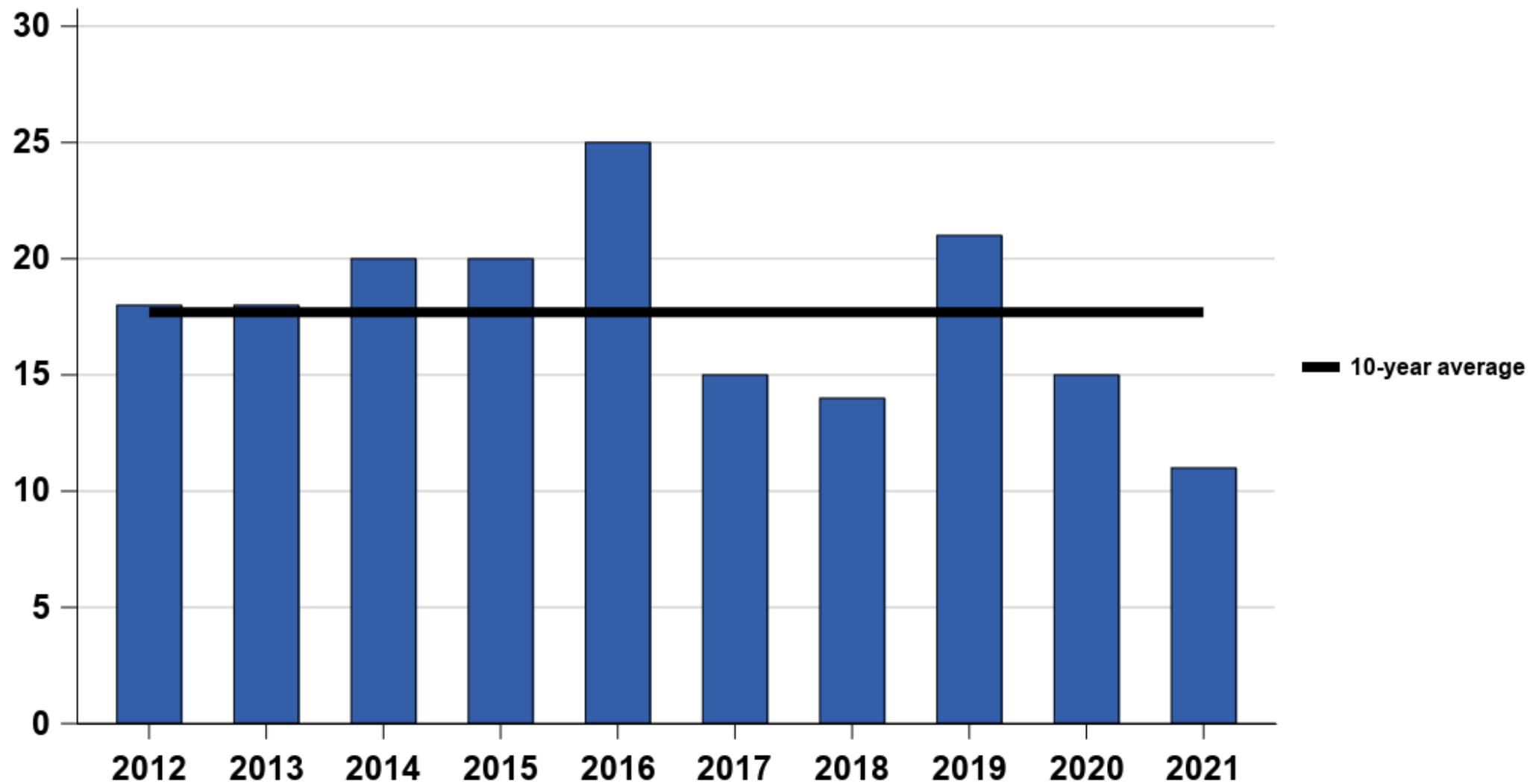
\$289,000

16.8%

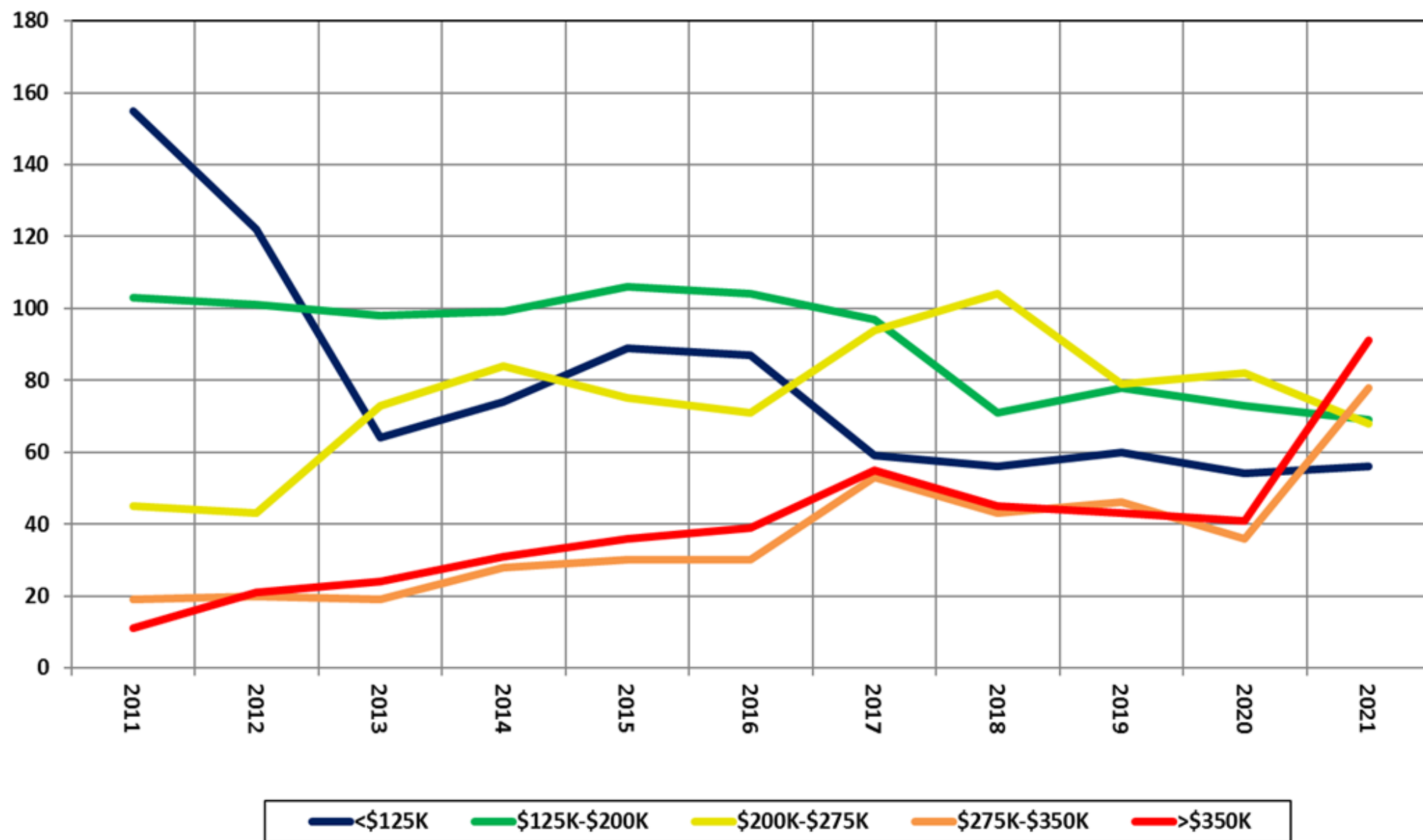




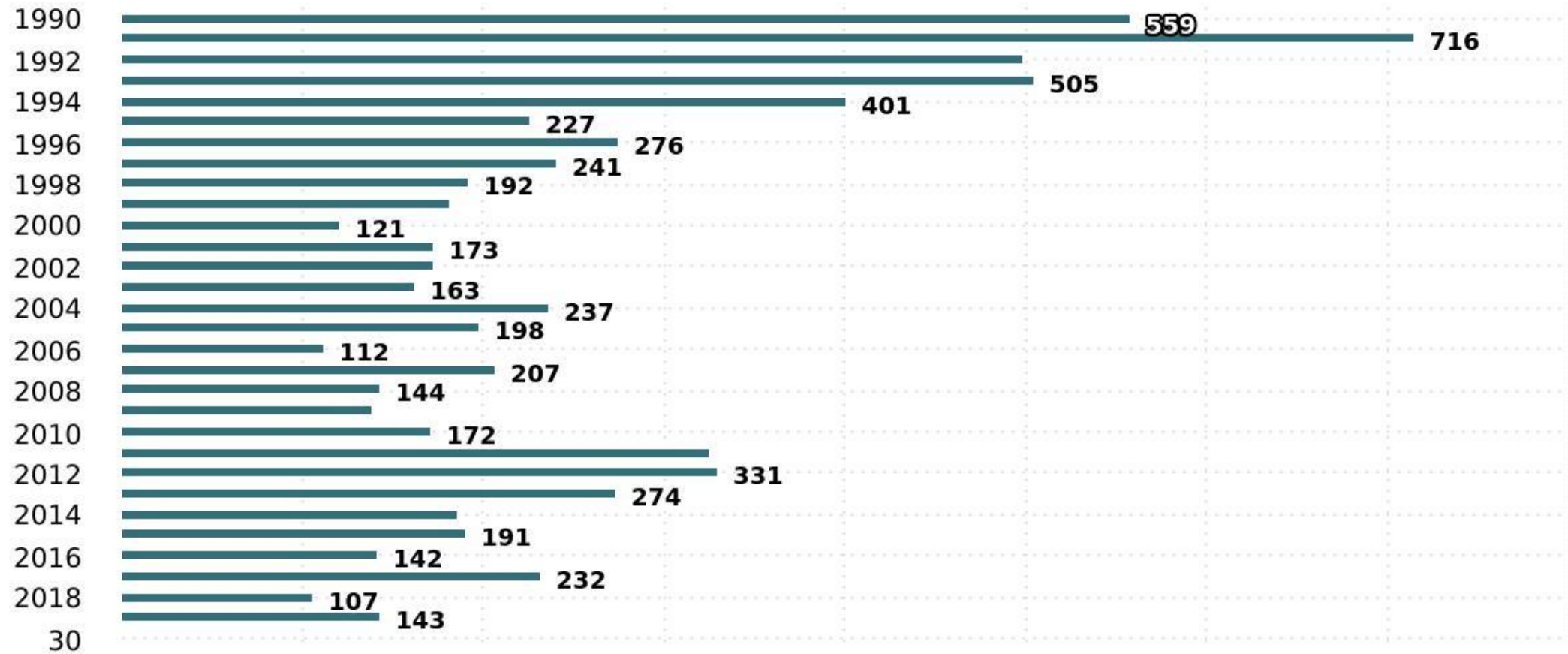
# Single detached median days on market (March only) Thunder Bay



## MLS® Single Detached Homes Sales by price range (Q1 only)



# Housing Starts



# Housing Completes

