



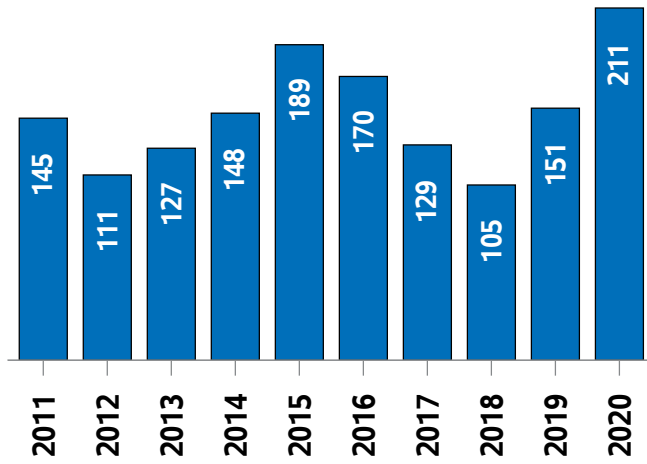
**Quinte and District Association
Residential Market Activity and MLS[®] HPI
Report
December 2020**



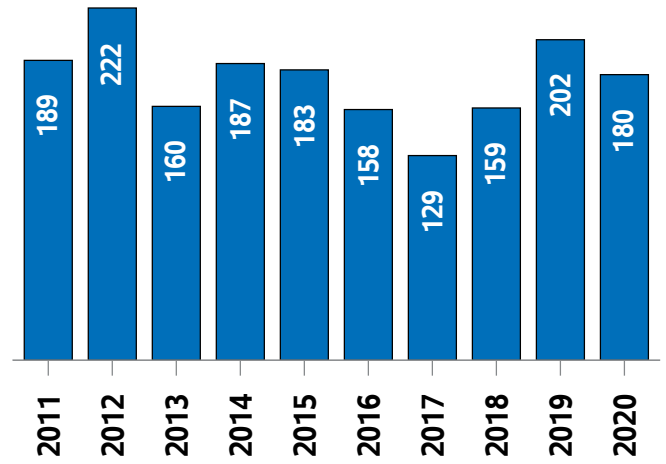
Prepared for the Quinte and District Association of REALTORS[®] by the Canadian Real Estate Association

Quinte and District MLS® Residential Market Activity

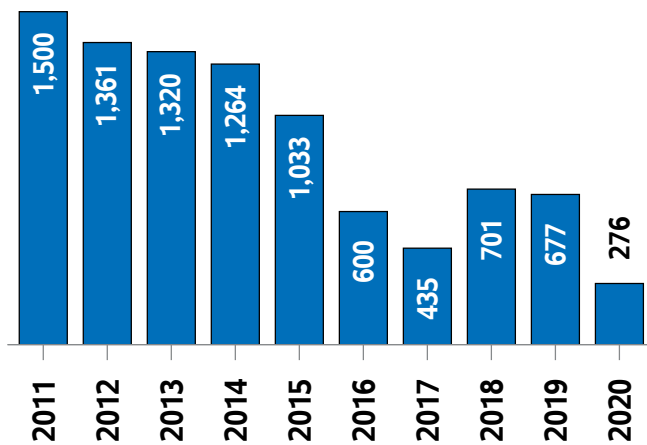
Sales Activity (December only)



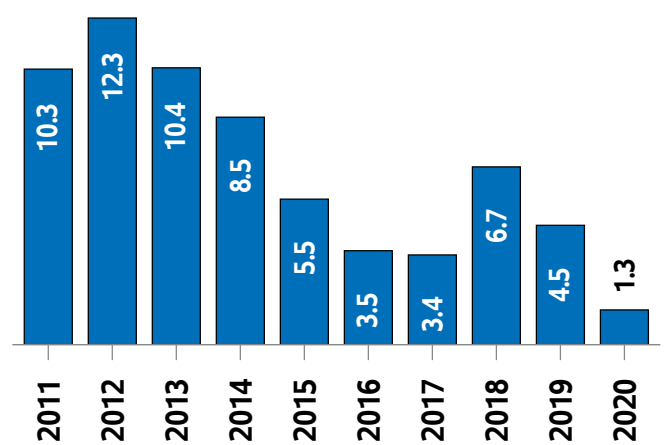
New Listings (December only)



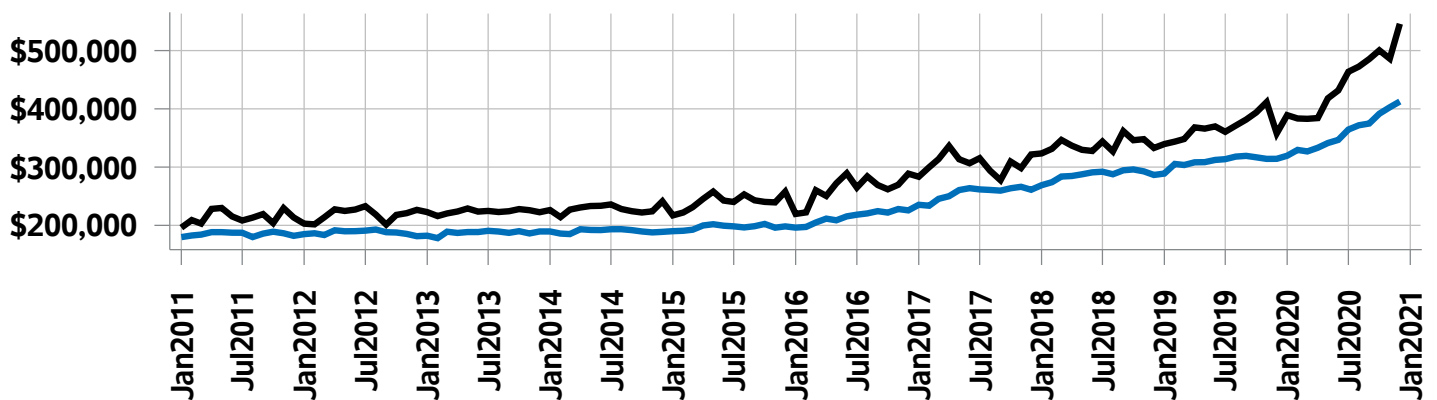
Active Listings (December only)



Months of Inventory (December only)

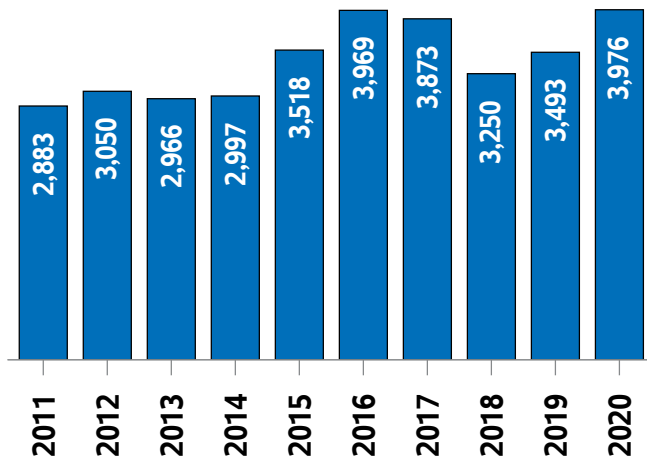


MLS® HPI Composite Benchmark Price and Average Price

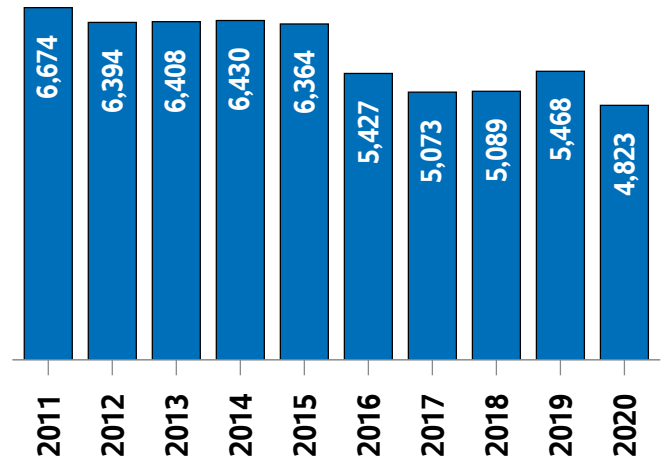


Quinte and District MLS® Residential Market Activity

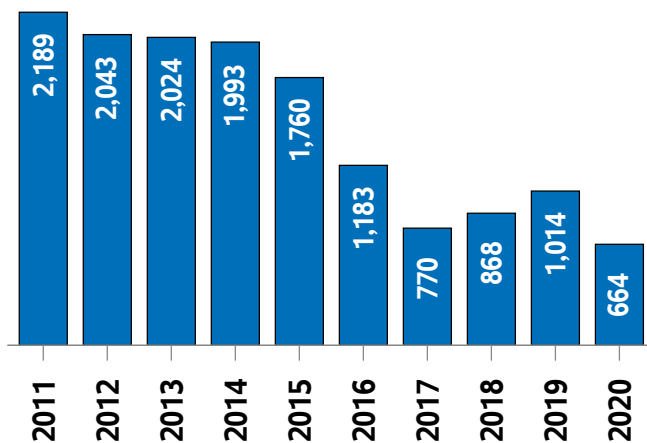
Sales Activity (December Year-to-date)



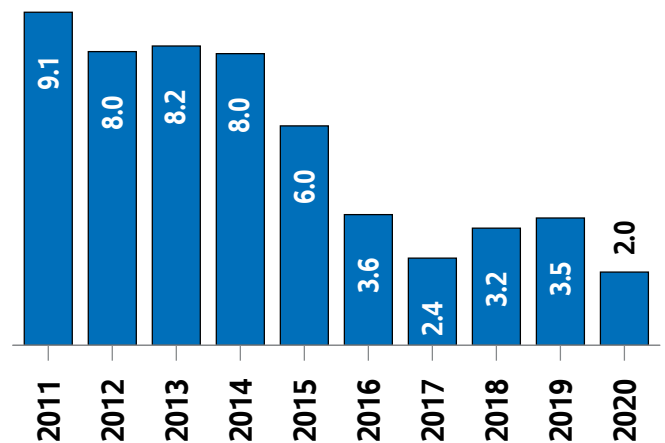
New Listings (December Year-to-date)



Active Listings ¹ (December Year-to-date)



Months of Inventory ² (December Year-to-date)



¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year

² Average active listings January to the current month/average of sales January to the current month

Quinte and District MLS® Residential Market Activity

Actual	December 2020	Compared to ⁶					
		December 2019	December 2018	December 2017	December 2015	December 2013	December 2010
Sales Activity	211	39.7	101.0	63.6	11.6	66.1	57.5
Dollar Volume	\$115,217,262	113.2	229.7	177.7	136.4	307.8	322.0
New Listings	180	-10.9	13.2	39.5	-1.6	12.5	-10.4
Active Listings	276	-59.2	-60.6	-36.6	-73.3	-79.1	-80.6
Sales to New Listings Ratio ¹	117.2	74.8	66.0	100.0	103.3	79.4	66.7
Months of Inventory ²	1.3	4.5	6.7	3.4	5.5	10.4	10.6
Average Price	\$546,053	52.6	64.1	69.8	111.8	145.4	168.0
Median Price	\$460,000	40.2	51.3	58.7	104.4	123.3	162.9
Sales to List Price Ratio	103.4	98.5	97.7	98.3	96.3	96.6	94.3
Median Days on Market	14.0	30.0	33.0	29.0	70.0	72.0	61.0
Year-to-date	December 2020	Compared to ⁶					
		December 2019	December 2018	December 2017	December 2015	December 2013	December 2010
Sales Activity	3,976	13.8	22.3	2.7	13.0	34.1	35.9
Dollar Volume	\$1,804,851,796	40.1	64.3	51.1	111.2	171.5	197.5
New Listings	4,823	-11.8	-5.2	-4.9	-24.2	-24.7	-28.7
Active Listings ³	664	-34.5	-23.5	-13.8	-62.3	-67.2	-68.9
Sales to New Listings Ratio ⁴	82.4	63.9	63.9	76.3	55.3	46.3	43.3
Months of Inventory ⁵	2.0	3.5	3.2	2.4	6.0	8.2	8.8
Average Price	\$453,937	23.0	34.3	47.2	86.9	102.5	118.9
Median Price	\$410,000	20.6	33.2	47.0	86.4	100.0	121.0
Sales to List Price Ratio	100.4	98.6	98.5	99.2	96.6	96.1	95.7
Median Days on Market	18.0	22.0	20.0	20.0	51.0	56.0	55.0

¹ Sales / new listings * 100; Compared to levels from previous periods.

² Active listings at month end / monthly sales; Compared to levels from previous periods.

³ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

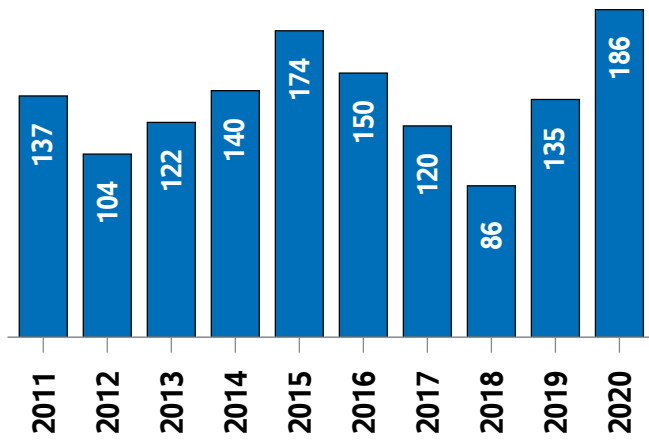
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

⁵ The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

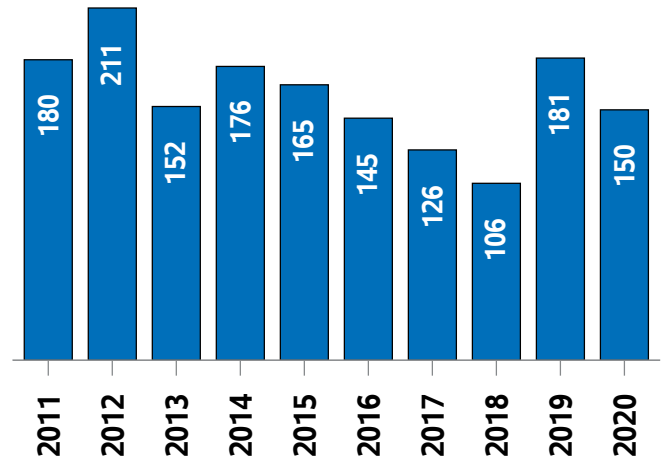
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

Quinte and District MLS® Single Family Market Activity

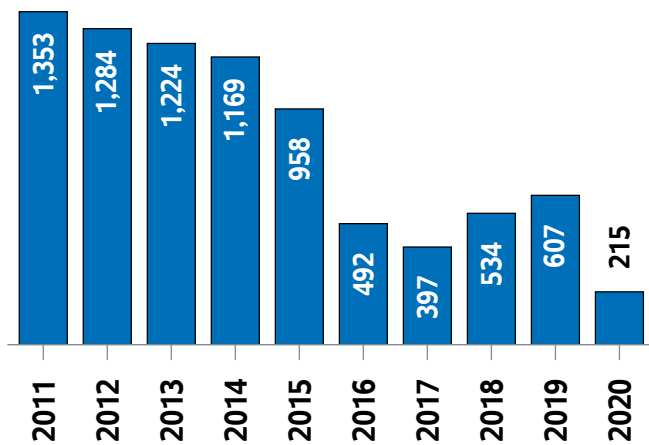
Sales Activity (December only)



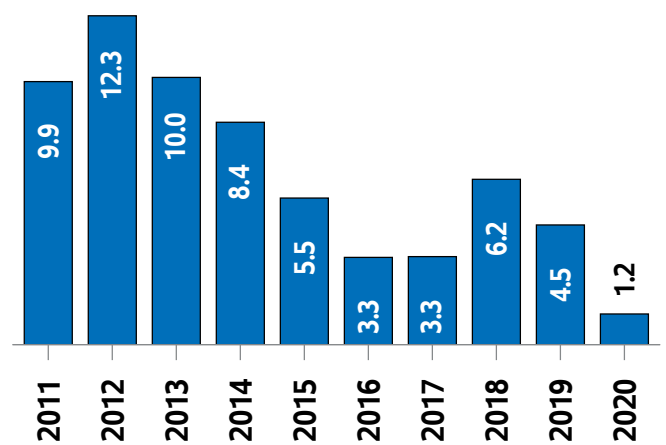
New Listings (December only)



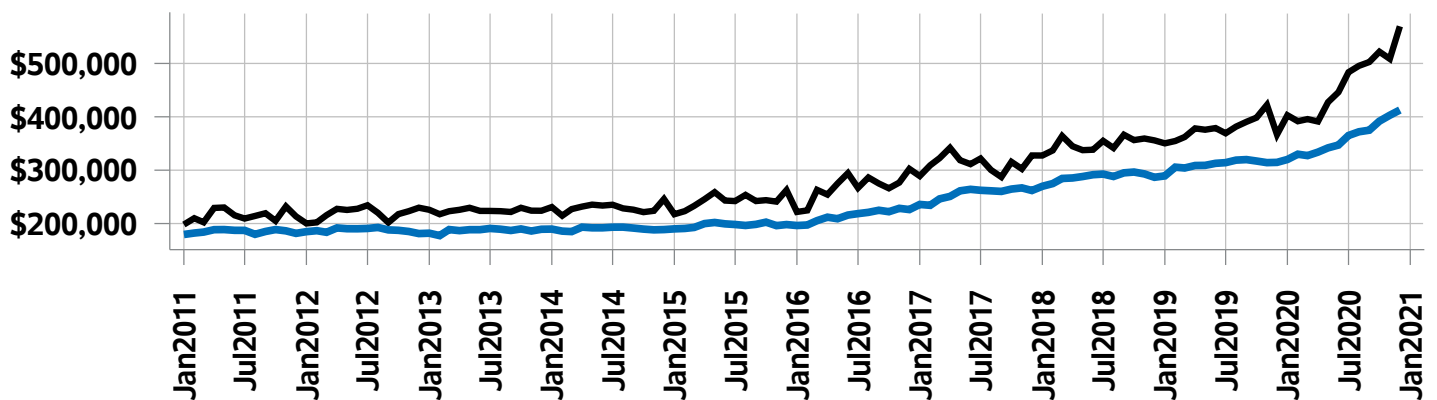
Active Listings (December only)



Months of Inventory (December only)

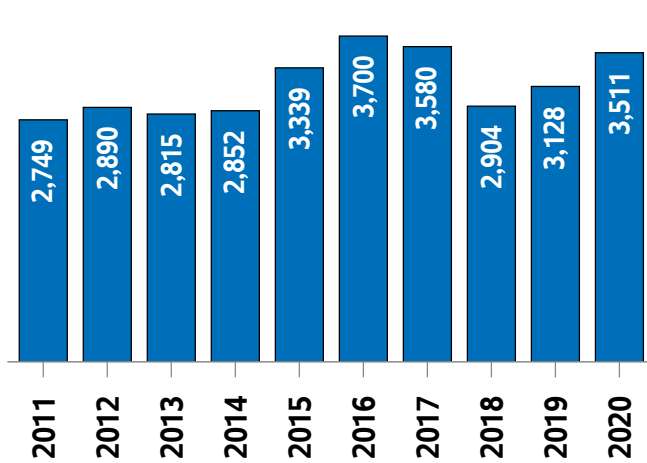


MLS® HPI Single Family Benchmark Price and Average Price

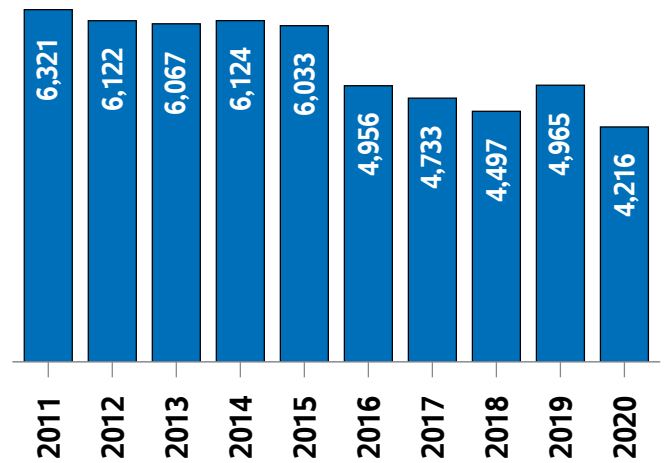


Quinte and District MLS® Single Family Market Activity

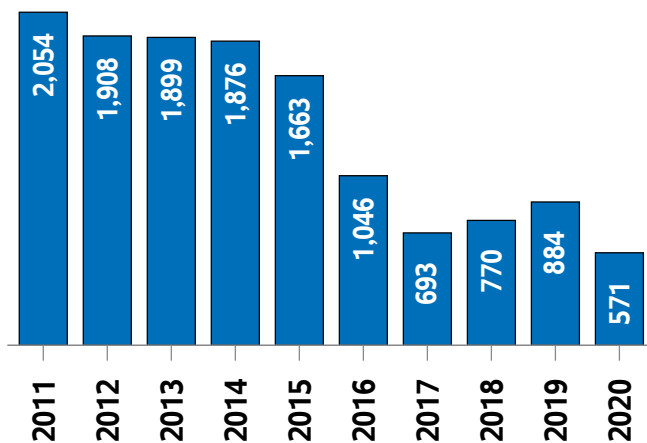
Sales Activity (December Year-to-date)



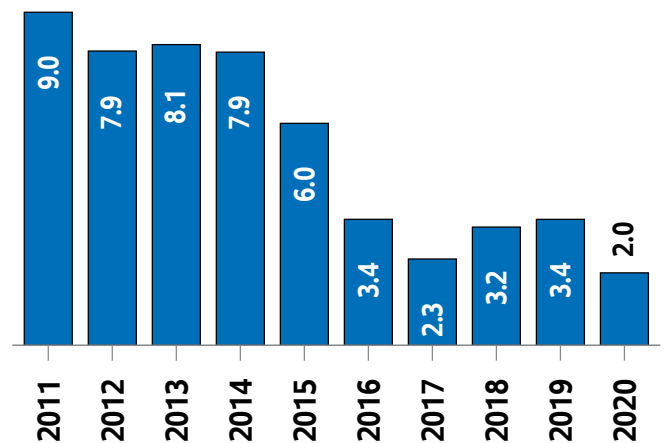
New Listings (December Year-to-date)



Active Listings ¹ (December Year-to-date)



Months of Inventory ² (December Year-to-date)



¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year

² Average active listings January to the current month/average of sales January to the current month

Quinte and District MLS® Single Family Market Activity

Actual	December 2020	Compared to ⁶					
		December 2019	December 2018	December 2017	December 2015	December 2013	December 2010
Sales Activity	186	37.8	116.3	55.0	6.9	52.5	44.2
Dollar Volume	\$105,929,584	114.0	246.2	169.5	131.8	287.7	302.8
New Listings	150	-17.1	41.5	19.0	-9.1	-1.3	-20.6
Active Listings	215	-64.6	-59.7	-45.8	-77.6	-82.4	-83.9
Sales to New Listings Ratio ¹	124.0	74.6	81.1	95.2	105.5	80.3	68.3
Months of Inventory ²	1.2	4.5	6.2	3.3	5.5	10.0	10.3
Average Price	\$569,514	55.3	60.1	73.9	116.9	154.3	179.4
Median Price	\$486,250	47.3	51.0	67.7	109.6	135.8	177.9
Sales to List Price Ratio	103.7	98.2	97.5	98.4	96.1	96.6	94.3
Median Days on Market	14.0	33.0	36.5	29.0	64.0	71.0	63.0
Year-to-date	December 2020	Compared to ⁶					
		December 2019	December 2018	December 2017	December 2015	December 2013	December 2010
Sales Activity	3,511	12.2	20.9	-1.9	5.2	24.7	24.6
Dollar Volume	\$1,653,748,062	39.6	63.6	46.7	102.9	161.5	182.8
New Listings	4,216	-15.1	-6.2	-10.9	-30.1	-30.5	-34.8
Active Listings ³	571	-35.4	-25.9	-17.7	-65.7	-69.9	-71.8
Sales to New Listings Ratio ⁴	83.3	63.0	64.6	75.6	55.3	46.4	43.6
Months of Inventory ⁵	2.0	3.4	3.2	2.3	6.0	8.1	8.6
Average Price	\$471,019	24.4	35.3	49.5	92.9	109.7	126.9
Median Price	\$425,000	21.6	34.9	49.1	93.2	107.3	129.1
Sales to List Price Ratio	100.5	98.5	98.4	99.2	96.5	96.1	95.7
Median Days on Market	18.0	22.0	20.0	20.0	50.0	56.0	55.0

¹ Sales / new listings * 100; Compared to levels from previous periods.

² Active listings at month end / monthly sales; Compared to levels from previous periods.

³ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

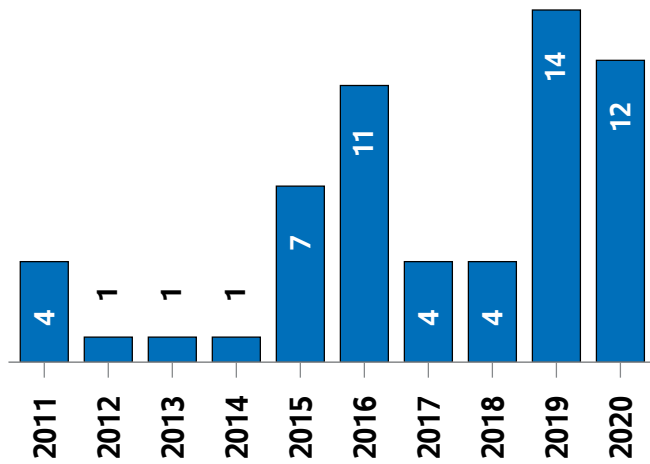
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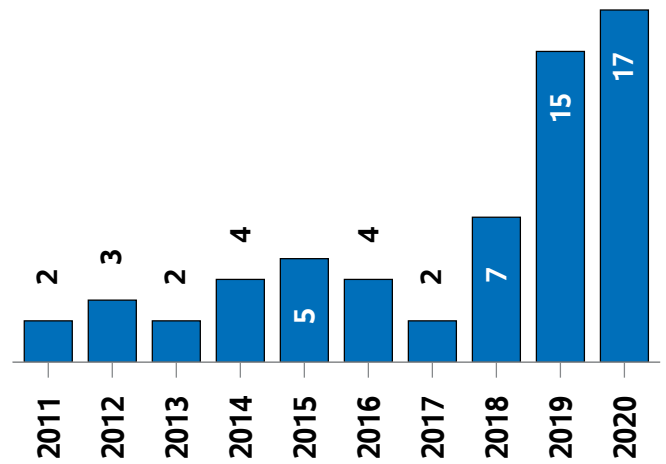
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

Quinte and District MLS® Townhouse Market Activity

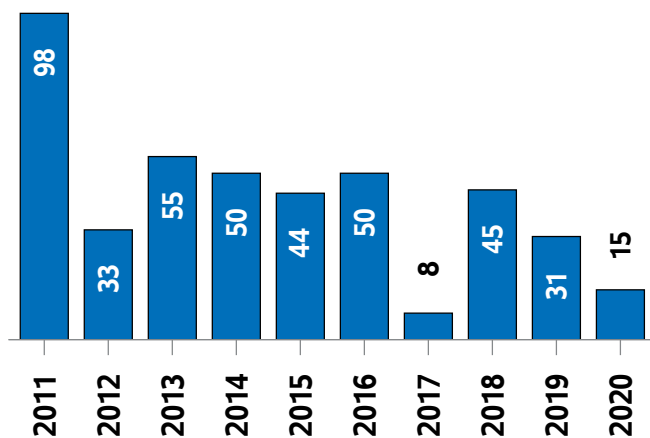
Sales Activity (December only)



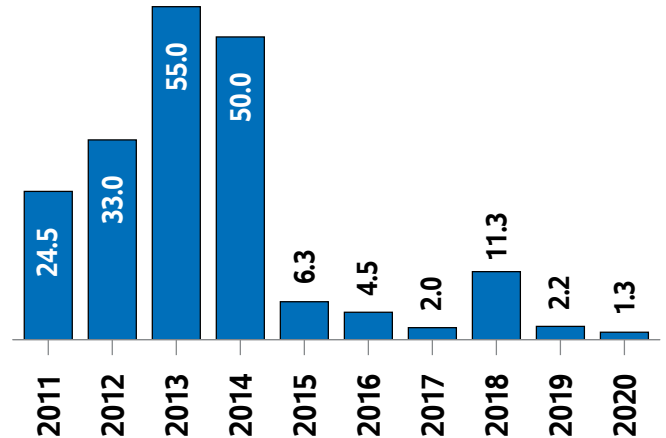
New Listings (December only)



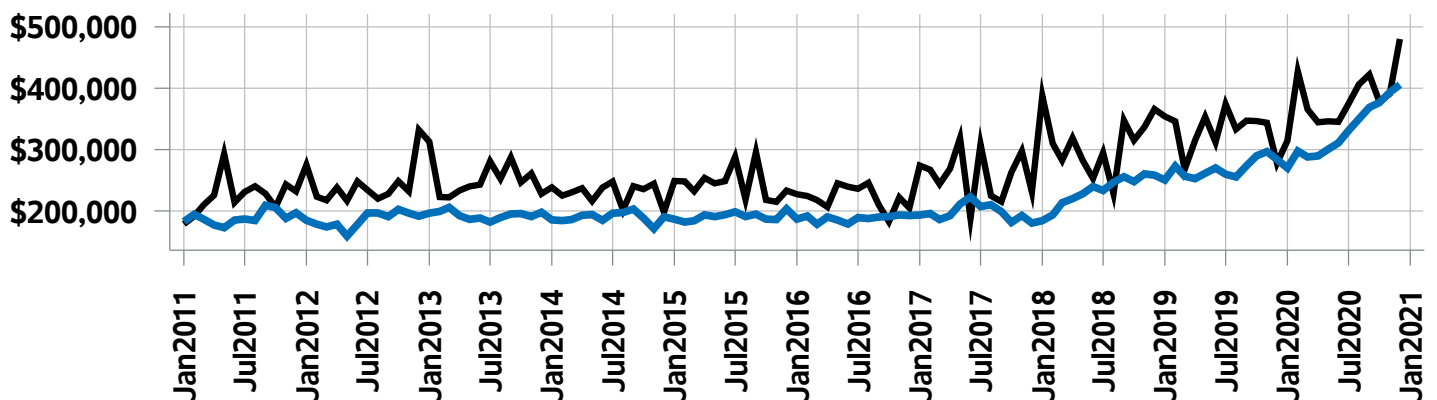
Active Listings (December only)



Months of Inventory (December only)

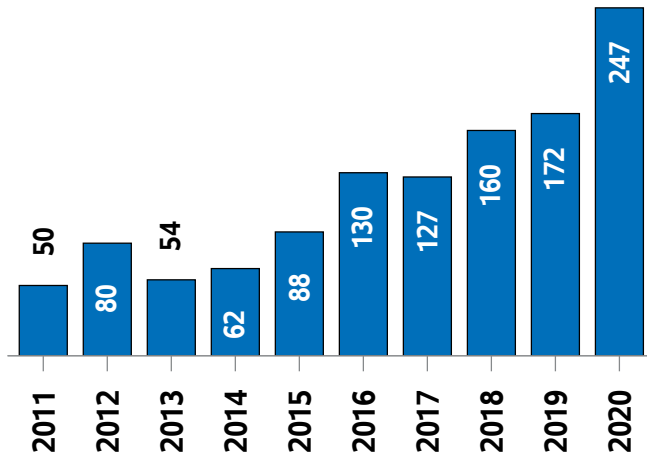


MLS® HPI Townhouse Benchmark Price and Average Price

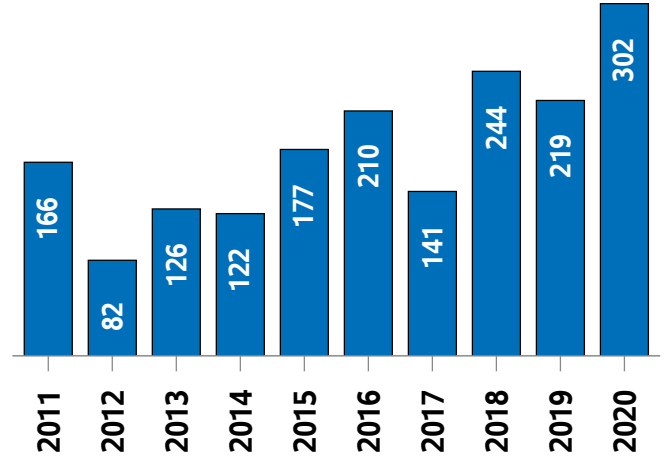


Quinte and District MLS® Townhouse Market Activity

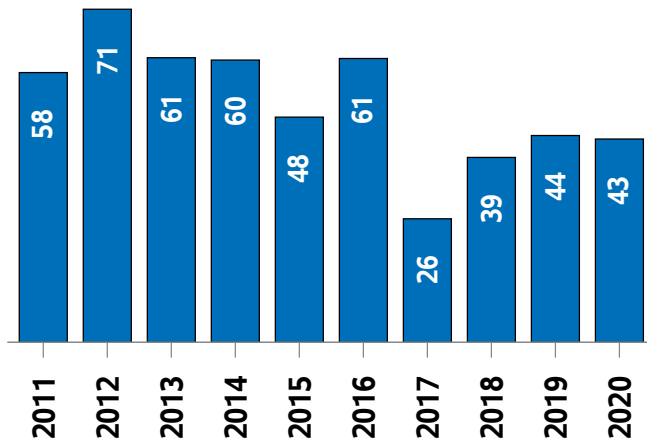
Sales Activity (December Year-to-date)



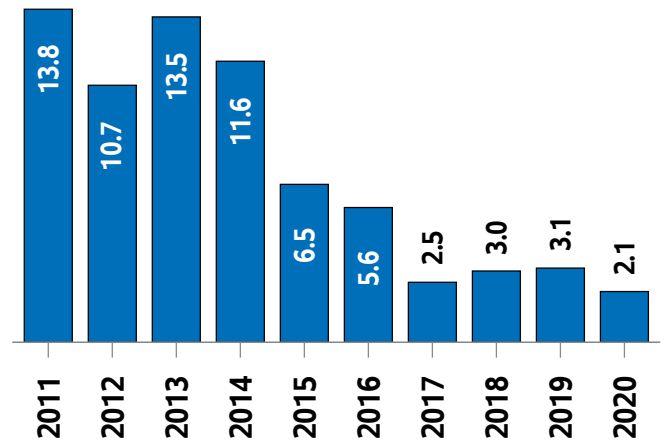
New Listings (December Year-to-date)



Active Listings ¹ (December Year-to-date)



Months of Inventory ² (December Year-to-date)



¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year

² Average active listings January to the current month/average of sales January to the current month

Quinte and District MLS® Townhouse Market Activity

Actual	December 2020	Compared to ⁶					
		December 2019	December 2018	December 2017	December 2015	December 2013	December 2010
Sales Activity	12	-14.3	200.0	200.0	71.4	1,100.0	500.0
Dollar Volume	\$5,763,078	48.1	293.7	523.2	253.0	2,428.8	1,269.2
New Listings	17	13.3	142.9	750.0	240.0	750.0	142.9
Active Listings	15	-51.6	-66.7	87.5	-65.9	-72.7	-60.5
Sales to New Listings Ratio ¹	70.6	93.3	57.1	200.0	140.0	50.0	28.6
Months of Inventory ²	1.3	2.2	11.3	2.0	6.3	55.0	19.0
Average Price	\$480,257	72.7	31.2	107.7	105.9	110.7	128.2
Median Price	\$394,950	40.8	15.5	73.6	88.2	73.3	87.7
Sales to List Price Ratio	103.6	101.8	102.8	99.1	98.2	100.0	96.9
Median Days on Market	49.0	10.0	19.0	8.0	82.0	372.0	27.5
Year-to-date	December 2020	Compared to ⁶					
		December 2019	December 2018	December 2017	December 2015	December 2013	December 2010
Sales Activity	247	43.6	54.4	94.5	180.7	357.4	696.8
Dollar Volume	\$94,327,999	68.3	99.1	186.0	334.0	585.0	1,048.3
New Listings	302	37.9	23.8	114.2	70.6	139.7	243.2
Active Listings ³	43	-1.7	9.9	64.6	-9.7	-28.6	11.6
Sales to New Listings Ratio ⁴	81.8	78.5	65.6	90.1	49.7	42.9	35.2
Months of Inventory ⁵	2.1	3.1	3.0	2.5	6.5	13.5	15.0
Average Price	\$381,895	17.2	29.0	47.1	54.6	49.8	44.1
Median Price	\$363,000	10.6	21.0	40.7	59.3	56.5	56.8
Sales to List Price Ratio	101.3	99.9	100.4	101.1	100.9	99.4	98.1
Median Days on Market	17.0	20.5	14.0	23.0	64.5	68.0	54.0

¹ Sales / new listings * 100; Compared to levels from previous periods.

² Active listings at month end / monthly sales; Compared to levels from previous periods.

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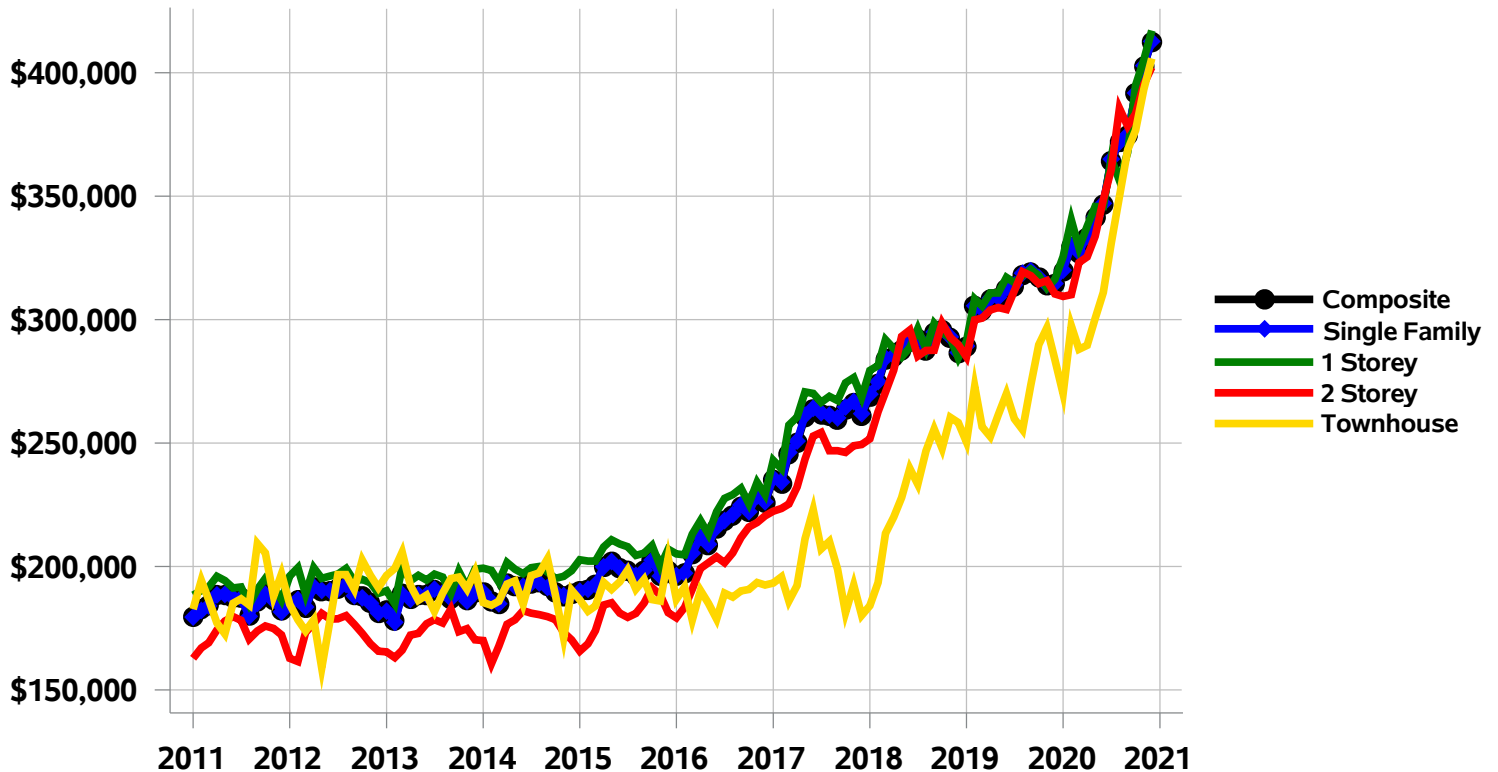
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

Quinte and District MLS® HPI Benchmark Price

MLS® Home Price Index Benchmark Price

Benchmark Type:	December 2020	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$412,600	2.5	10.1	19.0	31.3	58.0	108.2
Single Family	\$412,700	2.4	10.1	18.9	31.2	57.6	108.3
One Storey	\$417,100	2.9	13.4	20.6	31.9	55.3	101.5
Two Storey	\$402,200	1.7	6.3	15.4	29.6	61.3	121.8
Townhouse	\$405,800	3.2	10.1	30.5	43.0	125.2	99.5

MLS® HPI Benchmark Price



Quinte and District MLS® HPI Benchmark Descriptions

Composite

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1355
Half Bathrooms	0
Heating	Forced air
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Concrete blocs
Wastewater Disposal	Municipal sewers

Single Family

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1358
Half Bathrooms	0
Heating	Forced air
Lot Size	10182
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Concrete blocs
Type of Property	Detached
Wastewater Disposal	Municipal sewers

Quinte and District MLS® HPI Benchmark Descriptions

1 Storey

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1267
Half Bathrooms	0
Heating	Forced air
Lot Size	10599
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Concrete blocs
Type of Property	Detached
Wastewater Disposal	Municipal sewers

2 Storey

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1588
Half Bathrooms	0
Heating	Forced air
Lot Size	9800
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Concrete blocs
Type of Property	Detached
Wastewater Disposal	Municipal sewers

Quinte and District MLS® HPI Benchmark Descriptions

Townhouse

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Gross Living Area (Above Ground; in sq. ft.)	1101
Half Bathrooms	0
Heating	Baseboards
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers