



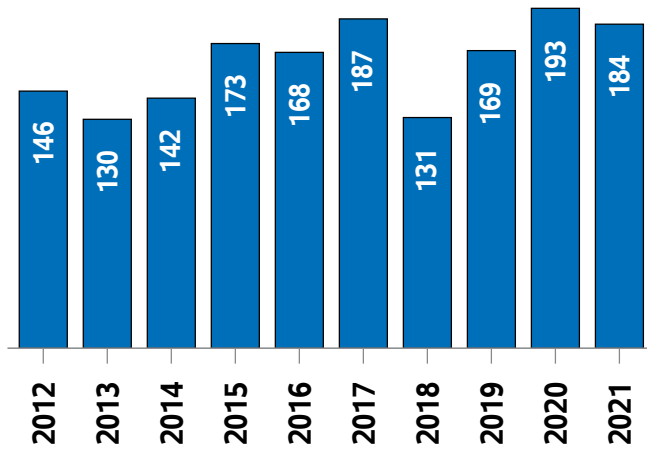
**Quinte and District Association  
Residential Market Activity and MLS<sup>®</sup> HPI  
Report  
January 2021**



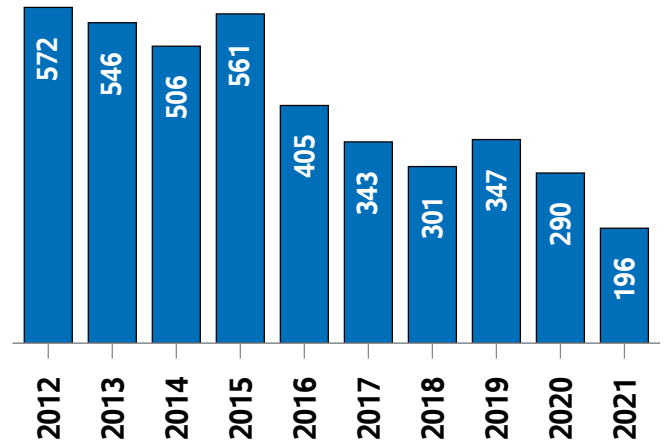
Prepared for the Quinte and District Association of REALTORS<sup>®</sup> by the Canadian Real Estate Association

# Quinte and District MLS® Residential Market Activity

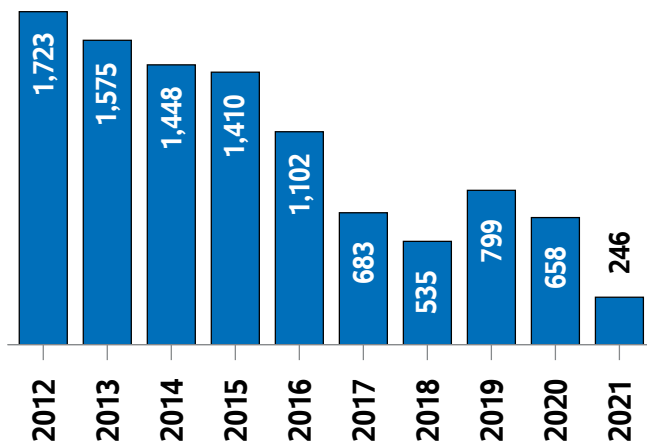
Sales Activity (January only)



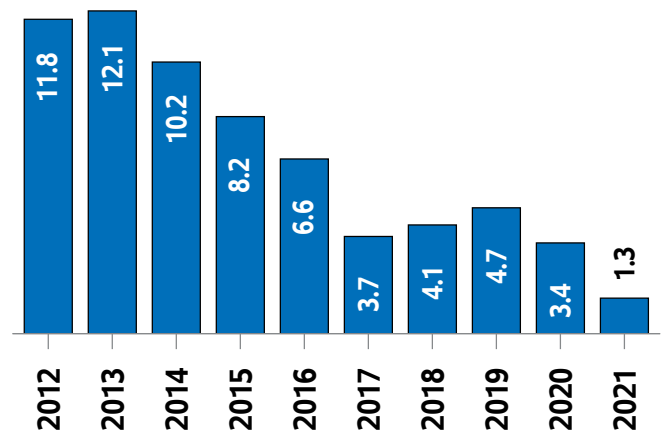
New Listings (January only)



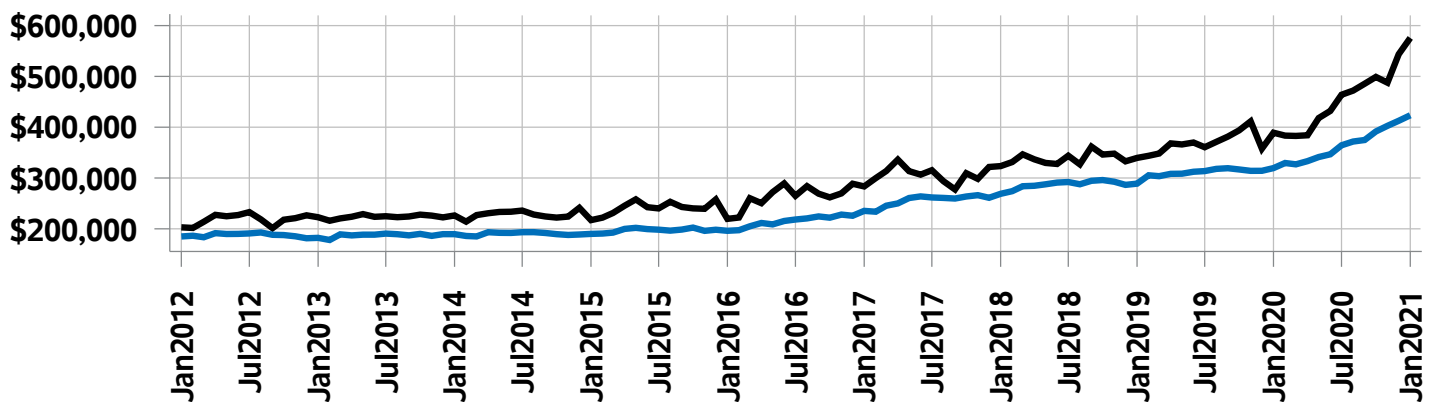
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Composite Benchmark Price and Average Price



## Quinte and District MLS® Residential Market Activity

Actual	January 2021	Compared to <sup>6</sup>					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	184	-4.7	8.9	40.5	9.5	29.6	29.6
Dollar Volume	\$105,933,700	41.1	84.6	150.0	187.2	229.7	280.6
New Listings	196	-32.4	-43.5	-34.9	-51.6	-61.3	-60.7
Active Listings	246	-62.6	-69.2	-54.0	-77.7	-83.0	-84.4
Sales to New Listings Ratio <sup>1</sup>	93.9	66.6	48.7	43.5	41.5	28.1	28.5
Months of Inventory <sup>2</sup>	1.3	3.4	4.7	4.1	6.6	10.2	11.1
Average Price	\$575,727	47.9	69.5	78.0	162.2	154.5	193.7
Median Price	\$518,500	48.1	62.0	81.9	159.3	148.1	200.6
Sales to List Price Ratio	103.3	98.2	97.8	98.2	96.3	95.8	94.2
Median Days on Market	21.0	35.0	29.0	22.0	67.0	67.5	72.5

<sup>1</sup> Sales / new listings \* 100; Compared to levels from previous periods.

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

<sup>3</sup> 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.

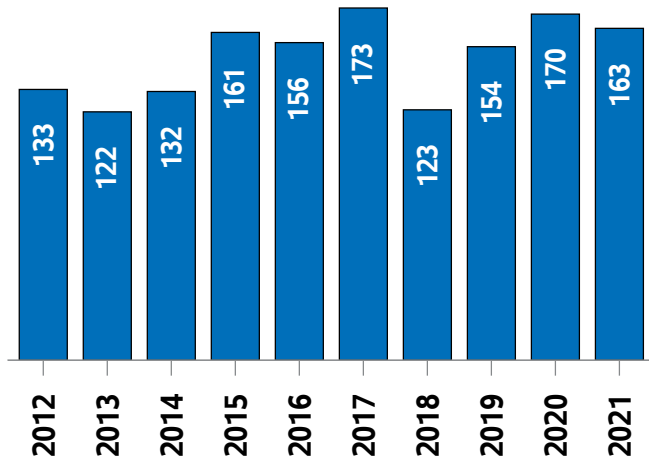
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>5</sup> 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.

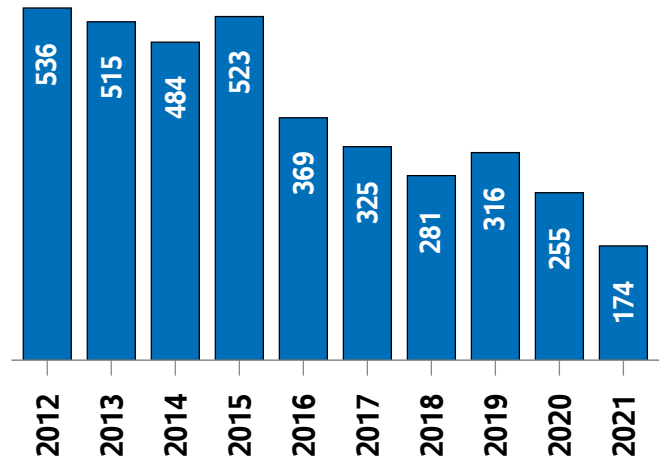
<sup>6</sup> Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

# Quinte and District MLS® Single Family Market Activity

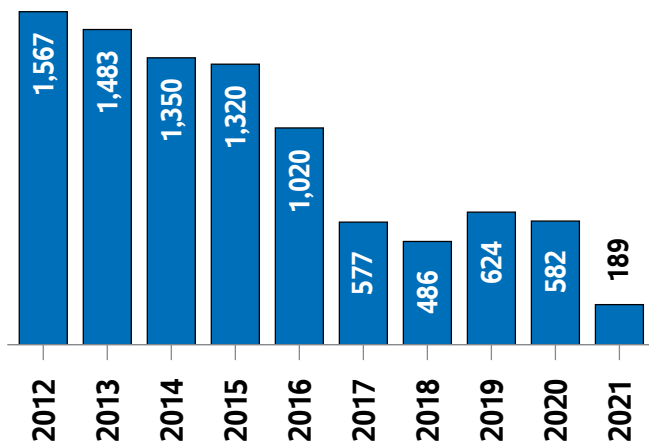
Sales Activity (January only)



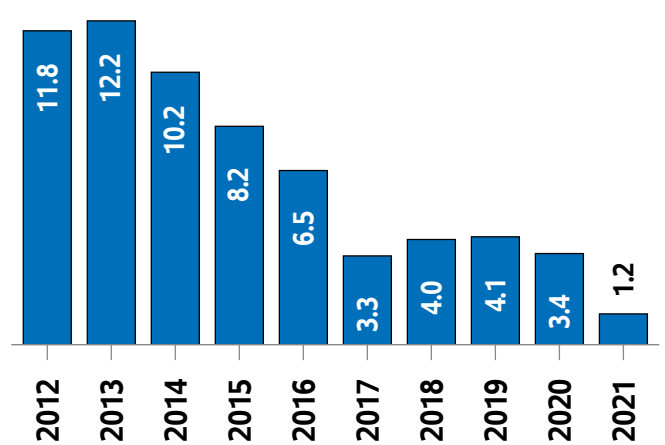
New Listings (January only)



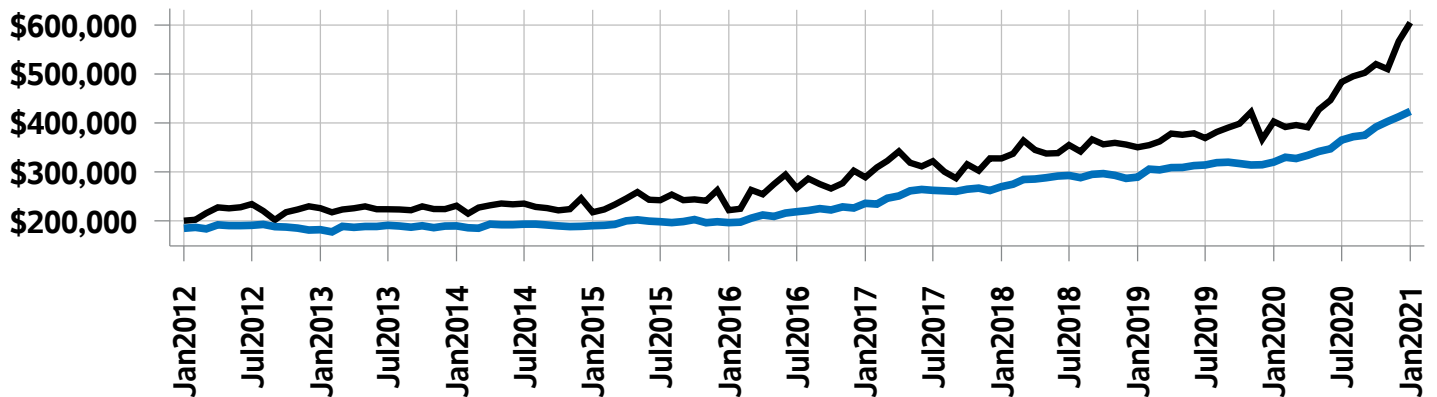
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Single Family Benchmark Price and Average Price



## Quinte and District MLS® Single Family Market Activity

Actual	January 2021	Compared to <sup>6</sup>					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
<b>Sales Activity</b>	<b>163</b>	-4.1	5.8	32.5	4.5	23.5	20.7
<b>Dollar Volume</b>	<b>\$98,623,210</b>	44.0	82.8	144.9	185.1	223.6	268.8
<b>New Listings</b>	<b>174</b>	-31.8	-44.9	-38.1	-52.8	-64.0	-63.3
<b>Active Listings</b>	<b>189</b>	-67.5	-69.7	-61.1	-81.5	-86.0	-87.1
<b>Sales to New Listings Ratio <sup>1</sup></b>	<b>93.7</b>	66.7	48.7	43.8	42.3	27.3	28.5
<b>Months of Inventory <sup>2</sup></b>	<b>1.2</b>	3.4	4.1	4.0	6.5	10.2	10.9
<b>Average Price</b>	<b>\$605,050</b>	50.2	72.7	84.8	172.8	162.1	205.4
<b>Median Price</b>	<b>\$540,000</b>	47.0	63.9	86.2	170.0	153.0	208.6
<b>Sales to List Price Ratio</b>	<b>102.8</b>	98.0	97.9	98.2	96.0	95.9	94.2
<b>Median Days on Market</b>	<b>22.0</b>	36.0	28.5	22.0	68.5	65.5	73.0

<sup>1</sup> Sales / new listings \* 100; Compared to levels from previous periods.

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

<sup>3</sup> 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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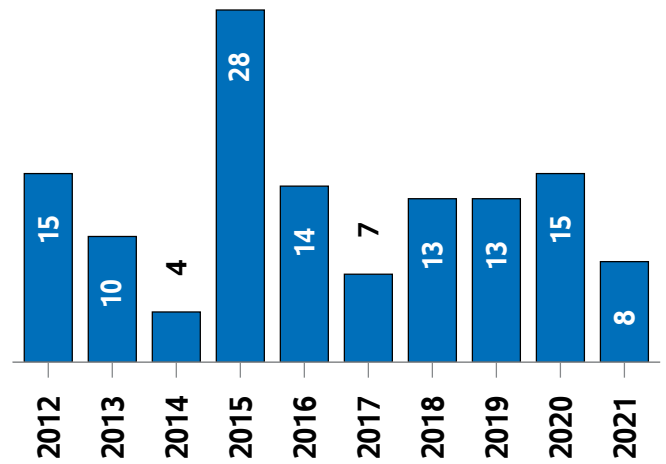
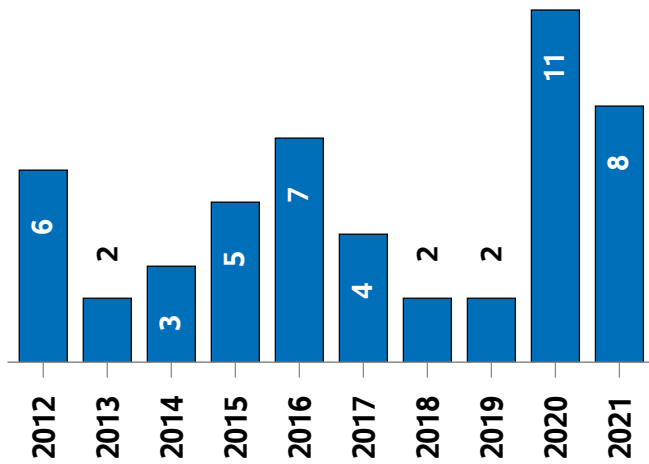
<sup>5</sup> The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

<sup>6</sup> 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

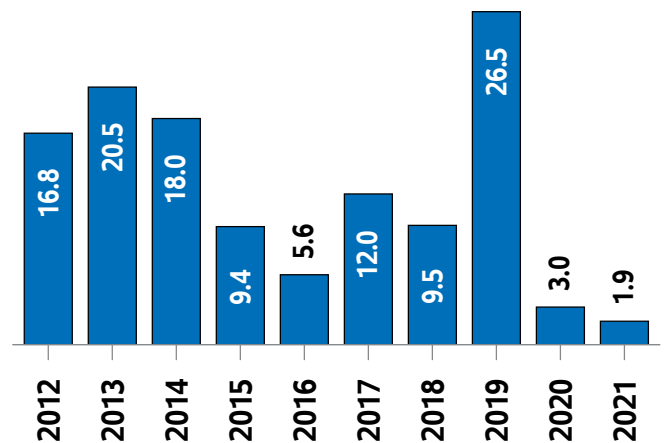
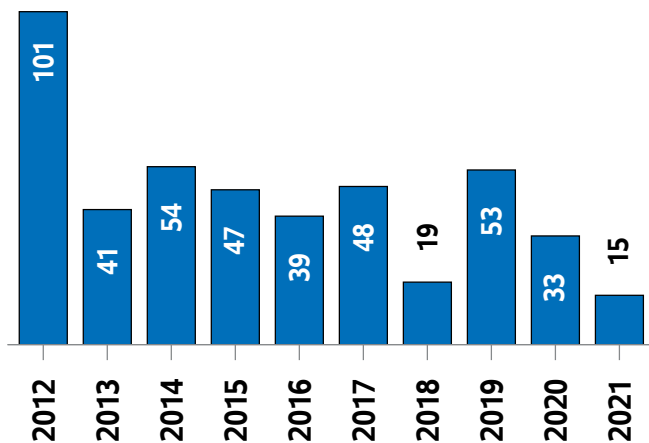
Sales Activity (January only)

New Listings (January only)

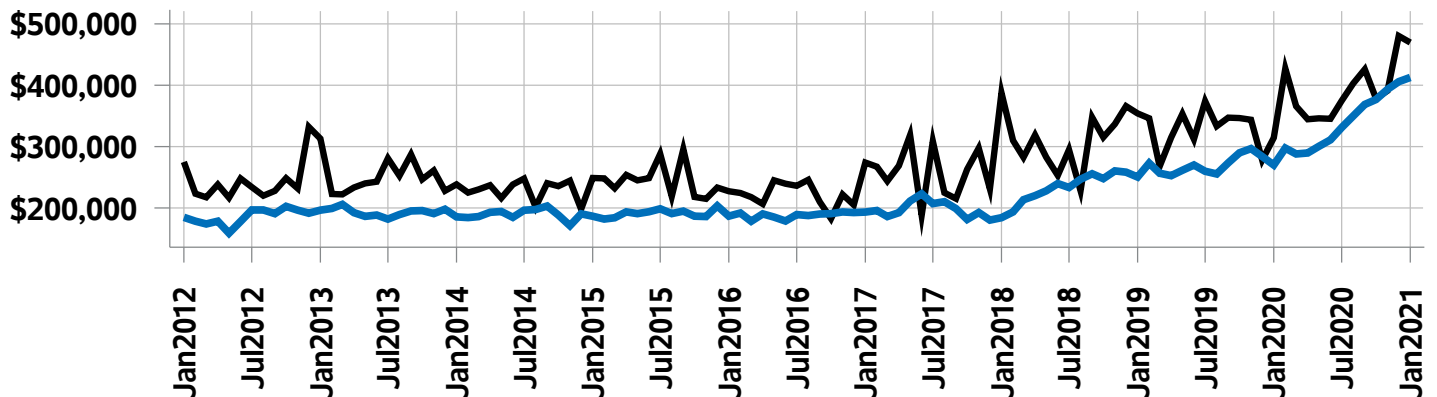


Active Listings (January only)

Months of Inventory (January only)



MLS® HPI Townhouse Benchmark Price and Average Price



## Quinte and District MLS® Townhouse Market Activity

Actual	January 2021	Compared to <sup>6</sup>					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	8	-27.3	300.0	300.0	14.3	166.7	100.0
Dollar Volume	\$3,756,590	8.6	430.5	384.7	136.2	425.2	426.0
New Listings	8	-46.7	-38.5	-38.5	-42.9	100.0	-38.5
Active Listings	15	-54.5	-71.7	-21.1	-61.5	-72.2	-68.1
Sales to New Listings Ratio <sup>1</sup>	100.0	73.3	15.4	15.4	50.0	75.0	30.8
Months of Inventory <sup>2</sup>	1.9	3.0	26.5	9.5	5.6	18.0	11.8
Average Price	\$469,574	49.4	32.6	21.2	106.7	96.9	163.0
Median Price	\$472,950	35.2	33.6	22.1	119.2	75.9	155.0
Sales to List Price Ratio	110.9	103.0	103.0	97.4	102.3	97.6	96.3
Median Days on Market	22.0	27.0	91.0	37.0	23.0	822.0	50.5

<sup>1</sup> Sales / new listings \* 100; Compared to levels from previous periods.

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

<sup>3</sup> 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.

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

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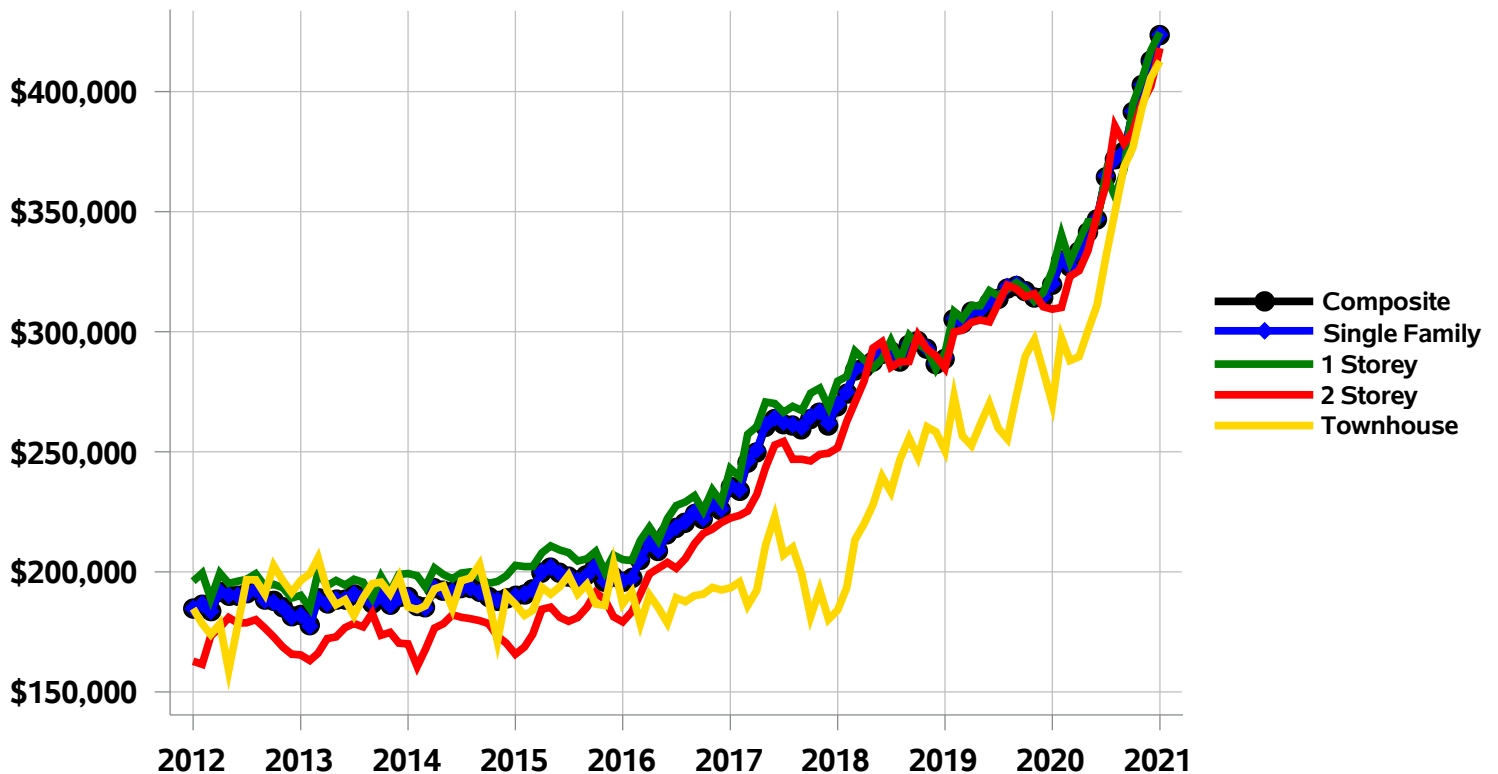
<sup>6</sup> Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

## Quinte and District MLS® HPI Benchmark Price

### MLS® Home Price Index Benchmark Price

Benchmark Type:	January 2021	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$423,500	2.6	8.1	16.2	32.6	57.5	116.0
Single Family	\$423,700	2.7	8.1	16.1	32.4	57.0	115.8
One Storey	\$424,600	1.8	7.5	16.2	30.4	52.0	107.0
Two Storey	\$418,100	4.0	9.1	15.9	35.1	66.1	133.3
Townhouse	\$412,700	1.7	9.6	24.7	52.9	124.2	121.0

### 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