



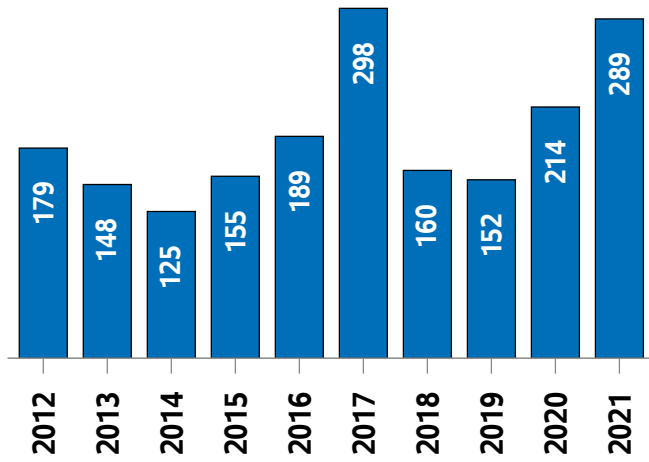
**Quinte and District Association
Residential Market Activity and MLS[®] HPI
Report
February 2021**



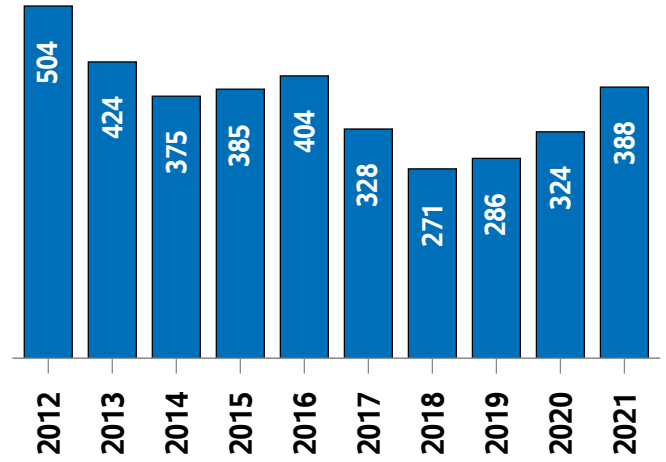
Prepared for the Quinte and District Association of REALTORS[®] by the Canadian Real Estate Association

Quinte and District MLS® Residential Market Activity

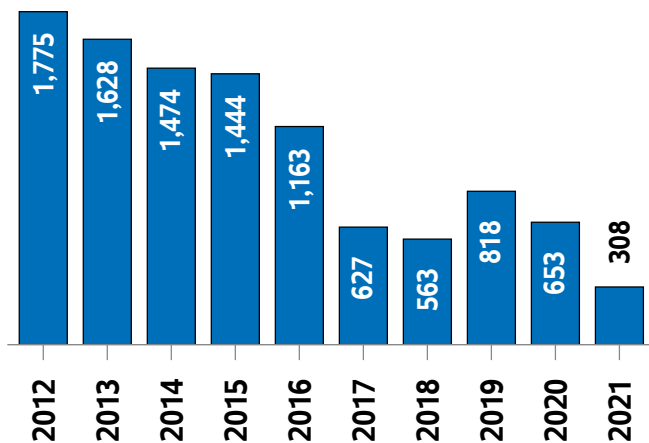
Sales Activity (February only)



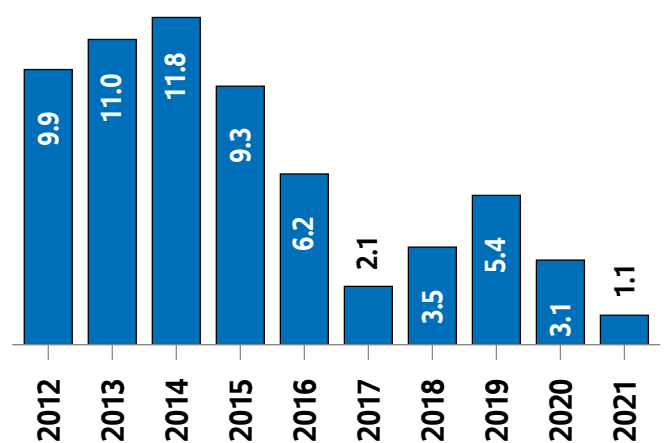
New Listings (February only)



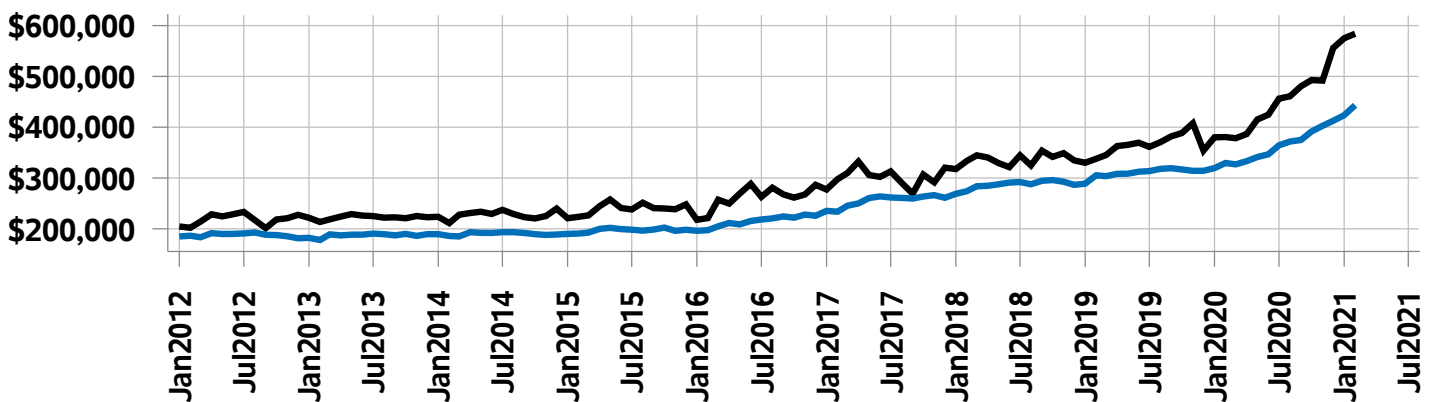
Active Listings (February only)



Months of Inventory (February only)

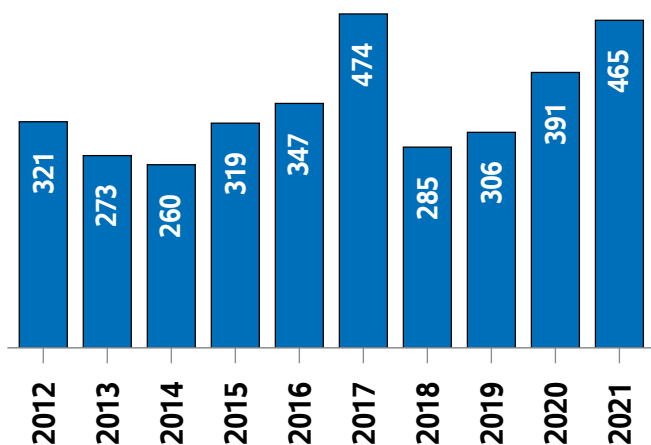


MLS® HPI Composite Benchmark Price and Average Price

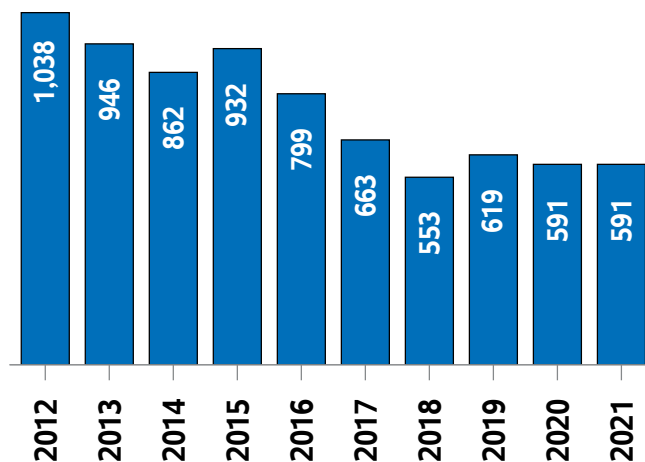


Quinte and District MLS® Residential Market Activity

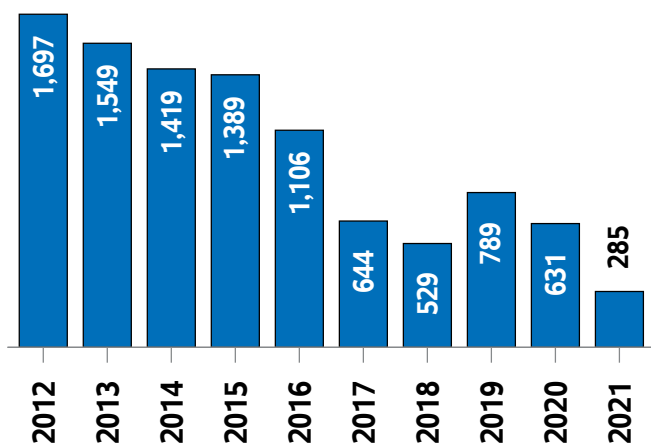
Sales Activity (February Year-to-date)



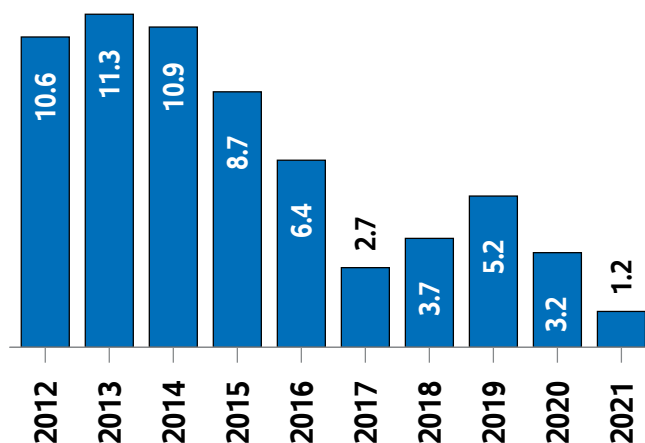
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



Months of Inventory ² (February 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	February 2021	Compared to ⁶					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	289	35.0	90.1	80.6	52.9	131.2	84.1
Dollar Volume	\$168,757,142	107.2	228.6	216.1	303.8	539.2	412.5
New Listings	388	19.8	35.7	43.2	-4.0	3.5	-25.8
Active Listings	308	-52.8	-62.3	-45.3	-73.5	-79.1	-82.1
Sales to New Listings Ratio ¹	74.5	66.0	53.1	59.0	46.8	33.3	30.0
Months of Inventory ²	1.1	3.1	5.4	3.5	6.2	11.8	10.9
Average Price	\$583,935	53.5	72.8	75.0	164.1	176.5	178.4
Median Price	\$540,000	49.8	73.8	78.8	157.1	184.2	200.0
Sales to List Price Ratio	109.6	98.2	99.3	98.9	97.2	95.8	95.8
Median Days on Market	8.0	22.0	16.5	15.0	44.0	46.0	43.0
Year-to-date	February 2021	Compared to ⁶					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	465	18.9	52.0	63.2	34.0	78.8	58.7
Dollar Volume	\$269,978,342	81.5	164.2	190.0	254.3	377.0	353.0
New Listings	591	0.0	-4.5	6.9	-26.0	-31.4	-40.4
Active Listings ³	285	-54.9	-63.9	-46.2	-74.3	-79.9	-82.3
Sales to New Listings Ratio ⁴	78.7	66.2	49.4	51.5	43.4	30.2	29.5
Months of Inventory ⁵	1.2	3.2	5.2	3.7	6.4	10.9	10.9
Average Price	\$580,599	52.7	73.9	77.8	164.4	166.7	185.4
Median Price	\$531,000	49.7	70.9	82.5	163.5	164.2	201.7
Sales to List Price Ratio	107.2	98.2	98.6	98.6	96.7	95.7	95.0
Median Days on Market	10.0	27.0	21.0	17.0	52.0	57.5	60.0

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.

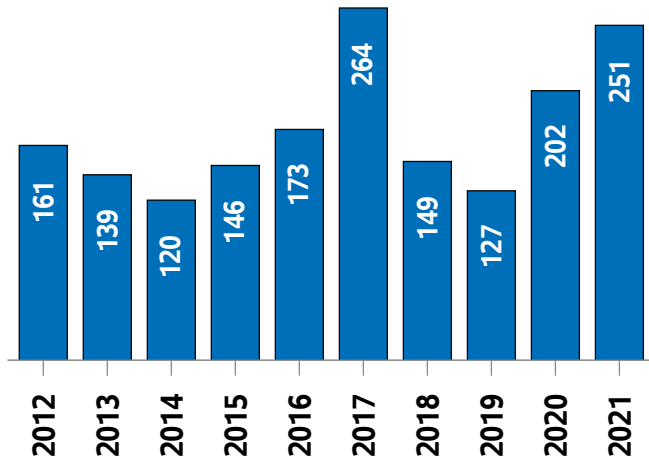
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

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.

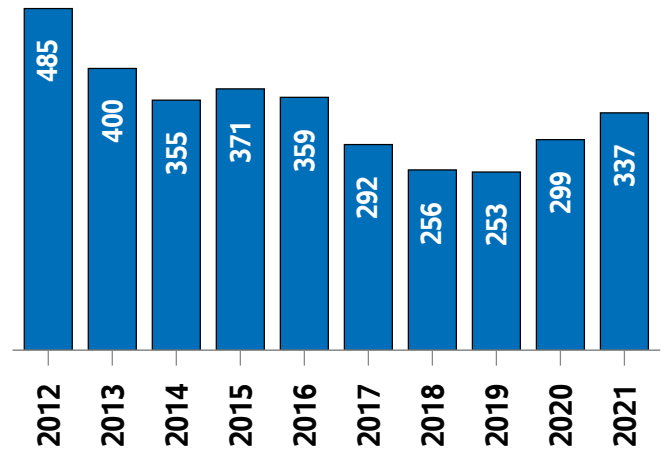
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

Quinte and District MLS® Single Family Market Activity

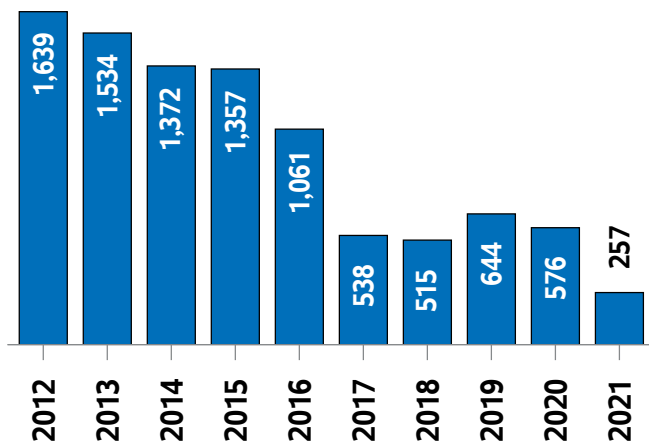
Sales Activity (February only)



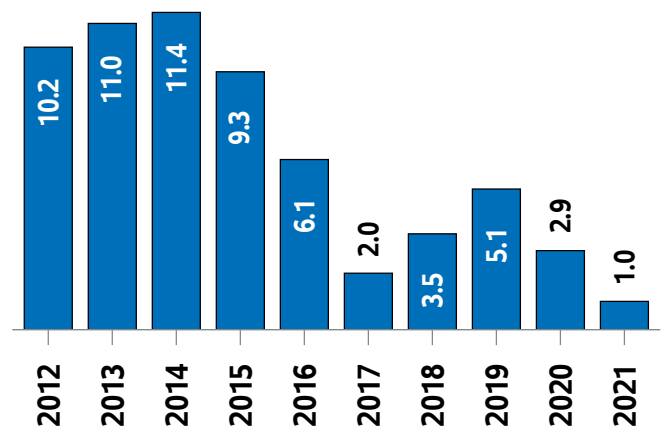
New Listings (February only)



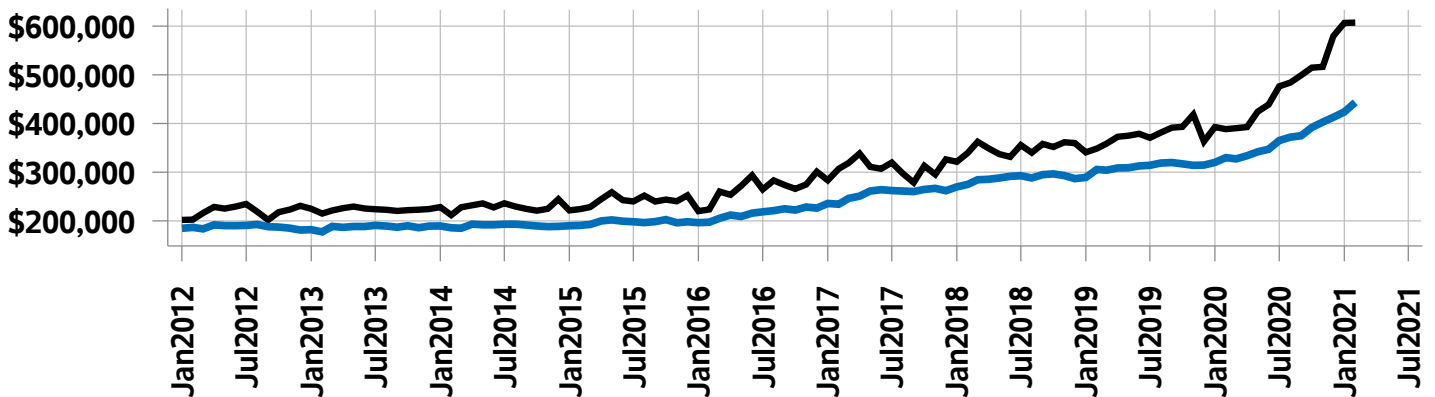
Active Listings (February only)



Months of Inventory (February only)

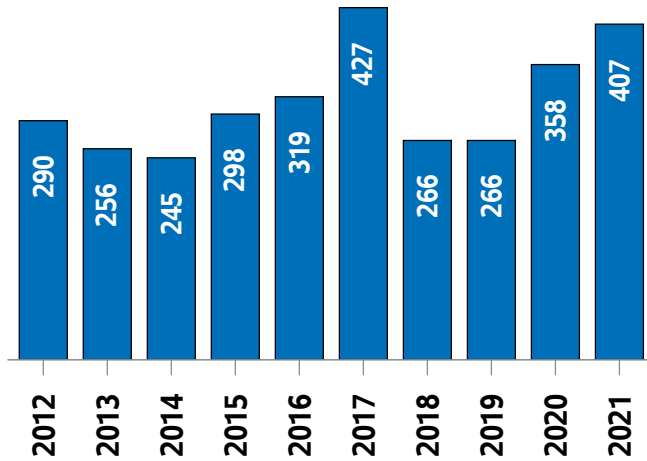


MLS® HPI Single Family Benchmark Price and Average Price

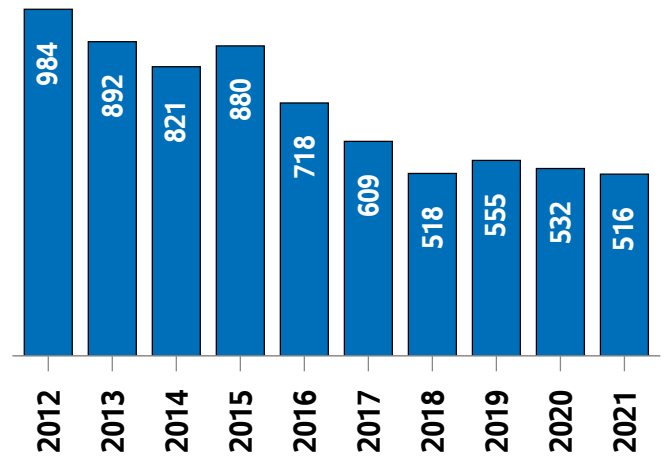


Quinte and District MLS® Single Family Market Activity

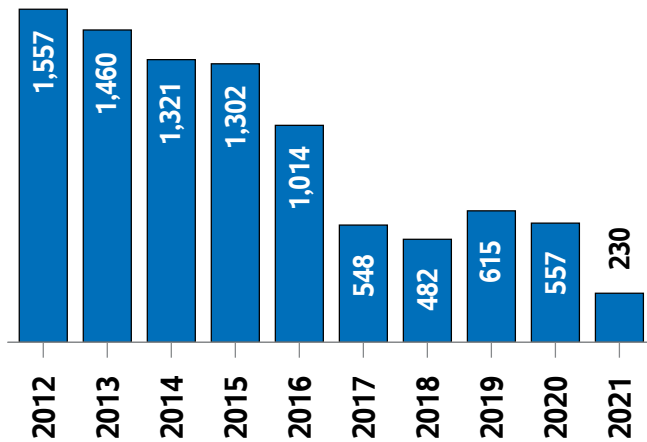
Sales Activity (February Year-to-date)



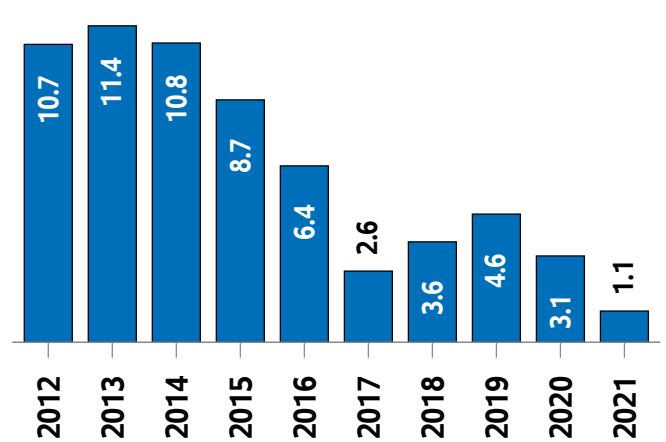
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



Months of Inventory ² (February 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	February 2021	Compared to ⁶					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	251	24.3	97.6	68.5	45.1	109.2	65.1
Dollar Volume	\$152,408,267	94.2	244.4	201.2	294.1	499.7	375.9
New Listings	337	12.7	33.2	31.6	-6.1	-5.1	-33.8
Active Listings	257	-55.4	-60.1	-50.1	-75.8	-81.3	-84.0
Sales to New Listings Ratio ¹	74.5	67.6	50.2	58.2	48.2	33.8	29.9
Months of Inventory ²	1.0	2.9	5.1	3.5	6.1	11.4	10.6
Average Price	\$607,204	56.3	74.2	78.8	171.6	186.7	188.2
Median Price	\$560,000	53.3	77.8	84.2	165.5	194.0	210.2
Sales to List Price Ratio	109.4	98.3	99.2	99.0	97.1	95.7	95.7
Median Days on Market	8.0	21.0	16.0	15.0	44.0	45.5	43.5
Year-to-date	February 2021	Compared to ⁶					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	407	13.7	53.0	53.0	27.6	66.1	44.8
Dollar Volume	\$247,018,977	76.8	169.6	180.1	249.0	357.8	328.7
New Listings	516	-3.0	-7.0	-0.4	-28.1	-37.1	-45.9
Active Listings ³	230	-58.8	-62.7	-52.3	-77.4	-82.6	-84.7
Sales to New Listings Ratio ⁴	78.9	67.3	47.9	51.4	44.4	29.8	29.5
Months of Inventory ⁵	1.1	3.1	4.6	3.6	6.4	10.8	10.6
Average Price	\$606,926	55.5	76.2	83.0	173.5	175.6	196.0
Median Price	\$550,500	51.7	72.7	87.3	173.2	168.9	211.0
Sales to List Price Ratio	106.9	98.2	98.5	98.6	96.5	95.7	94.9
Median Days on Market	10.0	26.0	20.0	16.5	53.0	57.0	61.0

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

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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.

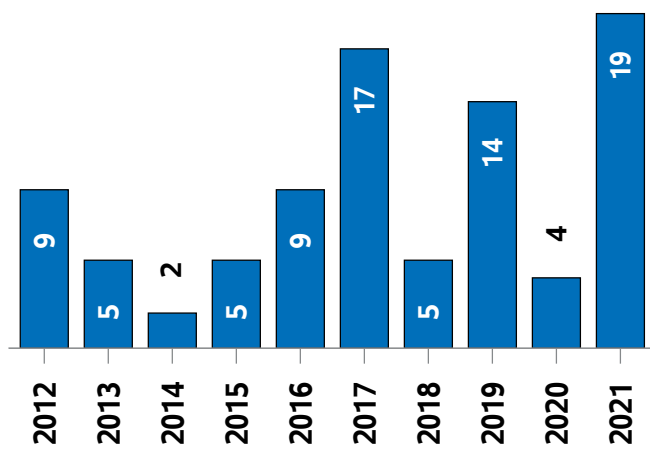
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

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.

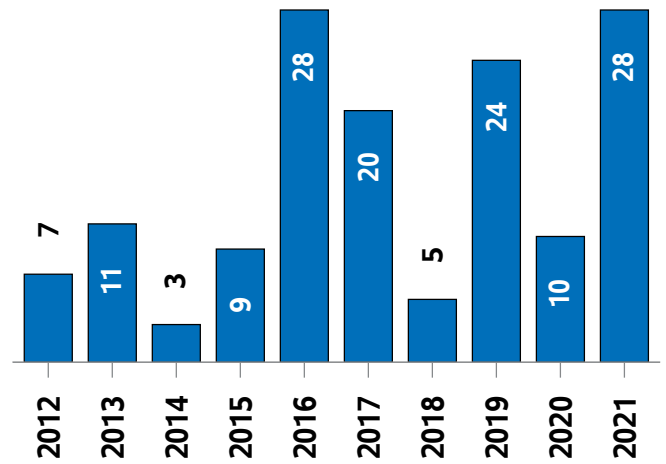
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

Quinte and District MLS® Townhouse Market Activity

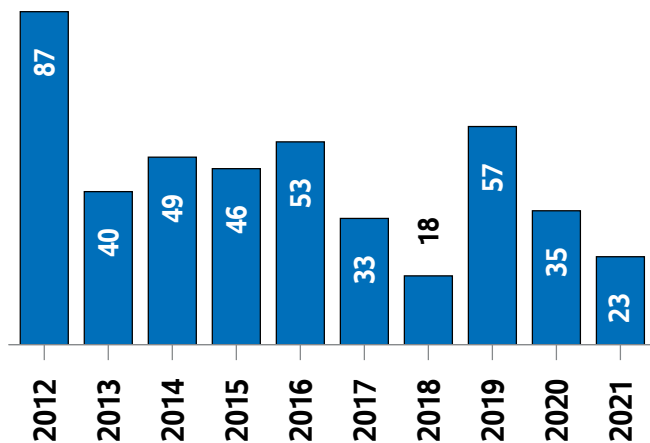
Sales Activity (February only)



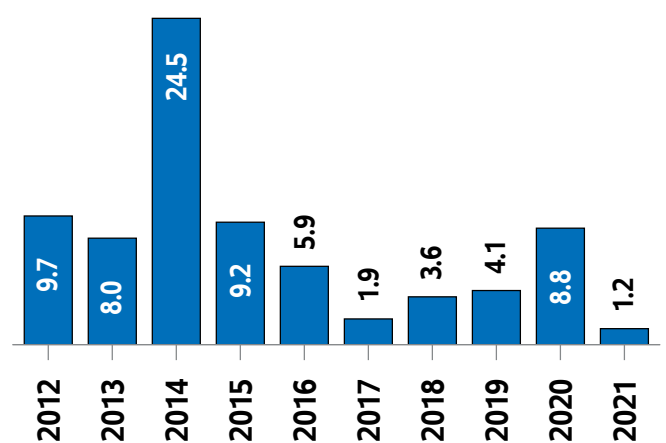
New Listings (February only)



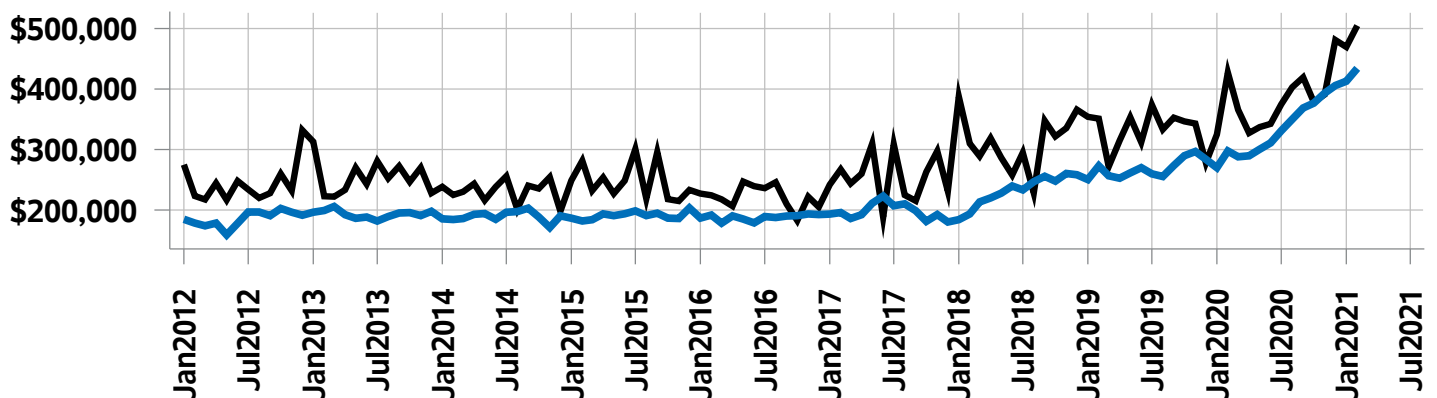
Active Listings (February only)



Months of Inventory (February only)

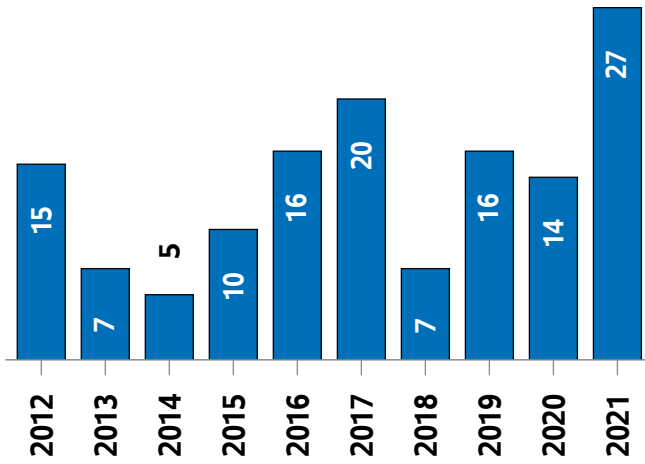


MLS® HPI Townhouse Benchmark Price and Average Price

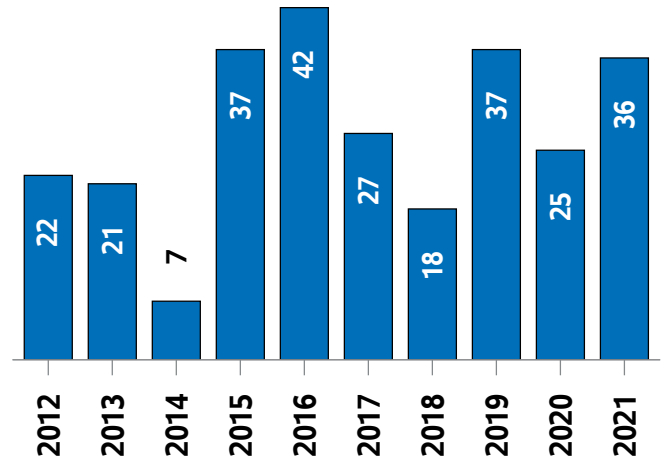


Quinte and District MLS® Townhouse Market Activity

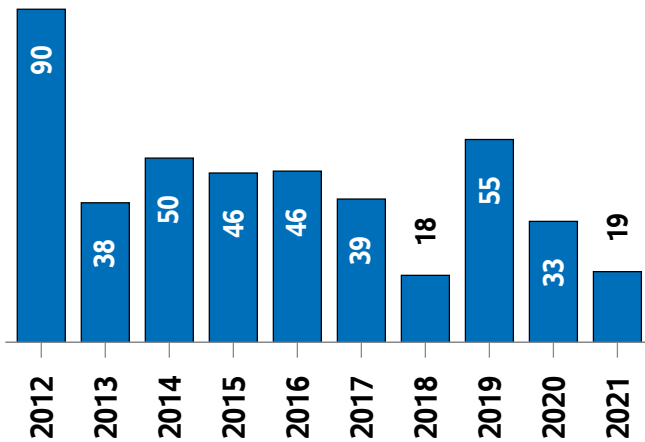
Sales Activity (February Year-to-date)



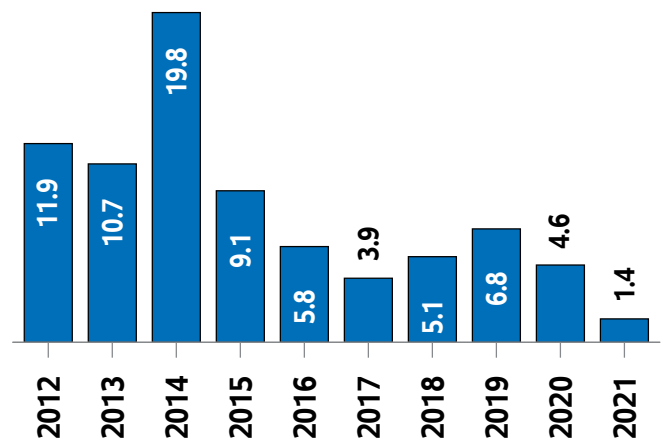
New Listings (February Year-to-date)



Active Listings ¹ (February Year-to-date)



Months of Inventory ² (February 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	February 2021	Compared to ⁶					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	19	375.0	35.7	280.0	111.1	850.0	533.3
Dollar Volume	\$9,592,334	461.3	95.2	519.1	375.0	2,032.1	1,568.2
New Listings	28	180.0	16.7	460.0	0.0	833.3	1,300.0
Active Listings	23	-34.3	-59.6	27.8	-56.6	-53.1	-50.0
Sales to New Listings Ratio ¹	67.9	40.0	58.3	100.0	32.1	66.7	150.0
Months of Inventory ²	1.2	8.8	4.1	3.6	5.9	24.5	15.3
Average Price	\$504,860	18.2	43.8	62.9	125.0	124.4	163.4
Median Price	\$474,900	8.1	45.0	54.2	113.8	111.1	137.0
Sales to List Price Ratio	113.4	98.0	101.5	99.4	101.7	97.6	100.9
Median Days on Market	8.0	40.0	15.0	17.0	38.0	463.0	75.0
Year-to-date	February 2021	Compared to ⁶					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	27	92.9	68.8	285.7	68.8	440.0	285.7
Dollar Volume	\$13,348,924	169.3	137.4	474.3	269.8	1,045.6	935.4
New Listings	36	44.0	-2.7	100.0	-14.3	414.3	140.0
Active Listings ³	19	-41.5	-65.1	5.6	-58.7	-61.6	-59.1
Sales to New Listings Ratio ⁴	75.0	56.0	43.2	38.9	38.1	71.4	46.7
Months of Inventory ⁵	1.4	4.6	6.8	5.1	5.8	19.8	13.3
Average Price	\$494,405	39.6	40.7	48.9	119.1	112.2	168.4
Median Price	\$474,900	34.4	41.4	54.2	117.1	76.6	137.0
Sales to List Price Ratio	112.7	102.0	101.7	98.8	101.9	97.6	98.3
Median Days on Market	8.0	27.0	15.0	17.0	34.0	822.0	54.0

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

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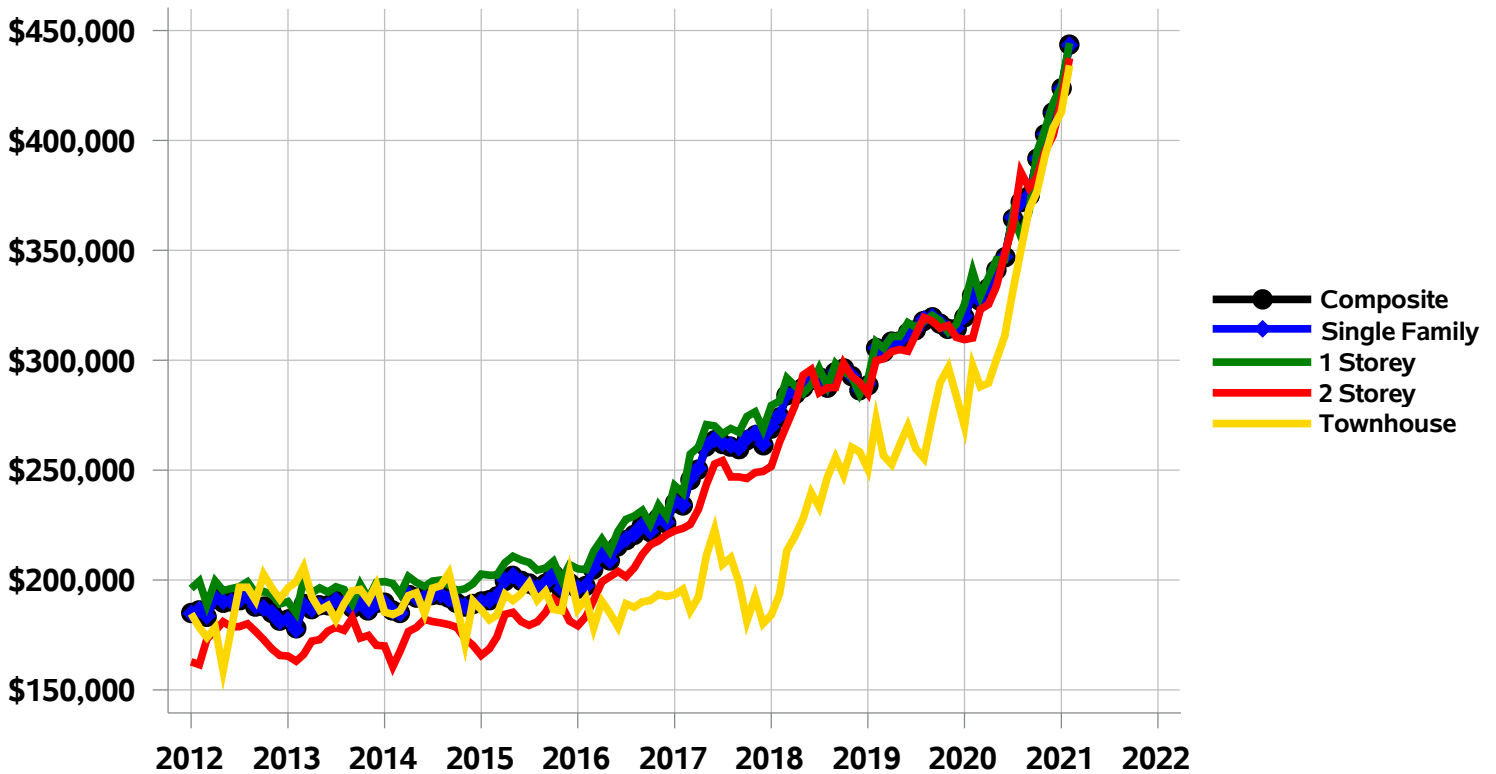
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Quinte and District MLS® HPI Benchmark Price

MLS® Home Price Index Benchmark Price

Benchmark Type:	February 2021	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$443,300	4.7	10.1	19.2	34.5	61.7	124.7
Single Family	\$443,400	4.6	10.1	19.2	34.4	61.3	124.7
One Storey	\$444,300	4.6	9.6	24.7	30.5	57.9	117.0
Two Storey	\$437,400	4.6	10.7	13.4	41.1	66.5	138.5
Townhouse	\$434,200	5.2	10.4	24.1	45.9	124.4	126.5

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