



## NIAGARA NORTH Residential Market Activity Report June 2022





Prepared for the REALTORS <sup>®</sup> Association of Hamilton-Burlington by the Canadian Real Estate Association



#### **NIAGARA NORTH MLS® Residential Market Activity**



		Compared to <sup>°</sup>					
Actual	June 2022	June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	57	-38.7	-39.4	-6.6	-10.9	-36.7	-20.8
Dollar Volume	\$45,933,122	-45.4	-16.8	27.0	33.1	28.2	74.3
New Listings	168	28.2	52.7	47.4	61.5	52.7	104.9
Active Listings	181	132.1	50.8	-8.6	67.6	25.7	-7.7
Sales to New Listings Ratio <sup>1</sup>	33.9	71.0	85.5	53.5	61.5	81.8	87.8
Months of Inventory <sup>2</sup>	3.2	0.8	1.3	3.2	1.7	1.6	2.7
Average Price	\$805,844	-10.9	37.2	35.9	49.5	102.3	120.2
Median Price	\$748,000	-10.0	33.2	34.3	52.7	113.6	137.3
Sale to List Price Ratio <sup>3</sup>	99.9	104.7	99.9	98.6	100.0	98.5	97.2
Median Days on Market	15.0	9.0	13.5	22.0	9.0	21.5	28.0
Average Days on Market	19.7	14.9	36.2	36.0	14.3	75.9	47.4

		Compared to <sup>°</sup>					
Year-to-date	June 2022	June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	415	-21.8	28.1	15.3	13.7	18.9	22.1
Dollar Volume	\$427,901,770	-5.4	117.5	104.1	102.3	222.7	275.7
New Listings	782	14.3	58.9	23.5	62.9	62.9	57.7
Active Listings <sup>⁴</sup>	101	60.9	-15.5	-39.9	42.7	-22.4	-45.1
Sales to New Listings Ratio $^{\circ}$	53.1	77.6	65.9	56.9	76.0	72.7	68.5
Months of Inventory 6	1.5	0.7	2.2	2.8	1.2	2.2	3.2
Average Price	\$1,031,089	21.0	69.8	77.1	77.9	171.4	207.8
Median Price	\$905,000	13.1	61.6	66.1	74.0	162.3	207.8
Sale to List Price Ratio <sup>7</sup>	107.4	107.4	99.2	98.1	103.2	98.5	97.3
Median Days on Market	8.0	7.0	19.0	23.0	9.0	21.0	35.5
Average Days on Market	14.0	12.5	33.3	39.6	21.4	49.4	56.4

<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> Sale price / list price \* 100; average for all homes sold in the current month.
<sup>4</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>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</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>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

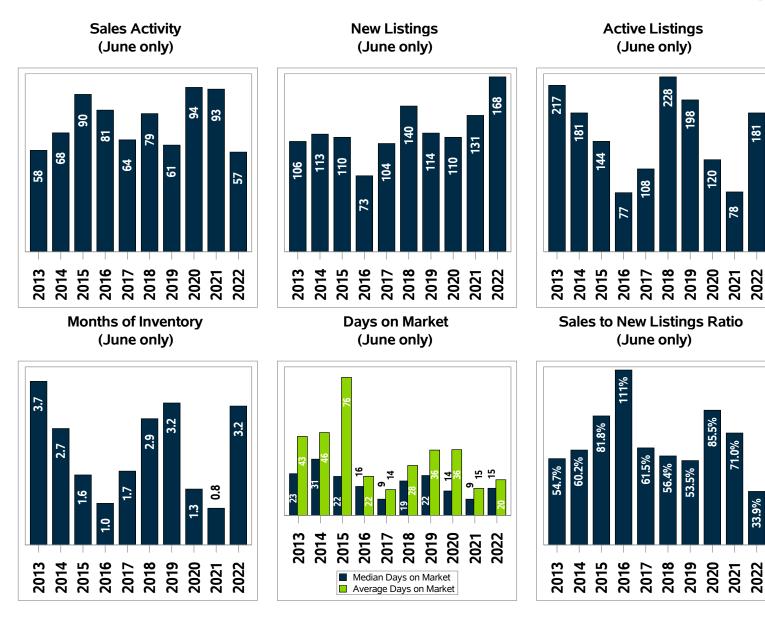


#### **NIAGARA NORTH MLS® Residential Market Activity**

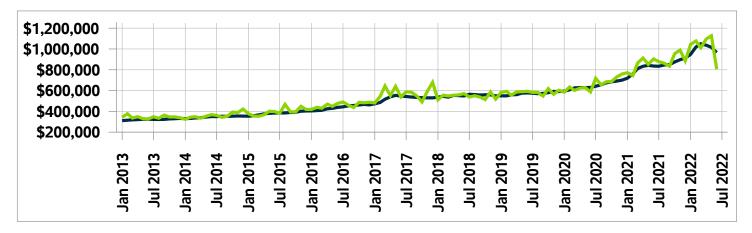


181

33.9%



MLS® HPI Composite Benchmark Price and Average Price





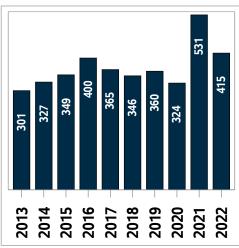
#### NIAGARA NORTH MLS® Residential Market Activity

**New Listings** 

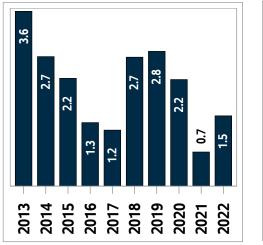
(June Year-to-date)

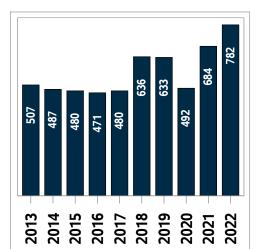


#### Sales Activity (June Year-to-date)

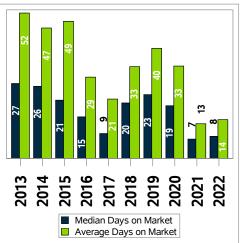


Months of Inventory<sup>2</sup> (June Year-to-date)

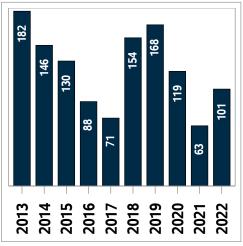




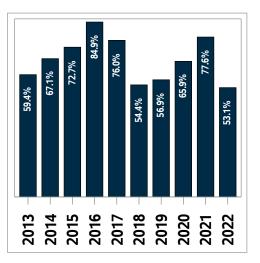
Days on Market (June Year-to-date)



Active Listings <sup>1</sup> (June Year-to-date)



Sales to New Listings Ratio (June Year-to-date)



<sup>1</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>2</sup> Average active listings January to the current month / average sales January to the current month.



#### **NIAGARA NORTH MLS® Single Family Market Activity**



		Compared to °					
Actual	June 2022	June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	33	-48.4	-40.0	-21.4	-29.8	-50.0	-44.1
Dollar Volume	\$30,322,227	-54.3	-19.1	9.5	10.4	2.9	30.9
New Listings	95	8.0	55.7	28.4	25.0	9.2	50.8
Active Listings	110	100.0	77.4	-9.1	34.1	-11.3	-25.7
Sales to New Listings Ratio <sup>1</sup>	34.7	72.7	90.2	56.8	61.8	75.9	93.7
Months of Inventory <sup>2</sup>	3.3	0.9	1.1	2.9	1.7	1.9	2.5
Average Price	\$918,855	-11.3	34.9	39.3	57.2	105.8	134.1
Median Price	\$851,250	-10.2	27.1	39.0	54.8	117.2	148.2
Sale to List Price Ratio <sup>3</sup>	99.4	106.2	100.3	98.4	100.0	98.4	97.0
Median Days on Market	13.0	8.0	9.0	21.5	9.0	22.0	24.0
Average Days on Market	18.3	13.0	38.5	29.6	15.3	93.1	45.8

		Compared to <sup>®</sup>					
Year-to-date	June 2022	June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	255	-24.1	34.2	10.9	-5.2	1.2	-3.4
Dollar Volume	\$306,722,516	-7.4	133.2	105.0	81.3	191.0	222.1
New Listings	473	12.1	73.3	19.4	33.2	30.3	23.8
Active Listings <sup>⁴</sup>	61	57.8	-9.3	-40.3	8.4	-44.2	-59.0
Sales to New Listings Ratio $^{\circ}$	53.9	79.6	69.6	58.1	75.8	69.4	69.1
Months of Inventory <sup>6</sup>	1.4	0.7	2.1	2.6	1.2	2.6	3.4
Average Price	\$1,202,833	22.0	73.7	84.9	91.2	187.6	233.5
Median Price	\$1,150,000	24.4	76.2	87.0	105.2	200.5	248.5
Sale to List Price Ratio <sup>7</sup>	108.3	108.1	99.1	98.1	102.8	98.3	97.2
Median Days on Market	7.0	7.0	19.0	23.0	10.0	23.0	37.0
Average Days on Market	13.4	12.5	33.2	39.6	24.2	58.1	57.4

<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> Sale price / list price \* 100; average for all homes sold in the current month.
<sup>4</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>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

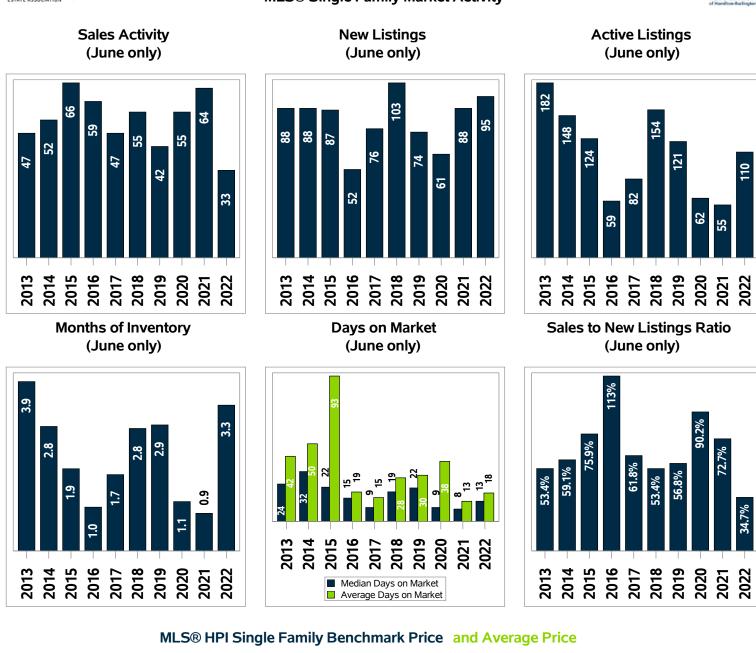
<sup>6</sup> The year-to-date months of inventory figure is calculated as average active listings from January to current month / average sales from January to current month.

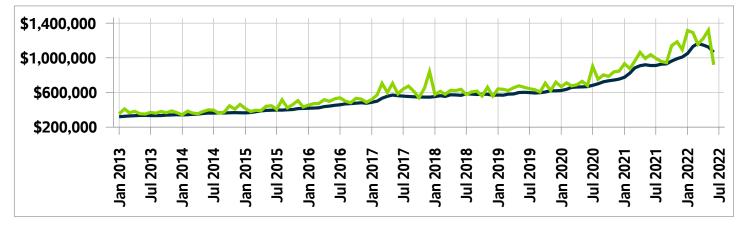
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.



#### NIAGARA NORTH MLS® Single Family Market Activity





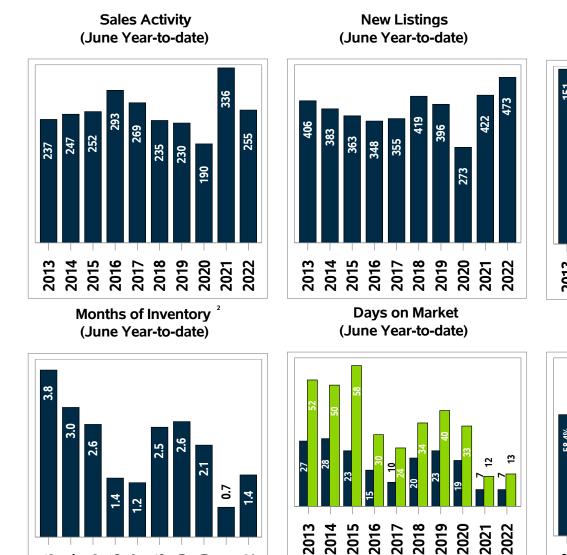


Source: Canadian MLS® Systems, CREA

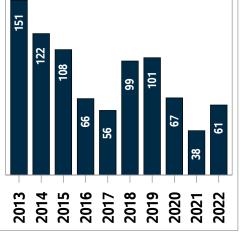


#### NIAGARA NORTH MLS® Single Family Market Activity

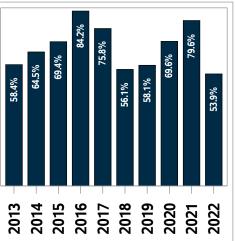




Active Listings <sup>1</sup> (June Year-to-date)



Sales to New Listings Ratio (June Year-to-date)



<sup>1</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.

Median Days on MarketAverage Days on Market

<sup>2</sup> Average active listings January to the current month / average sales January to the current month.

2014 2015 2016 2017 2019 2019 2019 2020 2020 2021 2021

2013



#### **NIAGARA NORTH MLS® Townhouse Market Activity**



		Compared to °					
Actual	June 2022	June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	13	-23.5	-38.1	18.2	-13.3	-35.0	8.3
Dollar Volume	\$9,282,895	-17.3	-12.9	90.6	43.9	70.9	214.9
New Listings	38	81.0	46.2	22.6	40.7	100.0	123.5
Active Listings	32	300.0	10.3	-27.3	60.0	100.0	-25.6
Sales to New Listings Ratio <sup>1</sup>	34.2	81.0	80.8	35.5	55.6	105.3	70.6
Months of Inventory <sup>2</sup>	2.5	0.5	1.4	4.0	1.3	0.8	3.6
Average Price	\$714,069	8.1	40.8	61.2	66.0	163.0	190.6
Median Price	\$748,000	14.2	50.2	65.1	76.0	164.3	192.2
Sale to List Price Ratio <sup>3</sup>	101.3	101.6	99.6	99.8	99.7	99.0	97.4
Median Days on Market	14.0	13.0	14.0	13.0	9.0	14.5	36.0
Average Days on Market	19.5	14.9	40.0	21.0	11.4	24.3	57.1

		Compared to <sup>®</sup>					
Year-to-date	June 2022	June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	86	-24.6	-7.5	-8.5	8.9	4.9	26.5
Dollar Volume	\$72,193,906	-10.1	50.5	60.9	94.1	205.4	330.3
New Listings	159	4.6	28.2	3.2	54.4	63.9	60.6
Active Listings <sup>⁴</sup>	16	49.2	-34.0	-50.3	59.0	-11.8	-50.3
Sales to New Listings Ratio $^{\circ}$	54.1	75.0	75.0	61.0	76.7	84.5	68.7
Months of Inventory 6	1.1	0.6	1.6	2.1	0.8	1.3	2.9
Average Price	\$839,464	19.2	62.7	75.8	78.3	191.2	240.2
Median Price	\$825,000	20.0	65.0	76.5	84.6	180.1	229.7
Sale to List Price Ratio <sup>7</sup>	106.9	108.1	99.8	98.5	104.4	99.1	97.9
Median Days on Market	7.0	7.0	15.0	19.0	8.0	15.0	34.5
Average Days on Market	10.7	9.7	33.5	31.4	12.9	26.3	54.5

<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> Sale price / list price \* 100; average for all homes sold in the current month.
<sup>4</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>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</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>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.



#### **NIAGARA NORTH MLS®** Townhouse Market Activity



32

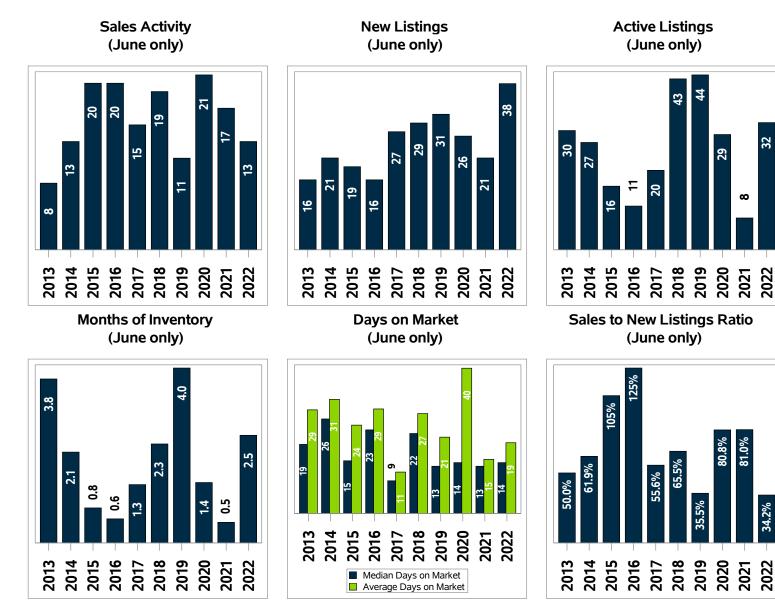
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2021 2022

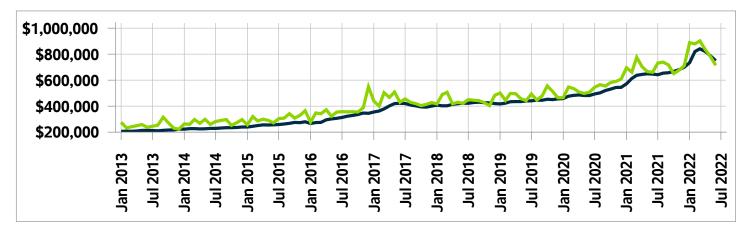
81.0%

34.2%

2020



MLS® HPI Townhouse Benchmark Price and Average Price





#### **NIAGARA NORTH MLS®** Townhouse Market Activity



9

54.1%

2021 2022

33 33

25

2020

61.0%

53.2%

2021 2022



<sup>1</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>2</sup> Average active listings January to the current month / average sales January to the current month.



#### NIAGARA NORTH MLS® Apartment-Style Market Activity



		Compared to °					
Actual	June 2022	June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	10	-16.7	-37.5	25.0	400.0	233.3	_
Dollar Volume	\$5,753,000	-12.0	-4.4	59.9	885.3	836.2	—
New Listings	34	70.0	54.5	277.8	3,300.0	1,033.3	1,600.0
Active Listings	38	192.3	35.7	18.8	533.3	1,166.7	660.0
Sales to New Listings Ratio <sup>1</sup>	29.4	60.0	72.7	88.9	200.0	100.0	—
Months of Inventory <sup>2</sup>	3.8	1.1	1.8	4.0	3.0	1.0	—
Average Price	\$575,300	5.6	52.9	27.9	97.1	180.9	—
Median Price	\$575,000	18.3	53.1	44.7	97.0	190.4	—
Sale to List Price Ratio <sup>3</sup>	99.9	101.0	98.8	97.5	100.7	98.8	—
Median Days on Market	20.5	16.5	25.0	75.0	10.0	39.0	—
Average Days on Market	24.5	25.1	26.1	89.9	10.0	46.7	_

		Compared to <sup>°</sup>					
Year-to-date	June 2022	June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	71	-4.1	97.2	121.9	343.8	545.5	1,675.0
Dollar Volume	\$47,060,348	31.6	221.5	260.3	915.0	1,853.9	5,466.0
New Listings	146	44.6	65.9	87.2	595.2	873.3	1,227.3
Active Listings <sup>⁴</sup>	24	82.1	-12.9	-28.3	407.1	787.5	688.9
Sales to New Listings Ratio $^{\circ}$	48.6	73.3	40.9	41.0	76.2	73.3	36.4
Months of Inventory $^{\circ}$	2.0	1.1	4.5	6.2	1.8	1.5	4.5
Average Price	\$662,822	37.1	63.0	62.4	128.7	202.7	213.6
Median Price	\$627,500	34.2	63.7	70.1	115.5	180.1	169.9
Sale to List Price Ratio <sup>7</sup>	104.7	103.1	98.4	97.4	102.1	98.5	96.9
Median Days on Market	12.0	10.0	25.0	36.5	11.0	21.0	52.0
Average Days on Market	19.1	17.4	35.6	67.3	17.8	29.2	54.3

<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.

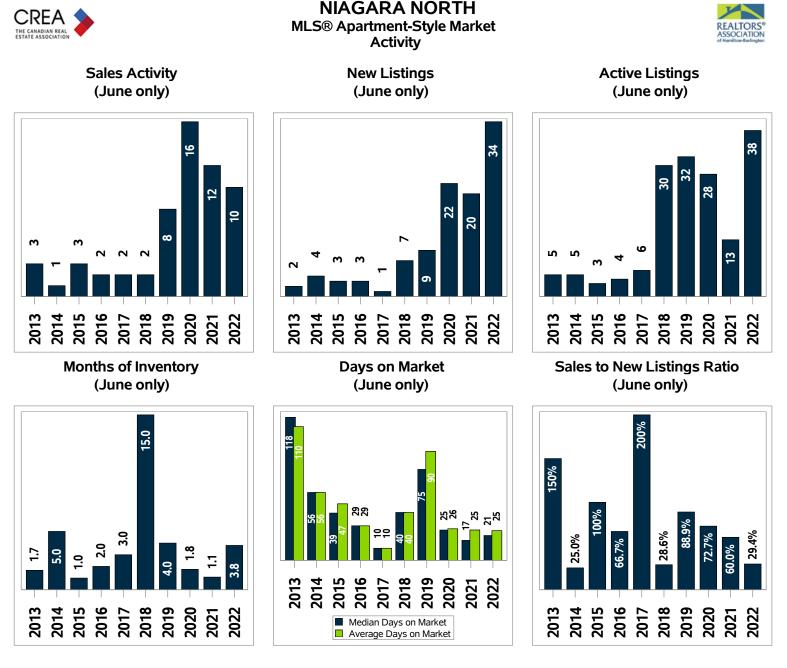
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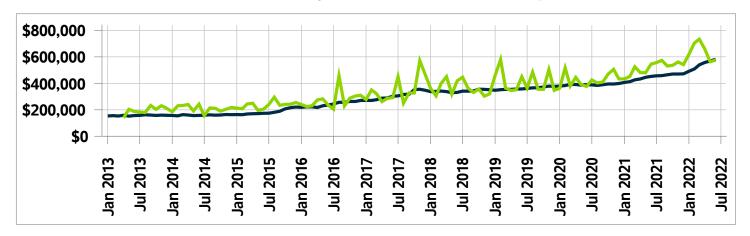
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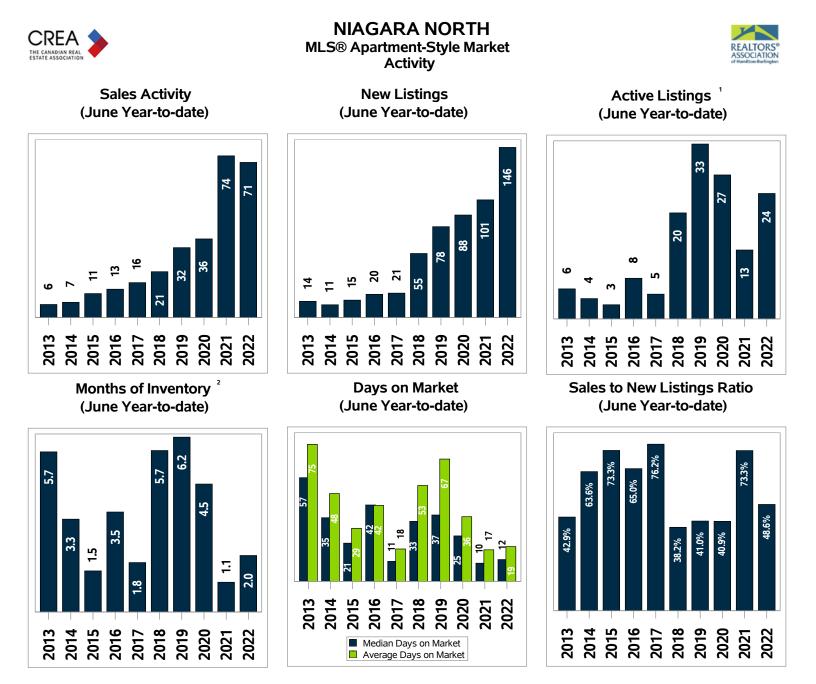
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MLS® HPI Apartment-Style Benchmark Price and Average Price





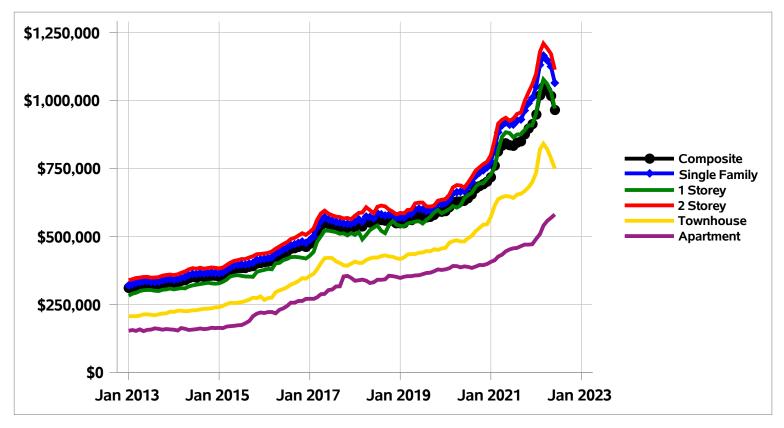
<sup>1</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year. <sup>2</sup> Average active listings January to the current month / average sales January to the current month.





MLS <sup>®</sup> Home Price Index Benchmark Price									
			percentage change vs.						
Benchmark Type:	June 2022	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago		
Composite	\$966,100	-4.9	-8.0	5.9	15.6	67.4	76.6		
Single Family	\$1,064,700	-5.4	-8.6	5.5	16.8	76.9	89.1		
One Storey	\$970,600	-6.0	-9.9	6.8	10.2	74.4	86.1		
Two Storey	\$1,113,200	-5.0	-8.0	5.1	20.3	78.3	90.6		
Townhouse	\$749,700	-4.8	-10.9	7.2	15.9	70.3	77.7		
Apartment	\$581,000	2.2	7.6	23.2	28.4	62.6	91.8		









# Composite 🏤 🏦 🖡

Features	Value
Above Ground Bedrooms	3
Age Category	6 to 15
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.)	1419
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

## Single Family 🏦 🇌

Features	Value
Above Ground Bedrooms	3
Age Category	6 to 15
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.)	1511
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6258
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers





### 1 Storey 🏤

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
<b>Basement Finish</b>	Totally finished
Bedrooms	4
Below Ground Bedrooms	1
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1364
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	7724
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

## 2 Storey 🏦

Features	Value
Above Ground Bedrooms	3
Age Category	6 to 15
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.)	1646
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5408
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers



#### NIAGARA NORTH MLS® HPI Benchmark Descriptions



## Townhouse 開

Features	Value
Above Ground Bedrooms	3
Age Category	0 to 5
Attached Specification	Row
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.)	1290
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

## Apartment

Features	Value
Above Ground Bedrooms	1
Age Category	0 to 5
Attached Specification	Row
<b>Basement Finish</b>	Unfinished
Bedrooms	1
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.)	668
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	4
Type Of Covered Parking	Underground
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers



#### GRIMSBY (54) **MLS® Residential Market Activity**



		Compared to °					
Actual	June 2022	June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	38	-44.1	-49.3	-7.3	-9.5	-45.7	-29.6
Dollar Volume	\$30,640,898	-50.5	-29.6	30.3	40.0	5.9	47.0
New Listings	126	26.0	48.2	35.5	68.0	53.7	117.2
Active Listings	133	118.0	46.2	-23.1	70.5	37.1	7.3
Sales to New Listings Ratio <sup>1</sup>	30.2	68.0	88.2	44.1	56.0	85.4	93.1
Months of Inventory <sup>2</sup>	3.5	0.9	1.2	4.2	1.9	1.4	2.3
Average Price	\$806,339	-11.4	38.9	40.6	54.7	95.0	108.9
Median Price	\$739,000	-13.5	33.2	35.6	55.2	107.3	116.1
Sale to List Price Ratio <sup>3</sup>	100.0	104.7	100.1	99.0	99.9	98.8	97.8
Median Days on Market	16.0	9.0	14.0	22.0	8.0	21.5	32.5
Average Days on Market	20.2	14.4	33.3	38.4	12.4	85.8	48.8

		Compared to <sup>°</sup>					
Year-to-date	June 2022	June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	303	-25.0	21.2	11.8	16.1	11.4	19.8
Dollar Volume	\$311,907,446	-8.1	102.8	101.2	101.5	192.9	259.0
New Listings	581	9.6	51.7	12.8	67.4	59.6	65.1
Active Listings <sup>⁴</sup>	76	59.6	-18.0	-43.1	52.2	-16.7	-38.1
Sales to New Listings Ratio $^{\circ}$	52.2	76.2	65.3	52.6	75.2	74.7	71.9
Months of Inventory $^{\circ}$	1.5	0.7	2.2	3.0	1.1	2.0	2.9
Average Price	\$1,029,398	22.5	67.3	80.0	73.6	163.0	199.8
Median Price	\$895,000	13.4	56.3	68.2	70.5	155.7	197.2
Sale to List Price Ratio <sup>7</sup>	107.6	108.0	99.4	98.2	103.3	98.7	97.5
Median Days on Market	7.0	7.0	18.0	21.0	9.0	20.5	35.0
Average Days on Market	14.5	11.9	31.1	36.2	22.1	51.2	52.7

<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> Sale price / list price \* 100; average for all homes sold in the current month.
<sup>4</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>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</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>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

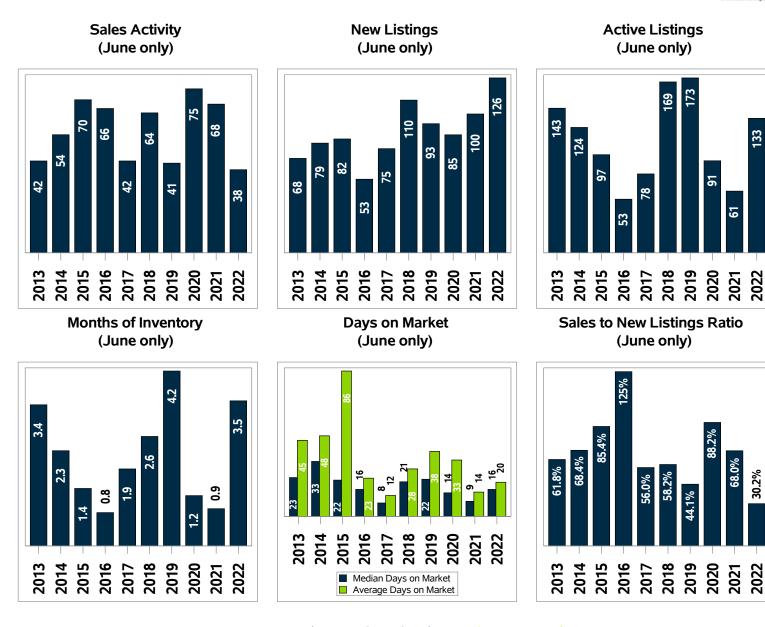


#### **GRIMSBY (54) MLS® Residential Market Activity**

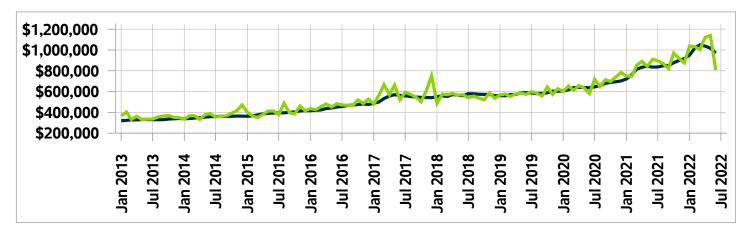


133

30.2%



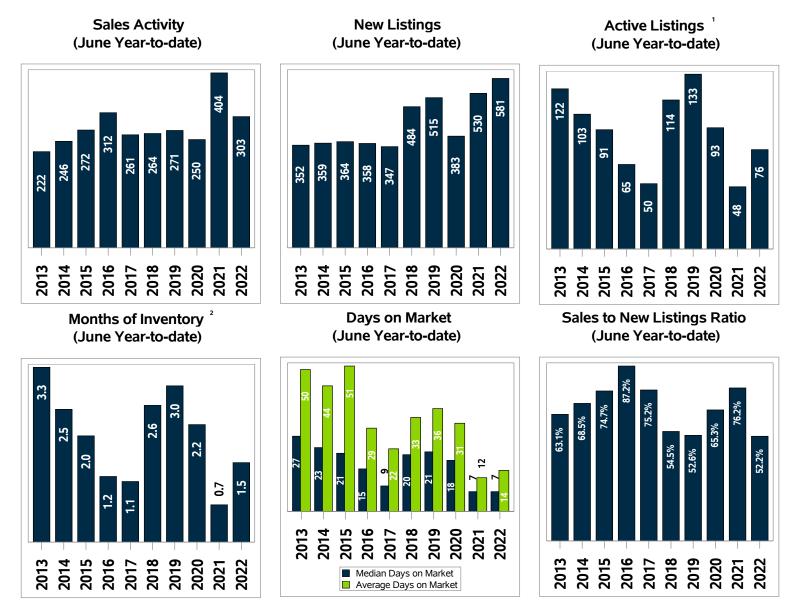
MLS® HPI Composite Benchmark Price and Average Price





#### GRIMSBY (54) MLS® Residential Market Activity





<sup>1</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.

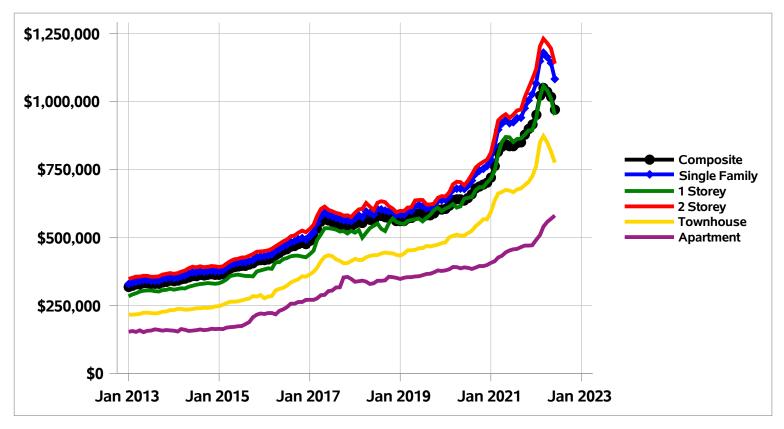
<sup>2</sup> Average active listings January to the current month / average sales January to the current month.





MLS <sup>®</sup> Home Price Index Benchmark Price							
			percentage change vs.				
Benchmark Type:	June 2022	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$969,900	-4.7	-7.6	5.8	16.1	64.5	72.3
Single Family	\$1,082,800	-5.2	-8.2	5.4	17.7	75.0	86.0
One Storey	\$950,000	-6.1	-10.2	6.2	9.4	66.8	77.8
Two Storey	\$1,139,100	-4.7	-7.5	5.3	21.2	78.6	89.3
Townhouse	\$775,300	-5.1	-11.2	7.0	15.3	68.3	78.4
Apartment	\$581,000	2.2	7.6	23.2	28.4	62.6	91.8

MLS<sup>®</sup> HPI Benchmark Price







# Composite 🏫 🇌 📕

Features	Value
Above Ground Bedrooms	3
Age Category	6 to 15
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.)	1412
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

### Single Family 🏦 🇌

Features	Value
Above Ground Bedrooms	3
Age Category	6 to 15
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.)	1511
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6001
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers





### 1 Storey 🏤

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
<b>Basement Finish</b>	Totally finished
Bedrooms	4
Below Ground Bedrooms	1
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1370
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	7696
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Basement, Concrete blocs
Type of Property	Detached
Wastewater Disposal	Municipal sewers

## 2 Storey 🏦

Features	Value
Above Ground Bedrooms	3
Age Category	6 to 15
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.)	1594
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	4906
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers



#### GRIMSBY (54) MLS® HPI Benchmark Descriptions



## Townhouse 開

Features	Value
Above Ground Bedrooms	3
Age Category	0 to 5
Attached Specification	Row
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.)	1310
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

## Apartment

Features	Value
Above Ground Bedrooms	1
Age Category	0 to 5
Attached Specification	Row
<b>Basement Finish</b>	Unfinished
Bedrooms	1
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.)	662
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	4
Type Of Covered Parking	Underground
Wastewater Disposal	Municipal sewers



#### SMITHVILLE (57) MLS® Residential Market Activity



		Compared to <sup>®</sup>					
Actual	June 2022	June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	19	-24.0	0.0	-5.0	-13.6	-5.0	5.6
Dollar Volume	\$15,292,224	-31.1	31.1	20.8	21.3	121.5	177.7
New Listings	42	35.5	68.0	100.0	44.8	50.0	75.0
Active Listings	48	182.4	65.5	92.0	60.0	2.1	-33.3
Sales to New Listings Ratio <sup>1</sup>	45.2	80.6	76.0	95.2	75.9	71.4	75.0
Months of Inventory <sup>2</sup>	2.5	0.7	1.5	1.3	1.4	2.4	4.0
Average Price	\$804,854	-9.3	31.1	27.2	40.4	133.2	163.1
Median Price	\$749,995	-8.7	25.5	23.7	33.3	130.4	171.2
Sale to List Price Ratio <sup>3</sup>	99.6	104.6	98.9	97.6	100.1	97.5	95.3
Median Days on Market	12.0	10.0	9.0	24.5	10.0	21.5	21.5
Average Days on Market	18.6	16.2	47.5	31.0	17.7	41.2	43.2

		Compared to <sup>°</sup>					
Year-to-date	June 2022	June 2021	June 2020	June 2019	June 2017	June 2015	June 2012
Sales Activity	112	-11.8	51.4	25.8	7.7	45.5	28.7
Dollar Volume	\$115,994,324	2.5	170.4	112.3	104.5	344.4	329.4
New Listings	201	30.5	84.4	70.3	51.1	73.3	39.6
Active Listings <sup>⁴</sup>	25	64.8	-6.8	-27.2	20.0	-35.9	-59.1
Sales to New Listings Ratio $^{\circ}$	55.7	82.5	67.9	75.4	78.2	66.4	60.4
Months of Inventory 6	1.3	0.7	2.2	2.3	1.2	3.0	4.2
Average Price	\$1,035,664	16.3	78.6	68.7	89.9	205.5	233.6
Median Price	\$920,000	11.5	80.7	57.3	84.0	181.3	222.8
Sale to List Price Ratio <sup>7</sup>	106.8	105.7	98.6	98.0	102.8	97.8	96.7
Median Days on Market	8.0	7.0	22.5	29.0	10.0	25.0	41.0
Average Days on Market	12.7	14.5	40.8	50.1	19.7	43.0	67.0

<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> Sale price / list price \* 100; average for all homes sold in the current month.
<sup>4</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.

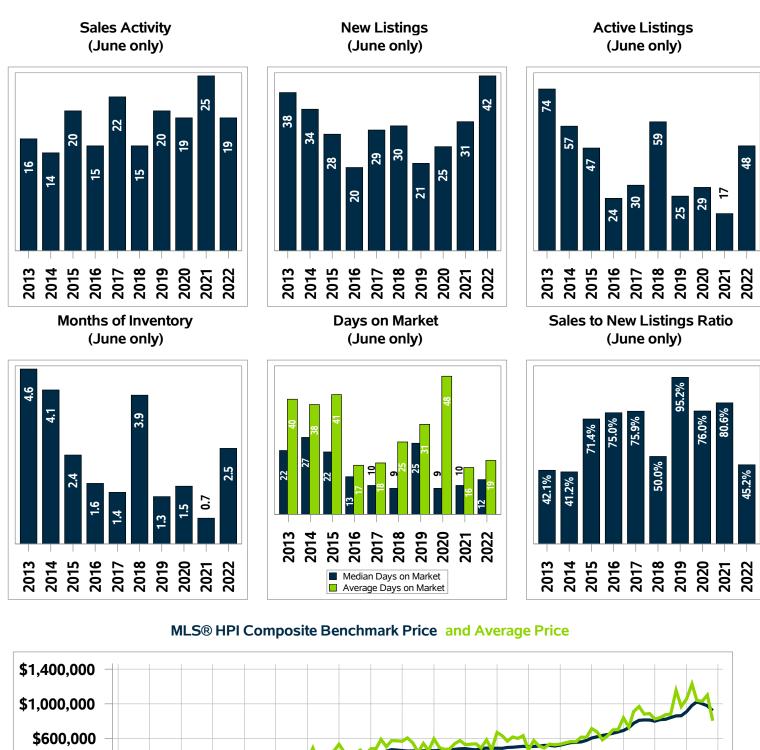
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>6</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>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

#### SMITHVILLE (57) MLS® Residential Market Activity





Jul 2013

an 2013

Jan 2014

Jul 2014

Jan 2015

Jul 2015

Jan 2016

Jul 2016

Jan 2017

Jan 2018

Jul 2017

Jul 2018

Jan 2019

Jul 2019

Jan 2020

Jul 2020

Jan 2021

Jul 2021

Jan 2022

Jul 2022

\$200,000

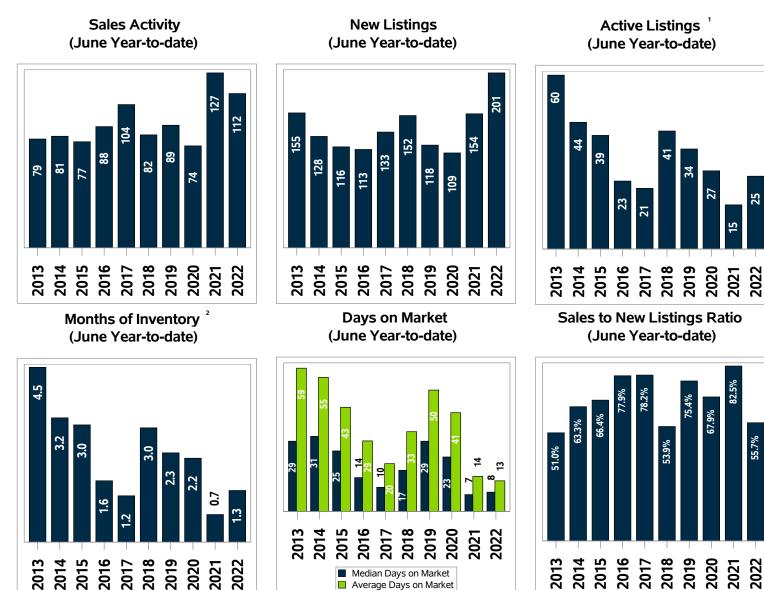
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#### SMITHVILLE (57) **MLS® Residential Market Activity**





<sup>1</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.

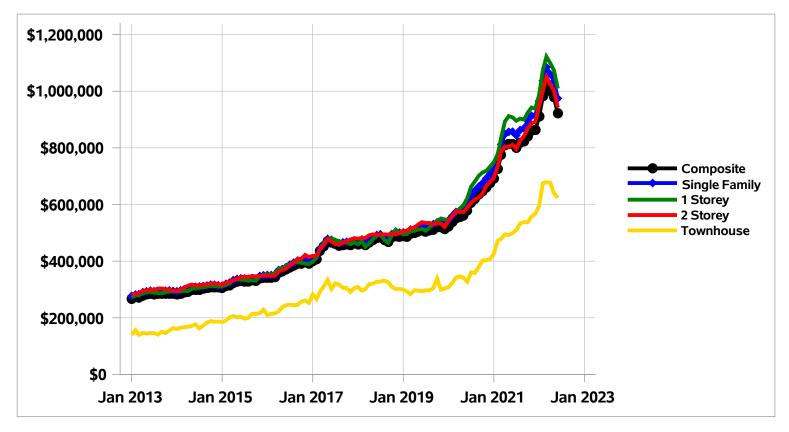
Average Days on Market

<sup>2</sup> Average active listings January to the current month / average sales January to the current month.





MLS <sup>®</sup> Home Price Index Benchmark Price							
		percentage change vs.					
Benchmark Type:	June 2022	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$921,700	-5.7	-9.9	6.8	13.3	80.9	97.5
Single Family	\$974,400	-5.9	-10.1	6.7	13.7	85.1	104.9
One Storey	\$1,009,400	-6.0	-10.0	7.6	11.2	96.4	109.9
Two Storey	\$942,900	-5.9	-10.2	5.8	16.3	75.4	100.7
Townhouse	\$623,100	-2.6	-8.2	9.9	24.9	112.2	106.3



#### MLS<sup>®</sup> HPI Benchmark Price





# Composite 🏤 🏦 🖡

Features	Value
Above Ground Bedrooms	3
Age Category	6 to 15
<b>Basement Finish</b>	Totally finished
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.)	1399
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

## Single Family 🏦 🇌

Features	Value		
Above Ground Bedrooms	3		
Age Category	6 to 15		
<b>Basement Finish</b>	Totally finished		
Bedrooms	4		
Below Ground Bedrooms	1		
Exterior Walls	Masonry & Siding		
Freshwater Supply	Municipal waterworks		
Full Bathrooms	2		
Garage Description	Attached, Single width		
Gross Living Area (Above Ground; in sq. ft.)	1457		
Half Bathrooms	0		
Heating	Forced air		
Heating Fuel	Natural Gas		
Lot Size	6348		
Number of Fireplaces	0		
Total Number Of Rooms	8		
Type Of Foundation	Basement, Poured concrete		
Type of Property	Detached		
Wastewater Disposal	Municipal sewers		





### 1 Storey 🏤

Features	Value	
Above Ground Bedrooms	3	
Age Category	6 to 15	
<b>Basement Finish</b>	Totally finished	
Bedrooms	4	
Below Ground Bedrooms	1	
Exterior Walls	Masonry & Siding	
Freshwater Supply	Municipal waterworks	
Full Bathrooms	2	
Garage Description	Attached, Single width	
Gross Living Area (Above Ground; in sq. ft.)	1320	
Half Bathrooms	0	
Heating	Forced air	
Heating Fuel	Natural Gas	
Lot Size	6534	
Number of Fireplaces	0	
Total Number Of Rooms	8	
Type Of Foundation	Basement, Poured concrete	
Type of Property	Detached	
Wastewater Disposal	Municipal sewers	

## 2 Storey 🏦

Features	Value
Above Ground Bedrooms	3
Age Category	6 to 15
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.)	1814
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6253
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers





## Townhouse 🗰

Features	Value
Above Ground Bedrooms	3
Age Category	16 to 30
Attached Specification	Row
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.)	1187
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers