



Residential Market Activity Report August 2022







NIAGARA NORTH MLS® Residential Market Activity



			Compared to ⁸					
Actual	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012	
Sales Activity	51	-19.0	-32.9	-32.9	-7.3	8.5	2.0	
Dollar Volume	\$43,335,678	-20.3	-13.1	-2.1	34.8	97.2	172.7	
New Listings	112	28.7	12.0	16.7	23.1	69.7	64.7	
Active Listings	186	148.0	97.9	11.4	31.0	50.0	-4.1	
Sales to New Listings Ratio 1	45.5	72.4	76.0	79.2	60.4	71.2	73.5	
Months of Inventory ²	3.6	1.2	1.2	2.2	2.6	2.6	3.9	
Average Price	\$849,719	-1.5	29.5	45.9	45.4	81.7	167.4	
Median Price	\$775,000	-4.9	18.3	45.1	52.0	99.0	192.5	
Sale to List Price Ratio ³	96.2	103.1	101.6	98.2	97.9	98.1	96.5	
Median Days on Market	22.0	8.0	13.0	22.5	17.0	25.0	35.5	
Average Days on Market	31.1	17.4	26.8	39.9	35.8	49.3	45.4	

		Compared to ^a					
Year-to-date	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	517	-22.5	2.2	-0.4	10.9	10.7	17.0
Dollar Volume	\$516,719,248	-9.5	60.1	71.0	90.9	184.4	251.5
New Listings	1,036	20.6	49.9	22.5	56.3	67.6	61.6
Active Listings⁴	126	90.5	11.2	-25.5	45.0	-1.9	-32.8
Sales to New Listings Ratio 5	49.9	77.6	73.2	61.3	70.3	75.6	69.0
Months of Inventory 6	1.9	0.8	1.8	2.6	1.5	2.2	3.4
Average Price	\$999,457	16.8	56.7	71.6	72.1	156.9	200.5
Median Price	\$875,000	9.2	49.8	61.6	67.5	151.4	201.7
Sale to List Price Ratio ⁷	105.3	106.8	99.6	98.1	102.1	98.4	97.3
Median Days on Market	8.0	7.0	18.0	22.0	11.0	22.0	35.0
Average Days on Market	16.4	13.5	32.9	39.3	23.2	47.3	53.2

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 Sale price * 100; average for all homes sold in the current month.

⁴ 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.

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

⁶ 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.

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

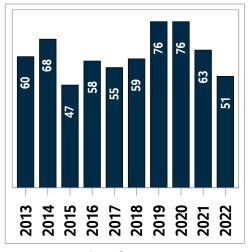
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



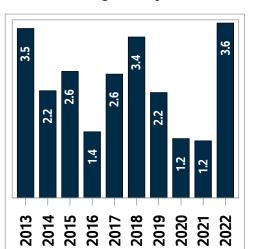
NIAGARA NORTH MLS® Residential Market Activity



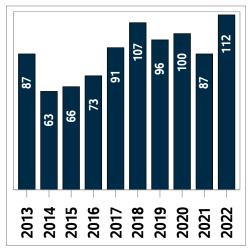
Sales Activity (August only)



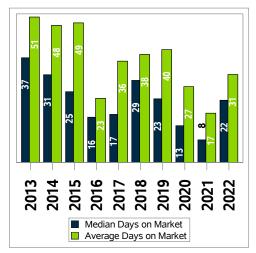
Months of Inventory (August only)



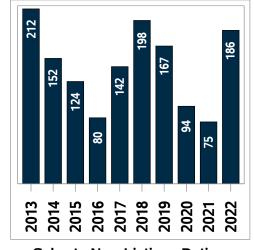
New Listings (August only)



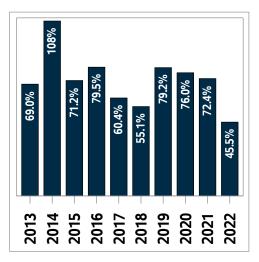
Days on Market (August only)



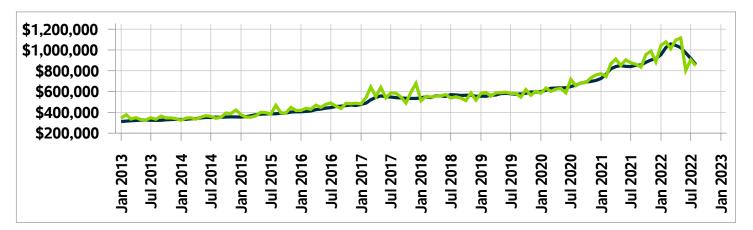
Active Listings (August only)



Sales to New Listings Ratio (August only)



MLS® HPI Composite Benchmark Price and Average Price

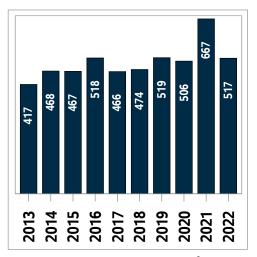




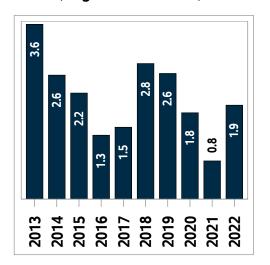
NIAGARA NORTH MLS® Residential Market Activity



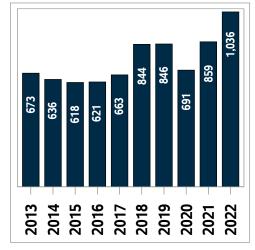
Sales Activity (August Year-to-date)



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



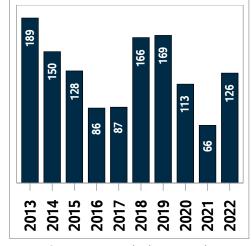
New Listings (August Year-to-date)



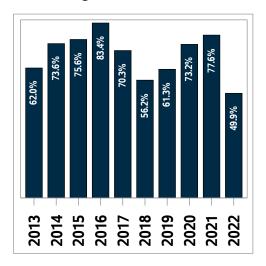
Days on Market (August Year-to-date)



Active Listings (August Year-to-date)



Sales to New Listings Ratio (August 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 sales January to the current month.



NIAGARA NORTH MLS® Single Family Detached Market Activity



		Compared to ⁸					
Actual	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	32	-8.6	-25.6	-38.5	-8.6	-5.9	-3.0
Dollar Volume	\$31,457,688	-9.6	-3.6	-5.5	31.7	74.8	162.2
New Listings	69	25.5	-1.4	15.0	46.8	40.8	23.2
Active Listings	118	136.0	100.0	14.6	28.3	14.6	-23.9
Sales to New Listings Ratio 1	46.4	63.6	61.4	86.7	74.5	69.4	58.9
Months of Inventory 2	3.7	1.4	1.4	2.0	2.6	3.0	4.7
Average Price	\$983,053	-1.1	29.6	53.6	44.1	85.7	170.4
Median Price	\$880,000	-1.1	17.6	42.8	34.4	75.1	175.9
Sale to List Price Ratio ³	94.8	103.3	102.1	98.4	97.4	98.0	95.6
Median Days on Market	25.5	8.0	10.0	22.5	26.0	31.5	29.0
Average Days on Market	33.4	18.8	19.3	33.7	44.0	53.1	36.9

			Compared to *				
Year-to-date	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	303	-25.2	8.6	-7.6	-6.8	-5.9	-8.5
Dollar Volume	\$358,560,626	-11.2	70.3	67.5	71.6	155.2	199.5
New Listings	610	17.5	58.0	15.5	32.9	36.2	23.2
Active Listings⁴	76	82.8	20.0	-25.7	17.0	-28.2	-48.3
Sales to New Listings Ratio 5	49.7	78.0	72.3	62.1	70.8	71.9	66.9
Months of Inventory 6	2.0	0.8	1.8	2.5	1.6	2.6	3.5
Average Price	\$1,183,368	18.7	56.8	81.3	84.0	171.2	227.2
Median Price	\$1,075,000	16.8	53.6	74.8	87.0	172.2	225.8
Sale to List Price Ratio ⁷	106.0	107.4	99.5	98.1	101.8	98.2	97.0
Median Days on Market	8.0	7.0	17.0	22.0	11.0	25.0	35.0
Average Days on Market	16.0	13.7	32.2	37.7	26.4	56.1	54.0

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

 $^{^{\}rm 2}$ Active listings at month end / monthly sales; compared to levels from previous periods.

³ Sale price / list price * 100; average for all homes sold in the current month.

⁴ 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.

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

⁶ 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.

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

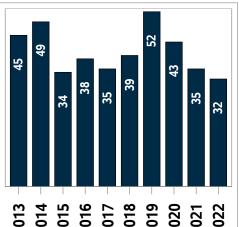
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



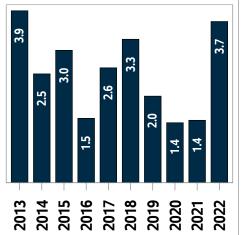
MLS® Single Family Detached Market Activity



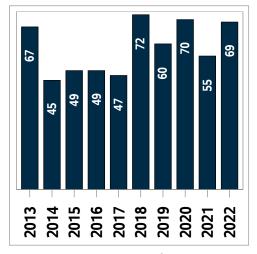
Sales Activity (August only)







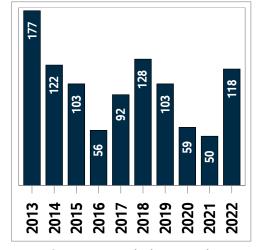
New Listings (August only)



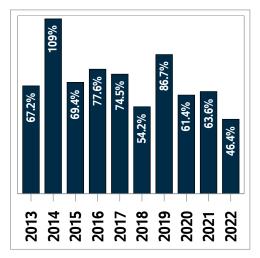
Days on Market (August only)



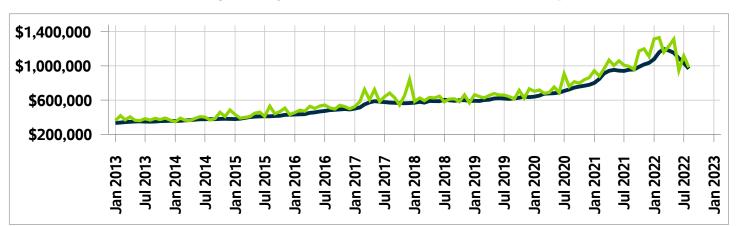
Active Listings (August only)



Sales to New Listings Ratio (August only)



MLS® HPI Single Family Detached Benchmark Price and Average Price

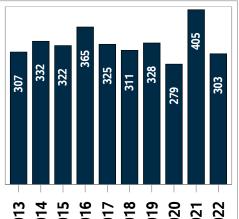




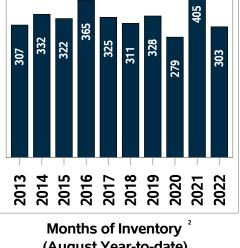
MLS® Single Family Detached Market Activity

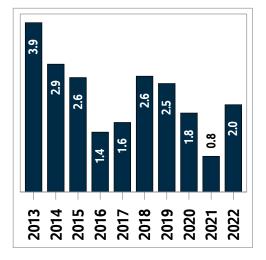


Sales Activity (August Year-to-date)

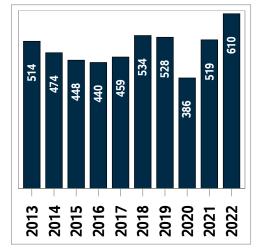


(August Year-to-date)

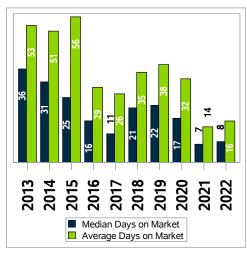




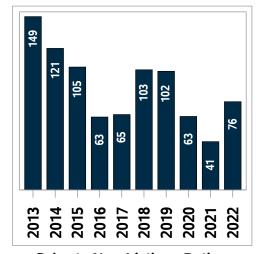
New Listings (August Year-to-date)



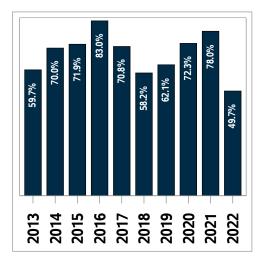
Days on Market (August Year-to-date)



Active Listings 1 (August Year-to-date)



Sales to New Listings Ratio (August 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 sales January to the current month.



NIAGARA NORTH MLS® Single Family Attached Market Activity



		Compared to °					
Actual	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	2	-60.0	100.0	0.0	100.0	0.0	-33.3
Dollar Volume	\$1,582,000	-55.5	236.6	80.8	321.9	189.3	120.0
New Listings	4	100.0	100.0	33.3	_	100.0	<u>—</u>
Active Listings	4	300.0	300.0	100.0	100.0	33.3	0.0
Sales to New Listings Ratio 1	50.0	250.0	50.0	66.7	_	100.0	_
Months of Inventory 2	2.0	0.2	1.0	1.0	2.0	1.5	1.3
Average Price	\$791,000	11.1	68.3	80.8	110.9	189.3	230.0
Median Price	\$791,000	18.1	68.3	80.8	110.9	189.3	226.9
Sale to List Price Ratio ³	113.2	100.0	100.0	94.7	98.7	97.7	100.1
Median Days on Market	23.0	35.0	3.0	50.5	39.0	25.5	14.0
Average Days on Market	23.0	38.0	3.0	50.5	39.0	25.5	23.0

			Compared to ⁸					
Year-to-date	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012	
Sales Activity	13	-27.8	0.0	30.0	0.0	-38.1	8.3	
Dollar Volume	\$10,286,478	-19.3	60.7	126.9	84.2	78.5	232.7	
New Listings	25	31.6	108.3	78.6	78.6	13.6	92.3	
Active Listings⁴	3	114.3	242.9	71.4	140.0	37.1	-14.3	
Sales to New Listings Ratio 5	52.0	94.7	108.3	71.4	92.9	95.5	92.3	
Months of Inventory 6	2.1	0.7	0.6	1.6	0.9	1.0	2.7	
Average Price	\$791,268	11.7	60.7	74.6	84.2	188.4	207.1	
Median Price	\$795,000	11.3	68.8	72.8	100.3	200.1	235.4	
Sale to List Price Ratio ⁷	105.2	106.6	100.9	98.2	101.3	98.8	99.3	
Median Days on Market	10.0	7.5	13.0	22.5	11.0	19.0	13.5	
Average Days on Market	16.5	16.6	24.8	32.4	16.2	27.1	22.3	

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

 $^{^{\}rm 2}$ Active listings at month end / monthly sales; compared to levels from previous periods.

³ Sale price / list price * 100; average for all homes sold in the current month.

⁴ 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.

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

⁶ 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.

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

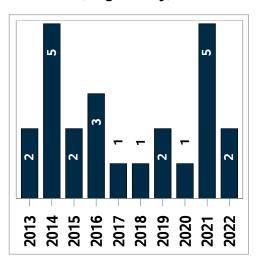
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



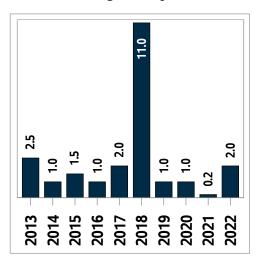
MLS® Single Family Attached Market Activity



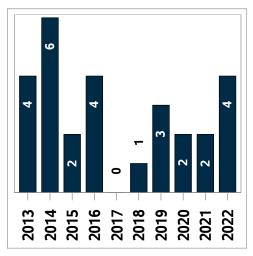
Sales Activity (August only)



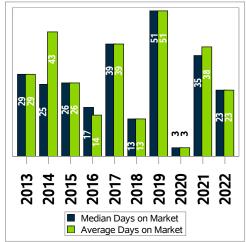
Months of Inventory (August only)



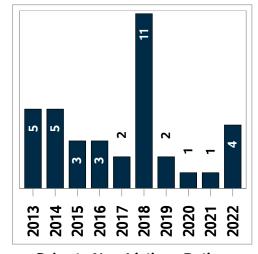
New Listings (August only)



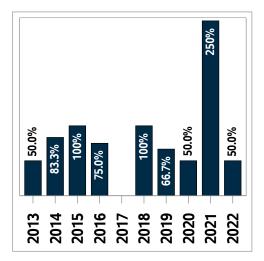
Days on Market (August only)



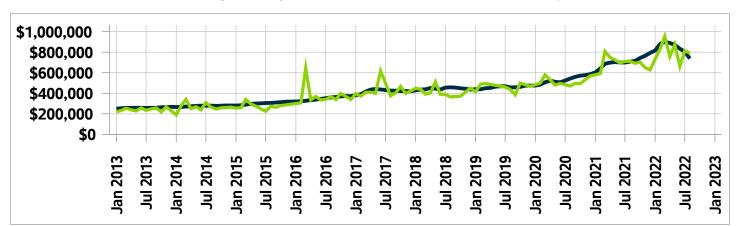
Active Listings (August only)



Sales to New Listings Ratio (August only)



MLS® HPI Single Family Attached Benchmark Price and Average Price

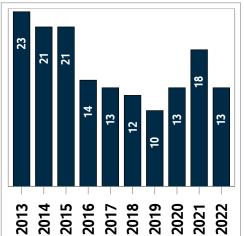




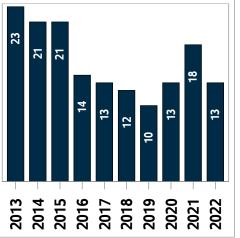
MLS® Single Family Attached Market Activity

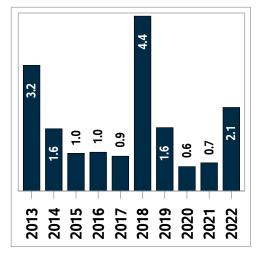


Sales Activity (August Year-to-date)

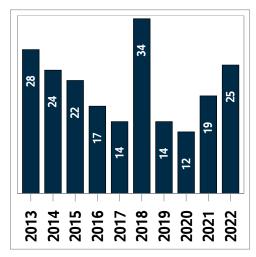


Months of Inventory ² (August Year-to-date)

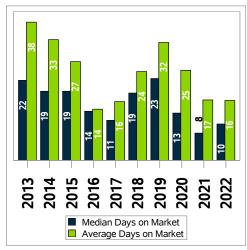




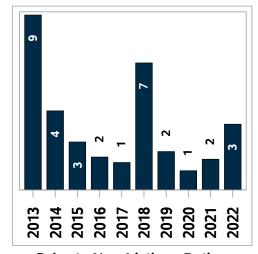
New Listings (August Year-to-date)



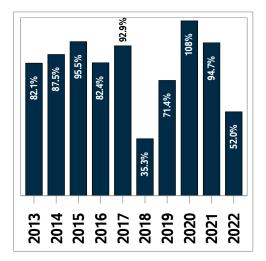
Days on Market (August Year-to-date)



Active Listings 1 (August Year-to-date)



Sales to New Listings Ratio (August 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 sales January to the current month.



NIAGARA NORTH MLS® Townhouse Market Activity



		Compared to ⁸					
Actual	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	9	-47.1	-62.5	-40.0	-43.8	0.0	-25.0
Dollar Volume	\$5,813,000	-53.7	-57.2	-13.4	-15.4	109.9	103.2
New Listings	20	17.6	53.8	17.6	-51.2	81.8	122.2
Active Listings	29	222.2	222.2	-14.7	-29.3	141.7	-6.5
Sales to New Listings Ratio 1	45.0	100.0	184.6	88.2	39.0	81.8	133.3
Months of Inventory ²	3.2	0.5	0.4	2.3	2.6	1.3	2.6
Average Price	\$645,889	-12.6	14.3	44.3	50.3	109.9	171.0
Median Price	\$650,000	-12.2	19.2	36.3	50.6	103.1	157.2
Sale to List Price Ratio ³	97.2	103.2	101.9	98.3	98.7	99.2	98.0
Median Days on Market	11.0	8.0	14.5	21.0	15.5	18.0	69.5
Average Days on Market	18.3	10.8	32.7	36.7	22.3	47.6	71.7

		Compared to [°]					
Year-to-date	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	112	-23.8	-22.8	-14.5	4.7	6.7	25.8
Dollar Volume	\$89,819,406	-14.1	16.9	43.8	81.3	192.9	308.8
New Listings	207	10.7	26.2	7.3	27.8	72.5	80.0
Active Listings⁴	19	86.7	-13.4	-41.7	24.0	16.5	-41.3
Sales to New Listings Ratio 5	54.1	78.6	88.4	67.9	66.0	87.5	77.4
Months of Inventory 6	1.4	0.6	1.2	2.0	1.2	1.3	3.0
Average Price	\$801,959	12.8	51.4	68.2	73.2	174.6	224.9
Median Price	\$787,500	13.8	54.4	65.8	77.0	166.9	211.3
Sale to List Price Ratio ⁷	105.0	107.1	100.1	98.4	103.0	99.2	98.0
Median Days on Market	8.0	7.0	15.0	21.0	9.0	17.0	36.0
Average Days on Market	12.8	10.8	33.3	35.9	15.0	28.1	55.7

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

 $^{^{\}rm 2}$ Active listings at month end / monthly sales; compared to levels from previous periods.

³ Sale price * 100; average for all homes sold in the current month.

⁴ 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.

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

⁶ 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.

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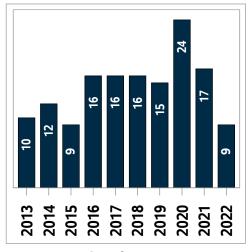
NIAGARA NORTH MLS® Townhouse Market Activity

New Listings

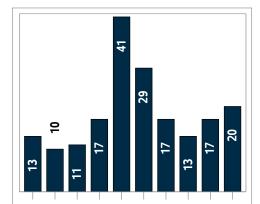
(August only)



Sales Activity (August only)



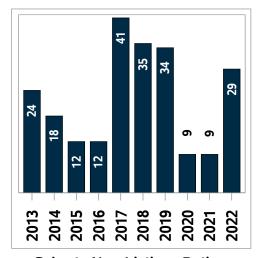
Months of Inventory (August only)



Days on Market (August only)

2017

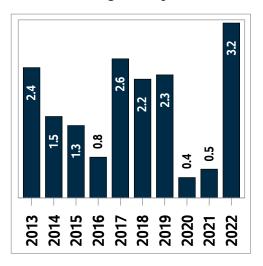
2018 2019

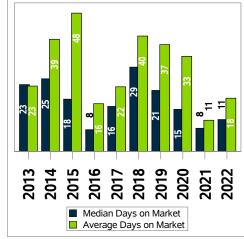


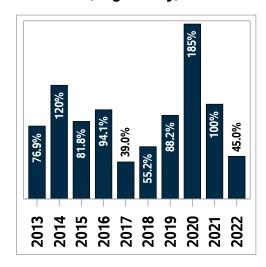
Active Listings

(August only)

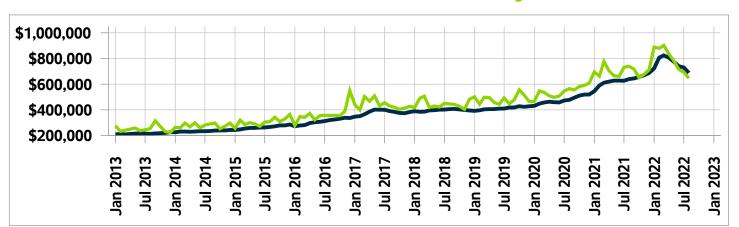
Sales to New Listings Ratio (August only)







MLS® HPI Townhouse Benchmark Price and Average Price





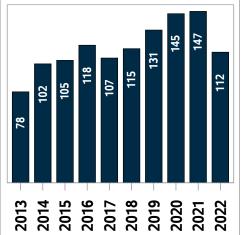
NIAGARA NORTH MLS® Townhouse Market Activity

New Listings

(August Year-to-date)

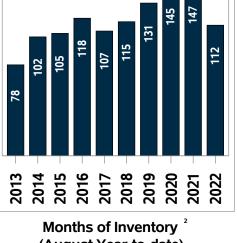


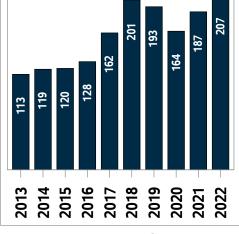
Sales Activity (August Year-to-date)



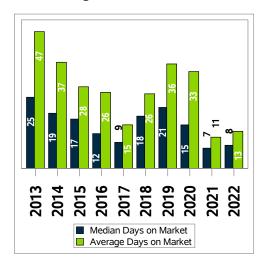
(August Year-to-date)

2014 2015 2016 2017 2018 2019 2020 2021

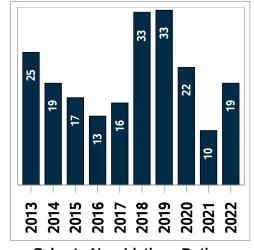




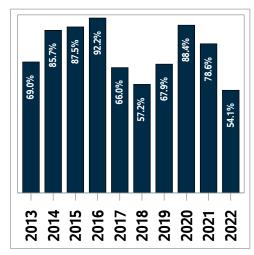
Days on Market (August Year-to-date)



Active Listings (August Year-to-date)



Sales to New Listings Ratio (August 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 sales January to the current month.



NIAGARA NORTH MLS® Apartment-Style Market Activity



		Compared to °					
Actual	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	8	33.3	0.0	14.3	300.0	700.0	300.0
Dollar Volume	\$4,482,990	30.4	39.2	32.1	794.8	1,419.7	1,336.9
New Listings	18	50.0	20.0	12.5	800.0	350.0	800.0
Active Listings	34	142.9	36.0	21.4	385.7	466.7	1,033.3
Sales to New Listings Ratio 1	44.4	50.0	53.3	43.8	100.0	25.0	100.0
Months of Inventory 2	4.3	2.3	3.1	4.0	3.5	6.0	1.5
Average Price	\$560,374	-2.2	39.2	15.6	123.7	90.0	259.2
Median Price	\$508,000	-0.3	30.8	21.8	102.8	72.2	225.6
Sale to List Price Ratio ³	96.5	104.2	98.5	97.8	98.1	98.4	95.8
Median Days on Market	30.0	9.5	32.0	57.0	14.0	9.0	61.0
Average Days on Market	38.1	11.2	52.3	89.6	14.0	9.0	61.0

			Compared to ⁸					
Year-to-date	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012	
Sales Activity	86	-4.4	34.4	91.1	352.6	561.5	1,333.3	
Dollar Volume	\$56,127,738	25.3	112.9	201.2	904.5	1,806.8	4,749.0	
New Listings	189	52.4	56.2	80.0	626.9	759.1	1,353.8	
Active Listings⁴	27	113.7	3.3	-13.5	419.0	772.0	772.0	
Sales to New Listings Ratio 5	45.5	72.6	52.9	42.9	73.1	59.1	46.2	
Months of Inventory 6	2.5	1.1	3.3	5.6	2.2	1.9	4.2	
Average Price	\$652,648	31.2	58.4	57.6	121.9	188.2	238.3	
Median Price	\$620,000	31.9	59.0	65.3	110.2	168.4	208.5	
Sale to List Price Ratio ⁷	103.2	103.5	98.8	97.4	101.5	98.4	96.6	
Median Days on Market	14.0	10.5	25.0	35.0	11.0	17.0	61.0	
Average Days on Market	21.7	17.0	37.8	65.3	21.4	26.2	56.5	

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

 $^{^{\}rm 2}$ Active listings at month end / monthly sales; compared to levels from previous periods.

³ Sale price / list price * 100; average for all homes sold in the current month.

⁴ 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.

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

⁶ 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.

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

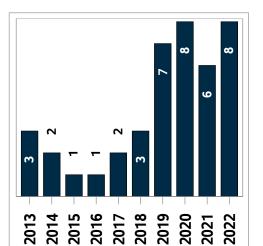
⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



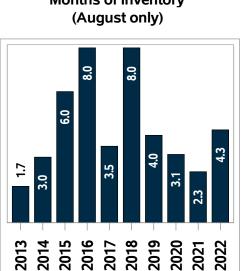
MLS® Apartment-Style Market Activity



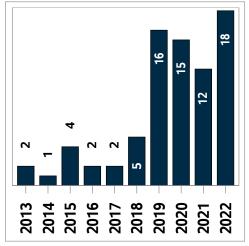
Sales Activity (August only)



Months of Inventory



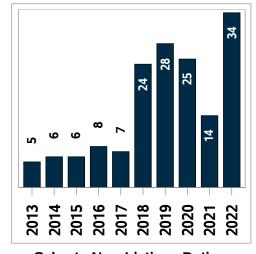
New Listings (August only)



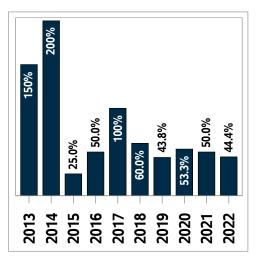
Days on Market (August only)



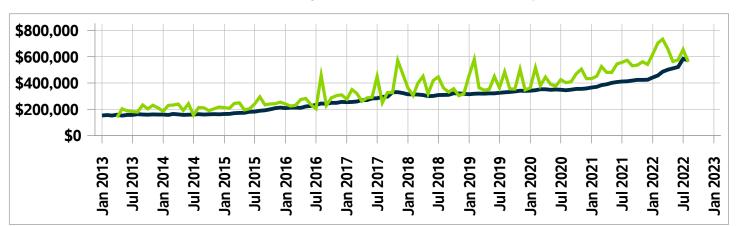
Active Listings (August only)



Sales to New Listings Ratio (August only)



MLS® HPI Apartment-Style Benchmark Price and Average Price





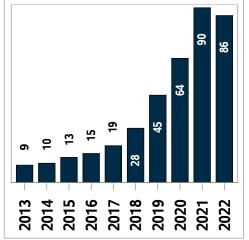
MLS® Apartment-Style Market Activity



(August Year-to-date)



Active Listings 1 (August Year-to-date)

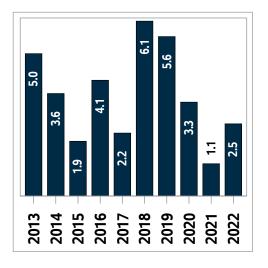


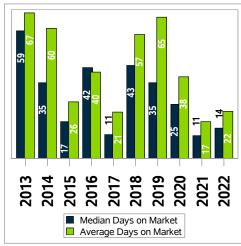
2016 2017 2018 2019

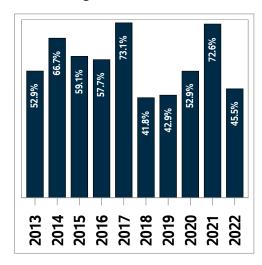
Months of Inventory ² (August Year-to-date)

Days on Market (August Year-to-date)

Sales to New Listings Ratio (August 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 sales January to the current month.

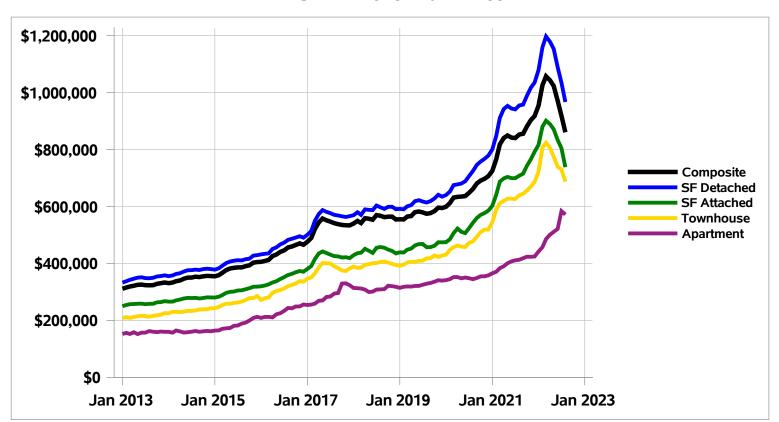


NIAGARA NORTH MLS® HPI Benchmark Price



	MLS® Home Price Index Benchmark Price									
			percentage change vs.							
Benchmark Type:	August 2022	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago			
Composite	\$860,600	-6.3	-15.9	-16.1	0.9	49.8	58.9			
SF Detached	\$966,900	-6.6	-16.2	-16.6	1.3	57.4	69.4			
SF Attached	\$738,200	-8.3	-15.2	-16.2	4.2	61.5	73.3			
Townhouse	\$687,300	-5.9	-11.3	-14.8	7.4	64.3	76.0			
Apartment	\$572,000	-2.0	11.9	25.0	38.5	73.8	94.2			

MLS® HPI Benchmark Price





NIAGARA NORTH MLS® HPI Benchmark Descriptions





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.)	1421
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 Detached 🍖 🎕

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.)	1676
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	7229
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers



NIAGARA NORTH MLS® HPI Benchmark Descriptions



Single Family Attached 🎁



Features	Value
Above Ground Bedrooms	3
Age Category	6 to 15
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.)	1330
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	2383
Number of Fireplaces	0
Total Number Of Rooms	6
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Townhouse

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.)	1295
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



NIAGARA NORTH MLS® HPI Benchmark Descriptions



Apartment |

Features	Value
Above Ground Bedrooms	1
Age Category	0 to 5
Attached Specification	Row
Basement Finish	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.)	674
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



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



		Compared to °					
Actual	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	36	-26.5	-33.3	-36.8	-2.7	-5.3	-2.7
Dollar Volume	\$28,846,378	-32.2	-17.6	-13.4	36.0	55.7	142.1
New Listings	80	25.0	2.6	5.3	35.6	73.9	42.9
Active Listings	129	138.9	72.0	-7.2	35.8	48.3	-1.5
Sales to New Listings Ratio 1	45.0	76.6	69.2	75.0	62.7	82.6	66.1
Months of Inventory ²	3.6	1.1	1.4	2.4	2.6	2.3	3.5
Average Price	\$801,288	-7.8	23.7	37.2	39.7	64.3	148.8
Median Price	\$791,000	-2.3	23.6	46.5	55.1	100.3	177.5
Sale to List Price Ratio ³	95.8	103.4	101.9	97.9	98.2	97.9	96.7
Median Days on Market	20.5	8.0	13.5	28.0	13.0	24.5	28.0
Average Days on Market	30.7	15.7	23.5	45.4	25.8	44.7	42.3

		Compared to ⁸					
Year-to-date	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	375	-26.2	-2.6	-6.3	12.6	5.3	15.0
Dollar Volume	\$375,097,224	-13.0	51.9	62.0	90.6	163.4	235.4
New Listings	763	16.1	41.8	12.2	60.3	64.1	65.9
Active Listings⁴	92	85.1	4.6	-32.4	51.8	1.1	-26.2
Sales to New Listings Ratio 5	49.1	77.3	71.6	58.8	70.0	76.6	70.9
Months of Inventory 6	2.0	0.8	1.8	2.7	1.5	2.0	3.0
Average Price	\$1,000,259	17.8	55.9	72.8	69.3	150.1	191.6
Median Price	\$865,000	8.2	47.9	61.4	64.8	143.7	185.2
Sale to List Price Ratio ⁷	105.5	107.2	99.8	98.1	102.3	98.6	97.5
Median Days on Market	8.0	7.0	17.0	22.0	10.0	21.0	34.0
Average Days on Market	16.5	13.0	30.8	38.1	22.6	47.8	49.8

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

 $^{^{\}rm 2}$ Active listings at month end / monthly sales; compared to levels from previous periods.

³ Sale price * 100; average for all homes sold in the current month.

⁴ 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.

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

⁶ 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.

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

⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



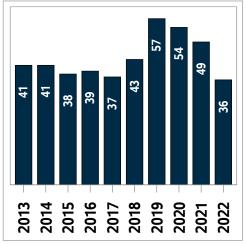
GRIMSBY (54) MLS® Residential Market Activity

New Listings

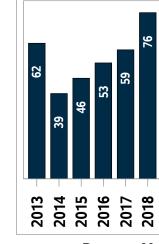
(August only)



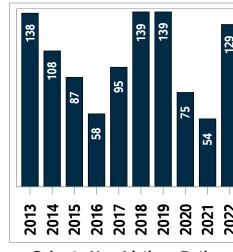
Sales Activity (August only)



Months of Inventory (August only)



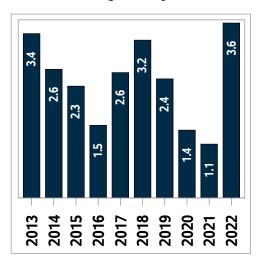
Days on Market (August only)



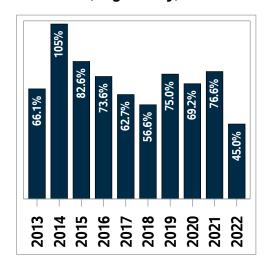
Active Listings

(August only)

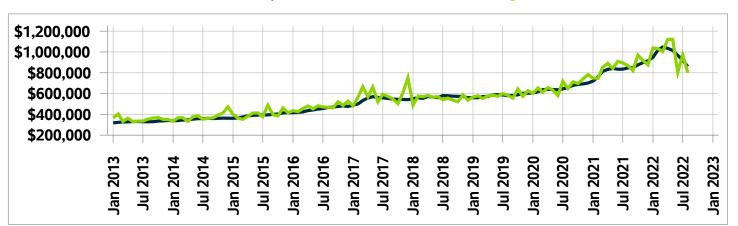
Sales to New Listings Ratio (August only)







MLS® HPI Composite Benchmark Price and Average Price

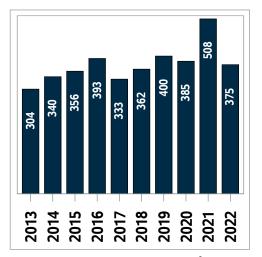




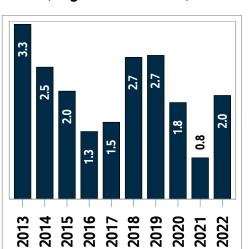
GRIMSBY (54) MLS® Residential Market Activity



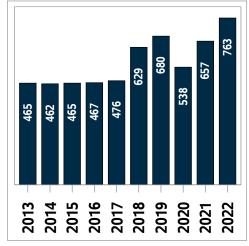
Sales Activity (August Year-to-date)



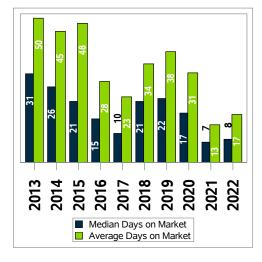
Months of Inventory ² (August Year-to-date)



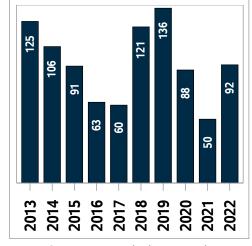
New Listings (August Year-to-date)



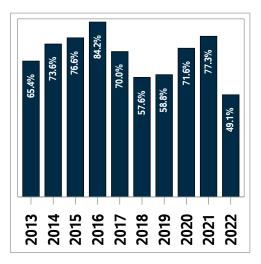
Days on Market (August Year-to-date)



Active Listings (August Year-to-date)



Sales to New Listings Ratio (August 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 sales January to the current month.

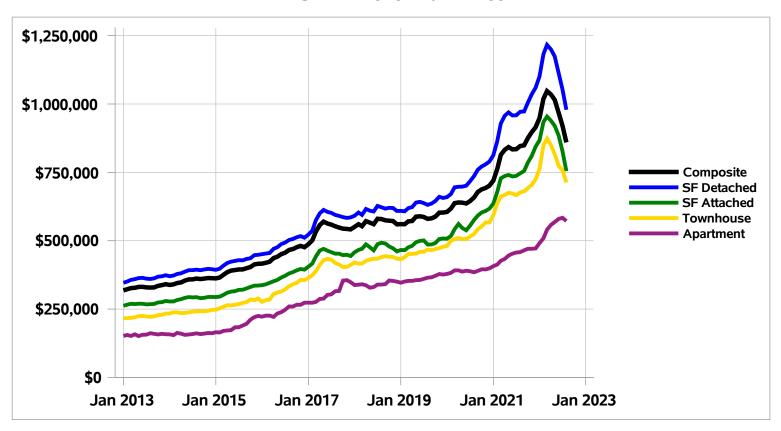


GRIMSBY (54) MLS® HPI Benchmark Price



	MLS® Home Price Index Benchmark Price							
			percentage change vs.					
Benchmark Type:	August 2022	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago	
Composite	\$859,500	-6.7	-15.3	-15.7	1.6	48.2	55.5	
SF Detached	\$978,800	-7.1	-16.6	-17.2	0.7	55.1	64.7	
SF Attached	\$754,700	-8.8	-18.0	-19.2	1.1	55.2	66.7	
Townhouse	\$713,200	-5.9	-12.6	-16.0	5.4	52.5	70.2	
Apartment	\$572,000	-2.0	0.6	12.4	24.8	56.8	81.4	

MLS® HPI Benchmark Price





GRIMSBY (54) MLS® HPI Benchmark Descriptions





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.)	1413
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 Detached 🍖 🎕

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.)	1693
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	7051
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers



GRIMSBY (54) MLS® HPI Benchmark Descriptions



Single Family Attached 🏗



Features	Value
Above Ground Bedrooms	3
Age Category	6 to 15
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.)	1333
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	2246
Number of Fireplaces	0
Total Number Of Rooms	6
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Townhouse

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.)	1312
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



GRIMSBY (54) MLS® HPI Benchmark Descriptions



Apartment |

Features	Value
Above Ground Bedrooms	1
Age Category	0 to 5
Attached Specification	Row
Basement Finish	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
Wastewater Disposal	Municipal sewers



SMITHVILLE (57) MLS® Residential Market Activity



		Compared to °					
Actual	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	15	7.1	-31.8	-21.1	-16.7	66.7	15.4
Dollar Volume	\$14,489,300	23.0	-2.7	32.2	32.7	320.3	264.6
New Listings	32	39.1	45.5	60.0	0.0	60.0	166.7
Active Listings	57	171.4	200.0	103.6	21.3	54.1	-9.5
Sales to New Listings Ratio 1	46.9	60.9	100.0	95.0	56.3	45.0	108.3
Months of Inventory ²	3.8	1.5	0.9	1.5	2.6	4.1	4.8
Average Price	\$965,953	14.8	42.7	67.4	59.2	152.2	216.0
Median Price	\$760,000	-14.3	6.8	44.8	47.3	111.1	210.2
Sale to List Price Ratio ³	97.2	102.1	101.0	99.1	97.2	99.2	95.8
Median Days on Market	24.0	8.5	12.5	16.0	37.0	29.0	57.0
Average Days on Market	32.1	23.5	34.9	23.3	56.3	68.9	54.2

		Compared to ⁸					
Year-to-date	August 2022	August 2021	August 2020	August 2019	August 2017	August 2015	August 2012
Sales Activity	142	-10.7	17.4	19.3	6.8	27.9	22.4
Dollar Volume	\$141,622,024	1.3	87.2	100.2	91.6	260.6	302.9
New Listings	273	35.1	78.4	64.5	46.0	78.4	50.8
Active Listings⁴	34	106.8	33.8	2.2	29.4	-9.3	-45.7
Sales to New Listings Ratio 5	52.0	78.7	79.1	71.7	71.1	72.5	64.1
Months of Inventory 6	1.9	0.8	1.7	2.2	1.6	2.7	4.3
Average Price	\$997,338	13.5	59.5	67.8	79.5	181.9	229.1
Median Price	\$889,950	7.9	57.5	59.5	74.5	171.3	225.2
Sale to List Price Ratio ⁷	104.8	105.5	99.0	98.2	101.7	97.9	96.6
Median Days on Market	8.5	8.0	21.0	23.0	13.0	26.0	41.5
Average Days on Market	16.0	15.3	39.4	43.4	24.8	45.4	62.9

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

 $^{^{\}rm 2}$ Active listings at month end / monthly sales; compared to levels from previous periods.

³ Sale price * 100; average for all homes sold in the current month.

⁴ 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.

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

⁶ 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.

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

⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



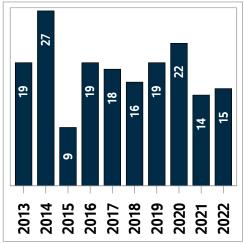
SMITHVILLE (57) MLS® Residential Market Activity

New Listings

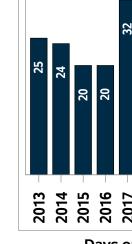
(August only)



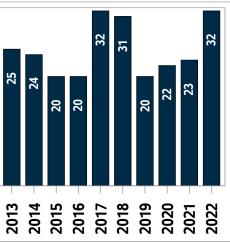
Sales Activity (August only)



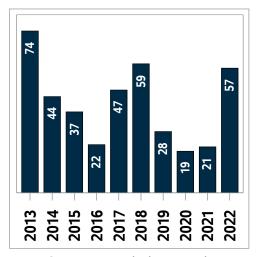
Months of Inventory (August only)



Days on Market



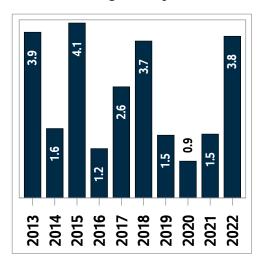
(August only)

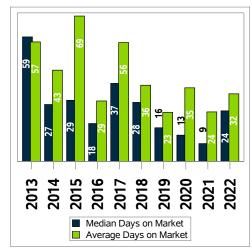


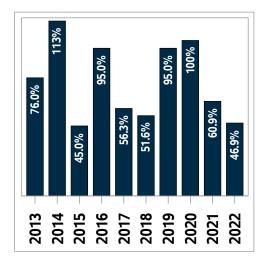
Active Listings

(August only)

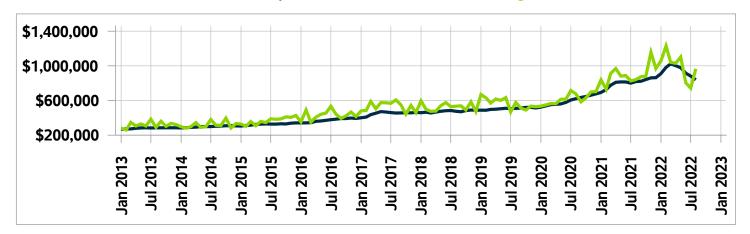
Sales to New Listings Ratio (August only)







MLS® HPI Composite Benchmark Price and Average Price

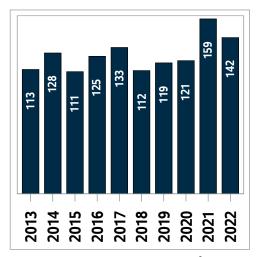




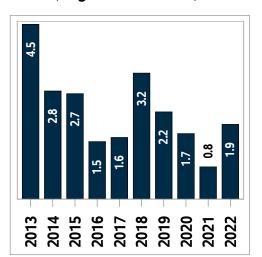
SMITHVILLE (57) MLS® Residential Market Activity



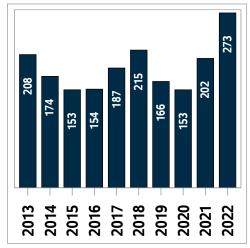
Sales Activity (August Year-to-date)



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



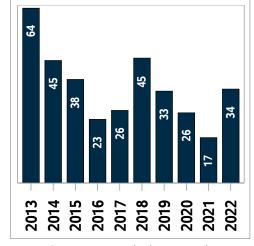
New Listings (August Year-to-date)



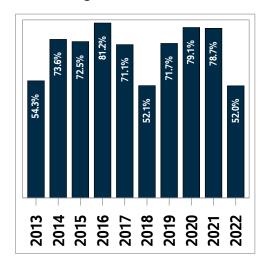
Days on Market (August Year-to-date)



Active Listings (August Year-to-date)



Sales to New Listings Ratio (August 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 sales January to the current month.

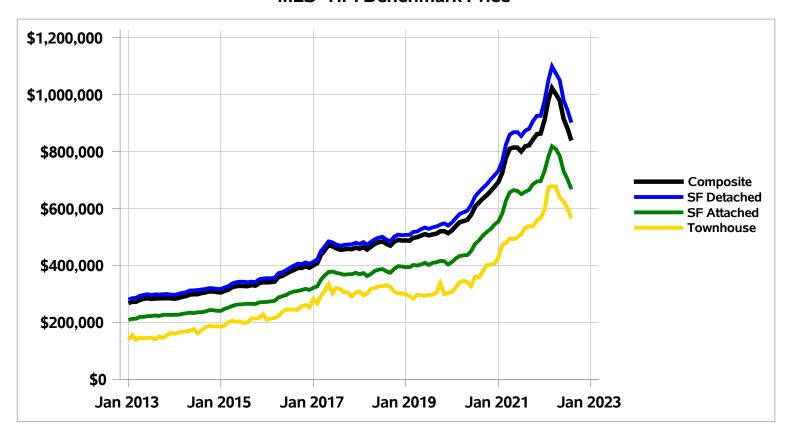


SMITHVILLE (57) MLS® HPI Benchmark Price



MLS® Home Price Index Benchmark Price							
		percentage change vs.					
Benchmark Type:	August 2022	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$839,000	-4.8	-14.3	-14.6	2.5	64.8	84.3
SF Detached	\$901,700	-4.7	-14.2	-14.2	3.2	69.0	92.1
SF Attached	\$667,800	-5.1	-14.9	-14.7	1.4	63.1	79.8
Townhouse	\$565,700	-6.0	-11.6	-16.2	6.1	90.5	78.2

MLS® HPI Benchmark Price





SMITHVILLE (57) MLS® HPI Benchmark Descriptions





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.)	1407
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 Detached 🍖 🎕

Features	Value
Above Ground Bedrooms	3
Age Category	6 to 15
Basement Finish	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.)	1601
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	7012
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers



SMITHVILLE (57) MLS® HPI Benchmark Descriptions



Single Family Attached 🏗



Features	Value
Above Ground Bedrooms	3
Age Category	6 to 15
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.)	1265
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	3660
Number of Fireplaces	0
Total Number Of Rooms	6
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Townhouse 🗯

Features	Value
Above Ground Bedrooms	2
Age Category	16 to 30
Attached Specification	Row
Bedrooms	2
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.)	1186
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