

2019 President Cathy Polan's Comments:

The Spring market is showing an increase in local inventory, therefore this may be the time to start your search for that special property. Active Residential Listings continue the positive trend with 935 Active Residential Listings compared to 717 Active Residential Listings in April 2018. This 30.4% increase over last year reflects a healthy real estate market in the local area, offering a variety of available listings.

The monthly Dollar Sales for All Property Types in the Quinte area comes in at \$113,113,409 reflecting a modest increase of 2.5% over 2018, which was \$110,385,852. The 2019 Year-to-Date figure has resulted in a comparable increase of 3.0% over 2018.

The April monthly Dollar Sales for Residential Listings also resulted in an increase of 2.2% with \$108,554,409 for 2019 compared to \$106,263,919 for 2018. The 2019 Year-to-Date Residential number is close to a break-even level, with a 1.4% increase over last year at this time.

Continuing to be a factor in the healthy local real estate market, the Residential Average Sale Price for April is continuing the trend of the past few years, with the average price coming in at \$361,848 which is an increase of 6.6% compared to 2018. The Year-to-Date Residential Average Sale Price also shows an increase of 4.6% over 2018. This, combined with an increasing inventory, is an indicator the Quinte area is a great place to invest in your future.

Residential Unit Sales for April 2019 show 300 sales, which is slightly down from 313 sales for 2018. The Year-to-Date comparison shows 2019 is currently 3.1% below the 2018 sales for the same period of time.

Economic/Mortgage Indicators

Prime Rate*

Apr 2019 - 3.95%

Conventional Mortgage*

1 year - 3.64%

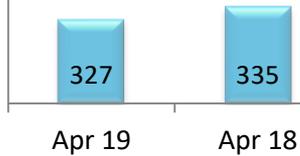
3 year - 4.29%

5 year - 5.34%

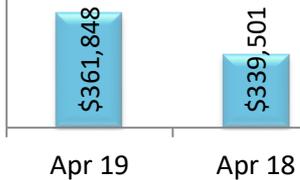
Sources and Notes:

*Bank of Canada, Rates for most recently completed month

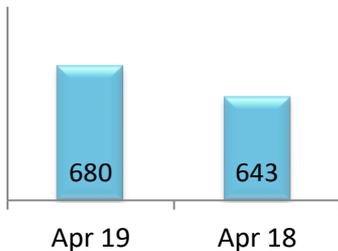
QDAR Sales All Property Types



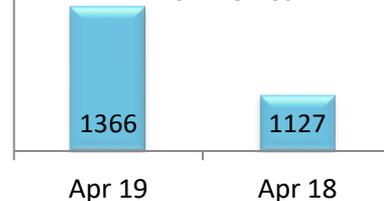
QDAR Average Price All Property Types



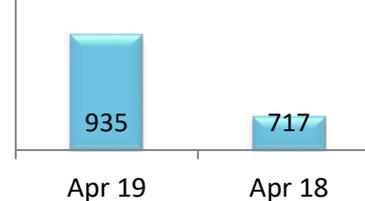
New QDAR Listings All Property Types



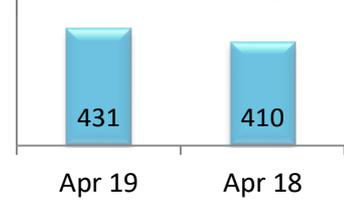
QDAR Active Listings All Property Types



QDAR Active Residential Listings



QDAR Active Non-Residential Listings



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Residential Activity by Region *(Below figures reflect Ontario Collective Listed Sales)*

District	Sales Units	Average Sales Price	Average Days on Market
Belleville (City)			
Belleville Ward	72	\$317,921	27
Thurlow Ward	25	\$401,310	26
Brighton (Muni)			
Brighton (Town)	16	\$418,875	42
Brighton (Twp)	9	\$422,222	31
Centre Hastings (Muni)			
Huntingdon Ward	1	\$522,500	16
Madoc Ward	2	\$326,950	197
Cramahe (Twp)			
Colborne	5	\$436,700	32
North of Hwy 401 (Cramahe)	2	\$571,250	37
South of Hwy 401 (Cramahe)	1	\$1,340,000	20
Deseronto (Town)			
Deseronto (town)	1	\$199,000	15
Madoc (Twp)			
None	7	\$324,429	44
Marmora & Lake (Twp)			
Lake Ward	1	\$513,000	40
Marmora Ward	11	\$300,450	61
Prince Edward County (Muni)			
Ameliasburg Ward	6	\$510,417	38
Athol Ward	1	\$325,000	323
Bloomfield Ward	1	\$323,000	19
Hallowell Ward	7	\$530,779	94
Hillier Ward	2	\$580,000	29
North Marysburg Ward	1	\$1,290,000	35

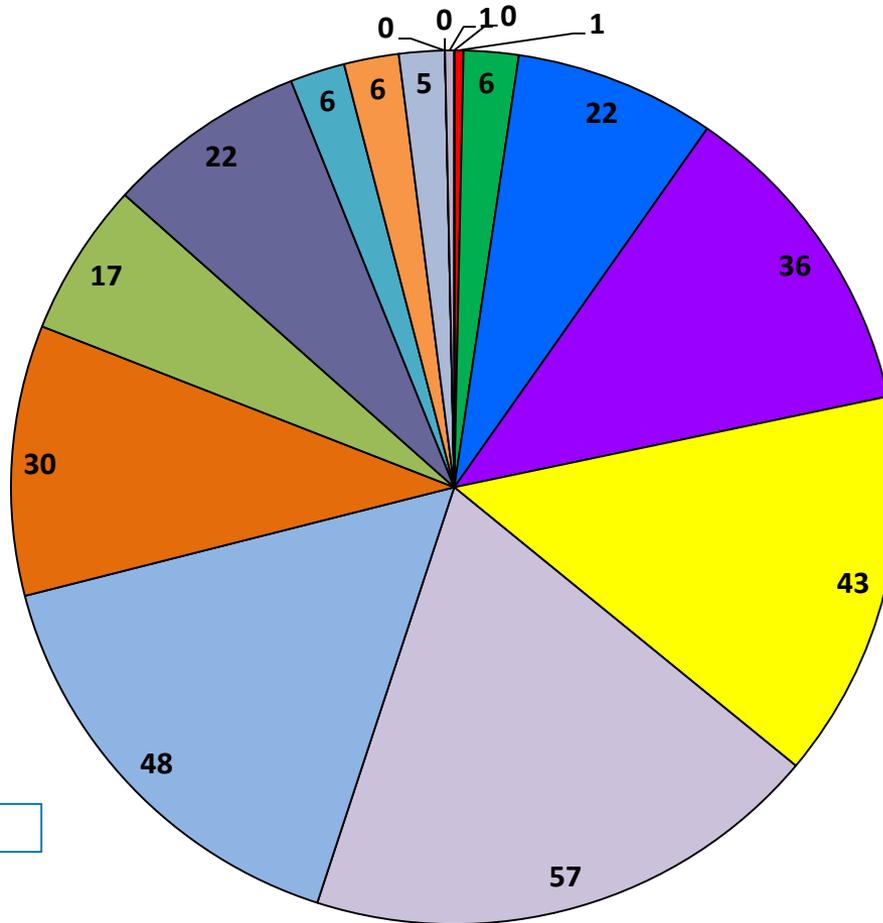
District	Sales Units	Average Sales Price	Average Days on Market
Prince Edward County (Muni)cont			
Picton Ward	8	\$431,477	90
Sophiasburg Ward	3	\$426,667	30
South Marysburg Ward	4	\$485,750	65
Wellington Ward	1	\$250,000	10
Quinte West (City)			
Frankford Ward	14	\$339,093	32
Sidney Ward	20	\$399,156	34
Trenton Ward	50	\$296,774	15
Murray Ward	24	\$401,042	40
Stirling-Rawdon (Twp)			
Rawdon Ward	3	\$388,967	21
Stirling Ward	3	\$343,967	15
Trent Hills (Twp)			
Campbellford	8	\$337,925	31
East of Hwy 25	2	\$496,500	49
Hastings Village	0	\$0	0
Percy	1	\$512,500	16
Seymour	3	\$413,267	13
Warkworth	0	\$0	0
West of Hwy 25	1	\$740,000	16
Tweed (Muni)			
Elzevir (Twp)	0	\$0	0
Hungerford (Twp)	2	\$226,250	28
Tweed (Village)	5	\$219,180	11
Tyendinaga			
Tyendinaga	4	\$274,193	21

All Property Types Activity by Region *(Below figures reflect Ontario Collective Listed Sales)*

District	Sales Units	Average Sales Price	Average Days on Market
Belleville (City)			
Belleville Ward	77	\$320,151	26
Thurlow Ward	26	\$501,260	44
Brighton (Muni)			
Brighton (Town)	17	\$400,412	41
Brighton (Twp)	10	\$384,500	28
Centre Hastings (Muni)			
Huntingdon Ward	3	\$306,000	48
Madoc Ward	2	\$326,950	197
Cramahe (Twp)			
Colborne	5	\$436,700	32
North of Hwy 401 (Cramahe)	3	\$469,167	34
South of Hwy 401 (Cramahe)	2	\$695,000	124
Deseronto (Town)			
Deseronto (town)	1	\$199,000	16
Madoc (Twp)			
None	11	\$280,127	53
Marmora & Lake (Twp)			
Lake Ward	1	\$513,000	40
Marmora Ward	13	\$276,535	81
Prince Edward County (Muni)			
Ameliasburg Ward	6	\$510,417	38
Athol Ward	3	\$198,333	136
Bloomfield Ward	1	\$323,000	19
Hallowell Ward	7	\$530,779	94
Hillier Ward	3	\$600,000	52
North Marysburg Ward	4	\$438,750	83

District	Sales Units	Average Sales Price	Average Days on Market
Prince Edward County (Muni)			
Picton Ward	9	\$448,757	83
Sophasburg Ward	7	\$311,000	90
South Marysburg Ward	4	\$485,750	65
Wellington Ward	1	\$250,000	10
Quinte West (City)			
Frankford Ward	14	\$339,093	32
Sidney Ward	22	\$370,028	34
Trenton Ward	50	\$296,774	15
Murray Ward	26	\$384,039	41
Stirling-Rawdon (Twp)			
None	0	\$0	0
Rawdon Ward	3	\$388,967	21
Stirling Ward	3	\$343,967	15
Trent Hills (Twp)			
Campbellford	9	\$327,933	45
East of Hwy 25	2	\$496,500	49
Hastings Village	1	\$200,000	36
Percy	2	\$265,250	289
Seymour	9	\$165,850	30
Warkworth	0	\$0	0
West of Hwy 25	2	\$614,500	18
Tweed (Muni)			
Elzevir (Twp)	0	\$0	0
Hungerford (Twp)	2	\$226,250	28
Tweed (Village)	5	\$219,180	11
Tyendinaga			
None	0	\$0	0
Tyendinaga	5	\$226,954	19

Sales - Residential

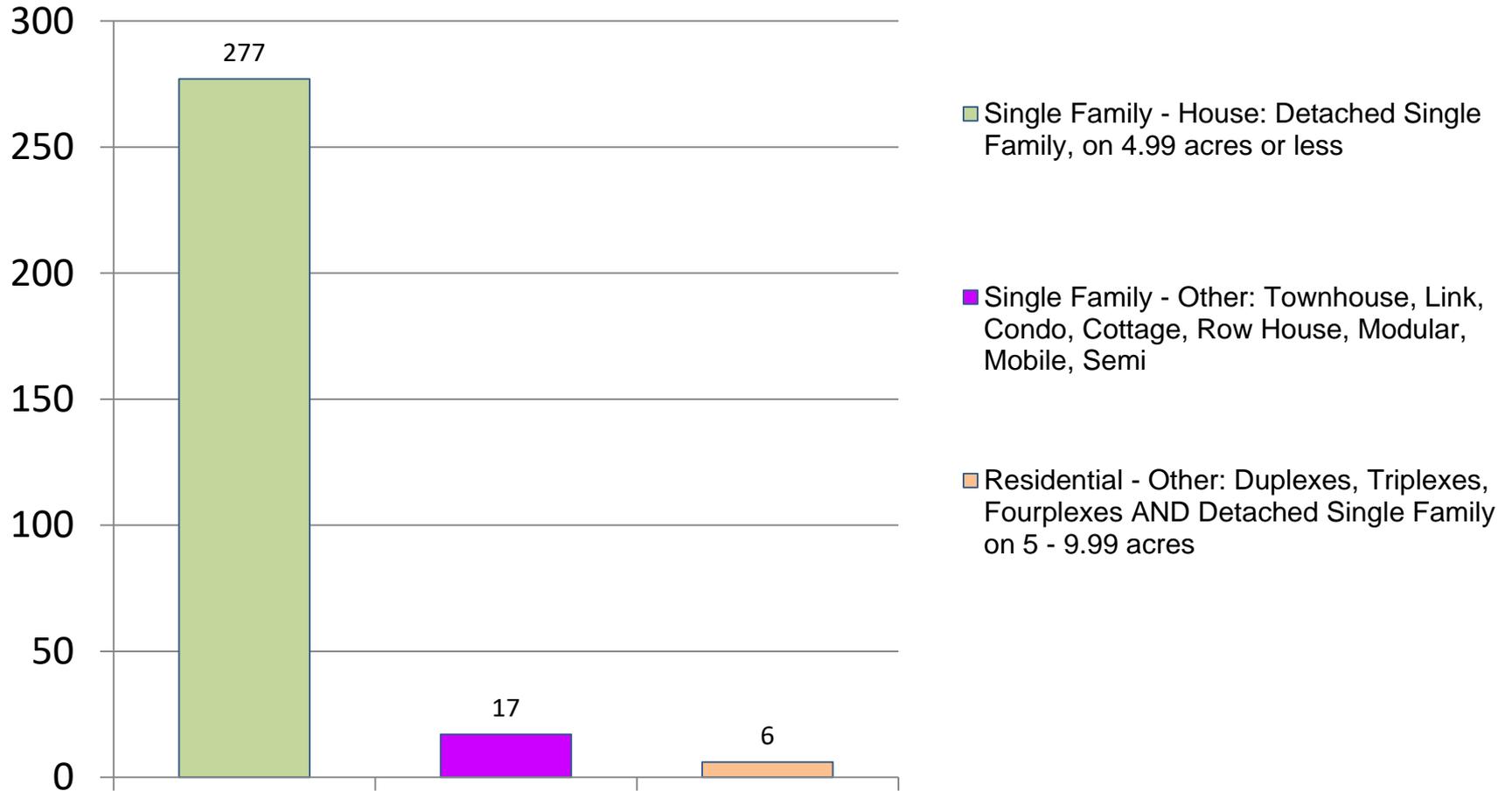


- \$0 to \$99k
- \$100k to \$149k
- \$150k to \$199k
- \$200k to \$249k
- \$250k to \$299k
- \$300k to \$349k
- \$350k to \$399k
- \$400k to \$449k
- \$450k to \$499k
- \$500k to \$599k
- \$600k to \$699k
- \$700k to \$799k
- \$800k to \$899k
- \$900k to \$999k
- \$1m to \$1.199m
- \$1.200m to \$1.399m
- \$1.400m to \$1.599m

Numbers indicate units

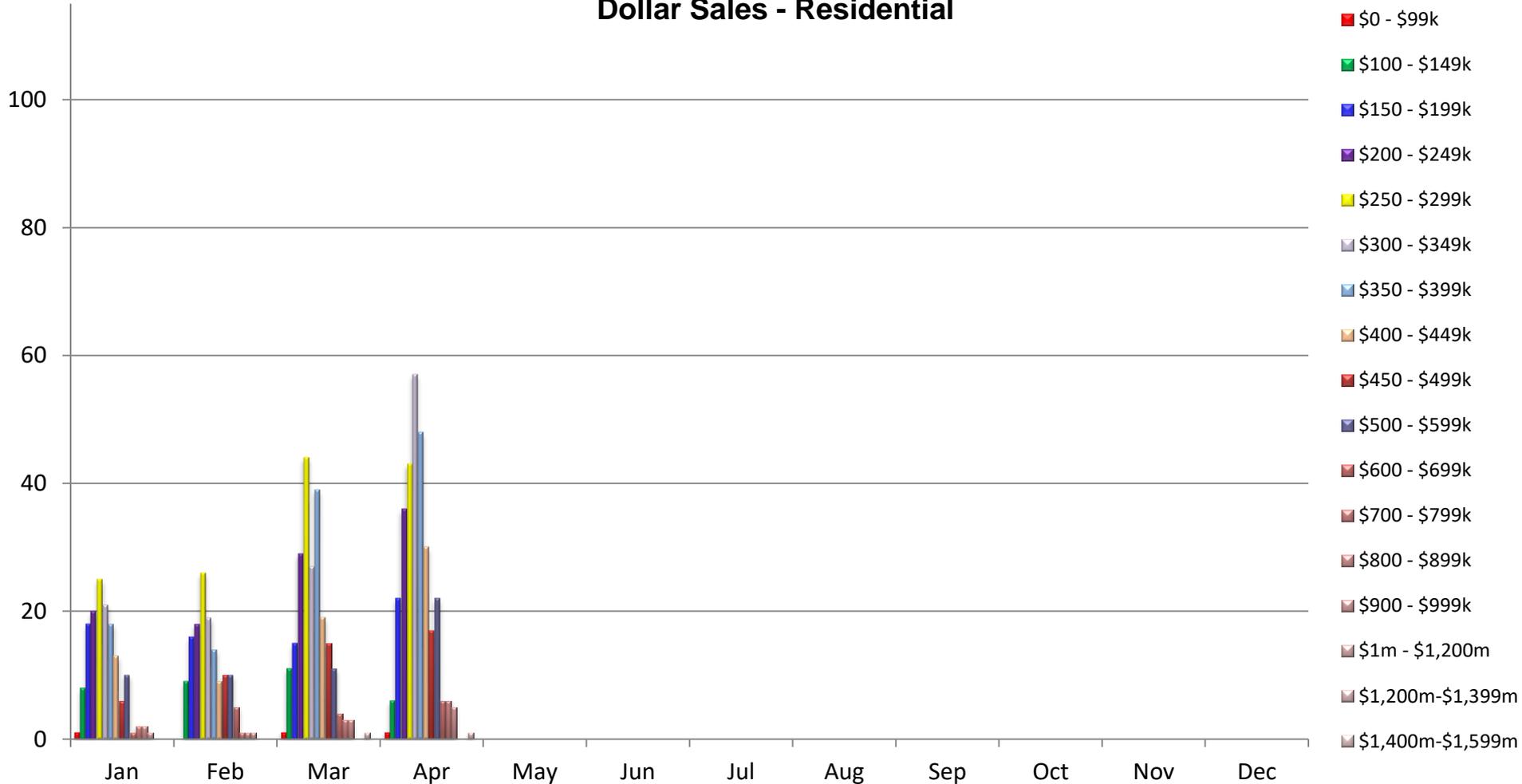
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Sales - Residential



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Dollar Sales - Residential



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Statistical Information*

	2019	2018	% Change
Dollar Sales - All Property Types - to April 30, 2019	\$315,936,982	\$306,702,103	3.0%
Dollar Sales - All Property Types - for April, 2019	\$113,113,409	\$110,385,852	2.5%
Dollar Sales - Residential - to April 30, 2019	\$280,066,775	\$276,274,970	1.4%
Dollar Sales - Residential - for April, 2019	\$108,554,409	\$106,263,919	2.2%
Listings - All Property Types - to April 30, 2019	2,043	2,014	1.4%
Listings - All Property Types - for April, 2019	680	643	5.8%
Listings - Residential - to April 30, 2019	1,682	1,601	5.1%
Listings - Residential - for April, 2019	587	532	10.3%
Sales - All Property Types - to April 30, 2019	903	941	-4.0%
Sales - All Property Types - for April, 2019	327	335	-2.4%
Sales - Residential - to April 30, 2019	807	833	-3.1%
Sales - Residential - for April, 2019	300	313	-4.2%
Average Res. Sold to April 30, 2019	347,047	331,663	4.6%
Average Res. Sold for April, 2019	361,848	339,501	6.6%
Average Sold to April 30, 2019	349,875	325,932	7.3%
Average Sold for April, 2019	345,913	329,510	5.0%
Total Active Residential	935	717	30.4%
Total Active Non-Residential	431	410	5.1%
Total Active Listings	1,366	1,127	21.2%

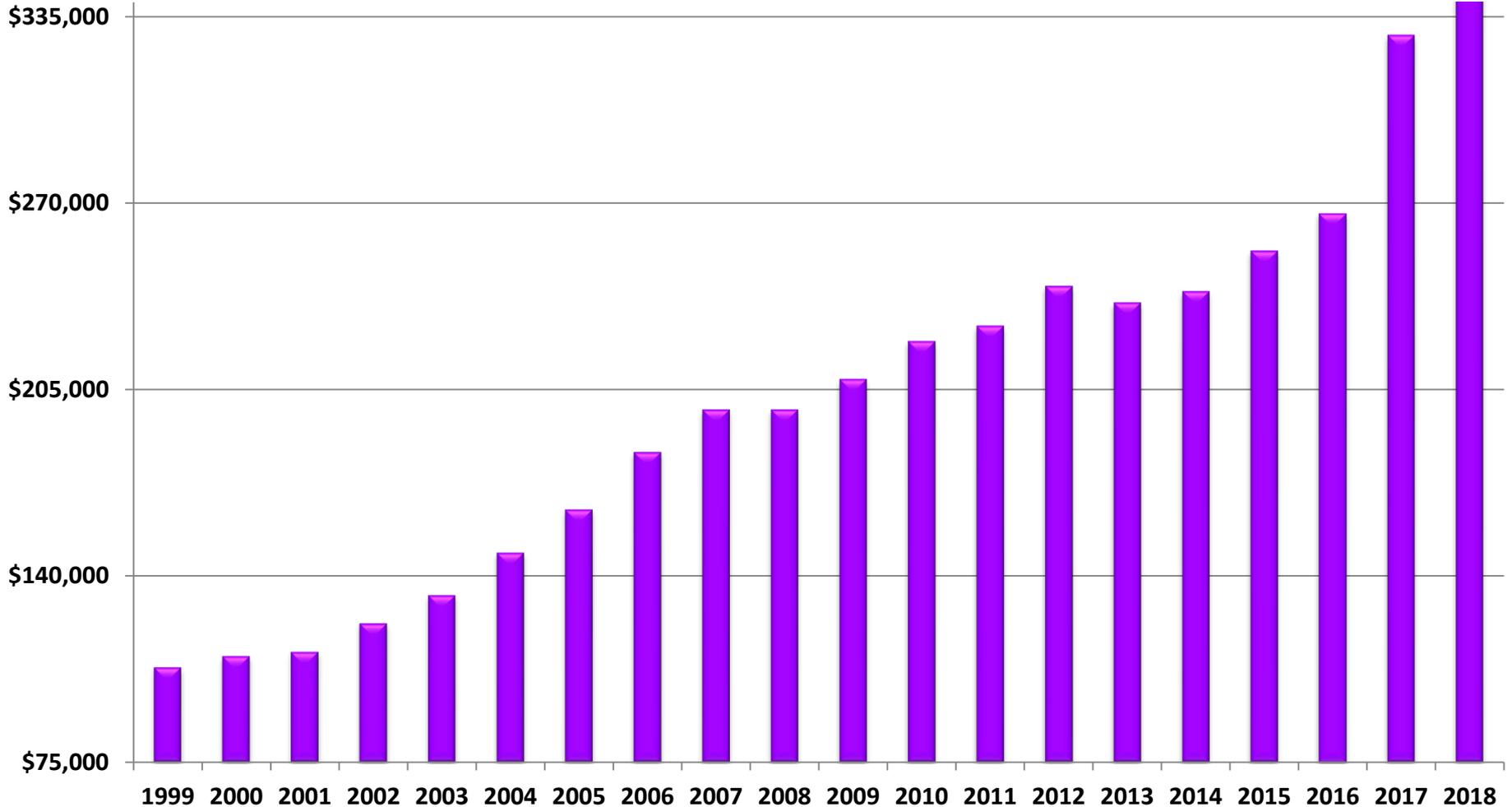
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*Statistical information including the dollar sales volume, # of sales, # of listings, days on the market and average sale prices are based on firm transactions entered into the QDAR MLS® system between the first and last day of the month or the period reported.

MLS® is a co-operative marketing system used only by Canada's real estate Boards to ensure maximum exposure of properties listed for sale.

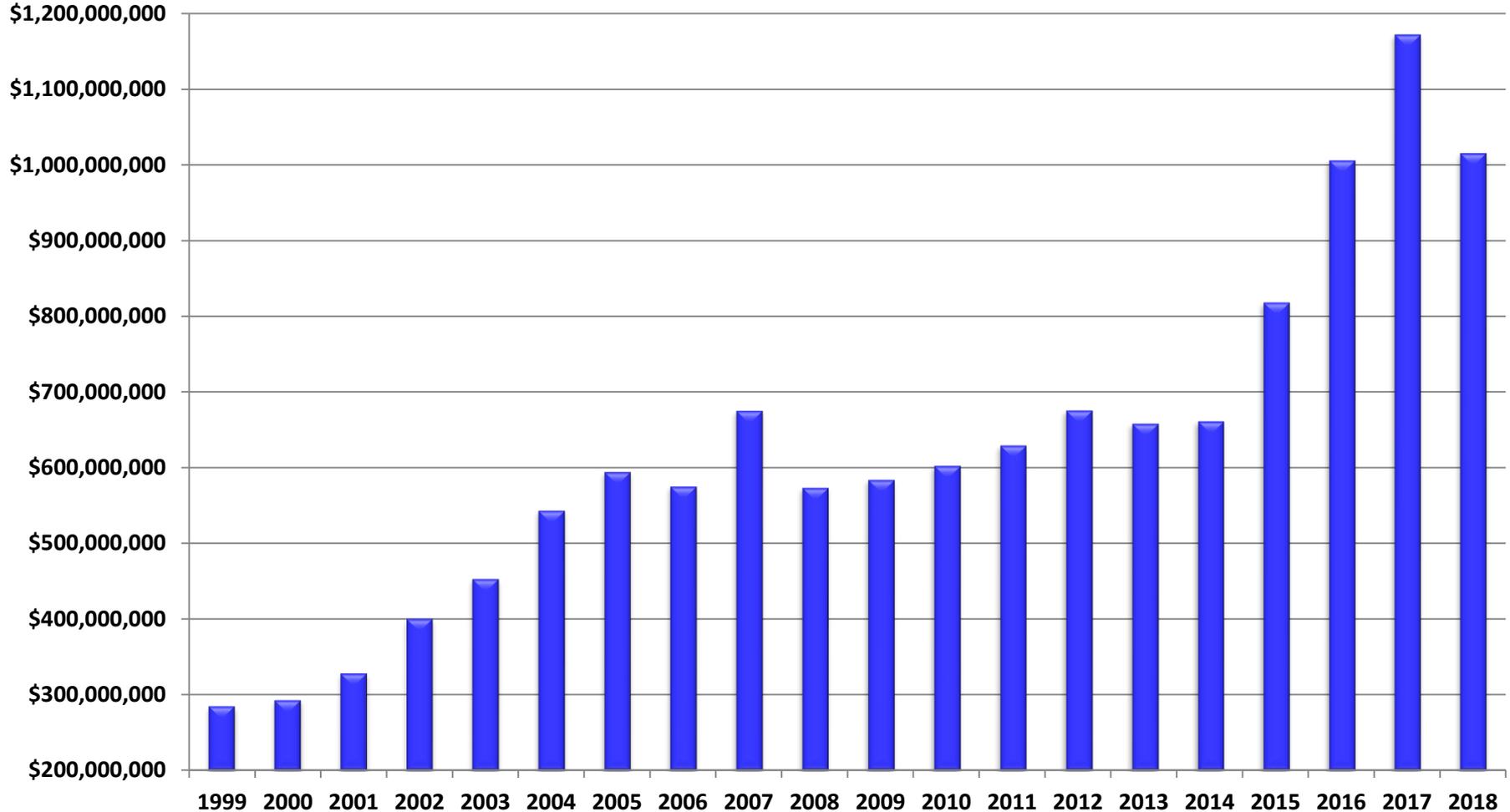
The Quinte & District Association of REALTORS® Inc. is an Association of approximately 432 Ontario licensed REALTORS®. QDAR MLS® includes the Greater Quinte Region of Belleville, Quinte West, Prince Edward, Madoc, Marmora, Stirling, Tweed, Brighton, Trent Hills, Colborne, and Deseronto along with surrounding communities.

Average Sale Price - Residential (within QDAR jurisdiction)



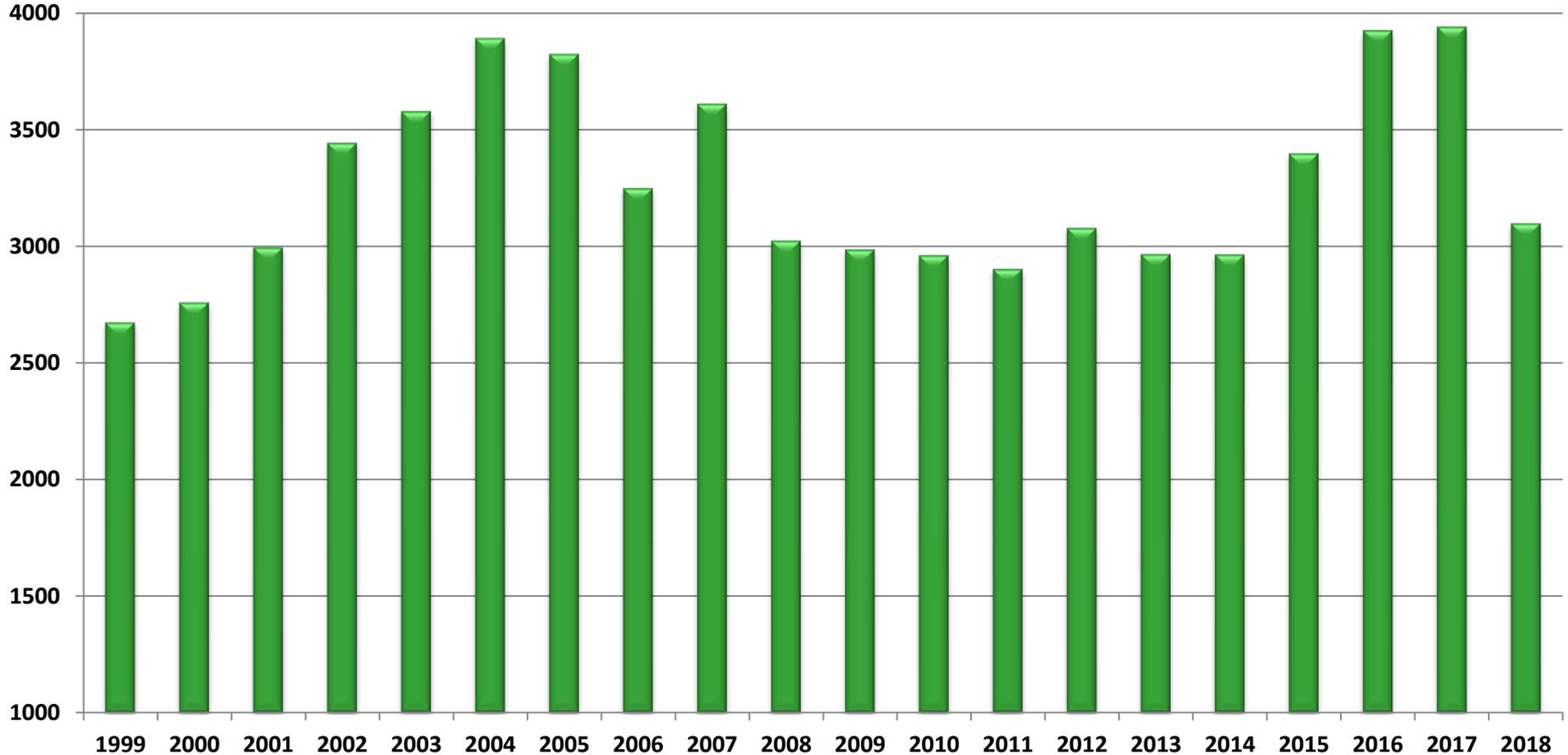
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Dollar Sales - All Property Types (includes outside QDAR jurisdiction)



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Number of Sales - All Property Types (includes outside QDAR jurisdiction)



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Lake Ontario

