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Quinte & District Association of REALTORS®

## **Quinte and District Residential Market Activity and MLS® Home Price Index Report November 2022**



THE CANADIAN REAL  
ESTATE ASSOCIATION

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

Actual	November 2022	Compared to <sup>8</sup>					
		November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	218	-24.8%	-21.0%	10.1%	1.4%	7.4%	32.1%
Dollar Volume	\$134,266,207	-30.0%	-2.4%	68.0%	114.8%	178.0%	269.1%
New Listings	400	29.4%	42.3%	69.5%	58.7%	37.9%	31.6%
Active Listings	786	161.1%	84.5%	-4.6%	33.4%	-42.2%	-49.5%
Sales to New Listings Ratio <sup>1</sup>	54.5	93.9	98.2	83.9	85.3	70.0	54.3
Months of Inventory <sup>2</sup>	3.6	1.0	1.5	4.2	2.7	6.7	9.4
Average Price	\$615,900	-6.8%	23.5%	52.6%	111.8%	158.9%	179.4%
Median Price	\$563,500	-3.8%	23.5%	58.5%	116.7%	163.3%	189.0%
Sale to List Price Ratio <sup>3</sup>	97.1	108.3	102.3	97.4	97.8	96.6	95.9
Median Days on Market	25.0	9.0	16.0	29.5	23.0	53.0	72.0

Year-to-date	November 2022	Compared to <sup>8</sup>					
		November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	3,242	-27.4%	-8.2%	3.7%	-8.8%	1.3%	12.3%
Dollar Volume	\$2,230,978,571	-19.4%	42.0%	94.9%	107.5%	190.2%	252.9%
New Listings	6,071	11.4%	38.3%	22.9%	29.0%	1.2%	0.7%
Active Listings <sup>4</sup>	667	61.4%	-1.2%	-32.7%	-11.0%	-62.1%	-66.8%
Sales to New Listings Ratio <sup>5</sup>	53.4	81.9	80.4	63.3	75.5	53.3	47.9
Months of Inventory <sup>6</sup>	2.3	1.0	2.1	3.5	2.3	6.1	7.7
Average Price	\$688,149	10.9%	54.6%	88.0%	127.5%	186.5%	214.4%
Median Price	\$631,000	12.7%	57.8%	85.6%	129.5%	188.1%	215.5%
Sale to List Price Ratio <sup>7</sup>	106.2	108.7	100.3	98.7	99.3	96.6	96.1
Median Days on Market	10.0	8.0	18.0	22.0	20.0	50.0	53.5

<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.

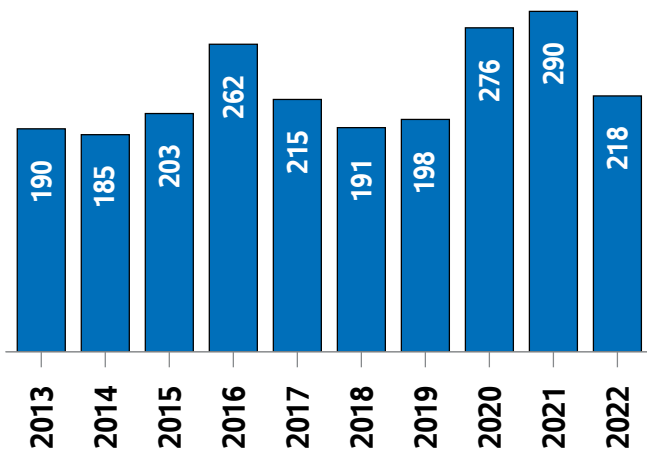
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

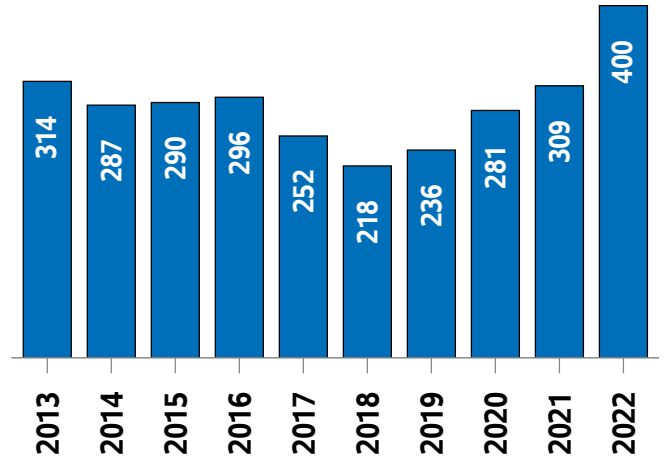
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<sup>8</sup> 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.

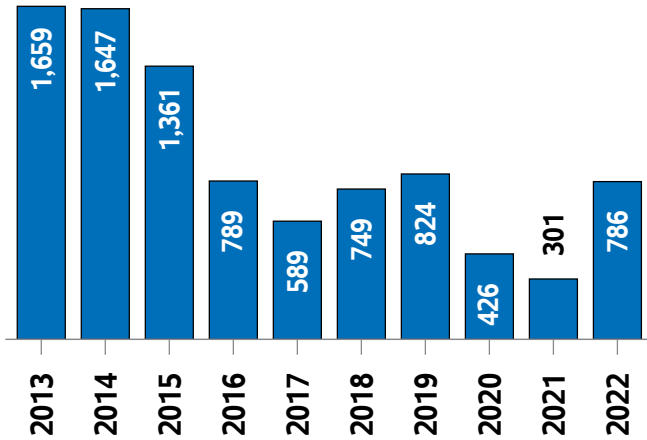
**Sales Activity (November only)**



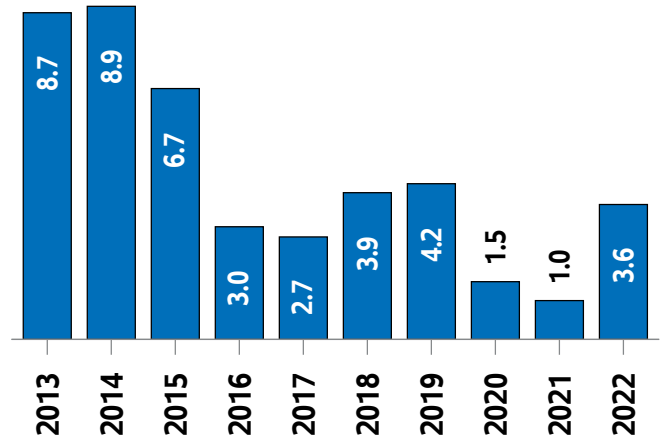
**New Listings (November only)**



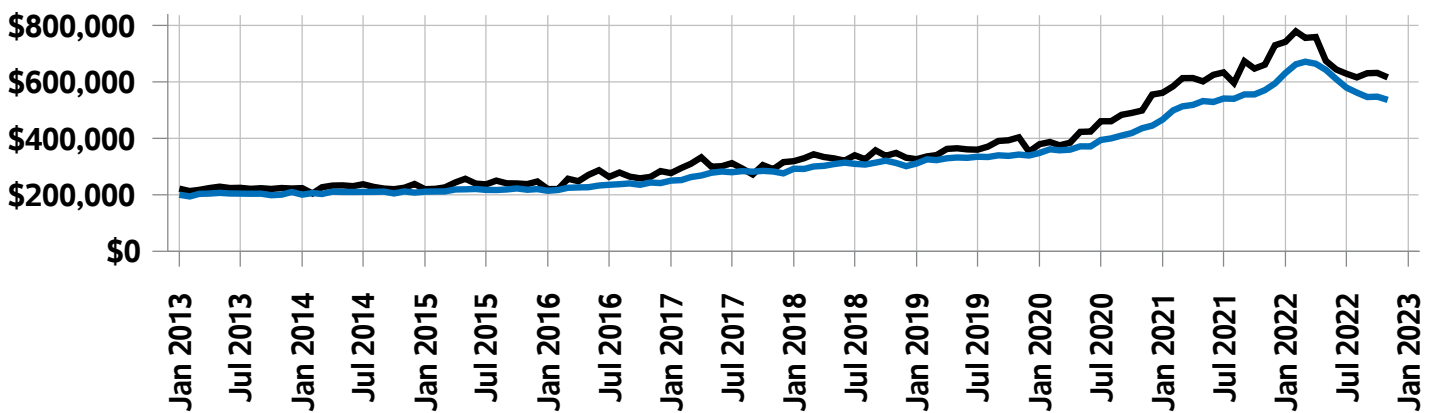
**Active Listings (November only)**



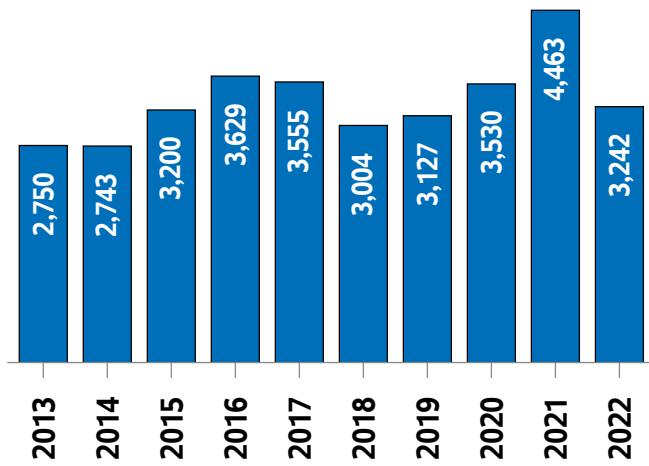
**Months of Inventory (November only)**



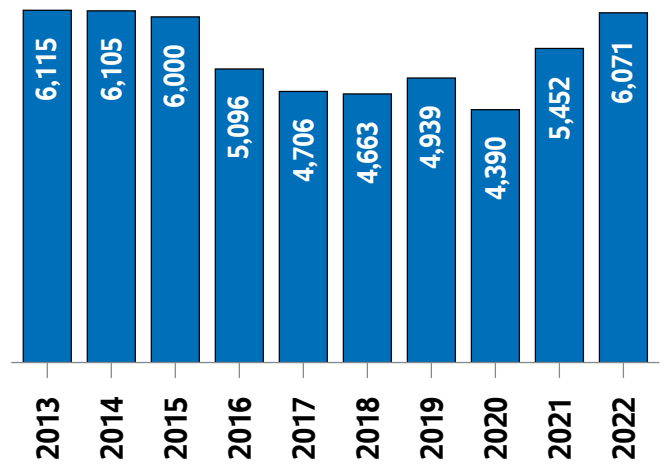
**MLS® HPI Composite Benchmark Price and Average Price**



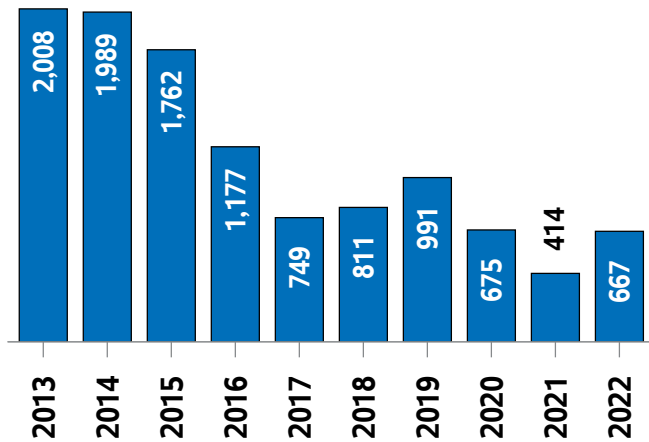
**Sales Activity (November Year-to-date)**



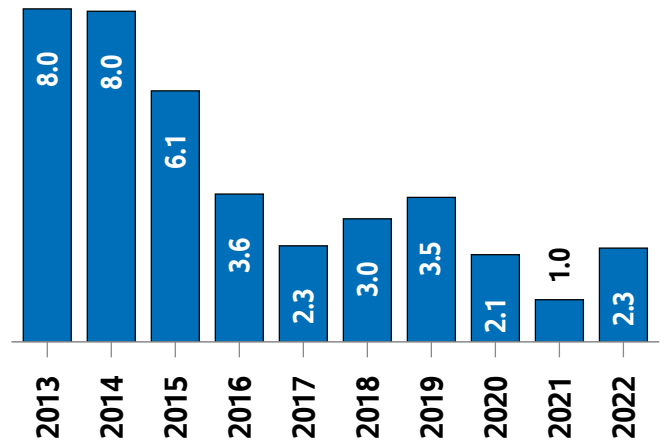
**New Listings (November Year-to-date)**



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



**Months of Inventory <sup>2</sup> (November 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.

Actual	November 2022	Compared to <sup>8</sup>					
		November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	184	-28.1%	-25.5%	2.2%	-5.6%	-3.2%	21.1%
Dollar Volume	\$119,621,207	-31.7%	-6.7%	62.8%	107.3%	161.7%	251.1%
New Listings	350	31.6%	38.3%	59.8%	53.5%	32.6%	23.7%
Active Listings	655	176.4%	90.4%	-8.3%	23.6%	-46.4%	-55.2%
Sales to New Listings Ratio <sup>1</sup>	52.6	96.2	97.6	82.2	85.5	72.0	53.7
Months of Inventory <sup>2</sup>	3.6	0.9	1.4	4.0	2.7	6.4	9.6
Average Price	\$650,115	-5.0%	25.2%	59.2%	119.7%	170.2%	190.1%
Median Price	\$590,000	-3.9%	24.1%	64.1%	124.8%	174.4%	198.8%
Sale to List Price Ratio <sup>3</sup>	97.2	108.5	102.5	97.2	97.7	96.6	95.7
Median Days on Market	24.0	8.0	15.0	29.0	23.0	53.5	72.0

Year-to-date	November 2022	Compared to <sup>8</sup>					
		November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	2,777	-29.9%	-11.4%	-2.7%	-13.5%	-7.8%	2.7%
Dollar Volume	\$1,999,883,781	-21.7%	38.3%	87.2%	99.1%	172.0%	232.6%
New Listings	5,189	7.8%	35.7%	14.8%	21.0%	-7.2%	-9.2%
Active Listings <sup>4</sup>	563	66.7%	0.6%	-33.2%	-15.3%	-65.6%	-70.0%
Sales to New Listings Ratio <sup>5</sup>	53.5	82.3	82.0	63.1	74.8	53.9	47.3
Months of Inventory <sup>6</sup>	2.2	0.9	2.0	3.3	2.3	6.0	7.6
Average Price	\$720,160	11.7%	56.0%	92.3%	130.1%	195.0%	223.9%
Median Price	\$651,000	11.3%	55.4%	88.6%	129.6%	195.9%	224.3%
Sale to List Price Ratio <sup>7</sup>	106.3	109.3	100.4	98.6	99.3	96.6	96.1
Median Days on Market	10.0	8.0	18.0	21.0	19.0	49.5	52.0

<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.

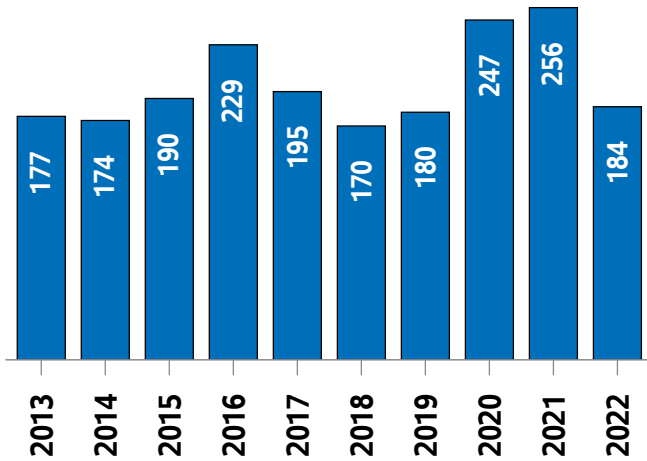
<sup>5</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<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.

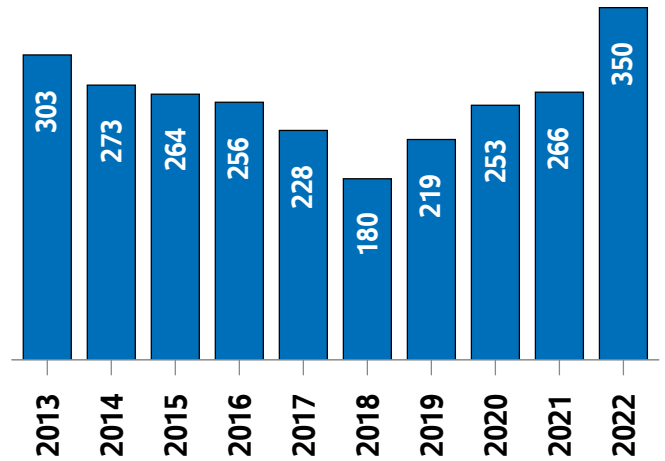
<sup>7</sup> Sale price / list price \* 100; average for all homes sold so far this year.

<sup>8</sup> 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.

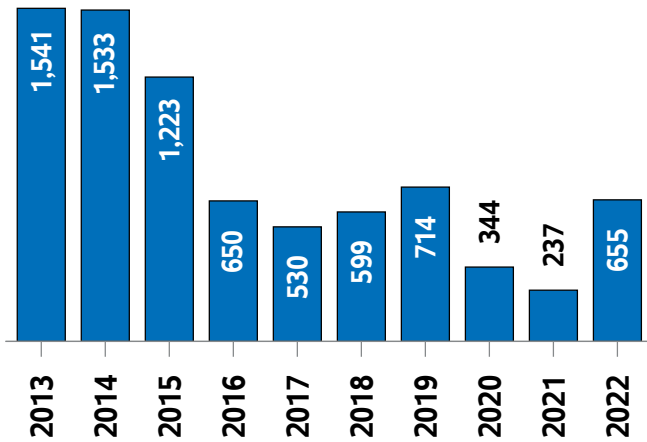
**Sales Activity (November only)**



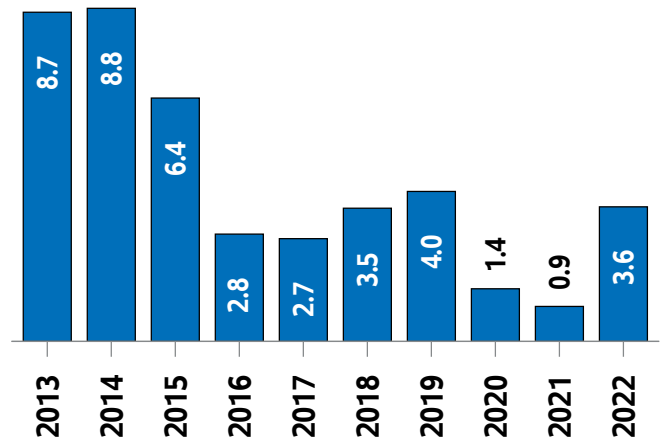
**New Listings (November only)**



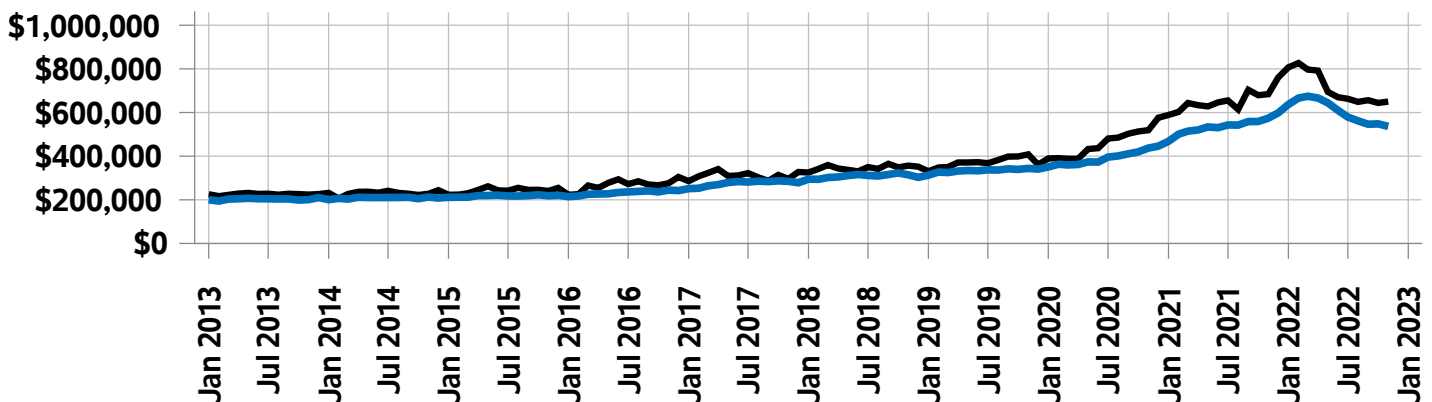
**Active Listings (November only)**



**Months of Inventory (November only)**

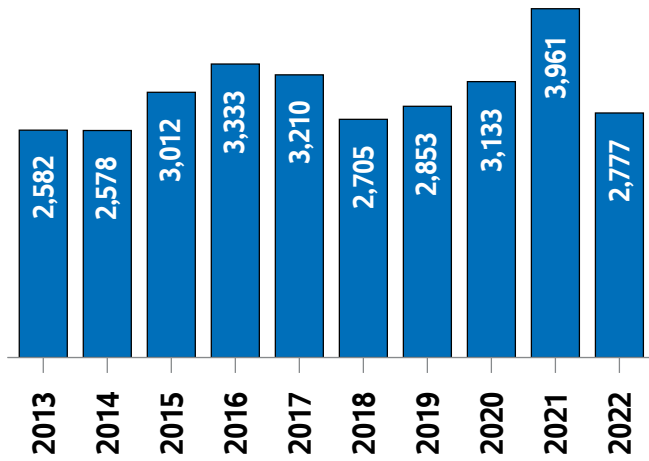


**MLS® HPI Single Family Benchmark Price and Average Price**

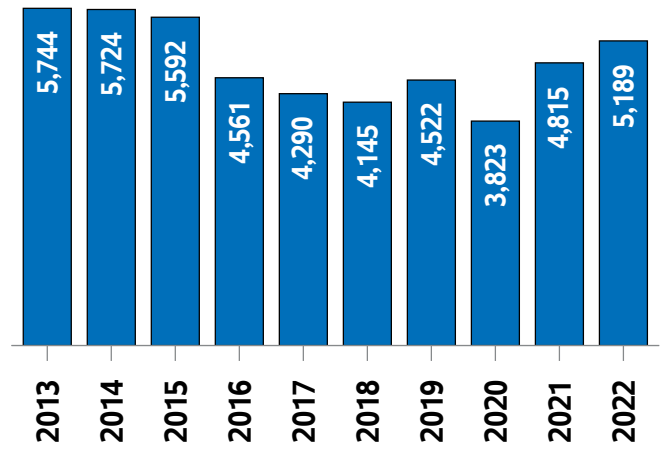




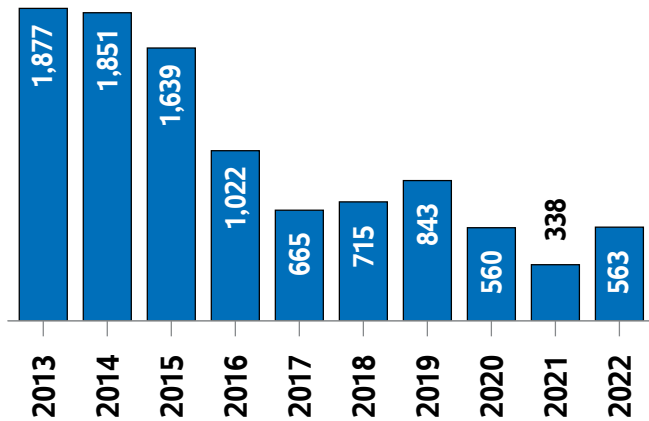
**Sales Activity (November Year-to-date)**



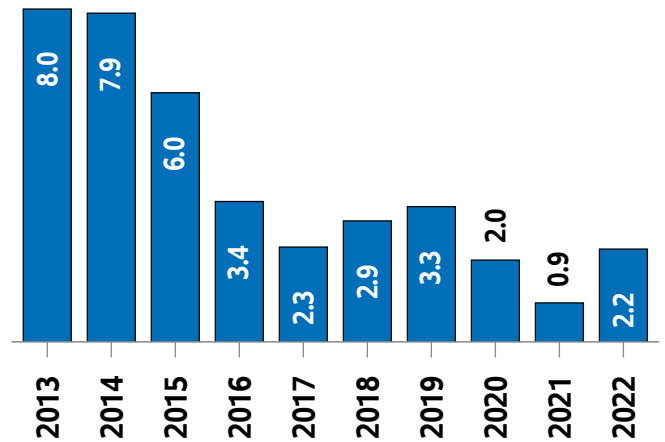
**New Listings (November Year-to-date)**



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



**Months of Inventory <sup>2</sup> (November 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.

Actual	November 2022	Compared to <sup>8</sup>					
		November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	2	-66.7%	-50.0%	-50.0%	—	—	—
Dollar Volume	\$825,000	-66.9%	-45.1%	-25.6%	—	—	—
New Listings	5	-16.7%	150.0%	66.7%	400.0%	—	—
Active Listings	6	100.0%	500.0%	-50.0%	100.0%	500.0%	—
Sales to New Listings Ratio <sup>1</sup>	40.0	100.0	200.0	133.3	—	—	—
Months of Inventory <sup>2</sup>	3.0	0.5	0.3	3.0	—	—	—
Average Price	\$412,500	-0.8%	9.8%	48.9%	—	—	—
Median Price	\$412,500	12.4%	20.8%	49.7%	—	—	—
Sale to List Price Ratio <sup>3</sup>	103.1	119.3	106.4	97.0	—	—	—
Median Days on Market	9.0	13.0	13.5	55.5	—	—	—

Year-to-date	November 2022	Compared to <sup>8</sup>					
		November 2021	November 2020	November 2019	November 2017	November 2015	November 2012
Sales Activity	51	-31.1%	2.0%	13.3%	142.9%	—	—
Dollar Volume	\$26,615,649	-10.8%	60.8%	117.5%	675.8%	—	—
New Listings	75	-13.8%	33.9%	1.4%	150.0%	7,400.0%	—
Active Listings <sup>4</sup>	6	17.0%	-41.0%	-50.4%	14.8%	463.6%	—
Sales to New Listings Ratio <sup>5</sup>	68.0	85.1	89.3	60.8	70.0	—	—
Months of Inventory <sup>6</sup>	1.2	0.7	2.1	2.8	2.6	—	—
Average Price	\$521,875	29.4%	57.6%	91.9%	219.5%	—	—
Median Price	\$475,000	28.4%	78.4%	106.5%	189.6%	—	—
Sale to List Price Ratio <sup>7</sup>	110.0	108.5	101.8	99.3	97.2	—	—
Median Days on Market	9.0	11.5	16.0	16.0	25.0	—	—

<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.

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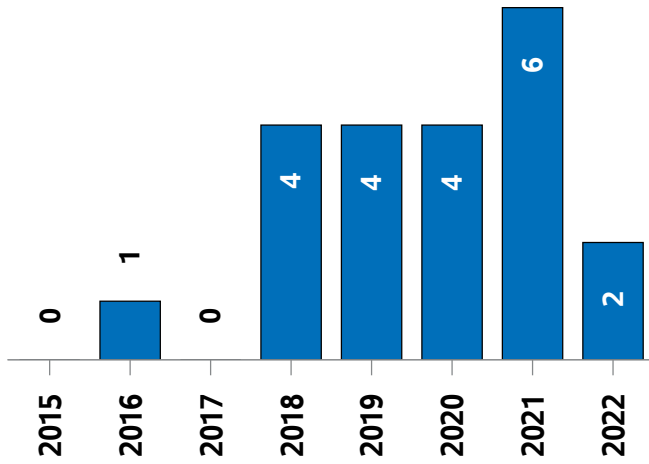
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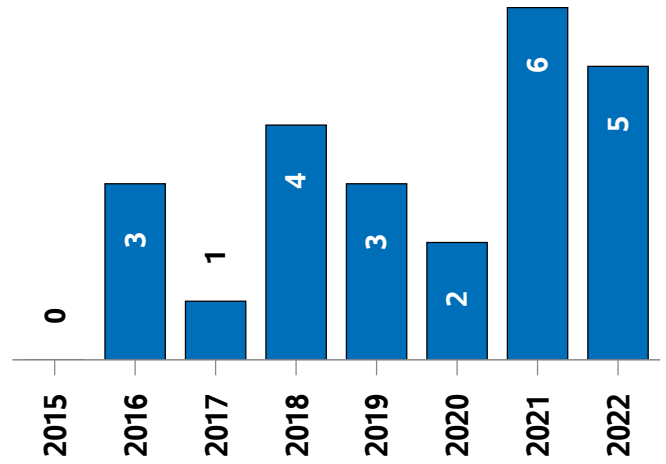
<sup>8</sup> Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.



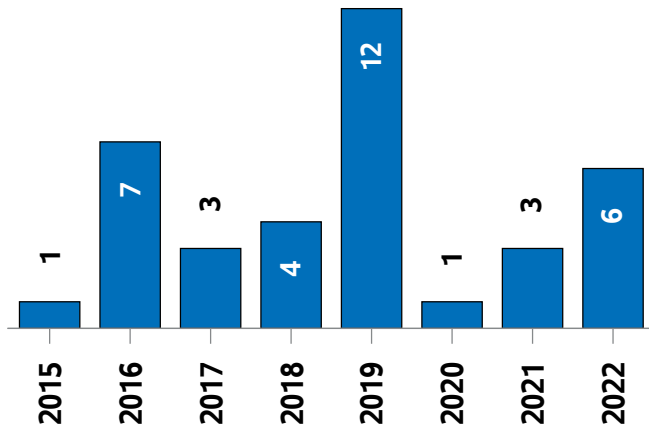
**Sales Activity (November only)**



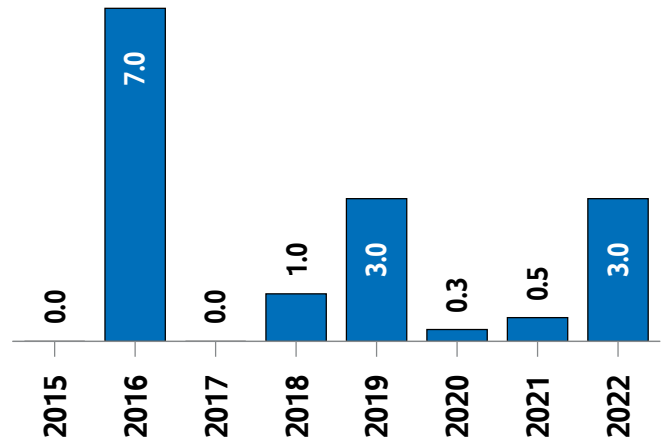
**New Listings (November only)**



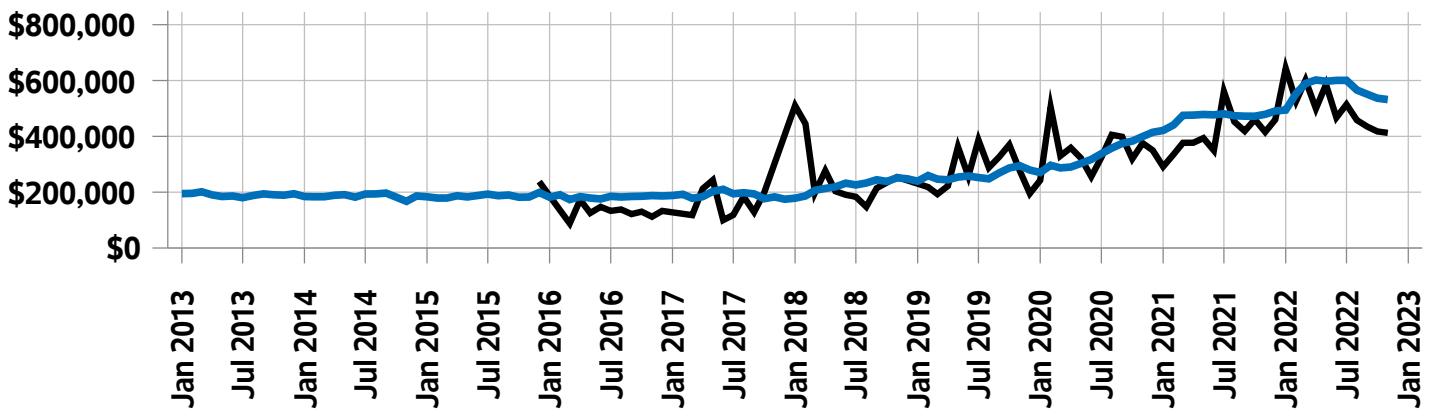
**Active Listings (November only)**



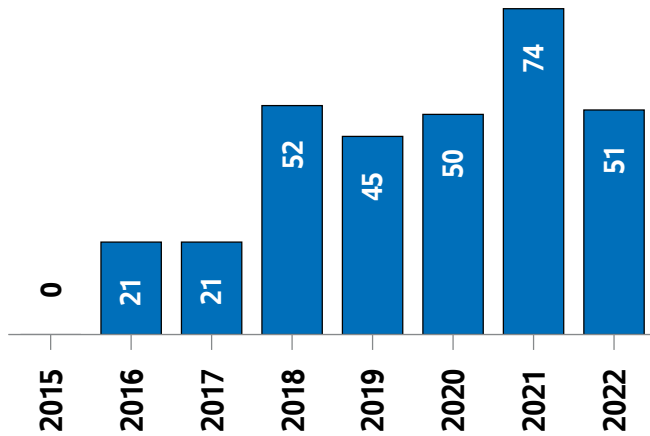
**Months of Inventory (November only)**



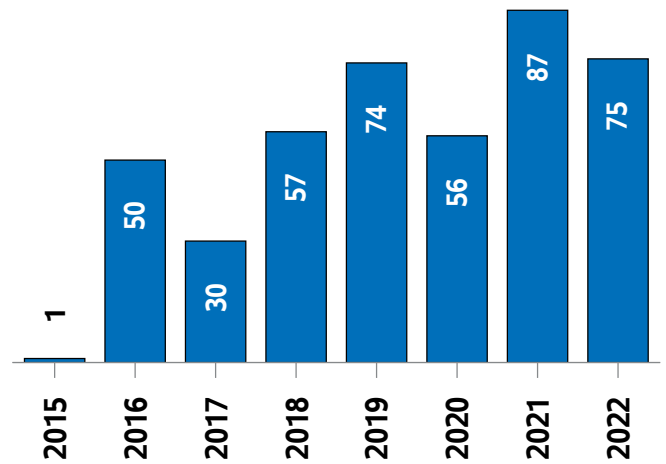
**MLS® HPI Townhouse Benchmark Price and Average Price**



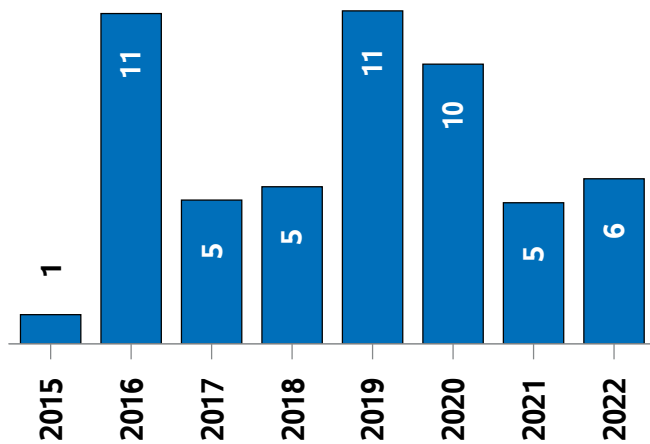
**Sales Activity (November Year-to-date)**



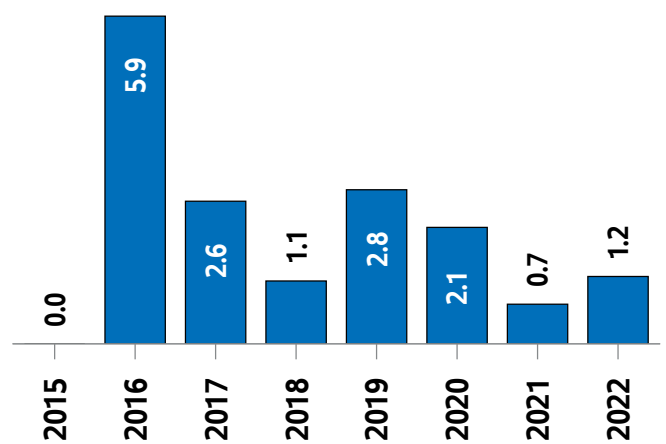
**New Listings (November Year-to-date)**



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



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



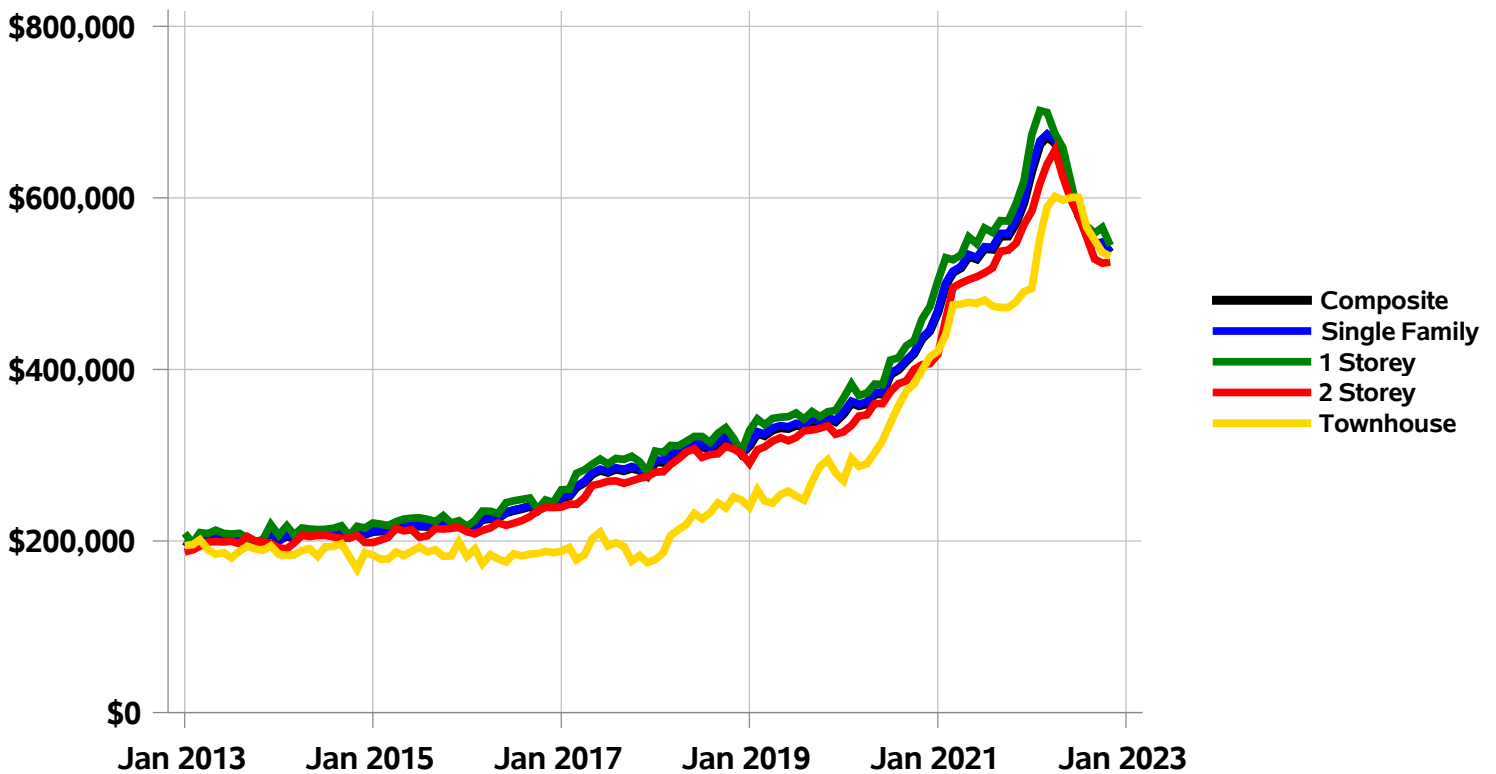
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**MLS® Home Price Index Benchmark Price**

Benchmark Type:	November 2022	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$536,300	-2.1	-4.6	-16.5	-6.0	56.5	89.8
Single Family	\$536,500	-2.1	-4.5	-16.7	-6.6	56.0	88.6
One Storey	\$544,500	-3.7	-4.0	-17.3	-8.3	55.3	86.2
Two Storey	\$525,200	0.2	-5.3	-15.9	-4.0	57.1	92.3
Townhouse	\$531,800	-0.9	-6.0	-11.0	11.0	80.5	190.3

**MLS® HPI Benchmark Price**



**Composite** 

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1366
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Concrete blocs
Wastewater Disposal	Municipal sewers

**Single Family** 

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1378
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	10728
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Concrete blocs
Type of Property	Detached
Wastewater Disposal	Municipal sewers

**1 Storey** 🏠

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
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.)	1271
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	11235
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Concrete blocs
Type of Property	Detached
Wastewater Disposal	Municipal sewers

**2 Storey** 🏠

Features	Value
Above Ground Bedrooms	3
Age Category	100+
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.)	1623
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	10140
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Concrete blocs
Type of Property	Detached
Wastewater Disposal	Municipal sewers

**Townhouse** 

Features	Value
Above Ground Bedrooms	2
Age Category	6 to 15
Attached Specification	Row
Bedrooms	2
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.)	1148
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers