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Quinte & District Association of REALTORS®

Quinte and District Residential Market Activity and MLS® Home Price Index Report January 2023



THE CANADIAN REAL
ESTATE ASSOCIATION

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

Actual	January 2023	Compared to ⁸					
		January 2022	January 2021	January 2020	January 2018	January 2016	January 2013
Sales Activity	142	-47.0%	-21.1%	-19.8%	12.7%	-10.1%	13.6%
Dollar Volume	\$85,075,633	-57.2%	-15.8%	26.8%	111.6%	144.4%	206.9%
New Listings	331	5.8%	62.3%	26.8%	15.7%	-16.4%	-38.1%
Active Listings	652	292.8%	121.0%	4.3%	32.8%	-37.8%	-56.8%
Sales to New Listings Ratio ¹	42.9	85.6	88.2	67.8	44.1	39.9	23.4
Months of Inventory ²	4.6	0.6	1.6	3.5	3.9	6.6	12.1
Average Price	\$599,124	-19.3%	6.7%	58.0%	87.8%	172.0%	170.2%
Median Price	\$550,000	-18.0%	5.8%	60.6%	95.7%	175.0%	197.3%
Sale to List Price Ratio ³	97.5	111.7	104.1	98.2	98.3	96.1	96.0
Median Days on Market	32.0	7.0	15.5	35.0	21.5	65.0	72.0

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

² Active listings at month end / monthly sales; compared to levels from previous periods.

³ 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.

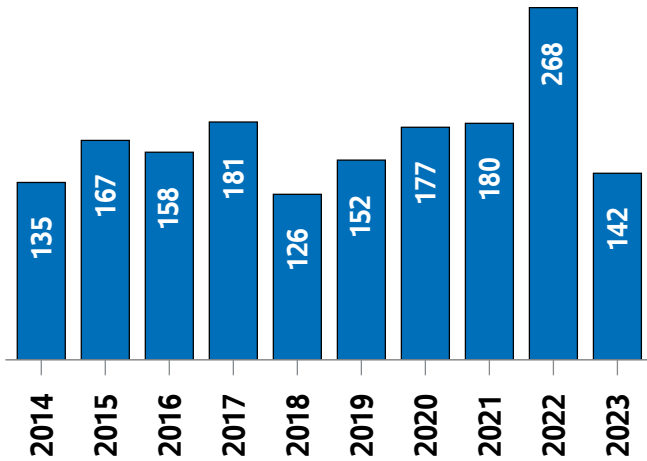
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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.

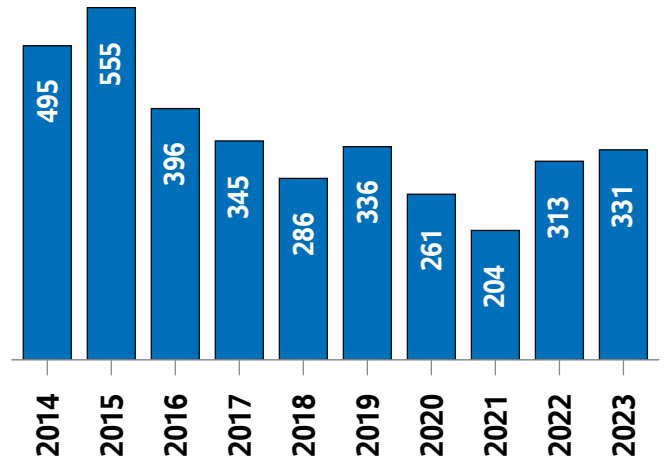
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

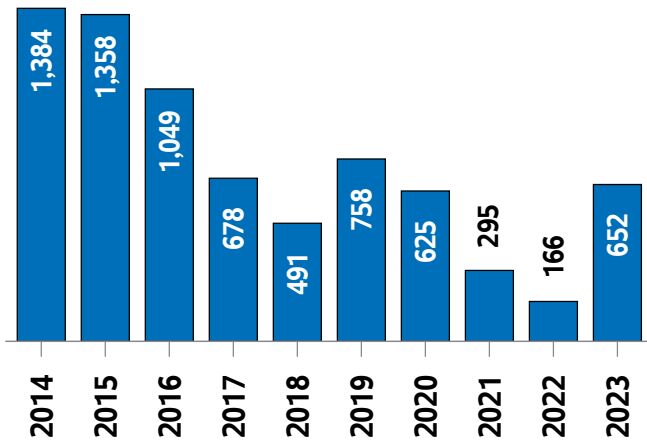
Sales Activity (January only)



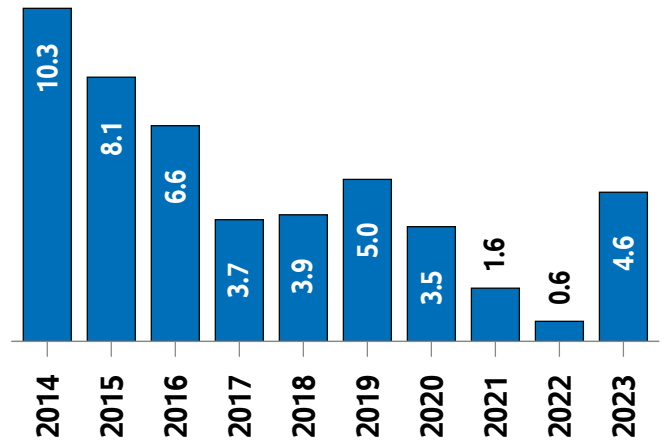
New Listings (January only)



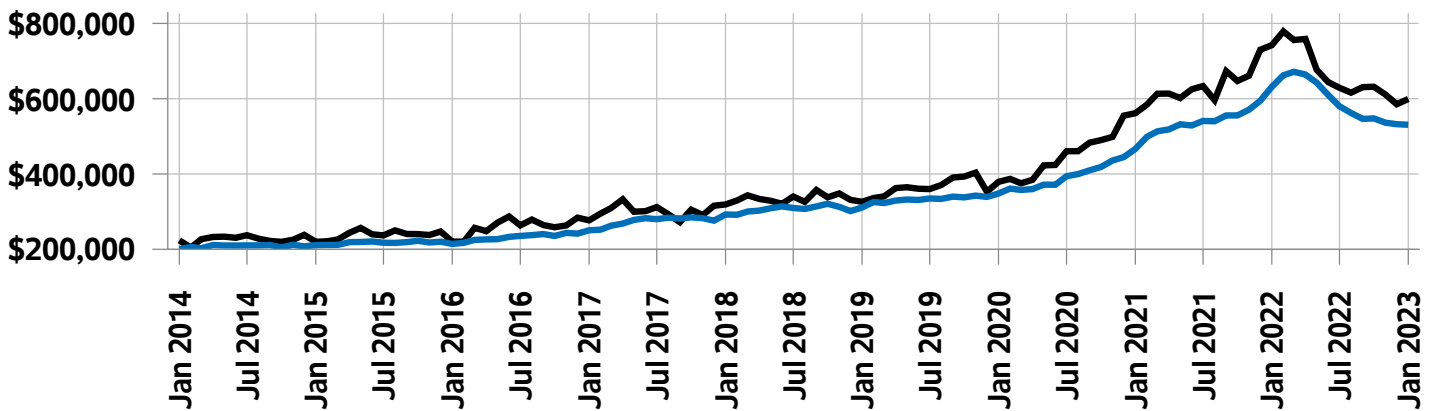
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Composite Benchmark Price and Average Price



Actual	January 2023	Compared to ⁸					
		January 2022	January 2021	January 2020	January 2018	January 2016	January 2013
Sales Activity	123	-39.7%	-24.5%	-21.2%	6.0%	-15.8%	5.1%
Dollar Volume	\$75,915,984	-53.9%	-20.9%	24.9%	101.2%	133.5%	187.7%
New Listings	274	18.1%	53.9%	18.6%	4.6%	-22.8%	-45.4%
Active Listings	534	304.5%	153.1%	-3.3%	20.8%	-43.3%	-62.2%
Sales to New Listings Ratio ¹	44.9	87.9	91.6	67.5	44.3	41.1	23.3
Months of Inventory ²	4.3	0.6	1.3	3.5	3.8	6.5	12.1
Average Price	\$617,203	-23.5%	4.9%	58.4%	89.8%	177.2%	173.7%
Median Price	\$570,000	-23.5%	4.6%	65.8%	96.6%	185.0%	205.0%
Sale to List Price Ratio ³	97.4	113.7	103.9	97.9	98.4	95.8	95.9
Median Days on Market	32.0	7.0	15.0	35.5	21.5	66.0	72.0

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

² Active listings at month end / monthly sales; compared to levels from previous periods.

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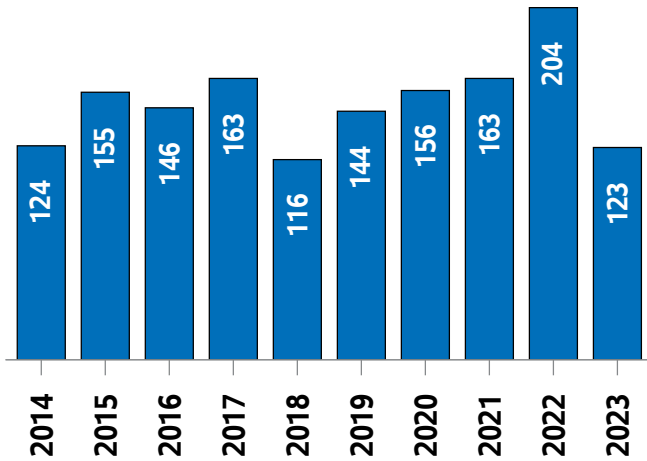
⁵ Sum of sales from January to current month / sum of new listings from January to current month.

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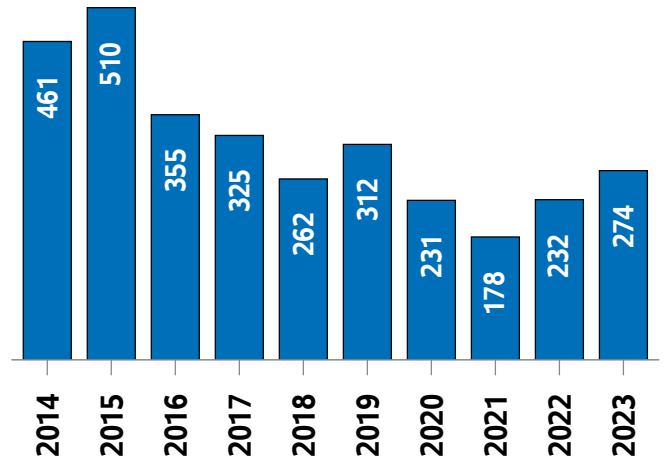
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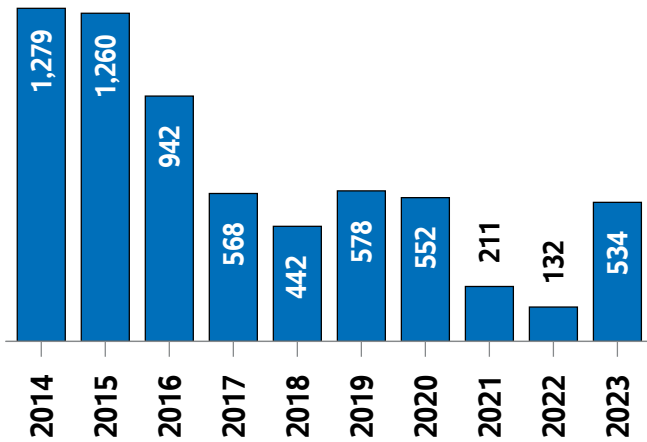
Sales Activity (January only)



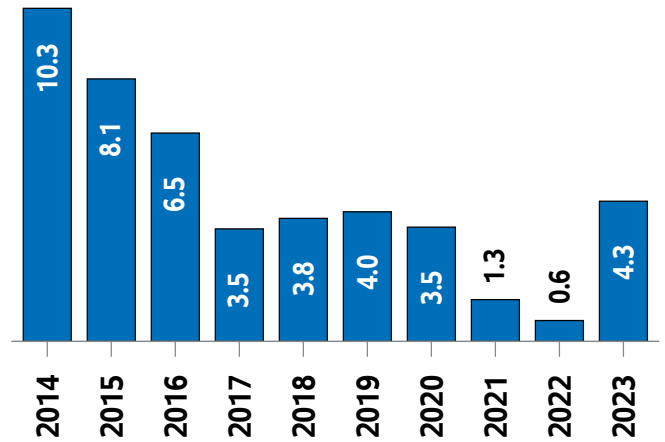
New Listings (January only)



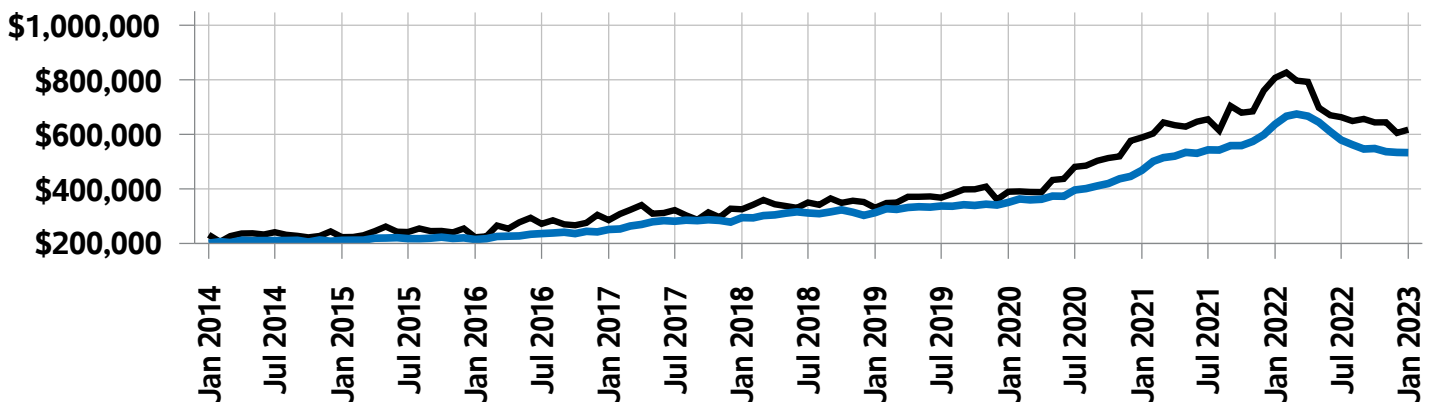
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Single Family Benchmark Price and Average Price



Actual	January 2023	Compared to ⁸					
		January 2022	January 2021	January 2020	January 2018	January 2016	January 2013
Sales Activity	2	-33.3%	0.0%	-33.3%	100.0%	—	—
Dollar Volume	\$1,125,000	-41.7%	93.0%	54.6%	120.6%	—	—
New Listings	3	0.0%	0.0%	-25.0%	—	-25.0%	—
Active Listings	6	500.0%	500.0%	-45.5%	200.0%	20.0%	—
Sales to New Listings Ratio ¹	66.7	100.0	66.7	75.0	—	—	—
Months of Inventory ²	3.0	0.3	0.5	3.7	2.0	—	—
Average Price	\$562,500	-12.6%	93.0%	131.9%	10.3%	—	—
Median Price	\$562,500	-21.4%	93.0%	169.1%	10.3%	—	—
Sale to List Price Ratio ³	98.6	113.0	111.6	105.0	88.7	—	—
Median Days on Market	108.0	9.0	8.5	27.0	63.0	—	—

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

² Active listings at month end / monthly sales; compared to levels from previous periods.

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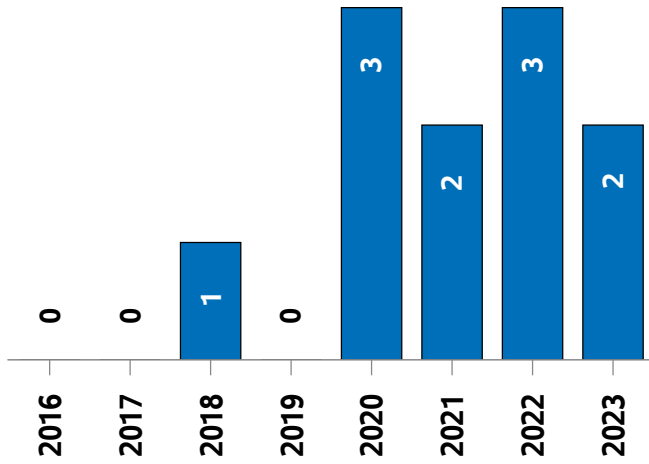
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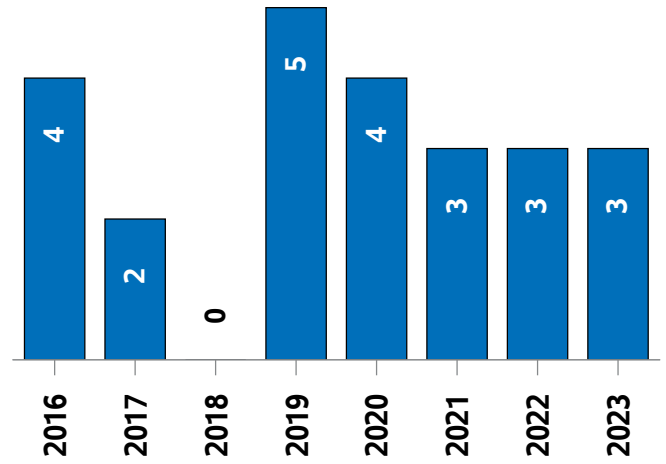
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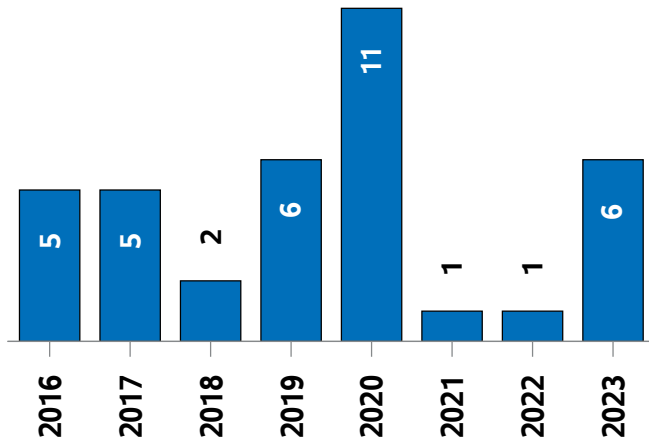
Sales Activity (January only)



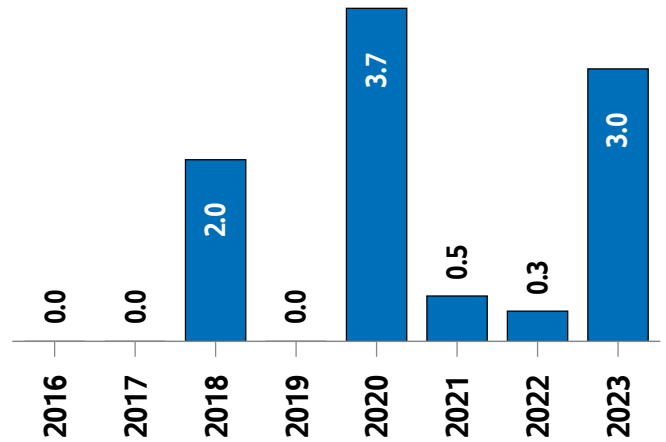
New Listings (January only)



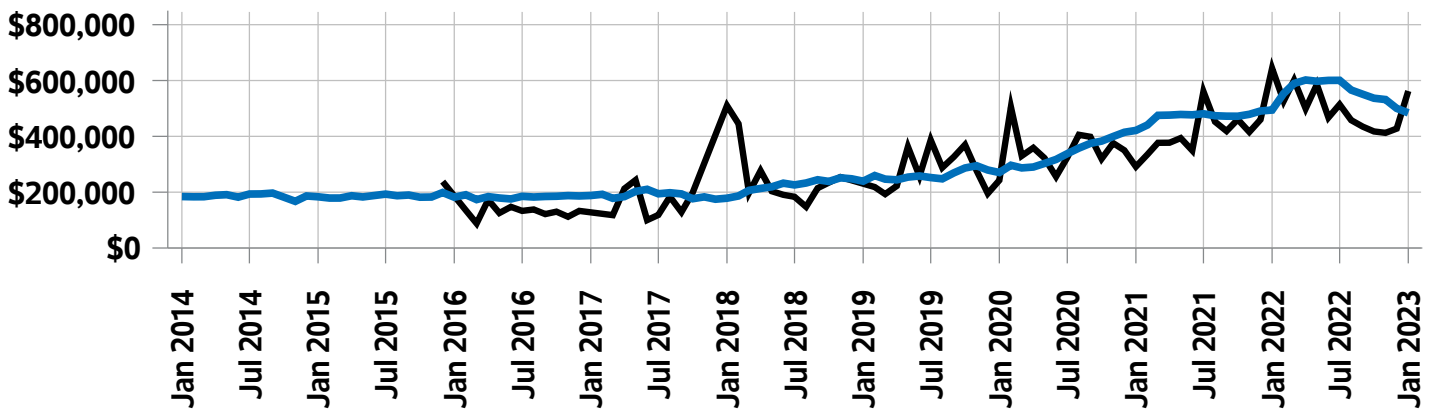
Active Listings (January only)



Months of Inventory (January only)



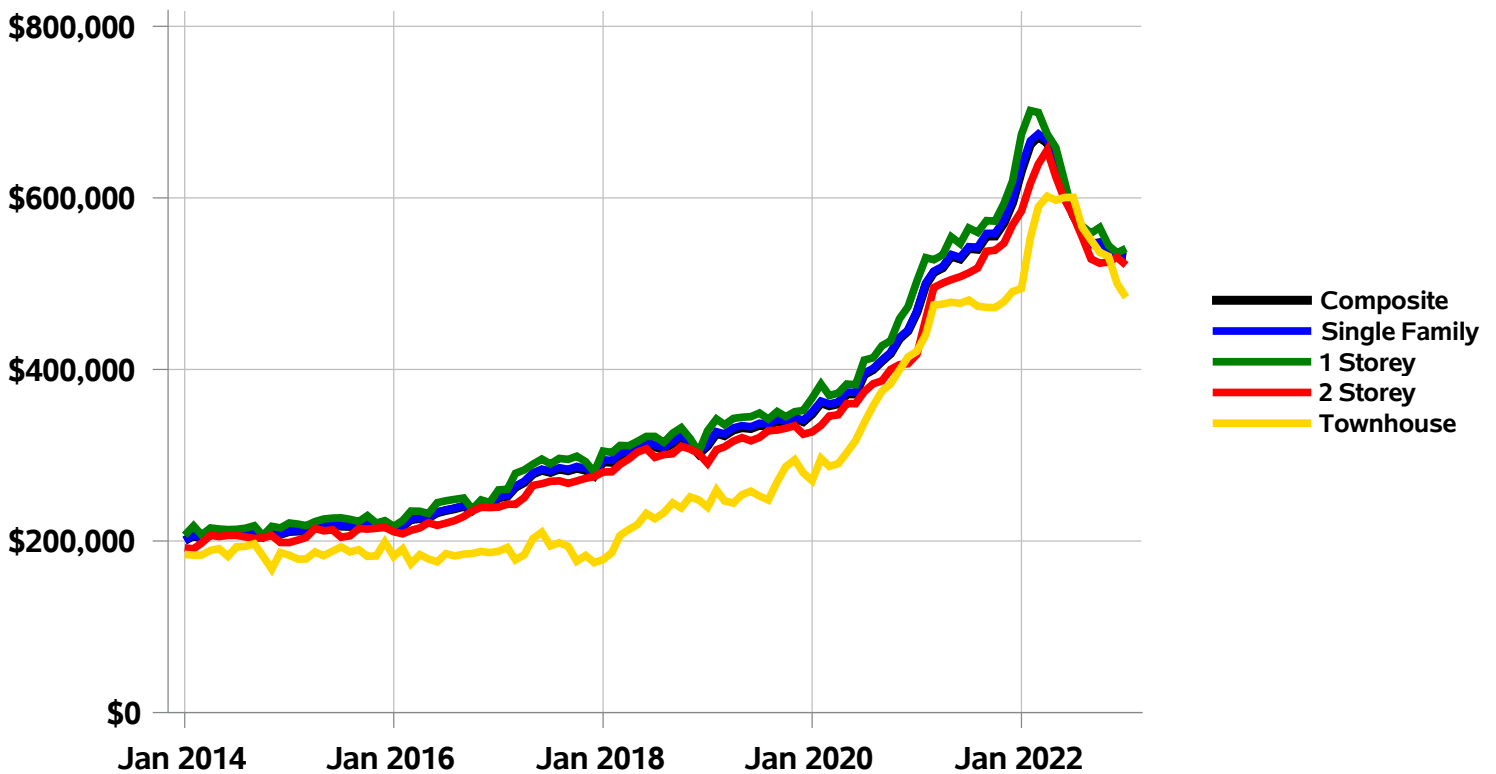
MLS® HPI Townhouse Benchmark Price and Average Price



MLS® Home Price Index Benchmark Price

Benchmark Type:	January 2023	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$530,800	-0.3	-3.1	-8.5	-15.9	52.5	81.5
Single Family	\$533,000	-0.1	-2.8	-8.0	-16.3	52.1	80.9
One Storey	\$541,100	1.0	-4.3	-6.6	-19.7	47.6	77.5
Two Storey	\$521,600	-1.7	-0.4	-9.9	-10.8	59.4	86.0
Townhouse	\$484,100	-3.2	-9.8	-19.4	-2.1	79.1	171.4

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