



Southern Georgian Bay
association of
REALTORS[®]

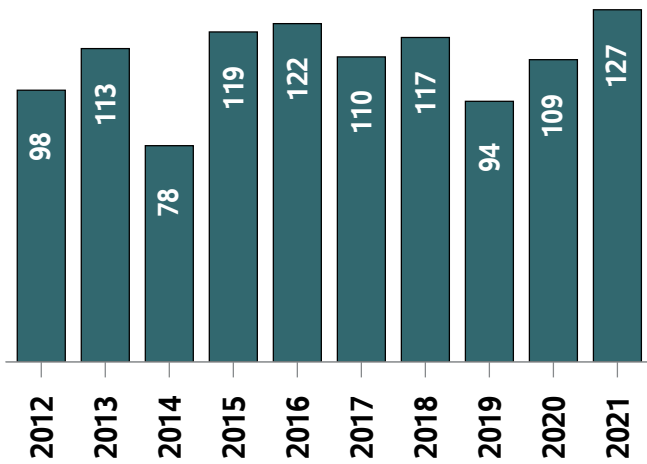
**Southern Georgian Bay
Association of REALTORS[®]
Western District
Residential Market Activity and
MLS[®] HPI Report
January 2021**



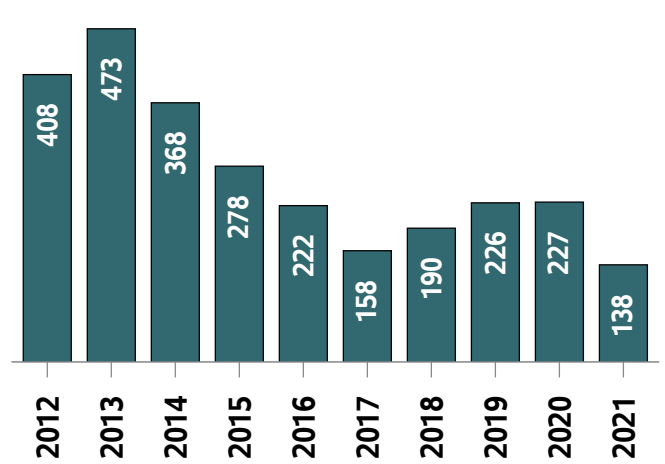
Prepared for the Southern Georgian Bay Association of REALTORS[®] by the Canadian Real Estate Association

Southern Georgian Bay Western District MLS® Residential Market Activity

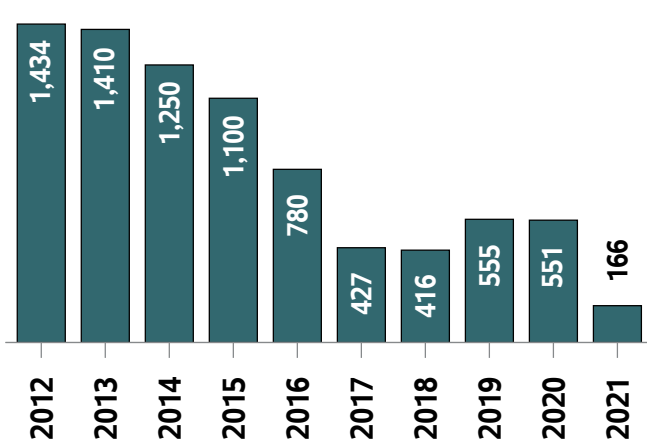
Sales Activity (January only)



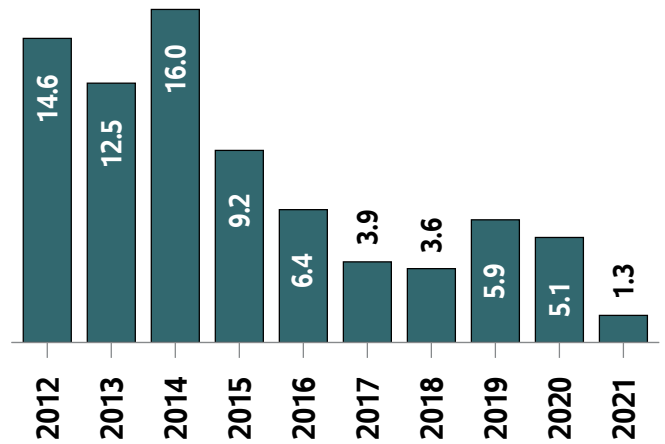
New Listings (January only)



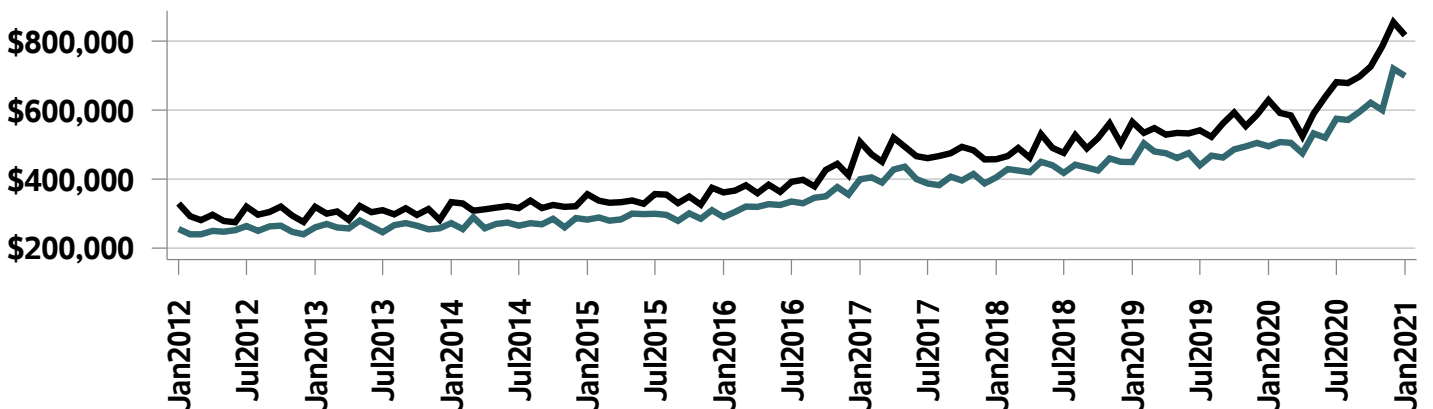
Active Listings (January only)



Months of Inventory (January only)



Average Price and Median Price



Southern Georgian Bay Western District MLS® Residential Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	127	16.5	35.1	8.5	4.1	62.8	51.2
Dollar Volume	\$103,754,411	51.3	95.2	93.7	135.3	299.2	375.3
New Listings	138	-39.2	-38.9	-27.4	-37.8	-62.5	-64.2
Active Listings	166	-69.9	-70.1	-60.1	-78.7	-86.7	-87.4
Sales to New Listings Ratio ¹	92.0	48.0	41.6	61.6	55.0	21.2	21.8
Months of Inventory ²	1.3	5.1	5.9	3.6	6.4	16.0	15.6
Average Price	\$816,964	29.9	44.5	78.5	126.0	145.2	214.4
Median Price	\$699,000	41.2	55.5	72.6	141.0	156.5	210.0
Sales to List Price Ratio	103.5	98.3	96.9	96.5	96.3	96.0	94.8
Median Days on Market	18.0	58.0	50.0	49.0	56.0	52.0	59.0

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 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.

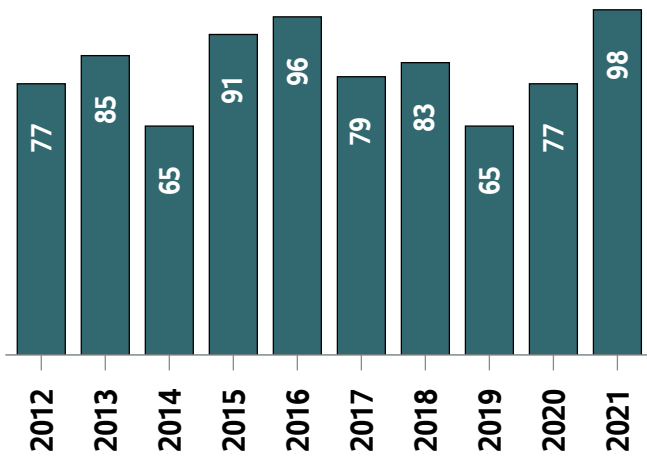
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

⁵ 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.

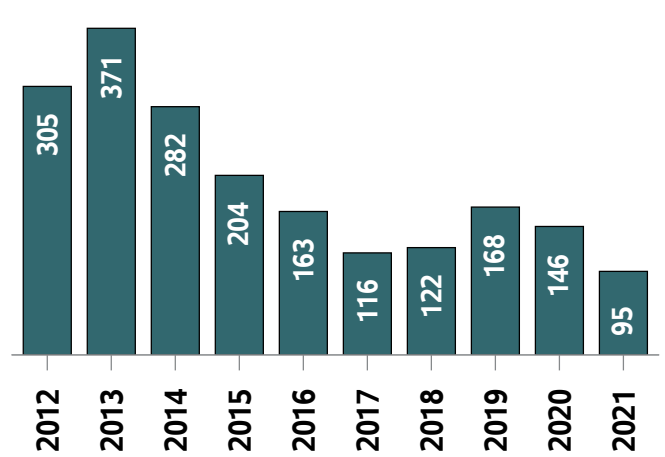
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

Southern Georgian Bay Western District MLS® Single Family Market Activity

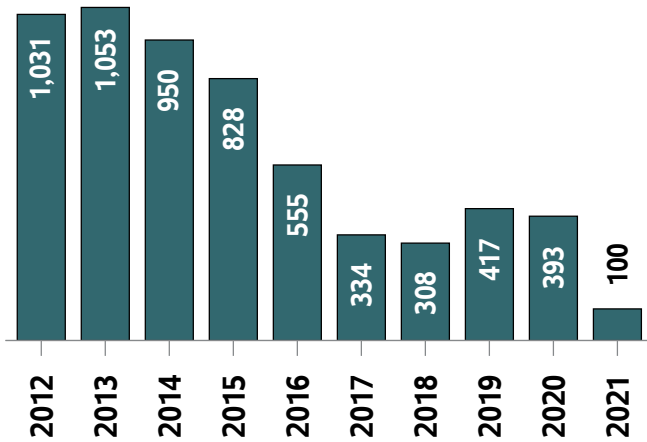
Sales Activity (January only)



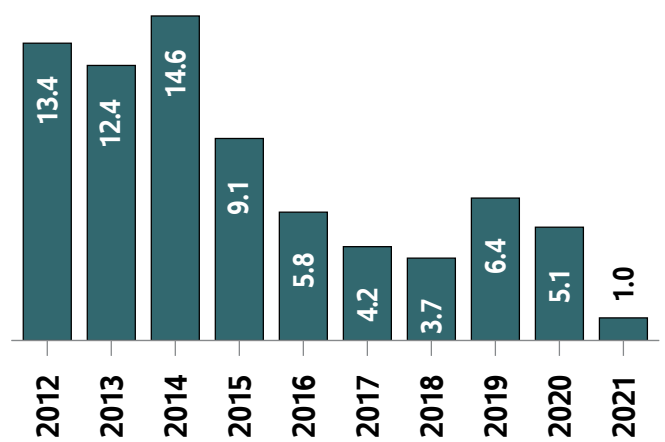
New Listings (January only)



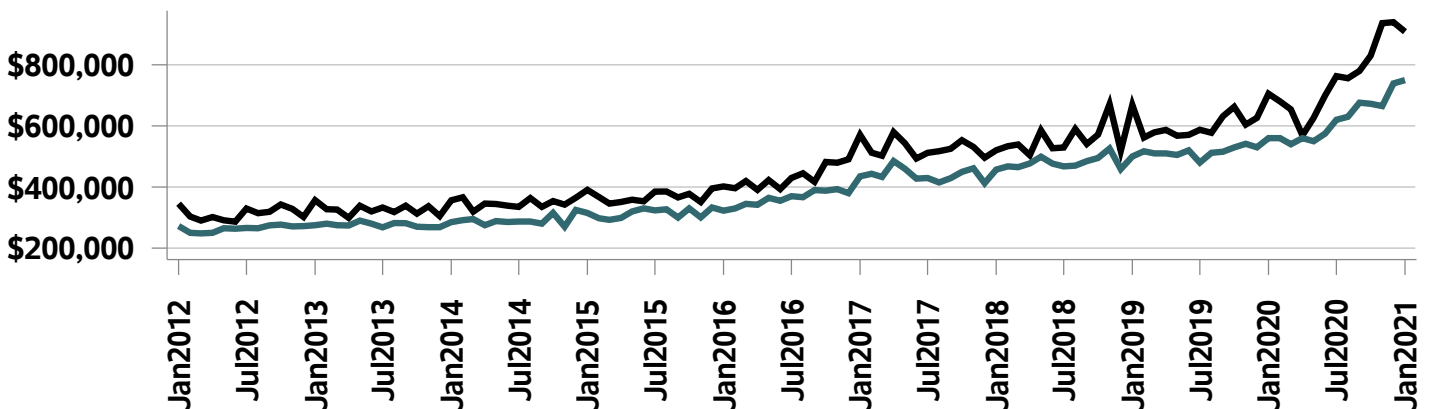
Active Listings (January only)



Months of Inventory (January only)



Average Price and Median Price



Southern Georgian Bay Western District MLS® Single Family Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	98	27.3	50.8	18.1	2.1	50.8	48.5
Dollar Volume	\$89,031,792	63.9	104.8	106.2	130.8	284.3	416.8
New Listings	95	-34.9	-43.5	-22.1	-41.7	-66.3	-66.7
Active Listings	100	-74.6	-76.0	-67.5	-82.0	-89.5	-89.4
Sales to New Listings Ratio ¹	103.2	52.7	38.7	68.0	58.9	23.0	23.2
Months of Inventory ²	1.0	5.1	6.4	3.7	5.8	14.6	14.3
Average Price	\$908,488	28.8	35.9	74.6	126.0	154.9	248.0
Median Price	\$749,950	33.9	50.0	64.1	132.5	163.1	222.6
Sales to List Price Ratio	102.3	98.3	96.9	96.5	96.0	95.8	95.0
Median Days on Market	21.5	60.0	53.0	64.0	43.0	52.0	57.0

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 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.

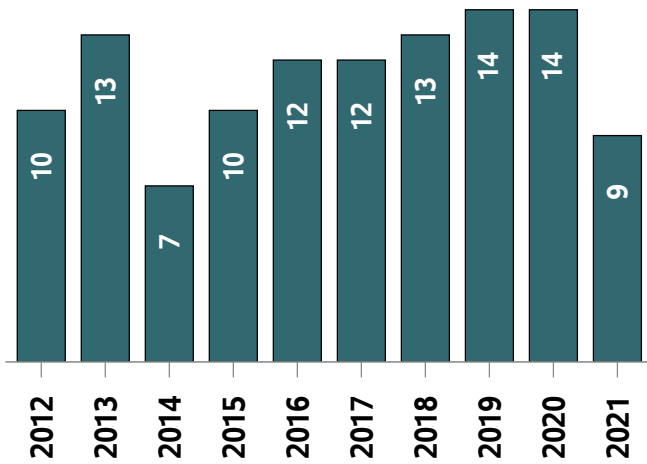
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

⁵ 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.

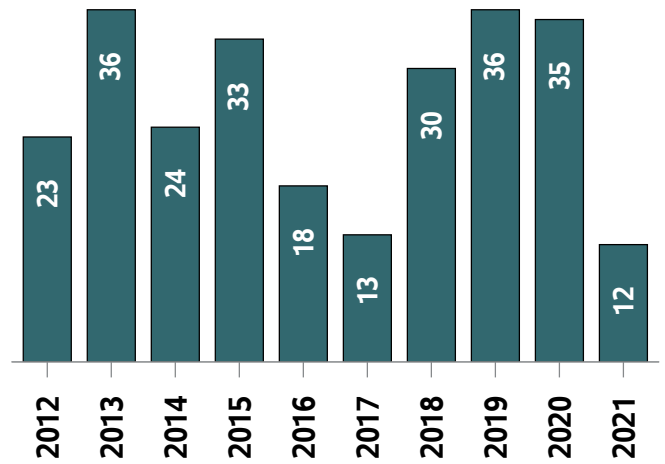
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

Southern Georgian Bay Western District MLS® Townhouse Market Activity

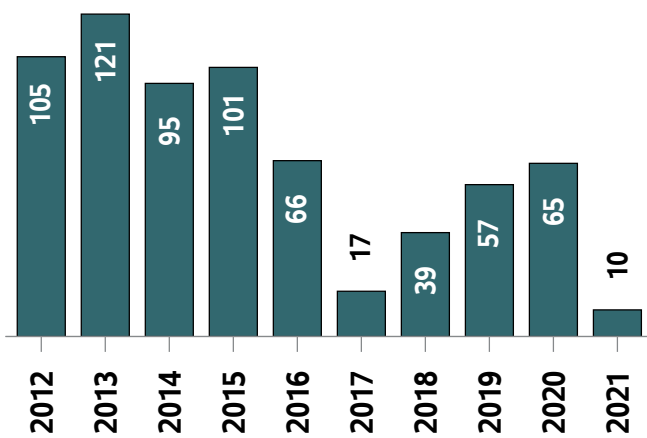
Sales Activity (January only)



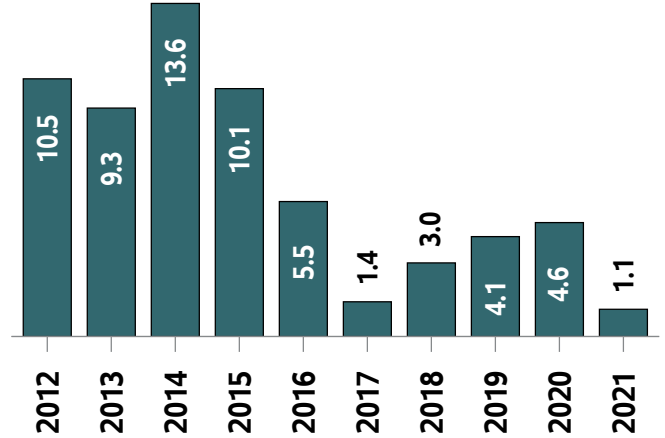
New Listings (January only)



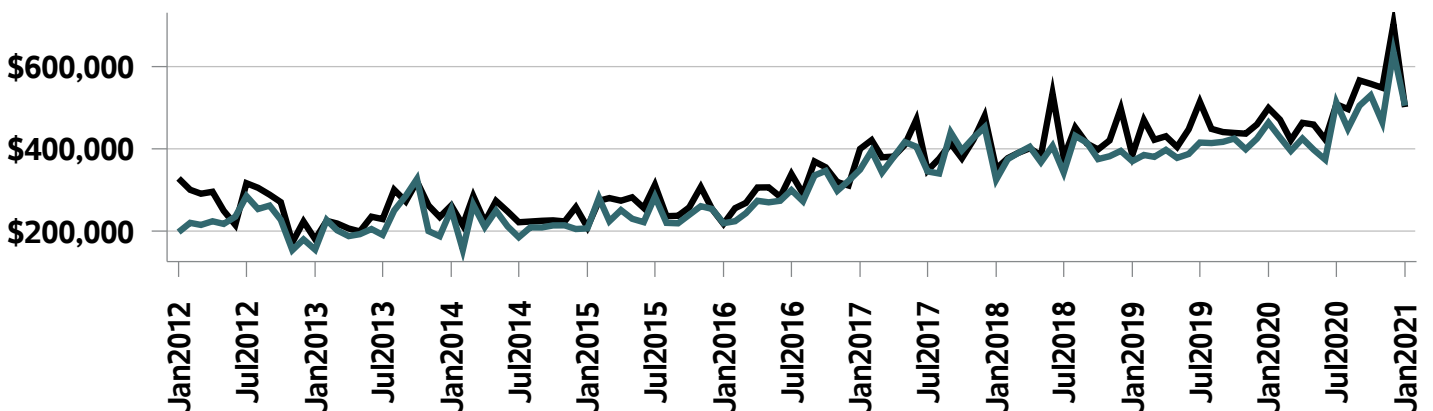
Active Listings (January only)



Months of Inventory (January only)



Average Price and Median Price



Southern Georgian Bay Western District MLS® Townhouse Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	9	-35.7	-35.7	-30.8	-25.0	28.6	50.0
Dollar Volume	\$4,514,142	-35.4	-16.3	-1.2	72.9	145.9	157.4
New Listings	12	-65.7	-66.7	-60.0	-33.3	-50.0	-55.6
Active Listings	10	-84.6	-82.5	-74.4	-84.8	-89.5	-91.2
Sales to New Listings Ratio ¹	75.0	40.0	38.9	43.3	66.7	29.2	22.2
Months of Inventory ²	1.1	4.6	4.1	3.0	5.5	13.6	19.0
Average Price	\$501,571	0.5	30.2	42.7	130.5	91.3	71.6
Median Price	\$505,000	8.9	36.5	55.4	130.3	100.0	122.0
Sales to List Price Ratio	114.3	98.4	96.2	98.7	98.2	97.6	93.9
Median Days on Market	8.0	23.0	33.5	21.0	71.5	72.0	169.5

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 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.

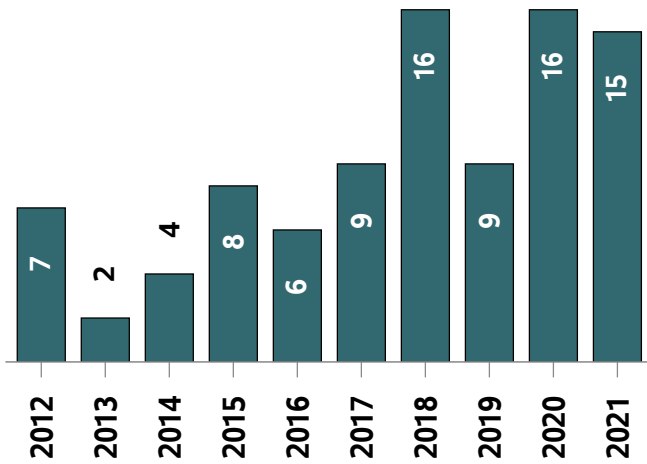
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

⁵ 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.

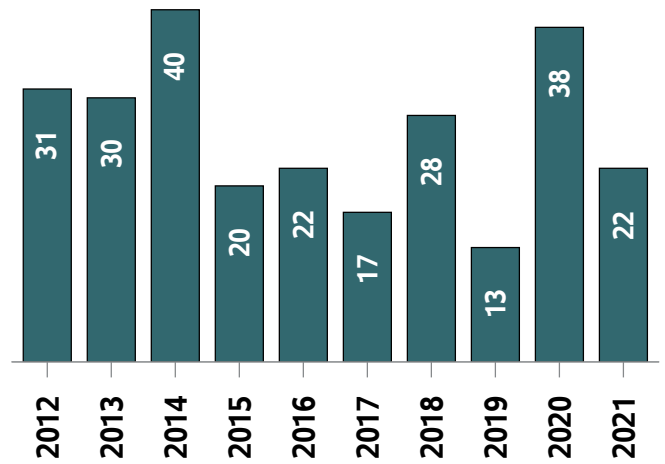
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

Southern Georgian Bay Western District MLS® Apartment Market Activity

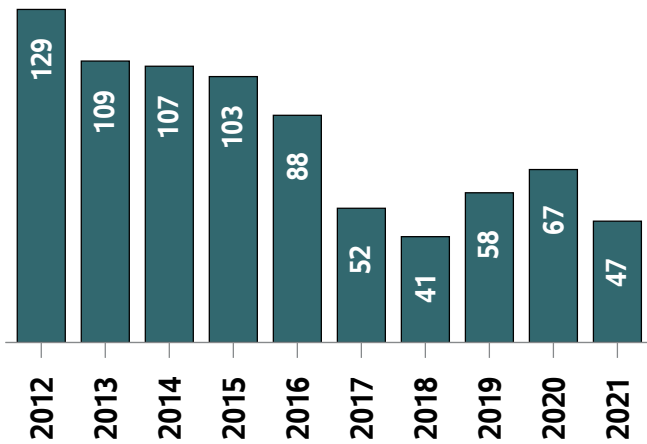
Sales Activity (January only)



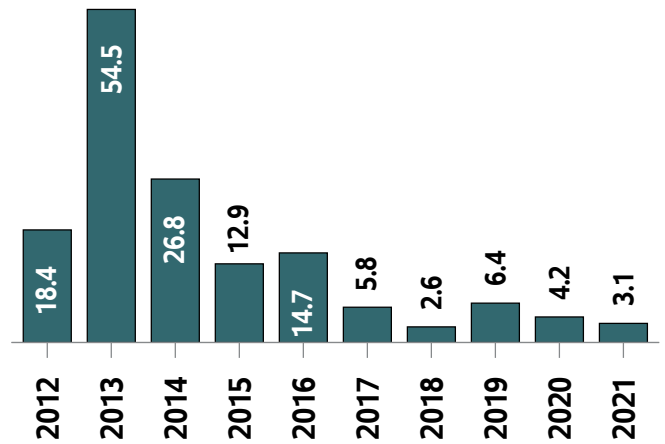
New Listings (January only)



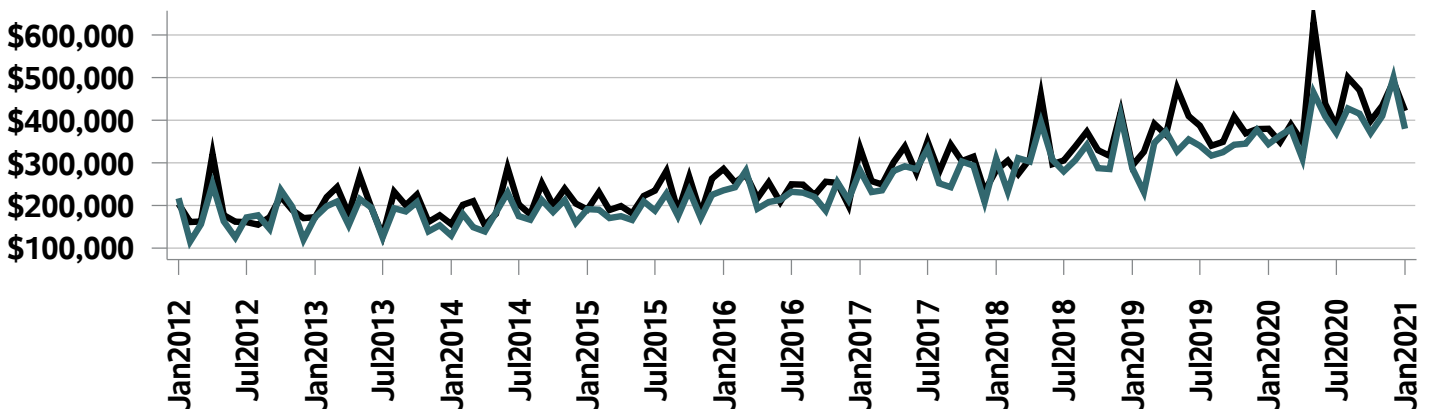
Active Listings (January only)



Months of Inventory (January only)



Average Price and Median Price



Southern Georgian Bay Western District MLS® Apartment Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	15	-6.3	66.7	-6.3	150.0	275.0	400.0
Dollar Volume	\$6,327,477	4.1	139.3	40.0	268.9	912.4	1,303.3
New Listings	22	-42.1	69.2	-21.4	0.0	-45.0	-38.9
Active Listings	47	-29.9	-19.0	14.6	-46.6	-56.1	-58.4
Sales to New Listings Ratio ¹	68.2	42.1	69.2	57.1	27.3	10.0	8.3
Months of Inventory ²	3.1	4.2	6.4	2.6	14.7	26.8	37.7
Average Price	\$421,832	11.0	43.6	49.3	47.6	170.0	180.7
Median Price	\$380,000	10.5	32.4	22.6	61.4	193.4	233.3
Sales to List Price Ratio	101.6	98.1	97.2	98.4	97.0	94.3	95.1
Median Days on Market	24.0	53.5	91.0	37.0	85.0	70.0	147.0

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 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.

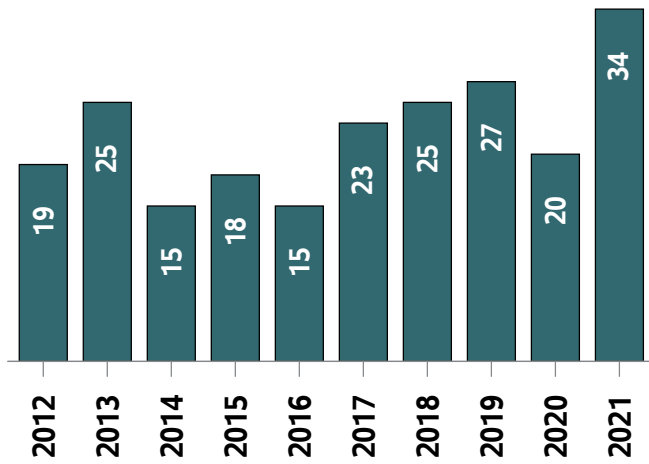
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

⁵ 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.

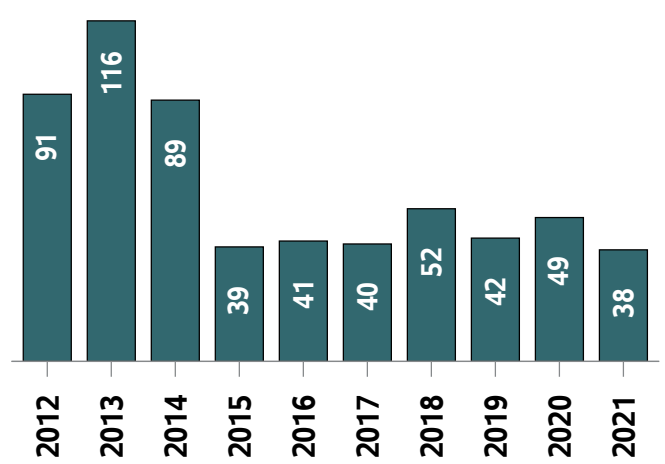
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

BLUE MOUNTAINS (THE) MLS® Residential Market Activity

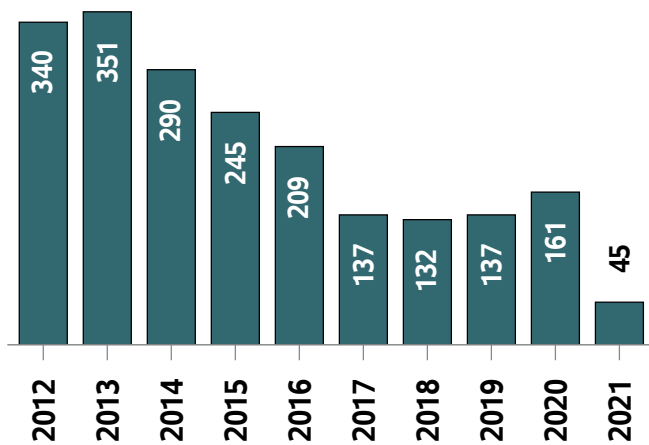
Sales Activity (January only)



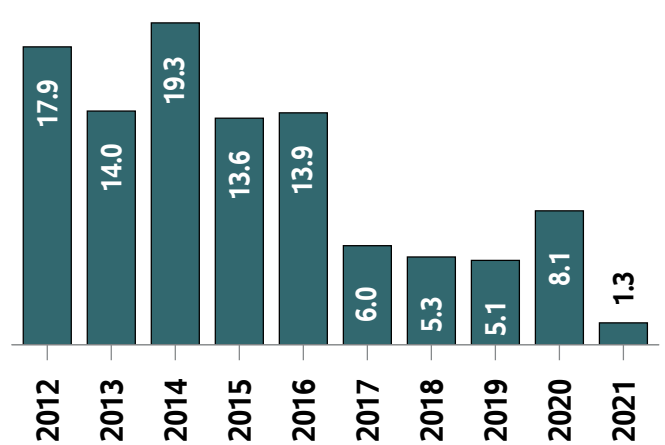
New Listings (January only)



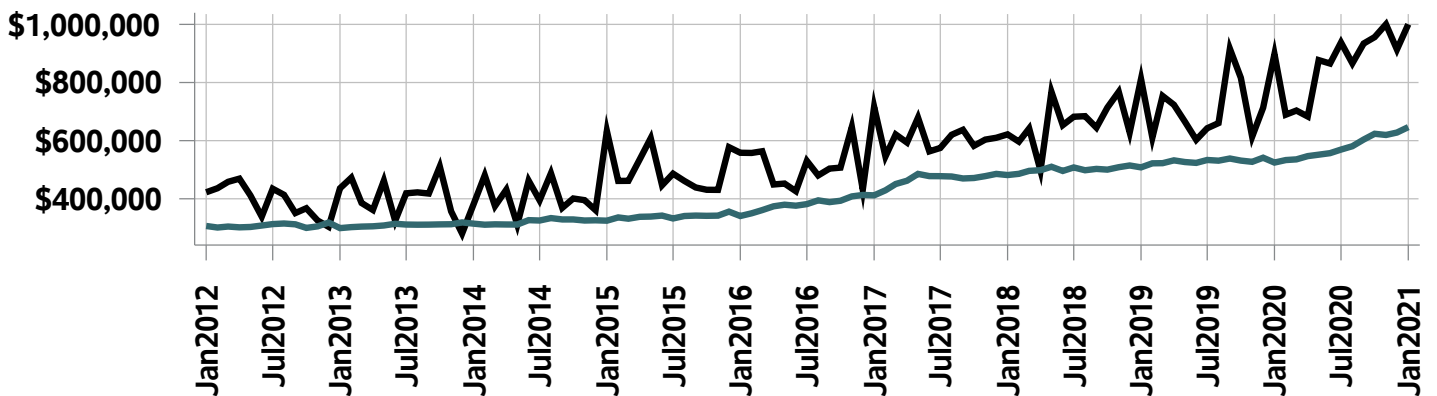
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Composite Benchmark Price and Average Price



BLUE MOUNTAINS (THE) MLS® Residential Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	34	70.0	25.9	36.0	126.7	126.7	100.0
Dollar Volume	\$34,014,588	89.4	55.1	118.9	306.1	496.9	473.6
New Listings	38	-22.4	-9.5	-26.9	-7.3	-57.3	-63.1
Active Listings	45	-72.0	-67.2	-65.9	-78.5	-84.5	-85.8
Sales to New Listings Ratio ¹	89.5	40.8	64.3	48.1	36.6	16.9	16.5
Months of Inventory ²	1.3	8.1	5.1	5.3	13.9	19.3	18.6
Average Price	\$1,000,429	11.4	23.2	60.9	79.2	163.3	186.8
Median Price	\$761,750	-13.8	33.6	46.5	103.1	145.9	149.8
Sales to List Price Ratio	104.4	99.8	97.4	98.2	94.8	96.2	94.4
Median Days on Market	17.0	94.0	44.0	34.0	119.0	72.0	79.0

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 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.

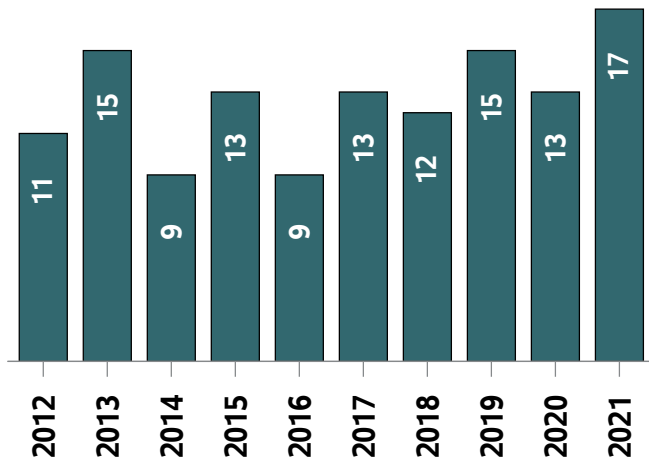
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

⁵ 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.

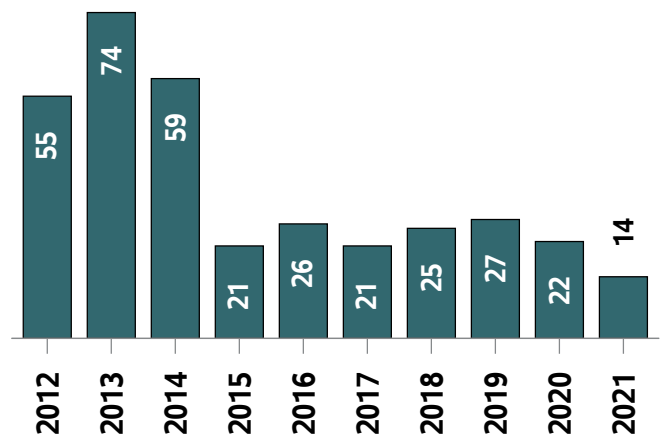
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

BLUE MOUNTAINS (THE) MLS® Single Family Market Activity

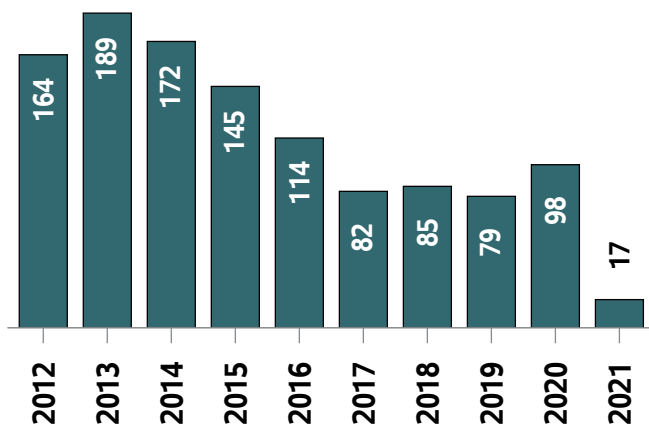
Sales Activity (January only)



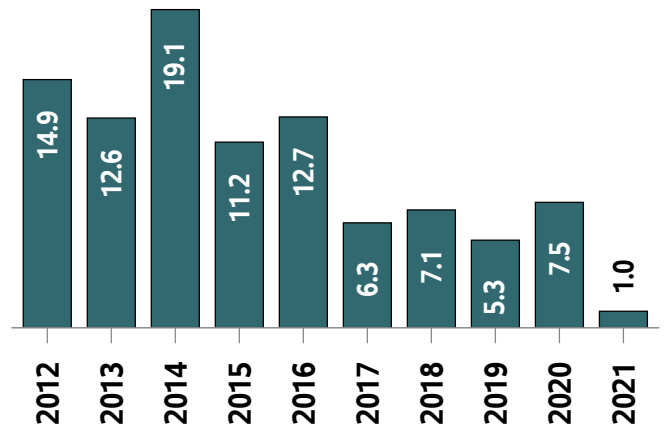
New Listings (January only)



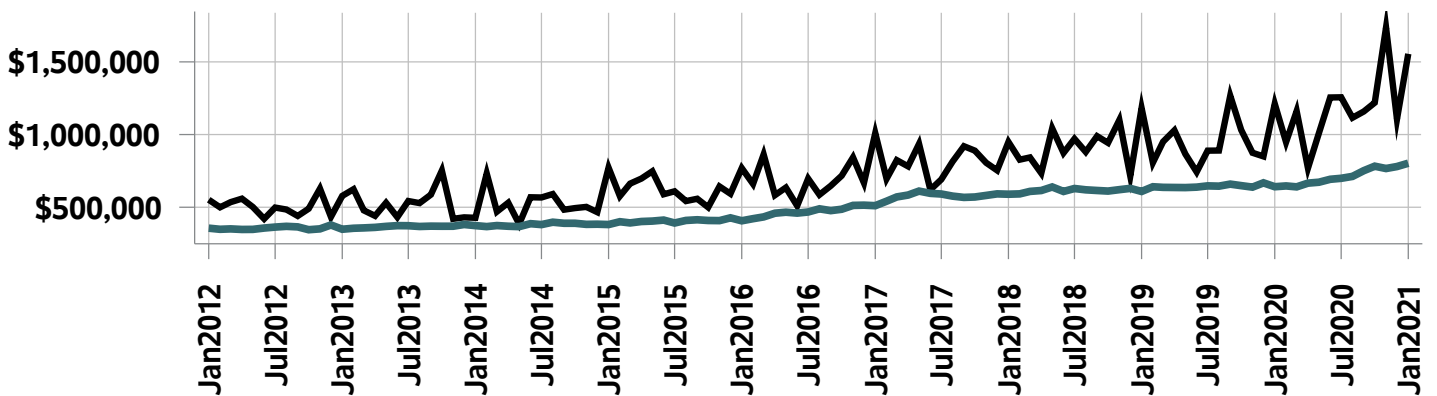
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Single Family Benchmark Price and Average Price



BLUE MOUNTAINS (THE) MLS® Single Family Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	17	30.8	13.3	41.7	88.9	88.9	142.9
Dollar Volume	\$26,442,388	67.9	49.1	132.2	281.9	587.6	755.1
New Listings	14	-36.4	-48.1	-44.0	-46.2	-76.3	-74.1
Active Listings	17	-82.7	-78.5	-80.0	-85.1	-90.1	-88.5
Sales to New Listings Ratio ¹	121.4	59.1	55.6	48.0	34.6	15.3	13.0
Months of Inventory ²	1.0	7.5	5.3	7.1	12.7	19.1	21.1
Average Price	\$1,555,435	28.4	31.5	63.9	102.2	264.0	252.1
Median Price	\$1,535,000	27.9	57.0	75.0	145.6	291.6	338.6
Sales to List Price Ratio	100.6	101.0	97.0	97.4	94.4	95.3	95.2
Median Days on Market	35.0	102.0	51.0	57.0	71.0	56.0	65.0

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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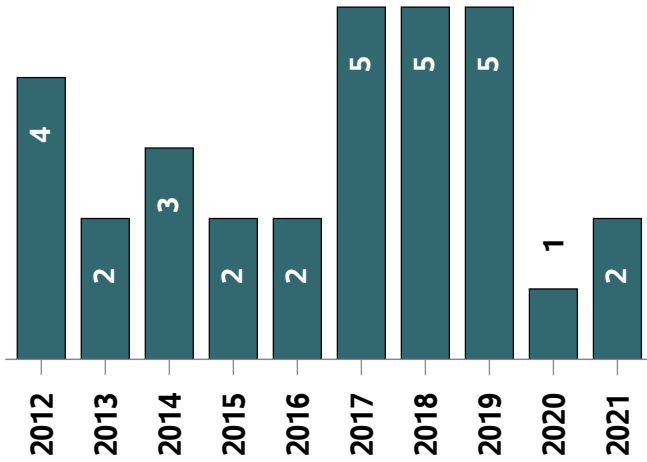
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

⁵ 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.

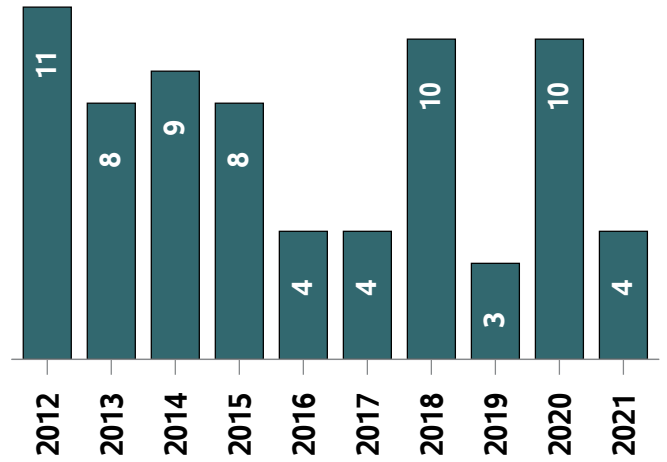
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

BLUE MOUNTAINS (THE) MLS® Townhouse Market Activity

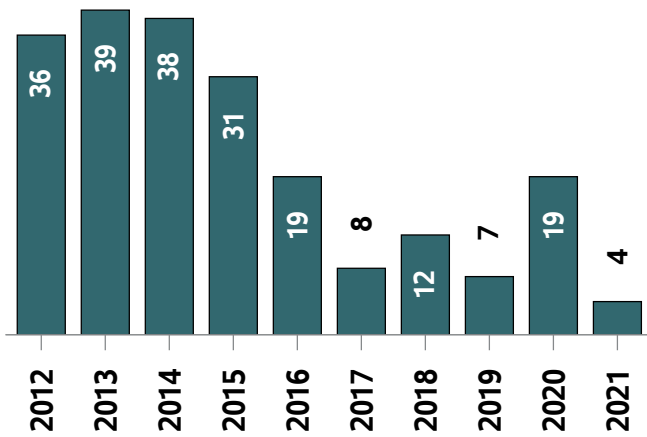
Sales Activity (January only)



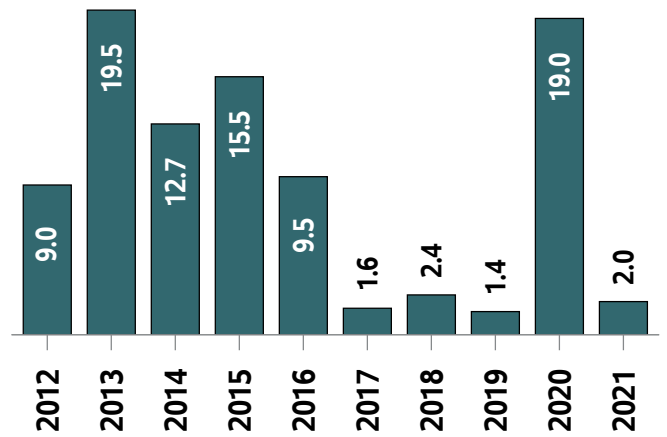
New Listings (January only)



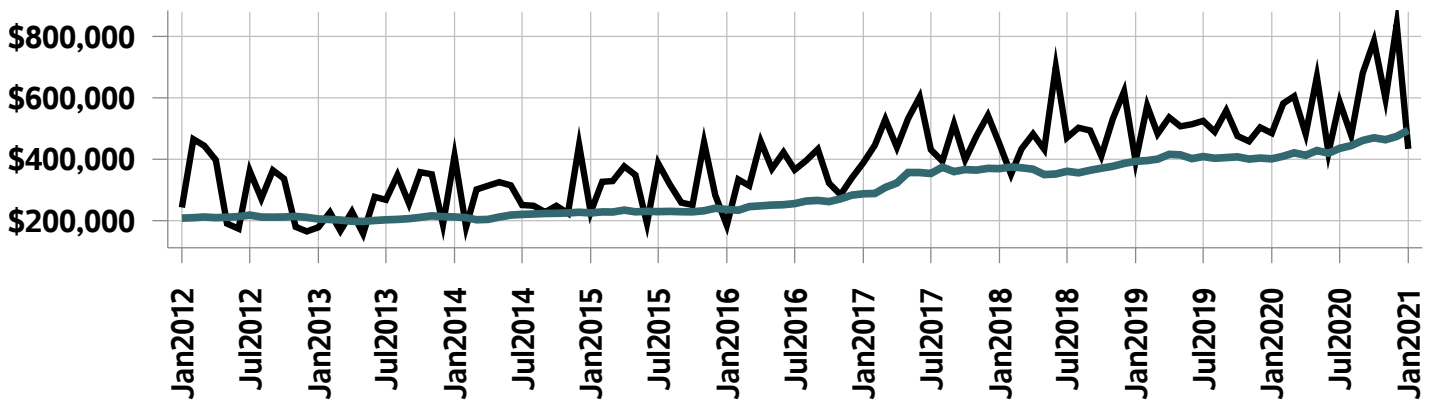
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Townhouse Benchmark Price and Average Price



BLUE MOUNTAINS (THE) MLS® Townhouse Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	2	100.0	-60.0	-60.0	0.0	-33.3	-50.0
Dollar Volume	\$867,800	78.9	-55.9	-61.4	134.5	-29.6	-39.0
New Listings	4	-60.0	33.3	-60.0	0.0	-55.6	-63.6
Active Listings	4	-78.9	-42.9	-66.7	-78.9	-89.5	-89.5
Sales to New Listings Ratio ¹	50.0	10.0	166.7	50.0	50.0	33.3	36.4
Months of Inventory ²	2.0	19.0	1.4	2.4	9.5	12.7	9.5
Average Price	\$433,900	-10.5	10.1	-3.5	134.5	5.7	22.0
Median Price	\$433,900	-10.5	7.1	18.2	134.5	32.6	37.7
Sales to List Price Ratio	131.1	97.2	97.3	98.6	95.4	99.8	92.9
Median Days on Market	9.0	134.0	24.0	21.0	206.0	90.0	272.0

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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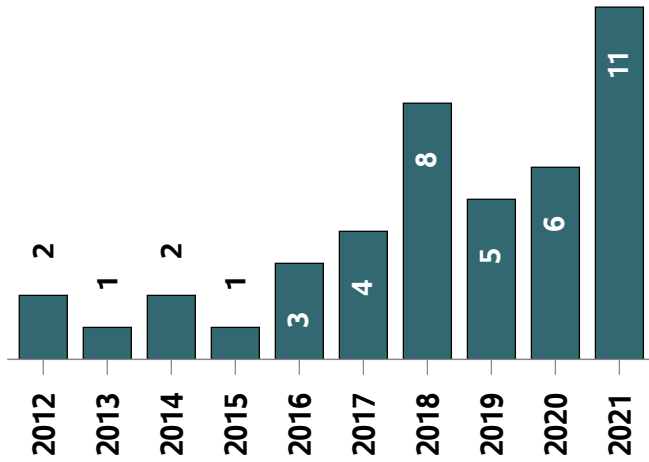
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

⁵ 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.

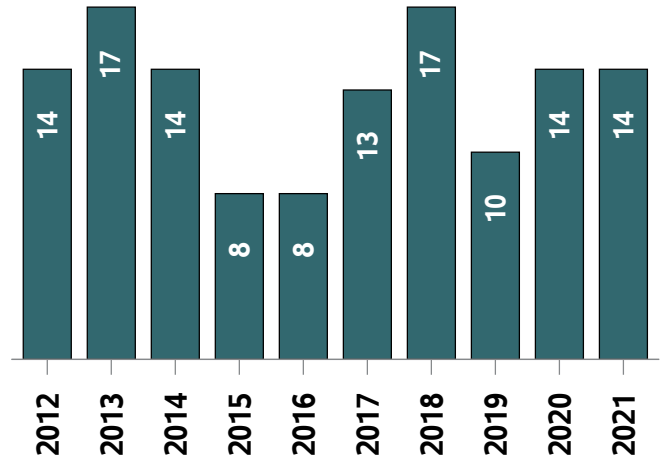
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

BLUE MOUNTAINS (THE) MLS® Apartment Market Activity

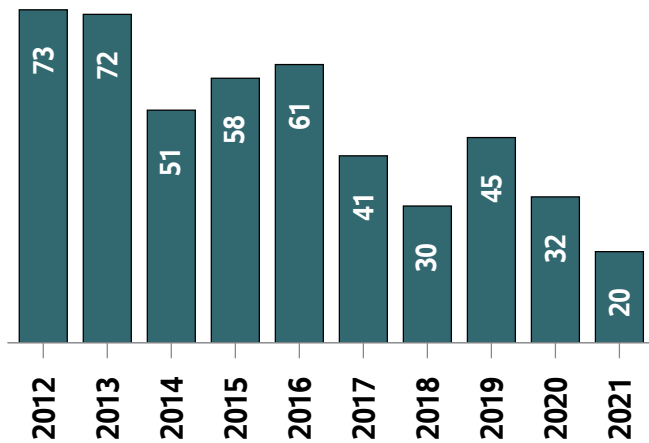
Sales Activity (January only)



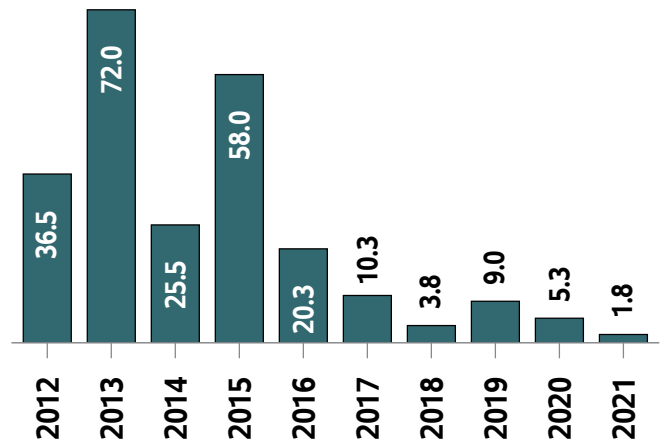
New Listings (January only)



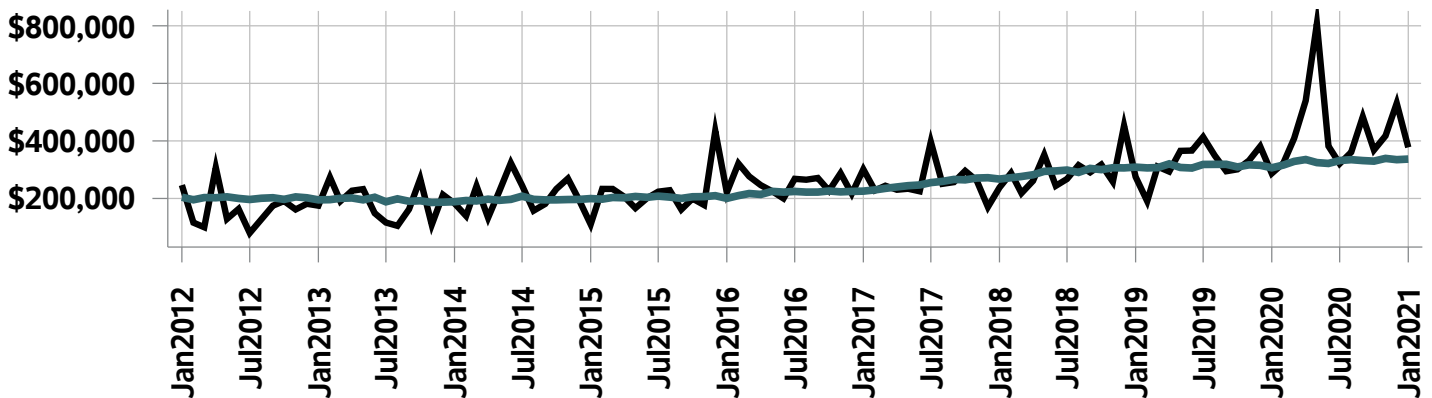
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Apartment Benchmark Price and Average Price



BLUE MOUNTAINS (THE) MLS® Apartment Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	11	83.3	120.0	37.5	266.7	450.0	1,000.0
Dollar Volume	\$4,152,400	141.1	201.8	118.2	527.3	1,034.5	3,542.5
New Listings	14	0.0	40.0	-17.6	75.0	0.0	-44.0
Active Listings	20	-37.5	-55.6	-33.3	-67.2	-60.8	-70.1
Sales to New Listings Ratio ¹	78.6	42.9	50.0	47.1	37.5	14.3	4.0
Months of Inventory ²	1.8	5.3	9.0	3.8	20.3	25.5	67.0
Average Price	\$377,491	31.5	37.2	58.7	71.1	106.3	231.1
Median Price	\$335,000	41.2	67.5	41.4	34.0	83.1	193.9
Sales to List Price Ratio	101.1	97.7	98.0	99.1	95.7	91.5	95.1
Median Days on Market	30.0	38.5	91.0	43.0	119.0	70.0	151.0

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 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.

⁴ Sum of sales from January to current month / sum of new listings from January to current month.

⁵ 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.

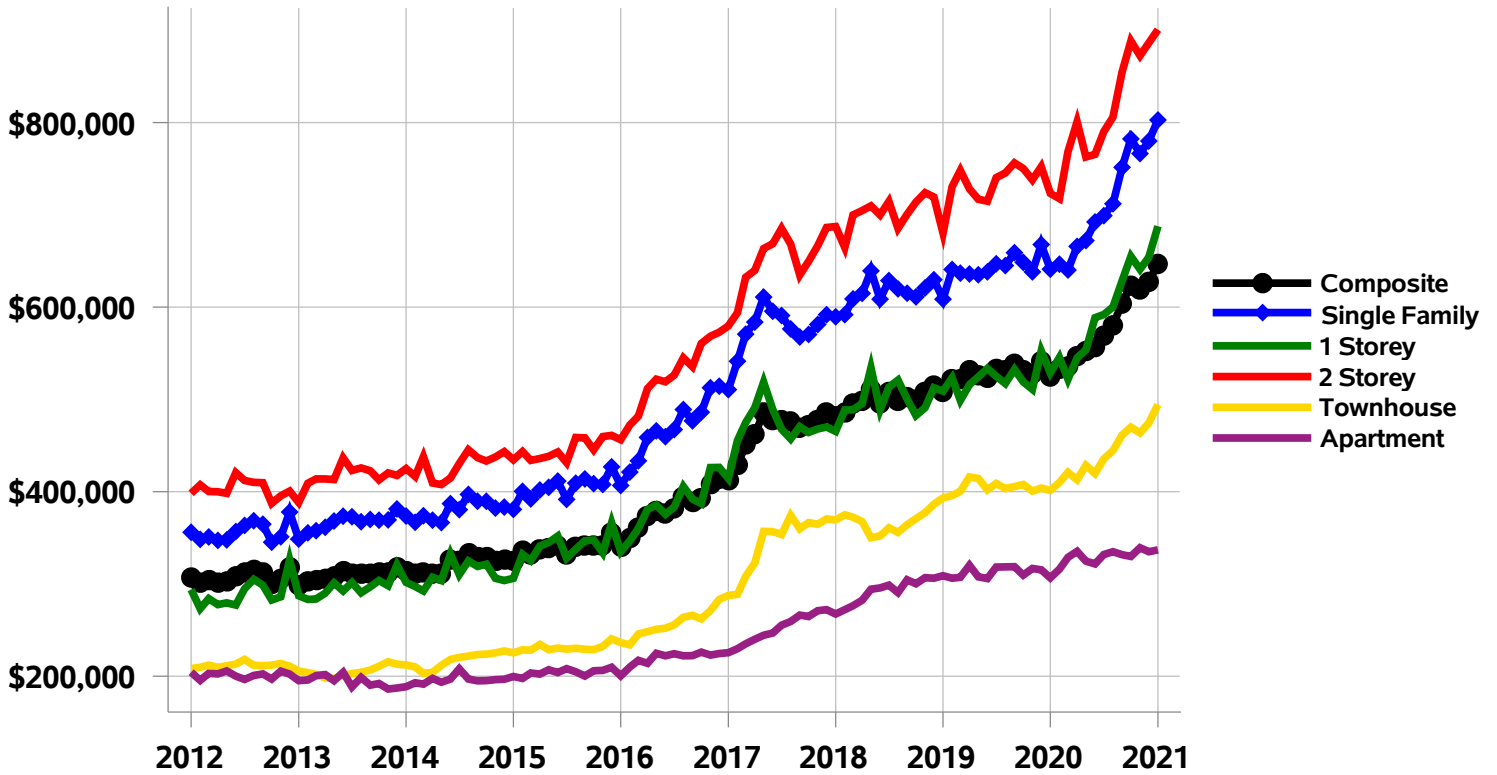
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

BLUE MOUNTAINS (THE) MLS® HPI Benchmark Price

MLS® Home Price Index Benchmark Price

Benchmark Type:	January 2021	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$646,500	3.0	3.7	13.6	23.2	34.2	89.8
Single Family	\$802,800	2.9	2.6	14.8	25.2	36.2	97.4
One Storey	\$687,700	5.1	5.0	16.2	30.0	47.8	105.3
Two Storey	\$900,700	1.6	1.4	14.0	24.5	31.0	97.4
Townhouse	\$494,400	4.2	5.2	13.5	23.2	33.8	109.1
Apartment	\$336,900	0.6	2.2	1.5	9.9	26.0	68.1

MLS® HPI Benchmark Price



BLUE MOUNTAINS (THE) MLS® HPI Benchmark Descriptions

Composite

Features	Value
Above Ground Bedrooms	3
Age Category	16 to 30
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Gross Living Area (Above Ground; in sq. ft.)	1454
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers

Single Family

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1758
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	14739
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

BLUE MOUNTAINS (THE) MLS® HPI Benchmark Descriptions

1 Storey 🏠

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1476
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	14777
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

2 Storey 🏠

Features	Value
Above Ground Bedrooms	4
Age Category	31 to 50
Bedrooms	4
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Gross Living Area (Above Ground; in sq. ft.)	2012
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	15200
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

BLUE MOUNTAINS (THE) MLS® HPI Benchmark Descriptions

Townhouse

Features	Value
Above Ground Bedrooms	3
Age Category	16 to 30
Attached Specification	Row
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Gross Living Area (Above Ground; in sq. ft.)	1308
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers

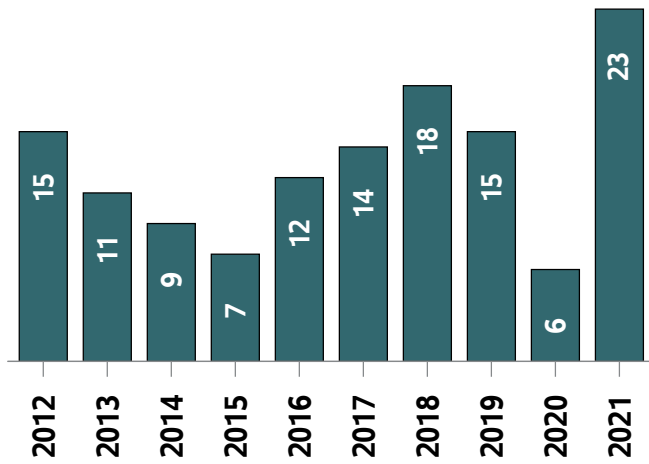
Apartment

Features	Value
Above Ground Bedrooms	1
Age Category	6 to 15
Bedrooms	1
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Gross Living Area (Above Ground; in sq. ft.)	689
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	5
Type Of Covered Parking	Underground
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers

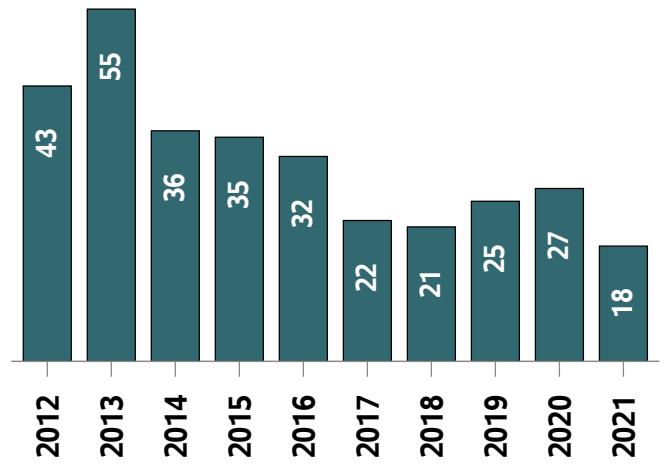
CLEARVIEW

MLS® Residential Market Activity

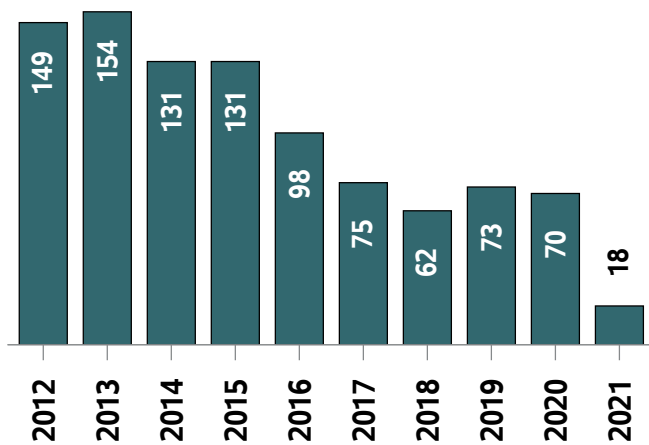
Sales Activity (January only)



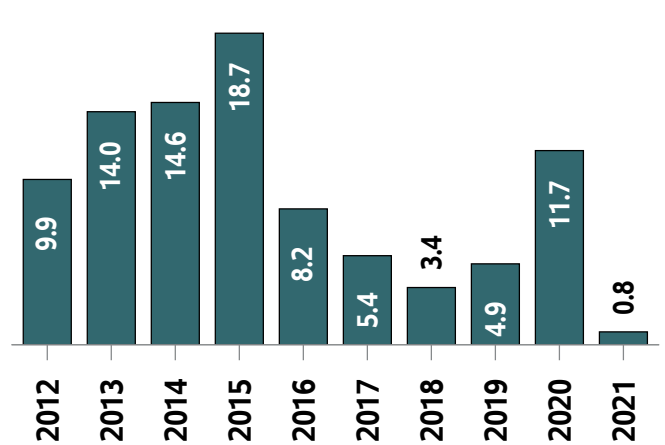
New Listings (January only)



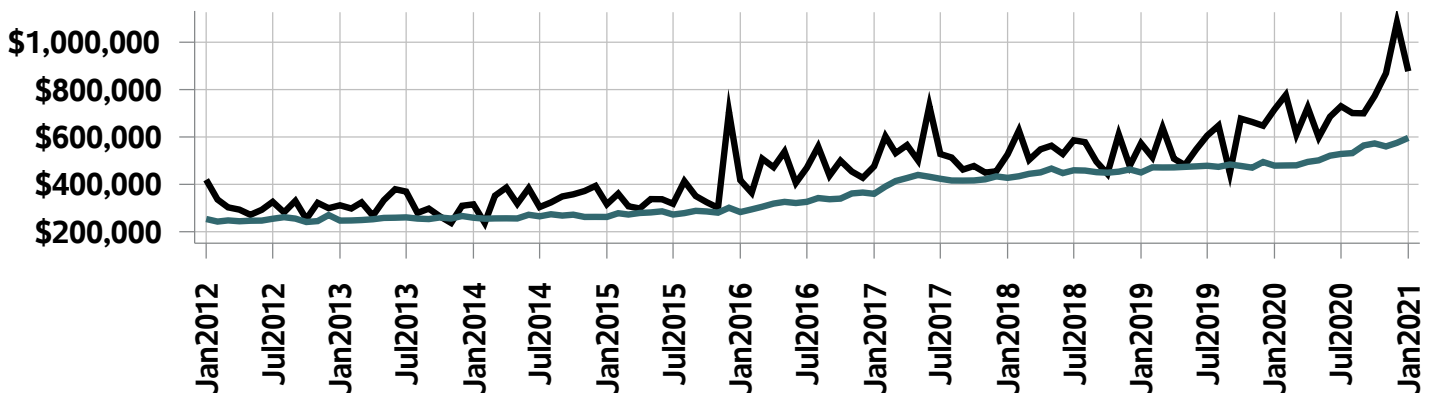
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Composite Benchmark Price and Average Price



CLEARVIEW

MLS® Residential Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	23	283.3	53.3	27.8	91.7	155.6	64.3
Dollar Volume	\$20,180,812	369.8	134.7	112.9	302.8	610.5	606.9
New Listings	18	-33.3	-28.0	-14.3	-43.8	-50.0	-59.1
Active Listings	18	-74.3	-75.3	-71.0	-81.6	-86.3	-87.7
Sales to New Listings Ratio ¹	127.8	22.2	60.0	85.7	37.5	25.0	31.8
Months of Inventory ²	0.8	11.7	4.9	3.4	8.2	14.6	10.4
Average Price	\$877,427	22.6	53.1	66.7	110.2	178.0	330.3
Median Price	\$790,000	57.2	113.5	62.9	87.4	187.3	315.8
Sales to List Price Ratio	102.6	95.2	98.8	97.6	95.0	96.7	92.6
Median Days on Market	38.0	87.0	40.0	94.0	34.5	52.0	57.5

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 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.

⁴ Sum of sales from January to current month / sum of new listings from January to current month.

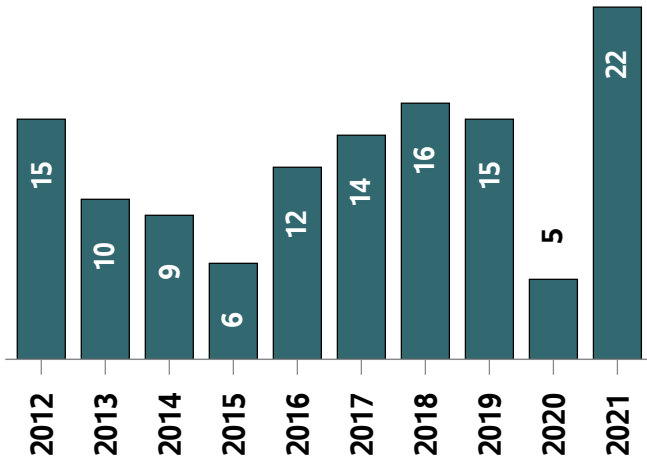
⁵ The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

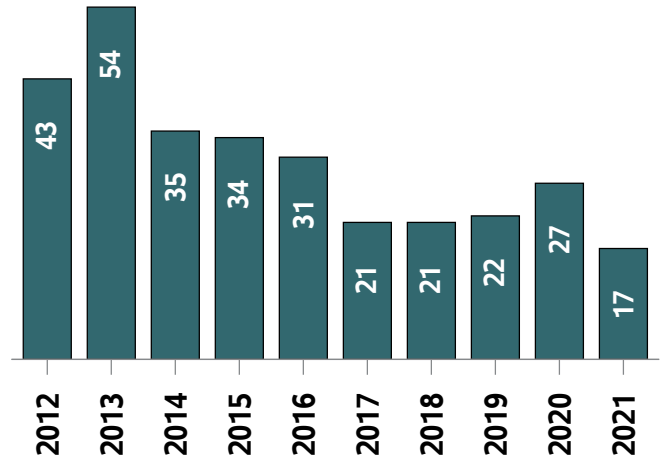
CLEARVIEW

MLS® Single Family Market Activity

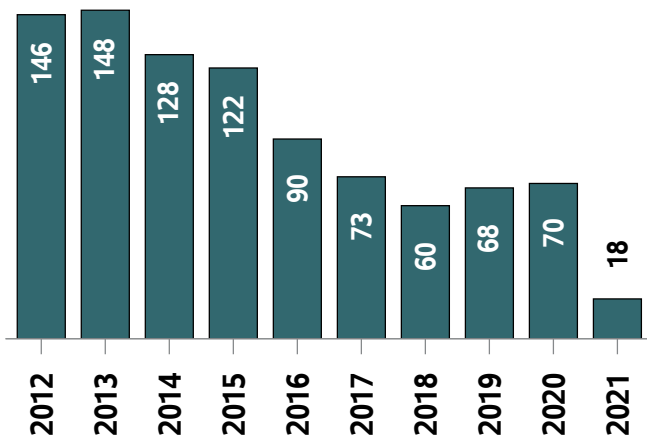
Sales Activity (January only)



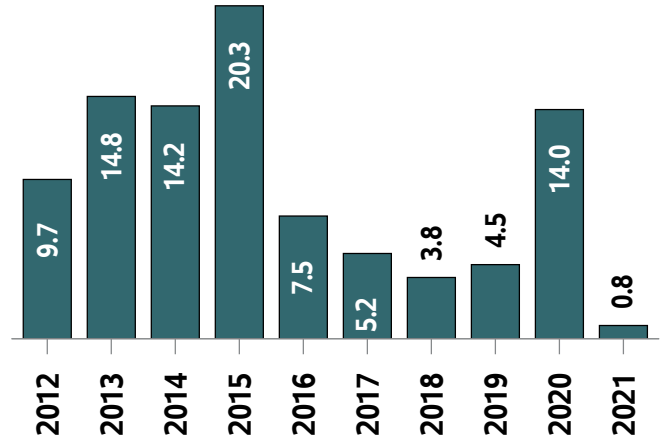
New Listings (January only)



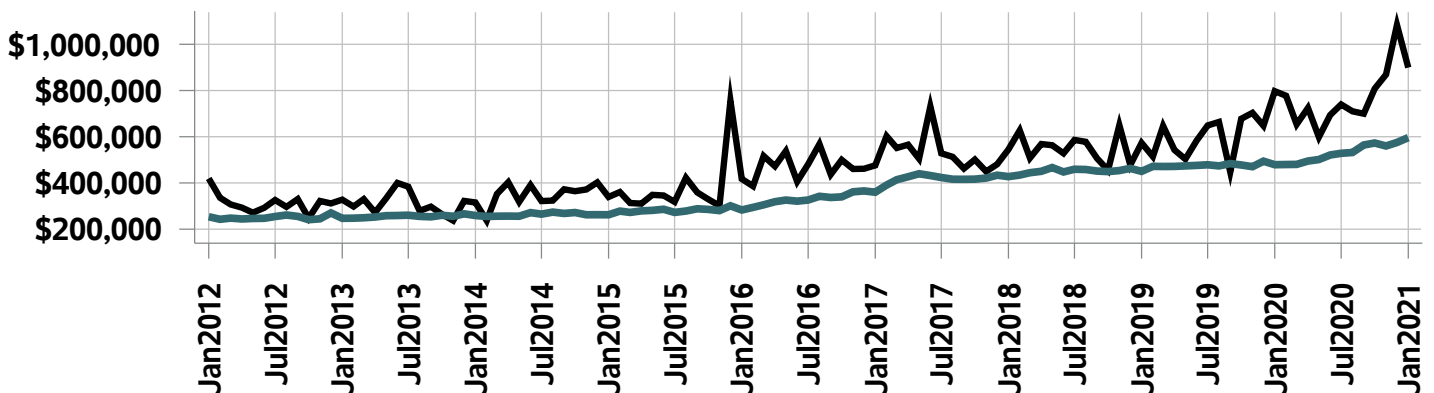
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Single Family Benchmark Price and Average Price



CLEARVIEW

MLS® Single Family Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	22	340.0	46.7	37.5	83.3	144.4	57.1
Dollar Volume	\$19,780,812	396.3	130.1	126.8	294.8	596.4	592.8
New Listings	17	-37.0	-22.7	-19.0	-45.2	-51.4	-60.5
Active Listings	18	-74.3	-73.5	-70.0	-80.0	-85.9	-87.4
Sales to New Listings Ratio ¹	129.4	18.5	68.2	76.2	38.7	25.7	32.6
Months of Inventory ²	0.8	14.0	4.5	3.8	7.5	14.2	10.2
Average Price	\$899,128	12.8	56.9	65.0	115.3	184.9	340.9
Median Price	\$814,500	55.1	120.1	67.9	93.2	196.2	328.7
Sales to List Price Ratio	102.5	95.4	98.8	97.6	95.0	96.7	92.6
Median Days on Market	41.5	99.0	40.0	94.0	34.5	52.0	57.5

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 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.

⁴ Sum of sales from January to current month / sum of new listings from January to current month.

⁵ 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.

⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

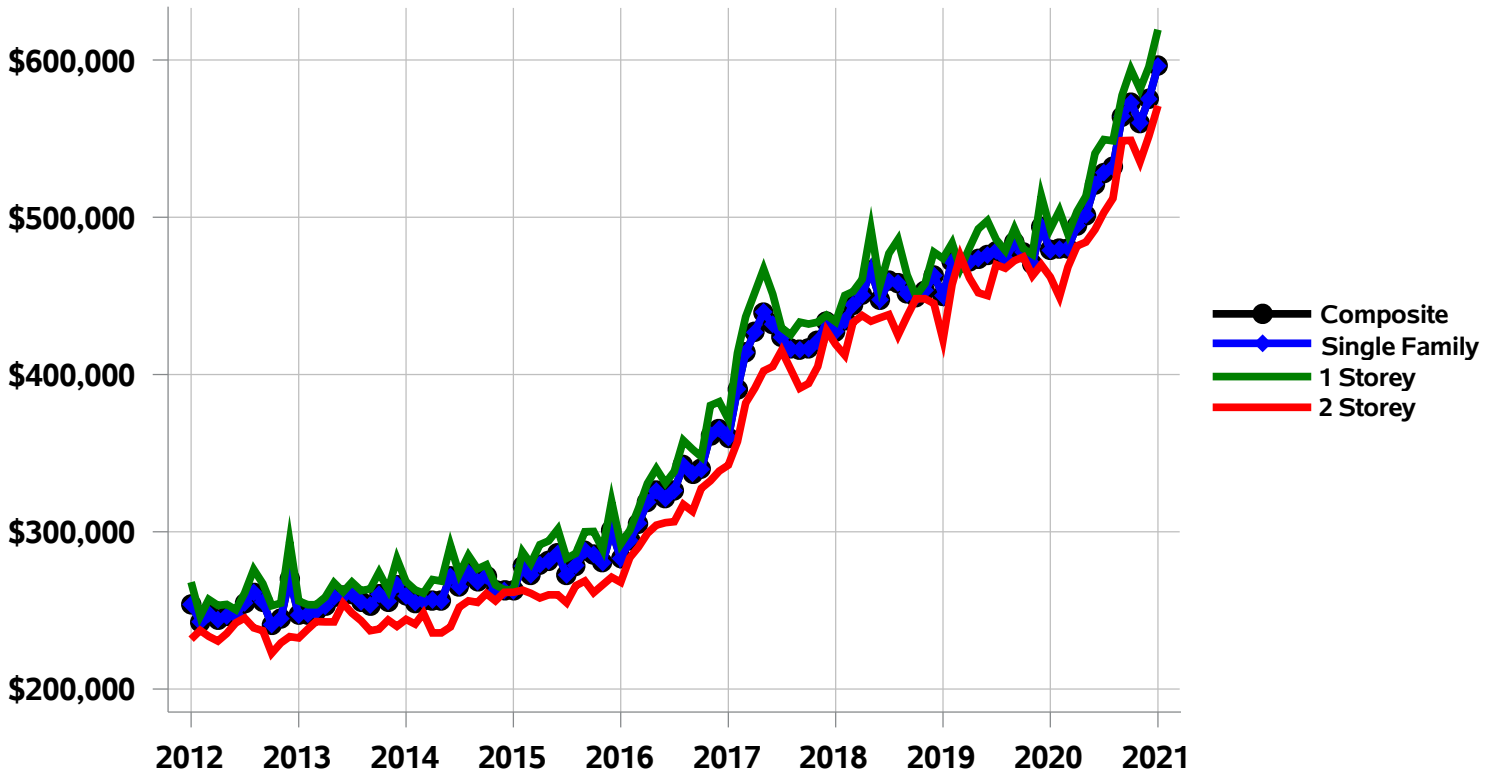
CLEARVIEW

MLS® HPI Benchmark Price

MLS® Home Price Index Benchmark Price

Benchmark Type:	January 2021	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$596,200	3.7	4.1	12.8	24.5	39.5	110.7
Single Family	\$596,200	3.7	4.1	12.8	24.5	39.5	110.7
One Storey	\$619,300	4.0	4.3	12.7	25.7	42.9	111.9
Two Storey	\$570,900	3.5	4.0	13.5	23.6	36.2	113.1

MLS® HPI Benchmark Price



CLEARVIEW

MLS® HPI Benchmark Descriptions

Composite

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
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.)	1420
Half Bathrooms	0
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

Single Family

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
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.)	1420
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	14075
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

CLEARVIEW

MLS® HPI Benchmark Descriptions

1 Storey

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
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.)	1308
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	13211
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

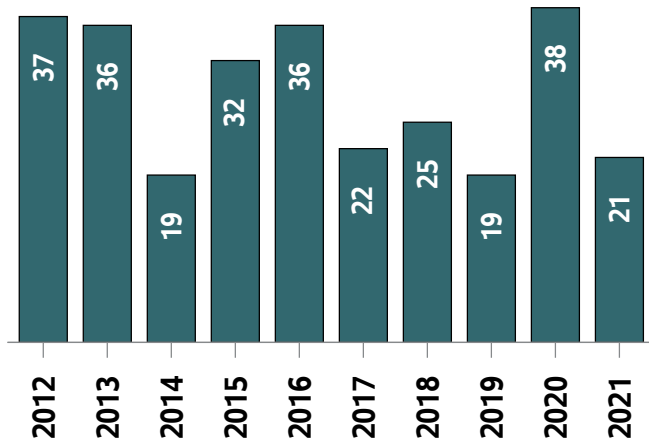
2 Storey

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1809
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	15990
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Poured concrete
Type of Property	Detached
Wastewater Disposal	Private

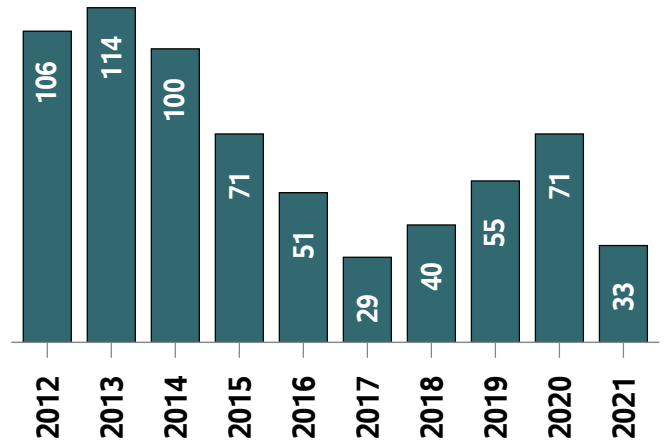
COLLINGWOOD

MLS® Residential Market Activity

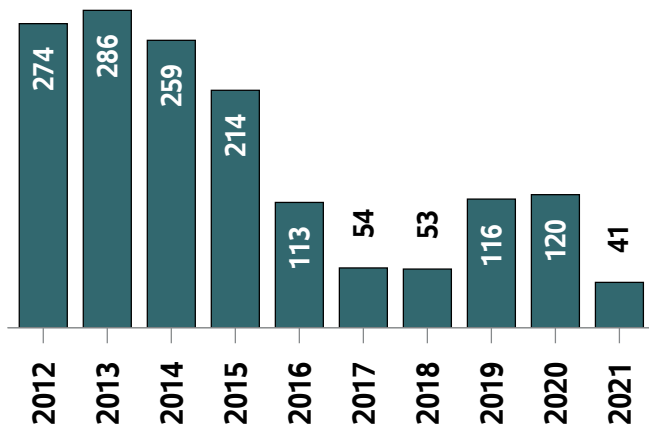
Sales Activity (January only)



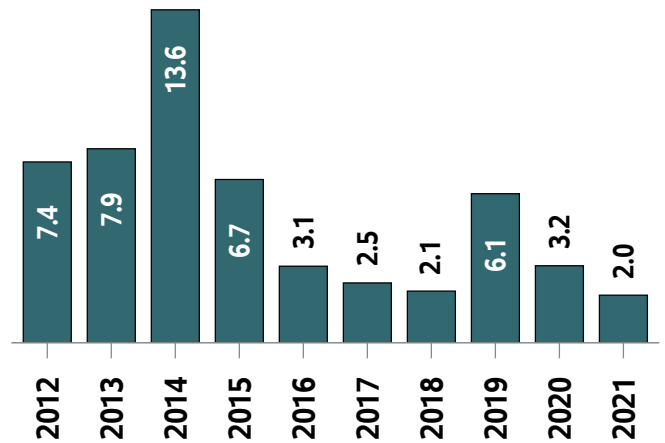
New Listings (January only)



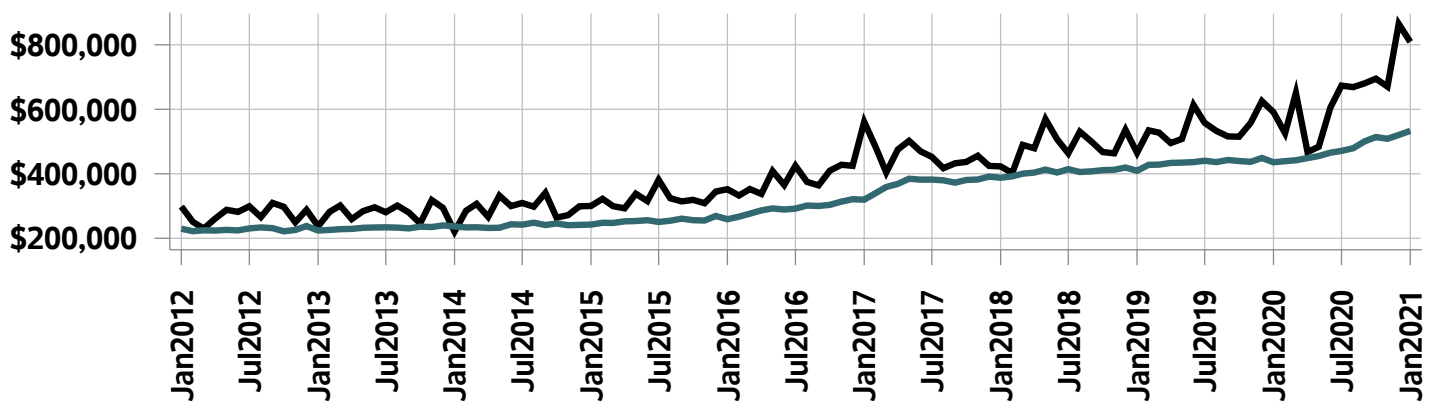
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Composite Benchmark Price and Average Price



COLLINGWOOD MLS® Residential Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	21	-44.7	10.5	-16.0	-41.7	10.5	16.7
Dollar Volume	\$16,990,012	-24.4	92.2	60.7	34.0	305.5	225.5
New Listings	33	-53.5	-40.0	-17.5	-35.3	-67.0	-54.8
Active Listings	41	-65.8	-64.7	-22.6	-63.7	-84.2	-83.3
Sales to New Listings Ratio ¹	63.6	53.5	34.5	62.5	70.6	19.0	24.7
Months of Inventory ²	2.0	3.2	6.1	2.1	3.1	13.6	13.6
Average Price	\$809,048	36.8	73.9	91.3	129.7	266.9	179.0
Median Price	\$721,500	46.4	87.5	90.9	144.6	259.0	136.9
Sales to List Price Ratio	105.7	98.1	96.1	97.7	97.9	96.2	96.4
Median Days on Market	8.0	48.5	68.0	20.0	42.0	49.0	53.0

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 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.

⁴ Sum of sales from January to current month / sum of new listings from January to current month.

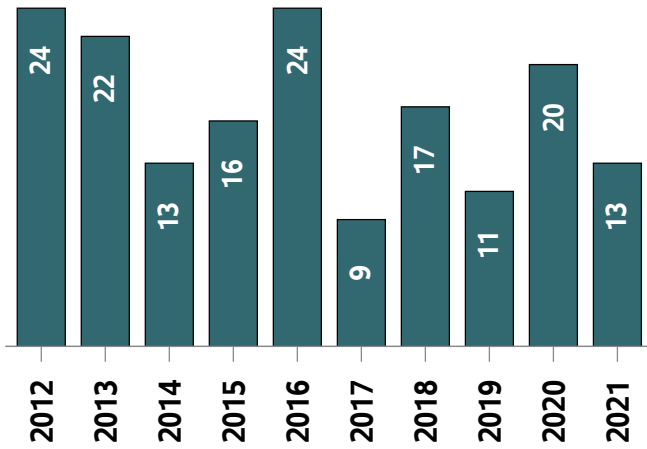
⁵ The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

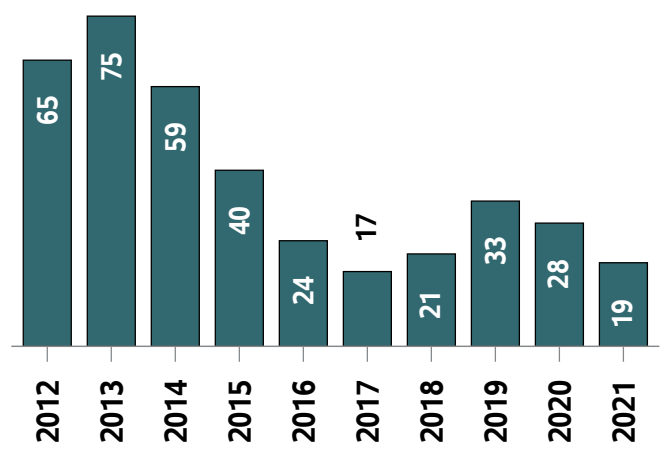
COLLINGWOOD

MLS® Single Family Market Activity

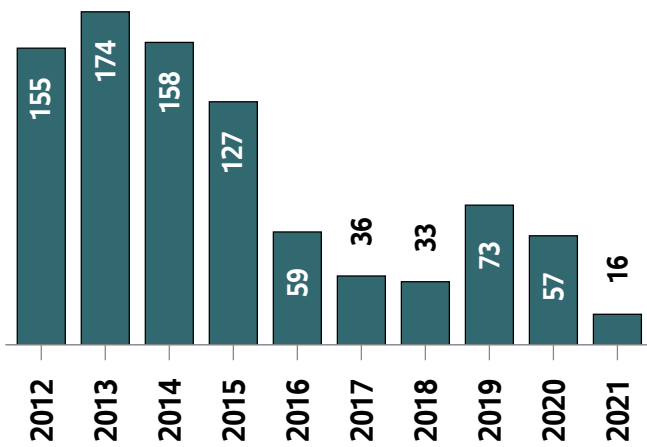
Sales Activity (January only)



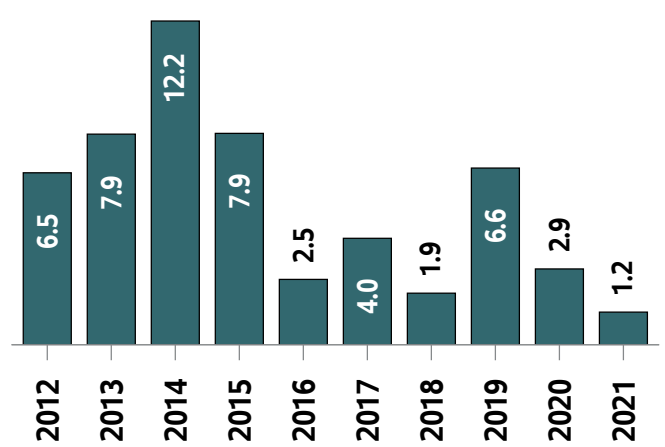
New Listings (January only)



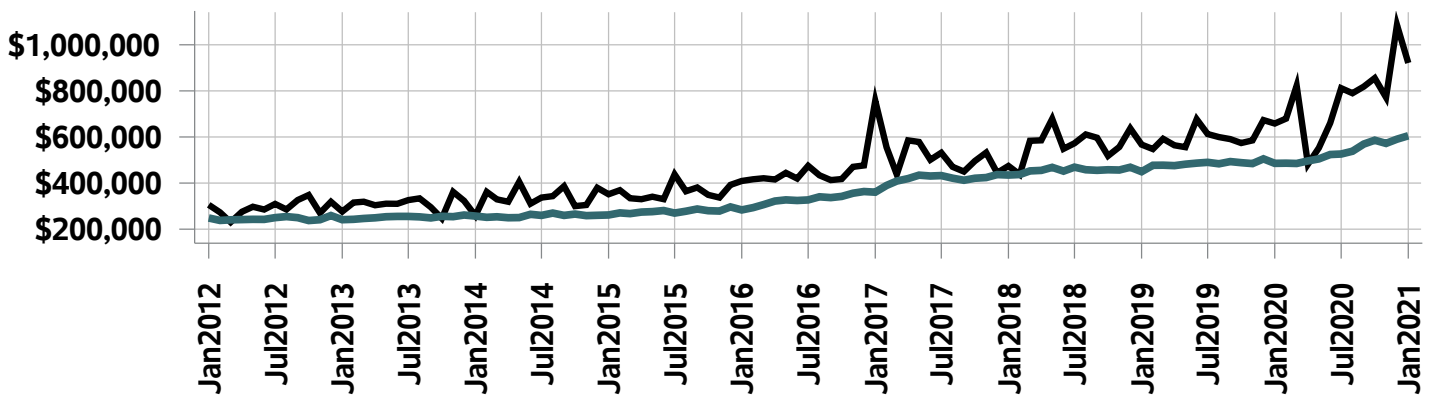
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Single Family Benchmark Price and Average Price



COLLINGWOOD MLS® Single Family Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	13	-35.0	18.2	-23.5	-45.8	0.0	0.0
Dollar Volume	\$11,972,112	-9.1	92.0	48.5	21.9	256.2	203.6
New Listings	19	-32.1	-42.4	-9.5	-20.8	-67.8	-52.5
Active Listings	16	-71.9	-78.1	-51.5	-72.9	-89.9	-86.8
Sales to New Listings Ratio ¹	68.4	71.4	33.3	81.0	100.0	22.0	32.5
Months of Inventory ²	1.2	2.9	6.6	1.9	2.5	12.2	9.3
Average Price	\$920,932	39.9	62.4	94.2	125.1	256.2	203.6
Median Price	\$933,000	72.8	80.5	108.7	157.4	265.9	180.2
Sales to List Price Ratio	104.5	97.6	97.2	97.3	97.7	96.0	97.1
Median Days on Market	9.0	48.5	75.0	26.0	26.0	49.0	48.0

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 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.

⁴ Sum of sales from January to current month / sum of new listings from January to current month.

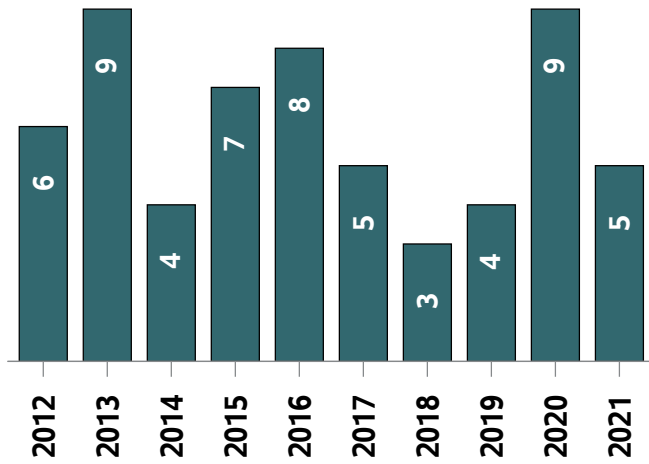
⁵ The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

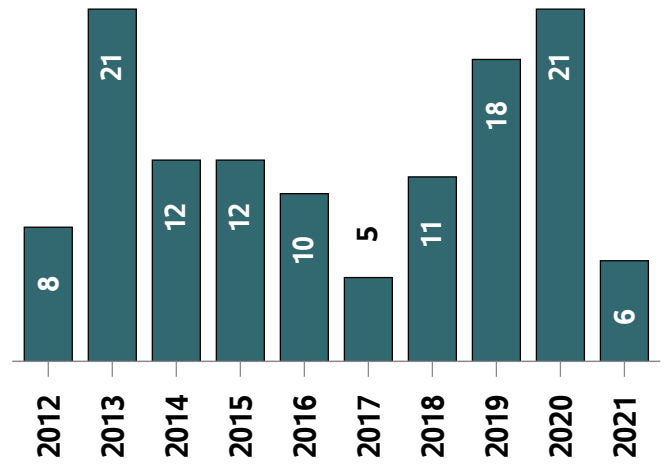
COLLINGWOOD

MLS® Townhouse Market Activity

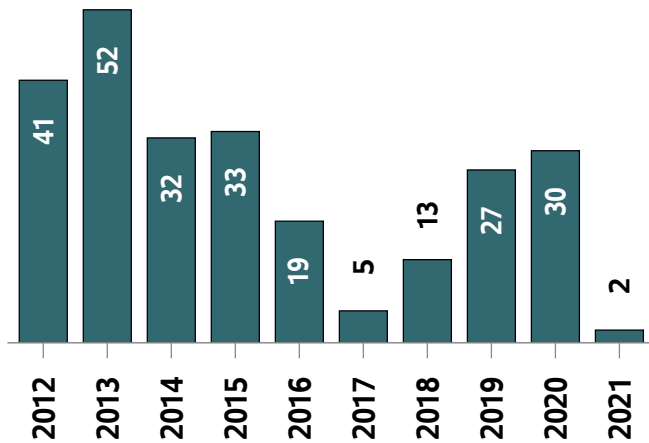
Sales Activity (January only)



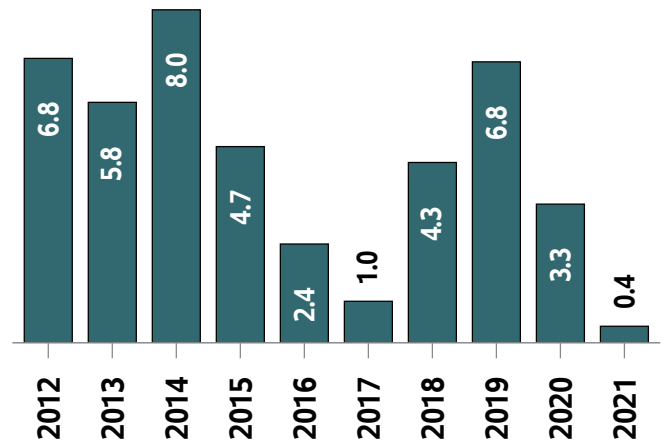
New Listings (January only)



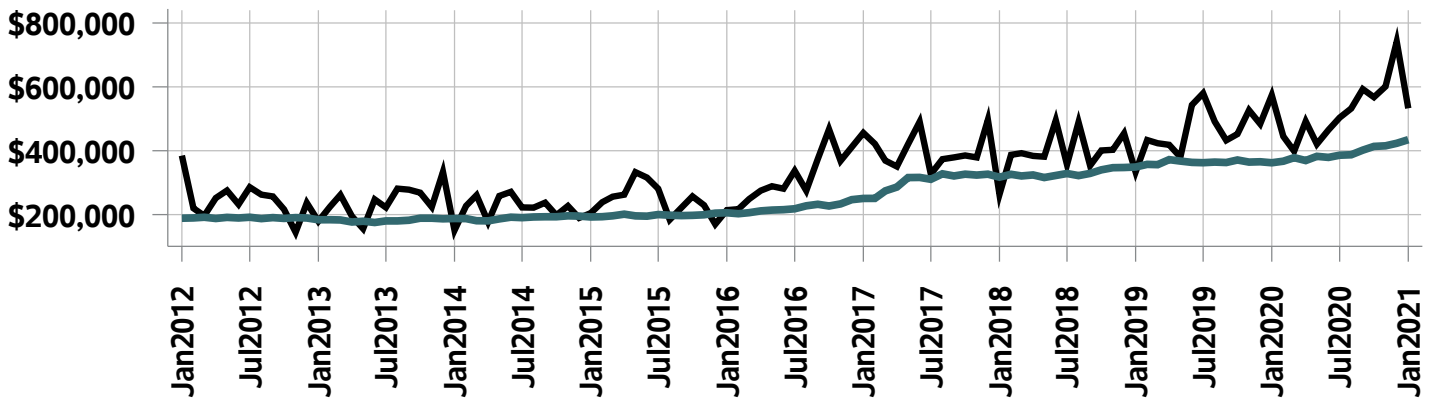
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Townhouse Benchmark Price and Average Price



COLLINGWOOD MLS® Townhouse Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	5	-44.4	25.0	66.7	-37.5	25.0	—
Dollar Volume	\$2,664,000	-48.4	99.8	237.4	55.7	341.4	—
New Listings	6	-71.4	-66.7	-45.5	-40.0	-50.0	-50.0
Active Listings	2	-93.3	-92.6	-84.6	-89.5	-93.8	-96.6
Sales to New Listings Ratio ¹	83.3	42.9	22.2	27.3	80.0	33.3	—
Months of Inventory ²	0.4	3.3	6.8	4.3	2.4	8.0	—
Average Price	\$532,800	-7.2	59.8	102.5	149.1	253.1	—
Median Price	\$530,000	12.8	58.2	119.0	141.7	349.2	—
Sales to List Price Ratio	110.9	98.9	93.1	100.5	97.9	96.0	—
Median Days on Market	3.0	20.0	22.5	20.0	65.5	55.5	—

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 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.

⁴ Sum of sales from January to current month / sum of new listings from January to current month.

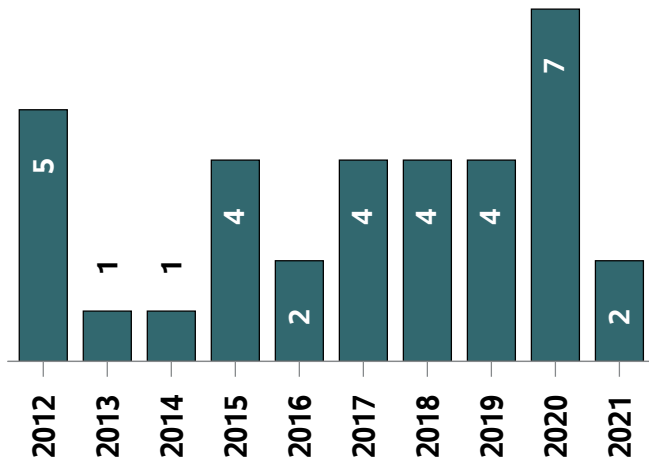
⁵ The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

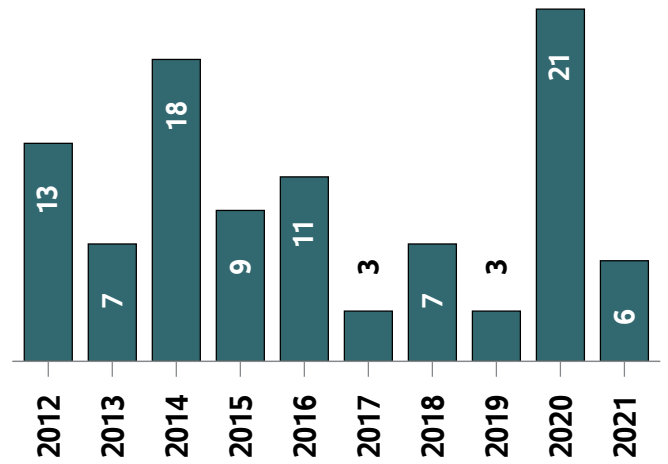
COLLINGWOOD

MLS® Apartment Market Activity

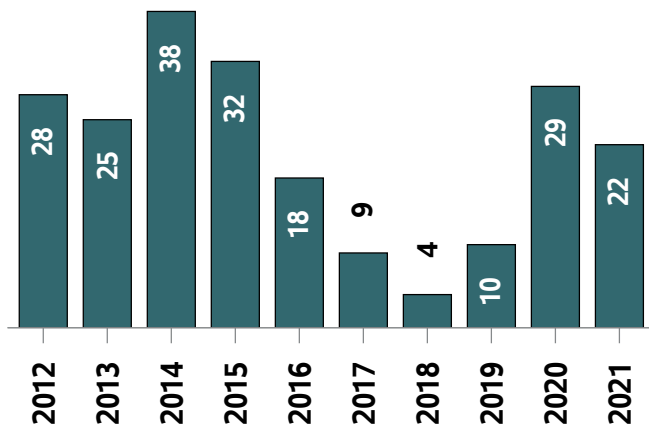
Sales Activity (January only)



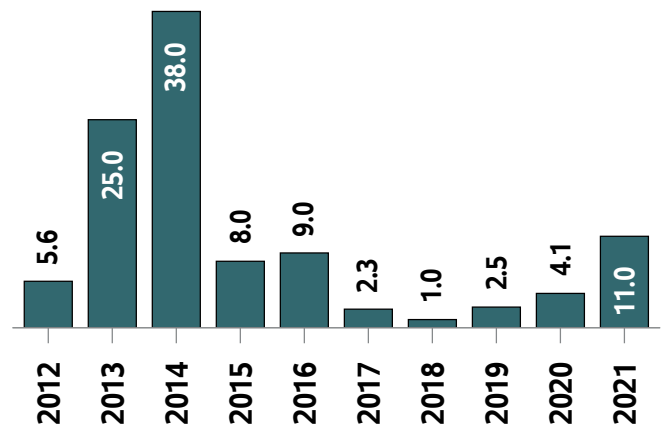
New Listings (January only)



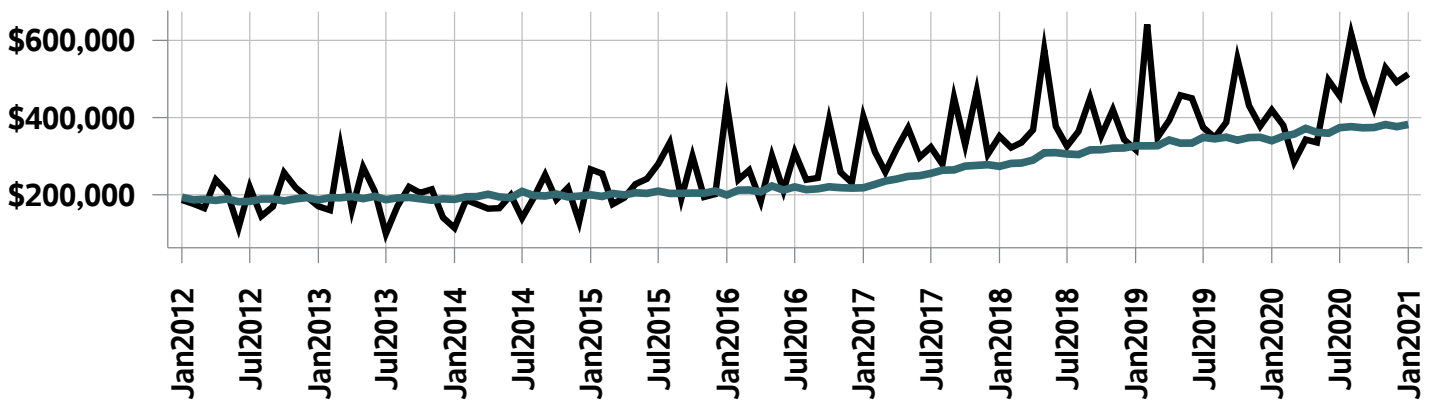
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Apartment Benchmark Price and Average Price



COLLINGWOOD MLS® Apartment Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	2	-71.4	-50.0	-50.0	0.0	100.0	0.0
Dollar Volume	\$1,024,900	-65.1	-19.2	-27.2	17.8	799.0	204.2
New Listings	6	-71.4	100.0	-14.3	-45.5	-66.7	-14.3
Active Listings	22	-24.1	120.0	450.0	22.2	-42.1	-42.1
Sales to New Listings Ratio ¹	33.3	33.3	133.3	57.1	18.2	5.6	28.6
Months of Inventory ²	11.0	4.1	2.5	1.0	9.0	38.0	19.0
Average Price	\$512,450	22.1	61.7	45.7	17.8	349.5	204.2
Median Price	\$512,450	44.4	64.8	43.5	17.8	349.5	204.2
Sales to List Price Ratio	103.2	98.8	96.1	98.1	98.6	97.4	95.1
Median Days on Market	40.0	70.0	106.0	7.5	31.5	177.0	111.0

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 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.

⁴ Sum of sales from January to current month / sum of new listings from January to current month.

⁵ 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.

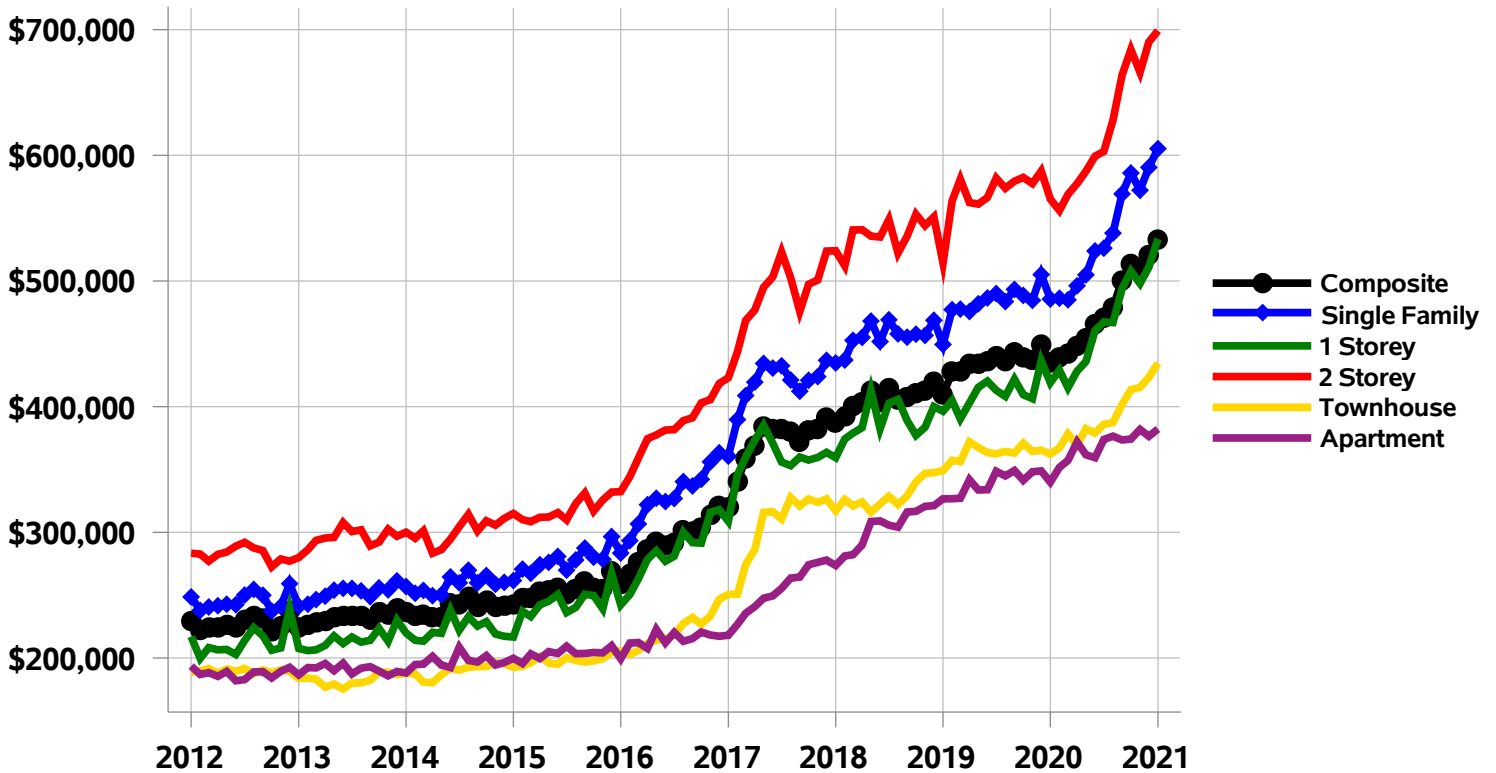
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

COLLINGWOOD MLS® HPI Benchmark Price

MLS® Home Price Index Benchmark Price

Benchmark Type:	January 2021	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$533,100	2.4	3.7	13.2	22.4	37.5	105.8
Single Family	\$605,300	2.5	3.3	15.1	24.6	39.2	113.5
One Storey	\$533,500	4.4	5.1	14.1	27.3	48.4	120.2
Two Storey	\$699,200	1.3	2.2	15.9	23.7	33.4	110.3
Townhouse	\$434,600	2.7	5.1	12.6	20.0	37.0	111.2
Apartment	\$382,200	1.5	2.1	2.2	12.4	39.7	91.7

MLS® HPI Benchmark Price



COLLINGWOOD

MLS® HPI Benchmark Descriptions

Composite

Features	Value
Above Ground Bedrooms	3
Age Category	16 to 30
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Gross Living Area (Above Ground; in sq. ft.)	1280
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers

Single Family

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
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.)	1357
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6600
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

COLLINGWOOD

MLS® HPI Benchmark Descriptions

1 Storey

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
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.)	1180
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6960
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	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.)	1659
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6310
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

COLLINGWOOD

MLS® HPI Benchmark Descriptions

Townhouse

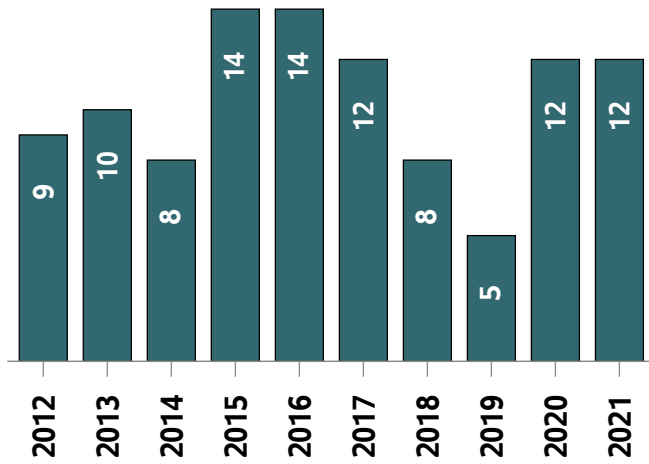
Features	Value
Above Ground Bedrooms	3
Age Category	16 to 30
Attached Specification	Row
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Gross Living Area (Above Ground; in sq. ft.)	1219
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers

Apartment

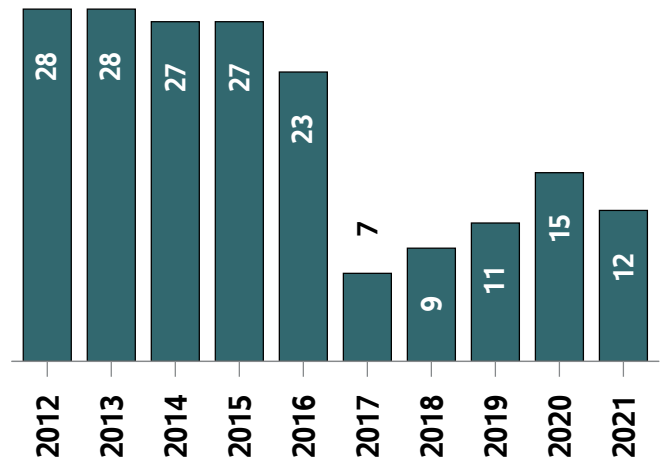
Features	Value
Above Ground Bedrooms	2
Age Category	16 to 30
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Gross Living Area (Above Ground; in sq. ft.)	1043
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers

GREY HIGHLANDS MLS® Residential Market Activity

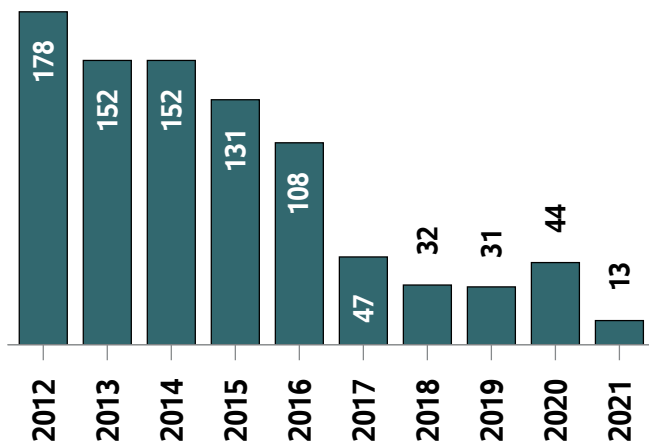
Sales Activity (January only)



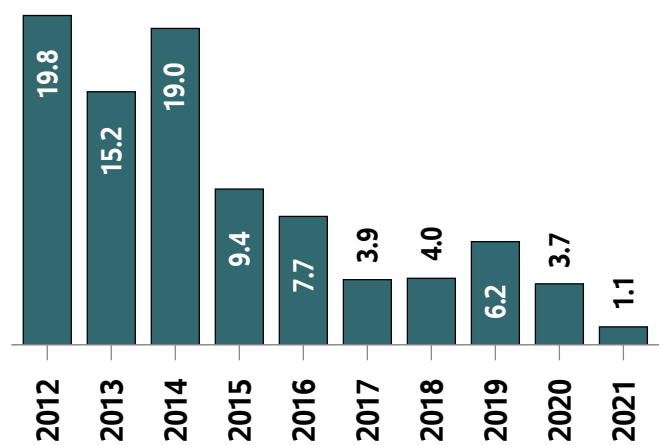
New Listings (January only)



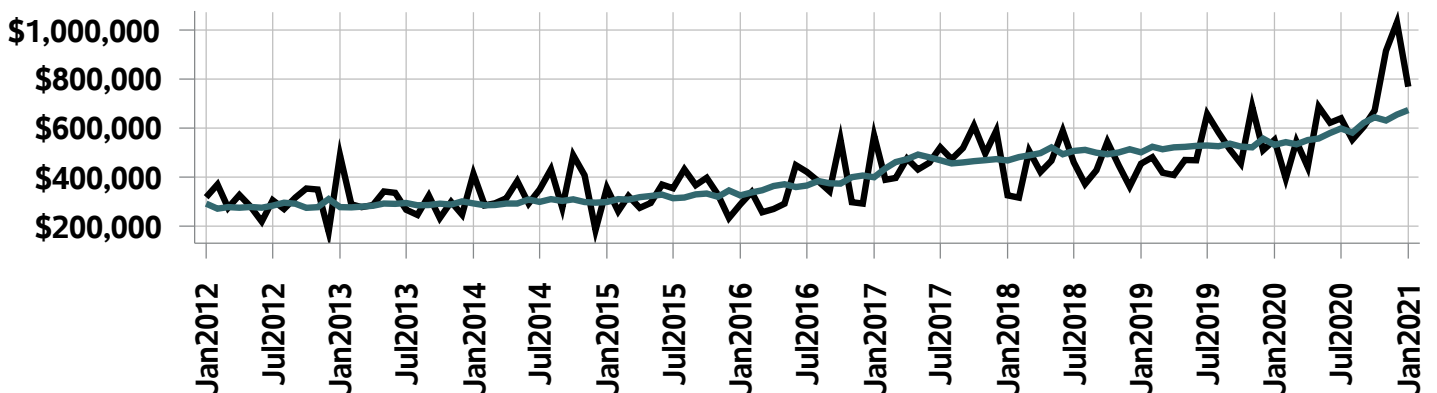
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Composite Benchmark Price and Average Price



GREY HIGHLANDS MLS® Residential Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	12	0.0	140.0	50.0	-14.3	50.0	20.0
Dollar Volume	\$9,226,177	39.4	305.7	254.2	128.2	179.0	328.3
New Listings	12	-20.0	9.1	33.3	-47.8	-55.6	-72.1
Active Listings	13	-70.5	-58.1	-59.4	-88.0	-91.4	-92.9
Sales to New Listings Ratio ¹	100.0	80.0	45.5	88.9	60.9	29.6	23.3
Months of Inventory ²	1.1	3.7	6.2	4.0	7.7	19.0	18.4
Average Price	\$768,848	39.4	69.1	136.2	166.3	86.0	257.0
Median Price	\$760,089	58.4	69.3	157.7	239.7	57.7	367.7
Sales to List Price Ratio	108.0	97.1	96.4	94.9	94.7	94.6	94.1
Median Days on Market	19.0	60.5	56.0	114.0	103.5	143.5	46.5

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 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.

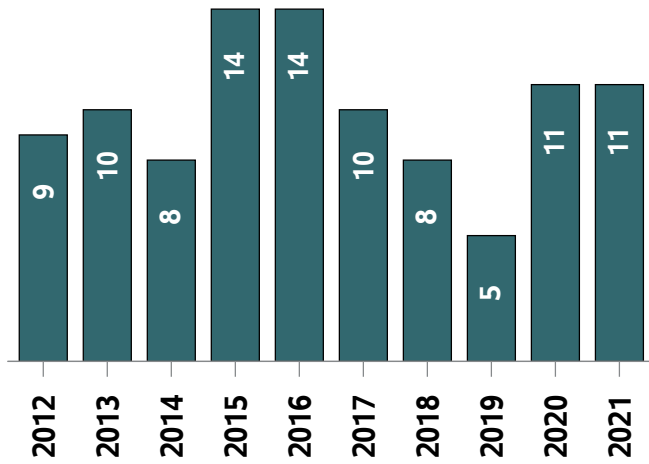
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

⁵ 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.

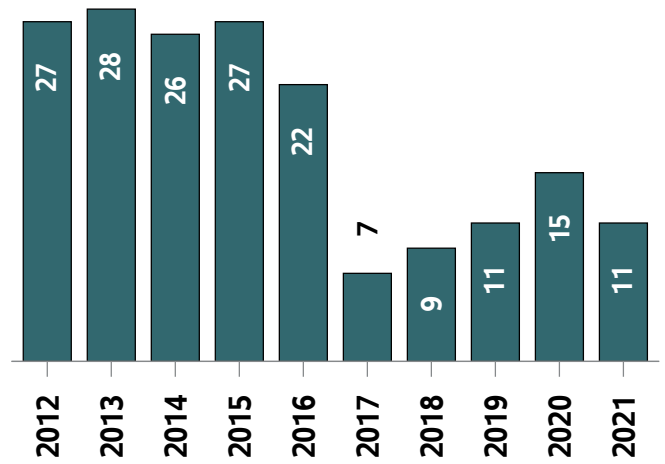
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

GREY HIGHLANDS MLS® Single Family Market Activity

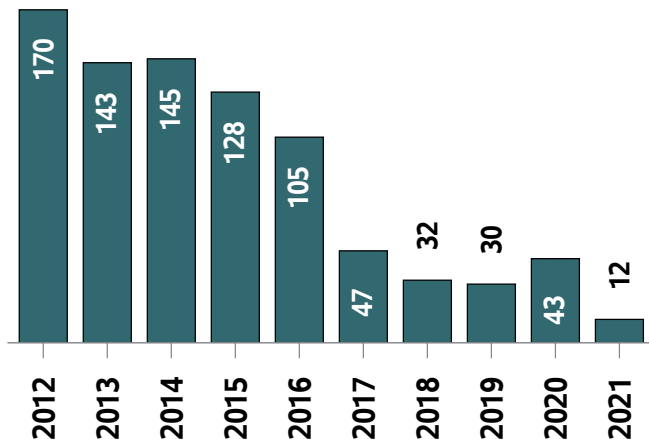
Sales Activity (January only)



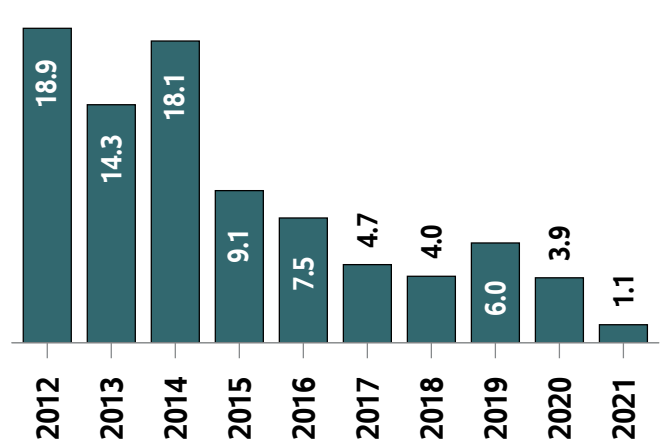
New Listings (January only)



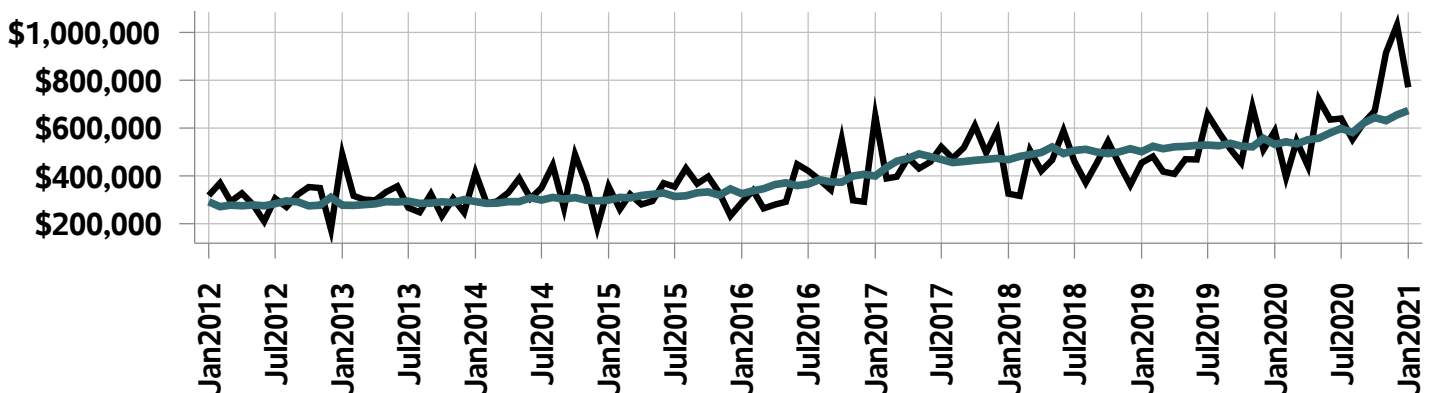
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Single Family Benchmark Price and Average Price



GREY HIGHLANDS MLS® Single Family Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	11	0.0	120.0	37.5	-21.4	37.5	37.5
Dollar Volume	\$8,476,000	31.2	272.7	225.4	109.7	156.3	360.2
New Listings	11	-26.7	0.0	22.2	-50.0	-57.7	-73.2
Active Listings	12	-72.1	-60.0	-62.5	-88.6	-91.7	-93.2
Sales to New Listings Ratio ¹	100.0	73.3	45.5	88.9	63.6	30.8	19.5
Months of Inventory ²	1.1	3.9	6.0	4.0	7.5	18.1	22.1
Average Price	\$770,545	31.2	69.4	136.7	166.9	86.4	234.7
Median Price	\$770,000	58.8	71.5	161.0	244.1	59.8	281.2
Sales to List Price Ratio	108.7	96.8	96.4	94.9	94.7	94.6	94.6
Median Days on Market	14.0	61.0	56.0	114.0	103.5	143.5	76.0

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 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.

⁴ Sum of sales from January to current month / sum of new listings from January to current month.

⁵ 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.

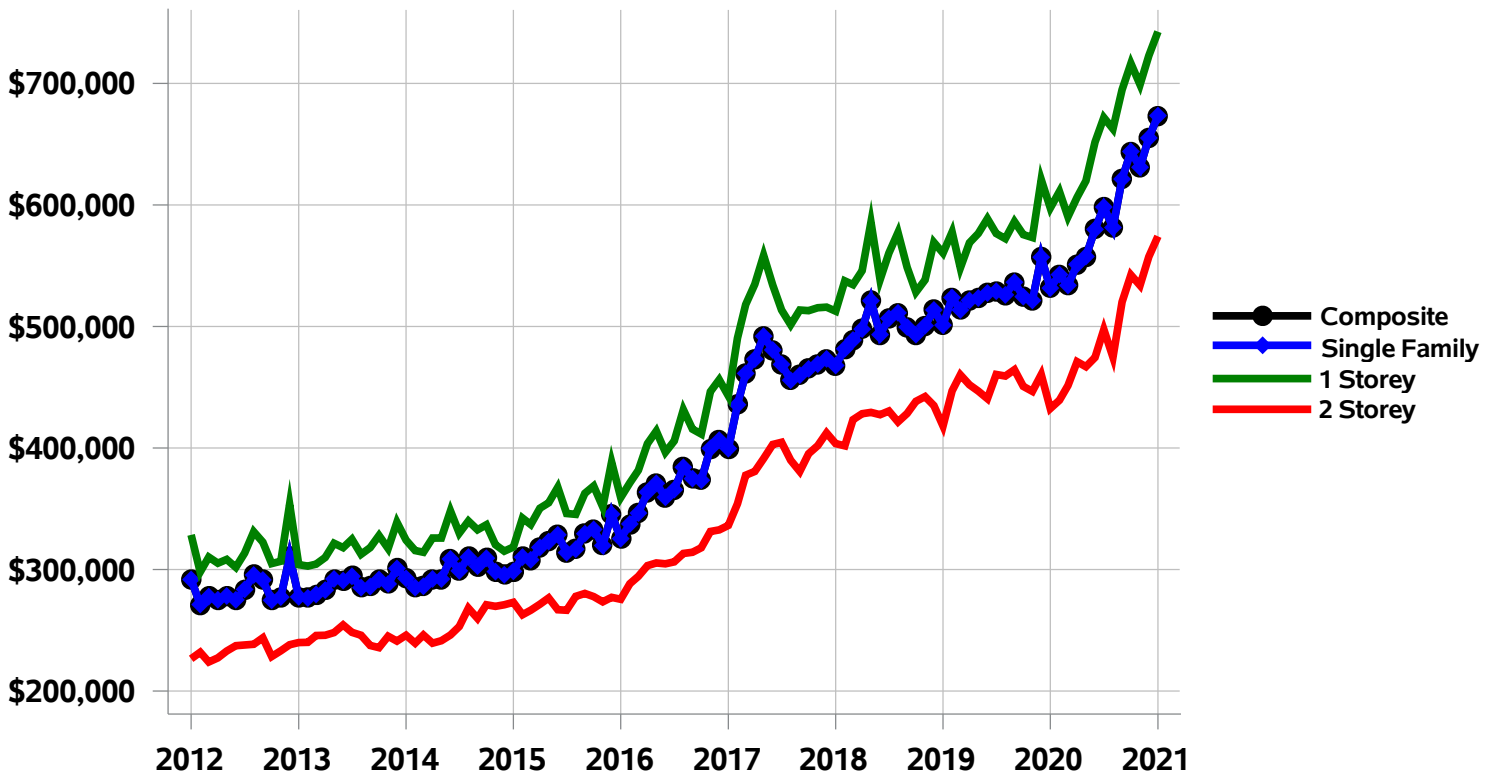
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

GREY HIGHLANDS MLS® HPI Benchmark Price

MLS® Home Price Index Benchmark Price

Benchmark Type:	January 2021	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$673,500	2.8	4.6	12.6	26.7	43.9	107.0
Single Family	\$673,500	2.8	4.6	12.6	26.7	43.9	107.0
One Storey	\$742,600	2.7	3.7	10.5	24.3	44.9	106.7
Two Storey	\$574,200	3.0	5.9	15.4	32.8	42.3	108.4

MLS® HPI Benchmark Price



GREY HIGHLANDS MLS® HPI Benchmark Descriptions

Composite

Features	Value
Above Ground Bedrooms	3
Age Category	16 to 30
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Private supply
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1425
Half Bathrooms	0
Heating	Forced air
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Private

Single Family

Features	Value
Above Ground Bedrooms	3
Age Category	16 to 30
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Private supply
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1425
Half Bathrooms	0
Heating	Forced air
Lot Size	81153
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Private

GREY HIGHLANDS

MLS® HPI Benchmark Descriptions

1 Storey 🏠

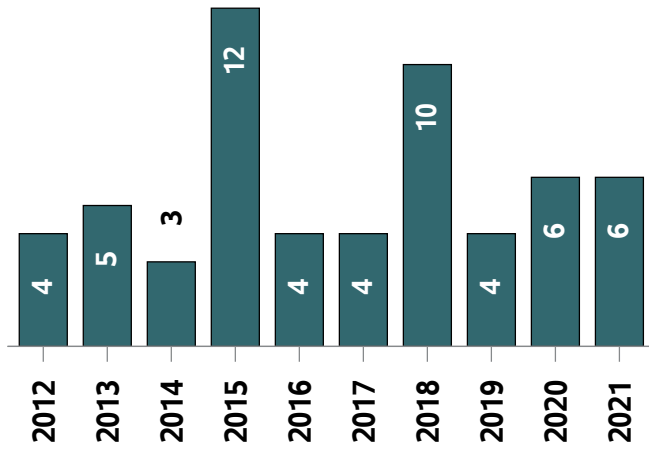
Features	Value
Above Ground Bedrooms	3
Age Category	16 to 30
Bedrooms	4
Below Ground Bedrooms	1
Exterior Walls	Siding
Freshwater Supply	Private supply
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1361
Half Bathrooms	0
Heating	Forced air
Lot Size	76665
Number of Fireplaces	0
Total Number Of Rooms	11
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Private

2 Storey 🏠

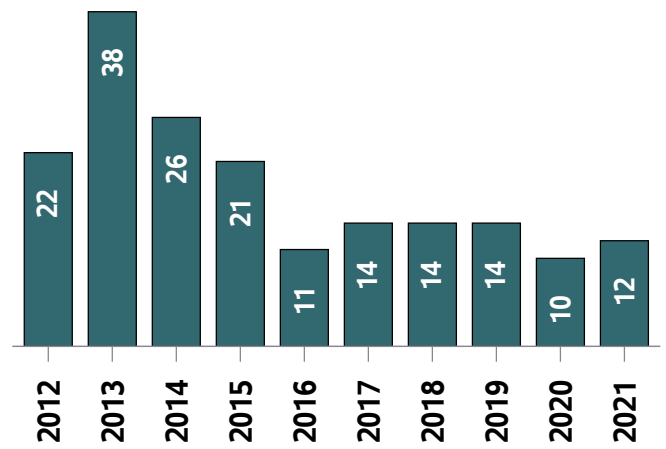
Features	Value
Above Ground Bedrooms	3
Age Category	16 to 30
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Siding
Freshwater Supply	Private supply
Full Bathrooms	1
Gross Living Area (Above Ground; in sq. ft.)	1651
Half Bathrooms	0
Heating	Forced air
Lot Size	89115
Number of Fireplaces	0
Total Number Of Rooms	9
Type of Property	Detached
Wastewater Disposal	Private

MEAFORD (MUNI) MLS® Residential Market Activity

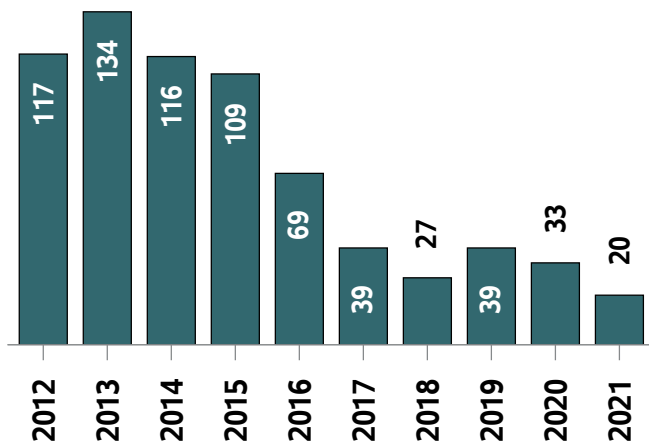
Sales Activity (January only)



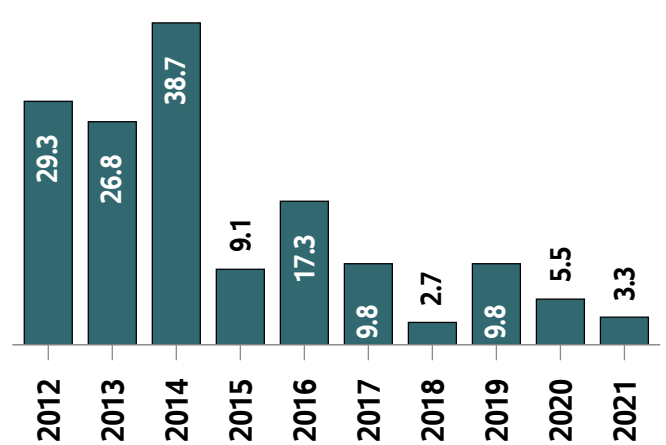
New Listings (January only)



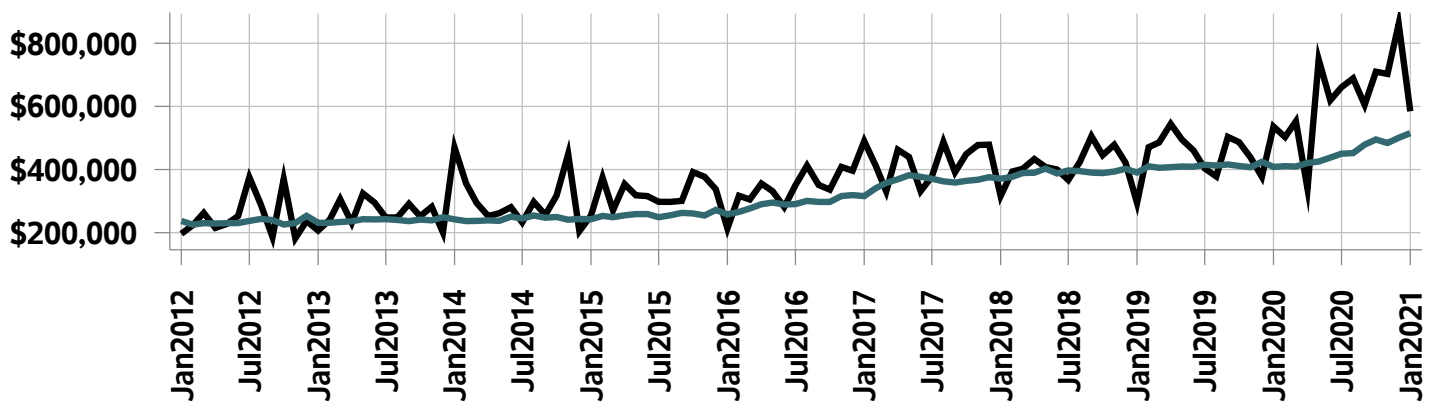
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Composite Benchmark Price and Average Price



MEAFORD (MUNI)

MLS® Residential Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	6	0.0	50.0	-40.0	50.0	100.0	-14.3
Dollar Volume	\$3,506,342	9.0	197.9	10.9	310.8	148.8	92.6
New Listings	12	20.0	-14.3	-14.3	9.1	-53.8	-42.9
Active Listings	20	-39.4	-48.7	-25.9	-71.0	-82.8	-79.4
Sales to New Listings Ratio ¹	50.0	60.0	28.6	71.4	36.4	11.5	33.3
Months of Inventory ²	3.3	5.5	9.8	2.7	17.3	38.7	13.9
Average Price	\$584,390	9.0	98.6	84.9	173.9	24.4	124.6
Median Price	\$558,671	10.6	92.0	96.0	209.5	69.6	110.8
Sales to List Price Ratio	101.8	97.9	91.9	93.9	95.3	93.5	94.2
Median Days on Market	29.0	28.0	46.5	70.0	94.0	145.0	188.0

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 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.

⁴ Sum of sales from January to current month / sum of new listings from January to current month.

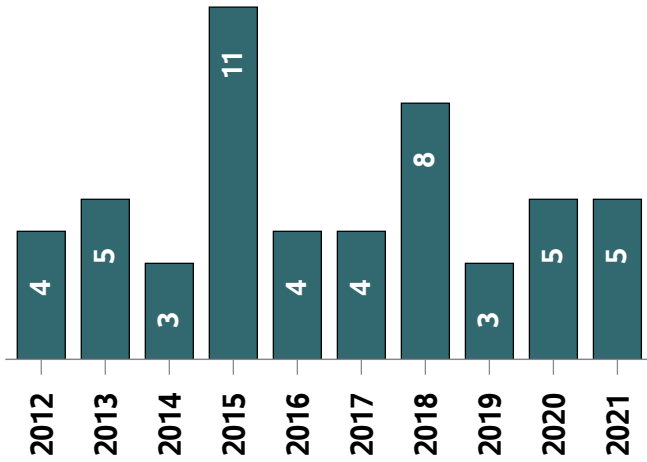
⁵ The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

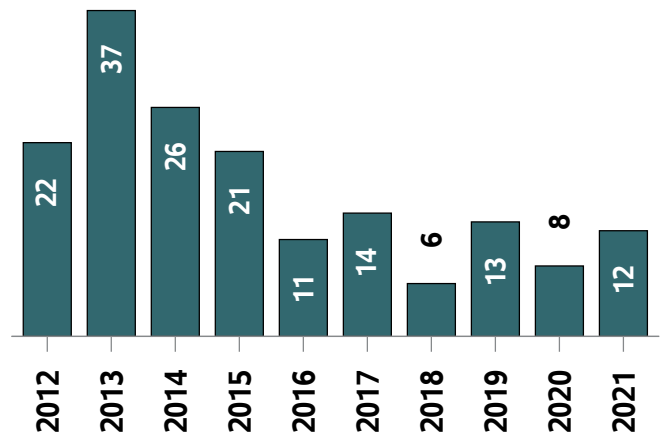
MEAFORD (MUNI)

MLS® Single Family Market Activity

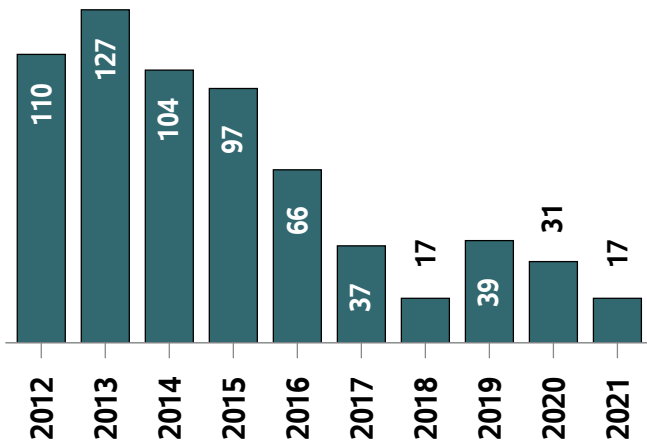
Sales Activity (January only)



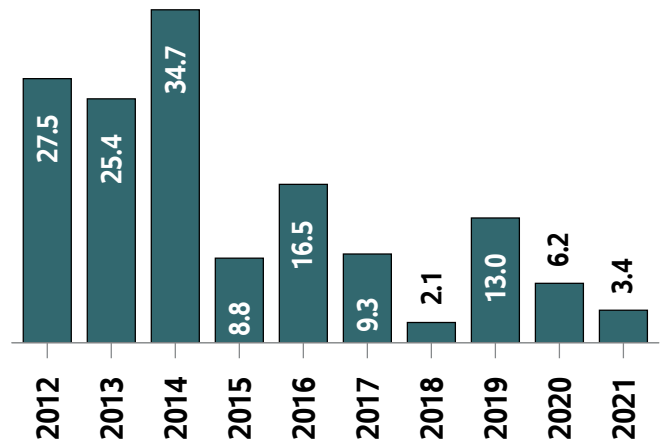
New Listings (January only)



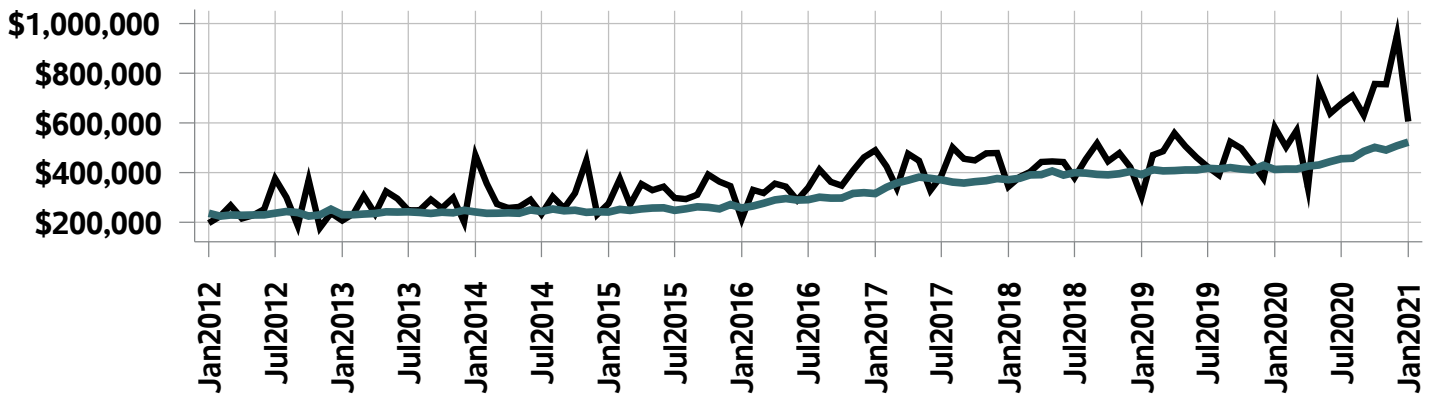
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Single Family Benchmark Price and Average Price



MEAFORD (MUNI) MLS® Single Family Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	5	0.0	66.7	-37.5	25.0	66.7	-28.6
Dollar Volume	\$3,029,000	4.1	232.9	10.3	254.9	114.9	66.3
New Listings	12	50.0	-7.7	100.0	9.1	-53.8	-40.0
Active Listings	17	-45.2	-56.4	0.0	-74.2	-83.7	-81.7
Sales to New Listings Ratio ¹	41.7	62.5	23.1	133.3	36.4	11.5	35.0
Months of Inventory ²	3.4	6.2	13.0	2.1	16.5	34.7	13.3
Average Price	\$605,800	4.1	99.7	76.4	183.9	28.9	132.9
Median Price	\$640,000	14.3	103.2	103.2	254.6	94.2	141.5
Sales to List Price Ratio	102.1	97.0	89.5	92.9	95.3	93.5	94.2
Median Days on Market	26.0	31.0	82.0	79.5	94.0	145.0	188.0

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 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.

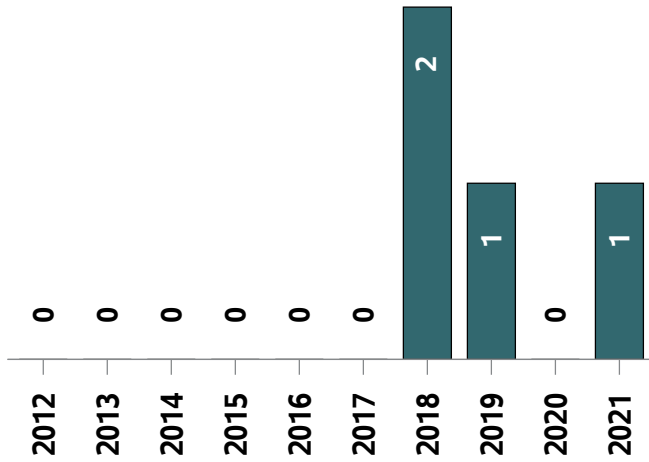
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

⁵ 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.

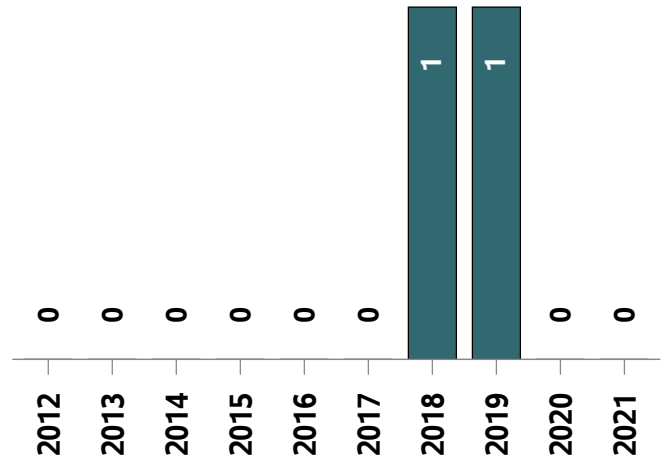
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

MEAFORD (MUNI) MLS® Townhouse Market Activity

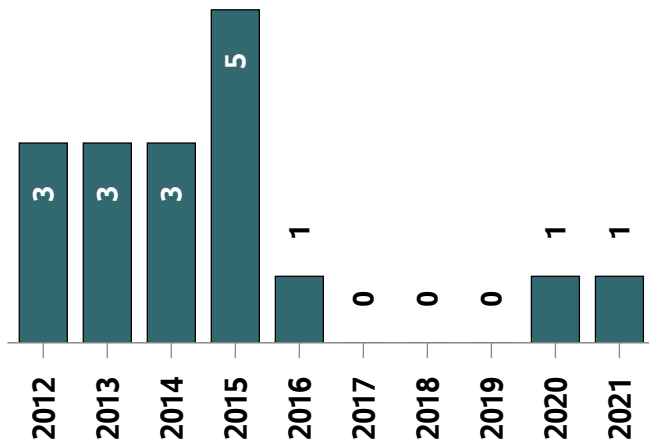
Sales Activity (January only)



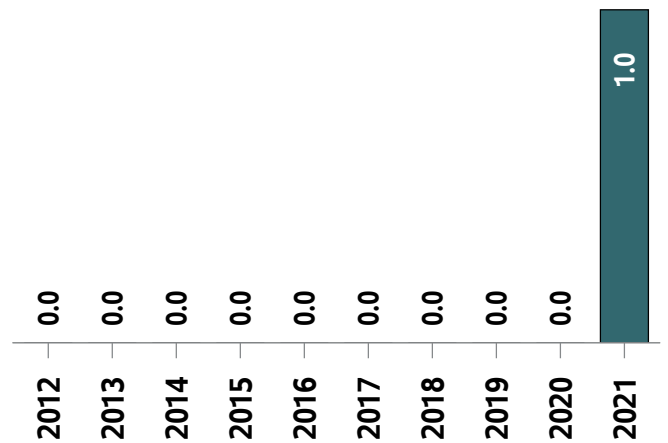
New Listings (January only)



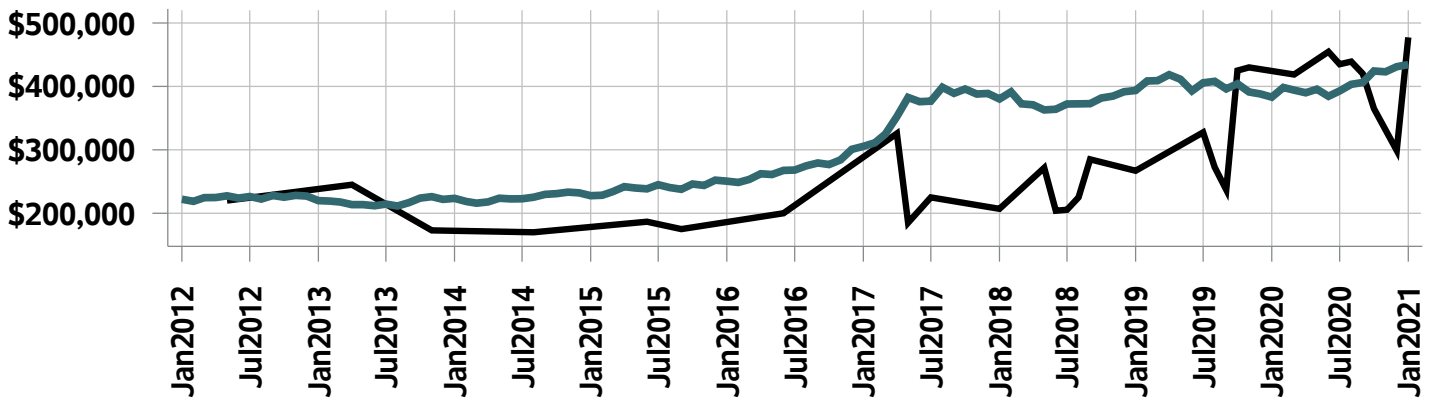
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Townhouse Benchmark Price and Average Price



MEAFORD (MUNI)

MLS® Townhouse Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	1	—	0.0	-50.0	—	—	—
Dollar Volume	\$477,342	—	78.8	15.3	—	—	—
New Listings	0	—	-100.0	-100.0	—	—	—
Active Listings	1	0.0	—	—	0.0	-66.7	-50.0
Sales to New Listings Ratio ¹	0.0	—	100.0	200.0	—	—	—
Months of Inventory ²	1.0	—	—	—	—	—	—
Average Price	\$477,342	—	78.8	130.7	—	—	—
Median Price	\$477,342	—	78.8	130.7	—	—	—
Sales to List Price Ratio	100.0	—	98.9	97.7	—	—	—
Median Days on Market	72.0	—	11.0	24.0	—	—	—

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 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.

⁴ Sum of sales from January to current month / sum of new listings from January to current month.

⁵ 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.

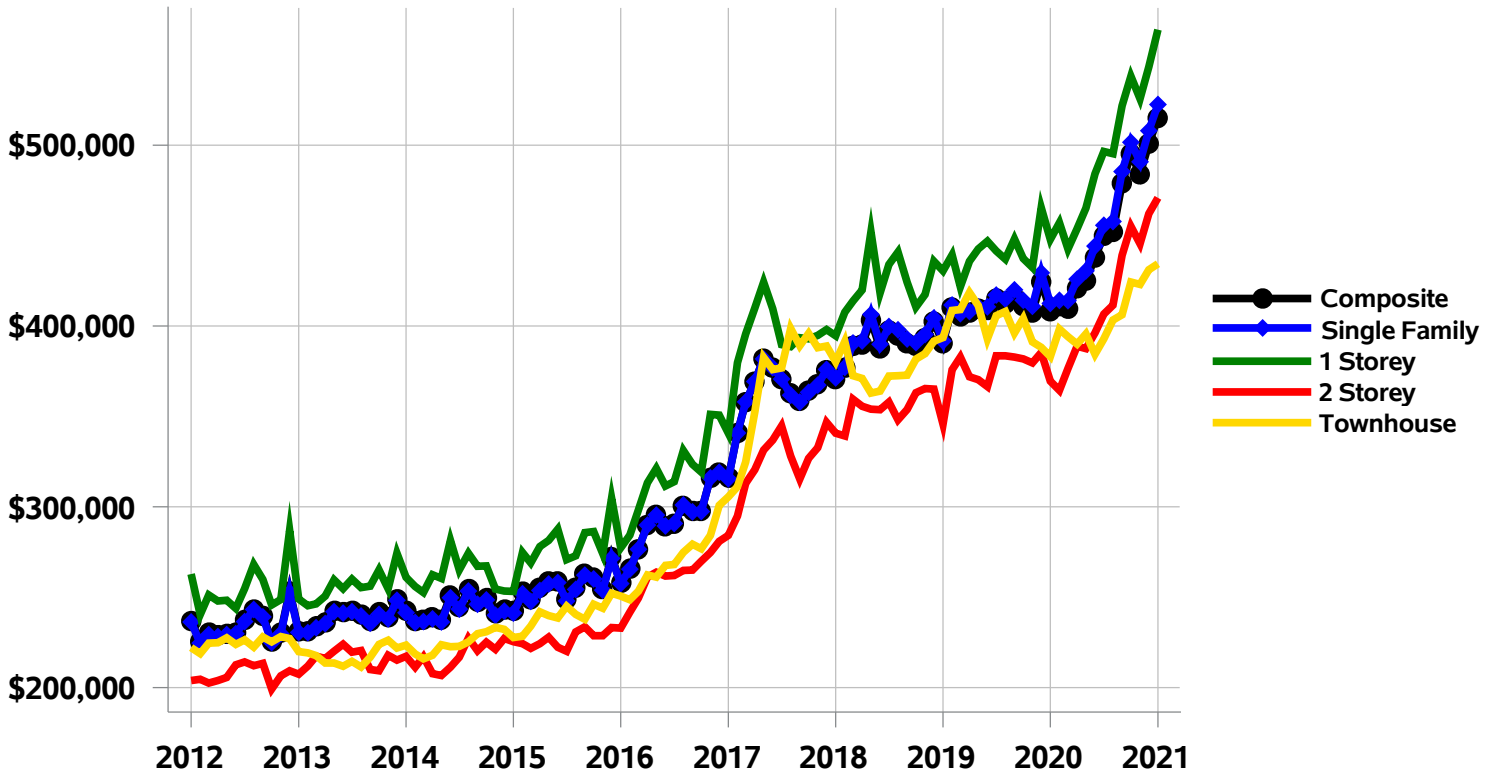
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

MEAFORD (MUNI) MLS® HPI Benchmark Price

MLS® Home Price Index Benchmark Price

Benchmark Type:	January 2021	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$515,200	2.9	4.1	14.4	26.2	38.9	99.6
Single Family	\$522,500	2.9	4.2	14.7	26.7	40.7	102.9
One Storey	\$563,900	3.8	4.8	13.6	25.9	42.9	103.4
Two Storey	\$470,900	1.9	3.5	15.8	27.4	38.2	102.2
Townhouse	\$434,400	0.8	2.4	10.6	13.4	14.3	73.3

MLS® HPI Benchmark Price



MEAFORD (MUNI)

MLS® HPI Benchmark Descriptions

Composite

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
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.)	1367
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers

Single Family

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
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.)	1380
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	11639
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

MEAFORD (MUNI)

MLS® HPI Benchmark Descriptions

1 Storey

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
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.)	1271
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	13094
Number of Fireplaces	0
Total Number Of Rooms	11
Type Of Foundation	Basement, Poured concrete
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	1
Gross Living Area (Above Ground; in sq. ft.)	1633
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	10890
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

MEAFORD (MUNI) MLS® HPI Benchmark Descriptions

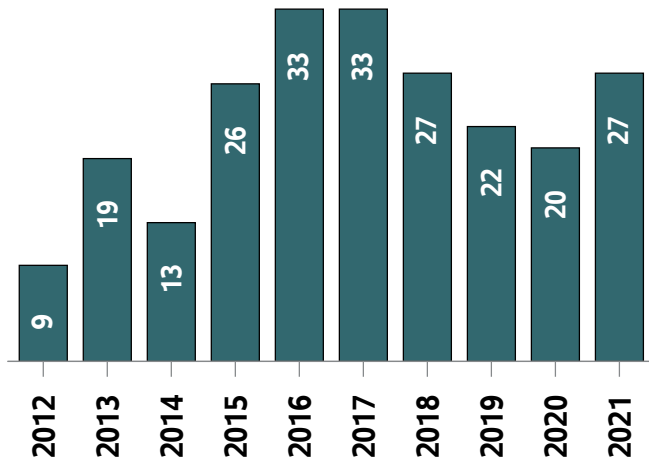
Townhouse

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
Gross Living Area (Above Ground; in sq. ft.)	1084
Half Bathrooms	0
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

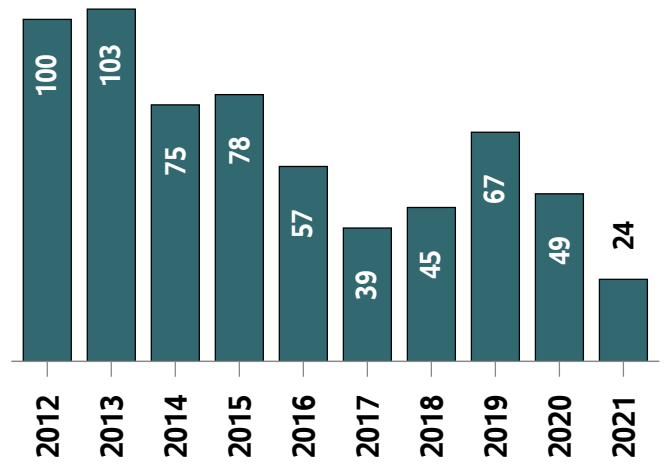
WASAGA BEACH

MLS® Residential Market Activity

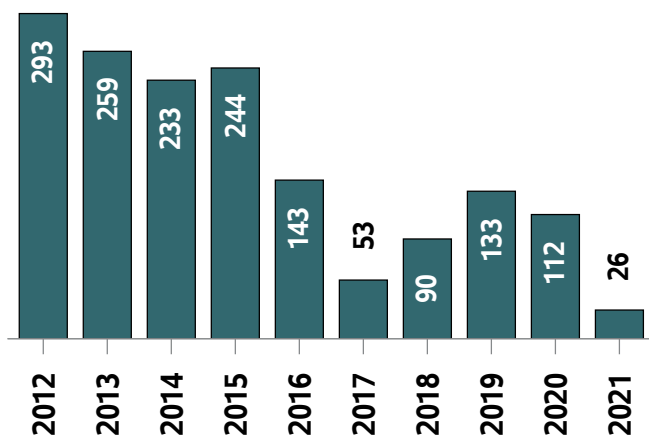
Sales Activity (January only)



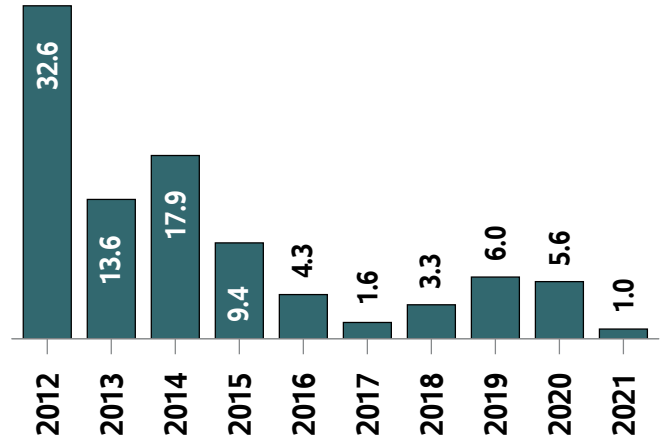
New Listings (January only)



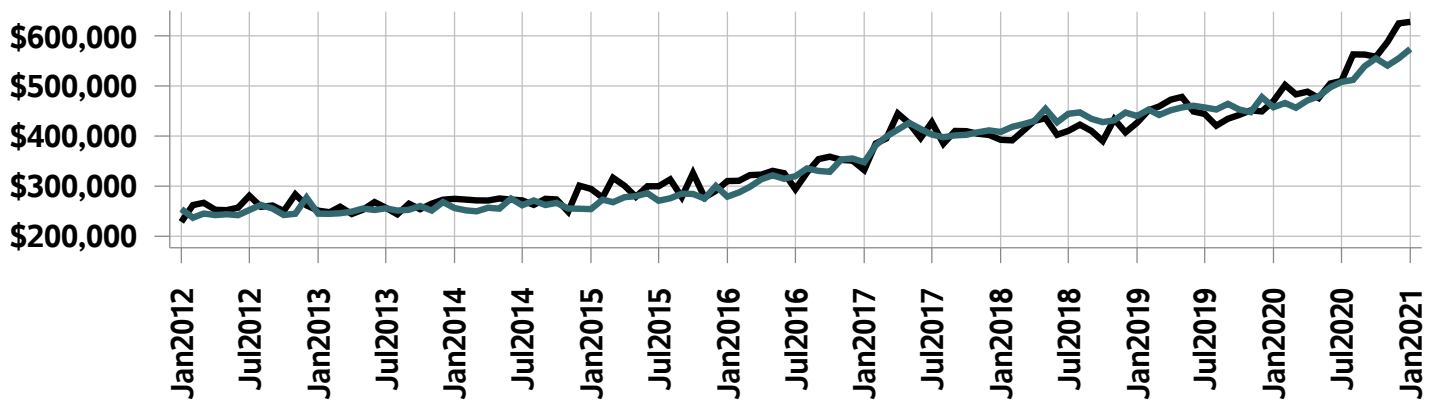
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Composite Benchmark Price and Average Price



WASAGA BEACH

MLS® Residential Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	27	35.0	22.7	0.0	-18.2	107.7	170.0
Dollar Volume	\$16,951,480	80.4	80.6	59.9	65.6	374.5	648.6
New Listings	24	-51.0	-64.2	-46.7	-57.9	-68.0	-68.8
Active Listings	26	-76.8	-80.5	-71.1	-81.8	-88.8	-88.9
Sales to New Listings Ratio ¹	112.5	40.8	32.8	60.0	57.9	17.3	13.0
Months of Inventory ²	1.0	5.6	6.0	3.3	4.3	17.9	23.4
Average Price	\$627,833	33.6	47.2	59.9	102.4	128.5	177.3
Median Price	\$601,000	39.8	29.6	42.4	110.9	149.5	167.7
Sales to List Price Ratio	100.5	98.8	96.5	94.5	95.5	96.7	97.0
Median Days on Market	17.0	50.0	48.0	49.0	57.0	45.0	32.5

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 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.

⁴ Sum of sales from January to current month / sum of new listings from January to current month.

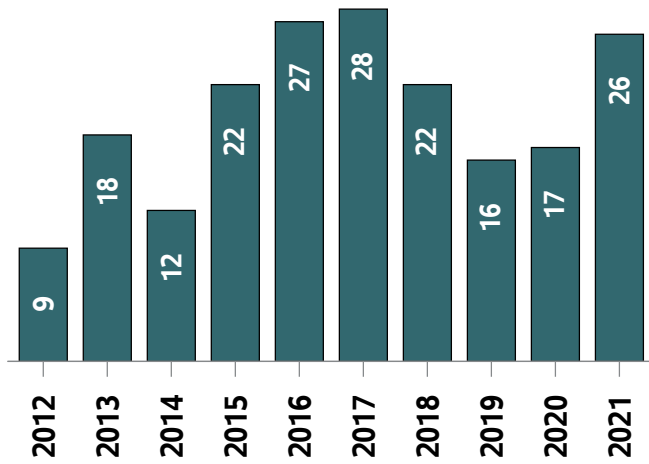
⁵ The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

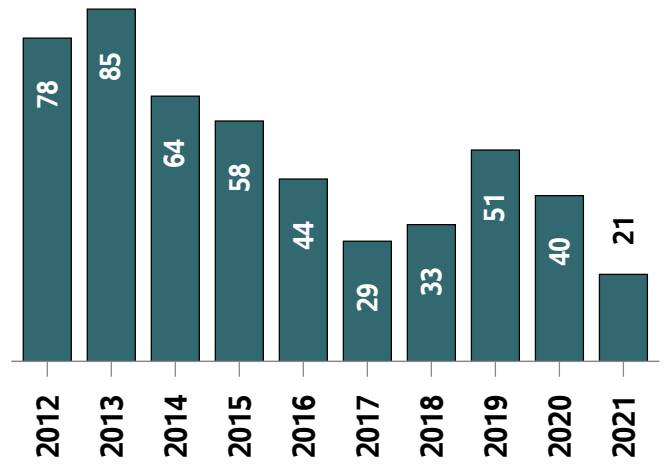
WASAGA BEACH

MLS® Single Family Market Activity

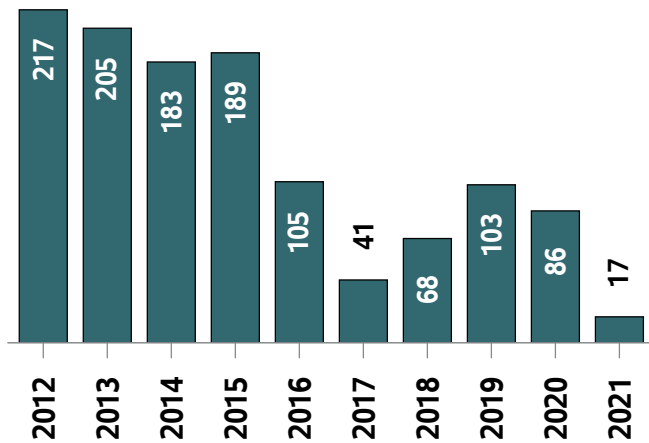
Sales Activity (January only)



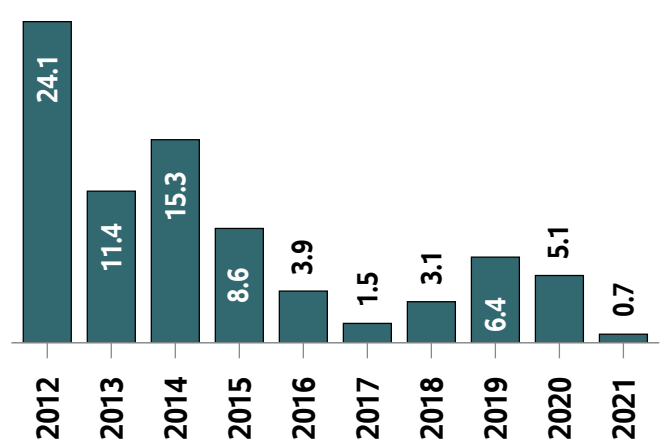
New Listings (January only)



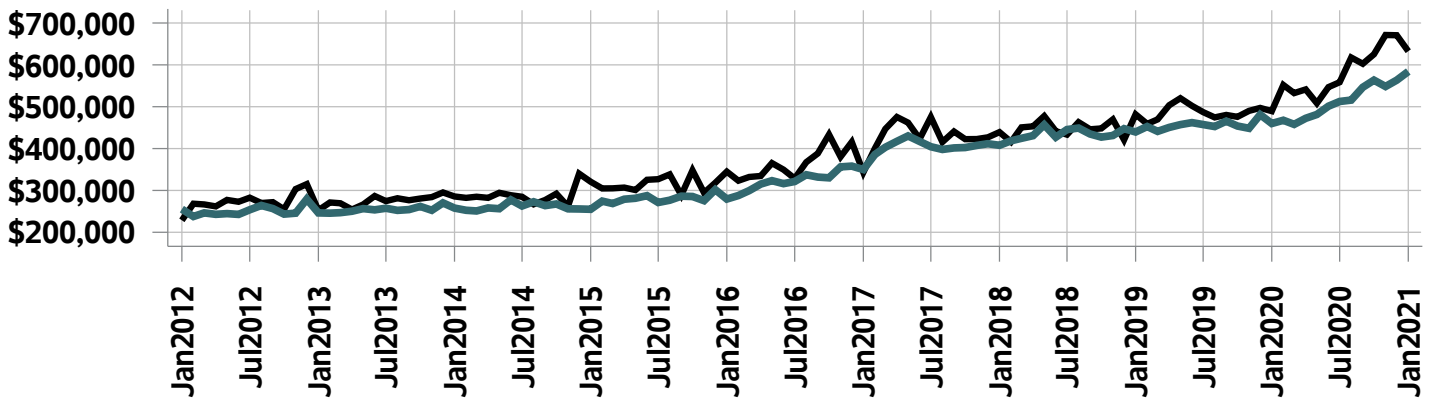
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Single Family Benchmark Price and Average Price



WASAGA BEACH MLS® Single Family Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	26	52.9	62.5	18.2	-3.7	116.7	188.9
Dollar Volume	\$16,446,480	97.7	113.4	70.2	76.6	379.9	687.1
New Listings	21	-47.5	-58.8	-36.4	-52.3	-67.2	-68.7
Active Listings	17	-80.2	-83.5	-75.0	-83.8	-90.7	-90.6
Sales to New Listings Ratio ¹	123.8	42.5	31.4	66.7	61.4	18.8	13.4
Months of Inventory ²	0.7	5.1	6.4	3.1	3.9	15.3	20.1
Average Price	\$632,557	29.2	31.3	44.0	83.4	121.5	172.5
Median Price	\$605,500	38.6	22.0	37.0	95.3	115.1	164.4
Sales to List Price Ratio	100.0	99.1	96.3	96.4	95.4	96.7	96.7
Median Days on Market	20.0	42.0	52.5	54.0	57.0	45.0	49.0

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 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.

⁴ Sum of sales from January to current month / sum of new listings from January to current month.

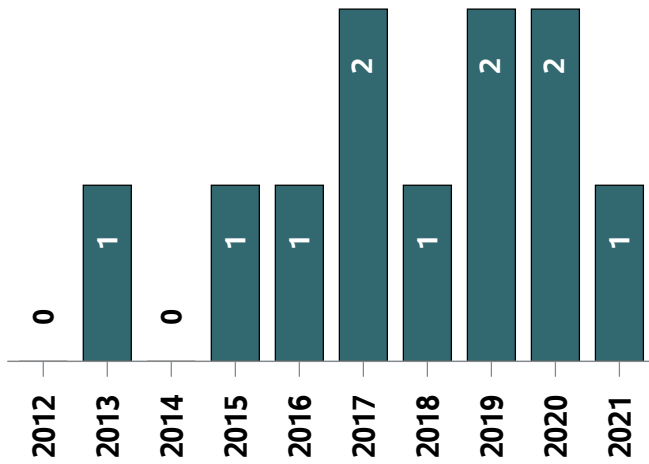
⁵ The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

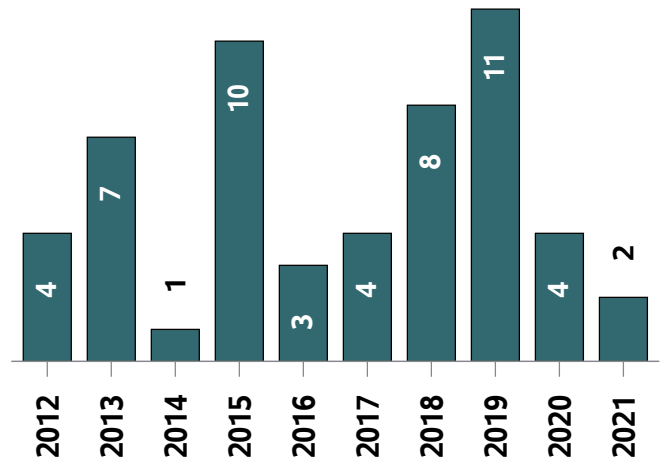
WASAGA BEACH

MLS® Townhouse Market Activity

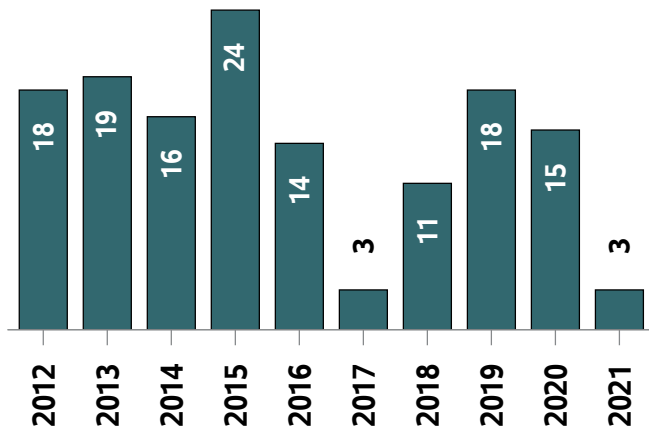
Sales Activity (January only)



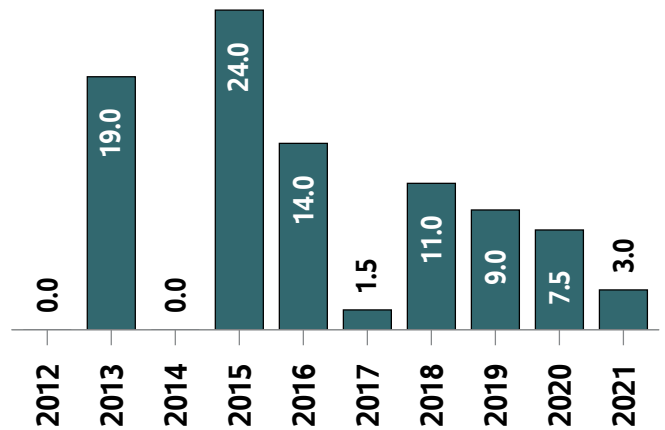
New Listings (January only)



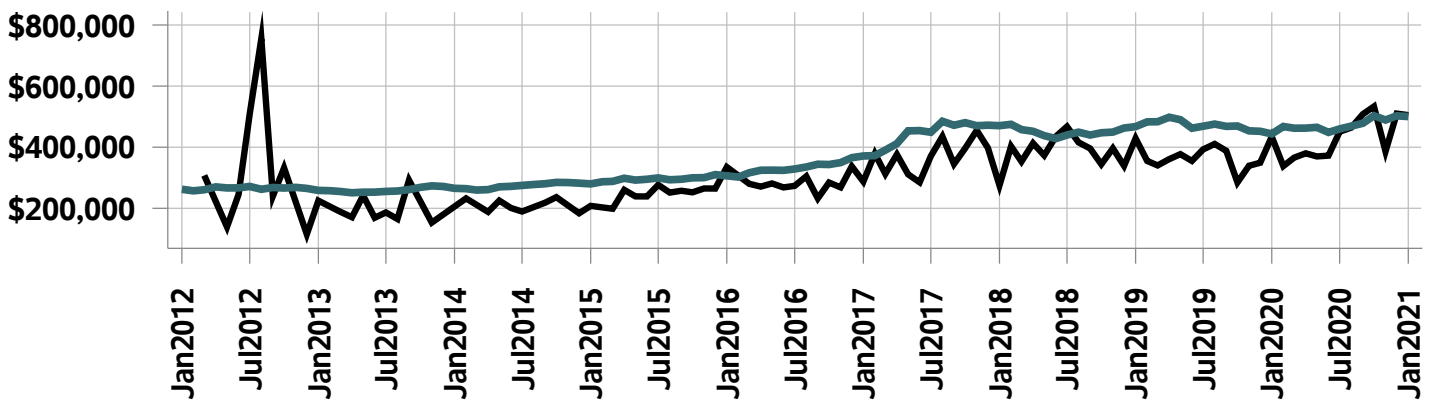
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Townhouse Benchmark Price and Average Price



WASAGA BEACH MLS® Townhouse Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	1	-50.0	-50.0	0.0	0.0	—	0.0
Dollar Volume	\$505,000	-41.9	-41.1	83.6	50.7	—	188.6
New Listings	2	-50.0	-81.8	-75.0	-33.3	100.0	-33.3
Active Listings	3	-80.0	-83.3	-72.7	-78.6	-81.3	-57.1
Sales to New Listings Ratio ¹	50.0	50.0	18.2	12.5	33.3	—	33.3
Months of Inventory ²	3.0	7.5	9.0	11.0	14.0	—	7.0
Average Price	\$505,000	16.2	17.7	83.6	50.7	—	188.6
Median Price	\$505,000	16.2	17.7	83.6	50.7	—	188.6
Sales to List Price Ratio	112.2	98.3	97.6	98.2	96.0	—	100.1
Median Days on Market	10.0	54.5	154.0	17.0	49.0	—	9.0

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 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.

⁴ Sum of sales from January to current month / sum of new listings from January to current month.

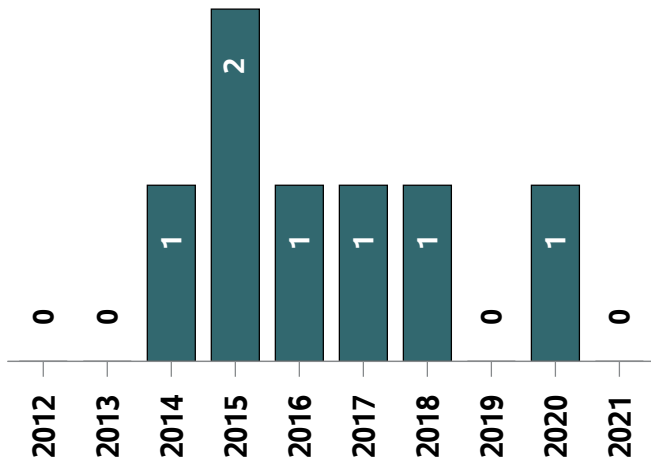
⁵ The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

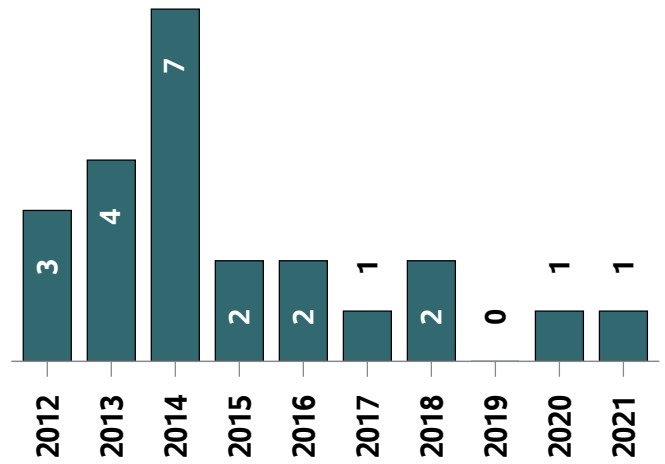
WASAGA BEACH

MLS® Apartment Market Activity

Sales Activity (January only)



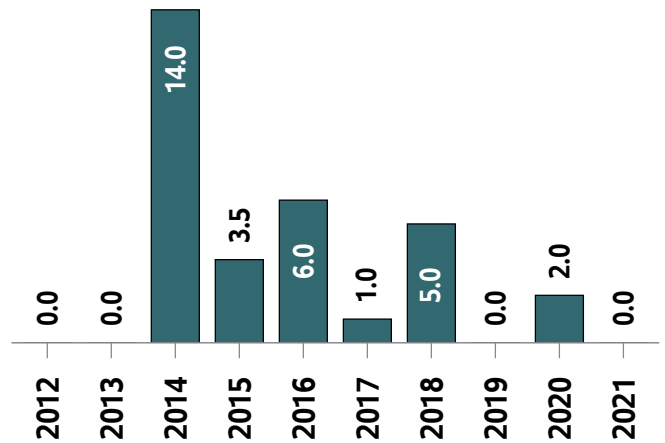
New Listings (January only)



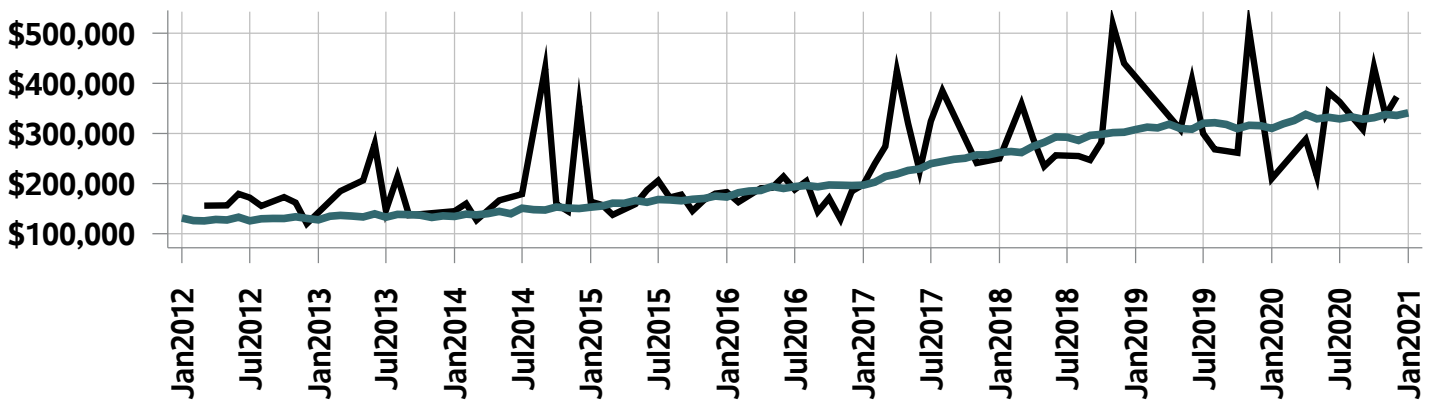
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Apartment Benchmark Price and Average Price



WASAGA BEACH MLS® Apartment Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	0	-100.0	—	-100.0	-100.0	-100.0	—
Dollar Volume	\$0	-100.0	—	-100.0	-100.0	-100.0	—
New Listings	1	0.0	—	-50.0	-50.0	-85.7	-50.0
Active Listings	3	50.0	50.0	-40.0	-50.0	-78.6	-50.0
Sales to New Listings Ratio ¹	0.0	100.0	—	50.0	50.0	14.3	—
Months of Inventory ²	0.0	2.0	—	5.0	6.0	14.0	—
Average Price	\$0	-100.0	—	-100.0	-100.0	-100.0	—
Median Price	\$0	-100.0	—	-100.0	-100.0	-100.0	—
Sales to List Price Ratio	0.0	93.3	—	96.2	97.4	96.7	—
Median Days on Market	0.0	79.0	—	42.0	123.0	18.0	—

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 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.

⁴ Sum of sales from January to current month / sum of new listings from January to current month.

⁵ 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.

⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

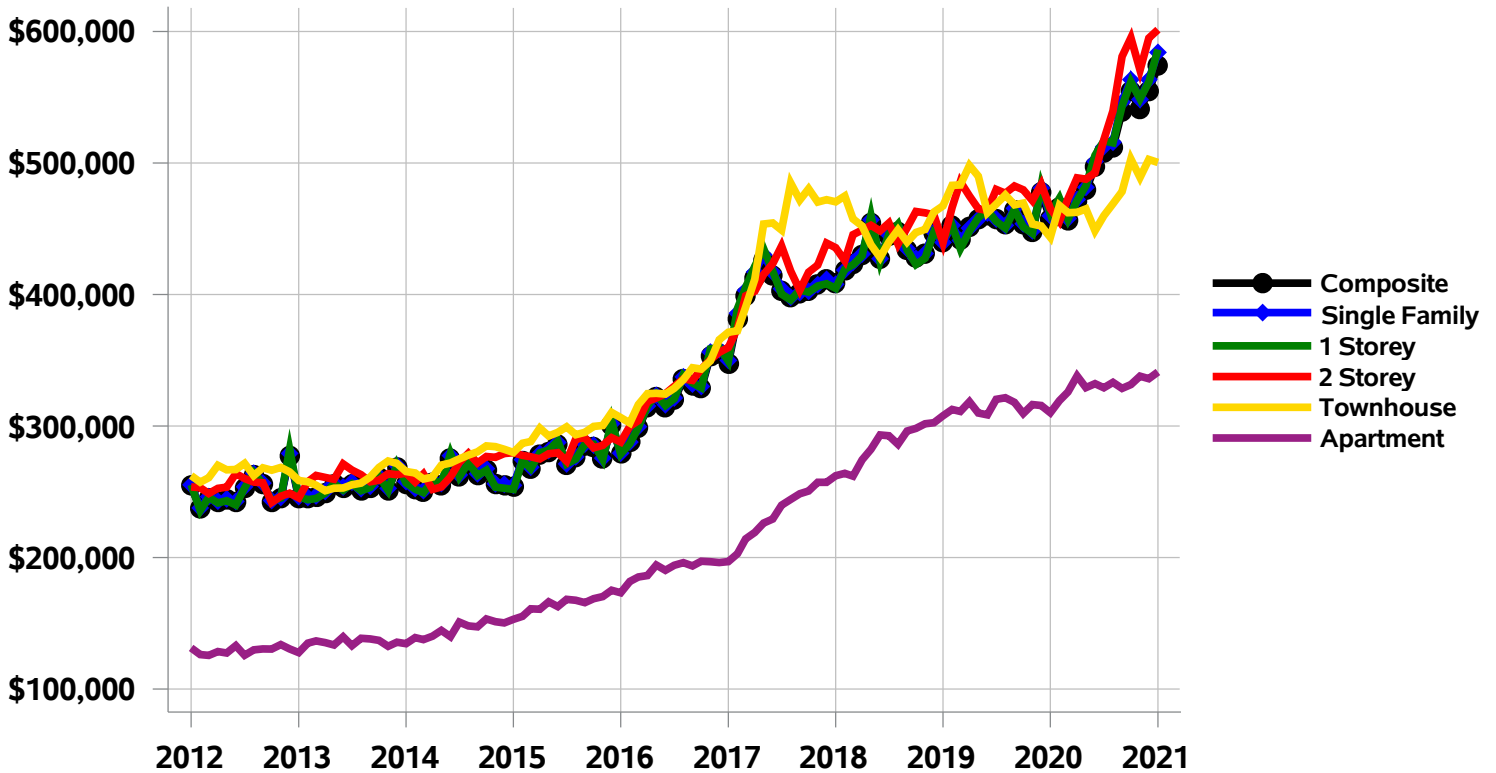
WASAGA BEACH

MLS® HPI Benchmark Price

MLS® Home Price Index Benchmark Price

Benchmark Type:	January 2021	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$573,900	3.4	3.4	13.0	25.4	40.6	105.6
Single Family	\$584,100	3.7	3.7	14.0	27.0	43.2	109.1
One Storey	\$586,300	4.4	4.4	13.4	27.0	44.9	110.4
Two Storey	\$601,400	1.1	1.0	16.2	29.2	38.1	109.0
Townhouse	\$500,400	-0.5	-0.5	8.8	12.8	6.4	63.3
Apartment	\$341,100	1.5	2.9	3.6	10.0	30.1	96.9

MLS® HPI Benchmark Price



WASAGA BEACH

MLS® HPI Benchmark Descriptions

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.)	1259
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	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.)	1268
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	8000
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

WASAGA BEACH

MLS® HPI Benchmark Descriptions

1 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.)	1236
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	7888
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

2 Storey 🏠

Features	Value
Above Ground Bedrooms	3
Age Category	16 to 30
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.)	1600
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	9070
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

WASAGA BEACH

MLS® HPI Benchmark Descriptions

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	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1350
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers

Apartment

Features	Value
Above Ground Bedrooms	2
Age Category	6 to 15
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Gross Living Area (Above Ground; in sq. ft.)	965
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Poured concrete
Wastewater Disposal	Municipal sewers