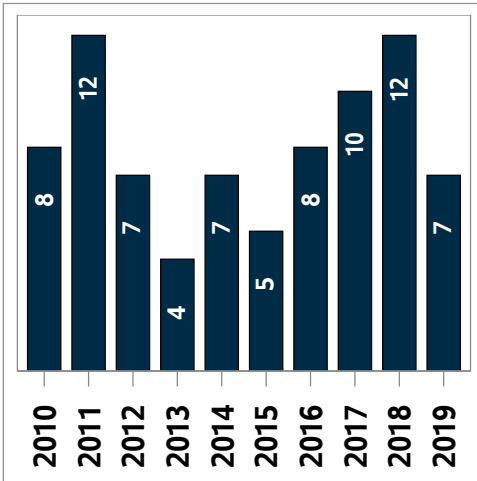


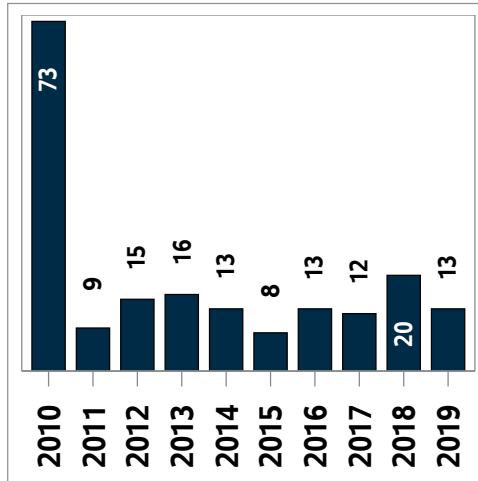
SMITHVILLE (57)

MLS® Residential Market Activity

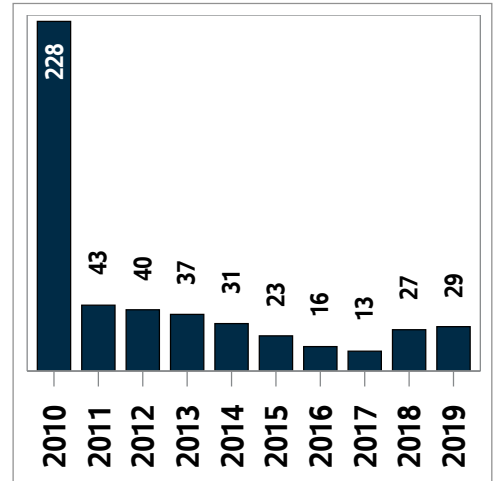
Sales Activity
(February only)



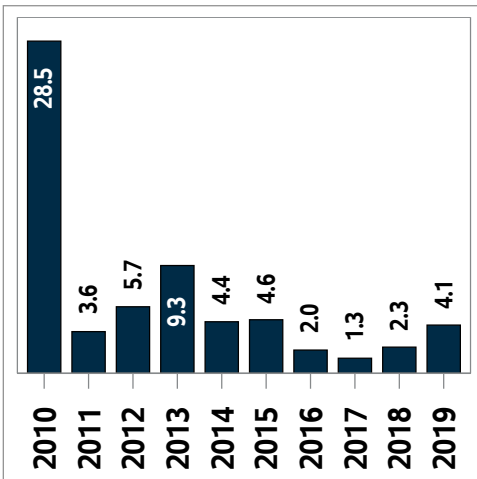
New Listings
(February only)



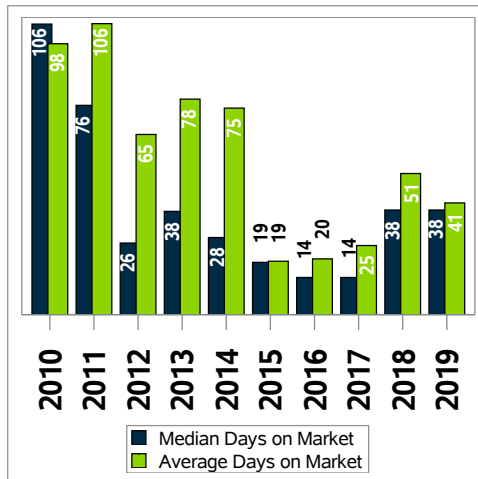
Active Listings
(February only)



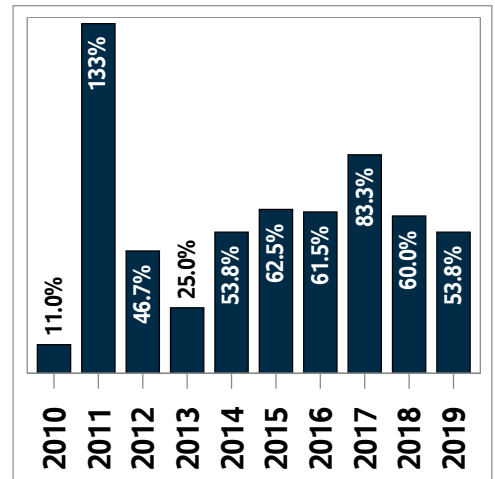
Months of Inventory
(February only)



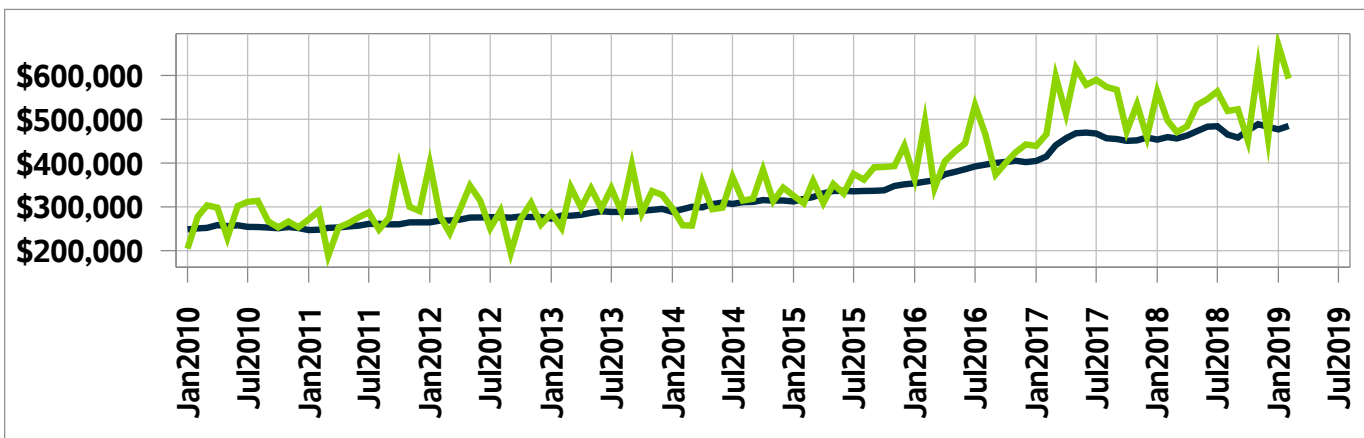
Days on Market
(February only)



Sales to New Listings Ratio
(February only)



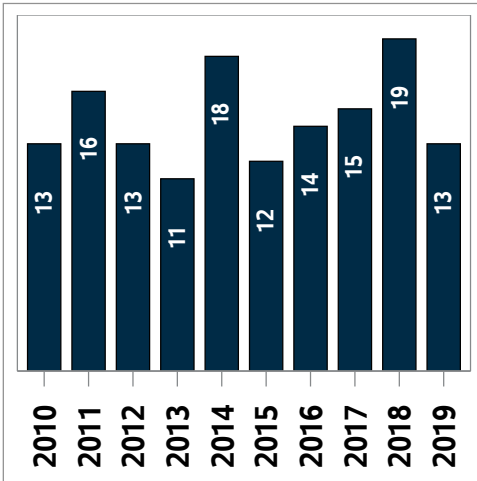
MLS® HPI Composite Benchmark Price and Average Price



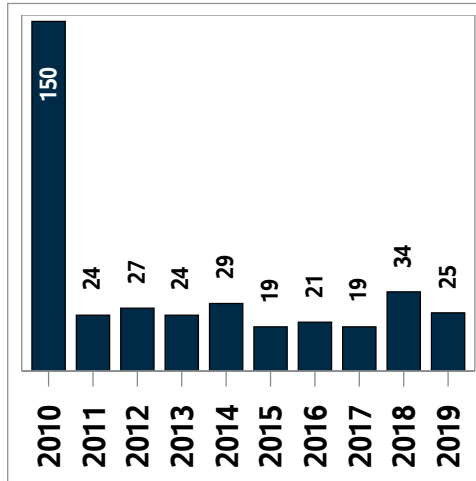
SMITHVILLE (57)

MLS® Residential Market Activity

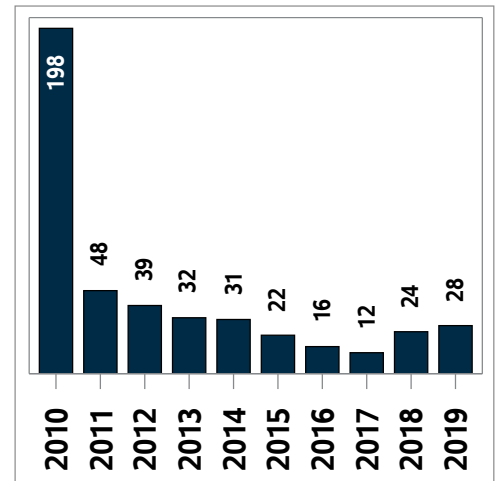
Sales Activity
(February Year-to-date)



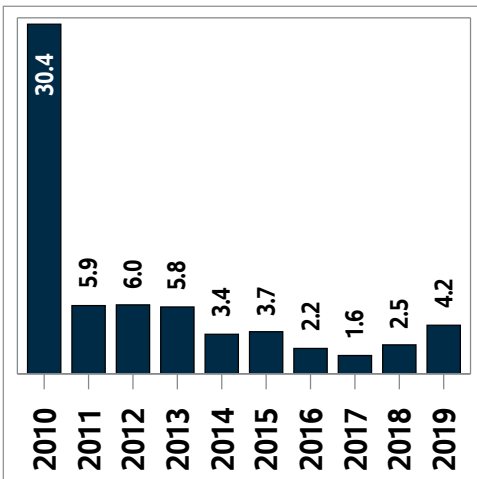
New Listings
(February Year-to-date)



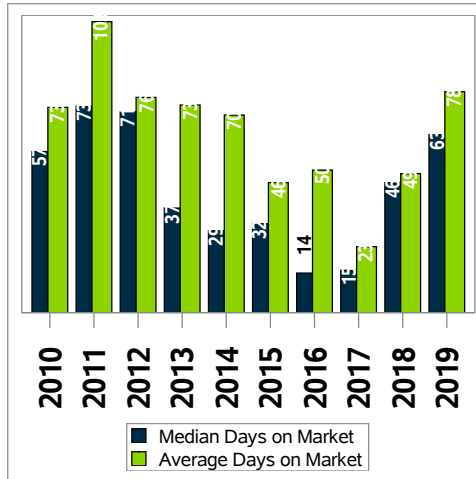
Active Listings¹
(February Year-to-date)



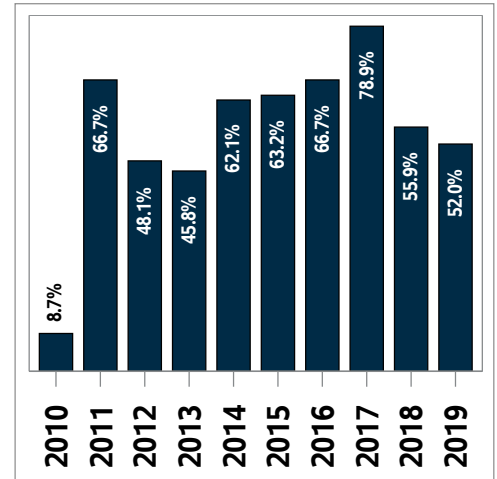
Months of Inventory²
(February Year-to-date)



Days on Market
(February Year-to-date)



Sales to New Listings Ratio
(February Year-to-date)



¹ The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year

² Average active listings January to the current month/average of sales January to the current month

SMITHVILLE (57)

MLS® Residential Market Activity

Actual	February 2019	Compared to ⁶					
		February 2018	February 2017	February 2016	February 2014	February 2012	February 2009
Sales Activity	7	-41.7	-30.0	-12.5	0.0	0.0	75.0
Dollar Volume	\$4,149,500	-30.4	-10.9	4.7	129.7	112.9	315.4
New Listings	13	-35.0	8.3	0.0	0.0	-13.3	-7.1
Active Listings	29	7.4	123.1	81.3	-6.5	-27.5	-37.0
Sales to New Listings Ratio ¹	53.8	60.0	83.3	61.5	53.8	46.7	28.6
Months of Inventory ²	4.1	2.3	1.3	2.0	4.4	5.7	11.5
Average Price	\$592,786	19.2	27.3	19.6	129.7	112.9	137.4
Median Price	\$585,000	21.9	46.2	46.7	163.5	112.8	139.8
Sales to List Price Ratio	98.3	98.6	102.9	100.2	96.5	97.9	97.0
Median Days on Market	38.0	38.0	13.5	13.5	28.0	26.0	79.0
Average Days on Market	40.6	51.3	25.1	20.3	75.0	65.4	73.5

Year-to-date	February 2019	Compared to ⁶					
		February 2018	February 2017	February 2016	February 2014	February 2012	February 2009
Sales Activity	13	-31.6	-13.3	-7.1	-27.8	0.0	8.3
Dollar Volume	\$8,164,400	-17.6	19.1	32.8	61.0	87.8	172.1
New Listings	25	-26.5	31.6	19.0	-13.8	-7.4	-26.5
Active Listings ³	28	14.6	129.2	77.4	-11.3	-29.5	-35.3
Sales to New Listings Ratio ⁴	52.0	55.9	78.9	66.7	62.1	48.1	35.3
Months of Inventory ⁵	4.2	2.5	1.6	2.2	3.4	6.0	7.1
Average Price	\$628,031	20.4	37.5	43.0	122.9	87.8	151.1
Median Price	\$585,000	23.2	46.1	59.9	108.0	77.3	151.6
Sales to List Price Ratio	97.0	98.3	101.7	99.5	97.3	97.3	96.1
Median Days on Market	63.0	46.0	15.0	14.0	29.0	71.0	47.0
Average Days on Market	78.2	49.2	23.3	50.4	69.9	76.2	72.1

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

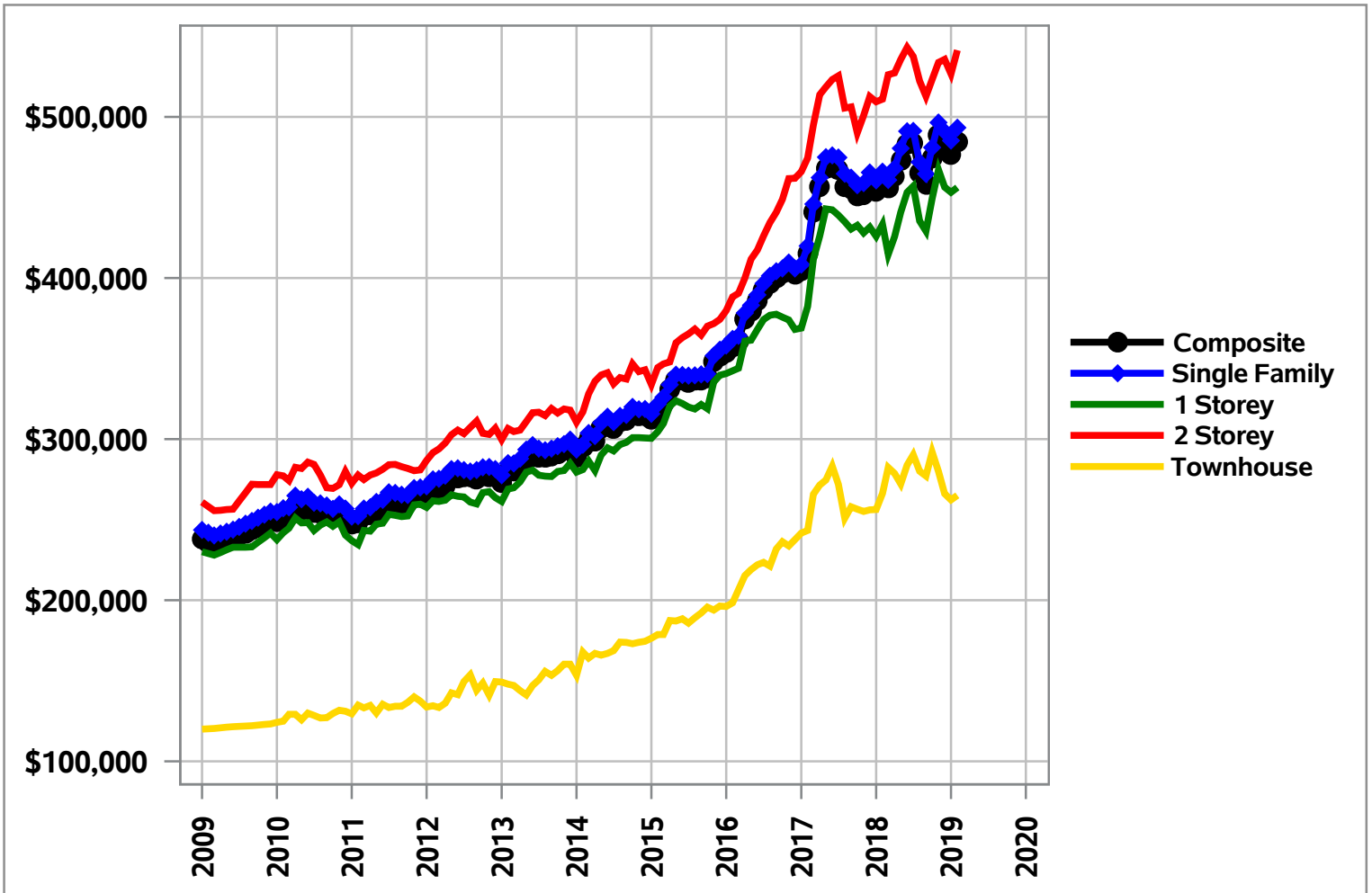
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

SMITHVILLE (57) MLS® HPI Benchmark Price

MLS® Home Price Index Benchmark Price

Benchmark Type:	February 2019	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$484,700	1.6	-0.9	4.2	5.5	35.6	64.4
Single Family	\$493,300	1.6	-0.6	4.5	5.9	36.2	66.4
One Storey	\$456,200	0.7	-2.4	4.8	5.3	33.2	62.3
Two Storey	\$541,400	2.8	1.4	3.7	5.9	39.4	70.8
Townhouse	\$265,100	1.1	-5.3	-5.4	-0.5	33.6	58.0
Apartment-Style							

MLS® HPI Benchmark Price



SMITHVILLE (57)

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.)	1357
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Single Family

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.)	1372
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6509
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

SMITHVILLE (57)

MLS® HPI Benchmark Descriptions

1 Storey

Features	Value
Above Ground Bedrooms	3
Age Category	6 to 15
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.)	1307
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6880
Number of Fireplaces	0
Total Number Of Rooms	7
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

2 Storey

Features	Value
Above Ground Bedrooms	3
Age Category	6 to 15
Basement Finish	Unfinished
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Double width
Gross Living Area (Above Ground; in sq. ft.)	1676
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6397
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

SMITHVILLE (57)

MLS® HPI Benchmark Descriptions

Townhouse

Features	Value
Above Ground Bedrooms	3
Age Category	31 to 50
Attached Specification	Row
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1218
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	6
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers