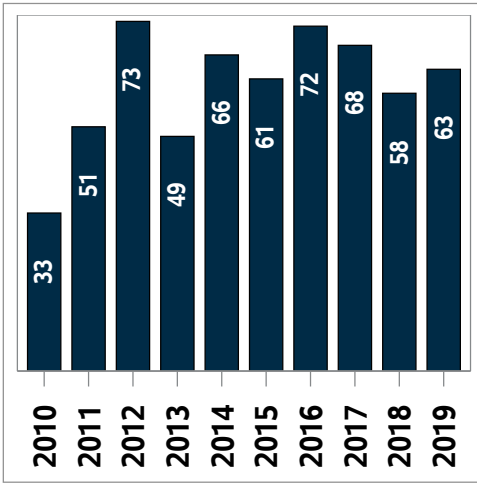
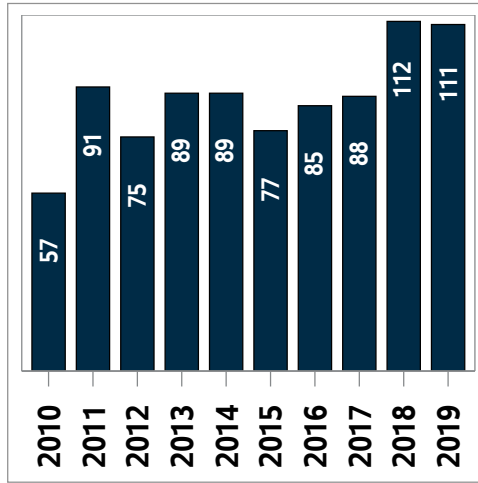


NIAGARA NORTH MLS® Residential Market Activity

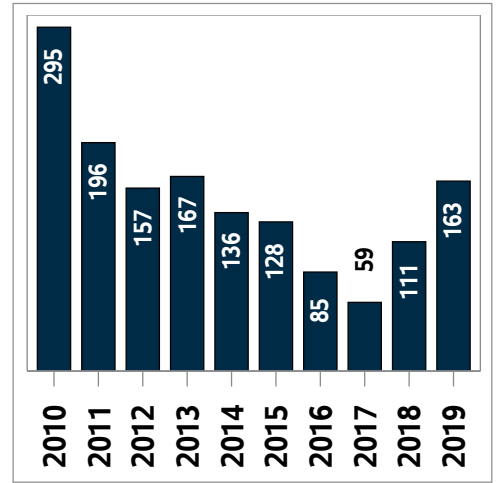
Sales Activity
(April only)



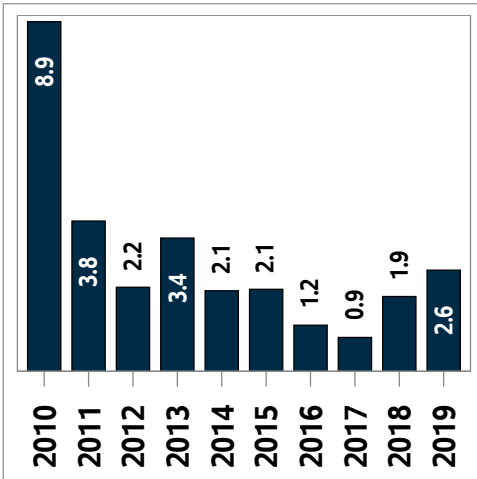
New Listings
(April only)



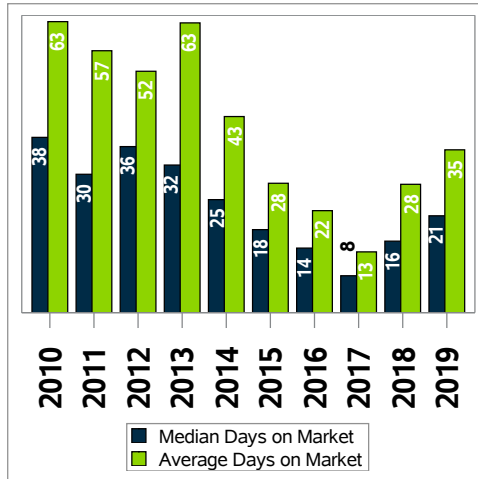
Active Listings
(April only)



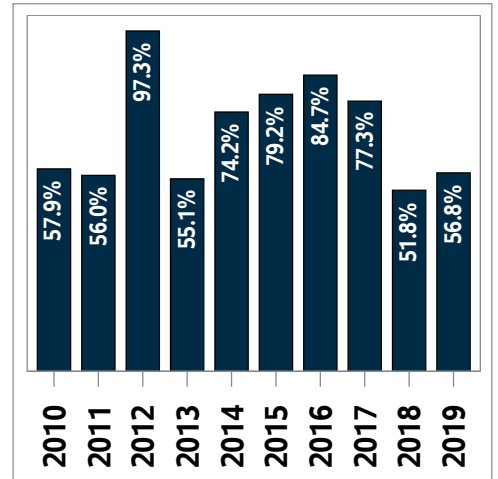
Months of Inventory
(April only)



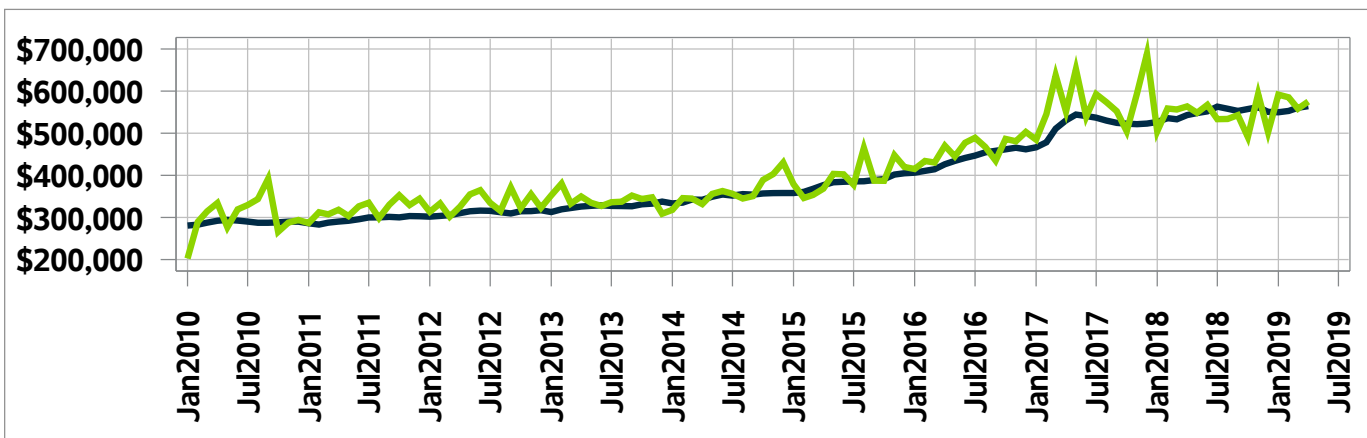
Days on Market
(April only)



Sales to New Listings Ratio
(April only)

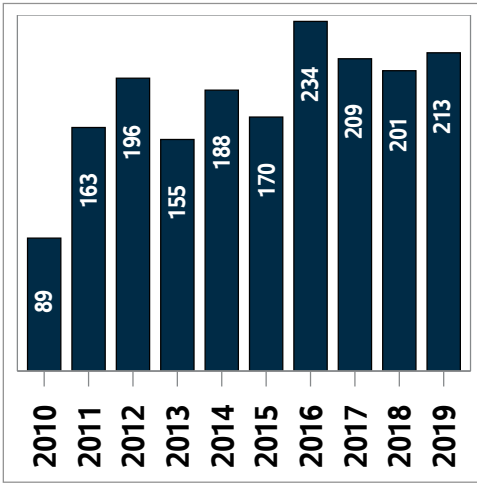


MLS® HPI Composite Benchmark Price and Average Price

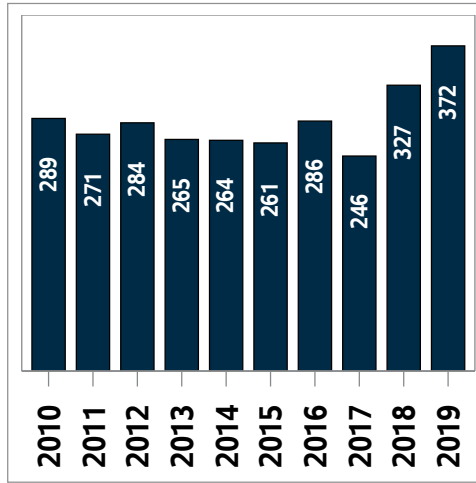


NIAGARA NORTH MLS® Residential Market Activity

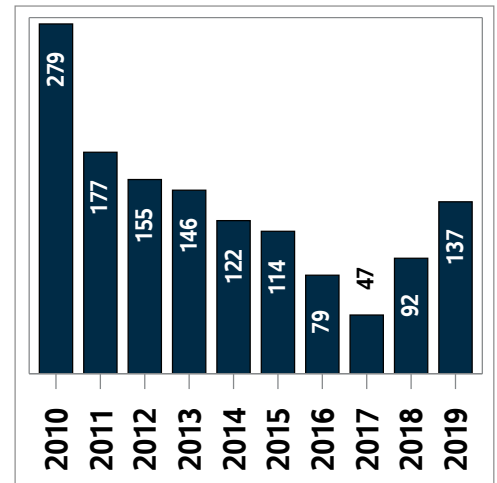
Sales Activity
(April Year-to-date)



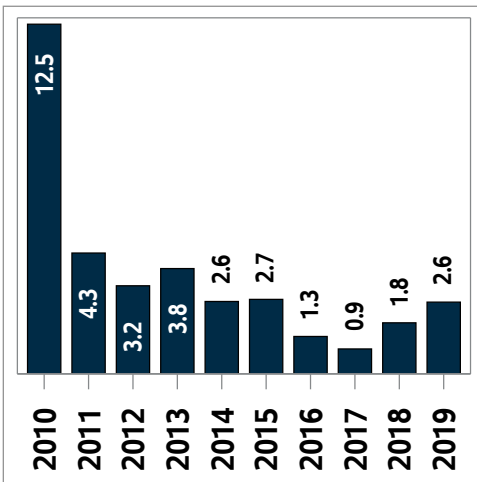
New Listings
(April Year-to-date)



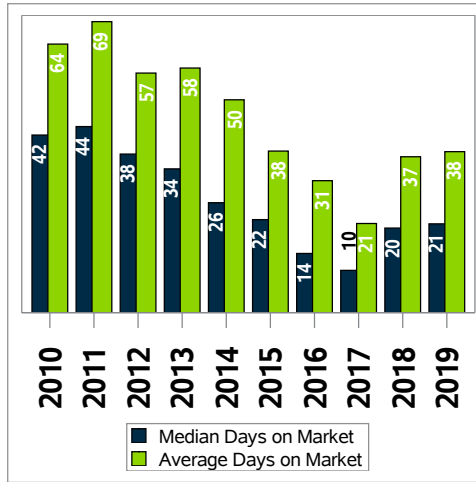
Active Listings¹
(April Year-to-date)



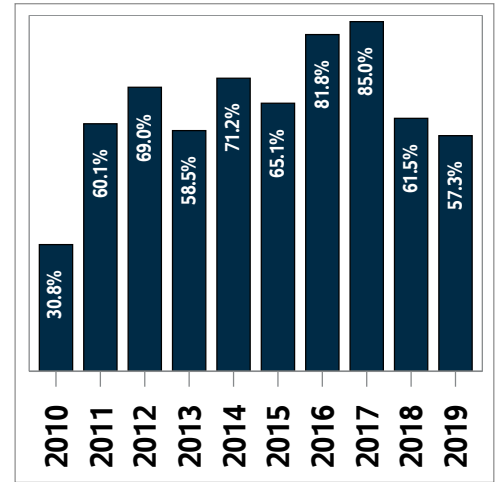
Months of Inventory²
(April Year-to-date)



Days on Market
(April Year-to-date)



Sales to New Listings Ratio
(April 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

NIAGARA NORTH MLS® Residential Market Activity

Actual	April 2019	Compared to ⁶					
		April 2018	April 2017	April 2016	April 2014	April 2012	April 2009
Sales Activity	63	8.6	-7.4	-12.5	-4.5	-13.7	425.0
Dollar Volume	\$36,237,666	10.8	-3.4	7.0	65.5	52.5	1,006.0
New Listings	111	-0.9	26.1	30.6	24.7	48.0	192.1
Active Listings	163	46.8	176.3	91.8	19.9	3.8	24.4
Sales to New Listings Ratio ¹	56.8	51.8	77.3	84.7	74.2	97.3	31.6
Months of Inventory ²	2.6	1.9	0.9	1.2	2.1	2.2	10.9
Average Price	\$575,201	2.0	4.3	22.3	73.4	76.7	110.7
Median Price	\$545,000	5.8	6.2	26.7	72.3	86.0	107.6
Sales to List Price Ratio	97.8	99.0	105.0	100.0	96.6	97.8	95.9
Median Days on Market	21.0	15.5	8.0	14.0	24.5	36.0	80.0
Average Days on Market	35.3	27.8	13.2	22.1	42.5	52.3	94.3

Year-to-date	April 2019	Compared to ⁶					
		April 2018	April 2017	April 2016	April 2014	April 2012	April 2009
Sales Activity	213	6.0	1.9	-9.0	13.3	8.7	460.5
Dollar Volume	\$122,126,283	10.3	3.2	18.3	93.8	95.2	1,093.2
New Listings	372	13.8	51.2	30.1	40.9	31.0	167.6
Active Listings ³	137	48.9	193.0	74.5	12.3	-11.5	35.6
Sales to New Listings Ratio ⁴	57.3	61.5	85.0	81.8	71.2	69.0	27.3
Months of Inventory ⁵	2.6	1.8	0.9	1.3	2.6	3.2	10.6
Average Price	\$573,363	4.1	1.2	30.0	71.0	79.6	112.9
Median Price	\$541,500	9.8	6.2	34.4	74.7	90.3	107.1
Sales to List Price Ratio	97.9	98.5	103.3	99.4	97.2	97.0	95.8
Median Days on Market	21.0	20.0	10.0	14.0	26.0	37.5	67.5
Average Days on Market	38.1	36.9	21.1	31.2	50.3	56.7	79.6

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

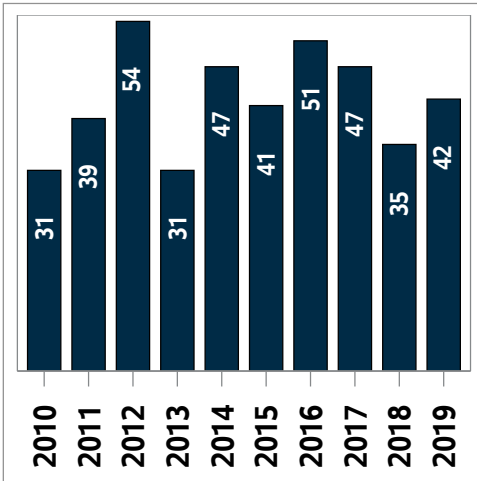
⁴ Sum of sales from January to current month / sum of new listings from January to current month

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

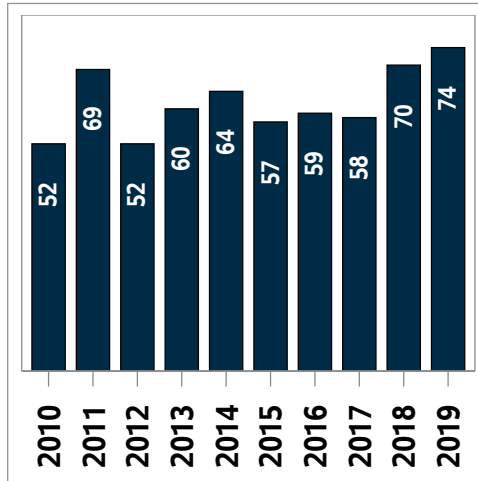
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

NIAGARA NORTH MLS® Single Family Market Activity

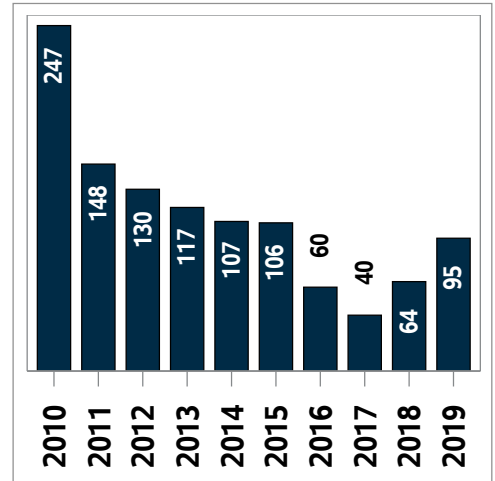
Sales Activity
(April only)



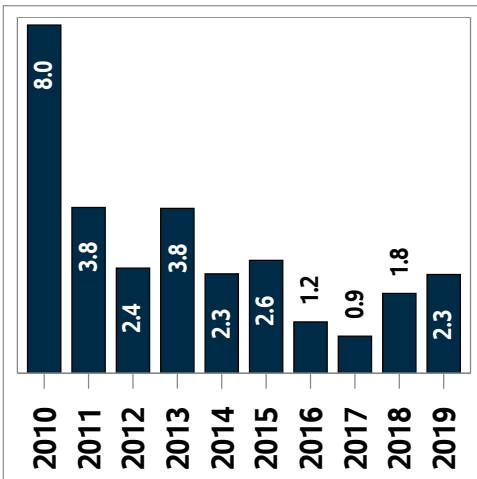
New Listings
(April only)



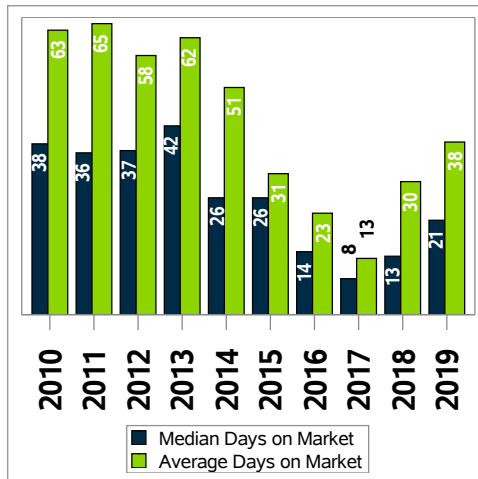
Active Listings
(April only)



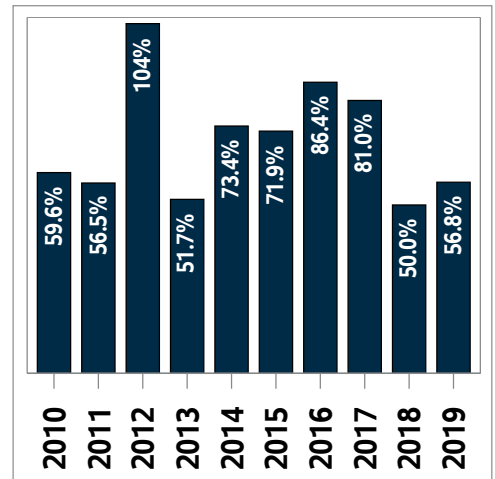
Months of Inventory
(April only)



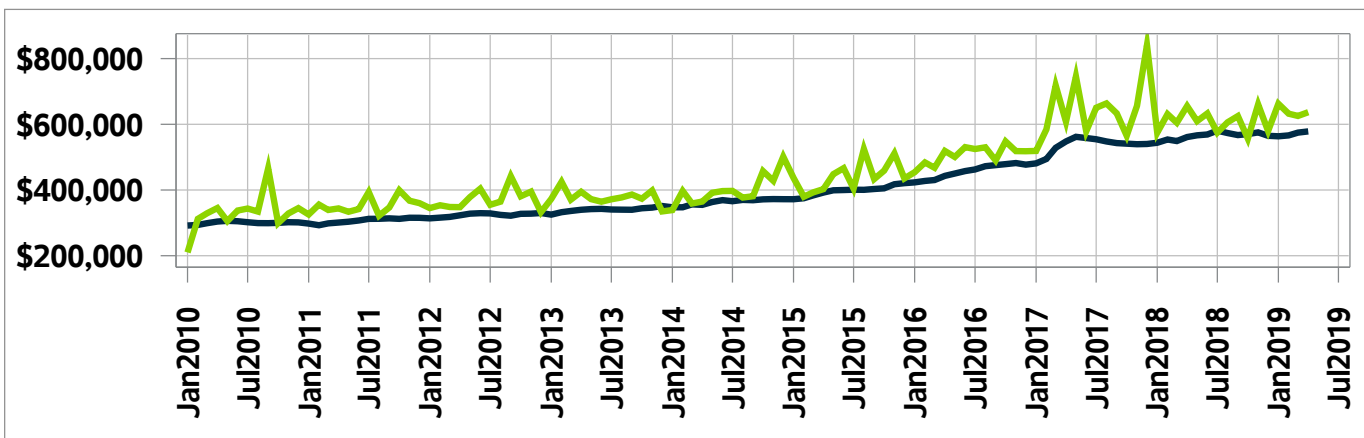
Days on Market
(April only)



Sales to New Listings Ratio
(April only)

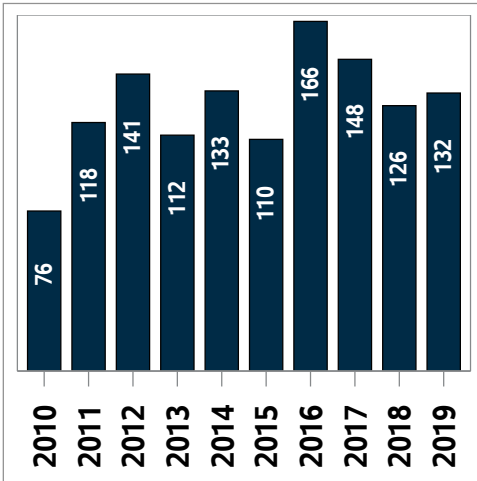


MLS® HPI Single Family Benchmark Price and Average Price

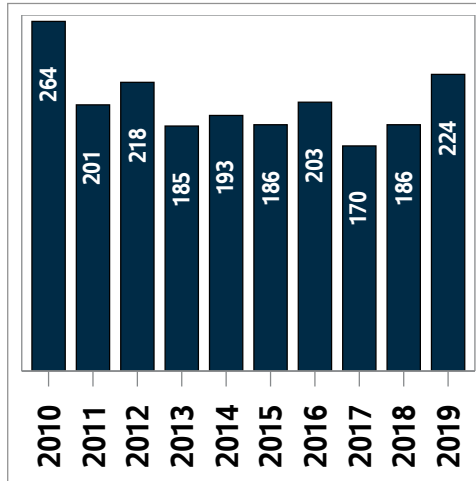


NIAGARA NORTH MLS® Single Family Market Activity

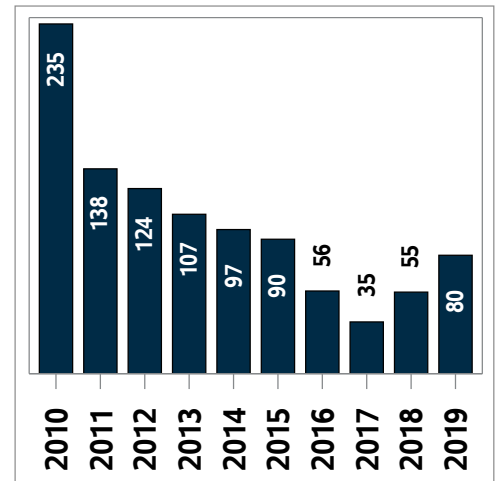
Sales Activity
(April Year-to-date)



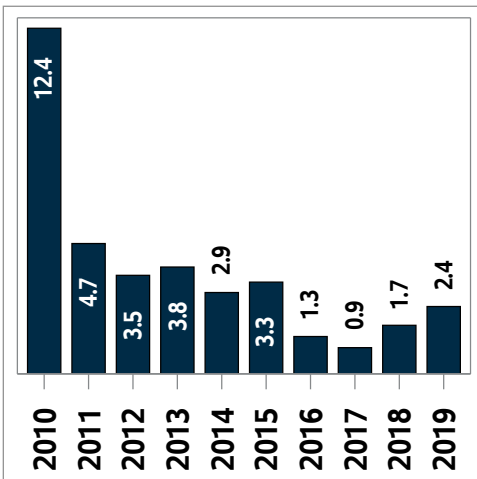
New Listings
(April Year-to-date)



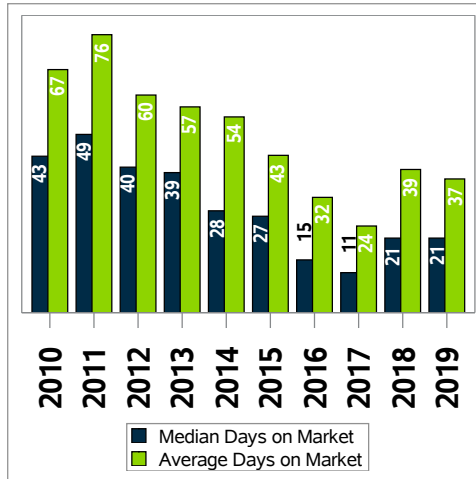
Active Listings¹
(April Year-to-date)



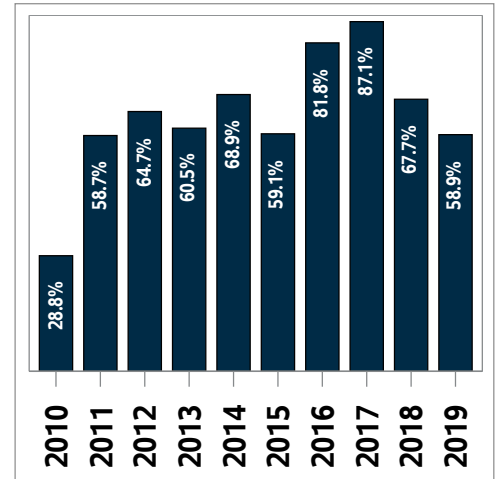
Months of Inventory²
(April Year-to-date)



Days on Market
(April Year-to-date)



Sales to New Listings Ratio
(April 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

NIAGARA NORTH MLS® Single Family Market Activity

Actual	April 2019	Compared to ⁶					
		April 2018	April 2017	April 2016	April 2014	April 2012	April 2009
Sales Activity	42	20.0	-10.6	-17.6	-10.6	-22.2	250.0
Dollar Volume	\$26,746,266	16.6	-6.4	1.1	56.0	42.4	716.3
New Listings	74	5.7	27.6	25.4	15.6	42.3	111.4
Active Listings	95	48.4	137.5	58.3	-11.2	-26.9	-15.9
Sales to New Listings Ratio ¹	56.8	50.0	81.0	86.4	73.4	103.8	34.3
Months of Inventory ²	2.3	1.8	0.9	1.2	2.3	2.4	9.4
Average Price	\$636,816	-2.9	4.7	22.7	74.5	83.1	133.2
Median Price	\$596,000	0.0	-0.7	29.6	72.8	83.1	127.0
Sales to List Price Ratio	98.0	99.1	105.5	99.8	97.7	97.8	95.9
Median Days on Market	21.0	13.0	8.0	14.0	26.0	36.5	80.0
Average Days on Market	38.4	29.6	12.5	22.6	50.5	57.6	94.3

Year-to-date	April 2019	Compared to ⁶					
		April 2018	April 2017	April 2016	April 2014	April 2012	April 2009
Sales Activity	132	4.8	-10.8	-20.5	-0.8	-6.4	312.5
Dollar Volume	\$84,010,078	7.4	-9.0	4.3	73.9	70.8	824.9
New Listings	224	20.4	31.8	10.3	16.1	2.8	88.2
Active Listings ³	80	45.2	128.8	43.2	-17.8	-36.0	-9.9
Sales to New Listings Ratio ⁴	58.9	67.7	87.1	81.8	68.9	64.7	26.9
Months of Inventory ⁵	2.4	1.7	0.9	1.3	2.9	3.5	11.0
Average Price	\$636,440	2.5	2.0	31.2	75.3	82.5	124.2
Median Price	\$618,000	5.2	7.9	38.9	79.2	94.3	128.3
Sales to List Price Ratio	97.8	98.5	102.8	99.1	97.6	97.3	95.7
Median Days on Market	20.5	20.5	11.0	14.5	28.0	40.0	73.0
Average Days on Market	36.8	39.4	23.8	31.7	53.8	59.8	82.9

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

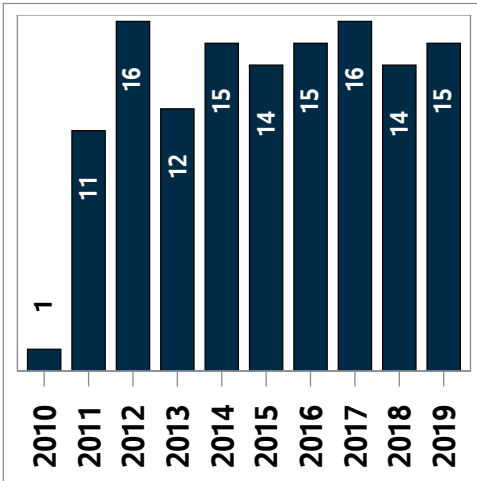
⁴ Sum of sales from January to current month / sum of new listings from January to current month

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

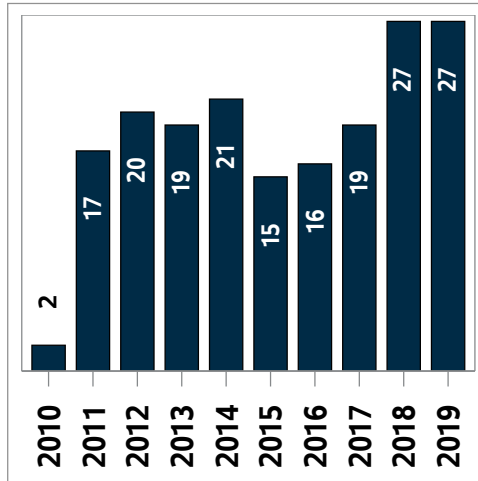
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

NIAGARA NORTH MLS® Townhouse Market Activity

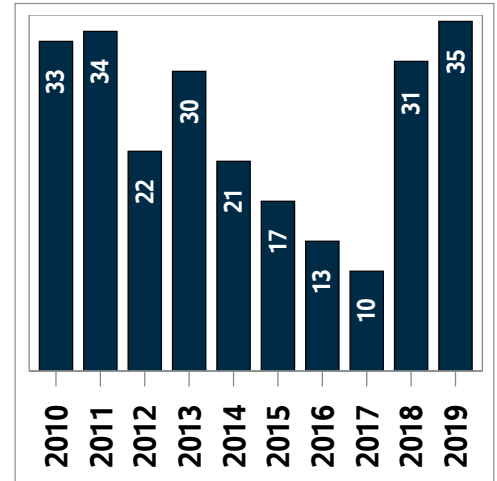
Sales Activity
(April only)



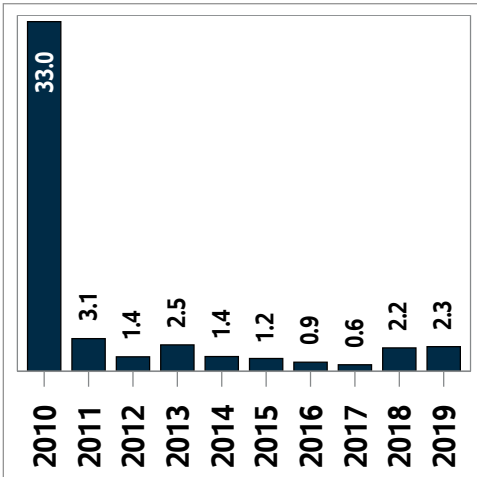
New Listings
(April only)



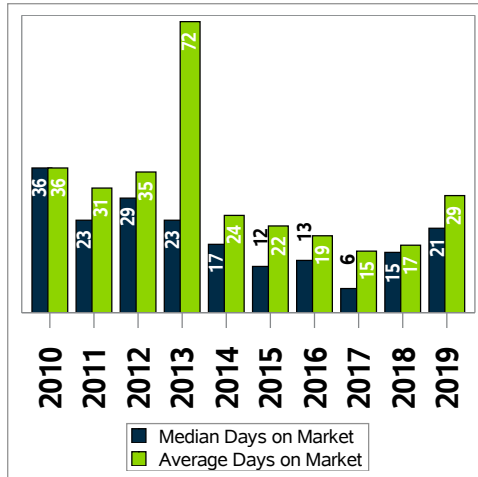
Active Listings
(April only)



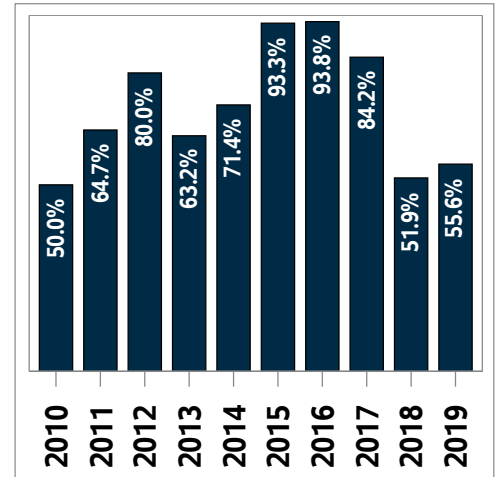
Months of Inventory
(April only)



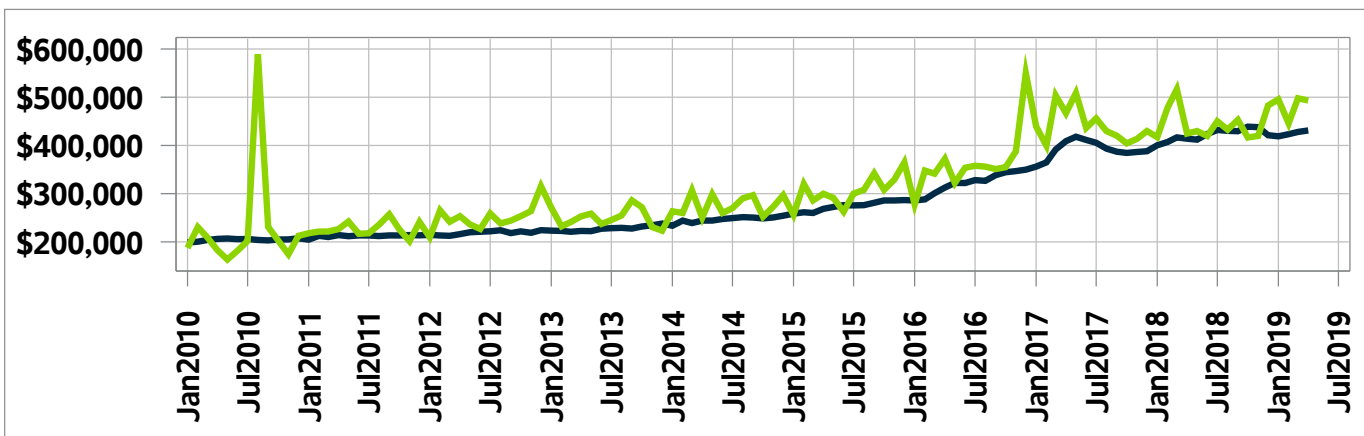
Days on Market
(April only)



Sales to New Listings Ratio
(April only)

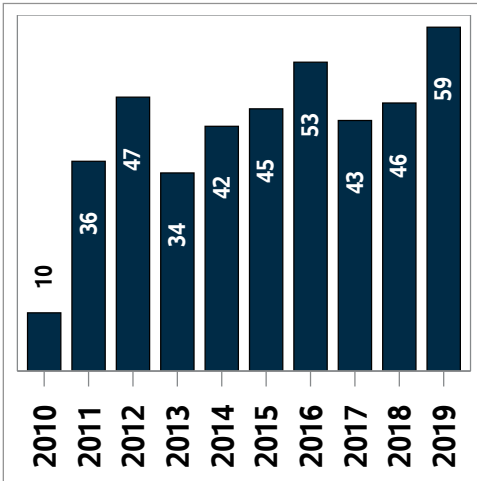


MLS® HPI Townhouse Benchmark Price and Average Price

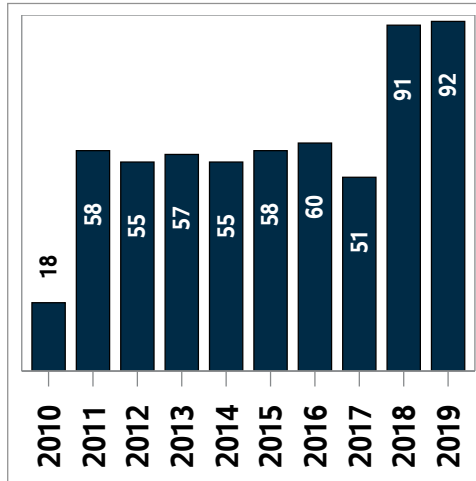


NIAGARA NORTH MLS® Townhouse Market Activity

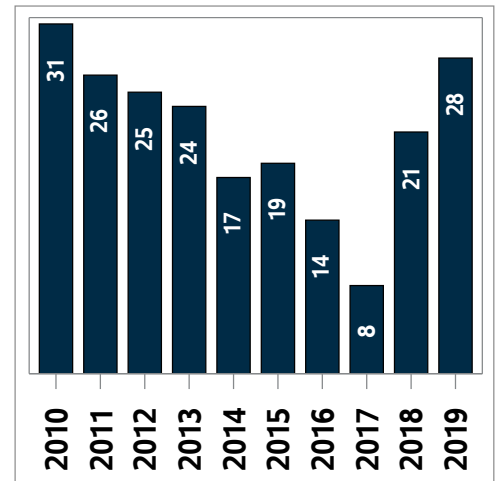
Sales Activity
(April Year-to-date)



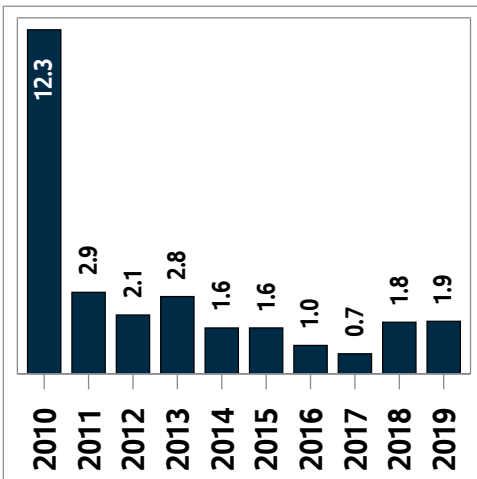
New Listings
(April Year-to-date)



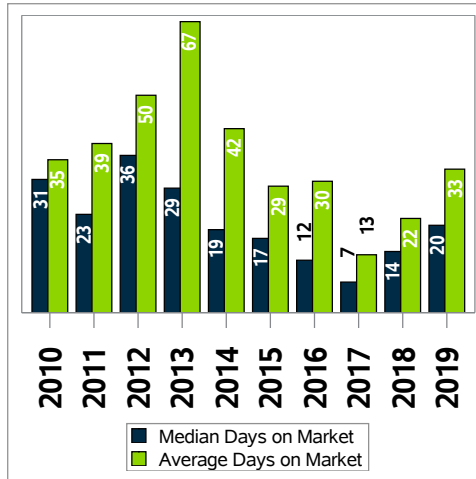
Active Listings¹
(April Year-to-date)



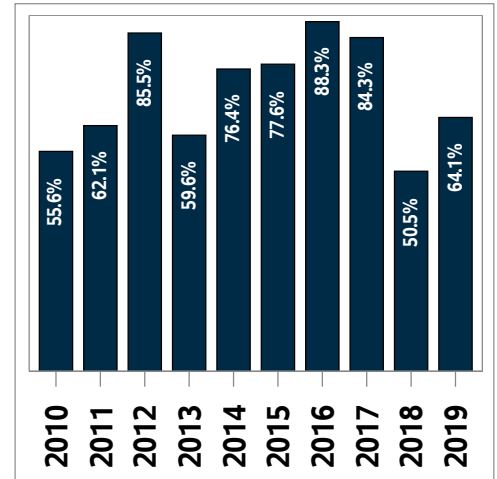
Months of Inventory²
(April Year-to-date)



Days on Market
(April Year-to-date)



Sales to New Listings Ratio
(April 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

NIAGARA NORTH MLS® Townhouse Market Activity

Actual	April 2019	Compared to ⁶					
		April 2018	April 2017	April 2016	April 2014	April 2012	April 2009
Sales Activity	15	7.1	-6.3	0.0	0.0	-6.3	
Dollar Volume	\$7,396,900	24.4	-1.0	32.5	97.2	82.5	
New Listings	27	0.0	42.1	68.8	28.6	35.0	1,250.0
Active Listings	35	12.9	250.0	169.2	66.7	59.1	191.7
Sales to New Listings Ratio ¹	55.6	51.9	84.2	93.8	71.4	80.0	
Months of Inventory ²	2.3	2.2	0.6	0.9	1.4	1.4	
Average Price	\$493,127	16.1	5.6	32.5	97.2	94.7	
Median Price	\$450,000	5.0	-4.4	21.1	66.7	75.3	
Sales to List Price Ratio	97.3	99.5	105.1	99.8	92.3	97.8	
Median Days on Market	21.0	15.0	6.0	13.0	17.0	28.5	
Average Days on Market	29.1	16.8	15.3	19.1	24.2	35.0	

Year-to-date	April 2019	Compared to ⁶					
		April 2018	April 2017	April 2016	April 2014	April 2012	April 2009
Sales Activity	59	28.3	37.2	11.3	40.5	25.5	1,375.0
Dollar Volume	\$28,909,105	37.9	44.1	58.9	156.7	153.8	3,904.0
New Listings	92	1.1	80.4	53.3	67.3	67.3	607.7
Active Listings ³	28	30.6	258.1	105.6	60.9	12.1	200.0
Sales to New Listings Ratio ⁴	64.1	50.5	84.3	88.3	76.4	85.5	30.8
Months of Inventory ⁵	1.9	1.8	0.7	1.0	1.6	2.1	9.3
Average Price	\$489,985	7.5	5.0	42.8	82.7	102.2	171.5
Median Price	\$455,000	6.2	1.8	30.8	69.5	82.0	138.2
Sales to List Price Ratio	98.2	98.9	105.9	100.1	95.8	95.8	95.8
Median Days on Market	20.0	14.0	7.0	12.0	19.0	36.0	78.5
Average Days on Market	32.8	21.6	13.3	30.1	42.1	49.8	80.8

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

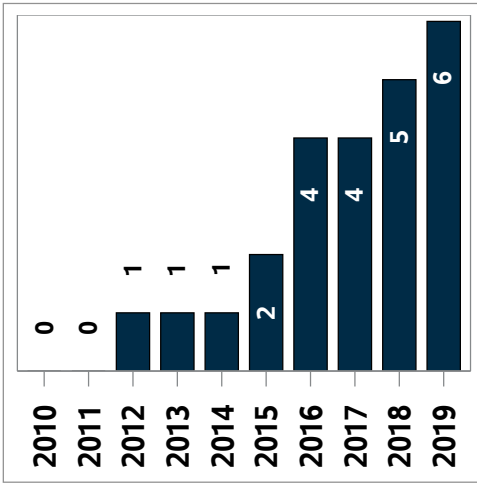
⁴ Sum of sales from January to current month / sum of new listings from January to current month

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

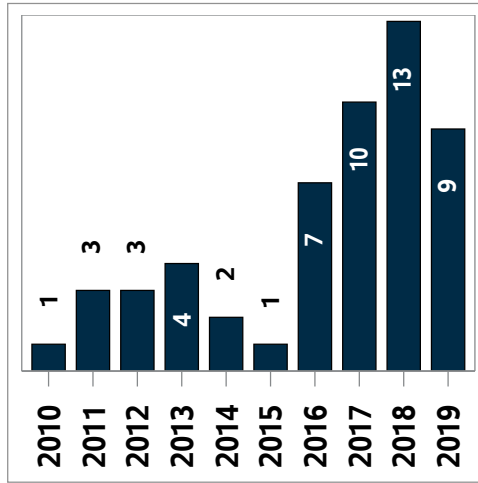
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

NIAGARA NORTH MLS® Apartment-Style Market Activity

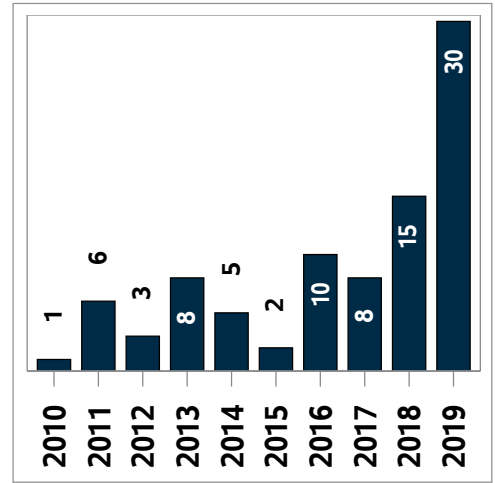
**Sales Activity
(April only)**



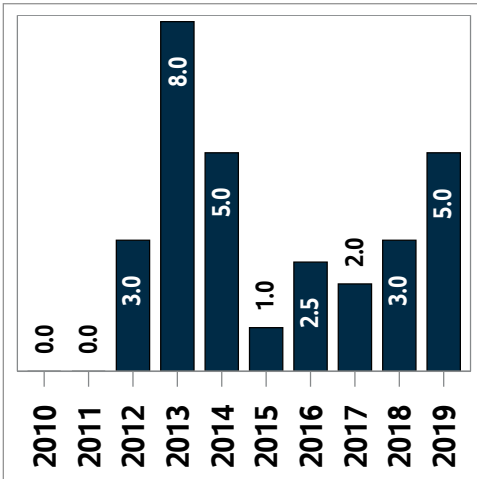
**New Listings
(April only)**



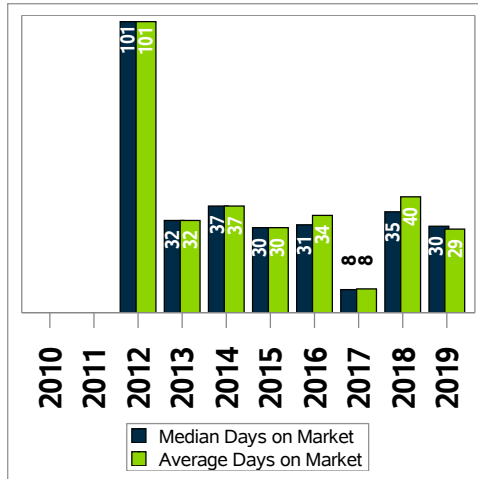
**Active Listings
(April only)**



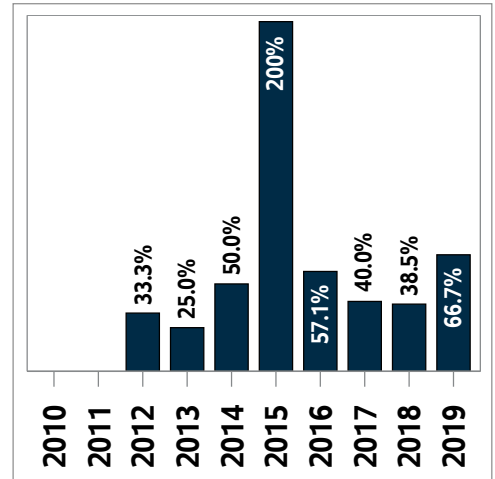
**Months of Inventory
(April only)**



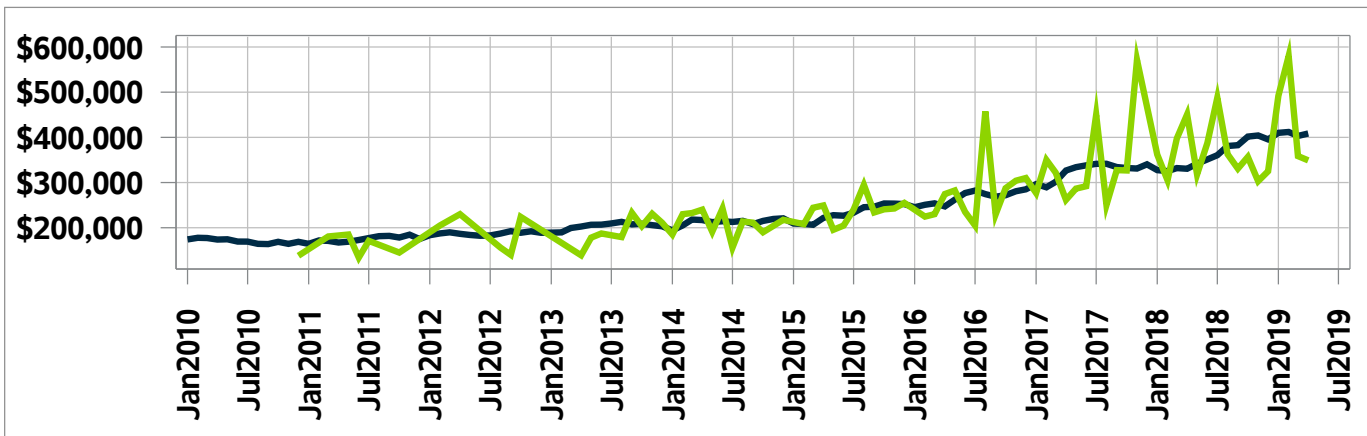
**Days on Market
(April only)**



**Sales to New Listings Ratio
(April only)**

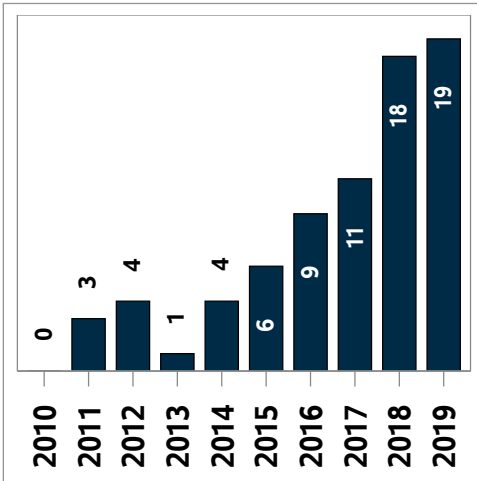


MLS® HPI Apartment-Style Benchmark Price and Average Price

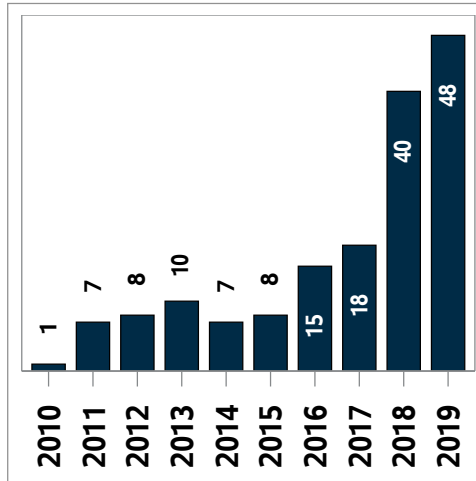


NIAGARA NORTH MLS® Apartment-Style Market Activity

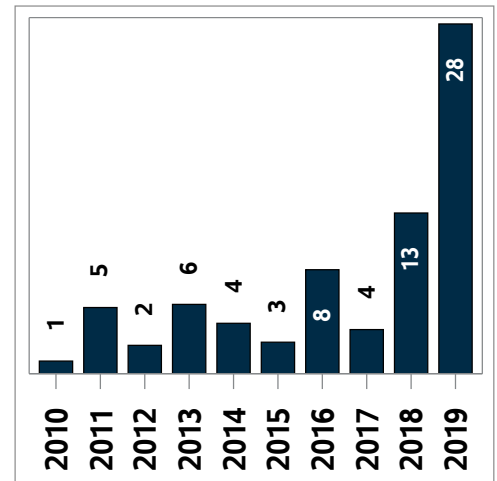
Sales Activity
(April Year-to-date)



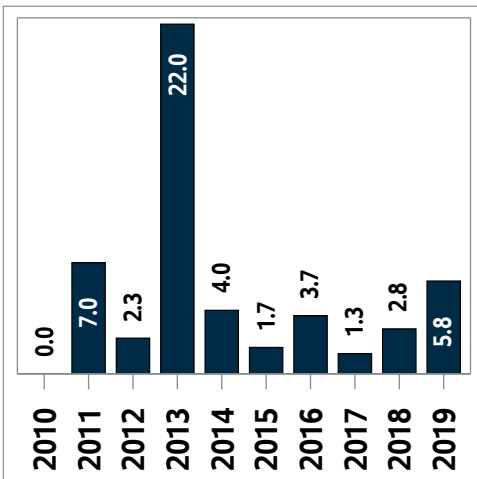
New Listings
(April Year-to-date)



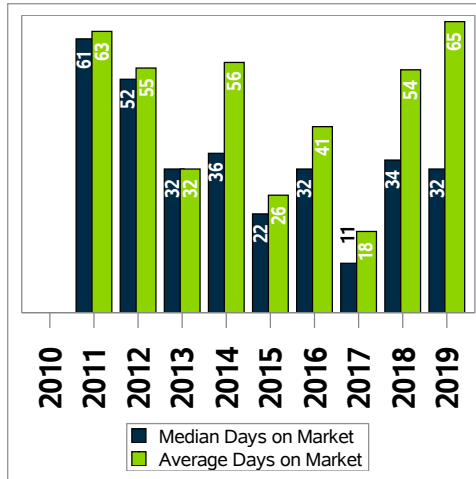
Active Listings¹
(April Year-to-date)



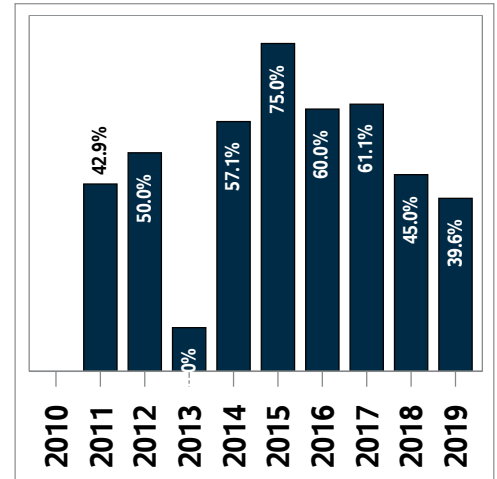
Months of Inventory²
(April Year-to-date)



Days on Market
(April Year-to-date)



Sales to New Listings Ratio
(April 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

NIAGARA NORTH MLS® Apartment-Style Market Activity

Actual	April 2019	Compared to ⁶					
		April 2018	April 2017	April 2016	April 2014	April 2012	April 2009
Sales Activity	6	20.0	50.0	50.0	500.0	500.0	
Dollar Volume	\$2,094,500	-7.0	100.1	90.7	772.7	810.7	
New Listings	9	-30.8	-10.0	28.6	350.0	200.0	800.0
Active Listings	30	100.0	275.0	200.0	500.0	900.0	2,900.0
Sales to New Listings Ratio ¹	66.7	38.5	40.0	57.1	50.0	33.3	
Months of Inventory ²	5.0	3.0	2.0	2.5	5.0	3.0	
Average Price	\$349,083	-22.5	33.4	27.1	45.5	51.8	
Median Price	\$349,750	-1.6	32.0	27.2	45.7	52.1	
Sales to List Price Ratio	97.7	98.6	101.3	100.6	98.0	97.9	
Median Days on Market	30.0	35.0	8.0	30.5	37.0	101.0	
Average Days on Market	29.0	40.2	8.3	33.8	37.0	101.0	

Year-to-date	April 2019	Compared to ⁶					
		April 2018	April 2017	April 2016	April 2014	April 2012	April 2009
Sales Activity	19	5.6	72.7	111.1	375.0	375.0	
Dollar Volume	\$7,732,400	11.7	142.2	244.8	771.3	814.5	
New Listings	48	20.0	166.7	220.0	585.7	500.0	4,700.0
Active Listings ³	28	117.6	692.9	236.4	593.8	1,133.3	2,675.0
Sales to New Listings Ratio ⁴	39.6	45.0	61.1	60.0	57.1	50.0	
Months of Inventory ⁵	5.8	2.8	1.3	3.7	4.0	2.3	
Average Price	\$406,968	5.8	40.2	63.3	83.4	92.5	
Median Price	\$368,000	4.8	28.0	53.4	59.1	58.3	
Sales to List Price Ratio	97.2	97.8	101.4	99.5	97.5	96.9	
Median Days on Market	32.0	34.0	11.0	32.0	35.5	52.0	
Average Days on Market	64.8	54.1	18.1	41.4	55.8	54.5	

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

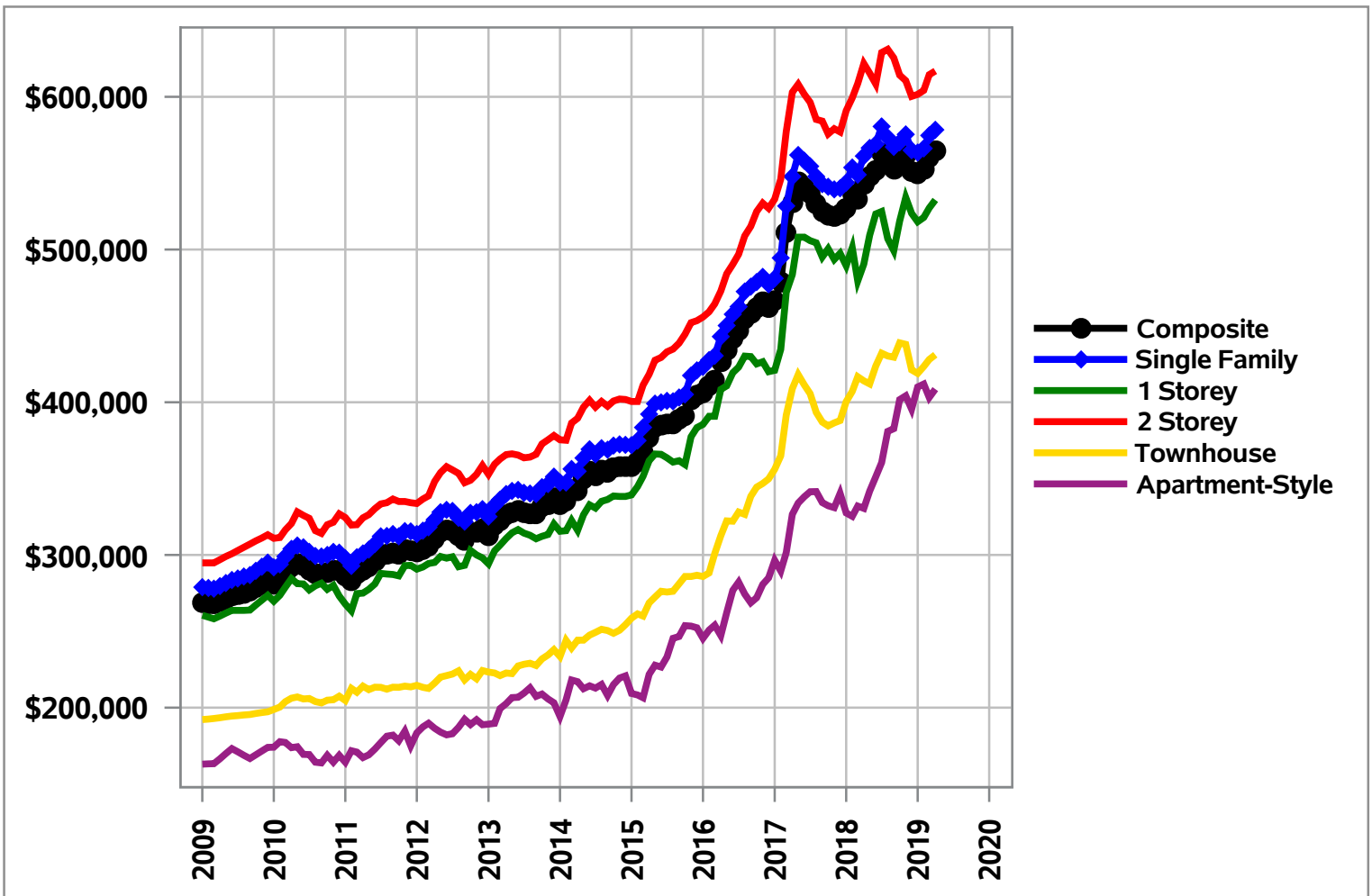
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

NIAGARA NORTH MLS® HPI Benchmark Price

MLS® Home Price Index Benchmark Price

Benchmark Type:	April 2019	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$564,300	0.7	2.6	1.2	3.9	32.4	65.0
Single Family	\$578,400	0.6	2.6	1.4	3.1	30.6	63.0
One Storey	\$532,500	1.0	2.8	2.7	8.6	30.4	68.5
Two Storey	\$616,900	0.4	2.5	0.4	-0.8	30.5	58.4
Townhouse	\$431,100	0.7	2.9	-1.8	4.1	37.9	76.5
Apartment-Style	\$408,600	1.4	-0.3	1.7	23.6	65.3	88.3

MLS® HPI Benchmark Price



NIAGARA NORTH

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.)	1410
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	1
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.)	1450
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6556
Number of Fireplaces	1
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

NIAGARA NORTH

MLS® HPI Benchmark Descriptions

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.)	1329
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	7955
Number of Fireplaces	1
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
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.)	1668
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5503
Number of Fireplaces	1
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

NIAGARA NORTH

MLS® HPI Benchmark Descriptions

Townhouse

Features	Value
Above Ground Bedrooms	3
Age Category	6 to 15
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.)	1230
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

Apartment-Style

Features	Value
Above Ground Bedrooms	2
Age Category	6 to 15
Basement Finish	Unfinished
Bedrooms	2
Below Ground Bedrooms	0
Exterior Walls	Masonry
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Gross Living Area (Above Ground; in sq. ft.)	1123
Half Bathrooms	0
Heating Fuel	Electricity
Number of Fireplaces	0
Total Number Of Rooms	5
Wastewater Disposal	Municipal sewers