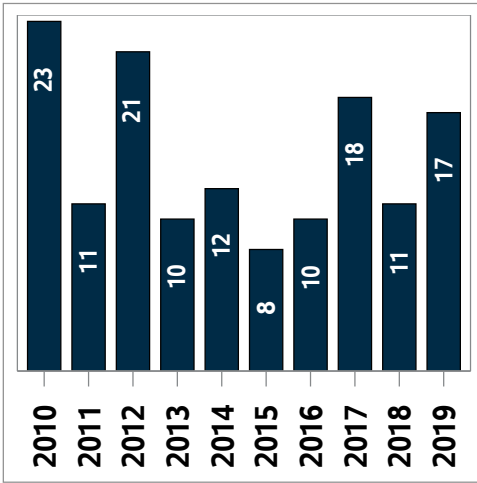
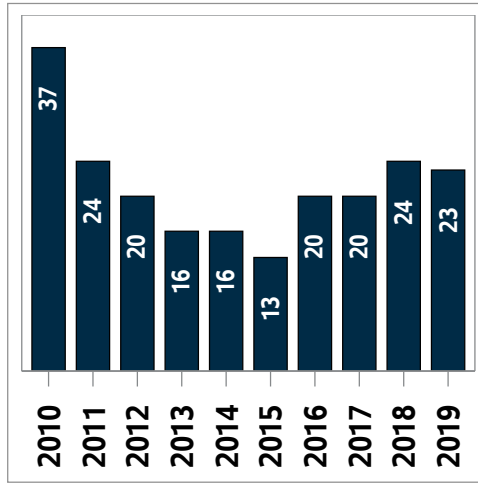


SMITHVILLE (57) MLS® Residential Market Activity

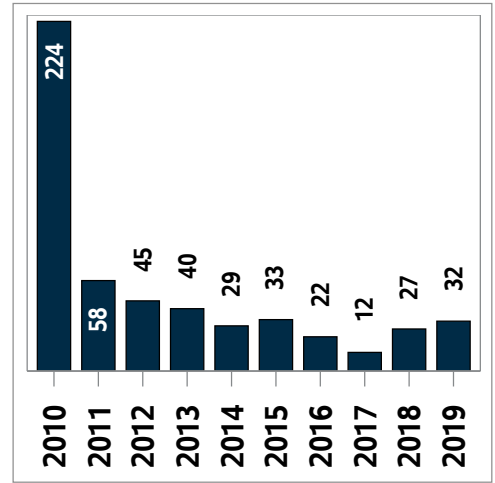
Sales Activity
(April only)



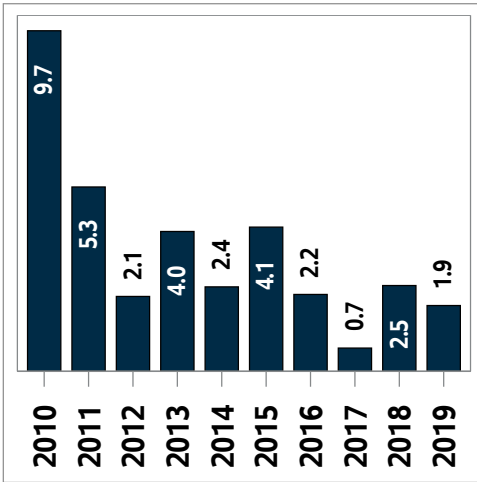
New Listings
(April only)



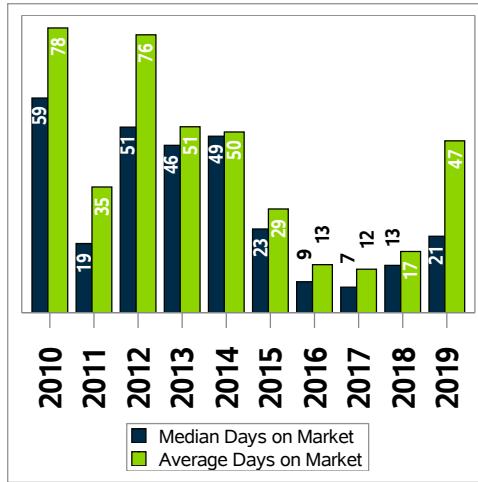
Active Listings
(April only)



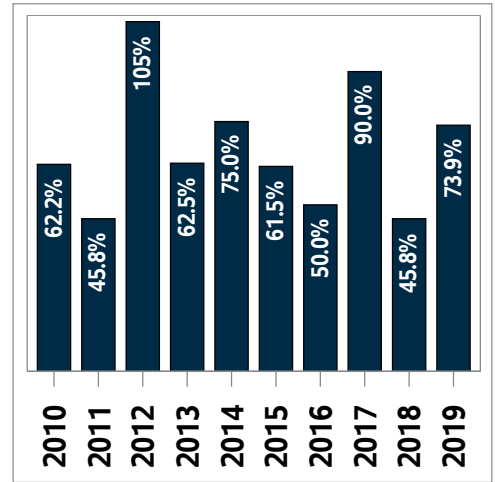
Months of Inventory
(April only)



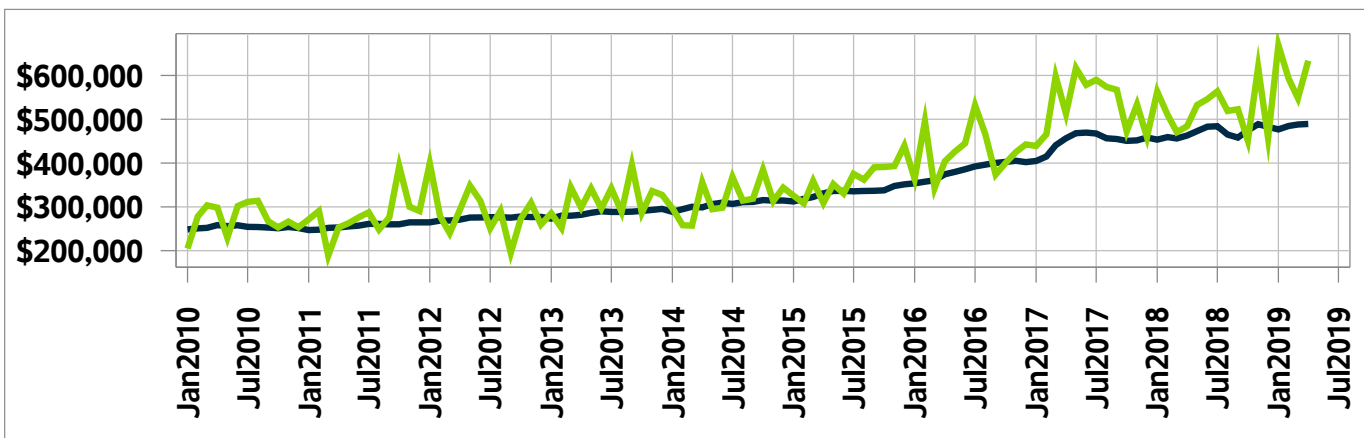
Days on Market
(April only)



Sales to New Listings Ratio
(April only)



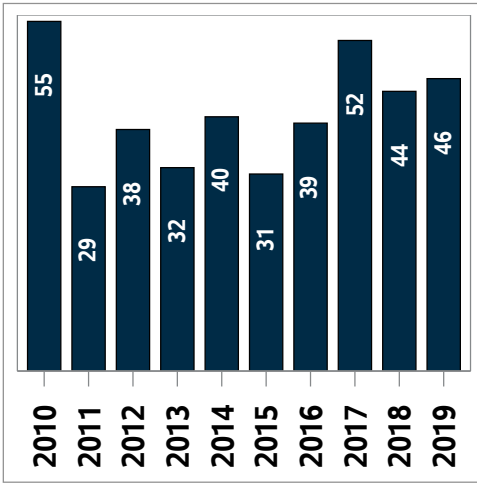
MLS® HPI Composite Benchmark Price and Average Price



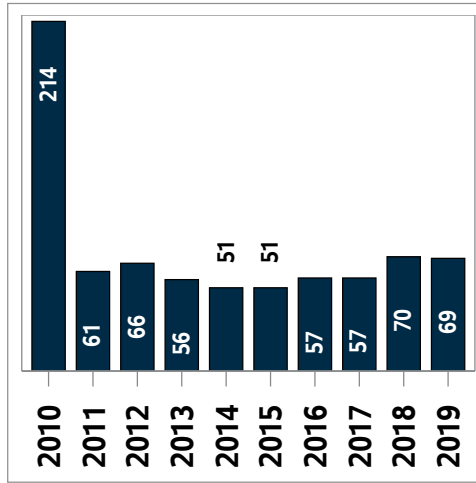
SMITHVILLE (57)

MLS® Residential Market Activity

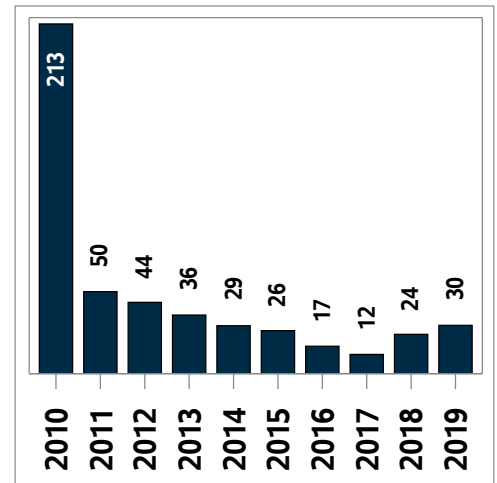
Sales Activity
(April Year-to-date)



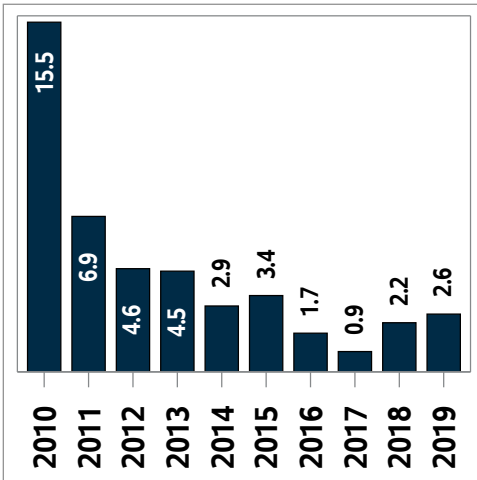
New Listings
(April Year-to-date)



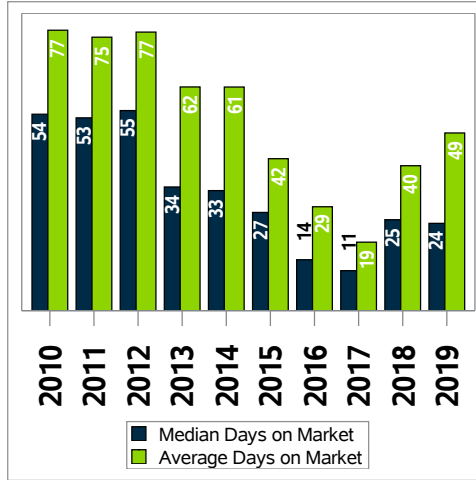
Active Listings¹
(April Year-to-date)



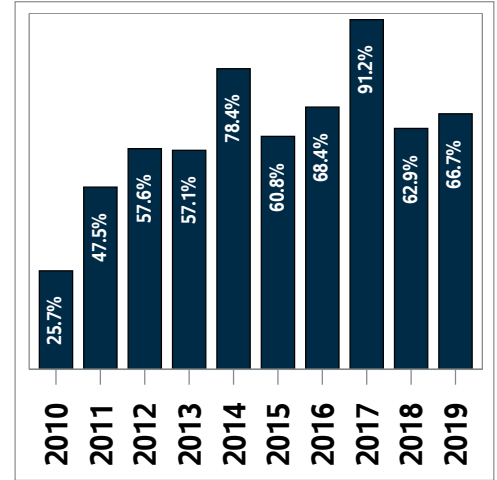
Months of Inventory²
(April Year-to-date)



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

SMITHVILLE (57)

MLS® Residential Market Activity

Actual	April 2019	Compared to ⁶					
		April 2018	April 2017	April 2016	April 2014	April 2012	April 2009
Sales Activity	17	54.5	-5.6	70.0	41.7	-19.0	466.7
Dollar Volume	\$10,773,366	102.3	16.8	166.6	152.1	74.5	1,351.0
New Listings	23	-4.2	15.0	15.0	43.8	15.0	4.5
Active Listings	32	18.5	166.7	45.5	10.3	-28.9	-61.4
Sales to New Listings Ratio ¹	73.9	45.8	90.0	50.0	75.0	105.0	13.6
Months of Inventory ²	1.9	2.5	0.7	2.2	2.4	2.1	27.7
Average Price	\$633,727	30.9	23.6	56.8	78.0	115.6	156.1
Median Price	\$645,000	26.5	29.6	62.8	99.4	132.4	143.4
Sales to List Price Ratio	98.1	100.0	104.4	101.3	97.5	97.6	96.0
Median Days on Market	21.0	13.0	7.0	8.5	48.5	51.0	81.0
Average Days on Market	47.2	16.8	11.9	13.2	49.7	76.4	100.3

Year-to-date	April 2019	Compared to ⁶					
		April 2018	April 2017	April 2016	April 2014	April 2012	April 2009
Sales Activity	46	4.5	-11.5	17.9	15.0	21.1	142.1
Dollar Volume	\$27,708,765	26.3	1.0	80.7	132.5	141.4	515.5
New Listings	69	-1.4	21.1	21.1	35.3	4.5	-18.8
Active Listings ³	30	22.9	151.1	76.1	0.9	-32.2	-49.6
Sales to New Listings Ratio ⁴	66.7	62.9	91.2	68.4	78.4	57.6	22.4
Months of Inventory ⁵	2.6	2.2	0.9	1.7	2.9	4.6	12.3
Average Price	\$602,364	20.8	14.1	53.2	102.2	99.4	154.2
Median Price	\$580,000	22.1	19.2	55.9	106.2	110.0	154.4
Sales to List Price Ratio	98.1	98.7	102.6	99.5	97.3	97.6	95.8
Median Days on Market	24.0	25.0	11.0	14.0	33.0	55.0	72.0
Average Days on Market	48.8	39.8	18.8	28.6	61.5	76.6	81.7

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

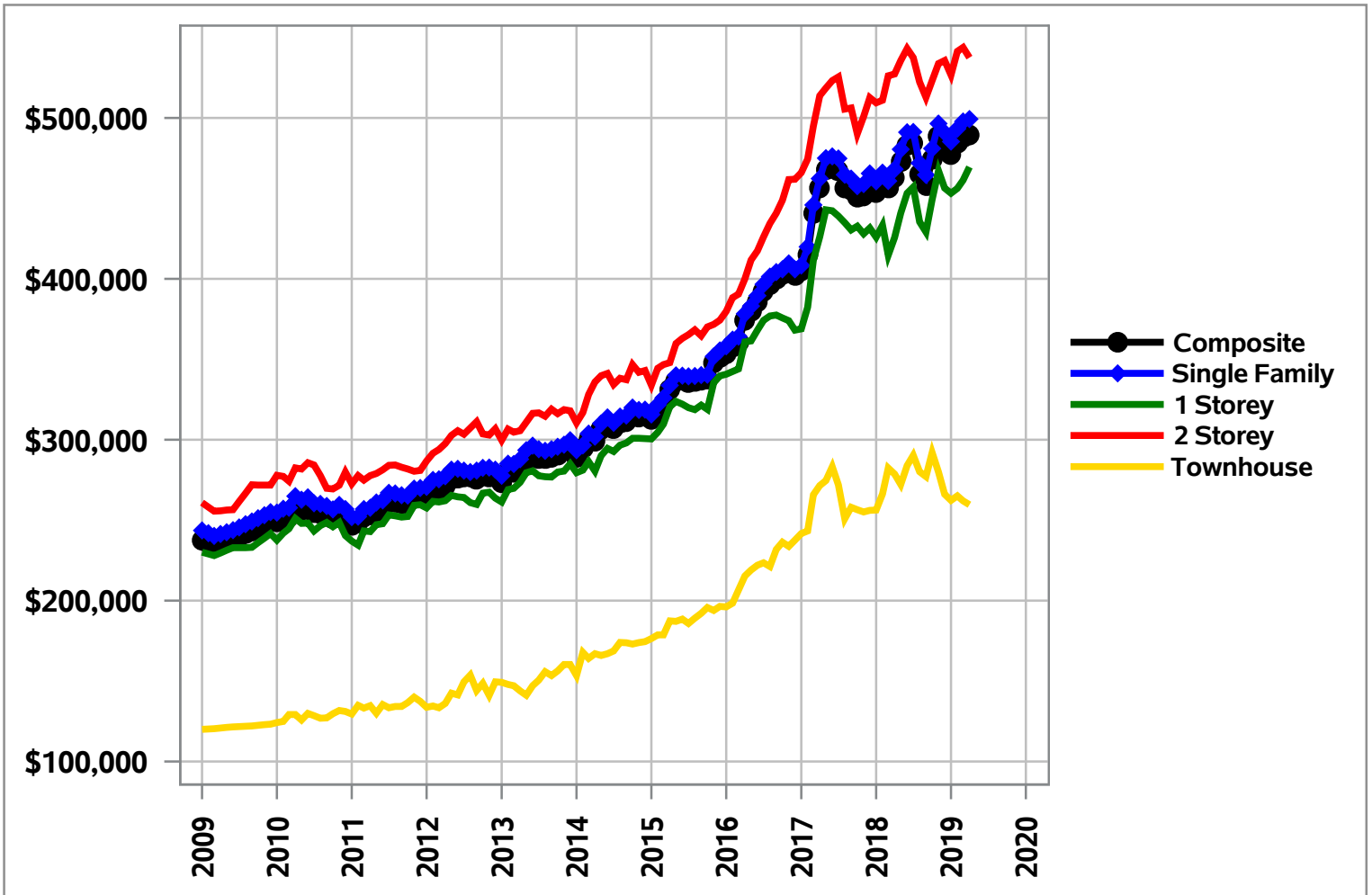
⁶ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

SMITHVILLE (57) MLS® HPI Benchmark Price

MLS® Home Price Index Benchmark Price

Benchmark Type:	April 2019	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$489,300	0.2	2.6	3.1	5.7	30.7	63.7
Single Family	\$499,300	0.3	2.9	3.8	6.7	32.0	65.4
One Storey	\$469,500	1.8	3.6	4.5	10.3	30.1	67.4
Two Storey	\$537,500	-1.2	2.1	2.7	1.9	34.4	60.0
Townhouse	\$259,600	-0.9	-1.0	-11.1	-6.9	20.6	55.4
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