

Quinte & District Real Estate Board Inc.

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PRESS RELEASE FROM THE QUINTE & DISTRICT REAL ESTATE BOARD INC.

Sales:

Properties sold on the Quinte & District Real Estate Board's MLS® System, for April 2011 decreased compared to April 2010, going from 387 units to 286 units. The dollar volume of those sales decreased by 19.8%, from \$80,241,208 for April 2010 to \$64,321,896 for April 2011.

Listings

There were 2,969 total active listings on the MLS® System in the Quinte area as of April 30, 2011, of which 2,054 were residential properties. Total active listings for the year are up by 2.4% over 2010. All current properties can be viewed at www.quinte-MLS.com.

President's Comments

April has been an unusual month for the local real estate market. Our Average Residential Sale price for April has increased 6.6% over April 2010 and has increased almost 5% for the year-to-date. Typically a very busy month for reported sales, we have seen a decrease in total units sold for April of 25.5% for the month. The decrease for the month brings the total unit sales for all categories down 13% for the year over last year. Weather is still a factor. Real spring temperatures are just starting to arrive. Consumers must recognize that statistics for any one month are only a snapshot and not always indicative of the health of our local market. The next few months will likely balance out April's statistics.

Well priced properties are still selling quickly and Buyers are advised to maintain close contact with their REALTOR® in order to catch the best buys. Sellers should be aware of this strong demand. We are in the midst of the highest period of sales of any year (even though its late getting started). If selling is a possibility call your REALTOR® soon. Consult with them about the current value of your home and act quickly to get your home on the market.

All of the activity reported here is generated by local member REALTORS®; licensed business people in your community who believe in the value of home ownership. REALTORS® are involved in your local communities as well as every service/volunteer organization you can imagine.

Find out the difference a professional REALTOR® can make. Consult your local REALTOR® for local market expertise and answers. MLS® is a co-operative marketing system used only by Canada's real estate Boards to ensure maximum exposure of properties listed for sale and impeccable accuracy of information

Full breakdown of all sales activity during the month of April was as follows:

\$0 to \$99k	28	units	representing	9.79%	of all sales
\$100k to \$199k	118	units	representing	41.26%	of all sales
\$200k to \$259k	59	units	representing	20.63%	of all sales
\$260k to \$399k	63	units	representing	22.03%	of all sales
\$400k to \$499k	10	units	representing	3.50%	of all sales
\$500k to \$749k	4	units	representing	1.40%	of all sales
\$750k to \$999k	3	units	representing	1.05%	of all sales
\$1,000,000 +	1	units	representing	0.35%	of all sales

Also please note that these statistics represent the entire Board jurisdiction and statistics vary from area to area.

Visit our website at www.quinte-MLS.com

The Quinte & District Real Estate Board serves the interest of 366 licensed real estate Agents in the Belleville, Quinte West, Prince Edward, Madoc, Marmora, Stirling, Tweed, Brighton, Campbellford/ Seymour, Colborne, and Deseronto areas as well as other adjacent communities.

Doug Peterson, 2011 President Quinte & District Real Estate Board.