

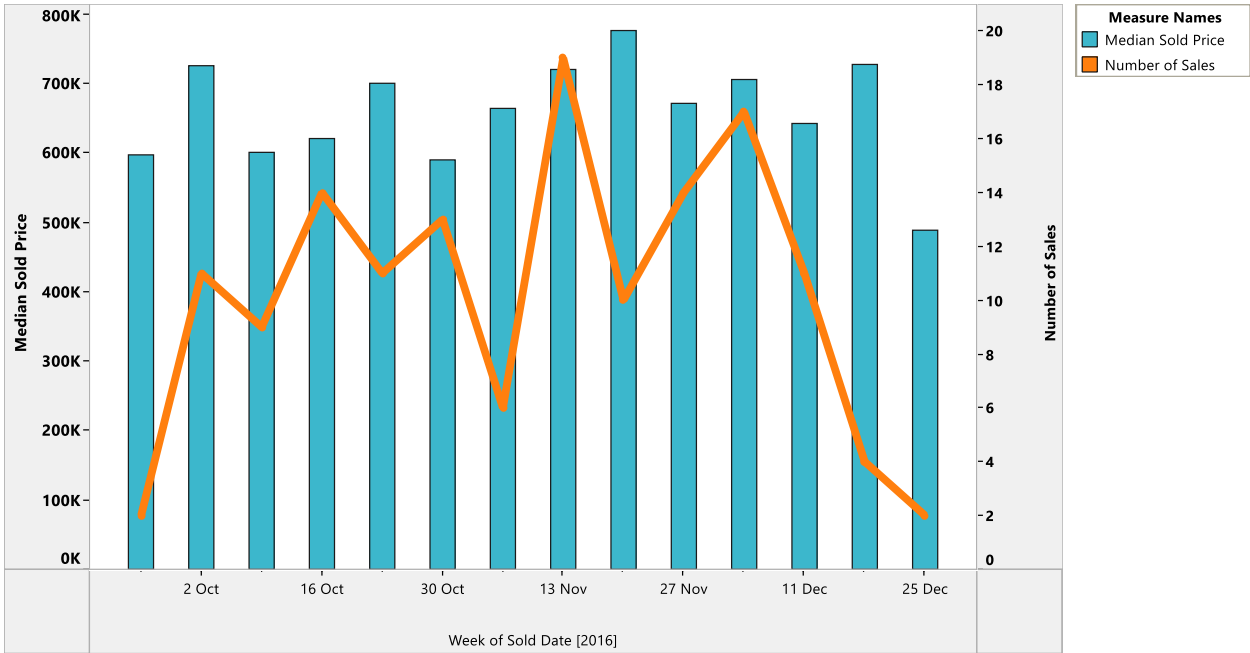
Bradford West Gwillimbury

The Bradford housing market continues with an upwards price trend in the final quarter of 2016. The lack of inventory and buyers moving from Vaughan, Brampton and Toronto has driven prices up an average of 23.4% compared to the same quarter in 2015.

The Most attractive homes for buyers are Detached homes accounting for 82% (116) of all sales in 2016 Q4 and experiencing the biggest price difference from 2015 Q4 with a 30.73% increase.

The highest price for a Detached home in Bradford was \$1,795,000, while the lowest was \$428,000. This simply shows Bradford continues to have a great variety of homes appealing to many different buyers including first time home buyers.

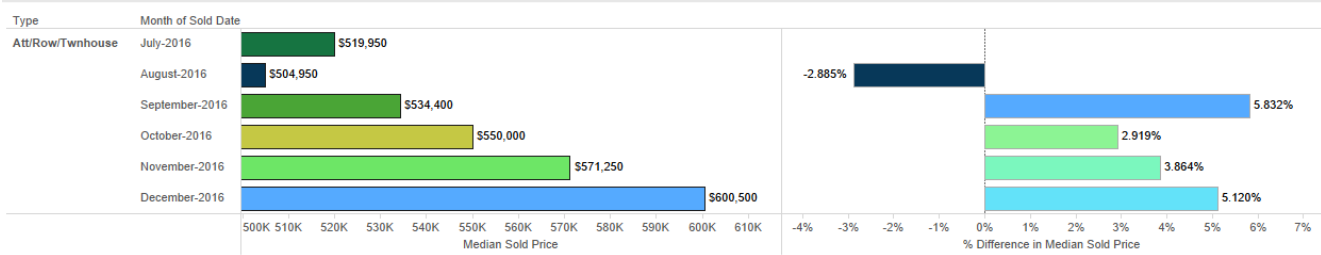
The below graph shows the median sold price per week compared to the number of sales per week (combined statistics for Townhouses, Semi-Detached and Detached Homes)



2016 Q4 MARKET REPORT – JULIAN CASALLAS – BRADFORD WEST GWILLIMBURY

ATT/ROW/TOWNHOUSE

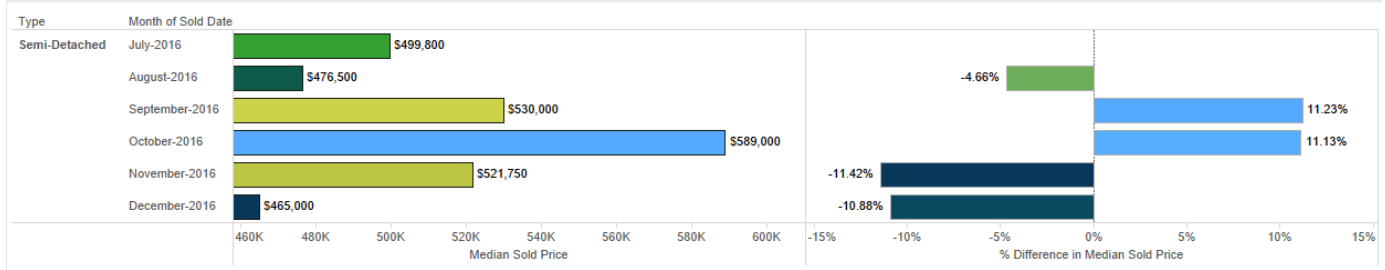
Type	Garage Spaces ..	Br	Sold Date					
			2015 Q4	2016 Q1	2016 Q2	2016 Q3	2016 Q4	
Att/Row/Townhouse	0 & 1	3	Avg. Sold Price	431,156	450,961	506,878	510,561	573,318
			Median List Price	454,900	452,400	489,900	519,900	550,000
			Change Quarter over Quarter		1.21%	7.70%	6.12%	10.10%
			Avg. Days On Market	21	9	8	13	9
			Number of Sales	9	18	9	18	11
			Avg. % Listing Price	98	101	103	101	103
			Avg. Sold Price		504,200			605,667
		4	Median List Price		509,900			610,000
			Change Quarter over Quarter			-100.00%		
			Avg. Days On Market		13			13
			Number of Sales		2			3
			Avg. % Listing Price		99			99



SEMI-DETACHED

Type	Garage Spaces ..	Br	Sold Date					
			2015 Q4	2016 Q1	2016 Q2	2016 Q3	2016 Q4	
Semi-Detached	0 & 1	2	Avg. Sold Price		295,000	302,000		
			Median List Price		269,900	325,000		
			Change Quarter over Quarter			2.37%		-100.00%
			Avg. Days On Market		5	84		
			Number of Sales		1	1		
			Avg. % Listing Price		109	93		
			3	Avg. Sold Price	399,143	461,200	485,278	473,469
		Median List Price		369,900	489,900	500,000	489,900	494,344
		Change Quarter over Quarter			26.84%	8.92%	-9.24%	2.94%
		Avg. Days On Market		16	7	7	16	10
		Number of Sales		7	5	9	13	8
		Avg. % Listing Price		99	100	103	100	103
		4		Avg. Sold Price	486,300	514,000	560,000	598,750
			Median List Price	489,900	519,900	509,900	604,894	599,900
	Change Quarter over Quarter			5.57%	9.38%	6.92%	3.13%	
	Avg. Days On Market		8	6	0	16	7	
	Number of Sales		3	3	1	2	2	
	Avg. % Listing Price		99	100	110	99	103	
	2		3	Avg. Sold Price	415,500	473,500	477,777	457,500
		Median List Price		424,900	464,900	480,800	444,950	619,900
		Change Quarter over Quarter			13.96%	0.90%	-4.24%	36.05%
Avg. Days On Market		15		6	8	4	8	
Number of Sales		2		2	1	2	2	
Avg. % Listing Price		98		102	99	103	101	
4		Avg. Sold Price		549,000	549,000			
		Median List Price	549,900	549,900				
		Change Quarter over Quarter		0.00%	-100.00%			
Avg. Days On Market		17	19					
Number of Sales	1	1						
Avg. % Listing Price	100	100						

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DETACHED

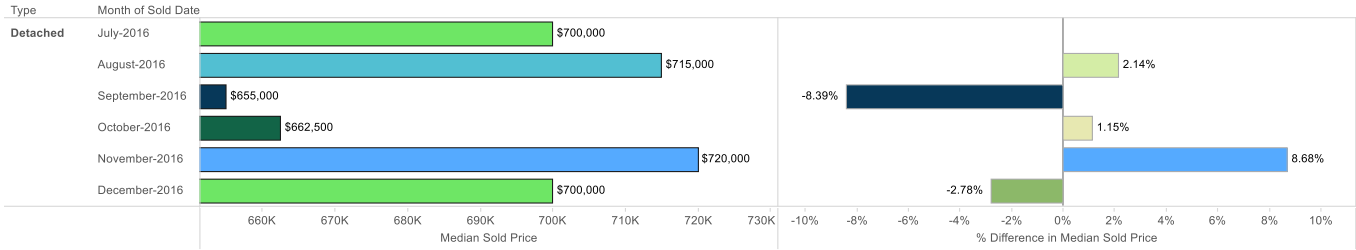
Type	Garage Spaces ..	Br	Sold Date					
			2015 Q4	2016 Q1	2016 Q2	2016 Q3	2016 Q4	
Detached	0 & 1	1	Avg. Sold Price					637,500
			Median List Price					659,900
			Change Quarter over Quarter					
			Avg. Days On Market					2
			Number of Sales					1
			Avg. % Listing Price					97
		2	Avg. Sold Price		215,750	500,000	645,000	510,000
			Median List Price		234,950	499,000	648,000	519,900
			Change Quarter over Quarter			141.02%	24.04%	-20.93%
			Avg. Days On Market		45	5	20	13
			Number of Sales		2	3	1	1
			Avg. % Listing Price		93	101	100	98
		3	Avg. Sold Price	486,748	495,936	544,788	555,299	594,436
			Median List Price	499,000	499,900	544,450	587,900	594,450
			Change Quarter over Quarter		4.12%	10.01%	5.30%	0.17%
			Avg. Days On Market	22	12	10	12	12
			Number of Sales	29	33	26	41	26
			Avg. % Listing Price	98	101	102	100	102
		4	Avg. Sold Price	506,250	553,936	657,000	678,917	696,750
			Median List Price	549,450	554,445	649,700	659,450	693,950
			Change Quarter over Quarter		2.28%	19.73%	1.59%	3.66%
			Avg. Days On Market	32	17	15	15	7
			Number of Sales	6	8	6	6	4
			Avg. % Listing Price	97	99	101	100	101
5	Avg. Sold Price	500,000						
	Median List Price	529,900						
	Change Quarter over Quarter		-100.00%					
	Avg. Days On Market	50						
	Number of Sales	1						
	Avg. % Listing Price	94						
6	Avg. Sold Price				740,000			
	Median List Price				689,000			
	Change Quarter over Quarter					-100.00%		
	Avg. Days On Market				8			
	Number of Sales				1			
	Avg. % Listing Price				107			

2016 Q4 MARKET REPORT – JULIAN CASALLAS – BRADFORD WEST GWILLIMBURY

Type	Garage Spaces ..	Br	Sold Date					
			2015 Q4	2016 Q1	2016 Q2	2016 Q3	2016 Q4	
Detached	2	1	Avg. Sold Price		1,060,000			
			Median List Price		1,099,000			
			Change Quarter over Quarter			-100.00%		
			Avg. Days On Market		68			
			Number of Sales		1			
			Avg. % Listing Price		96			
		2	Avg. Sold Price	518,750	576,375	670,000	685,667	582,750
			Median List Price	542,000	584,250	659,000	649,900	602,888
			Change Quarter over Quarter		11.33%	18.58%	-5.97%	-4.48%
			Avg. Days On Market	31	43	3	8	28
			Number of Sales	8	4	1	3	6
			Avg. % Listing Price	96	97	102	100	98
		3	Avg. Sold Price	541,096	578,527	617,380	659,200	706,706
			Median List Price	546,900	589,000	599,900	602,400	649,900
			Change Quarter over Quarter		10.38%	4.79%	1.14%	8.87%
			Avg. Days On Market	23	15	11	13	14
			Number of Sales	26	33	25	32	31
			Avg. % Listing Price	98	99	101	101	101
		4	Avg. Sold Price	648,243	720,378	746,218	782,410	820,437
			Median List Price	648,900	699,999	709,950	779,900	819,350
			Change Quarter over Quarter		8.59%	3.45%	8.47%	3.48%
			Avg. Days On Market	28	19	15	17	14
			Number of Sales	28	55	50	69	38
			Avg. % Listing Price	98	99	101	100	100
		5	Avg. Sold Price	652,000	888,000	916,333	782,500	829,125
			Median List Price	659,450	924,900	892,450	759,950	899,900
			Change Quarter over Quarter		36.20%	-0.34%	-11.58%	14.79%
			Avg. Days On Market	53	15	30	5	17
			Number of Sales	2	1	6	2	4
			Avg. % Listing Price	99	96	98	103	101
6	Avg. Sold Price		1,050,000					
	Median List Price		999,900					
	Change Quarter over Quarter			-100.00%				
	Avg. Days On Market		3					
	Number of Sales		1					
	Avg. % Listing Price		105					

Type	Garage Spaces ..	Br	Sold Date					
			2015 Q4	2016 Q1	2016 Q2	2016 Q3	2016 Q4	
Detached	3	2	Avg. Sold Price		1,175,000			585,000
			Median List Price		1,274,900			599,900
			Change Quarter over Quarter			-100.00%		
			Avg. Days On Market		13			33
			Number of Sales		1			1
			Avg. % Listing Price		92			98
		3	Avg. Sold Price	780,000	1,060,400	1,059,250	1,500,000	1,222,500
			Median List Price	799,900	1,175,000	1,174,400	1,500,000	1,207,495
			Change Quarter over Quarter		35.90%	9.58%	29.14%	-18.50%
			Avg. Days On Market	20	15	109	44	10
			Number of Sales	1	5	4	1	2
			Avg. % Listing Price	98	96	99	100	103
		4	Avg. Sold Price	897,500	951,000	1,084,000	1,483,750	1,406,694
			Median List Price	912,450	998,000	1,123,995	1,489,950	1,446,500
			Change Quarter over Quarter		5.96%	13.99%	29.61%	0.12%
			Avg. Days On Market	87	84	37	58	17
			Number of Sales	2	2	2	4	2
			Avg. % Listing Price	98	95	97	93	97
		5	Avg. Sold Price	1,550,000		1,458,000	920,000	
			Median List Price	1,589,000		1,595,000	929,000	
			Change Quarter over Quarter		-100.00%		-36.90%	-100.00%
			Avg. Days On Market	138		80	6	
			Number of Sales	1		1	1	
			Avg. % Listing Price	98		91	99	

2016 Q4 MARKET REPORT – JULIAN CASALLAS – BRADFORD WEST GWILLIMBURY



Overall the market continues to be healthy and strong with no signs of slowing down, inventory continues to be low and interest rate stable.

If you would like a FREE/No Obligation Market evaluation of your home or simple curious about market conditions text or call me at 416.509.0963

If you have any questions or corrections feel free to contact me at julian.casallas@century21.ca

Notes:

- Statistics bases on data collected from MLS® from October 1, 2015 to December 31, 2016.
- The above report only considered the most common property types: Townhomes, Semi-Detached and Detached, for a detail analysis of other types contact me at julian.casallas@century21.ca
- Report created by Julian Casallas- Sales Representative – Century 21 Heritage Group Ltd.
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ABOUT JULIAN F. CASALLAS

I have been in the Real Estate business for over 9 years with a background in marketing and data analysis. My background and thorough understanding of the real estate market allows me to market homes effectively.

My passion for real estate is what drives me to provide outstanding service with the best experience possible. It is all about you and your WINs! (Wants, Interests and Needs)

I am a happily married father of one (and one on the way!) and a dog lover. When I am not selling houses or helping Clients find their dream home, I enjoy spending time with my family, being involved in my local community and advancing my learning on new technology.

I look forward to working with you. I am committed in providing you with professional and outstanding service.

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