

# Local Market Update – July 2020

A Research Tool Provided by Ontario Regional Technology & Information Systems Inc.



## Simcoe County

Region

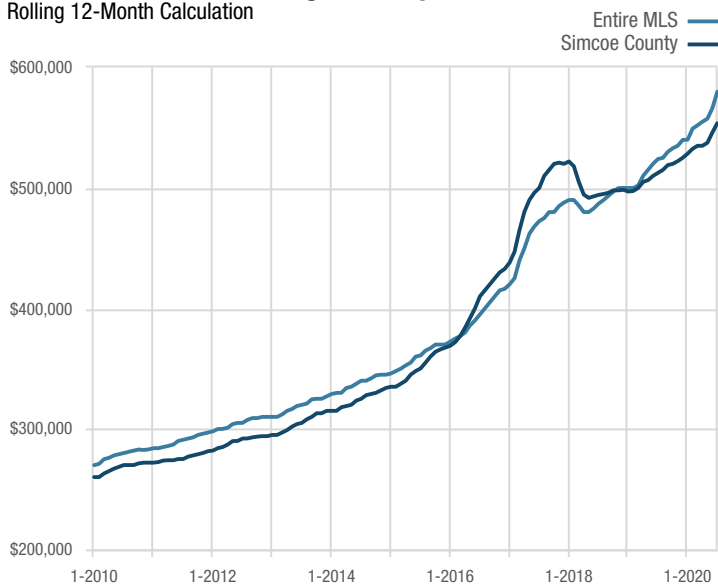
Single Family	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	837	657	- 21.5%	5,065	4,101	- 19.0%
Sales	386	620	+ 60.6%	2,251	2,664	+ 18.3%
Days on Market Until Sale	35	28	- 20.0%	36	32	- 11.1%
Median Sales Price*	\$529,500	\$606,500	+ 14.5%	\$525,000	\$570,000	+ 8.6%
Average Sales Price*	\$552,367	\$640,329	+ 15.9%	\$556,126	\$609,611	+ 9.6%
Percent of List Price Received*	97.3%	99.3%	+ 2.1%	97.7%	98.7%	+ 1.0%
Inventory of Homes for Sale	1,448	642	- 55.7%	—	—	—
Months Supply of Inventory	4.9	1.8	- 63.3%	—	—	—

Townhouse/Condo	July			Year to Date		
	2019	2020	% Change	Thru 7-2019	Thru 7-2020	% Change
New Listings	180	210	+ 16.7%	1,160	1,072	- 7.6%
Sales	119	155	+ 30.3%	667	713	+ 6.9%
Days on Market Until Sale	38	26	- 31.6%	37	28	- 24.3%
Median Sales Price*	\$399,000	\$450,500	+ 12.9%	\$395,000	\$425,000	+ 7.6%
Average Sales Price*	\$403,529	\$457,771	+ 13.4%	\$397,575	\$427,162	+ 7.4%
Percent of List Price Received*	98.2%	100.2%	+ 2.0%	98.2%	99.4%	+ 1.2%
Inventory of Homes for Sale	260	189	- 27.3%	—	—	—
Months Supply of Inventory	2.9	1.9	- 34.5%	—	—	—

\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

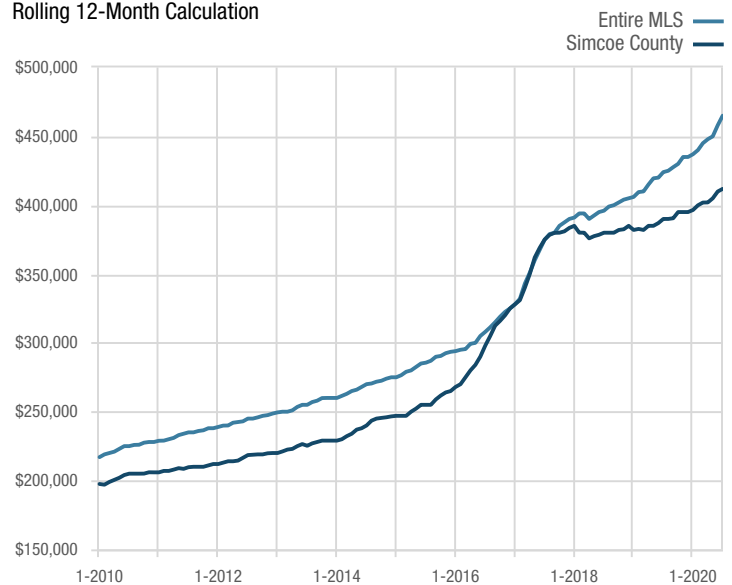
### Median Sales Price - Single-Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse/Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.