

Local Market Update – September 2021

A Research Tool Provided by ITSO.



Simcoe County

Area

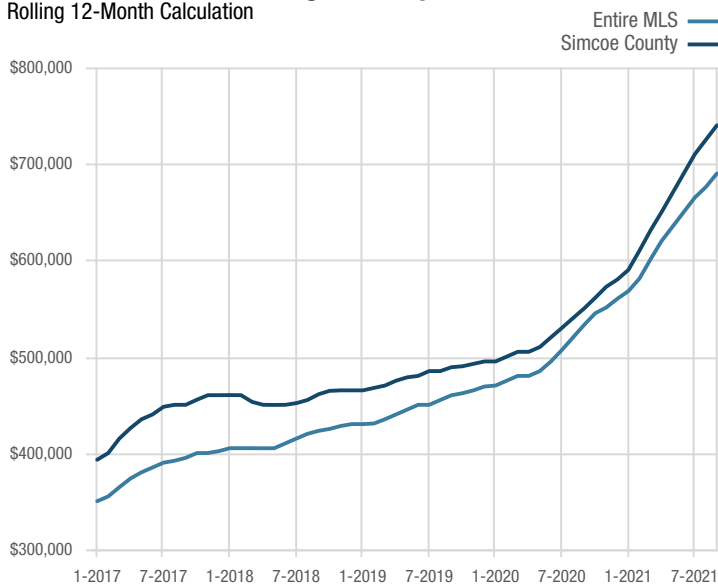
Single Family	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
Key Metrics						
New Listings	949	761	- 19.8%	8,716	8,581	- 1.5%
Sales	804	559	- 30.5%	6,187	6,426	+ 3.9%
Days on Market Until Sale	24	17	- 29.2%	34	13	- 61.8%
Median Sales Price*	\$630,000	\$788,000	+ 25.1%	\$565,000	\$765,000	+ 35.4%
Average Sales Price*	\$689,911	\$859,232	+ 24.5%	\$614,084	\$830,574	+ 35.3%
Percent of List Price Received*	100.7%	104.1%	+ 3.4%	99.0%	106.5%	+ 7.6%
Inventory of Homes for Sale	861	580	- 32.6%	—	—	—
Months Supply of Inventory	1.3	0.9	- 30.8%	—	—	—

Townhouse/Condo	September			Year to Date		
	2020	2021	% Change	Thru 9-2020	Thru 9-2021	% Change
Key Metrics						
New Listings	250	197	- 21.2%	2,106	2,076	- 1.4%
Sales	247	168	- 32.0%	1,499	1,699	+ 13.3%
Days on Market Until Sale	31	17	- 45.2%	33	15	- 54.5%
Median Sales Price*	\$440,000	\$601,500	+ 36.7%	\$420,000	\$580,000	+ 38.1%
Average Sales Price*	\$466,725	\$610,750	+ 30.9%	\$439,112	\$579,740	+ 32.0%
Percent of List Price Received*	100.5%	104.2%	+ 3.7%	99.5%	106.3%	+ 6.8%
Inventory of Homes for Sale	237	116	- 51.1%	—	—	—
Months Supply of Inventory	1.5	0.6	- 60.0%	—	—	—

* 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.

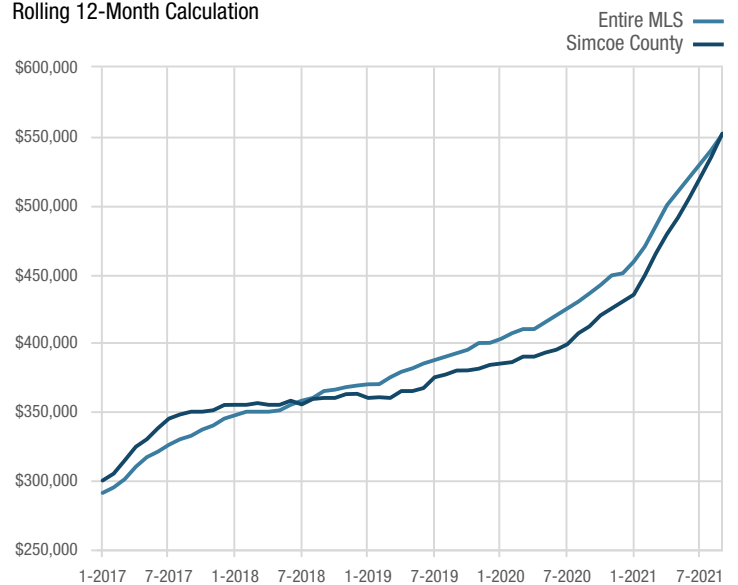
Median Sales Price - Single-Family

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.