

Local Market Update – April 2022

A Research Tool Provided by ITSO.



Simcoe County

Area

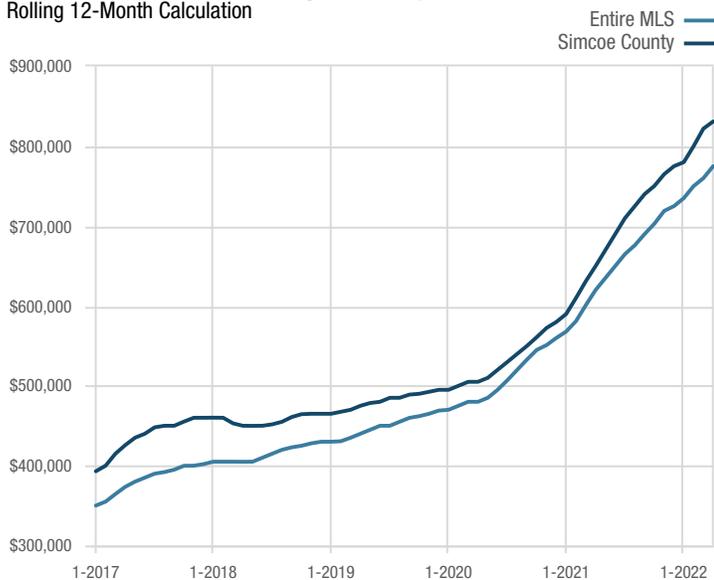
Single Family	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	1,244	1,279	+ 2.8%	3,992	3,718	- 6.9%
Sales	911	513	- 43.7%	2,971	1,995	- 32.9%
Days on Market Until Sale	10	11	+ 10.0%	12	11	- 8.3%
Median Sales Price*	\$765,000	\$876,500	+ 14.6%	\$755,000	\$960,000	+ 27.2%
Average Sales Price*	\$835,587	\$960,682	+ 15.0%	\$811,886	\$1,038,988	+ 28.0%
Percent of List Price Received*	108.2%	105.2%	- 2.8%	108.4%	110.7%	+ 2.1%
Inventory of Homes for Sale	639	934	+ 46.2%	—	—	—
Months Supply of Inventory	0.8	1.6	+ 100.0%	—	—	—

Townhouse/Condo	April			Year to Date		
	2021	2022	% Change	Thru 4-2021	Thru 4-2022	% Change
New Listings	328	323	- 1.5%	1,033	936	- 9.4%
Sales	272	144	- 47.1%	847	580	- 31.5%
Days on Market Until Sale	14	12	- 14.3%	15	11	- 26.7%
Median Sales Price*	\$575,000	\$702,500	+ 22.2%	\$575,000	\$725,000	+ 26.1%
Average Sales Price*	\$576,561	\$705,551	+ 22.4%	\$568,704	\$724,800	+ 27.4%
Percent of List Price Received*	107.5%	105.4%	- 2.0%	108.4%	110.3%	+ 1.8%
Inventory of Homes for Sale	142	233	+ 64.1%	—	—	—
Months Supply of Inventory	0.7	1.5	+ 114.3%	—	—	—

* 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.

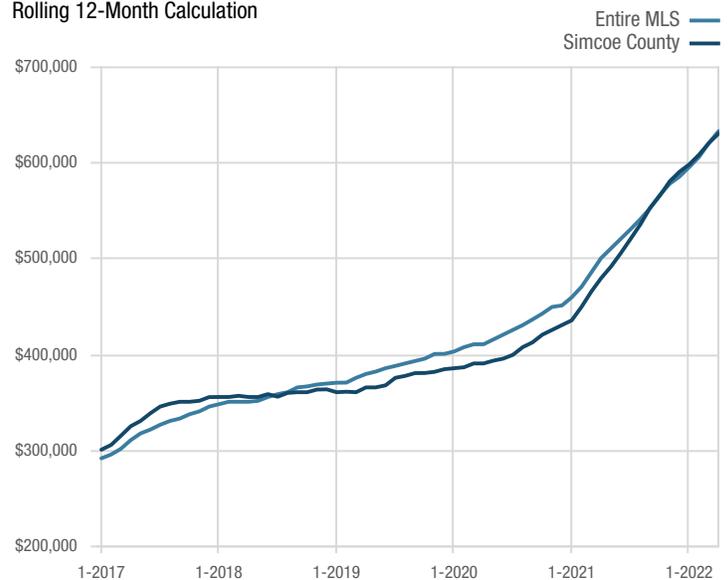
Median Sales Price - Single-Family

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.