

Local Market Update – November 2022

A Research Tool Provided by ITSO.



Simcoe County

Area

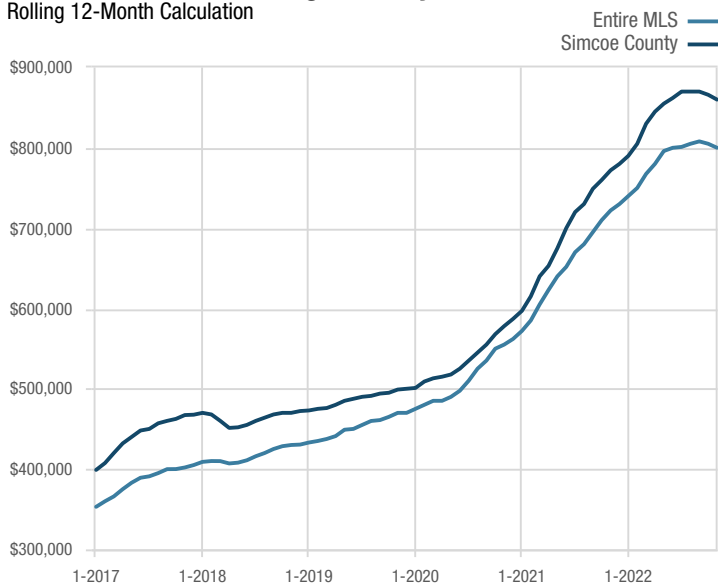
| Single Family | November | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2021 | 2022 | % Change | Thru 11-2021 | Thru 11-2022 | % Change |
| Key Metrics | | | | | | |
| New Listings | 491 | 594 | + 21.0% | 9,529 | 10,872 | + 14.1% |
| Sales | 475 | 320 | - 32.6% | 7,295 | 4,627 | - 36.6% |
| Days on Market Until Sale | 17 | 34 | + 100.0% | 14 | 19 | + 35.7% |
| Median Sales Price* | \$830,000 | \$735,000 | - 11.4% | \$776,000 | \$860,000 | + 10.8% |
| Average Sales Price* | \$918,909 | \$807,450 | - 12.1% | \$853,972 | \$947,075 | + 10.9% |
| Percent of List Price Received* | 106.2% | 96.0% | - 9.6% | 106.4% | 103.1% | - 3.1% |
| Inventory of Homes for Sale | 352 | 1,131 | + 221.3% | — | — | — |
| Months Supply of Inventory | 0.5 | 2.8 | + 460.0% | — | — | — |

| Townhouse/Condo | November | | | Year to Date | | |
|---------------------------------|-----------|------------------|----------|--------------|------------------|----------|
| | 2021 | 2022 | % Change | Thru 11-2021 | Thru 11-2022 | % Change |
| Key Metrics | | | | | | |
| New Listings | 161 | 188 | + 16.8% | 2,393 | 2,822 | + 17.9% |
| Sales | 135 | 83 | - 38.5% | 1,984 | 1,350 | - 32.0% |
| Days on Market Until Sale | 13 | 31 | + 138.5% | 15 | 21 | + 40.0% |
| Median Sales Price* | \$660,000 | \$560,000 | - 15.2% | \$585,000 | \$650,000 | + 11.1% |
| Average Sales Price* | \$637,982 | \$585,981 | - 8.2% | \$587,795 | \$671,626 | + 14.3% |
| Percent of List Price Received* | 108.3% | 97.1% | - 10.3% | 106.4% | 103.4% | - 2.8% |
| Inventory of Homes for Sale | 89 | 316 | + 255.1% | — | — | — |
| Months Supply of Inventory | 0.5 | 2.6 | + 420.0% | — | — | — |

* 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.

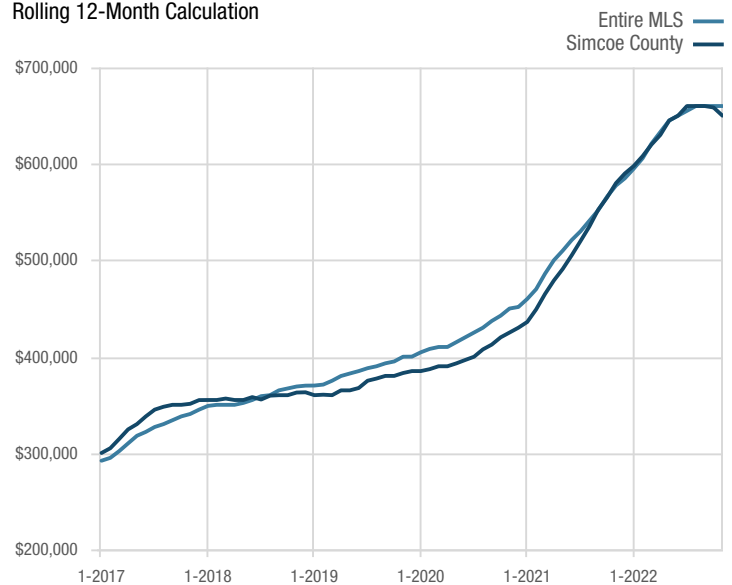
Median Sales Price - Single-Family

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.