

Woodstock-Ingersoll & District Real Estate Board
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**Woodstock-Ingersoll & District Real Estate Board MLS®
home sales narrowly miss setting new April record,
prices rise 50% year-over-year**

The number of homes sold through the MLS® System of the Woodstock-Ingersoll & District Real Estate Board totaled 190 units in April 2021. This was more than double the levels from a year earlier, increasing 143.6% from April 2020.

Home sales were 23.2% above the five-year average and 27.8% above the 10-year average for the month of April.

On a year-to-date basis, home sales totaled 596 units over the first four months of the year. This was a substantial increase of 35.1% from the same period in 2020.

"Activity came in just three sales shy of tying the April record set in 2017. The outsized gain this April is as much a story about the market hitting bottom last year as it is about the current unprecedented strength in demand," said Alison Porter, President of the Woodstock-Ingersoll & District Real Estate Board. "We're finally beginning to see a healthy dose of new supply coming onto the market, which has reversed our foray deeper into seller's market territory. Make no mistake though, with just a little more than 100 listings available on the market at the end of April and benchmark prices skyrocketing by 50% compared to last year we are still experiencing some of the tightest market conditions on record."

The MLS® Home Price Index (HPI) tracks price trends far more accurately than is possible using average or median price measures. The overall MLS® HPI composite benchmark price was \$588,500 in April 2021, a substantial gain of 50.7% compared to April 2020.

The benchmark price for single-family homes was \$611,100, an advance of 52.1% on a year-over-year basis in April. By comparison, the benchmark price for townhouse/row units was \$351,600, up sharply by 36% compared to a year earlier.

The average price of homes sold in April 2021 was \$634,562, a jump of 57.9% from April 2020.

The more comprehensive year-to-date average price was \$644,626, a substantial gain of 43.9% from the first four months of 2020.

The dollar value of all home sales in April 2021 was \$120.6 million, more than double the levels from a year earlier, surging 284.7% from the same month in 2020. This was also a new record for the month of April.

The number of new listings more than doubled the levels from a year earlier, increasing 150.5% from the lows in April 2020. There were 258 new residential listings in April 2021. This was the largest number of new listings added in the month of April in a decade.

New listings were 17.5% above the five-year average and 14.5% above the 10-year average for the month of April.

Active residential listings numbered 124 units on the market at the end of April, a substantial decline of 43.4% from the end of April 2020. Active listings haven't been this low in the month of April in more than three decades.

Active listings were 50.5% below the five-year average and 71.9% below the 10-year average for the month of April.

Months of inventory numbered 0.7 at the end of April 2021, down from the 2.8 months recorded at the end of April 2020 and below the long-run average of 3.2 months for this time of year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

**Residential housing activity
Woodstock-Ingersoll
April 2021**

Seasonally Adjusted ¹		Percentage change compared to					
		1 month ago	2 months ago	3 months ago	4 months ago	5 months ago	6 months ago
		March 2021	February 2021	January 2021	December 2020	November 2020	October 2020
Sales Activity	147	-6.4	-8.1	58.1	12.2	27.8	-7.0
Average Price	\$626,655	3.5	0.9	2.7	12.2	11.8	16.7
Dollar Volume*	\$92.1	-3.1	-7.3	62.4	25.9	42.9	8.6
New Listings	178	4.1	6.0	85.4	40.2	18.7	16.3
Active Listings	107	48.6	59.7	55.1	81.4	24.4	27.4

Actual ²		Percentage change compared to					
		1 Year ago	2 years ago	3 years ago	5 years ago	7 months ago	10 years ago
		April 2020	April 2019	April 2018	April 2016	April 2014	April 2011
Sales Activity	190	143.6	16.6	29.3	10.5	41.8	62.4
Average Price	\$634,562	57.9	47.8	70.3	120.1	140.7	199.0
Dollar Volume*	\$120.6	284.7	72.3	120.1	143.1	241.3	385.5
New Listings	258	150.5	4.5	8.9	31.6	7.5	-0.8
Active Listings	124	-43.4	-64.1	-61.6	-66.8	-80.6	-85.7

Year-to-date ³		Percentage change compared to					
		1 Year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		April 2020 YTD	April 2019 YTD	April 2018 YTD	April 2016 YTD	April 2014 YTD	April 2011 YTD
Sales Activity	596	35.1	19.2	24.2	13.7	59.8	34.5
Average Price	\$644,626	43.9	57.4	73.2	134.8	159.5	201.4
Dollar Volume*	\$384.2	94.5	87.6	115.0	167.0	314.7	305.5
New Listings	726	25.4	-1.5	2.5	5.8	-3.5	-17.6
Active Listings**	85	-58.8	-72.1	-67.9	-77.4	-85.8	-88.9

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		March 2021	January 2021	October 2020	April 2020	April 2019	April 2016
Sales to New Listings Ratio	82.6	91.8	96.9	103.3	87.0	70.8	93.8
Months of Inventory	0.7	0.5	0.7	0.5	3.1	2.5	2.4

¹ Seasonal adjustment removes normal seasonal variations, enabling analysis of monthly changes and fundamental trends in the data.

² Actual (not seasonally adjusted) data as processed through the MLS® System of the Woodstock-Ingersoll & District Real Estate Board.

³ Sum of actual data from January to present month of any given year.

⁴ Seasonally adjusted; sales to new listings ratio=sales/new listings*100; months of inventory=active listings at the end of the month/sales for the month.

* In millions of dollars.

** The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

Woodstock-Ingersoll & District Real Estate Board

Housing Market Update for April 2021*

woodstock-ingersoll & district
real estate board

*Based on residential data from the Woodstock-Ingersoll & District Real Estate Board MLS® System.

All percentage changes are year-over-year comparisons.



Home sales up 144%

Home sales numbered 190 units in April 2021, up 144% compared to the 78 units sold in April 2020.



Market balance

At the end of April 2021, the market balance was in sellers market territory.



New listings up 150%

There were 258 new listings added in April 2021, up 150% compared to the 103 listings added in April 2020.



Benchmark price up 50.7%

The benchmark price was \$588,500 in April 2021, up 50.7% from \$390,400 in April 2020.



For more information visit www.creastats.crea.ca/board/WOOD

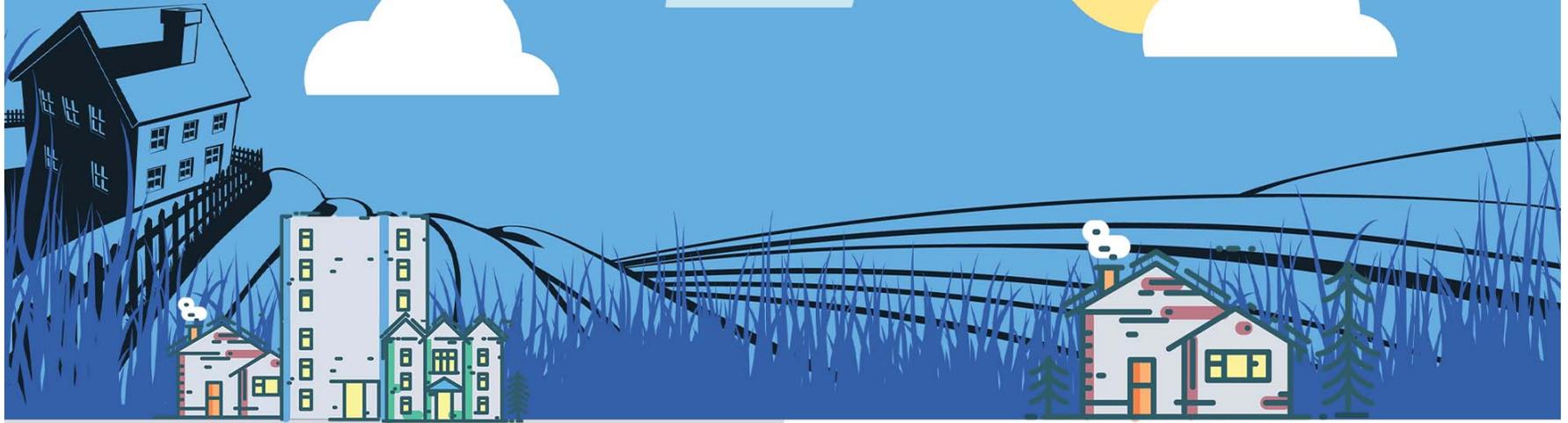
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Housing Market Update by Property Type for April 2021*

*Based on residential MLS® System data from Woodstock-Ingersoll & District Real Estate Board jurisdictional boundaries.

All percentage changes are year-over-year comparisons.



SINGLE FAMILY

Units Sold

157

153%



Benchmark Price

\$611,100

52.1%



TOWNHOUSE

Units Sold

15

200%



Benchmark Price

\$351,600

36.0%



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