



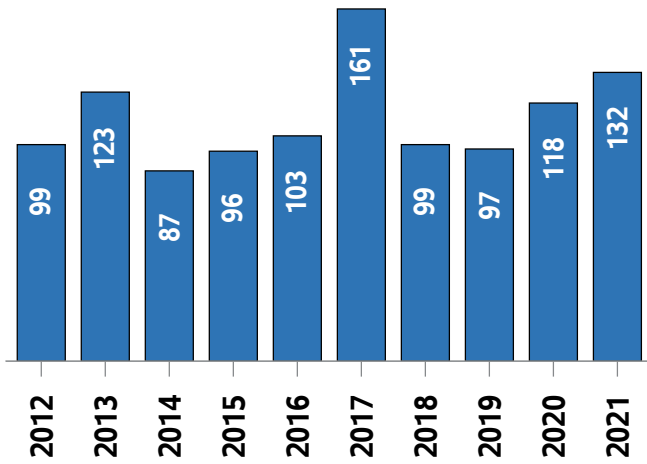
## **Woodstock-Ingersoll Residential Market Activity Report February 2021**



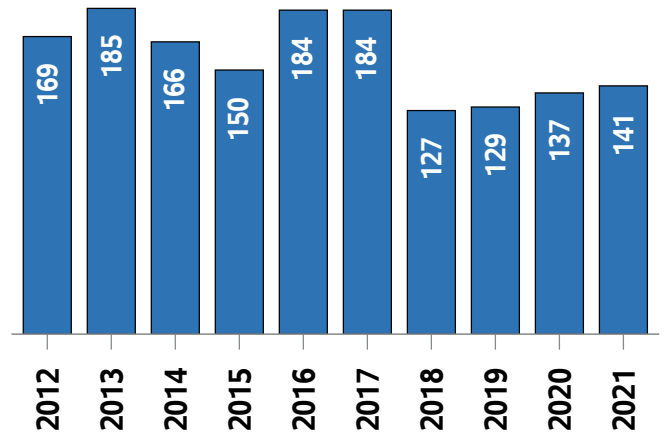
Prepared for the Woodstock-Ingersoll & District Real Estate Board by the Canadian Real Estate Association

# Woodstock-Ingersoll MLS® Residential Market Activity

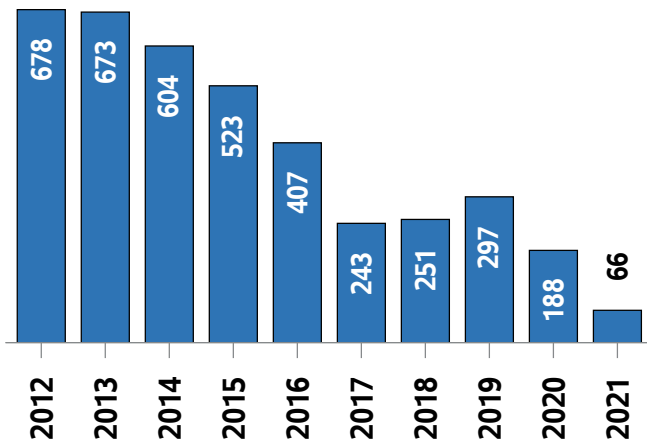
Sales Activity (February only)



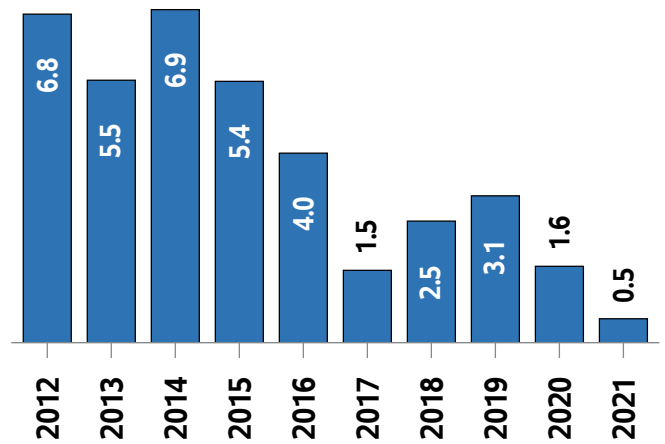
New Listings (February only)



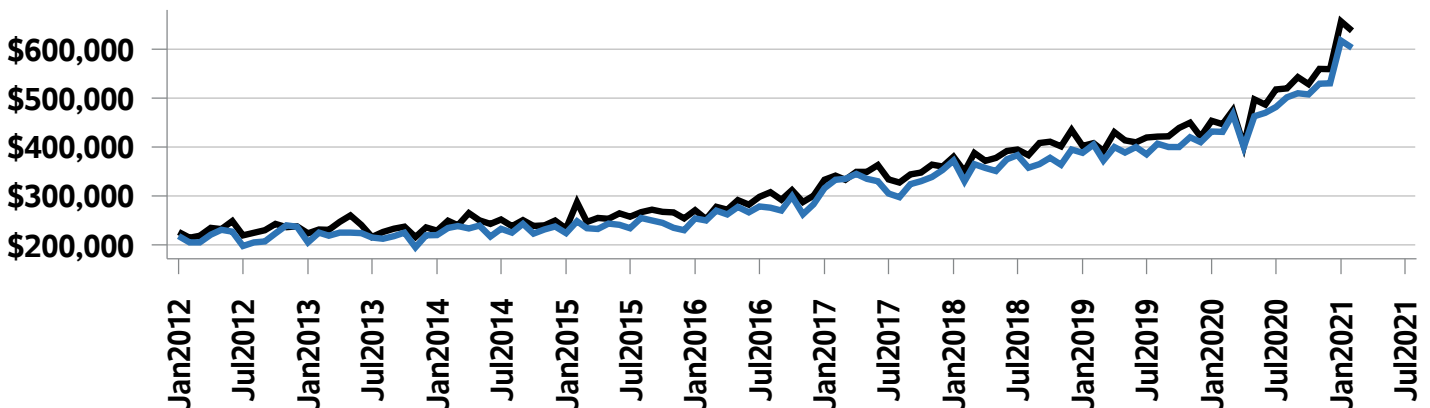
Active Listings (February only)



Months of Inventory (February only)

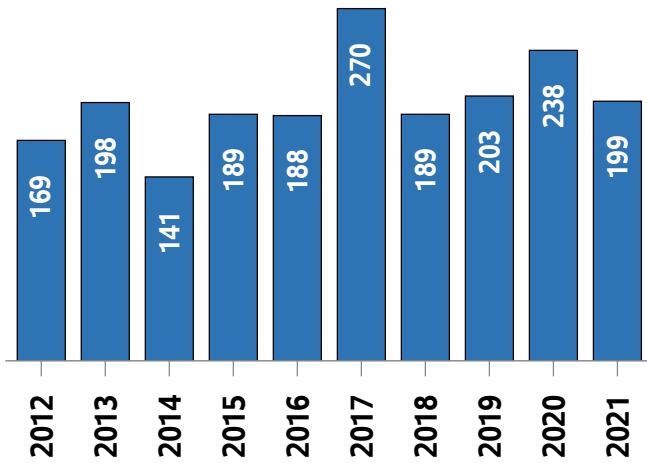


Average Price and Median Price

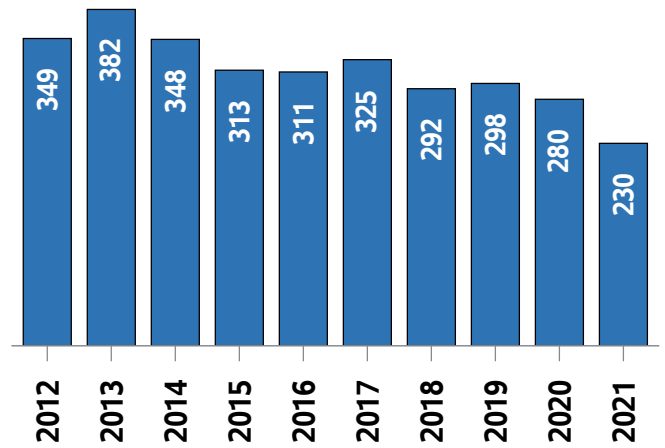


## Woodstock-Ingersoll MLS® Residential Market Activity

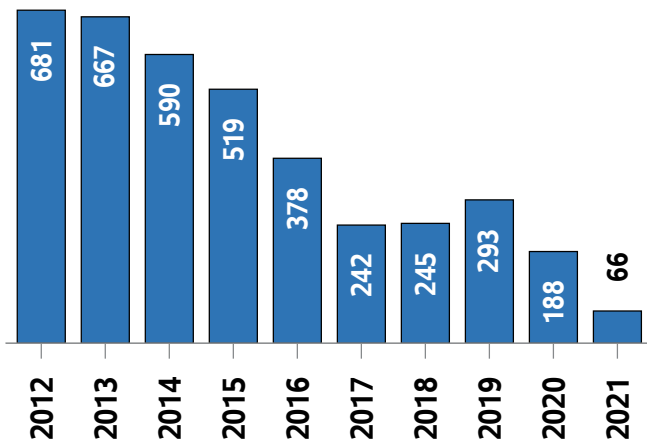
Sales Activity (February Year-to-date)



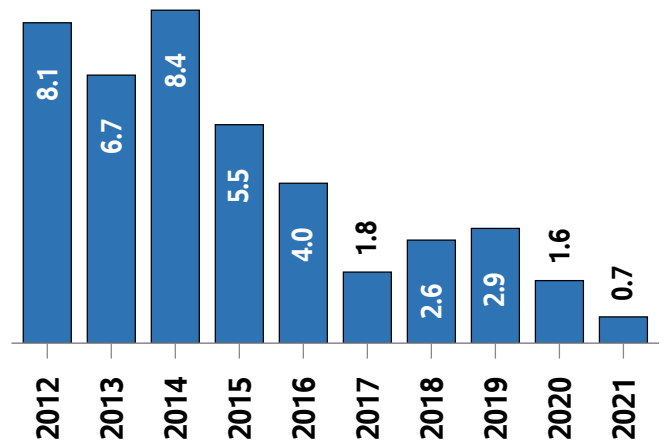
New Listings (February Year-to-date)



Active Listings <sup>1</sup> (February Year-to-date)



Months of Inventory <sup>2</sup> (February Year-to-date)



<sup>1</sup> 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

<sup>2</sup> Average active listings January to the current month/average of sales January to the current month

## Woodstock-Ingersoll MLS® Residential Market Activity

Actual	February 2021	Compared to <sup>6</sup>					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	132	11.9	36.1	33.3	28.2	51.7	33.3
Dollar Volume	\$84,160,553	59.6	112.7	142.8	223.5	287.9	292.9
New Listings	141	2.9	9.3	11.0	-23.4	-15.1	-22.5
Active Listings	66	-64.9	-77.8	-73.7	-83.8	-89.1	-91.1
Sales to New Listings Ratio <sup>1</sup>	93.6	86.1	75.2	78.0	56.0	52.4	54.4
Months of Inventory <sup>2</sup>	0.5	1.6	3.1	2.5	4.0	6.9	7.5
Average Price	\$637,580	42.7	56.3	82.1	152.4	155.7	194.7
Median Price	\$602,803	39.9	48.8	82.7	141.2	157.1	195.5
Sales to List Price Ratio	113.9	102.0	99.9	100.8	97.8	97.0	97.1
Median Days on Market	7.0	16.0	20.0	15.0	22.0	45.0	66.0
Year-to-date	February 2021	Compared to <sup>6</sup>					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	199	-16.4	-2.0	5.3	5.9	41.1	6.4
Dollar Volume	\$128,167,604	19.6	55.9	86.1	161.4	276.3	223.0
New Listings	230	-17.9	-22.8	-21.2	-26.0	-33.9	-33.9
Active Listings <sup>3</sup>	66	-64.8	-77.5	-73.1	-82.5	-88.8	-91.0
Sales to New Listings Ratio <sup>4</sup>	86.5	85.0	68.1	64.7	60.5	40.5	53.7
Months of Inventory <sup>5</sup>	0.7	1.6	2.9	2.6	4.0	8.4	7.9
Average Price	\$644,058	43.1	59.0	76.7	146.9	166.6	203.5
Median Price	\$610,000	41.3	55.6	74.3	140.9	171.1	208.1
Sales to List Price Ratio	111.0	101.4	99.6	100.0	98.4	96.9	96.2
Median Days on Market	7.0	16.0	26.0	18.0	32.0	63.0	83.0

<sup>1</sup> Sales / new listings \* 100; Compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; Compared to levels from previous periods.

<sup>3</sup> 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.

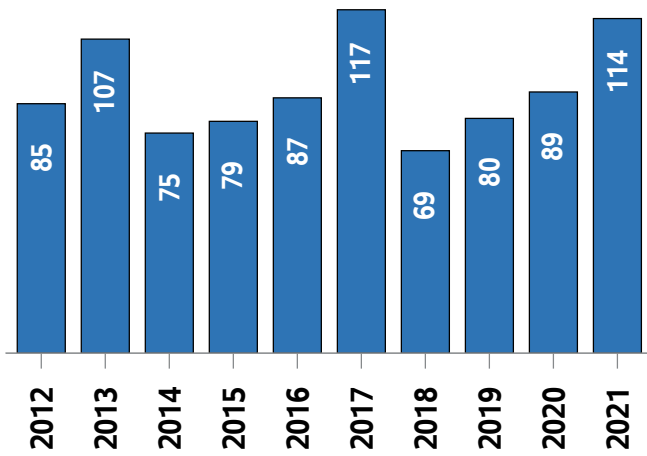
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>5</sup> The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

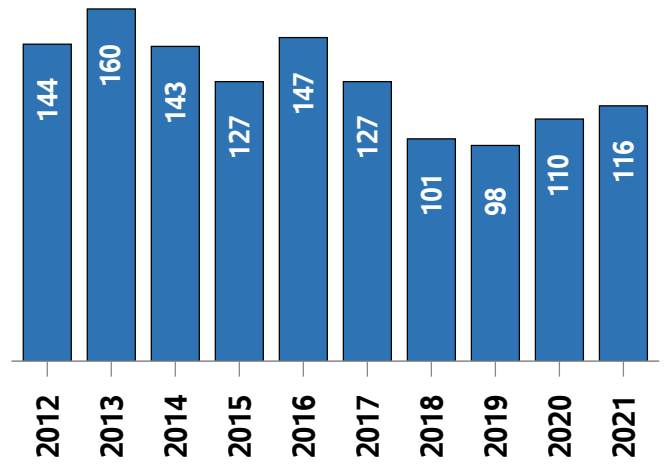
<sup>6</sup> Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

## Woodstock-Ingersoll MLS® Single Detached Market Activity

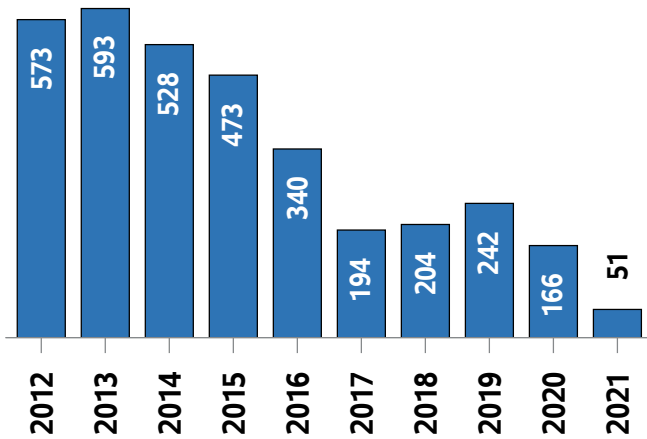
Sales Activity (February only)



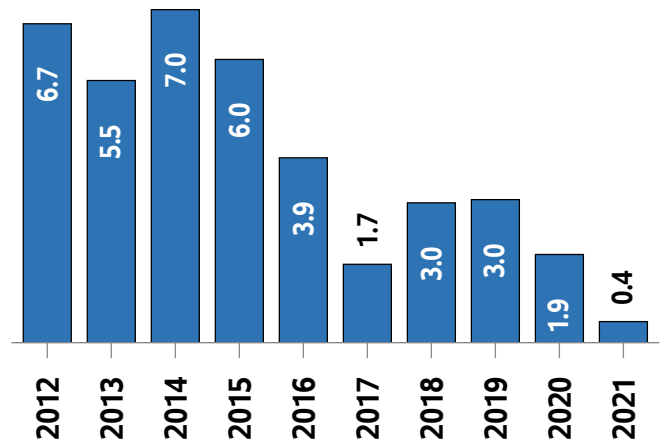
New Listings (February only)



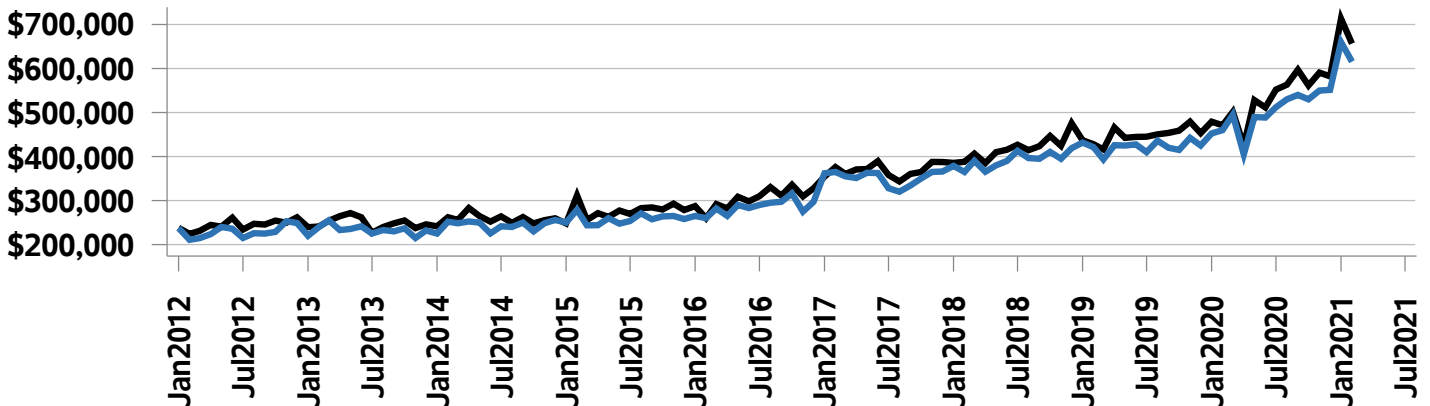
Active Listings (February only)



Months of Inventory (February only)

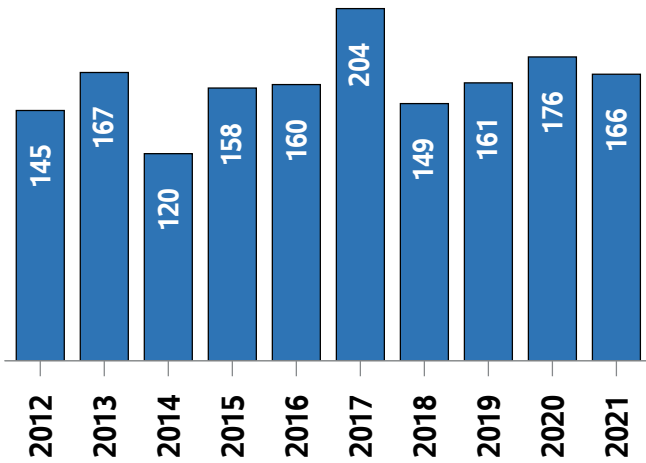


Average Price and Median Price

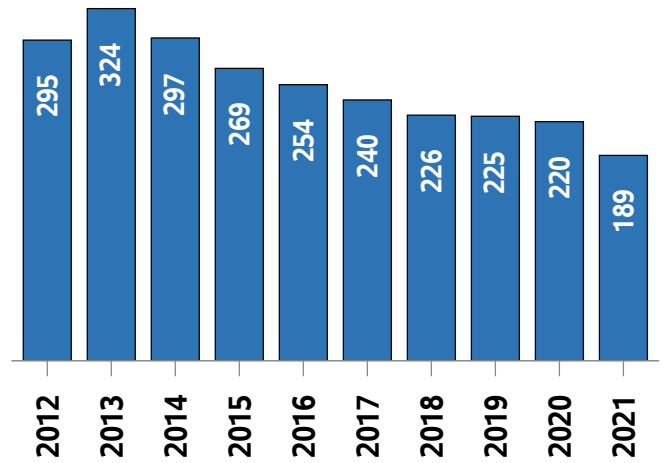


## Woodstock-Ingersoll MLS® Single Detached Market Activity

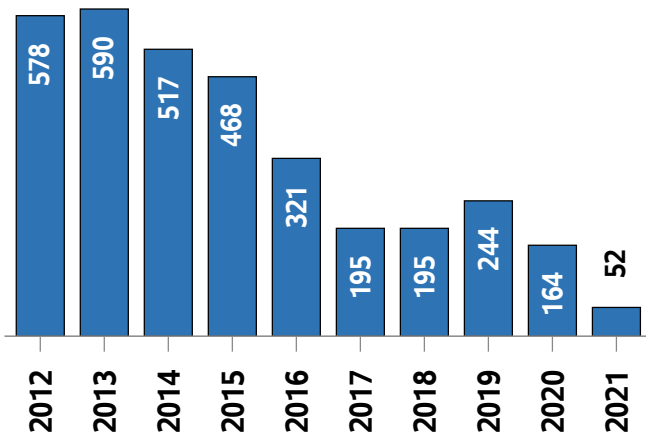
Sales Activity (February Year-to-date)



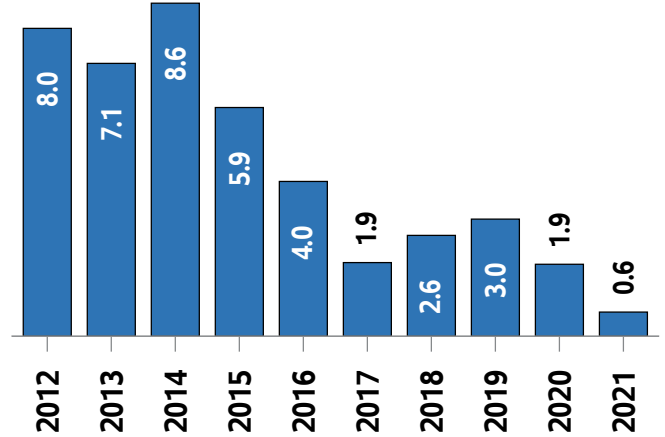
New Listings (February Year-to-date)



Active Listings <sup>1</sup> (February Year-to-date)



Months of Inventory <sup>2</sup> (February Year-to-date)



<sup>1</sup> 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

<sup>2</sup> Average active listings January to the current month/average of sales January to the current month

## Woodstock-Ingersoll MLS® Single Detached Market Activity

Actual	February 2021	Compared to <sup>6</sup>					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	114	28.1	42.5	65.2	31.0	52.0	39.0
Dollar Volume	\$74,845,842	78.5	118.6	179.5	231.0	280.7	298.8
New Listings	116	5.5	18.4	14.9	-21.1	-18.9	-27.0
Active Listings	51	-69.3	-78.9	-75.0	-85.0	-90.3	-92.0
Sales to New Listings Ratio <sup>1</sup>	98.3	80.9	81.6	68.3	59.2	52.4	51.6
Months of Inventory <sup>2</sup>	0.4	1.9	3.0	3.0	3.9	7.0	7.8
Average Price	\$656,542	39.4	53.4	69.2	152.6	150.5	186.9
Median Price	\$615,500	33.8	46.1	68.6	136.7	144.2	186.3
Sales to List Price Ratio	113.1	101.6	99.9	100.2	97.6	97.1	97.2
Median Days on Market	7.0	14.0	20.0	17.0	26.0	45.0	60.0
Year-to-date	February 2021	Compared to <sup>6</sup>					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	166	-5.7	3.1	11.4	3.8	38.3	8.5
Dollar Volume	\$111,931,698	33.9	60.8	94.2	156.8	266.7	227.0
New Listings	189	-14.1	-16.0	-16.4	-25.6	-36.4	-35.1
Active Listings <sup>3</sup>	52	-68.3	-78.7	-73.3	-83.8	-89.9	-91.7
Sales to New Listings Ratio <sup>4</sup>	87.8	80.0	71.6	65.9	63.0	40.4	52.6
Months of Inventory <sup>5</sup>	0.6	1.9	3.0	2.6	4.0	8.6	8.2
Average Price	\$674,287	41.9	55.9	74.4	147.5	165.1	201.4
Median Price	\$625,000	36.6	47.1	66.7	135.8	166.2	199.8
Sales to List Price Ratio	110.8	100.8	99.6	99.6	98.3	97.0	96.0
Median Days on Market	7.0	15.5	29.0	20.0	32.0	61.0	83.0

<sup>1</sup> Sales / new listings \* 100; Compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; Compared to levels from previous periods.

<sup>3</sup> 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.

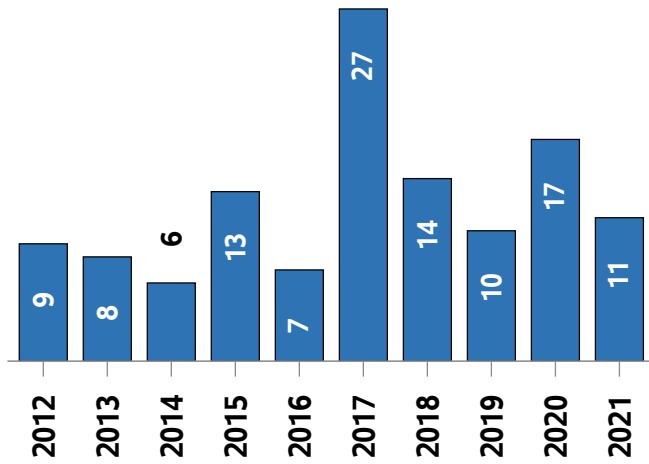
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>5</sup> The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

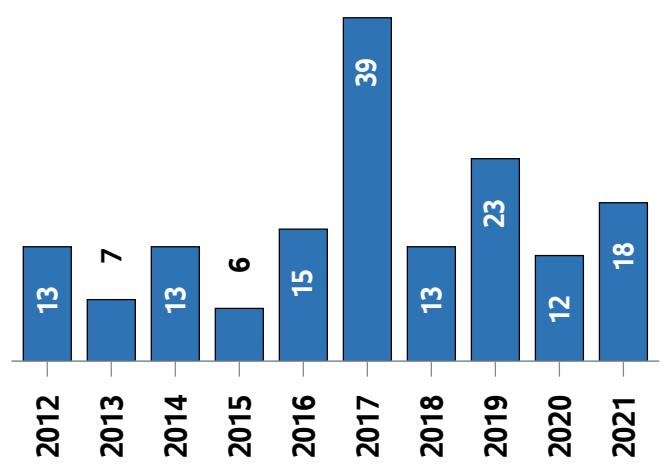
<sup>6</sup> Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

## Woodstock-Ingersoll MLS® Semi-Detached Market Activity

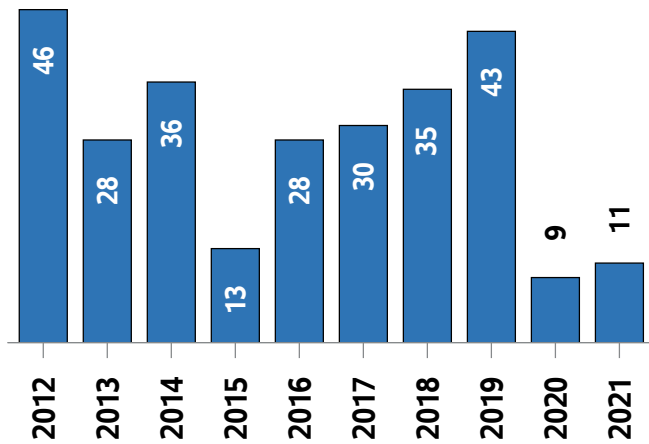
Sales Activity (February only)



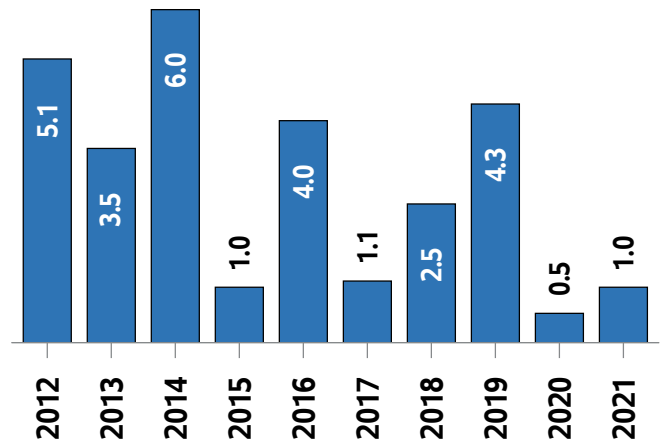
New Listings (February only)



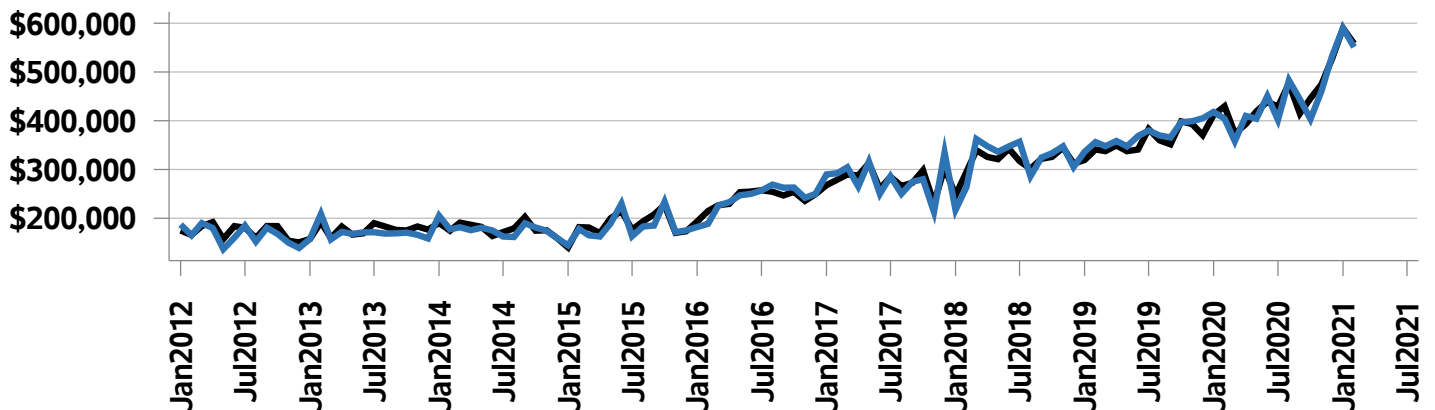
Active Listings (February only)



Months of Inventory (February only)



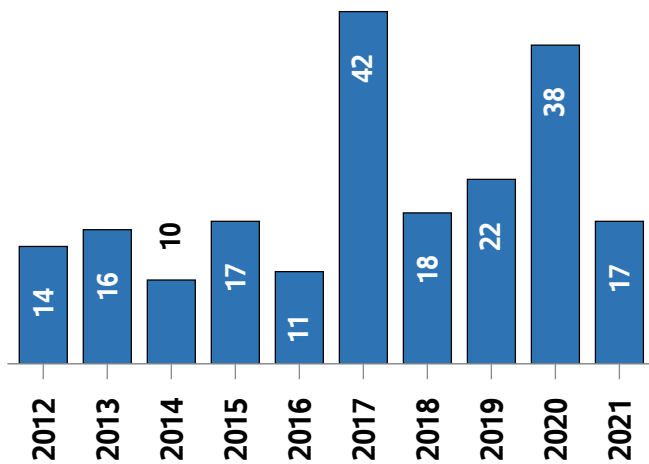
Average Price and Median Price



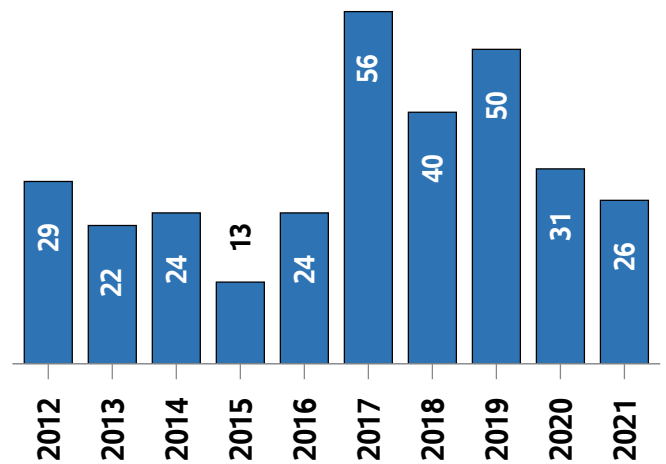


## Woodstock-Ingersoll MLS® Semi-Detached Market Activity

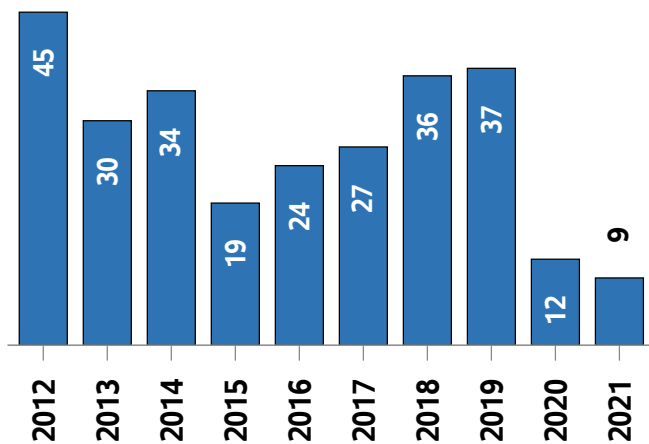
Sales Activity (February Year-to-date)



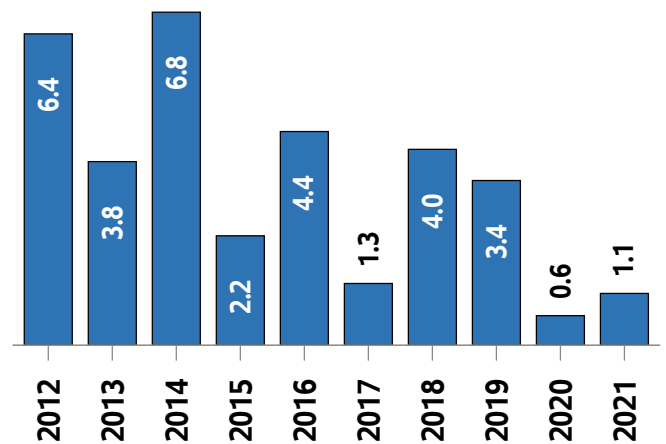
New Listings (February Year-to-date)



Active Listings <sup>1</sup> (February Year-to-date)



Months of Inventory <sup>2</sup> (February Year-to-date)



<sup>1</sup> 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

<sup>2</sup> Average active listings January to the current month/average of sales January to the current month

## Woodstock-Ingessoll MLS® Semi-Detached Market Activity

Actual	February 2021	Compared to <sup>6</sup>					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	11	-35.3	10.0	-21.4	57.1	83.3	83.3
Dollar Volume	\$6,140,611	-15.9	80.0	48.6	308.4	486.7	570.2
New Listings	18	50.0	-21.7	38.5	20.0	38.5	63.6
Active Listings	11	22.2	-74.4	-68.6	-60.7	-69.4	-77.1
Sales to New Listings Ratio <sup>1</sup>	61.1	141.7	43.5	107.7	46.7	46.2	54.5
Months of Inventory <sup>2</sup>	1.0	0.5	4.3	2.5	4.0	6.0	8.0
Average Price	\$558,237	29.9	63.6	89.1	159.9	220.0	265.5
Median Price	\$551,000	36.3	54.7	108.5	192.3	210.9	297.1
Sales to List Price Ratio	120.3	101.9	97.9	103.1	99.4	95.7	97.8
Median Days on Market	6.0	23.0	24.0	14.5	20.0	73.5	82.0
Year-to-date	February 2021	Compared to <sup>6</sup>					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	17	-55.3	-22.7	-5.6	54.5	70.0	13.3
Dollar Volume	\$9,679,606	-39.3	33.6	89.1	325.2	435.4	255.5
New Listings	26	-16.1	-48.0	-35.0	8.3	8.3	-13.3
Active Listings <sup>3</sup>	9	-21.7	-75.7	-75.0	-62.5	-73.5	-81.3
Sales to New Listings Ratio <sup>4</sup>	65.4	122.6	44.0	45.0	45.8	41.7	50.0
Months of Inventory <sup>5</sup>	1.1	0.6	3.4	4.0	4.4	6.8	6.4
Average Price	\$569,389	35.6	72.9	100.2	175.1	215.0	213.7
Median Price	\$561,500	37.0	63.4	128.7	200.3	199.9	240.3
Sales to List Price Ratio	114.2	101.6	99.7	102.7	98.9	95.8	98.4
Median Days on Market	7.0	22.5	13.5	18.0	21.0	113.0	127.0

<sup>1</sup> Sales / new listings \* 100; Compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; Compared to levels from previous periods.

<sup>3</sup> 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.

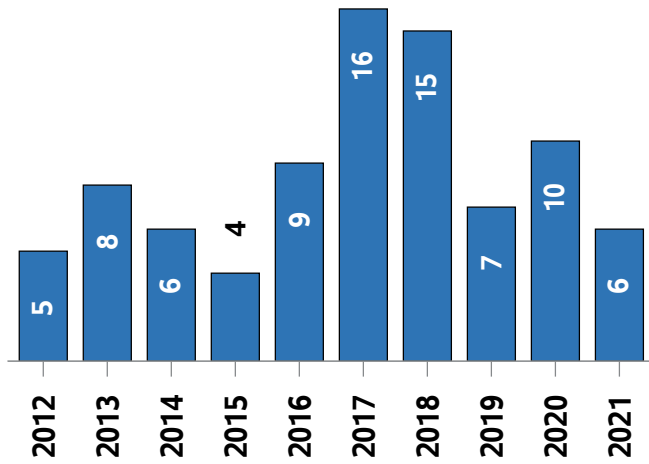
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>5</sup> The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

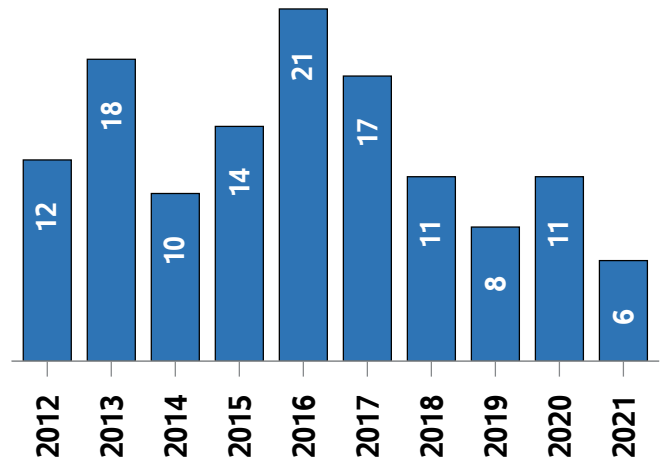
<sup>6</sup> Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

# Woodstock-Ingersoll MLS® Condo Market Activity

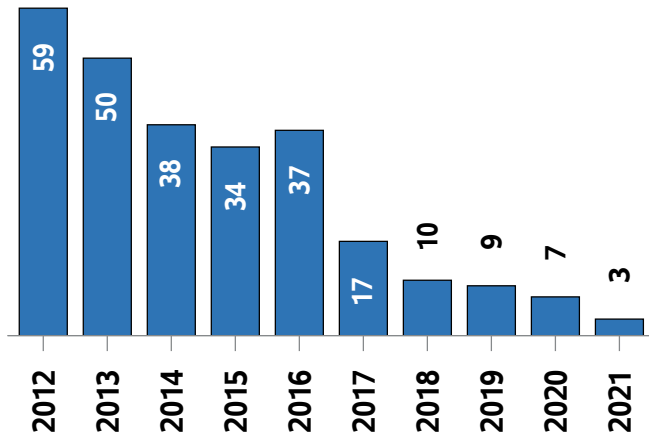
Sales Activity (February only)



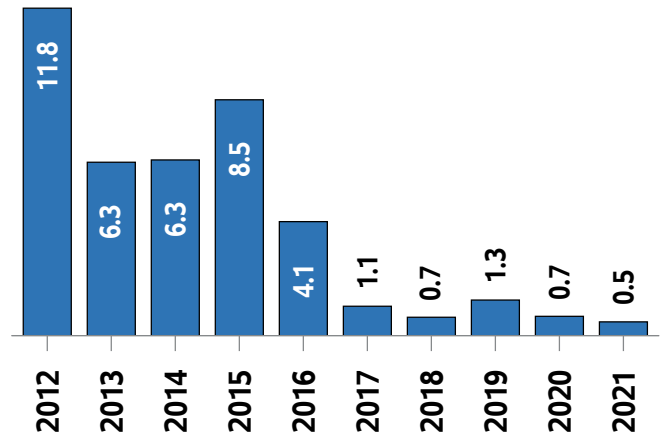
New Listings (February only)



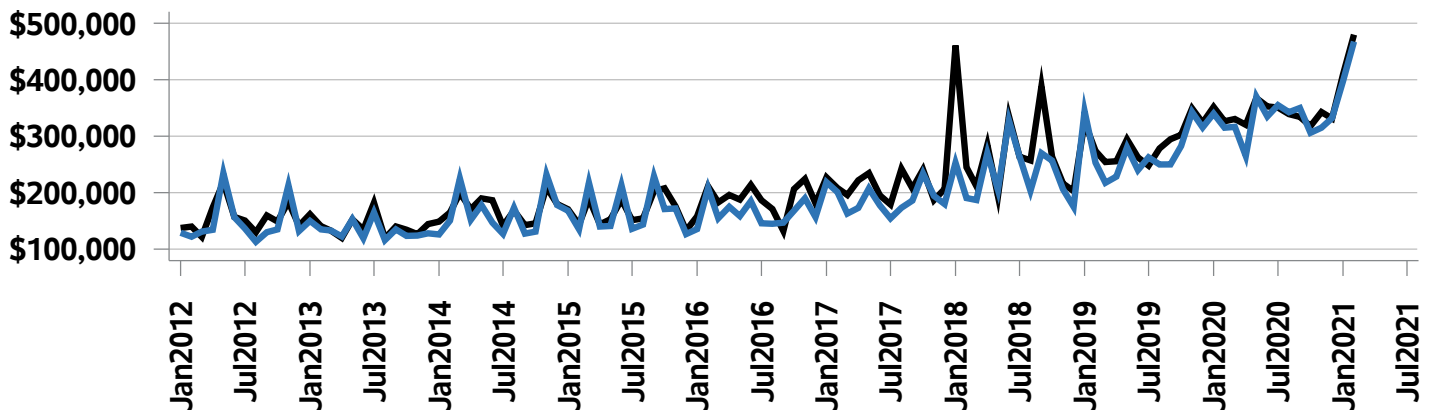
Active Listings (February only)



Months of Inventory (February only)

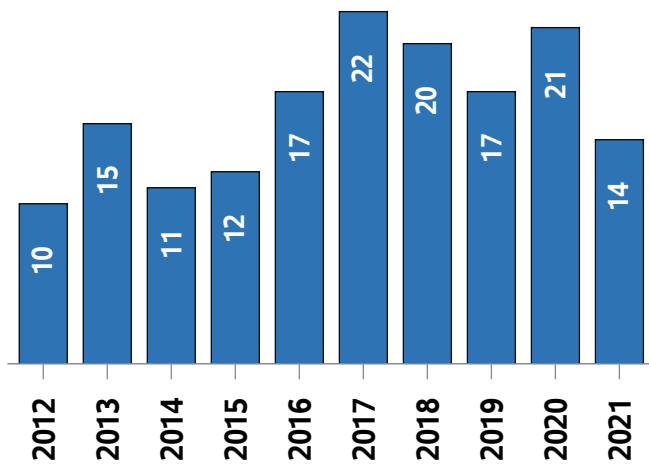


Average Price and Median Price

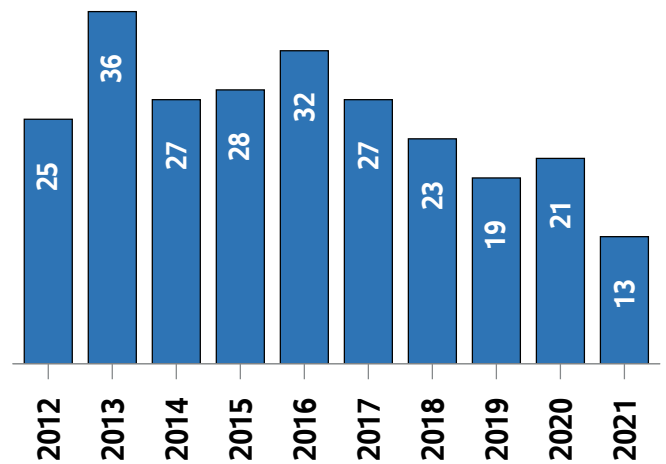


## Woodstock-Ingersoll MLS® Condo Market Activity

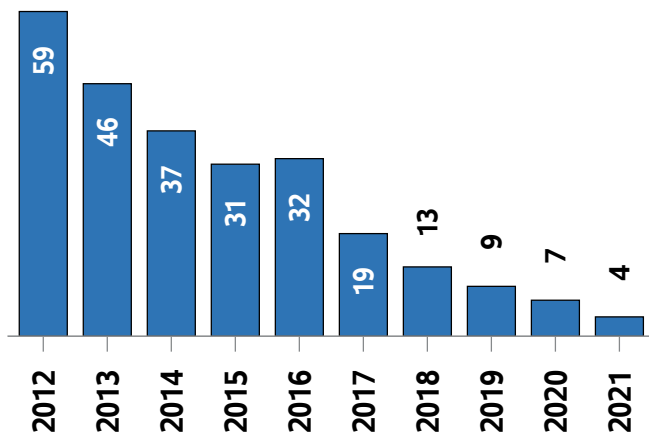
Sales Activity (February Year-to-date)



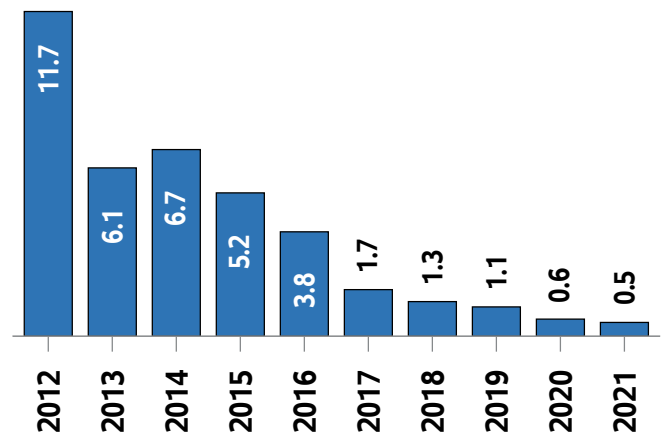
New Listings (February Year-to-date)



Active Listings <sup>1</sup> (February Year-to-date)



Months of Inventory <sup>2</sup> (February Year-to-date)



<sup>1</sup> 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

<sup>2</sup> Average active listings January to the current month/average of sales January to the current month

## Woodstock-Ingersoll MLS® Condo Market Activity

Actual	February 2021	Compared to <sup>6</sup>					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	6	-40.0	-14.3	-60.0	-33.3	0.0	-45.5
Dollar Volume	\$2,879,000	-11.8	50.2	-21.6	51.4	191.1	65.6
New Listings	6	-45.5	-25.0	-45.5	-71.4	-40.0	-50.0
Active Listings	3	-57.1	-66.7	-70.0	-91.9	-92.1	-94.8
Sales to New Listings Ratio <sup>1</sup>	100.0	90.9	87.5	136.4	42.9	60.0	91.7
Months of Inventory <sup>2</sup>	0.5	0.7	1.3	0.7	4.1	6.3	5.3
Average Price	\$479,833	47.0	75.2	95.9	127.1	191.1	203.7
Median Price	\$467,500	48.4	84.8	145.4	124.8	210.6	207.8
Sales to List Price Ratio	119.2	107.2	102.5	101.9	98.1	96.2	96.3
Median Days on Market	9.5	20.0	9.0	13.0	20.0	51.5	70.0
Year-to-date	February 2021	Compared to <sup>6</sup>					
		February 2020	February 2019	February 2018	February 2016	February 2014	February 2011
Sales Activity	14	-33.3	-17.6	-30.0	-17.6	27.3	-26.3
Dollar Volume	\$6,153,200	-13.7	19.1	2.9	94.4	255.2	125.3
New Listings	13	-38.1	-31.6	-43.5	-59.4	-51.9	-51.9
Active Listings <sup>3</sup>	4	-46.2	-61.1	-72.0	-89.1	-90.5	-94.3
Sales to New Listings Ratio <sup>4</sup>	107.7	100.0	89.5	87.0	53.1	40.7	70.4
Months of Inventory <sup>5</sup>	0.5	0.6	1.1	1.3	3.8	6.7	6.5
Average Price	\$439,514	29.4	44.6	47.1	136.0	179.1	205.8
Median Price	\$465,000	36.8	37.2	125.7	144.1	238.2	218.5
Sales to List Price Ratio	111.1	106.6	100.9	100.5	99.4	97.1	96.3
Median Days on Market	12.5	19.0	17.0	14.0	41.0	53.0	70.0

<sup>1</sup> Sales / new listings \* 100; Compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; Compared to levels from previous periods.

<sup>3</sup> 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.

<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>5</sup> The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

<sup>6</sup> Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.