



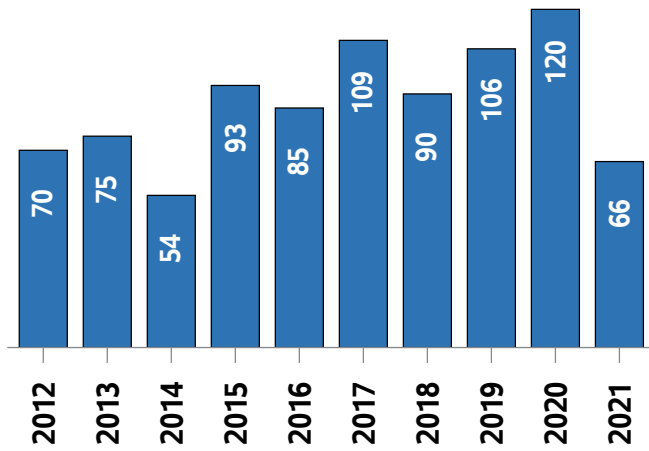
**Woodstock-Ingersoll and District Real
Estate Board
Residential Market Activity and MLS[®] HPI
Report
January 2021**



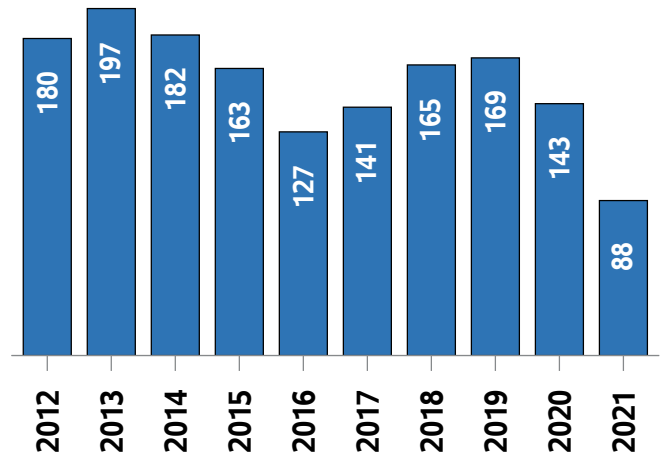
Prepared for the Woodstock-Ingersoll and District Real Estate Board by the Canadian Real Estate Association

Woodstock-Ingersoll MLS® Residential Market Activity

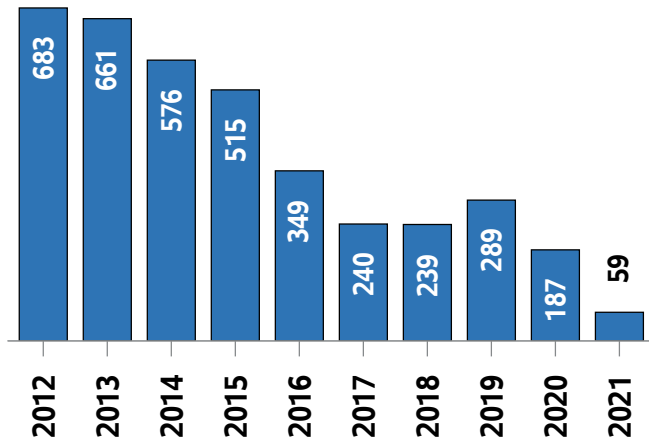
Sales Activity (January only)



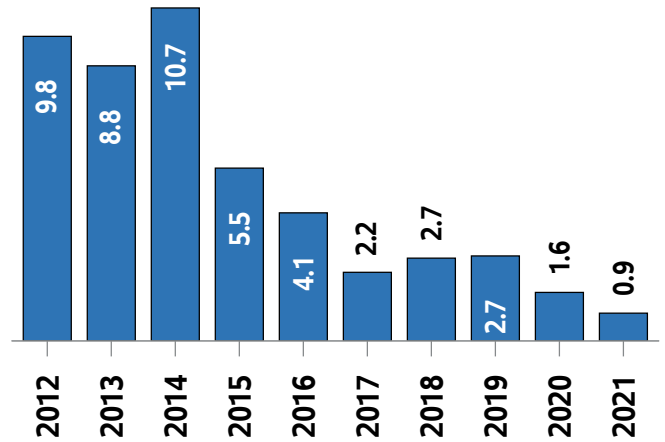
New Listings (January only)



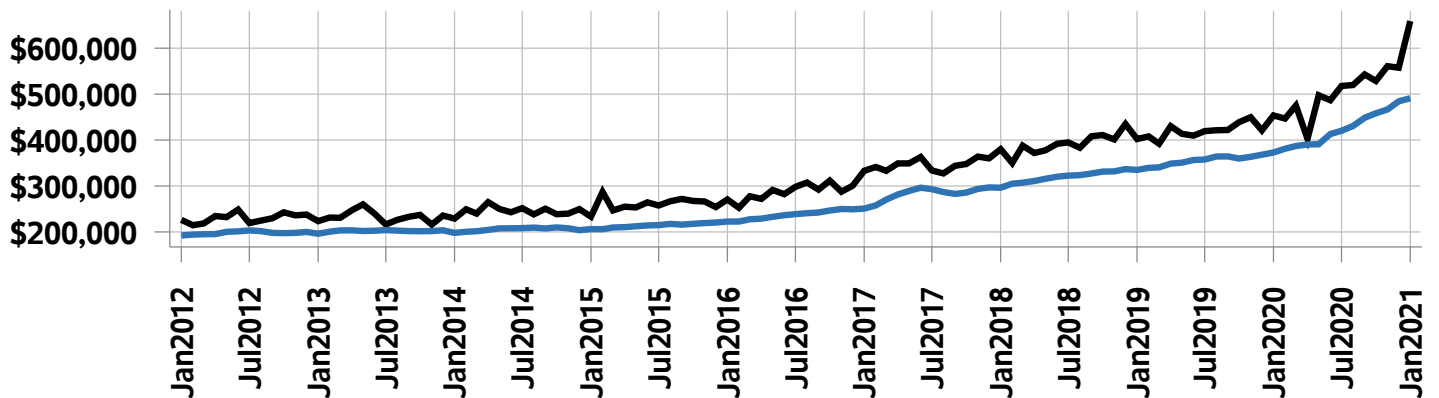
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Composite Benchmark Price and Average Price



Woodstock-Ingersoll MLS® Residential Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	66	-45.0	-37.7	-26.7	-22.4	22.2	-25.0
Dollar Volume	\$43,497,051	-20.1	2.0	27.1	89.0	251.6	138.2
New Listings	88	-38.5	-47.9	-46.7	-30.7	-51.6	-47.0
Active Listings	59	-68.4	-79.6	-75.3	-83.1	-89.8	-91.9
Sales to New Listings Ratio ¹	75.0	83.9	62.7	54.5	66.9	29.7	53.0
Months of Inventory ²	0.9	1.6	2.7	2.7	4.1	10.7	8.3
Average Price	\$659,046	45.3	63.8	73.4	143.4	187.7	217.6
Median Price	\$620,748	43.8	59.9	66.7	144.4	182.2	215.9
Sales to List Price Ratio	105.2	100.8	99.4	99.0	99.2	96.8	95.2
Median Days on Market	8.0	17.5	35.0	22.5	52.0	88.0	90.0

¹ Sales / new listings * 100; Compared to levels from previous periods.

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

³ 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.

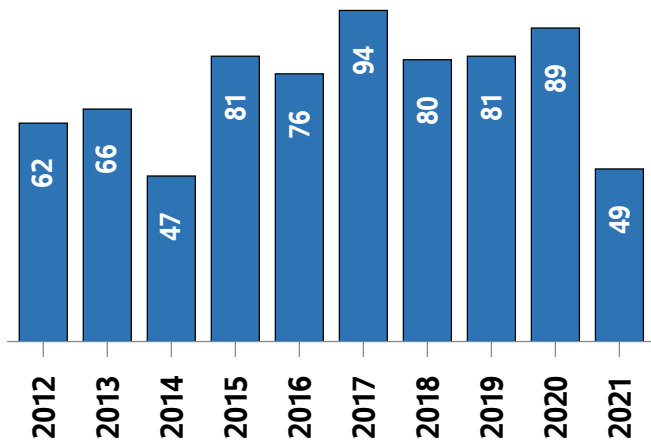
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

⁵ 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.

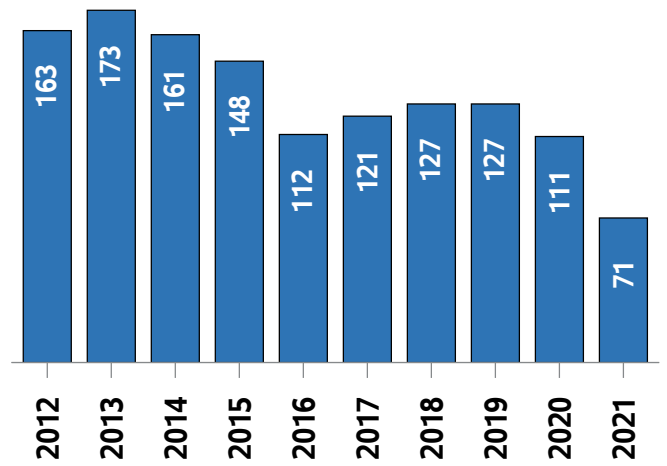
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

Woodstock-Ingersoll MLS® Single Detached Market Activity

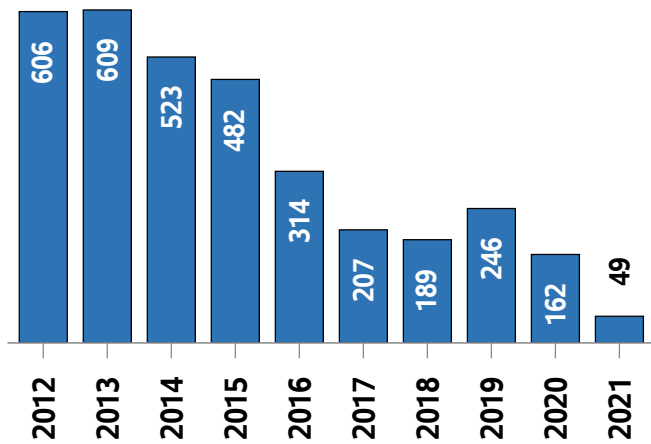
Sales Activity (January only)



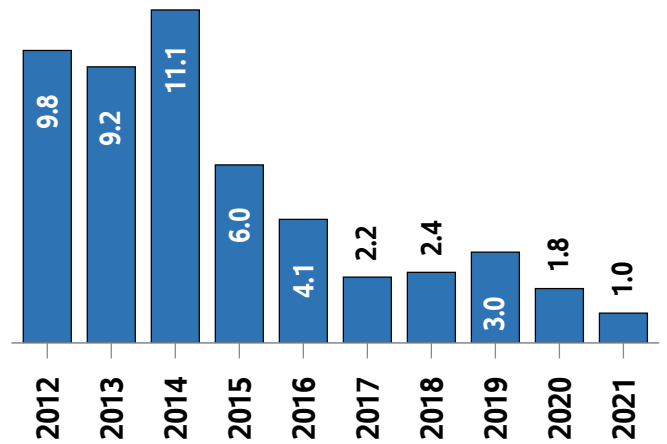
New Listings (January only)



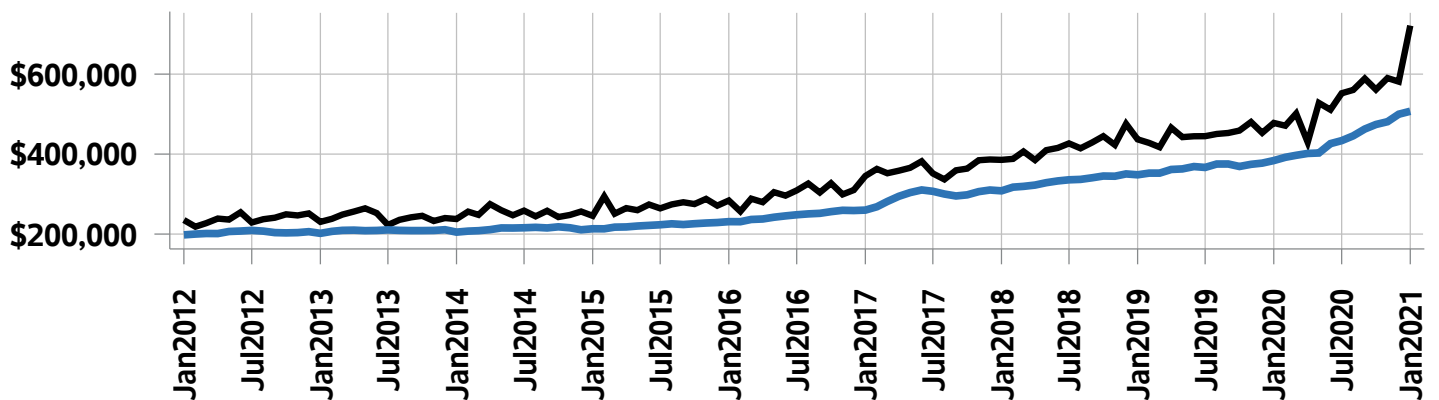
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Single Family Benchmark Price and Average Price



Woodstock-Ingersoll MLS® Single Detached Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	49	-44.9	-39.5	-38.7	-35.5	4.3	-37.2
Dollar Volume	\$35,345,856	-16.9	-0.1	14.6	63.8	216.4	111.0
New Listings	71	-36.0	-44.1	-44.1	-36.6	-55.9	-50.7
Active Listings	49	-69.8	-80.1	-74.1	-84.4	-90.6	-92.4
Sales to New Listings Ratio ¹	69.0	80.2	63.8	63.0	67.9	29.2	54.2
Months of Inventory ²	1.0	1.8	3.0	2.4	4.1	11.1	8.3
Average Price	\$721,344	50.9	65.1	87.1	154.0	203.5	235.9
Median Price	\$660,000	46.7	52.9	74.2	149.1	200.0	233.3
Sales to List Price Ratio	106.1	100.0	99.3	99.1	99.0	96.5	94.9
Median Days on Market	7.0	19.0	42.0	23.5	45.5	89.0	91.0

¹ Sales / new listings * 100; Compared to levels from previous periods.

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

³ 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.

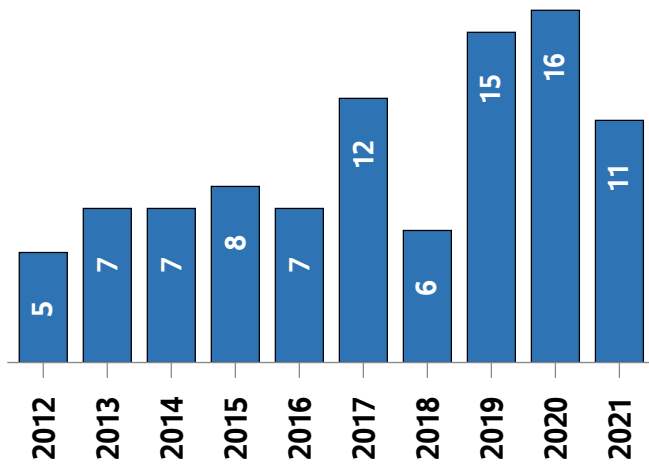
⁴ Sum of sales from January to current month / sum of new listings from January to current month.

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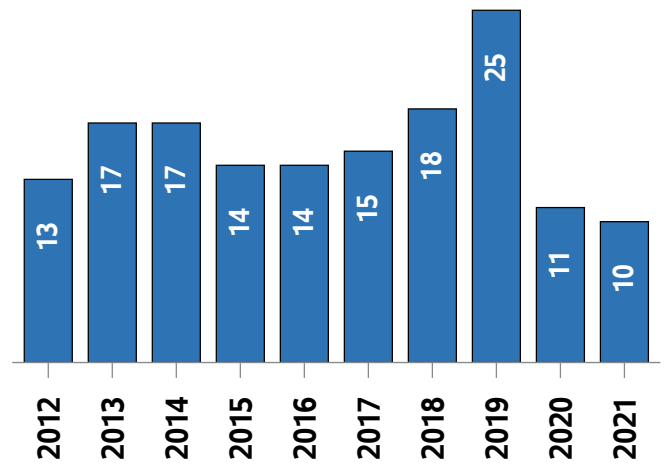
⁶ Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

Woodstock-Ingersoll MLS® Townhouse Market Activity

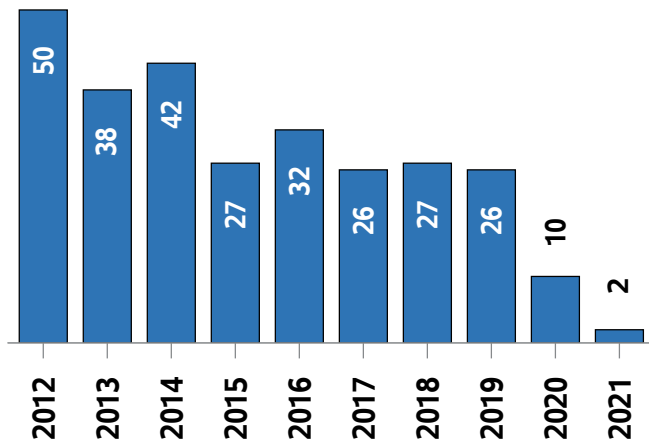
Sales Activity (January only)



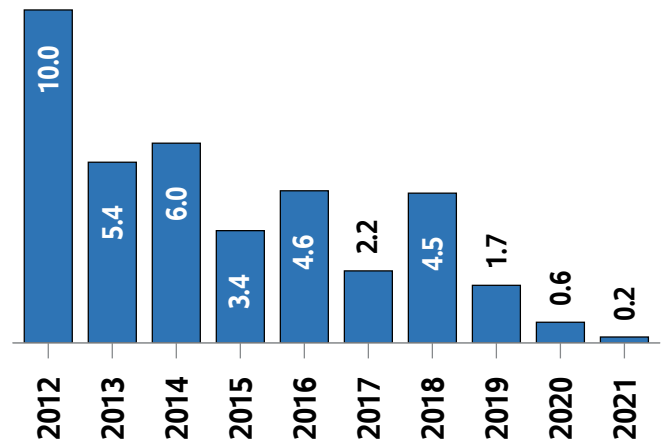
New Listings (January only)



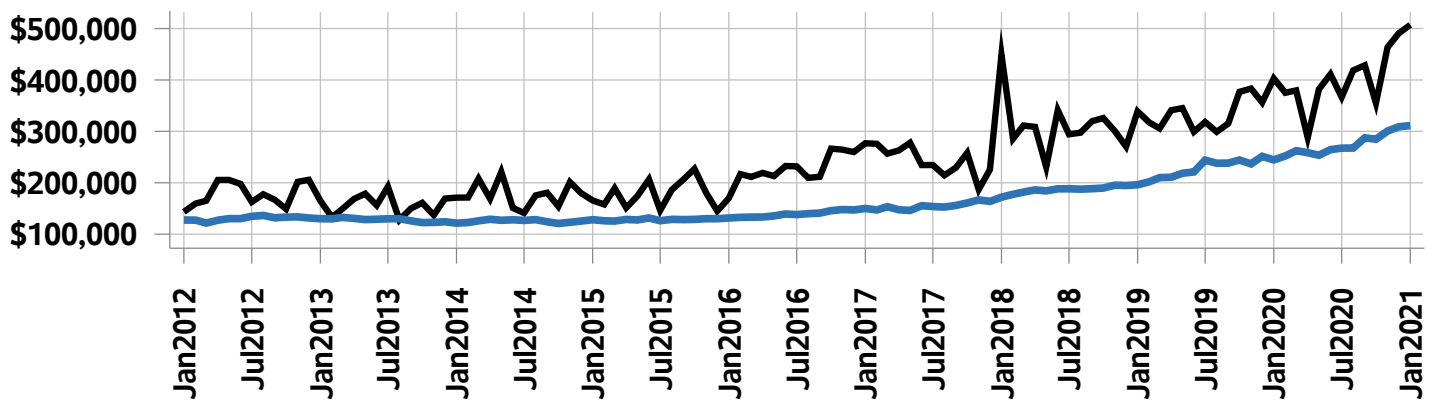
Active Listings (January only)



Months of Inventory (January only)



MLS® HPI Townhouse Benchmark Price and Average Price



Woodstock-Ingersoll MLS® Townhouse Market Activity

Actual	January 2021	Compared to ⁶					
		January 2020	January 2019	January 2018	January 2016	January 2014	January 2011
Sales Activity	11	-31.3	-26.7	83.3	57.1	57.1	83.3
Dollar Volume	\$5,578,695	-13.5	9.7	107.2	368.8	365.8	716.8
New Listings	10	-9.1	-60.0	-44.4	-28.6	-41.2	-50.0
Active Listings	2	-80.0	-92.3	-92.6	-93.8	-95.2	-96.9
Sales to New Listings Ratio ¹	110.0	145.5	60.0	33.3	50.0	41.2	30.0
Months of Inventory ²	0.2	0.6	1.7	4.5	4.6	6.0	10.8
Average Price	\$507,154	25.9	49.6	13.0	198.3	196.4	345.5
Median Price	\$535,000	31.1	52.0	88.4	290.5	260.3	369.3
Sales to List Price Ratio	104.1	103.5	98.7	96.8	101.0	98.6	96.1
Median Days on Market	12.0	15.5	41.0	22.0	52.0	76.0	85.0

¹ Sales / new listings * 100; Compared to levels from previous periods.

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

³ 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.

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

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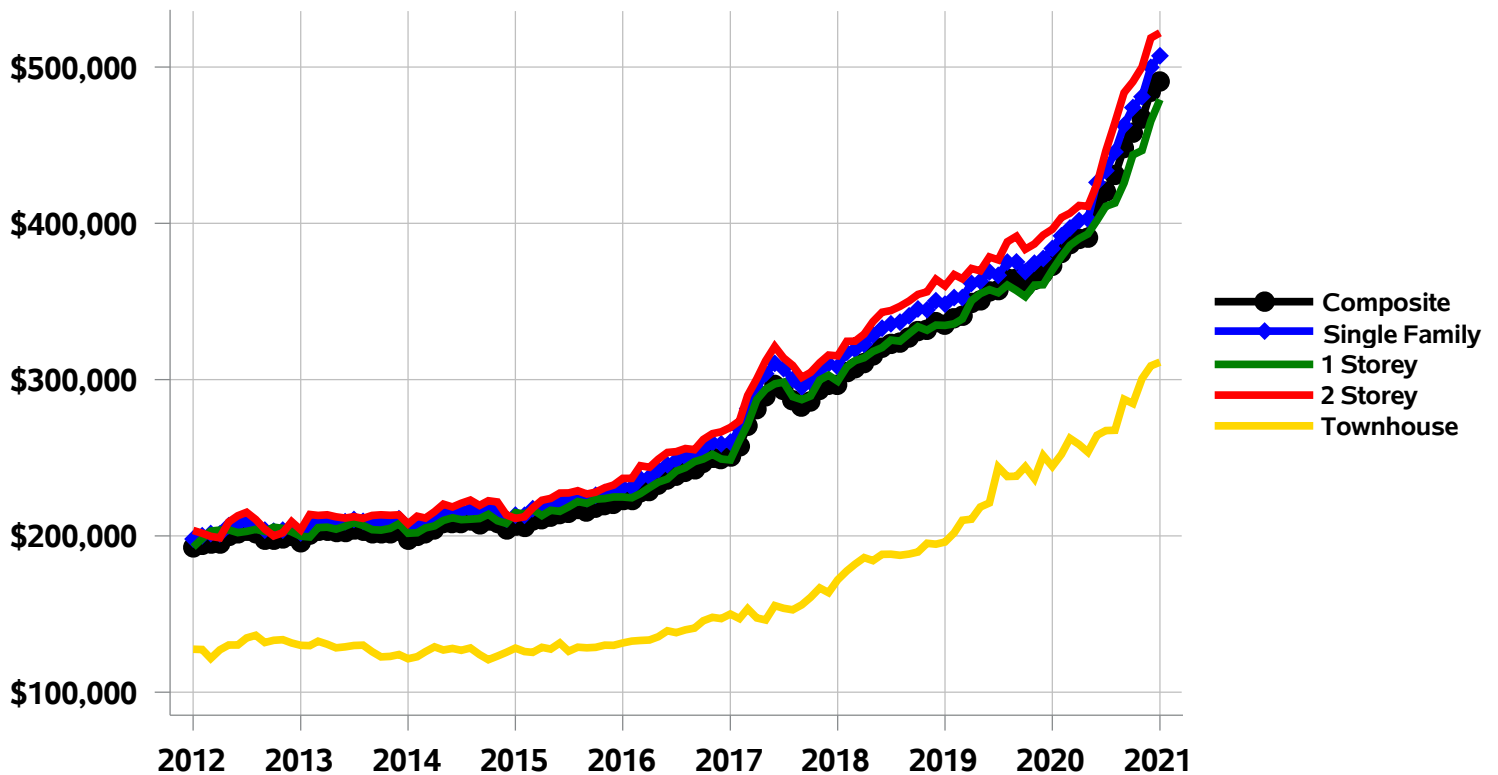
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Woodstock-Ingersoll MLS® HPI Benchmark Price

MLS® Home Price Index Benchmark Price

Benchmark Type:	January 2021	percentage change vs.					
		1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago
Composite	\$491,100	1.4	7.2	16.9	31.7	65.7	120.5
Single Family	\$507,200	1.5	7.0	16.9	32.1	64.6	119.5
One Storey	\$479,200	3.0	8.0	16.6	29.5	60.3	113.1
Two Storey	\$521,900	0.6	6.4	16.9	31.7	65.6	120.4
Townhouse	\$311,200	0.8	9.3	16.4	27.3	81.0	136.7

MLS® HPI Benchmark Price



Woodstock-Ingersoll MLS® HPI Benchmark Descriptions

Composite

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1347
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers

Single Family

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1369
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6373
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

Woodstock-Ingersoll MLS® HPI Benchmark Descriptions

1 Storey 🏠

Features	Value
Above Ground Bedrooms	3
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1240
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	6843
Number of Fireplaces	0
Total Number Of Rooms	10
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

2 Storey 🏠

Features	Value
Above Ground Bedrooms	3
Basement Finish	Unfinished
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1546
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	5929
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

Woodstock-Ingersoll MLS® HPI Benchmark Descriptions

Townhouse

Features	Value
Above Ground Bedrooms	3
Attached Specification	Row
Basement Finish	Partially finished
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	1
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1207
Half Bathrooms	1
Heating	Forced air
Heating Fuel	Natural Gas
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Basement, Poured concrete
Wastewater Disposal	Municipal sewers