

Woodstock-Ingersoll & District Real Estate Board  
6-65 Springbank Avenue, Woodstock, Ontario N4S 8V8  
Phone: 519-539-3616 · Fax: 519-539-1975

**Contact: 2021 Board President**

**Alison Porter**

**Phone: 519-854-0856**

**Email: [alison.porter@century21.ca](mailto:alison.porter@century21.ca)**



**Woodstock-Ingersoll Board MLS® home sales remain above average**

The number of homes sold through the MLS® System of the Woodstock-Ingersoll & District Real Estate Board totaled 186 units in June 2021. This was a small gain of 1.6% (three sales) from June 2020.

Home sales were 4.4% above the five-year average and 11.9% above the 10-year average for the month of June.

On a year-to-date basis, home sales totaled 996 units over the first six months of the year. This was a significant gain of 37.4% from the same period in 2020.

"Market activity in our region cooled slightly from recent white-hot levels," said Alison Porter, President of the Woodstock-Ingersoll & District Real Estate Board. "MLS® home sales remained modestly above their long-term averages, while new listings pulled back for the first time in four months. This caused a drop in overall inventory which in turn tightened market conditions, driving the average price to a new all-time record. The MLS® HPI composite benchmark price on the other hand, declined from the previous month for the first time since early 2020. It is too soon to tell if these diverging trends in pricing are a harbinger of things to come or simply temporary relief for buyers in our region. We will certainly be closely monitoring indicators that may point to a shift in our local market conditions."

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 \$599,900 in June 2021, rising 45.2% when compared to June 2020.

The benchmark price for single-family homes was \$617,700, an advance of 44.9% on a year-over-year basis in June. By comparison, the benchmark price for townhouse/row units was \$391,500, up sharply by 48.1% compared to a year earlier.

The average price of homes sold in June 2021 was a record \$665,953, an increase of 36.8% from June 2020.

The more comprehensive year-to-date average price rose by 39.8% to \$649,527, compared to the first six months of 2020.

The dollar value of all home sales in June 2021 was \$123.9 million, advancing 39% from the same month in 2020. This was also a new record for the month of June.

The number of new listings saw a moderate decrease of 4.6% (10 listings) from June 2020. There were 207 new residential listings in June 2021. This was the lowest number of new listings added in the month of June in five years.

New listings were 8.5% below the five-year average and 1.8% below the 10-year average for the month of June.

Active residential listings numbered 126 units on the market at the end of June, a substantial decline of 29.6% from the end of June 2020. Although active listings haven't been this low in the month of June in more than three decades, overall inventory is still almost double what it was a few short months ago.

Active listings were 54.3% below the five-year average and 71.5% below the 10-year average for the month of June.

Months of inventory numbered 0.7 at the end of June 2021, down from the 1 months recorded at the end of June 2020 and below the long-run average of 2.9 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  
June 2021**

Seasonally Adjusted <sup>1</sup>		Percentage change compared to					
		1 month ago	2 months ago	3 months ago	4 months ago	5 months ago	6 months ago
		May 2021	April 2021	March 2021	February 2021	January 2021	December 2020
Sales Activity	143	-13.3	-1.4	-7.7	-7.1	53.8	8.3
Average Price	\$640,082	3.6	0.7	2.0	3.5	4.4	16.1
Dollar Volume*	\$91.5	-10.2	-0.7	-5.9	-3.9	60.6	25.8
New Listings	151	-21.8	-14.7	-11.2	-10.7	60.6	18.0
Active Listings	98	-15.5	-10.1	46.3	53.1	42.0	63.3

Actual <sup>2</sup>		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		June 2020	June 2019	June 2018	June 2016	June 2014	June 2011
Sales Activity	186	1.6	-2.6	34.8	-7.0	33.8	46.5
Average Price	\$665,953	36.8	62.4	69.4	138.3	171.0	184.5
Dollar Volume*	\$123.9	39.0	58.2	128.4	121.6	262.6	316.7
New Listings	207	-4.6	-8.0	-8.8	7.3	2.0	-18.2
Active Listings	126	-29.6	-62.4	-69.3	-62.3	-81.6	-86.9

Year-to-date <sup>3</sup>		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		June 2020 YTD	June 2019 YTD	June 2018 YTD	June 2016 YTD	June 2014 YTD	June 2011 YTD
Sales Activity	996	37.4	12.0	30.7	10.8	51.4	47.1
Average Price	\$649,527	39.8	58.2	73.2	133.1	163.0	198.2
Dollar Volume*	\$646.9	92.1	77.3	126.4	158.3	298.1	338.7
New Listings	1,215	33.7	-0.2	4.1	11.8	0.0	-12.3
Active Listings**	104	-48.3	-67.3	-65.6	-71.7	-83.3	-87.4

Market Balance <sup>4</sup>		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		May 2021	March 2021	December 2020	June 2020	June 2019	June 2016
Sales to New Listings Ratio	94.7	85.5	91.2	103.1	87.3	95.5	99.3
Months of Inventory	0.7	0.7	0.4	0.5	1.0	1.5	1.9

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

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

<sup>3</sup> Sum of actual data from January to present month of any given year.

<sup>4</sup> 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 June 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 1.6%

Home sales numbered 186 units in June 2021, up 1.6% compared to the 183 units sold in June 2020.



### Market balance

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



### New listings down 4.6%

There were 207 new listings added in June 2021, down 4.6% compared to the 217 listings added in June 2020.



### Benchmark price up 45.2%

The benchmark price was \$599,900 in June 2021, up 45.2% from \$413,100 in June 2020.



For more information visit [www.creastats.crea.ca/board/WOOD](http://www.creastats.crea.ca/board/WOOD)

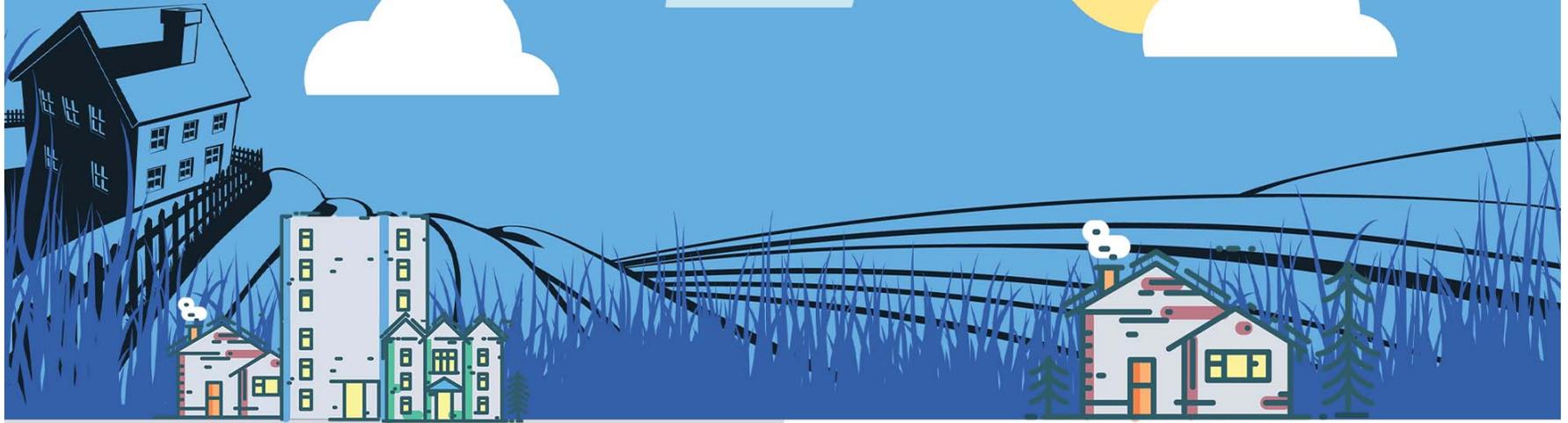
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# Woodstock-Ingersoll & District Real Estate Board

## Housing Market Update by Property Type for June 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

148

-2.0%



#### Benchmark Price

\$617,700

44.9%



### TOWNHOUSE

#### Units Sold

20

0.0%



#### Benchmark Price

\$391,500

48.1%



For more information visit [www.creastats.crea.ca/board/WOOD](http://www.creastats.crea.ca/board/WOOD)

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