Cornerstone Association of REALTORS[®] - Simcoe and District Market MLS[®] Statistical Report

Sales of MLS[®] listed homes in Simcoe and District surge in December

The number of homes sold in Simcoe & District via the MLS[®] System of the Cornerstone Association of REALTORS[®] (Cornerstone) totaled 69 units in December 2024. This was up sharply by 56.8% from December 2023.

Home sales were 8.8% above the five-year average and 15.8% above the 10-year average for the month of December.

On an annual basis, home sales totaled 1,071 units over the course of 2024. This was an increase of 8.5% from 2023.

"2024 turned out to be a solid year for our region. Sales jumped year over year in December and ended the year surpassing 2023 sales totals. While the number of newly listed properties dipped below 100 for the first time since last December, the 2024 tally was higher than in 2023," said Drew Hemsley, Cornerstone spokesperson for the Simcoe and District market area. "The MLS[®] HPI Benchmark Price steadily increased in the first half of the year before tapering off in the latter months, ultimately closing the year below where it stood at the end of 2023. The big question now is whether recent changes to mortgage rules and the possibility of another rate cut will be enough to draw buyers into the market, or will buyers remain cautious in the face of the shifting political and financial landscapes? Only time will tell!"

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 \$533,900 in December 2024, falling by 4.3% compared to December 2023.

The benchmark price for single-family homes was \$533,900, a decline of 4.4% on a year-over-year basis in December. By comparison, the benchmark price for townhouse/row units was \$538,000, nearly unchanged, down only 0.2% compared to a year earlier.

The average price of homes sold in December 2024 was \$616,794, a small reduction of 3.9% from December 2023.

The more comprehensive annual average price was \$638,485, edging up 0.4% from all of 2023.

The dollar value of all home sales in December 2024 was \$42.6 million, an advance of 50.7% from the same month in 2023.

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The number of new listings was down modestly by 3.7% (three listings) from December 2023. There were 79 new residential listings in December 2024.

New listings were 8.2% above the five-year average and 21.4% above the 10-year average for the month of December.

Active residential listings numbered 371 units on the market at the end of December, an increase of 11.1% from the end of December 2023. Active listings haven't been this high in the month of December in more than five years.

Active listings were 65.6% above the five-year average and 61.6% above the 10year average for the month of December.

Months of inventory numbered 5.4 at the end of December 2024, down from the 7.6 months recorded at the end of December 2023 and above the long-run average of 4.1 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.

Cornerstone Association of REALTORS[®] is a brand-new, novel association formed on July 1, 2024. Representing REALTORS[®] serving in the markets of Mississauga, Burlington, Hamilton, Waterloo Region, Niagara North, Haldimand County, Norfolk County and surrounding areas, it is Ontario's second-largest real estate board comprised of nearly 9,000 REALTORS[®].

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Cornerstone Association of REALTORS® - Simcoe and District Market Residential Market Activity and MLS® Home Price Index Report December 2024





Cornerstone Association of REALTORS® - Simcoe and District Market MLS® Residential Market Activity

		Compared to [°]					
Actual	December 2024	December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	69	56.8%	32.7%	-2.8%	30.2%	38.0%	60.5%
Dollar Volume	\$42,558,800	50.7%	42.3%	-6.3%	82.6%	163.5%	303.3%
New Listings	79	-3.7%	-11.2%	46.3%	83.7%	68.1%	29.5%
Active Listings	372	11.4%	45.9%	463.6%	98.9%	125.5%	-6.8%
Sales to New Listings Ratio ¹	87.3	53.7	58.4	131.5	123.3	106.4	70.5
Months of Inventory ²	5.4	7.6	4.9	0.9	3.5	3.3	9.3
Average Price	\$616,794	-3.9%	7.2%	-3.6%	40.2%	90.9%	151.3%
Median Price	\$590,000	1.3%	12.6%	0.0%	50.5%	88.8%	173.1%
Sale to List Price Ratio ³	98.3	95.9	96.3	102.1	97.9	96.8	95.9
Median Days on Market	47.0	41.0	33.5	15.0	39.0	34.0	68.0

		Compared to °					
Year-to-date	December 2024	December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	1,071	8.5%	1.8%	-23.4%	-9.4%	-13.0%	-4.9%
Dollar Volume	\$683,817,114	9.0%	-6.3%	-21.9%	42.5%	65.9%	150.3%
New Listings	2,411	10.5%	16.2%	42.7%	39.5%	58.6%	22.9%
Active Listings ^⁴	473	30.7%	93.5%	292.3%	58.9%	120.2%	-19.6%
Sales to New Listings Ratio ^{5}	44.4	45.3	50.7	82.8	68.4	81.0	57.4
Months of Inventory	5.3	4.4	2.8	1.0	3.0	2.1	6.3
Average Price	\$638,485	0.4%	-8.0%	2.0%	57.3%	90.7%	163.2%
Median Price	\$589,000	-1.8%	-8.0%	0.9%	55.0%	90.0%	158.3%
Sale to List Price Ratio ⁷	97.5	97.9	104.1	105.2	98.2	98.5	96.1
Median Days on Market	32.0	26.0	12.0	10.0	24.0	21.0	54.0

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 Sale price / list price * 100; average for all homes sold in the current month.

⁴ 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.

⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

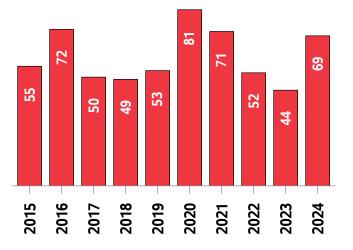
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

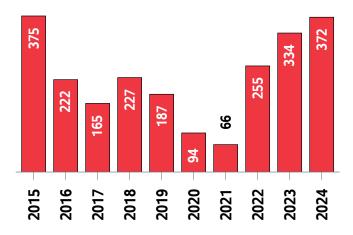


Cornerstone Association of REALTORS® - Simcoe and District Market MLS® Residential Market Activity

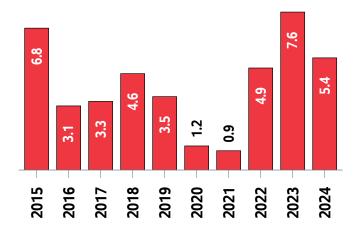
Sales Activity (December only)



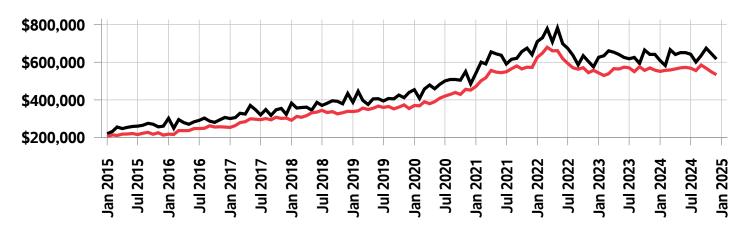
Active Listings (December only)



Months of Inventory (December only)



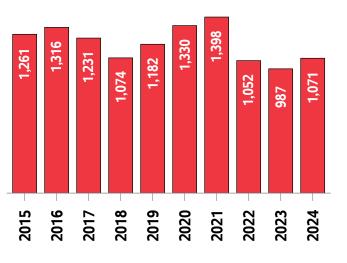
MLS® HPI Composite Benchmark Price and Average Price



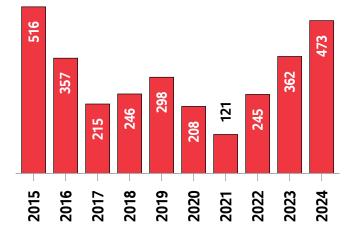


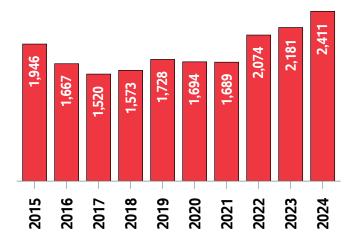
Cornerstone Association of REALTORS® - Simcoe and District Market MLS® Residential Market Activity

Sales Activity (December Year-to-date)

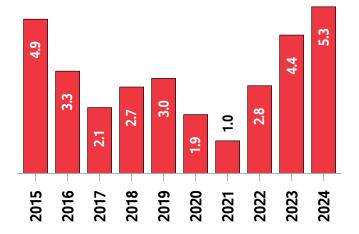


Active Listings ¹(December Year-to-date)





Months of Inventory ²(December Year-to-date)



¹ 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. ² Average active listings January to the current month / average sales January to the current month.

New Listings (December Year-to-date)



Cornerstone Association of REALTORS® - Simcoe and District Market MLS® Single Family Market Activity

			Compared to °				
Actual	December 2024	December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	62	87.9%	37.8%	3.3%	26.5%	31.9%	55.0%
Dollar Volume	\$38,562,800	73.9%	42.6%	-0.4%	74.5%	152.5%	286.9%
New Listings	69	1.5%	-14.8%	40.8%	64.3%	60.5%	23.2%
Active Listings	304	11.4%	39.4%	390.3%	88.8%	109.7%	-13.1%
Sales to New Listings Ratio ¹	89.9	48.5	55.6	122.4	116.7	109.3	71.4
Months of Inventory ²	4.9	8.3	4.8	1.0	3.3	3.1	8.8
Average Price	\$621,981	-7.4%	3.5%	-3.6%	37.9%	91.4%	149.6%
Median Price	\$590,000	0.0%	1.2%	0.9%	47.5%	90.3%	172.5%
Sale to List Price Ratio ³	98.0	95.7	96.6	102.7	97.8	96.6	95.9
Median Days on Market	48.0	41.0	30.0	14.0	42.0	36.0	68.0

		Compared to [°]					
Year-to-date	December 2024	December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	927	6.8%	1.2%	-23.7%	-14.4%	-17.6%	-10.0%
Dollar Volume	\$609,851,930	7.3%	-6.5%	-22.1%	37.0%	59.5%	139.8%
New Listings	2,075	9.1%	15.9%	41.4%	31.9%	50.0%	16.3%
Active Listings ⁴	389	25.1%	85.2%	282.8%	55.2%	94.4%	-26.9%
Sales to New Listings Ratio 5	44.7	45.6	51.2	82.8	68.8	81.3	57.7
Months of Inventory	5.0	4.3	2.7	1.0	2.8	2.1	6.2
Average Price	\$657,877	0.5%	-7.6%	2.1%	60.0%	93.5%	166.4%
Median Price	\$600,000	-2.4%	-7.7%	0.0%	55.8%	90.5%	157.0%
Sale to List Price Ratio ⁷	97.5	98.0	104.3	105.3	98.0	98.2	96.0
Median Days on Market	31.0	26.0	12.0	10.0	24.0	22.0	53.5

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 Sale price / list price * 100; average for all homes sold in the current month.

⁴ 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.

⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

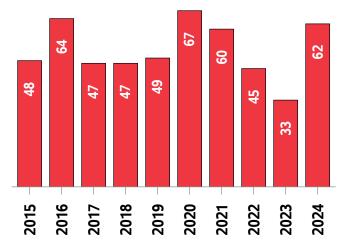
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

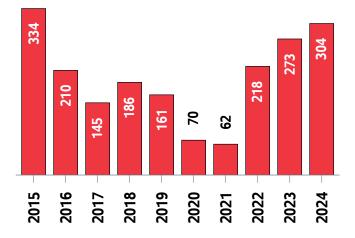


Cornerstone Association of REALTORS® - Simcoe and District Market MLS® Single Family Market Activity

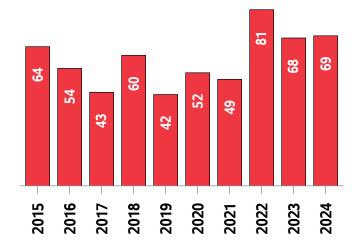
Sales Activity (December only)



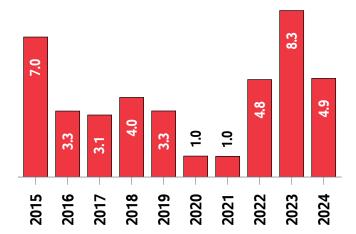
Active Listings (December only)



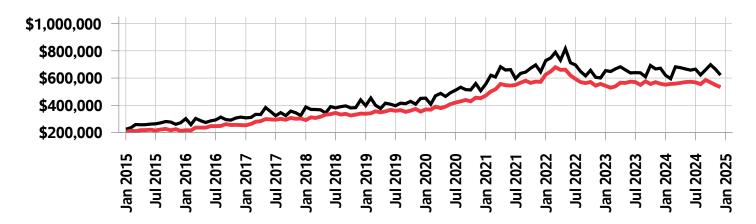
New Listings (December only)



Months of Inventory (December only)



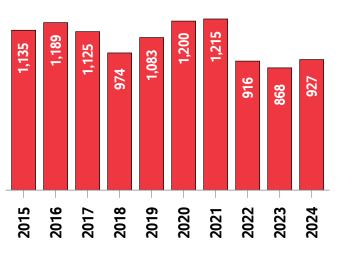
MLS® HPI Single Family Benchmark Price and Average Price



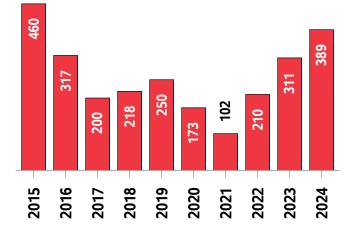


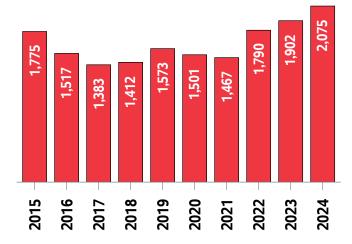
Cornerstone Association of REALTORS® - Simcoe and District Market MLS® Single Family Market Activity

Sales Activity (December Year-to-date)

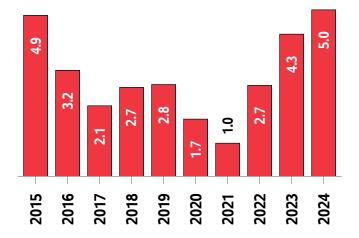


Active Listings ¹(December Year-to-date)





Months of Inventory ²(December Year-to-date)



¹ 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. ² Average active listings January to the current month / average sales January to the current month.

New Listings (December Year-to-date)



Cornerstone Association of REALTORS® - Simcoe and District Market MLS® Townhouse Market Activity

			Compared to °				
Actual	December 2024	December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	3	-62.5%	-40.0%	-57.1%	50.0%	0.0%	200.0%
Dollar Volume	\$1,636,500	-63.6%	-30.4%	-61.3%	150.8%	86.4%	747.9%
New Listings	5	-37.5%	66.7%	25.0%	400.0%	66.7%	400.0%
Active Listings	24	0.0%	20.0%	1,100.0%	140.0%	166.7%	-4.0%
Sales to New Listings Ratio ¹	60.0	100.0	166.7	175.0	200.0	100.0	100.0
Months of Inventory ²	8.0	3.0	4.0	0.3	5.0	3.0	25.0
Average Price	\$545,500	-3.0%	16.0%	-9.7%	67.2%	86.4%	182.6%
Median Price	\$517,000	-12.4%	10.9%	-24.0%	58.5%	53.0%	167.9%
Sale to List Price Ratio ³	98.4	97.3	97.2	102.0	98.8	98.9	98.7
Median Days on Market	36.0	43.0	55.0	15.0	11.0	32.0	99.0

		Compared to [®]					
Year-to-date	December 2024	December 2023	December 2022	December 2021	December 2019	December 2017	December 2014
Sales Activity	79	12.9%	0.0%	-26.9%	25.4%	11.3%	11.3%
Dollar Volume	\$46,647,834	19.1%	-9.6%	-18.9%	106.5%	138.4%	212.5%
New Listings	159	16.9%	0.0%	35.9%	57.4%	96.3%	39.5%
Active Listings ^⁴	28	22.5%	56.6%	277.3%	3.4%	354.8%	-23.7%
Sales to New Listings Ratio 5	49.7	51.5	49.7	92.3	62.4	87.7	62.3
Months of Inventory	4.2	3.9	2.7	0.8	5.1	1.0	6.1
Average Price	\$590,479	5.6%	-9.6%	10.8%	64.7%	114.3%	180.9%
Median Price	\$578,000	7.0%	-14.4%	7.5%	69.0%	110.1%	182.0%
Sale to List Price Ratio ⁷	98.6	98.7	104.7	106.1	99.7	101.6	97.8
Median Days on Market	32.0	33.5	13.0	13.0	24.0	16.0	73.0

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.

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⁵ Sum of sales from January to current month / sum of new listings from January to current month.

⁶ 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.

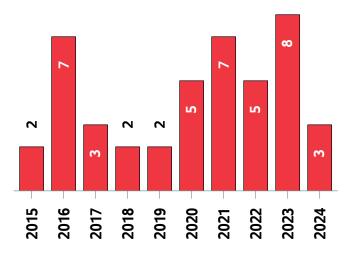
⁷ Sale price / list price * 100; average for all homes sold so far this year.

⁸ Sales to new listings ratio, months of inventory, sale to list price ratio, and days on market shown as levels; all others calculated as percentage changes.

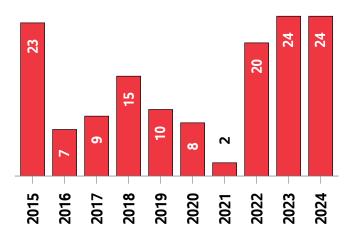


Cornerstone Association of REALTORS® - Simcoe and District Market MLS® Townhouse Market Activity

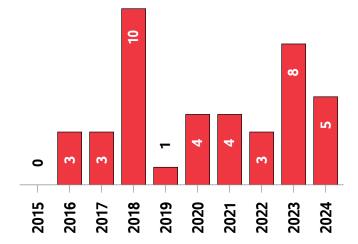
Sales Activity (December only)



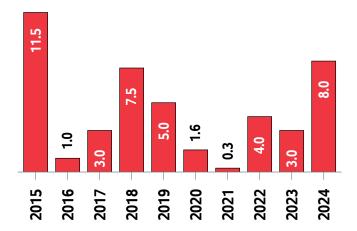
Active Listings (December only)



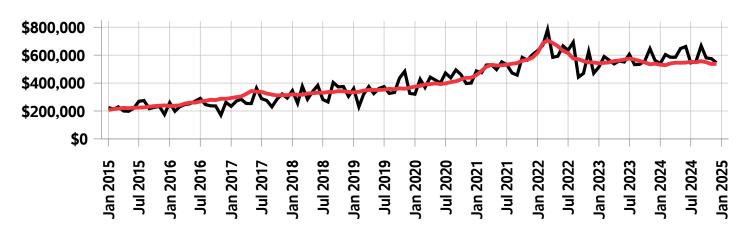
New Listings (December only)



Months of Inventory (December only)



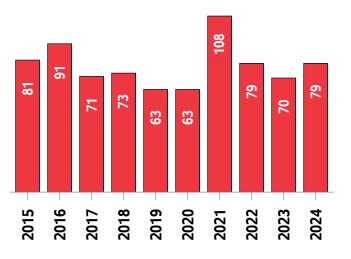
MLS® HPI Townhouse Benchmark Price and Average Price



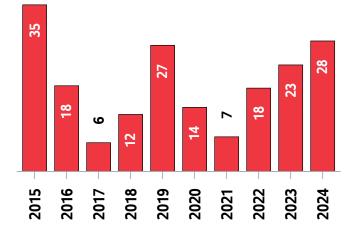


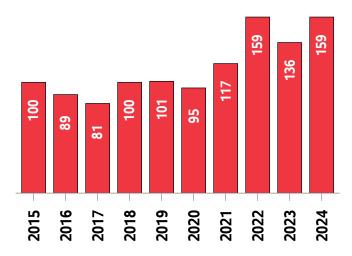
Cornerstone Association of REALTORS® - Simcoe and District Market MLS® Townhouse Market Activity

Sales Activity (December Year-to-date)

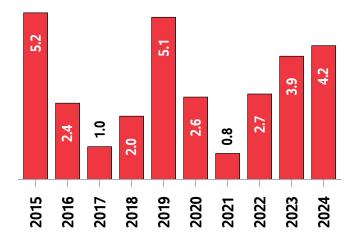


Active Listings ¹(December Year-to-date)





Months of Inventory ²(December Year-to-date)



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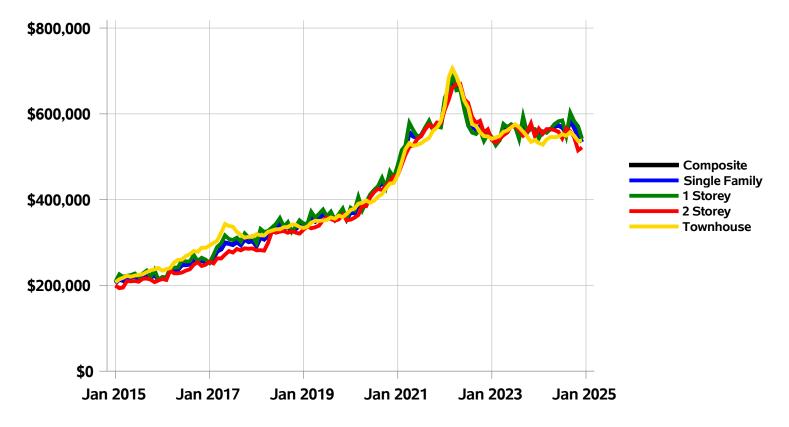
New Listings (December Year-to-date)



Cornerstone Association of REALTORS® - Simcoe and District Market MLS® HPI Benchmark Price

MLS [®] Home Price Index Benchmark Price								
			percentage change vs.					
Benchmark Type:	December 2024	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago	
Composite	\$533,900	-2.7	-8.8	-6.8	-4.3	-6.7	50.8	
Single Family	\$533,900	-2.7	-8.8	-6.8	-4.4	-6.7	50.9	
One Storey	\$541,900	-5.1	-10.1	-7.0	-4.0	-4.6	52.5	
Two Storey	\$521,600	1.3	-6.8	-6.6	-4.9	-9.8	48.2	
Townhouse	\$538,000	0.3	-3.4	-1.6	-0.1	-7.6	46.8	







Cornerstone Association of REALTORS® - Simcoe and District Market MLS® HPI Benchmark Descriptions

Composite 🏫 🏦 🖡

Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
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.)	1350
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
Age Category	51 to 99
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.)	1354
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	8514
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers



Cornerstone Association of REALTORS® - Simcoe and District Market MLS® HPI Benchmark Descriptions

1 Storey 🏦

Features	Value
Above Ground Bedrooms	2
Age Category	51 to 99
Bedrooms	2
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.)	1238
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	8040
Number of Fireplaces	0
Total Number Of Rooms	8
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers

2 Storey 🇌

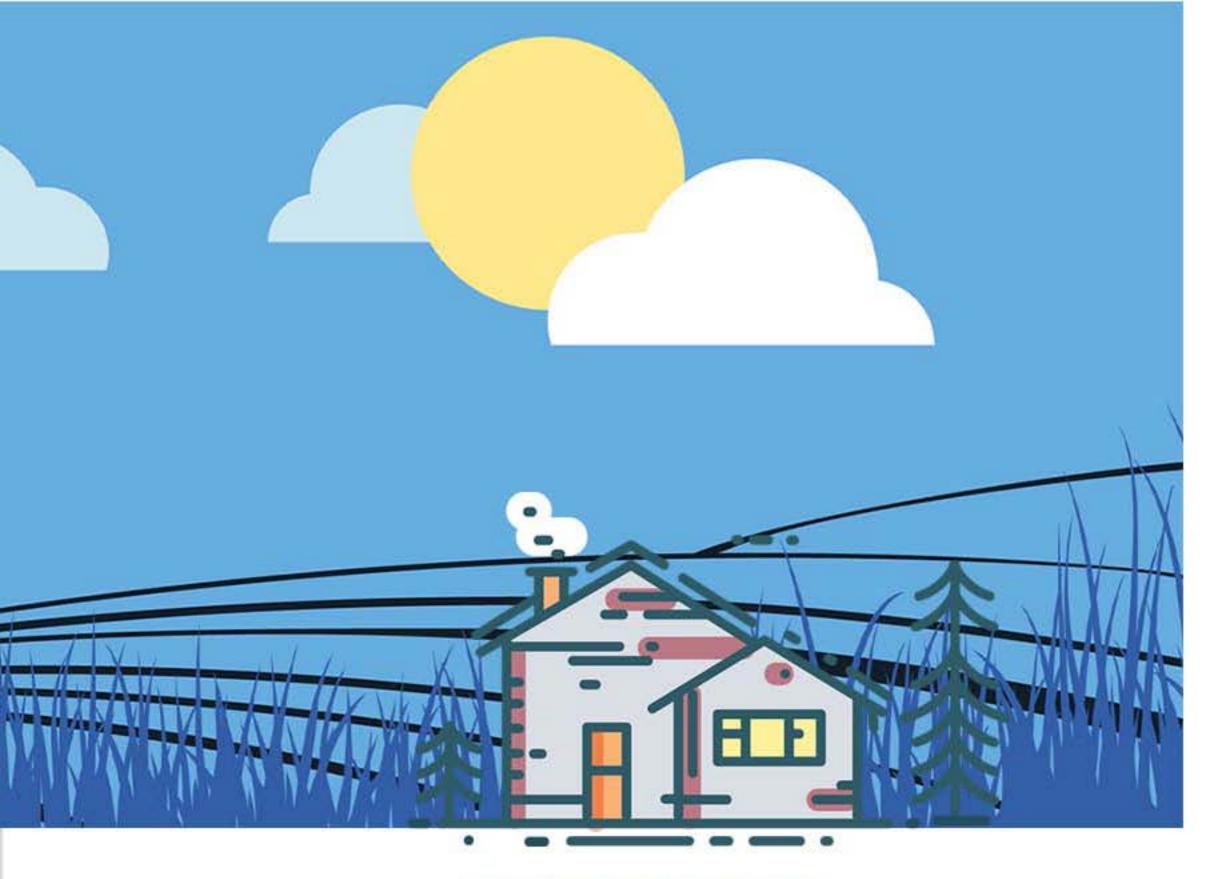
Features	Value
Above Ground Bedrooms	3
Age Category	51 to 99
Bedrooms	3
Below Ground Bedrooms	0
Exterior Walls	Masonry & Siding
Freshwater Supply	Municipal waterworks
Full Bathrooms	2
Garage Description	Attached, Single width
Gross Living Area (Above Ground; in sq. ft.)	1602
Half Bathrooms	0
Heating	Forced air
Heating Fuel	Natural Gas
Lot Size	9240
Number of Fireplaces	0
Total Number Of Rooms	9
Type Of Foundation	Basement, Poured concrete
Type of Property	Detached
Wastewater Disposal	Municipal sewers



Cornerstone Association of REALTORS® - Simcoe and District Market MLS® HPI Benchmark Descriptions

Townhouse 🗰

Features	Value
Above Ground Bedrooms	2
Age Category	0 to 5
Attached Specification	Row
Bedrooms	2
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.)	1128
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



TOWNHOUSE

Units Sold

3

-62.5%



*Based on residential MLS® System data from Cornerstone Association of REALTORS® - Simcoe & District jurisdictional boundaries. All percentage changes are year-over-year comparisons. **Benchmark Price**

\$538,000

-0.2%



Cornerstone Association of REALTORS®

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

Cornerstone Association of REALTORS[®] - Simcoe and District Market Housing Market Update for December 2024*

*Based on residential data from the Cornerstone Association of REALTORS® - Simcoe and District Market MLS® System. *All percentage changes are year-over-year comparisons.*



Home sales up 56.8%

Home sales numbered 69 units in December 2024, up 56.8% compared to the 44 units sold in December 2023.





Market balance

At the end of December 2024, the market was well balanced, favouring neither buyers nor sellers.



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There were 79 new listings added in December 2024, down 3.7% compared to the 82 listings added in December 2023.

Benchmark price down 4.3%

The benchmark price was \$533,900 in December 2024, down 4.3% from \$558,100 in December 2023.



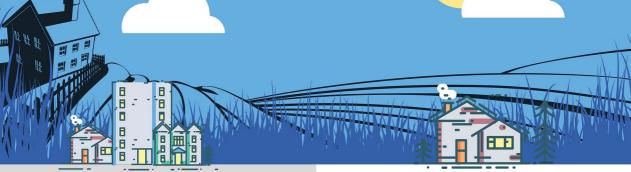
For more information visit www.creastats.crea.ca/board/SIMC

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Cornerstone Association of REALTORS®

Cornerstone Association of REALTORS® - Simcoe & District

Housing Market Update by Property Type for December 2024* "Based on residential MLS" System data from Cornerstone Association of REALTORS" - Simcoe & District jurisdictional boundaries. *All percentage changes are year-over-year comparisons*.



SINGLE FAMILY

Units Sold	Benchmark Price
62	\$533,900
87.9%	-4.4%

TOWNHOUSE

Units Sold	Benchmark Price
3	\$538,000
-62.5%	-0.2%
0	0



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

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Housing Market Update for December 2024* Cornerstone Association of REALTORS® - Simcoe and District Market

*Based on residential data from the Cornerstone Association of REALTORS® - Simcoe and District Market MLS® System.

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THE CANADIAN REAL ESTATE ASSOCIATION L'ASSOCIATION CANADIENNE DE L'IMMEUBLE

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Cornerstone Association of REALTORS[®] - Simcoe & District



SINGLE FAMILY

Units Sold 62

87.9%

Benchmark Price

\$533,900

-4.4%



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