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

The statistics provided in this report are based on information from the ITSO MLS® System. Multiple MLS® Systems operate within Ontario, and while none can be guaranteed to include every property listed or sold within a given area, they effectively illustrate market trends.

Record listings and buyer friendly conditions define June market

The number of homes sold in Simcoe & District via the MLS® System of the Cornerstone Association of REALTORS® (Cornerstone) totaled 93 units in June 2025. This was an increase of 17.7% (14 sales) from June 2024.

Home sales were 8.8% below the five-year average and 19.1% below the 10-year average for the month of June.

On a year-to-date basis, home sales totaled 477 units over the first six months of the year. This was a moderate decrease of 8.1% from the same period in 2024.

"Home sales pulled back slightly from May's pace but remained well ahead of the same time last year. However, the real story was on the supply side. The number of newly listed properties climbed to the highest total for the month on record, and the second highest of any single month ever," said Drew Hemsley, Cornerstone spokesperson for the Simcoe and District market area. "With new listings outpacing sales by nearly 3 to 1, it should come as no surprise that overall inventory continued to climb, sitting significantly above the long-term average for the month. Meanwhile, the MLS® HPI composite Benchmark Price held steady, up from the end of 2024 but down slightly year over year. With elevated inventory and record setting new listings, market conditions continue to favour buyers, as they have consistently throughout 2025."

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 \$557,200 in June 2025, down modestly by 2.8% compared to June 2024.

The benchmark price for single-family homes was \$557,700, a minor decrease of 2.7% on a year-over-year basis in June. By comparison, the benchmark price for townhouse/row units was \$519,900, a moderate decrease of 4.9% compared to a year earlier.

The average price of homes sold in June 2025 was \$622,430, decreasing by 2.5% from June 2024.

The more comprehensive year-to-date average price was \$629,707, a modest decline of 1.4% from the first six months of 2024.

Source: The Canadian Real Estate Association

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

The dollar value of all home sales in June 2025 was \$57.9 million, up by 14.8% from the same month in 2024.

The number of new listings saw an increase of 4.8% (12 listings) from June 2024. There were 263 new residential listings in June 2025. This was also the largest number of new listings added in the month of June in history.

New listings were 14.4% above the five-year average and 29.9% above the 10-year average for the month of June.

Active residential listings numbered 570 units on the market at the end of June, a moderate gain of 6.7% from the end of June 2024. Active listings haven't been this high in the month of June in a decade.

Active listings were 49.9% above the five-year average and 69.2% above the 10-year average for the month of June.

Months of inventory numbered 6.1 at the end of June 2025, down from the 6.8 months recorded at the end of June 2024 and above 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.

Cornerstone was formed on July 1, 2024, to better serve and represent REALTORS® in the markets of Mississauga, Burlington, Hamilton, Waterloo Region, Niagara North, Haldimand County, Norfolk County, and surrounding areas. With over 8,000 members, Cornerstone is Ontario's second-largest REALTOR® association. Our mission is to lead with purpose, advocate boldly and create positive change for the success of our members. Cornerstone's vision is to redefine the future of real estate through innovation and collaboration. More information at cornerstone.inc.

Source: The Canadian Real Estate Association



Cornerstone Association of REALTORS® - Simcoe and District Market Residential Market Activity and MLS® Home Price Index Report
June 2025

CREA
THE CANADIAN REAL
ESTATE ASSOCIATION





MLS® Residential Market Activity

		Compared to 8					
Actual	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	93	17.7%	-13.9%	14.8%	-23.1%	-21.2%	-31.6%
Dollar Volume	\$57,886,000	14.8%	-14.7%	1.3%	-1.5%	25.3%	68.7%
New Listings	263	4.8%	18.5%	8.7%	39.9%	48.6%	36.3%
Active Listings	570	6.7%	66.7%	81.0%	124.4%	115.1%	-8.8%
Sales to New Listings Ratio ¹	35.4	31.5	48.6	33.5	64.4	66.7	70.5
Months of Inventory ²	6.1	6.8	3.2	3.9	2.1	2.2	4.6
Average Price	\$622,430	-2.5%	-0.9%	-11.8%	28.1%	59.0%	146.7%
Median Price	\$595,000	-1.7%	-5.9%	-6.4%	32.2%	71.2%	152.1%
Sale to List Price Ratio ³	97.0	97.9	99.1	100.7	99.8	98.4	96.6
Median Days on Market	30.0	30.0	21.5	14.0	16.0	16.5	36.5

		Compared to 8					
Year-to-Date	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	477	-8.1%	-10.5%	-22.1%	3.9%	-7.6%	-15.6%
Dollar Volume	\$300,370,369	-9.3%	-12.1%	-34.2%	42.6%	59.0%	115.5%
New Listings	1,290	4.7%	21.4%	21.1%	68.0%	67.8%	20.0%
Active Listings ⁴	471	16.4%	55.8%	210.1%	109.3%	128.2%	-7.9%
Sales to New Listings Ratio ⁵	37.0	42.1	50.1	57.5	59.8	67.1	52.6
Months of Inventory ⁶	5.9	4.7	3.4	1.5	2.9	2.4	5.4
Average Price	\$629,707	-1.4%	-1.8%	-15.6%	37.2%	72.0%	155.3%
Median Price	\$600,000	0.8%	-2.4%	-13.0%	38.0%	72.3%	155.3%
Sale to List Price Ratio 7	97.1	97.5	98.2	109.4	98.7	98.8	96.6
Median Days on Market	32.0	30.0	24.0	8.0	20.0	18.0	44.0

Source: Canadian MLS® Systems, CREA

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

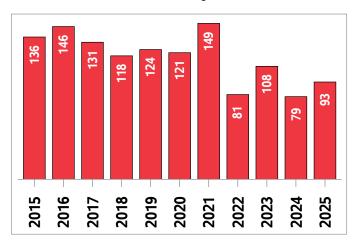
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

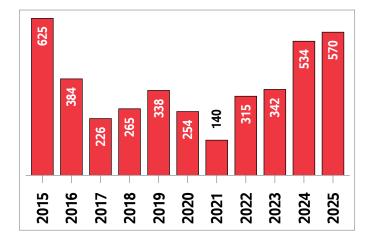


MLS® Residential Market Activity

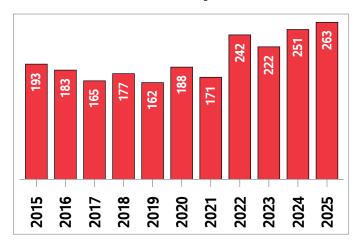
Sales Activity (June only)



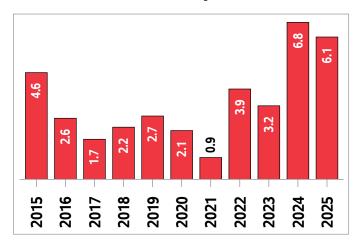
Active Listings (June only)



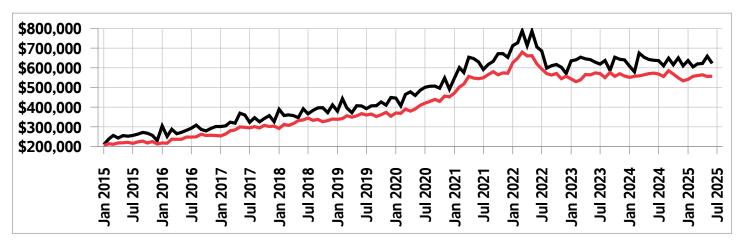
New Listings (June only)



Months of Inventory (June only)



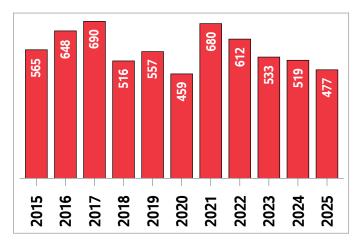
MLS® HPI Composite Benchmark Price and Average Price



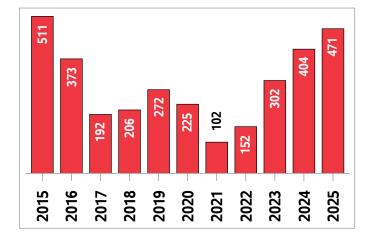


MLS® Residential Market Activity

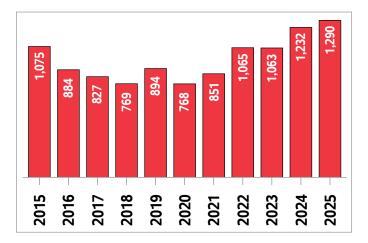
Sales Activity (June Year-to-Date)



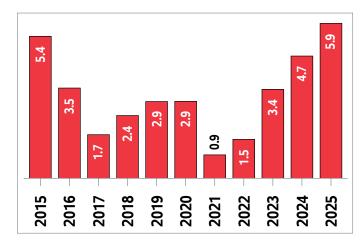
Active Listings ¹ (June Year-to-Date)



New Listings (June Year-to-Date)



Months of Inventory ² (June 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.





MLS® Single Family Market Activity

		Compared to 8					
Actual	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	80	11.1%	-18.4%	9.6%	-26.6%	-25.9%	-36.0%
Dollar Volume	\$51,755,500	10.7%	-18.1%	-1.6%	-4.4%	21.2%	61.1%
New Listings	231	9.5%	14.9%	9.5%	38.3%	50.0%	26.9%
Active Listings	489	10.9%	61.4%	78.5%	122.3%	103.8%	-13.5%
Sales to New Listings Ratio 1	34.6	34.1	48.8	34.6	65.3	70.1	68.7
Months of Inventory ²	6.1	6.1	3.1	3.8	2.0	2.2	4.5
Average Price	\$646,944	-0.3%	0.3%	-10.2%	30.3%	63.6%	151.8%
Median Price	\$620,000	2.1%	-4.6%	-4.6%	34.2%	78.4%	156.2%
Sale to List Price Ratio ³	96.8	97.7	99.7	100.8	99.8	98.4	96.4
Median Days on Market	30.0	31.0	20.5	13.0	16.0	16.5	36.0

		Compared to 8					
Year-to-Date	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	416	-6.7%	-12.4%	-21.2%	-0.5%	-10.7%	-18.8%
Dollar Volume	\$270,144,169	-8.0%	-13.9%	-33.1%	38.7%	56.5%	109.3%
New Listings	1,141	7.7%	19.7%	25.8%	65.8%	65.4%	16.4%
Active Listings ⁴	400	20.1%	50.3%	209.5%	111.0%	119.5%	-11.4%
Sales to New Listings Ratio ⁵	36.5	42.1	49.8	58.2	60.8	67.5	52.2
Months of Inventory 6	5.8	4.5	3.4	1.5	2.7	2.3	5.3
Average Price	\$649,385	-1.4%	-1.7%	-15.1%	39.4%	75.3%	157.6%
Median Price	\$617,000	1.3%	-2.1%	-13.1%	40.9%	75.3%	157.1%
Sale to List Price Ratio 7	97.2	97.6	98.4	109.8	98.5	98.6	96.5
Median Days on Market	29.0	30.0	24.0	8.0	19.5	17.0	42.0

Source: Canadian MLS® Systems, CREA

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

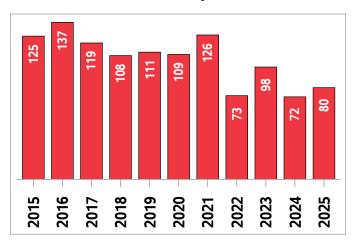
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

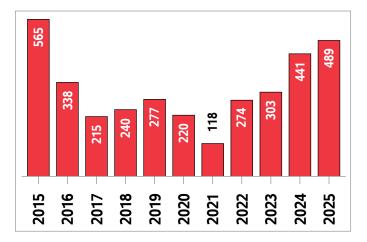


MLS® Single Family Market Activity

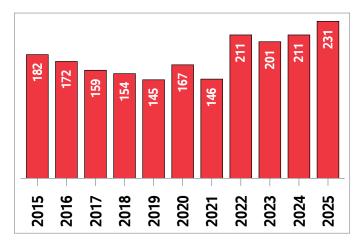
Sales Activity (June only)



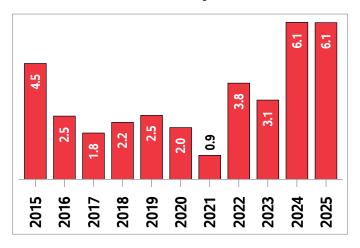
Active Listings (June only)



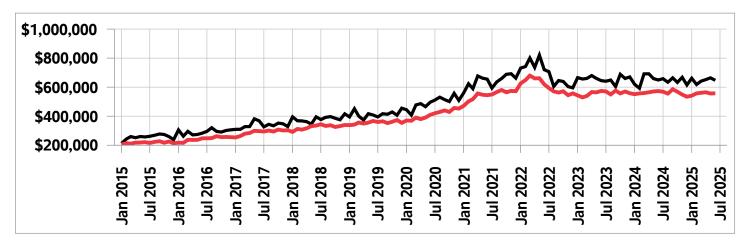
New Listings (June only)



Months of Inventory (June only)



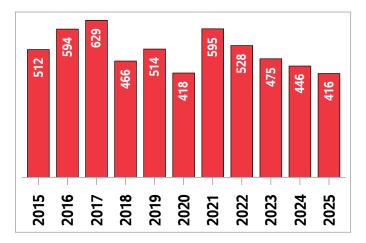
MLS® HPI Single Family Benchmark Price and Average Price



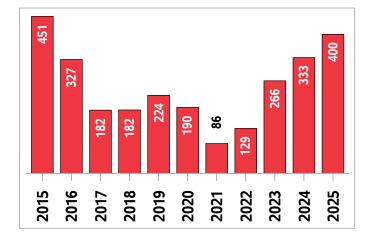


MLS® Single Family Market Activity

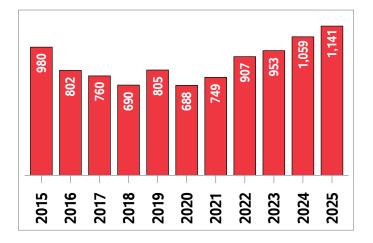
Sales Activity (June Year-to-Date)



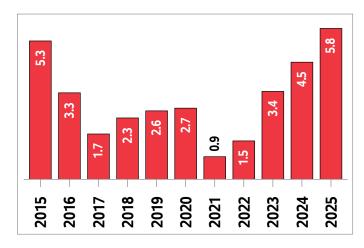
Active Listings ¹ (June Year-to-Date)



New Listings (June Year-to-Date)



Months of Inventory ² (June 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.





MLS® Townhouse Market Activity

		Compared to 8					
Actual	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	8	100.0%	14.3%	100.0%	33.3%	14.3%	14.3%
Dollar Volume	\$4,095,500	54.7%	6.2%	53.6%	70.3%	52.4%	168.0%
New Listings	14	-36.4%	40.0%	-26.3%	40.0%	27.3%	180.0%
Active Listings	29	-17.1%	81.3%	52.6%	107.1%	222.2%	-21.6%
Sales to New Listings Ratio 1	57.1	18.2	70.0	21.1	60.0	63.6	140.0
Months of Inventory ²	3.6	8.8	2.3	4.8	2.3	1.3	5.3
Average Price	\$511,938	-22.6%	-7.1%	-23.2%	27.7%	33.3%	134.5%
Median Price	\$481,500	-27.9%	6.1%	-27.5%	32.5%	37.6%	102.3%
Sale to List Price Ratio ³	96.5	98.5	98.5	100.0	97.9	99.5	102.2
Median Days on Market	31.5	12.5	33.0	12.0	27.0	20.0	60.0

		Compared to 8					
Year-to-Date	June 2025	June 2024	June 2023	June 2022	June 2020	June 2018	June 2015
Sales Activity	30	-28.6%	-18.9%	-44.4%	42.9%	-28.6%	-9.1%
Dollar Volume	\$17,332,000	-31.9%	-14.5%	-53.5%	104.2%	22.0%	154.3%
New Listings	68	-23.6%	19.3%	-26.1%	54.5%	36.0%	9.7%
Active Listings ⁴	27	-0.6%	44.1%	162.3%	83.9%	154.0%	-30.1%
Sales to New Listings Ratio ⁵	44.1	47.2	64.9	58.7	47.7	84.0	53.2
Months of Inventory 6	5.3	3.8	3.0	1.1	4.1	1.5	6.9
Average Price	\$577,733	-4.7%	5.5%	-16.2%	42.9%	70.9%	179.7%
Median Price	\$612,250	2.5%	16.6%	-12.5%	63.3%	97.5%	207.0%
Sale to List Price Ratio 7	97.2	98.9	98.0	107.9	99.0	99.1	99.1
Median Days on Market	67.0	31.5	24.0	9.5	36.0	39.5	61.0

Source: Canadian MLS® Systems, CREA

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

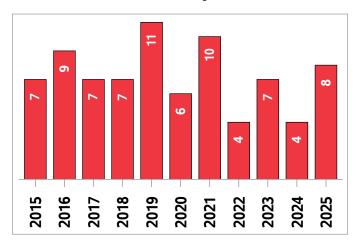
⁷ Sale price / list price * 100; average for all homes sold so far this year.

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.

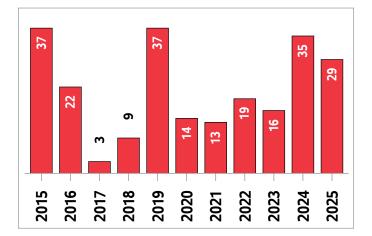


MLS® Townhouse Market Activity

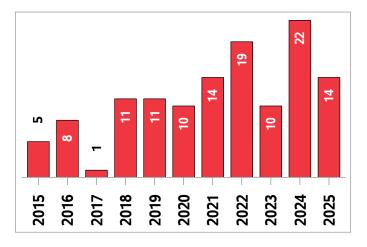
Sales Activity (June only)



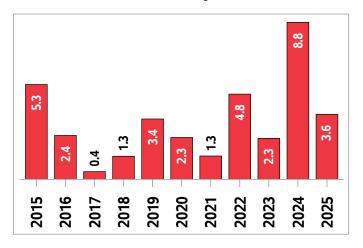
Active Listings (June only)



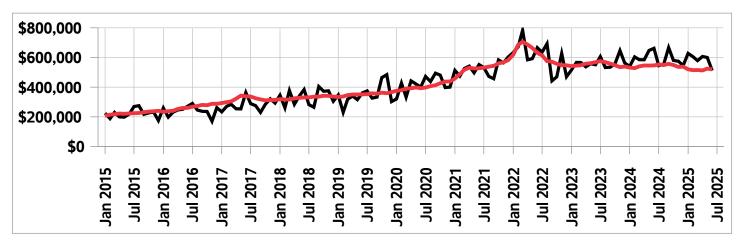
New Listings (June only)



Months of Inventory (June only)



MLS® HPI Townhouse Benchmark Price and Average Price

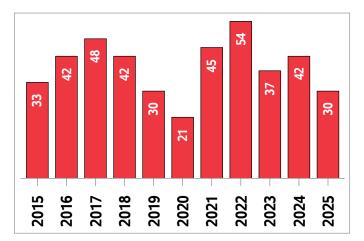




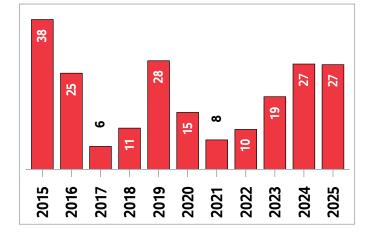


MLS® Townhouse Market Activity

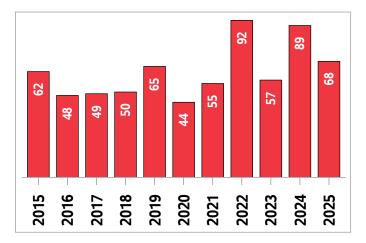
Sales Activity (June Year-to-Date)



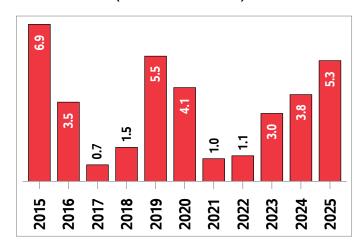
Active Listings ¹ (June Year-to-Date)



New Listings (June Year-to-Date)



Months of Inventory ² (June 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.



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

MLS® Home Price Index Benchmark Price								
			percentage change vs.					
Benchmark Type:	June 2025	1 month ago	3 months ago	6 months ago	12 months ago	3 years ago	5 years ago	
Composite	\$557,200	0.2	-0.6	4.4	-2.7	-10.1	36.1	
Single Family	\$557,700	0.3	-0.6	4.5	-2.7	-10.0	36.2	
One Storey	\$572,600	1.0	2.0	5.7	-1.7	-6.1	38.9	
Two Storey	\$533,900	-1.1	-4.8	2.4	-4.4	-15.8	31.8	
Townhouse	\$519,900	-1.0	0.9	-3.4	-4.9	-17.6	32.4	

MLS® HPI Benchmark Price





MLS® HPI Benchmark Descriptions



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



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



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

Cornerstone Association of REALTORS®

Housing Market Update for June 2025*

*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 17.7%

Home sales numbered 93 units in June 2025, up 17.7% compared to the 79 units sold in June 2024.





Market balance

At the end of June 2025, the market was balanced but tilted in favour of buyers.





New listings up 4.8%

There were 263 new listings added in June 2025, up 4.8% compared to the 251 listings added in June 2024.



Benchmark price down 2.8%

The benchmark price was \$557,200 in June 2025, down 2.8% from \$572,900 in June 2024.



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

The trademarks MLS*, Multiple Listing Service* and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA.

Housing Market Update by Property Type for June 2025*

"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
80	\$557,700
11.1%	-2.7%
	4 N



U

TOWNHOUSE

Jnits Sold	Benchmark Price
8	\$519,900
100%	-4.9%
0	O

