

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.

MLS® home sales remain steady in July

The number of homes sold in Simcoe & District via the MLS® System of the Cornerstone Association of REALTORS® (Cornerstone) totaled 103 units in July 2025. This was up modestly by 3% (three sales) from July 2024.

Home sales were 5.1% above the five-year average and 9.8% below the 10-year average for the month of July.

On a year-to-date basis, home sales totaled 591 units over the first seven months of the year. This was a decrease of 4.5% from the same period in 2024.

"The number of MLS® listed homes sold in July pushed back above the 100 mark, slightly higher than the five-year average and a positive sign of steady demand. Like many markets across Southern Ontario, new listings saw a notable year-over-year jump, with July's total coming in well above the seasonal norm," said Drew Hemsley, Cornerstone spokesperson for the Simcoe and District market area. "Overall inventory held steady from June and continues to trend higher than what's typical for this time of year, giving buyers more choice and flexibility. While the MLS® HPI composite benchmark price dipped slightly from July 2024, it remains up compared to the end of last year. Market conditions continue to lean in favour of buyers as they have through most of 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 \$550,000 in July 2025, falling by 3.2% compared to July 2024.

The benchmark price for single-family homes was \$550,400, a modest decline of 3.2% on a year-over-year basis in July. By comparison, the benchmark price for townhouse/row units was \$518,600, down by 6.1% compared to a year earlier.

The average price of homes sold in July 2025 was \$621,772, a small reduction of 2.3% from July 2024.

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The more comprehensive year-to-date average price was \$627,365, decreasing by 1.7% from the first seven months of 2024.

The dollar value of all home sales in July 2025 was \$64 million, up only 0.6% from the same month in 2024.

The number of new listings was up by 23.4% from July 2024. There were 248 new residential listings in July 2025. This was also the largest number of new listings added in the month of July in history.

New listings were 26% above the five-year average and 43% above the 10-year average for the month of July.

Active residential listings numbered 592 units on the market at the end of July, an increase of 10% from the end of July 2024. Active listings haven't been this high in the month of July in a decade.

Active listings were 49.6% above the five-year average and 75.2% above the 10-year average for the month of July.

Months of inventory numbered 5.7 at the end of July 2025, up from the 5.4 months recorded at the end of July 2024 and above the long-run average of 3.3 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.

Seasonally Adjusted ¹		Percentage change compared to					
		1 month ago	2 months ago	3 months ago	4 months ago	5 months ago	6 months ago
		June 2025	May 2025	April 2025	March 2025	February 2025	January 2025
Sales Activity	80	15.9	2.6	14.3	50.9	11.1	3.9
Average Price	\$625,741	1.1	-3.2	0.5	1.5	1.8	-2.8
Dollar Volume*	\$50.1	17.2	-0.7	14.9	53.2	13.1	0.9
New Listings	204	4.1	-6.4	10.3	-3.8	17.2	12.7
Active Listings	470	-1.1	-0.4	0.9	-2.9	8.3	4.4

Actual ²		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		July 2024	July 2023	July 2022	July 2020	July 2018	July 2015
Sales Activity	103	3.0	5.1	63.5	-49.3	-4.6	-16.3
Average Price	\$621,772	-2.3	0.5	-9.3	24.1	69.9	142.8
Dollar Volume*	\$64.0	0.6	5.6	48.2	-37.0	62.0	103.3
New Listings	248	23.4	27.2	42.5	53.1	61.0	51.2
Active Listings	592	10.0	70.6	69.6	221.7	112.9	-3.0

Year-to-date ³		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		July 2024 YTD	July 2023 YTD	July 2022 YTD	July 2020 YTD	July 2018 YTD	July 2015 YTD
Sales Activity	591	-4.5	-6.3	-12.4	-11.0	-5.9	-14.1
Average Price	\$627,365	-1.7	-1.6	-15.2	32.9	71.6	152.6
Dollar Volume*	\$370.8	-6.1	-7.8	-25.8	18.3	61.5	117.0
New Listings	1,573	9.8	25.0	27.0	69.0	69.5	27.0
Active Listings**	497	17.3	61.0	176.0	126.6	129.0	-5.4

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		June 2025	April 2025	January 2025	July 2024	July 2023	July 2020
Sales to New Listings Ratio	39.2	35.2	37.8	42.5	48.2	46.7	127.1
Months of Inventory	5.9	6.9	6.7	5.8	5.4	3.5	0.9

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

² Actual (not seasonally adjusted) data as processed through the MLS® System of the Cornerstone Association of REALTORS® - Simcoe and District M.

³ Sum of actual data from January to present month of any given year.

⁴ 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.

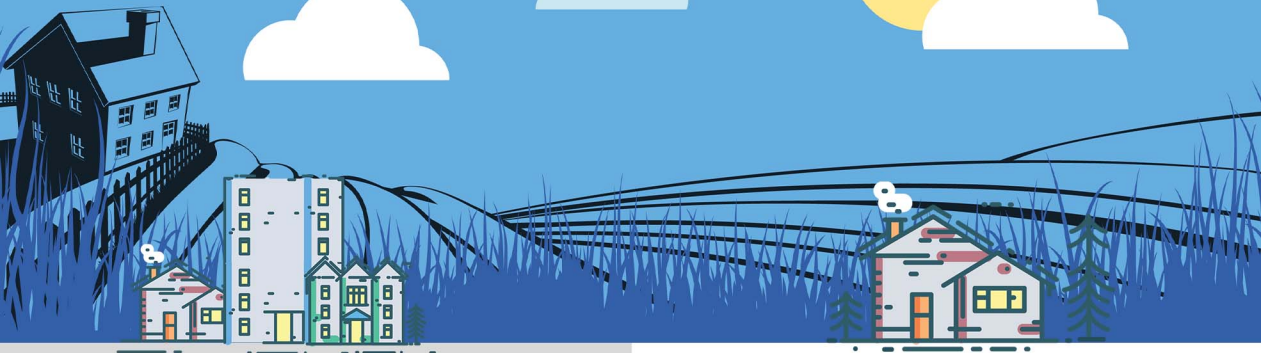
** The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.

Cornerstone Association of REALTORS® - Simcoe & District

Housing Market Update by Property Type for July 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

94

10.6%



Benchmark Price

\$550,400

-3.2%



TOWNHOUSE

Units Sold

6

-50.0%



Benchmark Price

\$518,600

-6.1%



Cornerstone Association of REALTORS® - Simcoe and District Market

*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 3.0%

Home sales numbered 103 units in July 2025, up 3.0% compared to the 100 units sold in July 2024.

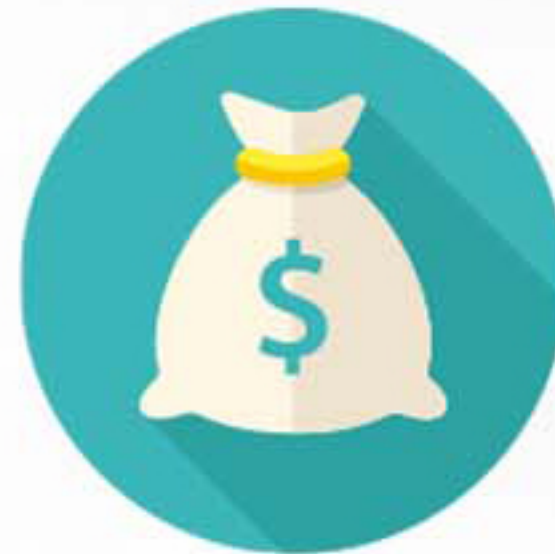


New listings up 23.4%

There were 248 new listings added in July 2025, up 23.4% compared to the 201 listings added in July 2024.

Market balance

At the end of July 2025, the market was well balanced, favouring neither buyers nor sellers.



Benchmark price down 3.2%

The benchmark price was \$550,000 in July 2025, down 3.2% from \$568,400 in July 2024.

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

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