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Woodstock Ingersoll Tillsonburg & Area MLS® home sales post strongest single month total in more than three years

The number of homes sold through the MLS® System of the Woodstock Ingersoll Tillsonburg & Area Association of REALTORS® totaled 195 units in June 2026. This was a gain of 26.6% from June 2025. Residential sales haven't hit this level in the month of June in five years.

Home sales were 21.1% above the five-year average and 6.3% above the 10-year average for the month of June.

On a year-to-date basis, home sales totaled 849 units over the first six months of the year. This was up by 5.3% from the same period in 2025.

"June delivered a welcome boost to our local market. Sales jumped from the same period last year, marking the highest monthly total in more than three years and the busiest June since 2021. It was a clear sign that buyers are still out there on the sidelines and are willing to step in if the right homes are available," said Derrek de Jonge, President of the Woodstock Ingersoll Tillsonburg & Area Association of REALTORS®. "The number of newly listed homes in June was above normal for this time of year, while overall market conditions held near balanced for a second consecutive month. The MLS® Composite Benchmark Price dipped slightly year over year but remained stable compared to recent monthly levels, suggesting the market is finding firmer footing as the traditionally busy spring market comes to a close."

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 \$582,100 in June 2026, a decline of 5% compared to June 2025.

The benchmark price for single-family homes was \$601,000, down by 4.8% on a year-over-year basis in June. By comparison, the benchmark price for townhouse/row units was \$373,100, a decrease of 8.7% compared to a year earlier.

The average price of homes sold in June 2026 was \$607,919, a decrease of 5.6% from June 2025.

The more comprehensive year-to-date average price was \$615,051, a small reduction of 2.2% from the first six months of 2025.

The dollar value of all home sales in June 2026 was \$118.5 million, increasing by 19.6% from the same month in 2025. The dollar volume of all homes sold hasn't been this high in the month of June in five years.

The number of new listings saw a gain of 10.8% from June 2025. There were 370 new residential listings in June 2026. This was also the largest number of new listings added in the month of June in history.

New listings were 9.9% above the five-year average and 22.6% above the 10-year average for the month of June.

Active residential listings numbered 747 units on the market at the end of June, nearly unchanged, up only 0.7% (five listings) from the end of June 2025. Active listings haven't been this high in the month of June in more than a decade.

Active listings were 26.8% above the five-year average and 62.2% above the 10-year average for the month of June.

Months of inventory numbered 3.8 at the end of June 2026, down from the 4.8 months recorded at the end of June 2025 and above the long-run average of 2.6 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.

The Woodstock Ingersoll Tillsonburg & Area Association of REALTORS® operates the Multiple Listing Service® in the region. REALTOR® is a trademark, which identifies real estate professionals who are members of the Canadian Real Estate Association and, as such, subscribe to a high standard of professional service and to a strict Code of Ethics.

Residential housing activity
Woodstock Ingersoll Tillsonburg & Area
June 2026

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
		May 2026	April 2026	March 2026	February 2026	January 2026	December 2025
Sales Activity	218	7.9	30.5	30.5	55.7	49.3	28.2
Average Price	\$586,502	-4.3	-2.3	-11.8	-7.9	-10.8	-13.6
Dollar Volume*	\$127.9	3.3	27.5	15.2	43.4	33.2	10.8
New Listings	420	4.0	-1.4	4.2	19.0	10.8	19.7
Active Listings	939	-3.0	-4.6	-1.4	-1.9	-1.1	1.4

Actual ²		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		June 2025	June 2024	June 2023	June 2021	June 2019	June 2016
Sales Activity	195	26.6	19.6	27.5	-9.7	-8.9	-24.7
Average Price	\$607,919	-5.6	-10.3	-8.0	-5.9	51.7	124.6
Dollar Volume*	\$118.5	19.6	7.3	17.3	-15.0	38.3	69.1
New Listings	370	10.8	16.7	23.7	53.5	54.2	45.7
Active Listings	747	0.7	27.0	73.3	369.8	98.1	66.0

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
		June 2025 YTD	June 2024 YTD	June 2023 YTD	June 2021 YTD	June 2019 YTD	June 2016 YTD
Sales Activity	849	5.3	-1.7	-0.7	-30.4	-14.2	-24.7
Average Price	\$615,051	-2.2	-6.8	-6.9	-3.0	53.2	128.6
Dollar Volume*	\$522.2	3.1	-8.4	-7.6	-32.4	31.5	72.2
New Listings	1,895	0.5	18.4	31.1	30.9	44.0	37.3
Active Listings**	661	6.7	39.5	71.7	417.8	81.3	39.4

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		May 2026	March 2026	December 2025	June 2025	June 2024	June 2021
Sales to New Listings Ratio	51.9	50.0	41.4	48.4	46.6	52.4	96.7
Months of Inventory	4.3	4.8	5.7	5.4	5.4	4.1	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 .

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.

Woodstock Ingersoll Tillsonburg & Area Association of REALTORS®

Housing Market Update for June 2026*



*Based on residential data from the Woodstock Ingersoll Tillsonburg & Area Association of REALTORS® MLS® System.

All percentage changes are year-over-year comparisons.



Home sales up 26.6%

Home sales numbered 195 units in June 2026, up 26.6% compared to the 154 units sold in June 2025.



Market balance

At the end of June 2026, the market was well balanced, favouring neither buyers nor sellers.



New listings up 10.8%

There were 370 new listings added in June 2026, up 10.8% compared to the 334 listings added in June 2025.



Benchmark price down 5.0%

The benchmark price was \$582,100 in June 2026, down 5.0% from \$612,600 in June 2025.



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

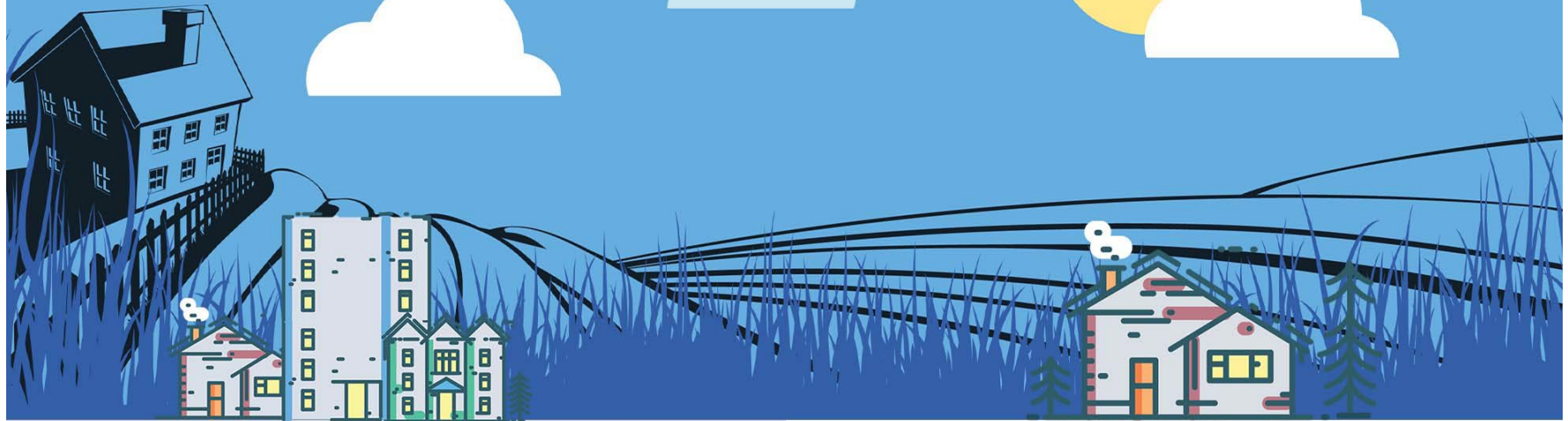
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Woodstock Ingersoll Tillsonburg & Area Association of REALTORS®

Housing Market Update by Property Type for June 2026*

**Based on residential MLS® System data from Woodstock Ingersoll Tillsonburg & Area Association of REALTORS® jurisdictional boundaries.*

All percentage changes are year-over-year comparisons.



SINGLE FAMILY

Units Sold

155

18.3%



Benchmark Price

\$601,000

-4.8%



TOWNHOUSE

Units Sold

28

64.7%



Benchmark Price

\$373,100

-8.7%



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