



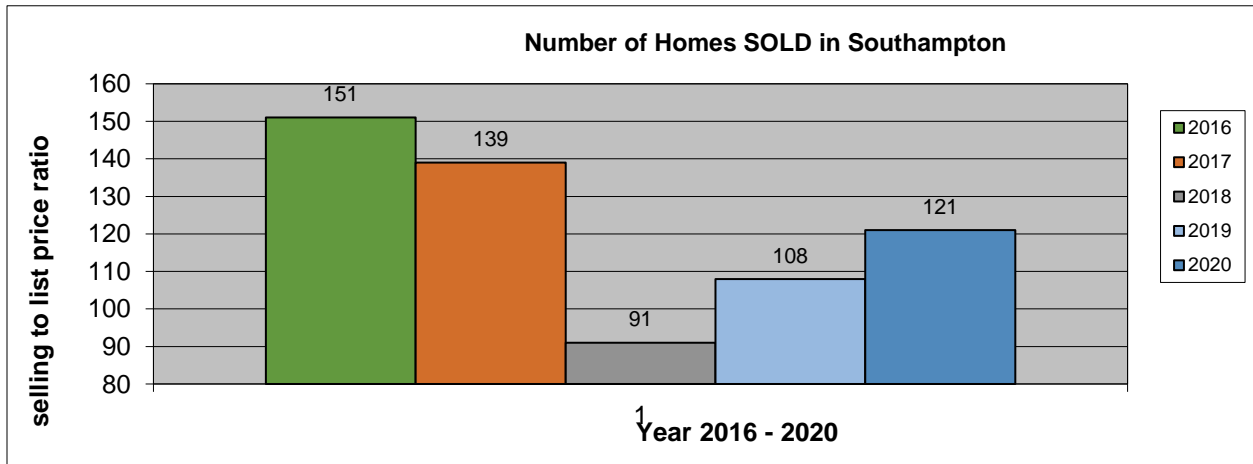
Don Amy, Sales Representative
McIntee Real Estate, Southampton
C: (519) 270-3055 E: donamy@bmts.com



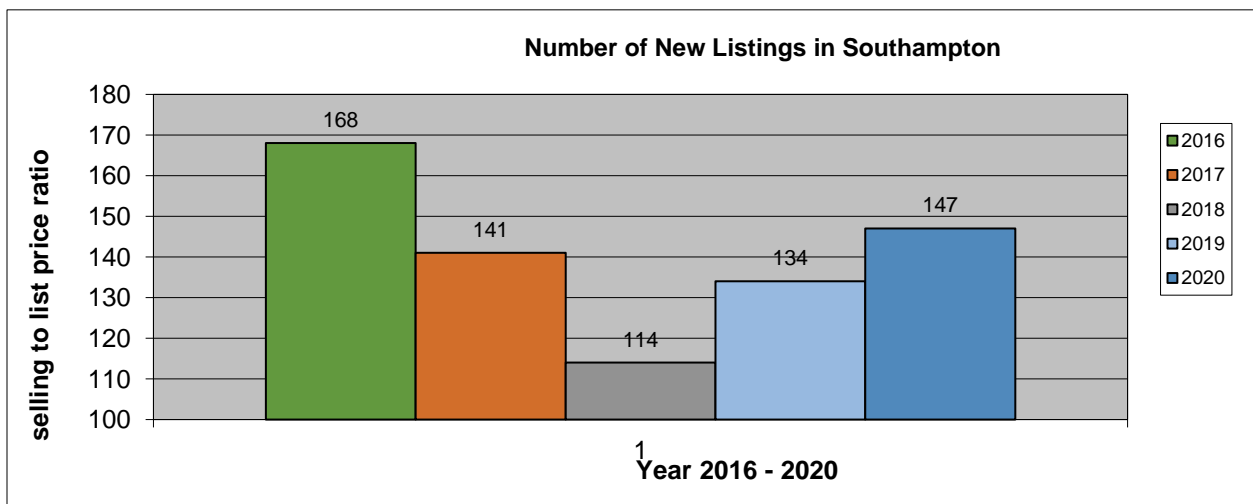
Southampton 2020 Real Estate Review

Quick Southampton 2020 summary: # of MLS sales **up 12%**, avg. sale price **up 17%** to 567,304, new listings **up 10%**, avg. days on market **up 2%** versus 2019

In 2020 the total number of Southampton MLS sales was up 12% compared to 2019 and up 1% compared to the average of the last 5 years. 10% of sales were condominiums.



After a steady decline in the number of new listings we see an 10% increase in 2020. However, with sales up the net effect is still a shortage of listings by about 50% compared to the average of the past 5 years.

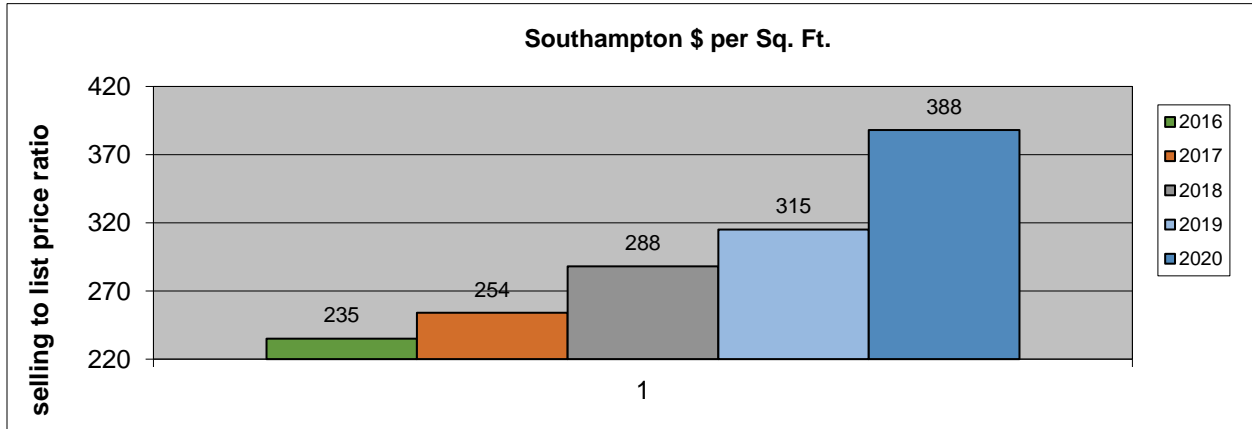




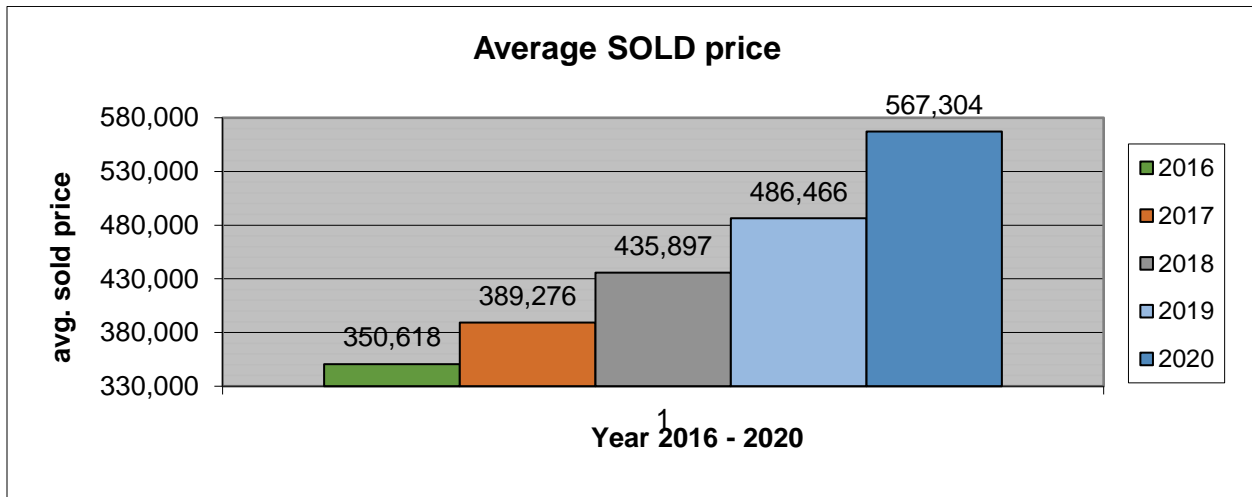
Don Amy, Sales Representative
McIntee Real Estate, Southampton
C: (519) 270-3055 E: donamy@bmts.com



Looking at the average price per square foot in Southampton we saw a very significant jump in 2020 of about 23%. That is an increase of 65% over the past 5 years.



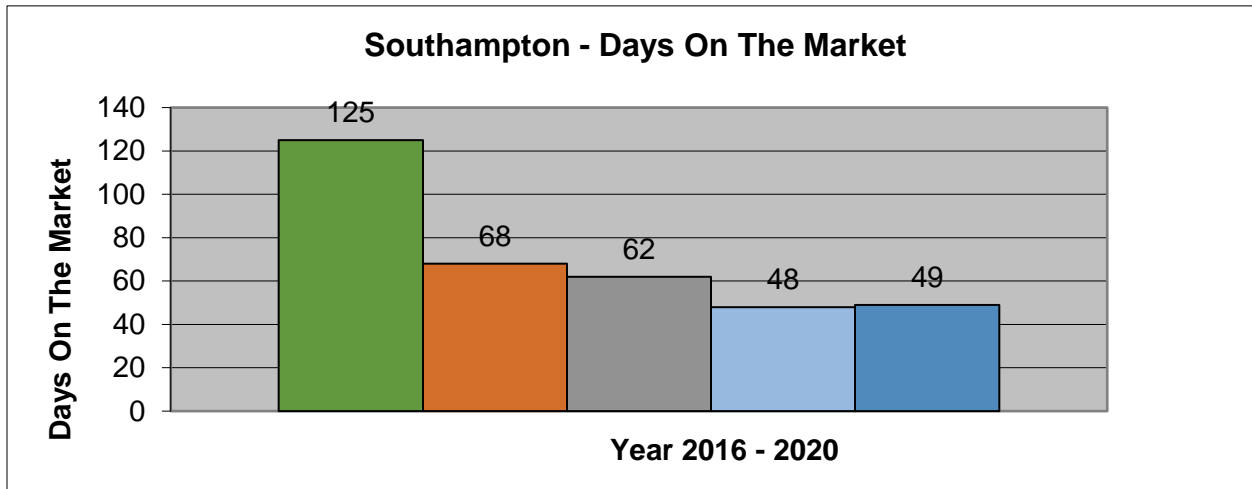
The average SOLD price increased by 17%. A caution: the average price is always influenced by the mix of SOLDs each year. In 2020, 27% of the sales were over the list price.



The numbers of “days on the market” continues at a low level. The shortage of listings and good demand is resulting in quicker sales. In addition, we experience a significant number of listings that held off offers for 10 days encouraging an increase in multiple offers.



Don Amy, Sales Representative
 McIntee Real Estate, Southampton
 C: (519) 270-3055 E: donamy@bmts.com



The following chart provides a profile of the price range that SOLD in Southampton in 2019 and 2020. Interesting to note that the number of homes selling for less than \$400,000 continues to decrease: 2019 = 43%, 2020 = 21% while we see a big increase in the \$700,000 plus range.

Home Value	# of Homes	% of Total	# of Homes	% of Total
Year	2019		2020	
100K-200K	4	4%	4	3%
200K-300K	11	10%	5	4%
300K-400K	31	29%	17	14%
400K-500K	22	20%	32	27%
500K-600K	17	16%	22	18%
600K-700K	9	8%	12	10%
700K-800K			12	10%
800K-900K			4	3%
900k-1M			7	6%
1M plus	14	13%	6	5%
total	139		121	

The following chart provides a profile of the size of the homes that SOLD in Southampton in 2019 and 2020. Significant changes in the size of homes is not evident.

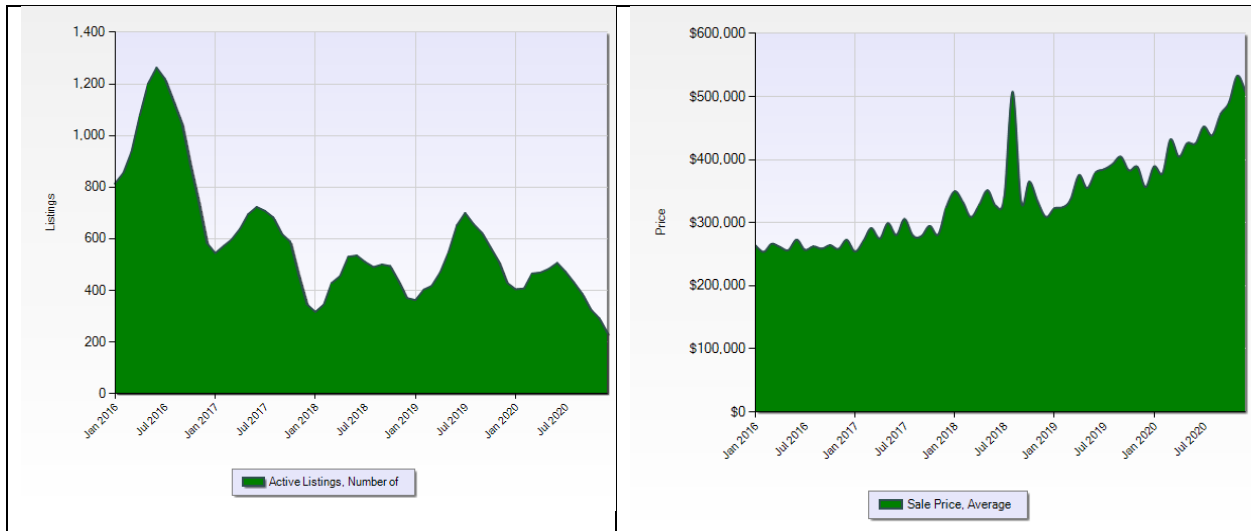


Don Amy, Sales Representative
 McIntee Real Estate, Southampton
 C: (519) 270-3055 E: donamy@bmts.com



SQ FT	# of Homes	% of Total	# of Homes	% of Total
Year	2019		2020	
1000 less	15	14%	22	18%
1000-1400	40	38%	48	40%
1400-1800	21	20%	25	21%
1800-2400	19	18%	15	12%
2400-3600	9	8%	9	7%
3600 +	2	2%	2	2%
total	108		121	

In all of Bruce County 2020 sales increased 10%, the total number of new listings was down 23% and the average price increased by 21% compared to 2019



Bruce County

I hope you found this 2020 Southampton housing market review informative and useful. As always, I would be happy to help you and your friends with any real estate needs.

Don Amy

Sales Representative
 Wilfred McIntee & Co Ltd
 181 High St., Southampton, ON, N0H 2L0
 Cell: 519 270-3055; Ofc: 519 797-5500; Fax: 519 797-3214
donamy@bmts.com
www.southamptonhomes.ca