

Simcoe County Monthly Residential Report

August 2023



Simcoe County

Year-Over-Year Summary

August 2023 vs. August 2022

	Aug. 2023	Aug. 2022	% Change
Sales	589	527	11.76%
Average Price	\$828,789	\$821,627	0.87%
New Listings	1594	1567	1.72%
Active Listings	2558	2163	18.26%
Months of Inventory	4.34	4.10	5.93%

Month-Over-Month Summary

August 2023 vs. July 2023

	Aug. 2023	Jul. 2023	% Change
Sales	589	588	0.17%
Average Price	\$828,789	\$861,154	-3.76%
New Listings	1594	1642	-2.92%
Active Listings	2558	2414	5.97%
Months of Inventory	4.34	4.10	5.93%

August 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	589	\$488,156,563	\$828,789	\$750,000	1,594	2,558	98%	31
Detached	417	\$378,900,115	\$908,633	\$828,000	1,226	1,997	97%	32
Semi-Detached	21	\$14,023,400	\$667,781	\$645,000	45	49	101%	15
Condo Townhouse	21	\$12,291,677	\$585,318	\$550,000	56	84	98%	37
Condo Apartment	57	\$31,684,200	\$555,863	\$485,000	122	238	97%	38
Link	1	\$603,000	\$603,000	\$603,000	7	7	121%	15
Att/Row/Townhouse	69	\$47,679,171	\$691,002	\$672,000	131	171	100%	22
Detached Condo	3	\$2,975,000	\$991,667	\$910,000	6	9	98%	12

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Barrie

Year-Over-Year Summary

August 2023 vs. August 2022

	Aug. 2023	Aug. 2022	% Change
Sales	192	175	9.71%
Average Price	\$719,761	\$715,510	0.59%
New Listings	474	439	7.97%
Active Listings	565	515	9.71%
Months of Inventory	2.94	2.94	-0.01%

Month-Over-Month Summary

August 2023 vs. July 2023

	Aug. 2023	Jul. 2023	% Change
Sales	192	194	-1.03%
Average Price	\$719,761	\$781,564	-7.91%
New Listings	474	457	3.72%
Active Listings	565	510	10.78%
Months of Inventory	2.94	2.63	11.94%

August 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	192	\$138,194,176	\$719,761	\$691,500	474	565	99%	23
Detached	100	\$86,227,276	\$862,273	\$829,000	287	343	99%	21
Semi-Detached	13	\$8,470,900	\$651,608	\$640,000	20	20	101%	17
Condo Townhouse	10	\$6,076,900	\$507,690	\$488,450	26	28	99%	16
Condo Apartment	37	\$17,767,200	\$480,195	\$450,000	79	113	97%	35
Link	1	\$603,000	\$603,000	\$603,000	4	3	121%	15
Att/Row/Townhouse	31	\$20,048,900	\$646,739	\$637,000	58	58	100%	18
Detached Condo	0				0	0		

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Bradford West Gwillimbury

Year-Over-Year Summary

August 2023 vs. August 2022

	Aug. 2023	Aug. 2022	% Change
Sales	20	33	-39.39%
Average Price	\$1,100,150	\$1,098,070	0.19%
New Listings	107	95	12.63%
Active Listings	154	104	48.08%
Months of Inventory	7.70	3.15	144.33%

Month-Over-Month Summary

August 2023 vs. July 2023

	Aug. 2023	Jul. 2023	% Change
Sales	20	40	-50.00%
Average Price	\$1,100,150	\$1,113,909	-1.24%
New Listings	107	105	1.90%
Active Listings	154	123	25.20%
Months of Inventory	7.70	3.08	150.41%

August 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	20	\$22,003,000	\$1,100,150	\$1,025,000	107	154	99%	20
Detached	15	\$17,828,000	\$1,188,533	\$1,145,000	86	127	99%	24
Semi-Detached	2	\$1,720,000	\$860,000	\$860,000	10	11	101%	11
Condo Townhouse	0				0	0		
Condo Apartment	0				1	4		
Link	0				0	0		
Att/Row/Townhouse	3	\$2,455,000	\$818,333	\$840,000	10	12	99%	8
Detached Condo	0				0	0		

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Clearview

Year-Over-Year Summary

August 2023 vs. August 2022

	Aug. 2023	Aug. 2022	% Change
Sales	15	16	-6.25%
Average Price	\$975,327	\$802,369	21.56%
New Listings	34	34	0.00%
Active Listings	88	60	46.67%
Months of Inventory	5.87	3.75	56.44%

Month-Over-Month Summary

August 2023 vs. July 2023

	Aug. 2023	Jul. 2023	% Change
Sales	15	11	36.36%
Average Price	\$975,327	\$759,409	28.43%
New Listings	34	47	-27.66%
Active Listings	88	91	-3.30%
Months of Inventory	5.87	8.27	-29.08%

August 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	15	\$14,629,900	\$975,327	\$890,000	34	88	92%	45
Detached	14	\$13,979,900	\$998,564	\$920,000	34	83	92%	48
Semi-Detached	1	\$650,000	\$650,000	\$650,000	0	4	100%	7
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	0				0	0		
Att/Row/Townhouse	0				0	1		
Detached Condo	0				0	0		

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Essa

Year-Over-Year Summary

August 2023 vs. August 2022

	Aug. 2023	Aug. 2022	% Change
Sales	19	29	-34.48%
Average Price	\$828,074	\$816,272	1.45%
New Listings	40	74	-45.95%
Active Listings	52	79	-34.18%
Months of Inventory	2.74	2.72	0.47%

Month-Over-Month Summary

August 2023 vs. July 2023

	Aug. 2023	Jul. 2023	% Change
Sales	19	25	-24.00%
Average Price	\$828,074	\$768,540	7.75%
New Listings	40	41	-2.44%
Active Listings	52	47	10.64%
Months of Inventory	2.74	1.88	45.58%

August 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	19	\$15,733,400	\$828,074	\$711,000	40	52	96%	31
Detached	16	\$13,668,400	\$854,275	\$735,000	31	43	96%	32
Semi-Detached	0				0	0		
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	0				3	3		
Att/Row/Townhouse	3	\$2,065,000	\$688,333	\$690,000	6	6	99%	24
Detached Condo	0				0	0		

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Innisfil

Year-Over-Year Summary

August 2023 vs. August 2022

	Aug. 2023	Aug. 2022	% Change
Sales	56	53	5.66%
Average Price	\$925,355	\$883,169	4.78%
New Listings	165	170	-2.94%
Active Listings	293	239	22.59%
Months of Inventory	5.23	4.51	16.03%

Month-Over-Month Summary

August 2023 vs. July 2023

	Aug. 2023	Jul. 2023	% Change
Sales	56	54	3.70%
Average Price	\$925,355	\$851,900	8.62%
New Listings	165	188	-12.23%
Active Listings	293	300	-2.33%
Months of Inventory	5.23	5.56	-5.82%

August 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	56	\$51,819,874	\$925,355	\$879,000	165	293	98%	22
Detached	46	\$43,743,986	\$950,956	\$897,500	127	219	98%	22
Semi-Detached	1	\$930,000	\$930,000	\$930,000	2	0	98%	13
Condo Townhouse	0				3	6		
Condo Apartment	4	\$2,623,000	\$655,750	\$606,500	15	40	100%	31
Link	0				0	0		
Att/Row/Townhouse	5	\$4,522,888	\$904,578	\$780,000	18	28	99%	15
Detached Condo	0				0	0		

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Orillia

Year-Over-Year Summary

August 2023 vs. August 2022

	Aug. 2023	Aug. 2022	% Change
Sales	33	37	-10.81%
Average Price	\$704,221	\$678,273	3.83%
New Listings	79	89	-11.24%
Active Listings	119	97	22.68%
Months of Inventory	3.61	2.62	37.55%

Month-Over-Month Summary

August 2023 vs. July 2023

	Aug. 2023	Jul. 2023	% Change
Sales	33	30	10.00%
Average Price	\$704,221	\$779,277	-9.63%
New Listings	79	82	-3.66%
Active Listings	119	112	6.25%
Months of Inventory	3.61	3.73	-3.41%

August 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	33	\$23,239,301	\$704,221	\$697,000	79	119	99%	35
Detached	23	\$16,052,301	\$697,926	\$700,000	60	93	99%	35
Semi-Detached	1	\$660,000	\$660,000	\$660,000	2	2	110%	8
Condo Townhouse	1	\$460,000	\$460,000	\$460,000	2	3	92%	69
Condo Apartment	6	\$4,722,000	\$787,000	\$671,500	6	9	97%	39
Link	0				0	0		
Att/Row/Townhouse	2	\$1,345,000	\$672,500	\$672,500	9	12	99%	25
Detached Condo	0				0	0		

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Oro-Medonte

Year-Over-Year Summary

August 2023 vs. August 2022

	Aug. 2023	Aug. 2022	% Change
Sales	16	16	0.00%
Average Price	\$1,270,187	\$1,163,119	9.21%
New Listings	63	63	0.00%
Active Listings	119	101	17.82%
Months of Inventory	7.44	6.31	17.82%

Month-Over-Month Summary

August 2023 vs. July 2023

	Aug. 2023	Jul. 2023	% Change
Sales	16	22	-27.27%
Average Price	\$1,270,187	\$1,043,545	21.72%
New Listings	63	75	-16.00%
Active Listings	119	107	11.21%
Months of Inventory	7.44	4.86	52.92%

August 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	16	\$20,322,900	\$1,270,187	\$1,035,000	63	119	96%	28
Detached	14	\$18,959,205	\$1,354,229	\$1,200,000	54	104	96%	29
Semi-Detached	0				0	0		
Condo Townhouse	0				1	4		
Condo Apartment	1	\$450,000	\$450,000	\$450,000	7	9	90%	17
Link	0				0	0		
Att/Row/Townhouse	1	\$913,785	\$913,785	\$913,785	1	2	97%	22
Detached Condo	0				0	0		

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Springwater

Year-Over-Year Summary

August 2023 vs. August 2022

	Aug. 2023	Aug. 2022	% Change
Sales	27	11	145.45%
Average Price	\$956,260	\$1,140,455	-16.15%
New Listings	82	65	26.15%
Active Listings	113	102	10.78%
Months of Inventory	4.19	9.27	-54.87%

Month-Over-Month Summary

August 2023 vs. July 2023

	Aug. 2023	Jul. 2023	% Change
Sales	27	19	42.11%
Average Price	\$956,260	\$1,132,926	-15.59%
New Listings	82	74	10.81%
Active Listings	113	111	1.80%
Months of Inventory	4.19	5.84	-28.36%

August 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	27	\$25,819,015	\$956,260	\$849,000	82	113	96%	25
Detached	27	\$25,819,015	\$956,260	\$849,000	82	112	96%	25
Semi-Detached	0				0	0		
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	0				0	0		
Att/Row/Townhouse	0				0	1		
Detached Condo	0				0	0		

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Disclaimer

The prices reflected in this media release are based on homes sold via the live Toronto MLS® System only. The Barrie & District Association of REALTORS® cautions that over a period of time the use of average price information can be useful in establishing trends, but it does not indicate actual prices in widely divergent areas or account for price differentials between geographical areas. The prices reflected in this media release are based on homes sold via the live TRREB MLS® system only.

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