

Simcoe County Monthly Residential Report

December 2023



Simcoe County

Year-Over-Year Summary

December 2023 vs. December 2022

	Dec. 2023	Dec. 2022	% Change
Sales	314	282	+11.35%
Average Price	\$777,328	\$812,411	-4.32%
New Listings	485	708	-31.50%
Active Listings	1,484	1,295	+14.59%
Months of Inventory	4.73	4.59	+2.92%

Month-Over-Month Summary

December 2023 vs. November 2023

	Dec. 2023	Nov. 2023	% Change
Sales	314	379	-17.15%
Average Price	\$777,328	\$785,082	-0.99%
New Listings	485	1,273	-61.90%
Active Listings	1,484	2,296	-35.37%
Months of Inventory	4.73	6.06	-21.99%

December 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	314	\$244,080,896	\$777,328	\$732,000	485	1,484	97%	38
Detached	223	\$188,849,692	\$846,860	\$812,500	332	1,066	97%	39
Semi-Detached	15	\$10,553,099	\$703,540	\$699,900	10	30	99%	42
Condo Townhouse	11	\$5,877,405	\$534,310	\$500,000	27	66	97%	38
Condo Apartment	28	\$14,806,900	\$528,818	\$502,500	62	213	97%	37
Link	2	\$1,442,000	\$721,000	\$721,000	4	6	97%	19
Att/Row/Townhouse	35	\$22,551,800	\$644,337	\$630,000	48	95	98%	36
Detached Condo	0				2	7		

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Barrie

Year-Over-Year Summary

December 2023 vs. December 2022

	Dec. 2023	Dec. 2022	% Change
Sales	111	85	+30.59%
Average Price	\$700,785	\$722,725	-3.04%
New Listings	141	217	-35.02%
Active Listings	357	260	+37.31%
Months of Inventory	3.22	3.06	+5.15%

Month-Over-Month Summary

December 2023 vs. November 2023

	Dec. 2023	Nov. 2023	% Change
Sales	111	124	-10.48%
Average Price	\$700,785	\$681,202	+2.87%
New Listings	141	398	-64.57%
Active Listings	357	565	-36.81%
Months of Inventory	3.22	4.56	-29.41%

December 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	111	\$77,787,099	\$700,785	\$675,000	141	357	98%	33
Detached	61	\$49,589,400	\$812,941	\$805,000	79	204	98%	34
Semi-Detached	4	\$2,596,999	\$649,250	\$685,750	4	15	102%	43
Condo Townhouse	3	\$1,373,000	\$457,667	\$480,000	10	17	97%	25
Condo Apartment	22	\$11,226,900	\$510,314	\$475,000	30	89	97%	34
Link	0				2	3		
Att/Row/Townhouse	21	\$13,000,800	\$619,086	\$617,500	16	29	98%	31
Detached Condo	0				0	0		

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Bradford West Gwillimbury

Year-Over-Year Summary

December 2023 vs. December 2022

	Dec. 2023	Dec. 2022	% Change
Sales	32	51	-37.25%
Average Price	\$1,050,193	\$1,107,475	-5.17%
New Listings	21	32	-34.38%
Active Listings	66	51	+29.41%
Months of Inventory	2.06	1.00	+106.25%

Month-Over-Month Summary

December 2023 vs. November 2023

	Dec. 2023	Nov. 2023	% Change
Sales	32	138	-76.81%
Average Price	\$1,050,193	\$1,231,050	-14.69%
New Listings	21	88	-76.14%
Active Listings	66	138	-52.17%
Months of Inventory	2.06	1.00	+106.25%

December 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	32	\$33,606,180	\$1,050,193	\$1,050,000	21	66	95%	35
Detached	26	\$28,567,980	\$1,098,768	\$1,069,000	15	56	95%	36
Semi-Detached	5	\$4,186,200	\$837,240	\$836,200	2	3	97%	25
Condo Townhouse	0				1	3		
Condo Apartment	0				0	1		
Link	0				0	0		
Att/Row/Townhouse	1	\$852,000	\$852,000	\$852,000	3	3	95%	49
Detached Condo	0				0	0		

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Clearview

Year-Over-Year Summary

December 2023 vs. December 2022

	Dec. 2023	Dec. 2022	% Change
Sales	3	7	-57.14%
Average Price	\$716,667	\$1,010,333	-29.07%
New Listings	10	16	-37.50%
Active Listings	51	40	+27.50%
Months of Inventory	17.00	5.71	+197.50%

Month-Over-Month Summary

December 2023 vs. November 2023

	Dec. 2023	Nov. 2023	% Change
Sales	3	4	-25.00%
Average Price	\$716,667	\$866,250	-17.27%
New Listings	10	32	-68.75%
Active Listings	51	70	-27.14%
Months of Inventory	17.00	17.50	-2.86%

December 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	3	\$2,150,000	\$716,667	\$735,000	10	51	96%	50
Detached	3	\$2,150,000	\$716,667	\$735,000	9	46	96%	50
Semi-Detached	0				0	1		
Condo Townhouse	0				1	1		
Condo Apartment	0				0	0		
Link	0				0	0		
Att/Row/Townhouse	0				0	2		
Detached Condo	0				0	1		

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Essa

Year-Over-Year Summary

December 2023 vs. December 2022

	Dec. 2023	Dec. 2022	% Change
Sales	9	12	-25.00%
Average Price	\$719,656	\$881,250	-18.34%
New Listings	12	30	-60.00%
Active Listings	46	38	+21.05%
Months of Inventory	5.11	3.17	+61.40%

Month-Over-Month Summary

December 2023 vs. November 2023

	Dec. 2023	Nov. 2023	% Change
Sales	9	14	-35.71%
Average Price	\$719,656	\$811,361	-11.30%
New Listings	12	43	-72.09%
Active Listings	46	63	-26.98%
Months of Inventory	5.11	4.50	+13.58%

December 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	9	\$6,476,900	\$719,656	\$735,000	12	46	97%	37
Detached	8	\$5,744,900	\$718,113	\$740,000	11	38	97%	39
Semi-Detached	0				0	0		
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	1	\$732,000	\$732,000	\$732,000	0	1	96%	23
Att/Row/Townhouse	0				1	7		
Detached Condo	0				0	0		

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Innisfil

Year-Over-Year Summary

December 2023 vs. December 2022

	Dec. 2023	Dec. 2022	% Change
Sales	35	41	-14.63%
Average Price	\$789,146	\$719,778	+9.64%
New Listings	49	96	-48.96%
Active Listings	164	176	-6.82%
Months of Inventory	4.69	4.29	+9.16%

Month-Over-Month Summary

December 2023 vs. November 2023

	Dec. 2023	Nov. 2023	% Change
Sales	35	29	+20.69%
Average Price	\$789,146	\$868,107	-9.10%
New Listings	49	146	-66.44%
Active Listings	164	281	-41.64%
Months of Inventory	4.69	9.69	-51.64%

December 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	35	\$27,620,100	\$789,146	\$720,000	49	164	97%	42
Detached	26	\$21,762,100	\$837,004	\$837,500	37	116	97%	39
Semi-Detached	0				0	0		
Condo Townhouse	0				1	3		
Condo Apartment	3	\$1,810,000	\$603,333	\$580,000	4	30	95%	74
Link	0				1	0		
Att/Row/Townhouse	6	\$4,048,000	\$674,667	\$667,500	6	15	98%	43
Detached Condo	0				0	0		

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Orillia

Year-Over-Year Summary

December 2023 vs. December 2022

	Dec. 2023	Dec. 2022	% Change
Sales	10	12	-16.67%
Average Price	\$641,641	\$769,000	-16.56%
New Listings	28	37	-24.32%
Active Listings	59	47	+25.53%
Months of Inventory	5.90	3.92	+50.64%

Month-Over-Month Summary

December 2023 vs. November 2023

	Dec. 2023	Nov. 2023	% Change
Sales	10	19	-47.37%
Average Price	\$641,641	\$594,526	+7.92%
New Listings	28	57	-50.88%
Active Listings	59	87	-32.18%
Months of Inventory	5.90	4.58	+28.85%

December 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	10	\$6,416,405	\$641,641	\$645,500	28	59	99%	26
Detached	8	\$4,887,500	\$610,938	\$643,000	19	38	99%	18
Semi-Detached	0				0	1		
Condo Townhouse	1	\$898,905	\$898,905	\$898,905	1	3	100%	55
Condo Apartment	0				3	9		
Link	0				0	1		
Att/Row/Townhouse	1	\$630,000	\$630,000	\$630,000	5	7	95%	60
Detached Condo	0				0	0		

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Oro-Medonte

Year-Over-Year Summary

December 2023 vs. December 2022

	Dec. 2023	Dec. 2022	% Change
Sales	11	13	-15.38%
Average Price	\$1,078,545	\$868,654	+24.16%
New Listings	15	36	-58.33%
Active Listings	72	54	+33.33%
Months of Inventory	6.55	4.15	+57.58%

Month-Over-Month Summary

December 2023 vs. November 2023

	Dec. 2023	Nov. 2023	% Change
Sales	11	17	-35.29%
Average Price	\$1,078,545	\$987,324	+9.24%
New Listings	15	49	-69.39%
Active Listings	72	98	-26.53%
Months of Inventory	6.55	5.76	+13.54%

December 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	11	\$11,864,000	\$1,078,545	\$870,000	15	72	96%	37
Detached	11	\$11,864,000	\$1,078,545	\$870,000	12	60	96%	37
Semi-Detached	0				0	0		
Condo Townhouse	0				0	6		
Condo Apartment	0				3	6		
Link	0				0	0		
Att/Row/Townhouse	0				0	0		
Detached Condo	0				0	0		

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Springwater

Year-Over-Year Summary

December 2023 vs. December 2022

	Dec. 2023	Dec. 2022	% Change
Sales	11	14	-21.43%
Average Price	\$1,204,091	\$1,207,000	-0.24%
New Listings	17	43	-60.47%
Active Listings	65	71	-8.45%
Months of Inventory	5.91	5.07	+16.52%

Month-Over-Month Summary

December 2023 vs. November 2023

	Dec. 2023	Nov. 2023	% Change
Sales	11	14	-21.43%
Average Price	\$1,204,091	\$1,021,314	+17.90%
New Listings	17	61	-72.13%
Active Listings	65	96	-32.29%
Months of Inventory	5.91	6.86	-13.83%

December 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	11	\$13,245,000	\$1,204,091	\$1,040,000	17	65	96%	59
Detached	11	\$13,245,000	\$1,204,091	\$1,040,000	16	63	96%	59
Semi-Detached	0				0	1		
Condo Townhouse	0				0	0		
Condo Apartment	0				1	1		
Link	0				0	0		
Att/Row/Townhouse	0				0	0		
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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