

Simcoe County Monthly Residential Report

November 2023



Simcoe County

Year-Over-Year Summary

November 2023 vs. November 2022

	Nov. 2023	Nov. 2022	% Change
Sales	379	458	-17.25%
Average Price	\$785,089	\$788,104	-0.38%
New Listings	1,212	1,409	-13.98%
Active Listings	2,278	1,676	+35.92%
Months of Inventory	6.01	3.66	+64.25%

Month-Over-Month Summary

November 2023 vs. October 2023

	Nov. 2023	Oct. 2023	% Change
Sales	379	457	-17.07%
Average Price	\$785,089	\$842,950	-6.86%
New Listings	1,212	1,627	-25.51%
Active Listings	2,278	2,803	-18.73%
Months of Inventory	6.01	6.13	-2.00%

November 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	379	\$297,548,543	\$785,089	\$715,000	1,212	2,278	96%	34
Detached	273	\$234,200,743	\$857,878	\$799,000	891	1,702	96%	35
Semi-Detached	4	\$3,215,000	\$803,750	\$807,500	34	51	104%	10
Condo Townhouse	17	\$9,860,000	\$580,000	\$516,500	46	89	97%	36
Condo Apartment	40	\$20,805,500	\$520,138	\$504,500	123	275	97%	39
Link	2	\$1,493,500	\$746,750	\$746,750	6	11	97%	22
Att/Row/Townhouse	39	\$25,162,300	\$645,187	\$623,800	109	141	98%	25
Detached Condo	3	\$2,425,000	\$808,333	\$860,000	2	7	97%	50

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Barrie

Year-Over-Year Summary

November 2023 vs. November 2022

	Nov. 2023	Nov. 2022	% Change
Sales	124	140	-11.43%
Average Price	\$681,202	\$699,074	-2.56%
New Listings	377	432	-12.73%
Active Listings	559	354	+57.91%
Months of Inventory	4.51	2.53	+78.29%

Month-Over-Month Summary

November 2023 vs. October 2023

	Nov. 2023	Oct. 2023	% Change
Sales	124	142	-12.68%
Average Price	\$681,202	\$743,797	-8.42%
New Listings	377	500	-24.60%
Active Listings	559	676	-17.31%
Months of Inventory	4.51	4.76	-5.30%

November 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	124	\$84,469,100	\$681,202	\$660,000	377	559	97%	27
Detached	66	\$52,320,800	\$792,739	\$790,000	225	334	97%	26
Semi-Detached	1	\$635,000	\$635,000	\$635,000	15	18	98%	13
Condo Townhouse	5	\$2,265,000	\$453,000	\$475,000	19	26	97%	35
Condo Apartment	27	\$13,693,500	\$507,167	\$495,000	65	124	97%	35
Link	0				1	4		
Att/Row/Townhouse	25	\$15,554,800	\$622,192	\$617,500	52	53	99%	22
Detached Condo	0				0	0		

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Bradford West Gwillimbury

Year-Over-Year Summary

November 2023 vs. November 2022

	Nov. 2023	Nov. 2022	% Change
Sales	28	40	-30.00%
Average Price	\$1,231,050	\$950,586	+29.50%
New Listings	84	66	+27.27%
Active Listings	138	67	+105.97%
Months of Inventory	4.93	1.68	+194.24%

Month-Over-Month Summary

November 2023 vs. October 2023

	Nov. 2023	Oct. 2023	% Change
Sales	28	28	0.00%
Average Price	\$1,231,050	\$1,131,229	+8.82%
New Listings	84	123	-31.71%
Active Listings	138	182	-24.18%
Months of Inventory	4.93	6.50	-24.18%

November 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	28	\$34,469,400	\$1,231,050	\$1,077,500	84	138	95%	20
Detached	23	\$29,896,900	\$1,299,865	\$1,100,000	69	115	94%	22
Semi-Detached	2	\$1,727,500	\$863,750	\$863,750	10	12	105%	6
Condo Townhouse	0				2	2		
Condo Apartment	0				1	3		
Link	1	\$850,000	\$850,000	\$850,000	0	1	96%	13
Att/Row/Townhouse	2	\$1,995,000	\$997,500	\$997,500	2	5	96%	19
Detached Condo	0				0	0		

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Clearview

Year-Over-Year Summary

November 2023 vs. November 2022

	Nov. 2023	Nov. 2022	% Change
Sales	4	14	-71.43%
Average Price	\$866,250	\$836,071	+3.61%
New Listings	30	18	+66.67%
Active Listings	69	59	+16.95%
Months of Inventory	17.25	4.21	+309.32%

Month-Over-Month Summary

November 2023 vs. October 2023

	Nov. 2023	Oct. 2023	% Change
Sales	4	12	-66.67%
Average Price	\$866,250	\$919,167	-5.76%
New Listings	30	39	-23.08%
Active Listings	69	87	-20.69%
Months of Inventory	17.25	7.25	+137.93%

November 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	4	\$3,465,000	\$866,250	\$925,000	30	69	96%	70
Detached	4	\$3,465,000	\$866,250	\$925,000	26	64	96%	70
Semi-Detached	0				1	1		
Condo Townhouse	0				1	1		
Condo Apartment	0				0	0		
Link	0				0	0		
Att/Row/Townhouse	0				2	2		
Detached Condo	0				0	1		

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Essa

Year-Over-Year Summary

November 2023 vs. November 2022

	Nov. 2023	Nov. 2022	% Change
Sales	14	22	-36.36%
Average Price	\$811,539	\$758,427	+7.00%
New Listings	41	56	-26.79%
Active Listings	62	51	+21.57%
Months of Inventory	4.43	2.32	+91.04%

Month-Over-Month Summary

November 2023 vs. October 2023

	Nov. 2023	Oct. 2023	% Change
Sales	14	15	-6.67%
Average Price	\$811,539	\$790,933	+2.61%
New Listings	41	51	-19.61%
Active Listings	62	74	-16.22%
Months of Inventory	4.43	4.93	-10.23%

November 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	14	\$11,361,550	\$811,539	\$708,075	41	62	95%	31
Detached	10	\$8,749,050	\$874,905	\$731,250	31	51	95%	32
Semi-Detached	0				1	2		
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	0				1	1		
Att/Row/Townhouse	4	\$2,612,500	\$653,125	\$626,250	8	8	96%	30
Detached Condo	0				0	0		

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Innisfil

Year-Over-Year Summary

November 2023 vs. November 2022

	Nov. 2023	Nov. 2022	% Change
Sales	29	36	-19.44%
Average Price	\$868,107	\$895,765	+/-3.09%
New Listings	141	182	-22.53%
Active Listings	280	217	+29.03%
Months of Inventory	9.66	6.03	+60.18%

Month-Over-Month Summary

November 2023 vs. October 2023

	Nov. 2023	Oct. 2023	% Change
Sales	29	35	-17.14%
Average Price	\$868,107	\$1,039,439	-16.48%
New Listings	141	181	-22.10%
Active Listings	280	313	-10.54%
Months of Inventory	9.66	8.94	+7.97%

November 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	29	\$25,175,100	\$868,107	\$882,000	141	280	95%	37
Detached	26	\$23,420,100	\$900,773	\$905,000	110	209	94%	33
Semi-Detached	0				0	0		
Condo Townhouse	0				2	3		
Condo Apartment	2	\$1,090,000	\$545,000	\$545,000	17	47	102%	110
Link	0				0	1		
Att/Row/Townhouse	1	\$665,000	\$665,000	\$665,000	12	20	99%	1
Detached Condo	0				0	0		

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Orillia

Year-Over-Year Summary

November 2023 vs. November 2022

	Nov. 2023	Nov. 2022	% Change
Sales	19	36	-47.22%
Average Price	\$594,526	\$570,374	+4.23%
New Listings	54	79	-31.65%
Active Listings	87	70	+24.29%
Months of Inventory	4.58	1.94	+135.49%

Month-Over-Month Summary

November 2023 vs. October 2023

	Nov. 2023	Oct. 2023	% Change
Sales	19	30	-36.67%
Average Price	\$594,526	\$625,800	-5.00%
New Listings	54	68	-20.59%
Active Listings	87	105	-17.14%
Months of Inventory	4.58	3.50	+30.83%

November 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	19	\$11,296,000	\$594,526	\$605,000	54	87	97%	29
Detached	15	\$9,142,000	\$609,467	\$615,000	32	58	97%	30
Semi-Detached	0				0	1		
Condo Townhouse	2	\$834,000	\$417,000	\$417,000	6	7	98%	19
Condo Apartment	0				5	10		
Link	0				1	1		
Att/Row/Townhouse	2	\$1,320,000	\$660,000	\$660,000	10	10	96%	28
Detached Condo	0				0	0		

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Oro-Medonte

Year-Over-Year Summary

November 2023 vs. November 2022

	Nov. 2023	Nov. 2022	% Change
Sales	17	25	-32.00%
Average Price	\$987,324	\$971,920	+1.58%
New Listings	49	61	-19.67%
Active Listings	98	69	+42.03%
Months of Inventory	5.76	2.76	+108.87%

Month-Over-Month Summary

November 2023 vs. October 2023

	Nov. 2023	Oct. 2023	% Change
Sales	17	20	-15.00%
Average Price	\$987,324	\$999,827	-1.25%
New Listings	49	60	-18.33%
Active Listings	98	125	-21.60%
Months of Inventory	5.76	6.25	-7.76%

November 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	17	\$16,784,500	\$987,324	\$870,000	49	98	97%	45
Detached	17	\$16,784,500	\$987,324	\$870,000	47	84	97%	45
Semi-Detached	0				0	0		
Condo Townhouse	0				1	7		
Condo Apartment	0				1	7		
Link	0				0	0		
Att/Row/Townhouse	0				0	0		
Detached Condo	0				0	0		

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Springwater

Year-Over-Year Summary

November 2023 vs. November 2022

	Nov. 2023	Nov. 2022	% Change
Sales	14	14	0.00%
Average Price	\$1,021,314	\$979,464	+4.27%
New Listings	59	80	-26.25%
Active Listings	95	87	+9.20%
Months of Inventory	6.79	6.21	+9.20%

Month-Over-Month Summary

November 2023 vs. October 2023

	Nov. 2023	Oct. 2023	% Change
Sales	14	13	+7.69%
Average Price	\$1,021,314	\$930,385	+9.77%
New Listings	59	71	-16.90%
Active Listings	95	121	-21.49%
Months of Inventory	6.79	9.31	-27.10%

November 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	14	\$14,298,401	\$1,021,314	\$862,000	59	95	96%	43
Detached	13	\$13,730,901	\$1,056,223	\$884,000	58	93	96%	46
Semi-Detached	0				1	2		
Condo Townhouse	0				0	0		
Condo Apartment	1	\$567,500	\$567,500	\$567,500	0	0	99%	8
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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