

# Simcoe County Monthly Residential Report

## October 2023



## Simcoe County

### Year-Over-Year Summary

October 2023 vs. October 2022

	Oct. 2023	Oct. 2022	% Change
<b>Sales</b>	457	554	-17.51%
<b>Average Price</b>	\$842,950	\$830,534	+1.49%
<b>New Listings</b>	1,610	1,380	+16.67%
<b>Active Listings</b>	2,778	1,950	+42.46%
<b>Months of Inventory</b>	6.08	3.52	+72.70%

### Month-Over-Month Summary

October 2023 vs. September 2023

	Oct. 2023	Sep. 2023	% Change
<b>Sales</b>	457	506	-9.68%
<b>Average Price</b>	\$842,950	\$823,541	+2.36%
<b>New Listings</b>	1,610	1,885	-14.59%
<b>Active Listings</b>	2,778	2,817	-1.38%
<b>Months of Inventory</b>	6.08	5.57	+9.19%

## October 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>457</b>	<b>\$385,228,257</b>	<b>\$842,950</b>	<b>\$760,000</b>	<b>1,610</b>	<b>2,778</b>	<b>97%</b>	<b>32</b>
<b>Detached</b>	343	\$307,781,057	\$897,231	\$820,000	1,214	55	96%	32
<b>Semi-Detached</b>	14	\$9,795,200	\$699,657	\$642,500	38	93	98%	40
<b>Condo Townhouse</b>	13	\$7,737,500	\$595,192	\$546,500	61	278	96%	44
<b>Condo Apartment</b>	27	\$15,348,000	\$568,444	\$540,000	147	14	98%	36
<b>Link</b>	5	\$3,454,500	\$690,900	\$730,000	17	178	103%	20
<b>Att/Row/Townhouse</b>	53	\$38,667,000	\$733,340	\$685,000	129	1	98%	30
<b>Detached Condo</b>	2	\$2,245,000	\$1,122,500	\$1,122,500	4	11	95%	31

1. Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the MLS® System between the first and last day of the month/period being reported.
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3. Active listings at the end of the last day of the month/period being reported.
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# Barrie

## Year-Over-Year Summary

October 2023 vs. October 2022

	Oct. 2023	Oct. 2022	% Change
<b>Sales</b>	142	173	-17.92%
<b>Average Price</b>	\$743,797	\$731,122	+1.73%
<b>New Listings</b>	495	381	+29.92%
<b>Active Listings</b>	668	420	+59.05%
<b>Months of Inventory</b>	4.70	2.43	+93.77%

## Month-Over-Month Summary

October 2023 vs. September 2023

	Oct. 2023	Sep. 2023	% Change
<b>Sales</b>	142	165	-13.94%
<b>Average Price</b>	\$743,797	\$754,790	-1.46%
<b>New Listings</b>	495	533	-7.13%
<b>Active Listings</b>	668	657	+1.67%
<b>Months of Inventory</b>	4.70	3.98	+18.14%

## October 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>142</b>	<b>\$105,619,187</b>	<b>\$743,797</b>	<b>\$722,500</b>	<b>495</b>	<b>668</b>	<b>98%</b>	<b>26</b>
<b>Detached</b>	92	\$75,729,987	\$823,152	\$782,500	318	409	97%	24
<b>Semi-Detached</b>	7	\$4,350,200	\$621,457	\$627,500	12	17	99%	27
<b>Condo Townhouse</b>	7	\$3,706,000	\$529,429	\$484,000	18	28	97%	41
<b>Condo Apartment</b>	16	\$8,748,500	\$546,781	\$520,000	85	137	99%	36
<b>Link</b>	1	\$635,000	\$635,000	\$635,000	4	5	127%	3
<b>Att/Row/Townhouse</b>	19	\$12,449,500	\$655,237	\$652,500	58	72	99%	23
<b>Detached Condo</b>	0				0	0		

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# Bradford West Gwillimbury

## Year-Over-Year Summary

October 2023 vs. October 2022

	Oct. 2023	Oct. 2022	% Change
<b>Sales</b>	28	38	-26.32%
<b>Average Price</b>	\$1,131,229	\$1,044,445	+8.31%
<b>New Listings</b>	122	79	+54.43%
<b>Active Listings</b>	181	95	+90.53%
<b>Months of Inventory</b>	6.46	2.50	+158.57%

## Month-Over-Month Summary

October 2023 vs. September 2023

	Oct. 2023	Sep. 2023	% Change
<b>Sales</b>	28	29	-3.45%
<b>Average Price</b>	\$1,131,229	\$995,859	+13.59%
<b>New Listings</b>	122	139	-12.23%
<b>Active Listings</b>	181	177	+2.26%
<b>Months of Inventory</b>	6.46	6.10	+5.91%

## October 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	28	\$31,674,400	\$1,131,229	\$1,100,000	122	181	98%	29
<b>Detached</b>	24	\$27,920,400	\$1,163,350	\$1,175,000	101	155	98%	30
<b>Semi-Detached</b>	2	\$2,045,000	\$1,022,500	\$1,022,500	10	11	97%	26
<b>Condo Townhouse</b>	0				0	0		
<b>Condo Apartment</b>	0	\$-	\$-		1	3		
<b>Link</b>	1	\$844,000	\$844,000	\$844,000	3	2	98%	34
<b>Att/Row/Townhouse</b>	1	\$865,000	\$865,000	\$865,000	7	10	110%	16
<b>Detached Condo</b>	0				0	0		

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## Clearview

### Year-Over-Year Summary

October 2023 vs. October 2022

	Oct. 2023	Oct. 2022	% Change
<b>Sales</b>	12	15	-20.00%
<b>Average Price</b>	\$919,167	\$1,116,267	-17.66%
<b>New Listings</b>	39	44	-11.36%
<b>Active Listings</b>	87	76	+14.47%
<b>Months of Inventory</b>	7.25	5.07	+43.09%

### Month-Over-Month Summary

October 2023 vs. September 2023

	Oct. 2023	Sep. 2023	% Change
<b>Sales</b>	12	17	-29.41%
<b>Average Price</b>	\$919,167	\$923,197	-0.44%
<b>New Listings</b>	39	54	-27.78%
<b>Active Listings</b>	87	90	-3.33%
<b>Months of Inventory</b>	7.25	5.29	+36.94%

## October 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	12	\$11,029,999	\$919,167	\$872,500	39	87	95%	37
<b>Detached</b>	9	\$9,234,999	\$1,026,111	\$1,050,000	38	83	94%	33
<b>Semi-Detached</b>	1	\$625,000	\$625,000	\$625,000	1	3	98%	21
<b>Condo Townhouse</b>	0				0	0		
<b>Condo Apartment</b>	0				0	0		
<b>Link</b>	0				0	0		
<b>Att/Row/Townhouse</b>	2	\$1,170,000	\$585,000	\$585,000	0	0	98%	63
<b>Detached Condo</b>	0				0	1		

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# Essa

## Year-Over-Year Summary

October 2023 vs. October 2022

	Oct. 2023	Oct. 2022	% Change
<b>Sales</b>	15	24	-37.50%
<b>Average Price</b>	\$790,933	\$759,583	+4.13%
<b>New Listings</b>	49	52	-5.77%
<b>Active Listings</b>	73	62	+17.74%
<b>Months of Inventory</b>	4.87	2.58	+88.39%

## Month-Over-Month Summary

October 2023 vs. September 2023

	Oct. 2023	Sep. 2023	% Change
<b>Sales</b>	15	17	-11.76%
<b>Average Price</b>	\$790,933	\$758,206	+4.32%
<b>New Listings</b>	49	46	+6.52%
<b>Active Listings</b>	73	63	+15.87%
<b>Months of Inventory</b>	4.87	3.71	+31.32%

## October 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	15	\$11,864,000	\$790,933	\$707,500	49	73	97%	33
<b>Detached</b>	11	\$9,041,500	\$821,955	\$770,000	35	57	96%	32
<b>Semi-Detached</b>	1	\$690,000	\$690,000	\$690,000	2	2	96%	19
<b>Condo Townhouse</b>	0				0	0		
<b>Condo Apartment</b>	0				0	0		
<b>Link</b>	1	\$730,000	\$730,000	\$730,000	3	3	100%	11
<b>Att/Row/Townhouse</b>	2	\$1,402,500	\$701,250	\$701,250	9	11	98%	54
<b>Detached Condo</b>	0				0	0		

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# Innisfil

## Year-Over-Year Summary

October 2023 vs. October 2022

	Oct. 2023	Oct. 2022	% Change
<b>Sales</b>	35	53	-33.96%
<b>Average Price</b>	\$1,039,439	\$858,208	+21.12%
<b>New Listings</b>	179	151	+18.54%
<b>Active Listings</b>	311	228	+36.40%
<b>Months of Inventory</b>	8.89	4.30	+106.55%

## Month-Over-Month Summary

October 2023 vs. September 2023

	Oct. 2023	Sep. 2023	% Change
<b>Sales</b>	35	51	-31.37%
<b>Average Price</b>	\$1,039,439	\$915,774	+13.50%
<b>New Listings</b>	179	213	-15.96%
<b>Active Listings</b>	311	320	-2.81%
<b>Months of Inventory</b>	8.89	6.27	+41.62%

## October 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>35</b>	<b>\$36,380,375</b>	<b>\$1,039,439</b>	<b>\$770,000</b>	<b>179</b>	<b>311</b>	<b>98%</b>	<b>28</b>
<b>Detached</b>	28	\$29,784,375	\$1,063,728	\$815,000	147	246	98%	28
<b>Semi-Detached</b>	0				0	0		
<b>Condo Townhouse</b>	0				0	2		
<b>Condo Apartment</b>	0				17	40		
<b>Link</b>	0				1	1		
<b>Att/Row/Townhouse</b>	7	\$6,596,000	\$942,286	\$669,000	14	22	96%	29
<b>Detached Condo</b>	0				0	0		

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# Orillia

## Year-Over-Year Summary

October 2023 vs. October 2022

	Oct. 2023	Oct. 2022	% Change
<b>Sales</b>	30	29	+3.45%
<b>Average Price</b>	\$625,800	\$678,497	-7.77%
<b>New Listings</b>	67	73	-8.22%
<b>Active Listings</b>	105	101	+3.96%
<b>Months of Inventory</b>	3.50	3.48	+0.50%

## Month-Over-Month Summary

October 2023 vs. September 2023

	Oct. 2023	Sep. 2023	% Change
<b>Sales</b>	30	33	-9.09%
<b>Average Price</b>	\$625,800	\$700,288	-10.64%
<b>New Listings</b>	67	71	-5.63%
<b>Active Listings</b>	105	113	-7.08%
<b>Months of Inventory</b>	3.50	3.42	+2.21%

## October 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>30</b>	<b>\$18,773,999</b>	<b>\$625,800</b>	<b>\$625,000</b>	<b>67</b>	<b>105</b>	<b>96%</b>	<b>23</b>
<b>Detached</b>	24	\$14,800,999	\$616,708	\$622,500	47	77	95%	23
<b>Semi-Detached</b>	0				0	2		
<b>Condo Townhouse</b>	0				6	5		
<b>Condo Apartment</b>	1	\$626,000	\$626,000	\$626,000	6	10	98%	23
<b>Link</b>	0				1	0		
<b>Att/Row/Townhouse</b>	5	\$3,347,000	\$669,400	\$642,000	7	11	99%	23
<b>Detached Condo</b>	0				0	0		

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## Oro-Medonte

### Year-Over-Year Summary

October 2023 vs. October 2022

	Oct. 2023	Oct. 2022	% Change
<b>Sales</b>	20	26	-23.08%
<b>Average Price</b>	\$999,827	\$1,305,192	-23.40%
<b>New Listings</b>	60	65	-7.69%
<b>Active Listings</b>	125	95	+31.58%
<b>Months of Inventory</b>	6.25	3.65	+71.05%

### Month-Over-Month Summary

October 2023 vs. September 2023

	Oct. 2023	Sep. 2023	% Change
<b>Sales</b>	20	18	+11.11%
<b>Average Price</b>	\$999,827	\$1,137,078	-12.07%
<b>New Listings</b>	60	83	-27.71%
<b>Active Listings</b>	125	132	-5.30%
<b>Months of Inventory</b>	6.25	7.33	-14.77%

## October 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>20</b>	<b>\$19,996,548</b>	<b>\$999,827</b>	<b>\$980,000</b>	<b>60</b>	<b>125</b>	<b>96%</b>	<b>34</b>
<b>Detached</b>	19	\$19,616,548	\$1,032,450	\$980,000	54	112	96%	31
<b>Semi-Detached</b>	0				0	0		
<b>Condo Townhouse</b>	0				4	6		
<b>Condo Apartment</b>	1	\$380,000	\$380,000	\$380,000	2	7	97%	83
<b>Link</b>	0				0	0		
<b>Att/Row/Townhouse</b>	0				0	0		
<b>Detached Condo</b>	0				0	0		

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# Springwater

## Year-Over-Year Summary

October 2023 vs. October 2022

	Oct. 2023	Oct. 2022	% Change
<b>Sales</b>	13	20	-35.00%
<b>Average Price</b>	\$930,385	\$1,022,063	-8.97%
<b>New Listings</b>	71	70	+1.43%
<b>Active Listings</b>	118	94	+25.53%
<b>Months of Inventory</b>	9.08	4.70	+93.13%

## Month-Over-Month Summary

October 2023 vs. September 2023

	Oct. 2023	Sep. 2023	% Change
<b>Sales</b>	13	13	0.00%
<b>Average Price</b>	\$930,385	\$1,196,154	-22.22%
<b>New Listings</b>	71	79	-10.13%
<b>Active Listings</b>	118	117	+0.85%
<b>Months of Inventory</b>	9.08	9.00	+0.85%

## October 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	13	\$12,095,000	\$930,385	\$785,000	71	118	97%	47
<b>Detached</b>	13	\$12,095,000	\$930,385	\$785,000	69	115	97%	47
<b>Semi-Detached</b>	0				1	1		
<b>Condo Townhouse</b>	0				0	0		
<b>Condo Apartment</b>	0				1	1		
<b>Link</b>	0				0	0		
<b>Att/Row/Townhouse</b>	0				0	1		
<b>Detached Condo</b>	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.*

### **Using a Local Professional REALTOR®**

*“REALTOR®” is a professional designation. A REALTOR® is a licensed real estate professional belonging to local, provincial and national associations. They have completed an intensive real estate program and have the skill set, expertise and experiences that you will need when buying or selling your home. Realtors® have a network of resources available at their fingertips. They understand financing and mortgage rules, insurance and liability coverage, and all the legal details involved in real estate. As a skilled negotiator, your local Realtor® will help you get the most value when buying or selling a home.*

