

Simcoe County Monthly Residential Report

September 2023



Simcoe County

Year-Over-Year Summary

September 2023 vs. September 2022

	Sep. 2023	Sep. 2022	% Change
Sales	506	545	-7.16%
Average Price	\$823,541	\$834,844	-1.35%
New Listings	1,887	1,640	+15.06%
Active Listings	2,818	2,172	+29.74%
Months of Inventory	5.57	3.99	+39.74%

Month-Over-Month Summary

September 2023 vs. August 2023

	Sep. 2023	Aug. 2023	% Change
Sales	506	587	-13.80%
Average Price	\$823,541	\$828,824	-0.64%
New Listings	1,887	1,594	+18.38%
Active Listings	2,818	2,558	+10.16%
Months of Inventory	5.57	4.36	+27.80%

September 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	506	\$416,711,792	\$823,541	\$751,750	1,887	2,818	97%	31
Detached	389	\$343,554,874	\$883,174	\$815,000	1,505	2,203	97%	29
Semi-Detached	10	\$6,879,018	\$687,902	\$686,250	44	55	100%	26
Condo Townhouse	15	\$8,486,500	\$565,767	\$520,000	44	91	96%	39
Condo Apartment	39	\$21,566,000	\$552,974	\$515,000	157	260	98%	51
Link	5	\$3,405,500	\$681,100	\$705,000	10	10	99%	26
Att/Row/Townhouse	45	\$30,672,400	\$681,609	\$655,000	119	183	99%	30
Detached Condo	3	\$2,147,500	\$715,833	\$655,000	6	11	98%	44

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Barrie

Year-Over-Year Summary

September 2023 vs. September 2022

	Sep. 2023	Sep. 2022	% Change
Sales	165	194	-14.95%
Average Price	\$754,790	\$742,580	+1.64%
New Listings	533	478	+11.51%
Active Listings	657	479	+37.16%
Months of Inventory	3.98	2.47	+61.27%

Month-Over-Month Summary

September 2023 vs. August 2023

	Sep. 2023	Aug. 2023	% Change
Sales	165	191	-13.61%
Average Price	\$754,790	\$719,498	+4.91%
New Listings	533	474	+12.45%
Active Listings	657	565	+16.28%
Months of Inventory	3.98	2.96	+34.61%

September 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	165	\$124,540,247	\$754,790	\$730,000	533	657	98%	23
Detached	111	\$92,945,527	\$837,347	\$800,000	364	405	98%	21
Semi-Detached	5	\$3,034,500	\$606,900	\$610,000	16	22	99%	18
Condo Townhouse	7	\$3,571,500	\$510,214	\$520,000	19	31	99%	24
Condo Apartment	25	\$13,884,000	\$555,360	\$523,000	88	133	98%	34
Link	2	\$1,372,500	\$686,250	\$686,250	2	3	99%	27
Att/Row/Townhouse	15	\$9,732,400	\$648,827	\$635,000	44	63	99%	19
Detached Condo	0				0	0		

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Bradford West Gwillimbury

Year-Over-Year Summary

September 2023 vs. September 2022

	Sep. 2023	Sep. 2022	% Change
Sales	29	38	-23.68%
Average Price	\$995,859	\$1,057,811	-5.86%
New Listings	140	88	+59.09%
Active Listings	178	109	+63.30%
Months of Inventory	6.14	2.87	+113.98%

Month-Over-Month Summary

September 2023 vs. August 2023

	Sep. 2023	Aug. 2023	% Change
Sales	29	20	+45.00%
Average Price	\$995,859	\$1,100,150	-9.48%
New Listings	140	107	+30.84%
Active Listings	178	154	+15.58%
Months of Inventory	6.14	7.70	-20.29%

September 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	29	\$28,879,918	\$995,859	\$935,000	140	178	98%	25
Detached	17	\$19,005,900	\$1,117,994	\$1,076,500	111	152	97%	23
Semi-Detached	4	\$3,374,518	\$843,630	\$837,250	11	8	101%	30
Condo Townhouse	0				0	0		
Condo Apartment	1	\$515,000	\$515,000	\$515,000	2	3	97%	14
Link	1	\$718,000	\$718,000	\$718,000	3	2	96%	54
Att/Row/Townhouse	6	\$5,266,500	\$877,750	\$908,000	13	13	100%	22
Detached Condo	0				0	0		

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Clearview

Year-Over-Year Summary

September 2023 vs. September 2022

	Sep. 2023	Sep. 2022	% Change
Sales	17	12	+41.67%
Average Price	\$923,197	\$776,727	+18.86%
New Listings	54	54	0.00%
Active Listings	90	76	+18.42%
Months of Inventory	5.29	6.33	-16.41%

Month-Over-Month Summary

September 2023 vs. August 2023

	Sep. 2023	Aug. 2023	% Change
Sales	17	15	+13.33%
Average Price	\$923,197	\$975,327	-5.34%
New Listings	54	34	+58.82%
Active Listings	90	88	+2.27%
Months of Inventory	5.29	5.87	-9.76%

September 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	17	\$15,694,350	\$923,197	\$857,000	54	90	97%	29
Detached	17	\$15,694,350	\$923,197	\$857,000	51	83	97%	29
Semi-Detached	0				1	4		
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	0				0	0		
Att/Row/Townhouse	0				1	2		
Detached Condo	0				1	1		

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Essa

Year-Over-Year Summary

September 2023 vs. September 2022

	Sep. 2023	Sep. 2022	% Change
Sales	17	23	-26.09%
Average Price	\$758,206	\$801,670	-5.42%
New Listings	46	70	-34.29%
Active Listings	63	78	-19.23%
Months of Inventory	3.71	3.39	+9.28%

Month-Over-Month Summary

September 2023 vs. August 2023

	Sep. 2023	Aug. 2023	% Change
Sales	17	19	-10.53%
Average Price	\$758,206	\$828,074	-8.44%
New Listings	46	40	+15.00%
Active Listings	63	52	+21.15%
Months of Inventory	3.71	2.74	+35.41%

September 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	17	\$12,889,500	\$758,206	\$749,000	46	63	98%	31
Detached	15	\$11,509,500	\$767,300	\$800,000	40	53	97%	34
Semi-Detached	0				1	1		
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	1	\$705,000	\$705,000	\$705,000	1	2	101%	8
Att/Row/Townhouse	1	\$675,000	\$675,000	\$675,000	4	7	100%	17
Detached Condo	0				0	0		

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Innisfil

Year-Over-Year Summary

September 2023 vs. September 2022

	Sep. 2023	Sep. 2022	% Change
Sales	51	49	+4.08%
Average Price	\$915,774	\$929,765	-1.50%
New Listings	213	159	+33.96%
Active Listings	320	247	+29.55%
Months of Inventory	6.27	5.04	+24.47%

Month-Over-Month Summary

September 2023 vs. August 2023

	Sep. 2023	Aug. 2023	% Change
Sales	51	55	-7.27%
Average Price	\$915,774	\$926,416	-1.15%
New Listings	213	165	+29.09%
Active Listings	320	293	+9.22%
Months of Inventory	6.27	5.33	+17.78%

September 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	51	\$46,704,498	\$915,774	\$890,000	213	320	96%	30
Detached	46	\$43,411,498	\$943,728	\$932,000	181	248	96%	27
Semi-Detached	0				0	0		
Condo Townhouse	0				1	4		
Condo Apartment	3	\$1,738,000	\$579,333	\$588,000	16	38	97%	75
Link	0				0	0		
Att/Row/Townhouse	2	\$1,555,000	\$777,500	\$777,500	15	30	97%	19
Detached Condo	0				0	0		

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Orillia

Year-Over-Year Summary

September 2023 vs. September 2022

	Sep. 2023	Sep. 2022	% Change
Sales	33	31	+6.45%
Average Price	\$700,288	\$597,174	+17.27%
New Listings	71	117	-39.32%
Active Listings	113	113	0.00%
Months of Inventory	3.42	3.65	-6.06%

Month-Over-Month Summary

September 2023 vs. August 2023

	Sep. 2023	Aug. 2023	% Change
Sales	33	33	0.00%
Average Price	\$700,288	\$704,221	-0.56%
New Listings	71	79	-10.13%
Active Listings	113	119	-5.04%
Months of Inventory	3.42	3.61	-5.04%

September 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	33	\$23,109,500	\$700,288	\$608,000	71	113	97%	39
Detached	24	\$18,079,500	\$753,313	\$629,500	56	87	96%	35
Semi-Detached	0				1	3		
Condo Townhouse	2	\$955,000	\$477,500	\$477,500	1	2	95%	28
Condo Apartment	2	\$1,074,000	\$537,000	\$537,000	4	9	100%	102
Link	1	\$610,000	\$610,000	\$610,000	1	0	120%	14
Att/Row/Townhouse	4	\$2,391,000	\$597,750	\$591,500	8	12	98%	45
Detached Condo	0				0	0		

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Oro-Medonte

Year-Over-Year Summary

September 2023 vs. September 2022

	Sep. 2023	Sep. 2022	% Change
Sales	18	17	+5.88%
Average Price	\$1,137,078	\$848,347	+34.03%
New Listings	83	78	+6.41%
Active Listings	131	108	+21.30%
Months of Inventory	7.28	6.35	+14.56%

Month-Over-Month Summary

September 2023 vs. August 2023

	Sep. 2023	Aug. 2023	% Change
Sales	18	16	+12.50%
Average Price	\$1,137,078	\$1,270,187	-10.48%
New Listings	83	64	+29.69%
Active Listings	131	120	+9.17%
Months of Inventory	7.28	7.50	-2.96%

September 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	18	\$20,467,400	\$1,137,078	\$1,028,000	83	131	98%	26
Detached	17	\$19,508,400	\$1,147,553	\$1,075,000	79	118	98%	26
Semi-Detached	0				0	0		
Condo Townhouse	0				1	4		
Condo Apartment	0				3	8		
Link	0				0	0		
Att/Row/Townhouse	1	\$959,000	\$959,000	\$959,000	0	1	100%	28
Detached Condo	0				0	0		

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Springwater

Year-Over-Year Summary

September 2023 vs. September 2022

	Sep. 2023	Sep. 2022	% Change
Sales	13	15	-13.33%
Average Price	\$1,196,154	\$1,235,793	-3.21%
New Listings	80	68	+17.65%
Active Listings	119	100	+19.00%
Months of Inventory	9.15	6.67	+37.31%

Month-Over-Month Summary

September 2023 vs. August 2023

	Sep. 2023	Aug. 2023	% Change
Sales	13	27	-51.85%
Average Price	\$1,196,154	\$956,260	+25.09%
New Listings	80	81	-1.23%
Active Listings	119	112	+6.25%
Months of Inventory	9.15	4.15	+120.67%

September 2023

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	13	\$15,550,000	\$1,196,154	\$1,200,000	80	119	95%	38
Detached	13	\$15,550,000	\$1,196,154	\$1,200,000	77	16	95%	38
Semi-Detached	0				3	2		
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.

Using a Local Professional REALTOR®

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