

Simcoe County Monthly Residential Report

January 2024



Simcoe County

Year-Over-Year Summary

January 2024 vs. January 2023

	Jan. 2024	Jan. 2023	% Change
Sales	378	327	+15.60%
Average Price	\$790,292	\$833,530	-5.19%
New Listings	1,083	1,372	-21.06%
Active Listings	1,420	1,343	+5.73%
Months of Inventory	3.76	4.11	-8.53%

Month-Over-Month Summary

January 2024 vs. December 2023

	Jan. 2024	Dec. 2023	% Change
Sales	378	313	+20.77%
Average Price	\$790,292	\$788,405	+0.24%
New Listings	1,083	484	+123.76%
Active Listings	1,420	1,499	-5.27%
Months of Inventory	3.76	4.79	-21.56%

January 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	378	\$298,730,418	\$790,292	\$744,250	1,083	1,420	97%	48
Detached	275	\$235,508,317	\$856,394	\$805,000	781	983	97%	48
Semi-Detached	20	\$12,919,390	\$645,970	\$622,000	32	24	98%	52
Condo Townhouse	7	\$3,523,900	\$503,414	\$492,000	42	74	99%	42
Condo Apartment	27	\$13,824,400	\$512,015	\$495,000	115	227	96%	68
Link	3	\$2,034,911	\$678,304	\$679,000	4	5	97%	51
Att/Row/Townhouse	44	\$29,449,500	\$669,307	\$622,500	101	96	98%	36
Detached Condo	2	\$1,470,000	\$735,000	\$735,000	8	10	99%	39

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Barrie

Year-Over-Year Summary

January 2024 vs. January 2023

	Jan. 2024	Jan. 2023	% Change
Sales	142	98	+44.90%
Average Price	\$729,882	\$729,590	+0.04%
New Listings	321	434	-26.04%
Active Listings	344	291	+18.21%
Months of Inventory	2.42	2.97	-18.42%

Month-Over-Month Summary

January 2024 vs. December 2023

	Jan. 2024	Dec. 2023	% Change
Sales	142	111	+27.93%
Average Price	\$729,882	\$700,785	+4.15%
New Listings	321	141	+127.66%
Active Listings	344	362	-4.97%
Months of Inventory	2.42	3.26	-25.72%

January 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	142	\$103,643,245	\$729,882	\$720,000	321	344	98%	43
Detached	90	\$73,461,355	\$816,237	\$775,000	178	174	97%	40
Semi-Detached	10	\$6,386,890	\$638,689	\$622,000	16	14	99%	45
Condo Townhouse	5	\$2,484,000	\$496,800	\$492,000	12	19	99%	46
Condo Apartment	15	\$7,549,500	\$503,300	\$490,000	70	99	96%	63
Link	2	\$1,369,000	\$684,500	\$684,500	1	1	98%	47
Att/Row/Townhouse	20	\$12,392,500	\$619,625	\$610,000	44	37	98%	41
Detached Condo	0				0	0		

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Bradford West Gwillimbury

Year-Over-Year Summary

January 2024 vs. January 2023

	Jan. 2024	Jan. 2023	% Change
Sales	31	22	+40.91%
Average Price	\$1,024,549	\$1,067,714	-4.04%
New Listings	46	75	-38.67%
Active Listings	58	62	-6.45%
Months of Inventory	1.87	2.82	-33.61%

Month-Over-Month Summary

January 2024 vs. December 2023

	Jan. 2024	Dec. 2023	% Change
Sales	31	32	-3.13%
Average Price	\$1,024,549	\$1,050,193	-2.44%
New Listings	46	21	+119.05%
Active Listings	58	66	-12.12%
Months of Inventory	1.87	2.06	-9.29%

January 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	31	\$31,761,029	\$1,024,549	\$1,018,000	46	58	97%	41
Detached	26	\$27,333,529	\$1,051,290	\$1,070,000	37	50	97%	42
Semi-Detached	2	\$1,750,000	\$875,000	\$875,000	2	1	95%	27
Condo Townhouse	0				2	3		
Condo Apartment	0				0	1		
Link	0				0	0		
Att/Row/Townhouse	3	\$2,677,500	\$892,500	\$882,500	5	3	97%	41
Detached Condo	0				0	0		

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Clearview

Year-Over-Year Summary

January 2024 vs. January 2023

	Jan. 2024	Jan. 2023	% Change
Sales	12	7	+71.43%
Average Price	\$898,083	\$665,771	+34.89%
New Listings	24	36	-33.33%
Active Listings	37	40	-7.50%
Months of Inventory	3.08	5.71	-46.04%

Month-Over-Month Summary

January 2024 vs. December 2023

	Jan. 2024	Dec. 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%

January 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	12	\$10,777,000	\$898,083	\$877,000	24	37	96%	49
Detached	11	\$10,179,000	\$925,364	\$885,000	23	34	96%	52
Semi-Detached	0				0	1		
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	0				0	0		
Att/Row/Townhouse	1	\$598,000	\$598,000	\$598,000	1	1	100%	20
Detached Condo	0				0	1		

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Essa

Year-Over-Year Summary

January 2024 vs. January 2023

	Jan. 2024	Jan. 2023	% Change
Sales	14	11	+27.27%
Average Price	\$825,857	\$800,000	+3.23%
New Listings	41	42	-2.38%
Active Listings	45	38	+18.42%
Months of Inventory	3.21	3.45	-6.95%

Month-Over-Month Summary

January 2024 vs. December 2023

	Jan. 2024	Dec. 2023	% Change
Sales	14	9	+55.56%
Average Price	\$825,857	\$719,656	+14.76%
New Listings	41	12	+241.67%
Active Listings	45	47	-4.26%
Months of Inventory	3.21	5.22	-38.45%

January 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	14	\$11,562,000	\$825,857	\$715,000	41	45	99%	35
Detached	11	\$9,584,500	\$871,318	\$749,500	32	39	99%	40
Semi-Detached	1	\$572,500	\$572,500	\$572,500	2	1	100%	43
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	0				2	2		
Att/Row/Townhouse	2	\$1,405,000	\$702,500	\$702,500	5	3	98%	8
Detached Condo	0				0	0		

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Innisfil

Year-Over-Year Summary

January 2024 vs. January 2023

	Jan. 2024	Jan. 2023	% Change
Sales	29	32	-9.38%
Average Price	\$899,552	\$796,875	+12.88%
New Listings	119	164	-27.44%
Active Listings	156	199	-21.61%
Months of Inventory	5.38	6.22	-13.50%

Month-Over-Month Summary

January 2024 vs. December 2023

	Jan. 2024	Dec. 2023	% Change
Sales	29	35	-17.14%
Average Price	\$899,552	\$789,146	+13.99%
New Listings	119	49	+142.86%
Active Listings	156	165	-5.45%
Months of Inventory	5.38	4.71	+14.11%

January 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	29	\$26,087,000	\$899,552	\$845,000	119	156	96%	40
Detached	24	\$22,306,000	\$929,417	\$930,000	91	110	96%	39
Semi-Detached	0				0	0		
Condo Townhouse	0				1	3		
Condo Apartment	2	\$1,020,000	\$510,000	\$510,000	16	32	96%	49
Link	0				0	0		
Att/Row/Townhouse	3	\$2,761,000	\$920,333	\$681,000	11	11	98%	34
Detached Condo	0				0	0		

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Orillia

Year-Over-Year Summary

January 2024 vs. January 2023

	Jan. 2024	Jan. 2023	% Change
Sales	21	17	+23.53%
Average Price	\$628,081	\$683,818	-8.15%
New Listings	55	89	-38.20%
Active Listings	62	53	+16.98%
Months of Inventory	2.95	3.12	-5.30%

Month-Over-Month Summary

January 2024 vs. December 2023

	Jan. 2024	Dec. 2023	% Change
Sales	21	10	+110.00%
Average Price	\$628,081	\$641,641	-2.11%
New Listings	55	28	+96.43%
Active Listings	62	59	+5.08%
Months of Inventory	2.95	5.90	-49.96%

January 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	21	\$13,189,711	\$628,081	\$600,000	55	62	95%	55
Detached	14	\$9,140,900	\$652,921	\$649,950	40	38	94%	57
Semi-Detached	1	\$600,000	\$600,000	\$600,000	0	0	95%	128
Condo Townhouse	2	\$1,039,900	\$519,950	\$519,950	4	4	99%	30
Condo Apartment	0				7	14		
Link	1	\$665,911	\$665,911	\$665,911	0	0	95%	58
Att/Row/Townhouse	3	\$1,743,000	\$581,000	\$568,000	3	5	98%	35
Detached Condo	0				1	1		

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Oro-Medonte

Year-Over-Year Summary

January 2024 vs. January 2023

	Jan. 2024	Jan. 2023	% Change
Sales	7	16	-56.25%
Average Price	\$891,843	\$1,144,183	-22.05%
New Listings	43	48	-10.42%
Active Listings	72	46	+56.52%
Months of Inventory	10.29	2.88	+257.76%

Month-Over-Month Summary

January 2024 vs. December 2023

	Jan. 2024	Dec. 2023	% Change
Sales	7	11	-36.36%
Average Price	\$891,843	\$1,078,545	-17.31%
New Listings	43	15	+186.67%
Active Listings	72	72	0.00%
Months of Inventory	10.29	6.55	+57.14%

January 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	7	\$6,242,900	\$891,843	\$925,000	43	72	97%	42
Detached	7	\$6,242,900	\$891,843	\$925,000	34	54	97%	42
Semi-Detached	0				0	0		
Condo Townhouse	0				2	6		
Condo Apartment	0				7	12		
Link	0				0	0		
Att/Row/Townhouse	0				0	0		
Detached Condo	0				0	0		

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Springwater

Year-Over-Year Summary

January 2024 vs. January 2023

	Jan. 2024	Jan. 2023	% Change
Sales	6	14	-57.14%
Average Price	\$1,013,833	\$1,196,357	-15.26%
New Listings	57	59	-3.39%
Active Listings	57	66	-13.64%
Months of Inventory	9.50	4.71	+101.52%

Month-Over-Month Summary

January 2024 vs. December 2023

	Jan. 2024	Dec. 2023	% Change
Sales	6	11	-45.45%
Average Price	\$1,013,833	\$1,204,091	-15.80%
New Listings	57	17	+235.29%
Active Listings	57	67	-14.93%
Months of Inventory	9.50	6.09	+55.97%

January 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	6	\$6,083,000	\$1,013,833	\$798,750	57	57	96%	55
Detached	6	\$6,083,000	\$1,013,833	\$798,750	52	54	96%	55
Semi-Detached	0				4	2		
Condo Townhouse	0				0	0		
Condo Apartment	0				0	1		
Link	0				0	0		
Att/Row/Townhouse	0				1	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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