

Simcoe County Monthly Residential Report

February 2024



Simcoe County

Year-Over-Year Summary

February 2024 vs. February 2023

	Feb. 2024	Feb. 2023	% Change
Sales	557	405	+37.53%
Average Price	\$839,675	\$812,096	+3.40%
New Listings	1,283	1,548	-17.12%
Active Listings	1,424	1,519	-6.25%
Months of Inventory	2.56	3.75	-31.84%

Month-Over-Month Summary

February 2024 vs. January 2024

	Feb. 2024	Jan. 2024	% Change
Sales	557	378	+47.35%
Average Price	\$839,675	\$790,292	+6.25%
New Listings	1,283	1,083	+18.47%
Active Listings	1,424	1,430	-0.42%
Months of Inventory	2.56	3.78	-32.42%

February 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	557	\$467,699,108	\$839,675	\$772,500	1,283	1,424	98%	36
Detached	411	\$375,995,158	\$914,830	\$843,000	941	973	97%	36
Semi-Detached	22	\$14,804,900	\$672,950	\$641,500	38	23	99%	37
Condo Townhouse	20	\$11,183,500	\$559,175	\$551,000	50	79	97%	42
Condo Apartment	37	\$19,687,150	\$532,085	\$500,000	121	244	97%	50
Link	6	\$4,037,000	\$672,833	\$698,500	7	2	98%	12
Att/Row/Townhouse	58	\$38,881,400	\$670,369	\$645,600	120	91	100%	26
Detached Condo	3	\$3,110,000	\$1,036,667	\$1,075,000	5	11	97%	28

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Barrie

Year-Over-Year Summary

February 2024 vs. February 2023

	Feb. 2024	Feb. 2023	% Change
Sales	184	142	+29.58%
Average Price	\$771,374	\$744,334	+3.63%
New Listings	364	494	-26.32%
Active Listings	339	319	+6.27%
Months of Inventory	1.84	2.25	-17.99%

Month-Over-Month Summary

February 2024 vs. January 2024

	Feb. 2024	Jan. 2024	% Change
Sales	184	142	+29.58%
Average Price	\$771,374	\$729,882	+5.68%
New Listings	364	321	+13.40%
Active Listings	339	346	-2.02%
Months of Inventory	1.84	2.44	-24.39%

February 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	184	\$141,932,869	\$771,374	\$762,000	364	339	98%	36
Detached	117	\$100,462,619	\$858,655	\$838,000	220	163	98%	38
Semi-Detached	9	\$5,490,000	\$610,000	\$590,000	17	13	97%	23
Condo Townhouse	6	\$3,353,000	\$558,833	\$556,000	16	18	98%	37
Condo Apartment	18	\$9,948,250	\$552,681	\$489,000	63	115	96%	49
Link	2	\$1,395,000	\$697,500	\$697,500	2	0	98%	10
Att/Row/Townhouse	32	\$21,284,000	\$665,125	\$648,100	46	30	100%	26
Detached Condo	0				0	0		

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Bradford West Gwillimbury

Year-Over-Year Summary

February 2024 vs. February 2023

	Feb. 2024	Feb. 2023	% Change
Sales	42	32	+31.25%
Average Price	\$1,105,563	\$1,048,831	+5.41%
New Listings	84	84	0.00%
Active Listings	62	72	-13.89%
Months of Inventory	1.48	2.25	-34.39%

Month-Over-Month Summary

February 2024 vs. January 2024

	Feb. 2024	Jan. 2024	% Change
Sales	42	31	+35.48%
Average Price	\$1,105,563	\$1,024,549	+7.91%
New Listings	84	46	+82.61%
Active Listings	62	58	+6.90%
Months of Inventory	1.48	1.87	-21.10%

February 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	42	\$46,433,650	\$1,105,563	\$1,065,000	84	62	100%	27
Detached	30	\$36,716,650	\$1,223,888	\$1,145,000	64	52	100%	27
Semi-Detached	5	\$4,341,000	\$868,200	\$836,000	9	3	103%	30
Condo Townhouse	2	\$1,375,000	\$687,500	\$687,500	2	2	96%	41
Condo Apartment	1	\$540,000	\$540,000	\$540,000	1	1	97%	61
Link	0				0	0		
Att/Row/Townhouse	4	\$3,461,000	\$865,250	\$870,500	8	4	104%	6
Detached Condo	0				0	0		

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Clearview

Year-Over-Year Summary

February 2024 vs. February 2023

	Feb. 2024	Feb. 2023	% Change
Sales	6	7	-14.29%
Average Price	\$669,833	\$805,286	-16.82%
New Listings	22	31	-29.03%
Active Listings	34	41	-17.07%
Months of Inventory	5.67	5.86	-3.25%

Month-Over-Month Summary

February 2024 vs. January 2024

	Feb. 2024	Jan. 2024	% Change
Sales	6	12	-50.00%
Average Price	\$669,833	\$898,083	-25.42%
New Listings	22	24	-8.33%
Active Listings	34	37	-8.11%
Months of Inventory	5.67	3.08	+83.78%

February 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	6	\$4,019,000	\$669,833	\$650,000	22	34	95%	79
Detached	6	\$4,019,000	\$669,833	\$650,000	19	30	95%	79
Semi-Detached	0				2	1		
Condo Townhouse	0				0	0		
Condo Apartment	0				1	1		
Link	0				0	0		
Att/Row/Townhouse	0				0	1		
Detached Condo	0				0	1		

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Essa

Year-Over-Year Summary

February 2024 vs. February 2023

	Feb. 2024	Feb. 2023	% Change
Sales	22	21	+4.76%
Average Price	\$718,314	\$836,746	-14.15%
New Listings	57	54	+5.56%
Active Listings	48	43	+11.63%
Months of Inventory	2.18	2.05	+6.55%

Month-Over-Month Summary

February 2024 vs. January 2024

	Feb. 2024	Jan. 2024	% Change
Sales	22	14	+57.14%
Average Price	\$718,314	\$825,857	-13.02%
New Listings	57	41	+39.02%
Active Listings	48	45	+6.67%
Months of Inventory	2.18	3.21	-32.12%

February 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	22	\$15,802,900	\$718,314	\$718,500	57	48	98%	24
Detached	12	\$9,333,000	\$777,750	\$812,000	46	46	98%	23
Semi-Detached	2	\$1,279,000	\$639,500	\$639,500	2	0	100%	20
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	1	\$717,000	\$717,000	\$717,000	1	2	97%	30
Att/Row/Townhouse	7	\$4,473,900	\$639,129	\$670,000	8	0	98%	25
Detached Condo	0				0	0		

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Innisfil

Year-Over-Year Summary

February 2024 vs. February 2023

	Feb. 2024	Feb. 2023	% Change
Sales	54	41	+31.71%
Average Price	\$812,194	\$849,488	-4.39%
New Listings	160	188	-14.89%
Active Listings	180	210	-14.29%
Months of Inventory	3.33	5.12	-34.92%

Month-Over-Month Summary

February 2024 vs. January 2024

	Feb. 2024	Jan. 2024	% Change
Sales	54	29	+86.21%
Average Price	\$812,194	\$899,552	-9.71%
New Listings	160	119	+34.45%
Active Listings	180	157	+14.65%
Months of Inventory	3.33	5.41	-38.43%

February 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	54	\$43,858,498	\$812,194	\$793,750	160	180	98%	28
Detached	44	\$37,693,998	\$856,682	\$820,000	126	135	98%	29
Semi-Detached	0				0	0		
Condo Townhouse	0				0	4		
Condo Apartment	8	\$4,709,500	\$588,688	\$557,250	18	29	97%	29
Link	0				0	0		
Att/Row/Townhouse	2	\$1,455,000	\$727,500	\$727,500	16	12	99%	13
Detached Condo	0				0	0		

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Orillia

Year-Over-Year Summary

February 2024 vs. February 2023

	Feb. 2024	Feb. 2023	% Change
Sales	20	22	-9.09%
Average Price	\$604,503	\$657,614	-8.08%
New Listings	50	70	-28.57%
Active Listings	71	50	+42.00%
Months of Inventory	3.55	2.27	+56.20%

Month-Over-Month Summary

February 2024 vs. January 2024

	Feb. 2024	Jan. 2024	% Change
Sales	20	21	-4.76%
Average Price	\$604,503	\$628,081	-3.75%
New Listings	50	55	-9.09%
Active Listings	71	62	+14.52%
Months of Inventory	3.55	2.95	+20.24%

February 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	20	\$12,090,050	\$604,503	\$611,250	50	71	96%	37
Detached	18	\$11,315,050	\$628,614	\$630,000	32	40	96%	38
Semi-Detached	0				1	0		
Condo Townhouse	1	\$460,000	\$460,000	\$460,000	3	6	98%	2
Condo Apartment	1	\$315,000	\$315,000	\$315,000	4	17	95%	55
Link	0				0	0		
Att/Row/Townhouse	0				10	7		
Detached Condo	0				0	1		

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Oro-Medonte

Year-Over-Year Summary

February 2024 vs. February 2023

	Feb. 2024	Feb. 2023	% Change
Sales	18	13	+38.46%
Average Price	\$1,142,778	\$1,080,485	+5.77%
New Listings	46	69	-33.33%
Active Listings	65	65	0.00%
Months of Inventory	3.61	5.00	-27.78%

Month-Over-Month Summary

February 2024 vs. January 2024

	Feb. 2024	Jan. 2024	% Change
Sales	18	7	+157.14%
Average Price	\$1,142,778	\$891,843	+28.14%
New Listings	46	43	+6.98%
Active Listings	65	73	-10.96%
Months of Inventory	3.61	10.43	-65.37%

February 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	18	\$20,570,000	\$1,142,778	\$1,075,000	46	65	97%	64
Detached	18	\$20,570,000	\$1,142,778	\$1,075,000	44	47	97%	64
Semi-Detached	0				0	0		
Condo Townhouse	0				2	6		
Condo Apartment	0				0	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

February 2024 vs. February 2023

	Feb. 2024	Feb. 2023	% Change
Sales	17	13	+30.77%
Average Price	\$1,146,588	\$1,068,462	+7.31%
New Listings	45	89	-49.44%
Active Listings	50	81	-38.27%
Months of Inventory	2.94	6.23	-52.80%

Month-Over-Month Summary

February 2024 vs. January 2024

	Feb. 2024	Jan. 2024	% Change
Sales	17	6	+183.33%
Average Price	\$1,146,588	\$1,013,833	+13.09%
New Listings	45	57	-21.05%
Active Listings	50	57	-12.28%
Months of Inventory	2.94	9.50	-69.04%

February 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	17	\$19,492,000	\$1,146,588	\$915,000	45	50	96%	27
Detached	17	\$19,492,000	\$1,146,588	\$915,000	45	47	96%	27
Semi-Detached	0				0	2		
Condo Townhouse	0				0	0		
Condo Apartment	0				0	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.

Using a Local Professional REALTOR®

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