

Simcoe County Monthly Residential Report

January 2025



Simcoe County

Year-Over-Year Summary

January 2025 vs. January 2024

	Jan. 2025	Jan. 2024	% Change
Sales	480	376	+27.66%
Average Price	\$841,757	\$789,526	+6.62%
New Listings	1,419	1094	+29.71%
Active Listings	2,536	1423	+78.22%
Months of Inventory	5.28	3.78	+39.60%

Month-Over-Month Summary

January 2025 vs. Dec. 2024

	Jan. 2025	Dec. 2024	% Change
Sales	480	385	+24.68%
Average Price	\$841,757	\$820,392	+2.60%
New Listings	1,419	630	+125.24%
Active Listings	2,536	2602	-2.54%
Months of Inventory	5.28	6.76	-21.83%

January 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	480	\$404,043,450	\$841,757	\$750,000	1,419	2,536	97%	50
Detached	335	\$315,243,380	\$941,025	\$805,000	1,008	1,795	97%	49
Semi-Detached	22	\$14,479,470	\$658,158	\$674,500	43	60	98%	34
Condo Townhouse	18	\$12,227,900	\$679,328	\$505,750	58	140	98%	45
Condo Apartment	52	\$26,395,400	\$507,604	\$456,250	177	350	96%	65
Link	2	\$1,290,000	\$645,000	\$645,000	13	14	99%	15
Att/Row/Townhouse	50	\$33,592,300	\$671,846	\$649,500	115	164	98%	48
Detached Condo	0				5	12		

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Barrie

Year-Over-Year Summary

January 2025 vs. January 2024

	Jan. 2025	Jan. 2024	% Change
Sales	165	141	+17.02%
Average Price	\$760,575	\$729,904	+4.20%
New Listings	398	321	+23.99%
Active Listings	560	345	+62.32%
Months of Inventory	3.39	2.45	+38.71%

Month-Over-Month Summary

January 2025 vs. Dec. 2024

	Jan. 2025	Dec. 2024	% Change
Sales	165	110	+50.00%
Average Price	\$760,575	\$714,489	+6.45%
New Listings	398	184	+116.30%
Active Listings	560	569	-1.58%
Months of Inventory	3.39	5.17	-34.39%

January 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	165	\$125,494,938	\$760,575	\$745,000	398	560	98%	42
Detached	101	\$86,844,068	\$859,842	\$802,000	226	314	98%	43
Semi-Detached	14	\$9,556,970	\$682,641	\$715,000	20	24	98%	23
Condo Townhouse	5	\$2,579,000	\$515,800	\$485,000	18	29	97%	72
Condo Apartment	28	\$15,480,500	\$552,875	\$484,750	84	132	96%	48
Link	0				1	1		
Att/Row/Townhouse	17	\$11,034,400	\$649,082	\$637,000	49	60	99%	37
Detached Condo	0				0	0		

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Bradford West Gwillimbury

Year-Over-Year Summary

January 2025 vs. January 2024

	Jan. 2025	Jan. 2024	% Change
Sales	23	30	-23.33%
Average Price	\$1,381,425	\$1,020,968	+35.31%
New Listings	77	47	+63.83%
Active Listings	96	58	+65.52%
Months of Inventory	4.17	1.93	+115.89%

Month-Over-Month Summary

January 2025 vs. Dec. 2024

	Jan. 2025	Dec. 2024	% Change
Sales	23	29	-20.69%
Average Price	\$1,381,425	\$1,112,414	+24.18%
New Listings	77	30	+156.67%
Active Listings	96	85	+12.94%
Months of Inventory	4.17	2.93	+42.40%

January 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	23	\$31,772,778	\$1,381,425	\$1,120,000	77	96	96%	34
Detached	16	\$26,264,278	\$1,641,517	\$1,175,000	57	71	96%	33
Semi-Detached	2	\$1,543,500	\$771,750	\$771,750	7	6	97%	25
Condo Townhouse	2	\$1,446,000	\$723,000	\$723,000	6	9	99%	40
Condo Apartment	0				1	3		
Link	0				1	3		
Att/Row/Townhouse	3	\$2,519,000	\$839,667	\$850,000	5	4	96%	42
Detached Condo	0				0	0		

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Clearview

Year-Over-Year Summary

January 2025 vs. January 2024

	Jan. 2025	Jan. 2024	% Change
Sales	15	12	+25.00%
Average Price	\$809,100	\$898,083	-9.91%
New Listings	35	26	+34.62%
Active Listings	106	37	+186.49%
Months of Inventory	7.07	3.08	+129.19%

Month-Over-Month Summary

January 2025 vs. Dec. 2024

	Jan. 2025	Dec. 2024	% Change
Sales	15	13	+15.38%
Average Price	\$809,100	\$927,461	-12.76%
New Listings	35	21	+66.67%
Active Listings	106	120	-11.67%
Months of Inventory	7.07	9.23	-23.44%

January 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	15	\$12,136,500	\$809,100	\$715,000	35	106	96%	54
Detached	13	\$10,796,500	\$830,500	\$715,000	32	99	96%	56
Semi-Detached	1	\$775,000	\$775,000	\$775,000	0	3	97%	70
Condo Townhouse	0				0	0		
Condo Apartment	0				2	3		
Link	0				0	0		
Att/Row/Townhouse	1	\$565,000	\$565,000	\$565,000	1	1	98%	20
Detached Condo	0				0	0		

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Essa

Year-Over-Year Summary

January 2025 vs. January 2024

	Jan. 2025	Jan. 2024	% Change
Sales	14	14	0.00%
Average Price	\$757,893	\$825,857	-8.23%
New Listings	48	41	+17.07%
Active Listings	71	45	+57.78%
Months of Inventory	5.07	3.21	+57.78%

Month-Over-Month Summary

January 2025 vs. Dec. 2024

	Jan. 2025	Dec. 2024	% Change
Sales	14	8	+75.00%
Average Price	\$757,893	\$788,300	-3.86%
New Listings	48	18	+166.67%
Active Listings	71	69	+2.90%
Months of Inventory	5.07	8.63	-41.20%

January 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	14	\$10,610,500	\$757,893	\$735,750	48	71	97%	38
Detached	12	\$9,232,000	\$769,333	\$745,000	36	59	97%	43
Semi-Detached	0				2	1		
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	0				1	2		
Att/Row/Townhouse	2	\$1,378,500	\$689,250	\$689,250	9	9	99%	8
Detached Condo	0				0	0		

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Innisfil

Year-Over-Year Summary

January 2025 vs. January 2024

	Jan. 2025	Jan. 2024	% Change
Sales	38	29	+31.03%
Average Price	\$908,355	\$899,552	+0.98%
New Listings	176	119	+47.90%
Active Listings	293	157	+86.62%
Months of Inventory	7.71	5.41	+42.42%

Month-Over-Month Summary

January 2025 vs. Dec. 2024

	Jan. 2025	Dec. 2024	% Change
Sales	38	46	-17.39%
Average Price	\$908,355	\$813,168	+11.71%
New Listings	176	67	+162.69%
Active Listings	293	274	+6.93%
Months of Inventory	7.71	5.96	+29.45%

January 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	38	\$34,517,485	\$908,355	\$846,500	176	293	97%	52
Detached	33	\$31,074,485	\$941,651	\$890,000	128	210	97%	54
Semi-Detached	0				0	0		
Condo Townhouse	0				1	2		
Condo Apartment	2	\$929,000	\$464,500	\$464,500	29	57	98%	34
Link	0				3	1		
Att/Row/Townhouse	3	\$2,514,000	\$838,000	\$785,000	15	23	99%	44
Detached Condo	0				0	0		

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Orillia

Year-Over-Year Summary

January 2025 vs. January 2024

	Jan. 2025	Jan. 2024	% Change
Sales	28	21	+33.33%
Average Price	\$626,196	\$628,081	-0.30%
New Listings	58	56	+3.57%
Active Listings	111	62	+79.03%
Months of Inventory	3.96	2.95	+34.27%

Month-Over-Month Summary

January 2025 vs. Dec. 2024

	Jan. 2025	Dec. 2024	% Change
Sales	28	22	+27.27%
Average Price	\$626,196	\$701,773	-10.77%
New Listings	58	31	+87.10%
Active Listings	111	124	-10.48%
Months of Inventory	3.96	5.64	-29.67%

January 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	28	\$17,533,500	\$626,196	\$605,000	58	111	98%	40
Detached	19	\$12,119,000	\$637,842	\$615,000	42	73	98%	38
Semi-Detached	0				0	1		
Condo Townhouse	1	\$465,000	\$465,000	\$465,000	6	13	99%	30
Condo Apartment	3	\$1,737,000	\$579,000	\$430,000	4	11	96%	60
Link	1	\$600,000	\$600,000	\$600,000	1	1	100%	15
Att/Row/Townhouse	4	\$2,612,500	\$653,125	\$624,250	5	12	97%	44
Detached Condo	0				0	0		

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Oro-Medonte

Year-Over-Year Summary

January 2025 vs. January 2024

	Jan. 2025	Jan. 2024	% Change
Sales	20	7	+185.71%
Average Price	\$836,268	\$891,843	-6.23%
New Listings	62	44	+40.91%
Active Listings	116	73	+58.90%
Months of Inventory	5.80	10.43	-44.38%

Month-Over-Month Summary

January 2025 vs. Dec. 2024

	Jan. 2025	Dec. 2024	% Change
Sales	20	8	+150.00%
Average Price	\$836,268	\$996,663	-16.09%
New Listings	62	27	+129.63%
Active Listings	116	132	-12.12%
Months of Inventory	5.80	16.50	-64.85%

January 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	20	\$16,725,350	\$836,268	\$755,375	62	116	97%	76
Detached	16	\$14,840,350	\$927,522	\$790,000	53	92	97%	72
Semi-Detached	0				0	0		
Condo Townhouse	0				0	7		
Condo Apartment	4	\$1,885,000	\$471,250	\$472,500	9	17	97%	93
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 2025 vs. January 2024

	Jan. 2025	Jan. 2024	% Change
Sales	9	6	+50.00%
Average Price	\$1,407,444	\$1,013,833	+38.82%
New Listings	69	59	+16.95%
Active Listings	102	57	+78.95%
Months of Inventory	11.33	9.50	+19.30%

Month-Over-Month Summary

January 2025 vs. Dec. 2024

	Jan. 2025	Dec. 2024	% Change
Sales	9	13	-30.77%
Average Price	\$1,407,444	\$974,154	+44.48%
New Listings	69	17	+305.88%
Active Listings	102	89	+14.61%
Months of Inventory	11.33	6.85	+65.54%

January 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	9	\$12,666,999	\$1,407,444	\$1,130,000	69	102	97%	76
Detached	9	\$12,666,999	\$1,407,444	\$1,130,000	65	96	97%	76
Semi-Detached	0				4	5		
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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