

Simcoe County Monthly Residential Report

March 2025



Simcoe County

Year-Over-Year Summary

March 2025 vs. March 2024

	March 2025	March 2024	% Change
Sales	492	460	6.96%
Average Price	\$807,260	\$881,265	-8.40%
New Listings	2,022	1098	84.15%
Active Listings	2,098	1283	63.52%
Months of Inventory	4.26	2.79	52.89%

Month-Over-Month Summary

March 2025 vs. Feb.2025

	March 2025	Feb.2025	% Change
Sales	492	304	61.84%
Average Price	\$807,260	\$784,287	2.93%
New Listings	2,022	849	138.16%
Active Listings	2,098	1283	63.52%
Months of Inventory	4.26	4.22	1.04%

March 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	492	\$397,172,098	\$807,260	\$759,500	2,022	2,098	98%	38
Detached	345	\$307,071,196	\$890,061	\$830,000	1,460	1,527	98%	37
Semi-Detached	17	\$12,439,000	\$731,706	\$700,000	51	44	100%	39
Condo Townhouse	21	\$11,442,500	\$544,881	\$490,000	95	92	97%	47
Condo Apartment	45	\$22,360,599	\$496,902	\$475,000	208	237	98%	49
Link	7	\$5,399,400	\$771,343	\$749,900	19	15	99%	18
Att/Row/Townhouse	55	\$36,959,403	\$671,989	\$670,000	177	167	99%	33
Detached Condo	2	\$1,500,000	\$750,000	\$750,000	12	16	98%	15

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Barrie

Year-Over-Year Summary

March 2025 vs. March 2024

	March 2025	March 2024	% Change
Sales	166	229	-27.51%
Average Price	\$734,169	\$768,531	-4.47%
New Listings	522	459	13.73%
Active Listings	412	412	0.00%
Months of Inventory	2.48	1.80	37.95%

Month-Over-Month Summary

March 2025 vs. Feb.2025

	March 2025	Feb.2025	% Change
Sales	166	151	9.93%
Average Price	\$734,169	\$730,015	0.57%
New Listings	522	393	32.82%
Active Listings	412	412	0.00%
Months of Inventory	2.48	2.73	-9.04%

March 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	166	\$121,872,076	\$734,169	\$720,000	522	412	98%	33
Detached	96	\$80,855,174	\$842,241	\$796,500	298	231	98%	29
Semi-Detached	8	\$5,627,800	\$703,475	\$687,500	22	18	102%	20
Condo Townhouse	9	\$4,227,500	\$469,722	\$450,000	32	26	98%	47
Condo Apartment	26	\$13,056,699	\$502,181	\$477,500	99	85	98%	54
Link	1	\$692,000	\$692,000	\$692,000	2	1	101%	1
Att/Row/Townhouse	26	\$17,412,903	\$669,727	\$670,000	69	51	99%	29
Detached Condo	0				0	0		

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Bradford West Gwillimbury

Year-Over-Year Summary

March 2025 vs. March 2024

	March 2025	March 2024	% Change
Sales	46	44	4.55%
Average Price	\$1,052,454	\$1,115,800	-5.68%
New Listings	146	109	33.94%
Active Listings	148	148	0.00%
Months of Inventory	3.22	3.36	-4.35%

Month-Over-Month Summary

March 2025 vs. Feb.2025

	March 2025	Feb.2025	% Change
Sales	46	29	58.62%
Average Price	\$1,052,454	\$1,026,110	2.57%
New Listings	146	83	75.90%
Active Listings	148	148	0.00%
Months of Inventory	3.22	5.10	-36.96%

March 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	46	\$48,412,900	\$1,052,454	\$1,032,500	146	148	99%	20
Detached	35	\$39,435,400	\$1,126,726	\$1,085,000	112	119	99%	21
Semi-Detached	2	\$1,897,000	\$948,500	\$948,500	9	7	103%	7
Condo Townhouse	2	\$1,495,000	\$747,500	\$747,500	10	9	98%	49
Condo Apartment	1	\$470,000	\$470,000	\$470,000	2	3	100%	12
Link	3	\$2,607,500	\$869,167	\$855,000	3	1	98%	13
Att/Row/Townhouse	3	\$2,508,000	\$836,000	\$835,000	10	9	108%	11
Detached Condo	0				0	0		

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Clearview

Year-Over-Year Summary

March 2025 vs. March 2024

	March 2025	March 2024	% Change
Sales	14	7	100.00%
Average Price	\$910,893	\$1,208,857	-24.65%
New Listings	60	34	76.47%
Active Listings	55	55	0.00%
Months of Inventory	3.93	7.86	-50.00%

Month-Over-Month Summary

March 2025 vs. Feb.2025

	March 2025	Feb.2025	% Change
Sales	14	8	75.00%
Average Price	\$910,893	\$1,002,250	-9.12%
New Listings	60	32	87.50%
Active Listings	55	55	0.00%
Months of Inventory	3.93	6.88	-42.86%

March 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	14	\$12,752,500	\$910,893	\$863,500	60	55	96%	102
Detached	14	\$12,752,500	\$910,893	\$863,500	56	51	96%	102
Semi-Detached	0				1	1		
Condo Townhouse	0				0	0		
Condo Apartment	0				2	2		
Link	0				0	0		
Att/Row/Townhouse	0				1	1		
Detached Condo	0				0	0		

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Essa

Year-Over-Year Summary

March 2025 vs. March 2024

	March 2025	March 2024	% Change
Sales	21	28	-25.00%
Average Price	\$931,379	\$863,879	7.81%
New Listings	85	58	46.55%
Active Listings	117	117	0.00%
Months of Inventory	5.57	4.18	33.33%

Month-Over-Month Summary

March 2025 vs. Feb.2025

	March 2025	Feb.2025	% Change
Sales	21	15	40.00%
Average Price	\$931,379	\$749,993	24.19%
New Listings	85	39	117.95%
Active Listings	117	117	0.00%
Months of Inventory	5.57	7.80	-28.57%

March 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	21	\$19,558,960	\$931,379	\$760,000	85	117	98%	39
Detached	17	\$17,149,860	\$1,008,815	\$1,010,000	69	100	98%	42
Semi-Detached	1	\$529,200	\$529,200	\$529,200	2	2	96%	13
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	1	\$749,900	\$749,900	\$749,900	5	4	100%	8
Att/Row/Townhouse	2	\$1,130,000	\$565,000	\$565,000	9	11	98%	43
Detached Condo	0				0	0		

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Innisfil

Year-Over-Year Summary

March 2025 vs. March 2024

	March 2025	March 2024	% Change
Sales	43	77	-44.16%
Average Price	\$919,167	\$970,519	-5.29%
New Listings	233	218	6.88%
Active Listings	363	363	0.00%
Months of Inventory	8.44	4.71	79.07%

Month-Over-Month Summary

March 2025 vs. Feb.2025

	March 2025	Feb.2025	% Change
Sales	43	47	-8.51%
Average Price	\$919,167	\$833,591	10.27%
New Listings	233	159	46.54%
Active Listings	363	363	0.00%
Months of Inventory	8.44	7.72	9.30%

March 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	43	\$39,524,200	\$919,167	\$850,000	233	363	98%	30
Detached	37	\$35,864,000	\$969,297	\$875,000	183	266	97%	31
Semi-Detached	0				0	0		
Condo Townhouse	0				0	0		
Condo Apartment	3	\$1,470,000	\$490,000	\$515,000	28	65	106%	32
Link	0				0	0		
Att/Row/Townhouse	3	\$2,190,200	\$730,067	\$775,000	21	31	101%	13
Detached Condo	0				1	1		

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Orillia

Year-Over-Year Summary

March 2025 vs. March 2024

	March 2025	March 2024	% Change
Sales	25	34	-26.47%
Average Price	\$645,229	\$752,544	-14.26%
New Listings	87	73	19.18%
Active Listings	73	73	0.00%
Months of Inventory	2.92	2.15	36.00%

Month-Over-Month Summary

March 2025 vs. Feb.2025

	March 2025	Feb.2025	% Change
Sales	25	29	-13.79%
Average Price	\$645,229	\$557,346	15.77%
New Listings	87	53	64.15%
Active Listings	73	73	0.00%
Months of Inventory	2.92	2.52	16.00%

March 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	25	\$16,130,714	\$645,229	\$640,000	87	73	98%	30
Detached	18	\$11,261,714	\$625,651	\$631,250	56	43	98%	27
Semi-Detached	0				1	1		
Condo Townhouse	1	\$806,000	\$806,000	\$806,000	3	3	97%	39
Condo Apartment	1	\$593,000	\$593,000	\$593,000	9	9	99%	26
Link	0				5	4		
Att/Row/Townhouse	5	\$3,470,000	\$694,000	\$675,000	13	13	97%	37
Detached Condo	0				0	0		

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Oro-Medonte

Year-Over-Year Summary

March 2025 vs. March 2024

	March 2025	March 2024	% Change
Sales	12	23	-47.83%
Average Price	\$913,750	\$1,107,065	-17.46%
New Listings	67	64	4.69%
Active Listings	60	60	0.00%
Months of Inventory	5.00	2.61	91.67%

Month-Over-Month Summary

March 2025 vs. Feb.2025

	March 2025	Feb.2025	% Change
Sales	12	16	-25.00%
Average Price	\$913,750	\$861,781	6.03%
New Listings	67	39	71.79%
Active Listings	60	60	0.00%
Months of Inventory	5.00	3.75	33.33%

March 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	12	\$10,965,000	\$913,750	\$877,500	67	60	98%	40
Detached	11	\$10,490,000	\$953,636	\$935,000	57	50	98%	38
Semi-Detached	0				0	0		
Condo Townhouse	0				2	2		
Condo Apartment	1	\$475,000	\$475,000	\$475,000	8	8	97%	71
Link	0				0	0		
Att/Row/Townhouse	0				0	0		
Detached Condo	0				0	0		

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Springwater

Year-Over-Year Summary

March 2025 vs. March 2024

	March 2025	March 2024	% Change
Sales	16	18	-11.11%
Average Price	\$1,038,244	\$1,214,639	-14.52%
New Listings	68	83	-18.07%
Active Listings	55	55	0.00%
Months of Inventory	3.44	3.06	12.50%

Month-Over-Month Summary

March 2025 vs. Feb.2025

	March 2025	Feb.2025	% Change
Sales	16	9	77.78%
Average Price	\$1,038,244	\$1,115,056	-6.89%
New Listings	68	51	33.33%
Active Listings	55	55	0.00%
Months of Inventory	3.44	6.11	-43.75%

March 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	16	\$16,611,900	\$1,038,244	\$936,250	68	55	97%	49
Detached	16	\$16,611,900	\$1,038,244	\$936,250	64	51	97%	49
Semi-Detached	0				3	3		
Condo Townhouse	0				0	0		
Condo Apartment	0				1	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.

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