

Simcoe County Monthly Residential Report

April 2025



Simcoe County

Year-Over-Year Summary

April 2025 vs. April 2024

	April 2025	April 2024	% Change
Sales	597	496	+20.36%
Average Price	\$808,175	\$864,338	-6.50%
New Listings	2,151	1364	+57.70%
Active Listings	3,799	1700	+123.47%
Months of Inventory	6.36	3.43	+85.66%

Month-Over-Month Summary

April 2025 vs. March 2025

	April 2025	March 2025	% Change
Sales	597	342	+74.56%
Average Price	\$808,175	\$832,831	-2.96%
New Listings	2,151	1271	+69.24%
Active Listings	3,799	1842	+106.24%
Months of Inventory	6.36	5.39	+18.15%

April 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	597	\$482,480,255	\$808,175	\$750,000	2,151	3,799	97%	35
Detached	434	\$376,850,865	\$868,320	\$796,250	1,544	2,717	97%	35
Semi-Detached	14	\$9,265,624	\$661,830	\$669,000	52	83	98%	40
Condo Townhouse	15	\$9,486,000	\$632,400	\$545,000	103	203	97%	36
Condo Apartment	44	\$23,192,999	\$527,114	\$497,500	195	451	97%	47
Link	6	\$3,945,499	\$657,583	\$641,250	25	30	97%	15
Att/Row/Townhouse	82	\$58,309,268	\$711,089	\$668,500	221	291	98%	27
Detached Condo	2	\$1,430,000	\$715,000	\$715,000	10	23	101%	11

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Barrie

Year-Over-Year Summary

April 2025 vs. April 2024

	April 2025	April 2024	% Change
Sales	170	215	-20.93%
Average Price	\$724,863	\$765,579	-5.32%
New Listings	597	607	-1.65%
Active Listings	863	644	+34.01%
Months of Inventory	5.08	3.00	+69.48%

Month-Over-Month Summary

April 2025 vs. March 2025

	April 2025	March 2025	% Change
Sales	170	166	+2.41%
Average Price	\$724,863	\$734,169	-1.27%
New Listings	597	522	+14.37%
Active Listings	863	718	+20.19%
Months of Inventory	5.08	4.33	+17.37%

April 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	170	\$123,226,677	\$724,863	\$702,500	597	863	98%	29
Detached	102	\$83,306,791	\$816,733	\$789,995	336	480	98%	30
Semi-Detached	6	\$4,140,124	\$690,021	\$695,500	19	26	99%	23
Condo Townhouse	3	\$1,640,000	\$546,667	\$545,000	29	50	97%	26
Condo Apartment	23	\$11,098,999	\$482,565	\$500,000	115	192	96%	31
Link	0				9	10		
Att/Row/Townhouse	36	\$23,040,763	\$640,021	\$640,000	89	105	98%	26
Detached Condo	0				0	0		

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Bradford West Gwillimbury

Year-Over-Year Summary

April 2025 vs. April 2024

	April 2025	April 2024	% Change
Sales	26	55	-52.73%
Average Price	\$977,481	\$1,153,292	-15.24%
New Listings	140	130	+7.69%
Active Listings	202	132	+53.03%
Months of Inventory	7.77	2.40	+223.72%

Month-Over-Month Summary

April 2025 vs. March 2025

	April 2025	March2025	% Change
Sales	26	46	-43.48%
Average Price	\$977,481	\$1,052,454	-7.12%
New Listings	140	146	-4.11%
Active Listings	202	148	+36.49%
Months of Inventory	7.77	3.22	+141.48%

April 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	26	\$25,414,500	\$977,481	\$940,000	140	202	97%	21
Detached	19	\$19,726,500	\$1,038,237	\$1,026,500	111	159	96%	23
Semi-Detached	1	\$955,000	\$955,000	\$955,000	9	14	97%	6
Condo Townhouse	2	\$1,365,000	\$682,500	\$682,500	4	9	97%	12
Condo Apartment	0				1	3		
Link	1	\$773,000	\$773,000	\$773,000	5	4	95%	17
Att/Row/Townhouse	3	\$2,595,000	\$865,000	\$900,000	10	13	107%	16
Detached Condo	0				0	0		

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Clearview

Year-Over-Year Summary

April 2025 vs. April 2024

	April 2025	April 2024	% Change
Sales	19	22	-13.64%
Average Price	\$926,353	\$1,080,411	-14.26%
New Listings	63	70	-10.00%
Active Listings	130	115	+13.04%
Months of Inventory	6.84	5.23	+30.89%

Month-Over-Month Summary

April 2025 vs. March 2025

	April 2025	March2025	% Change
Sales	19	14	+35.71%
Average Price	\$926,353	\$910,893	+1.70%
New Listings	63	60	+5.00%
Active Listings	130	108	+20.37%
Months of Inventory	6.84	7.71	-11.31%

April 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	19	\$17,600,700	\$926,353	\$805,000	63	130	96%	62
Detached	18	\$16,895,700	\$938,650	\$806,500	59	120	96%	57
Semi-Detached	1	\$705,000	\$705,000	\$705,000	1	4	97%	148
Condo Townhouse	0				1	1		
Condo Apartment	0				0	4		
Link	0				0	0		
Att/Row/Townhouse	0				2	1		
Detached Condo	0				0	0		

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Essa

Year-Over-Year Summary

April 2025 vs. April 2024

	April 2025	April 2024	% Change
Sales	29	37	-21.62%
Average Price	\$849,090	\$773,679	+9.75%
New Listings	75	72	+4.17%
Active Listings	127	82	+54.88%
Months of Inventory	4.38	2.22	+97.60%

Month-Over-Month Summary

April 2025 vs. March 2025

	April 2025	March2025	% Change
Sales	29	21	+38.10%
Average Price	\$849,090	\$931,379	-8.84%
New Listings	75	85	-11.76%
Active Listings	127	121	+4.96%
Months of Inventory	4.38	5.76	-24.00%

April 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	29	\$24,623,598	\$849,090	\$750,000	75	127	97%	36
Detached	19	\$18,131,999	\$954,316	\$770,000	54	106	97%	45
Semi-Detached	1	\$612,500	\$612,500	\$612,500	2	2	97%	20
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	2	\$1,389,999	\$695,000	\$695,000	6	6	98%	6
Att/Row/Townhouse	7	\$4,489,100	\$641,300	\$672,000	13	13	97%	24
Detached Condo	0				0	0		

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Innisfil

Year-Over-Year Summary

April 2025 vs. April 2024

	April 2025	April 2024	% Change
Sales	50	66	-24.24%
Average Price	\$1,023,533	\$937,130	+9.22%
New Listings	240	213	+12.68%
Active Listings	422	304	+38.82%
Months of Inventory	8.44	4.61	+83.24%

Month-Over-Month Summary

April 2025 vs. March 2025

	April 2025	March2025	% Change
Sales	50	43	+16.28%
Average Price	\$1,023,533	\$919,167	+11.35%
New Listings	240	235	+2.13%
Active Listings	422	363	+16.25%
Months of Inventory	8.44	8.44	-0.02%

April 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	50	\$51,176,673	\$1,023,533	\$806,250	240	422	95%	39
Detached	36	\$39,089,700	\$1,085,825	\$817,450	187	316	94%	37
Semi-Detached	0				0	0		
Condo Townhouse	0				1	1		
Condo Apartment	4	\$2,035,000	\$508,750	\$507,500	23	66	97%	79
Link	0				1	0		
Att/Row/Townhouse	10	\$10,051,973	\$1,005,197	\$774,950	27	37	99%	29
Detached Condo	0				0	1		

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Orillia

Year-Over-Year Summary

April 2025 vs. April 2024

	April 2025	April 2024	% Change
Sales	39	45	-13.33%
Average Price	\$667,067	\$651,787	2.34%
New Listings	75	100	-25.00%
Active Listings	131	145	-9.66%
Months of Inventory	3.36	3.22	4.24%

Month-Over-Month Summary

April 2025 vs. March 2025

	April 2025	March2025	% Change
Sales	39	24	62.50%
Average Price	\$667,067	\$630,446	5.81%
New Listings	75	87	-13.79%
Active Listings	131	129	1.55%
Months of Inventory	3.36	5.38	-37.51%

April 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	39	\$26,015,600	\$667,067	\$635,000	75	131	98%	34
Detached	24	\$16,488,100	\$687,004	\$625,000	46	77	98%	35
Semi-Detached	0				3	3		
Condo Townhouse	1	\$685,000	\$685,000	\$685,000	7	14	100%	17
Condo Apartment	6	\$3,510,000	\$585,000	\$537,500	7	18	97%	49
Link	3	\$1,782,500	\$594,167	\$625,000	2	2	96%	20
Att/Row/Townhouse	5	\$3,550,000	\$710,000	\$760,000	9	16	98%	24
Detached Condo	0				1	1		

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Oro-Medonte

Year-Over-Year Summary

April 2025 vs. April 2024

	April 2025	April 2024	% Change
Sales	17	26	-34.62%
Average Price	\$899,524	\$971,288	-7.39%
New Listings	56	85	-34.12%
Active Listings	136	143	-4.90%
Months of Inventory	8.00	5.50	+45.45%

Month-Over-Month Summary

April 2025 vs. March 2025

	April 2025	March2025	% Change
Sales	17	12	+41.67%
Average Price	\$899,524	\$913,750	-1.56%
New Listings	56	68	-17.65%
Active Listings	136	134	+1.49%
Months of Inventory	8.00	11.17	-28.36%

April 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	17	\$15,291,900	\$899,524	\$930,000	56	136	97%	28
Detached	17	\$15,291,900	\$899,524	\$930,000	54	116	97%	28
Semi-Detached	0				0	0		
Condo Townhouse	0				0	3		
Condo Apartment	0				0	15		
Link	0				0	0		
Att/Row/Townhouse	0				2	2		
Detached Condo					0	0		

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Springwater

Year-Over-Year Summary

April 2025 vs. April 2024

	April 2025	April 2024	% Change
Sales	14	30	-53.33%
Average Price	\$1,199,679	\$1,061,714	+12.99%
New Listings	84	87	-3.45%
Active Listings	155	135	+14.81%
Months of Inventory	11.07	4.50	+146.03%

Month-Over-Month Summary

April 2025 vs. March 2025

	April 2025	March2025	% Change
Sales	14	16	-12.50%
Average Price	\$1,199,679	\$1,038,244	+15.55%
New Listings	84	68	+23.53%
Active Listings	155	121	+28.10%
Months of Inventory	11.07	7.56	+46.40%

April 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	14	\$16,795,500	\$1,199,679	\$925,000	84	155	96%	35
Detached	14	\$16,795,500	\$1,199,679	\$925,000	80	142	96%	35
Semi-Detached	0				3	10		
Condo Townhouse	0				0	0		
Condo Apartment	0				1	3		
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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