

# Simcoe County Monthly Residential Report

## June 2025



## Simcoe County

### Year-Over-Year Summary

June 2025 vs. June 2024

	June 2025	June 2024	% Change
<b>Sales</b>	445	451	-1.34%
<b>Average Price</b>	\$828,459	\$867,297	-4.68%
<b>New Listings</b>	1,638	1384	+15.50%
<b>Active Listings</b>	2,749	2135	+22.33%
<b>Months of Inventory</b>	5.3	4.0	+24.52%

### Month-Over-Month Summary

June 2025 vs. May 2025

	June 2025	May 2025	% Change
<b>Sales</b>	445	434	+2.47%
<b>Average Price</b>	\$828,459	\$849,002	-2.47%
<b>New Listings</b>	1,638	1765	-7.75%
<b>Active Listings</b>	2,749	2568	+6.58%
<b>Months of Inventory</b>	5.3	4.7	+11.32%

## June 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>445</b>	<b>\$368,664,070</b>	<b>\$828,459</b>	<b>\$741,987.5</b>	<b>1638</b>	<b>2749</b>	<b>97%</b>	<b>34</b>
<b>Detached</b>	325	\$294,757,972	\$906,948	\$834,500	1188	1998	97%	33
<b>Semi-Detached</b>	17	\$11,937,900	\$702,229	\$659,000	45	65	98%	35
<b>Condo Townhouse</b>	14	\$7,390,400	\$527,886	\$499,900	61	102	98%	43
<b>Condo Apartment</b>	36	\$17,414,098	\$483,725	\$455,000	162	317	97%	40
<b>Link</b>	4	\$2,845,000	\$711,250	\$684,000	15	25	99%	38
<b>Att/Row/Townhouse</b>	49	\$34,318,700	\$700,382	\$647,350	167	240	97%	28
<b>Detached Condo</b>	0					1		

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## Barrie

### Year-Over-Year Summary

June 2025 vs. June 2024

	June 2025	June 2024	% Change
<b>Sales</b>	191	206	-7.85%
<b>Average Price</b>	\$711,102	\$ 789,298	-10.99%
<b>New Listings</b>	696	589	+15.37%
<b>Active Listings</b>	1070	775	+27.57%
<b>Months of Inventory</b>	4.4	3.1	+29.54%

### Month-Over-Month Summary

June 2025 vs. May 2025

	June 2025	May 2025	% Change
<b>Sales</b>	191	184	+3.66%
<b>Average Price</b>	\$711,102	\$743,470	-4.55%
<b>New Listings</b>	696	717	-3.01%
<b>Active Listings</b>	1070	996	+6.82%
<b>Months of Inventory</b>	4.4	4.2	+13.63 %

## June 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>191</b>	<b>\$135,820,472</b>	<b>711,102</b>	<b>\$685,000</b>	<b>696</b>	<b>1070</b>	<b>98%</b>	<b>29</b>
<b>Detached</b>	117	\$94,518,573	\$807,851	\$788,500	438	649	98%	26
<b>Semi-Detached</b>	9	\$5,861,500	\$651,278	\$617,500	25	32	99%	34
<b>Condo Townhouse</b>	13	\$6,745,400	\$518,877	\$494,950	41	59	98%	41
<b>Condo Apartment</b>	28	\$13,519,199	\$482,829	\$445,000	102	201	97%	40
<b>Link</b>	1	\$710,000	\$710,000	\$355,000	5	8	101%	23
<b>Att/Row/Townhouse</b>	23	\$14,465,800	\$628,948	\$623,750	85	121	98%	26
<b>Detached Condo</b>	0				0	0		

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# Bradford West Gwillimbury

## Year-Over-Year Summary

June 2025 vs. June 2024

	June2025	June2024	% Change
<b>Sales</b>	38	43	-13.15%
<b>Average Price</b>	\$1,066,497	\$1,054,465	-4.76%
<b>New Listings</b>	176	91	+48.29%
<b>Active Listings</b>	254	154	+39.37%
<b>Months of Inventory</b>	4.6	3.7	+19.56%

## Month-Over-Month Summary

June 2025 vs. May 2025

	June2025	May2025	% Change
<b>Sales</b>	38	38	0%
<b>Average Price</b>	\$1,066,497	\$1,052,188	-4.53%
<b>New Listings</b>	176	150	+14.77%
<b>Active Listings</b>	254	231	+9.05%
<b>Months of Inventory</b>	4.6	3.6	+21.73%

## June 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>38</b>	<b>\$38,246,900</b>	<b>\$1,006,497</b>	<b>\$840,000</b>	<b>176</b>	<b>254</b>	<b>97%</b>	<b>40</b>
<b>Detached</b>	24	\$27,336,500	\$1,139,021	\$1,085,000	128	198	96%	45
<b>Semi-Detached</b>	6	\$4,681,400	\$780,233	\$803,000	11	15	98%	26
<b>Condo Townhouse</b>	1	\$645,000	\$645,000	\$322,500	8	11	96%	64
<b>Condo Apartment</b>	0	0	NULL	0	0	2		
<b>Link</b>	2	\$1,451,000	\$725,500	\$630,000	3	2	97%	30
<b>Att/Row/Townhouse</b>	5	\$4,133,000	\$826,600	\$827,500	26	26	98%	35
<b>Detached Condo</b>	0				0	0		

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## Clearview

### Year-Over-Year Summary

June 2025 vs. June 2024

	June 2025	June 2024	% Change
<b>Sales</b>	24	16	+33.33%
<b>Average Price</b>	\$838,225	\$923,706	-10.19%
<b>New Listings</b>	63	58	+7.93%
<b>Active Listings</b>	145	141	+2.75%
<b>Months of Inventory</b>	7.7	7.1	+7.79%

### Month-Over-Month Summary

June 2025 vs. May 2025

	June 2025	May 2025	% Change
<b>Sales</b>	24	18	-5.26%
<b>Average Price</b>	\$838,225	\$1,245,494	-48.58%
<b>New Listings</b>	63	73	-15.87%
<b>Active Listings</b>	145	142	+2.06%
<b>Months of Inventory</b>	7.7	8.0	-14.28%

## June 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>24</b>	<b>\$20,117,399</b>	<b>\$838,225</b>	<b>\$702,499.5</b>	<b>63</b>	<b>145</b>	<b>95%</b>	<b>36</b>
<b>Detached</b>	21	\$18,242,400	\$868,686	\$775,000	56	133	95%	39
<b>Semi-Detached</b>	1	\$645,000	\$645,000	\$322,500	1	4	99%	19
<b>Condo Townhouse</b>	0	0		0	0	1		
<b>Condo Apartment</b>	1	\$674,999	\$674,999	\$337,499.5	6	6	100%	0
<b>Link</b>	0				0	0		
<b>Att/Row/Townhouse</b>	1	\$555,000	\$555,000	\$277,500	0	1	97%	25
<b>Detached Condo</b>	0				0	0		

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## Essa

### Year-Over-Year Summary

June 2025 vs. June 2024

	June 2025	June 2024	% Change
<b>Sales</b>	27	28	-3.70%
<b>Average Price</b>	\$804,556	\$795,189	+1.16%
<b>New Listings</b>	84	86	-2.38%
<b>Active Listings</b>	151	114	+24.50%
<b>Months of Inventory</b>	5.0	3.2	+36.00%

### Month-Over-Month Summary

June 2025 vs. May 2025

	June 2025	May 2025	% Change
<b>Sales</b>	27	36	-33.33%
<b>Average Price</b>	\$804,556	\$884,500	-9.93%
<b>New Listings</b>	84	109	-29.76%
<b>Active Listings</b>	151	148	+1.98%
<b>Months of Inventory</b>	5.0	4.1	+18.00%

## June 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	27	\$21,723,000	\$804,556	\$725,000	84	151	98%	38
<b>Detached</b>	22	\$18,600,000	\$845,455	\$800,000	64	119	98%	39
<b>Semi-Detached</b>	0	0		0	3	4		
<b>Condo Townhouse</b>	0				0	0		
<b>Condo Apartment</b>	0				0	0		
<b>Link</b>	1	\$684,000	\$684,000	\$342,000	5	11	99%	70
<b>Att/Row/Townhouse</b>	4	\$2,439,000	\$609,750	\$602,000	12	17	97%	23
<b>Detached Condo</b>	0				0	0		

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## Innisfil

### Year-Over-Year Summary

June 2025 vs. June 2024

	June 2025	June 2024	% Change
<b>Sales</b>	63	69	-9.52%
<b>Average Price</b>	\$936,471	\$926,716	+1.04%
<b>New Listings</b>	263	250	+4.94%
<b>Active Listings</b>	508	416	+18.11%
<b>Months of Inventory</b>	6.9	5.5	+20.28%

### Month-Over-Month Summary

June 2025 vs. May 2025

	June 2025	May 2025	% Change
<b>Sales</b>	63	62	+1.58%
<b>Average Price</b>	\$936,471	\$913,415	+2.46%
<b>New Listings</b>	263	327	-24.33%
<b>Active Listings</b>	508	495	+2.55%
<b>Months of Inventory</b>	6.9	6.0	+13.04%

## June 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>63</b>	<b>\$58,997,700</b>	<b>\$936,471</b>	<b>\$805,000</b>	<b>263</b>	<b>508</b>	<b>96%</b>	<b>40</b>
<b>Detached</b>	52	\$49,779,200	\$957,292	\$867,500	203	397	96%	40
<b>Semi-Detached</b>	0				0	0		
<b>Condo Townhouse</b>	0	0		0	1	4		
<b>Condo Apartment</b>	3	1,505,000	501,667	500,000	32	59	101%	62
<b>Link</b>	0	0		0	1	1		
<b>Att/Row/Townhouse</b>	8	7,713,500	964,188	722,000	26	45	95%	28
<b>Detached Condo</b>	0	0		0	0	1		

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# Orillia

## Year-Over-Year Summary

June 2025 vs. June 2024

	June 2025	June 2024	% Change
<b>Sales</b>	42	40	+4.76%
<b>Average Price</b>	\$617,576	\$624,738	-1.15%
<b>New Listings</b>	121	111	+8.26%
<b>Active Listings</b>	195	178	+8.71%
<b>Months of Inventory</b>	4.1	3.6	+12.19%

## Month-Over-Month Summary

June 2025 vs. May 2025

	June 2025	May 2025	% Change
<b>Sales</b>	42	48	-14.28%
<b>Average Price</b>	\$617,576	\$649,969	-5.24%
<b>New Listings</b>	121	153	-26.44%
<b>Active Listings</b>	195	179	-8.20%
<b>Months of Inventory</b>	4.1	4.5	-9.75%

## June 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>42</b>	<b>\$25,938,200</b>	<b>\$617,576</b>	<b>\$614,000</b>	<b>121</b>	<b>195</b>	<b>97%</b>	<b>26</b>
<b>Detached</b>	30	\$19,210,900	\$640,363	\$641,500	82	118	97%	23
<b>Semi-Detached</b>	0	0		0	1	2		
<b>Condo Townhouse</b>	0	0		0	9	20		
<b>Condo Apartment</b>	4	1,714,900	428,725	380,000	13	26	97	30
<b>Link</b>	0	0		0	0	2		
<b>Att/Row/Townhouse</b>	8	5,012,400	626,550	647,500	16	27	97	35
<b>Detached Condo</b>	0	0		0	0	1		

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## Oro-Medonte

### Year-Over-Year Summary

June 2025 vs. June 2024

	June 2025	June 2024	% Change
<b>Sales</b>	27	26	+3.70%
<b>Average Price</b>	\$1,077,444	\$1,125,685	-4.47%
<b>New Listings</b>	110	95	+13.63%
<b>Active Listings</b>	228	190	+16.66%
<b>Months of Inventory</b>	7.9	6.3	+20.25%

### Month-Over-Month Summary

June 2025 vs. May 2025

	June 2025	May 2025	% Change
<b>Sales</b>	27	20	+25.92%
<b>Average Price</b>	\$1,050,444	\$1,030,300	+4.37%
<b>New Listings</b>	110	122	-10.90%
<b>Active Listings</b>	228	194	+14.91%
<b>Months of Inventory</b>	7.9	7.3	+7.59%

## June 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>27</b>	<b>\$29,090,999</b>	<b>\$1,077,444</b>	<b>\$1,050,000</b>	<b>110</b>	<b>228</b>	<b>96%</b>	<b>37</b>
<b>Detached</b>	27	\$29,090,999	\$1,077,444	\$1,066,250	99	199	96%	37
<b>Semi-Detached</b>	0				0	0		
<b>Condo Townhouse</b>	0	0		0	2	7		
<b>Condo Apartment</b>	0	0		0	7	19		
<b>Link</b>	0				0	0		
<b>Att/Row/Townhouse</b>	0	0		0	2	3		
<b>Detached Condo</b>					0	0		

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# Springwater

## Year-Over-Year Summary

June 2025 vs. June 2024

	June2025	June2024	% Change
<b>Sales</b>	33	23	+30.30%
<b>Average Price</b>	\$1,173,618	\$1,216,013	-3.61%
<b>New Listings</b>	125	104	+16.80%
<b>Active Listings</b>	198	167	+15.65%
<b>Months of Inventory</b>	6.9	6.0	+13.04%

## Month-Over-Month Summary

June 2025 vs. May 2025

	June2025	May2025	% Change
<b>Sales</b>	33	28	+15.15%
<b>Average Price</b>	\$1,173,618	\$1,035,300	+11.78%
<b>New Listings</b>	125	114	+8.80%
<b>Active Listings</b>	198	182	+8.08%
<b>Months of Inventory</b>	6.9	7.3	-5.79%

## June 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>33</b>	<b>\$38,729,400</b>	<b>\$1,173,618</b>	<b>\$961,500</b>	<b>125</b>	<b>198</b>	<b>98%</b>	<b>43</b>
<b>Detached</b>	32	\$37,979,400	\$1,186,856	\$1,057,500	118	185	98%	41
<b>Semi-Detached</b>	1	\$750,000	\$750,000	\$375,000	4	8	90%	115
<b>Condo Townhouse</b>	0				0	0		
<b>Condo Apartment</b>	0	0		0	2	4		
<b>Link</b>	0	0		0	1	1		
<b>Att/Row/Townhouse</b>	0				0	0		
<b>Detached Condo</b>	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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