

# Simcoe County Monthly Residential Report

## July 2025



## Simcoe County

### Year-Over-Year Summary

July 2025 vs. July 2024

	July 2025	July 2024	% Change
<b>Sales</b>	425	405	+4.94%
<b>Average Price</b>	\$831,428	\$901,551	-7.77%
<b>New Listings</b>	1,552	1324	+17.22%
<b>Active Listings</b>	2,782	2139	+30.06%
<b>Months of Inventory</b>	5.4	4.2	+28.57%

### Month-Over-Month Summary

July 2025 vs. June 2025

	July 2025	June 2025	% Change
<b>Sales</b>	425	445	-4.49%
<b>Average Price</b>	\$831,428	\$828,459	+0.35%
<b>New Listings</b>	1,552	1639	-5.30%
<b>Active Listings</b>	2,782	2738	+1.60%
<b>Months of Inventory</b>	5.4	4.3	+1.88%

## July 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>425</b>	<b>\$353,356,902</b>	<b>\$831,428</b>	<b>\$724,000</b>	<b>1552</b>	<b>2782</b>	<b>97%</b>	<b>34</b>
<b>Detached</b>	312	\$284,993,220	\$913,440	\$832,500	1146	2028	96%	34
<b>Semi-Detached</b>	10	\$7,232,500	\$723,250	\$610,000	38	65	98%	26
<b>Condo Townhouse</b>	13	\$6,282,800	\$483,292	\$500,000	60	110	97%	46
<b>Condo Apartment</b>	35	\$17,936,100	\$512,460	\$479,000	148	320	97%	47
<b>Link</b>	5	\$3,531,500	\$706,300	\$705,750	20	23	97%	29
<b>Att/Row/Townhouse</b>	50	\$33,380,782	\$667,616	\$640,000	139	234	98%	27
<b>Detached Condo</b>	0	0		0	1	2		

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## Barrie

### Year-Over-Year Summary

July 2025 vs. July 2024

	July 2025	July 2024	% Change
<b>Sales</b>	171	184	-7.06%
<b>Average Price</b>	\$708,522	\$ 760,906	-6.88%
<b>New Listings</b>	642	530	+21.13%
<b>Active Listings</b>	1069	771	+38.65%
<b>Months of Inventory</b>	4.6	3.3	+39.39%

### Month-Over-Month Summary

July 2025 vs. June 2025

	July 2025	June 2025	% Change
<b>Sales</b>	171	191	-10.47%
<b>Average Price</b>	\$708,522	\$711,102	-0.36%
<b>New Listings</b>	642	697	-7.89%
<b>Active Listings</b>	1069	1070	-0.09%
<b>Months of Inventory</b>	4.6	4.2	+9.52 %

## July 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>171</b>	<b>\$121,157,180</b>	<b>\$708,522</b>	<b>\$672,500</b>	<b>642</b>	<b>1069</b>	<b>97%</b>	<b>34</b>
<b>Detached</b>	101	\$81,758,880	\$809,494	\$780,000	404	651	97%	32
<b>Semi-Detached</b>	6	\$3,585,500	\$597,583	\$550,000	19	30	96%	30
<b>Condo Townhouse</b>	7	\$3,353,000	\$479,000	\$475,000	33	61	97%	44
<b>Condo Apartment</b>	26	\$13,232,600	\$508,946	\$467,500	100	196	98%	50
<b>Link</b>	2	\$1,345,000	\$672,500	\$590,000	4	7	98%	36
<b>Att/Row/Townhouse</b>	29	\$17,882,200	\$616,628	\$617,000	82	124	99%	27
<b>Detached Condo</b>	0				0	0		

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# Bradford West Gwillimbury

## Year-Over-Year Summary

July 2025 vs. July 2024

	July2025	July2024	% Change
<b>Sales</b>	48	29	+65.51%
<b>Average Price</b>	\$989,143	\$1,160,479	-14.76%
<b>New Listings</b>	151	111	+36.03%
<b>Active Listings</b>	241	151	+59.60%
<b>Months of Inventory</b>	4.6	3.7	+24.32%

## Month-Over-Month Summary

July 2025 vs. June 2025

	July2025	June2025	% Change
<b>Sales</b>	48	38	+26.31%
<b>Average Price</b>	\$989,143	\$1,006,497	-1.72%
<b>New Listings</b>	151	176	-14.20%
<b>Active Listings</b>	241	253	-4.74%
<b>Months of Inventory</b>	4.6	5.2	-11.53%

## July 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>48</b>	<b>\$47,478,875</b>	<b>\$989,143</b>	<b>\$950,500</b>	<b>151</b>	<b>241</b>	<b>98%</b>	<b>22</b>
<b>Detached</b>	34	\$35,864,290	\$1,054,832	\$987,150	111	192	98%	22
<b>Semi-Detached</b>	3	\$2,955,000	\$985,000	\$945,000	12	14	101%	15
<b>Condo Townhouse</b>	1	\$610,000	\$610,000	\$305,000	10	14	99%	43
<b>Condo Apartment</b>	0	0		0	2	2		
<b>Link</b>	1	\$775,000	\$775,000	\$387,500	2	2	95%	22
<b>Att/Row/Townhouse</b>	9	\$7,274,585	\$808,287	\$841,000	14	17	96%	23
<b>Detached Condo</b>	0				0	0		

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## Clearview

### Year-Over-Year Summary

July 2025 vs. July 2024

	July 2025	July 2024	% Change
<b>Sales</b>	16	16	0%
<b>Average Price</b>	\$773,000	\$1,213,469	-36.29%
<b>New Listings</b>	57	55	+3.63%
<b>Active Listings</b>	142	138	+2.89%
<b>Months of Inventory</b>	7.7	7.1	+8.45%

### Month-Over-Month Summary

July 2025 vs. June 2025

	July 2025	June 2025	% Change
<b>Sales</b>	16	24	-33.33%
<b>Average Price</b>	\$773,000	\$838,225	-7.78%
<b>New Listings</b>	57	63	-9.52%
<b>Active Listings</b>	142	145	-2.06%
<b>Months of Inventory</b>	7.7	8.6	-10.46%

## July 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>16</b>	<b>\$12,368,000</b>	<b>\$773,000</b>	<b>\$644,500</b>	<b>57</b>	<b>142</b>	<b>95%</b>	<b>57</b>
<b>Detached</b>	16	\$12,368,000	\$773,000	\$679,500	48	123	95%	57
<b>Semi-Detached</b>	0	0		0	2	6		
<b>Condo Townhouse</b>	0	0		0	3	3		
<b>Condo Apartment</b>	0	0		0	3	8		
<b>Link</b>	0				0	0		
<b>Att/Row/Townhouse</b>	0	0		0	1	2		
<b>Detached Condo</b>	0				0	0		

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# Essa

## Year-Over-Year Summary

July 2025 vs. July 2024

	July 2025	July 2024	% Change
<b>Sales</b>	24	25	-0.04%
<b>Average Price</b>	\$824,969	\$822,052	+0.35%
<b>New Listings</b>	77	81	-4.93%
<b>Active Listings</b>	141	115	+22.60%
<b>Months of Inventory</b>	5.1	3.5	+45.71%

## Month-Over-Month Summary

July 2025 vs. June 2025

	July 2025	June 2025	% Change
<b>Sales</b>	24	27	-11.11%
<b>Average Price</b>	\$824,969	\$804,556	+2.53%
<b>New Listings</b>	77	84	-8.33%
<b>Active Listings</b>	141	148	-4.72%
<b>Months of Inventory</b>	5.1	4.6	+10.86%

## July 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	24	\$19,799,250	\$824,969	\$775,000	77	141	96%	32
<b>Detached</b>	19	\$16,260,750	\$855,829	\$837,500	58	111	96%	34
<b>Semi-Detached</b>	1	\$692,000	\$692,000	\$346,000	2	4	99%	31
<b>Condo Townhouse</b>	0				0	0		
<b>Condo Apartment</b>	0				0	0		
<b>Link</b>	2	\$1,411,500	\$705,750	\$695,500	8	9	97%	26
<b>Att/Row/Townhouse</b>	2	\$1,435,000	\$717,500	\$710,000	9	17	100%	20
<b>Detached Condo</b>	0				0	0		

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## Innisfil

### Year-Over-Year Summary

July 2025 vs. July 2024

	July 2025	July 2024	% Change
<b>Sales</b>	55	57	-3.50%
<b>Average Price</b>	\$1,072,942	\$1,076,302	-0.31%
<b>New Listings</b>	273	231	+18.18%
<b>Active Listings</b>	511	398	+28.39%
<b>Months of Inventory</b>	7.1	5.6	+26.78%

### Month-Over-Month Summary

July 2025 vs. June 2025

	July 2025	June 2025	% Change
<b>Sales</b>	55	63	-12.69%
<b>Average Price</b>	\$1072942	\$936,471	+14.57%
<b>New Listings</b>	273	263	+3.80%
<b>Active Listings</b>	511	503	+1.59%
<b>Months of Inventory</b>	7.1	7.0	+1.42%

## July 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>55</b>	<b>\$59,011,797</b>	<b>\$1,072,942</b>	<b>\$694,500</b>	<b>273</b>	<b>511</b>	<b>95%</b>	<b>38</b>
<b>Detached</b>	43	\$52,106,800	\$1,211,786	\$865,000	225	397	95%	39
<b>Semi-Detached</b>	0	0		0	1	1		
<b>Condo Townhouse</b>	0	0		0	4	7		
<b>Condo Apartment</b>	5	\$2,343,000	\$468,600	\$427,000	26	60	98%	35
<b>Link</b>	0	0		0	0	1		
<b>Att/Row/Townhouse</b>	7	\$4,561,997	\$651,714	\$643,000	17	44	99%	32
<b>Detached Condo</b>	0	0		0	0	1		

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# Orillia

## Year-Over-Year Summary

July 2025 vs. July 2024

	July 2025	July 2024	% Change
<b>Sales</b>	55	44	+25.00%
<b>Average Price</b>	\$624,869	\$681,517	-8.31%
<b>New Listings</b>	148	138	+7.24%
<b>Active Listings</b>	221	203	+8.86%
<b>Months of Inventory</b>	4.1	3.7	+10.81%

## Month-Over-Month Summary

July 2025 vs. June 2025

	July 2025	June 2025	% Change
<b>Sales</b>	55	42	+30.95%
<b>Average Price</b>	\$624,869	\$617,576	+1.18%
<b>New Listings</b>	148	121	+22.31%
<b>Active Listings</b>	221	195	+13.33%
<b>Months of Inventory</b>	4.1	4.6	-10.86%

## July 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>55</b>	<b>\$34,367,800</b>	<b>\$624,869</b>	<b>\$625,000</b>	<b>148</b>	<b>221</b>	<b>98%</b>	<b>32</b>
<b>Detached</b>	44	\$28,402,500	\$645,511	\$640,000	109	141	98%	29
<b>Semi-Detached</b>	0	0		0	2	3		
<b>Condo Townhouse</b>	5	\$2,319,800	\$463,960	\$396,400	8	17	97%	49
<b>Condo Apartment</b>	4	\$2,360,500	\$590,125	\$467,500	9	28	96%	43
<b>Link</b>	0	0		0	4	3		
<b>Att/Row/Townhouse</b>	2	\$1,285,000	\$642,500	\$615,000	15	28	97%	39
<b>Detached Condo</b>	0	0		0	1	1		

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## Oro-Medonte

### Year-Over-Year Summary

July 2025 vs. July 2024

	July 2025	July 2024	% Change
<b>Sales</b>	31	23	+34.78%
<b>Average Price</b>	\$1,076,484	\$1,181,056	-8.85%
<b>New Listings</b>	103	84	+22.61%
<b>Active Listings</b>	244	192	+27.08%
<b>Months of Inventory</b>	7.9	6.7	+17.91%

### Month-Over-Month Summary

July 2025 vs. June 2025

	July 2025	June 2025	% Change
<b>Sales</b>	31	27	+14.81%
<b>Average Price</b>	\$1,076,484	\$1,077,444	-0.08%
<b>New Listings</b>	103	110	-6.36%
<b>Active Listings</b>	244	227	+7.48%
<b>Months of Inventory</b>	7.9	8.3	-4.81%

## July 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>31</b>	<b>\$33,371,000</b>	<b>\$1,076,484</b>	<b>\$960,000</b>	<b>103</b>	<b>244</b>	<b>95%</b>	<b>40</b>
<b>Detached</b>	30	\$32,429,000	\$1,080,967	\$1,050,000	92	212	95%	41
<b>Semi-Detached</b>	0				0	0		
<b>Condo Townhouse</b>	0	0		0	2	8		
<b>Condo Apartment</b>	0	0		0	8	22		
<b>Link</b>	0				0	0		
<b>Att/Row/Townhouse</b>	1	\$942,000	\$942,000	\$471,000	1	2	100%	12
<b>Detached Condo</b>					0	0		

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# Springwater

## Year-Over-Year Summary

July 2025 vs. July 2024

	July2025	July2024	% Change
<b>Sales</b>	25	27	-7.40%
<b>Average Price</b>	\$1,032,120	\$1,222,241	-15.55%
<b>New Listings</b>	101	94	+7.44%
<b>Active Listings</b>	213	171	+24.56%
<b>Months of Inventory</b>	7.1	6.2	+14.51%

## Month-Over-Month Summary

July 2025 vs. June 2025

	July2025	June2025	% Change
<b>Sales</b>	25	33	-24.24%
<b>Average Price</b>	\$1,032,120	\$1,173,618	-12.05%
<b>New Listings</b>	101	125	-19.20%
<b>Active Listings</b>	213	197	+8.12%
<b>Months of Inventory</b>	7.1	6.3	+12.69%

## July 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	25	\$25,803,000	\$1,032,120	\$803,500	101	213	97%	33
<b>Detached</b>	25	\$25,803,000	\$1,032,120	\$864,500	99	201	97%	33
<b>Semi-Detached</b>	0	0		0	0	7		
<b>Condo Townhouse</b>	0				0	0		
<b>Condo Apartment</b>	0	0		0	0	4		
<b>Link</b>	0	0		0	2	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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