

Simcoe County Monthly Residential Report

September 2025



Simcoe County

Year-Over-Year Summary

September 2025 vs. September 2024

	September 2025	September 2024	% Change
Sales	440	401	+8.86%
Average Price	\$819,742	\$878,174	-7.12%
New Listings	1,560	1,404	+10%
Active Listings	2,643	2,223	+15.89%
Months of Inventory	5.5	4.6	+20%

Month-Over-Month Summary

September 2025 vs. August 2025

	September 2025	August 2025	% Change
Sales	440	405	+7.95%
Average Price	\$819,742	\$801,737	+2.19%
New Listings	1,560	1,235	+20.83%
Active Listings	2,643	2,595	+1.81%
Months of Inventory	5.5	5.5	0%

September 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	440	\$360,686,412	\$819,742	\$715,000	1560	2643	96%	38%
Detached	327	\$291,108,543	\$890,240	\$787,500	1192	1951	96%	38%
Semi-Detached	11	\$7,507,999	\$682,545	\$664,999.5	34	63	97%	32%
Condo Townhouse	15	\$8,882,500	\$592,167	\$520000	54	110	98%	47%
Condo Apartment	35	\$20,016,000	\$571,886	\$467,500	113	279	96%	55%
Link	9	\$6,185,880	\$687,320	\$684,000	15	18	97%	27%
Att/Row/Townhouse	42	\$26,450,490	\$629,774	\$622,500	152	221	99%	25%
Detached Condo	1	\$535,000	\$535,000	\$267,500	0	1	99%	

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Barrie

Year-Over-Year Summary

September 2025 vs. September 2024

	September 2025	September 2024	% Change
Sales	189	179	+5.29%
Average Price	\$706,668	\$ 735,651	-4.10%
New Listings	632	556	+12.01%
Active Listings	976	815	+16.49%
Months of Inventory	4.7	3.5	+25.53%

Month-Over-Month Summary

September 2025 vs. August 2025

	September 2025	August 2025	% Change
Sales	189	173	+8.46%
Average Price	\$706,668	\$687,271	+2.74%
New Listings	632	489	+22.62%
Active Listings	976	976	0%
Months of Inventory	4.7	4.6	+2.12%

September 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	189	\$133,560,169	\$706,668	\$669,000	632	976	97%	34%
Detached	117	\$90,472,800	\$773,272	\$753,750	411	593	97%	33%
Semi-Detached	6	\$3,872,999	\$645,500	\$650,000	21	33	97%	27%
Condo Townhouse	6	\$3,226,000	\$537,667	\$453,000	32	56	99%	30%
Condo Apartment	26	\$14,869,000	\$571,885	\$450,000	75	172	96%	58%
Link	4	\$2,650,880	\$662,720	\$635,000	8	8	99%	21%
Att/Row/Townhouse	29	\$17,933,490	\$618,396	\$620,000	85	114	99%	24%
Detached Condo	1	\$535,000	\$535,000	\$535,000	0	0	99%	19%

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Bradford West Gwillimbury

Year-Over-Year Summary

September 2025 vs. September 2024

	September2025	September2024	% Change
Sales	30	24	+20%
Average Price	\$1,017,980	\$986,829	+3.06%
New Listings	163	119	+26.99%
Active Listings	252	169	+32.93%
Months of Inventory	4.7	3.6	+23.40%

Month-Over-Month Summary

September 2025 vs. August 2025

	September2025	August2025	% Change
Sales	30	46	-53.33%
Average Price	\$1,017,980	\$955,180	+6.16%
New Listings	163	124	+23.92%
Active Listings	252	220	+12.69%
Months of Inventory	4.7	7.0	-48.93%

September 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	30	\$30,539,401	\$1,017,980	\$821,250	163	252	98%	30%
Detached	19	\$22,101,501	\$1,163,237	\$1,112,500	132	203	97%	29%
Semi-Detached	4	\$3,035,000	\$758,750	\$715,000	7	10	96%	31%
Condo Townhouse	2	\$1,239,900	\$619,950	\$600,000	8	18	98%	42%
Condo Apartment	0	0		0	1	2		
Link	1	\$805,000	\$805,000	\$402,500	2	3	95%	70%
Att/Row/Townhouse	4	\$3,358,000	\$839,500	\$777,000	13	16	103%	13%
Detached Condo	0				0	0		

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Clearview

Year-Over-Year Summary

September 2025 vs. September 2024

	September 2025	September 2024	% Change
Sales	22	23	-4.54%
Average Price	\$1,083,850	\$1,442,130	-33.05%
New Listings	78	74	+5.12%
Active Listings	148	161	-8.78%
Months of Inventory	7.5	8.2	-9.33%

Month-Over-Month Summary

September 2025 vs. August 2025

	September 2025	August 2025	% Change
Sales	22	14	+36.36%
Average Price	\$1,083,850	\$1,004,611	+7.31%
New Listings	78	51	+34.61%
Active Listings	148	140	+5.40%
Months of Inventory	7.5	7.0	+6.66%

September 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	22	\$23,844,698	\$1,083,850	\$700,000	78	148	96%	40%
Detached	22	\$23,844,698	\$1,083,850	\$759,000	71	128	96%	40%
Semi-Detached	0	0		0	1	5		
Condo Townhouse	0	0		0	0	2		
Condo Apartment	0	0		0	2	9		
Link	0				0	0		
Att/Row/Townhouse	0	0		0	4	4		
Detached Condo	0				0	0		

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Essa

Year-Over-Year Summary

September 2025 vs. September 2024

	September 2025	September 2024	% Change
Sales	21	24	-14.28%
Average Price	\$1,028,381	\$823,196	+19.95%
New Listings	70	74	-5.71%
Active Listings	128	99	+22.65%
Months of Inventory	5.4	3.8	+29.62%

Month-Over-Month Summary

September 2025 vs. August 2025

	September 2025	August 2025	% Change
Sales	21	24	-14.28%
Average Price	\$1,028,381	\$740,246	+28.01%
New Listings	70	65	+7.14%
Active Listings	128	134	-4.68%
Months of Inventory	5.4	4.1	+24.07%

September 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	21	\$21,596,011	\$1,028,381	\$758,000	70	128	89%	58%
Detached	18	\$19,651,511	\$1,091,751	\$787,500	52	100	89%	63%
Semi-Detached	0	0		0	2	6		
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	1	\$785,000	\$785,000	\$392,500	3	5	98%	8%
Att/Row/Townhouse	2	\$1,159,500	\$579,750	\$575,000	13	17	97%	37%
Detached Condo	0				0	0		

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Innisfil

Year-Over-Year Summary

September 2025 vs. September 2024

	September 2025	September 2024	% Change
Sales	60	59	+1.66%
Average Price	\$785,953	\$948,174	-20.64%
New Listings	269	264	+1.85%
Active Listings	496	399	+19.55%
Months of Inventory	7.4	5.8	+21.62%

Month-Over-Month Summary

September 2025 vs. August 2025

	September 2025	August 2025	% Change
Sales	60	58	+3.33%
Average Price	\$785,953	\$891,499	-13.42%
New Listings	269	209	+22.30%
Active Listings	496	479	+3.42%
Months of Inventory	7.4	6.8	+8.10%

September 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	60	\$47,157,150	\$785,953	\$795,000	269	496	96%	39%
Detached	52	\$42,157,650	\$810,724	\$818,000	220	394	96%	39%
Semi-Detached	0	0		0	1	1		
Condo Townhouse	0	0	NULL	0	4	7		
Condo Apartment	4	\$2,540,000	\$635,000	\$665,000	22	55	94%	50%
Link	1	\$770,000	\$770,000	\$385,000	1	1	96%	5%
Att/Row/Townhouse	3	\$1,689,500	\$563,167	\$529,750	22	38	99%	34%
Detached Condo	0	0	NULL	0	0	1		

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Orillia

Year-Over-Year Summary

September 2025 vs. September 2024

	September 2025	September 2024	% Change
Sales	53	46	+13.20%
Average Price	\$630,377	\$718,474	-13.97%
New Listings	133	116	+12.78%
Active Listings	230	199	+13.47%
Months of Inventory	4.2	3.9	+7.14%

Month-Over-Month Summary

September 2025 vs. August 2025

	September 2025	August 2025	% Change
Sales	53	40	+24.52%
Average Price	\$630,377	\$681,346	-8.08%
New Listings	133	123	+7.51%
Active Listings	230	231	-0.43%
Months of Inventory	4.2	4.3	-2.38%

September 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	53	\$33,410,000	\$630,377	\$573,750	133	230	97%	39%
Detached	35	\$22,796,400	\$651,326	\$585,000	103	157	97%	32%
Semi-Detached	1	\$600,000	\$600,000	\$300,000	2	4	96%	73%
Condo Townhouse	7	\$4,416,600	\$630,943	\$440,000	10	20	98%	64%
Condo Apartment	5	\$2,607,000	\$521,400	\$517,500	7	21	97%	46%
Link	1	\$680,000	\$680,000	\$340,000	1	1	97%	50%
Att/Row/Townhouse	4	\$2,310,000	\$577,500	\$550,000	10	27	97%	37%
Detached Condo	0	0		0	1	1		

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Oro-Medonte

Year-Over-Year Summary

September 2025 vs. September 2024

	September 2025	September 2024	% Change
Sales	39	23	+41.02%
Average Price	\$1,042,302	\$1,323,946	-27.02%
New Listings	96	103	-7.29%
Active Listings	210	210	0%
Months of Inventory	7.4	6.8	+8.10%

Month-Over-Month Summary

September 2025 vs. August 2025

	September 2025	August 2025	% Change
Sales	39	33	+15.38%
Average Price	\$1,042,302	\$1,074,515	-3.09%
New Listings	96	96	0%
Active Listings	210	221	-5.23%
Months of Inventory	7.4	9.1	-22.97%

September 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	39	\$40,649,783	\$1,042,302	\$855,000	96	210	94%	49%
Detached	39	\$40,649,783	\$1,042,302	\$870,000	88	184	94%	49%
Semi-Detached	0				0	0		
Condo Townhouse	0	0		0	0	7		
Condo Apartment	0	0		0	6	17		
Link	0				0	0		
Att/Row/Townhouse	0	0		0	2	2		
Detached Condo					0	0		

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Springwater

Year-Over-Year Summary

September 2025 vs. September 2024

	September2025	September2024	% Change
Sales	26	23	+11.53
Average Price	\$1,151,123	\$1,061,474	+7.78%
New Listings	119	98	+17.64%
Active Listings	203	171	+15.76%
Months of Inventory	7.4	6.5	+12.16%

Month-Over-Month Summary

September 2025 vs. August 2025

	September2025	August2025	% Change
Sales	26	17	+34.61%
Average Price	\$1,151,123	\$918,647	+20.19%
New Listings	119	78	+34.45%
Active Listings	203	194	+4.43%
Months of Inventory	7.4	7.4	0%

September 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	26	\$29,929,200	\$1,151,123	\$870,000	119	203	97%	34%
Detached	25	\$29,434,200	\$1,177,368	\$997,500	115	192	97%	34%
Semi-Detached	0	0		0	1	5		
Condo Townhouse	0				0	0		
Condo Apartment	0	0		0	0	3		
Link	1	\$495,000	\$495,000	\$495,000	0	0	92%	28%
Att/Row/Townhouse	0	0		0	3	3		
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®

"REALTOR®" is a professional designation. A REALTOR® is a licensed real estate professional belonging to local, provincial and national associations. They have completed an intensive real estate program and have the skill set, expertise and experiences that you will need when buying or selling your home. Realtors® have a network of resources available at their fingertips. They understand financing and mortgage rules, insurance and liability coverage, and all the legal details involved in real estate. As a skilled negotiator, your local Realtor® will help you get the most value when buying or selling a home.

