

# Simcoe County Monthly Residential Report

## February 2025



## Simcoe County

### Year-Over-Year Summary

February 2025 vs. February 2024

	Feb. 2025	Feb. 2024	% Change
<b>Sales</b>	475	554	-14.26%
<b>Average Price</b>	\$792,486	\$840,951	-5.76%
<b>New Listings</b>	1,234	1297	-4.86%
<b>Active Listings</b>	2,546	1427	78.42%
<b>Months of Inventory</b>	5.36	2.58	108.09%

### Month-Over-Month Summary

February 2025 vs. Jan. 2024

	Feb. 2025	Jan. 2025	% Change
<b>Sales</b>	475	480	-1.04%
<b>Average Price</b>	\$792,486	\$841,757	-5.85%
<b>New Listings</b>	1,234	1419	-13.04%
<b>Active Listings</b>	2,546	2536	0.39%
<b>Months of Inventory</b>	5.36	5.28	1.45%

## February 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>475</b>	<b>\$376,430,989</b>	<b>\$792,486</b>	<b>\$750,000</b>	<b>1,234</b>	<b>2,546</b>	<b>98%</b>	<b>38</b>
<b>Detached</b>	335	\$287,605,043	\$858,523	\$820,000	893	1,802	98%	35
<b>Semi-Detached</b>	13	\$8,437,400	\$649,031	\$630,000	28	54	98%	43
<b>Condo Townhouse</b>	16	\$9,409,000	\$588,063	\$504,000	52	138	97%	58
<b>Condo Apartment</b>	44	\$23,465,500	\$533,307	\$510,000	123	350	97%	56
<b>Link</b>	7	\$5,467,300	\$781,043	\$747,300	10	13	97%	44
<b>Att/Row/Townhouse</b>	57	\$39,813,746	\$698,487	\$657,500	120	176	99%	34
<b>Detached Condo</b>	3	\$2,233,000	\$744,333	\$740,000	8	13	98%	68

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# Barrie

## Year-Over-Year Summary

February 2025 vs. February 2024

	Feb. 2025	Feb. 2024	% Change
<b>Sales</b>	151	184	-17.93%
<b>Average Price</b>	\$730,015	\$771,483	-5.38%
<b>New Listings</b>	376	366	2.73%
<b>Active Listings</b>	580	340	70.59%
<b>Months of Inventory</b>	3.84	1.85	107.87%

## Month-Over-Month Summary

February 2025 vs. Jan. 2024

	Feb. 2025	Jan. 2024	% Change
<b>Sales</b>	151	165	-8.48%
<b>Average Price</b>	\$730,015	\$760,575	-4.02%
<b>New Listings</b>	376	398	-5.53%
<b>Active Listings</b>	580	560	3.57%
<b>Months of Inventory</b>	3.84	3.39	13.17%

## February 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>151</b>	<b>\$110,232,285</b>	<b>\$730,015</b>	<b>\$716,000</b>	<b>376</b>	<b>580</b>	<b>98%</b>	<b>26</b>
<b>Detached</b>	91	\$75,386,539	\$828,424	\$815,000	227	327	98%	25
<b>Semi-Detached</b>	5	\$2,967,500	\$593,500	\$590,000	15	22	98%	24
<b>Condo Townhouse</b>	4	\$1,939,000	\$484,750	\$478,750	17	31	96%	36
<b>Condo Apartment</b>	24	\$12,561,400	\$523,392	\$518,000	61	132	97%	32
<b>Link</b>	0				0	1		
<b>Att/Row/Townhouse</b>	27	\$17,377,846	\$643,624	\$640,000	56	67	100%	21
<b>Detached Condo</b>	0				0	0		

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# Bradford West Gwillimbury

## Year-Over-Year Summary

February 2025 vs. February 2024

	Feb. 2025	Feb. 2024	% Change
<b>Sales</b>	29	42	-30.95%
<b>Average Price</b>	\$1,026,110	\$1,105,563	-7.19%
<b>New Listings</b>	79	84	-5.95%
<b>Active Listings</b>	115	62	85.48%
<b>Months of Inventory</b>	3.97	1.48	168.63%

## Month-Over-Month Summary

February 2025 vs. Jan. 2024

	Feb. 2025	Jan. 2024	% Change
<b>Sales</b>	29	23	26.09%
<b>Average Price</b>	\$1,026,110	\$1,381,425	-25.72%
<b>New Listings</b>	79	77	2.60%
<b>Active Listings</b>	115	96	19.79%
<b>Months of Inventory</b>	3.97	4.17	-4.99%

## February 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	29	\$29,757,176	\$1,026,110	\$980,000	79	115	99%	27
<b>Detached</b>	19	\$22,073,676	\$1,161,772	\$1,160,000	62	89	97%	24
<b>Semi-Detached</b>	0				2	7		
<b>Condo Townhouse</b>	0				1	10		
<b>Condo Apartment</b>	3	\$1,515,000	\$505,000	\$490,000	1	1	97%	56
<b>Link</b>	2	\$1,845,000	\$922,500	\$922,500	3	3	96%	62
<b>Att/Row/Townhouse</b>	5	\$4,323,500	\$864,700	\$878,500	10	5	108%	8
<b>Detached Condo</b>	0				0	0		

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## Clearview

### Year-Over-Year Summary

February 2025 vs. February 2024

	Feb. 2025	Feb. 2024	% Change
<b>Sales</b>	8	6	33.33%
<b>Average Price</b>	\$1,002,250	\$669,833	49.63%
<b>New Listings</b>	32	23	39.13%
<b>Active Listings</b>	93	34	173.53%
<b>Months of Inventory</b>	11.63	5.67	105.15%

### Month-Over-Month Summary

February 2025 vs. Jan. 2024

	Feb. 2025	Jan. 2024	% Change
<b>Sales</b>	8	15	-46.67%
<b>Average Price</b>	\$1,002,250	\$809,100	23.87%
<b>New Listings</b>	32	35	-8.57%
<b>Active Listings</b>	93	106	-12.26%
<b>Months of Inventory</b>	11.63	7.07	64.50%

## February 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	8	\$8,018,000	\$1,002,250	\$838,000	32	93	94%	71
<b>Detached</b>	7	\$7,438,000	\$1,062,571	\$911,000	30	90	94%	77
<b>Semi-Detached</b>	0				0	0		
<b>Condo Townhouse</b>	0				0	0		
<b>Condo Apartment</b>	0				2	3		
<b>Link</b>	0				0	0		
<b>Att/Row/Townhouse</b>	1	\$580,000	\$580,000	\$580,000	0	0	97%	33
<b>Detached Condo</b>	0				0	0		

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# Essa

## Year-Over-Year Summary

February 2025 vs. February 2024

	Feb. 2025	Feb. 2024	% Change
<b>Sales</b>	15	22	-31.82%
<b>Average Price</b>	\$749,993	\$718,314	4.41%
<b>New Listings</b>	37	57	-35.09%
<b>Active Listings</b>	76	48	58.33%
<b>Months of Inventory</b>	5.07	2.18	132.22%

## Month-Over-Month Summary

February 2025 vs. Jan. 2024

	Feb. 2025	Jan. 2024	% Change
<b>Sales</b>	15	14	7.14%
<b>Average Price</b>	\$749,993	\$757,893	-1.04%
<b>New Listings</b>	37	48	-22.92%
<b>Active Listings</b>	76	71	7.04%
<b>Months of Inventory</b>	5.07	5.07	-0.09%

## February 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	15	\$11,249,900	\$749,993	\$750,000	37	76	98%	45
<b>Detached</b>	10	\$8,019,900	\$801,990	\$797,500	30	64	98%	54
<b>Semi-Detached</b>	0				1	2		
<b>Condo Townhouse</b>	0				0	0		
<b>Condo Apartment</b>	0				0	0		
<b>Link</b>	1	\$685,000	\$685,000	\$685,000	3	2	96%	20
<b>Att/Row/Townhouse</b>	4	\$2,545,000	\$636,250	\$685,000	3	8	98%	29
<b>Detached Condo</b>	0				0	0		

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# Innisfil

## Year-Over-Year Summary

February 2025 vs. February 2024

	Feb. 2025	Feb. 2024	% Change
<b>Sales</b>	47	53	-11.32%
<b>Average Price</b>	\$833,591	\$817,141	2.01%
<b>New Listings</b>	157	161	-2.48%
<b>Active Listings</b>	309	180	71.67%
<b>Months of Inventory</b>	6.57	3.40	93.58%

## Month-Over-Month Summary

February 2025 vs. Jan. 2024

	Feb. 2025	Jan. 2024	% Change
<b>Sales</b>	47	38	23.68%
<b>Average Price</b>	\$833,591	\$908,355	-8.23%
<b>New Listings</b>	157	176	-10.80%
<b>Active Listings</b>	309	293	5.46%
<b>Months of Inventory</b>	6.57	7.71	-14.73%

## February 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	47	\$39,178,800	\$833,591	\$849,900	157	309	98%	31
<b>Detached</b>	38	\$31,275,900	\$823,050	\$860,000	122	220	99%	29
<b>Semi-Detached</b>	0				0	0		
<b>Condo Townhouse</b>	0				1	2		
<b>Condo Apartment</b>	0				20	64		
<b>Link</b>	1	\$855,000	\$855,000	\$855,000	1	0	99%	13
<b>Att/Row/Townhouse</b>	8	\$7,047,900	\$880,988	\$785,450	13	23	96%	44
<b>Detached Condo</b>	0				0	0		

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# Orillia

## Year-Over-Year Summary

February 2025 vs. February 2024

	Feb. 2025	Feb. 2024	% Change
<b>Sales</b>	29	20	45.00%
<b>Average Price</b>	\$557,346	\$604,503	-7.80%
<b>New Listings</b>	48	51	-5.88%
<b>Active Listings</b>	100	71	40.85%
<b>Months of Inventory</b>	3.45	3.55	-2.87%

## Month-Over-Month Summary

February 2025 vs. Jan. 2024

	Feb. 2025	Jan. 2024	% Change
<b>Sales</b>	29	28	3.57%
<b>Average Price</b>	\$557,346	\$626,196	-10.99%
<b>New Listings</b>	48	58	-17.24%
<b>Active Listings</b>	100	111	-9.91%
<b>Months of Inventory</b>	3.45	3.96	-13.02%

## February 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>29</b>	<b>\$16,163,025</b>	<b>\$557,346</b>	<b>\$545,000</b>	<b>48</b>	<b>100</b>	<b>97%</b>	<b>53</b>
<b>Detached</b>	22	\$12,997,025	\$590,774	\$570,500	29	60	97%	42
<b>Semi-Detached</b>	1	\$405,000	\$405,000	\$405,000	0	0	93%	74
<b>Condo Townhouse</b>	5	\$2,251,000	\$450,200	\$433,000	4	8	96%	75
<b>Condo Apartment</b>	0				6	16		
<b>Link</b>	0				0	1		
<b>Att/Row/Townhouse</b>	1	\$510,000	\$510,000	\$510,000	9	15	96%	160
<b>Detached Condo</b>	0				0	0		

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# Oro-Medonte

## Year-Over-Year Summary

February 2025 vs. February 2024

	Feb. 2025	Feb. 2024	% Change
<b>Sales</b>	16	17	-5.88%
<b>Average Price</b>	\$861,781	\$1,163,118	-25.91%
<b>New Listings</b>	38	47	-19.15%
<b>Active Listings</b>	108	65	66.15%
<b>Months of Inventory</b>	6.75	3.82	76.54%

## Month-Over-Month Summary

February 2025 vs. Jan. 2024

	Feb. 2025	Jan. 2024	% Change
<b>Sales</b>	16	20	-20.00%
<b>Average Price</b>	\$861,781	\$836,268	3.05%
<b>New Listings</b>	38	62	-38.71%
<b>Active Listings</b>	108	116	-6.90%
<b>Months of Inventory</b>	6.75	5.80	16.38%

## February 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	16	\$13,788,500	\$861,781	\$796,000	38	108	97%	34
<b>Detached</b>	14	\$12,813,500	\$915,250	\$818,500	35	87	98%	37
<b>Semi-Detached</b>	0				0	0		
<b>Condo Townhouse</b>	1	\$510,000	\$510,000	\$510,000	1	5	96%	14
<b>Condo Apartment</b>	1	\$465,000	\$465,000	\$465,000	2	16	94%	15
<b>Link</b>	0				0	0		
<b>Att/Row/Townhouse</b>	0				0	0		
<b>Detached Condo</b>	0				0	0		

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# Springwater

## Year-Over-Year Summary

February 2025 vs. February 2024

	Feb. 2025	Feb. 2024	% Change
<b>Sales</b>	9	17	-47.06%
<b>Average Price</b>	\$1,115,333	\$1,146,588	-2.73%
<b>New Listings</b>	50	46	8.70%
<b>Active Listings</b>	110	50	120.00%
<b>Months of Inventory</b>	12.22	2.94	315.56%

## Month-Over-Month Summary

February 2025 vs. Jan. 2024

	Feb. 2025	Jan. 2024	% Change
<b>Sales</b>	9	9	0.00%
<b>Average Price</b>	\$1,115,333	\$1,407,444	-20.75%
<b>New Listings</b>	50	69	-27.54%
<b>Active Listings</b>	110	102	7.84%
<b>Months of Inventory</b>	12.22	11.33	7.84%

## February 2025

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	9	\$10,038,000	\$1,115,333	\$888,000	50	110	98%	36
<b>Detached</b>	9	\$10,038,000	\$1,115,333	\$888,000	45	101	98%	36
<b>Semi-Detached</b>	0				4	8		
<b>Condo Townhouse</b>	0				0	0		
<b>Condo Apartment</b>	0				1	1		
<b>Link</b>	0				0	0		
<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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