

Simcoe County Monthly Residential Report

March 2024



Simcoe County

Year-Over-Year Summary

March 2024 vs. March 2023

	Mar. 2024	Mar. 2023	% Change
Sales	657	666	-1.35%
Average Price	\$871,394	\$853,716	+2.07%
New Listings	1,580	2,183	-27.62%
Active Listings	1,579	1,727	-8.57%
Months of Inventory	2.40	2.59	-7.32%

Month-Over-Month Summary

March 2024 vs. February 2024

	Mar. 2024	Feb. 2024	% Change
Sales	657	556	+18.17%
Average Price	\$871,394	\$839,752	+3.77%
New Listings	1,580	1,285	+22.96%
Active Listings	1,579	1,442	+9.50%
Months of Inventory	2.40	2.59	-7.33%

March 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	657	\$572,505,798	\$871,394	\$803,000	1,580	1,579	98%	29
Detached	481	\$453,001,353	\$941,791	\$875,000	1,163	1,083	98%	29
Semi-Detached	34	\$26,290,957	\$773,263	\$736,940	50	24	102%	15
Condo Townhouse	18	\$11,313,400	\$628,522	\$527,500	62	97	97%	31
Condo Apartment	47	\$24,138,500	\$513,585	\$481,000	143	263	97%	47
Link	1	\$736,000	\$736,000	\$736,000	8	7	105%	1
Att/Row/Townhouse	68	\$49,817,088	\$732,604	\$680,000	147	97	101%	20
Detached Condo	8	\$7,208,500	\$901,063	\$837,000	7	7	95%	72

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Barrie

Year-Over-Year Summary

March 2024 vs. March 2023

	Mar. 2024	Mar. 2023	% Change
Sales	230	223	+3.14%
Average Price	\$768,674	\$722,752	+6.35%
New Listings	441	758	-41.82%
Active Listings	358	377	-5.04%
Months of Inventory	1.56	1.69	-7.93%

Month-Over-Month Summary

March 2024 vs. February 2024

	Mar. 2024	Feb. 2024	% Change
Sales	230	184	+25.00%
Average Price	\$768,674	\$771,374	-0.35%
New Listings	441	364	+21.15%
Active Listings	358	344	+4.07%
Months of Inventory	1.56	1.87	-16.74%

March 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	230	\$176,795,004	\$768,674	\$742,500	441	358	99%	24
Detached	146	\$126,309,736	\$865,135	\$824,950	273	177	98%	21
Semi-Detached	13	\$9,173,880	\$705,683	\$680,000	17	9	103%	21
Condo Townhouse	9	\$4,838,500	\$537,611	\$505,500	19	20	97%	20
Condo Apartment	28	\$14,034,600	\$501,236	\$463,950	71	117	98%	49
Link	1	\$736,000	\$736,000	\$736,000	4	2	105%	1
Att/Row/Townhouse	33	\$21,702,288	\$657,645	\$650,000	57	33	101%	15
Detached Condo	0				0	0		

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Bradford West Gwillimbury

Year-Over-Year Summary

March 2024 vs. March 2023

	Mar. 2024	Mar. 2023	% Change
Sales	45	52	-13.46%
Average Price	\$1,112,293	\$1,106,232	+0.55%
New Listings	104	81	+28.40%
Active Listings	86	71	+21.13%
Months of Inventory	1.91	1.37	+39.97%

Month-Over-Month Summary

March 2024 vs. February 2024

	Mar. 2024	Feb. 2024	% Change
Sales	45	42	+7.14%
Average Price	\$1,112,293	\$1,105,563	+0.61%
New Listings	104	84	+23.81%
Active Listings	86	62	+38.71%
Months of Inventory	1.91	1.48	629.46%

March 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	45	\$50,053,188	\$1,112,293	\$1,035,000	104	86	101%	14
Detached	34	\$39,694,388	\$1,167,482	\$1,062,500	86	73	99%	17
Semi-Detached	6	\$5,688,800	\$948,133	\$953,400	5	3	102%	9
Condo Townhouse	0				1	2		
Condo Apartment	0				4	4		
Link	0				1	1		
Att/Row/Townhouse	5	\$4,670,000	\$934,000	\$950,000	7	3	109%	6
Detached Condo	0				0	0		

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Clearview

Year-Over-Year Summary

March 2024 vs. March 2023

	Mar. 2024	Mar. 2023	% Change
Sales	7	13	-46.15%
Average Price	\$1,208,857	\$1,217,247	-0.69%
New Listings	29	56	-48.21%
Active Listings	32	57	-43.86%
Months of Inventory	4.57	4.38	+4.26%

Month-Over-Month Summary

March 2024 vs. February 2024

	Mar. 2024	Feb. 2024	% Change
Sales	7	6	+16.67%
Average Price	\$1,208,857	\$669,833	+80.47%
New Listings	29	22	+31.82%
Active Listings	32	34	-5.88%
Months of Inventory	4.57	5.67	-19.33%

March 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	7	\$8,462,000	\$1,208,857	\$797,000	29	32	97%	62
Detached	6	\$7,437,000	\$1,239,500	\$781,000	26	28	99%	41
Semi-Detached	0				1	1		
Condo Townhouse	0				0	0		
Condo Apartment	0				1	2		
Link	0				0	0		
Att/Row/Townhouse	0				1	1		
Detached Condo	1	\$1,025,000	\$1,025,000	\$1,025,000	0	0	85%	188

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Essa

Year-Over-Year Summary

March 2024 vs. March 2023

	Mar. 2024	Mar. 2023	% Change
Sales	28	23	+21.74%
Average Price	\$863,879	\$783,525	+10.26%
New Listings	57	105	-45.71%
Active Listings	57	65	-12.31%
Months of Inventory	2.04	2.83	-27.97%

Month-Over-Month Summary

March 2024 vs. February 2024

	Mar. 2024	Feb. 2024	% Change
Sales	28	22	+27.27%
Average Price	\$863,879	\$718,314	+20.26%
New Listings	57	57	0.00%
Active Listings	57	48	+18.75%
Months of Inventory	2.04	2.18	-6.70%

March 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	28	\$24,188,617	\$863,879	\$823,534	57	57	97%	25
Detached	21	\$19,481,217	\$927,677	\$915,000	45	50	97%	28
Semi-Detached	4	\$2,688,500	\$672,125	\$727,500	5	1	100%	15
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	0				2	4		
Att/Row/Townhouse	3	\$2,018,900	\$672,967	\$675,000	5	2	97%	14
Detached Condo	0				0	0		

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Innisfil

Year-Over-Year Summary

March 2024 vs. March 2023

	Mar. 2024	Mar. 2023	% Change
Sales	78	66	+18.18%
Average Price	\$967,717	\$954,988	+1.33%
New Listings	210	213	-1.41%
Active Listings	208	218	-4.59%
Months of Inventory	2.67	3.30	-19.27%

Month-Over-Month Summary

March 2024 vs. February 2024

	Mar. 2024	Feb. 2024	% Change
Sales	78	54	+44.44%
Average Price	\$967,717	\$812,194	+19.15%
New Listings	210	160	+31.25%
Active Listings	208	183	+13.66%
Months of Inventory	2.67	3.39	-21.31%

March 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	78	\$75,481,963	\$967,717	\$900,750	210	208	98%	29
Detached	63	\$62,645,963	\$994,380	\$935,000	152	150	97%	30
Semi-Detached	0				0	0		
Condo Townhouse	0				3	4		
Condo Apartment	4	\$2,355,000	\$588,750	\$555,000	30	39	95%	23
Link	0				0	0		
Att/Row/Townhouse	11	\$10,481,000	\$952,818	\$752,000	25	15	100%	27
Detached Condo	0				0	0		

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Orillia

Year-Over-Year Summary

March 2024 vs. March 2023

	Mar. 2024	Mar. 2023	% Change
Sales	35	34	+2.94%
Average Price	\$749,900	\$695,271	+7.86%
New Listings	67	103	-34.95%
Active Listings	70	61	+14.75%
Months of Inventory	2.00	1.79	+11.48%

Month-Over-Month Summary

March 2024 vs. February 2024

	Mar. 2024	Feb. 2024	% Change
Sales	35	20	+75.00%
Average Price	\$749,900	\$604,503	+24.05%
New Listings	67	50	+34.00%
Active Listings	70	71	-1.41%
Months of Inventory	2.00	3.55	-43.66%

March 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	35	\$26,246,500	\$749,900	\$691,000	67	70	99%	39
Detached	25	\$19,556,500	\$782,260	\$691,000	42	38	99%	36
Semi-Detached	1	\$699,000	\$699,000	\$699,000	2	0	100%	1
Condo Townhouse	2	\$1,174,000	\$587,000	\$587,000	4	6	96%	94
Condo Apartment	3	\$1,995,000	\$665,000	\$691,000	5	18	97%	58
Link	0				0	0		
Att/Row/Townhouse	3	\$1,940,000	\$646,667	\$610,000	13	7	98%	15
Detached Condo	1	\$882,000	\$882,000	\$882,000	1	1	99%	67

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Oro-Medonte

Year-Over-Year Summary

March 2024 vs. March 2023

	Mar. 2024	Mar. 2023	% Change
Sales	23	22	+4.55%
Average Price	\$1,107,065	\$1,168,523	-5.26%
New Listings	59	104	-43.27%
Active Listings	70	81	-13.58%
Months of Inventory	3.04	3.68	-17.34%

Month-Over-Month Summary

March 2024 vs. February 2024

	Mar. 2024	Feb. 2024	% Change
Sales	23	17	+35.29%
Average Price	\$1,107,065	\$1,163,118	-4.82%
New Listings	59	46	+28.26%
Active Listings	70	66	+6.06%
Months of Inventory	3.04	3.88	-21.61%

March 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	23	\$25,462,499	\$1,107,065	\$999,999	59	70	98%	46
Detached	21	\$24,510,499	\$1,167,167	\$1,015,000	47	45	98%	48
Semi-Detached	0				0	0		
Condo Townhouse	0				6	11		
Condo Apartment	2	\$952,000	\$476,000	\$476,000	6	14	96%	26
Link	0				0	0		
Att/Row/Townhouse	0				0	0		
Detached Condo	0				0	0		

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Springwater

Year-Over-Year Summary

March 2024 vs. March 2023

	Mar. 2024	Mar. 2023	% Change
Sales	18	23	-21.74%
Average Price	\$1,214,639	\$1,289,261	-5.79%
New Listings	79	115	-31.30%
Active Listings	66	85	-22.35%
Months of Inventory	3.67	3.70	-0.78%

Month-Over-Month Summary

March 2024 vs. February 2024

	Mar. 2024	Feb. 2024	% Change
Sales	18	17	+5.88%
Average Price	\$1,214,639	\$1,146,588	+5.94%
New Listings	79	45	+75.56%
Active Listings	66	50	+32.00%
Months of Inventory	3.67	2.94	+24.67%

March 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	18	\$21,863,500	\$1,214,639	\$1,050,000	79	66	96%	30
Detached	17	\$21,321,000	\$1,254,176	\$1,050,000	75	61	96%	26
Semi-Detached	0				3	4		
Condo Townhouse	0				0	0		
Condo Apartment	1	\$542,500	\$542,500	\$542,500	1	1	96%	97
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.

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.

