

# Simcoe County Monthly Residential Report

## April 2024



## Simcoe County

### Year-Over-Year Summary

April 2024 vs. April 2023

	Apr. 2024	Apr. 2023	% Change
<b>Sales</b>	699	761	-8.15%
<b>Average Price</b>	\$859,161	\$870,988	-1.36%
<b>New Listings</b>	2,041	2044	-0.15%
<b>Active Listings</b>	2,800	1841	+52.09%
<b>Months of Inventory</b>	4.01	2.42	+65.58%

### Month-Over-Month Summary

April 2024 vs. March 2024

	Apr. 2024	Mar. 2024	% Change
<b>Sales</b>	699	656	6.55%
<b>Average Price</b>	\$859,161	\$871,792	-1.45%
<b>New Listings</b>	2,041	1654	23.40%
<b>Active Listings</b>	2,800	1601	74.89%
<b>Months of Inventory</b>	4.01	2.44	64.13%

## April 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>699</b>	<b>\$600,553,238</b>	<b>\$859,161</b>	<b>\$799,900</b>	<b>2,041</b>	<b>2,800</b>	<b>98%</b>	<b>28</b>
<b>Detached</b>	513	\$473,611,282	\$923,219	\$865,000	1,509	2,061	98%	28
<b>Semi-Detached</b>	15	\$10,568,000	\$704,533	\$650,000	50	58	100%	18
<b>Condo Townhouse</b>	12	\$6,715,820	\$559,652	\$537,910	69	130	99%	31
<b>Condo Apartment</b>	56	\$32,973,000	\$588,804	\$531,500	201	315	97%	37
<b>Link</b>	11	\$8,627,000	\$784,273	\$760,000	18	17	99%	19
<b>Att/Row/Townhouse</b>	87	\$63,933,137	\$734,864	\$680,000	186	207	99%	25
<b>Detached Condo</b>	5	\$4,124,999	\$825,000	\$799,999	6	9	100%	34

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# Barrie

## Year-Over-Year Summary

April 2024 vs. April 2023

	Apr. 2024	Apr. 2023	% Change
<b>Sales</b>	211	239	-11.72%
<b>Average Price</b>	\$766,924	\$761,657	0.69%
<b>New Listings</b>	592	719	-17.66%
<b>Active Listings</b>	651	428	52.10%
<b>Months of Inventory</b>	3.09	1.79	72.29%

## Month-Over-Month Summary

April 2024 vs. March 2024

	Apr. 2024	Mar. 2024	% Change
<b>Sales</b>	211	230	-8.26%
<b>Average Price</b>	\$766,924	\$768,674	-0.23%
<b>New Listings</b>	592	441	34.24%
<b>Active Listings</b>	651	361	80.33%
<b>Months of Inventory</b>	3.09	1.57	96.57%

## April 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>211</b>	<b>\$161,820,908</b>	<b>\$766,924</b>	<b>\$735,000</b>	<b>592</b>	<b>651</b>	<b>99%</b>	<b>20</b>
<b>Detached</b>	132	\$113,803,408	\$862,147	\$833,000	362	384	99%	19
<b>Semi-Detached</b>	9	\$5,805,000	\$645,000	\$630,000	25	21	98%	18
<b>Condo Townhouse</b>	5	\$2,965,000	\$593,000	\$555,000	22	31	99%	19
<b>Condo Apartment</b>	28	\$14,566,500	\$520,232	\$492,500	102	142	98%	32
<b>Link</b>	4	\$2,774,000	\$693,500	\$694,500	9	9	99%	16
<b>Att/Row/Townhouse</b>	33	\$21,907,000	\$663,848	\$670,000	71	63	102%	16
<b>Detached Condo</b>	0				0	0		

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# Bradford West Gwillimbury

## Year-Over-Year Summary

April 2024 vs. April 2023

	Apr. 2024	Apr. 2023	% Change
<b>Sales</b>	55	69	-20.29%
<b>Average Price</b>	\$1,151,110	\$1,172,751	-1.85%
<b>New Listings</b>	129	82	57.32%
<b>Active Listings</b>	135	65	107.69%
<b>Months of Inventory</b>	2.45	0.94	160.56%

## Month-Over-Month Summary

April 2024 vs. March 2024

	Apr. 2024	Mar. 2024	% Change
<b>Sales</b>	55	45	22.22%
<b>Average Price</b>	\$1,151,110	\$1,112,293	3.49%
<b>New Listings</b>	129	104	24.04%
<b>Active Listings</b>	135	86	56.98%
<b>Months of Inventory</b>	2.45	1.91	28.44%

## April 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>55</b>	<b>\$63,311,064</b>	<b>\$1,151,110</b>	<b>\$1,070,000</b>	<b>129</b>	<b>135</b>	<b>99%</b>	<b>17</b>
<b>Detached</b>	43	\$53,337,576	\$1,240,409	\$1,200,000	103	115	99%	18
<b>Semi-Detached</b>	2	\$1,760,000	\$880,000	\$880,000	5	3	113%	19
<b>Condo Townhouse</b>	0				2	2		
<b>Condo Apartment</b>	1	\$420,000	\$420,000	\$420,000	4	4	91%	22
<b>Link</b>	3	\$2,349,000	\$783,000	\$789,000	4	2	97%	11
<b>Att/Row/Townhouse</b>	6	\$5,444,488	\$907,415	\$910,000	11	9	97%	13
<b>Detached Condo</b>	0				0	0		

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## Clearview

### Year-Over-Year Summary

April 2024 vs. April 2023

	Apr. 2024	Apr. 2023	% Change
<b>Sales</b>	13	18	-27.78%
<b>Average Price</b>	\$1,102,156	\$910,250	21.08%
<b>New Listings</b>	44	47	-6.38%
<b>Active Listings</b>	69	55	25.45%
<b>Months of Inventory</b>	5.31	3.06	73.71%

### Month-Over-Month Summary

April 2024 vs. March 2024

	Apr. 2024	Mar. 2024	% Change
<b>Sales</b>	13	7	85.71%
<b>Average Price</b>	\$1,102,156	\$1,208,857	-8.83%
<b>New Listings</b>	44	29	51.72%
<b>Active Listings</b>	69	32	115.63%
<b>Months of Inventory</b>	5.31	4.57	16.11%

## April 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	13	\$14,328,026	\$1,102,156	\$850,000	44	69	92%	32
<b>Detached</b>	11	\$13,058,026	\$1,187,093	\$985,000	36	61	91%	34
<b>Semi-Detached</b>	1	\$650,000	\$650,000	\$650,000	5	5	97%	16
<b>Condo Townhouse</b>	0				0	0		
<b>Condo Apartment</b>	0				2	2		
<b>Link</b>	0				0	0		
<b>Att/Row/Townhouse</b>	1	\$620,000	\$620,000	\$620,000	1	1	99%	25
<b>Detached Condo</b>	0				0	0		

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# Essa

## Year-Over-Year Summary

April 2024 vs. April 2023

	Apr. 2024	Apr. 2023	% Change
<b>Sales</b>	35	41	-14.63%
<b>Average Price</b>	\$791,747	\$798,278	-0.82%
<b>New Listings</b>	73	76	-3.95%
<b>Active Listings</b>	83	48	72.92%
<b>Months of Inventory</b>	2.37	1.17	102.56%

## Month-Over-Month Summary

April 2024 vs. March 2024

	Apr. 2024	Mar. 2024	% Change
<b>Sales</b>	35	28	25.00%
<b>Average Price</b>	\$791,747	\$863,879	-8.35%
<b>New Listings</b>	73	57	28.07%
<b>Active Listings</b>	83	57	45.61%
<b>Months of Inventory</b>	2.37	2.04	16.49%

## April 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	35	\$27,711,130	\$791,747	\$780,000	73	83	98%	24
<b>Detached</b>	26	\$21,946,130	\$844,082	\$800,000	64	76	99%	24
<b>Semi-Detached</b>	1	\$630,000	\$630,000	\$630,000	2	1	93%	35
<b>Condo Townhouse</b>	0				0	0		
<b>Condo Apartment</b>	0				0	0		
<b>Link</b>	1	\$940,000	\$940,000	\$940,000	0	2	99%	35
<b>Att/Row/Townhouse</b>	7	\$4,195,000	\$599,286	\$625,000	7	4	99%	23
<b>Detached Condo</b>	0				0	0		

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# Innisfil

## Year-Over-Year Summary

April 2024 vs. April 2023

	Apr. 2024	Apr. 2023	% Change
<b>Sales</b>	65	74	-12.16%
<b>Average Price</b>	\$923,240	\$896,672	2.96%
<b>New Listings</b>	205	209	-1.91%
<b>Active Listings</b>	309	220	40.45%
<b>Months of Inventory</b>	4.75	2.97	59.90%

## Month-Over-Month Summary

April 2024 vs. March 2024

	Apr. 2024	Mar. 2024	% Change
<b>Sales</b>	65	78	-16.67%
<b>Average Price</b>	\$923,240	\$967,717	-4.60%
<b>New Listings</b>	205	210	-2.38%
<b>Active Listings</b>	309	211	46.45%
<b>Months of Inventory</b>	4.75	2.71	75.73%

## April 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>65</b>	<b>\$60,010,588</b>	<b>\$923,240</b>	<b>\$880,000</b>	<b>205</b>	<b>309</b>	<b>98%</b>	<b>26</b>
<b>Detached</b>	50	\$46,139,588	\$922,792	\$922,000	154	233	97%	27
<b>Semi-Detached</b>	0				0	0		
<b>Condo Townhouse</b>	0				0	2		
<b>Condo Apartment</b>	4	\$2,405,000	\$601,250	\$565,000	27	46	97%	20
<b>Link</b>	0				0	0		
<b>Att/Row/Townhouse</b>	11	\$11,466,000	\$1,042,364	\$799,000	24	28	99%	22
<b>Detached Condo</b>	0				0	0		

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# Orillia

## Year-Over-Year Summary

April 2024 vs. April 2023

	Apr. 2024	Apr. 2023	% Change
<b>Sales</b>	37	24	54.17%
<b>Average Price</b>	\$666,768	\$690,221	-3.40%
<b>New Listings</b>	86	88	-2.27%
<b>Active Listings</b>	121	78	55.13%
<b>Months of Inventory</b>	3.27	3.25	0.62%

## Month-Over-Month Summary

April 2024 vs. March 2024

	Apr. 2024	Mar. 2024	% Change
<b>Sales</b>	37	35	5.71%
<b>Average Price</b>	\$666,768	\$749,900	-11.09%
<b>New Listings</b>	86	67	28.36%
<b>Active Listings</b>	121	70	72.86%
<b>Months of Inventory</b>	3.27	2.00	63.51%

## April 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	37	\$24,670,400	\$666,768	\$640,000	86	121	99%	43
<b>Detached</b>	24	\$15,658,400	\$652,433	\$644,000	57	79	99%	39
<b>Semi-Detached</b>	0				1	2		
<b>Condo Townhouse</b>	3	\$1,694,000	\$564,667	\$494,000	2	4	99%	46
<b>Condo Apartment</b>	5	\$3,699,000	\$739,800	\$555,000	13	17	96%	69
<b>Link</b>	0				1	1		
<b>Att/Row/Townhouse</b>	4	\$2,689,000	\$672,250	\$645,000	12	17	98%	32
<b>Detached Condo</b>	1	\$930,000	\$930,000	\$930,000	0	1	100%	36

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## Oro-Medonte

### Year-Over-Year Summary

April 2024 vs. April 2023

	Apr. 2024	Apr. 2023	% Change
<b>Sales</b>	23	29	-20.69%
<b>Average Price</b>	\$953,152	\$1,253,578	-23.97%
<b>New Listings</b>	72	93	-22.58%
<b>Active Listings</b>	130	95	36.84%
<b>Months of Inventory</b>	5.65	3.28	72.54%

### Month-Over-Month Summary

April 2024 vs. March 2024

	Apr. 2024	Mar. 2024	% Change
<b>Sales</b>	23	23	0.00%
<b>Average Price</b>	\$953,152	\$1,107,065	-13.90%
<b>New Listings</b>	72	59	22.03%
<b>Active Listings</b>	130	70	85.71%
<b>Months of Inventory</b>	5.65	3.04	85.71%

## April 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	<b>23</b>	<b>\$21,922,500</b>	<b>\$953,152</b>	<b>\$876,500</b>	<b>72</b>	<b>130</b>	<b>97%</b>	<b>29</b>
<b>Detached</b>	21	\$21,220,500	\$1,010,500	\$890,000	64	104	98%	25
<b>Semi-Detached</b>	0				0	0		
<b>Condo Townhouse</b>	0				3	12		
<b>Condo Apartment</b>	2	\$702,000	\$351,000	\$351,000	5	14	90%	69
<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

April 2024 vs. April 2023

	Apr. 2024	Apr. 2023	% Change
<b>Sales</b>	26	34	-23.53%
<b>Average Price</b>	\$1,074,252	\$1,161,271	-7.49%
<b>New Listings</b>	81	104	-22.12%
<b>Active Listings</b>	131	75	74.67%
<b>Months of Inventory</b>	5.04	2.21	128.41%

## Month-Over-Month Summary

April 2024 vs. March 2024

	Apr. 2024	Mar. 2024	% Change
<b>Sales</b>	26	104	-75.00%
<b>Average Price</b>	\$1,074,252	\$1,161,271	-7.49%
<b>New Listings</b>	81	104	-22.12%
<b>Active Listings</b>	131	75	74.67%
<b>Months of Inventory</b>	5.04	0.72	598.67%

## April 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
<b>All Home Types</b>	26	\$27,930,564	\$1,074,252	\$1,080,000	81	131	96%	19
<b>Detached</b>	25	\$27,355,564	\$1,094,223	\$1,080,000	78	124	96%	19
<b>Semi-Detached</b>	0				2	6		
<b>Condo Townhouse</b>	0				0	0		
<b>Condo Apartment</b>	1	\$575,000	\$575,000	\$575,000	1	1	97%	32
<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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