

Simcoe County Monthly Residential Report

May 2024



Simcoe County

Year-Over-Year Summary

May 2024 vs. May 2023

	May 2024	May 2023	% Change
Sales	713	873	-18.33%
Average Price	\$842,615	\$870,462	-3.20%
New Listings	2,283	2465	-7.38%
Active Listings	3,298	2019	63.35%
Months of Inventory	4.63	2.31	100.00%

Month-Over-Month Summary

May 2024 vs. April 2024

	May 2024	Apr. 2024	% Change
Sales	713	699	2.00%
Average Price	\$842,615	\$859,168	-1.93%
New Listings	2,283	2041	11.86%
Active Listings	3,298	2828	16.62%
Months of Inventory	4.63	4.05	14.33%

May 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	713	\$600,784,186	\$842,615	\$775,000	2,283	3,298	98%	29
Detached	516	\$472,491,747	\$915,682	\$830,000	1,752	2,493	98%	30
Semi-Detached	17	\$12,256,761	\$720,986	\$715,000	46	60	104%	26
Condo Townhouse	18	\$11,204,150	\$622,453	\$552,500	86	160	98%	31
Condo Apartment	60	\$32,575,350	\$542,923	\$523,750	180	339	98%	45
Link	10	\$6,765,400	\$676,540	\$697,450	14	13	100%	12
Att/Row/Townhouse	89	\$63,025,778	\$708,155	\$665,000	197	221	99%	20
Detached Condo	3	\$2,465,000	\$821,667	\$825,000	7	10	96%	24

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Barrie

Year-Over-Year Summary

May 2024 vs. May 2023

	May 2024	May 2023	% Change
Sales	241	307	-21.50%
Average Price	\$781,377	\$781,147	0.03%
New Listings	623	780	-20.13%
Active Listings	727	422	72.27%
Months of Inventory	3.02	1.37	119.45%

Month-Over-Month Summary

May 2024 vs. April 2024

	May 2024	Apr. 2024	% Change
Sales	241	211	14.22%
Average Price	\$781,377	\$766,924	1.88%
New Listings	623	594	4.88%
Active Listings	727	661	9.98%
Months of Inventory	3.02	3.13	-3.71%

May 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	241	\$188,311,969	\$781,377	\$730,000	623	727	97%	25
Detached	140	\$128,321,982	\$916,586	\$826,500	393	444	97%	25
Semi-Detached	4	\$2,465,099	\$616,275	\$635,050	11	20	100%	22
Condo Townhouse	13	\$6,731,150	\$517,781	\$520,000	28	34	98%	30
Condo Apartment	38	\$20,198,800	\$531,547	\$519,750	98	149	99%	37
Link	7	\$4,632,400	\$661,771	\$699,900	10	6	100%	10
Att/Row/Townhouse	39	\$25,962,538	\$665,706	\$660,000	83	74	100%	18
Detached Condo	0				0	0		

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Bradford West Gwillimbury

Year-Over-Year Summary

May 2024 vs. May 2023

	May 2024	May 2023	% Change
Sales	37	54	-31.48%
Average Price	\$1,133,122	\$1,151,374	-1.59%
New Listings	135	125	8.00%
Active Listings	163	80	103.75%
Months of Inventory	4.41	1.48	197.36%

Month-Over-Month Summary

May 2024 vs. April 2024

	May 2024	Apr. 2024	% Change
Sales	37	55	-32.73%
Average Price	\$1,133,122	\$1,151,110	-1.56%
New Listings	135	129	4.65%
Active Listings	163	135	20.74%
Months of Inventory	4.41	2.45	79.48%

May 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	37	\$41,925,499	\$1,133,122	\$1,050,000	135	163	100%	17
Detached	27	\$33,522,999	\$1,241,593	\$1,240,000	103	131	99%	18
Semi-Detached	3	\$2,920,000	\$973,333	\$1,020,000	11	10	113%	6
Condo Townhouse	0				3	4		
Condo Apartment	2	\$1,015,000	\$507,500	\$507,500	3	4	98%	25
Link	1	\$790,000	\$790,000	\$790,000	2	3	99%	14
Att/Row/Townhouse	4	\$3,677,500	\$919,375	\$898,750	13	11	103%	11
Detached Condo	0				0	0		

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Clearview

Year-Over-Year Summary

May 2024 vs. May 2023

	May 2024	May 2023	% Change
Sales	13	12	8.33%
Average Price	\$1,057,846	\$890,333	18.81%
New Listings	52	40	30.00%
Active Listings	89	58	53.45%
Months of Inventory	6.85	4.83	41.64%

Month-Over-Month Summary

May 2024 vs. April 2024

	May 2024	Apr. 2024	% Change
Sales	13	13	0.00%
Average Price	\$1,057,846	\$1,102,156	-4.02%
New Listings	52	44	18.18%
Active Listings	89	69	28.99%
Months of Inventory	6.85	5.31	28.99%

May 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	13	\$13,752,000	\$1,057,846	\$818,000	52	89	97%	37
Detached	11	\$12,493,000	\$1,135,727	\$845,000	47	80	97%	39
Semi-Detached	1	\$620,000	\$620,000	\$620,000	1	4	98%	30
Condo Townhouse	0				0	0		
Condo Apartment	0				4	5		
Link	0				0	0		
Att/Row/Townhouse	1	\$639,000	\$639,000	\$639,000	0	0	97%	27
Detached Condo	0				0	0		

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Essa

Year-Over-Year Summary

May 2024 vs. May 2023

	May 2024	May 2023	% Change
Sales	28	32	-12.50%
Average Price	\$887,179	\$776,603	14.24%
New Listings	80	69	15.94%
Active Listings	94	41	129.27%
Months of Inventory	3.36	1.28	162.02%

Month-Over-Month Summary

May 2024 vs. April 2024

	May 2024	Apr. 2024	% Change
Sales	28	35	-20.00%
Average Price	\$887,179	\$791,747	12.05%
New Listings	80	72	11.11%
Active Listings	94	83	13.25%
Months of Inventory	3.36	2.37	41.57%

May 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	28	\$24,841,000	\$887,179	\$789,000	80	94	98%	21
Detached	22	\$20,698,500	\$940,841	\$806,000	67	84	98%	22
Semi-Detached	1	\$700,000	\$700,000	\$700,000	2	1	97%	10
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	0				2	3		
Att/Row/Townhouse	5	\$3,442,500	\$688,500	\$687,500	9	6	98%	22
Detached Condo	0					0		

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Innisfil

Year-Over-Year Summary

May 2024 vs. May 2023

	May 2024	May 2023	% Change
Sales	65	86	-24.42%
Average Price	\$891,093	\$947,343	-5.94%
New Listings	269	259	3.86%
Active Listings	377	259	45.56%
Months of Inventory	5.80	3.01	92.59%

Month-Over-Month Summary

May 2024 vs. April 2024

	May 2024	Apr. 2024	% Change
Sales	65	65	0.00%
Average Price	\$891,093	\$923,240	-3.48%
New Listings	269	205	31.22%
Active Listings	377	316	19.30%
Months of Inventory	5.80	4.86	19.30%

May 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	65	\$57,921,020	\$891,093	\$831,500	269	377	99%	32
Detached	53	\$47,488,020	\$896,000	\$885,000	223	295	99%	33
Semi-Detached	0				0	0		
Condo Townhouse	0				5	5		
Condo Apartment	2	\$1,118,800	\$559,400	\$559,400	20	50	96%	32
Link	0				0	0		
Att/Row/Townhouse	10	\$9,314,200	\$931,420	\$692,100	21	27	98%	26
Detached Condo	0				0	0		

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Orillia

Year-Over-Year Summary

May 2024 vs. May 2023

	May 2024	May 2023	% Change
Sales	37	52	-28.85%
Average Price	\$655,162	\$737,331	-11.14%
New Listings	88	155	-43.23%
Active Listings	142	95	49.47%
Months of Inventory	3.84	1.83	110.07%

Month-Over-Month Summary

May 2024 vs. April 2024

	May 2024	Apr. 2024	% Change
Sales	37	37	0.00%
Average Price	\$655,162	\$666,768	-1.74%
New Listings	88	87	1.15%
Active Listings	142	122	16.39%
Months of Inventory	3.84	3.30	16.39%

May 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	37	\$24,240,999	\$655,162	\$650,000	88	142	98%	35
Detached	26	\$17,571,999	\$675,846	\$670,000	61	95	98%	36
Semi-Detached	0				1	1		
Condo Townhouse	0				5	9		
Condo Apartment	2	\$1,195,000	\$597,500	\$597,500	11	20	97%	89
Link	1	\$648,000	\$648,000	\$648,000	0	0	98%	26
Att/Row/Townhouse	8	\$4,826,000	\$603,250	\$597,500	10	17	98%	19
Detached Condo	0				0	0		

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Oro-Medonte

Year-Over-Year Summary

May 2024 vs. May 2023

	May 2024	May 2023	% Change
Sales	23	22	4.55%
Average Price	\$1,078,708	\$1,031,591	4.57%
New Listings	96	97	-1.03%
Active Listings	158	98	61.22%
Months of Inventory	6.87	4.45	54.21%

Month-Over-Month Summary

May 2024 vs. April 2024

	May 2024	Apr. 2024	% Change
Sales	23	23	0.00%
Average Price	\$1,078,708	\$953,152	13.17%
New Listings	96	72	33.33%
Active Listings	158	130	21.54%
Months of Inventory	6.87	5.65	21.54%

May 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	23	\$24,810,287	\$1,078,708	\$920,000	96	158	98%	25
Detached	22	\$24,325,287	\$1,105,695	\$959,500	86	130	98%	24
Semi-Detached	0				0	0		
Condo Townhouse	0				4	12		
Condo Apartment	1	\$485,000	\$485,000	\$485,000	5	15	90%	58
Link	0				0	0		
Att/Row/Townhouse	0				1	1		
Detached Condo	0				0	0		

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Springwater

Year-Over-Year Summary

May 2024 vs. May 2023

	May 2024	May 2023	% Change
Sales	23	26	-11.54%
Average Price	\$1,041,627	\$1,142,092	-8.80%
New Listings	81	114	-28.95%
Active Listings	139	90	54.44%
Months of Inventory	6.04	3.46	74.59%

Month-Over-Month Summary

May 2024 vs. April 2024

	May 2024	Apr. 2024	% Change
Sales	23	26	-11.54%
Average Price	\$1,041,627	\$1,074,252	-3.04%
New Listings	81	81	0.00%
Active Listings	139	131	6.11%
Months of Inventory	6.04	5.04	19.95%

May 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	23	\$23,957,412	\$1,041,627	\$912,000	81	139	98%	31
Detached	21	\$22,550,750	\$1,073,845	\$930,000	79	136	98%	31
Semi-Detached	2	\$1,406,662	\$703,331	\$703,331	2	2	99%	28
Condo Townhouse	0				0	0		
Condo Apartment	0				0	1		
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®

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