

Simcoe County Monthly Residential Report

July 2024



Simcoe County

Year-Over-Year Summary

July 2024 vs. July 2023

	July 2024	July 2023	% Change
Sales	601	589	+2.04%
Average Price	\$854,169	\$863,593	-1.09%
New Listings	1,884	1648	+14.32%
Active Listings	3,471	2415	+43.73%
Months of Inventory	5.78	4.10	+40.86%

Month-Over-Month Summary

July 2024 vs. June 2024

	July 2024	June 2024	% Change
Sales	601	627	-4.15%
Average Price	\$854,169	\$861,188	-0.82%
New Listings	1,884	2029	-7.15%
Active Listings	3,471	3453	+0.52%
Months of Inventory	5.78	5.51	+4.87%

July 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	601	\$513,355,367	\$854,169	\$770,000	1,884	3,471	97%	34
Detached	445	\$408,654,041	\$918,324	\$825,000	1,422	2,657	96%	33
Semi-Detached	21	\$15,593,200	\$742,533	\$729,000	56	73	99%	25
Condo Townhouse	23	\$12,111,900	\$526,604	\$498,000	70	168	98%	48
Condo Apartment	40	\$23,092,788	\$577,320	\$508,450	158	319	97%	39
Link	5	\$3,908,900	\$781,780	\$690,000	17	21	99%	35
Att/Row/Townhouse	62	\$43,602,538	\$703,267	\$645,000	156	220	98%	32
Detached Condo	5	\$6,392,000	\$1,278,400	\$1,175,000	5	13	96%	38

1. Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the MLS® System between the first and last day of the month/period being reported.
2. New listings entered into the MLS® System between the first and last day of the month/period being reported.
3. Active listings at the end of the last day of the month/period being reported.
4. Ratio of the average selling price to the average listing price for firm transactions entered into the MLS® System between the first and last day of the month/period being reported.
5. Average number of days on the market for firm transactions entered into the MLS® System between the first and last day of the month/period being reported.

Barrie

Year-Over-Year Summary

July 2024 vs. July 2023

	July 2024	July 2023	% Change
Sales	176	193	-8.81%
Average Price	\$760,828	\$781,116	-2.60%
New Listings	515	457	+12.69%
Active Listings	777	510	+52.35%
Months of Inventory	4.41	2.64	+67.07%

Month-Over-Month Summary

July 2024 vs. June 2024

	July 2024	June 2024	% Change
Sales	176	202	-12.87%
Average Price	\$760,828	\$784,145	-2.97%
New Listings	515	577	-10.75%
Active Listings	777	757	+2.64%
Months of Inventory	4.41	3.75	+17.81%

July 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	176	\$133,905,649	\$760,828	\$740,000	515	777	98%	27
Detached	112	\$94,843,949	\$846,821	\$795,000	324	486	97%	25
Semi-Detached	9	\$6,126,300	\$680,700	\$700,000	14	21	99%	25
Condo Townhouse	11	\$5,626,900	\$511,536	\$510,900	25	37	100%	31
Condo Apartment	19	\$11,198,500	\$589,395	\$517,000	89	154	97%	35
Link	3	\$1,985,000	\$661,667	\$670,000	6	7	98%	32
Att/Row/Townhouse	22	\$14,125,000	\$642,045	\$632,500	57	72	98%	26
Detached Condo	0				0	0		

1. Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the MLS® System between the first and last day of the month/period being reported.
2. New listings entered into the MLS® System between the first and last day of the month/period being reported.
3. Active listings at the end of the last day of the month/period being reported.
4. Ratio of the average selling price to the average listing price for firm transactions entered into the MLS® System between the first and last day of the month/period being reported.
5. Average number of days on the market for firm transactions entered into the MLS® System between the first and last day of the month/period being reported.

Bradford West Gwillimbury

Year-Over-Year Summary

July 2024 vs. July 2023

	July 2024	July 2023	% Change
Sales	29	40	-27.50%
Average Price	\$1,160,479	\$1,107,224	+4.81%
New Listings	111	105	+5.71%
Active Listings	154	123	+25.20%
Months of Inventory	5.31	3.08	+72.69%

Month-Over-Month Summary

July 2024 vs. June 2024

	July 2024	June 2024	% Change
Sales	29	41	-29.27%
Average Price	\$1,160,479	\$1,066,146	+8.85%
New Listings	111	89	+24.72%
Active Listings	154	151	+1.99%
Months of Inventory	5.31	3.68	+44.19%

July 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	29	\$33,653,900	\$1,160,479	\$979,900	111	154	95%	33
Detached	19	\$25,491,000	\$1,341,632	\$1,185,000	75	119	94%	37
Semi-Detached	4	\$3,302,900	\$825,725	\$777,500	18	16	96%	22
Condo Townhouse	0				2	2		
Condo Apartment	1	\$480,000	\$480,000	\$480,000	3	5	96%	79
Link	1	\$940,000	\$940,000	\$940,000	0	2	98%	60
Att/Row/Townhouse	4	\$3,440,000	\$860,000	\$860,000	13	10	104%	8
Detached Condo	0				0	0		

1. Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the MLS® System between the first and last day of the month/period being reported.
2. New listings entered into the MLS® System between the first and last day of the month/period being reported.
3. Active listings at the end of the last day of the month/period being reported.
4. Ratio of the average selling price to the average listing price for firm transactions entered into the MLS® System between the first and last day of the month/period being reported.
5. Average number of days on the market for firm transactions entered into the MLS® System between the first and last day of the month/period being reported.

Clearview

Year-Over-Year Summary

July 2024 vs. July 2023

	July 2024	July 2023	% Change
Sales	11	11	0.00%
Average Price	\$1,116,955	\$759,409	+47.08%
New Listings	33	47	-29.79%
Active Listings	81	91	-10.99%
Months of Inventory	7.36	8.27	-10.99%

Month-Over-Month Summary

July 2024 vs. June 2024

	July 2024	June 2024	% Change
Sales	11	13	-15.38%
Average Price	\$1,116,955	\$818,492	+36.46%
New Listings	33	41	-19.51%
Active Listings	81	84	-3.57%
Months of Inventory	7.36	6.46	+13.96%

July 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	11	\$12,286,500	\$1,116,955	\$850,000	33	81	97%	43
Detached	10	\$11,651,500	\$1,165,150	\$950,000	29	71	97%	46
Semi-Detached	0				1	4		
Condo Townhouse	0				0	0		
Condo Apartment	0				2	5		
Link	0				0	0		
Att/Row/Townhouse	1	\$635,000	\$635,000	\$635,000	1	1	98%	16
Detached Condo	0				0	0		

1. Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the MLS® System between the first and last day of the month/period being reported.
2. New listings entered into the MLS® System between the first and last day of the month/period being reported.
3. Active listings at the end of the last day of the month/period being reported.
4. Ratio of the average selling price to the average listing price for firm transactions entered into the MLS® System between the first and last day of the month/period being reported.
5. Average number of days on the market for firm transactions entered into the MLS® System between the first and last day of the month/period being reported.

Essa

Year-Over-Year Summary

July 2024 vs. July 2023

	July 2024	July 2023	% Change
Sales	25	25	0.00%
Average Price	\$822,052	\$768,540	+6.96%
New Listings	78	41	+90.24%
Active Listings	115	47	+144.68%
Months of Inventory	4.60	1.88	+144.68%

Month-Over-Month Summary

July 2024 vs. June 2024

	July 2024	June 2024	% Change
Sales	25	27	-7.41%
Average Price	\$822,052	\$808,715	+1.65%
New Listings	78	85	-8.24%
Active Listings	115	111	+3.60%
Months of Inventory	4.60	4.11	+11.89%

July 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	25	\$20,551,290	\$822,052	\$765,000	78	115	97%	29
Detached	20	\$17,320,790	\$866,040	\$937,150	54	90	97%	29
Semi-Detached	1	\$590,000	\$590,000	\$590,000	3	2	98%	19
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	0				7	7		
Att/Row/Townhouse	4	\$2,640,500	\$660,125	\$657,500	14	16	98%	30
Detached Condo	0				0	0		

1. Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the MLS® System between the first and last day of the month/period being reported.
2. New listings entered into the MLS® System between the first and last day of the month/period being reported.
3. Active listings at the end of the last day of the month/period being reported.
4. Ratio of the average selling price to the average listing price for firm transactions entered into the MLS® System between the first and last day of the month/period being reported.
5. Average number of days on the market for firm transactions entered into the MLS® System between the first and last day of the month/period being reported.

Innisfil

Year-Over-Year Summary

July 2024 vs. July 2023

	July 2024	July 2023	% Change
Sales	57	54	+5.56%
Average Price	\$852,004	\$851,900	+0.01%
New Listings	229	188	+21.81%
Active Listings	397	296	+34.12%
Months of Inventory	6.96	5.48	+27.06%

Month-Over-Month Summary

July 2024 vs. June 2024

	July 2024	June 2024	% Change
Sales	57	69	-17.39%
Average Price	\$852,004	\$948,977	-10.22%
New Listings	229	243	-5.76%
Active Listings	397	402	-1.24%
Months of Inventory	6.96	5.83	+19.55%

July 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	57	\$48,564,201	\$852,004	\$805,000	229	397	96%	28
Detached	48	\$41,140,201	\$857,088	\$828,750	188	311	96%	26
Semi-Detached	0				0	0		
Condo Townhouse	0				3	5		
Condo Apartment	2	\$1,080,000	\$540,000	\$540,000	20	51	98%	43
Link	0				0	0		
Att/Row/Townhouse	7	\$6,344,000	\$906,286	\$710,000	18	30	97%	35
Detached Condo	0				0	0		

1. Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the MLS® System between the first and last day of the month/period being reported.
2. New listings entered into the MLS® System between the first and last day of the month/period being reported.
3. Active listings at the end of the last day of the month/period being reported.
4. Ratio of the average selling price to the average listing price for firm transactions entered into the MLS® System between the first and last day of the month/period being reported.
5. Average number of days on the market for firm transactions entered into the MLS® System between the first and last day of the month/period being reported.

Orillia

Year-Over-Year Summary

July 2024 vs. July 2023

	July 2024	July 2023	% Change
Sales	38	30	+26.67%
Average Price	\$675,204	\$779,277	-13.36%
New Listings	115	83	+38.55%
Active Listings	165	112	+47.32%
Months of Inventory	4.34	3.73	+16.31%

Month-Over-Month Summary

July 2024 vs. June 2024

	July 2024	June 2024	% Change
Sales	38	29	+31.03%
Average Price	\$675,204	\$645,876	+4.54%
New Listings	115	95	+21.05%
Active Listings	165	147	+12.24%
Months of Inventory	4.34	5.07	-14.34%

July 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	38	\$25,657,750	\$675,204	\$660,000	115	165	97%	26
Detached	23	\$15,237,000	\$662,478	\$660,000	81	118	96%	25
Semi-Detached	1	\$729,000	\$729,000	\$729,000	2	2	100%	12
Condo Townhouse	2	\$904,000	\$452,000	\$452,000	11	10	98%	15
Condo Apartment	4	\$2,799,500	\$699,875	\$669,250	6	15	98%	22
Link	0				1	1		
Att/Row/Townhouse	7	\$5,151,250	\$735,893	\$660,000	14	19	98%	37
Detached Condo	1	\$837,000	\$837,000	\$837,000	0	0	96%	37

1. Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the MLS® System between the first and last day of the month/period being reported.
2. New listings entered into the MLS® System between the first and last day of the month/period being reported.
3. Active listings at the end of the last day of the month/period being reported.
4. Ratio of the average selling price to the average listing price for firm transactions entered into the MLS® System between the first and last day of the month/period being reported.
5. Average number of days on the market for firm transactions entered into the MLS® System between the first and last day of the month/period being reported.

Oro-Medonte

Year-Over-Year Summary

July 2024 vs. July 2023

	July 2024	July 2023	% Change
Sales	22	22	0.00%
Average Price	\$1,206,013	\$1,043,545	+15.57%
New Listings	79	70	+12.86%
Active Listings	171	108	+58.33%
Months of Inventory	7.77	4.91	+58.33%

Month-Over-Month Summary

July 2024 vs. June 2024

	July 2024	June 2024	% Change
Sales	22	23	-4.35%
Average Price	\$1,206,013	\$1,082,996	+11.36%
New Listings	79	85	-7.06%
Active Listings	171	170	+0.59%
Months of Inventory	7.77	7.39	+5.16%

July 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	22	\$26,532,288	\$1,206,013	\$1,209,500	79	171	95%	40
Detached	20	\$25,543,500	\$1,277,175	\$1,247,000	72	144	95%	41
Semi-Detached	0				0	0		
Condo Townhouse	0				0	12		
Condo Apartment	2	\$988,788	\$494,394	\$494,394	7	14	99%	27
Link	0				0	0		
Att/Row/Townhouse	0				0	1		
Detached Condo	0				0	0		

1. Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the MLS® System between the first and last day of the month/period being reported.
2. New listings entered into the MLS® System between the first and last day of the month/period being reported.
3. Active listings at the end of the last day of the month/period being reported.
4. Ratio of the average selling price to the average listing price for firm transactions entered into the MLS® System between the first and last day of the month/period being reported.
5. Average number of days on the market for firm transactions entered into the MLS® System between the first and last day of the month/period being reported.

Springwater

Year-Over-Year Summary

July 2024 vs. July 2023

	July 2024	July 2023	% Change
Sales	26	20	+30.00%
Average Price	\$1,238,135	\$1,210,030	+2.32%
New Listings	86	74	+16.22%
Active Listings	153	110	+39.09%
Months of Inventory	5.88	5.50	+6.99%

Month-Over-Month Summary

July 2024 vs. June 2024

	July 2024	June 2024	% Change
Sales	26	20	+30.00%
Average Price	\$1,238,135	\$1,279,165	-3.21%
New Listings	86	92	-6.52%
Active Listings	153	144	+6.25%
Months of Inventory	5.88	7.20	-18.27%

July 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	26	\$32,191,500	\$1,238,135	\$1,002,500	86	153	97%	50
Detached	25	\$31,311,500	\$1,252,460	\$1,010,000	82	147	97%	51
Semi-Detached	1	\$880,000	\$880,000	\$880,000	4	5	98%	29
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		

1. Sales, dollar volume, average sale prices and median sale prices are based on firm transactions entered into the MLS® System between the first and last day of the month/period being reported.
2. New listings entered into the MLS® System between the first and last day of the month/period being reported.
3. Active listings at the end of the last day of the month/period being reported.
4. Ratio of the average selling price to the average listing price for firm transactions entered into the MLS® System between the first and last day of the month/period being reported.
5. Average number of days on the market for firm transactions entered into the MLS® System between the first and last day of the month/period being reported.

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.

