

Simcoe County Monthly Residential Report

August 2024



Simcoe County

Year-Over-Year Summary

August 2024 vs. August 2023

	Aug. 2024	Aug. 2023	% Change
Sales	564	581	-2.93%
Average Price	\$837,825	\$828,337	+1.15%
New Listings	1,685	1599	+5.38%
Active Listings	3,461	2559	+35.25%
Months of Inventory	6.14	4.40	+39.32%

Month-Over-Month Summary

August 2024 vs. July 2024

	Aug. 2024	July 2024	% Change
Sales	564	602	-6.31%
Average Price	\$837,825	\$853,489	-1.84%
New Listings	1,685	1885	-10.61%
Active Listings	3,461	3493	-0.92%
Months of Inventory	6.14	5.80	+5.76%

August 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	564	\$472,533,179	\$837,825	\$747,500	1,685	3,461	98%	38
Detached	414	\$378,249,638	\$913,646	\$800,000	1,251	2,630	98%	37
Semi-Detached	17	\$11,862,800	\$697,812	\$692,500	53	76	99%	20
Condo Townhouse	19	\$10,545,800	\$555,042	\$535,000	58	158	98%	53
Condo Apartment	46	\$24,947,113	\$542,329	\$512,500	160	341	97%	56
Link	8	\$5,684,500	\$710,563	\$695,000	12	18	98%	18
Att/Row/Townhouse	58	\$39,698,328	\$684,454	\$642,500	140	218	99%	30
Detached Condo	2	\$1,545,000	\$772,500	\$772,500	9	18	95%	61

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Barrie

Year-Over-Year Summary

August 2024 vs. August 2023

	Aug. 2024	Aug. 2023	% Change
Sales	158	189	-16.40%
Average Price	\$731,191	\$720,631	+1.47%
New Listings	481	474	+1.48%
Active Listings	772	565	+36.64%
Months of Inventory	4.89	2.99	+63.45%

Month-Over-Month Summary

August 2024 vs. July 2024

	Aug. 2024	July 2024	% Change
Sales	158	176	-10.23%
Average Price	\$731,191	\$760,828	-3.90%
New Listings	481	516	-6.78%
Active Listings	772	783	-1.40%
Months of Inventory	4.89	4.45	+9.83%

August 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	158	\$115,528,163	\$731,191	\$705,000	481	772	97%	32
Detached	89	\$75,058,900	\$843,358	\$790,000	294	477	96%	30
Semi-Detached	7	\$4,359,900	\$622,843	\$625,000	21	26	100%	22
Condo Townhouse	5	\$2,626,000	\$525,200	\$530,000	23	40	97%	31
Condo Apartment	26	\$13,544,213	\$520,931	\$523,500	84	161	98%	47
Link	3	\$1,967,000	\$655,667	\$675,000	3	5	99%	20
Att/Row/Townhouse	28	\$17,972,150	\$641,863	\$642,450	56	63	99%	25
Detached Condo	0				0	0		

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Bradford West Gwillimbury

Year-Over-Year Summary

August 2024 vs. August 2023

	Aug. 2024	Aug. 2023	% Change
Sales	31	20	+55.00%
Average Price	\$1,026,242	\$1,100,150	-6.72%
New Listings	93	107	-13.08%
Active Listings	151	154	-1.95%
Months of Inventory	4.87	7.70	-36.74%

Month-Over-Month Summary

August 2024 vs. July 2024

	Aug. 2024	July 2024	% Change
Sales	31	29	+6.90%
Average Price	\$1,026,242	\$1,160,479	-11.57%
New Listings	93	111	-16.22%
Active Listings	151	154	-1.95%
Months of Inventory	4.87	5.31	-8.27%

August 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	31	\$31,813,500	\$1,026,242	\$1,057,500	93	151	98%	24
Detached	23	\$25,829,000	\$1,123,000	\$1,125,000	71	120	98%	22
Semi-Detached	3	\$2,532,500	\$844,167	\$885,000	9	14	97%	15
Condo Townhouse	1	\$550,000	\$550,000	\$550,000	0	0	97%	49
Condo Apartment	2	\$1,144,000	\$572,000	\$572,000	0	3	100%	63
Link	1	\$880,000	\$880,000	\$880,000	1	1	95%	14
Att/Row/Townhouse	1	\$878,000	\$878,000	\$878,000	12	13	110%	2
Detached Condo	0				0	0		

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Clearview

Year-Over-Year Summary

August 2024 vs. August 2023

	Aug. 2024	Aug. 2023	% Change
Sales	6	15	-60.00%
Average Price	\$1,056,415	\$975,327	+8.31%
New Listings	52	34	+52.94%
Active Listings	101	88	+14.77%
Months of Inventory	16.83	5.87	+186.93%

Month-Over-Month Summary

August 2024 vs. July 2024

	Aug. 2024	July 2024	% Change
Sales	6	11	-45.45%
Average Price	\$1,056,415	\$1,116,955	-5.42%
New Listings	52	33	+57.58%
Active Listings	101	81	+24.69%
Months of Inventory	16.83	7.36	+128.60%

August 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	6	\$6,338,488	\$1,056,415	\$821,300	52	101	93%	64
Detached	6	\$6,338,488	\$1,056,415	\$821,300	43	88	93%	64
Semi-Detached	0				1	4		
Condo Townhouse	0				0	0		
Condo Apartment	0				6	6		
Link	0				0	0		
Att/Row/Townhouse	0				2	3		
Detached Condo	0				0	0		

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Essa

Year-Over-Year Summary

August 2024 vs. August 2023

	Aug. 2024	Aug. 2023	% Change
Sales	23	18	+27.78%
Average Price	\$781,126	\$834,578	-6.40%
New Listings	54	40	+35.00%
Active Listings	112	52	+115.38%
Months of Inventory	4.87	2.89	+68.56%

Month-Over-Month Summary

August 2024 vs. July 2024

	Aug. 2024	July 2024	% Change
Sales	23	25	-8.00%
Average Price	\$781,126	\$822,052	-4.98%
New Listings	54	78	-30.77%
Active Listings	112	116	-3.45%
Months of Inventory	4.87	4.64	+4.95%

August 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	23	\$17,965,900	\$781,126	\$734,000	54	112	96%	37
Detached	16	\$13,212,400	\$825,775	\$750,000	45	90	96%	40
Semi-Detached	0				1	2		
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	2	\$1,430,000	\$715,000	\$715,000	2	6	98%	26
Att/Row/Townhouse	5	\$3,323,500	\$664,700	\$645,000	6	14	98%	31
Detached Condo	0				0	0		

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Innisfil

Year-Over-Year Summary

August 2024 vs. August 2023

	Aug. 2024	Aug. 2023	% Change
Sales	63	54	+16.67%
Average Price	\$930,056	\$918,572	+1.25%
New Listings	176	165	+6.67%
Active Listings	388	293	+32.42%
Months of Inventory	6.16	5.43	+13.51%

Month-Over-Month Summary

August 2024 vs. July 2024

	Aug. 2024	July 2024	% Change
Sales	63	57	+10.53%
Average Price	\$930,056	\$852,004	+9.16%
New Listings	176	229	-23.14%
Active Listings	388	399	-2.76%
Months of Inventory	6.16	7.00	-12.02%

August 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	63	\$58,593,500	\$930,056	\$830,000	176	388	95%	35
Detached	52	\$50,785,500	\$976,644	\$863,500	143	305	95%	34
Semi-Detached	0				0	0		
Condo Townhouse	0				2	4		
Condo Apartment	6	\$3,376,000	\$562,667	\$530,000	18	53	96%	55
Link	0				0	0		
Att/Row/Townhouse	5	\$4,432,000	\$886,400	\$812,000	13	26	98%	26
Detached Condo	0				0	0		

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Orillia

Year-Over-Year Summary

August 2024 vs. August 2023

	Aug. 2024	Aug. 2023	% Change
Sales	34	33	+3.03%
Average Price	\$663,899	\$704,221	-5.73%
New Listings	83	80	+3.75%
Active Listings	168	119	+41.18%
Months of Inventory	4.94	3.61	+37.02%

Month-Over-Month Summary

August 2024 vs. July 2024

	Aug. 2024	July 2024	% Change
Sales	34	38	-10.53%
Average Price	\$663,899	\$675,204	-1.67%
New Listings	83	115	-27.83%
Active Listings	168	167	+0.60%
Months of Inventory	4.94	4.39	+12.43%

August 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	34	\$22,572,550	\$663,899	\$603,500	83	168	97%	37
Detached	29	\$20,012,150	\$690,074	\$620,000	58	114	97%	33
Semi-Detached	1	\$615,000	\$615,000	\$615,000	0	1	99%	1
Condo Townhouse	2	\$847,900	\$423,950	\$423,950	5	10	99%	41
Condo Apartment	1	\$520,000	\$520,000	\$520,000	14	23	88%	209
Link	0				2	2		
Att/Row/Townhouse	1	\$577,500	\$577,500	\$577,500	4	18	98%	13
Detached Condo	0				0	0		

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Oro-Medonte

Year-Over-Year Summary

August 2024 vs. August 2023

	Aug. 2024	Aug. 2023	% Change
Sales	23	16	+43.75%
Average Price	\$1,166,978	\$1,270,187	-8.13%
New Listings	66	65	+1.54%
Active Listings	172	121	+42.15%
Months of Inventory	7.48	7.56	-1.11%

Month-Over-Month Summary

August 2024 vs. July 2024

	Aug. 2024	July 2024	% Change
Sales	23	22	+4.55%
Average Price	\$1,166,978	\$1,206,013	-3.24%
New Listings	66	79	-16.46%
Active Listings	172	173	-0.58%
Months of Inventory	7.48	7.86	-4.90%

August 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	23	\$26,840,500	\$1,166,978	\$940,000	66	172	94%	38
Detached	21	\$25,727,500	\$1,225,119	\$940,000	54	141	94%	40
Semi-Detached	0				0	0		
Condo Townhouse	1	\$625,000	\$625,000	\$625,000	5	15	98%	5
Condo Apartment	1	\$488,000	\$488,000	\$488,000	6	16	98%	25
Link	0				0	0		
Att/Row/Townhouse	0				1	0		
Detached Condo	0				0	0		

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Springwater

Year-Over-Year Summary

August 2024 vs. August 2023

	Aug. 2024	Aug. 2023	% Change
Sales	21	26	-19.23%
Average Price	\$1,311,138	\$963,424	+36.09%
New Listings	78	81	-3.70%
Active Listings	151	111	+36.04%
Months of Inventory	7.19	4.27	+68.43%

Month-Over-Month Summary

August 2024 vs. July 2024

	Aug. 2024	July 2024	% Change
Sales	21	26	-19.23%
Average Price	\$1,311,138	\$1,238,135	+5.90%
New Listings	78	86	-9.30%
Active Listings	151	154	-1.95%
Months of Inventory	7.19	5.92	+21.40%

August 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	21	\$27,533,900	\$1,311,138	\$1,160,000	78	151	96%	34
Detached	21	\$27,533,900	\$1,311,138	\$1,160,000	72	143	96%	34
Semi-Detached	0				5	7		
Condo Townhouse	0				0	0		
Condo Apartment	0				1	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®

“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.

