

Simcoe County Monthly Residential Report

September 2024



Simcoe County

Year-Over-Year Summary

September 2024 vs. September 2023

	Sept. 2024	Sept. 2023	% Change
Sales	564	504	11.90%
Average Price	\$858,422	\$822,574	4.36%
New Listings	2,045	1895	7.92%
Active Listings	3,661	2818	29.91%
Months of Inventory	6.49	5.59	16.09%

Month-Over-Month Summary

September 2024 vs. Aug. 2024

	Sept. 2024	Aug. 2024	% Change
Sales	564	560	0.71%
Average Price	\$858,422	\$824,219	4.15%
New Listings	2,045	1685	21.36%
Active Listings	3,661	3461	5.78%
Months of Inventory	6.49	6.18	5.03%

September 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	564	\$484,150,052	\$858,422	\$771,500	2,045	3,661	97%	42
Detached	431	\$401,445,052	\$931,427	\$830,000	1,532	2,744	97%	42
Semi-Detached	18	\$12,101,900	\$672,328	\$670,000	62	90	98%	26
Condo Townhouse	15	\$8,373,900	\$558,260	\$550,000	69	172	98%	59
Condo Apartment	39	\$19,903,900	\$510,356	\$480,000	183	364	97%	44
Link	6	\$4,325,000	\$720,833	\$702,500	16	18	98%	35
Att/Row/Townhouse	51	\$34,460,300	\$675,692	\$642,500	171	248	98%	34
Detached Condo	4	\$3,540,000	\$885,000	\$902,500	11	22	98%	46

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Barrie

Year-Over-Year Summary

September 2024 vs. September 2023

	Sept. 2024	Sept. 2023	% Change
Sales	173	165	4.85%
Average Price	\$737,810	\$754,790	-2.25%
New Listings	544	534	1.87%
Active Listings	827	657	25.88%
Months of Inventory	4.78	3.98	20.05%

Month-Over-Month Summary

September 2024 vs. Aug. 2024

	Sept. 2024	Aug. 2024	% Change
Sales	173	157	10.19%
Average Price	\$737,810	\$731,071	0.92%
New Listings	544	479	13.57%
Active Listings	827	770	7.40%
Months of Inventory	4.78	4.90	-2.53%

September 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	173	\$127,641,051	\$737,810	\$725,000	544	827	97%	36
Detached	114	\$94,280,651	\$827,023	\$799,950	348	518	97%	35
Semi-Detached	6	\$3,665,000	\$610,833	\$627,500	28	33	96%	28
Condo Townhouse	5	\$2,598,000	\$519,600	\$530,000	21	42	98%	45
Condo Apartment	26	\$13,151,900	\$505,842	\$475,000	91	164	97%	43
Link	2	\$1,445,000	\$722,500	\$722,500	3	4	98%	24
Att/Row/Townhouse	20	\$12,500,500	\$625,025	\$628,500	53	66	97%	33
Detached Condo	0				0	0		

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Bradford West Gwillimbury

Year-Over-Year Summary

September 2024 vs. September 2023

	Sept. 2024	Sept. 2023	% Change
Sales	22	28	-21.43%
Average Price	\$1,002,904	\$999,836	0.31%
New Listings	117	141	-17.02%
Active Listings	180	177	1.69%
Months of Inventory	8.18	6.32	29.43%

Month-Over-Month Summary

September 2024 vs. Aug. 2024

	Sept. 2024	Aug. 2024	% Change
Sales	22	31	-29.03%
Average Price	\$1,002,904	\$1,026,242	-2.27%
New Listings	117	93	25.81%
Active Listings	180	151	19.21%
Months of Inventory	8.18	4.87	67.97%

September 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	22	\$22,063,889	\$1,002,904	\$941,250	117	180	99%	28
Detached	13	\$14,128,889	\$1,086,838	\$985,000	91	145	98%	29
Semi-Detached	2	\$2,110,000	\$1,055,000	\$1,055,000	6	13	108%	31
Condo Townhouse	0				2	2		
Condo Apartment	1	\$468,000	\$468,000	\$468,000	4	3	94%	13
Link	0				1	2		
Att/Row/Townhouse	6	\$5,357,000	\$892,833	\$890,000	13	15	101%	27
Detached Condo	0				0	0		

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Clearview

Year-Over-Year Summary

September 2024 vs. September 2023

	Sept. 2024	Sept. 2023	% Change
Sales	14	17	-17.65%
Average Price	\$1,237,500	\$923,197	34.05%
New Listings	48	54	-11.11%
Active Listings	106	90	17.78%
Months of Inventory	7.57	5.29	43.02%

Month-Over-Month Summary

September 2024 vs. Aug. 2024

	Sept. 2024	Aug. 2024	% Change
Sales	14	6	133.33%
Average Price	\$1,237,500	\$1,056,415	17.14%
New Listings	48	52	-7.69%
Active Listings	106	101	4.95%
Months of Inventory	7.57	16.83	-55.02%

September 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	14	\$17,325,000	\$1,237,500	\$835,000	48	106	94%	64
Detached	12	\$16,140,000	\$1,345,000	\$905,000	45	94	94%	70
Semi-Detached	0				2	5		
Condo Townhouse	0				0	0		
Condo Apartment	0				0	5		
Link	0				0	0		
Att/Row/Townhouse	2	\$1,185,000	\$592,500	\$592,500	1	2	98%	25
Detached Condo	0				0	0		

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Essa

Year-Over-Year Summary

September 2024 vs. September 2023

	Sept. 2024	Sept. 2023	% Change
Sales	24	17	41.18%
Average Price	\$823,196	\$758,206	8.57%
New Listings	71	46	54.35%
Active Listings	108	63	71.43%
Months of Inventory	4.50	3.71	21.43%

Month-Over-Month Summary

September 2024 vs. Aug. 2024

	Sept. 2024	Aug. 2024	% Change
Sales	24	23	4.35%
Average Price	\$823,196	\$781,126	5.39%
New Listings	71	54	31.48%
Active Listings	108	112	-3.57%
Months of Inventory	4.50	4.87	-7.59%

September 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	24	\$19,756,700	\$823,196	\$719,750	71	108	96%	38
Detached	20	\$17,079,700	\$853,985	\$778,750	57	87	95%	37
Semi-Detached	1	\$712,000	\$712,000	\$712,000	0	1	98%	25
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	1	\$705,000	\$705,000	\$705,000	4	5	97%	16
Att/Row/Townhouse	2	\$1,260,000	\$630,000	\$630,000	10	15	98%	63
Detached Condo	0				0	0		

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Innisfil

Year-Over-Year Summary

September 2024 vs. September 2023

	Sept. 2024	Sept. 2023	% Change
Sales	56	51	9.80%
Average Price	\$972,005	\$915,774	6.14%
New Listings	262	214	22.43%
Active Listings	421	320	31.56%
Months of Inventory	7.52	6.27	19.82%

Month-Over-Month Summary

September 2024 vs. Aug. 2024

	Sept. 2024	Aug. 2024	% Change
Sales	56	63	-11.11%
Average Price	\$972,005	\$930,056	4.51%
New Listings	262	176	48.86%
Active Listings	421	388	8.51%
Months of Inventory	7.52	6.16	22.07%

September 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	56	\$54,432,288	\$972,005	\$875,000	262	421	97%	33
Detached	51	\$51,119,788	\$1,002,349	\$905,000	206	322	97%	34
Semi-Detached	0				0	0		
Condo Townhouse	0				4	5		
Condo Apartment	2	\$1,060,000	\$530,000	\$530,000	31	60	99%	27
Link	0				2	2		
Att/Row/Townhouse	3	\$2,252,500	\$750,833	\$775,000	19	32	97%	26
Detached Condo	0				0	0		

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Orillia

Year-Over-Year Summary

September 2024 vs. September 2023

	Sept. 2024	Sept. 2023	% Change
Sales	40	33	21.21%
Average Price	\$731,409	\$700,288	4.44%
New Listings	89	71	25.35%
Active Listings	163	113	44.25%
Months of Inventory	4.08	3.42	19.00%

Month-Over-Month Summary

September 2024 vs. Aug. 2024

	Sept. 2024	Aug. 2024	% Change
Sales	40	34	17.65%
Average Price	\$731,409	\$663,899	10.17%
New Listings	89	83	7.23%
Active Listings	163	168	-2.98%
Months of Inventory	4.08	4.94	-17.53%

September 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	40	\$29,256,350	\$731,409	\$652,450	89	163	97%	31
Detached	30	\$23,060,400	\$768,680	\$650,050	57	107	96%	33
Semi-Detached	1	\$660,000	\$660,000	\$660,000	1	0	100%	4
Condo Townhouse	2	\$1,134,900	\$567,450	\$567,450	8	13	99%	36
Condo Apartment	2	\$1,069,000	\$534,500	\$534,500	7	21	97%	26
Link	1	\$655,000	\$655,000	\$655,000	4	3	97%	18
Att/Row/Townhouse	4	\$2,677,050	\$669,263	\$650,500	11	18	98%	27
Detached Condo	0				1	1		

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Oro-Medonte

Year-Over-Year Summary

September 2024 vs. September 2023

	Sept. 2024	Sept. 2023	% Change
Sales	18	18	0.00%
Average Price	\$1,393,194	\$1,137,078	22.52%
New Listings	91	85	7.06%
Active Listings	187	132	41.67%
Months of Inventory	10.39	7.33	41.67%

Month-Over-Month Summary

September 2024 vs. Aug. 2024

	Sept. 2024	Aug. 2024	% Change
Sales	18	22	-18.18%
Average Price	\$1,393,194	\$1,191,614	16.92%
New Listings	91	66	37.88%
Active Listings	187	172	8.72%
Months of Inventory	10.39	7.82	32.88%

September 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	18	\$25,077,500	\$1,393,194	\$877,500	91	187	95%	75
Detached	17	\$24,667,500	\$1,451,029	\$900,000	82	153	95%	77
Semi-Detached	0				0	0		
Condo Townhouse	0				3	17		
Condo Apartment	1	\$410,000	\$410,000	\$410,000	4	16	94%	49
Link	0				0	0		
Att/Row/Townhouse	0				2	1		
Detached Condo	0				0	0		

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Springwater

Year-Over-Year Summary

September 2024 vs. September 2023

	Sept. 2024	Sept. 2023	% Change
Sales	22	13	69.23%
Average Price	\$1,107,677	\$1,196,154	-7.40%
New Listings	87	79	10.13%
Active Listings	159	117	35.90%
Months of Inventory	7.23	9.00	-19.70%

Month-Over-Month Summary

September 2024 vs. Aug. 2024

	Sept. 2024	Aug. 2024	% Change
Sales	22	20	10.00%
Average Price	\$1,107,677	\$1,294,200	-14.41%
New Listings	87	79	10.13%
Active Listings	159	152	4.61%
Months of Inventory	7.23	7.60	-4.90%

September 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	22	\$24,368,899	\$1,107,677	\$1,123,750	87	159	98%	43
Detached	21	\$23,589,899	\$1,123,329	\$1,135,000	80	149	98%	44
Semi-Detached	1	\$779,000	\$779,000	\$779,000	5	8	99%	25
Condo Townhouse	0				0	0		
Condo Apartment	0				2	2		
Link	0				0	0		
Att/Row/Townhouse	0				0	0		
Detached Condo	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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