

Simcoe County Monthly Residential Report

October 2024



Simcoe County

Year-Over-Year Summary

October 2024 vs. October 2023

	Oct. 2024	Oct. 2023	% Change
Sales	660	454	45.37%
Average Price	\$843,640	\$841,593	0.24%
New Listings	1,718	1658	3.62%
Active Listings	3,436	2781	23.55%
Months of Inventory	5.21	6.13	-15.01%

Month-Over-Month Summary

October 2024 vs. Sept. 2024

	Oct. 2024	Sept. 2024	% Change
Sales	660	562	17.44%
Average Price	\$843,640	\$858,410	-1.72%
New Listings	1,718	2046	-16.03%
Active Listings	3,436	3662	-6.17%
Months of Inventory	5.21	6.52	-20.10%

October 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	660	\$556,802,236	\$843,640	\$767,750	1,718	3,436	97%	38
Detached	504	\$455,404,631	\$903,581	\$825,000	1,275	2,558	97%	38
Semi-Detached	25	\$19,773,700	\$790,948	\$750,000	55	89	98%	34
Condo Townhouse	24	\$12,989,000	\$541,208	\$505,000	59	156	98%	59
Condo Apartment	38	\$21,253,155	\$559,294	\$525,000	170	353	97%	46
Link	4	\$3,152,500	\$788,125	\$763,750	10	16	97%	29
Att/Row/Townhouse	61	\$40,409,250	\$662,447	\$640,111	143	243	98%	29
Detached Condo	4	\$3,820,000	\$955,000	\$892,500	6	18	97%	54

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Barrie

Year-Over-Year Summary

October 2024 vs. October 2023

	Oct. 2024	Oct. 2023	% Change
Sales	192	141	36.17%
Average Price	\$752,858	\$745,065	1.05%
New Listings	527	505	4.36%
Active Listings	788	670	17.61%
Months of Inventory	4.10	4.75	-13.63%

Month-Over-Month Summary

October 2024 vs. Sept. 2024

	Oct. 2024	Sept. 2024	% Change
Sales	192	172	11.63%
Average Price	\$752,858	\$734,541	2.49%
New Listings	527	546	-3.48%
Active Listings	788	828	-4.83%
Months of Inventory	4.10	4.81	-14.74%

October 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	192	\$144,548,736	\$752,858	\$735,000	527	788	98%	33
Detached	124	\$103,710,386	\$836,374	\$791,000	317	480	98%	32
Semi-Detached	6	\$4,347,800	\$724,633	\$717,500	27	39	98%	21
Condo Townhouse	12	\$6,228,500	\$519,042	\$505,000	25	37	99%	40
Condo Apartment	22	\$12,577,500	\$571,705	\$474,000	91	153	97%	51
Link	1	\$725,000	\$725,000	\$725,000	5	6	95%	23
Att/Row/Townhouse	27	\$16,959,550	\$628,131	\$630,000	62	73	98%	25
Detached Condo	0				0	0		

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Bradford West Gwillimbury

Year-Over-Year Summary

October 2024 vs. October 2023

	Oct. 2024	Oct. 2023	% Change
Sales	55	27	103.70%
Average Price	\$1,092,894	\$1,136,089	-3.80%
New Listings	96	124	-22.58%
Active Listings	160	181	-11.60%
Months of Inventory	2.91	6.70	-56.60%

Month-Over-Month Summary

October 2024 vs. Sept. 2024

	Oct. 2024	Sept. 2024	% Change
Sales	55	22	150.00%
Average Price	\$1,092,894	\$1,002,904	8.97%
New Listings	96	117	-17.95%
Active Listings	160	180	-11.11%
Months of Inventory	2.91	8.18	-64.44%

October 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	55	\$60,109,149	\$1,092,894	\$1,005,000	96	160	97%	33
Detached	40	\$47,260,649	\$1,181,516	\$1,134,000	75	130	97%	33
Semi-Detached	7	\$6,536,000	\$933,714	\$990,000	5	9	99%	27
Condo Townhouse	0				8	8		
Condo Apartment	0				1	3		
Link	2	\$1,527,500	\$763,750	\$763,750	1	1	97%	39
Att/Row/Townhouse	6	\$4,785,000	\$797,500	\$837,500	6	9	95%	35
Detached Condo	0				0	0		

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Clearview

Year-Over-Year Summary

October 2024 vs. October 2023

	Oct. 2024	Oct. 2023	% Change
Sales	13	12	8.33%
Average Price	\$822,058	\$919,167	-10.56%
New Listings	49	42	16.67%
Active Listings	113	88	28.41%
Months of Inventory	8.69	7.33	18.53%

Month-Over-Month Summary

October 2024 vs. Sept. 2024

	Oct. 2024	Sept. 2024	% Change
Sales	13	14	-7.14%
Average Price	\$822,058	\$1,237,500	-33.57%
New Listings	49	48	2.08%
Active Listings	113	106	6.60%
Months of Inventory	8.69	7.57	14.80%

October 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	13	\$10,686,750	\$822,058	\$720,000	49	113	97%	43
Detached	11	\$9,381,750	\$852,886	\$825,000	47	106	97%	35
Semi-Detached	1	\$720,000	\$720,000	\$720,000	0	2	99%	115
Condo Townhouse	0				0	0		
Condo Apartment	0				1	3		
Link	0				0	0		
Att/Row/Townhouse	1	\$585,000	\$585,000	\$585,000	1	2	98%	65
Detached Condo	0				0	0		

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Essa

Year-Over-Year Summary

October 2024 vs. October 2023

	Oct. 2024	Oct. 2023	% Change
Sales	15	15	0.00%
Average Price	\$764,973	\$790,933	-3.28%
New Listings	52	54	-3.70%
Active Listings	106	73	45.21%
Months of Inventory	7.07	4.87	45.21%

Month-Over-Month Summary

October 2024 vs. Sept. 2024

	Oct. 2024	Sept. 2024	% Change
Sales	15	24	-37.50%
Average Price	\$764,973	\$823,196	-7.07%
New Listings	52	71	-26.76%
Active Listings	106	108	-1.85%
Months of Inventory	7.07	4.50	57.04%

October 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	15	\$11,474,600	\$764,973	\$750,100	52	106	98%	29
Detached	13	\$10,385,600	\$798,892	\$775,000	42	90	98%	24
Semi-Detached	1	\$424,000	\$424,000	\$424,000	3	2	92%	94
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	0				2	4		
Att/Row/Townhouse	1	\$665,000	\$665,000	\$665,000	5	10	99%	22
Detached Condo	0				0	0		

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Innisfil

Year-Over-Year Summary

October 2024 vs. October 2023

	Oct. 2024	Oct. 2023	% Change
Sales	60	35	71.43%
Average Price	\$850,998	\$1,039,439	-18.13%
New Listings	180	182	-1.10%
Active Listings	395	311	27.01%
Months of Inventory	6.58	8.89	-25.91%

Month-Over-Month Summary

October 2024 vs. Sept. 2024

	Oct. 2024	Sept. 2024	% Change
Sales	60	56	7.14%
Average Price	\$850,998	\$972,005	-12.45%
New Listings	180	262	-31.30%
Active Listings	395	421	-6.18%
Months of Inventory	6.58	7.52	-12.43%

October 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	60	\$51,059,890	\$850,998	\$844,500	180	395	96%	35
Detached	54	\$47,432,390	\$878,378	\$872,500	141	301	96%	36
Semi-Detached	0				0	0		
Condo Townhouse	0				1	4		
Condo Apartment	3	\$1,515,000	\$505,000	\$545,000	24	59	95%	42
Link	0				0	1		
Att/Row/Townhouse	3	\$2,112,500	\$704,167	\$720,000	14	30	97%	17
Detached Condo	0				0	0		

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Orillia

Year-Over-Year Summary

October 2024 vs. October 2023

	Oct. 2024	Oct. 2023	% Change
Sales	42	30	40.00%
Average Price	\$759,064	\$625,800	21.29%
New Listings	77	72	6.94%
Active Listings	147	105	40.00%
Months of Inventory	3.50	3.50	0.00%

Month-Over-Month Summary

October 2024 vs. Sept. 2024

	Oct. 2024	Sept. 2024	% Change
Sales	42	40	5.00%
Average Price	\$759,064	\$731,409	3.78%
New Listings	77	89	-13.48%
Active Listings	147	163	-9.82%
Months of Inventory	3.50	4.08	-14.11%

October 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	42	\$31,880,700	\$759,064	\$614,500	77	147	96%	44
Detached	34	\$27,518,800	\$809,376	\$622,000	57	96	96%	44
Semi-Detached	1	\$970,000	\$970,000	\$970,000	2	1	97%	132
Condo Townhouse	3	\$1,282,000	\$427,333	\$425,000	2	10	97%	38
Condo Apartment	2	\$914,900	\$457,450	\$457,450	10	19	93%	38
Link	0				0	2		
Att/Row/Townhouse	2	\$1,195,000	\$597,500	\$597,500	6	19	97%	10
Detached Condo	0				0	0		

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Oro-Medonte

Year-Over-Year Summary

October 2024 vs. October 2023

	Oct. 2024	Oct. 2023	% Change
Sales	27	20	35.00%
Average Price	\$1,259,730	\$999,827	25.99%
New Listings	71	60	18.33%
Active Listings	183	125	46.40%
Months of Inventory	6.78	6.25	8.44%

Month-Over-Month Summary

October 2024 vs. Sept. 2024

	Oct. 2024	Sept. 2024	% Change
Sales	27	18	50.00%
Average Price	\$1,259,730	\$1,393,194	-9.58%
New Listings	71	91	-21.98%
Active Listings	183	187	-2.14%
Months of Inventory	6.78	10.39	-34.76%

October 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	27	\$34,012,700	\$1,259,730	\$1,115,000	71	183	95%	67
Detached	25	\$32,463,800	\$1,298,552	\$1,200,000	65	151	94%	65
Semi-Detached	0				0	0		
Condo Townhouse	1	\$649,000	\$649,000	\$649,000	0	13	100%	147
Condo Apartment	0				6	19		
Link	0				0	0		
Att/Row/Townhouse	1	\$899,900	\$899,900	\$899,900	0	0	98%	38
Detached Condo	0				0	0		

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Springwater

Year-Over-Year Summary

October 2024 vs. October 2023

	Oct. 2024	Oct. 2023	% Change
Sales	21	13	61.54%
Average Price	\$1,002,405	\$930,385	7.74%
New Listings	66	72	-8.33%
Active Listings	153	118	29.66%
Months of Inventory	7.29	9.08	-19.73%

Month-Over-Month Summary

October 2024 vs. Sept. 2024

	Oct. 2024	Sept. 2024	% Change
Sales	21	22	-4.55%
Average Price	\$1,002,405	\$1,107,677	-9.50%
New Listings	66	87	-24.14%
Active Listings	153	160	-4.38%
Months of Inventory	7.29	7.27	0.18%

October 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	21	\$21,050,500	\$1,002,405	\$999,000	66	153	97%	34
Detached	21	\$21,050,500	\$1,002,405	\$999,000	62	144	97%	34
Semi-Detached	0				2	6		
Condo Townhouse	0				0	0		
Condo Apartment	0				2	3		
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.

