

Simcoe County Monthly Residential Report

November 2024



Simcoe County

Year-Over-Year Summary

November 2024 vs. November 2023

	Nov. 2024	Nov. 2023	% Change
Sales	617	378	+63.23%
Average Price	\$811,934	\$785,161	+3.41%
New Listings	1,432	1313	+9.06%
Active Listings	3,613	2278	+58.60%
Months of Inventory	5.86	6.03	-2.83%

Month-Over-Month Summary

November 2024 vs. Oct. 2024

	Nov. 2024	Oct. 2024	% Change
Sales	617	661	-6.66%
Average Price	\$811,934	\$843,791	-3.78%
New Listings	1,432	1931	-25.84%
Active Listings	3,613	3449	+4.76%
Months of Inventory	5.86	5.22	+12.23%

November 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	617	\$500,963,542	\$811,934	\$750,000	1,432	3,613	97%	42
Detached	462	\$400,469,735	\$866,818	\$800,000	1,040	2,638	97%	43
Semi-Detached	22	\$15,479,201	\$703,600	\$701,750	43	87	98%	35
Condo Townhouse	16	\$9,594,938	\$599,684	\$528,500	70	190	98%	58
Condo Apartment	46	\$24,376,611	\$529,926	\$497,500	139	434	97%	45
Link	5	\$3,752,500	\$750,500	\$732,500	6	11	98%	29
Att/Row/Townhouse	63	\$45,091,057	\$715,731	\$670,000	128	237	98%	34
Detached Condo	3	\$2,199,500	\$733,167	\$732,500	5	13	96%	50

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Barrie

Year-Over-Year Summary

November 2024 vs. November 2023

	Nov. 2024	Nov. 2023	% Change
Sales	193	124	+55.65%
Average Price	\$720,842	\$681,202	+5.82%
New Listings	413	408	+1.23%
Active Listings	732	559	+30.95%
Months of Inventory	3.79	4.51	-15.87%

Month-Over-Month Summary

November 2024 vs. Oct. 2024

	Nov. 2024	Oct. 2024	% Change
Sales	193	194	-0.52%
Average Price	\$720,842	\$751,945	-4.14%
New Listings	413	543	-23.94%
Active Listings	732	799	-8.39%
Months of Inventory	3.79	4.12	-7.91%

November 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	193	\$139,122,483	\$720,842	\$695,500	413	732	98%	34
Detached	117	\$91,167,988	\$779,214	\$757,888	241	431	97%	36
Semi-Detached	13	\$8,755,700	\$673,515	\$661,000	18	38	98%	34
Condo Townhouse	7	\$3,641,138	\$520,163	\$512,000	23	36	100%	34
Condo Apartment	22	\$12,746,900	\$579,405	\$477,500	67	159	97%	41
Link	2	\$1,332,500	\$666,250	\$666,250	0	2	99%	26
Att/Row/Townhouse	32	\$21,478,257	\$671,196	\$664,000	63	65	99%	26
Detached Condo	0				1	1		

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Bradford West Gwillimbury

Year-Over-Year Summary

November 2024 vs. November 2023

	Nov. 2024	Nov. 2023	% Change
Sales	38	28	+35.71%
Average Price	\$1,057,134	\$1,231,050	-14.13%
New Listings	66	88	-25.00%
Active Listings	121	138	-12.32%
Months of Inventory	3.18	4.93	-35.39%

Month-Over-Month Summary

November 2024 vs. Oct. 2024

	Nov. 2024	Oct. 2024	% Change
Sales	38	55	-30.91%
Average Price	\$1,057,134	\$1,092,894	-3.27%
New Listings	66	96	-31.25%
Active Listings	121	160	-24.38%
Months of Inventory	3.18	2.91	+9.46%

November 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	38	\$40,171,110	\$1,057,134	\$1,036,000	66	121	98%	33
Detached	29	\$32,599,110	\$1,124,107	\$1,075,000	51	96	98%	32
Semi-Detached	3	\$2,550,000	\$850,000	\$825,000	7	5	99%	35
Condo Townhouse	0				3	9		
Condo Apartment	0				1	4		
Link	1	\$805,000	\$805,000	\$805,000	0	0	98%	43
Att/Row/Townhouse	5	\$4,217,000	\$843,400	\$850,000	4	7	101%	37
Detached Condo	0				0	0		

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Clearview

Year-Over-Year Summary

November 2024 vs. November 2023

	Nov. 2024	Nov. 2023	% Change
Sales	14	4	+250.00%
Average Price	\$1,027,000	\$866,250	+18.56%
New Listings	49	34	+44.12%
Active Listings	164	70	+134.29%
Months of Inventory	11.71	17.50	-33.06%

Month-Over-Month Summary

November 2024 vs. Oct. 2024

	Nov. 2024	Oct. 2024	% Change
Sales	14	13	+7.69%
Average Price	\$1,027,000	\$822,058	+24.93%
New Listings	49	68	-27.94%
Active Listings	164	113	+45.13%
Months of Inventory	11.71	8.69	+34.77%

November 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	14	\$14,378,000	\$1,027,000	\$877,500	49	164	98%	50
Detached	14	\$14,378,000	\$1,027,000	\$877,500	42	155	98%	50
Semi-Detached	0				2	4		
Condo Townhouse	0				2	1		
Condo Apartment	0				3	3		
Link	0				0	0		
Att/Row/Townhouse	0				0	1		
Detached Condo	0				0	0		

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Essa

Year-Over-Year Summary

November 2024 vs. November 2023

	Nov. 2024	Nov. 2023	% Change
Sales	15	14	+7.14%
Average Price	\$696,927	\$811,361	-14.10%
New Listings	33	43	-23.26%
Active Listings	92	62	+48.39%
Months of Inventory	6.13	4.43	+38.49%

Month-Over-Month Summary

November 2024 vs. Oct. 2024

	Nov. 2024	Oct. 2024	% Change
Sales	15	15	0.00%
Average Price	\$696,927	\$764,973	-8.90%
New Listings	33	53	-37.74%
Active Listings	92	107	-14.02%
Months of Inventory	6.13	7.13	-14.02%

November 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	15	\$10,453,900	\$696,927	\$685,000	33	92	96%	37
Detached	12	\$8,515,000	\$709,583	\$692,500	26	77	96%	40
Semi-Detached	1	\$675,000	\$675,000	\$675,000	0	1	98%	10
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	0				0	3		
Att/Row/Townhouse	2	\$1,263,900	\$631,950	\$631,950	7	11	98%	31
Detached Condo	0				0	0		

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Innisfil

Year-Over-Year Summary

November 2024 vs. November 2023

	Nov. 2024	Nov. 2023	% Change
Sales	61	29	+110.34%
Average Price	\$940,767	\$868,107	+8.37%
New Listings	173	153	+13.07%
Active Listings	359	280	+28.21%
Months of Inventory	5.89	9.66	-39.05%

Month-Over-Month Summary

November 2024 vs. Oct. 2024

	Nov. 2024	Oct. 2024	% Change
Sales	61	60	+1.67%
Average Price	\$940,767	\$850,998	+10.55%
New Listings	173	184	-5.98%
Active Listings	359	395	-9.11%
Months of Inventory	5.89	6.58	-10.60%

November 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	61	\$57,386,800	\$940,767	\$949,000	173	359	97%	42
Detached	54	\$50,219,800	\$929,996	\$949,250	141	269	97%	42
Semi-Detached	0				0	0		
Condo Townhouse	0				1	4		
Condo Apartment	4	\$2,268,000	\$567,000	\$542,500	19	58	97%	38
Link	0				1	1		
Att/Row/Townhouse	3	\$4,899,000	\$1,633,000	\$1,775,000	11	27	96%	45
Detached Condo	0				0	0		

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Orillia

Year-Over-Year Summary

November 2024 vs. November 2023

	Nov. 2024	Nov. 2023	% Change
Sales	30	18	+66.67%
Average Price	\$701,430	\$585,611	+19.78%
New Listings	66	59	+11.86%
Active Listings	165	87	+89.66%
Months of Inventory	5.50	4.83	+13.79%

Month-Over-Month Summary

November 2024 vs. Oct. 2024

	Nov. 2024	Oct. 2024	% Change
Sales	30	42	-28.57%
Average Price	\$701,430	\$759,064	-7.59%
New Listings	66	84	-21.43%
Active Listings	165	147	+12.24%
Months of Inventory	5.50	3.50	+57.14%

November 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	30	\$21,042,900	\$701,430	\$665,000	66	165	98%	32
Detached	27	\$19,638,400	\$727,348	\$680,000	51	102	98%	31
Semi-Detached	0				1	2		
Condo Townhouse	0				3	17		
Condo Apartment	2	\$765,500	\$382,750	\$382,750	4	24	98%	45
Link	0				3	3		
Att/Row/Townhouse	1	\$639,000	\$639,000	\$639,000	4	17	98%	35
Detached Condo	0				0	0		

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Oro-Medonte

Year-Over-Year Summary

November 2024 vs. November 2023

	Nov. 2024	Nov. 2023	% Change
Sales	30	17	+76.47%
Average Price	\$701,430	\$987,324	-28.96%
New Listings	66	52	+26.92%
Active Listings	165	98	+68.37%
Months of Inventory	5.50	5.76	-4.59%

Month-Over-Month Summary

November 2024 vs. Oct. 2024

	Nov. 2024	Oct. 2024	% Change
Sales	30	27	+11.11%
Average Price	\$701,430	\$1,259,730	-44.32%
New Listings	66	77	-14.29%
Active Listings	165	183	-9.84%
Months of Inventory	5.50	6.78	-18.85%

November 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	30	\$21,042,900	\$701,430	\$665,000	66	165	98%	32
Detached	27	\$19,638,400	\$727,348	\$680,000	51	102	98%	31
Semi-Detached	0				1	2		
Condo Townhouse	0				3	17		
Condo Apartment	2	\$765,500	\$382,750	\$382,750	4	24	98%	45
Link	0				3	3		
Att/Row/Townhouse	1	\$639,000	\$639,000	\$639,000	4	17	98%	35
Detached Condo	0				0	0		

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Springwater

Year-Over-Year Summary

November 2024 vs. November 2023

	Nov. 2024	Nov. 2023	% Change
Sales	24	14	+71.43%
Average Price	\$1,069,725	\$1,021,314	+4.74%
New Listings	50	65	-23.08%
Active Listings	130	95	+36.84%
Months of Inventory	5.42	6.79	-20.18%

Month-Over-Month Summary

November 2024 vs. Oct. 2024

	Nov. 2024	Oct. 2024	% Change
Sales	24	21	+14.29%
Average Price	\$1,069,725	\$1,002,405	+6.72%
New Listings	50	68	-26.47%
Active Listings	130	153	-15.03%
Months of Inventory	5.42	7.29	-25.65%

November 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	24	\$25,673,400	\$1,069,725	\$922,500	50	130	97%	39
Detached	22	\$24,363,400	\$1,107,427	\$1,066,000	46	123	97%	37
Semi-Detached	1	\$780,000	\$780,000	\$780,000	1	4	94%	115
Condo Townhouse	0				0	0		
Condo Apartment	1	\$530,000	\$530,000	\$530,000	3	3	98%	20
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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