

Simcoe County Monthly Residential Report

December 2024



Simcoe County

Year-Over-Year Summary

December 2024 vs. December 2023

	Dec. 2024	Dec. 2023	% Change
Sales	385	313	+23.00%
Average Price	\$822,184	\$778,373	+5.63%
New Listings	599	488	+22.75%
Active Listings	2,573	1484	+73.38%
Months of Inventory	6.68	4.74	+40.96%

Month-Over-Month Summary

December 2024 vs. Nov. 2024

	Dec. 2024	Nov. 2024	% Change
Sales	385	616	-37.50%
Average Price	\$822,184	\$811,572	+1.31%
New Listings	599	1505	-60.20%
Active Listings	2,573	3614	-28.80%
Months of Inventory	6.68	5.87	+13.91%

December 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	385	\$316,540,857	\$822,184	\$777,000	599	2,573	97%	47
Detached	286	\$256,139,878	\$895,594	\$835,000	424	1,828	97%	48
Semi-Detached	11	\$7,829,000	\$711,727	\$695,000	21	66	97%	32
Condo Townhouse	15	\$8,347,899	\$556,527	\$525,000	21	140	97%	48
Condo Apartment	28	\$14,216,700	\$507,739	\$475,000	69	350	97%	53
Link	5	\$3,091,000	\$618,200	\$605,000	5	10	96%	29
Att/Row/Townhouse	40	\$26,916,380	\$672,910	\$643,745	56	166	98%	36
Detached Condo	0				3	11		

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Barrie

Year-Over-Year Summary

December 2024 vs. December 2023

	Dec. 2024	Dec. 2023	% Change
Sales	109	111	-1.80%
Average Price	\$715,080	\$700,785	+2.04%
New Listings	177	142	+24.65%
Active Listings	561	358	+56.70%
Months of Inventory	5.15	3.23	+59.58%

Month-Over-Month Summary

December 2024 vs. Nov. 2024

	Dec. 2024	Nov. 2024	% Change
Sales	109	192	-43.23%
Average Price	\$715,080	\$719,206	-0.57%
New Listings	177	418	-57.66%
Active Listings	561	734	-23.57%
Months of Inventory	5.15	3.82	+34.63%

December 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	109	\$77,943,772	\$715,080	\$700,000	177	561	98%	37
Detached	69	\$54,873,672	\$795,271	\$780,000	104	322	98%	36
Semi-Detached	5	\$3,339,000	\$667,800	\$633,000	9	32	99%	27
Condo Townhouse	5	\$2,648,000	\$529,600	\$500,000	9	27	97%	33
Condo Apartment	18	\$9,455,700	\$525,317	\$483,250	37	127	97%	48
Link	1	\$598,000	\$598,000	\$598,000	1	1	98%	43
Att/Row/Townhouse	11	\$7,029,400	\$639,036	\$650,000	17	51	98%	29
Detached Condo	0				0	1		

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Bradford West Gwillimbury

Year-Over-Year Summary

December 2024 vs. December 2023

	Dec. 2024	Dec. 2023	% Change
Sales	29	32	-9.38%
Average Price	\$1,112,414	\$1,050,193	+5.92%
New Listings	30	21	+42.86%
Active Listings	85	66	+28.79%
Months of Inventory	2.93	2.06	+42.11%

Month-Over-Month Summary

December 2024 vs. Nov. 2024

	Dec. 2024	Nov. 2024	% Change
Sales	29	38	-23.68%
Average Price	\$1,112,414	\$1,057,134	+5.23%
New Listings	30	67	-55.22%
Active Listings	85	121	-29.75%
Months of Inventory	2.93	3.18	-7.95%

December 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	29	\$32,260,000	\$1,112,414	\$1,040,000	30	85	98%	41
Detached	22	\$26,485,000	\$1,203,864	\$1,155,000	22	64	98%	42
Semi-Detached	2	\$1,975,000	\$987,500	\$987,500	2	3	96%	21
Condo Townhouse	1	\$760,000	\$760,000	\$760,000	0	8	95%	57
Condo Apartment	1	\$490,000	\$490,000	\$490,000	1	4	98%	43
Link	0				2	2		
Att/Row/Townhouse	3	\$2,550,000	\$850,000	\$870,000	3	4	98%	40
Detached Condo	0				0	0		

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Clearview

Year-Over-Year Summary

December 2024 vs. December 2023

	Dec. 2024	Dec. 2023	% Change
Sales	13	3	+333.33%
Average Price	\$927,461	\$716,667	+29.41%
New Listings	21	10	+110.00%
Active Listings	120	51	+135.29%
Months of Inventory	9.23	17.00	-45.70%

Month-Over-Month Summary

December 2024 vs. Nov. 2024

	Dec. 2024	Nov. 2024	% Change
Sales	13	14	-7.14%
Average Price	\$927,461	\$1,027,000	-9.69%
New Listings	21	58	-63.79%
Active Listings	120	164	-26.83%
Months of Inventory	9.23	11.71	-21.20%

December 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	13	\$12,056,999	\$927,461	\$945,000	21	120	99%	84
Detached	12	\$11,617,000	\$968,083	\$1,072,500	17	111	98%	89
Semi-Detached	0				2	4		
Condo Townhouse	1	\$439,999	\$439,999	\$439,999	0	0	100%	27
Condo Apartment	0				1	3		
Link	0				0	0		
Att/Row/Townhouse	0				1	2		
Detached Condo	0				0	0		

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Essa

Year-Over-Year Summary

December 2024 vs. December 2023

	Dec. 2024	Dec. 2023	% Change
Sales	8	9	-11.11%
Average Price	\$788,300	\$719,656	+9.54%
New Listings	16	12	+33.33%
Active Listings	67	46	+45.65%
Months of Inventory	8.38	5.11	+63.86%

Month-Over-Month Summary

December 2024 vs. Nov. 2024

	Dec. 2024	Nov. 2024	% Change
Sales	8	15	-46.67%
Average Price	\$788,300	\$696,927	+13.11%
New Listings	16	33	-51.52%
Active Listings	67	92	-27.17%
Months of Inventory	8.38	6.13	+36.55%

December 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	8	\$6,306,400	\$788,300	\$747,750	16	67	97%	43
Detached	6	\$5,018,400	\$836,400	\$800,000	14	57	97%	47
Semi-Detached	0				0	1		
Condo Townhouse	0				0	0		
Condo Apartment	0				0	0		
Link	1	\$663,000	\$663,000	\$663,000	0	2	95%	44
Att/Row/Townhouse	1	\$625,000	\$625,000	\$625,000	2	7	101%	16
Detached Condo	0				0	0		

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Innisfil

Year-Over-Year Summary

December 2024 vs. December 2023

	Dec. 2024	Dec. 2023	% Change
Sales	46	35	+31.43%
Average Price	\$813,168	\$789,146	+3.04%
New Listings	63	49	+28.57%
Active Listings	270	164	+64.63%
Months of Inventory	5.87	4.69	+25.27%

Month-Over-Month Summary

December 2024 vs. Nov. 2024

	Dec. 2024	Nov. 2024	% Change
Sales	46	61	-24.59%
Average Price	\$813,168	\$940,767	-13.56%
New Listings	63	173	-63.58%
Active Listings	270	359	-24.79%
Months of Inventory	5.87	5.89	-0.27%

December 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	46	\$37,405,708	\$813,168	\$796,500	63	270	97%	47
Detached	38	\$32,379,708	\$852,098	\$876,500	44	194	97%	50
Semi-Detached	0				0	0		
Condo Townhouse	0				0	2		
Condo Apartment	3	\$1,405,000	\$468,333	\$430,000	10	53	96%	51
Link	1	\$670,000	\$670,000	\$670,000	1	1	93%	22
Att/Row/Townhouse	4	\$2,951,000	\$737,750	\$676,000	8	20	99%	18
Detached Condo	0				0	0		

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Orillia

Year-Over-Year Summary

December 2024 vs. December 2023

	Dec. 2024	Dec. 2023	% Change
Sales	22	10	+120.00%
Average Price	\$701,773	\$641,641	+9.37%
New Listings	30	28	+7.14%
Active Listings	123	59	+108.47%
Months of Inventory	5.59	5.90	-5.24%

Month-Over-Month Summary

December 2024 vs. Nov. 2024

	Dec. 2024	Nov. 2024	% Change
Sales	22	30	-26.67%
Average Price	\$701,773	\$701,430	+0.05%
New Listings	30	73	-58.90%
Active Listings	123	165	-25.45%
Months of Inventory	5.59	5.50	+1.65%

December 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	22	\$15,439,000	\$701,773	\$767,500	30	123	96%	44
Detached	16	\$12,040,500	\$752,531	\$784,750	20	75	97%	41
Semi-Detached	1	\$505,000	\$505,000	\$505,000	2	2	96%	28
Condo Townhouse	0				0	13		
Condo Apartment	2	\$752,000	\$376,000	\$376,000	1	17	95%	62
Link	1	\$555,000	\$555,000	\$555,000	0	2	94%	28
Att/Row/Townhouse	2	\$1,586,500	\$793,250	\$793,250	7	14	88%	70
Detached Condo	0				0	0		

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Oro-Medonte

Year-Over-Year Summary

December 2024 vs. December 2023

	Dec. 2024	Dec. 2023	% Change
Sales	8	11	-27.27%
Average Price	\$996,663	\$1,078,545	-7.59%
New Listings	26	15	+73.33%
Active Listings	131	72	+81.94%
Months of Inventory	16.38	6.55	+150.17%

Month-Over-Month Summary

December 2024 vs. Nov. 2024

	Dec. 2024	Nov. 2024	% Change
Sales	8	23	-65.22%
Average Price	\$996,663	\$947,466	+5.19%
New Listings	26	47	-44.68%
Active Listings	131	166	-21.08%
Months of Inventory	16.38	7.22	+126.88%

December 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	8	\$7,973,300	\$996,663	\$878,700	26	131	95%	43
Detached	8	\$7,973,300	\$996,663	\$878,700	23	106	95%	43
Semi-Detached	0				0	0		
Condo Townhouse	0				1	7		
Condo Apartment	0				2	18		
Link	0				0	0		
Att/Row/Townhouse	0				0	0		
Detached Condo	0				0	0		

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Springwater

Year-Over-Year Summary

December 2024 vs. December 2023

	Dec. 2024	Dec. 2023	% Change
Sales	13	11	+18.18%
Average Price	\$974,154	\$1,203,182	-19.04%
New Listings	16	17	-5.88%
Active Listings	88	65	+35.38%
Months of Inventory	6.77	5.91	+14.56%

Month-Over-Month Summary

December 2024 vs. Nov. 2024

	Dec. 2024	Nov. 2024	% Change
Sales	13	24	-38.10%
Average Price	\$974,154	\$1,069,725	-8.93%
New Listings	16	50	-68.00%
Active Listings	88	130	-32.31%
Months of Inventory	6.77	6.19	+9.35%

December 2024

	Sales	Dollar Volume	Average Price	Median Price	New Listings	Active Listings	Avg. SPLP	Avg. LDOM
All Home Types	13	\$12,664,000	\$974,154	\$930,000	16	88	97%	48
Detached	12	\$12,135,000	\$1,011,250	\$947,500	16	86	97%	50
Semi-Detached	0				0	1		
Condo Townhouse	0				0	0		
Condo Apartment	1	\$529,000	\$529,000	\$529,000	0	1	98%	30
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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