



2026

APRIL

SIMCOE COUNTY

Real Estate Market Report



OVERVIEW

BUYER'S MARKET

In [Simcoe County](#), the real estate market continued to sit in buyer's market territory this April, with softer pricing and relatively steady activity year-over-year. The median sale price declined 10.9% to \$641,500, while the average sale price fell 10.87% to \$711,356, reflecting continued downward pressure on pricing. Sales volume decreased 12.12% to \$100,301,172, while unit sales dipped slightly by 1.4% to 141 transactions, indicating fairly stable buyer activity compared to last year. New listings edged down 1.1% to 541, while expired listings rose 17.11% to 89, suggesting some properties may still be missing the mark on pricing or positioning. With the unit sales-to-listings ratio at 26.06%, conditions continue to favour buyers, offering strong selection and negotiating flexibility across the market.



April year-over-year sales volume of \$100,301,172

Down -12.12% from 2025's \$114,132,250 with unit sales of 141 down from last April's 143. New listings of 541 are down -1.1% from a year ago, with the sales/listing ratio of 26.06% down -0.31%.



Year-to-date sales volume of \$276,535,691

Down -10.89% from 2025's \$310,329,356 with unit sales of 381 the same as last year. New listings of 1,550 are down -4.67% from a year ago, with the sales/listing ratio of 24.58% up 4.90%.



Year-to-date average sale price of \$729,277

Down -11.52% from \$824,185 one year ago with median sale price of \$646,125 down from \$692,500 one year ago. Average days-on-market of 58 is down 2 days from last year.

APRIL NUMBERS

Median Sale Price

\$641,500

-10.9%

Average Sale Price

\$711,356

-10.87%

Sales Volume

\$100,301,172

-12.12%

Unit Sales

141

-1.4%

New Listings

541

-1.1%

Expired Listings

89

+17.11%

Unit Sales/Listings Ratio

26.06%

-0.31%

*Year-over-year comparison
(April 2026 vs. April 2025)*

THE MARKET IN DETAIL

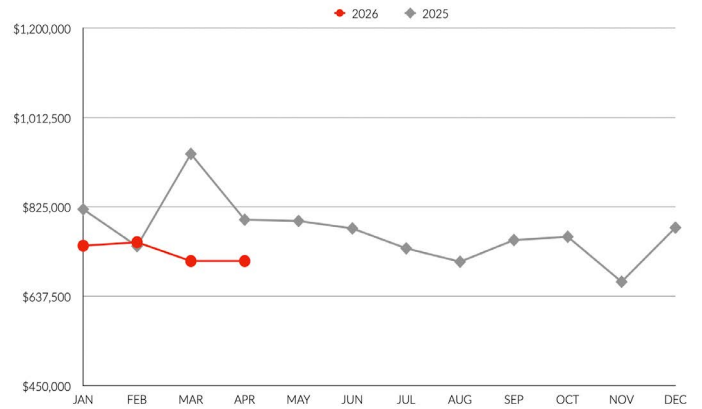
	2024	2025	2026	2025-2026
YTD Volume Sales	\$501,056,094	\$310,329,356	\$276,535,691	-10.89%
YTD Unit Sales	623	381	381	No Change
YTD New Listings	2,057	1,626	1,550	-4.67%
YTD Sales/Listings Ratio	30.29%	23.43%	24.58%	+4.9%
YTD Expired Listings	409	343	361	+5.25%
Monthly Volume Sales	\$163,282,474	\$114,132,250	\$100,301,172	-12.12%
Monthly Unit Sales	193	143	141	-1.4%
Monthly New Listings	718	547	541	-1.1%
Monthly Sales/Listings Ratio	26.88%	26.14%	26.06%	-0.31%
Monthly Expired Listings	90	76	89	+17.11%
Monthly Average Sale Price	\$846,023	\$798,128	\$711,356	-10.87%
YTD Sales: \$0-\$199K	17	9	8	-11.11%
YTD Sales: \$200k-349K	15	15	21	+40%
YTD Sales: \$350K-\$549K	109	70	89	+27.14%
YTD Sales: \$550K-\$749K	202	126	127	+0.79%
YTD Sales: \$750K-\$999K	162	92	79	-14.13%
YTD Sales: \$1M+	99	62	50	-19.35%
YTD Sales: \$2M+	19	8	7	-12.5%
YTD Average Days-On-Market	52.25	60.00	57.75	-3.75%
YTD Average Sale Price	\$793,492	\$824,185	\$729,277	-11.52%
YTD Median Sale Price	\$703,440	\$692,500	\$646,125	-6.7%

Simcoe County MLS Sales and Listing Summary
2024 vs. 2025 vs. 2026

AVERAGE SALE PRICE

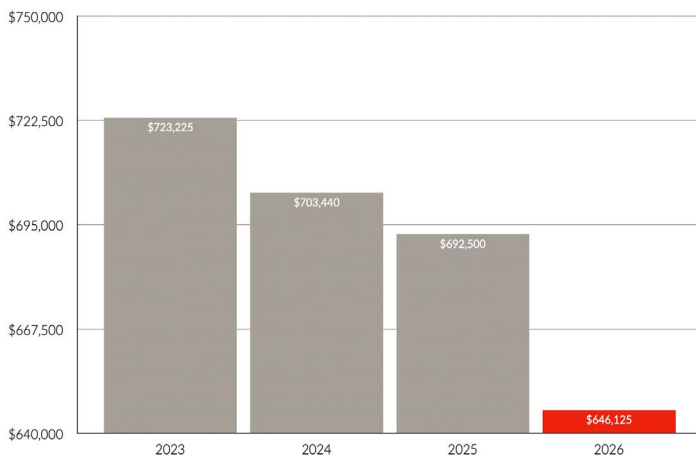


Year-Over-Year

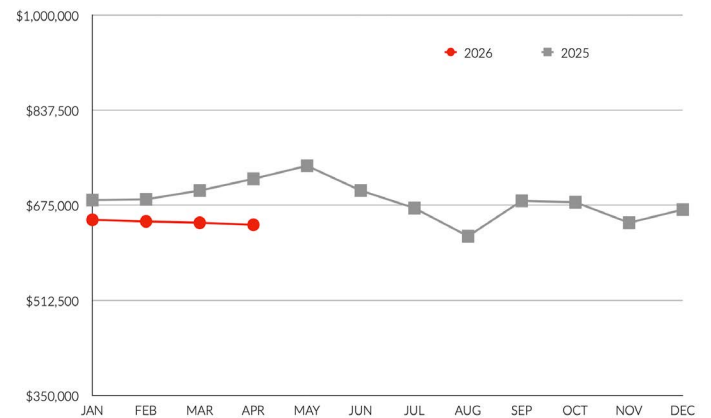


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



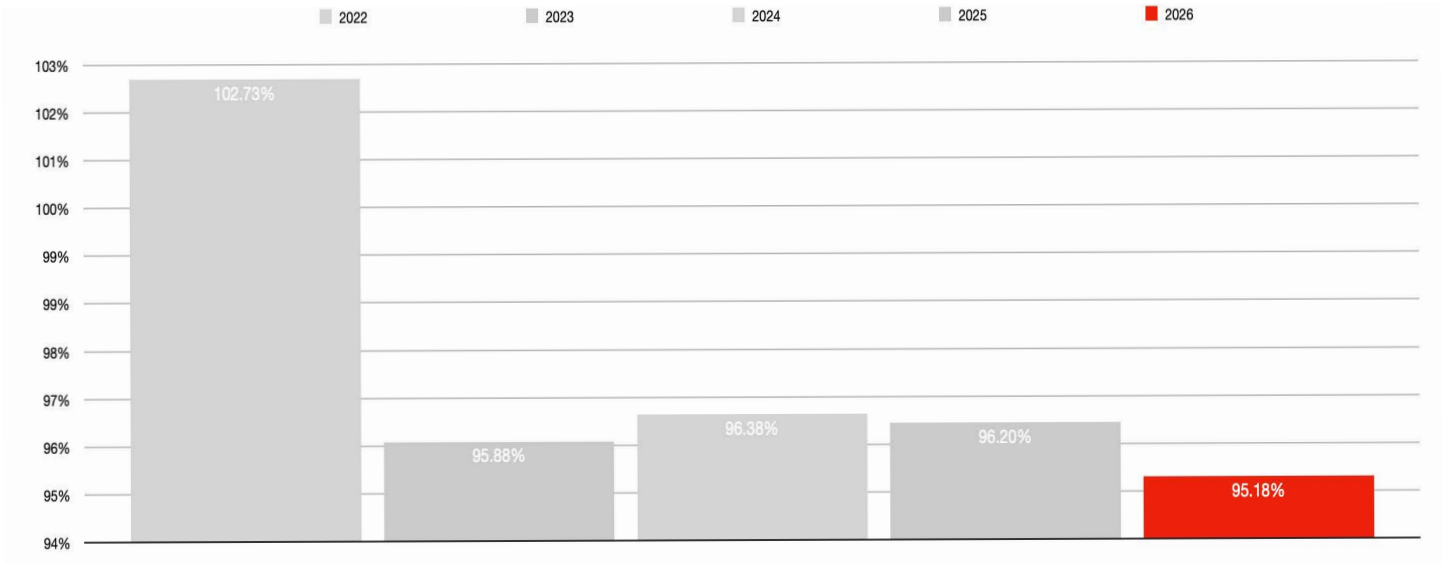
Year-Over-Year



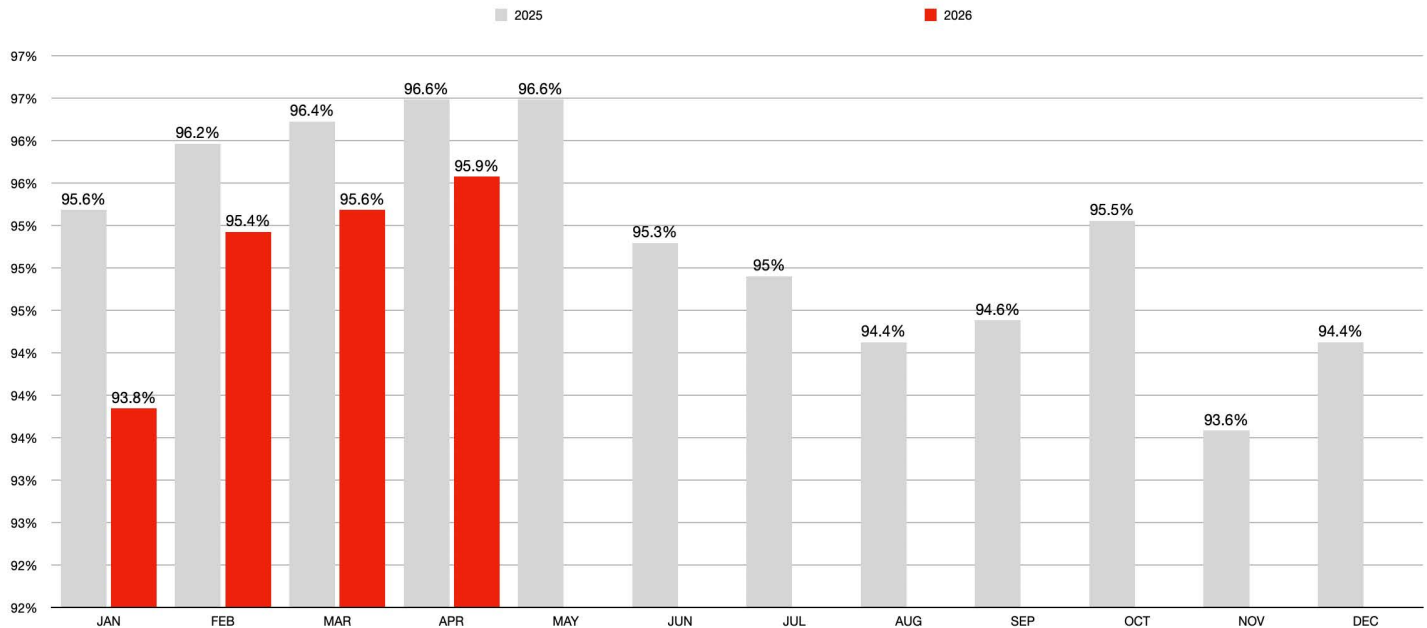
Month-Over-Month 2025 vs. 2026

* Median sale price is based on residential sales (including freehold and condominiums).

SALE PRICE VS. LIST PRICE RATIO

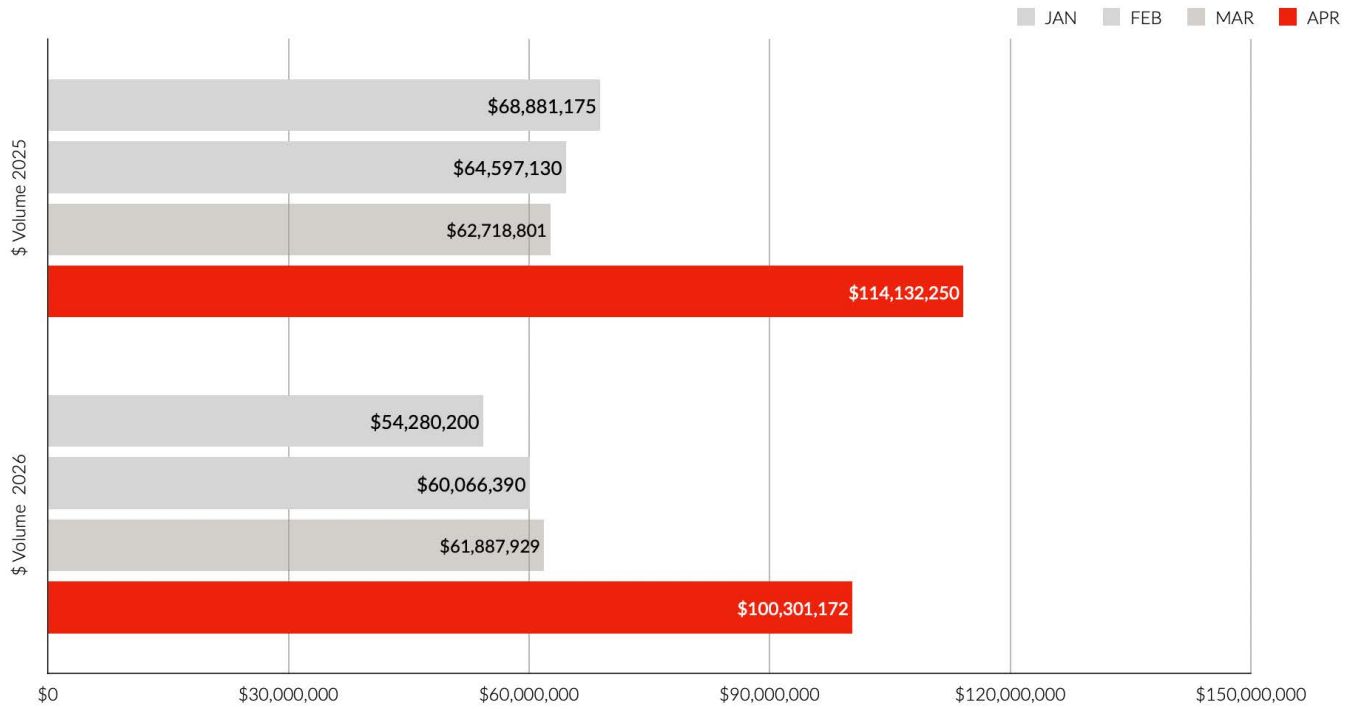


Year-Over-Year

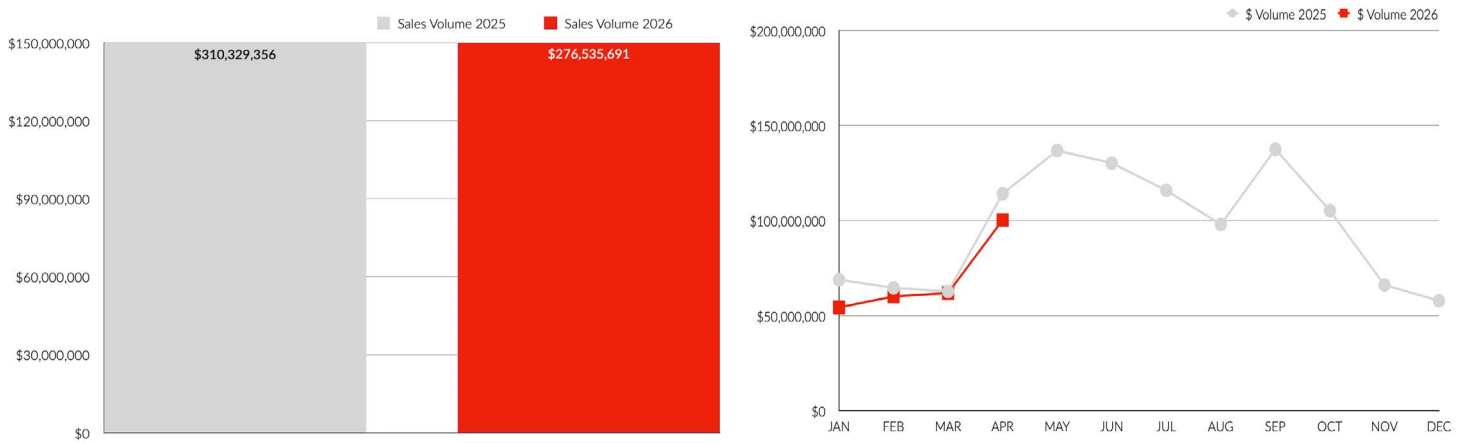


Month-Over-Month 2025 vs. 2026

DOLLAR VOLUME SALES



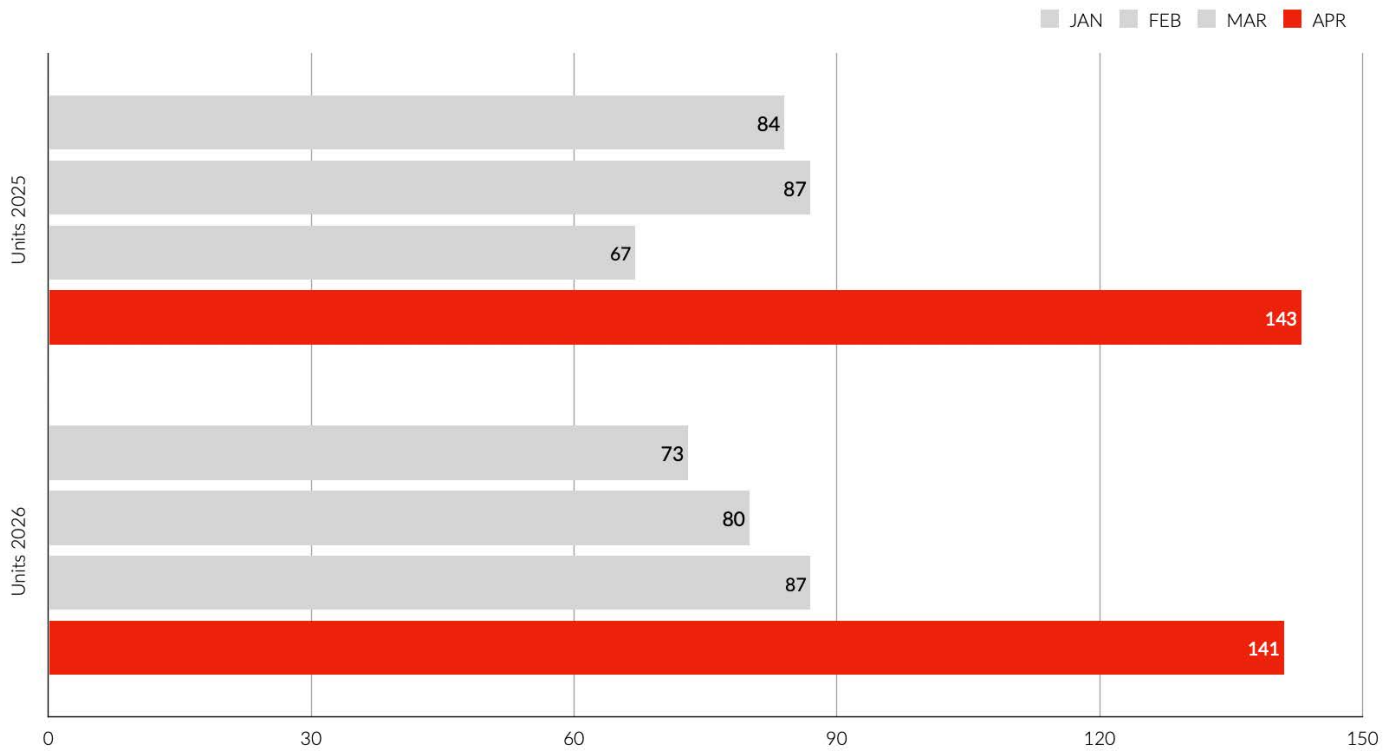
Monthly Comparison 2025 vs. 2026



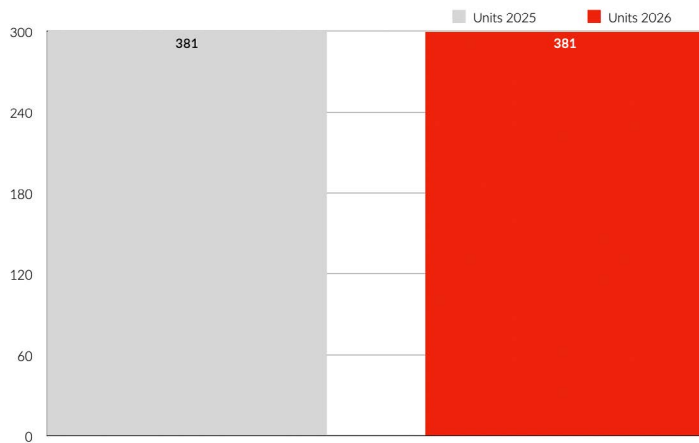
Yearly Totals 2025 vs. 2026

Month vs. Month 2025 vs. 2026

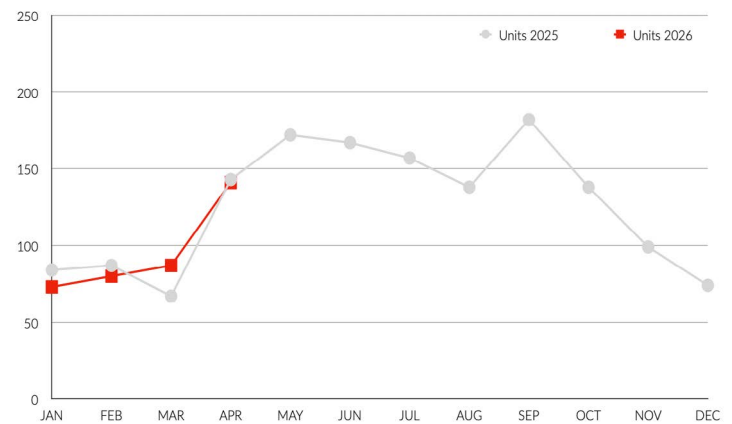
UNIT SALES



Monthly Comparison 2025 vs. 2026

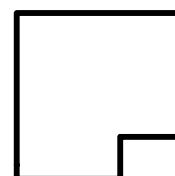


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



FREEHOLD

CONDOMINIUM

VACANT LAND

YTD Sales Volume	\$231,235,711 -14.98%	\$45,299,981 +18.13%	\$3,109,000 -54%
YTD Unit Sales	307 -2.23%	74 +10.45%	8 -50%
YTD Average Sale Price	\$753,211 +5.31%	\$612,162 +6.95%	\$388,625.00 -8%
April Sales Volume	\$85,525,731 -17.97%	\$14,775,442 +49.71%	\$799,000 -42.93%
April Unit Sales	119 -6.3%	22 +37.5%	3 -57.14%

Year-Over-Year Comparison (2026 vs. 2025)



OUR LOCATIONS

COLLINGWOOD

705-445-5520
112 Hurontario St, Collingwood

CREEMORE

705-881-9005
154 Mill St, Unit B, Creemore

MEAFORD

519-538-5755
96 Sykes St N, Meaford

THORNBURY

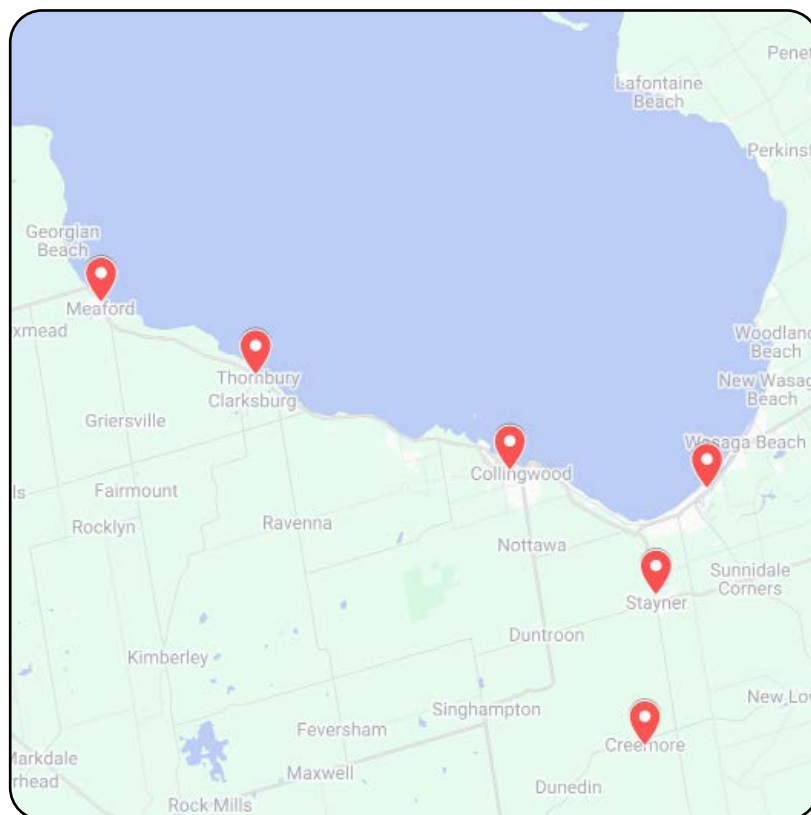
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

705-428-2800
7458 ON-26 Unit 11, Stayner



 /RoyalLePageLocationsNorth

 /RLPLocationsNorth

 /LocationsNorth

Helping You Is What We Do.

Find more Real Estate Market Reports for Southern Georgian Bay at:

locationsnorth.com/market-update/