

2026

AUGUST

SIMCOE COUNTY

Real Estate Market Report

ROYAL LEPAGE® LOCATIONS NORTH BROKERAGE

Disclaimer:
Please note that we have recently transitioned to a new board and reporting system. While we strive to ensure that the information provided in this market report is as accurate and up-to-date as possible, there may be occasional discrepancies or errors in the data.

OVERVIEW

BUYER'S MARKET

In Simcoe County, August brought softer sales activity and pricing year-over-year, while listing activity also declined. The median sale price decreased 6.22% to $670,000, while the average sale price fell 5.23% to $722,322. Sales volume declined 5.64% to $499,124,314, alongside a 0.43% decrease in unit sales to 691 transactions. New listings declined 10.26% to 2,029 properties, while expired listings fell 20.03% to 491. The monthly unit sales-to-listings ratio increased to 34.06%; however, the year-to-date ratio remained at 30.05%, keeping Simcoe County firmly in buyer's market territory overall.

August year-over-year sales volume of $499,124,314

Down 5.64% from 2025's $528,963,973, with unit sales of 691 down 0.43% from last August's 694. New listings of 2,029 are down 10.26% from 2,261 a year ago, while the monthly sales/listings ratio of 34.06% is up 10.95% from 30.69%.

Year-to-date sales volume of $3,867,507,186

Down 6.88% from 2025's $4,153,099,078, despite unit sales of 5,237 being up 0.85% from 2025's 5,193. New listings of 17,429 are down 7.49% from 18,840 a year ago, while the year-to-date sales/listings ratio of 30.05% is up 9.01% from 27.56%.

Year-to-date average sale price of $737,888

Down 8.41% from $805,633 one year ago, with the median sale price of $685,000 down 7.31% from $739,000. Average days on market of 44.50 is up 9.2% from 40.75 days last year, indicating homes are taking somewhat longer to sell amid softer year-to-date pricing.

AUGUST NUMBERS

Median Sale Price
$670,000
-6.22%

Average Sale Price
$722,322
-5.23%

Sales Volume
$499,124,314
-5.64%

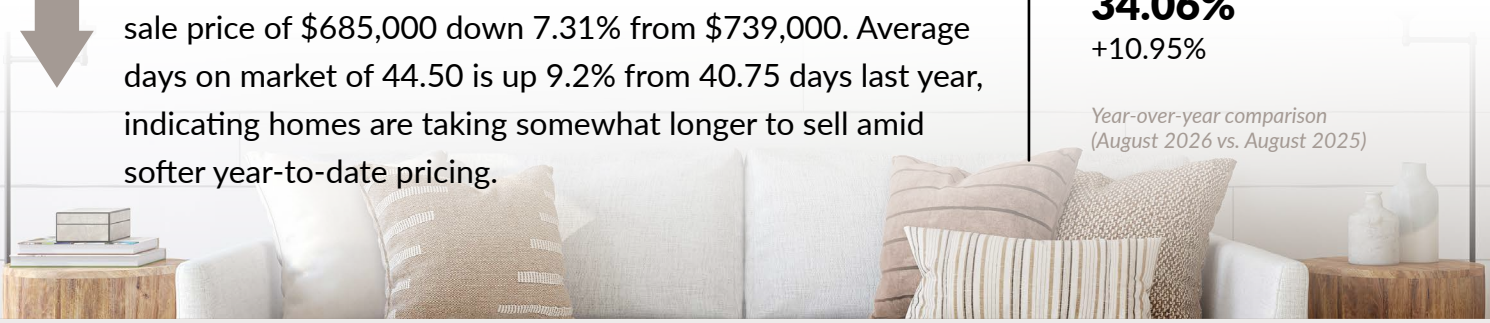
Unit Sales
691
-0.43%

New Listings
2,029
-10.26%

Expired Listings
491
-20.03%

Unit Sales/Listings Ratio
34.06%
+10.95%

Year-over-year comparison (August 2026 vs. August 2025)



ROYAL LEPAGE® LOCATIONS NORTH BROKERAGE

THE MARKET IN **DETAIL**

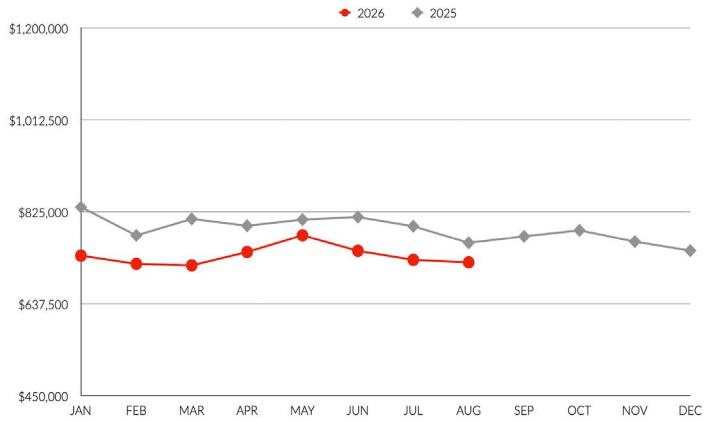
	2024	2025	2026	2025-2026
YTD Volume Sales	$5,152,933,339	$4,153,099,078	$3,867,507,186	-6.88%
YTD Unit Sales	6,304	5,193	5,237	+0.85%
YTD New Listings	18,704	18,840	17,429	-7.49%
YTD Sales/Listings Ratio	33.70%	27.56%	30.05%	+9.01%
YTD Expired Listings	3,039	3,184	3,055	-4.05%
Monthly Volume Sales	$580,336,028	$528,963,973	$499,124,314	-5.64%
Monthly Unit Sales	745	694	691	-0.43%
Monthly New Listings	2219	2261	2,029	-10.26%
Monthly Sales/Listings Ratio	33.57%	30.69%	34.06%	+10.95%
Monthly Expired Listings	585	614	491	-20.03%
Monthly Average Sale Price	$778,975	$762,196	$722,322	-5.23%
YTD Sales: $0-$199K	70	69	86	+24.64%
YTD Sales: $200k-349K	186	161	261	+62.11%
YTD Sales: $350K-$549K	965	808	974	+20.54%
YTD Sales: $550K-$749K	1957	1674	1839	+9.86%
YTD Sales: $750K-$999K	1860	1544	1328	-13.99%
YTD Sales: $1M+	1155	866	700	-19.17%
YTD Sales: $2M+	113	81	50	-38.27%
YTD Average Days-On-Market	38.88	40.75	44.50	+9.2%
YTD Average Sale Price	$820,052	$805,633	$737,888	-8.41%
YTD Median Sale Price	$722,500	$739,000	$685,000	-7.31%

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

AVERAGE SALE PRICE

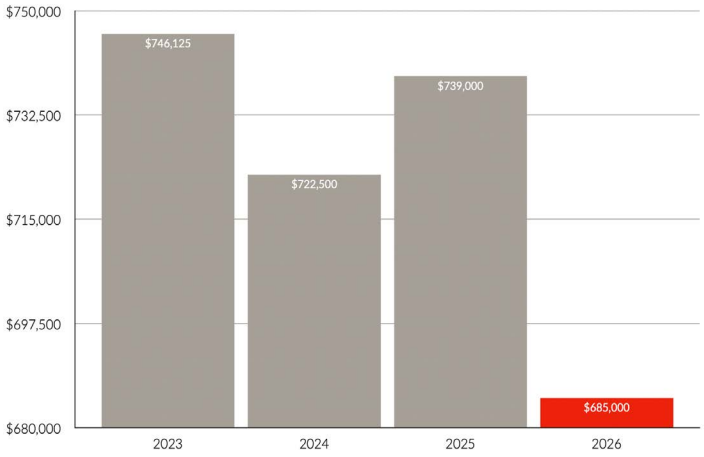


Year-Over-Year

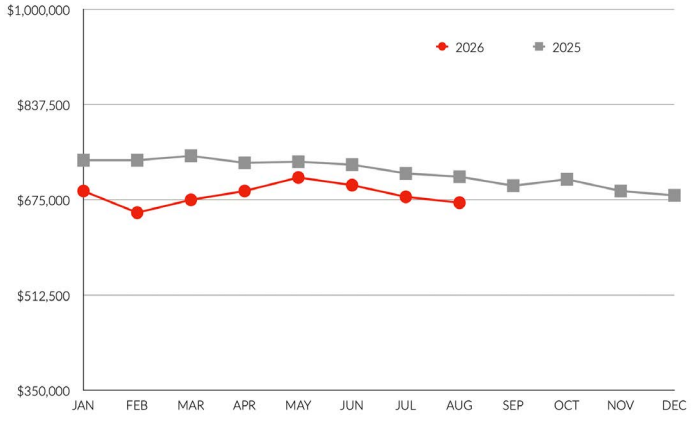


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



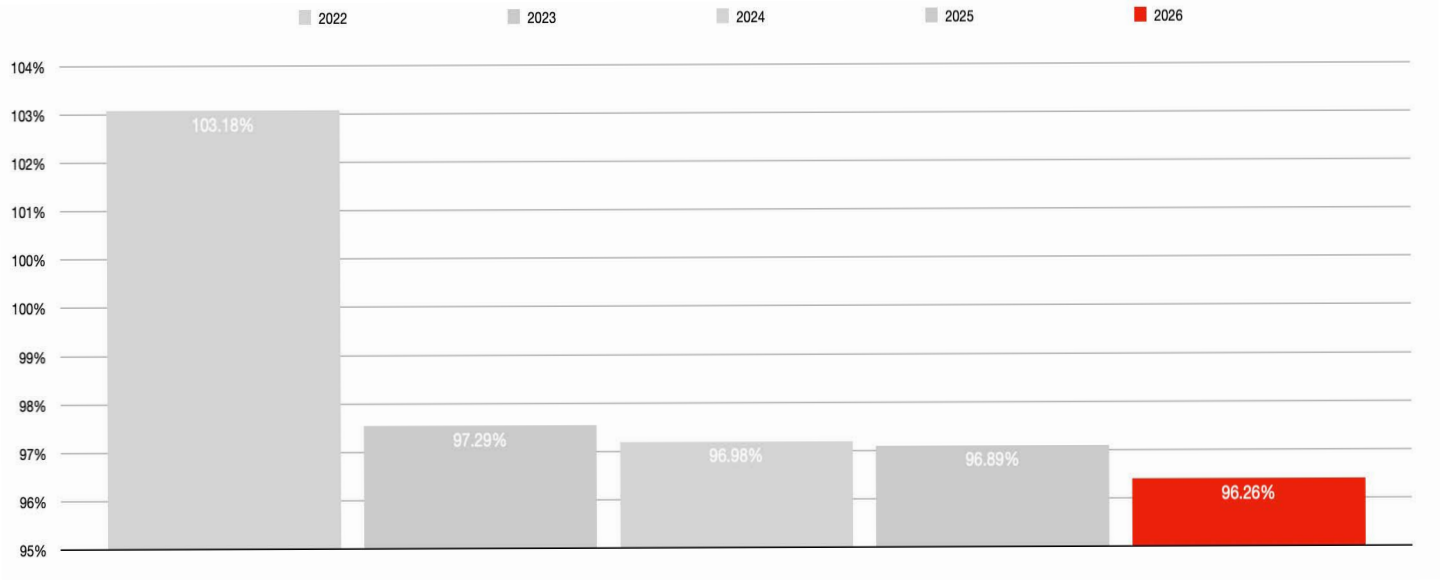
Year-Over-Year



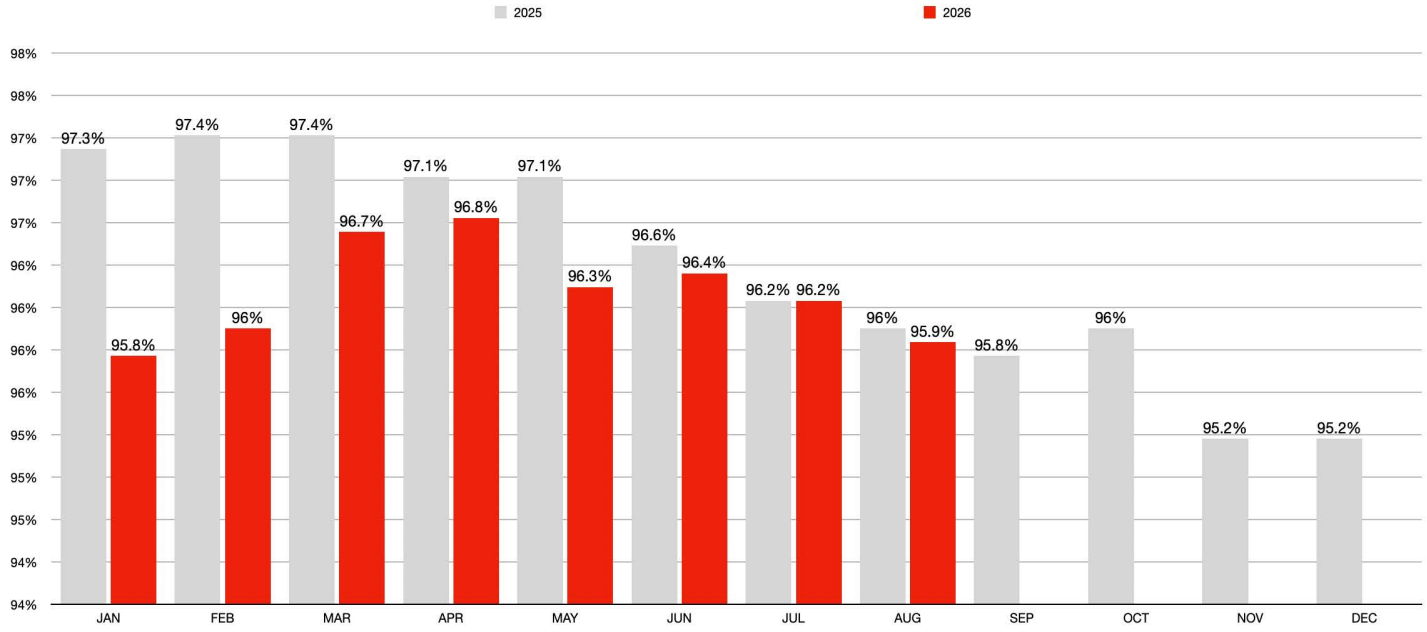
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. **LIST PRICE** RATIO

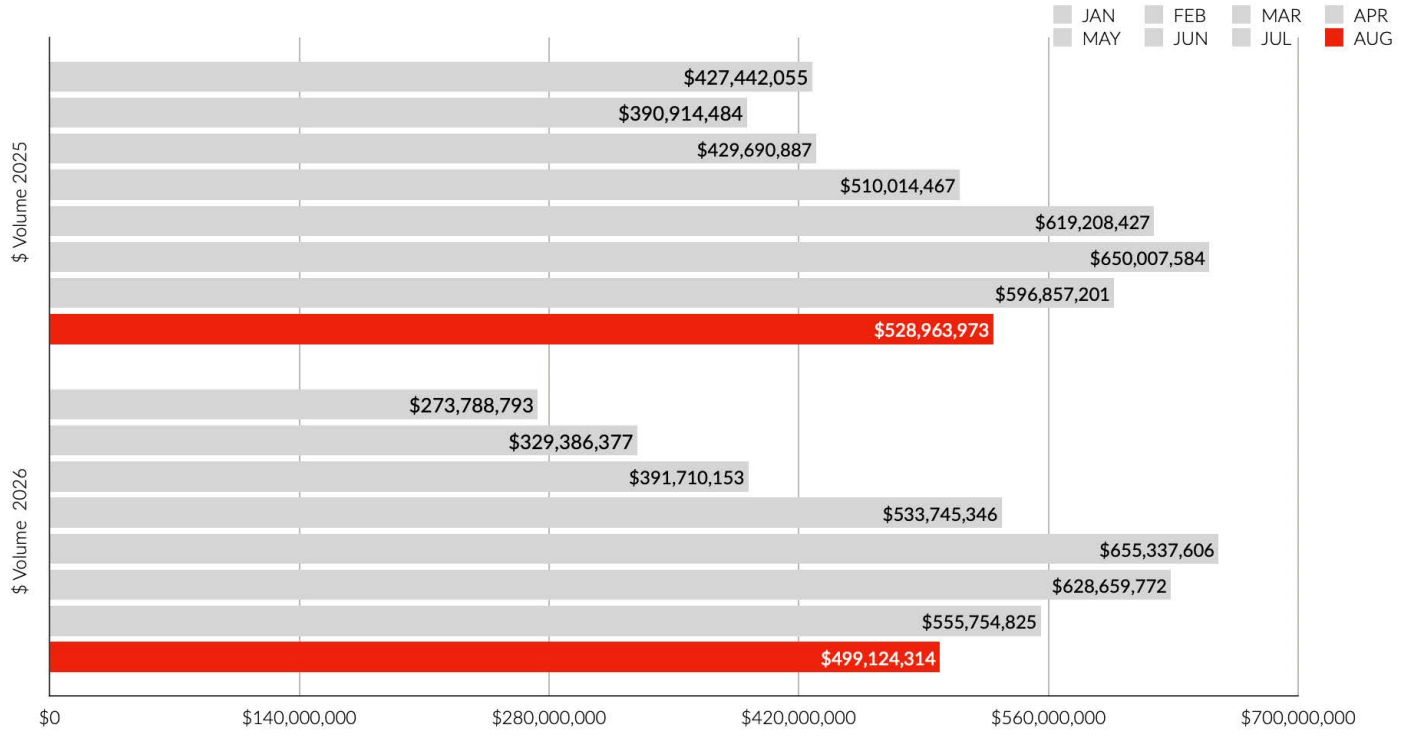


Year-Over-Year

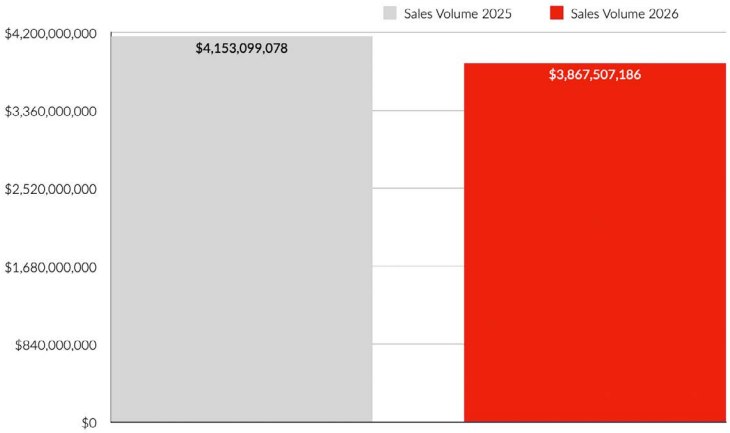


Month-Over-Month 2025 vs. 2026

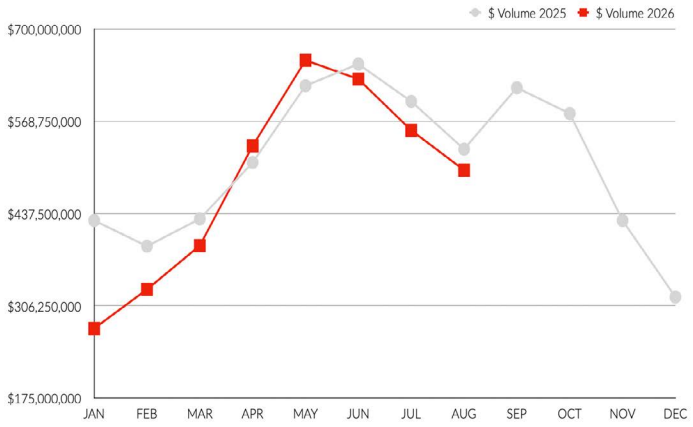
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

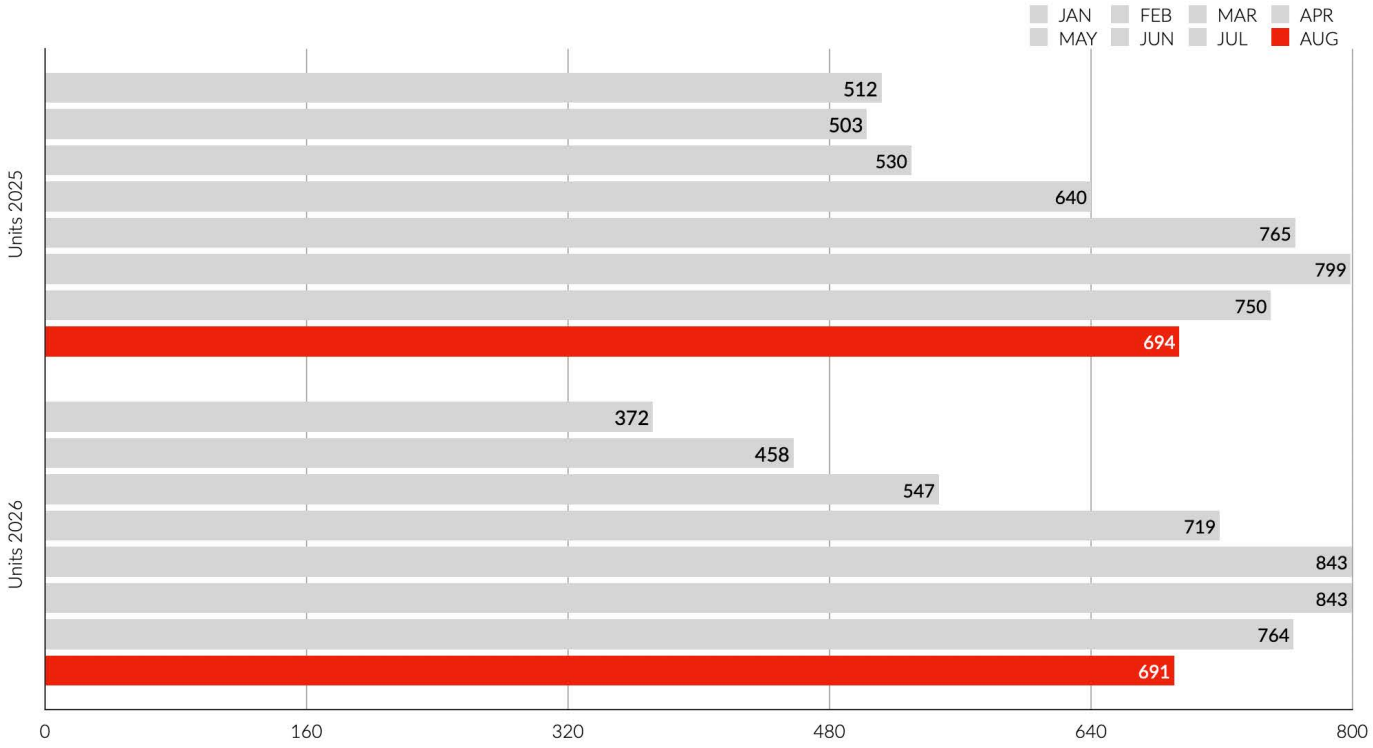


YTD Totals 2025 vs. 2026

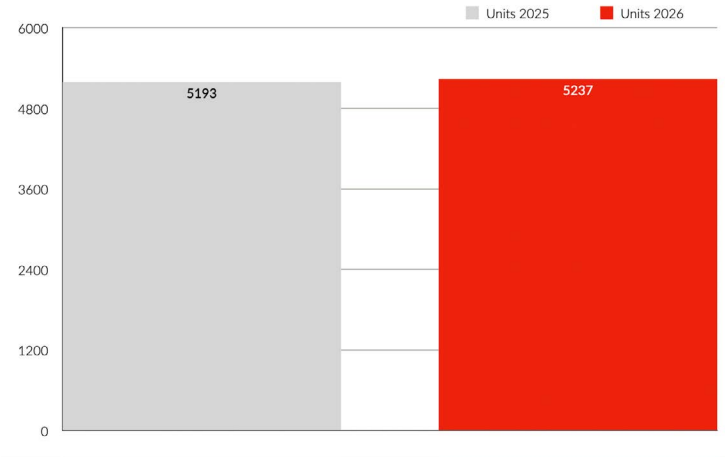


Month vs. Month 2025 vs. 2026

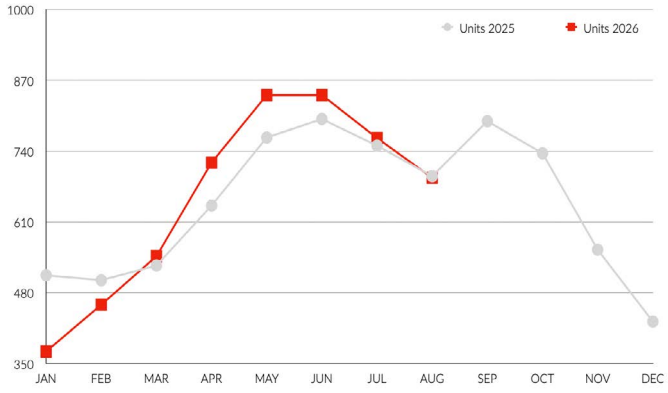
UNIT SALES



Monthly Comparison 2025 vs. 2026



YTD Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

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SALES BY **TYPE**

	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	$3,550,344,636 -6.28%	$317,162,551 -13.02%	$35,239,400 -13.83%
YTD Unit Sales	4634 +2.48%	603 -10.13%	88 -10.2%
YTD Average Sale Price	$766,151 -1.23%	$525,974 -3.21%	$400,447.73 -4.04%
August Sales Volume	$456,382,125 -5.1%	$42,742,189 -11.01%	$5,801,400 -31.59%
August Unit Sales	607 No Change	84 -3.45%	13 -38.1%

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



OUR LOCATIONS

COLLINGWOOD
705-445-5520
112 Hurontario St, Collingwood

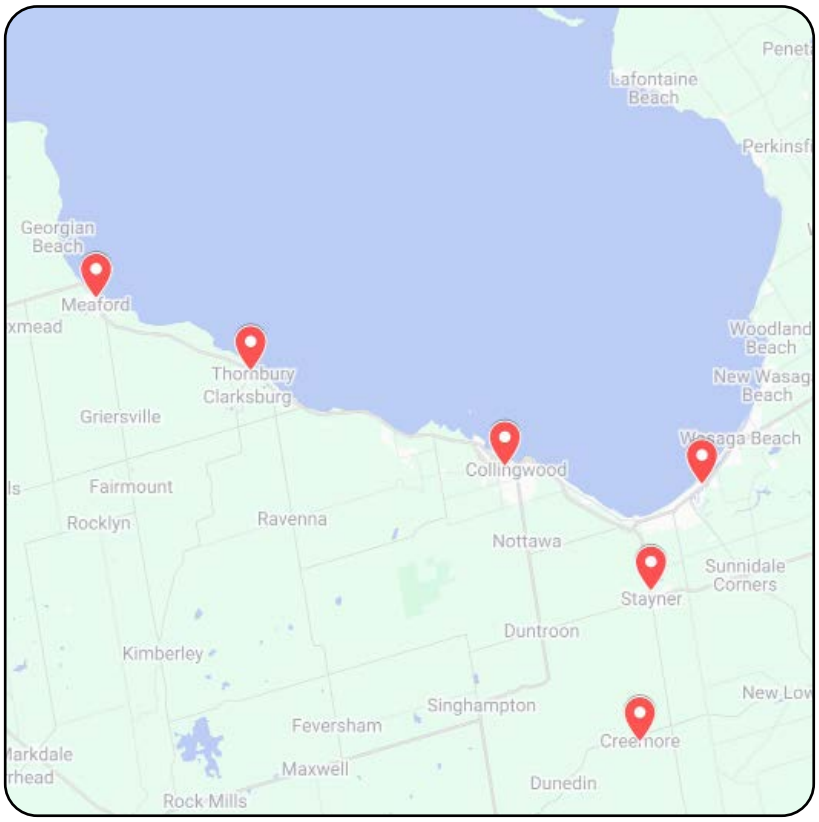
CREEMORE
705-881-9005
154 Mill St, Unit B, Creemore

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



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