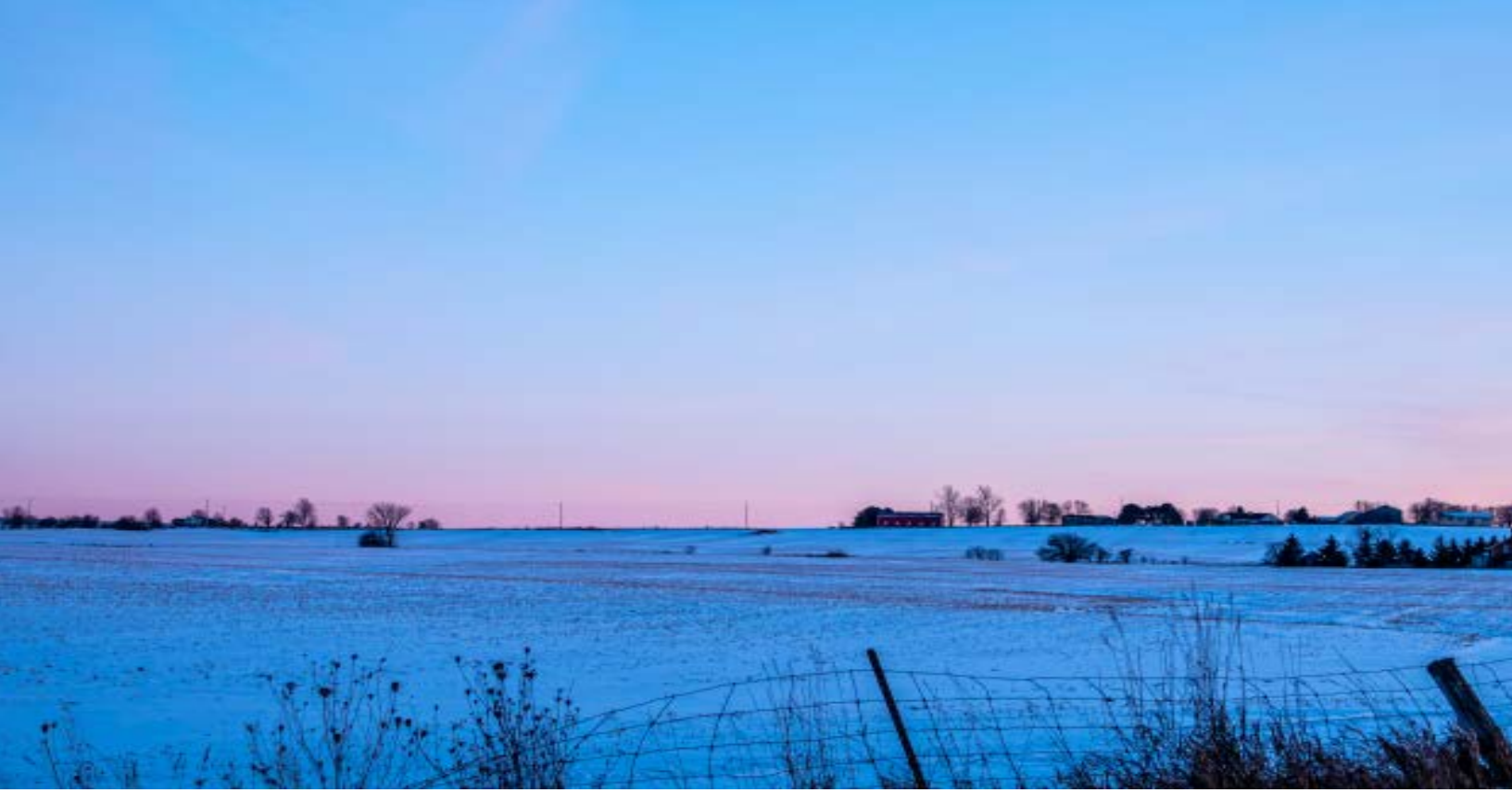


2026

FEBRUARY

SIMCOE COUNTY

Real Estate Market Report

ROYAL LEPAGE® LOCATIONS NORTH BROKERAGE

OVERVIEW

BUYER'S MARKET

In Simcoe County, the real estate market showed signs of softening in February, with conditions continuing to favour buyers. The median sale price declined 5.84% year-over-year to $645,000, while the average sale price remained relatively stable, edging up 0.89% to $749,120. Sales activity moderated compared to last year, with sales volume decreasing 9.54% and unit sales falling 10.34% to 78 transactions. New listings also eased slightly, declining 10.89% to 270, while expired listings dropped 5.13%, suggesting some sellers are still adjusting expectations in the current environment. With the unit sales-to-listings ratio sitting at 28.89%, the market remains firmly in buyer's market territory, giving purchasers increased selection and greater negotiating power.

February year-over-year sales volume of $58,431,390

Down -9.54% from 2025's $64,597,130 with unit sales of 78 down from last February's 87. New listings of 270 are down -10.89% from a year ago, with the sales/listing ratio of 28.89% up 0.61%.

Year-to-date sales volume of $112,711,590

Down -15.56% from 2025's $133,478,305 with unit sales of 151 down -11.7% from 2025's 171. New listings of 596 are down -2.77% from a year ago, with the sales/listing ratio of 25.34% down -9.18%.

Year-to-date average sale price of $746,342

Down -4.47% from $781,255 one year ago with median sale price of $647,500 down from $684,344 one year ago. Average days-on-market of 64 is down 1 day from last year.

FEBRUARY NUMBERS

Median Sale Price
$645,000
-5.84%

Average Sale Price
$749,120
+0.89%

Sales Volume
$58,431,390
-9.54%

Unit Sales
78
-10.34%

New Listings
270
-10.89%

Expired Listings
74
-5.13%

Unit Sales/Listings Ratio
28.89%
+0.61%

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



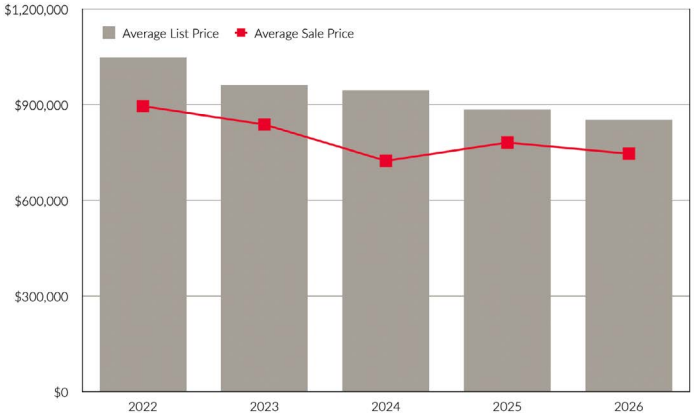
ROYAL LEPAGE® LOCATIONS NORTH BROKERAGE

THE MARKET IN **DETAIL**

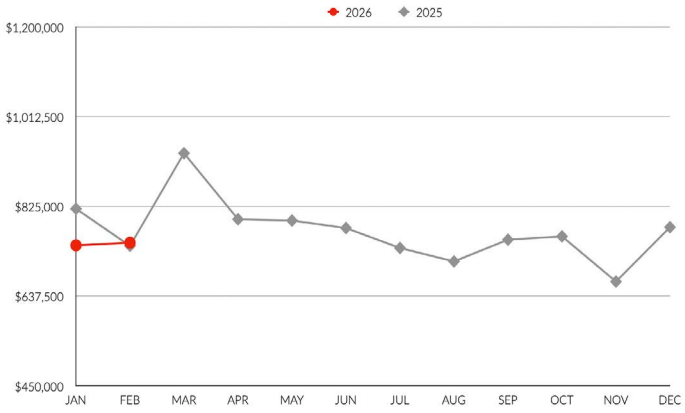
	2024	2025	2026	2025-2026
YTD Volume Sales	$192,649,324	$133,478,305	$112,711,590	-15.56%
YTD Unit Sales	265	171	151	-11.7%
YTD New Listings	790	613	596	-2.77%
YTD Sales/Listings Ratio	33.54%	27.90%	25.34%	-9.18%
YTD Expired Listings	239	189	173	-8.47%
Monthly Volume Sales	$120,684,154	$64,597,130	$58,431,390	-9.54%
Monthly Unit Sales	164	87	78	-10.34%
Monthly New Listings	399	303	270	-10.89%
Monthly Sales/Listings Ratio	41.10%	28.71%	28.89%	+0.61%
Monthly Expired Listings	119	78	74	-5.13%
Monthly Average Sale Price	$735,879	$742,496	$749,120	+0.89%
YTD Sales: $0-$199K	9	2	0	-100%
YTD Sales: $200k-349K	6	9	6	-33.33%
YTD Sales: $350K-$549K	53	37	41	+10.81%
YTD Sales: $550K-$749K	96	57	47	-17.54%
YTD Sales: $750K-$999K	67	37	32	-13.51%
YTD Sales: $1M+	29	26	23	-11.54%
YTD Sales: $2M+	5	4	2	-50%
YTD Average Days-On-Market	51.00	64.50	64.00	-0.78%
YTD Average Sale Price	$724,203	$781,255	$746,342	-4.47%
YTD Median Sale Price	$657,500	$684,344	$647,500	-5.38%

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

AVERAGE SALE PRICE

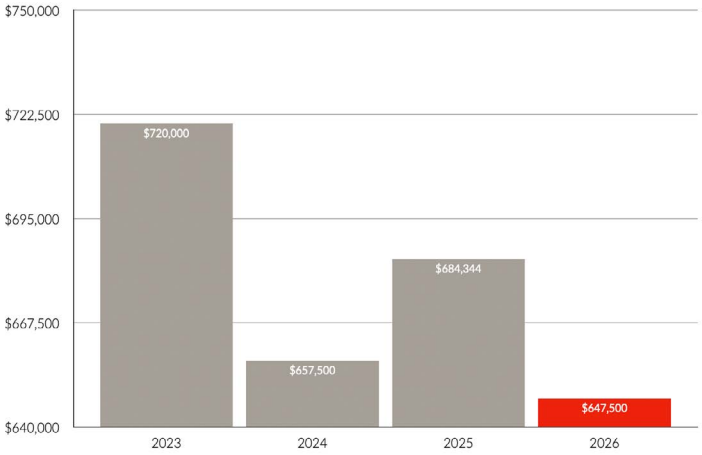


Year-Over-Year

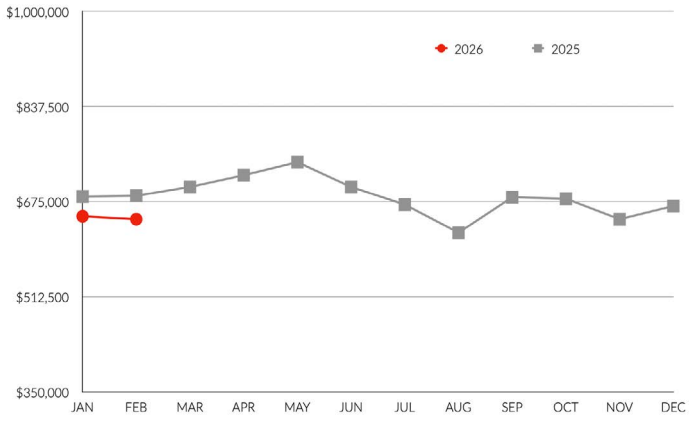


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



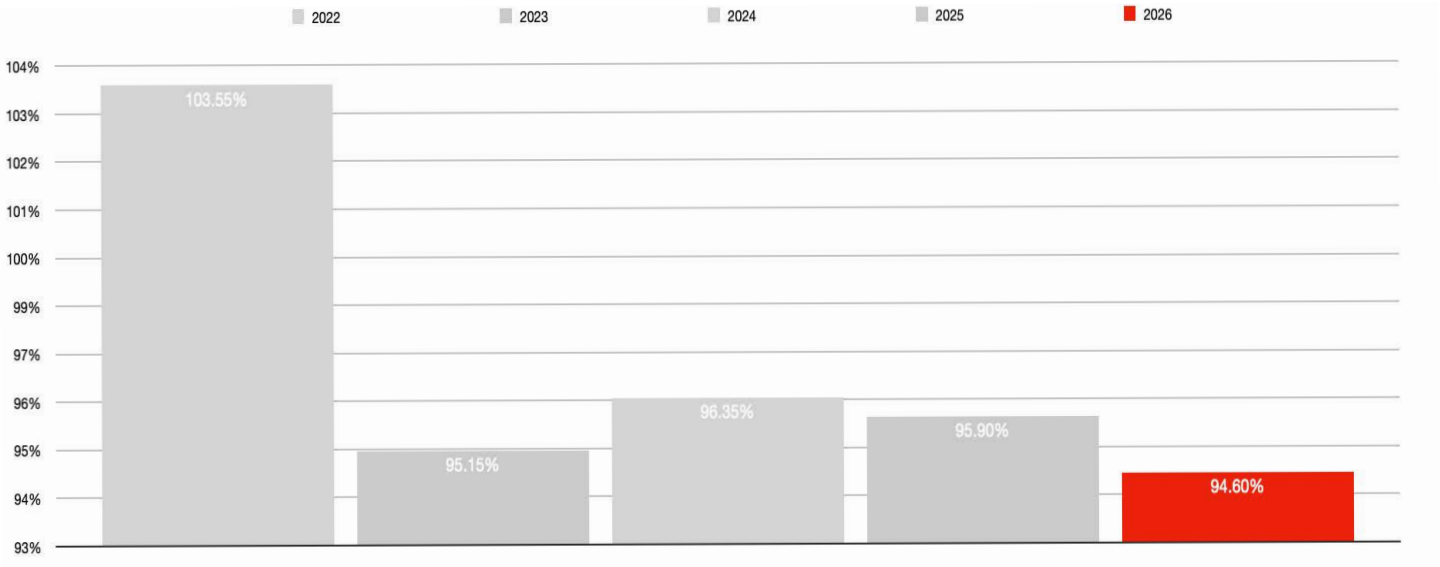
Year-Over-Year



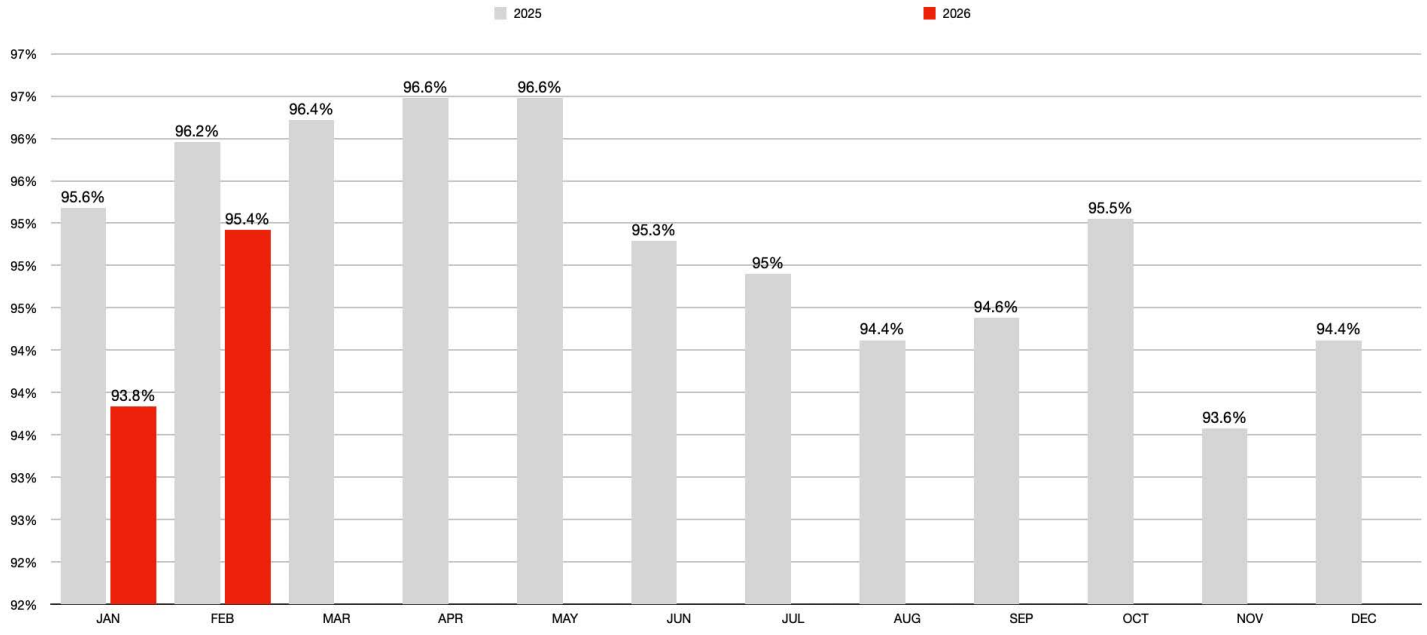
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

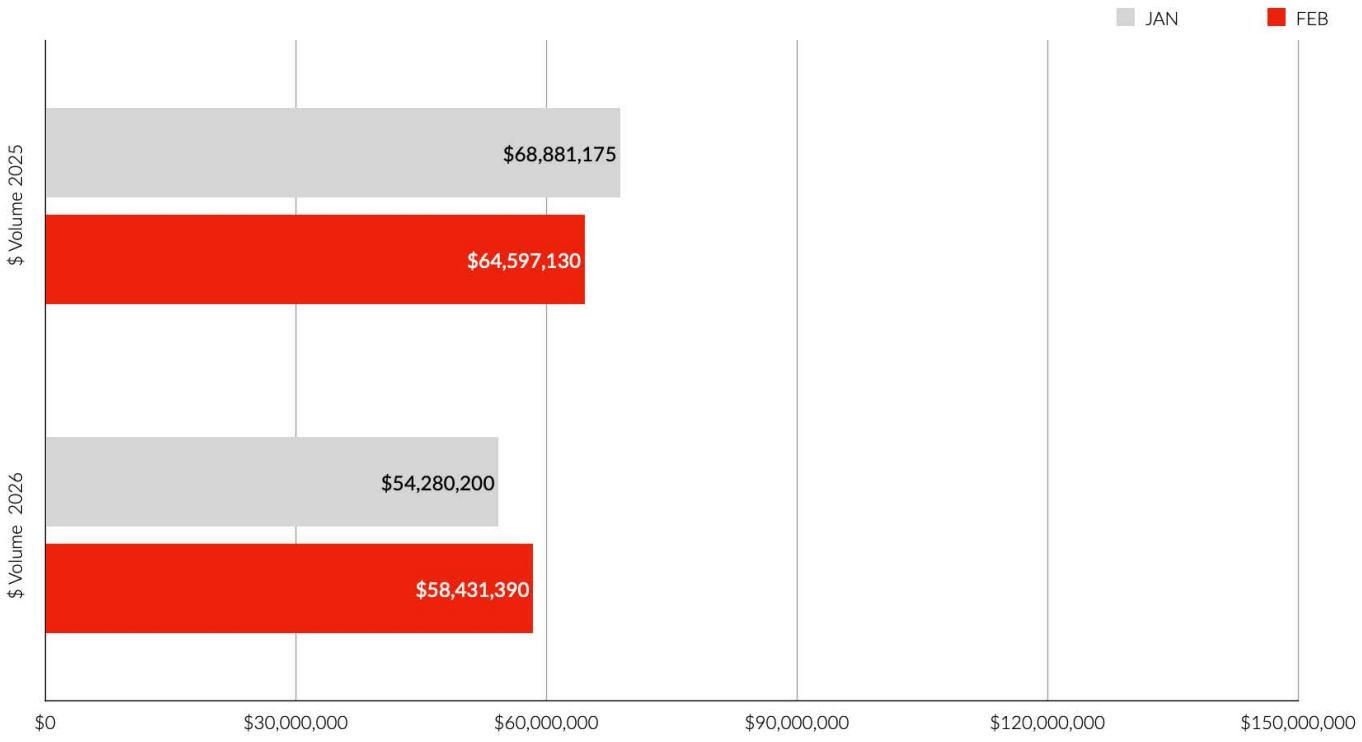


Year-Over-Year



Month-Over-Month 2025 vs. 2026

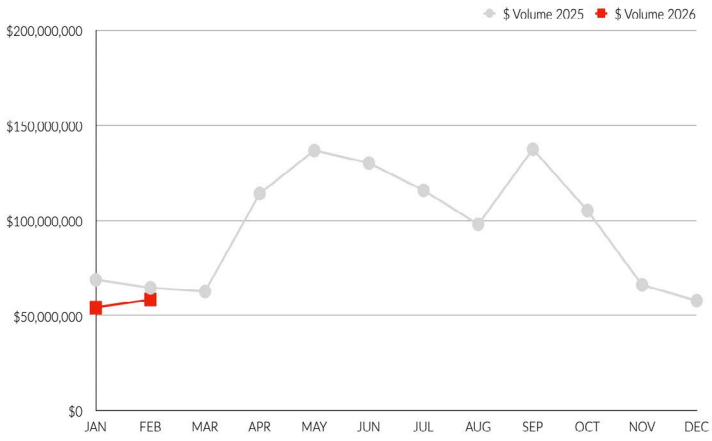
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

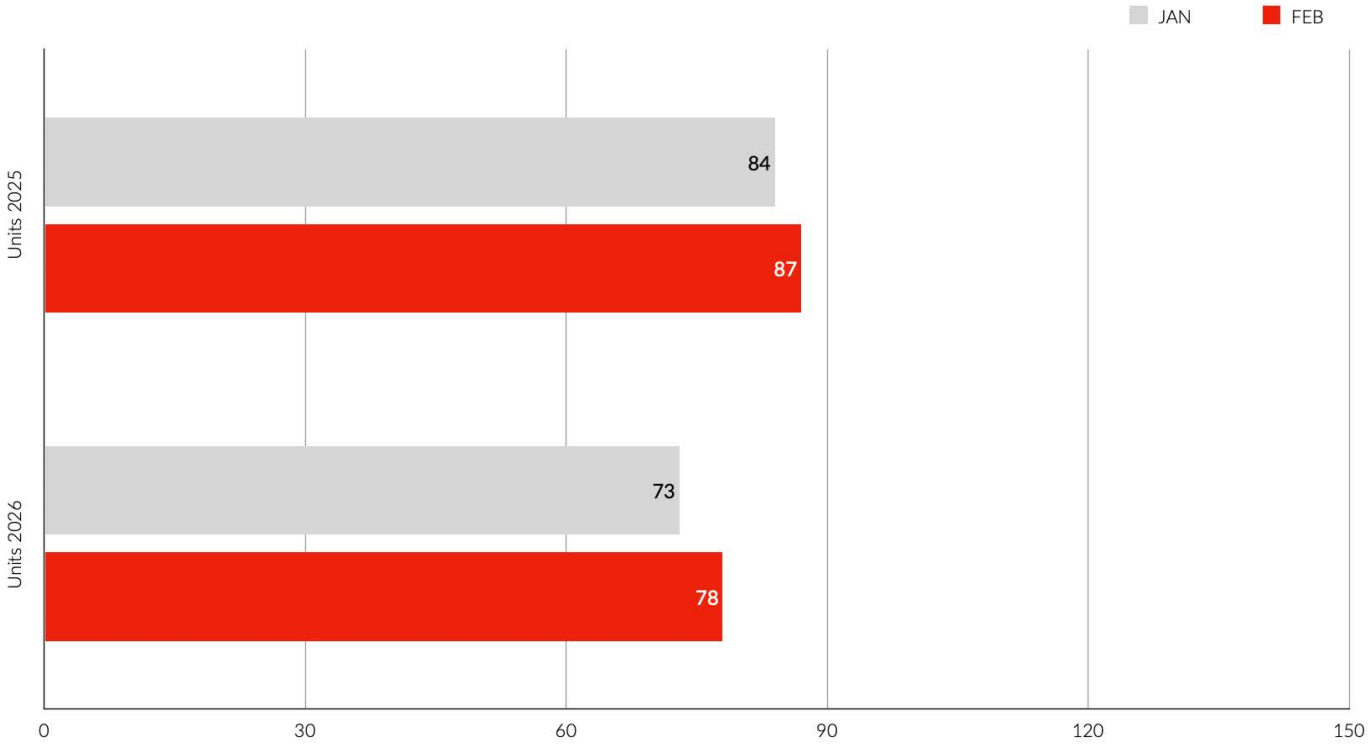


Yearly Totals 2025 vs. 2026

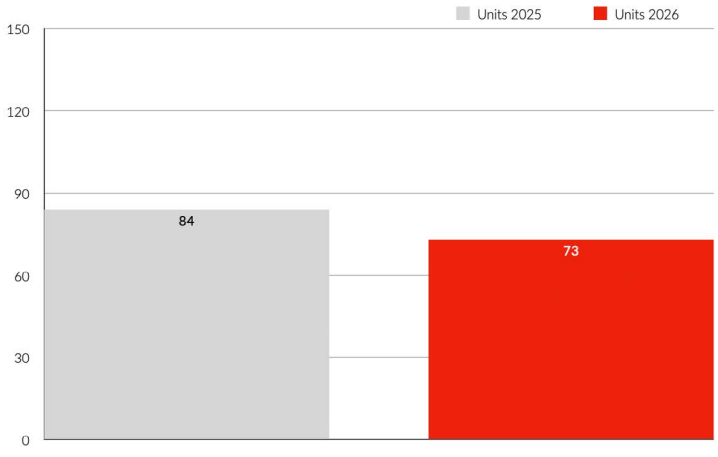


Month vs. Month 2025 vs. 2026

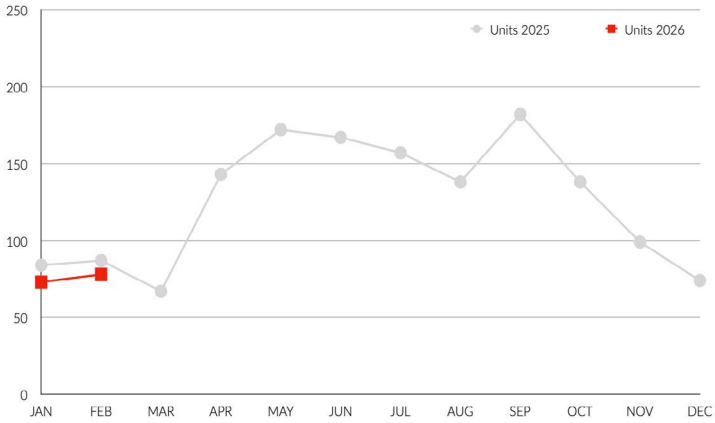
UNIT SALES



Monthly Comparison 2025 vs. 2026



Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

ROYAL LEPAGE® LOCATIONS NORTH BROKERAGE

SALES BY **TYPE**

	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	$91,299,490 -18.13%	$22,087,100 +0.56%	$1,415,000 -67.45%
YTD Unit Sales	118 -11.28%	34 -10.53%	2 -71.43%
YTD Average Sale Price	$773,724 +11.84%	$649,621 +12.39%	$707,500.00 +13.93%
February Sales Volume	$46,135,390 -14.31%	$12,971,000 +20.6%	$555,000 -65.89%
February Unit Sales	59 -14.49%	20 +11.11%	1 -75%

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



OUR LOCATIONS

COLLINGWOOD
705-445-5520
112 Hurontario St, Collingwood

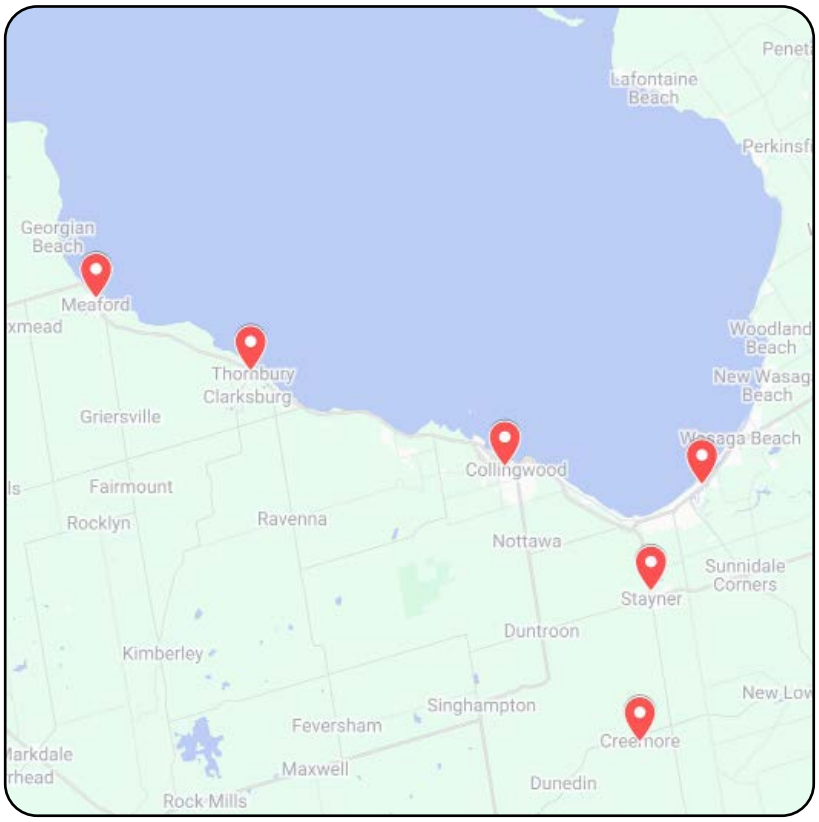
CREEMORE
705-881-9005
154 Mill St, Unit B, Creemore

SIMCOE COUNTY
519-538-5755
96 Sykes St N, Simcoe County

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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