

2026

JUNE

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, the real estate market remained in buyer's market territory this June, with sales activity strengthening year-over-year while pricing continued to soften. The median sale price declined 7.14% to $650,000, while the average sale price fell 4.18% to $747,151. Sales volume increased 9.47% to $142,555,669, supported by a 14.37% increase in unit sales to 191 transactions. New listings edged down 0.82% to 605, while expired listings rose 12.5% to 81. With the unit sales-to-listings ratio at 31.57%, conditions continue to favour buyers, though stronger sales activity points to improved movement compared to last June.

June year-over-year sales volume of $142,555,669

Up +9.47% from 2025's $130,221,049 with unit sales of 191 up +14.37% from last June's 167. New listings of 605 are down -0.82% from a year ago, with the sales/listing ratio of 31.57% up +15.32%.

Year-to-date sales volume of $539,674,176

Down -6.53% from 2025's $577,361,267 with unit sales of 722 up +0.28% from 2025's 720. New listings of 2,790 are down -5.13% from a year ago, with the sales/listing ratio of 25.88% up +5.7%.

Year-to-date average sale price of $744,690

Down -8.29% from $811,987 one year ago with median sale price of $648,625 down -7.34% from $700,000 one year ago. Average days-on-market of 55.67 is essentially unchanged from 56.00 days last year.

JUNE NUMBERS

Median Sale Price
$650,000
-7.14%

Average Sale Price
$747,151
-4.18%

Sales Volume
$142,555,669
+9.47%

Unit Sales
191
+14.37%

New Listings
605
-0.82%

Expired Listings
81
+12.5%

Unit Sales/Listings Ratio
31.57%
+15.32%

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



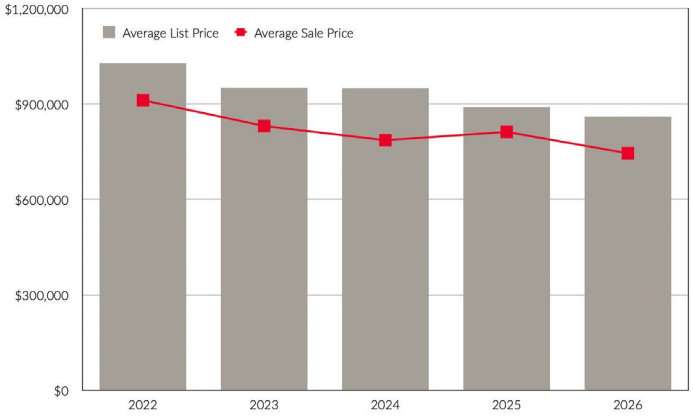
ROYAL LEPAGE® LOCATIONS NORTH BROKERAGE

THE MARKET IN **DETAIL**

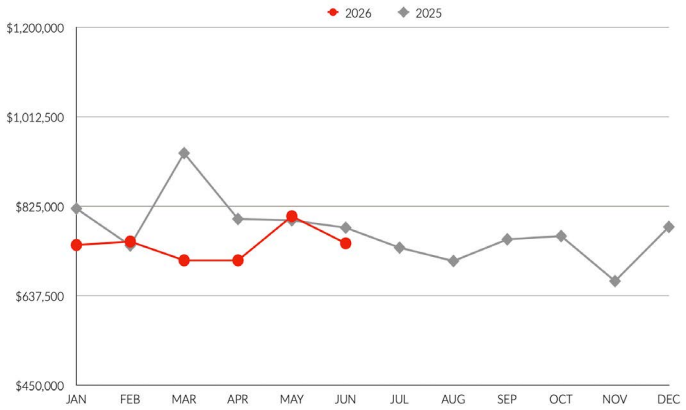
	2024	2025	2026	2025-2026
YTD Volume Sales	$825,278,442	$577,361,267	$539,674,176	-6.53%
YTD Unit Sales	1,043	720	722	+0.28%
YTD New Listings	3,561	2,941	2,790	-5.13%
YTD Sales/Listings Ratio	29.29%	24.48%	25.88%	+5.7%
YTD Expired Listings	643	511	543	+6.26%
Monthly Volume Sales	$149,791,280	$130,221,049	$142,555,669	+9.47%
Monthly Unit Sales	201	167	191	+14.37%
Monthly New Listings	654	610	605	-0.82%
Monthly Sales/Listings Ratio	30.73%	27.38%	31.57%	+15.32%
Monthly Expired Listings	136	72	81	+12.5%
Monthly Average Sale Price	$745,230	$779,767	$747,151	-4.18%
YTD Sales: $0-$199K	28	19	18	-5.26%
YTD Sales: $200k-349K	35	28	34	+21.43%
YTD Sales: $350K-$549K	197	137	159	+16.06%
YTD Sales: $550K-$749K	323	222	244	+9.91%
YTD Sales: $750K-$999K	262	186	145	-22.04%
YTD Sales: $1M+	170	113	107	-5.31%
YTD Sales: $2M+	27	18	15	-16.67%
YTD Average Days-On-Market	49.33	56.00	55.67	-0.6%
YTD Average Sale Price	$785,948	$811,987	$744,690	-8.29%
YTD Median Sale Price	$701,500	$700,000	$648,625	-7.34%

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

AVERAGE SALE PRICE

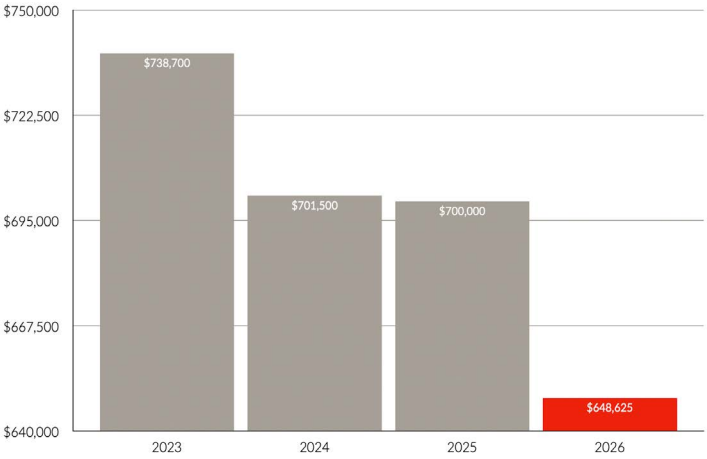


Year-Over-Year

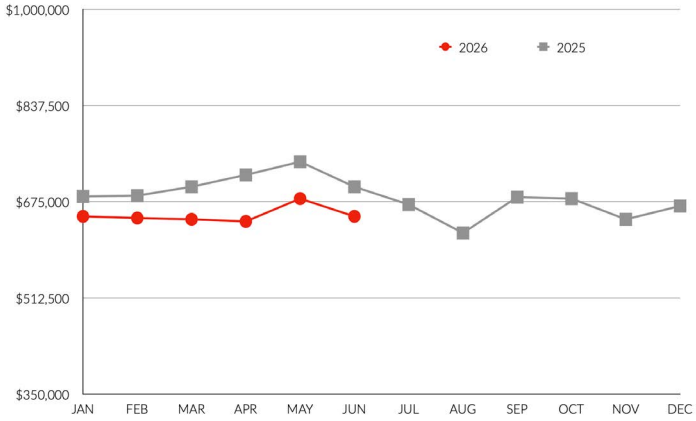


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



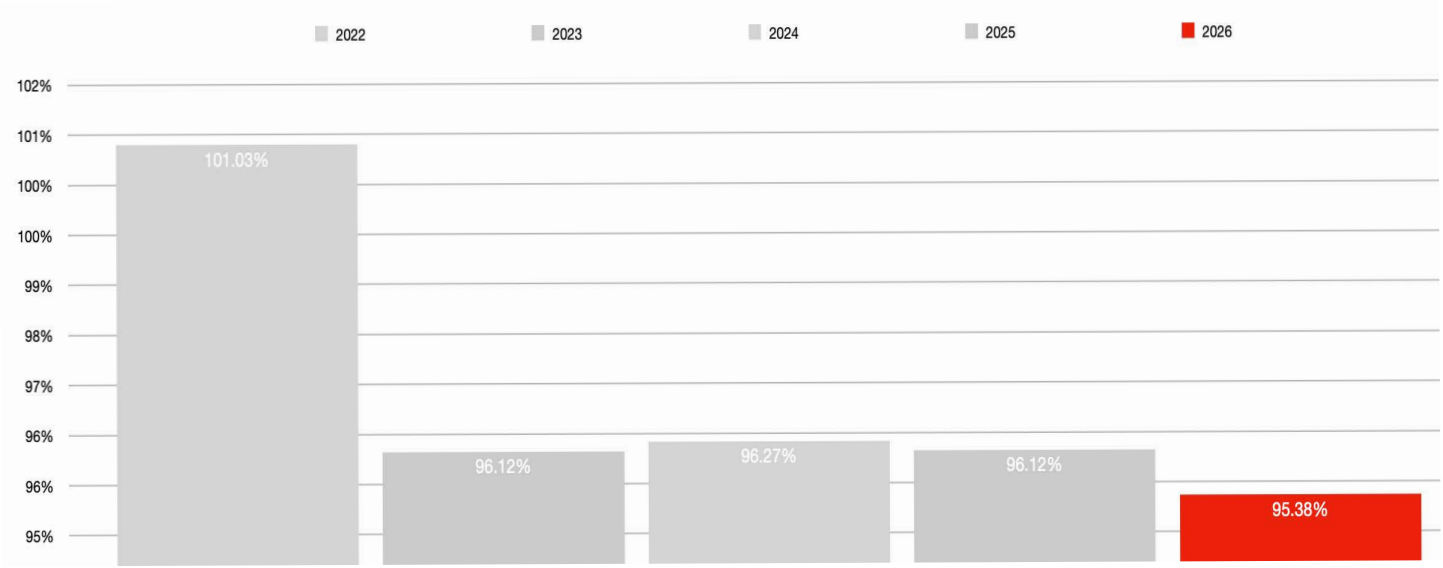
Year-Over-Year



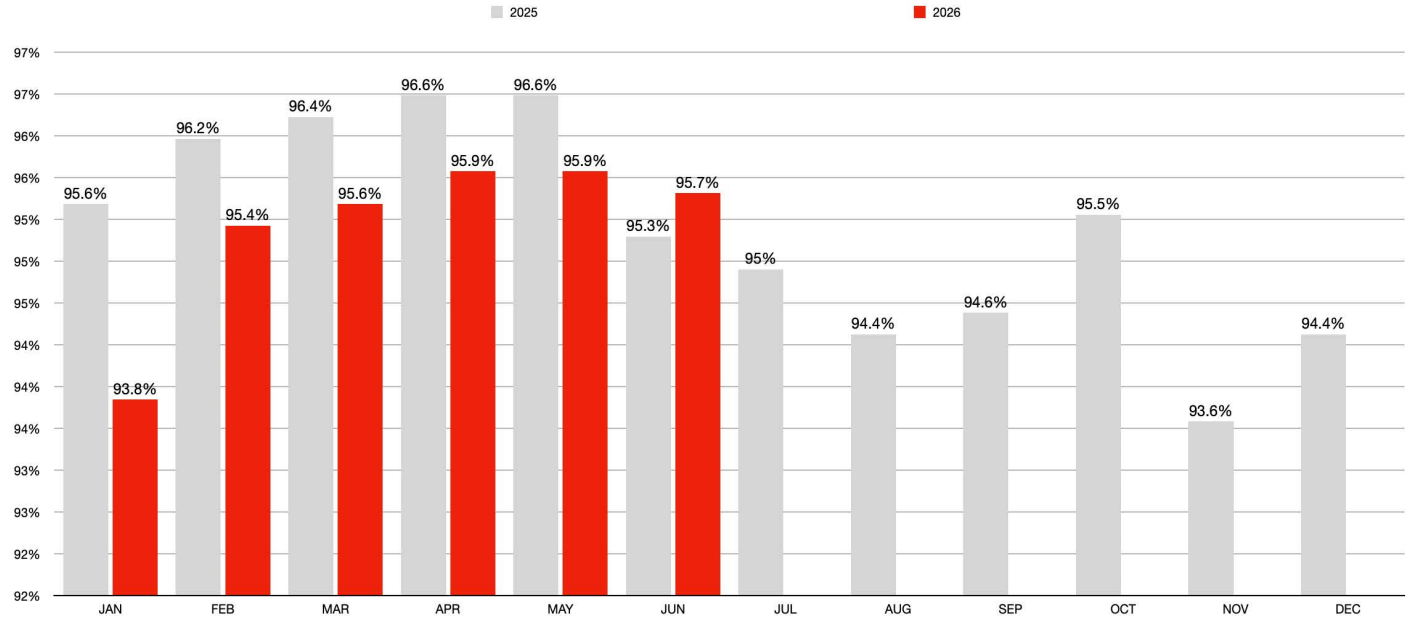
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. **LIST PRICE** RATIO

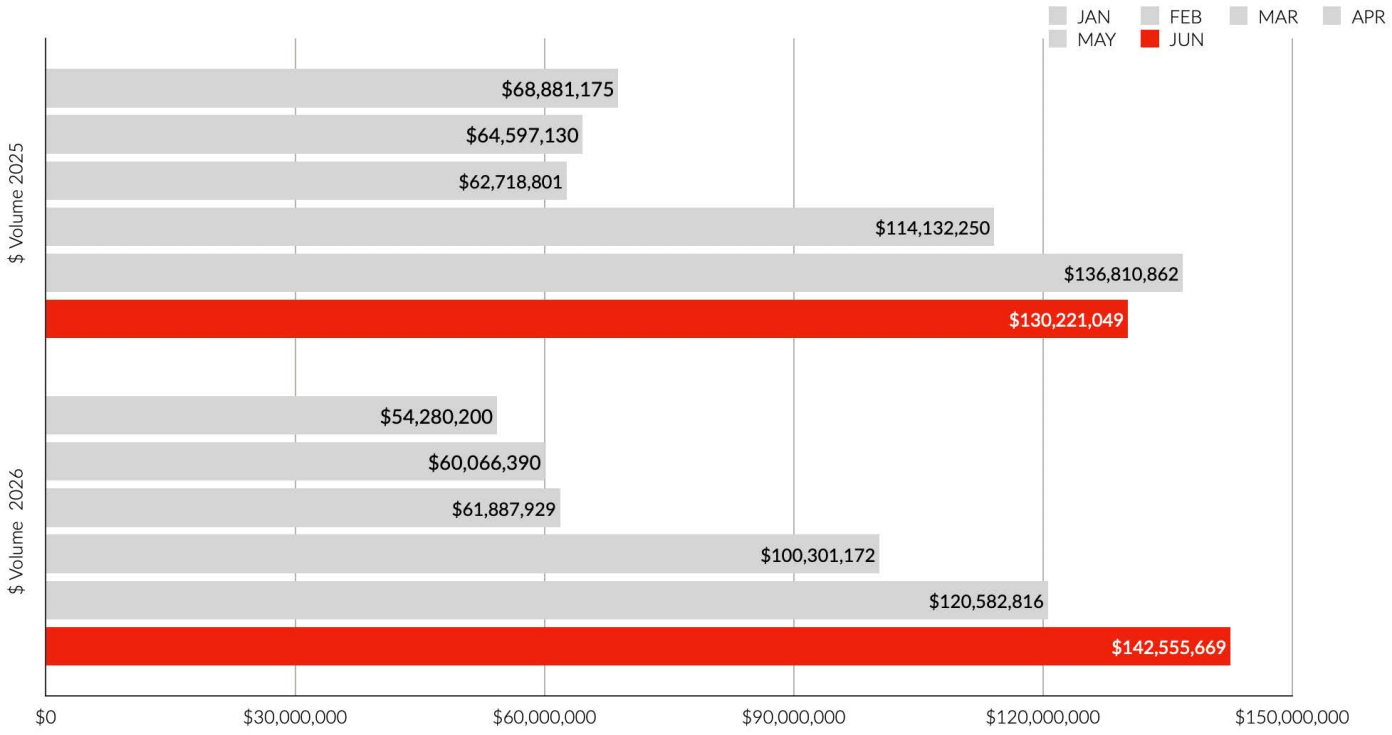


Year-Over-Year

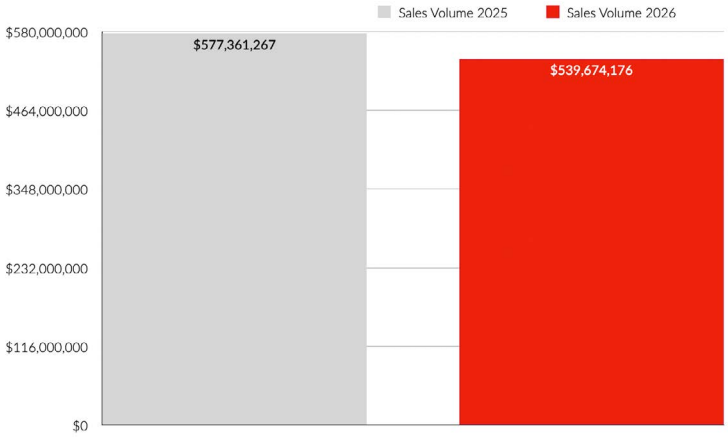


Month-Over-Month 2025 vs. 2026

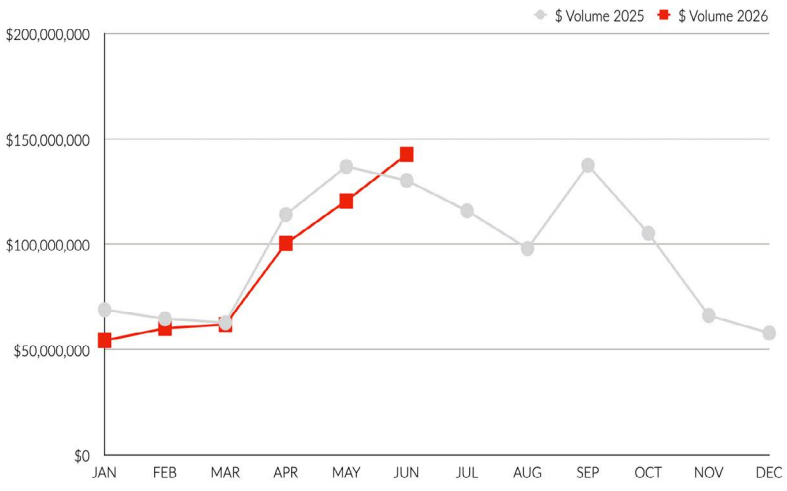
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

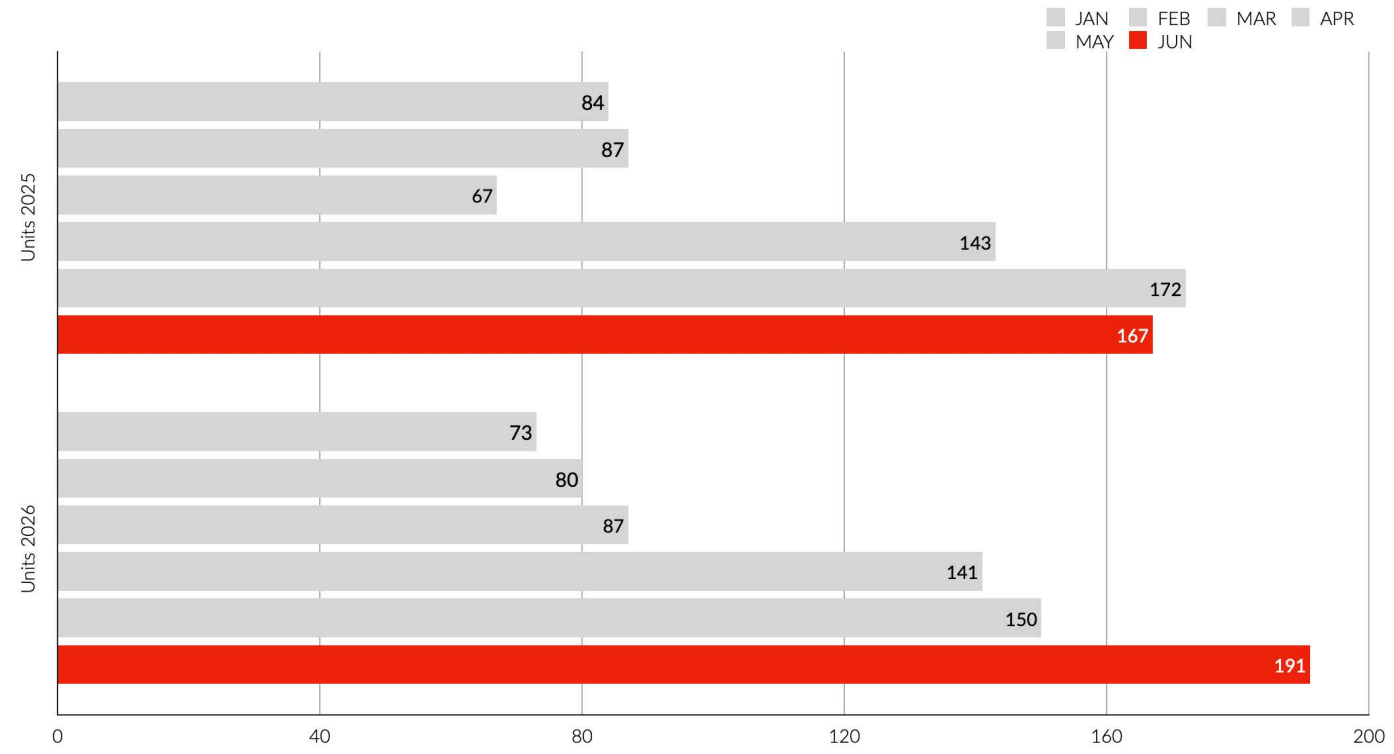


YTD Totals 2025 vs. 2026

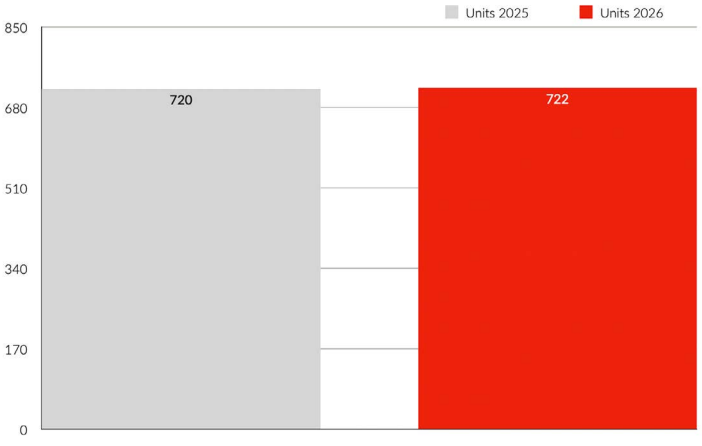


Month vs. Month 2025 vs. 2026

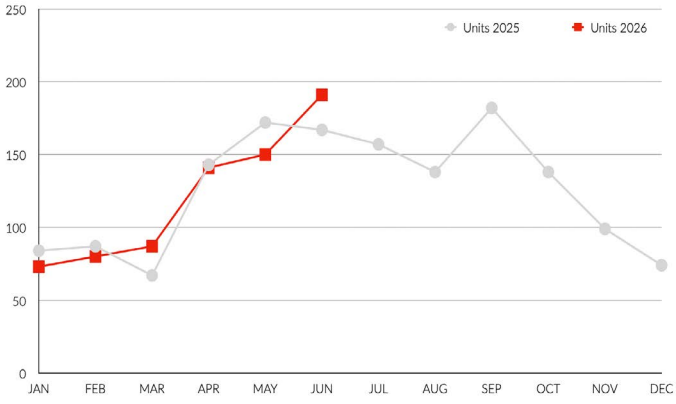
UNIT SALES



Monthly Comparison 2025 vs. 2026



YTD Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY **TYPE**

	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	$473,488,878 -6.81%	$66,185,299 -4.45%	$4,454,000 -64.18%
YTD Unit Sales	611 +2%	111 -8.26%	14 -56.25%
YTD Average Sale Price	$774,941 +4.23%	$596,264 +4.16%	$318,142.86 -18.12%
June Sales Volume	$132,927,769 +14.14%	$9,627,900 -30.02%	$650,000 -73.57%
June Unit Sales	173 +20.14%	18 -21.74%	3 -66.67%

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



OUR LOCATIONS

COLLINGWOOD
705-445-5520
112 Hurontario St, Collingwood

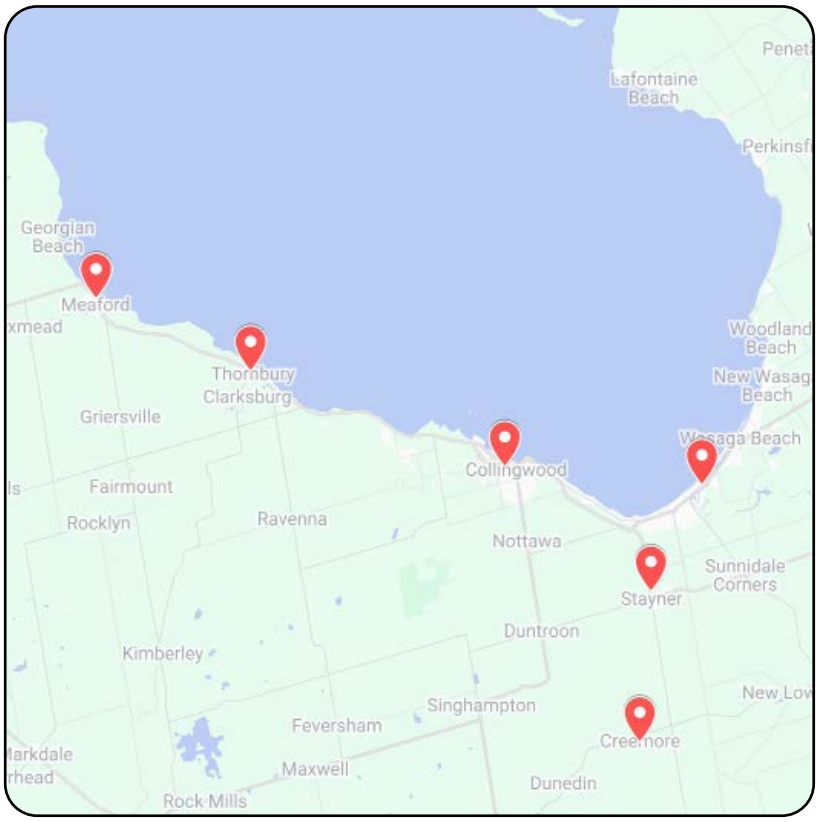
CREEMORE
705-881-9005
154 Mill St, Unit B, Creemore

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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