

2026

MAY

SIMCOE COUNTY

Real Estate Market Report

ROYAL LEPAGE® LOCATIONS NORTH BROKERAGE

OVERVIEW

BUYER'S MARKET

In Simcoe County, the real estate market remained in buyer's market territory this May, with softer sales activity year-over-year despite average sale price holding relatively steady. The median sale price declined 8.39% to $680,000, while the average sale price edged up 1.07% to $803,885. Sales volume decreased 11.86% to $120,582,816, alongside a 12.79% decline in unit sales to 150 transactions. New listings decreased 9.93% to 635, while expired listings rose 5.21% to 101. With the unit sales-to-listings ratio at 23.62%, conditions continue to favour buyers, offering strong selection and negotiating flexibility across the market.

May year-over-year sales volume of $120,582,816

Down -11.86% from 2025's $136,810,862 with unit sales of 150 down -12.79% from last May's 172. New listings of 635 are down -9.93% from a year ago, with the sales/listing ratio of 23.62% down -3.18%.

Year-to-date sales volume of $397,118,507

Down -11.19% from 2025's $447,140,218 with unit sales of 531 down -3.98% from 2025's 553. New listings of 2,185 are down -6.26% from a year ago, with the sales/listing ratio of 24.30% up +2.44%.

Year-to-date average sale price of $744,198

Down -9.07% from $818,430 one year ago with median sale price of $647,250 down from $700,000 one year ago. Average days-on-market of 57 is down slightly from 57.6 days last year.

MAY NUMBERS

Median Sale Price
$680,000
-8.39%

Average Sale Price
$803,885
+1.07%

Sales Volume
$120,582,816
-11.86%

Unit Sales
150
-12.79%

New Listings
635
-9.93%

Expired Listings
101
+5.21%

Unit Sales/Listings Ratio
23.62%
-3.18%

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



ROYAL LEPAGE® LOCATIONS NORTH BROKERAGE

THE MARKET IN **DETAIL**

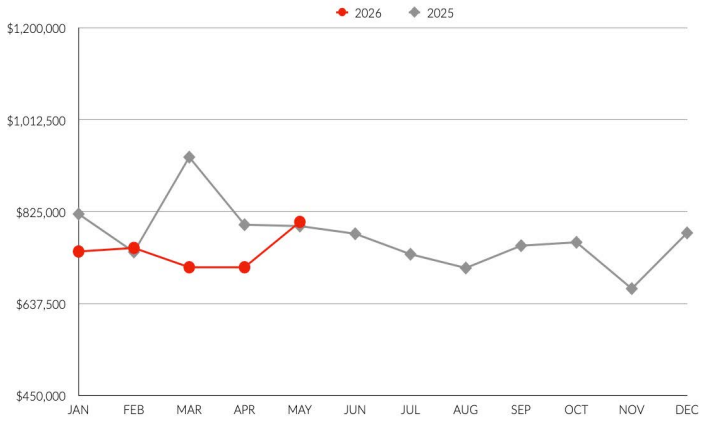
	2024	2025	2026	2025-2026
YTD Volume Sales	$675,487,162	$447,140,218	$397,118,507	-11.19%
YTD Unit Sales	842	553	531	-3.98%
YTD New Listings	2,907	2,331	2,185	-6.26%
YTD Sales/Listings Ratio	28.96%	23.72%	24.30%	+2.44%
YTD Expired Listings	507	439	462	+5.24%
Monthly Volume Sales	$174,431,068	$136,810,862	$120,582,816	-11.86%
Monthly Unit Sales	219	172	150	-12.79%
Monthly New Listings	850	705	635	-9.93%
Monthly Sales/Listings Ratio	25.76%	24.40%	23.62%	-3.18%
Monthly Expired Listings	98	96	101	+5.21%
Monthly Average Sale Price	$796,489	$795,412	$803,885	+1.07%
YTD Sales: $0-$199K	21	13	11	-15.38%
YTD Sales: $200k-349K	23	21	29	+38.1%
YTD Sales: $350K-$549K	149	108	116	+7.41%
YTD Sales: $550K-$749K	272	165	180	+9.09%
YTD Sales: $750K-$999K	219	147	103	-29.93%
YTD Sales: $1M+	133	88	81	-7.95%
YTD Sales: $2M+	25	13	11	-15.38%
YTD Average Days-On-Market	50.40	57.60	57.00	-1.04%
YTD Average Sale Price	$794,092	$818,430	$744,198	-9.07%
YTD Median Sale Price	$720,000	$700,000	$647,250	-7.54%

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

AVERAGE SALE PRICE

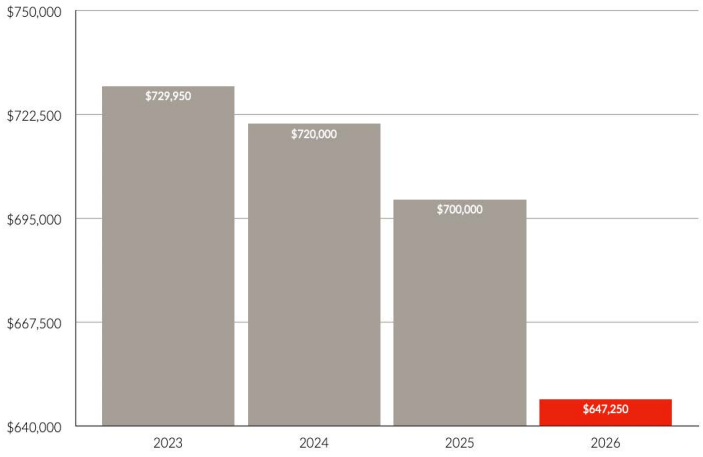


Year-Over-Year

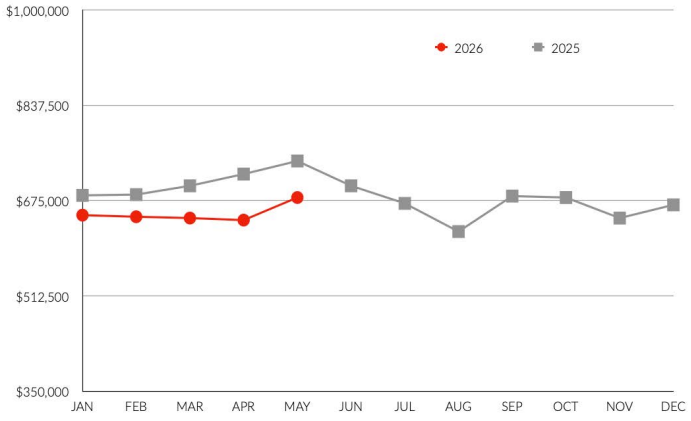


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



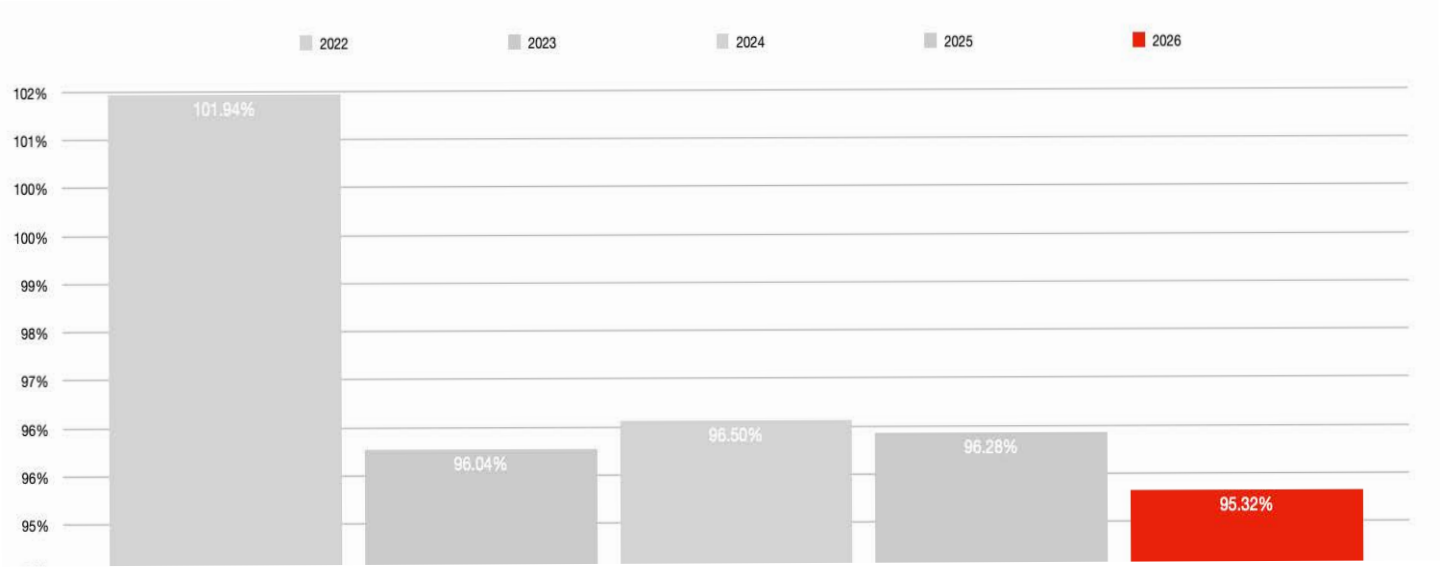
Year-Over-Year



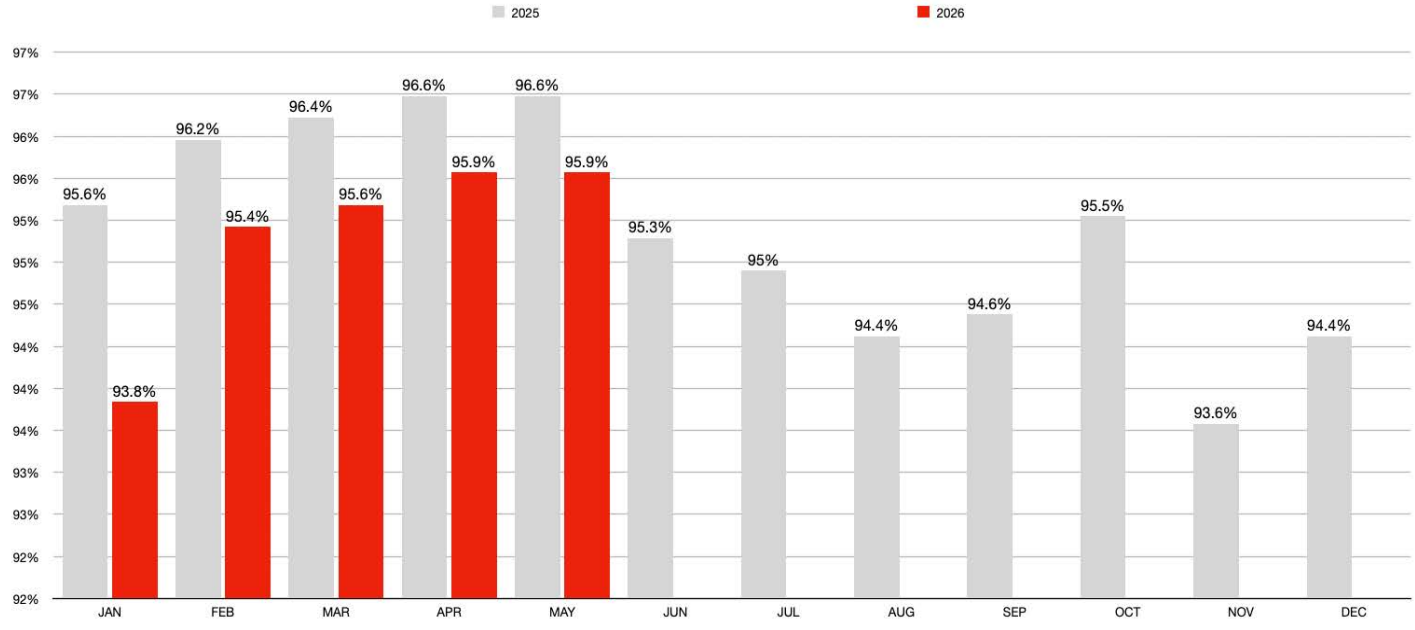
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. **LIST PRICE** RATIO

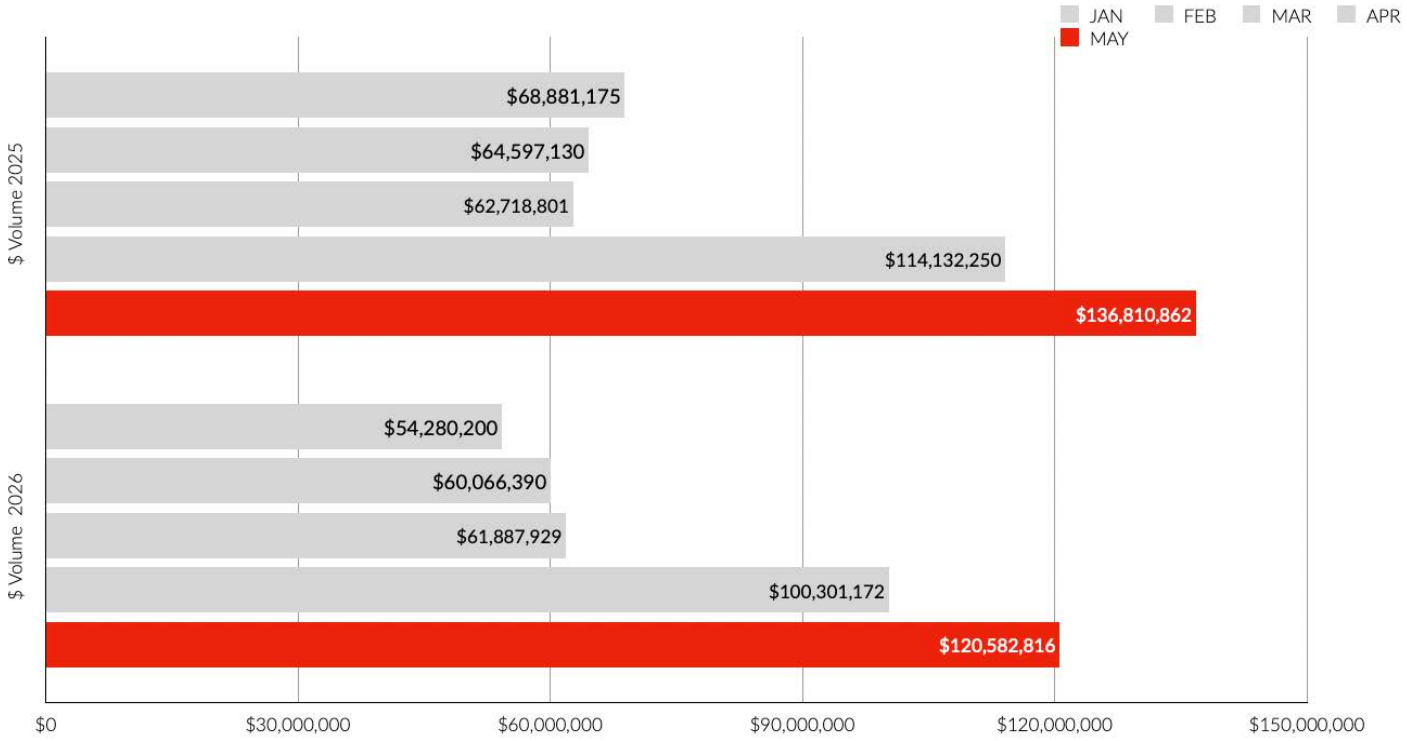


Year-Over-Year

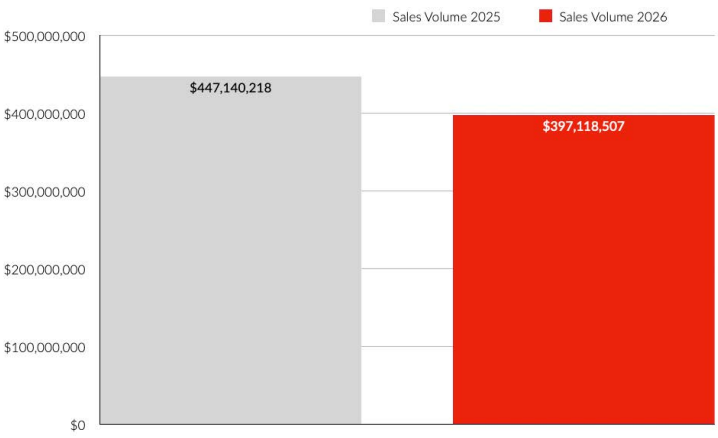


Month-Over-Month 2025 vs. 2026

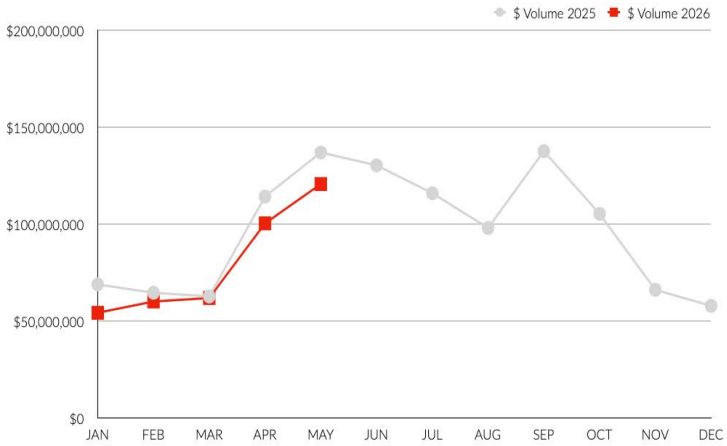
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

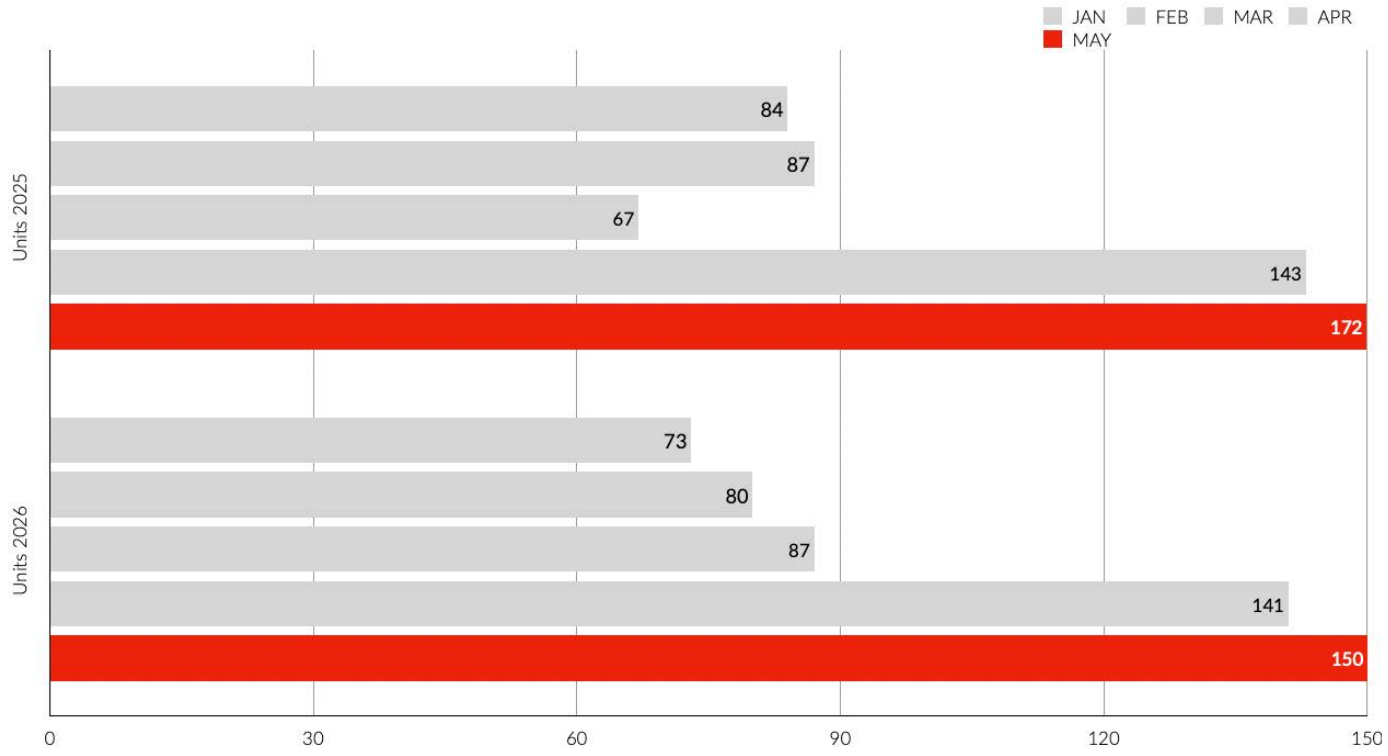


Yearly Totals 2025 vs. 2026

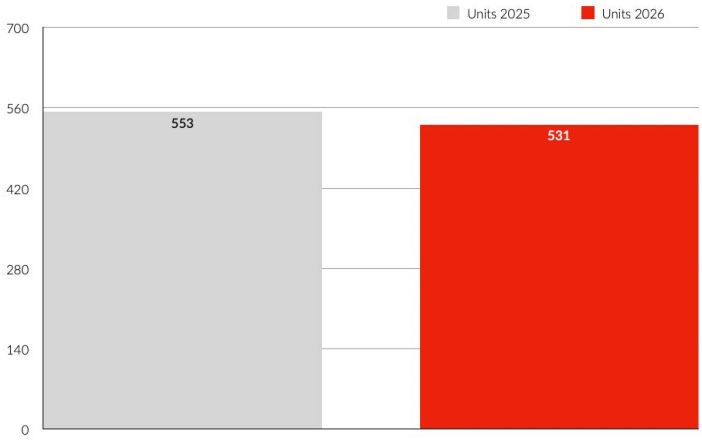


Month vs. Month 2025 vs. 2026

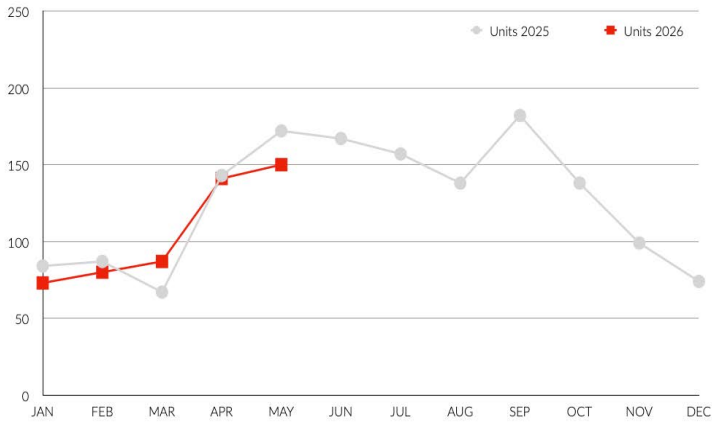
UNIT SALES



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	$340,561,109 -13.04%	$56,557,399 +1.89%	$3,804,000 -61.86%
YTD Unit Sales	438 -3.74%	93 -5.1%	11 -52.17%
YTD Average Sale Price	$777,537 +4.68%	$608,144 +7.37%	$345,818.18 -20.25%
May Sales Volume	$109,325,398 -8.63%	$11,257,418 -34.4%	$695,000 -78.38%
May Unit Sales	131 -7.09%	19 -38.71%	3 -57.14%

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



OUR LOCATIONS

COLLINGWOOD
705-445-5520
112 Hurontario St, Collingwood

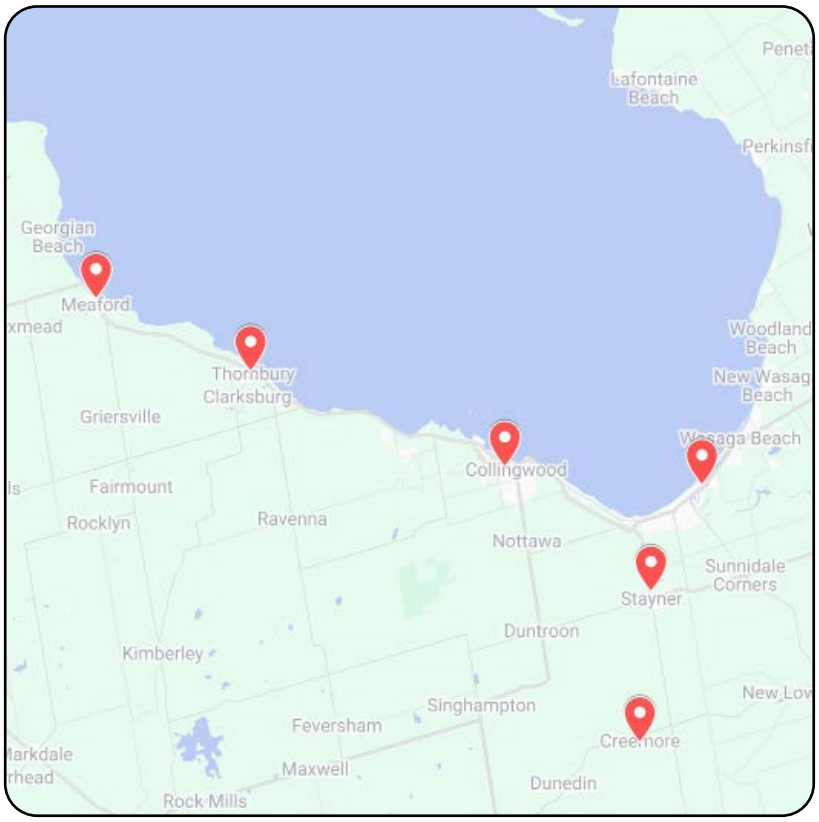
CREEMORE
705-881-9005
154 Mill St, Unit B, Creemore

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/