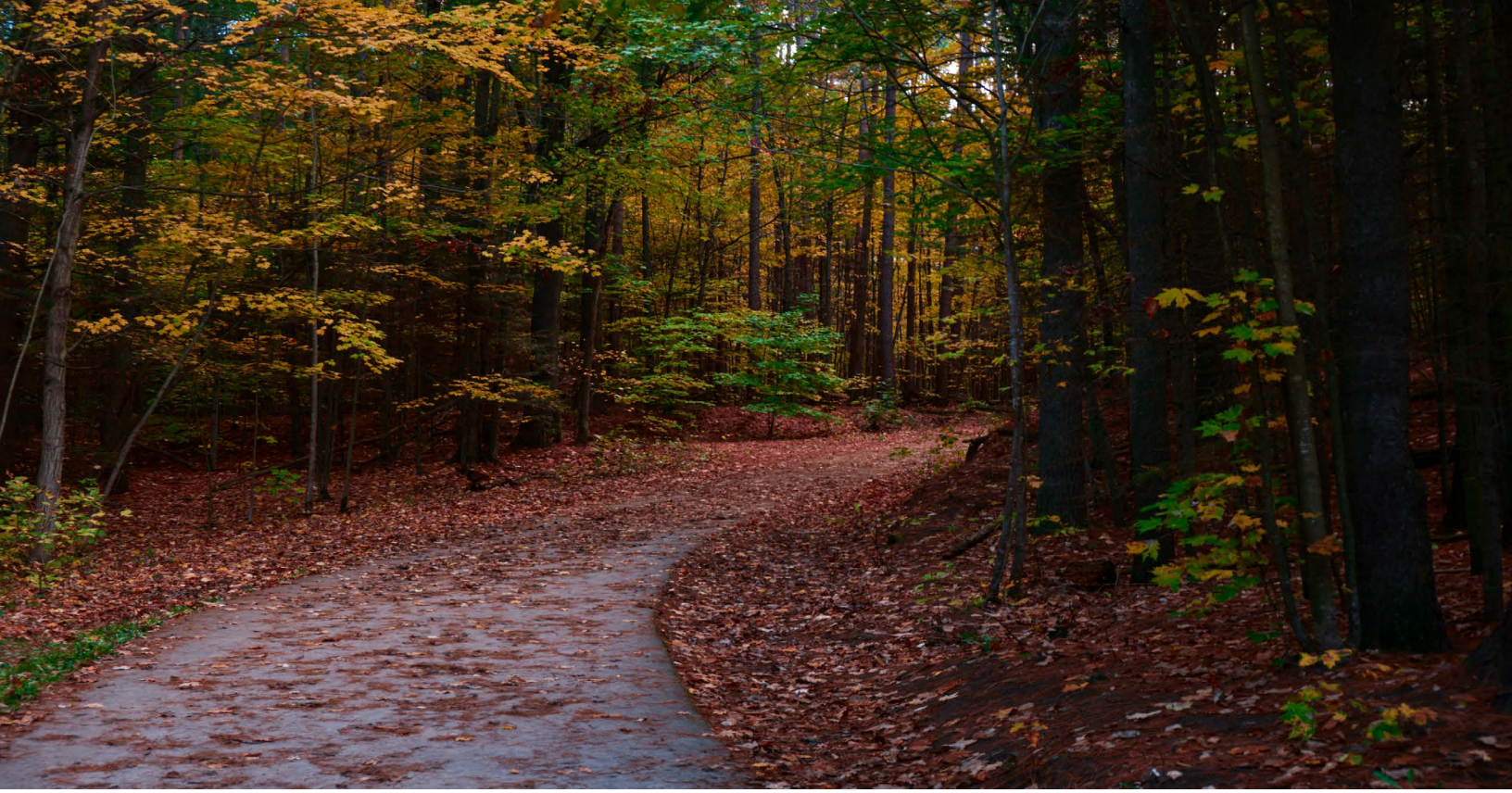


2026

OCTOBER

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, October brought softer sales activity and pricing year-over-year, while new listing activity declined and expired listings increased. The median sale price decreased 6.34% to $665,000, while the average sale price fell 8.22% to $722,801. Sales volume declined 22.06% to $451,750,421, alongside a 15.08% decrease in unit sales to 625 transactions. New listings declined 13.58% to 1,985 properties, while expired listings increased 8.46% to 667. The monthly unit sales-to-listings ratio decreased slightly to 31.49%, while the year-to-date ratio stood at 29.89%, keeping Simcoe County firmly in buyer's market territory.

October year-over-year sales volume of $451,750,421

Down 22.06% from 2025's $579,633,709, with unit sales of 625 down 15.08% from last October's 736. New listings of 1,985 are down 13.58% from 2,297 a year ago, while the monthly sales/listings ratio of 31.49% is down 1.73% from 32.04%.

Year-to-date sales volume of $4,804,060,922

Down 10.19% from 2025's $5,349,031,818, with unit sales of 6,508 down 3.21% from 2025's 6,724. New listings of 21,775 are down 8.72% from 23,855 a year ago, while the year-to-date sales/listings ratio of 29.89% is up 6.03% from 28.19%.

Year-to-date average sale price of $736,081

Down 7.58% from $796,439 one year ago, with the median sale price of $677,500 down 8.01% from $736,500. Average days on market of 44.60 is up 7.73% from 41.40 days last year, indicating homes are taking somewhat longer to sell amid softer year-to-date pricing.

OCTOBER NUMBERS

Median Sale Price
$665,000
-6.34%

Average Sale Price
$722,801
-8.22%

Sales Volume
$451,750,421
-22.06%

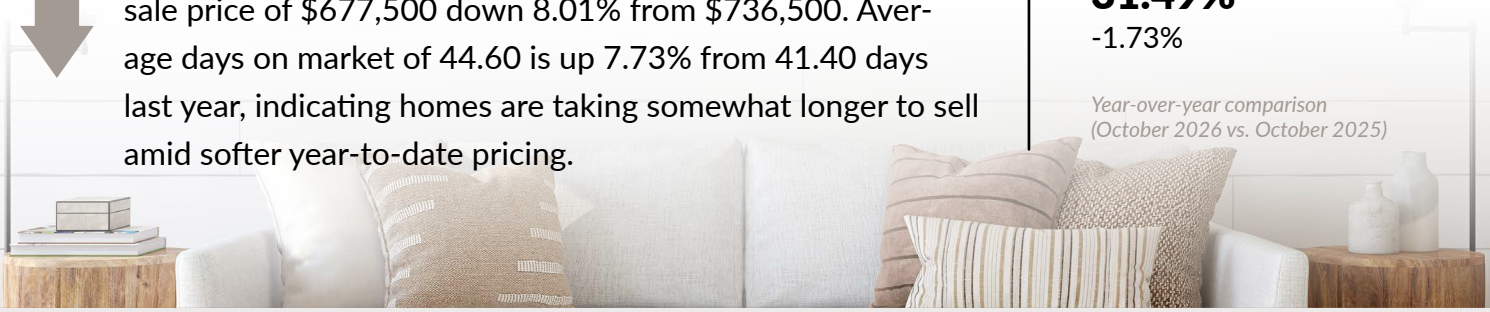
Unit Sales
625
-15.08%

New Listings
1,985
-13.58%

Expired Listings
667
+8.46%

Unit Sales/Listings Ratio
31.49%
-1.73%

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



ROYAL LEPAGE® LOCATIONS NORTH BROKERAGE

THE MARKET IN **DETAIL**

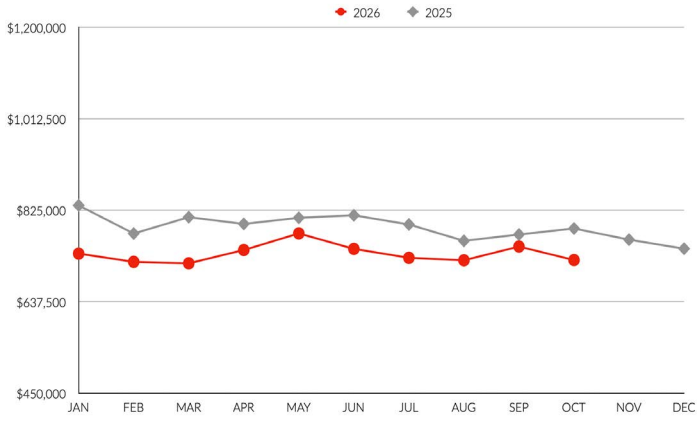
	2024	2025	2026	2025-2026
YTD Volume Sales	$6,517,658,444	$5,349,031,818	$4,804,060,922	-10.19%
YTD Unit Sales	7,979	6,724	6,508	-3.21%
YTD New Listings	23,571	23,855	21,775	-8.72%
YTD Sales/Listings Ratio	33.85%	28.19%	29.89%	+6.03%
YTD Expired Listings	4,297	4,398	4,347	-1.16%
Monthly Volume Sales	$710,817,125	$579,633,709	$451,750,421	-22.06%
Monthly Unit Sales	883	736	625	-15.08%
Monthly New Listings	2197	2297	1,985	-13.58%
Monthly Sales/Listings Ratio	40.19%	32.04%	31.49%	-1.73%
Monthly Expired Listings	641	615	667	+8.46%
Monthly Average Sale Price	$805,002	$787,546	$722,801	-8.22%
YTD Sales: $0-$199K	103	87	99	+13.79%
YTD Sales: $200k-349K	246	215	341	+58.6%
YTD Sales: $350K-$549K	1202	1093	1254	+14.73%
YTD Sales: $550K-$749K	2500	2196	2262	+3.01%
YTD Sales: $750K-$999K	2339	1930	1639	-15.08%
YTD Sales: $1M+	1445	1103	844	-23.48%
YTD Sales: $2M+	148	111	71	-36.04%
YTD Average Days-On-Market	39.90	41.40	44.60	+7.73%
YTD Average Sale Price	$814,998	$796,439	$736,081	-7.58%
YTD Median Sale Price	$730,000	$736,500	$677,500	-8.01%

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

AVERAGE SALE PRICE

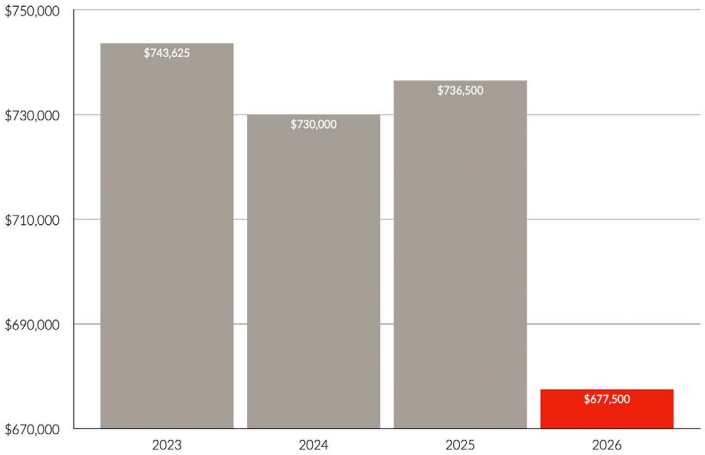


Year-Over-Year

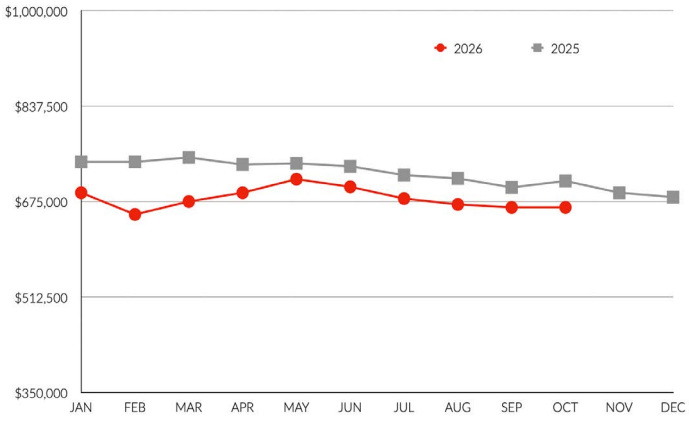


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



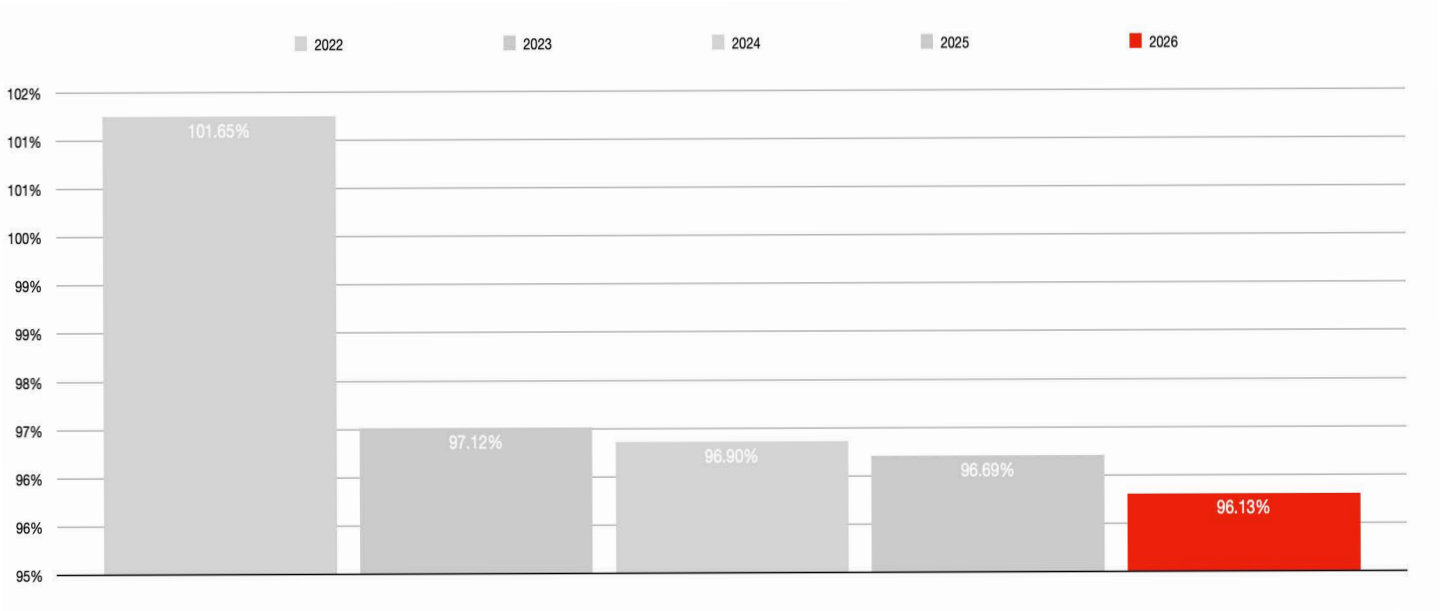
Year-Over-Year



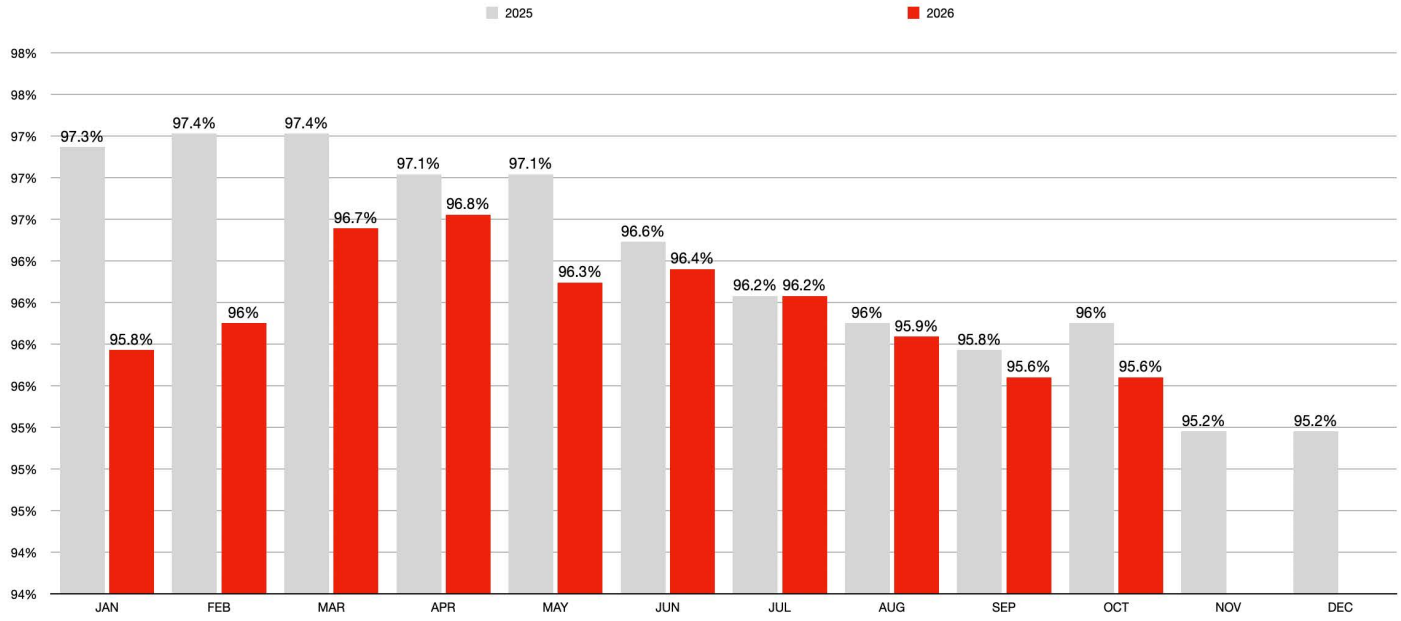
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. **LIST PRICE** RATIO

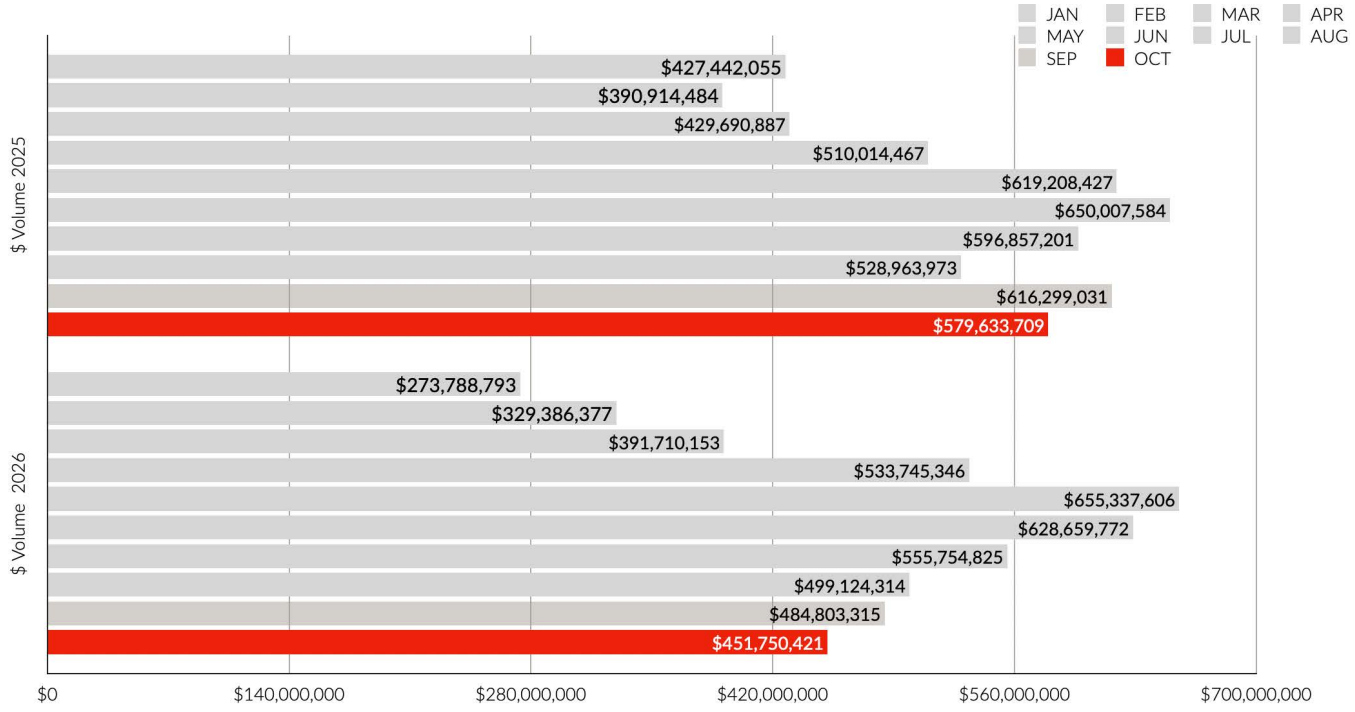


Year-Over-Year

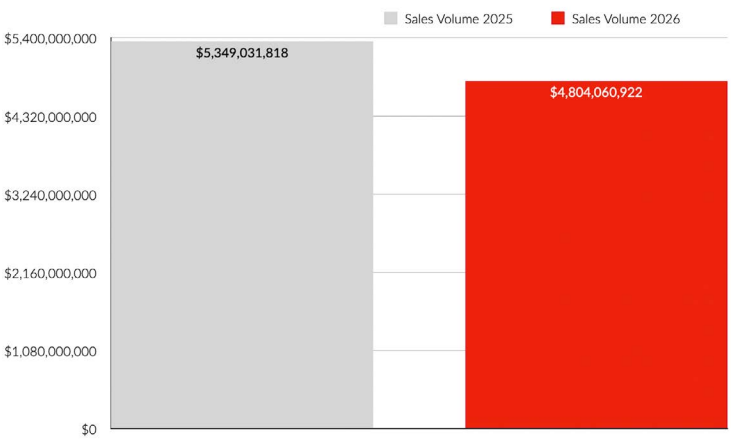


Month-Over-Month 2025 vs. 2026

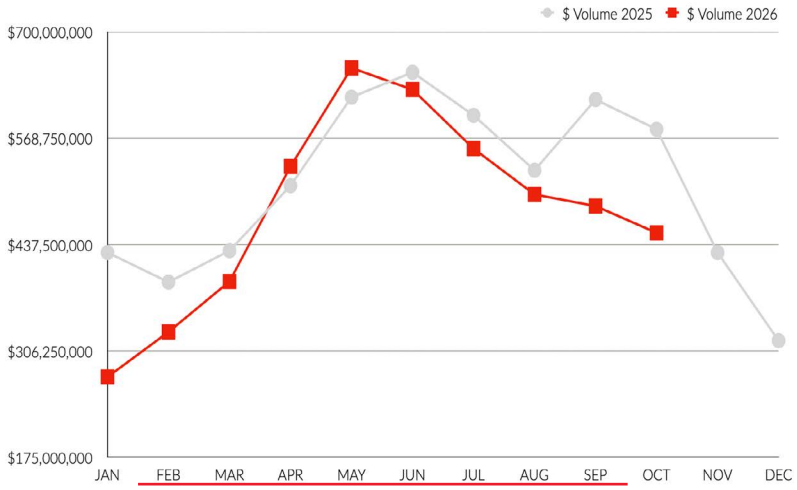
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

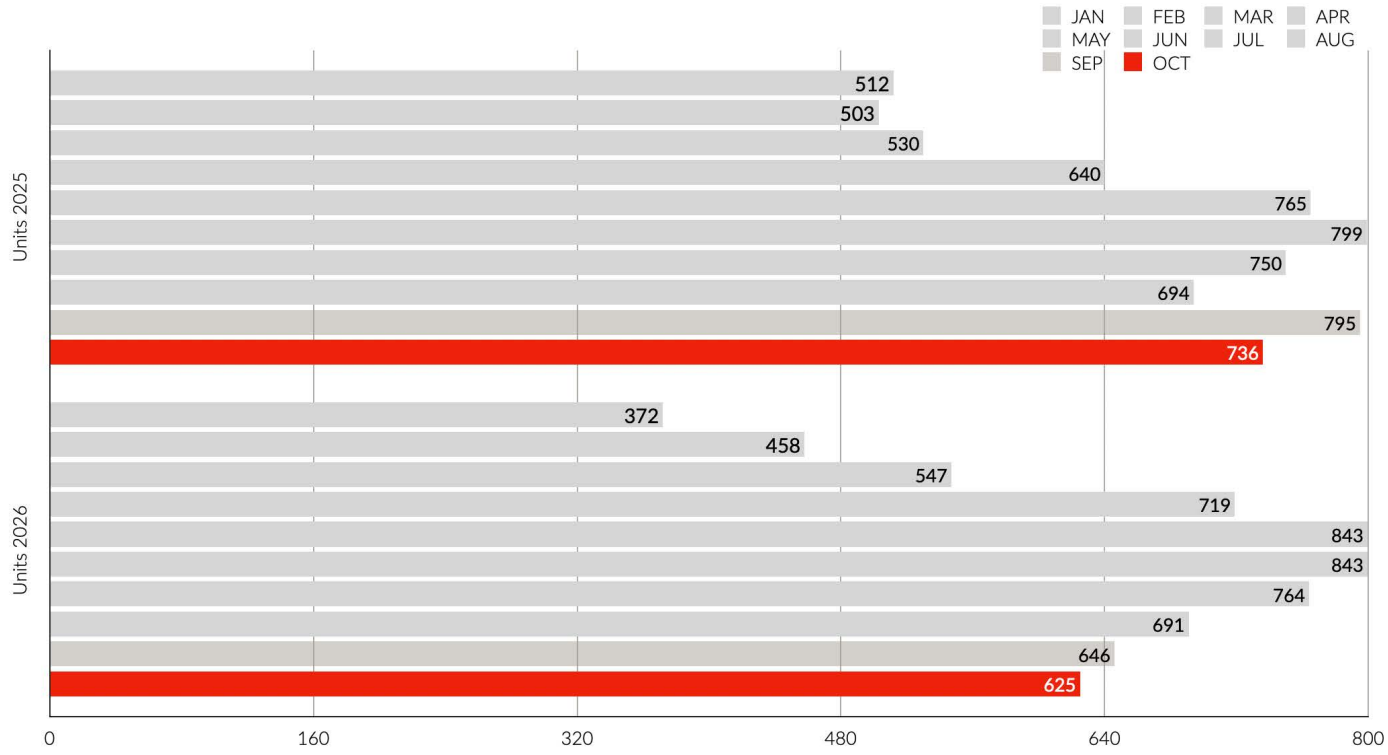


YTD Totals 2025 vs. 2026

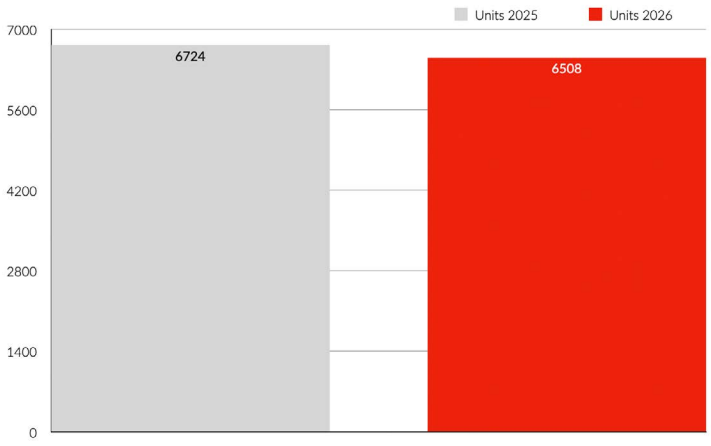


Month vs. Month 2025 vs. 2026

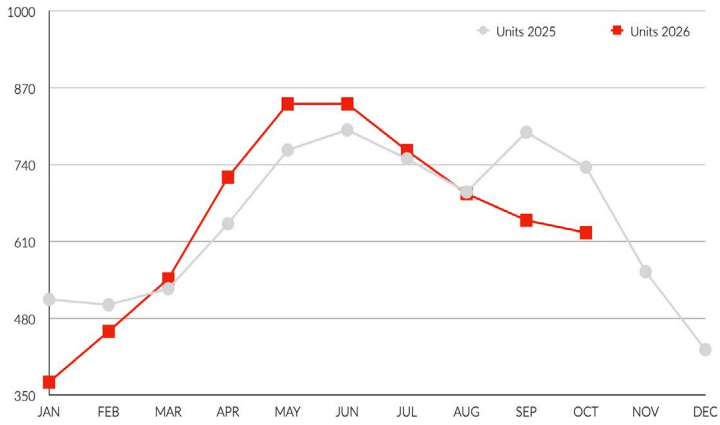
UNIT SALES



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	$4,423,997,924 -9.44%	$380,062,999 -18.07%	$41,100,400 -15.81%
YTD Unit Sales	5777 -1.77%	731 -13.29%	106 -13.82%
YTD Average Sale Price	$765,795 -1.94%	$519,922 -5.52%	$387,739.62 -2.31%
October Sales Volume	$425,145,021 -20.79%	$26,605,400 -37.94%	$2,661,000 +0.32%
October Unit Sales	566 -14.24%	59 -22.37%	9 -18.18%

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



OUR LOCATIONS

COLLINGWOOD
705-445-5520
112 Hurontario St, Collingwood

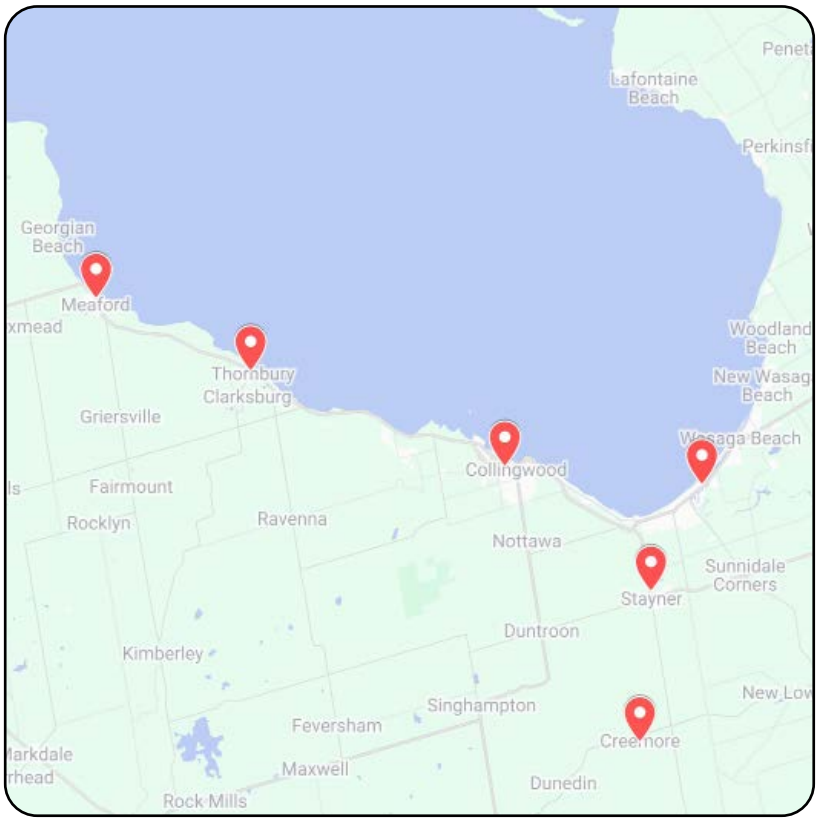
CREEMORE
705-881-9005
154 Mill St, Unit B, Creemore

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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