

2026

SEPTEMBER

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, September brought softer sales activity and pricing year-over-year, while new listing activity also declined. The median sale price decreased 4.86% to $665,000, while the average sale price fell 3.19% to $750,470. Sales volume declined 21.34% to $484,803,315, alongside an 18.74% decrease in unit sales to 646 transactions. New listings declined 13.13% to 2,361 properties, while expired listings increased 4.34% to 625. The monthly unit sales-to-listings ratio decreased to 27.36%, while the year-to-date ratio stood at 29.73%, keeping Simcoe County firmly in buyer's market territory overall.

September year-over-year sales volume of $484,803,315

Down 21.34% from 2025's $616,299,031, with unit sales of 646 down 18.74% from last September's 795. New listings of 2,361 are down 13.13% from 2,718 a year ago, while the monthly sales/listings ratio of 27.36% is down 6.46% from 29.25%.

Year-to-date sales volume of $4,352,310,501

Down 8.75% from 2025's $4,769,398,109, with unit sales of 5,883 down 1.75% from 2025's 5,988. New listings of 19,790 are down 8.2% from 21,558 a year ago, while the year-to-date sales/listings ratio of 29.73% is up 7.02% from 27.78%.

Year-to-date average sale price of $737,556

Down 7.51% from $797,427 one year ago, with the median sale price of $680,000 down 7.86% from $738,000. Average days on market of 44.89 is up 8.89% from 41.22 days last year, indicating homes are taking somewhat longer to sell amid softer year-to-date pricing.

SEPTEMBER NUMBERS

Median Sale Price
$665,000
-4.86%

Average Sale Price
$750,470
-3.19%

Sales Volume
$484,803,315
-21.34%

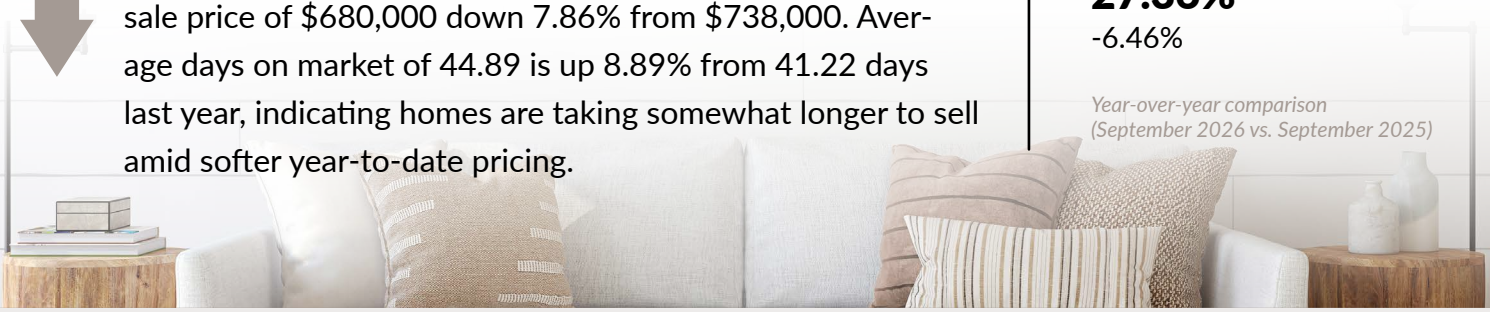
Unit Sales
646
-18.74%

New Listings
2,361
-13.13%

Expired Listings
625
+4.34%

Unit Sales/Listings Ratio
27.36%
-6.46%

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



ROYAL LEPAGE® LOCATIONS NORTH BROKERAGE

THE MARKET IN **DETAIL**

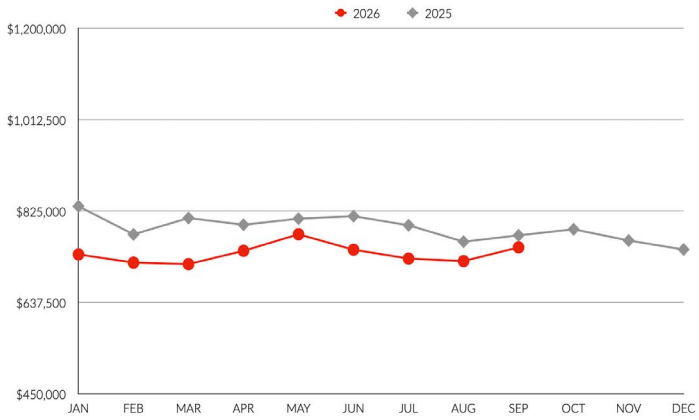
	2024	2025	2026	2025-2026
YTD Volume Sales	$5,806,841,319	$4,769,398,109	$4,352,310,501	-8.75%
YTD Unit Sales	7,096	5,988	5,883	-1.75%
YTD New Listings	21,374	21,558	19,790	-8.2%
YTD Sales/Listings Ratio	33.20%	27.78%	29.73%	+7.02%
YTD Expired Listings	3,656	3,783	3,680	-2.72%
Monthly Volume Sales	$653,907,980	$616,299,031	$484,803,315	-21.34%
Monthly Unit Sales	792	795	646	-18.74%
Monthly New Listings	2670	2718	2,361	-13.13%
Monthly Sales/Listings Ratio	29.66%	29.25%	27.36%	-6.46%
Monthly Expired Listings	617	599	625	+4.34%
Monthly Average Sale Price	$825,641	$775,219	$750,470	-3.19%
YTD Sales: $0-$199K	89	80	94	+17.5%
YTD Sales: $200k-349K	220	194	302	+55.67%
YTD Sales: $350K-$549K	1064	969	1113	+14.86%
YTD Sales: $550K-$749K	2220	1924	2051	+6.6%
YTD Sales: $750K-$999K	2083	1750	1487	-15.03%
YTD Sales: $1M+	1290	982	776	-20.98%
YTD Sales: $2M+	132	100	62	-38%
YTD Average Days-On-Market	39.44	41.22	44.89	+8.89%
YTD Average Sale Price	$816,109	$797,427	$737,556	-7.51%
YTD Median Sale Price	$725,000	$738,000	$680,000	-7.86%

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

AVERAGE SALE PRICE

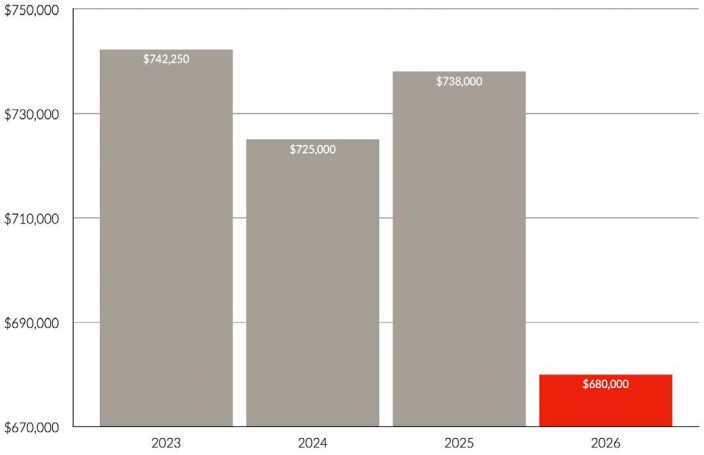


Year-Over-Year

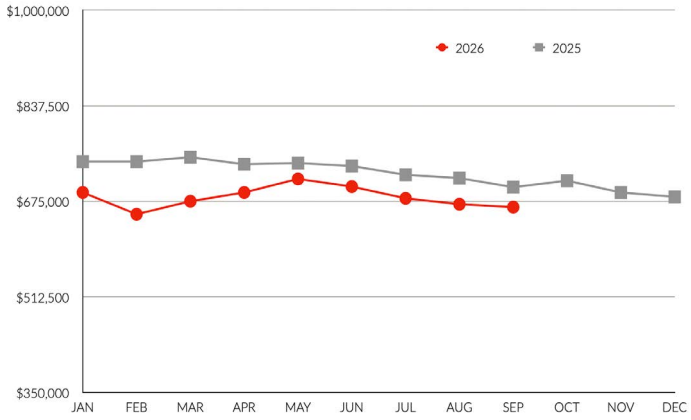


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



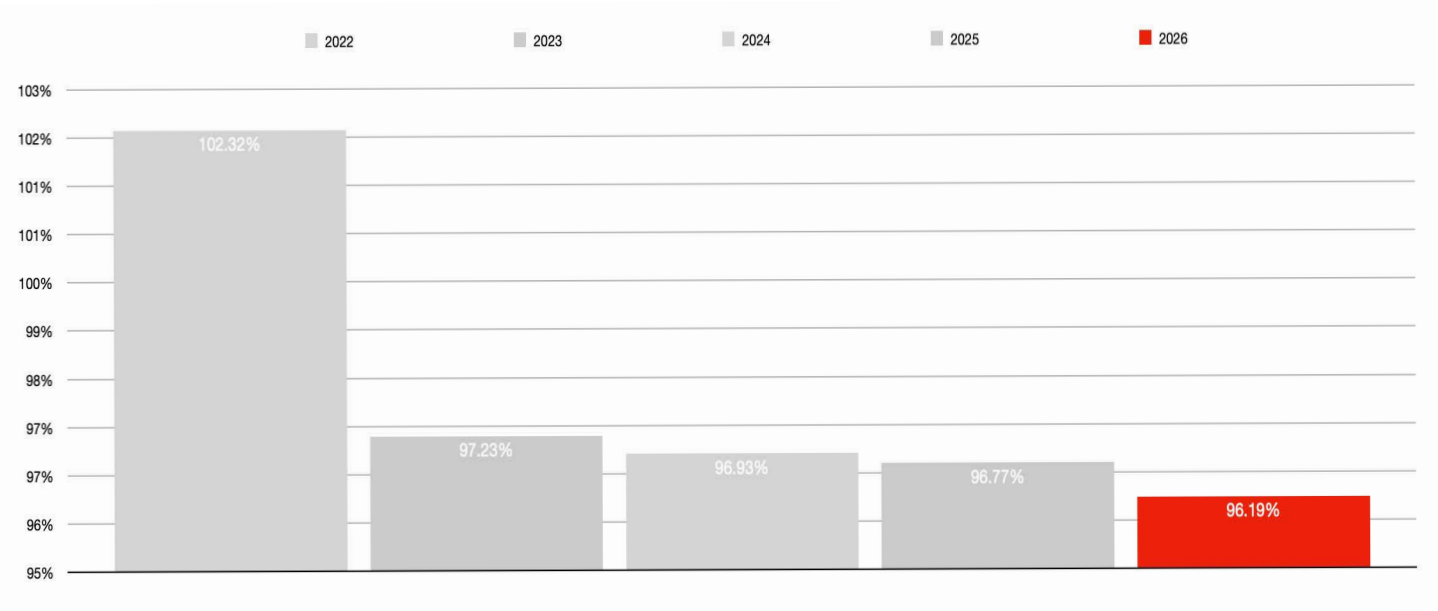
Year-Over-Year



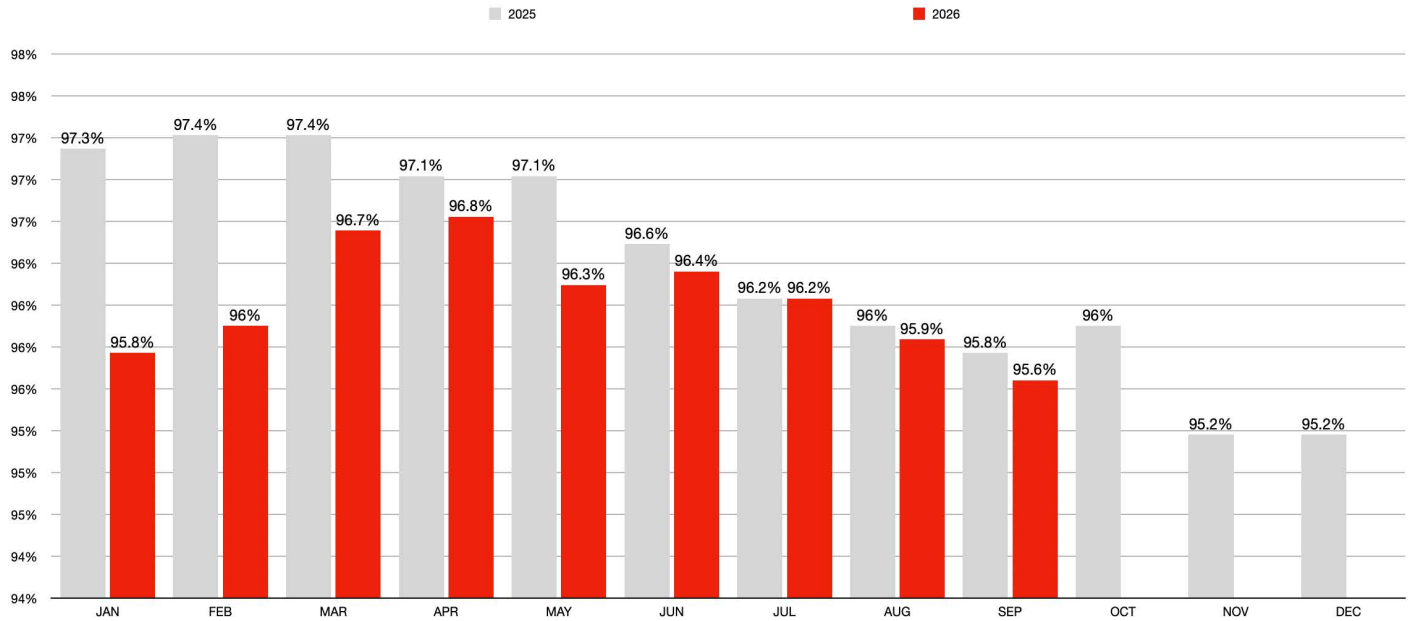
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

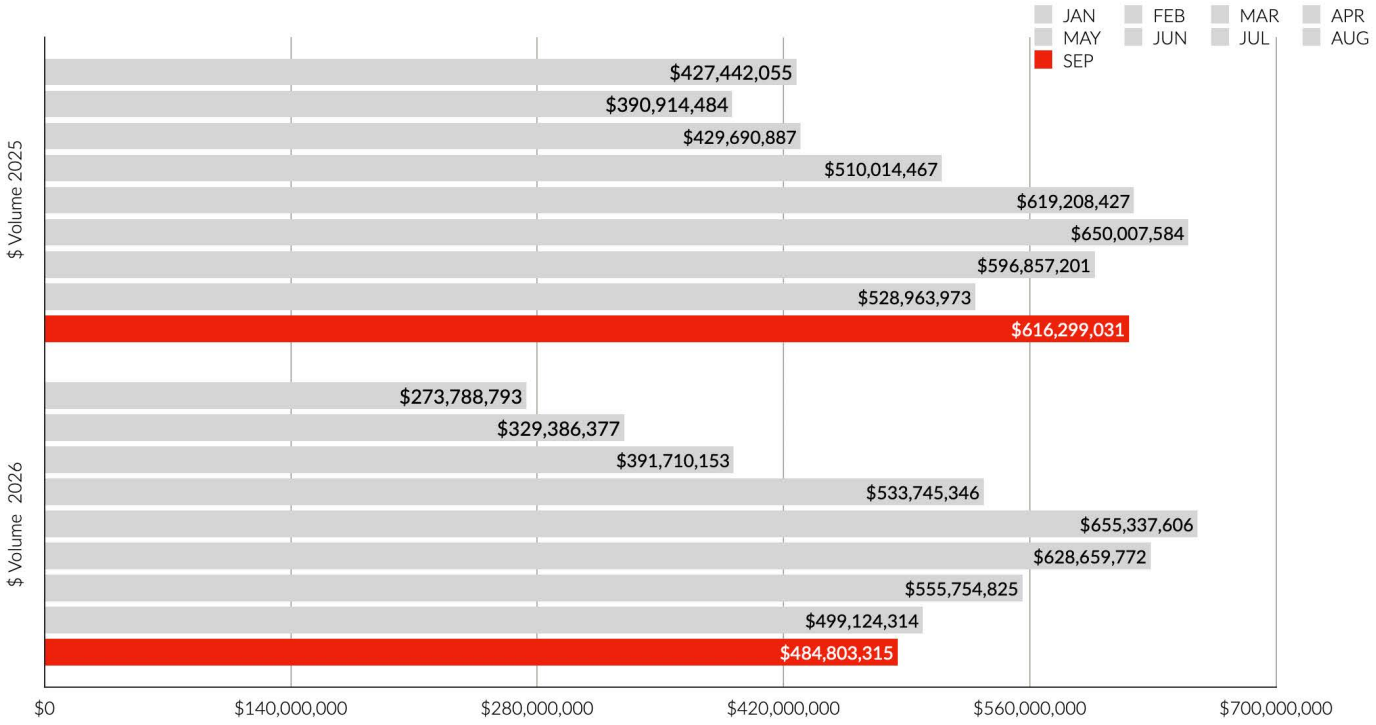


Year-Over-Year

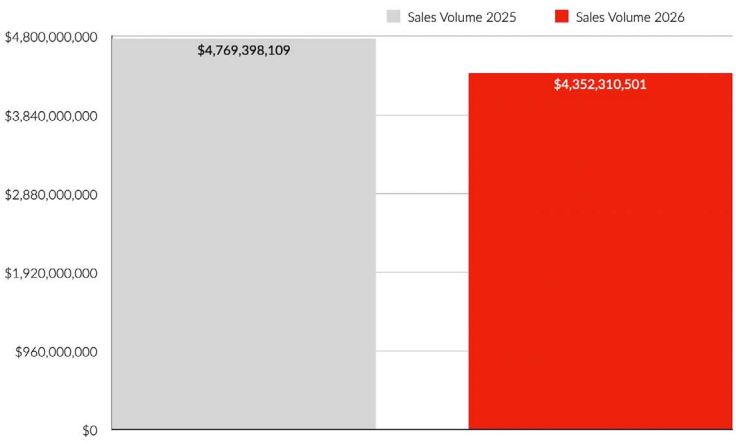


Month-Over-Month 2025 vs. 2026

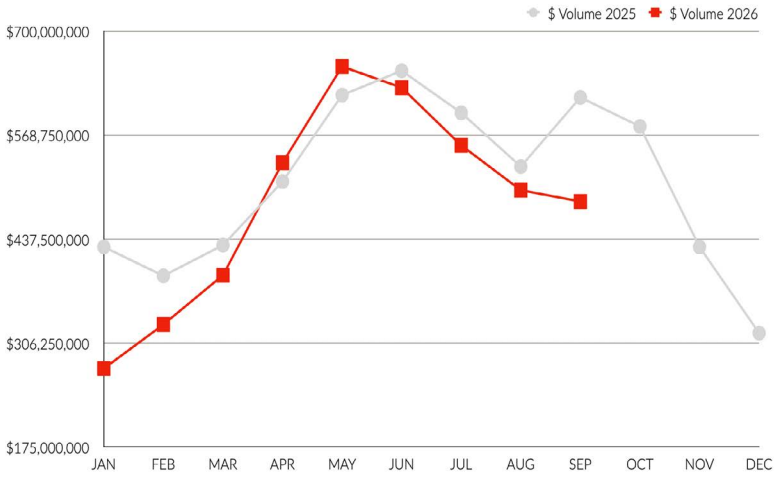
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

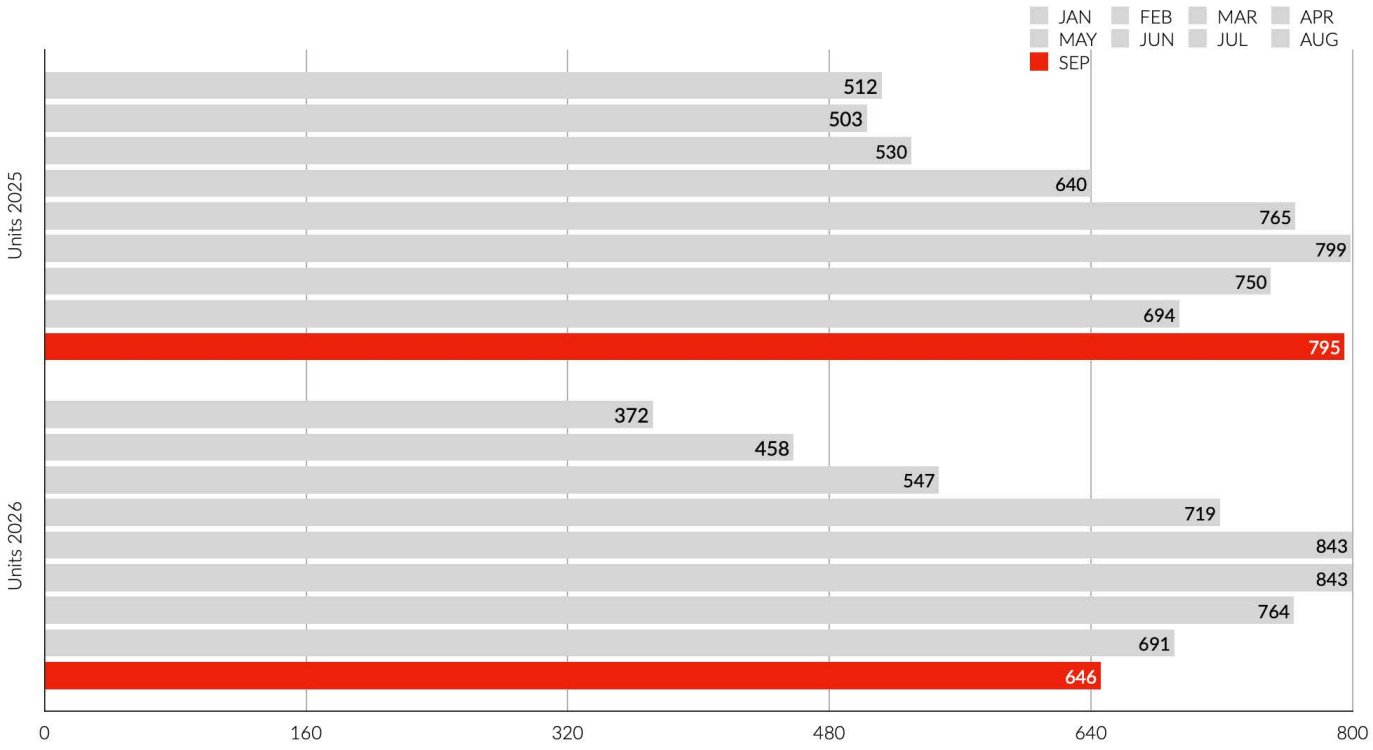


YTD Totals 2025 vs. 2026

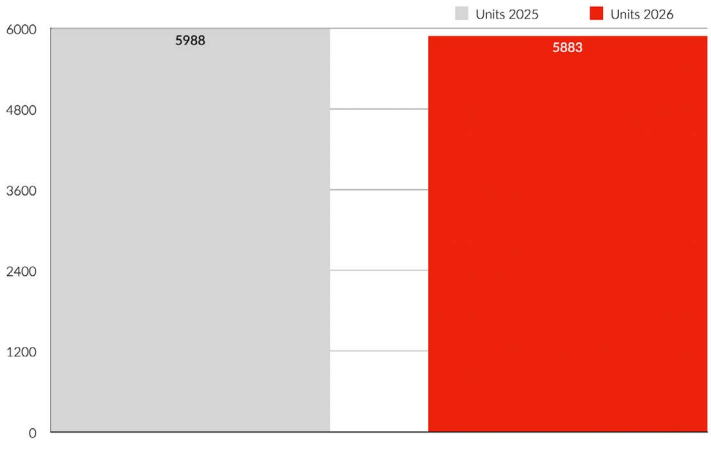


Month vs. Month 2025 vs. 2026

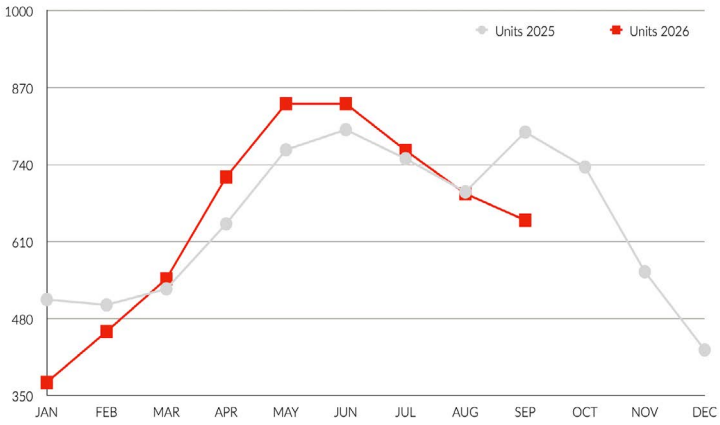
UNIT SALES



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	$3,998,852,903 -8.04%	$353,457,599 -16.05%	$38,439,400 -16.74%
YTD Unit Sales	5211 -0.19%	672 -12.39%	97 -13.39%
YTD Average Sale Price	$767,387 -1.89%	$525,979 -4.18%	$396,282.47 -3.86%
September Sales Volume	$448,508,267 -19.9%	$36,295,048 -35.6%	$3,200,000 -39.31%
September Unit Sales	577 -17.45%	69 -28.13%	9 -35.71%

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



OUR LOCATIONS

COLLINGWOOD
705-445-5520
112 Hurontario St, Collingwood

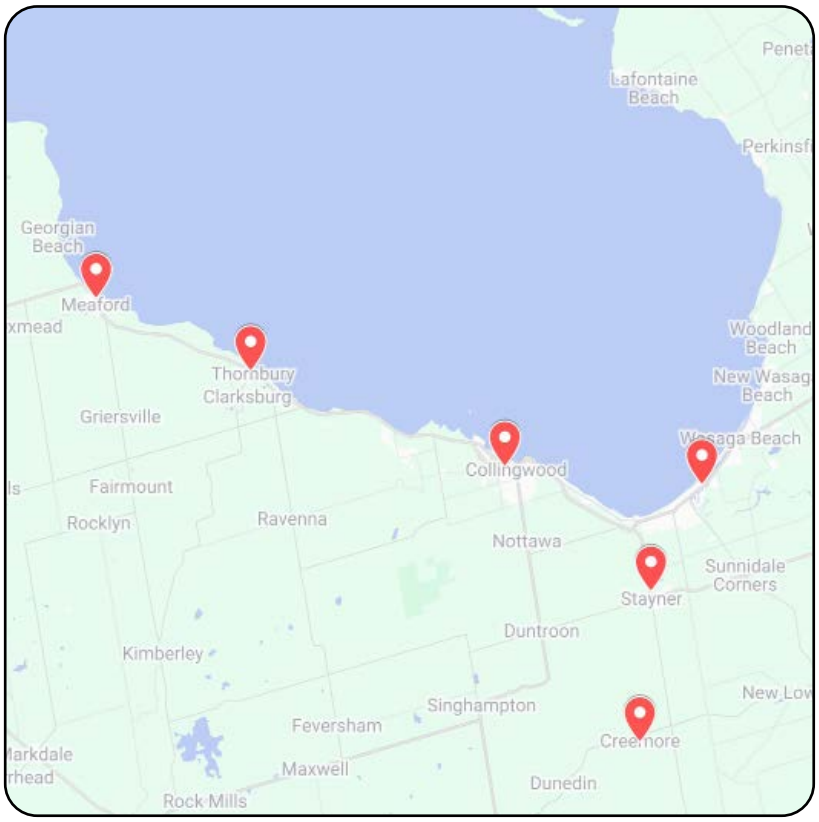
CREEMORE
705-881-9005
154 Mill St, Unit B, Creemore

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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