

## SIMCOE COUNTY – Residential Freehold Real Estate DATA

Prepared by Ken Poole, Sales Representative

### KEY TERMS:

**Attached & Semi's:** Any residential properties that share a wall, including townhomes and semi-detached properties.

**CDOM: Combined Days on Market,** total days a listing was up for sale before it is sold firm. This includes the combined total if it had been cancelled and re-listed before selling.

**Freehold:** Condos or Co-operatives are NOT freehold ownership. An ownership of property that is unconditional and represents the broadest ownership interest recognized by law. Example: owning a regular detached home or townhouse with no condo fees involved.

**\$/sq.ft:** Price per square foot of living space (only counting above-ground, not including basement). Calculated by taking a sale price and dividing by above-ground square footage.

**For the time period of Sept. 15 – Oct 15, Across Simcoe County**

### All Freehold:

Variable	2020	2019
CDOM (avg)	26	60
Sale Price (avg)	\$686,900	\$536,400
\$/sq.ft (avg)	\$355	\$312
# of Sales	852	671



### Detached vs Attached & Semi's:

Variable	2020 <i>Detached</i>	2019 <i>Detached</i>	2020 <i>Attach &amp; Semi</i>	2019 <i>Attach &amp; Semi</i>
CDOM (avg)	27	62	18	37
Sale Price (avg)	\$714,500	\$551,900	\$478,900	\$409,300
\$/sq.ft (avg)	\$357	\$313	\$340	\$304
# of Sales	751	597	99	69

**Comparing 2-week blocks From August 24<sup>th</sup> to October 18<sup>th</sup>, 2020**  
**All Freehold, Across Simcoe County**

Variable	Aug.24 - Sept.6	Sept.7 – Sept.20	Sept.21 – Oct.4	Oct.5 – Oct.18
CDOM (avg)	30	27	26	28
Sale Price (avg)	\$681,200	\$678,100	\$675,200	\$718,000
\$/sq.ft (avg)	\$357	\$343	\$359	\$357
# of Sales	457	413	396	333
# New Listings	461	455	454	408



**COMPARING REGIONS, time period of Sept. 15 – Oct 15, 2020.**  
**All Freehold, Across Simcoe County Regions**

Variable	Barrie	Wasaga Beach	Oro-Medonte	Orillia	Innisfil	Spring-water	Essa	Clear-view
CDOM (avg)	14	26	61	21	19	42	13	65
Sale Price (avg)	\$619,800	\$591,200	\$970,700	\$542,400	\$724,400	\$1,000,900	\$663,500	\$857,400
\$/sq.ft (avg)	\$359	\$333	\$399	\$320	\$365	\$391	\$350	\$346
# of Sales	274	69	62	58	54	47	26	18



Very small sample sizes...

**QUESTIONS? Reach out!**



Ken Poole, Sales Representative  
 705-309-0785  
[contact@kenpoolerealtor.com](mailto:contact@kenpoolerealtor.com)  
 KenPooleRealtor.com