

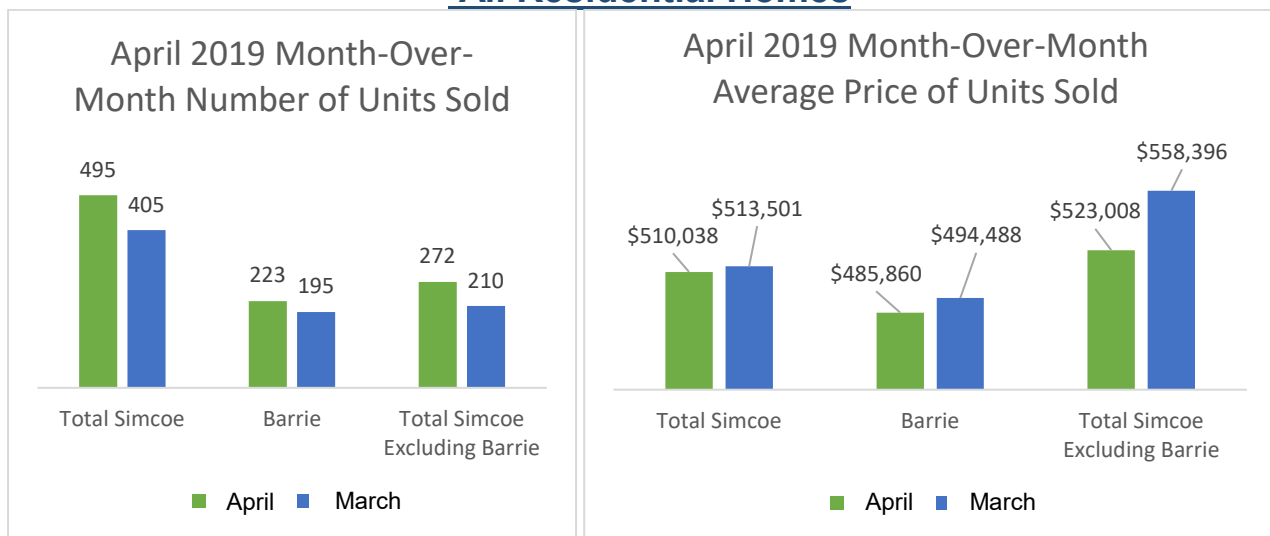
BARRIE AND DISTRICT ASSOCIATION OF REALTORS® (BDAR) RELEASE APRIL 2019 STATISTICS

May 6th, 2019 – The April 2019 sales information is in, and residential property sales recorded through the Matrix™ System for the Barrie and District Association of REALTORS® Inc. (BDAR) region showed that the year-over-year number of sales and average price of units sold were up. Barrie and Simcoe County excluding Barrie both contributed almost equally to the growth in the total region.

More detailed information on all residential homes:

- Month (April 2019) over month (March 2019) can be found on pages 1 and 2
- Year-to-date 2019 versus year-to-date 2018 on page can be found on pages 4 and 5
- Active listings can be found on page 5

Month-Over-Month (April 2019 vs March 2019) All Residential Homes



Simcoe County

495 units were sold in Simcoe County in April 2019. This was 22.2% greater than the month prior (March 2019). This growth was greater than the same time last year (March 2018 to April 2018), which was +9.6%.

The average price of units sold during April was \$510,038. This was 0.7% less than the average price last month. This decline was lesser than the decline seen during the same timeframe in 2018 (-7.2%).

City of Barrie

Within the City of Barrie during April 2019, 223 units were sold. This was a 14.4% growth from the month prior, and this growth was slightly greater than the growth seen in the same timeframe in 2018 (+5.2%).

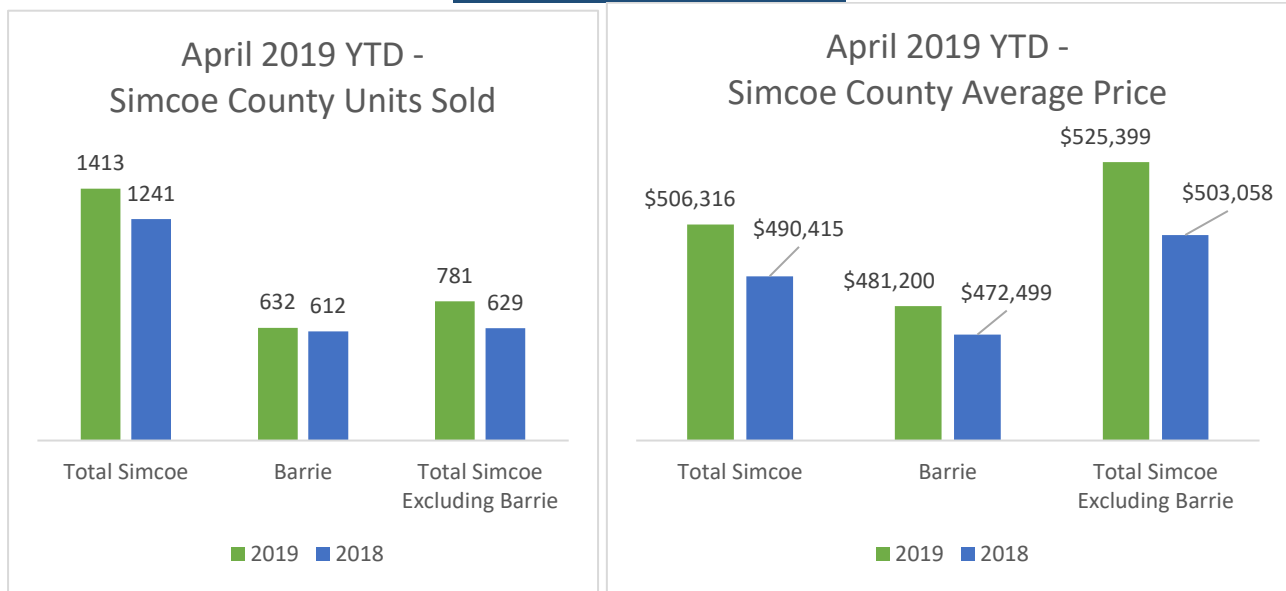
The average price of Barrie homes in April were \$485,860. This was a decline of 1.7% from last month. This growth from March to April contrasted the decline seen in March to April in 2018, where average price declined 5%.

Simcoe County Excluding Barrie

In the areas of Simcoe outside of Barrie, 272 units were sold in April 2019. This was a 29.5% growth from March 2019. This growth was greater than the growth seen in 2018 during the same timeframe (+13.5%).

The average price of homes sold in Simcoe County excluding Barrie in the month of April was \$523,008. This was 6.3% less than the average price of homes sold in March 2019. This decline in average price of units sold was less than the decline in March to April of 2018, where the average price of units sold went down 9.2%.

Year-To-Date (YTD) (April 2019 YTD vs April 2018 YTD)
All Residential Homes



Simcoe County

1413 residential units were sold in Simcoe County during April 2019 year-to-date (YTD) (January 1st, 2019 – April 30th, 2019). This was 13.9% greater than the same timeframe last year (January 1st, 2018 – April 30th, 2018). The average price of units sold between January 1st, 2019 and April 30th, 2019 was \$506,316. This was 3.2% more than the average price during the same timeframe in 2018.

City of Barrie

632 units were sold within the city of Barrie during April 2019 YTD. This was 3.3% greater than the number of units sold during the same time in 2018. This growth was significantly less than that of the total Simcoe County (+13.9%).

The average price of units sold during April 2019 YTD was \$481,200. This was 1.8% more than the average price during April 2018 YTD (January 1st, 2018 – April 30th, 2018). This growth was slightly less than the growth in average price of units sold in all of Simcoe County (+3.2%).

During April 2019 YTD, sales within Barrie accounted for 44.7% of sales in all of Simcoe County. This was 4.6 share points less than April 2018 YTD.

Simcoe County Excluding Barrie

781 residential units were sold outside of Barrie since the beginning of the year. This was a 24.2% growth from the same timeframe last year. This growth was significantly greater than the growth in total Simcoe County during the same time (+13.9%).

The average price of homes sold during this time was \$525,399 for units sold in Simcoe County excluding Barrie. This was a 4.4% growth from the April 2018 YTD. This growth was the same as the growth in total Simcoe County (+3.2%).

55.3% of homes sold so far this year came from the areas of Simcoe County excluding Barrie. This was 4.6% share points more than the same time last year.

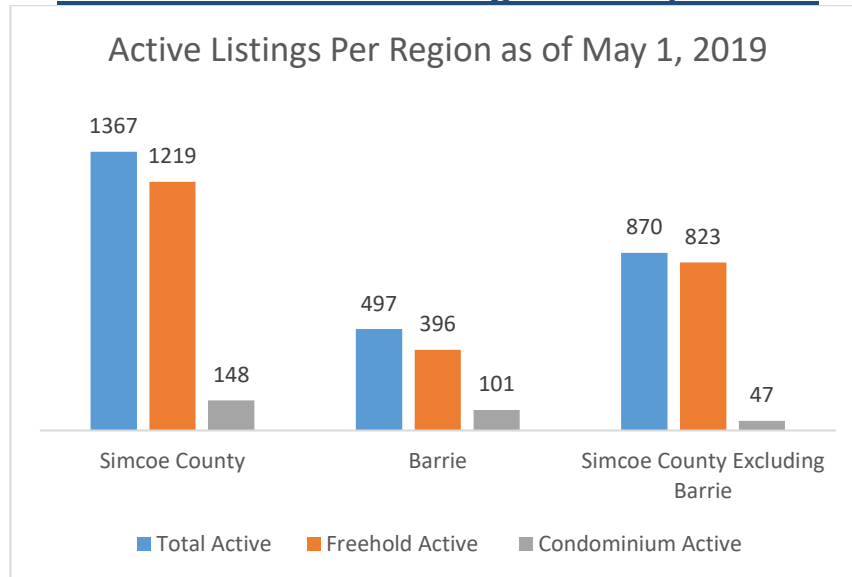
Please see below for a breakdown of:

April 2019 YTD vs April 2018 YTD

Unit sales & average price by residential property types for all of Simcoe County:

	2019	2018	Percentage Change
Unit Sold - Detached	1,064	916	16.2%
Price - Detached	\$ 549,078	\$ 532,943	3.0%
Unit Sold – Semi-Detached	25	33	-24.2%
Price – Semi-Detached	\$ 402,006	\$ 398,015	1.0%
Unit Sold - Townhouse	132	104	26.9%
Price - Townhouse	\$ 382,294	\$ 383,585	-0.3%
Unit Sold - Apartment	108	82	31.7%
Price - Apartment	\$ 361,285	\$ 323,561	11.7%

Active Residential Listings as of April 2019



Simcoe County

As of May 1st, 2019, there were 1367 active listing in the Matrix™ MLS® System. 1219 were Freehold listings, and 148 were Condominium listings.

City of Barrie

April saw 497 total active listing in the month of April in the City of Barrie. 369 of these were Freehold listings, and 101 were Condominium listings.

Simcoe County Excluding Barrie

There were 870 active listings last month in Simcoe County excluding Barrie. 823 were Freehold listings and 47 were Condominium listings

Disclaimer

The prices reflected in this media release are based on homes sold via the live Barrie and District Association of REALTORS® (BDAR) Matrix™ Multiple Listing Service (MLS®) only. Statistical anomalies in average home prices, including irregularly high and/or substantially low residential sold unit prices have been evaluated and/or removed from the data sets used to calculate final averages in order to illustrate market trends with improved accuracy.

The Barrie & District Association of REALTORS®

The Barrie & District Association of REALTORS® cautions that over a period of time the use of average price information can be useful in establishing trends, but it does not indicate actual prices in widely divergent areas or account for price differentials between geographical areas. The prices reflected in this media release are based on homes sold via the live BDAR MLS® system only.

Using a Local Professional REALTOR®

“REALTOR®” is a professional designation. A REALTOR® is a licensed real estate professional belonging to local, provincial and national associations. They have completed an intensive real estate program and have the skill set, expertise and experiences that you will need when buying or selling your home. Realtors® have a network of resources available at their fingertips. They understand financing and mortgage rules, insurance and liability coverage, and all the legal details involved in real estate. As a skilled negotiator, your local BDAR Realtor® will help you get the most value when buying or selling a home.

About BDAR

The Barrie & District Association of REALTORS® (BDAR) represents almost 1,000 REALTORS® in the Barrie and Simcoe County region. BDAR provides its members leadership opportunities, professional development, and other tools and services to help them deliver a high-standard of services to their clients. BDAR is community-focused and believes that community prosperity is largely based on shelter and home ownership. The Association has a strong focus on affordable housing and helping first-time buyers understand how to get on the housing ladder.