

BARRIE AND DISTRICT ASSOCIATION OF REALTORS® RELEASE NOVEMBER 2020 LOCAL REAL ESTATE STATISTICS SHOW EFFECTS OF A CHANGING WORLD

December 7th, 2020 – November is showing continuous improvement for the local Greater Simcoe Region (GSR) housing market. Average sale price and total sales volume are demonstrating growth when compared to the same timeframe in 2019, while new listings are showing a slight decrease compared to November 2019.

“November is showing strong growth in comparison to this time last year” said Robin Jones, Barrie & District Association of REALTORS® (BDAR) 2020 President. “The real estate market begins to slow down this time of year however, total sales are still up compared to 2019 and the last two weeks of November show we are beginning to see a slight year-over-year increase in new listings.”

The following tables display residential property sales recorded through the Matrix™ MLS® System for the Barrie and District Association of REALTORS® (BDAR) in the Greater Simcoe Region.

November 1 to November 8, 2020– Greater Simcoe Region Residential Market Activity

For the first week of November, new listings were down 17.4%, and total sales and average sale price were up 4.5% and 25.6% respectively as compared to the same timeframe in 2019.

Nov. 1 to Nov. 8, 2020 Activity	2020	2019	Difference (2019 – 2020 value)
New Listings	194	235	17.4% Decrease
Total Sales	187	179	4.5% Increase
Average Sale Price	\$649,918	\$517,390	25.6% Increase

November 9 to November 15, 2020 – Greater Simcoe Region Residential Market Activity

The second week in November continued to see a decrease of 3.3% in new listings. Total sales increased by approximately 52.4% when compared to the same period in the year 2019. Meanwhile, average sale price increased by approximately 33.2% when compared to the same timeframe last year.

Nov. 9 to Nov. 15, 2020 Activity	2020	2019	Difference (2019 – 2020 value)
New Listings	174	180	3.3% Decrease
Total Sales	189	124	52.4% Increase
Average Sale Price	\$645,213	\$484,246	33.2% Increase

November 16 to November 22, 2020 – Greater Simcoe Region Residential Market Activity

For the third week of November, new listings were up 4.8%, and total sales and average sale price were up 14.2% and 19.5% respectively as compared to the same timeframe in 2019.

Nov. 16 to Nov. 22, 2020 Activity	2020	2019	Difference (2019 – 2020 value)
New Listings	153	146	4.8% Increase
Total Sales	153	134	14.2% Increase
Average Sale Price	\$638,275	\$534,039	19.5% Increase

November 23 to November 30, 2020 – Greater Simcoe Region Residential Market Activity

The last week in November saw an increase of 20.1% in new listings. Total sales increased by approximately 27.3% when compared to the same period in the year 2019. Meanwhile, average sale price increased by approximately 26.6% when compared to the same timeframe last year.

Nov. 23 to Nov. 30, 2020 Activity	2020	2019	Difference (2019 – 2020 value)
New Listings	173	144	20.1% Increase
Total Sales	182	143	27.3% Increase
Average Sale Price	\$659,148	\$520,516	26.6% Increase

November 1 to November 30, 2020 – Greater Simcoe Region Residential Market Activity

Overall, November had an approximate 1.6% decrease in new listings and increase of 22.6% in total sales and 25.1% increase in average sale price.

Nov. 1 to Nov. 30, 2020 Activity	2020	2019	Difference (2019 – 2020 value)
New Listings	694	705	1.6% Decrease
Total Sales	711	580	22.6% Increase
Average Sale Price	\$644,231	\$515,062	25.1% Increase

“These statistics demonstrate a healthy local housing market for the GSR. It will be interesting to see how the market performs this month as we are nearing the end of 2020. BDAR Realtors® remain diligent with protocols in place to ensure the safety of clients and the greater community and are encouraged to utilize virtual tools first when marketing a property” added Robin Jones. “With the fluctuations we have seen, it is important for people to consult with a local professional Realtor® when doing any real estate transactions to ensure the best value and safety.”

To learn more about local real estate, visit www.BDAR.ca.



Robin Jones

BARRIE & DISTRICT ASSOCIATION OF REALTORS®

[Visit BDAR.ca](http://www.BDAR.ca)

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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 Home Price Index (HPI)

The MLS® Home Price Index (HPI) conducts an analysis based on prices for Benchmark properties tracked by the MLS® Home Price Index (HPI) for the overall market area served by the Barrie & District Association of REALTORS® Inc (BDAR). The MLS® HPI is the most accurate gauge for price levels and trends, which vary by neighbourhood. For more detailed information, please contact your local BDAR REALTOR®. To learn more visit <https://www.crea.ca/housing-market-stats/mls-home-price-index/about-hpi/>

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. To learn more visit <https://bdar.ca>