

BARRIE AND DISTRICT ASSOCIATION OF REALTORS® (BDAR) RELEASE DECEMBER 2020 STATISTICS

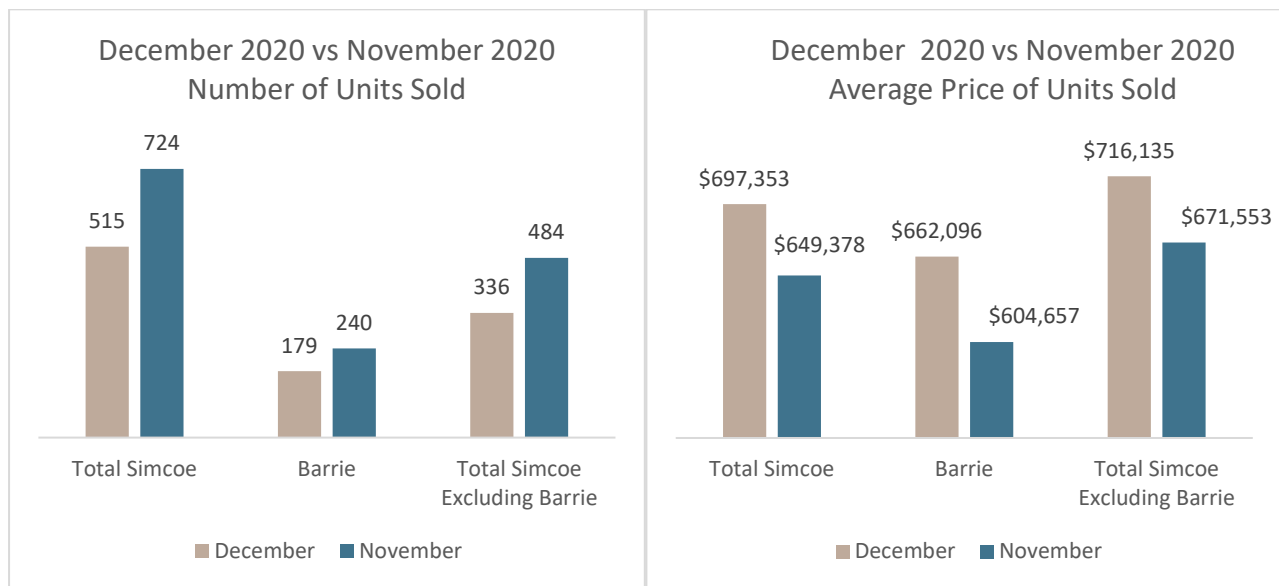
January 7th, 2021 – The December 2020 sales information is in, and residential property sales recorded through the Matrix™ System for the Barrie and District Association of REALTORS® (BDAR) region showed that year-over-year sales activity and average price faced strong growth both inside and outside of the City of Barrie. Further, although month-over-month sales activity, average price continued to grow from November into December. This price growth is likely due to increased demand from individuals moving out of Toronto and to other cities in the province as a result of the pandemic.

The [Housing Price Index \(HPI\)](#) showed a month-over-month increase of 2.5% from November 2020.

More detailed information on all residential homes:

- Month (December 2020) over month (November 2020) can be found on pages 1 and 2
- Year-to-Date December 2020 can be found on pages 3 to 4
- Active listings can be found on page 5

Month-Over-Month (December 2020 vs November 2020) All Residential Homes



Simcoe County

515 residential units were sold in Simcoe County last month—a 28.9% decrease from November 2020. During the same time a year ago (November 2019 to December 2019), there was a 39.2% decrease in the number of units sold.

The average price of residential units sold last month was \$697,353—a 7.4% increase from November 2020. This decline contrasted the month-over-month change in average price a year ago which decreased 0.3% from November to December.

City of Barrie

179 units were sold last month within the City of Barrie, which was 25.4% less than the number of units sold the month prior. A year ago, the number of units sold between December and November decreased 41.2%.

The average price of units sold within Barrie during December 2020 was \$662,096. This was 9.5% greater than the average price during November 2020. In comparison, the average price of units sold between December 2019 and November 2019 increased 3.3%.

City of Barrie – Apartments & Condos

29 apartment and condo units were sold in Barrie last month—14.7% less than the number of units sold in November 2020. The average price of apartment and condo units sold in the City of Barrie this month was \$426,779—0.2% less than the average price in November 2020.

Simcoe County Excluding Barrie

In Simcoe County Excluding Barrie last month, 336 units were sold. This was 30.6% less than the number of units sold during November 2020. At the same time a year ago, there was a 38.1% decrease in the number of units sold outside of Barrie.

The average price of units sold in the areas outside of Barrie last month was \$716,135. This was 6.6% more than the month before. Between December 2019 and November 2019, the average price of units sold outside of Barrie decreased 2.1%.

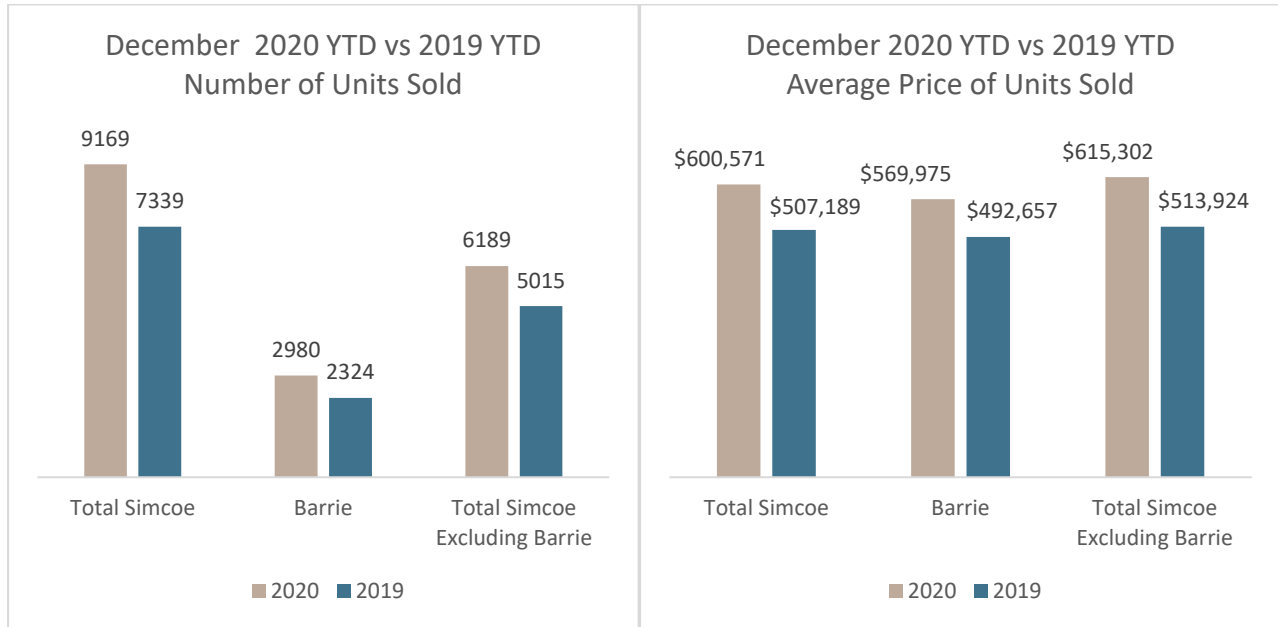
Innisfil

49 residential units were sold in Innisfil last month—a 8.9% increase from November 2020. During the same period a year ago (November 2019 to December 2019), there was a 50.0% decrease in the number of units sold. The average price of residential units sold in Innisfil last month was approximately \$697,659—a 1.3% increase from November 2020. This was a lesser growth than last year, when the average price increased 9.0% from November to December.

Orillia

38 residential units were sold in Orillia last month—a 33.3% decrease from November 2020. During the same period a year ago (November 2019 to December 2019), there was a 18.9% decrease in the number of units sold. The average price of residential units sold in Orillia last month was approximately \$500,720—a 3.5% decrease from November 2020. In contrast, the average price a year ago decreased 7.0% from November to December.

Year-To-Date (YTD) (December 2020 YTD vs December 2019 YTD)
All Residential Homes



Simcoe County

9169 residential units were sold in Simcoe County during December 2020 Year-To-Date (YTD) (January 1st, 2020 – December 31st, 2020). This was 24.9% more than what was sold during the same timeframe last year (January 1st, 2019 – December 31st, 2019). The average price of residential units sold during December 2020 YTD was \$600,571. This was 18.4% greater than the average price during the same timeframe last year.

City of Barrie

2980 units were sold in the City of Barrie during December 2020 YTD. This was a 28.2% growth from the same timeframe last year. This growth was greater than the increase in total Simcoe County (+24.9%).

The average price of units sold within the City of Barrie during December 2020 YTD was \$569,975. This was 15.7% more than the same timeframe last year. This growth was less than what was seen in the total Simcoe region (+18.4%). During December 2020 YTD, Barrie accounted for 32.5% of residential properties sold. This was 0.8 share points more than the same timeframe during 2019.

City of Barrie – Apartments & Condos

416 apartment and condo units were sold in Barrie during 2020 YTD—23.1% more than the number of units sold in December 2019 YTD. The average price of apartment and condo units in the City of Barrie this year was \$409,535. This was 9.9% more than the average price during the same timeframe last year.

Simcoe County Excluding Barrie

6189 residential units were sold in the areas outside of Barrie during December 2020 YTD. This was 23.4% more than the number of units sold during December 2019 YTD. This growth in number of units sold was slightly less than the growth seen in the total Simcoe region (+24.9%).

The average price of units sold during this time was \$615,302. This was 19.7% greater than what was seen during December 2019 YTD. This growth was slightly greater than that of total Simcoe (+18.4%). During December 2020 YTD, Simcoe County Excluding Barrie accounted for 67.5% of residential properties sold. This was 0.8 share points less than the same timeframe during 2019.

Innisfil

678 residential units were sold in Innisfil during December YTD. This was 17.1% less than what was sold during the same timeframe last year (January 1st, 2019 – December 31st, 2019). The average price of residential units sold in 2020 YTD was \$610,070. This was 17.6% greater than the average price during the same timeframe last year. During this time, Innisfil accounted for 7.4% of sales in Simcoe County—down 0.5 share points from the same timeframe last year.

Orillia

690 residential units were sold in Orillia from the beginning of 2020 to December 31st, 2020. This was 21.9% more than what was sold during the same timeframe last year (January 1st, 2019 – December 31st, 2019). The average price of residential units sold during December 2020 YTD was \$475,339. This was 13.9% greater than the average price during the same timeframe last year. During December 2020 YTD, Orillia accounted for 7.5% of sales in Simcoe County, 0.2 share points less than that of December 2019 YTD.

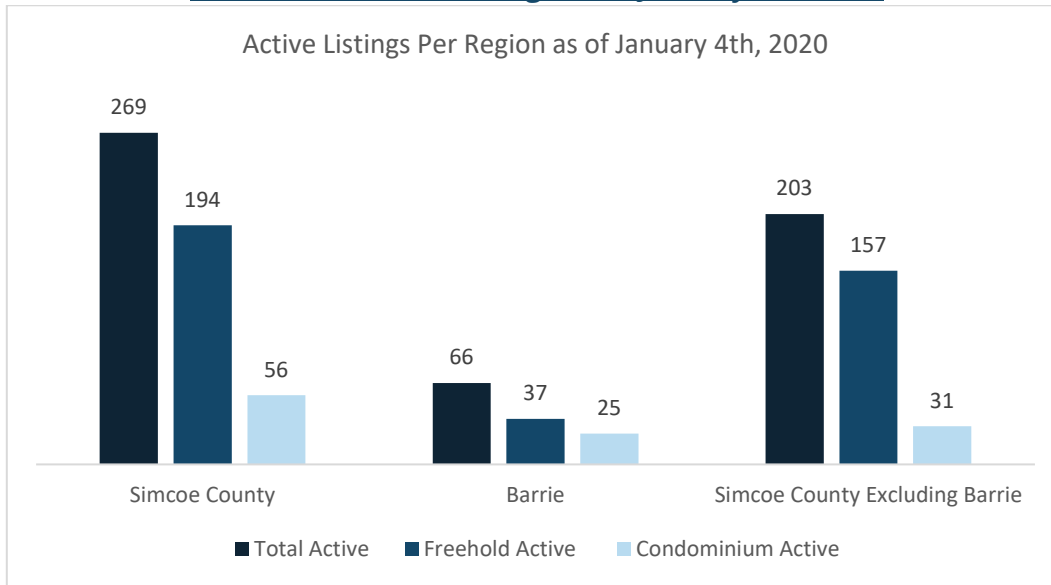
Please see below for a breakdown of:

December 2020 YTD vs December 2019 YTD

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

	2020	2019	Percentage Change
Unit Sold - Detached	6,987	5,556	25.8%
Price - Detached	\$ 652,309	\$ 546,684	19.3%
Unit Sold - Semi-Detached	239	145	64.8%
Price - Semi-Detached	\$ 478,728	\$ 425,652	12.5%
Unit Sold - Townhouse	954	821	16.2%
Price - Townhouse	\$ 467,750	\$ 405,655	15.3%
Unit Sold - Apartment	707	534	32.4%
Price - Apartment	\$ 431,371	\$ 386,924	11.5%

Active Residential Listings as of January 4th, 2021



Simcoe County

As of January 4th, 2021, there were 269 active listings¹ in the Matrix™ MLS® System. 194 were Freehold listings and 56 were Condominium listings.

City of Barrie

There were 66 active listings within the City of Barrie as of January 4th, 2021. 37 were Freehold listings and 25 were Condominium listings.

Simcoe County Excluding Barrie

203 active listings were recorded outside of Barrie last month. 157 were Freehold listings and 31 were Condominium listings.

¹ Excludes fractional, lease/rental, leasehold land, life lease, stock cooperative, timeshare, and other

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 over 1,100 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>