

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

January 7th, 2021 - December is showing continuous improvement for the local Greater Simcoe Region (GSR) housing market. New listings, average sale price, and total sales volume are demonstrating growth when compared to the same timeframe in 2019.

“December is showing growth in comparison to this time last year” said Robin Jones, Barrie & District Association of REALTORS® (BDAR) 2020 President. “New listings, total sales, and average sale price remained strong, in comparison to December 2019, over the remainder of the month despite the second Provincial Lockdown and natural market slow-down for this time of year”.

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.

December 1 to December 8, 2020- Greater Simcoe Region Residential Market Activity

For the first week of December, new listings were up 26.6%, and total sales and average sale price were up 69.0% and 27.6% respectively as compared to the same timeframe in 2019.

Dec. 1 to Dec. 8, 2020 Activity	2020	2019	Difference (2019 - 2020 value)
New Listings	176	139	26.6% Increase
Total Sales	169	100	69.0% Increase
Average Sale Price	\$674,662	\$528,699	27.6% Increase

December 9 to December 15, 2020 - Greater Simcoe Region Residential Market Activity

The second week in December continued to see an increase of 6.3% in new listings. Total sales increased by approximately 62.5% when compared to the same period in the year 2019. Meanwhile, average sale price increased by approximately 27.8% when compared to the same timeframe last year.

Dec. 9 to Dec. 15, 2020 Activity	2020	2019	Difference (2019 - 2020 value)
New Listings	101	95	6.3% Increase
Total Sales	156	96	62.5% Increase
Average Sale Price	\$710,044	\$555,653	27.8% Increase

December 16 to December 22, 2020 - Greater Simcoe Region Residential Market Activity

For the third week of December, new listings were up 2.7%, total sales were down 5.9%, and average sale price was up 35.1% compared to the same timeframe in 2019.

Dec. 16 to Dec. 22, 2020 Activity	2020	2019	Difference (2019 - 2020 value)
New Listings	76	74	2.7% Increase
Total Sales	96	102	5.9% Decrease
Average Sale Price	\$644,629	\$477,246	35.1% Increase

December 23 to December 31, 2020 – Greater Simcoe Region Residential Market Activity

The last week in December saw an increase of 16.2% in new listings. Total sales increased by approximately 67.9% when compared to the same period in the year 2019. Meanwhile, average sale price increased by approximately 42.8% when compared to the same timeframe last year.

Dec. 23 to Dec. 30, 2020 Activity	2020	2019	Difference (2019 – 2020 value)
New Listings	43	37	16.2% Increase
Total Sales	94	54	74.1% Increase
Average Sale Price	\$708,250	\$496,009	42.8% Increase

December 1 to December 31, 2020 – Greater Simcoe Region Residential Market Activity

Overall, the month of December had an approximate 14.8% increase in new listings and increase of 46.3% in total sales and 35.7% increase in average sale price.

Dec. 1 to Dec. 15, 2020 Activity	2020	2019	Difference (2019 – 2020 value)
New Listings	396	345	14.8% Increase
Total Sales	515	352	46.3% Increase
Average Sale Price	\$697,353	\$514,061	35.7% Increase

“These statistics demonstrate a healthy local housing market for the GSR. I am looking forward to seeing the results of next month as we enter a new year. As Real Estate is considered, under Provincial rules, an essential service, BDAR Realtors® remain diligent with protocols in place to ensure the safety of clients and the greater community” 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)

For more information please contact:

Phone: (705) 739-4650 Email: info@bdar.ca

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>