

BARRIE AND DISTRICT ASSOCIATION OF REALTORS® (BDAR) RELEASE JANUARY 2021 STATISTICS

February 8th, 2021 – The January 2021 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. The growth in average price of units sold was double the growth in number of units sold in the Simcoe region. Further, although month-over-month sales activity was generally down in Simcoe County, the average price of units sold continued to grow.

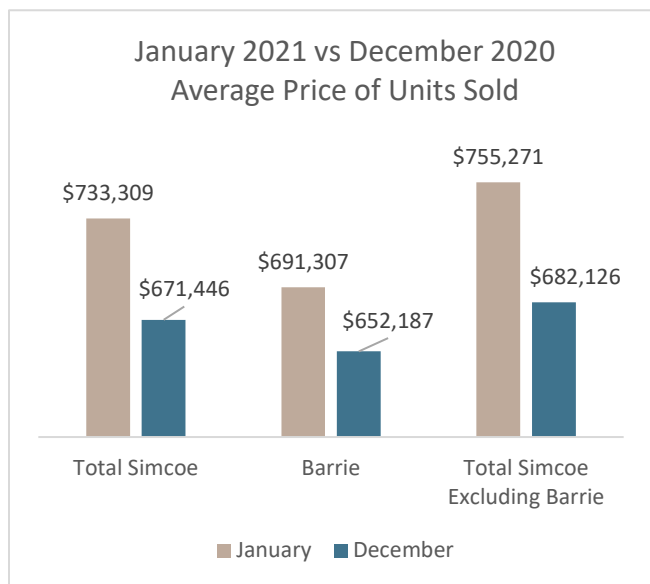
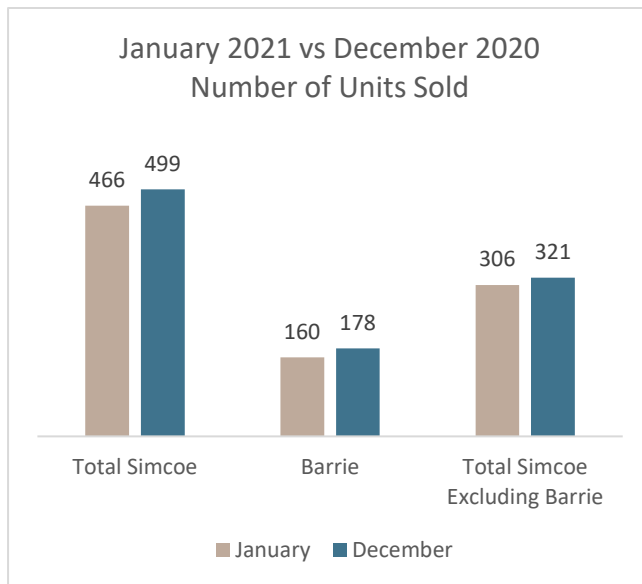
The [Housing Price Index \(HPI\)](#) showed a month-over-month increase of 4.0% from December 2020.

More detailed information on all residential homes:

- Month-over-month (January 2021 vs December 2020) can be found on pages 1 and 2
- Active listings can be found on page 3
- Year-over-year (January 2021 vs January 2020) can be found on pages 4 and 5

Month-Over-Month (January 2021 vs December 2020)

Residential Homes



Simcoe County

466 residential units were sold in Simcoe County last month—a 6.6% decrease from December 2020. During the same time a year ago (December 2019 to January 2020), there was a 7.5% increase in the number of units sold.

The average price of residential units sold last month was \$733,309—a 9.2% increase from December 2020. This increase contrasted the month-over-month change in average price a year ago which decreased 1.7% from December to January.

City of Barrie

160 units were sold last month within the City of Barrie, which was 10.1% less than the number of units sold the month prior. A year ago, the number of units sold between January and December increased 4.0%.

The average price of units sold within Barrie during January 2021 was \$691,307. This was 6.0% greater than the average price during December 2020. In comparison, the average price of units sold between January 2020 and December 2019 increased 0.4%.

City of Barrie – Apartments & Condos

31 apartment and condo units were sold in Barrie last month—6.9% more than the number of units sold in December 2020. The average price of apartment and condo units sold in the City of Barrie this month was \$458,142—7.3% more than the average price in December 2020.

Simcoe County Excluding Barrie

In Simcoe County Excluding Barrie last month, 306 units were sold. This was 4.7% less than the number of units sold during December 2020. At the same time a year ago, there was a 9.4% increase in the number of units sold outside of Barrie.

The average price of units sold in the areas outside of Barrie last month was \$755,271. This was 10.7% more than the month before. Between January 2020 and December 2019, the average price of units sold outside of Barrie decreased 2.8%.

Innisfil

38 residential units were sold in Innisfil last month—a 19.1% decrease from December 2020. During the same period a year ago (December 2019 to January 2020), there was a 19.2% decrease in the number of units sold. The average price of residential units sold in Innisfil last month was approximately \$779,650—a 15.7% increase from December 2020. This was a lesser growth than last year, when the average price increased 15.2% from December to January.

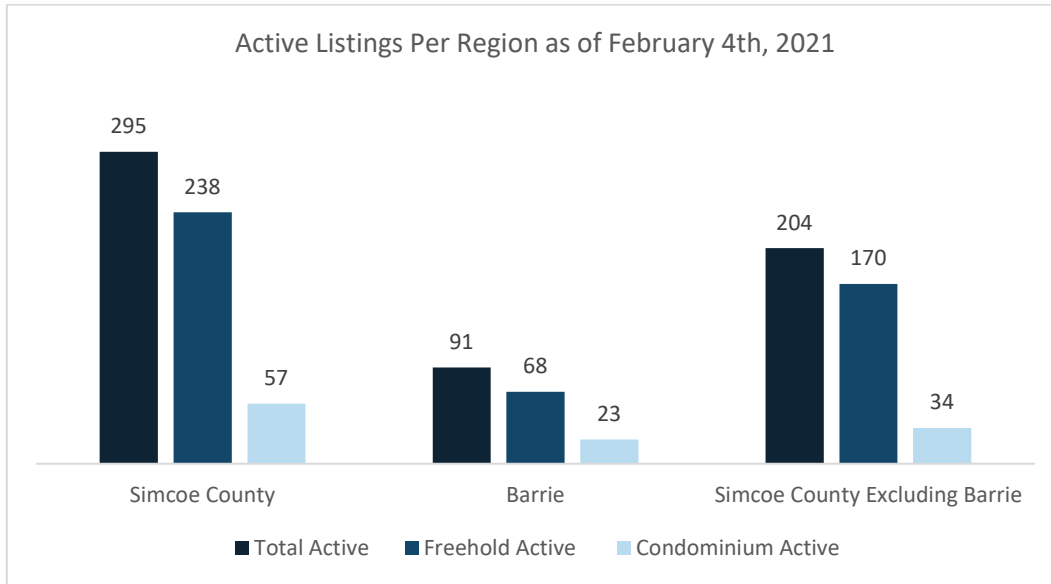
Orillia

40 residential units were sold in Orillia last month—a 5.3% increase from December 2020. During the same period a year ago (December 2019 to January 2020), there was a 12.9% increase in the number of units sold. The average price of residential units sold in Orillia last month was approximately \$542,577—a 8.4% increase from December 2020. In contrast, the average price a year ago decreased 1.3% from December to January.

Essa

In Essa last month, 22 residential units were sold. This was 4.8% more than last month. During the same period a year ago, there was a 25% increase in the number of units sold. The average price of residential units sold in Essa last month was \$749,512 – a 3.7% increase from December 2020. This time last year, the average price increased 20.5% from December 2019 to January 2020.

Active Residential Listings February 4th, 2021



Simcoe County

As of January 4th, 2021, there were 295 active listings¹ in the Matrix™ MLS® System. 238 were Freehold listings and 57 were Condominium listings.

City of Barrie

There were 91 active listings within the City of Barrie as of January 4th, 2021. 68 were Freehold listings and 23 were Condominium listings.

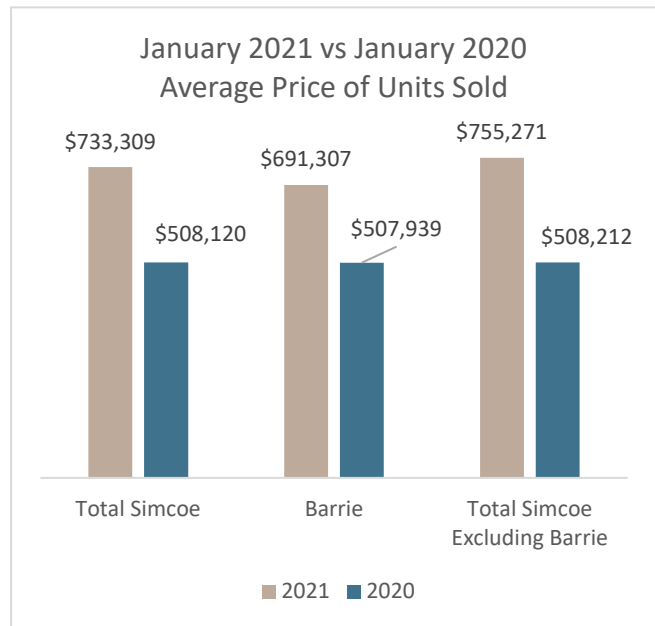
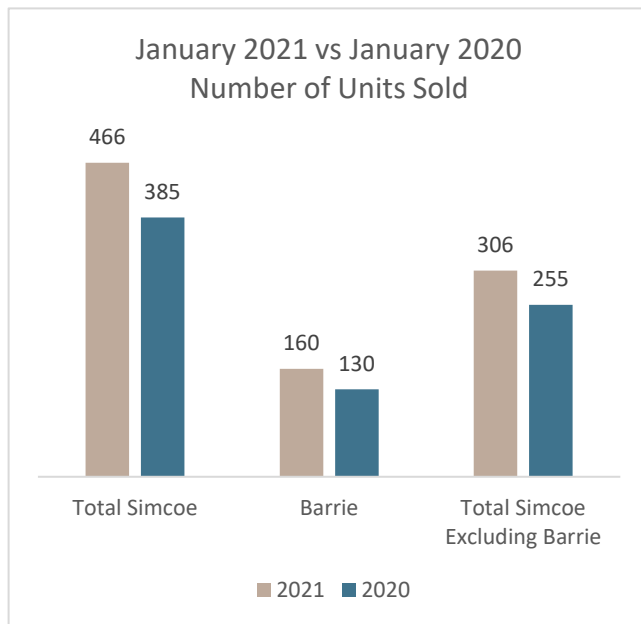
Simcoe County Excluding Barrie

204 active listings were recorded outside of Barrie last month. 170 were Freehold listings and 34 were Condominium listings.

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

Year-Over-Year (January 2021 vs January 2020)

All Residential Homes



The [Housing Price Index \(HPI\)](#) showed a 27.6% year-over-year increase between January 2021 and January 2020.

Simcoe County

466 residential units were sold in Simcoe County last month—21.0% greater than the same time last year. As well, the average price of residential units sold was \$733,309, which was 44.3% greater than that of January 2020.

City of Barrie

160 residential units were sold during January 2021 within Barrie. This was 23.1% more than the number of units sold during January 2020. This growth was the same as that of total Simcoe County (+21.0%).

The average price of residential Barrie units sold during January 2021 was \$691,307 — 36.1% greater than the average price of units sold during January 2020. This growth was less than the average-price growth of total Simcoe County (+44.3%). Sales in Barrie accounted for 34.3% of residential sales in Simcoe County last month. This was 0.6 share points more than the same time last year.

City of Barrie – Apartments & Condos

31 apartment and condo units were sold in Barrie during January 2021 — 40.9% greater than the number of units sold in January 2020. The average price of apartment and condo units in the City of Barrie in January 2021 was \$458,142. This was 17.3% more than the average price during the same time last year.

Simcoe County Excluding Barrie

306 residential units were sold outside of Barrie during January 2021, and this was 20.0% more than the number of units sold during January 2020. This growth was slightly less than the 21.0% growth seen in the total Simcoe region.

The average price of units sold in Simcoe County Excluding Barrie last month was \$755,271. This was a 48.6% increase in the average price, year-over-year. This growth was greater than what was found in total Simcoe County (+44.3%). Residential property sales outside of Barrie accounted for 65.7% of sales in Simcoe County last month. This was 0.6 share points less than the same time last year.

Innisfil

38 residential units were sold in Innisfil during January 2021, and this was 81.0% more than the number of units sold during January 2020. This growth was significantly greater than the 21.0% growth seen in the total Simcoe region. The average price of units sold in Innisfil last month was approximately \$779,650. This was a 21.3% increase in the average price, year-over-year. This growth was less than what was found in total Simcoe County (+44.3%). Sales in Innisfil accounted for 8.2% of sales in Simcoe County during January 2021. This was 2.7 share points more than Innisfil's share of sales during the same time last year.

Orillia

40 residential units were sold in Orillia during January 2021, and this was 14.3% greater than the number of units sold during January 2020. This growth was less than the 21.0% growth seen in the total Simcoe region. The average price of units sold in Orillia last month was approximately \$542,577. This was a 43.8% increase in the average price, year-over-year. This growth was less than what was found in total Simcoe County (+44.3%). Orillia's sales made up 8.6% of sales in Simcoe County. This was 0.5 share points less than the same time last year.

Essa

22 residential units were sold in Essa during January 2021, and this was 46.7% more than the number of units sold during January 2020. This growth was significantly greater than the 21.0% growth seen in the total Simcoe region. The average price of units sold in Essa last month was approximately \$749,512. This was a 29.4% increase in the average price, year-over-year. This growth was less than what was found in total Simcoe County (+44.3%). Sales in Essa accounted for 4.7% of sales in Simcoe County during January 2021. This was 0.8 share points more than Essa's share of sales during the same time last year.

Please see below for a breakdown of:

January 2021 vs January 2020

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

	2021	2020	Percentage Change
Unit Sold - Detached	367	287	27.9%
Price - Detached	\$ 793,162	\$ 547,188	45.0%
Unit Sold - Semi-Detached	14	8	75.0%
Price - Semi-Detached	\$ 606,643	\$ 493,813	22.8%
Unit Sold - Townhouse	36	45	-20.0%
Price - Townhouse	\$ 571,372	\$ 419,824	36.1%
Unit Sold - Apartment	42	33	27.3%
Price - Apartment	\$ 473,217	\$ 386,721	22.4%

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>