

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

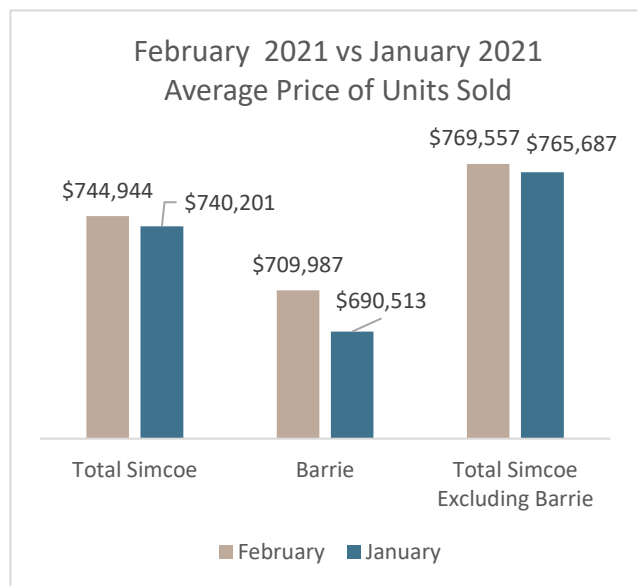
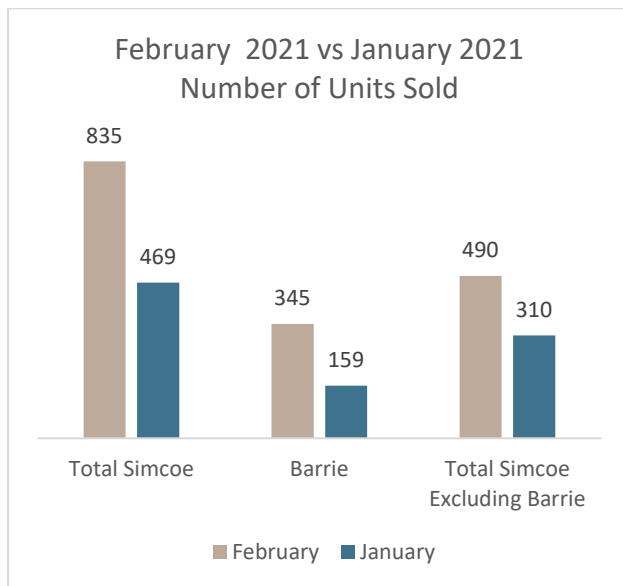
**March 5th, 2021** – The February 2021 sales information is in, and residential property sales recorded through the Matrix™ System for the Barrie and District Association of REALTORS® (BDAR) region showed a strong year-over-year growth of both number of sales and average price of homes sold. There was also a strong month-over-month growth in number of units sold. This is in part due to seasonality, but the month-over-month sales activity growth within Barrie significantly outpaced the same growth between February 2020 and January 2020.

The [Housing Price Index \(HPI\)](#) showed a month-over-month increase of 7.6% from January 2021.

**More detailed information on all residential homes:**

Month-over-month (February 2021 vs January 2021)	can be found on pages 1 and 2
Year-to-date (February 2021 YTD vs February 2020 YTD)	can be found on pages 3 and 4
Active listings	can be found on page 5
Year-over-year (February 2021 vs February 2020)	can be found on pages 6 and 7

### Month-Over-Month (February 2021 vs January 2021) Residential Homes



#### Simcoe County

835 residential units were sold in Simcoe County last month—a 78.0% increase from January 2021. During the same time a year ago (January 2020 to February 2020), there was a 62.2% increase in the number of units sold.

The average price of residential units sold last month was \$744,944—a 0.6% increase from January 2021. This increase was less than the month-over-month change in average price a year ago which increased 4.8% from January to February.

### City of Barrie

345 units were sold last month within the City of Barrie, which was 117.0% more than the number of units sold the month prior. A year ago, the number of units sold between February and January increased 76.9%.

The average price of units sold within Barrie during February 2021 was \$709,987. This was 2.8% greater than the average price during January 2021. In comparison, the average price of units sold between February 2020 and January 2020 increased 2.3%.

### City of Barrie – Apartments & Condos

46 apartment and condo units were sold in Barrie last month—53.3% more than the number of units sold in January 2021. The average price of apartment and condo units sold in the City of Barrie this month was \$465,292—1.5% more than the average price in January 2021.

### Simcoe County Excluding Barrie

In Simcoe County Excluding Barrie last month, 490 units were sold. This was 58.1% more than the number of units sold during January 2021. At the same time a year ago, there was a 54.7% 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 \$769,557. This was 0.5% more than the month before. Between February 2020 and January 2020, the average price of units sold outside of Barrie increased 6.3%.

### Innisfil

58 residential units were sold in Innisfil last month—a 45.0% increase from January 2021. During the same period a year ago (January 2020 to February 2020), there was a 209.5% increase in the number of units sold. The average price of residential units sold in Innisfil last month was approximately \$874,429—a 10.3% increase from January 2021. This contrasted the growth from last year when the average price decreased 23.1% from January to February.

### Orillia

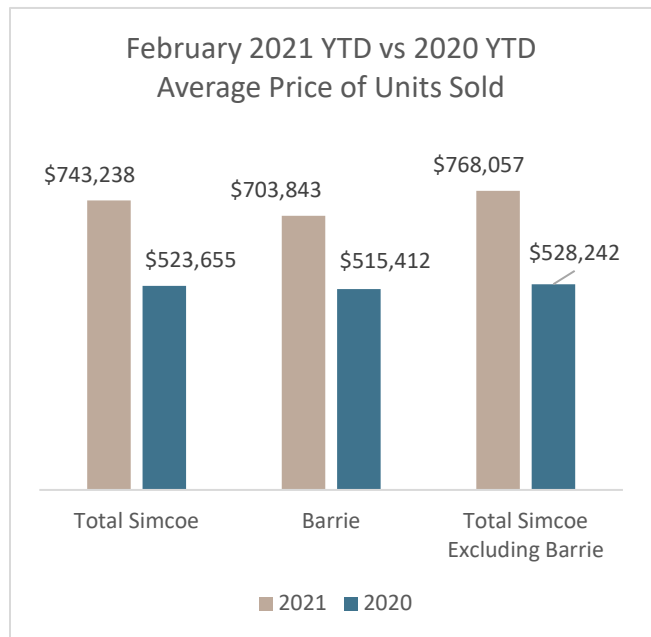
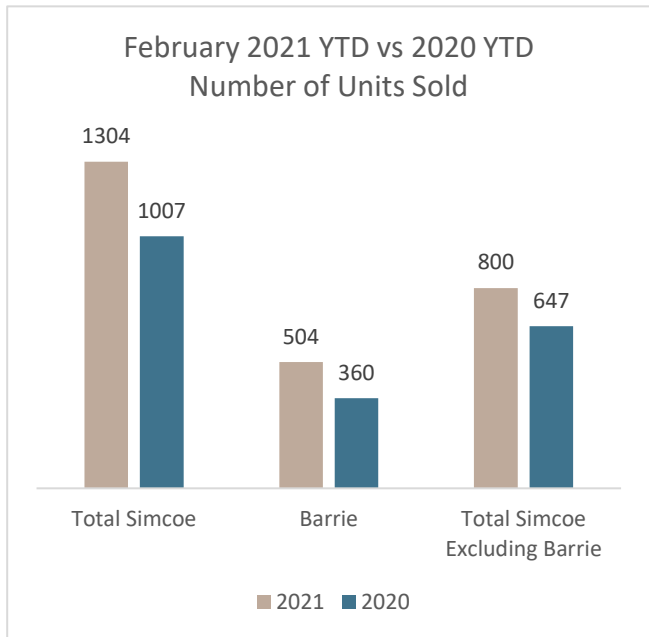
69 residential units were sold in Orillia last month—a 72.5% increase from January 2021. During the same period a year ago (January 2020 to February 2020), there was a 44.1% increase in the number of units sold. The average price of residential units sold in Orillia last month was approximately \$619,435—a 14.2% increase from January 2021. The average price a year ago increased 7.8% from January to February.

### Essa

In Essa last month, 40 residential units were sold. This was 73.9% more than last month. During the same period a year ago, there was a 60.0% increase in the number of units sold. The average price of residential units sold in Essa last month was \$771,033 – a 2.6% decrease from January 2021. This time last year, the average price increased 1.4% from January 2020 to February 2020.

## Year-To-Date (YTD) (February 2021 YTD vs February 2020 YTD)

### All Residential Homes



### Simcoe County

1304 residential units were sold in Simcoe County during February 2021 Year-To-Date (YTD) (January 1<sup>st</sup>, 2021 – February 28<sup>th</sup>, 2021). This was 29.5% more than what was sold during the same timeframe last year (January 1<sup>st</sup>, 2020 – February 29<sup>th</sup>, 2020). The average price of residential units sold during February 2021 YTD was \$743,238. This was 41.9% greater than the average price during the same timeframe last year.

### City of Barrie

504 units were sold in the City of Barrie during February 2021 YTD. This was a 40.0% growth from the same timeframe last year. This growth was greater than the increase in total Simcoe County (+29.5%).

The average price of units sold within the City of Barrie during February 2021 YTD was \$703,843. This was 36.6% more than the same timeframe last year. This growth was less than what was seen in the total Simcoe region (+41.9%). During February 2021 YTD, Barrie accounted for 38.7% of residential properties sold. This was 2.9 share points more than the same timeframe during 2020.

### City of Barrie – Apartments & Condos

76 apartment and condo units were sold in Barrie during 2021 YTD—15.2% more than the number of units sold in February 2020 YTD. The average price of apartment and condo units in the City of Barrie this year was \$462,511. This was 18.2% more than the average price during the same timeframe last year.

### Simcoe County Excluding Barrie

800 residential units were sold in the areas outside of Barrie during February 2021 YTD. This was 23.6% more than the number of units sold during February 2020 YTD. This growth in number of units sold was less than the growth seen in the total Simcoe region (+29.5%).

The average price of units sold during this time was \$768,057. This was 45.4% greater than what was seen during February 2020 YTD. This growth was slightly greater than that of total Simcoe (+41.9%). During February 2021 YTD, Simcoe County Excluding Barrie accounted for 61.3% of residential properties sold. This was 2.9 share points less than the same timeframe during 2020.

### Innisfil

98 residential units were sold in Innisfil during February 2021 YTD. This was 14.0% more than what was sold during the same timeframe last year (January 1<sup>st</sup>, 2020 – February 29<sup>th</sup>, 2020). The average price of residential units sold in February 2021 YTD was \$841,108. This was 58.5% greater than the average price during the same timeframe last year. During this time, Innisfil accounted for 7.5% of sales in Simcoe County—down 1.0 share points from the same timeframe last year.

### Orillia

109 residential units were sold in Orillia from the beginning of 2021 to February 28<sup>th</sup>, 2021. This was 32.9% more than what was sold during the same timeframe last year (January 1<sup>st</sup>, 2020 – February 29<sup>th</sup>, 2020). The average price of residential units sold during February 2021 YTD was \$591,230. This was 49.4% greater than the average price during the same timeframe last year. During February 2021 YTD, Orillia accounted for 8.4% of sales in Simcoe County, 0.2 share points more than that of February 2020 YTD.

### Essa

63 residential units were sold in Essa during February 2021 YTD. This was 6150% more than what was sold during the same timeframe last year (January 1<sup>st</sup>, 2020 – February 29<sup>th</sup>, 2020). The average price of residential units sold in February 2021 YTD was \$778,660. This was 33.3% greater than the average price during the same timeframe last year. During this time, Innisfil accounted for 4.8% of sales in Simcoe County—up 1.0 share points from the same timeframe last year.

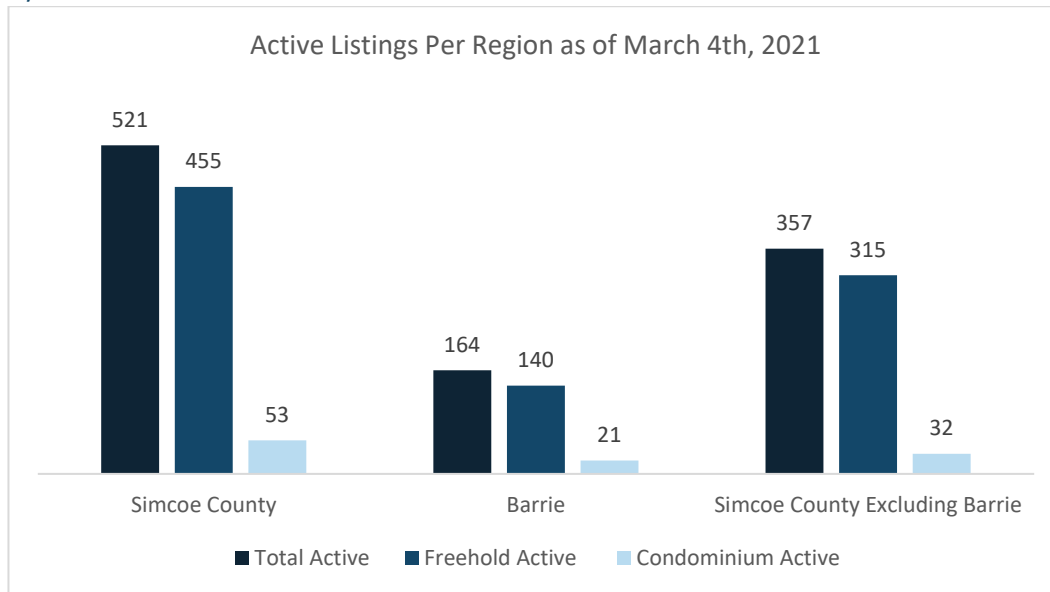
Please see below for a breakdown of:

### **February 2021 YTD vs February 2020 YTD**

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

	2021	2020	Percentage Change
Unit Sold - Detached	1,014	750	35.2%
Price - Detached	\$ 805,032	\$ 569,355	41.4%
Unit Sold - Semi-Detached	33	17	94.1%
Price - Semi-Detached	\$ 611,239	\$ 455,824	34.1%
Unit Sold - Townhouse	133	108	23.1%
Price - Townhouse	\$ 583,622	\$ 414,079	40.9%
Unit Sold - Apartment	109	96	13.5%
Price - Apartment	\$ 469,533	\$ 392,620	19.6%

## Active Residential Listings March 4th, 2021



### Simcoe County

As of March 4th, 2021, there were 521 active listings<sup>1</sup> in the Matrix™ MLS® System. 455 were Freehold listings and 53 were Condominium listings.

### City of Barrie

There were 164 active listings within the City of Barrie as of March 4<sup>th</sup>, 2021. 140 were Freehold listings and 21 were Condominium listings.

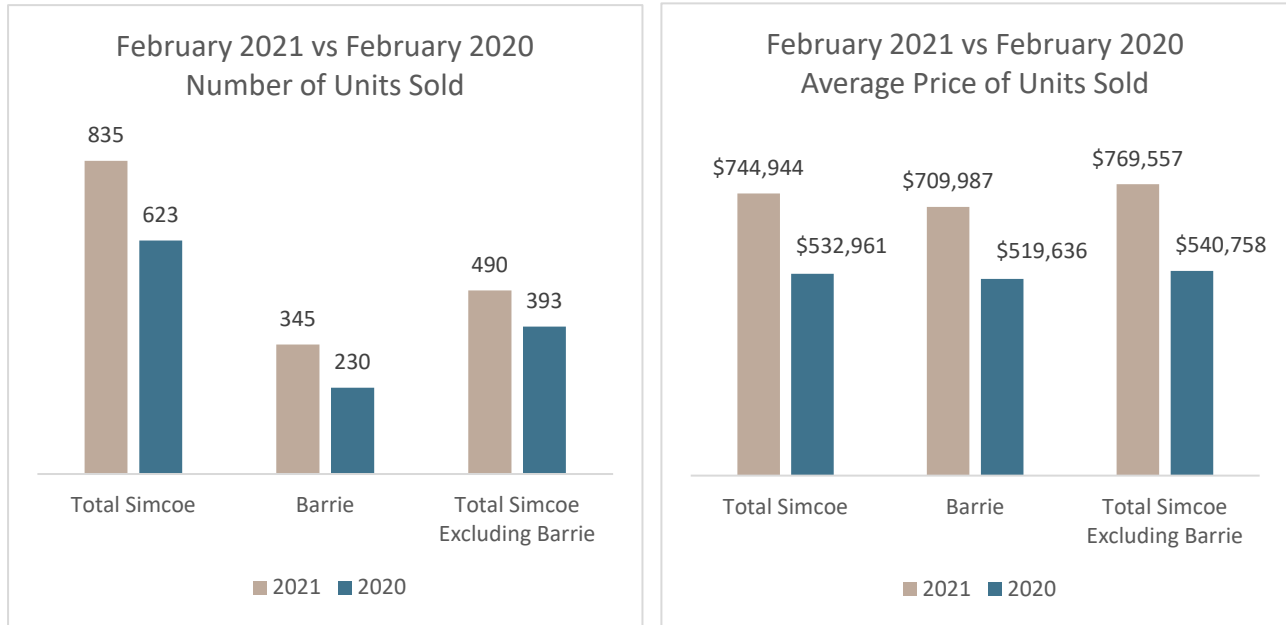
### Simcoe County Excluding Barrie

357 active listings were recorded outside of Barrie last month. 315 were Freehold listings and 32 were Condominium listings.

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

## Year-Over-Year (February 2021 vs February 2020)

### All Residential Homes



The [Housing Price Index \(HPI\)](#) showed a 33.8% year-over-year increase between February 2021 and February 2020.

### Simcoe County

835 residential units were sold in Simcoe County last month—34.0% greater than the same time last year. As well, the average price of residential units sold was \$744,944, which was 39.8% greater than that of February 2020.

### City of Barrie

345 residential units were sold during February 2021 within Barrie. This was 50.0% more than the number of units sold during February 2020. This growth was greater than that of total Simcoe County (+34.0%).

The average price of residential Barrie units sold during February 2021 was \$709,987 — 36.6% greater than the average price of units sold during February 2020. This growth was less than the average-price growth of total Simcoe County (+39.8%). Sales in Barrie accounted for 41.3% of residential sales in Simcoe County last month. This was 4.4 share points more than the same time last year.

### City of Barrie – Apartments & Condos

46 apartment and condo units were sold in Barrie during February 2021 — 4.5% greater than the number of units sold in February 2020. The average price of apartment and condo units in the City of Barrie in February 2021 was \$465,292. This was 18.9% more than the average price during the same time last year.

### Simcoe County Excluding Barrie

490 residential units were sold outside of Barrie during February 2021, and this was 24.7% more than the number of units sold during February 2020. This growth was less than the 34.0% growth seen in the total Simcoe region.

The average price of units sold in Simcoe County Excluding Barrie last month was \$769,557. This was a 42.3% increase in the average price, year-over-year. This growth was greater than what was found in total Simcoe County (+39.8%). Residential property sales outside of Barrie accounted for 58.7% of sales in Simcoe County last month. This was 4.4 share points less than the same time last year.

### Innisfil

58 residential units were sold in Innisfil during February 2021, and this was 10.8% less than the number of units sold during February 2020. This decline contrasted than the 34.0% growth seen in the total Simcoe region. The average price of units sold in Innisfil last month was approximately \$874,429. This was a 76.8% increase in the average price, year-over-year. This growth was significantly greater than what was found in total Simcoe County (+39.8%). Sales in Innisfil accounted for 6.9% of sales in Simcoe County during February 2021. This was 3.5 share points less than Innisfil's share of sales during the same time last year.

### Orillia

69 residential units were sold in Orillia during February 2021, and this was 40.8% greater than the number of units sold during February 2020. This growth was greater than the 34.0% growth seen in the total Simcoe region. The average price of units sold in Orillia last month was approximately \$619,435. This was a 51.8% increase in the average price, year-over-year. This growth was greater than what was found in total Simcoe County (+39.8%). Orillia's sales made up 8.3% of sales in Simcoe County. This was 0.4 share points less than the same time last year.

### Essa

40 residential units were sold in Essa during February 2021, and this was 66.7% more than the number of units sold during February 2020. This growth was significantly greater than the 34.0% growth seen in the total Simcoe region. The average price of units sold in Essa last month was approximately \$771,033. This was a 33.2% increase in the average price, year-over-year. This growth was less than what was found in total Simcoe County (+39.8%). Sales in Essa accounted for 4.8% of sales in Simcoe County during February 2021. This was 0.0 share points more than Essa's share of sales during the same time last year.

Please see below for a breakdown of:

### **February 2021 vs February 2020**

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

	2021	2020	Percentage Change
<b>Sold - Detached</b>	643	463	38.9%
<b>Price - Detached</b>	\$ 807,773	\$ 583,096	38.5%
<b>Unit Sold - Semi-Detached</b>	18	9	100.0%
<b>Price - Semi-Detached</b>	\$ 621,828	\$ 422,056	47.3%
<b>Unit Sold - Townhouse</b>	98	63	55.6%
<b>Price - Townhouse</b>	\$ 586,361	\$ 409,975	43.0%
<b>Unit Sold - Apartment</b>	68	64	6.3%
<b>Price - Apartment</b>	\$ 467,044	\$ 394,838	18.3%

### ***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 1,200 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>*