

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

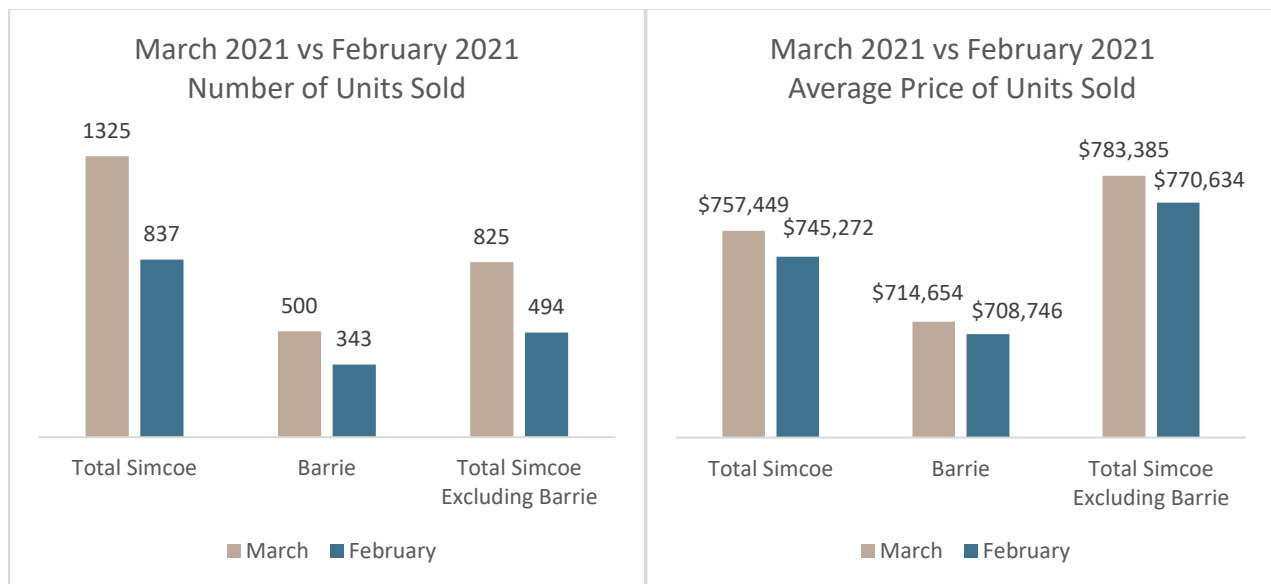
**April 7th, 2021** – The March 2021 sales information is in, and residential property sales recorded through the Matrix™ System for the Barrie and District Association of REALTORS® (BDAR) region showed a little over double the number of sales transactions from the same time last year. This was not only due to strong March 2021 sales numbers but also the downturn in the Canadian real estate market during March 2020, which arose due to the beginning of the COVID-19 restrictions. Average price also rose more than 40% since March 2020.

The [Housing Price Index \(HPI\)](#) showed a month-over-month increase of 4.0% from February 2021.

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

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

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



#### Simcoe County

1,325 residential units were sold in Simcoe County last month—a 58.3% increase from February 2021. During the same time a year ago (February 2020 to March 2020), there was a 4.7% increase in the number of units sold.

The average price of residential units sold last month was \$757,449—a 1.6% increase from February 2021. This increase was more than the month-over-month change in average price a year ago which increased 0.7% from February to March.

### **City of Barrie**

500 units were sold last month within the City of Barrie, which was 45.8% more than the number of units sold the month prior. A year ago, the number of units sold between March and February increased 8.3%.

The average price of units sold within Barrie during March 2021 was \$714,654. This was 0.8% greater than the average price during February 2021. In comparison, the average price of units sold between March 2020 and February 2020 increased 3.7%.

### **City of Barrie – Apartments & Condos**

53 apartment and condo units were sold in Barrie last month—15.2% more than the number of units sold in February 2021. The average price of apartment and condo units sold in the City of Barrie this month was \$464,014—0.3% less than the average price in February 2021.

### **Simcoe County Excluding Barrie**

In Simcoe County Excluding Barrie last month, 825 units were sold. This was 67.0% more than the number of units sold during February 2021. At the same time a year ago, there was a 2.6% 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 \$783,385. This was 1.7% more than the month before. Between March 2020 and February 2020, the average price of units sold outside of Barrie decreased 1.0%.

### **Innisfil**

95 residential units were sold in Innisfil last month—a 61.0% increase from February 2021. During the same period a year ago (February 2020 to March 2020), there was a 13.8% decrease in the number of units sold. The average price of residential units sold in Innisfil last month was approximately \$851,881—a 2.2% decrease from February 2021. This contrasted the growth from last year when the average price increased 10.7% from February to March.

### **Orillia**

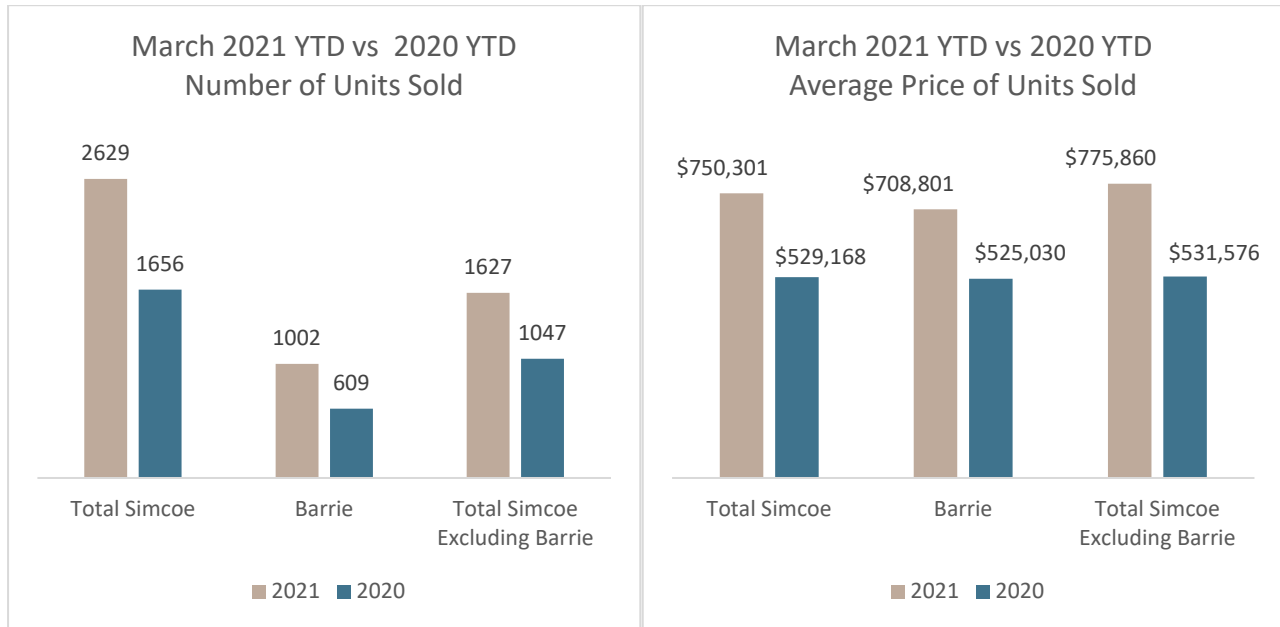
95 residential units were sold in Orillia last month—a 37.7% increase from February 2021. During the same period a year ago (February 2020 to March 2020), there was a 6.1% decrease in the number of units sold. The average price of residential units sold in Orillia last month was approximately \$644,369—a 4.0% increase from February 2021. The average price a year ago increased 11.1% from February to March.

### **Essa**

In Essa last month, 64 residential units were sold. This was 64.1% more than February 2021. During the same period a year ago, there was a 75.0% increase in the number of units sold. The average price of residential units sold in Essa last month was \$774,664—a 0.4% increase from February 2021. This time last year, the average price decreased 8.1% from February 2020 to March 2020.

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

### All Residential Homes



### Simcoe County

2,629 residential units were sold in Simcoe County during March 2021 Year-To-Date (YTD) (January 1<sup>st</sup>, 2021 – March 31<sup>st</sup>, 2021). This was 58.8% more than what was sold during the same timeframe last year (January 1<sup>st</sup>, 2020 – March 31<sup>st</sup>, 2020). The average price of residential units sold during March 2021 YTD was \$750,301. This was 41.8% greater than the average price during the same timeframe last year.

### City of Barrie

1,002 units were sold in the City of Barrie during March 2021 YTD. This was a 64.5% growth from the same timeframe last year. This growth was more than the increase in total Simcoe County (+58.8%).

The average price of units sold within the City of Barrie during March 2021 YTD was \$708,801. This was 35.0% more than the same timeframe last year. This growth was less than what was seen in the total Simcoe region (+41.8%). During March 2021 YTD, Barrie accounted for 38.1% of residential properties sold. This was 1.3 share points more than the same timeframe during 2020.

### City of Barrie – Apartments & Condos

129 apartment and condo units were sold in Barrie during March 2021 YTD—34.4% more than the number of units sold in March 2020 YTD. The average price of apartment and condo units in the City of Barrie this year so far was \$463,128. This was 19.5% more than the average price during the same timeframe last year.

### Simcoe County Excluding Barrie

1,627 residential units were sold in the areas outside of Barrie during March 2021 YTD. This was 55.4% more than the number of units sold during March 2020 YTD. This growth in number of units sold was less than the growth seen in the total Simcoe region (+58.8%).

The average price of units sold during this time was \$775,860. This was 46.0% greater than what was seen during March 2020 YTD. This growth was greater than that of total Simcoe (+41.8%). During March 2021 YTD, Simcoe County Excluding Barrie accounted for 61.9% of residential properties sold. This was 1.3 share points less than the same timeframe during 2020.

### Innisfil

194 residential units were sold in Innisfil during March 2021 YTD. This was 36.6% more than what was sold during the same timeframe last year (January 1<sup>st</sup>, 2020 – March 31<sup>st</sup>, 2020). The average price of residential units sold in March 2021 YTD was \$845,449. This was 57.3% 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 1.2 share points from the same timeframe last year.

### Orillia

203 residential units were sold in Orillia from the beginning of 2021 to March 31<sup>st</sup>, 2021. This was 57.4% more than what was sold during the same timeframe last year (January 1<sup>st</sup>, 2020 – March 31<sup>st</sup>, 2020). The average price of residential units sold during March 2021 YTD was \$615,685. This was 47.9% greater than the average price during the same timeframe last year. During March 2021 YTD, Orillia accounted for 7.7% of sales in Simcoe County, 0.1 share points less than that of March 2020 YTD.

### Essa

126 residential units were sold in Essa during March 2021 YTD. This was 55.6% more than what was sold during the same timeframe last year (January 1<sup>st</sup>, 2020 – March 31<sup>st</sup>, 2020). The average price of residential units sold in March 2021 YTD was \$776,778. This was 38.5% greater than the average price during the same timeframe last year. During this time, Essa accounted for 4.8% of sales in Simcoe County—down 0.1 share points from the same timeframe last year.

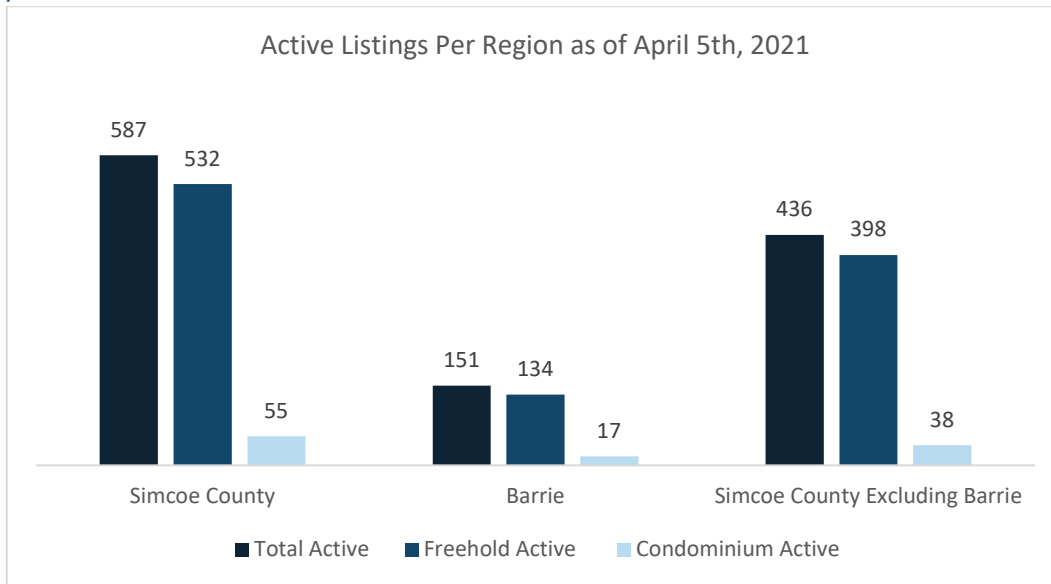
Please see below for a breakdown of:

**March 2021 YTD vs March 2020 YTD**

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

	2021	2020	Percentage Change
Unit Sold - Detached	2,022	1,254	61.2%
Price - Detached	\$ 811,190	\$ 573,491	41.4%
Unit Sold - Semi-Detached	66	35	88.6%
Price - Semi-Detached	\$ 624,048	\$ 448,123	39.3%
Unit Sold - Townhouse	303	170	78.2%
Price - Townhouse	\$ 595,017	\$ 413,598	43.9%
Unit Sold - Apartment	203	132	53.8%
Price - Apartment	\$ 501,397	\$ 388,037	29.2%

## Active Residential Listings April 5th, 2021



### Simcoe County

As of April 5th, 2021, there were 587 active listings<sup>1</sup> in the Matrix™ MLS® System. 532 were Freehold listings and 55 were Condominium listings.

### City of Barrie

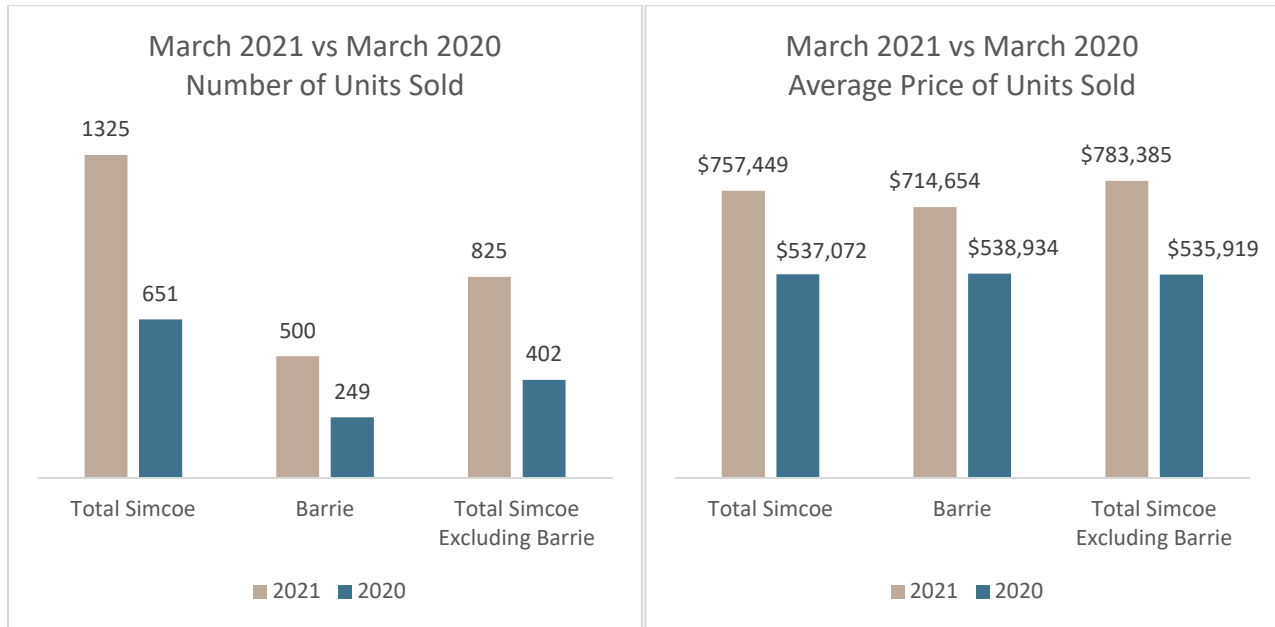
There were 151 active listings within the City of Barrie as of April 5<sup>th</sup>, 2021. 134 were Freehold listings and 17 were Condominium listings.

### Simcoe County Excluding Barrie

436 active listings were recorded outside of Barrie last month. 398 were Freehold listings and 38 were Condominium listings.

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

## Year-Over-Year (March 2021 vs March 2020) All Residential Homes



The [Housing Price Index \(HPI\)](#) showed a 36.0% year-over-year increase between March 2021 and March 2020.

### Simcoe County

1,325 residential units were sold in Simcoe County last month—103.5% greater than the same time last year. As well, the average price of residential units sold was \$757,449, which was 41.0% greater than that of March 2020.

### City of Barrie

500 residential units were sold during March 2021 within Barrie. This was 100.8% more than the number of units sold during March 2020. This growth was less than that of total Simcoe County (+103.5%).

The average price of residential Barrie units sold during March 2021 was \$714,654—32.6% greater than the average price of units sold during March 2020. This growth was less than the average-price growth of total Simcoe County (+41.0%). Sales in Barrie accounted for 37.7% of residential sales in Simcoe County last month. This was 0.5 share points less than the same time last year.

### City of Barrie – Apartments & Condos

53 apartment and condo units were sold in Barrie during March 2021 — 76.7% greater than the number of units sold in March 2020. The average price of apartment and condo units in the City of Barrie in March 2021 was \$464,014. This was 22.1% more than the average price during the same time last year.

### Simcoe County Excluding Barrie

825 residential units were sold outside of Barrie during March 2021, and this was 105.2% more than the number of units sold during March 2020. This growth was greater than the 103.5% growth seen in the total Simcoe region.

The average price of units sold in Simcoe County Excluding Barrie last month was \$783,385. This was a 46.2% increase in the average price, year-over-year. This growth was greater than what was found in total Simcoe County (+41.0%). Residential property sales outside of Barrie accounted for 62.3% of sales in Simcoe County last month. This was 0.5 share points more than the same time last year.

### Innisfil

95 residential units were sold in Innisfil during March 2021, and this was 69.6% more than the number of units sold during March 2020. This was less than the 103.5% growth seen in the total Simcoe region. The average price of units sold in Innisfil last month was approximately \$851,881. This was a 55.6% increase in the average price, year-over-year. This growth was greater than what was found in total Simcoe County (+41.0%). Sales in Innisfil accounted for 7.2% of sales in Simcoe County during March 2021. This was 1.4 share points less than Innisfil's share of sales during the same time last year.

### Orillia

95 residential units were sold in Orillia during March 2021, and this was 106.5% greater than the number of units sold during March 2020. This growth was greater than the 103.5% growth seen in the total Simcoe region. The average price of units sold in Orillia last month was approximately \$644,369. This was a 42.1% increase in the average price, year-over-year. This growth was slightly greater than what was found in total Simcoe County (+41.0%). Orillia's sales made up 7.2% of sales in Simcoe County. This was 0.1 share points more than the same time last year.

### Essa

64 residential units were sold in Essa during March 2021, and this was 52.4% more than the number of units sold during March 2020. The average price of units sold in Essa last month was approximately \$774,664. This was a 43.5% increase in the average price, year-over-year. Sales in Essa accounted for 4.8% of sales in Simcoe County during March 2021. This was 1.6 share points less than Essa's share of sales during the same time last year.

Please see below for a breakdown of:

### **March 2021 vs March 2020**

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

	2021	2020	Percentage Change
<b>Sold - Detached</b>	1,008	506	99.2%
<b>Price - Detached</b>	\$ 817,066	\$ 578,643	41.2%
<b>Unit Sold - Semi-Detached</b>	34	18	88.9%
<b>Price - Semi-Detached</b>	\$ 637,978	\$ 440,850	44.7%
<b>Unit Sold - Townhouse</b>	170	62	174.2%
<b>Price - Townhouse</b>	\$ 603,932	\$ 412,760	46.3%
<b>Unit Sold - Apartment</b>	94	36	161.1%
<b>Price - Apartment</b>	\$ 538,347	\$ 375,815	43.2%



### ***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 1,200 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>*