

# Simcoe County Monthly Residential Report

## October 2022



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## Year-Over-Year Summary

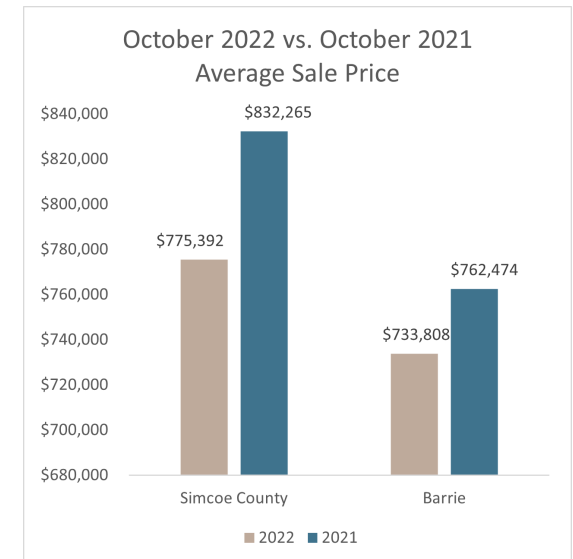
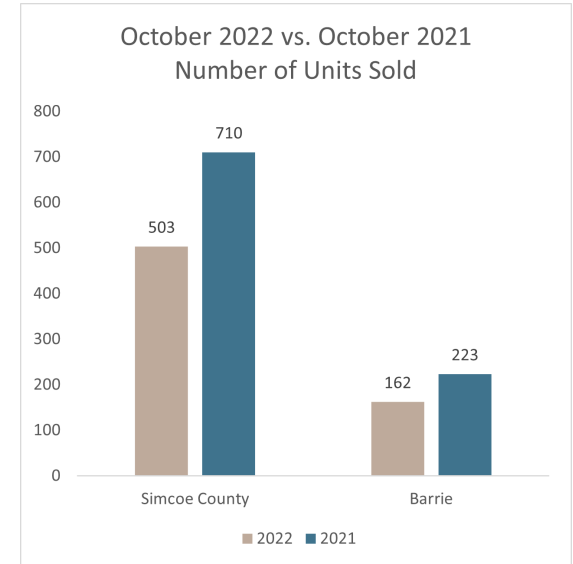
The October 2022 sales information is in, and residential property sales recorded through the MLS® System for the Barrie and District Association of REALTORS® (BDAR) region showed an overall year-over-year decrease in the number of units sold and average sale price and an increase in new listings and months of inventory.

503 units were sold this month in Simcoe County, that's 29.2% less than the same time last year. The average price of residential units sold was \$775,392 which was 6.8% less than that of October 2021.

162 residential units were sold during October 2022 within Barrie. This was 27.4% less than the number of units sold during October 2021. This decline was less than that of total Simcoe County (-29.2%).

The average price of residential Barrie units sold during October 2022 was \$733,808—3.8% less than the average price of units sold during October 2021. Sales in Barrie accounted for 32.2% of residential sales in Simcoe County last month.

Overall inventory of homes remains well above this time last year. The number of new listings were 29.0% and 13.4% higher in Simcoe County and Barrie respectively compared to this time last year.



	Simcoe County		
	2022	2021	% Change
Sales	503	710	-29.2%
Average Sale Price	\$775,392	\$832,265	-6.8%
New Listings	1053	816	29.0%
Months of Inventory	3.4	0.8	330.7%
Average SP/LP	96.1%	104.7%	-8.2%
Average DOM	33	16	106.3%

	Barrie		
	2022	2021	%Change
Sales	162	223	-27.4%
Average Sale Price	\$733,808	\$762,474	-3.8%
New Listings	279	246	13.4%
Months of Inventory	2.2	0.5	333.3%
Average SP/LP	96.9%	108.9%	-11.0%
Average DOM	27	9	200.0%

**Year-Over-Year** *October 2022 vs. October 2021*

	# of Sales	%change	Average Price	%change	New Listings	%change	Active Listings <sup>1</sup>	Months of Inventory	Average SP/LP	Average DOM	% of Total Simcoe Sales
<b>Simcoe County</b>	<b>503</b>	<b>-29.2%</b>	<b>\$775,392</b>	<b>-6.8%</b>	<b>1053</b>	<b>29.0%</b>	<b>1733</b>	<b>3.4</b>	<b>96.1%</b>	<b>33</b>	<b>100.0%</b>
Detached	386	-28.4%	\$841,199	-7.7%	820	28.1%	1319	3.4	96.0%	31	
Semi-Detached	17	-15.0%	\$607,412	-9.7%	17	30.8%	33	1.9	96.2%	34	
Townhouse	44	-34.3%	\$639,216	-8.3%	98	63.3%	146	3.3	96.3%	36	
Condo/Apartment	37	-38.3%	\$581,254	5.8%	94	22.1%	167	4.5	96.6%	47	
<b>Barrie</b>	<b>162</b>	<b>-27.4%</b>	<b>\$733,808</b>	<b>-3.8%</b>	<b>279</b>	<b>13.4%</b>	<b>351</b>	<b>2.2</b>	<b>96.9%</b>	<b>27</b>	<b>32.2%</b>
Detached	111	-20.1%	\$806,572	-7.8%	175	0.6%	209	1.9	97.1%	23	
Semi-Detached	8	-46.7%	\$579,375	-13.2%	11	37.5%	14	1.8	95.6%	25	
Townhouse	23	-30.3%	\$608,522	-5.1%	36	38.5%	44	1.9	96.5%	28	
Condo/Apartment	20	-44.4%	\$535,820	11.6%	57	50.0%	84	4.2	96.9%	53	
<b>Collingwood</b>	<b>39</b>	<b>-39.1%</b>	<b>\$875,010</b>	<b>-7.1%</b>	<b>77</b>	<b>5.5%</b>	<b>168</b>	<b>4.3</b>	<b>96.3%</b>	<b>48</b>	<b>7.8%</b>
Detached	20	-39.4%	\$1,044,494	-7.1%	53	60.6%	102	5.1	96.1%	42	
Semi-Detached	0	-100.0%	-	-	0	-100.0%	3	-	-	-	
Townhouse	8	-38.5%	\$785,063	-2.6%	17	70.0%	36	4.5	95.7%	66	
Condo/Apartment	11	-31.3%	\$632,273	-8.6%	7	-74.1%	27	2.5	97.0%	47	
<b>Essa</b>	<b>22</b>	<b>-40.5%</b>	<b>\$747,568</b>	<b>-23.2%</b>	<b>37</b>	<b>-15.9%</b>	<b>54</b>	<b>2.5</b>	<b>97.0%</b>	<b>25</b>	<b>4.4%</b>
Detached	20	-35.5%	\$752,275	-29.8%	33	-15.4%	47	2.4	96.8%	26	
Semi-Detached	0	-	-	-	0	-	1	-	-	-	
Townhouse	2	-33.3%	\$700,500	2.1%	3	0.0%	3	1.5	99.5%	8	
Condo/Apartment	0	-	-	-	0	-	0	-	-	-	

<sup>1</sup>Active listings as of November 4, 2022

**Year-Over-Year** *October 2022 vs. October 2021*

	# of Sales	%change	Average Price	%change	New Listings	%change	Active Listings <sup>1</sup>	Months of Inventory	Average SP/LP	Average DOM	% of Total Simcoe Sales
<b>Innisfil</b>	<b>32</b>	<b>-43.9%</b>	<b>\$785,813</b>	<b>-11.8%</b>	<b>75</b>	<b>33.9%</b>	<b>129</b>	<b>4.0</b>	<b>95.4%</b>	<b>35</b>	<b>6.4%</b>
Detached	24	-41.5%	\$897,354	-12.8%	55	25.0%	61	2.5	95.7%	35	
Semi-Detached	0	-100.0%	-	-	0	-100.0%	6	-	-	-	
Townhouse	1	-80.0%	\$608,000	-36.4%	6	50.0%	3	3.0	93.7%	26	
Condo/Apartment	1	-	\$1,100,000	-	6	500.0%	0	-	88.1%	39	
<b>Midland</b>	<b>24</b>	<b>20.0%</b>	<b>\$575,238</b>	<b>-2.8%</b>	<b>47</b>	<b>46.9%</b>	<b>76</b>	<b>3.2</b>	<b>95.6%</b>	<b>29</b>	<b>4.8%</b>
Detached	21	16.7%	\$618,129	5.5%	36	44.0%	61	2.9	95.8%	29	
Semi-Detached	0	-	-	-	0	-	3	-	-	-	
Townhouse	1	0.0%	\$500,000	-27.5%	4	0.0%	6	6.0	91.1%	41	
Condo/Apartment	0	-	-	-	3	0.0%	3	-	-	-	
<b>Orillia</b>	<b>44</b>	<b>-25.4%</b>	<b>\$633,000</b>	<b>-4.2%</b>	<b>77</b>	<b>14.9%</b>	<b>111</b>	<b>2.5</b>	<b>96.3%</b>	<b>32</b>	<b>8.7%</b>
Detached	36	-26.5%	\$644,056	-4.0%	59	7.3%	76	2.1	96.2%	30	
Semi-Detached	3	200.0%	\$602,000	-14.6%	1	0.0%	0	0.0	96.5%	30	
Townhouse	4	-42.9%	\$520,000	-17.3%	10	100.0%	10	2.5	97.3%	46	
Condo/Apartment	1	-50.0%	\$780,000	53.7%	7	75.0%	25	25.0	97.5%	60	
<b>Wasaga Beach</b>	<b>31</b>	<b>-31.1%</b>	<b>\$627,405</b>	<b>-10.1%</b>	<b>97</b>	<b>86.5%</b>	<b>198</b>	<b>6.4</b>	<b>94.3%</b>	<b>42</b>	<b>6.2%</b>
Detached	22	-33.3%	\$732,843	-9.6%	69	91.7%	132	6.0	94.2%	41	
Semi-Detached	2	-	\$545,000	-	4	-	6	3.0	95.6%	64	
Townhouse	1	-66.7%	\$600,000	2.3%	11	450.0%	23	23.0	95.4%	22	
Condo/Apartment	0	-100.0%	-	-	5	150.0%	8	-	-	-	

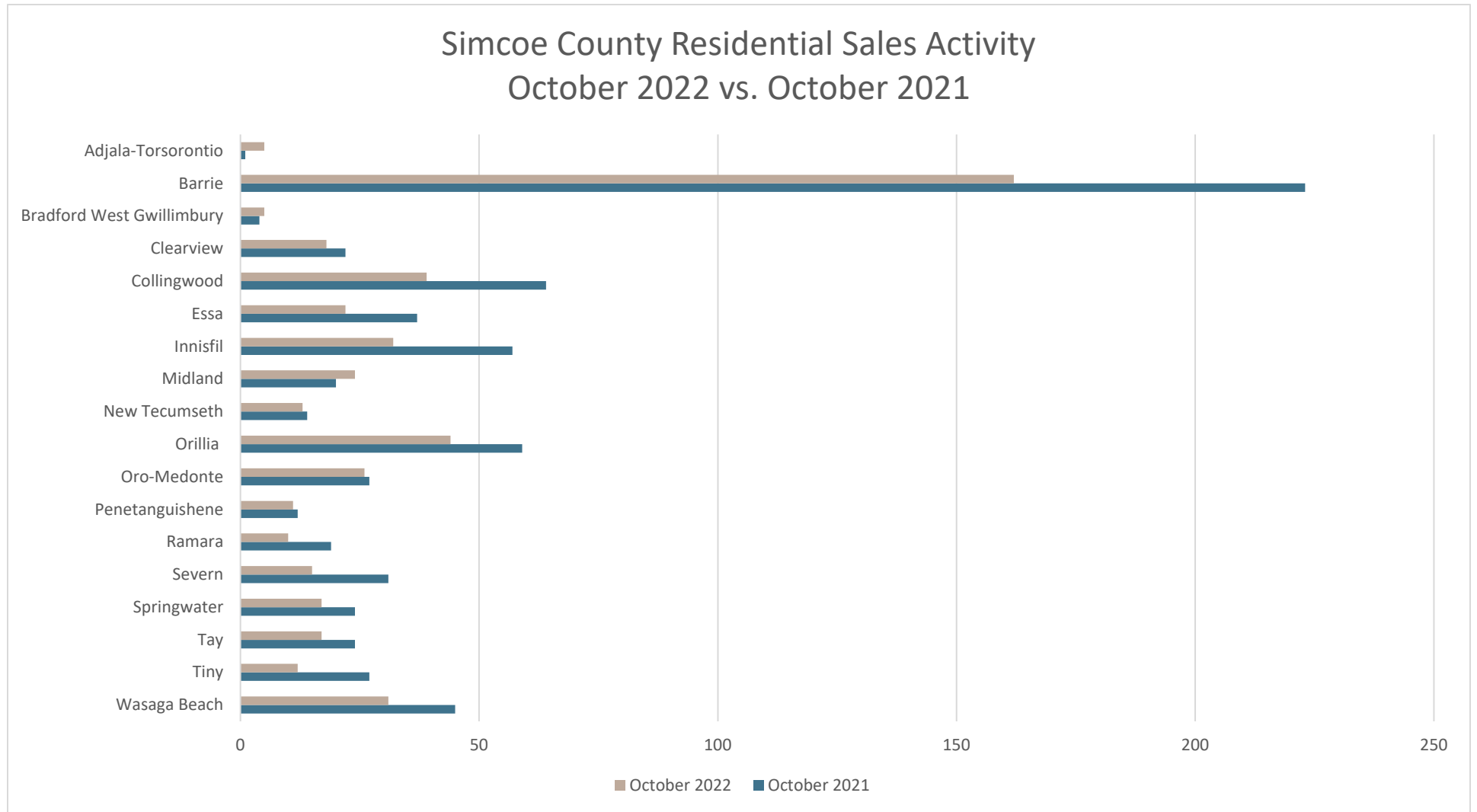
<sup>1</sup>Active listings as of November 4, 2022

**Year-Over-Year** *October 2022 vs. October 2021*

	# of Sales	%change	Average Price	%change	New Listings	%change	Active Listing <sup>1</sup>	Months of Inventory	Average SP/LP	Average DOM	% of Total Simcoe Sales
<b>Adjala-Tosorontio</b>	5	400.0%	\$1,067,200	99.5%	12	50.0%	17	3.4	99.7%	35	1.0%
<b>Bradford West Gwillimbury</b>	5	25.0%	\$941,980	-16.8%	17	325.0%	20	4.0	96.9%	15	1.0%
<b>Clearview</b>	18	-18.2%	\$1,228,833	45.3%	40	33.3%	88	4.9	93.7%	44	3.6%
<b>New Tecumseth</b>	13	-7.1%	\$845,115	-12.6%	18	38.5%	32	2.5	97.1%	27	2.6%
<b>Oro-Medonte</b>	26	-3.7%	\$987,596	-23.2%	63	53.7%	95	3.7	95.9%	42	5.2%
<b>Penetanguishene</b>	11	-8.3%	\$715,227	0.6%	21	40.0%	46	4.2	95.2%	36	2.2%
<b>Ramara</b>	10	-47.4%	\$778,000	-11.7%	21	-30.0%	43	4.3	95.7%	27	2.0%
<b>Severn</b>	15	-51.6%	\$686,168	-22.1%	41	64.0%	62	4.1	94.9%	21	3.0%
<b>Springwater</b>	17	-29.2%	\$987,721	-11.7%	51	104.0%	87	5.1	95.9%	40	3.4%
<b>Tay</b>	17	-29.2%	\$624,053	-1.5%	34	70.0%	53	3.1	96.5%	28	3.4%
<b>Tiny</b>	12	-55.6%	\$1,012,583	9.5%	46	31.4%	102	8.5	94.0%	33	2.4%

<sup>1</sup>Active listings as of November 4, 2022

**Year-Over-Year** *October 2022 vs. October 2021*



## Month-Over-Month Summary

The October 2022 sales recorded through the MLS® System for the Barrie and District Association of REALTORS® (BDAR) showed a slight month-over-month increase in the number of units sold and average sale price and a decrease in new listings in Simcoe County.

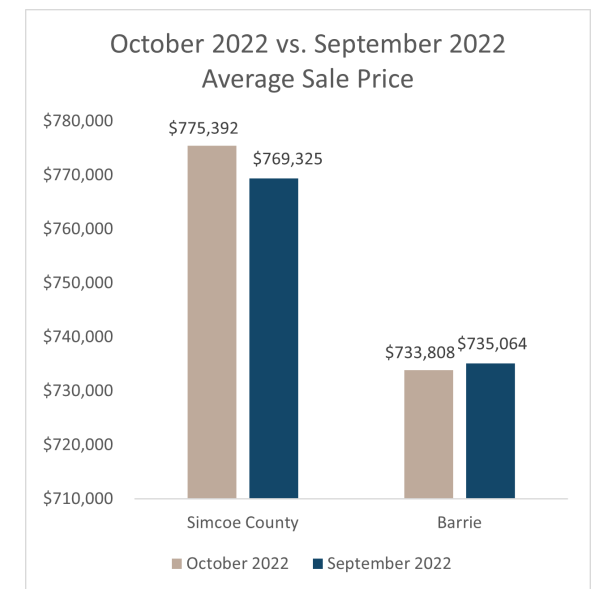
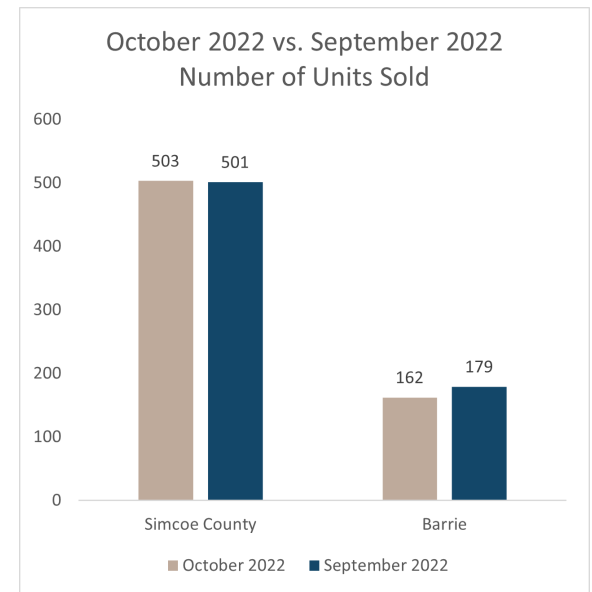
503 residential units were sold in Simcoe County last month—a 0.4% increase from September 2022. During the same time a year ago (October 2021 to September 2021), there was an 3.8% decrease in the number of units sold.

The average price of residential units sold last month in Simcoe County was \$775,392—a 0.8% increase from September 2022. The month-over-month change in average price a year ago was an increase of 3.5%.

162 units were sold last month within the City of Barrie, which was 9.5% less than the number of units sold the month prior. A year ago, the number of units sold between October and September decreased by 9.5%.

The average price of units sold within Barrie during October 2022 was \$733,808. This was 0.2% less than the average price during September 2022. In comparison, the average price of units sold between October 2021 and September 2021 decreased by 2.3%.

Overall supply levels continue to increase from record lows providing ample choice for those buyers willing to wade back into the market. With the effects of higher interest rates still yet to be fully realized and the housing market bordering between buyer's and balanced territory we will likely see a continued moderation in prices through the end of the year and into 2023.



	Simcoe County		
	Oct. 2022	Sep. 2022	% Change
Sales	503	501	0.4%
Average Sale Price	\$775,392	\$769,325	0.8%
New Listings	1053	1334	-21.1%
Months of Inventory	3.4	3.8	-9.3%
Average SP/LP	96.1%	96.4%	-0.3%
Average DOM	33	33	0.0%

	Barrie		
	Oct. 2022	Sep. 2022	%Change
Sales	162	179	-9.5%
Average Sale Price	\$733,808	\$735,064	-0.2%
New Listings	279	375	-25.6%
Months of Inventory	2.2	2.2	-1.5%
Average SP/LP	96.9%	96.9%	0.0%
Average DOM	27	29	-6.9%

**Month-Over-Month** *October 2022 vs. September 2022*

	# of Sales	%change	Average Price	%change	New Listings	%change	Active Listings <sup>1</sup>	Months of Inventory	Average SP/LP	Average DOM	% of Total Simcoe Sales
<b>Simcoe County</b>	<b>503</b>	<b>0.4%</b>	<b>\$775,392</b>	<b>0.8%</b>	<b>1053</b>	<b>-21.1%</b>	<b>1733</b>	<b>3.4</b>	<b>96.1%</b>	<b>33</b>	<b>100.0%</b>
Detached	386	4.9%	\$841,199	-0.4%	820	-21.1%	1319	3.4	96.0%	31	
Semi-Detached	17	0.0%	\$607,412	-2.9%	17	-46.9%	33	1.9	96.2%	34	
Townhouse	44	-25.4%	\$639,216	1.1%	98	-17.6%	146	3.3	96.3%	36	
Condo/Apartment	37	-9.8%	\$581,254	12.0%	94	-11.3%	167	4.5	96.6%	47	
<b>Barrie</b>	<b>162</b>	<b>-9.5%</b>	<b>\$733,808</b>	<b>-0.2%</b>	<b>279</b>	<b>-25.6%</b>	<b>351</b>	<b>2.2</b>	<b>96.9%</b>	<b>27</b>	<b>32.2%</b>
Detached	111	-8.3%	\$806,572	-0.3%	175	-31.9%	209	1.9	97.1%	23	
Semi-Detached	8	-11.1%	\$579,375	-9.8%	11	-38.9%	14	1.8	95.6%	25	
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Condo/Apartment	20	-4.8%	\$535,820	-0.7%	57	5.6%	84	4.2	96.9%	53	
<b>Collingwood</b>	<b>39</b>	<b>-4.9%</b>	<b>\$875,010</b>	<b>13.3%</b>	<b>77</b>	<b>-26.0%</b>	<b>168</b>	<b>4.3</b>	<b>96.3%</b>	<b>48</b>	<b>7.8%</b>
Detached	20	5.3%	\$1,044,494	7.0%	53	-8.6%	102	5.1	96.1%	42	
Semi-Detached	0	-	-	-	0	-100.0%	3	-	-	-	
Townhouse	8	-20.0%	\$785,063	14.9%	17	-37.0%	36	4.5	95.7%	66	
Condo/Apartment	11	10.0%	\$632,273	21.3%	7	-58.8%	27	2.5	97.0%	47	
<b>Essa</b>	<b>22</b>	<b>4.8%</b>	<b>\$747,568</b>	<b>-4.1%</b>	<b>37</b>	<b>-31.5%</b>	<b>54</b>	<b>2.5</b>	<b>97.0%</b>	<b>25</b>	<b>4.4%</b>
Detached	20	5.3%	\$752,275	-7.4%	33	-36.5%	47	2.4	96.8%	26	
Semi-Detached	0	-	-	-	0	-	0	-	-	-	
Townhouse	2	-	\$700,500	-	3	50.0%	6	3.0	99.5%	8	
Condo/Apartment	0	-	-	-	0	-	3	-	-	-	

<sup>1</sup>Active listings as of November 4, 2022

**Month-Over-Month** *October 2022 vs. September 2022*

	# of Sales	%change	Average Price	%change	New Listings	%change	Active Listings <sup>1</sup>	Months of Inventory	Average SP/LP	Average DOM	% of Total Simcoe Sales
<b>Innisfil</b>	<b>32</b>	<b>-11.1%</b>	<b>\$785,813</b>	<b>-1.9%</b>	<b>75</b>	<b>-11.8%</b>	<b>129</b>	<b>4.0</b>	<b>95.4%</b>	<b>35</b>	<b>6.4%</b>
Detached	24	-4.0%	\$897,354	0.5%	55	-11.3%	61	2.5	95.7%	35	
Semi-Detached	0	-	-	-	0	-	0	-	-	-	
Townhouse	1	-75.0%	\$608,000	-40.2%	6	0.0%	6	6.0	93.7%	26	
Condo/Apartment	1	0.0%	\$1,100,000	146.6%	6	20.0%	3	3.0	88.1%	39	
<b>Midland</b>	<b>24</b>	<b>50.0%</b>	<b>\$575,238</b>	<b>1.5%</b>	<b>47</b>	<b>-20.3%</b>	<b>76</b>	<b>3.2</b>	<b>95.6%</b>	<b>29</b>	<b>4.8%</b>
Detached	21	61.5%	\$618,129	13.6%	36	-23.4%	61	2.9	95.8%	29	
Semi-Detached	0	-	-	-	0	-	3	-	-	-	
Townhouse	1	0.0%	\$500,000	-9.9%	4	0.0%	6	6.0	91.1%	41	
Condo/Apartment	0	-	-	-	3	50.0%	3	-	-	-	
<b>Orillia</b>	<b>44</b>	<b>2.3%</b>	<b>\$633,000</b>	<b>7.1%</b>	<b>77</b>	<b>-27.4%</b>	<b>111</b>	<b>2.5</b>	<b>96.3%</b>	<b>32</b>	<b>8.7%</b>
Detached	36	5.9%	\$644,056	4.3%	59	-29.8%	76	2.1	96.2%	30	
Semi-Detached	3	-	\$602,000	-	1	0.0%	0	-	96.5%	30	
Townhouse	4	-20.0%	\$520,000	-0.5%	10	100.0%	10	2.5	97.3%	46	
Condo/Apartment	1	-75.0%	\$780,000	73.1%	7	-56.3%	25	25.0	97.5%	60	
<b>Wasaga Beach</b>	<b>31</b>	<b>-13.9%</b>	<b>\$627,405</b>	<b>-17.4%</b>	<b>97</b>	<b>-16.4%</b>	<b>198</b>	<b>6.4</b>	<b>94.3%</b>	<b>42</b>	<b>6.2%</b>
Detached	22	-8.3%	\$732,843	-17.8%	69	-14.8%	132	6.0	94.2%	41	
Semi-Detached	2	100.0%	\$545,000	-17.4%	4	100.0%	6	3.0	95.6%	64	
Townhouse	1	-80.0%	\$600,000	14.2%	11	-38.9%	23	23.0	95.4%	22	
Condo/Apartment	0	-	-	-	5	150.0%	8	-	-	-	

<sup>1</sup>Active listings as of November 4, 2022

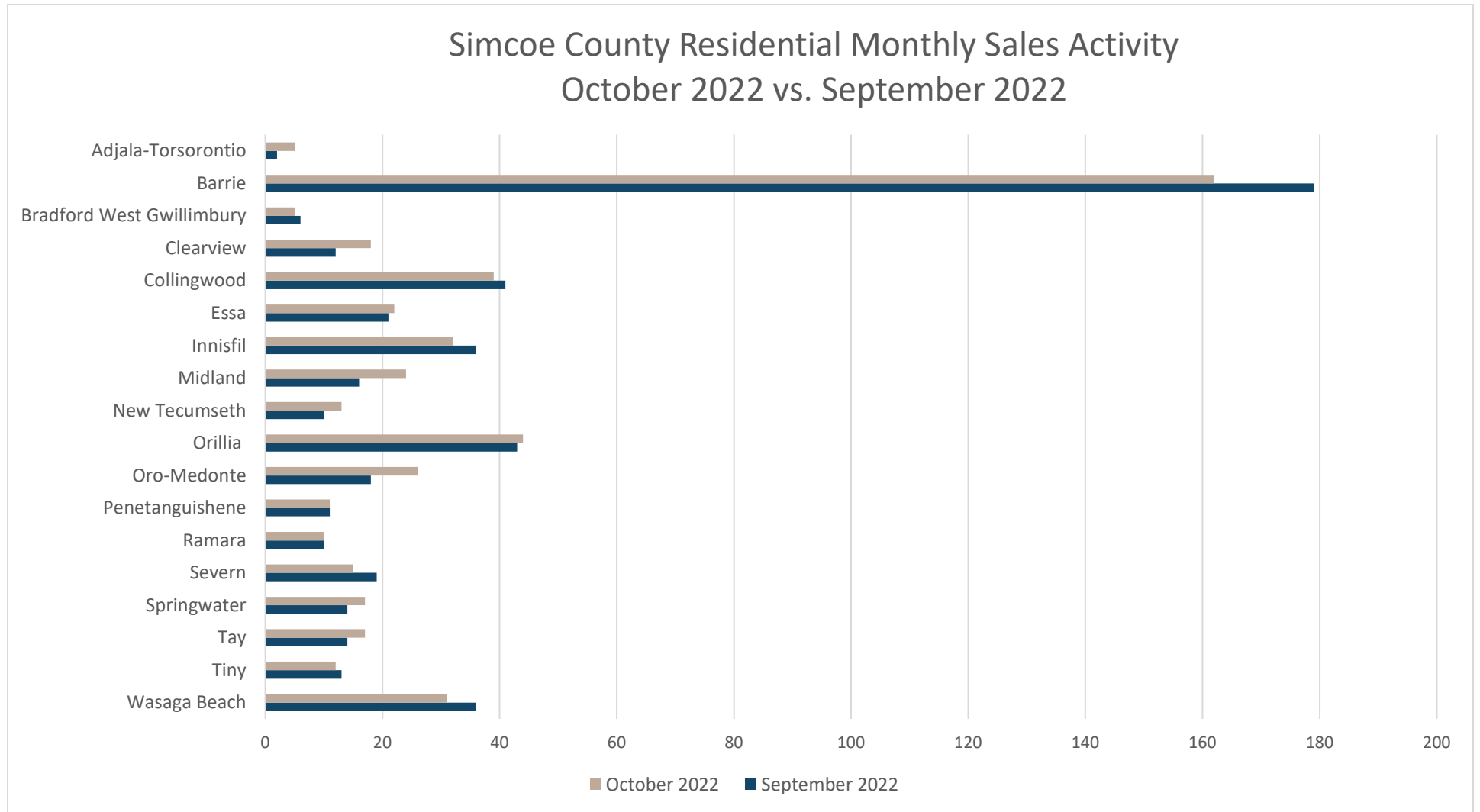


**Month-Over-Month** *October 2022 vs. September 2022*

	# of Sales	%change	Average Price	%change	New Listings	%change	Active Listings <sup>1</sup>	Months of Inventory	Average SP/LP	Average DOM	% of Total Simcoe Sales
<b>Adjala-Tosorontio</b>	5	150.0%	\$1,067,200	-48.5%	12	71.4%	17	3.4	99.7%	35	1.0%
<b>Bradford West Gwillimbury</b>	5	-16.7%	\$941,980	-17.3%	17	21.4%	20	4.0	96.9%	15	1.0%
<b>Clearview</b>	18	50.0%	\$1,228,833	45.0%	40	-29.8%	88	4.9	93.7%	44	3.6%
<b>New Tecumseth</b>	13	30.0%	\$845,115	17.3%	18	-42.9%	32	2.5	97.1%	27	2.6%
<b>Oro-Medonte</b>	26	44.4%	\$987,596	8.5%	63	-6.0%	95	3.7	95.9%	42	5.2%
<b>Penetanguishene</b>	11	0.0%	\$715,227	25.9%	21	-8.7%	46	4.2	95.2%	36	2.2%
<b>Ramara</b>	10	0.0%	\$778,000	-17.4%	21	-43.2%	43	4.3	95.7%	27	2.0%
<b>Severn</b>	15	-21.1%	\$686,168	-24.0%	41	13.9%	62	4.1	94.9%	21	3.0%
<b>Springwater</b>	17	21.4%	\$987,721	-16.8%	51	-19.0%	87	5.1	95.9%	40	3.4%
<b>Tay</b>	17	21.4%	\$624,053	-11.7%	34	-32.0%	53	3.1	96.5%	28	3.4%
<b>Tiny</b>	12	-7.7%	\$1,012,583	18.7%	46	-11.5%	102	8.5	94.0%	33	2.4%

<sup>1</sup>Active listings as of November 4, 2022

**Month-Over-Month** *October 2022 vs. September 2022*



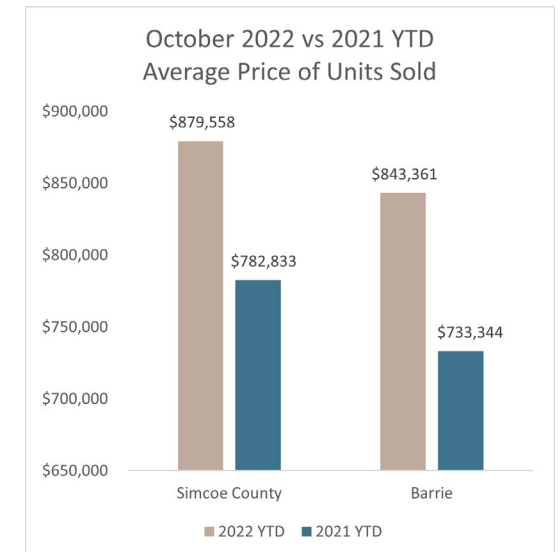
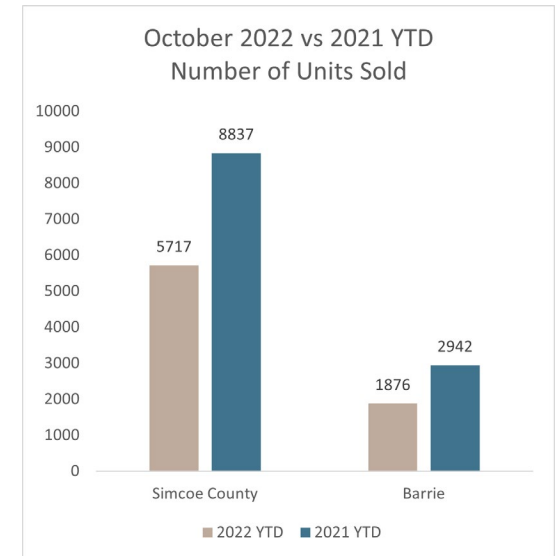
## Year-to-Date Summary

5,717 residential units were sold in Simcoe County during October 2022 Year-to-Date (YTD) (January 1<sup>st</sup>, 2022 – October 31<sup>st</sup>, 2022). This was 35.3% less than what was sold during the same timeframe last year (January 1<sup>st</sup>, 2021 – October 31<sup>st</sup>, 2021).

The average price of residential units sold during October 2022 YTD was \$879,558. This was 12.4% greater than the average price during the same timeframe a year ago.

1,876 units were sold in the City of Barrie during October 2022 YTD. This was a 36.2% decline from the same timeframe last year. This decline was slightly greater than what was seen in the total Simcoe Region (-35.3%).

The average price of units sold within the City of Barrie during October 2022 YTD was \$843,361. This was 15.0% more than the same timeframe last year. This growth was slightly more than what was seen in the total Simcoe Region (+12.4%).



	Simcoe County			Barrie		
	2022 YTD	2021 YTD	% Change	2022 YTD	2021 YTD	% Change
Sales	5717	8837	-35.3%	1876	2942	-36.2%
Average Sale Price	\$879,558	\$782,833	12.4%	\$843,361	\$733,344	15.0%
New Listings	13176	11469	14.9%	4083	3672	11.2%

**Year-to-Date** *October 2022 YTD vs. October 2021 YTD*

	<b># of Sales YTD</b>	<b>%change</b>	<b>Average Price YTD</b>	<b>%change</b>	<b>New Listings YTD</b>	<b>%change</b>	<b>% of Total Simcoe Sales</b>
<b>Simcoe County</b>	<b>5717</b>	<b>-35.3%</b>	<b>\$879,558</b>	<b>12.4%</b>	<b>13176</b>	<b>14.9%</b>	<b>100.0%</b>
Detached	4305	-36.8%	\$957,336	12.7%	10262	13.8%	
Semi-Detached	171	-22.6%	\$710,536	12.4%	321	23.0%	
Townhouse	603	-34.5%	\$722,061	16.7%	1270	14.6%	
Condo/Apartment	492	-30.3%	\$610,376	16.5%	1038	20.8%	
<b>Barrie</b>	<b>1876</b>	<b>-36.2%</b>	<b>\$843,361</b>	<b>15.0%</b>	<b>4083</b>	<b>11.2%</b>	<b>32.8%</b>
Detached	1230	-37.0%	\$942,980	14.8%	2755	9.3%	
Semi-Detached	75	-45.3%	\$699,911	9.9%	157	-2.5%	
Townhouse	280	-35.3%	\$706,498	17.2%	576	12.9%	
Condo/Apartment	291	-30.2%	\$590,953	20.5%	595	24.5%	
<b>Collingwood</b>	<b>418</b>	<b>-34.3%</b>	<b>\$922,652</b>	<b>13.7%</b>	<b>923</b>	<b>12.6%</b>	<b>7.3%</b>
Detached	204	-35.0%	\$1,120,619	14.4%	524	25.1%	
Semi-Detached	26	13.0%	\$759,327	9.5%	41	51.9%	
Townhouse	84	-37.3%	\$819,798	16.6%	175	6.7%	
Condo/Apartment	104	-37.0%	\$658,236	10.2%	183	-12.9%	
<b>Essa</b>	<b>272</b>	<b>-28.4%</b>	<b>\$900,261</b>	<b>11.3%</b>	<b>617</b>	<b>32.7%</b>	<b>4.8%</b>
Detached	228	-25.5%	\$938,948	7.9%	541	44.3%	
Semi-Detached	9	-18.2%	\$739,333	17.3%	10	-9.1%	
Townhouse	29	-39.6%	\$762,307	21.1%	57	-6.6%	
Condo/Apartment	0	-	-	-	0	-	

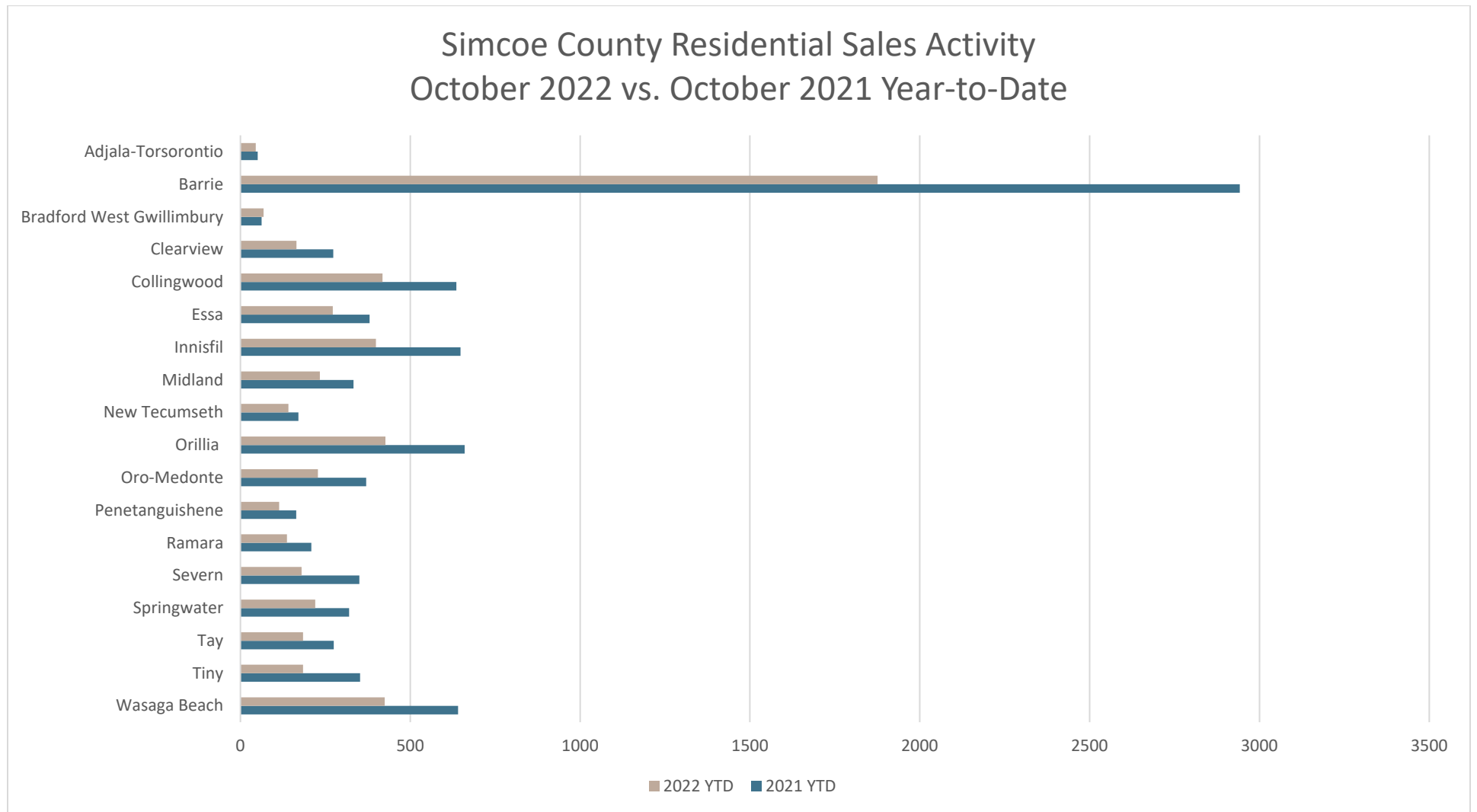
**Year-to-Date** *October 2022 YTD vs. October 2021 YTD*

	<b># of Sales YTD</b>	<b>%change</b>	<b>Average Price YTD</b>	<b>%change</b>	<b>New Listings YTD</b>	<b>%change</b>	<b>% of Total Simcoe Sales</b>
<b>Innisfil</b>	<b>399</b>	<b>-38.4%</b>	<b>\$965,550</b>	<b>13.2%</b>	<b>975</b>	<b>14.6%</b>	<b>7.0%</b>
Detached	307	-41.3%	\$1,075,528	14.8%	780	9.7%	
Semi-Detached	2	0.0%	\$877,500	24.2%	4	33.3%	
Townhouse	29	-39.6%	\$865,000	14.8%	66	24.5%	
Condo/Apartment	8	-20.0%	\$1,039,500	82.7%	33	106.3%	
<b>Midland</b>	<b>234</b>	<b>-29.7%</b>	<b>\$655,080</b>	<b>7.2%</b>	<b>485</b>	<b>11.8%</b>	<b>4.1%</b>
Detached	178	-36.2%	\$681,787	8.7%	377	3.3%	
Semi-Detached	10	42.9%	\$648,900	86.9%	24	166.7%	
Townhouse	21	-19.2%	\$664,081	13.9%	37	8.8%	
Condo/Apartment	15	-6.3%	\$583,767	-1.5%	28	27.3%	
<b>Orillia</b>	<b>427</b>	<b>-35.3%</b>	<b>\$696,454</b>	<b>9.4%</b>	<b>923</b>	<b>12.8%</b>	<b>7.5%</b>
Detached	316	-36.9%	\$717,210	7.8%	679	10.9%	
Semi-Detached	10	-23.1%	\$640,300	6.7%	13	-23.5%	
Townhouse	65	-36.9%	\$646,964	21.6%	141	12.8%	
Condo/Apartment	32	-13.5%	\$667,403	10.3%	86	59.3%	
<b>Wasaga Beach</b>	<b>425</b>	<b>-33.7%</b>	<b>\$773,427</b>	<b>7.8%</b>	<b>1007</b>	<b>24.6%</b>	<b>7.4%</b>
Detached	306	-38.9%	\$872,218	10.6%	725	15.1%	
Semi-Detached	14	75.0%	\$652,000	10.3%	25	127.3%	
Townhouse	50	-18.0%	\$637,612	8.2%	122	67.1%	
Condo/Apartment	14	-72.5%	\$507,411	1.1%	43	95.5%	

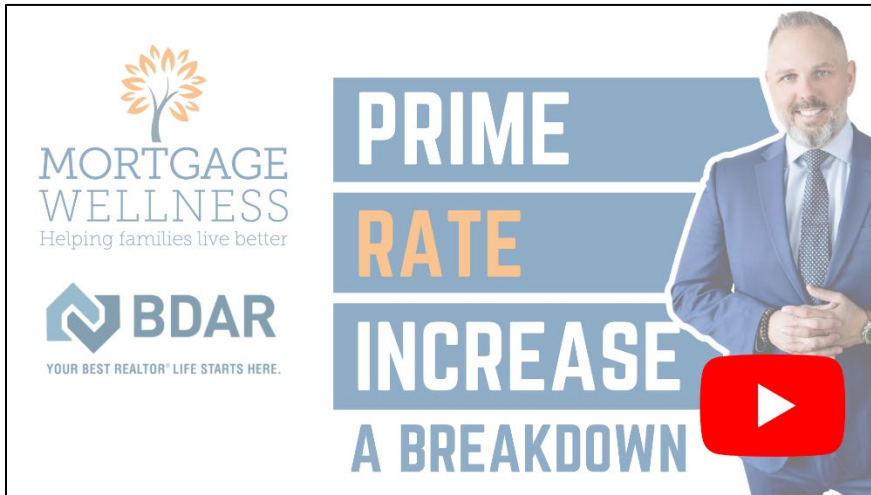
**Year-to-Date** *October 2022 YTD vs. October 2021 YTD*

	<b># of Sales</b>	<b>%change</b>	<b>Average Price</b>	<b>%change</b>	<b>New Listings</b>	<b>%change</b>	<b>% of Total Simcoe Sales</b>
<b>Adjala-Tosorontio</b>	45	-11.8%	\$1,124,940	3.8%	118	66.2%	0.8%
<b>Bradford West Gwillimbury</b>	68	9.7%	\$1,046,460	4.1%	174	87.1%	1.2%
<b>Clearview</b>	165	-39.6%	\$1,079,805	16.6%	414	17.3%	2.9%
<b>New Tecumseth</b>	141	-17.5%	\$979,750	20.7%	309	30.9%	2.5%
<b>Oro-Medonte</b>	228	-38.4%	\$1,152,277	15.1%	602	14.9%	4.0%
<b>Penetanguishene</b>	114	-30.5%	\$681,109	6.7%	261	14.5%	2.0%
<b>Ramara</b>	137	-34.4%	\$924,375	8.2%	345	13.5%	2.4%
<b>Severn</b>	180	-48.6%	\$923,201	7.8%	426	-6.8%	3.1%
<b>Springwater</b>	220	-31.3%	\$1,249,279	18.7%	579	30.1%	3.8%
<b>Tay</b>	184	-33.1%	\$746,211	13.9%	414	10.7%	3.2%
<b>Tiny</b>	184	-47.7%	\$911,365	-0.2%	520	1.0%	3.2%

**Year-to-Date** *October 2022 YTD vs. October 2021 YTD*



## MORTGAGE RATES *What you need to know this month*



**On October 26, 2022, the Bank of Canada increased Prime Rate by 0.5%.**

Hear from Nick L'Ecuyer, Principal Broker & Founder at Mortgage Wellness, on the top 5 things you need to know regarding this announcement.

[Watch Now](#)





## Glossary of Terms

### **Number of Sales (# of Sales)**

A count of all reported sales in a given time period.

### **Average Price**

Mean sales price for all reported sales in a given time period.

### **New Listings**

A count of the properties that have been newly listed on the MLS® system in a given time period.

### **Active Listings**

A count of the available properties on the MLS® system at a point in time.

### **Months of Inventory**

The number of active listings at the end of a given month, divided by the number of sales of that month.

### **Average Percent of List Price (Average SP/LP)**

Percentage found when dividing a listing's sales price by its list price, then taking the average for all sales in a time period.

### **Average Days on Market (Average DOM)**

Average number of days between when a property is listed and when an offer is accepted in a given time period.

### **Percent of Total Simcoe County Sales (% of Total Simcoe Sales)**

The number of sales in a municipality, divided by the total number of sales in Simcoe County in a given time period.

**Prime Rate:** The prime rate, also known as the prime lending rate, is the annual interest rate Canada's major banks and financial institutions use to set interest rates for variable loans and lines of credit, including variable-rate mortgages.

**Variable Rate:** A variable rate mortgage is a type of home loan in which the interest rate is not fixed. Instead, interest payments will be adjusted at a level above or below Prime Rate.

**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 1,500 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>*

