

Simcoe County Monthly Residential Report

April 2023



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- Month-Over-Month (April 2023 vs. March 2023)
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Year-Over-Year Summary

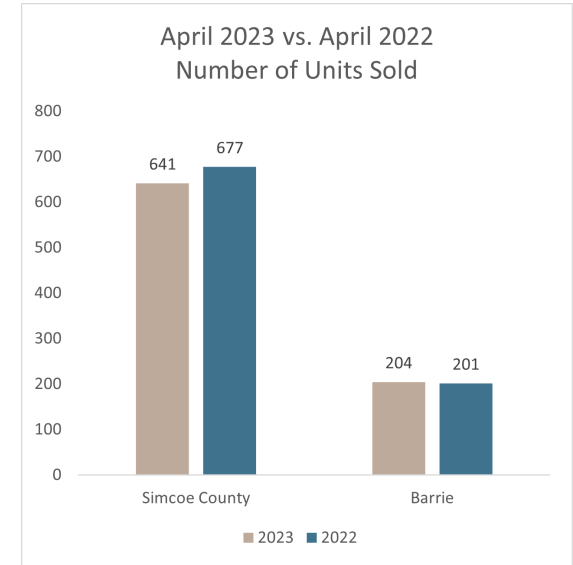
The April 2023 sales information is in, and residential property sales recorded through the MLS® System for the Barrie and District Association of REALTORS® (BDAR) region showed an overall year-over-year decrease in the number of units sold, new listings, and average sale price and an increase in months of inventory.

641 units were sold this month in Simcoe County, that's 5.3% less than the same time last year. The average price of residential units sold was \$792,545 which was 12.6% less than the monthly average sale price peak experienced in April 2022.

204 residential units were sold during April 2023 within Barrie. This was 1.5% more than the number of units sold during April 2022. This increase was more than that of total Simcoe County (-5.3%).

The average price of residential Barrie units sold during April 2023 was \$755,382—15.3% less than the average price of units sold during April 2022. Sales in Barrie accounted for 31.8% of residential sales in Simcoe County last month.

Overall inventory of homes remains well above this time last year with 2.5 months of inventory in Simcoe County and 1.5 months of inventory in the City of Barrie.



	Simcoe County		
	2023	2022	% Change
Sales	641	677	-5.3%
Average Sale Price	\$792,545	\$906,687	-12.6%
New Listings	1140	1613	-29.3%
Months of Inventory	2.5	1.6	56.9%
Average SP/LP	98.6%	105.0%	-6.1%
Average DOM	30	12	150.0%

	Barrie		
	2023	2022	%Change
Sales	204	201	1.5%
Average Sale Price	\$755,382	\$891,934	-15.3%
New Listings	335	554	-39.5%
Months of Inventory	1.5	1.5	0.0%
Average SP/LP	99.4%	106.2%	-6.4%
Average DOM	21	9	133.3%

Year-Over-Year *April 2023 vs. April 2022*

	# of Sales	%change	Average Price	%change	New Listings	%change	Active Listings ¹	Months of Inventory	Average SP/LP	Average DOM	% of Total Simcoe Sales
Simcoe County	641	-5.3%	\$792,545	-12.6%	1140	-29.3%	1609	2.5	98.6%	30	100.0%
Detached	455	-11.0%	\$878,417	-10.7%	837	-33.7%	1166	2.6	98.5%	29	
Semi-Detached	26	18.2%	\$685,496	-11.4%	34	-33.3%	32	1.2	101.4%	20	
Townhouse	74	10.4%	\$669,389	-11.0%	105	-33.1%	135	1.8	99.7%	28	
Condo/Apartment	63	6.8%	\$531,286	-14.8%	132	11.9%	214	3.4	97.4%	40	
Barrie	204	1.5%	\$755,382	-15.3%	335	-39.5%	312	1.5	99.4%	21	31.8%
Detached	124	-6.8%	\$849,040	-14.9%	214	-44.7%	184	1.5	98.7%	18	
Semi-Detached	14	133.3%	\$655,321	-21.4%	17	-15.0%	10	0.7	104.0%	15	
Townhouse	28	3.7%	\$668,179	-9.5%	32	-58.4%	27	1.0	101.9%	15	
Condo/Apartment	38	8.6%	\$550,883	-11.0%	72	2.9%	91	2.4	98.0%	37	
Collingwood	50	-2.0%	\$814,350	-20.1%	106	-4.5%	186	3.7	97.0%	34	7.8%
Detached	20	-25.9%	\$1,029,450	-19.6%	54	-16.9%	88	4.4	98.1%	25	
Semi-Detached	4	33.3%	\$879,375	28.1%	8	0.0%	9	2.3	98.7%	15	
Townhouse	17	88.9%	\$716,000	-18.9%	18	20.0%	33	1.9	95.8%	50	
Condo/Apartment	9	-25.0%	\$493,222	-19.7%	26	13.0%	56	6.2	96.1%	32	
Essa	41	17.1%	\$774,937	-13.1%	44	-50.0%	40	1.0	98.2%	30	6.4%
Detached	32	18.5%	\$851,419	-9.4%	36	-53.2%	36	1.1	98.3%	30	
Semi-Detached	3	-25.0%	\$686,000	-10.7%	2	0.0%	0	0.0	99.0%	19	
Townhouse	3	0.0%	\$634,666	-15.5%	3	-62.5%	2	0.7	105.3%	32	
Condo/Apartment	0	-	-	-	0	-	0	-	-	-	

¹Active listings as of May 9, 2023

Year-Over-Year *April 2023 vs. April 2022*

	# of Sales	%change	Average Price	%change	New Listings	%change	Active Listings ¹	Months of Inventory	Average SP/LP	Average DOM	% of Total Simcoe Sales
Innisfil	38	-20.8%	\$782,897	-12.1%	73	-40.2%	106	2.8	99.2%	28	5.9%
Detached	28	-20.0%	\$916,125	-10.6%	48	-52.9%	40	1.4	99.5%	28	
Semi-Detached	0	-	-	-	0	-	8	-	-	-	
Townhouse	3	0.0%	\$665,000	-11.7%	10	25.0%	7	2.3	100.6%	10	
Condo/Apartment	0	-	-	-	8	-	0	-	-	-	
Midland	28	-9.7%	\$599,357	-15.3%	38	-38.7%	59	2.1	100.4%	28	4.4%
Detached	21	0.0%	\$604,957	-21.7%	30	-33.3%	40	1.9	100.9%	26	
Semi-Detached	1	-50.0%	\$665,000	1.1%	1	-80.0%	1	1.0	102.3%	13	
Townhouse	4	33.3%	\$523,250	-29.0%	3	-57.1%	8	2.0	97.8%	45	
Condo/Apartment	1	-75.0%	\$1,050,000	125.7%	2	-50.0%	7	7.0	100.0%	14	
Orillia	42	-16.0%	\$657,370	-8.2%	51	-51.9%	82	2.0	98.3%	26	6.6%
Detached	28	-31.7%	\$686,451	-1.9%	35	-58.8%	57	2.0	98.6%	23	
Semi-Detached	1	-	\$508,000	-	1	-	1	1.0	92.5%	90	
Townhouse	7	16.7%	\$651,414	-0.3%	9	-35.7%	7	1.0	99.3%	17	
Condo/Apartment	6	100.0%	\$553,500	-47.9%	6	-14.3%	17	2.8	96.3%	41	
Wasaga Beach	55	-20.3%	\$716,936	-9.1%	117	-0.8%	207	3.8	97.5%	45	8.6%
Detached	37	-26.0%	\$822,776	-5.4%	78	-13.3%	131	3.5	97.1%	46	
Semi-Detached	2	-33.3%	\$602,450	-20.3%	1	-66.7%	2	1.0	100.0%	26	
Townhouse	7	-22.2%	\$609,271	-9.7%	18	5.9%	31	4.4	100.0%	33	
Condo/Apartment	2	-60.0%	\$469,500	2.6%	6	100.0%	10	5.0	95.9%	24	

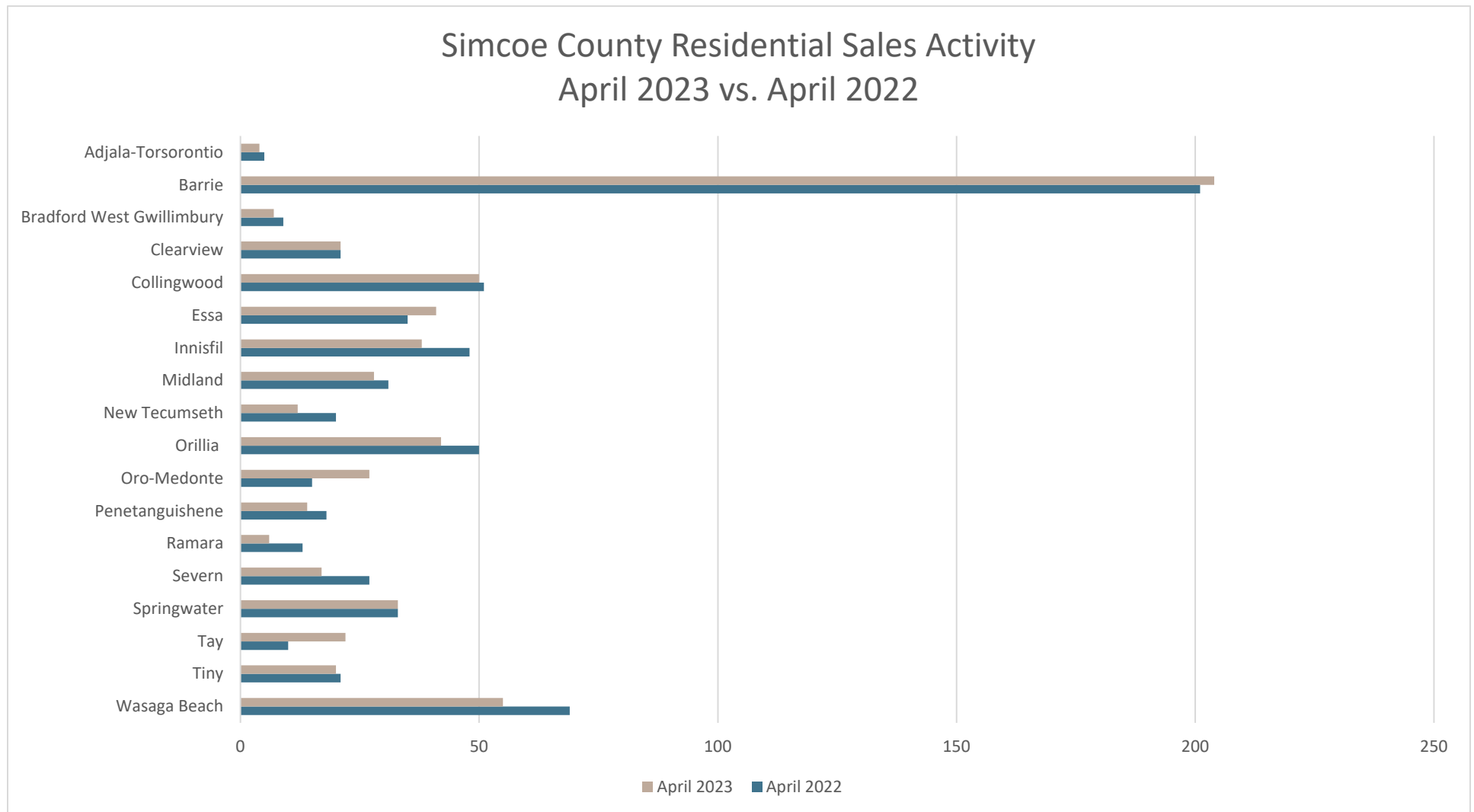
¹Active listings as of May 9, 2023

Year-Over-Year *April 2023 vs. April 2022*

	# of Sales	%change	Average Price	%change	New Listings	%change	Active Listing ¹	Months of Inventory	Average SP/LP	Average DOM	% of Total Simcoe Sales
Adjala-Tosorontio	4	-20.0%	\$595,000	-47.6%	7	-30.0%	10	2.5	96.8%	37	0.6%
Bradford West Gwillimbury	7	-22.2%	\$1,072,714	0.1%	3	-90.3%	8	1.1	100.5%	44	1.1%
Clearview	21	0.0%	\$894,500	-26.5%	46	-11.5%	72	3.4	98.9%	47	3.3%
New Tecumseth	12	-40.0%	\$879,750	-13.5%	17	-55.3%	26	2.2	97.6%	28	1.9%
Oro-Medonte	27	80.0%	\$1,147,624	-6.0%	55	3.8%	93	3.4	98.6%	22	4.2%
Penetanguishene	14	-22.2%	\$577,948	-6.9%	21	-12.5%	27	1.9	97.9%	46	2.2%
Ramara	6	-53.8%	\$1,035,334	23.3%	26	-33.3%	45	7.5	98.8%	41	0.9%
Severn	17	-37.0%	\$741,191	-20.8%	46	0.0%	71	4.2	98.8%	26	2.7%
Springwater	33	0.0%	\$1,140,733	-3.8%	58	-10.8%	74	2.2	97.2%	35	5.1%
Tay	22	120.0%	\$660,707	-10.7%	37	-11.9%	62	2.8	97.1%	36	3.4%
Tiny	20	-4.8%	\$928,045	-15.2%	60	15.4%	129	6.5	98.4%	40	3.1%

¹Active listings as of May 9, 2023

Year-Over-Year *April 2023 vs. April 2022*



Month-Over-Month Summary

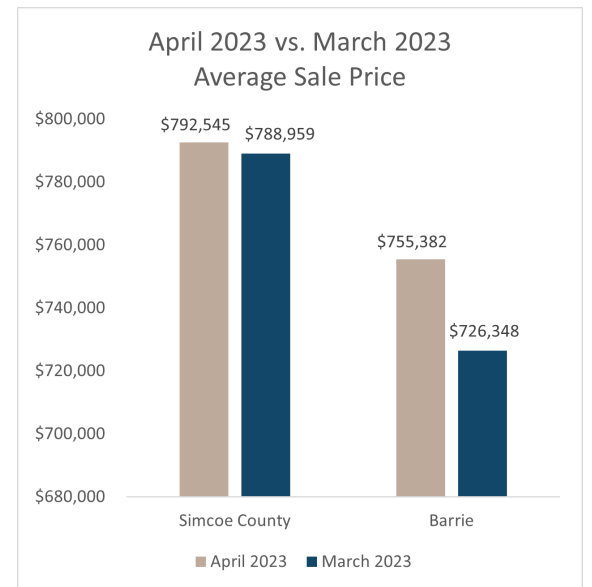
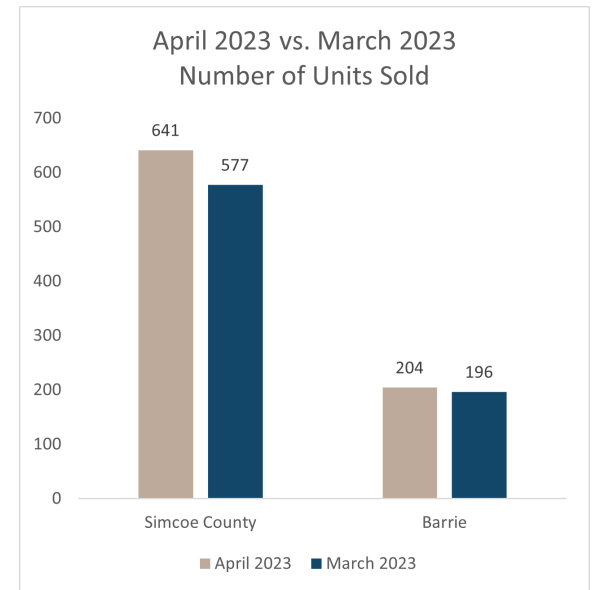
The April 2023 sales recorded through the MLS® System for the Barrie and District Association of REALTORS® (BDAR) showed an increase in the number of units sold and average sale price, and a decrease in new listings in Simcoe County compared to last month.

641 residential units were sold in Simcoe County last month—a 11.1% increase from March 2023. During the same time a year ago (April 2022 vs. March 2022), there was a 17.9% decrease in the number of units sold.

The average price of residential units sold last month in Simcoe County was \$792,545—a 0.5% increase from March 2023. The month-over-month change in average price a year ago was a decrease of 7.4%.

204 units were sold last month within the City of Barrie, which was 4.1% more than the number of units sold the month prior. A year ago, the number of units sold between April and March decreased by 25.6%

The average price of units sold within Barrie during April 2023 was \$755,382. This was 4.0% more than the average price during March 2023. In comparison, the average price of units sold between April 2022 and March 2022 decreased by 4.1%.



	Simcoe County		
	Apr. 2023	Mar. 2023	% Change
Sales	641	577	11.1%
Average Sale Price	\$792,545	\$788,959	0.5%
New Listings	1140	1213	-6.0%
Months of Inventory	2.5	2.6	-3.5%
Average SP/LP	98.6%	97.9%	0.7%
Average DOM	30	30	0.0%

	Barrie		
	Apr. 2023	Mar. 2023	%Change
Sales	204	196	4.1%
Average Sale Price	\$755,382	\$726,348	4.0%
New Listings	335	354	-5.4%
Months of Inventory	1.5	1.5	2.0%
Average SP/LP	99.4%	99.2%	0.2%
Average DOM	21	24	-12.5%

Month-Over-Month *April 2023 vs. March 2023*

	# of Sales	%change	Average Price	%change	New Listings	%change	Active Listings ¹	Months of Inventory	Average SP/LP	Average DOM	% of Total Simcoe Sales
Simcoe County	641	11.1%	\$792,545	0.5%	1140	-6.0%	1609	2.5	98.6%	30	100.0%
Detached	455	12.1%	\$878,417	-0.7%	837	-8.9%	1166	2.6	98.5%	29	
Semi-Detached	26	0.0%	\$685,496	7.8%	34	21.4%	32	1.2	101.4%	20	
Townhouse	74	15.6%	\$669,389	4.8%	105	5.0%	135	1.8	99.7%	28	
Condo/Apartment	63	5.0%	\$531,286	1.9%	132	-3.6%	214	3.4	97.4%	40	
Barrie	204	4.1%	\$755,382	4.0%	335	-5.4%	312	1.5	99.4%	21	31.8%
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Detached	20	53.8%	\$1,029,450	14.9%	54	12.5%	88	4.4	98.1%	25	
Semi-Detached	4	-	\$879,375	-	8	166.7%	9	2.3	98.7%	15	
Townhouse	17	183.3%	\$716,000	28.6%	18	20.0%	33	1.9	95.8%	50	
Condo/Apartment	9	125.0%	\$493,222	-0.1%	26	44.4%	56	6.2	96.1%	32	
Essa	41	86.4%	\$774,937	12.2%	44	-15.4%	40	1.0	98.2%	30	6.4%
Detached	32	146.2%	\$851,419	2.1%	36	-23.4%	36	1.1	98.3%	30	
Semi-Detached	3	-	\$686,000	-	2	-	-	-	99.0%	19	
Townhouse	3	-40.0%	\$634,666	-1.8%	3	-25.0%	8	2.7	105.3%	32	
Condo/Apartment	0	-	-	-	0	-	4	-	-	-	

¹Active listings as of May 9, 2023

Month-Over-Month *April 2023 vs. March 2023*

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Detached	28	-3.4%	\$916,125	2.6%	48	-11.1%	40	1.4	99.5%	28	
Semi-Detached	0	-	-	-	0	-	2	-	-	-	
Townhouse	3	0.0%	\$665,000	-5.1%	10	400.0%	8	2.7	100.6%	10	
Condo/Apartment	0	-	-	-	8	33.3%	7	-	-	-	
Midland	28	16.7%	\$599,357	-6.7%	38	-7.3%	59	2.1	100.4%	28	4.4%
Detached	21	50.0%	\$604,957	-11.6%	30	15.4%	40	1.9	100.9%	26	
Semi-Detached	1	-75.0%	\$665,000	13.3%	1	-75.0%	1	1.0	102.3%	13	
Townhouse	4	300.0%	\$523,250	7.9%	3	-40.0%	8	2.0	97.8%	45	
Condo/Apartment	1	-75.0%	\$1,050,000	54.1%	2	-60.0%	7	7.0	100.0%	14	
Orillia	42	-10.6%	\$657,370	-1.2%	51	-25.0%	82	2.0	98.3%	26	6.6%
Detached	28	-24.3%	\$686,451	-1.5%	35	-31.4%	57	2.0	98.6%	23	
Semi-Detached	1	-50.0%	\$508,000	-12.0%	1	0.0%	1	1.0	92.5%	90	
Townhouse	7	250.0%	\$651,414	13.3%	9	50.0%	7	1.0	99.3%	17	
Condo/Apartment	6	0.0%	\$553,500	4.0%	6	-40.0%	17	2.8	96.3%	41	
Wasaga Beach	55	10.0%	\$716,936	-1.5%	117	2.6%	207	3.8	97.5%	45	8.6%
Detached	37	15.6%	\$822,776	-1.8%	78	0.0%	131	3.5	97.1%	46	
Semi-Detached	2	0.0%	\$602,450	-2.7%	1	-50.0%	2	1.0	100.0%	26	
Townhouse	7	-30.0%	\$609,271	1.5%	18	5.9%	31	4.4	100.0%	33	
Condo/Apartment	2	-	\$469,500	-	6	0.0%	10	5.0	95.9%	24	

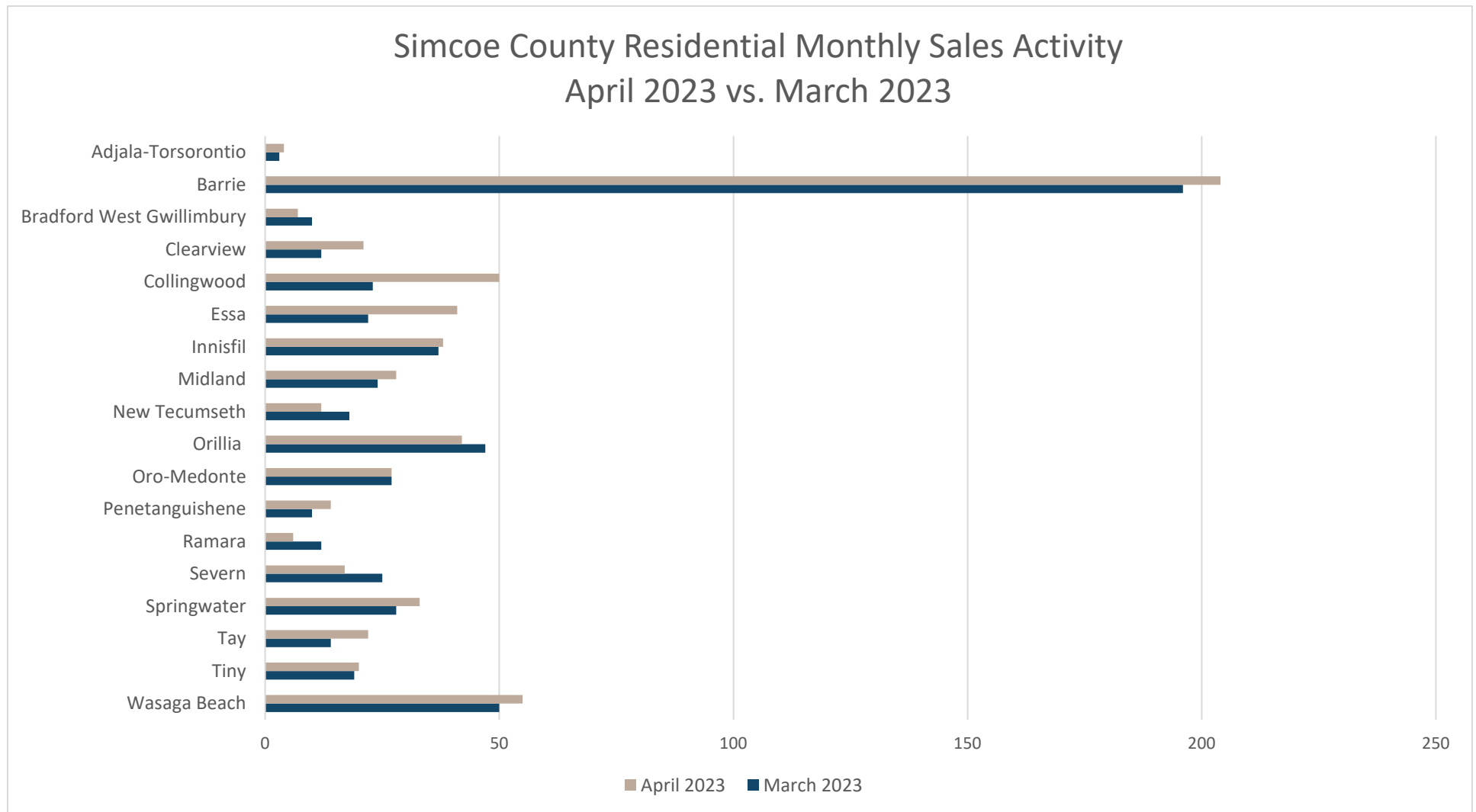
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Month-Over-Month *April 2023 vs. March 2023*

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Bradford West Gwillimbury	7	-30.0%	\$1,072,714	0.3%	3	-62.5%	8	1.1	100.5%	44	1.1%
Clearview	21	75.0%	\$894,500	-14.2%	46	7.0%	72	3.4	98.9%	47	3.3%
New Tecumseth	12	-33.3%	\$879,750	11.5%	17	-50.0%	26	2.2	97.6%	28	1.9%
Oro-Medonte	27	0.0%	\$1,147,624	7.4%	55	-19.1%	93	3.4	98.6%	22	4.2%
Penetanguishene	14	40.0%	\$577,948	-30.2%	21	-19.2%	27	1.9	97.9%	46	2.2%
Ramara	6	-50.0%	\$1,035,334	47.9%	26	18.2%	45	7.5	98.8%	41	0.9%
Severn	17	-32.0%	\$741,191	-0.5%	46	-11.5%	71	4.2	98.8%	26	2.7%
Springwater	33	17.9%	\$1,140,733	-7.3%	58	-9.4%	74	2.2	97.2%	35	5.1%
Tay	22	57.1%	\$660,707	-10.1%	37	-2.6%	62	2.8	97.1%	36	3.4%
Tiny	20	5.3%	\$928,045	-2.6%	60	-16.7%	129	6.5	98.4%	40	3.1%

¹Active listings as of May 9, 2023

Month-Over-Month *April 2023 vs. March 2023*



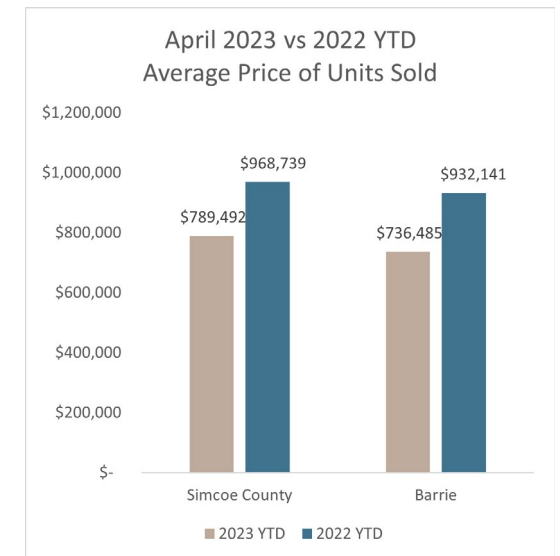
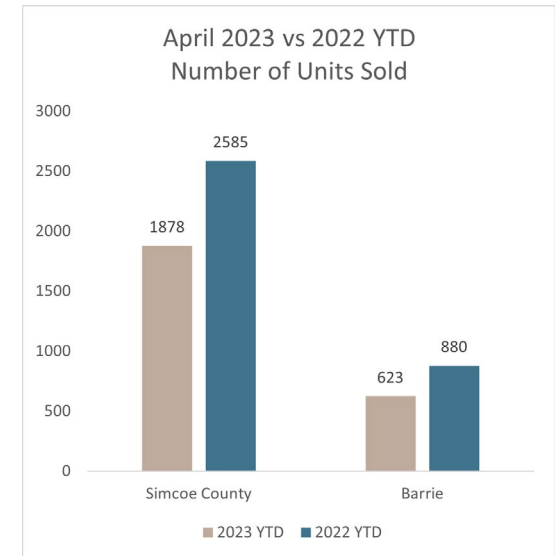
Year-to-Date Summary

1,878 residential units were sold in Simcoe County during April 2023 Year-to-Date (YTD) (January 1st, 2023 – April 30th, 2023). This was 27.4% less than what was sold during the same timeframe last year (January 1st, 2022 – April 30th, 2022).

The average price of residential units sold during April 2023 YTD was \$789,492. This was 18.5% less than the average price during the same timeframe a year ago.

623 units were sold in the City of Barrie during April 2023 YTD. This was a 29.2% decline from the same timeframe last year. This decline was slightly greater than what was seen in the total Simcoe Region (-27.4%).

The average price of units sold within the City of Barrie during April 2023 YTD was \$736,485. This was 21.0% less than the same timeframe last year. This decline was slightly more than what was seen in the total Simcoe Region (-18.5%).



	Simcoe County			Barrie		
	2023 YTD	2022 YTD	% Change	2023 YTD	2022 YTD	% Change
Sales	1878	2585	-27.4%	623	880	-29.2%
Average Sale Price	\$789,492	\$968,739	-18.5%	\$736,485	\$932,141	-21.0%
New Listings	3945	4661	-15.4%	1138	1658	-31.4%

Year-to-Date April 2023 YTD vs. April 2022 YTD

	# of Sales YTD	%change	Average Price YTD	%change	New Listings YTD	%change	% of Total Simcoe Sales
Simcoe County	1878	-27.4%	\$789,492	-18.5%	3945	-15.4%	100.0%
Detached	1343	-31.3%	\$876,604	-17.0%	2870	-21.5%	
Semi-Detached	73	-6.4%	\$651,571	-17.5%	107	-12.3%	
Townhouse	214	-21.0%	\$656,686	-16.0%	394	-15.3%	
Condo/Apartment	186	-20.2%	\$522,829	-17.7%	467	33.0%	
Barrie	623	-29.2%	\$736,485	-21.0%	1138	-31.4%	33.2%
Detached	379	-34.3%	\$836,091	-20.3%	693	-40.1%	
Semi-Detached	38	31.0%	\$632,592	-21.8%	50	-3.8%	
Townhouse	91	-28.3%	\$645,999	-17.7%	134	-41.7%	
Condo/Apartment	115	-21.8%	\$514,152	-17.7%	261	18.6%	
Collingwood	131	-25.6%	\$810,047	-21.1%	322	15.0%	7.0%
Detached	71	-19.3%	\$907,483	-29.5%	161	3.9%	
Semi-Detached	6	-62.5%	\$847,750	4.1%	17	-15.0%	
Townhouse	32	3.2%	\$755,622	-12.2%	66	53.5%	
Condo/Apartment	22	-46.3%	\$564,473	-16.2%	78	25.8%	
Essa	86	-32.3%	\$766,085	-22.6%	144	-44.2%	4.6%
Detached	65	-38.1%	\$851,137	-17.9%	117	-47.1%	
Semi-Detached	4	-20.0%	\$654,500	-16.6%	4	-33.3%	
Townhouse	10	-33.3%	\$625,150	-23.0%	13	-55.2%	
Condo/Apartment	0	-	-	-	0	-	

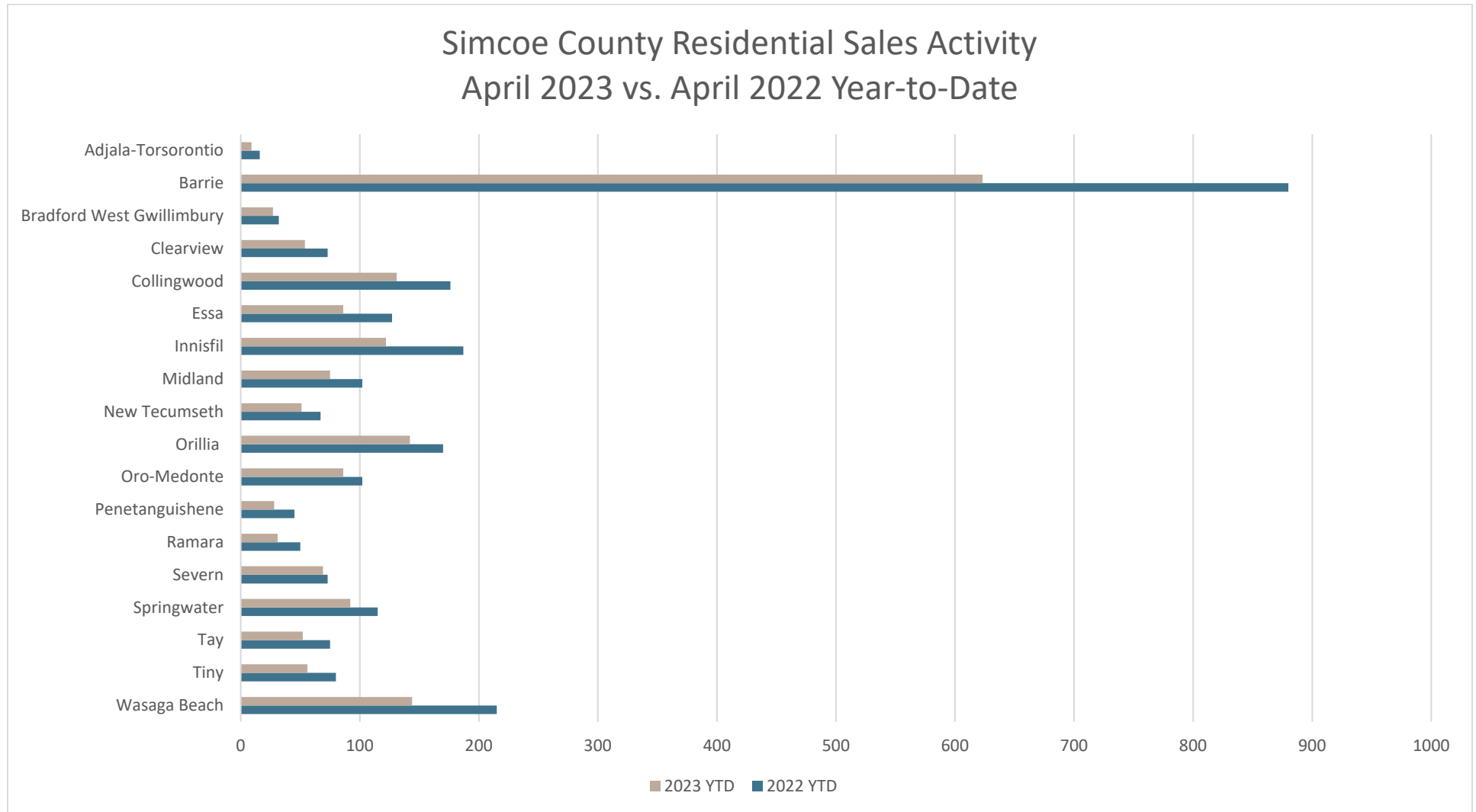
Year-to-Date April 2023 YTD vs. April 2022 YTD

	# of Sales YTD	%change	Average Price YTD	%change	New Listings YTD	%change	% of Total Simcoe Sales
Innisfil	122	-34.8%	\$782,724	-25.2%	276	-21.6%	6.5%
Detached	92	-37.0%	\$891,380	-23.6%	207	-29.8%	
Semi-Detached	0	-	-	-	0	-	
Townhouse	7	-41.7%	\$681,000	-25.7%	19	-9.5%	
Condo/Apartment	4	0.0%	\$608,750	-29.4%	20	233.3%	
Midland	75	-26.5%	\$597,995	-14.0%	141	-12.4%	4.0%
Detached	55	-28.6%	\$613,516	-15.6%	100	-19.4%	
Semi-Detached	6	20.0%	\$575,467	-1.8%	8	0.0%	
Townhouse	6	-45.5%	\$511,333	-30.2%	18	5.9%	
Condo/Apartment	5	-16.7%	\$755,100	52.0%	9	0.0%	
Orillia	142	-16.5%	\$648,386	-15.8%	229	-23.2%	7.6%
Detached	99	-20.2%	\$679,370	-14.2%	153	-30.1%	
Semi-Detached	3	0.0%	\$554,333	-15.9%	4	0.0%	
Townhouse	22	-18.5%	\$624,064	-13.2%	31	-38.0%	
Condo/Apartment	18	20.0%	\$523,375	-28.4%	41	70.8%	
Wasaga Beach	144	-33.0%	\$723,163	-13.4%	382	10.7%	7.7%
Detached	101	-36.9%	\$820,949	-10.6%	256	-3.0%	
Semi-Detached	5	-28.6%	\$612,380	-13.7%	7	-12.5%	
Townhouse	19	-32.1%	\$598,100	-9.2%	63	40.0%	
Condo/Apartment	3	-81.3%	\$468,000	-12.0%	17	54.5%	

Year-to-Date *April 2023 YTD vs. April 2022 YTD*

	# of Sales	%change	Average Price	%change	New Listings	%change	% of Total Simcoe Sales
Adjala-Tosorontio	9	-43.8%	\$823,889	-32.0%	26	-7.1%	0.5%
Bradford West Gwillimbury	27	-15.6%	\$1,016,685	-8.0%	38	-51.3%	1.4%
Clearview	54	-26.0%	\$1,018,252	-7.7%	137	-2.1%	2.9%
New Tecumseth	51	-23.9%	\$832,701	-25.3%	102	-5.6%	2.7%
Oro-Medonte	86	-15.7%	\$1,098,177	-16.5%	197	5.3%	4.6%
Penetanguishene	28	-37.8%	\$665,828	-2.0%	70	0.0%	1.5%
Ramara	31	-38.0%	\$759,152	-20.5%	83	-16.2%	1.7%
Severn	69	-5.5%	\$769,207	-26.5%	153	23.4%	3.7%
Springwater	92	-20.0%	\$1,149,073	-15.5%	203	9.7%	4.9%
Tay	52	-30.7%	\$643,234	-27.2%	109	-21.0%	2.8%
Tiny	56	-30.0%	\$966,254	-2.4%	195	28.3%	3.0%

Year-to-Date April 2023 YTD vs. April 2022 YTD



MORTGAGE RATES *What you need to know this month*

With the market showing signs of returning to normalcy, an increasing number of prospective homebuyers are seeking pre-approval to expedite their purchase plans. It's common for these individuals to have inquiries about their credit score and its impact on the pre-approval process. Here are key considerations for building and preserving a strong credit score that they should keep in mind.

1. **Payment History:** Payment history is a crucial factor in building and maintaining a great credit score. It includes factors such as whether payments are made on time, any missed or late payments, and the severity of delinquencies. Consistently making payments by their due dates helps build a positive credit history.
2. **Credit Utilization:** Credit utilization refers to the amount of credit that is used compared to the available credit limits. High credit utilization, where you regularly use a significant portion of your available credit, can negatively impact your credit score. It's generally recommended to keep credit utilization below 30% of your credit limits.
3. **Credit History Length:** The length of credit history is another factor. Generally, a longer credit history is beneficial as it provides more information about borrowing and repayment behavior. For this reason, old credit is better than new credit.
4. **Types of Credit:** Credit mix refers to the different types of credit, such as credit cards, loans, mortgages, and lines of credit. Having a diverse mix of credit can be advantageous, as it demonstrates ability to manage different types of credit responsibly. However, this factor carries less weight compared to payment history and credit utilization.
5. **New Credit Applications:** When you apply for new credit, such as a credit card or loan, the lender may perform a hard inquiry on your credit report. Multiple hard inquiries in a short period can negatively impact a credit score. It's important to be selective when applying for new credit and avoid excessive credit applications.
6. **Public Records and Collections:** Negative information, such as bankruptcies, foreclosures, court judgments, and collection accounts, can significantly impact a credit score. These records reflect financial difficulties and may stay on a credit report for several years (typically 7).

It's important to note that credit scores can vary between different credit bureaus. Moreover, each bureau may use its own proprietary algorithms to calculate credit scores. Having your clients regularly reviewing their credit report and addressing any errors or discrepancies can help maintain a healthy credit score and ensure they are ready for their next purchase!



Information provided by [Mortgage Wellness](#)

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>

