

BARRIE AND DISTRICT ASSOCIATION OF REALTORS® RELEASE APRIL 2023
WEEK-BY-WEEK RESIDENTIAL MARKET ACTIVITY

The month of April shows a decrease in new listings, total sales and average sale price in the Greater Simcoe Region (GSR) housing market compared to April 2022.

The following tables display residential property sales recorded through the Matrix™ MLS® System for the Barrie and District Association of REALTORS® (BDAR) in the Greater Simcoe Region for 2023 and 2022.

Apr. 1 to Apr. 8, 2023	Simcoe County (All)			Barrie		
	2023	2022	% Change	2023	2022	% Change
New Listings	263	501	-47.5%	76	178	-57.3%
Total Sales	141	193	-26.9%	50	66	-24.2%
Average Sale Price	\$820,638	\$892,169	-8.0%	\$795,949	\$894,105	-11.0%

Apr. 9 to Apr. 15, 2023	Simcoe County (All)			Barrie		
	2023	2022	% Change	2023	2022	% Change
New Listings	307	348	-11.8%	89	113	-21.2%
Total Sales	156	160	-2.5%	45	52	-13.5%
Average Sale Price	\$757,671	\$909,127	-16.7%	\$689,613	\$880,350	-21.7%

Apr. 16 to Apr. 22, 2023	Simcoe County (All)			Barrie		
	2023	2022	% Change	2023	2022	% Change
New Listings	306	373	-18.0%	92	136	-32.4%
Total Sales	184	140	31.4%	65	41	58.5%
Average Sale Price	\$814,924	\$895,857	-9.0%	\$779,449	\$817,032	-4.6%

Apr. 23 to Apr. 30, 2023	Simcoe County (All)			Barrie		
	2023	2022	% Change	2023	2022	% Change
New Listings	264	391	-32.5%	78	127	-38.6%
Total Sales	160	184	-13.0%	44	42	4.8%
Average Sale Price	\$776,055	\$928,033	-16.4%	\$740,995	\$975,983	-24.1%

Apr. 1 to Apr. 30, 2023	Simcoe County (All)			Barrie		
	2023	2022	% Change	2023	2022	% Change
New Listings	1140	1613	-29.3%	335	554	-39.5%
Total Sales	641	677	-5.3%	204	201	1.5%
Months of Inventory	2.5	1.6	56.9%	1.5	1.5	2.0%
Average Sale Price	\$792,545	\$906,687	-12.6%	\$755,382	\$891,934	-15.3%

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 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>