

Residential housing activity
Barrie & District
April 2023



Seasonally Adjusted ¹		Percentage change compared to					
		1 month ago	2 months ago	3 months ago	4 months ago	5 months ago	6 months ago
		March 2023	February 2023	January 2023	December 2022	November 2022	October 2022
Sales Activity	326	21.6	24.4	18.5	20.3	21.2	16.4
Average Price	\$797,971	0.9	3.2	3.2	-3.8	-1.1	-0.6
Dollar Volume*	\$260.1	22.7	28.4	22.3	15.7	19.8	15.7
New Listings	468	-0.2	-8.1	-18.8	-29.1	-26.9	-26.8
Active Listings	562	-13.5	-27.1	-32.5	-40.0	-34.4	-32.9

Actual ²		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		April 2022	April 2021	April 2020	April 2018	April 2016	April 2013
Sales Activity	415	-0.2	-42.8	123.1	17.9	-38.1	-17.2
Average Price	\$847,272	-12.5	5.6	51.5	72.5	103.0	163.2
Dollar Volume*	\$351.6	-12.7	-39.6	238.0	103.4	25.8	118.0
New Listings	687	-38.0	-28.1	56.5	-11.1	-16.0	-21.7
Active Listings	800	6.4	72.8	-17.2	-35.8	2.2	-47.3

Year-to-date ³		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		April 2022 YTD	April 2021 YTD	April 2020 YTD	April 2018 YTD	April 2016 YTD	April 2013 YTD
Sales Activity	1,257	-26.2	-48.8	-1.6	9.8	-30.8	-10.4
Average Price	\$840,433	-18.4	7.1	47.7	62.1	104.9	168.4
Dollar Volume*	\$1,056.4	-39.8	-45.1	45.3	78.0	41.8	140.5
New Listings	2,453	-23.4	-23.8	5.4	-8.1	-4.3	-9.6
Active Listings**	753	75.3	102.3	-9.7	-24.4	4.9	-40.6

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		March 2023	January 2023	October 2022	April 2022	April 2021	April 2018
Sales to New Listings Ratio	69.7	57.1	47.7	43.8	38.4	84.2	47.4
Months of Inventory	1.7	2.4	3.0	3.0	1.9	0.6	4.0

¹ Seasonal adjustment removes normal seasonal variations, enabling analysis of monthly changes and fundamental trends in the data.

² Actual (not seasonally adjusted) data as processed through the MLS® System of the Barrie & District Association of REALTORS®.

³ Sum of actual data from January to present month of any given year.

⁴ Seasonally adjusted; sales to new listings ratio=sales/new listings*100; months of inventory=active listings at the end of the month/sales for the month.

* In millions of dollars.

** The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.