

Housing Supply Overview



April 2023

Canadian housing starts fell 11% month-over-month as of last measure, according to the Canada Mortgage and Housing Corporation (CMHC), with starts declining in every province except British Columbia and New Brunswick, where they increased 40% and 18%, respectively. Higher borrowing costs continue to impact homebuilders and developers, who have struggled to keep up with demand amid Canada's surging population growth, which grew by a record 1.05 million people in 2022. For the 12-month period spanning May 2022 through April 2023, Sales in the Barrie & District Association of REALTORS® service area were down 32.5 percent overall. The price range with the smallest decline in sales was the \$485,000 to \$628,999 range, where they decreased 3.2 percent.

The overall Median Sales Price was down 8.4 percent to \$742,000. The property type with the smallest price decline was the Townhouse/Condo segment, where prices decreased 3.3 percent to \$610,000. The price range that tended to sell the quickest was the \$629,000 and Above range at 24 days; the price range that tended to sell the slowest was the \$350,000 to \$484,999 range at 32 days.

Market-wide, inventory levels were up 1.7 percent. The property type that gained the most inventory was the Townhouse/Condo segment, where it increased 26.0 percent. That amounts to 2.4 months supply for Single Family homes and 2.5 months supply for Townhouse/Condo.

Quick Facts

- 3.2%

- 19.7%

- 26.2%

Price Range With the Strongest Sales:

\$485,000 to \$628,999

Bedroom Count With Strongest Sales:

1 Bedroom or Fewer

Property Type With Strongest Sales:

Townhouse/Condo

This is a research tool provided by ITSO, covering all residential properties in the ITSO MLS® that are relevant to the Barrie & District Association of REALTORS® service area. Percent changes are calculated using rounded figures.

Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

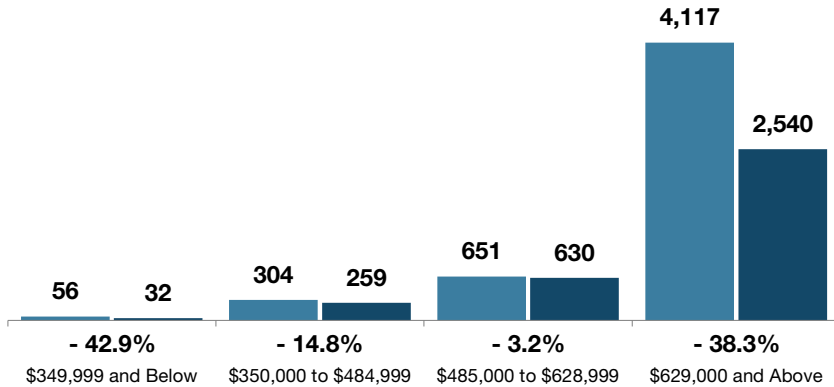
Sales

A count of properties on which offers have been accepted.
Based on a rolling 12-month total.



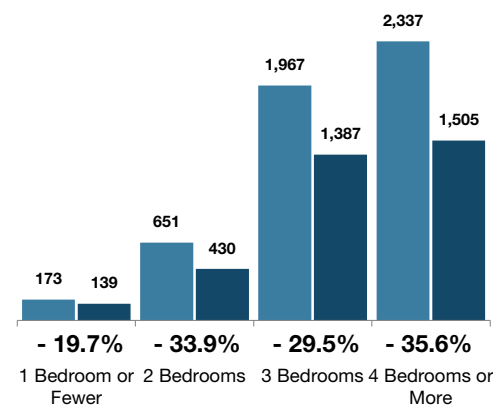
By Price Range

■ 4-2022 ■ 4-2023



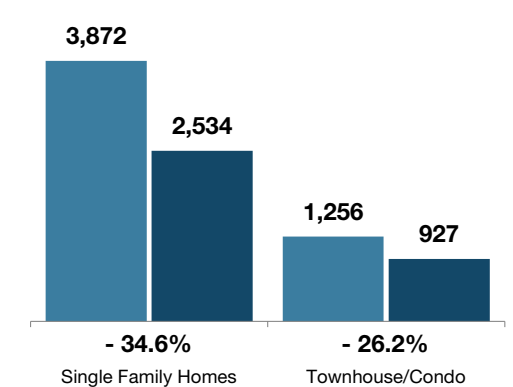
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



All Properties

By Price Range

	4-2022	4-2023	Change
\$349,999 and Below	56	32	- 42.9%
\$350,000 to \$484,999	304	259	- 14.8%
\$485,000 to \$628,999	651	630	- 3.2%
\$629,000 and Above	4,117	2,540	- 38.3%
All Price Ranges	5,128	3,461	- 32.5%

Single Family Homes

	4-2022	4-2023	Change
1 Bedroom or Fewer	29	14	- 51.7%
2 Bedrooms	98	91	- 7.1%
3 Bedrooms	274	288	+ 5.1%
4 Bedrooms or More	3,471	2,141	- 38.3%
All Single Family Homes	3,872	2,534	- 34.6%

Townhouse/Condo

	4-2022	4-2023	Change
1 Bedroom or Fewer	27	18	- 33.3%
2 Bedrooms	206	168	- 18.4%
3 Bedrooms	377	342	- 9.3%
4 Bedrooms or More	646	399	- 38.2%
All Townhouse/Condo	1,256	927	- 26.2%

By Bedroom Count

	4-2022	4-2023	Change
1 Bedroom or Fewer	173	139	- 19.7%
2 Bedrooms	651	430	- 33.9%
3 Bedrooms	1,967	1,387	- 29.5%
4 Bedrooms or More	2,337	1,505	- 35.6%
All Bedroom Counts	5,128	3,461	- 32.5%

	4-2022	4-2023	Change
1 Bedroom or Fewer	30	17	- 43.3%
2 Bedrooms	282	186	- 34.0%
3 Bedrooms	1,376	925	- 32.8%
4 Bedrooms or More	2,184	1,406	- 35.6%
All Single Family Homes	3,872	2,534	- 34.6%

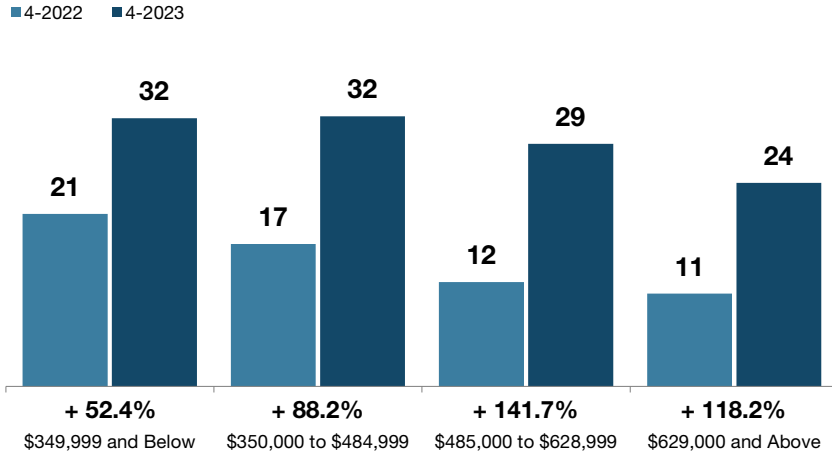
	4-2022	4-2023	Change
1 Bedroom or Fewer	143	122	- 14.7%
2 Bedrooms	369	244	- 33.9%
3 Bedrooms	591	462	- 21.8%
4 Bedrooms or More	153	99	- 35.3%
All Townhouse/Condo	1,256	927	- 26.2%

Days on Market Until Sale

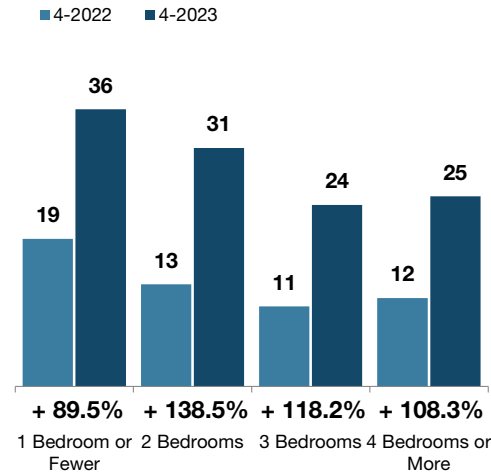
Average number of days between when a property is listed and when an offer is accepted.
Based on a rolling 12-month average.



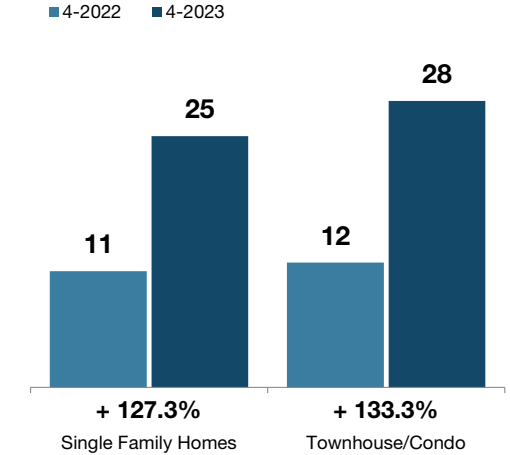
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2022	4-2023	Change
\$349,999 and Below	21	32	+ 52.4%
\$350,000 to \$484,999	17	32	+ 88.2%
\$485,000 to \$628,999	12	29	+ 141.7%
\$629,000 and Above	11	24	+ 118.2%
All Price Ranges	12	26	+ 116.7%

Single Family Homes

4-2022	4-2023	Change
10	34	+ 240.0%
18	28	+ 55.6%
12	26	+ 116.7%
11	24	+ 118.2%
11	25	+ 127.3%

Townhouse/Condo

4-2022	4-2023	Change
32	30	- 4.1%
16	34	+ 109.8%
13	31	+ 144.9%
10	23	+ 134.0%
12	28	+ 133.3%

By Bedroom Count

4-2022	4-2023	Change
19	36	+ 89.5%
13	31	+ 138.5%
11	24	+ 118.2%
12	25	+ 108.3%
12	26	+ 116.7%

4-2022	4-2023	Change
27	44	+ 63.0%
11	26	+ 136.4%
11	24	+ 118.2%
12	25	+ 108.3%
11	25	+ 127.3%

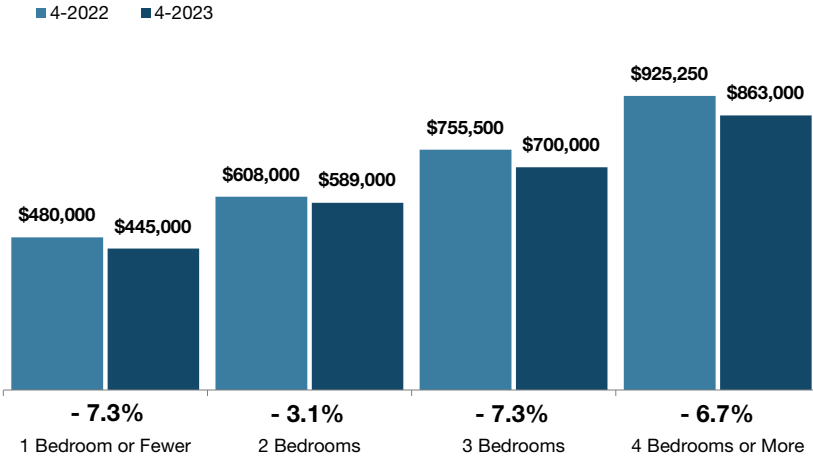
4-2022	4-2023	Change
18	35	+ 98.9%
15	36	+ 136.7%
9	24	+ 152.6%
12	22	+ 82.8%
12	28	+ 133.3%

Median Sales Price

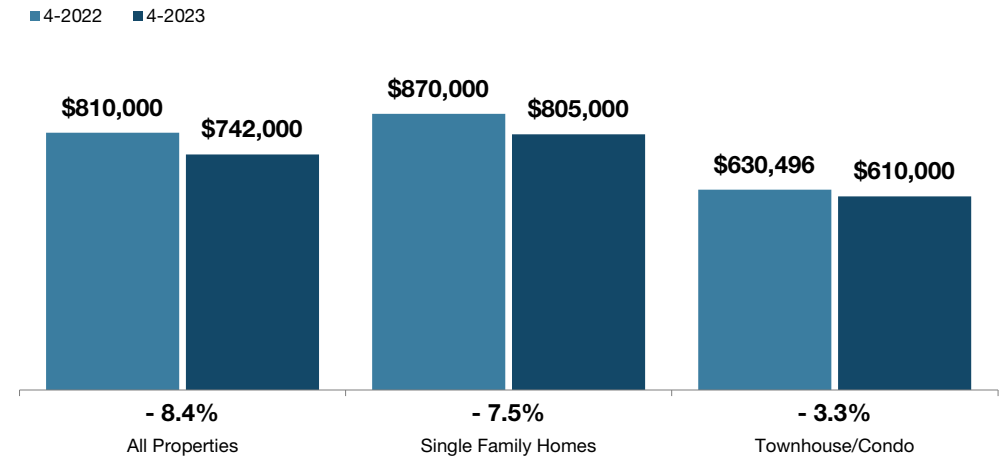
Median price point for all closed sales, not accounting for seller concessions.
Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count

	4-2022	4-2023	Change
1 Bedroom or Fewer	\$480,000	\$445,000	- 7.3%
2 Bedrooms	\$608,000	\$589,000	- 3.1%
3 Bedrooms	\$755,500	\$700,000	- 7.3%
4 Bedrooms or More	\$925,250	\$863,000	- 6.7%
All Bedroom Counts	\$810,000	\$742,000	- 8.4%

Single Family Homes

	4-2022	4-2023	Change
Single Family Homes	\$870,000	\$805,000	- 7.5%
Townhouse/Condo	\$630,496	\$610,000	- 3.3%

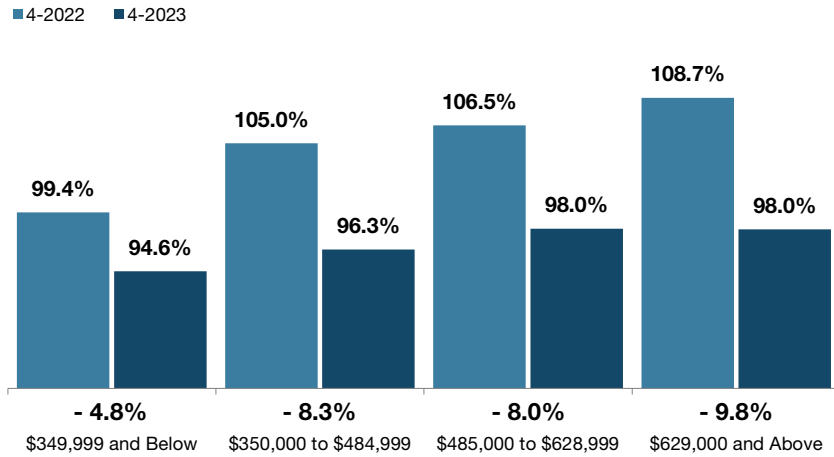
Townhouse/Condo

Percent of List Price Received

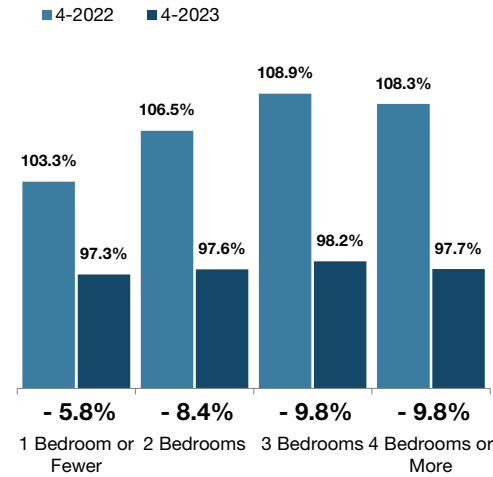


Percentage found when dividing a property's sales price by its last list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

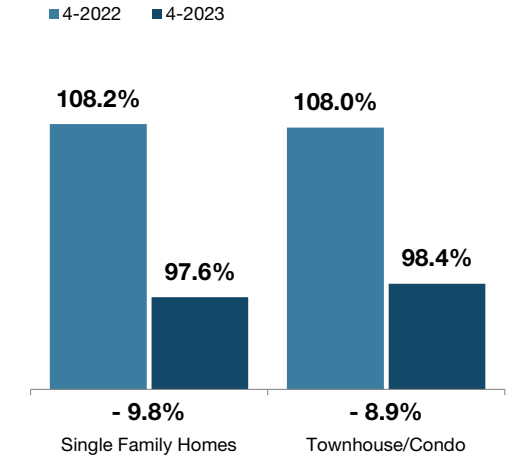
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2022	4-2023	Change
\$349,999 and Below	99.4%	94.6%	- 4.8%
\$350,000 to \$484,999	105.0%	96.3%	- 8.3%
\$485,000 to \$628,999	106.5%	98.0%	- 8.0%
\$629,000 and Above	108.7%	98.0%	- 9.8%
All Price Ranges	108.1%	97.8%	- 9.5%

Single Family Homes

4-2022	4-2023	Change
99.4%	93.7%	- 5.7%
106.8%	94.9%	- 11.1%
107.2%	97.7%	- 8.9%
108.4%	97.8%	- 9.8%
108.2%	97.6%	- 9.8%

Townhouse/Condo

4-2022	4-2023	Change
99.4%	95.2%	- 4.2%
104.2%	97.1%	- 6.8%
106.0%	98.3%	- 7.3%
110.7%	99.3%	- 10.3%
108.0%	98.4%	- 8.9%

By Bedroom Count

4-2022	4-2023	Change
103.3%	97.3%	- 5.8%
106.5%	97.6%	- 8.4%
108.9%	98.2%	- 9.8%
108.3%	97.7%	- 9.8%
108.1%	97.8%	- 9.5%

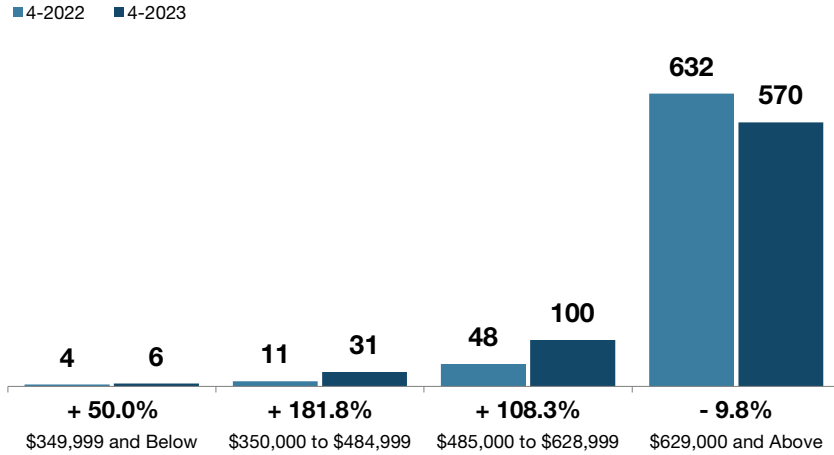
4-2022	4-2023	Change
105.1%	93.4%	- 11.1%
107.4%	97.8%	- 8.9%
108.5%	97.8%	- 9.9%
108.1%	97.5%	- 9.8%
108.2%	97.6%	- 9.8%

Inventory of Homes for Sale

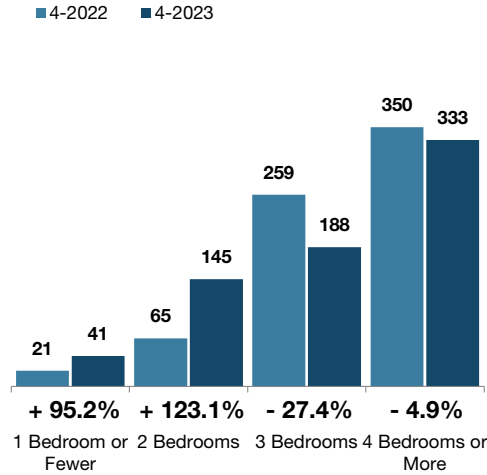
The number of properties available for sale in active status at the end of the most recent month.
Based on one month of activity.



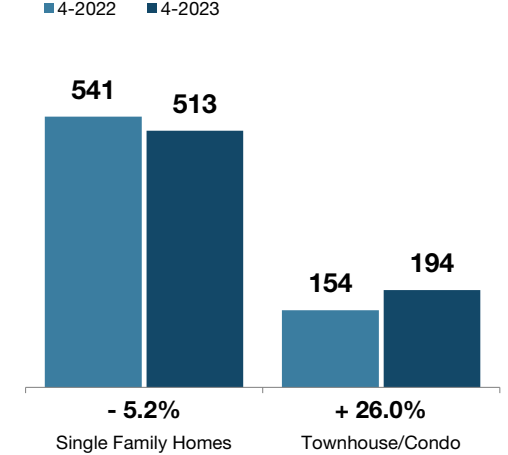
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2022	4-2023	Change
\$349,999 and Below	4	6	+ 50.0%
\$350,000 to \$484,999	11	31	+ 181.8%
\$485,000 to \$628,999	48	100	+ 108.3%
\$629,000 and Above	632	570	- 9.8%
All Price Ranges	695	707	+ 1.7%

Single Family Homes

4-2022	4-2023	Change
3	2	- 33.3%
3	6	+ 100.0%
14	25	+ 78.6%
521	480	- 7.9%
541	513	- 5.2%

Townhouse/Condo

4-2022	4-2023	Change
1	4	+ 300.0%
8	25	+ 212.5%
34	75	+ 120.6%
111	90	- 18.9%
154	194	+ 26.0%

By Bedroom Count

4-2022	4-2023	Change
21	41	+ 95.2%
65	145	+ 123.1%
259	188	- 27.4%
350	333	- 4.9%
695	707	+ 1.7%

4-2022	4-2023	Change
3	8	+ 166.7%
25	43	+ 72.0%
184	141	- 23.4%
329	321	- 2.4%
541	513	- 5.2%

4-2022	4-2023	Change
18	33	+ 83.3%
40	102	+ 155.0%
75	47	- 37.3%
21	12	- 42.9%
154	194	+ 26.0%

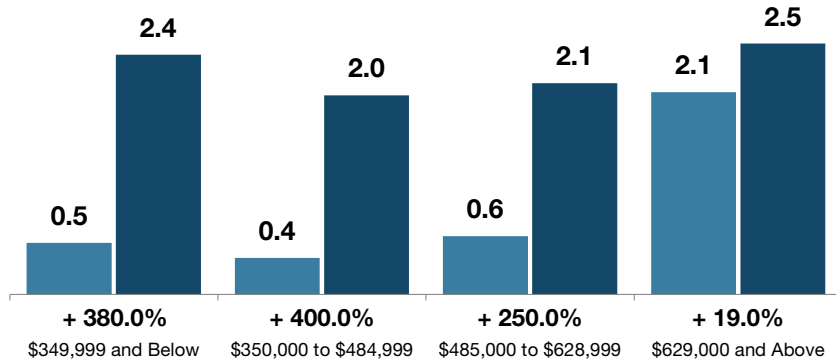
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



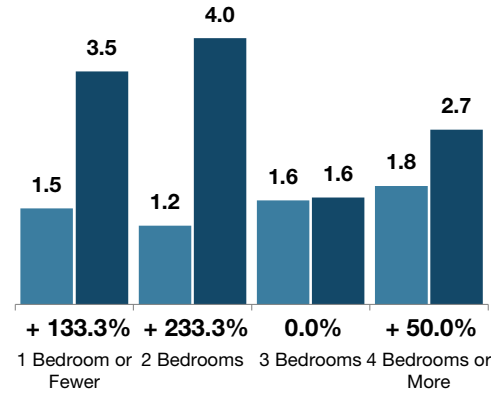
By Price Range

■ 4-2022 ■ 4-2023



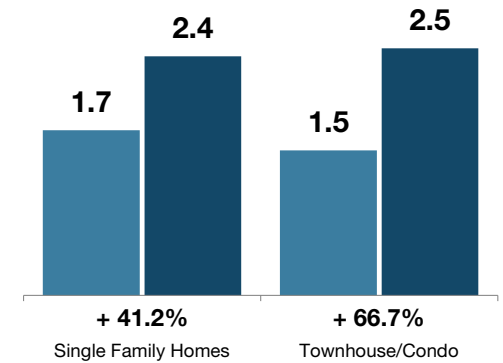
By Bedroom Count

■ 4-2022 ■ 4-2023



By Property Type

■ 4-2022 ■ 4-2023



All Properties

By Price Range	4-2022	4-2023	Change
\$349,999 and Below	0.5	2.4	+ 380.0%
\$350,000 to \$484,999	0.4	2.0	+ 400.0%
\$485,000 to \$628,999	0.6	2.1	+ 250.0%
\$629,000 and Above	2.1	2.5	+ 19.0%
All Price Ranges	1.6	2.5	+ 56.3%

Single Family Homes

4-2022	4-2023	Change
--	1.2	--
0.3	1.3	+ 333.3%
0.4	1.2	+ 200.0%
1.9	2.6	+ 36.8%
1.7	2.4	+ 41.2%

Townhouse/Condo

4-2022	4-2023	Change
0.2	2.8	+ 1,300.0%
0.4	2.2	+ 450.0%
0.8	3.0	+ 275.0%
2.8	2.3	- 17.9%
1.5	2.5	+ 66.7%

By Bedroom Count

4-2022	4-2023	Change
1.5	3.5	+ 133.3%
1.2	4.0	+ 233.3%
1.6	1.6	0.0%
1.8	2.7	+ 50.0%
1.6	2.5	+ 56.3%

4-2022	4-2023	Change
1.1	4.2	+ 281.8%
1.1	2.8	+ 154.5%
1.6	1.8	+ 12.5%
1.8	2.7	+ 50.0%
1.7	2.4	+ 41.2%

4-2022	4-2023	Change
1.5	3.2	+ 113.3%
1.3	5.0	+ 284.6%
1.5	1.2	- 20.0%
1.6	1.5	- 6.3%
1.5	2.5	+ 66.7%