

Residential housing activity
Barrie & District
January 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
		December 2022	November 2022	October 2022	September 2022	August 2022	July 2022
Sales Activity	269	1.9	1.9	-3.6	-8.8	2.7	8.9
Average Price	\$766,415	-8.0	-5.1	-5.6	-12.0	-8.8	-10.7
Dollar Volume*	\$206.2	-6.2	-3.3	-8.9	-19.8	-6.4	-2.8
New Listings	620	-8.6	-4.3	-5.5	-13.5	-14.4	-14.6
Active Listings	1,028	-1.8	10.4	24.0	20.8	23.6	25.4

Actual ²		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		January 2022	January 2021	January 2020	January 2018	January 2016	January 2013
Sales Activity	189	-30.5	-39.2	-17.1	-6.0	-20.3	-15.2
Average Price	\$855,415	-15.8	12.7	53.9	57.6	127.6	181.3
Dollar Volume*	\$161.7	-41.5	-31.5	27.6	48.2	81.5	138.4
New Listings	471	27.6	31.6	-5.0	-3.5	6.8	-20.7
Active Listings	651	235.6	197.3	-7.0	-12.9	6.4	-38.4

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
		January 2022 YTD	January 2021 YTD	January 2020 YTD	January 2018 YTD	January 2016 YTD	January 2013 YTD
Sales Activity	189	-30.5	-39.2	-17.1	-6.0	-20.3	-15.2
Average Price	\$855,415	-15.8	12.7	53.9	57.6	127.6	181.3
Dollar Volume*	\$161.7	-41.5	-31.5	27.6	48.2	81.5	138.4
New Listings	471	27.6	31.6	-5.0	-3.5	6.8	-20.7
Active Listings**	651	235.6	197.3	-7.0	-12.9	6.4	-38.4

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		December 2022	October 2022	July 2022	January 2022	January 2021	January 2018
Sales to New Listings Ratio	43.4	38.9	42.5	34.0	86.7	105.2	49.5
Months of Inventory	3.8	4.0	3.0	3.3	0.6	0.6	3.3

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.