

# Simcoe County Monthly Residential Report

## February 2023



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## Year-Over-Year Summary

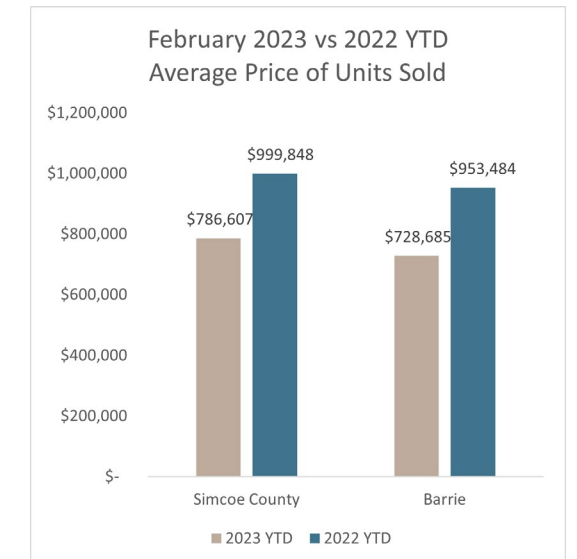
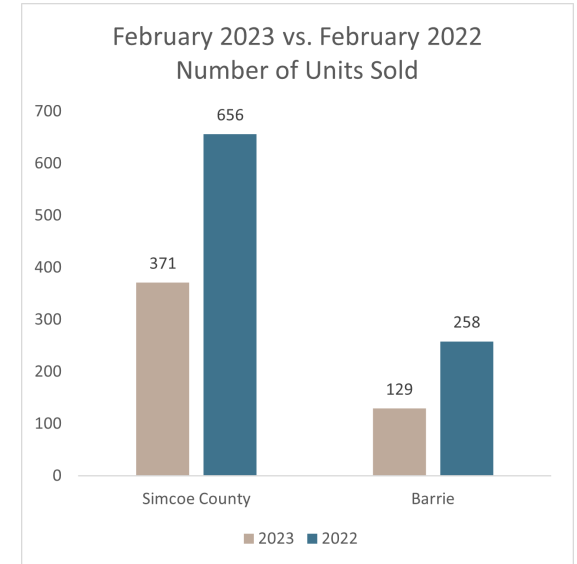
The February 2023 sales information is in, and residential property sales recorded through the MLS® System for the Barrie and District Association of REALTORS® (BDAR) region showed an overall year-over-year decrease in the number of units sold, new listings, and average sale price and an increase months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

371 units were sold this month in Simcoe County, that's 43.4% less than the same time last year. The average price of residential units sold was \$762,485 which was 24.6% less than the monthly average sale price peak experienced in February 2022.

129 residential units were sold during February 2023 within Barrie. This was 50.0% less than the number of units sold during February 2022. This decline was more than that of total Simcoe County (-43.4%).

The average price of residential Barrie units sold during February 2023 was \$733,029—23.9% less than the average price of units sold during February 2022. Sales in Barrie accounted for 34.8% of residential sales in Simcoe County last month.

Overall inventory of homes remains well above this time last year with 3.9 months of inventory in Simcoe County and 2.4 months of inventory in the City of Barrie.



	Simcoe County			Barrie		
	2023	2022	% Change	2023	2022	% Change
Sales	371	656	-43.4%	129	258	-50.0%
Average Sale Price	\$762,485	\$1,011,031	-24.6%	\$733,029	\$963,506	-23.9%
New Listings	813	955	-14.9%	237	340	-30.3%
Months of Inventory	3.9	0.8	384.5%	2.4	0.5	377.5%
Average SP/LP	97.4%	115.3%	-15.5%	98.6%	119.7%	-17.6%
Average DOM	34	9	277.8%	25	7	257.1%

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

	# of Sales	%change	Average Price	%change	New Listings	%change	Active Listings <sup>1</sup>	Months of Inventory	Average SP/LP	Average DOM	% of Total Simcoe Sales
<b>Simcoe County</b>	<b>371</b>	<b>-43.4%</b>	<b>\$762,485</b>	<b>-24.6%</b>	<b>813</b>	<b>-14.9%</b>	<b>1438</b>	<b>3.9</b>	<b>97.4%</b>	<b>34</b>	<b>100.0%</b>
Detached	268	-44.7%	\$835,120	-25.0%	575	-21.4%	1039	3.9	97.3%	31	
Semi-Detached	12	-33.3%	\$643,792	-24.8%	25	-3.8%	26	2.2	102.9%	17	
Townhouse	42	-46.2%	\$674,064	-17.4%	91	-14.2%	133	3.2	98.7%	29	
Condo/Apartment	36	-42.9%	\$542,576	-14.1%	100	31.6%	185	5.1	96.5%	49	
<b>Barrie</b>	<b>129</b>	<b>-50.0%</b>	<b>\$733,029</b>	<b>-23.9%</b>	<b>237</b>	<b>-30.3%</b>	<b>308</b>	<b>2.4</b>	<b>98.6%</b>	<b>25</b>	<b>34.8%</b>
Detached	76	-54.2%	\$849,792	-22.2%	132	-42.1%	178	2.3	97.9%	24	
Semi-Detached	8	14.3%	\$620,188	-28.1%	14	40.0%	9	1.1	105.8%	18	
Townhouse	24	-41.5%	\$620,046	-24.2%	34	-37.0%	27	1.1	99.7%	16	
Condo/Apartment	21	-52.3%	\$482,571	-23.1%	57	18.8%	94	4.5	97.0%	43	
<b>Collingwood</b>	<b>34</b>	<b>-12.8%</b>	<b>\$793,176</b>	<b>-16.9%</b>	<b>58</b>	<b>9.4%</b>	<b>143</b>	<b>4.2</b>	<b>95.5%</b>	<b>51</b>	<b>9.2%</b>
Detached	21	23.5%	\$734,976	-35.2%	25	-3.8%	63	3.0	93.6%	57	
Semi-Detached	2	-60.0%	\$784,500	-10.2%	1	-80.0%	4	2.0	93.6%	17	
Townhouse	4	-50.0%	\$1,247,500	42.0%	15	50.0%	34	8.5	94.9%	43	
Condo/Apartment	7	-22.2%	\$710,643	-2.2%	17	41.7%	42	6.0	94.7%	47	
<b>Essa</b>	<b>16</b>	<b>-42.9%</b>	<b>\$820,167</b>	<b>-20.1%</b>	<b>29</b>	<b>-45.3%</b>	<b>41</b>	<b>2.6</b>	<b>98.5%</b>	<b>24</b>	<b>4.3%</b>
Detached	13	-40.9%	\$880,398	-19.8%	17	-62.2%	35	2.7	98.4%	26	
Semi-Detached	1	0.0%	\$560,000	-34.1%	2	100.0%	1	1.0	101.8%	6	
Townhouse	2	-50.0%	\$558,750	-35.7%	4	-42.9%	2	1.0	97.5%	24	
Condo/Apartment	0	-	-	-	0	-	0	-	-	-	

<sup>1</sup>Active listings as of March 17, 2023

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

	# of Sales	%change	Average Price	%change	New Listings	%change	Active Listings <sup>1</sup>	Months of Inventory	Average SP/LP	Average DOM	% of Total Simcoe Sales
<b>Innisfil</b>	<b>31</b>	<b>-34.0%</b>	<b>\$759,726</b>	<b>-29.5%</b>	<b>68</b>	<b>-8.1%</b>	<b>101</b>	<b>3.3</b>	<b>96.7%</b>	<b>31</b>	<b>8.4%</b>
Detached	23	-36.1%	\$891,065	-26.0%	58	-3.3%	35	1.5	96.9%	25	
Semi-Detached	0	-	-	-	0	-	11	-	-	-	
Townhouse	1	-75.0%	\$670,000	-41.4%	3	-25.0%	4	4.0	98.5%	29	
Condo/Apartment	1	0.0%	\$632,000	-2.8%	2	-33.3%	0	0.0	97.2%	71	
<b>Midland</b>	<b>10</b>	<b>-54.5%</b>	<b>\$562,240</b>	<b>-18.4%</b>	<b>31</b>	<b>0.0%</b>	<b>55</b>	<b>5.5</b>	<b>98.6%</b>	<b>33</b>	<b>2.7%</b>
Detached	9	-47.1%	\$596,933	-13.9%	23	-11.5%	35	3.9	98.6%	27	
Semi-Detached	0	-	-	-	1	-	2	-	-	-	
Townhouse	0	-	-	-	5	-	11	-	-	-	
Condo/Apartment	0	-	-	-	1	-	4	-	-	-	
<b>Orillia</b>	<b>30</b>	<b>-18.9%</b>	<b>\$617,238</b>	<b>-20.0%</b>	<b>44</b>	<b>-25.4%</b>	<b>72</b>	<b>2.4</b>	<b>97.2%</b>	<b>37</b>	<b>8.1%</b>
Detached	21	-8.7%	\$625,210	-25.1%	31	-22.5%	43	2.0	97.3%	33	
Semi-Detached	0	-	-	-	0	-	1	-	-	-	
Townhouse	6	-33.3%	\$619,917	-17.6%	3	-75.0%	7	1.2	97.9%	42	
Condo/Apartment	3	-25.0%	\$556,083	-2.1%	10	100.0%	21	7.0	95.3%	56	
<b>Wasaga Beach</b>	<b>21</b>	<b>-41.7%</b>	<b>\$699,681</b>	<b>-19.3%</b>	<b>81</b>	<b>20.9%</b>	<b>174</b>	<b>8.3</b>	<b>94.2%</b>	<b>46</b>	<b>5.7%</b>
Detached	16	-44.8%	\$830,925	-9.7%	53	8.2%	108	6.8	96.4%	24	
Semi-Detached	0	-	-	-	3	-	4	-	-	-	
Townhouse	1	-75.0%	\$482,500	-24.4%	16	45.5%	26	26.0	96.5%	99	
Condo/Apartment	1	0.0%	\$465,000	-22.2%	3	50.0%	7	7.0	97.9%	15	

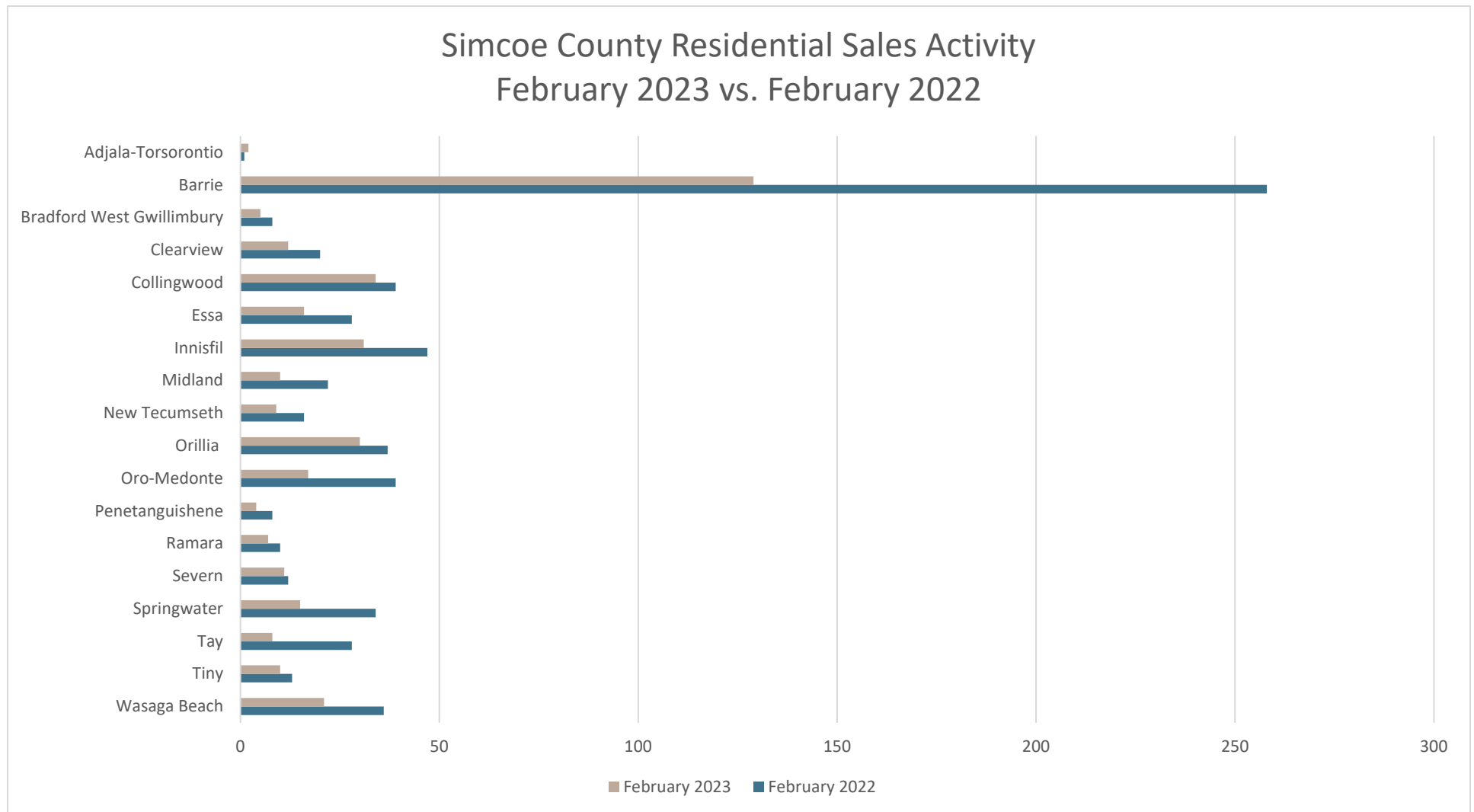
<sup>1</sup>Active listings as of March 17, 2023

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

	# of Sales	%change	Average Price	%change	New Listings	%change	Active Listing <sup>1</sup>	Months of Inventory	Average SP/LP	Average DOM	% of Total Simcoe Sales
<b>Adjala-Tosorontio</b>	2	100.0%	\$1,194,000	-11.6%	9	28.6%	15	7.5	99.7%	25	0.5%
<b>Bradford West Gwillimbury</b>	5	-37.5%	\$875,500	-24.2%	12	-14.3%	11	2.2	98.0%	31	1.3%
<b>Clearview</b>	12	-40.0%	\$773,083	-36.7%	23	-30.3%	58	4.8	98.2%	47	3.2%
<b>New Tecumseth</b>	9	-43.8%	\$984,654	-15.2%	22	-12.0%	41	4.6	97.4%	20	2.4%
<b>Oro-Medonte</b>	17	-56.4%	\$1,047,529	-22.4%	44	-15.4%	68	4.0	98.5%	28	4.6%
<b>Penetanguishene</b>	4	-50.0%	\$503,750	-27.7%	12	0.0%	31	7.8	95.8%	85	1.1%
<b>Ramara</b>	7	-30.0%	\$580,357	-42.5%	17	-15.0%	39	5.6	96.1%	30	1.9%
<b>Severn</b>	11	-8.3%	\$786,409	-38.2%	29	61.1%	59	5.4	96.8%	34	3.0%
<b>Springwater</b>	15	-55.9%	\$977,667	-32.6%	46	21.1%	76	5.1	97.1%	33	4.0%
<b>Tay</b>	8	-71.4%	\$513,250	-41.1%	20	-31.0%	50	6.3	94.1%	37	2.2%
<b>Tiny</b>	10	-23.1%	\$963,490	3.0%	31	3.3%	95	9.5	95.7%	62	2.7%

<sup>1</sup>Active listings as of March 17, 2023

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



## Month-Over-Month Summary

The February 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 new listings, and a decrease in average sale price in Simcoe County.

371 residential units were sold in Simcoe County last month—a 27.9% increase from January 2023. During the same time a year ago (February 2022 vs. January 2022), there was an 53.6% increase in the number of units sold.

The average price of residential units sold last month in Simcoe County was \$762,485—a 6.7% decrease from January 2023. The month-over-month change in average price a year ago was an increase of 2.9%.

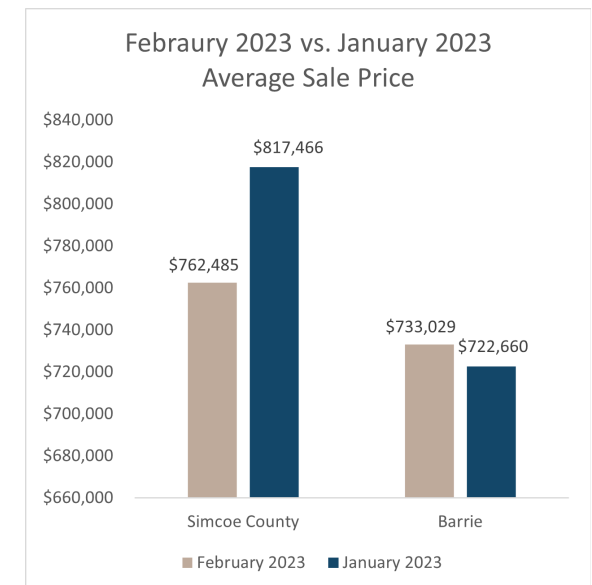
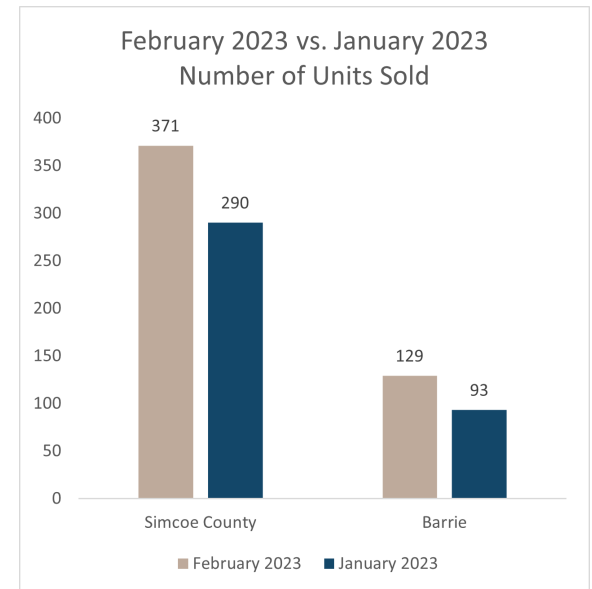
129 units were sold last month within the City of Barrie, which was 38.7% more than the number of units sold the month prior. A year ago, the number of units sold between February and January increased by 70.9%

The average price of units sold within Barrie during February 2023 was \$733,029. This was 1.4% more than the average price during January 2023. In comparison, the average price of units sold between February 2022 and January 2022 increased by 2.9%.

There's a healthy amount of inventory on the market with a 4.5% and 12.3% increase in new listings in Simcoe County and the City of Barrie respectively compared to last month.

	Simcoe County		
	Feb. 2023	Jan. 2023	% Change
Sales	371	290	27.9%
Average Sale Price	\$762,485	\$817,466	-6.7%
New Listings	813	778	4.5%
Months of Inventory	3.9	4.3	-9.9%
Average SP/LP	97.4%	95.8%	1.7%
Average DOM	34	43	-20.9%

	Barrie		
	Feb. 2023	Jan. 2023	%Change
Sales	129	93	38.7%
Average Sale Price	\$733,029	\$722,660	1.4%
New Listings	237	211	12.3%
Months of Inventory	2.4	2.9	-17.7%
Average SP/LP	98.6%	96.8%	1.9%
Average DOM	25	37	-32.4%



**Month-Over-Month** *February 2023 vs. January 2023*

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<b>Simcoe County</b>	<b>371</b>	<b>27.9%</b>	<b>\$762,485</b>	<b>-6.7%</b>	<b>813</b>	<b>4.5%</b>	<b>1438</b>	<b>3.9</b>	<b>97.4%</b>	<b>34</b>	<b>100.0%</b>
Detached	268	24.7%	\$835,120	-8.2%	575	6.9%	1039	3.9	97.3%	31	
Semi-Detached	12	33.3%	\$643,792	5.6%	25	25.0%	26	2.2	102.9%	17	
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Condo/Apartment	36	33.3%	\$542,576	15.3%	100	2.0%	185	5.1	96.5%	49	
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Condo/Apartment	7	250.0%	\$710,643	38.0%	17	0.0%	42	6.0	94.7%	47	
<b>Essa</b>	<b>16</b>	<b>128.6%</b>	<b>\$820,167</b>	<b>-0.8%</b>	<b>29</b>	<b>52.6%</b>	<b>41</b>	<b>2.6</b>	<b>98.5%</b>	<b>24</b>	<b>4.3%</b>
Detached	13	85.7%	\$880,398	6.4%	17	0.0%	35	2.7	98.4%	26	
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<sup>1</sup>Active listings as of March 17, 2023

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Detached	23	91.7%	\$891,065	7.3%	58	26.1%	35	1.5	96.9%	25	
Semi-Detached	0	-	-	-	0	-	1	-	-	-	
Townhouse	1	-	\$670,000	-	3	-25.0%	11	11.0	98.5%	29	
Condo/Apartment	1	0.0%	\$632,000	9.9%	2	-50.0%	4	4.0	97.2%	71	
<b>Midland</b>	<b>10</b>	<b>-23.1%</b>	<b>\$562,240</b>	<b>4.1%</b>	<b>31</b>	<b>0.0%</b>	<b>55</b>	<b>5.5</b>	<b>98.6%</b>	<b>33</b>	<b>2.7%</b>
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<b>Wasaga Beach</b>	<b>21</b>	<b>16.7%</b>	<b>\$699,681</b>	<b>-7.5%</b>	<b>81</b>	<b>14.1%</b>	<b>174</b>	<b>8.3</b>	<b>94.2%</b>	<b>46</b>	<b>5.7%</b>
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Semi-Detached	0	-	-	-	3	-	4	-	-	-	
Townhouse	1	0.0%	\$482,500	-21.5%	16	33.3%	26	26.0	96.5%	99	
Condo/Apartment	1	-	\$465,000	-	3	50.0%	7	7.0	97.9%	15	

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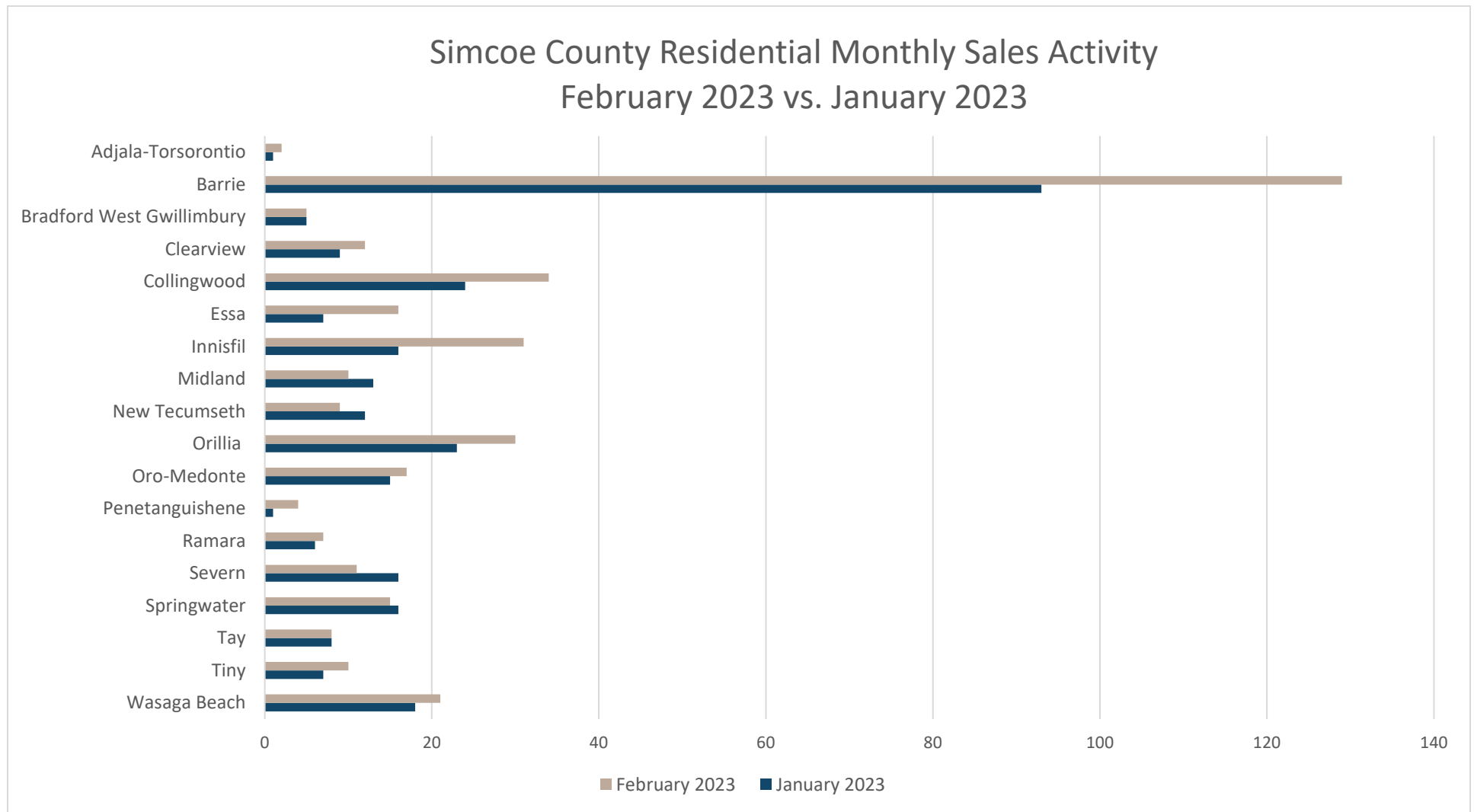


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<b>Tiny</b>	10	42.9%	\$963,490	-13.6%	31	-3.1%	95	9.5	95.7%	62	2.7%

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**Month-Over-Month** *February 2023 vs. January 2023*



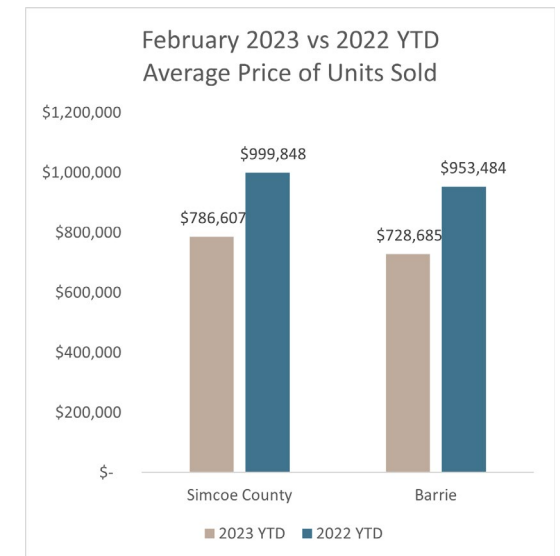
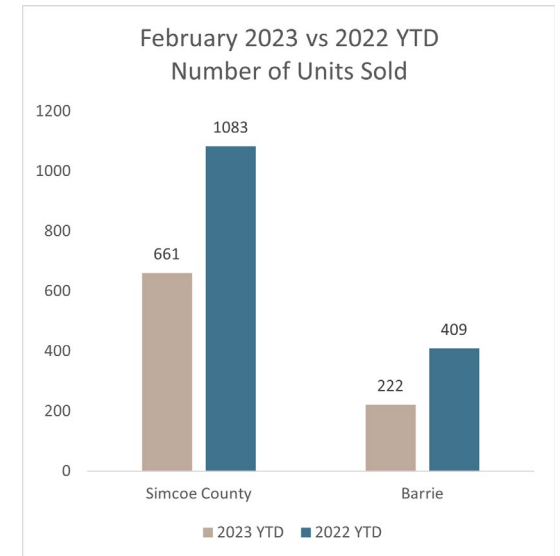
## Year-to-Date Summary

661 residential units were sold in Simcoe County during February 2023 Year-to-Date (YTD) (January 1<sup>st</sup>, 2023 – February 28<sup>th</sup>, 2023). This was 39.0% less than what was sold during the same timeframe last year (January 1<sup>st</sup>, 2022 – February 28<sup>th</sup>, 2022).

The average price of residential units sold during February 2023 YTD was \$786,607. This was 21.3% less than the average price during the same timeframe a year ago.

222 units were sold in the City of Barrie during February 2023 YTD. This was a 45.7% decline from the same timeframe last year. This decline was slightly greater than what was seen in the total Simcoe Region (-39.02%).

The average price of units sold within the City of Barrie during February 2023 YTD was \$728,685. This was 23.6% less than the same timeframe last year. This decline was slightly more than what was seen in the total Simcoe Region (-21.3%).



	Simcoe County			Barrie		
	2023 YTD	2022 YTD	% Change	2023 YTD	2022 YTD	%Change
Sales	661	1083	-39.0%	222	409	-45.7%
Average Sale Price	\$786,607	\$999,848	-21.3%	\$728,685	\$953,484	-23.6%
New Listings	1592	1516	5.0%	448	538	-16.7%

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

	# of Sales YTD	%change	Average Price YTD	%change	New Listings YTD	%change	% of Total Simcoe Sales
<b>Simcoe County</b>	<b>661</b>	<b>-39.0%</b>	<b>\$786,607</b>	<b>-21.3%</b>	<b>1592</b>	<b>5.0%</b>	<b>100.0%</b>
Detached	483	-40.3%	\$868,250	-21.0%	1113	-4.0%	
Semi-Detached	21	-30.0%	\$629,232	-19.8%	45	21.6%	
Townhouse	76	-38.2%	\$659,442	-17.7%	189	12.5%	
Condo/Apartment	63	-38.2%	\$511,767	-18.8%	198	52.3%	
<b>Barrie</b>	<b>222</b>	<b>-45.7%</b>	<b>\$728,685</b>	<b>-23.6%</b>	<b>448</b>	<b>-16.7%</b>	<b>33.6%</b>
Detached	134	-49.2%	\$844,351	-22.2%	252	-29.0%	
Semi-Detached	12	0.0%	\$619,750	-21.0%	20	53.8%	
Townhouse	36	-45.5%	\$618,003	-22.9%	67	-23.0%	
Condo/Apartment	40	-40.3%	\$473,501	-23.1%	109	31.3%	
<b>Collingwood</b>	<b>58</b>	<b>-19.4%</b>	<b>\$835,109</b>	<b>-19.0%</b>	<b>132</b>	<b>37.5%</b>	<b>8.8%</b>
Detached	38	5.6%	\$847,234	-33.4%	59	15.7%	
Semi-Detached	2	-71.4%	\$784,500	-9.0%	6	-14.3%	
Townhouse	9	-25.0%	\$963,100	13.8%	33	120.0%	
Condo/Apartment	9	-47.1%	\$667,167	-7.3%	34	47.8%	
<b>Essa</b>	<b>23</b>	<b>-53.1%</b>	<b>\$822,268</b>	<b>-18.8%</b>	<b>48</b>	<b>-44.2%</b>	<b>3.5%</b>
Detached	20	-50.0%	\$861,734	-18.9%	34	-53.4%	
Semi-Detached	1	0.0%	\$560,000	-34.1%	2	100.0%	
Townhouse	2	-71.4%	\$558,750	-34.9%	6	-45.5%	
Condo/Apartment	0	-	-	-	0	-	

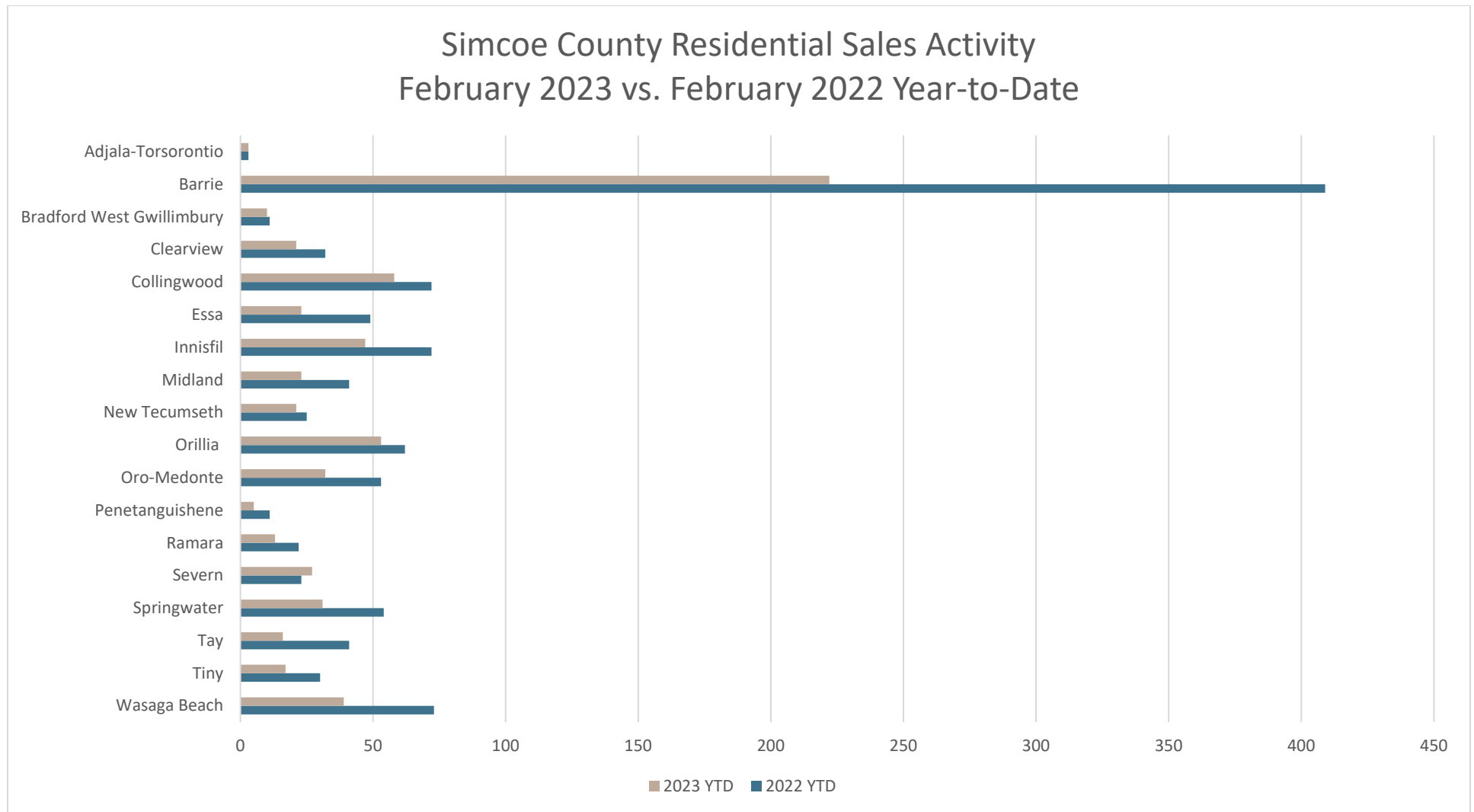
**Year-to-Date** February 2023 YTD vs. February 2022 YTD

	# of Sales YTD	%change	Average Price YTD	%change	New Listings YTD	%change	% of Total Simcoe Sales
<b>Innisfil</b>	<b>47</b>	<b>-34.7%</b>	<b>\$748,713</b>	<b>-33.3%</b>	<b>130</b>	<b>18.2%</b>	<b>7.1%</b>
Detached	35	-39.7%	\$870,357	-29.4%	104	13.0%	
Semi-Detached	0	-	-	-	0	-	
Townhouse	1	-80.0%	\$670,000	-38.2%	7	16.7%	
Condo/Apartment	2	0.0%	\$603,500	-22.4%	6	100.0%	
<b>Midland</b>	<b>23</b>	<b>-43.9%</b>	<b>\$549,665</b>	<b>-21.5%</b>	<b>62</b>	<b>21.6%</b>	<b>3.5%</b>
Detached	20	-28.6%	\$573,115	-22.3%	44	12.8%	
Semi-Detached	1	-66.7%	\$440,000	-18.2%	3	0.0%	
Townhouse	1	-85.7%	\$490,000	-31.6%	10	25.0%	
Condo/Apartment	0	-	-	-	2	100.0%	
<b>Orillia</b>	<b>53</b>	<b>-14.5%</b>	<b>\$626,124</b>	<b>-19.6%</b>	<b>112</b>	<b>25.8%</b>	<b>8.0%</b>
Detached	34	-17.1%	\$654,685	-20.8%	69	16.9%	
Semi-Detached	0	-	-	-	2	-50.0%	
Townhouse	13	8.3%	\$616,885	-18.6%	16	-5.9%	
Condo/Apartment	6	0.0%	\$484,292	-17.8%	25	212.5%	
<b>Wasaga Beach</b>	<b>39</b>	<b>-46.6%</b>	<b>\$725,841</b>	<b>-15.4%</b>	<b>152</b>	<b>43.4%</b>	<b>5.9%</b>
Detached	32	-42.9%	\$802,353	-13.9%	101	27.8%	
Semi-Detached	1	-50.0%	\$619,000	-15.8%	4	0.0%	
Townhouse	2	-75.0%	\$548,750	-20.7%	28	75.0%	
Condo/Apartment	1	-66.7%	\$465,000	-14.5%	5	25.0%	

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

	# of Sales	%change	Average Price	%change	New Listings	%change	% of Total Simcoe Sales
<b>Adjala-Tosorontio</b>	3	0.0%	\$1,062,667	-7.2%	16	100.0%	0.5%
<b>Bradford West Gwillimbury</b>	10	-9.1%	\$924,850	-20.9%	27	50.0%	1.5%
<b>Clearview</b>	21	-34.4%	\$1,128,114	4.5%	48	0.0%	3.2%
<b>New Tecumseth</b>	21	-16.0%	\$843,560	-27.1%	53	32.5%	3.2%
<b>Oro-Medonte</b>	32	-39.6%	\$1,081,873	-16.6%	74	-6.3%	4.8%
<b>Penetanguishene</b>	5	-54.5%	\$523,000	-32.7%	23	27.8%	0.8%
<b>Ramara</b>	13	-40.9%	\$686,338	-31.7%	33	3.1%	2.0%
<b>Severn</b>	27	17.4%	\$809,000	-30.5%	55	83.3%	4.1%
<b>Springwater</b>	31	-42.6%	\$1,083,952	-24.1%	81	28.6%	4.7%
<b>Tay</b>	16	-61.0%	\$538,725	-43.2%	34	-32.0%	2.4%
<b>Tiny</b>	17	-43.3%	\$1,026,024	15.8%	63	18.9%	2.6%

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



## **MORTGAGE RATES** *What you need to know this month*

### **Here's the 5 things you need to know about Canadian Mortgage Rates Today:**

1. Canadian home buyers will still receive a far better fixed rate than variable rate. Fixed rates for first time home buyers are hovering below 5% (4.79-4.99%) while variable and adjustable rates are just above 6%.
2. Most think that Prime Rate increases are over and that we won't see another increase in 2023. However, there have been warnings that if inflation does not continue to decrease that one more increase could be in order. The current Prime Rate is 6.7%, up from 2.45% in January 2022.
3. The recent news about Silicon Valley Bank is proving to be good for Canadian Home Buyers. In the last week alone, Canadian Bond Yields, which drive fixed mortgage rates have decreased by over 0.50%.
4. Most home buyers are still choosing short term fixed rates in anticipation of rates decreasing over the next 12-36 months. These rates are often higher than 5 year rates but can be obtained in the range of 5% currently.
5. Those who currently have a variable rate or adjustable rate mortgage are still hesitant to lock in. These borrowers have seen an increase to their rate of over 4% in the last year alone and are anxious to see rate decreases when they finally come.





## 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>*

