

# Housing Supply Overview



## January 2023

The Canada rental market remains red hot, with the average rent for all property types up 10.9% in 2022, according to Rentals.ca January 2023 Rental Report. Year-over-year, the average listed rent for all property types rose to \$2,005 as of last measure, an increase of more than 12% from the same period last year. This is the second consecutive month rent has exceeded \$2,000, with the surge in rent growth attributed to low vacancy rates, population growth, and a pullback in homebuying due to rising homeownership costs over the past year. For the 12-month period spanning February 2022 through January 2023, Sales in the Barrie & District Association of REALTORS® service area were down 36.0 percent overall. The price range with the smallest decline in sales was the \$629,000 and Above range, where they decreased 31.9 percent.

The overall Median Sales Price was up 6.7 percent to \$800,000. The property type with the largest price gain was the Townhouse/Condo segment, where prices increased 8.9 percent to \$642,500. The price range that tended to sell the quickest was the \$629,000 and Above range at 18 days; the price range that tended to sell the slowest was the \$350,000 to \$484,999 range at 29 days.

Market-wide, inventory levels were up 280.5 percent. The property type that gained the most inventory was the Townhouse/Condo segment, where it increased 346.3 percent. That amounts to 1.7 months supply for Single Family homes and 2.3 months supply for Townhouse/Condo.

## Quick Facts

**- 31.9%**

**- 26.5%**

**- 34.0%**

Price Range With the Strongest Sales:

**\$629,000 and Above**

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

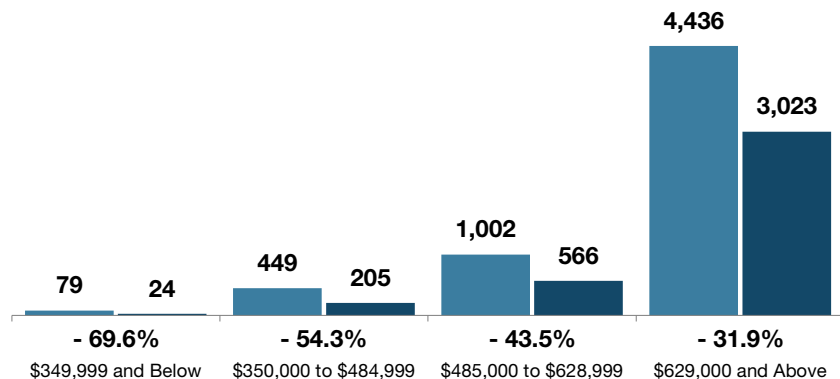
# Sales

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



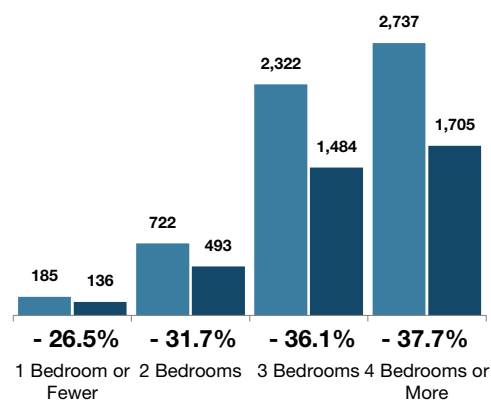
## By Price Range

■ 1-2022 ■ 1-2023



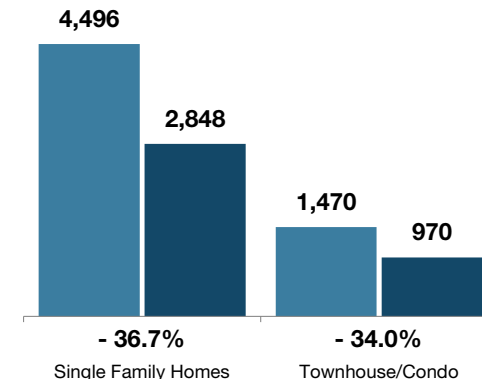
## By Bedroom Count

■ 1-2022 ■ 1-2023



## By Property Type

■ 1-2022 ■ 1-2023



### All Properties

By Price Range	1-2022	1-2023	Change
\$349,999 and Below	79	24	- 69.6%
\$350,000 to \$484,999	449	205	- 54.3%
\$485,000 to \$628,999	1,002	566	- 43.5%
\$629,000 and Above	4,436	3,023	- 31.9%
<b>All Price Ranges</b>	<b>5,966</b>	<b>3,818</b>	<b>- 36.0%</b>

### Single Family Homes

1-2022	1-2023	Change	1-2022	1-2023	Change
32	10	- 68.8%	47	14	- 70.2%
128	79	- 38.3%	321	126	- 60.7%
459	261	- 43.1%	543	305	- 43.8%
3,877	2,498	- 35.6%	559	525	- 6.1%
<b>4,496</b>	<b>2,848</b>	<b>- 36.7%</b>	<b>1,470</b>	<b>970</b>	<b>- 34.0%</b>

### Townhouse/Condo

By Bedroom Count	1-2022	1-2023	Change
1 Bedroom or Fewer	185	136	- 26.5%
2 Bedrooms	722	493	- 31.7%
3 Bedrooms	2,322	1,484	- 36.1%
4 Bedrooms or More	2,737	1,705	- 37.7%
<b>All Bedroom Counts</b>	<b>5,966</b>	<b>3,818</b>	<b>- 36.0%</b>

1-2022	1-2023	Change	1-2022	1-2023	Change
32	18	- 43.8%	153	118	- 22.9%
319	225	- 29.5%	403	268	- 33.5%
1,584	1,010	- 36.2%	738	474	- 35.8%
2,561	1,595	- 37.7%	176	110	- 37.5%
<b>4,496</b>	<b>2,848</b>	<b>- 36.7%</b>	<b>1,470</b>	<b>970</b>	<b>- 34.0%</b>

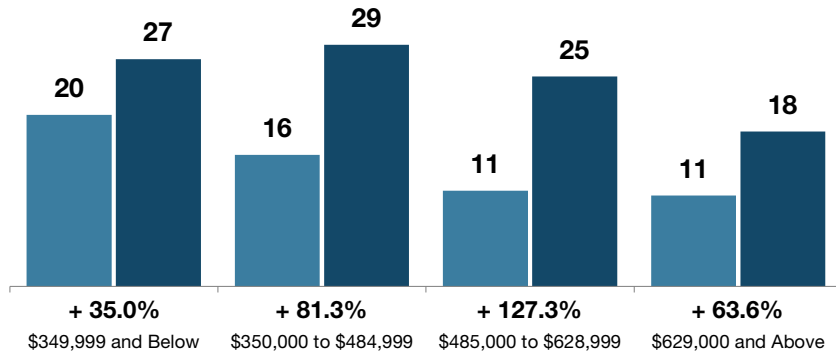
# Days on Market Until Sale

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



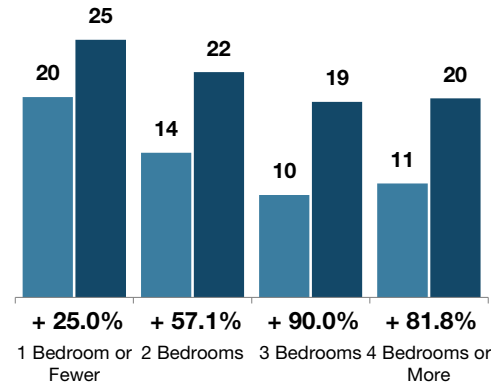
## By Price Range

■ 1-2022 ■ 1-2023



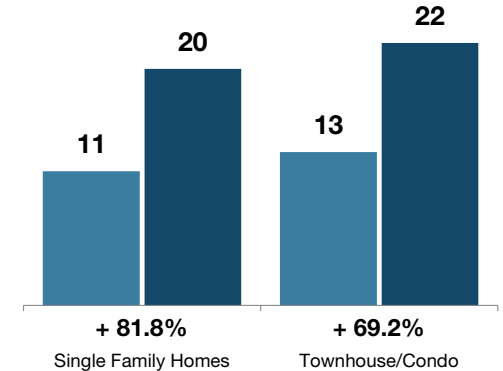
## By Bedroom Count

■ 1-2022 ■ 1-2023



## By Property Type

■ 1-2022 ■ 1-2023



### All Properties

By Price Range	1-2022	1-2023	Change
\$349,999 and Below	20	27	+ 35.0%
\$350,000 to \$484,999	16	29	+ 81.3%
\$485,000 to \$628,999	11	25	+ 127.3%
\$629,000 and Above	11	18	+ 63.6%
<b>All Price Ranges</b>	<b>11</b>	<b>20</b>	<b>+ 81.8%</b>

### Single Family Homes

1-2022	1-2023	Change
11	34	+ 209.1%
16	26	+ 62.5%
11	25	+ 127.3%
11	19	+ 72.7%
<b>11</b>	<b>20</b>	<b>+ 81.8%</b>

### Townhouse/Condo

1-2022	1-2023	Change
27	22	- 18.5%
16	31	+ 96.2%
12	25	+ 109.1%
10	17	+ 71.3%
<b>13</b>	<b>22</b>	<b>+ 69.2%</b>

### By Bedroom Count

1-2022	1-2023	Change
20	25	+ 25.0%
14	22	+ 57.1%
10	19	+ 90.0%
11	20	+ 81.8%
<b>11</b>	<b>20</b>	<b>+ 81.8%</b>

1-2022	1-2023	Change
25	26	+ 4.0%
11	19	+ 72.7%
11	19	+ 72.7%
11	20	+ 81.8%
<b>11</b>	<b>20</b>	<b>+ 81.8%</b>

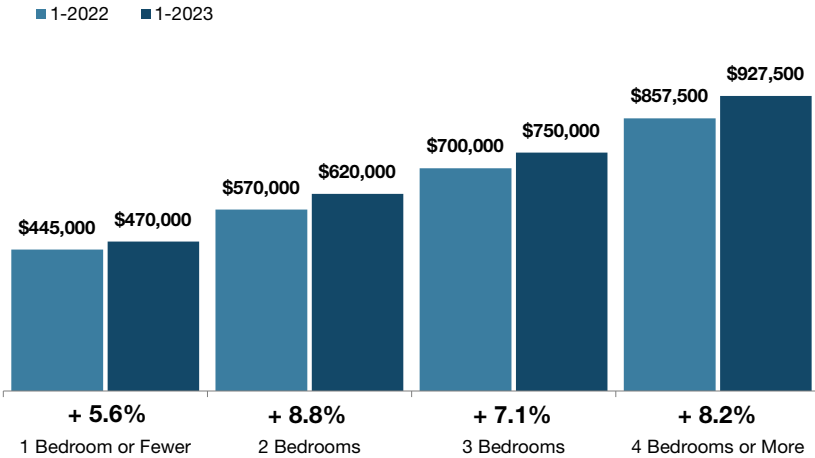
1-2022	1-2023	Change
19	25	+ 35.1%
17	25	+ 44.2%
9	20	+ 115.4%
12	19	+ 61.7%
<b>13</b>	<b>22</b>	<b>+ 69.2%</b>

# Median Sales Price

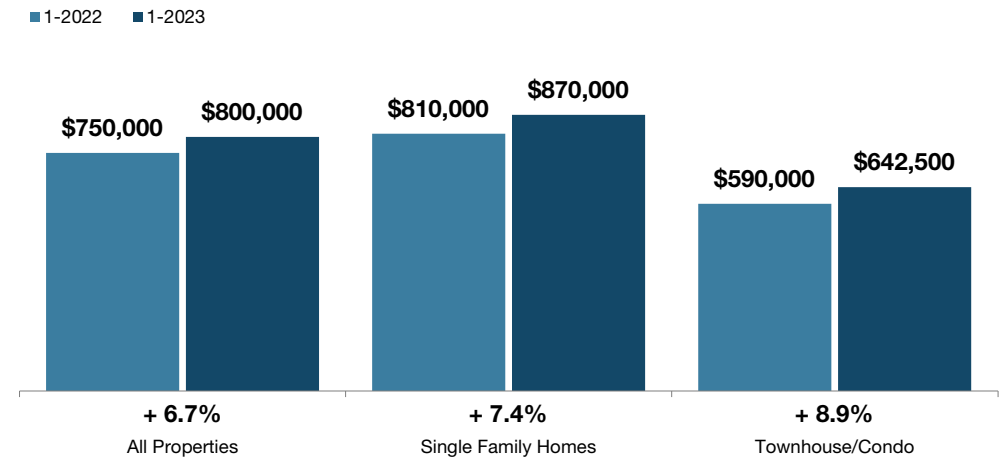
Median price point for all closed sales, not accounting for seller concessions.  
Based on a rolling 12-month median.



## By Bedroom Count



## By Property Type



### All Properties

By Bedroom Count	1-2022	1-2023	Change
1 Bedroom or Fewer	\$445,000	\$470,000	+ 5.6%
2 Bedrooms	\$570,000	\$620,000	+ 8.8%
3 Bedrooms	\$700,000	\$750,000	+ 7.1%
4 Bedrooms or More	\$857,500	\$927,500	+ 8.2%
<b>All Bedroom Counts</b>	<b>\$750,000</b>	<b>\$800,000</b>	<b>+ 6.7%</b>

### Single Family Homes

1-2022	1-2023	Change	1-2022	1-2023	Change
\$564,950	\$527,500	- 6.6%	\$440,000	\$470,000	+ 6.8%
\$618,000	\$630,000	+ 1.9%	\$537,500	\$618,750	+ 15.1%
\$748,750	\$799,950	+ 6.8%	\$625,000	\$685,000	+ 9.6%
\$870,000	\$950,000	+ 9.2%	\$640,000	\$690,000	+ 7.8%
<b>\$810,000</b>	<b>\$870,000</b>	<b>+ 7.4%</b>	<b>\$590,000</b>	<b>\$642,500</b>	<b>+ 8.9%</b>

### Townhouse/Condo

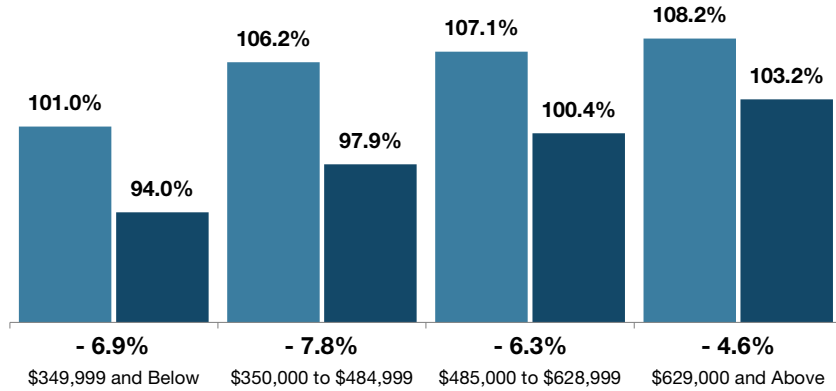
# Percent of List Price Received



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.**

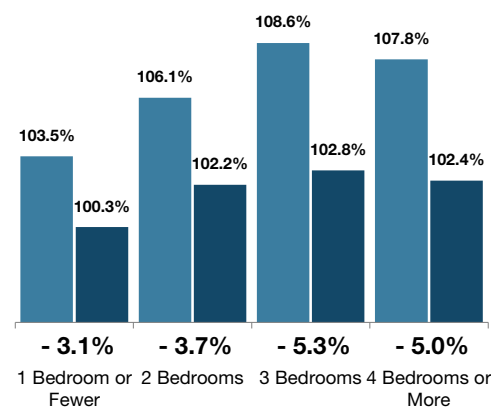
## By Price Range

■ 1-2022 ■ 1-2023



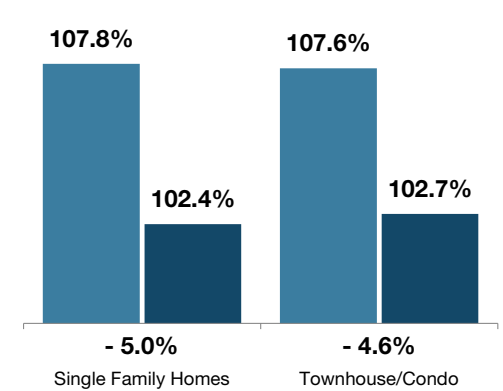
## By Bedroom Count

■ 1-2022 ■ 1-2023



## By Property Type

■ 1-2022 ■ 1-2023



### All Properties

By Price Range	1-2022	1-2023	Change
\$349,999 and Below	101.0%	94.0%	- 6.9%
\$350,000 to \$484,999	106.2%	97.9%	- 7.8%
\$485,000 to \$628,999	107.1%	100.4%	- 6.3%
\$629,000 and Above	108.2%	103.2%	- 4.6%
<b>All Price Ranges</b>	<b>107.8%</b>	<b>102.4%</b>	<b>- 5.0%</b>

### Single Family Homes

1-2022	1-2023	Change
99.9%	91.2%	- 8.7%
107.3%	97.3%	- 9.3%
108.1%	99.5%	- 8.0%
107.8%	102.9%	- 4.5%
<b>107.8%</b>	<b>102.4%</b>	<b>- 5.0%</b>

### Townhouse/Condo

1-2022	1-2023	Change
101.7%	96.0%	- 5.6%
105.8%	98.3%	- 7.1%
106.3%	101.2%	- 4.8%
110.5%	104.8%	- 5.2%
<b>107.6%</b>	<b>102.7%</b>	<b>- 4.6%</b>

### By Bedroom Count

1-2022	1-2023	Change
103.5%	100.3%	- 3.1%
106.1%	102.2%	- 3.7%
108.6%	102.8%	- 5.3%
107.8%	102.4%	- 5.0%
<b>107.8%</b>	<b>102.4%</b>	<b>- 5.0%</b>

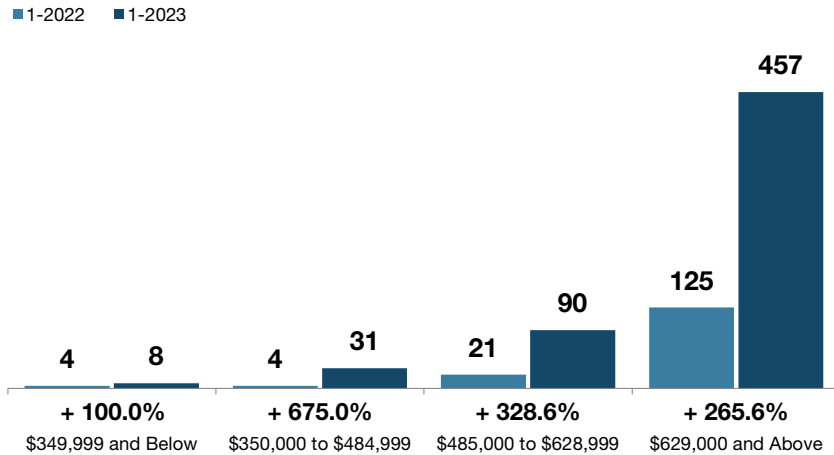
1-2022	1-2023	Change
105.8%	97.0%	- 8.3%
107.8%	102.1%	- 5.3%
108.0%	102.7%	- 4.9%
107.7%	102.3%	- 5.0%
<b>107.8%</b>	<b>102.4%</b>	<b>- 5.0%</b>

# Inventory of Homes for Sale

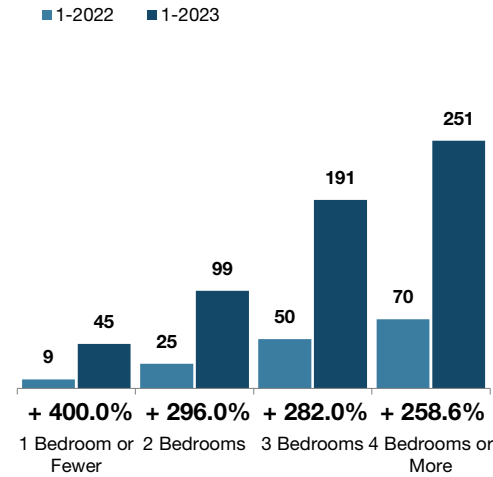
The number of properties available for sale in active status at the end of the most recent month.  
Based on one month of activity.



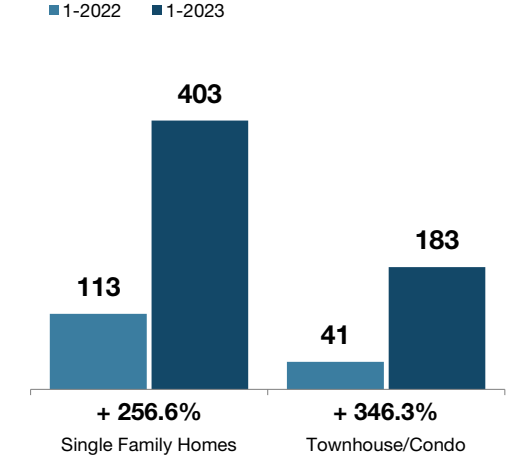
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	1-2022	1-2023	Change
\$349,999 and Below	4	8	+ 100.0%
\$350,000 to \$484,999	4	31	+ 675.0%
\$485,000 to \$628,999	21	90	+ 328.6%
\$629,000 and Above	125	457	+ 265.6%
<b>All Price Ranges</b>	<b>154</b>	<b>586</b>	<b>+ 280.5%</b>

### Single Family Homes

1-2022	1-2023	Change
3	4	+ 33.3%
0	5	0.0%
6	27	+ 350.0%
104	367	+ 252.9%
<b>113</b>	<b>403</b>	<b>+ 256.6%</b>

### Townhouse/Condo

1-2022	1-2023	Change
1	4	+ 300.0%
4	26	+ 550.0%
15	63	+ 320.0%
21	90	+ 328.6%
<b>41</b>	<b>183</b>	<b>+ 346.3%</b>

### By Bedroom Count

1-2022	1-2023	Change
9	45	+ 400.0%
25	99	+ 296.0%
50	191	+ 282.0%
70	251	+ 258.6%
<b>154</b>	<b>586</b>	<b>+ 280.5%</b>

1-2022	1-2023	Change
4	7	+ 75.0%
9	34	+ 277.8%
35	122	+ 248.6%
65	240	+ 269.2%
<b>113</b>	<b>403</b>	<b>+ 256.6%</b>

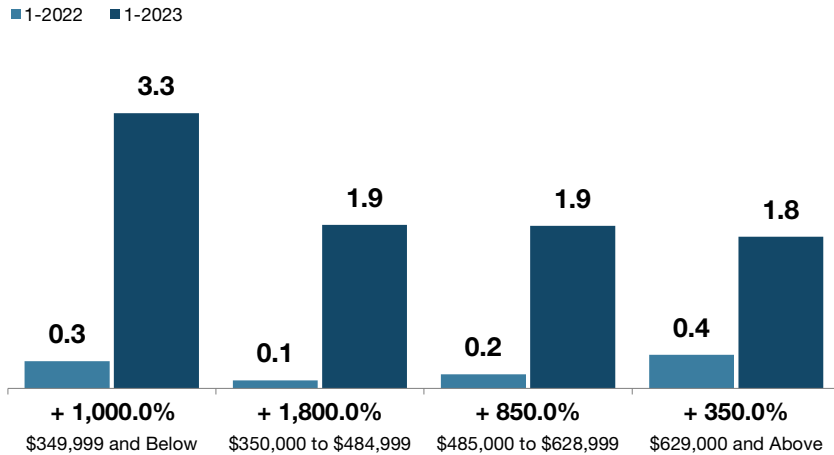
1-2022	1-2023	Change
5	38	+ 660.0%
16	65	+ 306.3%
15	69	+ 360.0%
5	11	+ 120.0%
<b>41</b>	<b>183</b>	<b>+ 346.3%</b>

# Months Supply of Inventory

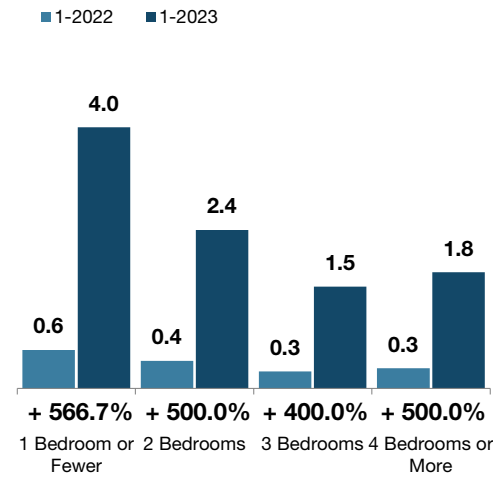
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



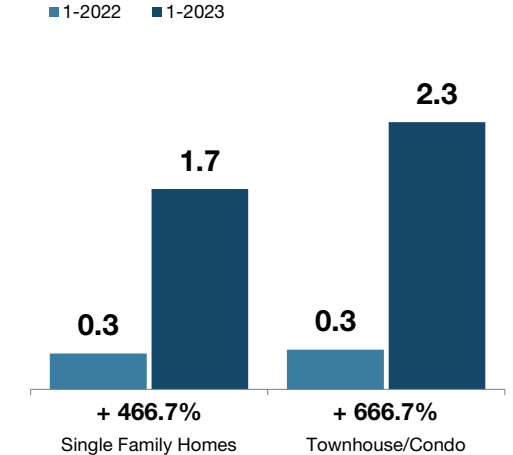
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	1-2022	1-2023	Change
\$349,999 and Below	0.3	3.3	+ 1,000.0%
\$350,000 to \$484,999	0.1	1.9	+ 1,800.0%
\$485,000 to \$628,999	0.2	1.9	+ 850.0%
\$629,000 and Above	0.4	1.8	+ 350.0%
<b>All Price Ranges</b>	<b>0.3</b>	<b>1.8</b>	<b>+ 500.0%</b>

### Single Family Homes

1-2022	1-2023	Change
--	2.2	--
--	1.0	--
0.1	1.2	+ 1,100.0%
0.4	1.8	+ 350.0%
<b>0.3</b>	<b>1.7</b>	<b>+ 466.7%</b>

### Townhouse/Condo

1-2022	1-2023	Change
0.1	2.9	+ 2,800.0%
0.1	2.5	+ 2,400.0%
0.3	2.6	+ 766.7%
0.8	2.0	+ 150.0%
<b>0.3</b>	<b>2.3</b>	<b>+ 666.7%</b>

### By Bedroom Count

1-2022	1-2023	Change
0.6	4.0	+ 566.7%
0.4	2.4	+ 500.0%
0.3	1.5	+ 400.0%
0.3	1.8	+ 500.0%
<b>0.3</b>	<b>1.8</b>	<b>+ 500.0%</b>

1-2022	1-2023	Change
1.4	3.5	+ 150.0%
0.3	1.8	+ 500.0%
0.3	1.4	+ 366.7%
0.3	1.8	+ 500.0%
<b>0.3</b>	<b>1.7</b>	<b>+ 466.7%</b>