

# Housing Supply Overview



## July 2023

Canadian housing starts jumped 41% month-over-month as of last measure, far surpassing economists' expectations and marking the largest increase in 10 years, according to the Canada Mortgage and Housing Corporation (CMHC). The standalone monthly SAAR of total housing starts rose from 200,018 the previous month to 281,373 units as of last measure, with the gain attributed largely to multi-unit starts, which accounted for approximately 82% of total starts. For the 12-month period spanning August 2022 through July 2023, Sales in the Barrie & District Association of REALTORS® service area were down 18.3 percent overall. The price range with the largest gain in sales was the \$349,999 and Below range, where they increased 40.7 percent.

The overall Median Sales Price was down 12.0 percent to \$735,000. The property type with the smallest price decline was the Townhouse/Condo segment, where prices decreased 10.4 percent to \$600,000. The price range that tended to sell the quickest was the \$629,000 and Above range at 25 days; the price range that tended to sell the slowest was the \$349,999 and Below range at 40 days.

Market-wide, inventory levels were down 24.5 percent. The property type that lost the least inventory was the Townhouse/Condo segment, where it decreased 19.9 percent. That amounts to 2.8 months supply for Single Family homes and 2.6 months supply for Townhouse/Condo.

## Quick Facts

**+ 40.7%**

**- 2.1%**

**- 11.0%**

Price Range With the Strongest Sales:

**\$349,999 and Below**

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>

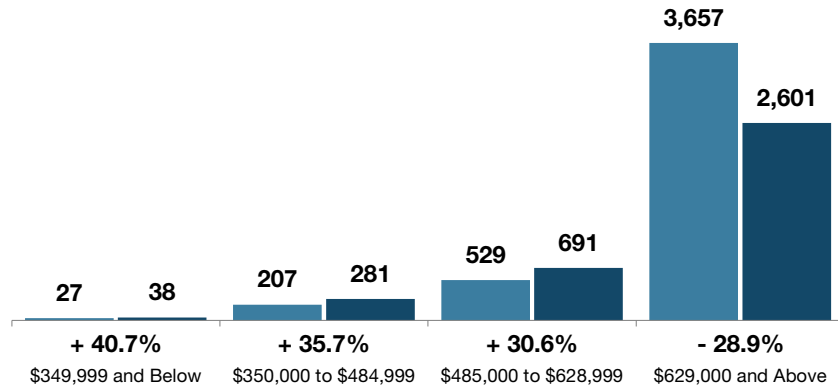
# Sales

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



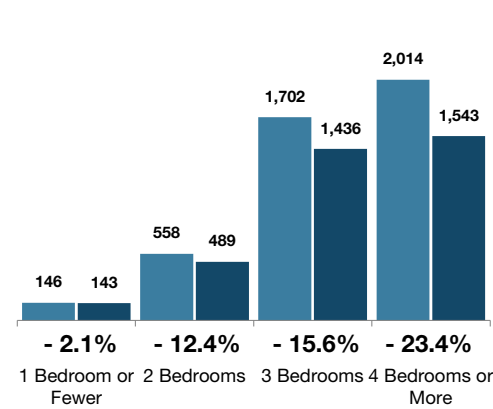
## By Price Range

■ 7-2022 ■ 7-2023



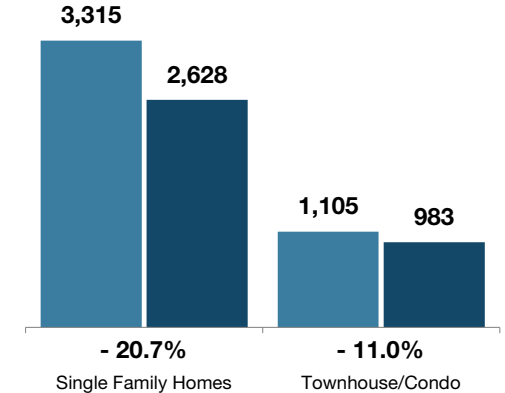
## By Bedroom Count

■ 7-2022 ■ 7-2023



## By Property Type

■ 7-2022 ■ 7-2023



### All Properties

By Price Range	7-2022	7-2023	Change
\$349,999 and Below	27	38	+ 40.7%
\$350,000 to \$484,999	207	281	+ 35.7%
\$485,000 to \$628,999	529	691	+ 30.6%
\$629,000 and Above	3,657	2,601	- 28.9%
<b>All Price Ranges</b>	<b>4,420</b>	<b>3,611</b>	<b>- 18.3%</b>

### Single Family Homes

7-2022	7-2023	Change
16	14	- 12.5%
71	94	+ 32.4%
226	312	+ 38.1%
3,002	2,208	- 26.4%
<b>3,315</b>	<b>2,628</b>	<b>- 20.7%</b>

### Townhouse/Condo

7-2022	7-2023	Change
11	24	+ 118.2%
136	187	+ 37.5%
303	379	+ 25.1%
655	393	- 40.0%
<b>1,105</b>	<b>983</b>	<b>- 11.0%</b>

### By Bedroom Count

7-2022	7-2023	Change
146	143	- 2.1%
558	489	- 12.4%
1,702	1,436	- 15.6%
2,014	1,543	- 23.4%
<b>4,420</b>	<b>3,611</b>	<b>- 18.3%</b>

7-2022	7-2023	Change
22	18	- 18.2%
237	199	- 16.0%
1,180	971	- 17.7%
1,876	1,440	- 23.2%
<b>3,315</b>	<b>2,628</b>	<b>- 20.7%</b>

7-2022	7-2023	Change
124	125	+ 0.8%
321	290	- 9.7%
522	465	- 10.9%
138	103	- 25.4%
<b>1,105</b>	<b>983</b>	<b>- 11.0%</b>

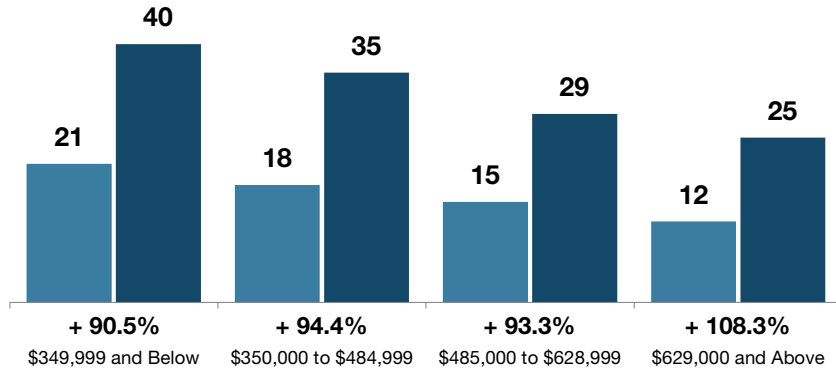
# Days on Market Until Sale

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



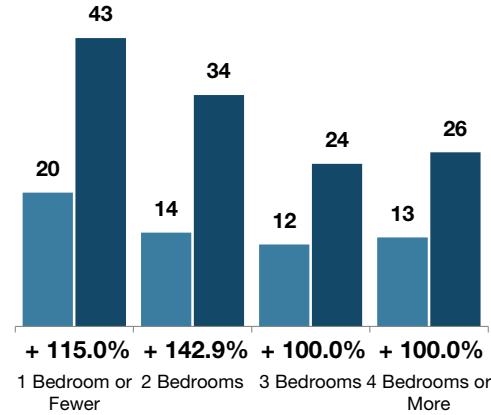
## By Price Range

■ 7-2022 ■ 7-2023



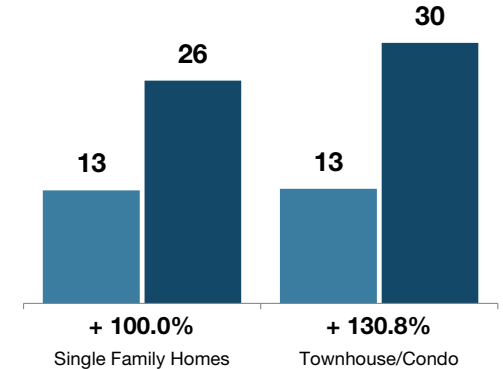
## By Bedroom Count

■ 7-2022 ■ 7-2023



## By Property Type

■ 7-2022 ■ 7-2023



### All Properties

By Price Range	7-2022	7-2023	Change
\$349,999 and Below	21	40	+ 90.5%
\$350,000 to \$484,999	18	35	+ 94.4%
\$485,000 to \$628,999	15	29	+ 93.3%
\$629,000 and Above	12	25	+ 108.3%
<b>All Price Ranges</b>	<b>13</b>	<b>27</b>	<b>+ 107.7%</b>

### Single Family Homes

7-2022	7-2023	Change
8	33	+ 312.5%
20	30	+ 50.0%
16	26	+ 62.5%
13	25	+ 92.3%
<b>13</b>	<b>26</b>	<b>+ 100.0%</b>

### Townhouse/Condo

7-2022	7-2023	Change
41	44	+ 7.4%
17	38	+ 122.4%
15	31	+ 104.6%
11	24	+ 120.7%
<b>13</b>	<b>30</b>	<b>+ 130.8%</b>

### By Bedroom Count

7-2022	7-2023	Change
20	43	+ 115.0%
14	34	+ 142.9%
12	24	+ 100.0%
13	26	+ 100.0%
<b>13</b>	<b>27</b>	<b>+ 107.7%</b>

7-2022	7-2023	Change
34	51	+ 50.0%
12	28	+ 133.3%
13	24	+ 84.6%
13	26	+ 100.0%
<b>13</b>	<b>26</b>	<b>+ 100.0%</b>

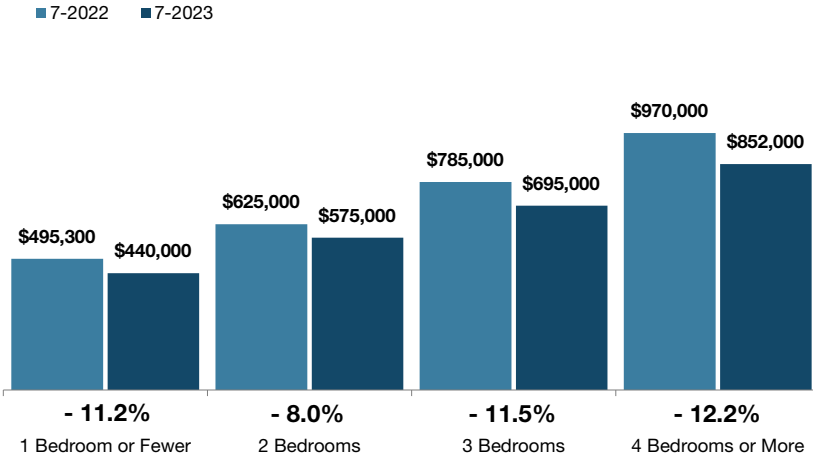
7-2022	7-2023	Change
17	42	+ 139.9%
15	38	+ 148.7%
11	24	+ 111.7%
13	23	+ 80.3%
<b>13</b>	<b>30</b>	<b>+ 130.8%</b>

# Median Sales Price

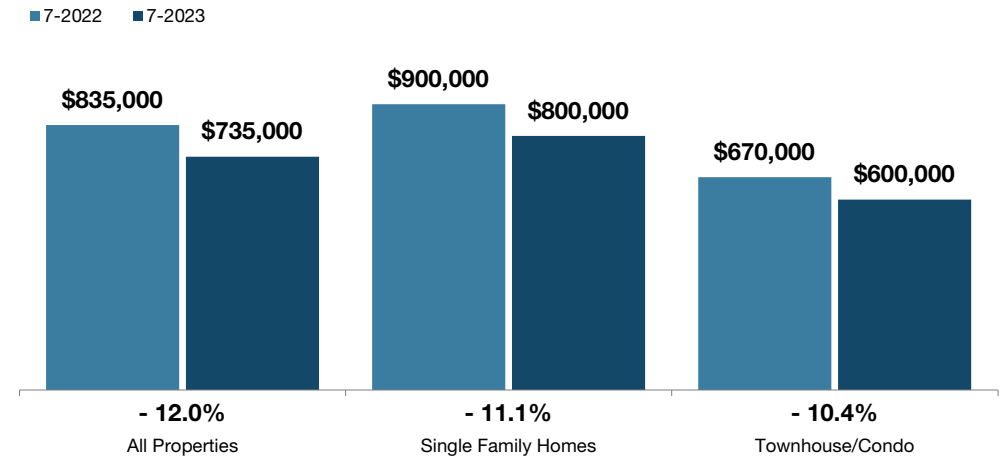
Median price point for all closed sales, not accounting for seller concessions.  
Based on a rolling 12-month median.



## By Bedroom Count



## By Property Type



### All Properties

By Bedroom Count	7-2022	7-2023	Change
1 Bedroom or Fewer	\$495,300	\$440,000	- 11.2%
2 Bedrooms	\$625,000	\$575,000	- 8.0%
3 Bedrooms	\$785,000	\$695,000	- 11.5%
4 Bedrooms or More	\$970,000	\$852,000	- 12.2%
<b>All Bedroom Counts</b>	<b>\$835,000</b>	<b>\$735,000</b>	<b>- 12.0%</b>

### Single Family Homes

7-2022	7-2023	Change	7-2022	7-2023	Change
\$521,500	\$545,000	+ 4.5%	\$495,000	\$436,000	- 11.9%
\$660,000	\$590,000	- 10.6%	\$608,000	\$570,000	- 6.3%
\$826,850	\$732,500	- 11.4%	\$718,750	\$635,000	- 11.7%
\$988,500	\$865,000	- 12.5%	\$700,000	\$626,000	- 10.6%
<b>\$900,000</b>	<b>\$800,000</b>	<b>- 11.1%</b>	<b>\$670,000</b>	<b>\$600,000</b>	<b>- 10.4%</b>

### Townhouse/Condo

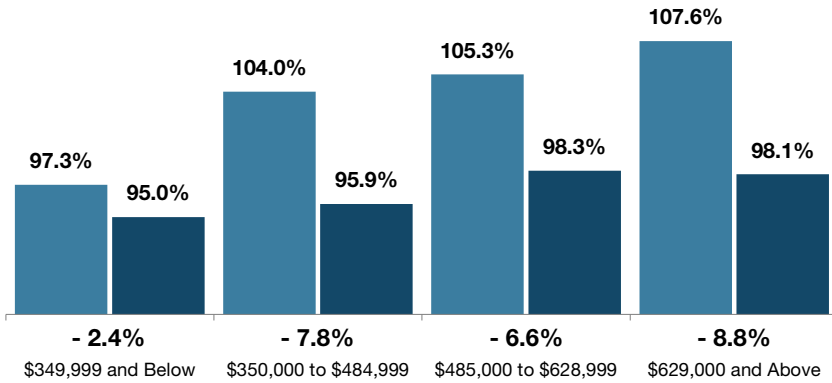
# Percent of List Price Received



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.**

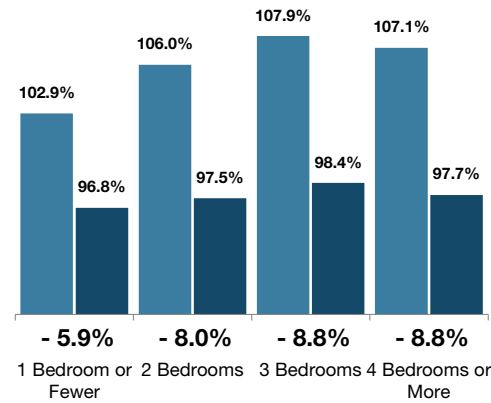
## By Price Range

■ 7-2022 ■ 7-2023



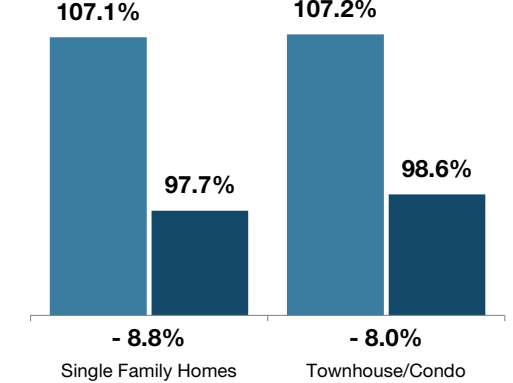
## By Bedroom Count

■ 7-2022 ■ 7-2023



## By Property Type

■ 7-2022 ■ 7-2023



### All Properties

#### By Price Range

	7-2022	7-2023	Change
\$349,999 and Below	97.3%	95.0%	- 2.4%
\$350,000 to \$484,999	104.0%	95.9%	- 7.8%
\$485,000 to \$628,999	105.3%	98.3%	- 6.6%
\$629,000 and Above	107.6%	98.1%	- 8.8%
<b>All Price Ranges</b>	<b>107.1%</b>	<b>97.9%</b>	<b>- 8.6%</b>

### Single Family Homes

	7-2022	7-2023	Change
1 Bedroom or Fewer	97.2%	95.0%	- 2.3%
3 Bedrooms	105.0%	94.3%	- 10.2%
4 Bedrooms or More	105.7%	97.9%	- 7.4%
All Single Family Homes	107.3%	97.8%	- 8.9%
<b>All Single Family Homes</b>	<b>107.1%</b>	<b>97.7%</b>	<b>- 8.8%</b>

### Townhouse/Condo

	7-2022	7-2023	Change
Single Family Homes	97.4%	95.0%	- 2.5%
Townhouse/Condo	103.5%	96.7%	- 6.6%
Townhouse/Condo	104.9%	98.7%	- 5.9%
Townhouse/Condo	109.3%	99.5%	- 9.0%
<b>All Townhouse/Condo</b>	<b>107.2%</b>	<b>98.6%</b>	<b>- 8.0%</b>

#### By Bedroom Count

	7-2022	7-2023	Change
1 Bedroom or Fewer	102.9%	96.8%	- 5.9%
2 Bedrooms	106.0%	97.5%	- 8.0%
3 Bedrooms	107.9%	98.4%	- 8.8%
4 Bedrooms or More	107.1%	97.7%	- 8.8%
<b>All Bedroom Counts</b>	<b>107.1%</b>	<b>97.9%</b>	<b>- 8.6%</b>

	7-2022	7-2023	Change
1 Bedroom or Fewer	101.5%	95.1%	- 6.3%
2 Bedrooms	106.7%	97.8%	- 8.3%
3 Bedrooms	107.5%	98.0%	- 8.8%
4 Bedrooms or More	106.9%	97.5%	- 8.8%
<b>All Single Family Homes</b>	<b>107.1%</b>	<b>97.7%</b>	<b>- 8.8%</b>

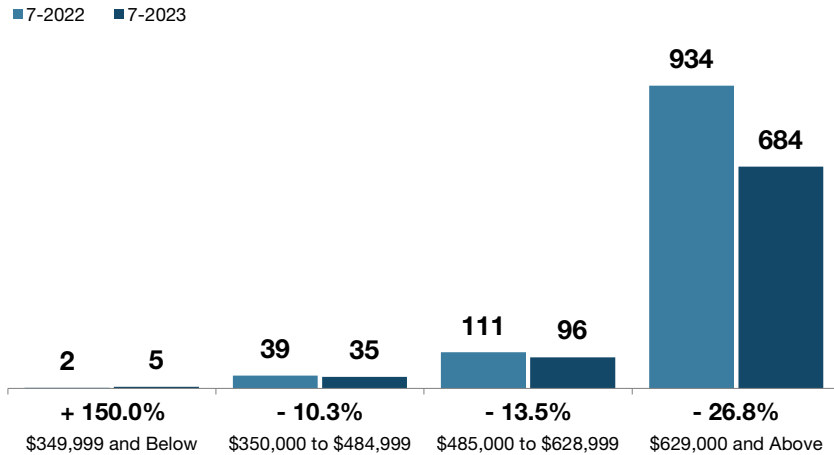
	7-2022	7-2023	Change
Single Family Homes	103.1%	97.1%	- 5.8%
Townhouse/Condo	105.5%	97.3%	- 7.8%
Townhouse/Condo	108.7%	99.4%	- 8.6%
Townhouse/Condo	109.4%	100.0%	- 8.6%
<b>All Townhouse/Condo</b>	<b>107.2%</b>	<b>98.6%</b>	<b>- 8.0%</b>

# Inventory of Homes for Sale

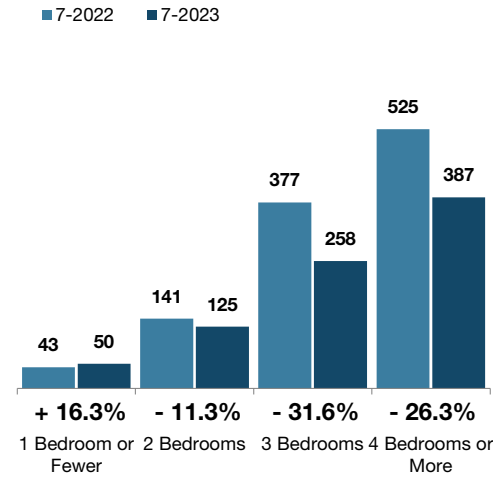
The number of properties available for sale in active status at the end of the most recent month.  
Based on one month of activity.



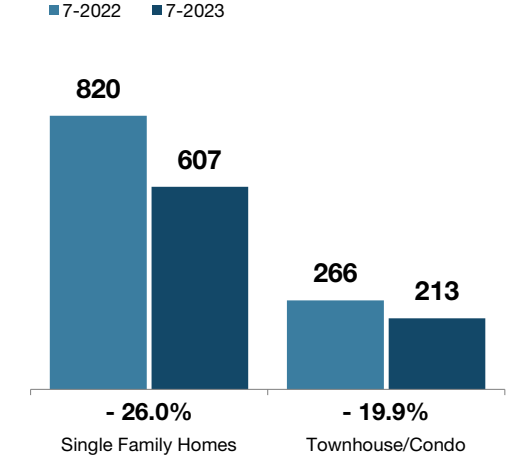
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	7-2022	7-2023	Change
\$349,999 and Below	2	5	+ 150.0%
\$350,000 to \$484,999	39	35	- 10.3%
\$485,000 to \$628,999	111	96	- 13.5%
\$629,000 and Above	934	684	- 26.8%
<b>All Price Ranges</b>	<b>1,086</b>	<b>820</b>	<b>- 24.5%</b>

### Single Family Homes

7-2022	7-2023	Change
1	3	+ 200.0%
9	4	- 55.6%
34	27	- 20.6%
776	573	- 26.2%
<b>820</b>	<b>607</b>	<b>- 26.0%</b>

### Townhouse/Condo

7-2022	7-2023	Change
1	2	+ 100.0%
30	31	+ 3.3%
77	69	- 10.4%
158	111	- 29.7%
<b>266</b>	<b>213</b>	<b>- 19.9%</b>

### By Bedroom Count

7-2022	7-2023	Change
43	50	+ 16.3%
141	125	- 11.3%
377	258	- 31.6%
525	387	- 26.3%
<b>1,086</b>	<b>820</b>	<b>- 24.5%</b>

7-2022	7-2023	Change
5	10	+ 100.0%
55	37	- 32.7%
260	187	- 28.1%
500	373	- 25.4%
<b>820</b>	<b>607</b>	<b>- 26.0%</b>

7-2022	7-2023	Change
38	40	+ 5.3%
86	88	+ 2.3%
117	71	- 39.3%
25	14	- 44.0%
<b>266</b>	<b>213</b>	<b>- 19.9%</b>

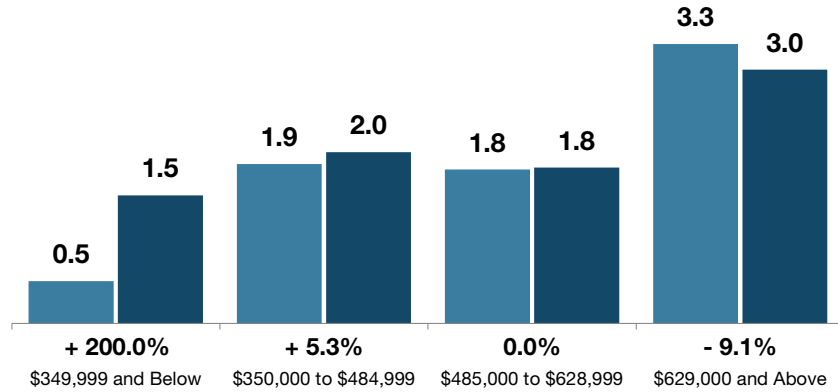
# Months Supply of Inventory

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.**



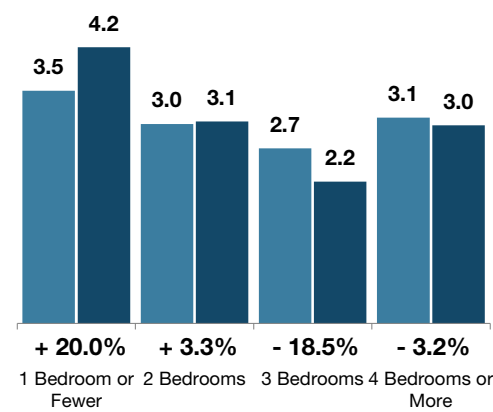
## By Price Range

■ 7-2022 ■ 7-2023



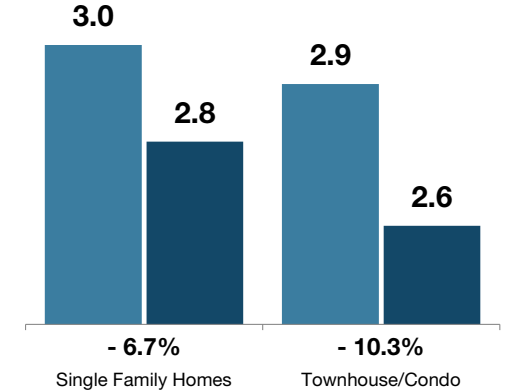
## By Bedroom Count

■ 7-2022 ■ 7-2023



## By Property Type

■ 7-2022 ■ 7-2023



### All Properties

By Price Range	7-2022	7-2023	Change
\$349,999 and Below	0.5	1.5	+ 200.0%
\$350,000 to \$484,999	1.9	2.0	+ 5.3%
\$485,000 to \$628,999	1.8	1.8	0.0%
\$629,000 and Above	3.3	3.0	- 9.1%
<b>All Price Ranges</b>	<b>2.9</b>	<b>2.7</b>	<b>- 6.9%</b>

### Single Family Homes

7-2022	7-2023	Change
--	1.9	--
1.3	0.7	- 46.2%
1.2	1.2	0.0%
3.3	3.0	- 9.1%
<b>3.0</b>	<b>2.8</b>	<b>- 6.7%</b>

### Townhouse/Condo

7-2022	7-2023	Change
0.5	1.1	+ 120.0%
2.2	2.4	+ 9.1%
2.4	2.3	- 4.2%
3.6	2.9	- 19.4%
<b>2.9</b>	<b>2.6</b>	<b>- 10.3%</b>

### By Bedroom Count

7-2022	7-2023	Change
3.5	4.2	+ 20.0%
3.0	3.1	+ 3.3%
2.7	2.2	- 18.5%
3.1	3.0	- 3.2%
<b>2.9</b>	<b>2.7</b>	<b>- 6.9%</b>

7-2022	7-2023	Change
2.0	5.6	+ 180.0%
2.8	2.2	- 21.4%
2.6	2.3	- 11.5%
3.2	3.1	- 3.1%
<b>3.0</b>	<b>2.8</b>	<b>- 6.7%</b>

7-2022	7-2023	Change
3.7	3.8	+ 2.7%
3.2	3.6	+ 12.5%
2.7	1.8	- 33.3%
2.2	1.6	- 27.3%
<b>2.9</b>	<b>2.6</b>	<b>- 10.3%</b>