

Residential housing activity  
Barrie & District  
June 2023



Seasonally Adjusted <sup>1</sup>		Percentage change compared to					
		1 month ago	2 months ago	3 months ago	4 months ago	5 months ago	6 months ago
		May 2023	April 2023	March 2023	February 2023	January 2023	December 2022
Sales Activity	308	6.2	-5.5	14.9	19.8	13.7	14.1
Average Price	\$861,185	8.8	8.3	9.9	11.6	10.2	4.5
Dollar Volume*	\$265.2	15.6	2.3	26.3	33.7	25.3	19.2
New Listings	526	12.4	11.4	11.2	2.7	-10.7	-19.8
Active Listings	545	-0.4	-8.6	-19.6	-30.8	-35.0	-41.5

Actual <sup>2</sup>		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		June 2022	June 2021	June 2020	June 2018	June 2016	June 2013
Sales Activity	406	23.8	-28.4	-34.4	-6.2	-36.5	-20.5
Average Price	\$906,303	-0.8	7.5	47.2	73.3	99.6	171.5
Dollar Volume*	\$368.0	22.8	-23.0	-3.5	62.5	26.8	115.7
New Listings	846	-25.9	2.9	-1.3	-13.2	5.6	16.2
Active Listings	914	-22.3	74.4	5.8	-40.1	19.0	-41.3

Year-to-date <sup>3</sup>		Percentage change compared to					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		June 2022 YTD	June 2021 YTD	June 2020 YTD	June 2018 YTD	June 2016 YTD	June 2013 YTD
Sales Activity	2,099	-14.3	-43.1	-9.0	7.9	-32.7	-16.8
Average Price	\$850,153	-15.7	6.2	45.1	63.6	98.2	166.2
Dollar Volume*	\$1,784.5	-27.7	-39.5	32.1	76.6	33.4	121.5
New Listings	4,078	-25.4	-17.3	8.1	-13.7	-1.9	-5.7
Active Listings**	795	23.6	90.0	-6.8	-32.0	8.0	-41.8

Market Balance <sup>4</sup>		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		May 2023	March 2023	December 2022	June 2022	June 2021	June 2018
Sales to New Listings Ratio	58.6	62.0	56.7	41.2	33.8	80.7	47.4
Months of Inventory	1.8	1.9	2.5	3.4	3.1	0.7	3.4

<sup>1</sup> Seasonal adjustment removes normal seasonal variations, enabling analysis of monthly changes and fundamental trends in the data.

<sup>2</sup> Actual (not seasonally adjusted) data as processed through the MLS® System of the Barrie & District Association of REALTORS®.

<sup>3</sup> Sum of actual data from January to present month of any given year.

<sup>4</sup> 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.