

Residential housing activity  
Barrie & District  
March 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
		February 2023	January 2023	December 2022	November 2022	October 2022	September 2022
Sales Activity	269	5.1	-0.7	0.7	0.0	-3.9	-7.6
Average Price	\$771,123	0.7	-0.2	-6.2	-4.1	-3.9	-10.9
Dollar Volume*	\$207.4	5.9	-1.0	-5.5	-4.1	-7.7	-17.6
New Listings	479	-6.6	-17.1	-27.2	-25.6	-25.3	-32.1
Active Listings	644	-18.2	-23.1	-31.9	-25.1	-23.4	-25.4

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
		March 2022	March 2021	March 2020	March 2018	March 2016	March 2013
Sales Activity	395	-26.4	-52.9	-10.8	15.5	-27.8	2.3
Average Price	\$842,335	-19.0	6.8	47.0	58.6	104.4	166.8
Dollar Volume*	\$332.7	-40.4	-49.7	31.1	83.1	47.6	173.0
New Listings	754	-29.5	-30.6	-4.3	-11.3	-2.2	2.0
Active Listings	785	59.2	80.0	-13.6	-30.5	0.4	-41.6

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
		March 2022 YTD	March 2021 YTD	March 2020 YTD	March 2018 YTD	March 2016 YTD	March 2013 YTD
Sales Activity	841	-34.7	-51.4	-23.0	6.1	-26.6	-6.8
Average Price	\$838,470	-20.1	7.9	47.0	58.0	106.5	172.0
Dollar Volume*	\$705.2	-47.9	-47.5	13.2	67.6	51.5	153.7
New Listings	1,763	-15.8	-22.2	-6.7	-7.0	1.1	-4.0
Active Listings**	732	127.7	114.3	-7.2	-19.7	5.3	-38.0

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
		February 2023	December 2022	September 2022	March 2022	March 2021	March 2018
Sales to New Listings Ratio	56.2	49.9	40.6	41.3	49.0	84.0	42.2
Months of Inventory	2.4	3.1	3.5	3.0	1.2	0.6	4.0

<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.