

# Housing Supply Overview



## March 2023

Renters across Canada are finding some relief this year in the form of declining rents. After hitting a peak of \$2,024 in November 2022, national asking rents have decreased 2.0% from January, with rents for all property types averaging \$1,984 as of last measure, according to Rentals.ca March 2023 Rent Report. Recent increases in homebuyer demand, coupled with an uptick in new apartment completions, have helped put downward pressure on rental prices as of late, although rents are 9.7% higher compared to the same period last year. For the 12-month period spanning April 2022 through March 2023, Sales in the Barrie & District Association of REALTORS® service area were down 36.7 percent overall. The price range with the smallest decline in sales was the \$485,000 to \$628,999 range, where they decreased 21.1 percent.

The overall Median Sales Price was down 5.8 percent to \$750,000. The property type with the largest price gain was the Townhouse/Condo segment, where prices remained flat. \$620,000. The price range that tended to sell the quickest was the \$629,000 and Above range at 23 days; the price range that tended to sell the slowest was the \$349,999 and Below range at 32 days.

Market-wide, inventory levels were up 49.9 percent. The property type that gained the most inventory was the Townhouse/Condo segment, where it increased 100.0 percent. That amounts to 2.4 months supply for Single Family homes and 2.6 months supply for Townhouse/Condo.

## Quick Facts

**- 21.1%**

**- 21.8%**

**- 32.4%**

Price Range With the Strongest Sales:

**\$485,000 to \$628,999**

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>

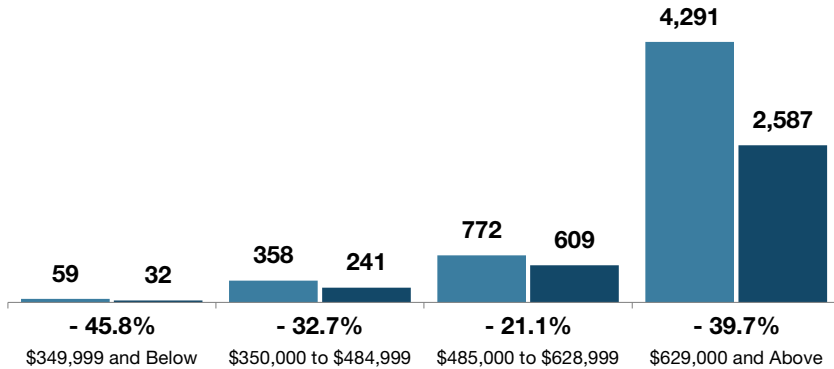
# Sales

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



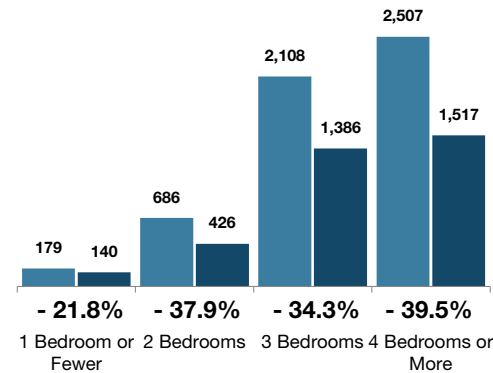
## By Price Range

■ 3-2022 ■ 3-2023



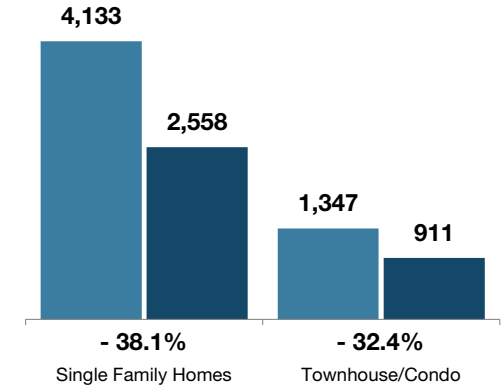
## By Bedroom Count

■ 3-2022 ■ 3-2023



## By Property Type

■ 3-2022 ■ 3-2023



### All Properties

By Price Range	3-2022	3-2023	Change
\$349,999 and Below	59	32	- 45.8%
\$350,000 to \$484,999	358	241	- 32.7%
\$485,000 to \$628,999	772	609	- 21.1%
\$629,000 and Above	4,291	2,587	- 39.7%
<b>All Price Ranges</b>	<b>5,480</b>	<b>3,469</b>	<b>- 36.7%</b>

### Single Family Homes

3-2022	3-2023	Change	3-2022	3-2023	Change
30	13	- 56.7%	29	19	- 34.5%
112	88	- 21.4%	246	153	- 37.8%
333	284	- 14.7%	439	325	- 26.0%
3,658	2,173	- 40.6%	633	414	- 34.6%
<b>4,133</b>	<b>2,558</b>	<b>- 38.1%</b>	<b>1,347</b>	<b>911</b>	<b>- 32.4%</b>

### Townhouse/Condo

By Bedroom Count	3-2022	3-2023	Change
1 Bedroom or Fewer	179	140	- 21.8%
2 Bedrooms	686	426	- 37.9%
3 Bedrooms	2,108	1,386	- 34.3%
4 Bedrooms or More	2,507	1,517	- 39.5%
<b>All Bedroom Counts</b>	<b>5,480</b>	<b>3,469</b>	<b>- 36.7%</b>

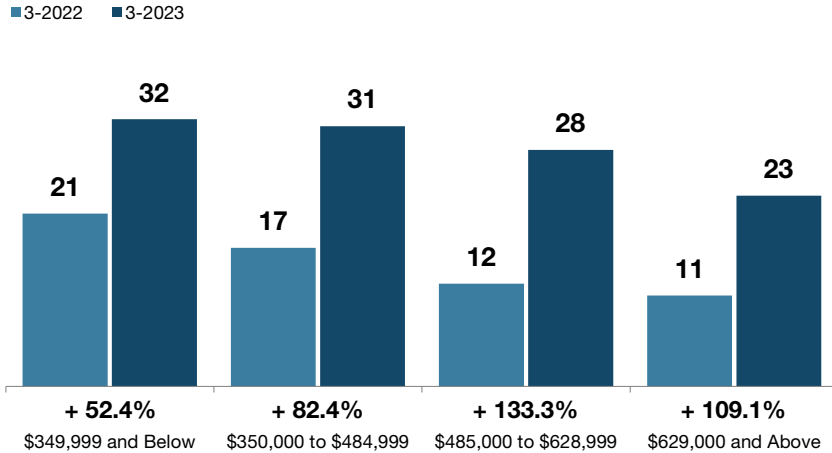
3-2022	3-2023	Change	3-2022	3-2023	Change
34	17	- 50.0%	145	123	- 15.2%
301	194	- 35.5%	385	232	- 39.7%
1,449	934	- 35.5%	659	452	- 31.4%
2,349	1,413	- 39.8%	158	104	- 34.2%
<b>4,133</b>	<b>2,558</b>	<b>- 38.1%</b>	<b>1,347</b>	<b>911</b>	<b>- 32.4%</b>

# Days on Market Until Sale

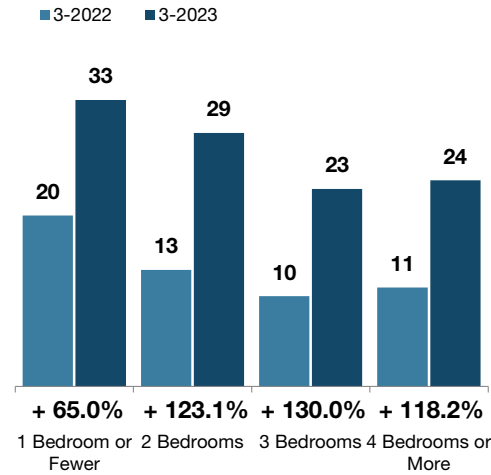
Average number of days between when a property is listed and when an offer is accepted.  
Based on a rolling 12-month average.



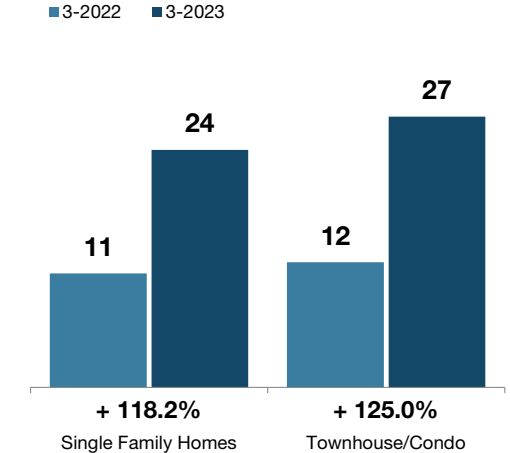
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	3-2022	3-2023	Change
\$349,999 and Below	21	32	+ 52.4%
\$350,000 to \$484,999	17	31	+ 82.4%
\$485,000 to \$628,999	12	28	+ 133.3%
\$629,000 and Above	11	23	+ 109.1%
<b>All Price Ranges</b>	<b>12</b>	<b>24</b>	<b>+ 100.0%</b>

### Single Family Homes

3-2022	3-2023	Change
10	33	+ 230.0%
17	27	+ 58.8%
12	27	+ 125.0%
11	23	+ 109.1%
<b>11</b>	<b>24</b>	<b>+ 118.2%</b>

### Townhouse/Condo

3-2022	3-2023	Change
31	31	- 0.6%
16	33	+ 104.9%
13	30	+ 133.9%
10	22	+ 124.5%
<b>12</b>	<b>27</b>	<b>+ 125.0%</b>

### By Bedroom Count

3-2022	3-2023	Change
20	33	+ 65.0%
13	29	+ 123.1%
10	23	+ 130.0%
11	24	+ 118.2%
<b>12</b>	<b>24</b>	<b>+ 100.0%</b>

3-2022	3-2023	Change
24	39	+ 62.5%
11	25	+ 127.3%
11	22	+ 100.0%
11	24	+ 118.2%
<b>11</b>	<b>24</b>	<b>+ 118.2%</b>

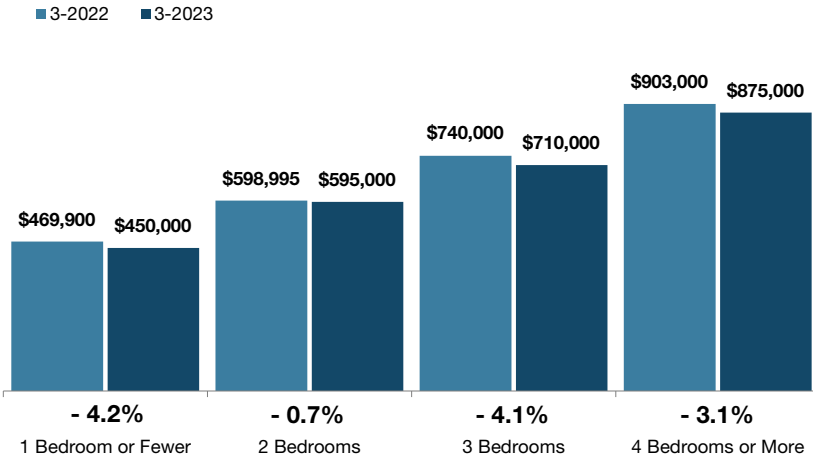
3-2022	3-2023	Change
19	32	+ 73.1%
15	33	+ 119.2%
9	23	+ 147.9%
12	21	+ 76.2%
<b>12</b>	<b>27</b>	<b>+ 125.0%</b>

# Median Sales Price

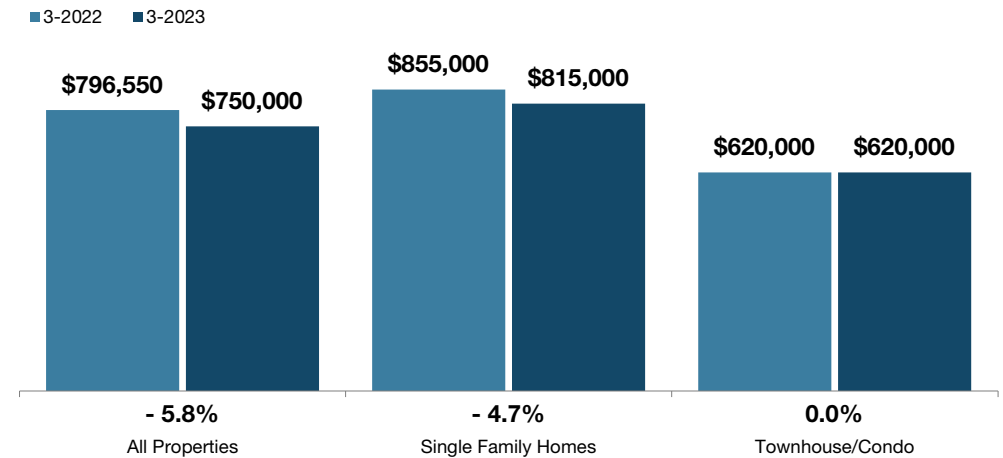
Median price point for all closed sales, not accounting for seller concessions.  
Based on a rolling 12-month median.



## By Bedroom Count



## By Property Type



### All Properties

By Bedroom Count	3-2022	3-2023	Change
1 Bedroom or Fewer	\$469,900	\$450,000	- 4.2%
2 Bedrooms	\$598,995	\$595,000	- 0.7%
3 Bedrooms	\$740,000	\$710,000	- 4.1%
4 Bedrooms or More	\$903,000	\$875,000	- 3.1%
<b>All Bedroom Counts</b>	<b>\$796,550</b>	<b>\$750,000</b>	<b>- 5.8%</b>

### Single Family Homes

3-2022	3-2023	Change	3-2022	3-2023	Change
\$547,500	\$500,000	- 8.7%	\$460,000	\$449,000	- 2.4%
\$645,000	\$598,500	- 7.2%	\$577,000	\$590,000	+ 2.3%
\$790,000	\$745,000	- 5.7%	\$651,100	\$650,000	- 0.2%
\$925,000	\$890,000	- 3.8%	\$654,000	\$652,500	- 0.2%
<b>\$855,000</b>	<b>\$815,000</b>	<b>- 4.7%</b>	<b>\$620,000</b>	<b>\$620,000</b>	<b>0.0%</b>

### Townhouse/Condo

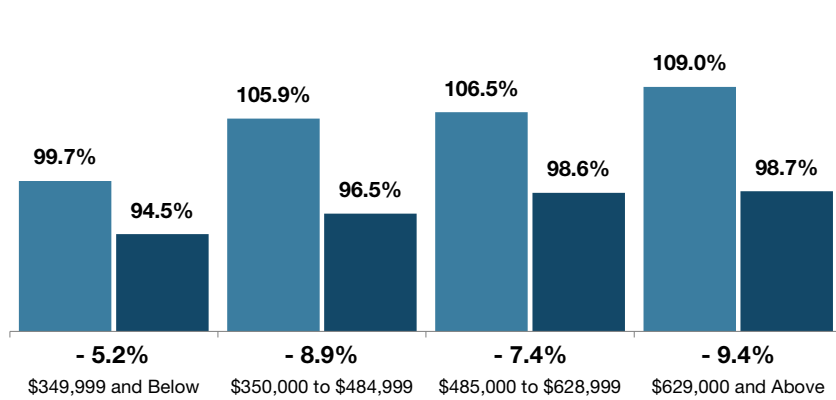
# Percent of List Price Received



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.**

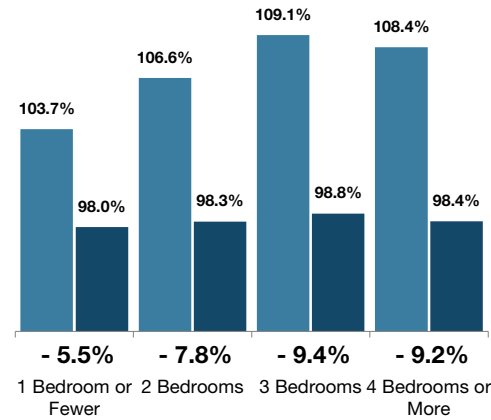
## By Price Range

■ 3-2022 ■ 3-2023



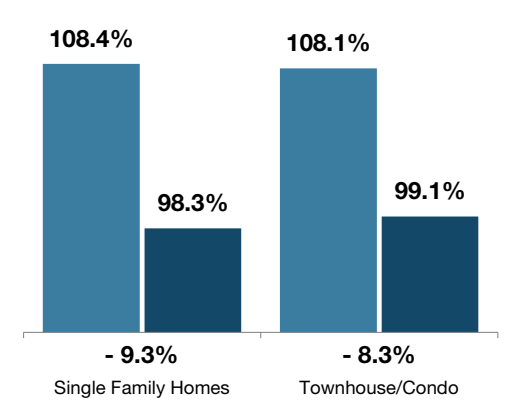
## By Bedroom Count

■ 3-2022 ■ 3-2023



## By Property Type

■ 3-2022 ■ 3-2023



### All Properties

By Price Range	3-2022	3-2023	Change
\$349,999 and Below	99.7%	94.5%	- 5.2%
\$350,000 to \$484,999	105.9%	96.5%	- 8.9%
\$485,000 to \$628,999	106.5%	98.6%	- 7.4%
\$629,000 and Above	109.0%	98.7%	- 9.4%
<b>All Price Ranges</b>	<b>108.3%</b>	<b>98.5%</b>	<b>- 9.0%</b>

### Single Family Homes

3-2022	3-2023	Change	3-2022	3-2023	Change
99.9%	93.5%	- 6.4%	99.6%	95.3%	- 4.3%
107.1%	95.2%	- 11.1%	105.3%	97.3%	- 7.6%
107.3%	98.2%	- 8.5%	105.9%	98.9%	- 6.6%
108.6%	98.5%	- 9.3%	111.1%	100.0%	- 10.0%
<b>108.4%</b>	<b>98.3%</b>	<b>- 9.3%</b>	<b>108.1%</b>	<b>99.1%</b>	<b>- 8.3%</b>

### Townhouse/Condo

By Bedroom Count	3-2022	3-2023	Change
1 Bedroom or Fewer	103.7%	98.0%	- 5.5%
2 Bedrooms	106.6%	98.3%	- 7.8%
3 Bedrooms	109.1%	98.8%	- 9.4%
4 Bedrooms or More	108.4%	98.4%	- 9.2%
<b>All Bedroom Counts</b>	<b>108.3%</b>	<b>98.5%</b>	<b>- 9.0%</b>

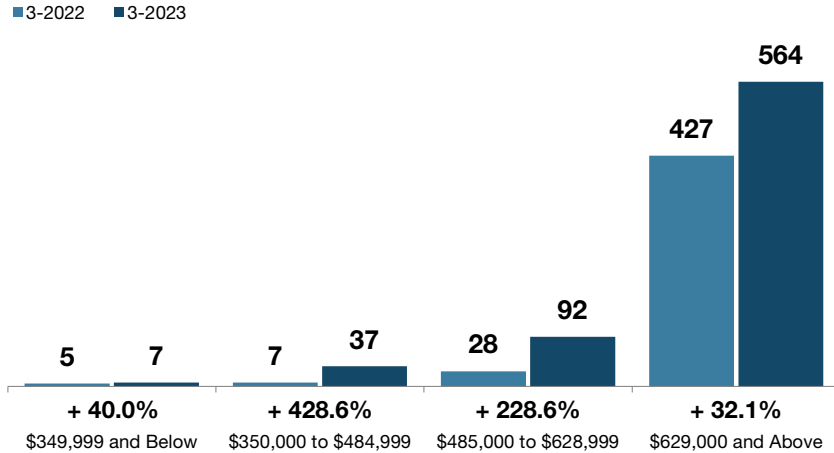
3-2022	3-2023	Change	3-2022	3-2023	Change
105.3%	94.7%	- 10.1%	103.3%	98.5%	- 4.6%
107.9%	98.3%	- 8.9%	105.7%	98.4%	- 6.9%
108.6%	98.7%	- 9.1%	110.2%	99.1%	- 10.1%
108.3%	98.2%	- 9.3%	109.7%	100.9%	- 8.0%
<b>108.4%</b>	<b>98.3%</b>	<b>- 9.3%</b>	<b>108.1%</b>	<b>99.1%</b>	<b>- 8.3%</b>

# Inventory of Homes for Sale

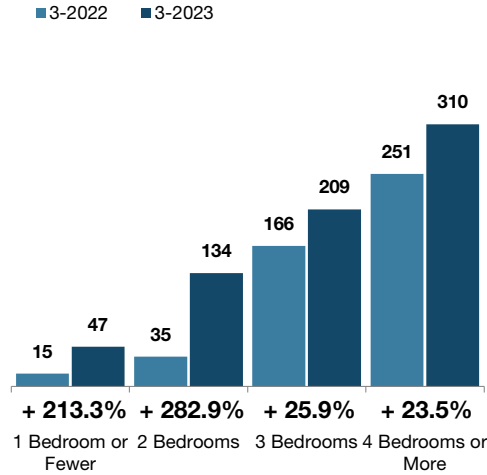
The number of properties available for sale in active status at the end of the most recent month.  
Based on one month of activity.



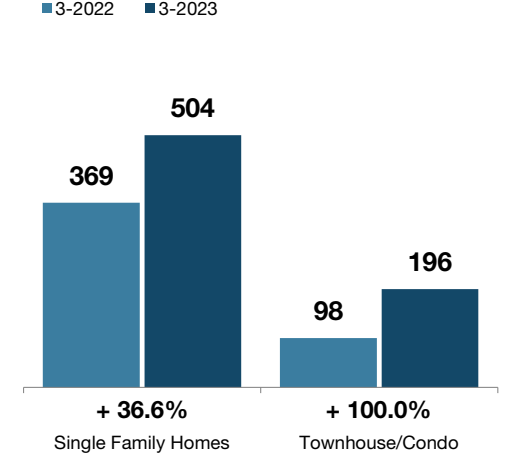
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	3-2022	3-2023	Change
\$349,999 and Below	5	7	+ 40.0%
\$350,000 to \$484,999	7	37	+ 428.6%
\$485,000 to \$628,999	28	92	+ 228.6%
\$629,000 and Above	427	564	+ 32.1%
<b>All Price Ranges</b>	<b>467</b>	<b>700</b>	<b>+ 49.9%</b>

### Single Family Homes

3-2022	3-2023	Change
3	3	0.0%
2	6	+ 200.0%
13	25	+ 92.3%
351	470	+ 33.9%
<b>369</b>	<b>504</b>	<b>+ 36.6%</b>

### Townhouse/Condo

3-2022	3-2023	Change
2	4	+ 100.0%
5	31	+ 520.0%
15	67	+ 346.7%
76	94	+ 23.7%
<b>98</b>	<b>196</b>	<b>+ 100.0%</b>

### By Bedroom Count

3-2022	3-2023	Change
15	47	+ 213.3%
35	134	+ 282.9%
166	209	+ 25.9%
251	310	+ 23.5%
<b>467</b>	<b>700</b>	<b>+ 49.9%</b>

3-2022	3-2023	Change
3	10	+ 233.3%
16	41	+ 156.3%
117	155	+ 32.5%
233	298	+ 27.9%
<b>369</b>	<b>504</b>	<b>+ 36.6%</b>

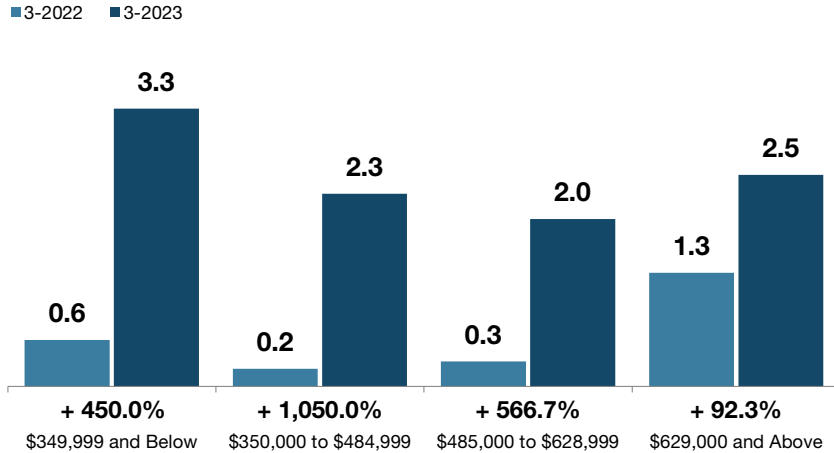
3-2022	3-2023	Change
12	37	+ 208.3%
19	93	+ 389.5%
49	54	+ 10.2%
18	12	- 33.3%
<b>98</b>	<b>196</b>	<b>+ 100.0%</b>

# Months Supply of Inventory

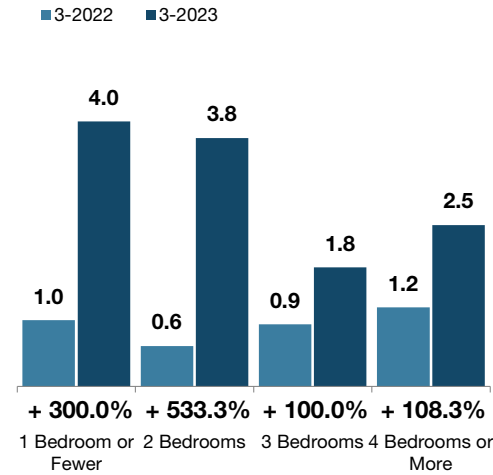
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



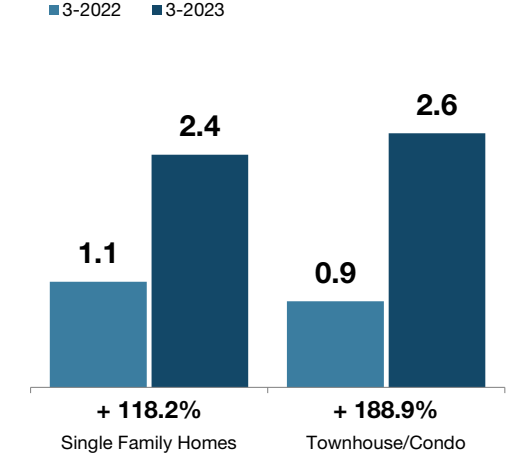
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	3-2022	3-2023	Change
\$349,999 and Below	0.6	3.3	+ 450.0%
\$350,000 to \$484,999	0.2	2.3	+ 1,050.0%
\$485,000 to \$628,999	0.3	2.0	+ 566.7%
\$629,000 and Above	1.3	2.5	+ 92.3%
<b>All Price Ranges</b>	<b>1.0</b>	<b>2.4</b>	<b>+ 140.0%</b>

### Single Family Homes

3-2022	3-2023	Change
--	1.6	--
0.2	1.2	+ 500.0%
0.3	1.2	+ 300.0%
1.2	2.5	+ 108.3%
<b>1.1</b>	<b>2.4</b>	<b>+ 118.2%</b>

### Townhouse/Condo

3-2022	3-2023	Change
0.3	2.8	+ 833.3%
0.2	2.9	+ 1,350.0%
0.3	2.8	+ 833.3%
2.1	2.4	+ 14.3%
<b>0.9</b>	<b>2.6</b>	<b>+ 188.9%</b>

### By Bedroom Count

3-2022	3-2023	Change
1.0	4.0	+ 300.0%
0.6	3.8	+ 533.3%
0.9	1.8	+ 100.0%
1.2	2.5	+ 108.3%
<b>1.0</b>	<b>2.4</b>	<b>+ 140.0%</b>

3-2022	3-2023	Change
1.0	5.3	+ 430.0%
0.6	2.5	+ 316.7%
1.0	2.0	+ 100.0%
1.2	2.5	+ 108.3%
<b>1.1</b>	<b>2.4</b>	<b>+ 118.2%</b>