

Housing Supply Overview



May 2023

National asking rents remain above \$2,000 per month, according to the latest data from Rentals.ca, with Canadian rents increasing 9.6% year-over-year as of last measure. Rents are up 20%, or an average of \$340 per month, compared to their pandemic low of \$1,662 per month in April 2021. Economists expect rental prices will remain elevated for the foreseeable future due to increased demand stemming from housing affordability challenges and record high population growth. For the 12-month period spanning June 2022 through May 2023, Sales in the Barrie & District Association of REALTORS® service area were down 28.0 percent overall. The price range with the largest gain in sales was the \$485,000 to \$628,999 range, where they increased 11.0 percent.

The overall Median Sales Price was down 10.9 percent to \$735,000. The property type with the smallest price decline was the Townhouse/Condo segment, where prices decreased 6.9 percent to \$605,000. 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 35 days.

Market-wide, inventory levels were down 19.5 percent. The property type that lost the least inventory was the Townhouse/Condo segment, where it decreased 7.5 percent. That amounts to 2.6 months supply for Single Family homes and 2.5 months supply for Townhouse/Condo.

Quick Facts

+ 11.0%

- 8.1%

- 20.8%

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	2
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Median Sales Price	4
Percent of List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

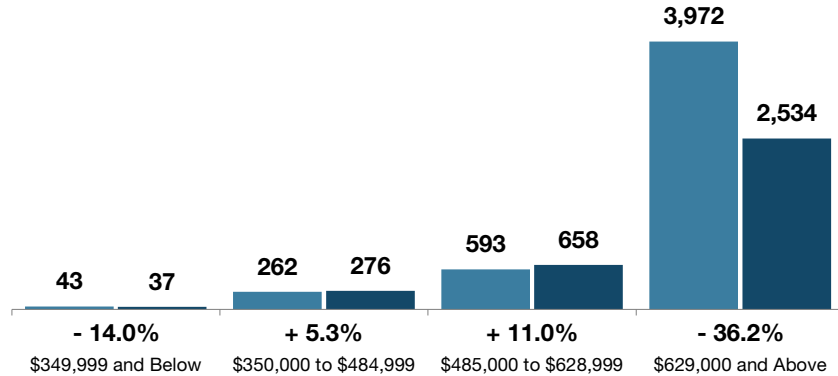
Sales

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



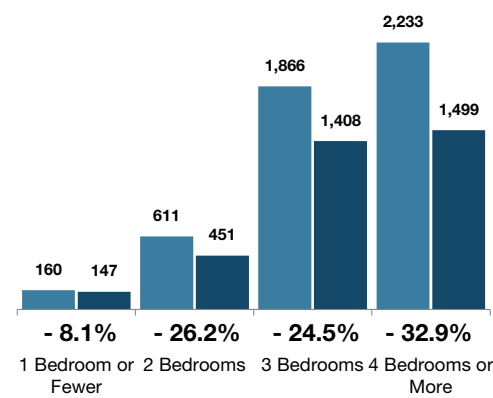
By Price Range

■ 5-2022 ■ 5-2023



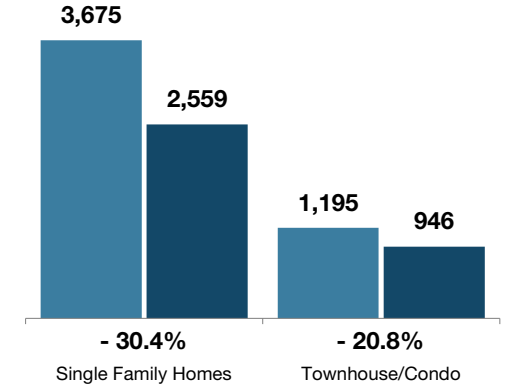
By Bedroom Count

■ 5-2022 ■ 5-2023



By Property Type

■ 5-2022 ■ 5-2023



All Properties

By Price Range

	5-2022	5-2023	Change
\$349,999 and Below	43	37	- 14.0%
\$350,000 to \$484,999	262	276	+ 5.3%
\$485,000 to \$628,999	593	658	+ 11.0%
\$629,000 and Above	3,972	2,534	- 36.2%
All Price Ranges	4,870	3,505	- 28.0%

Single Family Homes

	5-2022	5-2023	Change
1 Bedroom or 2 Bedrooms or Fewer	21	16	- 23.8%
3 Bedrooms	86	92	+ 7.0%
4 Bedrooms	250	303	+ 21.2%
4 Bedrooms or More	3,318	2,148	- 35.3%
All Single Family Homes	3,675	2,559	- 30.4%

Townhouse/Condo

	5-2022	5-2023	Change
1, 2, 3 Bedrooms	22	21	- 4.5%
4 Bedrooms	176	184	+ 4.5%
4 Bedrooms or More	343	355	+ 3.5%
Other	654	386	- 41.0%
All Townhouse/Condo	1,195	946	- 20.8%

By Bedroom Count

	5-2022	5-2023	Change
1 Bedroom or Fewer	160	147	- 8.1%
2 Bedrooms	611	451	- 26.2%
3 Bedrooms	1,866	1,408	- 24.5%
4 Bedrooms or More	2,233	1,499	- 32.9%
All Bedroom Counts	4,870	3,505	- 28.0%

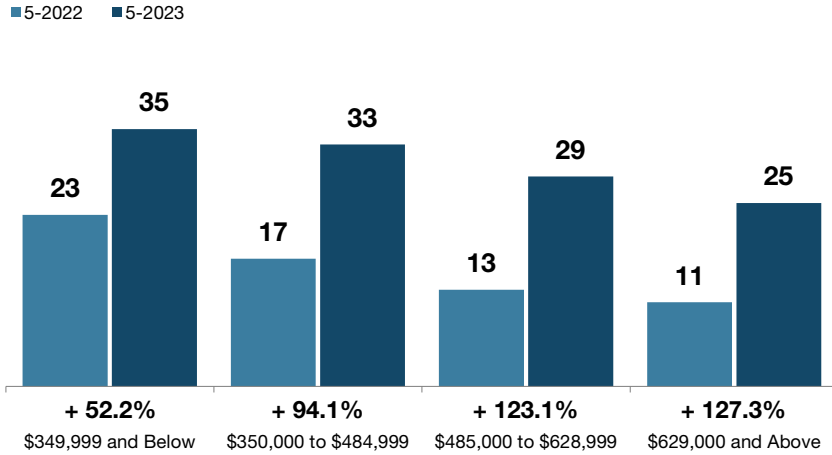
	5-2022	5-2023	Change
1 Bedroom or Fewer	25	20	- 20.0%
2 Bedrooms	265	185	- 30.2%
3 Bedrooms	1,309	949	- 27.5%
4 Bedrooms	2,076	1,405	- 32.3%
4 Bedrooms or More	157	94	- 40.1%
All Single Family Homes	3,675	2,559	- 30.4%

Days on Market Until Sale

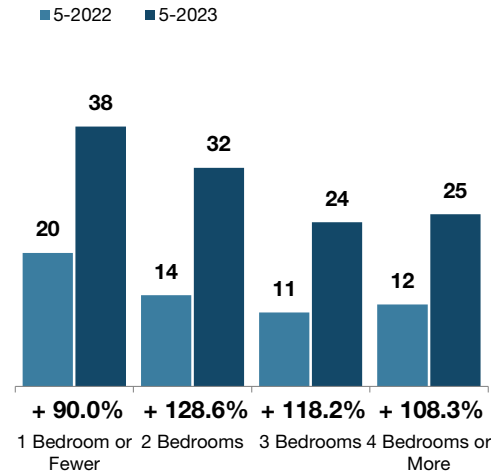
Average number of days between when a property is listed and when an offer is accepted.
Based on a rolling 12-month average.



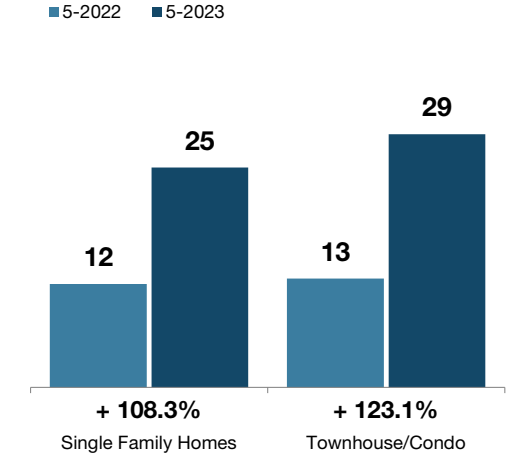
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	5-2022	5-2023	Change
\$349,999 and Below	23	35	+ 52.2%
\$350,000 to \$484,999	17	33	+ 94.1%
\$485,000 to \$628,999	13	29	+ 123.1%
\$629,000 and Above	11	25	+ 127.3%
All Price Ranges	12	26	+ 116.7%

Single Family Homes

5-2022	5-2023	Change
11	31	+ 181.8%
19	29	+ 52.6%
13	26	+ 100.0%
12	25	+ 108.3%
12	25	+ 108.3%

Townhouse/Condo

5-2022	5-2023	Change
35	38	+ 8.5%
17	35	+ 108.9%
13	31	+ 136.4%
10	24	+ 135.0%
13	29	+ 123.1%

By Bedroom Count

5-2022	5-2023	Change
20	38	+ 90.0%
14	32	+ 128.6%
11	24	+ 118.2%
12	25	+ 108.3%
12	26	+ 116.7%

5-2022	5-2023	Change
30	41	+ 36.7%
11	27	+ 145.5%
11	24	+ 118.2%
12	26	+ 116.7%
12	25	+ 108.3%

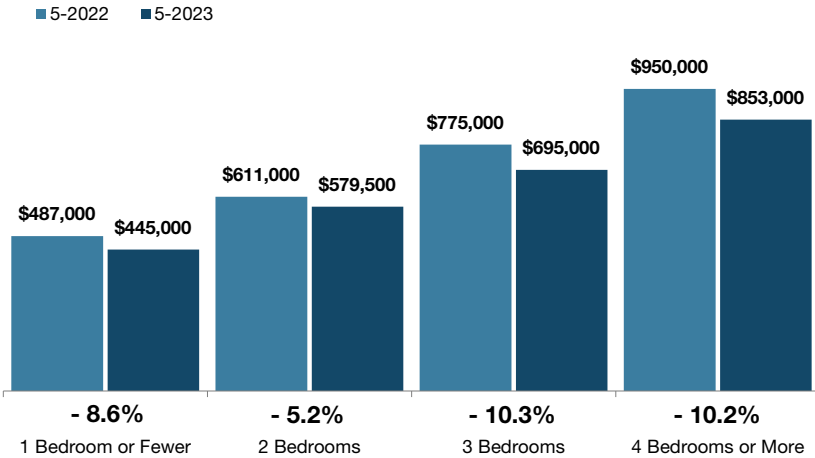
5-2022	5-2023	Change
18	38	+ 114.6%
15	36	+ 133.1%
10	24	+ 151.0%
12	23	+ 88.7%
13	29	+ 123.1%

Median Sales Price

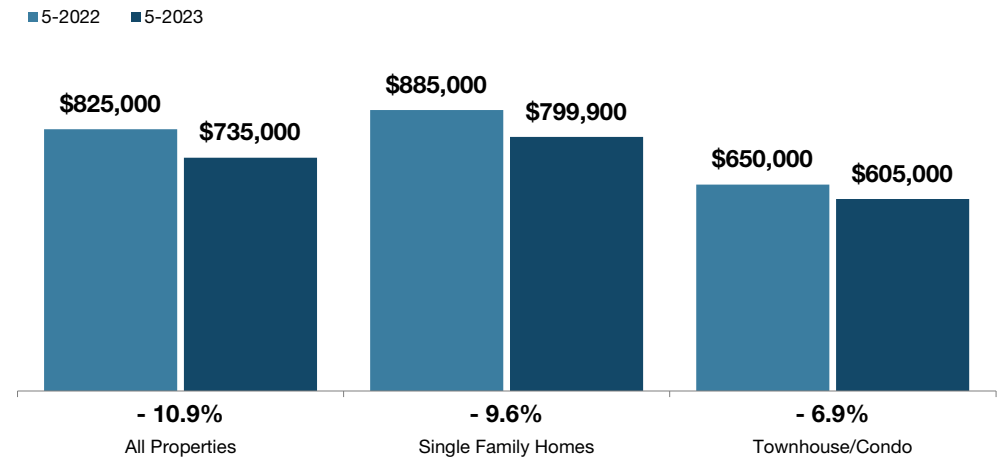
Median price point for all closed sales, not accounting for seller concessions.
Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	5-2022	5-2023	Change
1 Bedroom or Fewer	\$487,000	\$445,000	- 8.6%
2 Bedrooms	\$611,000	\$579,500	- 5.2%
3 Bedrooms	\$775,000	\$695,000	- 10.3%
4 Bedrooms or More	\$950,000	\$853,000	- 10.2%
All Bedroom Counts	\$825,000	\$735,000	- 10.9%

Single Family Homes

5-2022	5-2023	Change	5-2022	5-2023	Change
\$570,000	\$504,000	- 11.6%	\$480,000	\$440,000	- 8.3%
\$657,500	\$605,000	- 8.0%	\$593,950	\$575,000	- 3.2%
\$822,000	\$734,000	- 10.7%	\$706,000	\$638,000	- 9.6%
\$974,000	\$865,000	- 11.2%	\$690,000	\$627,500	- 9.1%
\$885,000	\$799,900	- 9.6%	\$650,000	\$605,000	- 6.9%

Townhouse/Condo

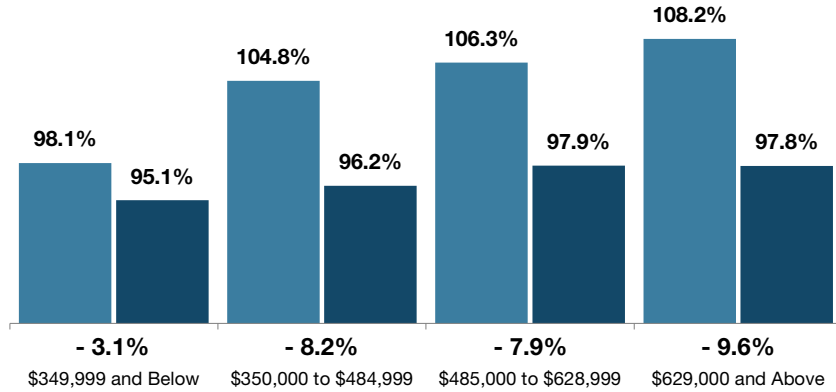
Percent of List Price Received



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.**

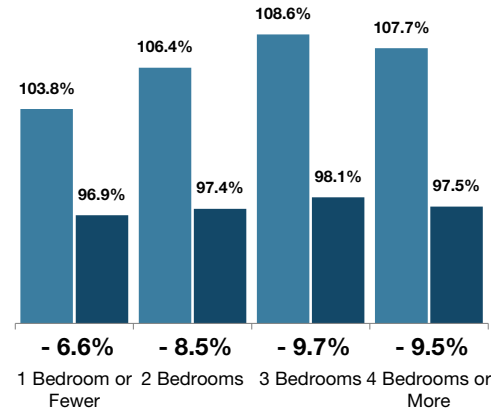
By Price Range

■ 5-2022 ■ 5-2023



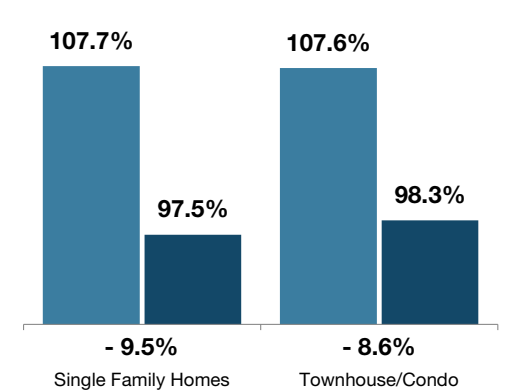
By Bedroom Count

■ 5-2022 ■ 5-2023



By Property Type

■ 5-2022 ■ 5-2023



All Properties

By Price Range	5-2022	5-2023	Change
\$349,999 and Below	98.1%	95.1%	- 3.1%
\$350,000 to \$484,999	104.8%	96.2%	- 8.2%
\$485,000 to \$628,999	106.3%	97.9%	- 7.9%
\$629,000 and Above	108.2%	97.8%	- 9.6%
All Price Ranges	107.7%	97.7%	- 9.3%

Single Family Homes

5-2022	5-2023	Change	5-2022	5-2023	Change
97.8%	94.3%	- 3.6%	98.4%	95.7%	- 2.7%
106.8%	94.7%	- 11.3%	103.8%	97.0%	- 6.6%
107.1%	97.6%	- 8.9%	105.7%	98.1%	- 7.2%
107.9%	97.6%	- 9.5%	110.0%	99.3%	- 9.7%
107.7%	97.5%	- 9.5%	107.6%	98.3%	- 8.6%

Townhouse/Condo

By Bedroom Count	5-2022	5-2023	Change
1 Bedroom or Fewer	103.8%	96.9%	- 6.6%
2 Bedrooms	106.4%	97.4%	- 8.5%
3 Bedrooms	108.6%	98.1%	- 9.7%
4 Bedrooms or More	107.7%	97.5%	- 9.5%
All Bedroom Counts	107.7%	97.7%	- 9.3%

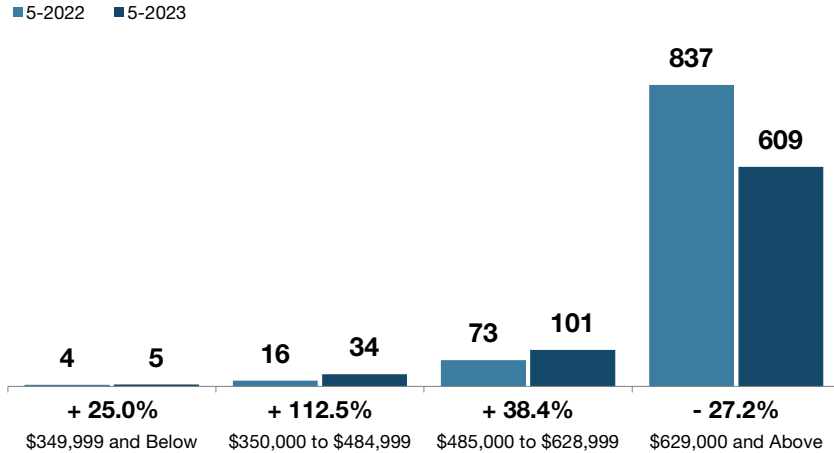
5-2022	5-2023	Change	5-2022	5-2023	Change
105.9%	94.4%	- 10.9%	103.4%	97.3%	- 5.9%
107.5%	97.2%	- 9.6%	105.6%	97.5%	- 7.7%
108.2%	97.7%	- 9.7%	109.5%	98.9%	- 9.7%
107.5%	97.4%	- 9.4%	109.3%	99.4%	- 9.1%
107.7%	97.5%	- 9.5%	107.6%	98.3%	- 8.6%

Inventory of Homes for Sale

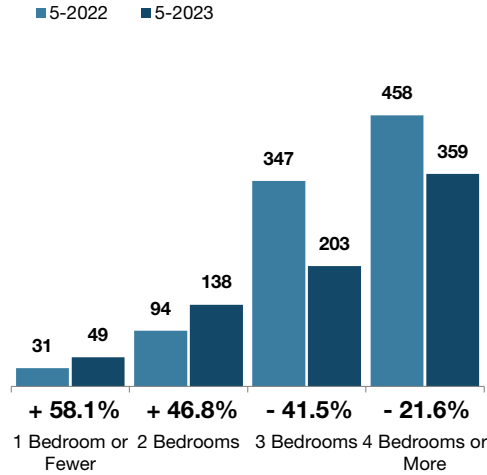
The number of properties available for sale in active status at the end of the most recent month.
Based on one month of activity.



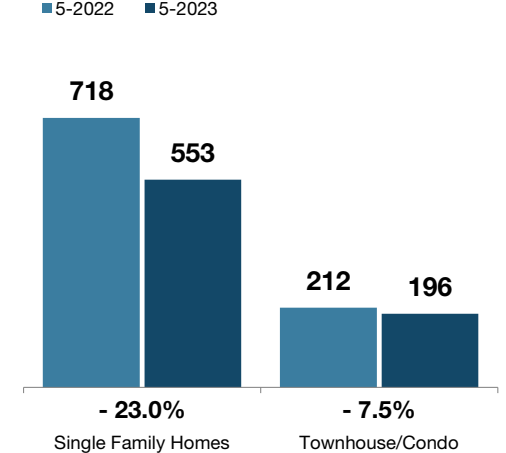
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	5-2022	5-2023	Change
\$349,999 and Below	4	5	+ 25.0%
\$350,000 to \$484,999	16	34	+ 112.5%
\$485,000 to \$628,999	73	101	+ 38.4%
\$629,000 and Above	837	609	- 27.2%
All Price Ranges	930	749	- 19.5%

Single Family Homes

5-2022	5-2023	Change
3	3	0.0%
3	8	+ 166.7%
31	27	- 12.9%
681	515	- 24.4%
718	553	- 23.0%

Townhouse/Condo

5-2022	5-2023	Change
1	2	+ 100.0%
13	26	+ 100.0%
42	74	+ 76.2%
156	94	- 39.7%
212	196	- 7.5%

By Bedroom Count

5-2022	5-2023	Change
31	49	+ 58.1%
94	138	+ 46.8%
347	203	- 41.5%
458	359	- 21.6%
930	749	- 19.5%

5-2022	5-2023	Change
3	8	+ 166.7%
38	47	+ 23.7%
240	150	- 37.5%
437	348	- 20.4%
718	553	- 23.0%

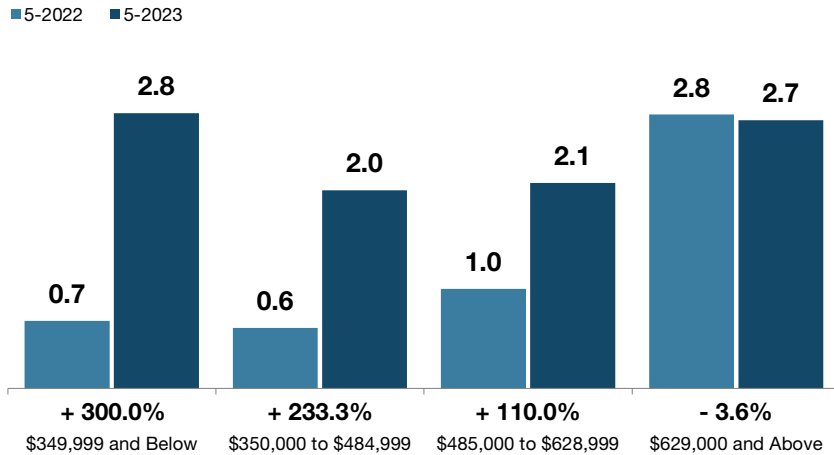
5-2022	5-2023	Change
28	41	+ 46.4%
56	91	+ 62.5%
107	53	- 50.5%
21	11	- 47.6%
212	196	- 7.5%

Months Supply of Inventory

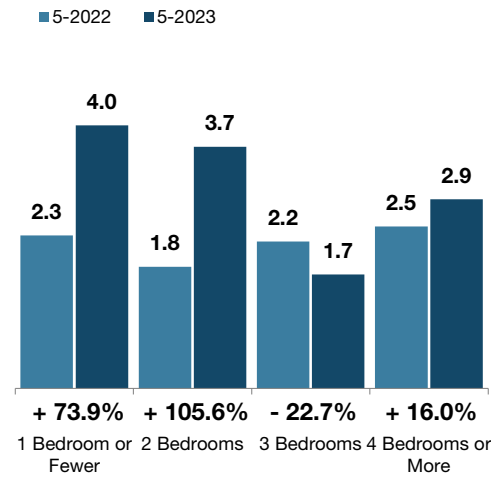
The inventory of homes for sale at the end of the most recent month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**



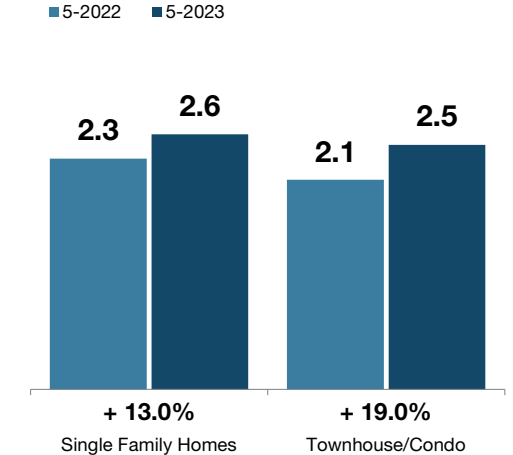
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	5-2022	5-2023	Change
\$349,999 and Below	0.7	2.8	+ 300.0%
\$350,000 to \$484,999	0.6	2.0	+ 233.3%
\$485,000 to \$628,999	1.0	2.1	+ 110.0%
\$629,000 and Above	2.8	2.7	- 3.6%
All Price Ranges	2.3	2.6	+ 13.0%

Single Family Homes

5-2022	5-2023	Change
--	1.8	--
0.3	1.5	+ 400.0%
0.9	1.3	+ 44.4%
2.6	2.8	+ 7.7%
2.3	2.6	+ 13.0%

Townhouse/Condo

5-2022	5-2023	Change
0.3	1.2	+ 300.0%
0.8	2.0	+ 150.0%
1.1	2.8	+ 154.5%
3.8	2.5	- 34.2%
2.1	2.5	+ 19.0%

By Bedroom Count

5-2022	5-2023	Change
2.3	4.0	+ 73.9%
1.8	3.7	+ 105.6%
2.2	1.7	- 22.7%
2.5	2.9	+ 16.0%
2.3	2.6	+ 13.0%

5-2022	5-2023	Change
1.2	4.0	+ 233.3%
1.7	3.0	+ 76.5%
2.2	1.9	- 13.6%
2.5	3.0	+ 20.0%
2.3	2.6	+ 13.0%

5-2022	5-2023	Change
2.5	3.9	+ 56.0%
1.9	4.1	+ 115.8%
2.3	1.4	- 39.1%
1.6	1.4	- 12.5%
2.1	2.5	+ 19.0%