

Simcoe County Monthly Residential Report

August 2022



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Year-Over-Year Summary

The August 2022 sales information is in, and residential property sales recorded through the MLS® System for the Barrie and District Association of REALTORS® (BDAR) region showed an overall year-over-year decrease in the number of units sold and average sale price and an increase in new listings months of inventory.

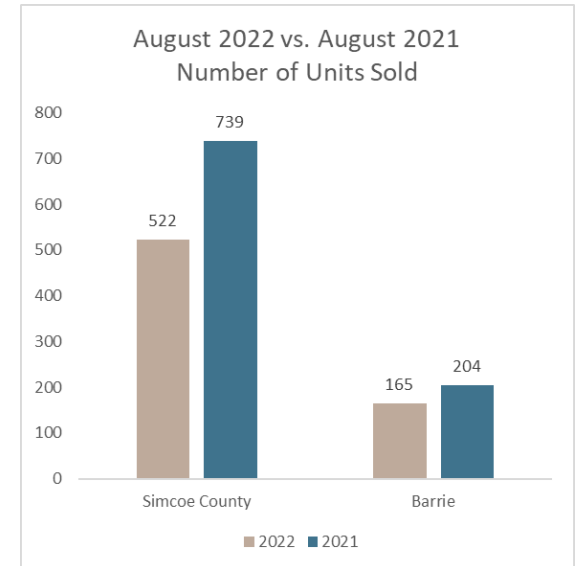
522 units were sold this month in Simcoe County, that's 29.4% less than the same time last year. The average price of residential units sold was \$747,966 which was 6.6% less than that of August 2021.

165 residential units were sold during August 2022 within Barrie. This was 19.1% less than the number of units sold during August 2021. This decline was less than that of total Simcoe County (-29.4%).

The average price of residential Barrie units sold during August 2022 was \$710,675—5.0% less than the average price of units sold during August 2021. Sales in Barrie accounted for 31.6% of residential sales in Simcoe County last month.

Although higher interest rates continue to impact affordability, overall inventory of homes remains well above this time last year. In addition, August 2022 is the first month since 2019 where there was a decline in average sale price year-over-year, and the average sale price in Simcoe County has decreased 26.0% since peaking in February 2022.

	Simcoe County			Barrie		
	2022	2021	% Change	2022	2021	% Change
Sales	522	739	-29.4%	165	204	-19.1%
Average Sale Price	\$747,966	\$800,724	-6.6%	\$710,675	\$748,434	-5.0%
New Listings	1233	859	43.5%	332	234	41.9%
Months of Inventory	3.7	0.8	267.0%	2.5	0.5	409.1%
Average SP/LP	96.7%	103.3%	-6.4%	96.9%	104.3%	-7.1%
Average DOM	30	15	100.0%	29	12	141.7%



Year-Over-Year *August 2022 vs. August 2021*

	# of Sales	%change	Average Price	%change	New Listings	%change	Active Listings ¹	Months of Inventory	Average SP/LP	Average DOM	% of Total Simcoe Sales
Simcoe County	522	-29.4%	\$747,966	-6.6%	1233	43.5%	1916	3.7	96.7%	30	100.0%
Detached	386	-34.6%	\$808,973	-6.1%	942	37.1%	1471	3.8	96.4%	30	
Semi-Detached	15	36.4%	\$642,500	-1.2%	44	238.5%	45	3.0	100.3%	25	
Townhouse	55	-9.8%	\$628,287	-5.1%	110	77.4%	153	2.8	97.3%	32	
Condo/Apartment	52	-3.7%	\$578,654	8.3%	100	35.1%	164	3.2	96.8%	32	
Barrie	165	-19.1%	\$710,675	-5.0%	332	41.9%	420	2.5	96.9%	29	31.6%
Detached	98	-30.5%	\$798,410	-3.9%	210	35.5%	266	2.7	96.2%	29	
Semi-Detached	10	0.0%	\$616,750	-4.2%	23	130.0%	20	2.0	101.7%	32	
Townhouse	31	19.2%	\$622,868	-1.8%	53	82.8%	66	2.1	97.1%	28	
Condo/Apartment	26	-3.7%	\$520,800	11.9%	46	15.0%	68	2.6	97.2%	30	
Collingwood	38	-44.1%	\$770,395	-7.2%	101	38.4%	167	4.4	96.9%	34	7.3%
Detached	14	-63.2%	\$935,250	-5.3%	56	47.4%	98	7.0	96.5%	31	
Semi-Detached	1	-	\$795,000	-	5	400.0%	4	4.0	95.9%	11	
Townhouse	7	-46.2%	\$688,214	-1.1%	20	150.0%	29	4.1	98.5%	43	
Condo/Apartment	16	-5.9%	\$660,563	13.9%	20	-23.1%	36	2.3	96.6%	34	
Essa	23	53.3%	\$815,278	-3.6%	58	190.0%	64	2.8	98.6%	25	4.4%
Detached	19	46.2%	\$870,079	-4.0%	50	163.2%	59	3.1	98.6%	27	
Semi-Detached	0	-	-	-	0	-	0	-	-	-	
Townhouse	3	200.0%	\$626,633	-7.5%	6	500.0%	3	1.0	98.5%	15	
Condo/Apartment	0	-	-	-	0	-	0	-	-	-	

¹Active listings as of September 6, 2022

Year-Over-Year *August 2022 vs. August 2021*

	# of Sales	%change	Average Price	%change	New Listings	%change	Active Listings ¹	Months of Inventory	Average SP/LP	Average DOM	% of Total Simcoe Sales
Innisfil	38	-28.3%	\$865,999	-7.0%	94	104.3%	131	3.4	97.0%	29	7.3%
Detached	32	-20.0%	\$954,170	-8.9%	78	143.8%	57	1.8	97.0%	29	
Semi-Detached	0	-	-	-	0	-	3	-	-	-	
Townhouse	1	-80.0%	\$735,000	-25.0%	4	0.0%	4	4.0	98.1%	55	
Condo/Apartment	0	-	-	-	3	-	0	-	-	-	
Midland	21	-40.0%	\$566,667	-16.2%	45	9.8%	73	3.5	95.3%	38	4.0%
Detached	18	-37.9%	\$596,944	-11.3%	32	-11.1%	57	3.2	95.0%	39	
Semi-Detached	1	-	\$695,000	-	2	-	4	4.0	99.3%	11	
Townhouse	0	-	-	-	4	100.0%	3	-	-	-	
Condo/Apartment	0	-	-	-	2	-33.3%	4	-	-	-	
Orillia	52	-16.1%	\$636,617	-3.8%	100	72.4%	123	2.4	96.4%	30	10.0%
Detached	36	-34.5%	\$658,928	-1.7%	77	45.3%	91	2.5	96.4%	27	
Semi-Detached	0	-	-	-	1	-	1	-	-	-	
Townhouse	8	166.7%	\$586,813	26.0%	8	166.7%	10	1.3	96.4%	39	
Condo/Apartment	7	133.3%	\$652,600	-3.4%	13	1200.0%	21	3.0	96.4%	38	
Wasaga Beach	26	-60.0%	\$705,762	-2.9%	88	31.3%	199	7.7	95.3%	33	5.0%
Detached	20	-60.0%	\$800,040	-1.6%	59	20.4%	133	6.7	95.3%	33	
Semi-Detached	0	-	-	-	1	-	5	-	-	-	
Townhouse	1	-83.3%	\$640,000	4.3%	8	0.0%	19	19.0	95.5%	42	
Condo/Apartment	1	-80.0%	\$527,000	-	9	350.0%	10	10.0	95.9%	28	

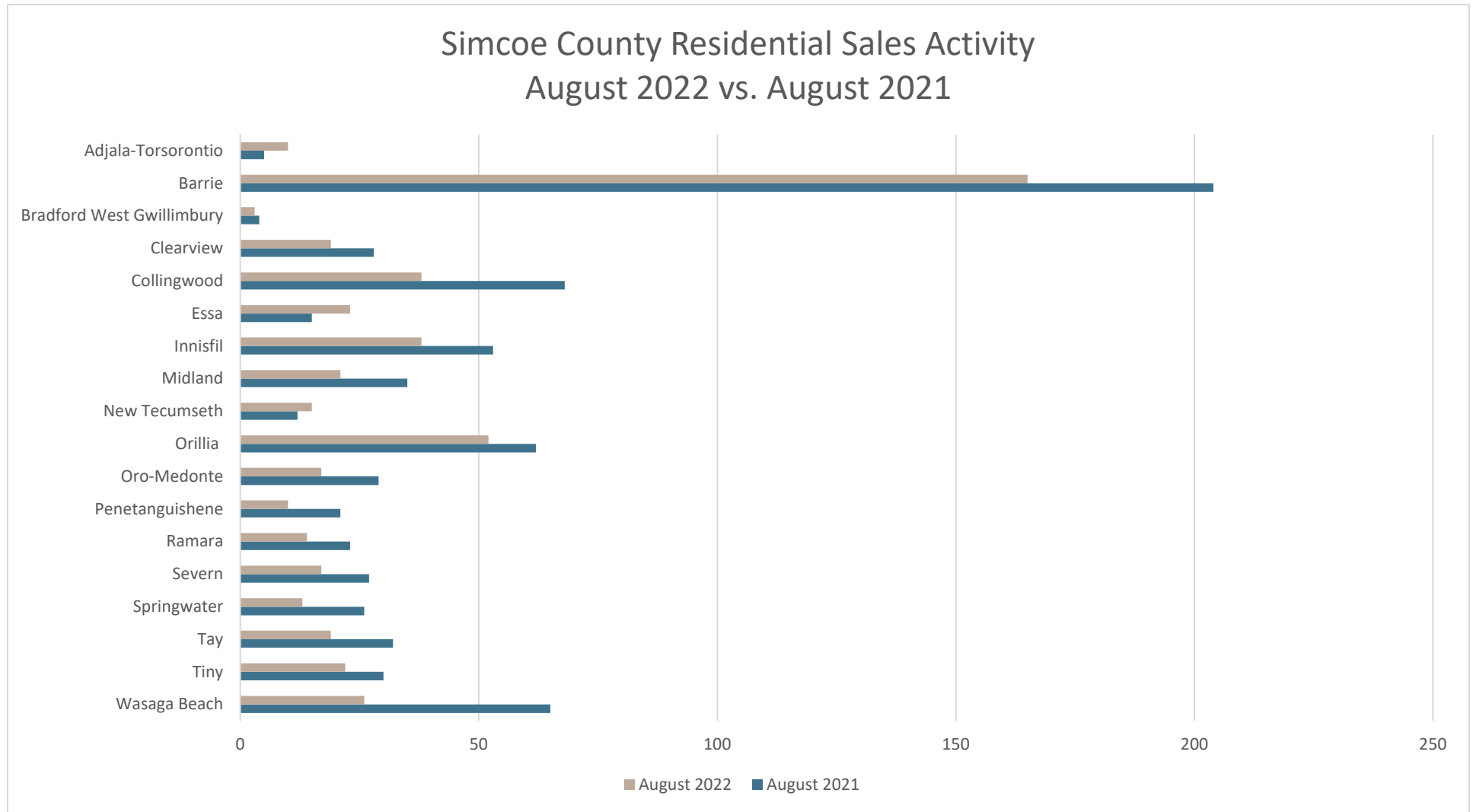
¹Active listings as of September 6, 2022

Year-Over-Year *August 2022 vs. August 2021*

	# of Sales	%change	Average Price	%change	New Listings	%change	Active Listing ¹	Months of Inventory	Average SP/LP	Average DOM	% of Total Simcoe Sales
Adjala-Tosorontio	10	100.0%	\$901,590	-9.6%	10	150.0%	18	1.8	96.0%	36	1.9%
Bradford West Gwillimbury	3	-25.0%	\$970,000	13.5%	14	75.0%	21	7.0	96.4%	13	0.6%
Clearview	19	-32.1%	\$778,047	-16.1%	34	3.0%	84	4.4	97.6%	32	3.6%
New Tecumseth	15	25.0%	\$807,960	1.0%	36	350.0%	49	3.3	95.6%	21	2.9%
Oro-Medonte	17	-41.4%	\$962,935	-5.8%	56	1.8%	102	6.0	96.5%	28	3.3%
Penetanguishene	10	-52.4%	\$686,550	8.2%	34	25.9%	51	5.1	97.4%	42	1.9%
Ramara	14	-39.1%	\$999,812	8.1%	34	61.9%	65	4.6	97.8%	34	2.7%
Severn	17	-37.0%	\$786,047	12.5%	55	27.9%	75	4.4	95.9%	22	3.3%
Springwater	13	-50.0%	\$1,072,608	-8.1%	60	57.9%	102	7.8	96.6%	33	2.5%
Tay	19	-40.6%	\$586,161	-8.1%	34	-5.6%	68	3.6	97.5%	23	3.6%
Tiny	22	-26.7%	\$653,818	-36.4%	48	2.1%	103	4.7	95.3%	32	4.2%

¹Active listings as of September 6, 2022

Year-Over-Year *August 2022 vs. August 2021*



Month-Over-Month Summary

The August 2022 sales recorded through the MLS® System for the Barrie and District Association of REALTORS® (BDAR) showed a month-over-month increase in the number of units sold and a decrease in average sale price and new listings in Simcoe County.

522 residential units were sold in Simcoe County last month—a 17.8% increase from July 2022. During the same time a year ago (August 2021 to July 2021), there was an 10.2% decrease in the number of units sold.

The average price of residential units sold last month in Simcoe County was \$747,966—a 4.3% decrease from July 2022. The month-over-month change in average price a year ago was an increase of 3.2%.

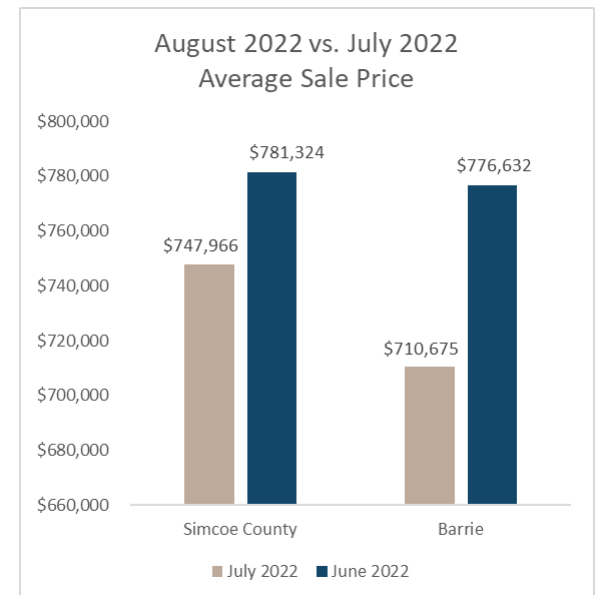
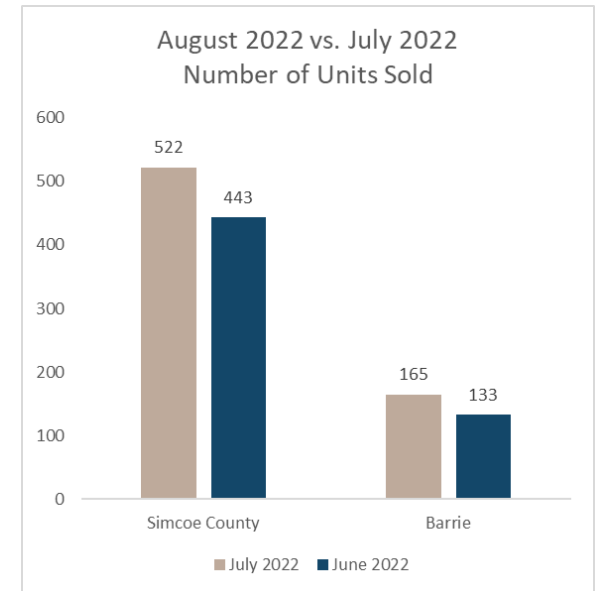
165 units were sold last month within the City of Barrie, which was 24.1% more than the number of units sold the month prior. A year ago, the number of units sold between August and July decreased by 21.5%.

The average price of units sold within Barrie during August 2022 was \$710,675. This was 8.5% less than the average price during July 2022. In comparison, the average price of units sold between August 2021 and July 2021 increased 2.5%.

While months of inventory has decreased slightly from last month, it's important to note that new listing activity is typically low during this time of year and is expected to rise over the next few weeks as we enter the back-to-school and post-Labour Day season.

	Simcoe County		
	Aug. 2022	Jul. 2022	% Change
Sales	522	443	17.8%
Average Sale Price	\$747,966	\$781,324	-4.3%
New Listings	1233	1353	-8.9%
Months of Inventory	3.7	4.3	-14.6%
Average SP/LP	96.7%	103.3%	-6.4%
Average DOM	30	25	20.0%

	Barrie		
	Aug. 2022	Jul. 2022	%Change
Sales	165	133	24.1%
Average Sale Price	\$710,675	\$776,632	-8.5%
New Listings	332	374	-11.2%
Months of Inventory	2.5	3.3	-22.9%
Average SP/LP	96.9%	96.6%	0.3%
Average DOM	29	25	16.0%



Month-Over-Month *August 2022 vs. July 2022*

	# of Sales	%change	Average Price	%change	New Listings	%change	Active Listings ¹	Months of Inventory	Average SP/LP	Average DOM	% of Total Simcoe Sales
Simcoe County	522	17.8%	\$747,966	-4.3%	1233	-8.9%	1916	3.7	96.7%	30	100.0%
Detached	386	14.5%	\$808,973	-3.8%	942	-9.9%	1471	3.8	96.4%	30	
Semi-Detached	15	25.0%	\$642,500	-0.1%	44	33.3%	45	3.0	100.3%	25	
Townhouse	55	25.0%	\$628,287	-8.5%	110	-15.4%	153	2.8	97.3%	32	
Condo/Apartment	52	52.9%	\$578,654	0.4%	100	-10.7%	164	3.2	96.8%	32	
Barrie	165	24.1%	\$710,675	-8.5%	332	-11.2%	420	2.5	96.9%	29	31.6%
Detached	98	6.5%	\$798,410	-8.2%	210	-11.0%	266	2.7	96.2%	29	
Semi-Detached	10	100.0%	\$616,750	0.5%	23	21.1%	20	2.0	101.7%	32	
Townhouse	31	82.4%	\$622,868	0.0%	53	-10.2%	66	2.1	97.1%	28	
Condo/Apartment	26	36.8%	\$520,800	2.7%	46	-23.3%	68	2.6	97.2%	30	
Collingwood	38	-5.0%	\$770,395	-10.4%	101	1.0%	167	4.4	96.9%	34	7.3%
Detached	14	-36.4%	\$935,250	-4.1%	56	5.7%	98	7.0	96.5%	31	
Semi-Detached	1	-66.7%	\$795,000	10.1%	5	66.7%	4	4.0	95.9%	11	
Townhouse	7	-12.5%	\$688,214	-13.8%	20	5.3%	29	4.1	98.5%	43	
Condo/Apartment	16	128.6%	\$660,563	4.9%	20	-20.0%	36	2.3	96.6%	34	
Essa	23	9.5%	\$815,278	14.1%	58	-3.3%	64	2.8	98.6%	25	4.4%
Detached	19	11.8%	\$870,079	16.6%	50	-2.0%	59	3.1	98.6%	27	
Semi-Detached	0	-	-	-	0	-	0	-	-	-	
Townhouse	3	0.0%	\$626,633	-6.3%	6	-14.3%	3	1.0	98.5%	15	
Condo/Apartment	0	-	-	-	0	-	3	-	-	-	

¹Active listings as of September 6, 2022

Month-Over-Month *August 2022 vs. July 2022*

	# of Sales	%change	Average Price	%change	New Listings	%change	Active Listings ¹	Months of Inventory	Average SP/LP	Average DOM	% of Total Simcoe Sales
Innisfil	38	22.6%	\$865,999	-5.5%	94	9.3%	131	3.4	97.0%	29	7.3%
Detached	32	52.4%	\$954,170	-8.5%	78	13.0%	57	1.8	97.0%	29	
Semi-Detached	0	-	-	-	0	-	2	-	-	-	
Townhouse	1	-80.0%	\$735,000	-15.7%	4	-20.0%	3	3.0	98.1%	55	
Condo/Apartment	0	-	-	-	3	-40.0%	4	-	-	-	
Midland	21	23.5%	\$566,667	-34.7%	45	-4.3%	73	3.5	95.3%	38	4.0%
Detached	18	28.6%	\$596,944	-31.2%	32	-17.9%	57	3.2	95.0%	39	
Semi-Detached	1	0.0%	\$695,000	-11.5%	2	-50.0%	4	4.0	99.3%	11	
Townhouse	0	-	-	-	4	300.0%	3	-	-	-	
Condo/Apartment	0	-	-	-	2	-	4	-	-	-	
Orillia	52	40.5%	\$636,617	3.3%	100	22.0%	123	2.4	96.4%	30	10.0%
Detached	36	28.6%	\$658,928	3.4%	77	37.5%	91	2.5	96.4%	27	
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Townhouse	8	166.7%	\$586,813	-1.2%	8	-50.0%	10	1.3	96.4%	39	
Condo/Apartment	7	75.0%	\$652,600	-0.1%	13	44.4%	21	3.0	96.4%	38	
Wasaga Beach	26	-16.1%	\$705,762	4.9%	88	-23.5%	199	7.7	95.3%	33	5.0%
Detached	20	0.0%	\$800,040	4.2%	59	-25.3%	133	6.7	95.3%	33	
Semi-Detached	0	-	-	-	1	-	5	-	-	-	
Townhouse	1	-80.0%	\$640,000	-1.6%	8	-33.3%	19	19.0	95.5%	42	
Condo/Apartment	1	0.0%	\$527,000	3.3%	9	50.0%	10	10.0	95.9%	28	

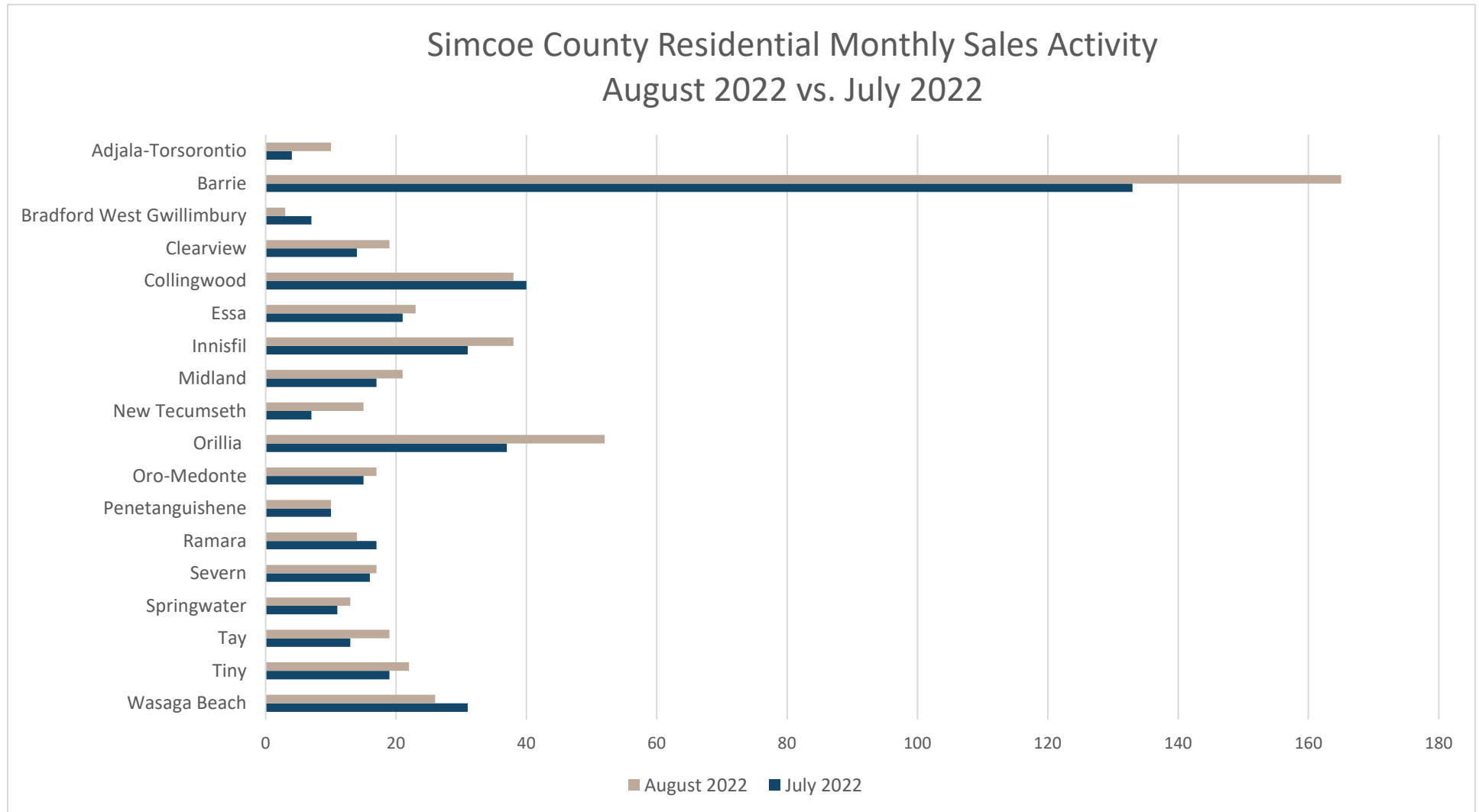
¹Active listings as of September 6, 2022

Month-Over-Month *August 2022 vs. July 2022*

	# of Sales	%change	Average Price	%change	New Listings	%change	Active Listings ¹	Months of Inventory	Average SP/LP	Average DOM	% of Total Simcoe Sales
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Bradford West Gwillimbury	3	-57.1%	\$970,000	13.5%	14	40.0%	21	7.0	96.4%	13	0.6%
Clearview	19	35.7%	\$778,047	-0.3%	34	-15.0%	84	4.4	97.6%	32	3.6%
New Tecumseth	15	114.3%	\$807,960	2.5%	36	-9.7%	49	3.3	95.6%	21	2.9%
Oro-Medonte	17	13.3%	\$962,935	-3.7%	56	-24.3%	102	6.0	96.5%	28	3.3%
Penetanguishene	10	0.0%	\$686,550	-6.8%	34	21.4%	51	5.1	97.4%	42	1.9%
Ramara	14	-17.6%	\$999,812	29.8%	34	-34.6%	65	4.6	97.8%	34	2.7%
Severn	17	6.3%	\$786,047	-4.6%	55	7.8%	75	4.4	95.9%	22	3.3%
Springwater	13	18.2%	\$1,072,608	27.4%	60	-6.3%	102	7.8	96.6%	33	2.5%
Tay	19	46.2%	\$586,161	12.0%	34	-26.1%	68	3.6	97.5%	23	3.6%
Tiny	22	15.8%	\$653,818	-21.0%	48	-32.4%	103	4.7	95.3%	32	4.2%

¹Active listings as of September 6, 2022

Month-Over-Month *August 2022 vs. July 2022*



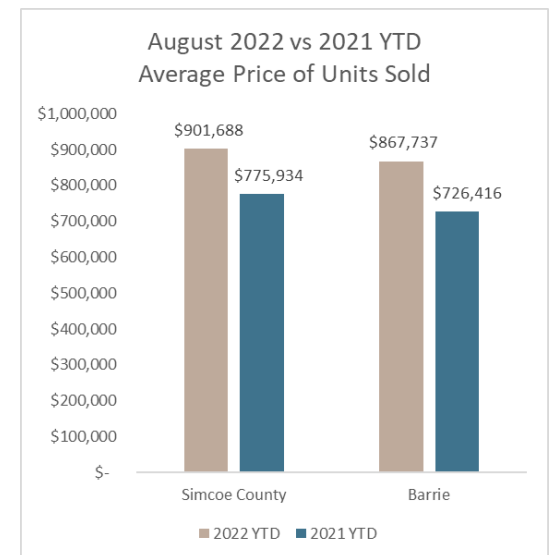
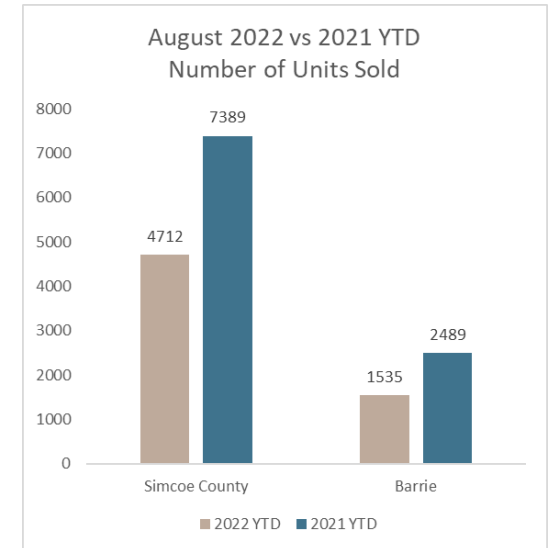
Year-to-Date Summary

4712 residential units were sold in Simcoe County during August 2022 Year-to-Date (YTD) (January 1st, 2022 – August 31st, 2022). This was 36.2% less than what was sold during the same timeframe last year (January 1st, 2021 – August 31st, 2021).

The average price of residential units sold during August 2022 YTD was \$901,688. This was 16.2% greater than the average price during the same timeframe a year ago.

1535 units were sold in the City of Barrie during August 2022 YTD. This was a 38.3% decline from the same timeframe last year. This decline was slightly greater than what was seen in the total Simcoe Region (-36.2%).

The average price of units sold within the City of Barrie during August 2022 YTD was \$867,737. This was 19.5% more than the same timeframe last year. This growth was slightly more than what was seen in the total Simcoe Region (+16.2%).



	Simcoe County			Barrie		
	2022 YTD	2021 YTD	% Change	2022 YTD	2021 YTD	% Change
Sales	4712	7389	-36.2%	1535	2489	-38.3%
Average Sale Price	\$901,688	\$775,934	16.2%	\$867,737	\$726,416	19.5%
New Listings	9058	9688	-6.5%	2908	3143	-7.5%

Year-to-Date August 2022 YTD vs. August 2021 YTD

	# of Sales YTD	%change	Average Price YTD	%change	New Listings YTD	%change	% of Total Simcoe Sales
Simcoe County	4712	-36.2%	\$901,688	16.2%	9058	-6.5%	100.0%
Detached	3554	-37.8%	\$980,071	16.5%	7052	-7.7%	
Semi-Detached	137	-23.9%	\$733,848	17.6%	237	8.2%	
Townhouse	499	-35.3%	\$741,402	21.5%	873	-8.5%	
Condo/Apartment	413	-28.7%	\$622,106	20.4%	712	1.1%	
Barrie	1535	-38.3%	\$867,737	19.5%	2908	-7.5%	32.6%
Detached	999	-40.4%	\$974,340	20.4%	1958	-9.9%	
Semi-Detached	58	-46.8%	\$725,515	15.1%	113	-15.7%	
Townhouse	229	-36.9%	\$730,143	22.4%	421	-4.3%	
Condo/Apartment	249	-26.8%	\$599,715	23.1%	416	5.6%	
Collingwood	338	-33.9%	\$946,462	19.3%	616	-7.8%	7.2%
Detached	165	-32.4%	\$1,146,579	18.6%	340	0.3%	
Semi-Detached	24	26.3%	\$778,437	12.7%	36	71.4%	
Townhouse	66	-41.1%	\$844,682	22.5%	109	-22.1%	
Condo/Apartment	83	-39.0%	\$678,159	16.1%	131	-22.0%	
Essa	229	-27.1%	\$926,009	16.8%	452	16.8%	4.9%
Detached	189	-25.3%	\$971,382	14.4%	391	25.7%	
Semi-Detached	8	-11.1%	\$752,375	17.8%	8	-11.1%	
Townhouse	27	-34.1%	\$766,885	23.8%	46	-14.8%	
Condo/Apartment	0	-	-	-	0	-	

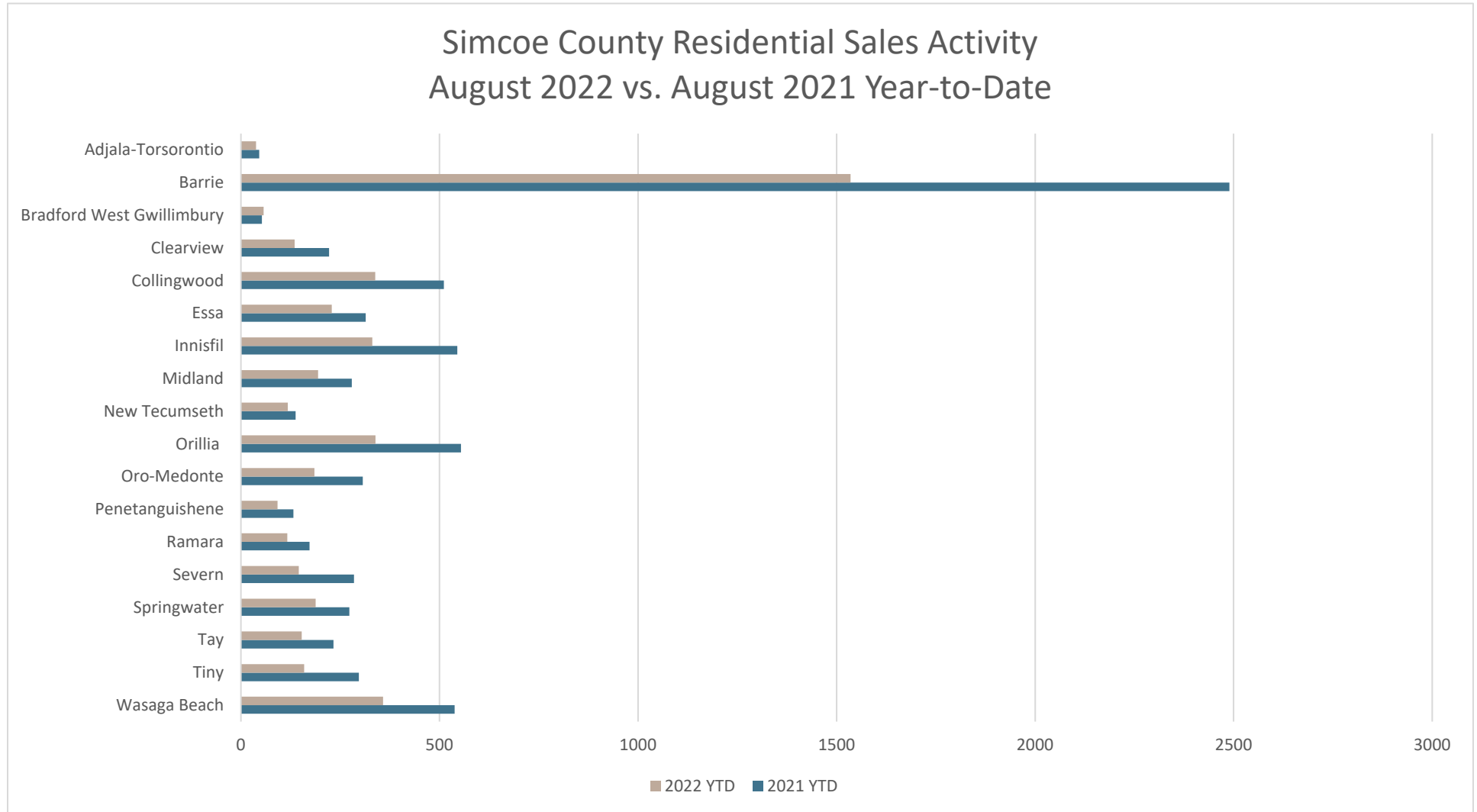
Year-to-Date August 2022 YTD vs. August 2021 YTD

	# of Sales YTD	%change	Average Price YTD	%change	New Listings YTD	%change	% of Total Simcoe Sales
Innisfil	331	-39.3%	\$1,002,060	18.6%	680	-6.3%	7.0%
Detached	260	-41.7%	\$1,106,116	19.8%	562	-7.7%	
Semi-Detached	2	100.0%	\$877,500	20.6%	4	100.0%	
Townhouse	24	-36.8%	\$850,396	16.4%	40	-9.1%	
Condo/Apartment	6	-40.0%	\$1,128,333	98.3%	19	26.7%	
Midland	194	-30.5%	\$672,241	10.8%	313	-12.8%	4.1%
Detached	144	-38.5%	\$703,480	12.3%	248	-19.2%	
Semi-Detached	9	28.6%	\$644,333	85.6%	16	100.0%	
Townhouse	19	-5.0%	\$678,458	20.7%	22	-12.0%	
Condo/Apartment	14	7.7%	\$572,107	-3.6%	16	6.7%	
Orillia	339	-38.8%	\$720,139	14.3%	613	-11.4%	7.2%
Detached	246	-40.7%	\$741,723	11.8%	446	-12.4%	
Semi-Detached	7	-41.7%	\$656,714	11.0%	6	-62.5%	
Townhouse	55	-39.6%	\$679,218	29.5%	100	-13.0%	
Condo/Apartment	27	-10.0%	\$695,348	21.4%	57	29.5%	
Wasaga Beach	358	-33.5%	\$787,497	9.0%	667	-2.1%	7.6%
Detached	260	-38.8%	\$882,210	11.6%	481	-10.1%	
Semi-Detached	11	57.1%	\$670,727	15.3%	15	36.4%	
Townhouse	44	-10.2%	\$651,206	9.6%	78	20.0%	
Condo/Apartment	12	-73.9%	\$517,229	7.2%	33	94.1%	

Year-to-Date *August 2022 YTD vs. August 2021 YTD*

	# of Sales	%change	Average Price	%change	New Listings	%change	% of Total Simcoe Sales
Adjala-Tosorontio	38	-17.4%	\$1,082,666	0.7%	78	25.8%	0.8%
Bradford West Gwillimbury	57	7.5%	\$1,045,884	8.4%	119	46.9%	1.2%
Clearview	135	-39.2%	\$1,080,586	16.2%	264	-11.1%	2.9%
New Tecumseth	118	-14.5%	\$1,016,545	28.1%	224	18.5%	2.5%
Oro-Medonte	185	-39.7%	\$1,197,580	22.4%	396	-11.2%	3.9%
Penetanguishene	92	-30.3%	\$690,529	8.7%	172	-6.5%	2.0%
Ramara	117	-32.4%	\$935,414	8.6%	235	-4.5%	2.5%
Severn	146	-48.8%	\$950,141	11.5%	290	-25.3%	3.1%
Springwater	188	-31.1%	\$1,253,107	19.2%	395	4.5%	4.0%
Tay	153	-34.3%	\$763,426	16.0%	276	-13.2%	3.2%
Tiny	159	-46.5%	\$908,476	0.0%	359	-18.8%	3.4%

Year-to-Date *August 2022 YTD vs. August 2021 YTD*



MORTGAGE RATES *What you need to know this month*

This week's announcement from the Bank of Canada marked the 5th rate increase of 2022. At the beginning of 2022 Prime Rate was just 2.45%. This was the lowest that we have seen Prime since 2009 in the thick of the financial crisis. Following this week's announcement, Prime Rate is now 5.45%. That means that we have seen Prime increase 3% over the course of the year. Significant. But what does it mean for borrowers?

As a result of this week's increase, a borrower who has an adjustable rate or variable rate mortgage, will see their cost of borrowing has increased by \$750 for every \$100,000 borrowed. So, if they have a \$350,000 mortgage balance, their annual cost of borrowing has increased by \$2,625. But, if they have a fixed rate, their cost of borrowing has likely not changed at all because their rate and payment is fixed for the term of their mortgage.

But what about those borrowers who do have a variable rate or adjustable rate mortgage? Should they lock into a fixed rate? The answer to that is individual to the circumstances of the borrower but generally speaking, those borrowers should now consider locking into a fixed rate. Especially since we have recently seen fixed rates decrease which has narrowed the variance between fixed and variable rates.

*Prime Rate and Variable Rate defined on page 17



Information provided by [Mortgage Wellness](#)

Glossary of Terms

Number of Sales (# of Sales)

A count of all reported sales in a given time period.

Average Price

Mean sales price for all reported sales in a given time period.

New Listings

A count of the properties that have been newly listed on the MLS® system in a given time period.

Active Listings

A count of the available properties on the MLS® system at a point in time.

Months of Inventory

The number of active listings at the end of a given month, divided by the number of sales of that month.

Average Percent of List Price (Average SP/LP)

Percentage found when dividing a listing's sales price by its list price, then taking the average for all sales in a time period.

Average Days on Market (Average DOM)

Average number of days between when a property is listed and when an offer is accepted in a given time period.

Percent of Total Simcoe County Sales (% of Total Simcoe Sales)

The number of sales in a municipality, divided by the total number of sales in Simcoe County in a given time period.

Prime Rate: The prime rate, also known as the prime lending rate, is the annual interest rate Canada's major banks and financial institutions use to set interest rates for variable loans and lines of credit, including variable-rate mortgages.

Variable Rate: A variable rate mortgage is a type of home loan in which the interest rate is not fixed. Instead, interest payments will be adjusted at a level above or below Prime Rate.

Disclaimer

The prices reflected in this media release are based on homes sold via the live Barrie and District Association of REALTORS® (BDAR) Matrix™ Multiple Listing Service (MLS®) only. Statistical anomalies in average home prices, including irregularly high and/or substantially low residential sold unit prices have been evaluated and/or removed from the data sets used to calculate final averages in order to illustrate market trends with improved accuracy.

The Barrie & District Association of REALTORS®

The Barrie & District Association of REALTORS® cautions that over a period of time the use of average price information can be useful in establishing trends, but it does not indicate actual prices in widely divergent areas or account for price differentials between geographical areas. The prices reflected in this media release are based on homes sold via the live BDAR MLS® system only.

Using a Local Professional REALTOR®

“REALTOR®” is a professional designation. A REALTOR® is a licensed real estate professional belonging to local, provincial and national associations. They have completed an intensive real estate program and have the skill set, expertise and experiences that you will need when buying or selling your home. Realtors® have a network of resources available at their fingertips. They understand financing and mortgage rules, insurance and liability coverage, and all the legal details involved in real estate. As a skilled negotiator, your local BDAR Realtor® will help you get the most value when buying or selling a home.

About Home Price Index (HPI)

The MLS® Home Price Index (HPI) conducts an analysis based on prices for Benchmark properties tracked by the MLS® Home Price Index (HPI) for the overall market area served by the Barrie & District Association of REALTORS® Inc (BDAR). The MLS® HPI is the most accurate gauge for price levels and trends, which vary by neighbourhood. For more detailed information, please contact your local BDAR REALTOR®. To learn more visit <https://www.crea.ca/housing-market-stats/mls-home-price-index/about-hpi/>

About BDAR

The Barrie & District Association of REALTORS® (BDAR) represents over 1,500 REALTORS® in the Barrie and Simcoe County region. BDAR provides its members leadership opportunities, professional development, and other tools and services to help them deliver a high standard of services to their clients. BDAR is community-focused and believes that community prosperity is largely based on shelter and home ownership. The Association has a strong focus on affordable housing and helping first-time buyers understand how to get on the housing ladder. To learn more visit <https://bdar.ca>

