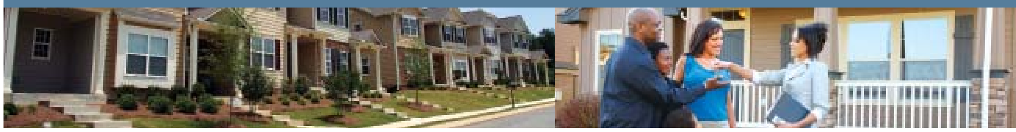
HOUSING NOW
Barrie CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: First Quarter 2011

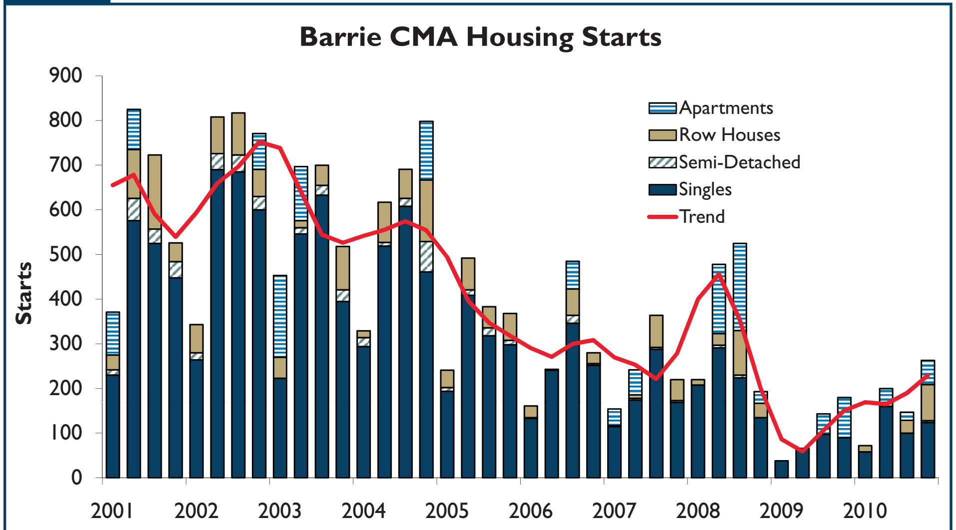
New Home Market

2010: The tale of two peaks

After reaching their lowest point of the decade in 2009, total starts recovered strongly in 2010. They were, however, only back to about 60 per cent of the total in 2007, which in turn was lower than in most other years in the past decade. During 2010, total starts had two peaks: one at the beginning of the year and one at the tail end, which helped the final number come in higher than in 2009.

At the beginning of the year, overall starts increased thanks to higher single starts. Single-detached starts declined significantly in July, and since about 35 per cent of new homes in Barrie are priced above $400,000, the introduction of the HST may have had an impact. However, more homes in this price range were completed after the July 1 deadline than before,

Figure 1



Source: CMHC

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so any impact was temporary. More significantly, the tight resale market in the first half of the year pushed some buyers toward the new homes market, contributing to single-detached starts in this period. The autumn saw another increase in single starts, although not as significant as in first half of the year. This increase reflected the improved economy and flat mortgage rates. Annual row and apartment starts were not unusually high in 2010, but many of them occurred in November, creating a spike in starts during that month.

By housing type, single-detached homes represent the majority of new housing in Barrie; however, other housing types such as rows and apartments are carving out a bigger share of total new construction. Rows and apartments represented over one-third of all new housing in the CMA in 2010. The majority of row and apartment starts occurred in the City of Barrie, where these types of new housing are most in demand.

Overall, the City of Barrie is where majority of new construction continues to occur, but the suburban areas of Innisfil and Springwater are carving out bigger shares. In 2010 they accounted for over one-third of all new construction in the CMA. Some of the more expensive homes can be found in the suburbs. Homes in these areas tend to be bigger, with bigger lot sizes and more amenities than homes found in the city.

The average price of a new single-detached home came in lower in 2010 than 2009. With the increased demand for new single-detached homes in the beginning of 2010, the average price increased significantly. As the year wore on and other new housing types became more popular, the average price lost some steam and ended the year lower than 2009.

Resale Market

Despite a robust second half, resale home market cools from 2009

Overall sales decreased in Barrie in 2010 from 2009. A similar trend occurred in 2007, a record year for the region. In both cases, mortgage rate and regulation changes meant sales were brought forward, making them very strong in one year and weaker in the next.

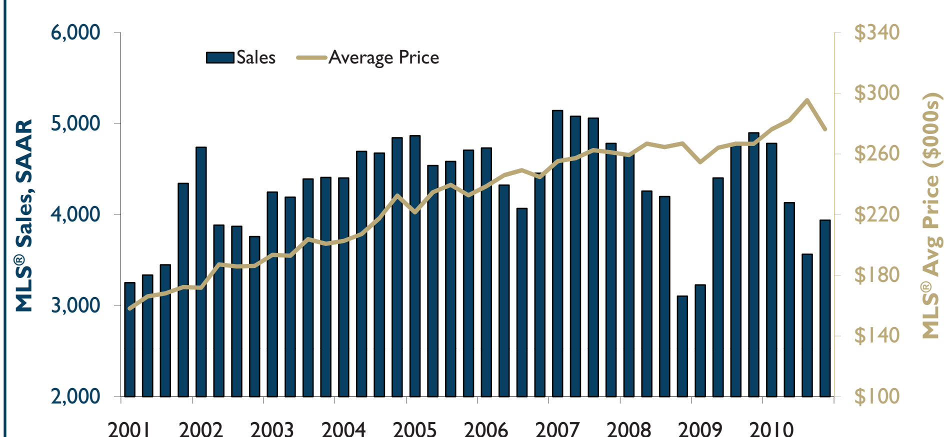
Sales started 2010 very strong and then declined as buyers completed their purchases before anticipated mortgage rate increases. They increased again after July 2010 mainly because mortgage rates remained flat – rather than increasing like many homebuyers had expected – and were coupled with a supportive employment situation. With an improving economy, where key sectors such as retail trade and manufacturing came back to life, employment in Barrie began to really recover after April. By the end of the year, total employment in the region had reached 98 per cent of the level reached in 2007. Furthermore, the majority of new jobs created in Barrie were full-time jobs, a key driver for homeownership.

New listings did come in significantly higher in 2010 than 2009. Unlike sales, the bring-forward effect of 2009 raised listings. With the increased sales activity in 2009, potential sellers saw an opportunity to put their homes on the market in the first half of 2010. Since many buyers in 2010 were repeat buyers, who needed to sell their current home in order to buy a different one, new listings followed a similar pattern to sales. New listings moved down in the third quarter and up in the fourth along with sales.

The market tightened considerably in late 2009, making conditions favourable for sellers in the first half of 2010. With new listings not coming off as fast as sales, the market eased back into balance by the third quarter. An uptick in the sales-to-new-listings ratio in the final quarter was not

Figure 2

Barrie MLS®[1] Sales* and Average Price*



Source: CMHC adapted from CREA (MLS®)

* Both sales and prices are seasonally adjusted. Quarterly sales data are multiplied by 4 to show an annual rate.

[1] MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

sufficient to put the market back into seller's territory.

The 2010 increase in the average MLS®[1] price was the largest in five years. The tight market early in the year played a role, but the presence of more repeat buyers likely meant a shift in sales towards more expensive homes. A price spike in September, likely due to a few sales of very expensive homes, was sufficient to pull up the annual average price. By the end of the fourth quarter average home prices pulled back, reflecting typical activity in the market.

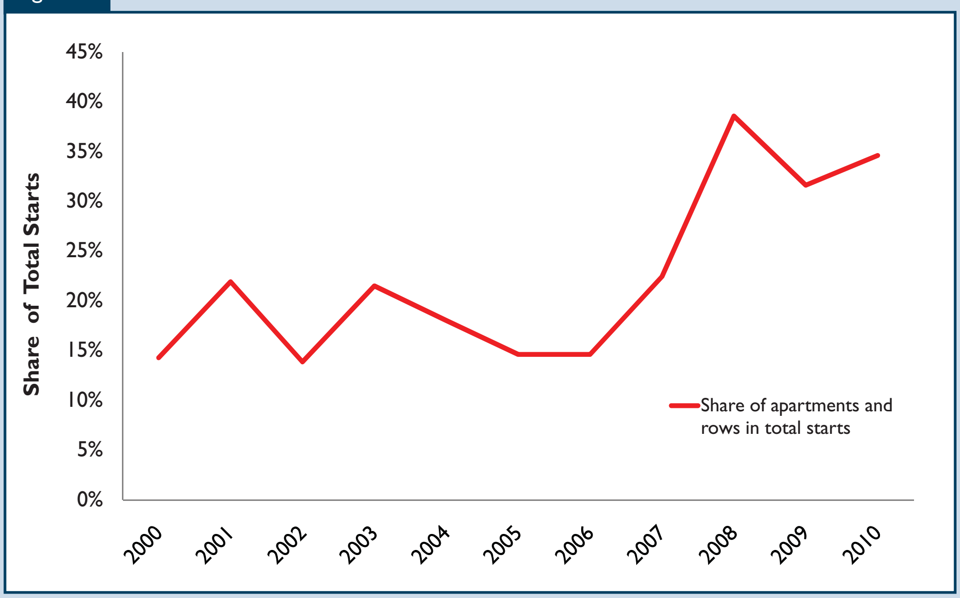
Higher-Density Housing Gaining in Barrie

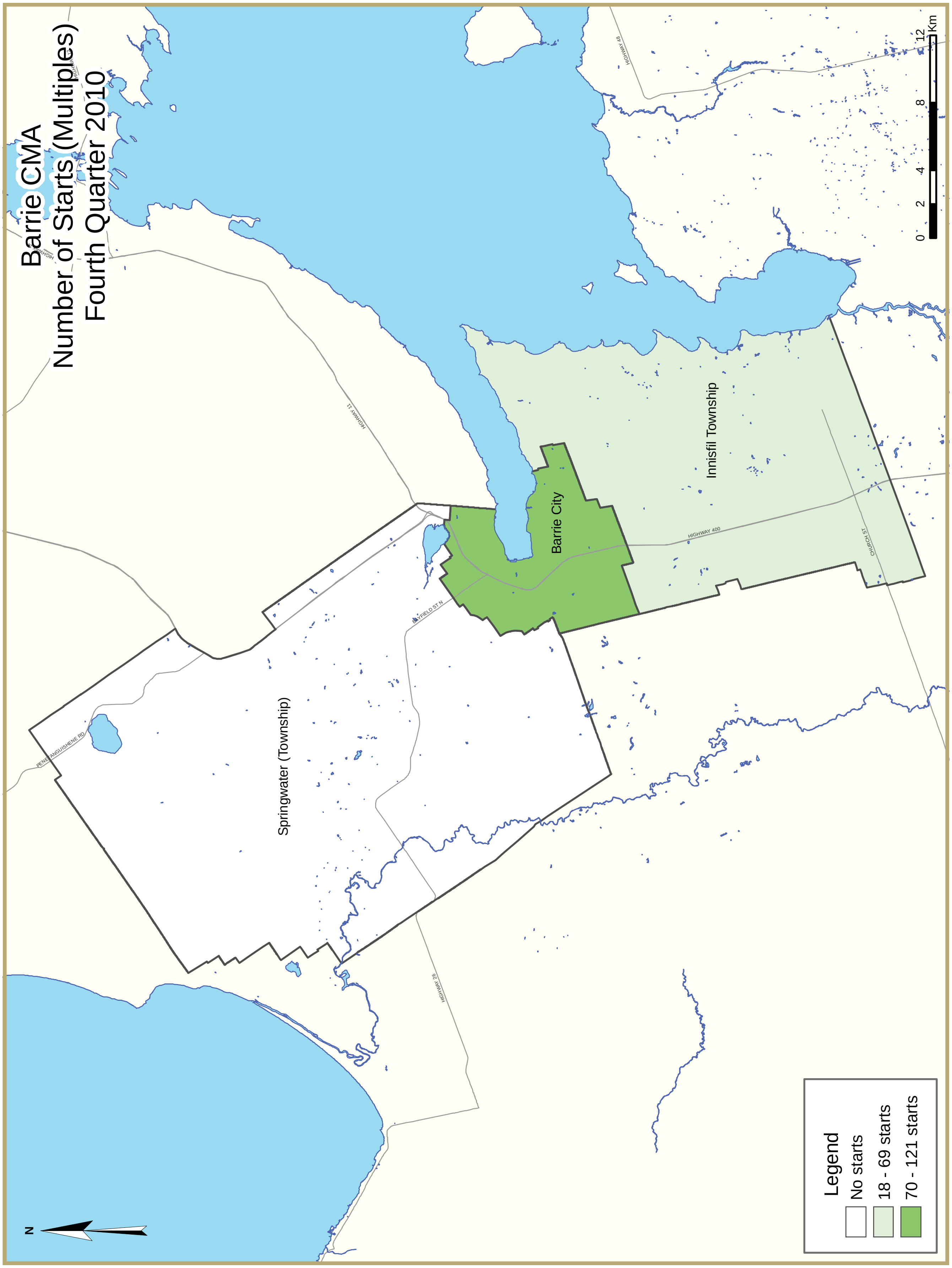
A new single-detached home has been and still is the home of choice in the Barrie CMA. For much of the past two decades, more than 80 per cent of homes built in the area were single-detached houses; however, other housing options are becoming more important. The share of other housing types such as rows and apartments has more than doubled from 15 per cent of total new construction in 2006 to over 35 per cent by 2008.

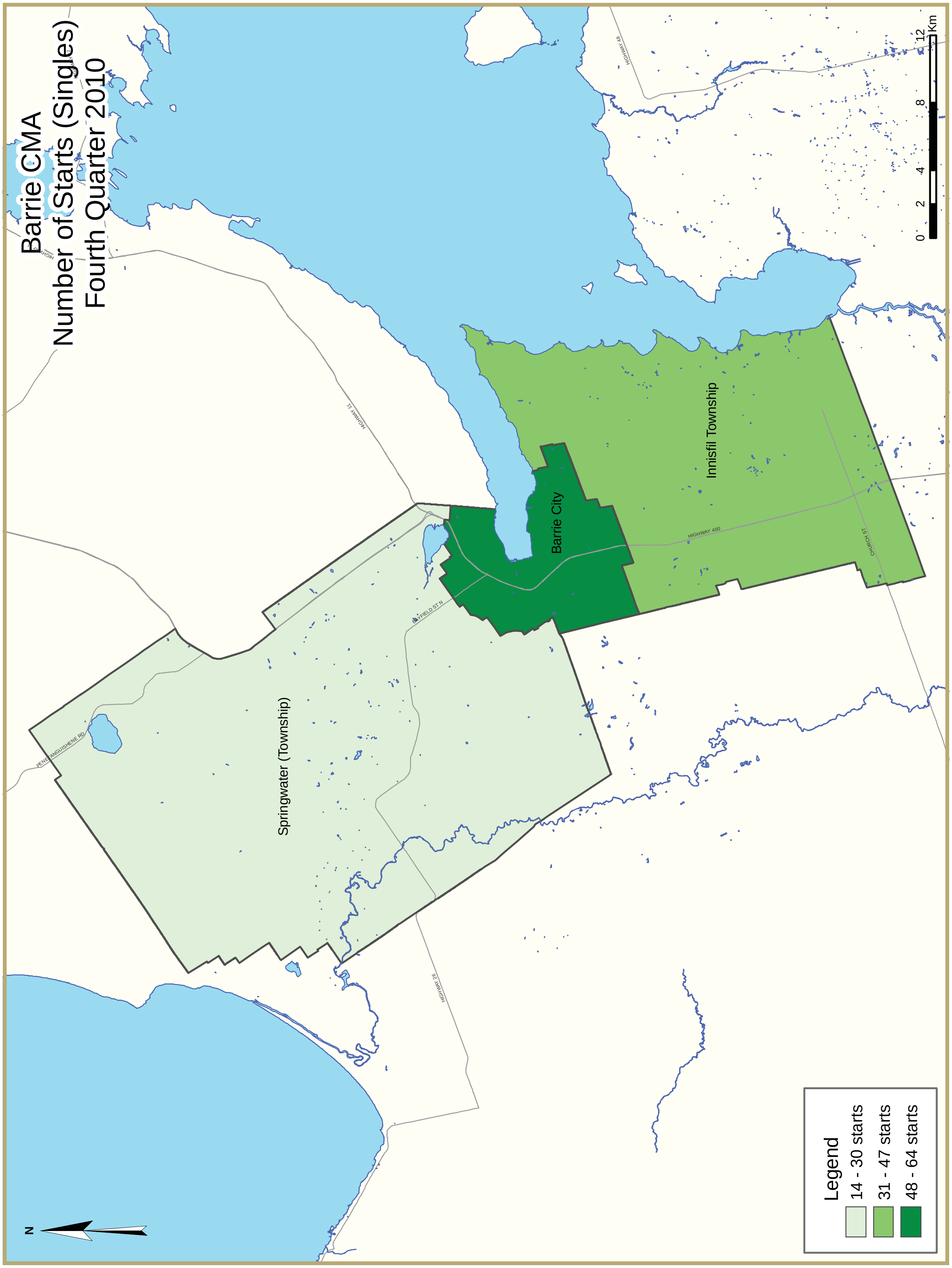
In the short-term, the price appreciation of new single-detached homes has made some potential buyers look to other new housing options. Land availability has also become an issue, particularly in the City of Barrie. Those wishing to purchase a new home but still remain in the city are looking to other housing types to satisfy their housing needs.

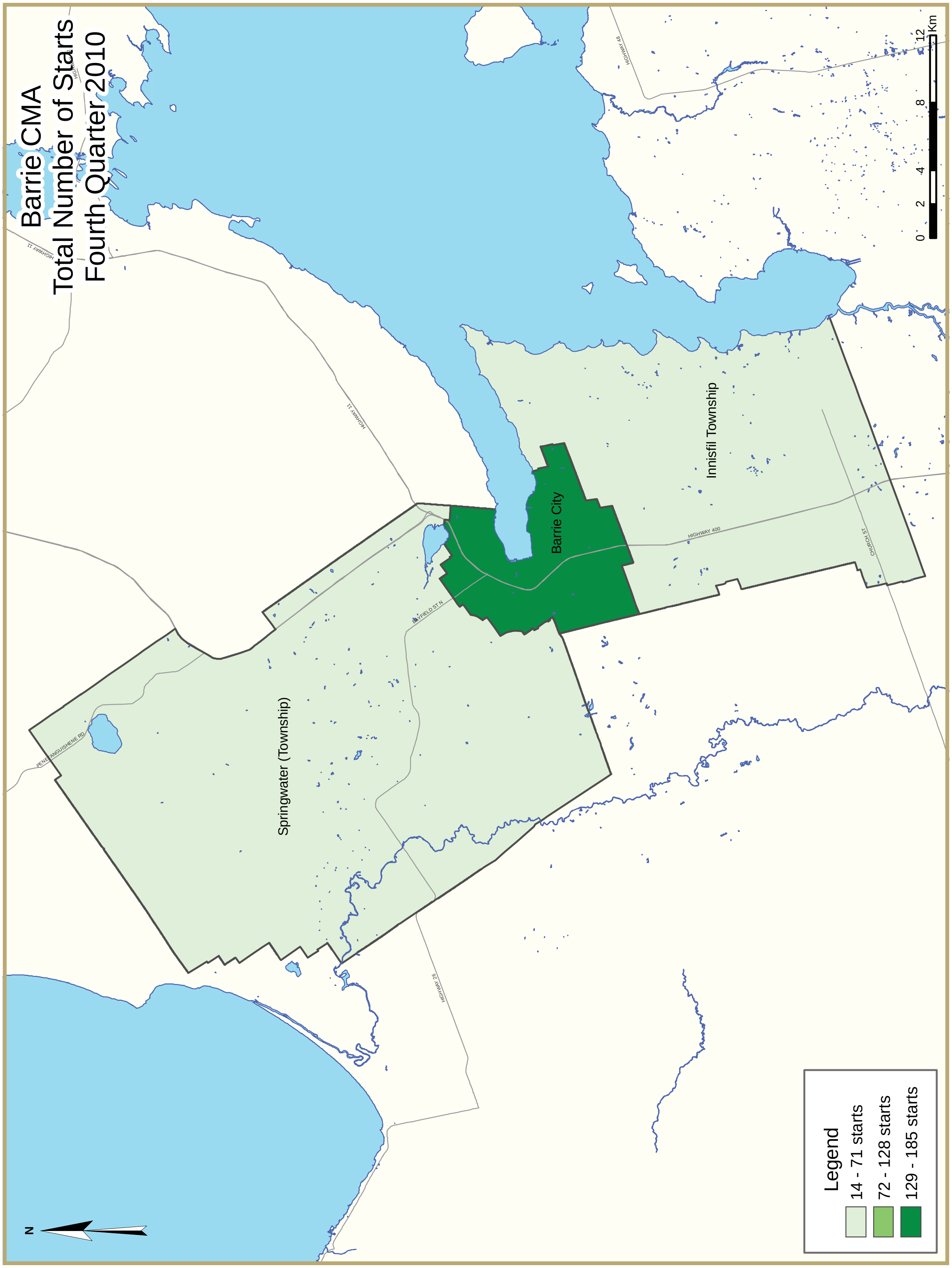
In the longer-term, a maturing and diverse economy and population, coupled with policies such as the province's Places to Grow Act, will increasingly call for new housing options other than single-detached homes.

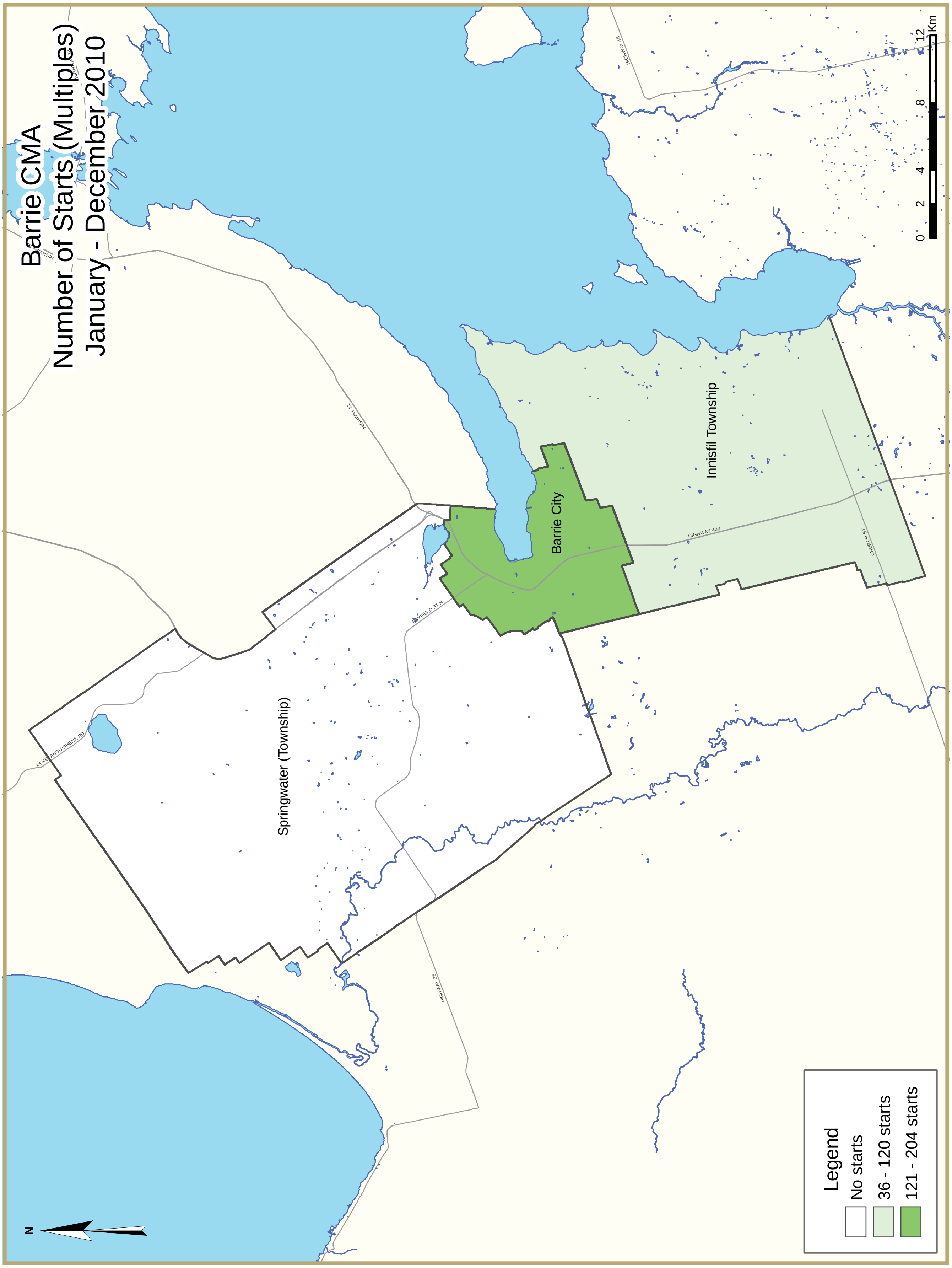
Figure 3

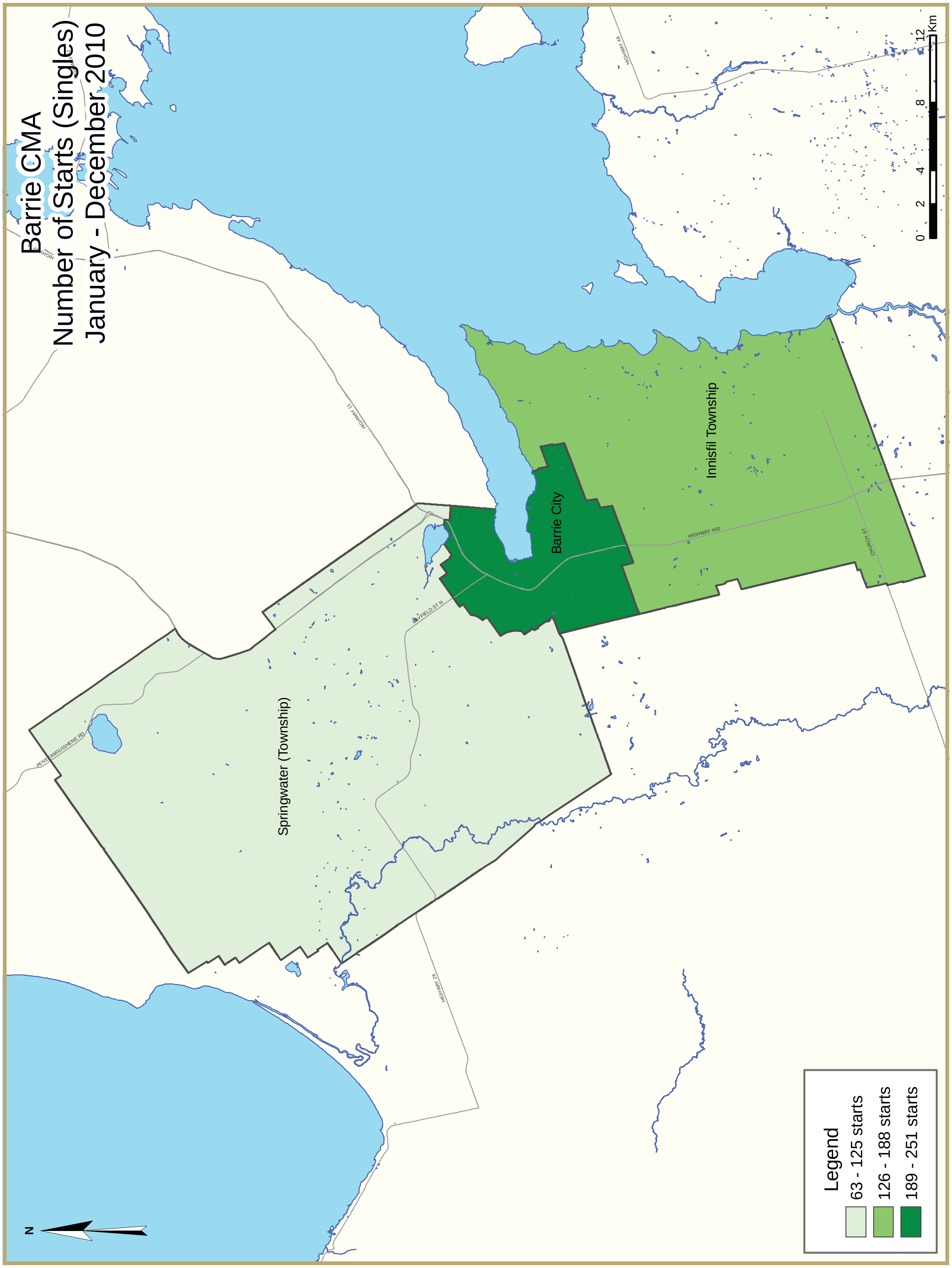


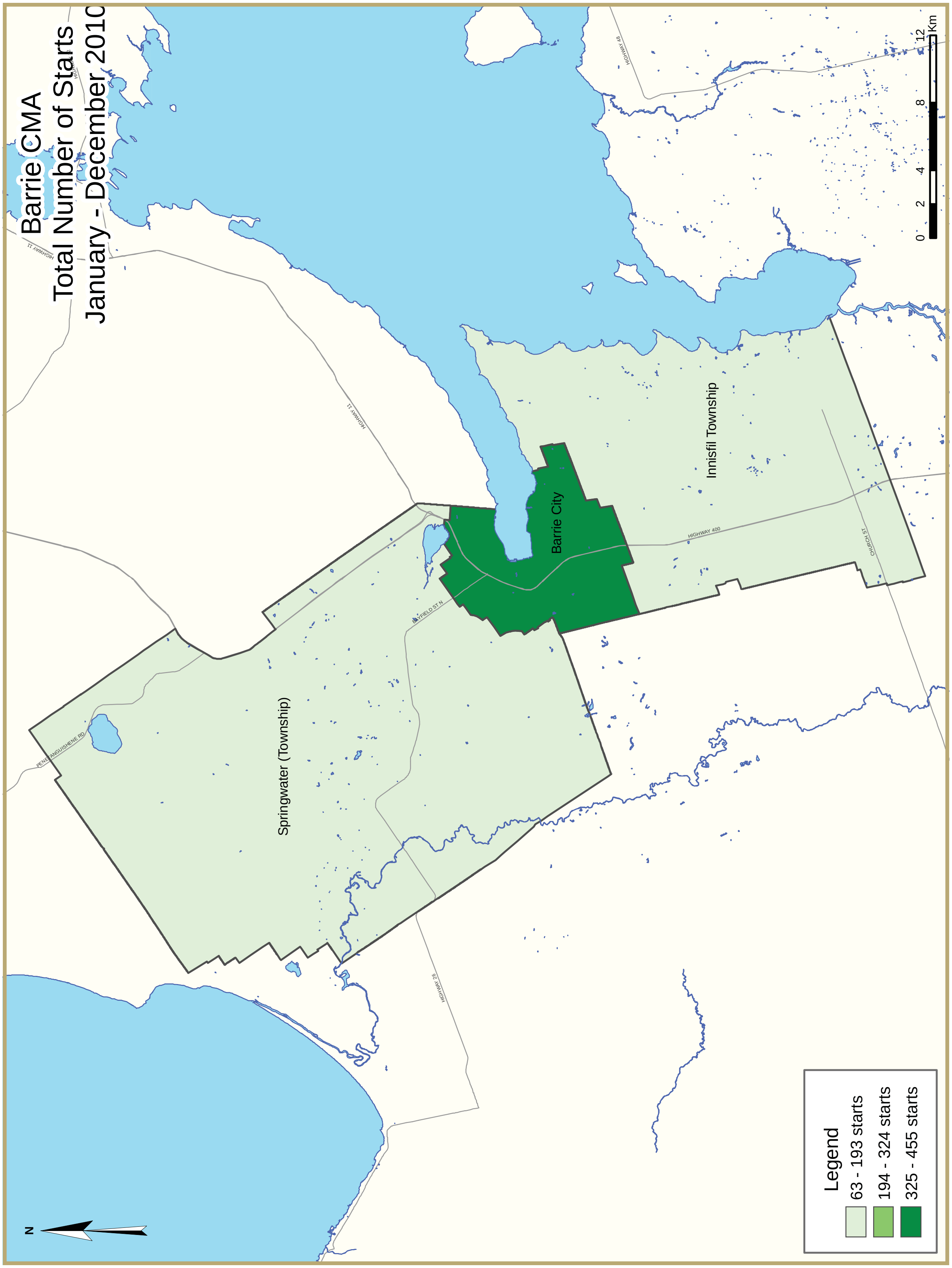

Barrie CMA
Number of Starts (Multiples)
Fourth Quarter 2010
Innisfil Township
Barrie City
Springwater (Township)
HIGHWAY 400
Legend
No starts
18 - 69 starts
70 - 121 starts
0 2 4 8 12
Km
N


Barrie CMA
Number of Starts (Singles)
Fourth Quarter 2010
Innisfil Township
Barrie City
Springwater (Township)
HIGHWAY 400
Legend
14 - 30 starts
31 - 47 starts
48 - 64 starts
0 2 4 8 12
Km
N


Barrie CMA
Total Number of Starts
Fourth Quarter 2010
Innisfil Township
Barrie City
Springwater (Township)
HIGHWAY 400
HIGHWAY 11
HIGHWAY 26
BAYFIELD ST N
PENETANGUISHENE RD
CHURCH ST
0 2 4 8 12 Km
N
Legend
14 - 71 starts
72 - 128 starts
129 - 185 starts


Barrie CMA
Number of Starts (Multiples)
January - December 2010
Innisfil Township
Barrie City
Springwater (Township)
HIGHWAY 400
HIGHWAY 11
HIGHWAY 26
HIGHWAY 48
CHURCH ST
BAYFIELD ST N
PENETANGUISHENE RD
0 2 4 8 12 Km
N
Legend
No starts
36 - 120 starts
121 - 204 starts


Barrie CMA
Number of Starts (Singles)
January - December 2010
Barrie City
Innisfil Township
Springwater (Township)
HIGHWAY 400
HIGHWAY 11
HIGHWAY 26
HIGHWAY 48
BAYFIELD ST N
PENETANGUISHENE RD
Legend
63 - 125 starts
126 - 188 starts
189 - 251 starts
0 2 4 8 12
Km
N


Barrie CMA
Total Number of Starts
January - December 2010
Innisfil Township
Barrie City
Springwater (Township)
HIGHWAY 400
HIGHWAY 11
HIGHWAY 26
Legend
63 - 193 starts
194 - 324 starts
325 - 455 starts
0 2 4 8 12
Km
N

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Barrie CMA Fourth Quarter 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2010	124	4	58	0	23	54	0	0	263
Q4 2009	90	0	0	0	0	90	0	0	180
% Change	37.8	n/a	n/a	n/a	n/a	-40.0	n/a	n/a	46.1
Year-to-date 2010	442	4	105	0	28	72	0	31	682
Year-to-date 2009	292	0	0	0	0	90	0	45	427
% Change	51.4	n/a	n/a	n/a	n/a	-20.0	n/a	-31.1	59.7
UNDER CONSTRUCTION									
Q4 2010	234	2	107	0	23	72	0	31	469
Q4 2009	205	2	54	0	0	237	0	43	541
% Change	14.1	0.0	98.1	n/a	n/a	-69.6	n/a	-27.9	-13.3
COMPLETIONS									
Q4 2010	94	2	12	0	5	0	0	0	113
Q4 2009	103	0	30	0	0	179	0	4	316
% Change	-8.7	n/a	-60.0	n/a	n/a	-100.0	n/a	-100.0	-64.2
Year-to-date 2010	405	4	46	0	17	237	0	43	752
Year-to-date 2009	392	2	101	0	4	219	0	10	728
% Change	3.3	100.0	-54.5	n/a	**	8.2	n/a	**	3.3
COMPLETED & NOT ABSORBED									
Q4 2010	85	0	14	0	0	19	0	0	118
Q4 2009	109	0	6	0	0	26	0	10	151
% Change	-22.0	n/a	133.3	n/a	n/a	-26.9	n/a	-100.0	-21.9
ABSORBED									
Q4 2010	96	0	9	0	17	2	0	3	127
Q4 2009	99	0	46	0	1	178	0	0	324
% Change	-3.0	n/a	-80.4	n/a	**	-98.9	n/a	n/a	-60.8
Year-to-date 2010	433	2	38	0	17	244	0	10	744
Year-to-date 2009	419	2	101	0	30	213	0	0	765
% Change	3.3	0.0	-62.4	n/a	-43.3	14.6	n/a	n/a	-2.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket Fourth Quarter 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Barrie City									
Q4 2010	64	2	42	0	23	54	0	0	185
Q4 2009	47	0	0	0	0	90	0	0	137
Innisfil Town									
Q4 2010	46	2	16	0	0	0	0	0	64
Q4 2009	23	0	0	0	0	0	0	0	23
Springwater Township									
Q4 2010	14	0	0	0	0	0	0	0	14
Q4 2009	20	0	0	0	0	0	0	0	20
Barrie CMA									
Q4 2010	124	4	58	0	23	54	0	0	263
Q4 2009	90	0	0	0	0	90	0	0	180
UNDER CONSTRUCTION									
Barrie City									
Q4 2010	101	0	55	0	23	72	0	31	282
Q4 2009	61	2	15	0	0	237	0	43	358
Innisfil Town									
Q4 2010	122	2	52	0	0	0	0	0	176
Q4 2009	128	0	39	0	0	0	0	0	167
Springwater Township									
Q4 2010	11	0	0	0	0	0	0	0	11
Q4 2009	16	0	0	0	0	0	0	0	16
Barrie CMA									
Q4 2010	234	2	107	0	23	72	0	31	469
Q4 2009	205	2	54	0	0	237	0	43	541
COMPLETIONS									
Barrie City									
Q4 2010	46	2	4	0	5	0	0	0	57
Q4 2009	66	0	16	0	0	155	0	4	241
Innisfil Town									
Q4 2010	32	0	8	0	0	0	0	0	40
Q4 2009	22	0	14	0	0	0	0	0	36
Springwater Township									
Q4 2010	16	0	0	0	0	0	0	0	16
Q4 2009	15	0	0	0	0	24	0	0	39
Barrie CMA									
Q4 2010	94	2	12	0	5	0	0	0	113
Q4 2009	103	0	30	0	0	179	0	4	316

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
Fourth Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Barrie City									
Q4 2010	56	0	14	0	0	11	0	0	81
Q4 2009	82	0	6	0	0	16	0	10	114
Innisfil Town									
Q4 2010	0	0	0	0	0	0	0	0	0
Q4 2009	0	0	0	0	0	0	0	0	0
Springwater Township									
Q4 2010	29	0	0	0	0	8	0	0	37
Q4 2009	27	0	0	0	0	10	0	0	37
Barrie CMA									
Q4 2010	85	0	14	0	0	19	0	0	118
Q4 2009	109	0	6	0	0	26	0	10	151
ABSORBED									
Barrie City									
Q4 2010	49	0	1	0	17	2	0	3	72
Q4 2009	53	0	32	0	1	164	0	0	250
Innisfil Town									
Q4 2010	32	0	8	0	0	0	0	0	40
Q4 2009	22	0	14	0	0	0	0	0	36
Springwater Township									
Q4 2010	15	0	0	0	0	0	0	0	15
Q4 2009	24	0	0	0	0	14	0	0	38
Barrie CMA									
Q4 2010	96	0	9	0	17	2	0	3	127
Q4 2009	99	0	46	0	1	178	0	0	324

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Barrie CMA 2001 - 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	442	4	105	0	28	72	0	31	682
% Change	51.4	n/a	n/a	n/a	n/a	-20.0	n/a	-31.1	59.7
2009	292	0	0	0	0	90	0	45	427
% Change	-66.0	-100.0	-100.0	n/a	-100.0	-75.4	n/a	**	-69.8
2008	858	12	140	0	30	366	0	10	1,416
% Change	15.0	-14.3	-21.3	n/a	**	**	n/a	n/a	44.5
2007	746	14	178	0	5	37	0	0	980
% Change	-23.3	-46.2	107.0	n/a	-78.3	n/a	n/a	-100.0	-16.2
2006	972	26	86	0	23	0	0	62	1,169
% Change	-20.3	-45.8	-57.4	n/a	91.7	n/a	-100.0	n/a	-21.2
2005	1,219	48	202	0	12	0	3	0	1,484
% Change	-35.2	-57.1	-32.4	n/a	9.1	-100.0	n/a	n/a	-39.1
2004	1,882	112	299	0	11	131	0	0	2,435
% Change	4.7	80.6	61.6	n/a	-45.0	162.0	n/a	-100.0	2.8
2003	1,797	62	185	0	20	50	0	254	2,368
% Change	-19.7	-48.3	-38.3	n/a	n/a	n/a	n/a	**	-13.5
2002	2,239	120	300	0	0	0	0	80	2,739
% Change	25.9	-7.7	-11.5	n/a	n/a	n/a	-100.0	-57.0	12.0
2001	1,779	130	339	0	0	0	11	186	2,445

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	% Change
Barrie City	64	47	2	0	65	0	54	90	185	137	35.0
Innisfil Town	46	23	2	0	16	0	0	0	64	23	178.3
Springwater Township	14	20	0	0	0	0	0	0	14	20	-30.0
Barrie CMA	124	90	4	0	81	0	54	90	263	180	46.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Barrie City	251	161	2	0	99	0	103	135	455	296	53.7
Innisfil Town	128	78	2	0	34	0	0	0	164	78	110.3
Springwater Township	63	53	0	0	0	0	0	0	63	53	18.9
Barrie CMA	442	292	4	0	133	0	103	135	682	427	59.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Fourth Quarter 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009
Barrie City	65	0	0	0	54	90	0	0
Innisfil Town	16	0	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	0	0	0
Barrie CMA	81	0	0	0	54	90	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - December 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Barrie City	99	0	0	0	72	90	31	45
Innisfil Town	34	0	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	0	0	0
Barrie CMA	133	0	0	0	72	90	31	45

Table 2.4: Starts by Submarket and by Intended Market Fourth Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009
Barrie City	108	47	77	90	0	0	185	137
Innisfil Town	64	23	0	0	0	0	64	23
Springwater Township	14	20	0	0	0	0	14	20
Barrie CMA	186	90	77	90	0	0	263	180

Table 2.5: Starts by Submarket and by Intended Market January - December 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Barrie City	324	161	100	90	31	45	455	296
Innisfil Town	164	78	0	0	0	0	164	78
Springwater Township	63	53	0	0	0	0	63	53
Barrie CMA	551	292	100	90	31	45	682	427

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Fourth Quarter 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	% Change
Barrie City	46	66	2	0	9	16	0	159	57	241	-76.3
Innisfil Town	32	22	0	0	8	14	0	0	40	36	11.1
Springwater Township	16	15	0	0	0	0	0	24	16	39	-59.0
Barrie CMA	94	103	2	0	17	30	0	183	113	316	-64.2

Table 3.1: Completions by Submarket and by Dwelling Type January - December 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Barrie City	208	197	4	2	36	51	280	205	528	455	16.0
Innisfil Town	129	137	0	0	27	54	0	0	156	191	-18.3
Springwater Township	68	58	0	0	0	0	0	24	68	82	-17.1
Barrie CMA	405	392	4	2	63	105	280	229	752	728	3.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Fourth Quarter 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009
Barrie City	9	16	0	0	0	155	0	4
Innisfil Town	8	14	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	24	0	0
Barrie CMA	17	30	0	0	0	179	0	4

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - December 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Barrie City	36	51	0	0	237	195	43	10
Innisfil Town	27	54	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	24	0	0
Barrie CMA	63	105	0	0	237	219	43	10

Table 3.4: Completions by Submarket and by Intended Market Fourth Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009	Q4 2010	Q4 2009
Barrie City	52	82	5	155	0	4	57	241
Innisfil Town	40	36	0	0	0	0	40	36
Springwater Township	16	15	0	24	0	0	16	39
Barrie CMA	108	133	5	179	0	4	113	316

Table 3.5: Completions by Submarket and by Intended Market January - December 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Barrie City	231	246	254	199	43	10	528	455
Innisfil Town	156	191	0	0	0	0	156	191
Springwater Township	68	58	0	24	0	0	68	82
Barrie CMA	455	495	254	223	43	10	752	728

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Fourth Quarter 2010													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Barrie City													
Q4 2010	0	0.0	1	2.0	6	12.2	23	46.9	19	38.8	49	375,900	395,914
Q4 2009	0	0.0	3	5.7	11	20.8	10	18.9	29	54.7	53	416,666	435,260
Year-to-date 2010	2	0.8	5	2.1	54	22.7	97	40.8	80	33.6	238	368,695	383,000
Year-to-date 2009	3	1.4	12	5.7	54	25.5	69	32.5	74	34.9	212	350,000	389,868
Innisfil Town													
Q4 2010	0	0.0	2	6.3	7	21.9	15	46.9	8	25.0	32	339,900	380,431
Q4 2009	1	4.5	3	13.6	3	13.6	12	54.5	3	13.6	22	330,400	339,007
Year-to-date 2010	0	0.0	7	5.4	48	37.2	52	40.3	22	17.1	129	309,990	381,210
Year-to-date 2009	2	1.5	8	5.8	40	29.2	51	37.2	36	26.3	137	309,990	436,934
Springwater Township													
Q4 2010	0	0.0	0	0.0	1	6.7	6	40.0	8	53.3	15	408,333	460,686
Q4 2009	0	0.0	1	4.2	1	4.2	5	20.8	17	70.8	24	473,742	533,096
Year-to-date 2010	0	0.0	0	0.0	1	1.5	15	22.7	50	75.8	66	446,667	545,264
Year-to-date 2009	0	0.0	1	1.4	2	2.9	16	22.9	51	72.9	70	476,208	545,376
Barrie CMA													
Q4 2010	0	0.0	3	3.1	14	14.6	44	45.8	35	36.5	96	374,995	400,874
Q4 2009	1	1.0	7	7.1	15	15.2	27	27.3	49	49.5	99	399,990	437,589
Year-to-date 2010	2	0.5	12	2.8	103	23.8	164	37.9	152	35.1	433	363,333	407,200
Year-to-date 2009	5	1.2	21	5.0	96	22.9	136	32.5	161	38.4	419	351,990	431,237

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2010						
Submarket	Q4 2010	Q4 2009	% Change	YTD 2010	YTD 2009	% Change
Barrie City	395,914	435,260	-9.0	383,000	389,868	-1.8
Innisfil Town	380,431	339,007	12.2	381,210	436,934	-12.8
Springwater Township	460,686	533,096	-13.6	545,264	545,376	0.0
Barrie CMA	400,874	437,589	-8.4	407,200	431,237	-5.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Barrie
Fourth Quarter 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	129	-44.4	238	638	652	36.5	259,672	2.5	262,148
	February	205	-37.3	273	555	595	45.9	242,257	-6.3	242,903
	March	313	-6.8	296	763	605	48.9	256,807	0.2	259,290
	April	412	-8.4	328	741	551	59.5	250,134	-4.6	259,649
	May	505	-3.4	376	814	623	60.4	273,296	-2.0	265,015
	June	572	18.9	397	733	625	63.5	270,469	1.5	267,036
	July	449	4.2	387	689	632	61.2	266,219	1.4	269,023
	August	394	12.3	398	608	636	62.6	263,217	-1.5	258,489
	September	422	19.5	410	658	620	66.1	269,755	3.5	272,885
	October	389	38.9	453	606	663	68.3	268,331	2.7	270,271
	November	329	104.3	403	431	640	63.0	264,131	2.7	267,396
	December	207	55.6	369	266	660	55.9	261,899	-4.3	261,639
2010	January	204	58.1	386	600	630	61.3	270,340	4.1	272,314
	February	278	35.6	362	663	714	50.7	278,336	14.9	279,663
	March	468	49.5	448	972	780	57.4	273,148	6.4	277,013
	April	541	31.3	390	957	703	55.5	282,252	12.8	292,078
	May	439	-13.1	317	853	669	47.4	284,392	4.1	272,311
	June	461	-19.4	326	767	649	50.2	285,476	5.5	279,884
	July	309	-31.2	270	645	627	43.1	267,768	0.6	264,278
	August	330	-16.2	298	588	606	49.2	294,954	12.1	293,906
	September	332	-21.3	323	669	662	48.8	316,167	17.2	323,082
	October	277	-28.8	327	580	656	49.8	270,906	1.0	273,318
	November	273	-17.0	308	454	650	47.4	272,261	3.1	275,447
	December	193	-6.8	350	260	662	52.9	277,454	5.9	280,097
	Q4 2009	925	61.1		1,303			265,398	0.9	
	Q4 2010	743	-19.7		1,294			273,105	2.9	
	YTD 2009	4,326	6.6		7,502			263,959	0.0	
	YTD 2010	4,105	-5.1		8,008			281,966	6.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
Fourth Quarter 2010

		Interest Rates			NHPI, Total, (Ontario) 1997=100	CPI, 2002 =100 (Ontario)	Barrie Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			I Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.6	112.4	90.3	7.9	67.6	802
	February	627	5.00	5.79	146.6	113.1	88.2	9.0	66.5	818
	March	613	4.50	5.55	146.2	113.7	87.8	10.9	66.9	840
	April	596	3.90	5.25	145.5	113.2	87.6	10.8	67.1	849
	May	596	3.90	5.25	145.1	114.0	87.6	10.8	67.0	865
	June	631	3.75	5.85	145.1	114.2	86.7	10.9	65.9	880
	July	631	3.75	5.85	145.3	113.7	86.9	10.6	65.8	887
	August	631	3.75	5.85	145.4	113.7	87.3	9.6	65.6	873
	September	610	3.70	5.49	146.1	113.8	88.2	8.5	65.6	866
	October	630	3.80	5.84	146.5	113.9	89.0	7.5	65.6	849
	November	616	3.60	5.59	147.2	114.6	89.7	7.4	65.9	849
	December	610	3.60	5.49	148.0	114.1	91.5	8.2	67.4	845
2010	January	610	3.60	5.49	148.7	114.5	93.4	8.3	69.1	839
	February	604	3.60	5.39	148.2	115.1	94.8	9.2	70.5	827
	March	631	3.60	5.85	148.5	115.3	95.3	10.6	71.2	806
	April	655	3.80	6.25	148.8	115.7	95.6	9.7	71.3	809
	May	639	3.70	5.99	149.5	116.2	95.9	9.4	71.1	803
	June	633	3.60	5.89	149.9	116.0	96.3	9.2	70.9	791
	July	627	3.50	5.79	149.8	117.0	96.3	9.3	71.0	782
	August	604	3.30	5.39	150.1	117.0	96.9	9.3	71.5	783
	September	604	3.30	5.39	150.1	117.1	97.9	10.0	72.8	803
	October	598	3.20	5.29	150.4	117.8	98.4	10.2	73.6	820
	November	607	3.35	5.44	151.0	118.0	98.4	10.2	73.2	851
	December	592	3.35	5.19		117.9	97.8	9.3	71.7	872

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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