HOUSING MARKET INFORMATION

HOUSING NOW
Barrie CMA

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Third Quarter 2012

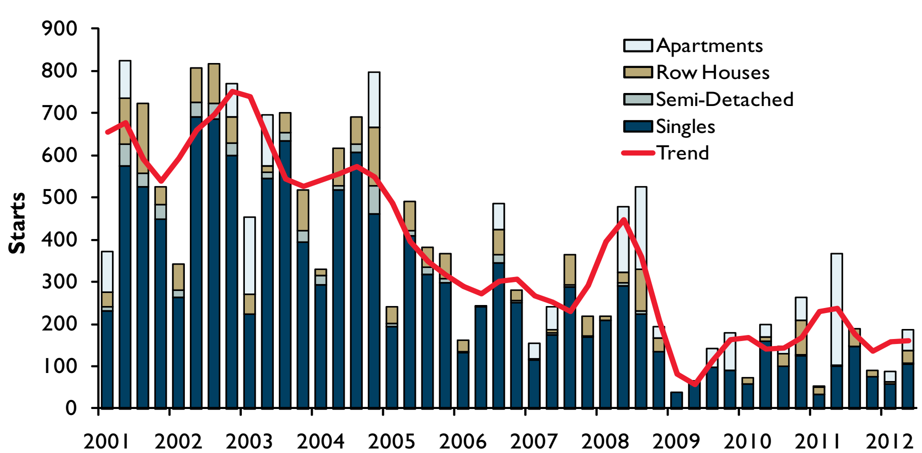
New Home Market

After adjusting for seasonal and irregular factors, total starts in the second quarter of 2012 were virtually unchanged from the first quarter. However, compared to the same quarter last year, actual total starts were down significantly due to fewer apartment starts. Last year, a few large projects in the City of Barrie pushed total starts up for that quarter. Aside from apartments, starts of all other housing types were above the level last year. The number of row and semi-detached homes can fluctuate significantly from quarter to quarter, but singles are relatively stable. Although singles are up about six per cent compared to last year, they have been virtually unchanged over the past year following adjustment for seasonal and irregular factors. Both the low mortgage rates and rising employment support housing demand.

Since the first quarter of 2012 total employment in Barrie has increased by about 1,500 jobs. Close to 60 per cent of these new jobs are full-time jobs. Furthermore, goods-sector jobs are turning the corner. Since the first quarter, jobs in the goods sector have increased by close to 14 per cent.

Figure 1

Barrie CMA Housing Starts



Source: CMHC

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Since the second quarter of 2011, the number of homes under construction has averaged at 470 units. The majority of these units are apartments. Barrie is becoming a denser metropolitan area as given population growth, space constraints and declining household size as the population ages. Generally apartments take longer to complete than other housing types. In fact, one of the apartment buildings started in the second quarter of 2011 is still under construction. This limits the resources available to commence new housing. The resources in use elsewhere are affecting starts even though demand is there given an improving economy.

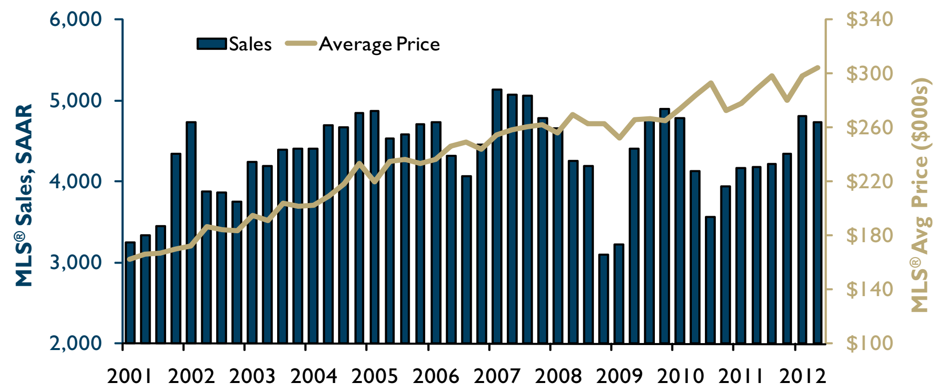
The average price of a recently completed single-detached home increased close to one per cent from last quarter. The average new home price has been quite volatile, but since peaking at nearly $480,000 in late 2009, the fluctuations have dampened. The median price, which is a better indicator of overall price appreciation, has been relatively flat over the past year. A wider gap between the average and the median price implies that a few homes with relatively high prices are pulling up the average price. In the second quarter of 2012, the mix of homes completed was similar to that of the previous quarter and also the quarter a year ago.

Resale Homes

After seasonal adjustment, existing home sales in the second quarter decreased from the previous quarter by just over one per cent. Despite the slight decrease from the previous quarter, sales this quarter remained above the quarterly average since the first quarter of 2008.

Figure 2

Barrie MLS® Sales* and Average Price*



Source: CMHC adapted from CREA (MLS®)
* Both sales and prices are seasonally adjusted. In addition, quarterly sales data are multiplied by 4 to show an annual rate. MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Recent employment growth in Barrie supported the relatively high level of sales activity. However, lower mortgage rates during the first quarter may have pulled some home purchases forward into the early months of 2012. Even though many people that wanted to purchase have already done so in previous periods, the sustained high level of sales indicates people are still attracted to the existing homes market. Investor activity has diminished in Barrie. Currently, individuals that are purchasing homes will ultimately use these homes as their primary residence and not for rental purposes.

New listings continue to remain flat since the latter half of 2010 and are in the 1,800-1,900 range per quarter. New listings have decreased by less than one half a per cent from the first quarter of 2012. Relatively flat price growth means potential home sellers will take a wait and see attitude and are in no hurry to list their homes for sale.. Overall the market remained tight. Current new listings and sales activity places Barrie in a seller's market.

The average price has come off from the first quarter of 2012. Currently the average price is in the low $290,000s. It is a significant decrease from the $300,000+ level of the first quarter. Last quarter many buyers took advantage of interest rates that were at historic lows. This fuelled sales and thus price growth. Now that interest increases are not expected until next year, buyers are not hurrying to the market.

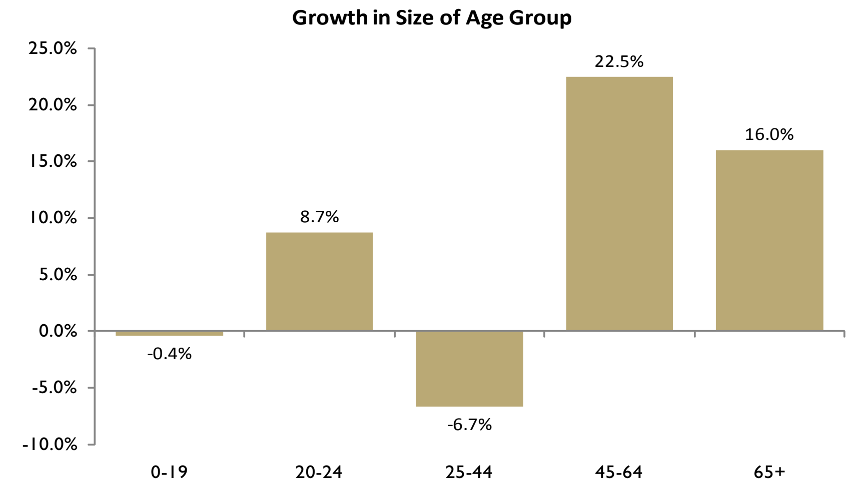
Older Age Groups Increase in Barrie

Between 2006 and 2011, certain age groups within the Barrie population grew significantly. In particular the 20-24, 45-64, and the 65+ age groups grew between these years.

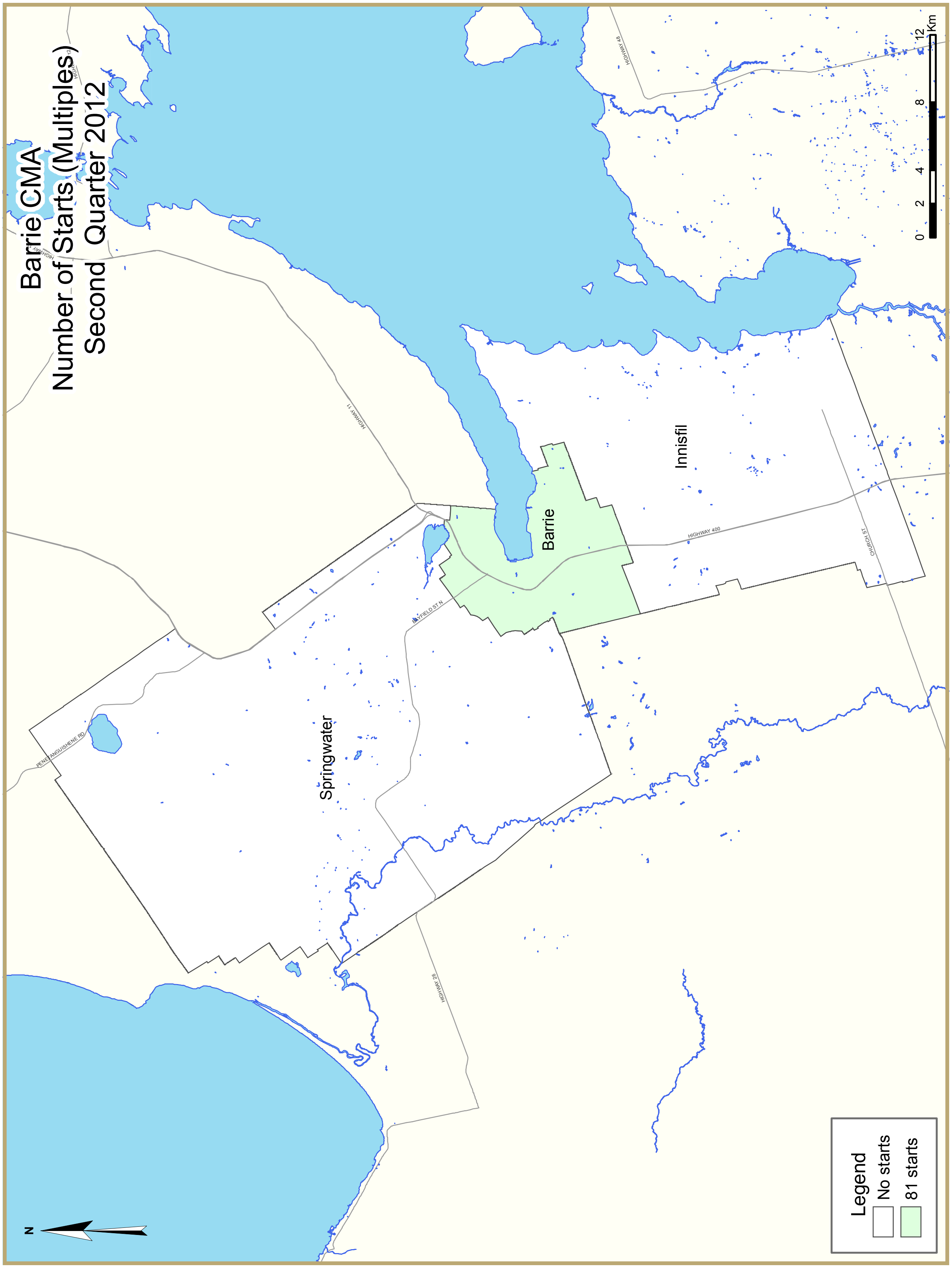
Overall, Barrie is becoming an older metropolitan region. From the previous census to the most recent done in 2011 the share of the population which is older than 45 years of age has increased while the share under 45 has decreased.

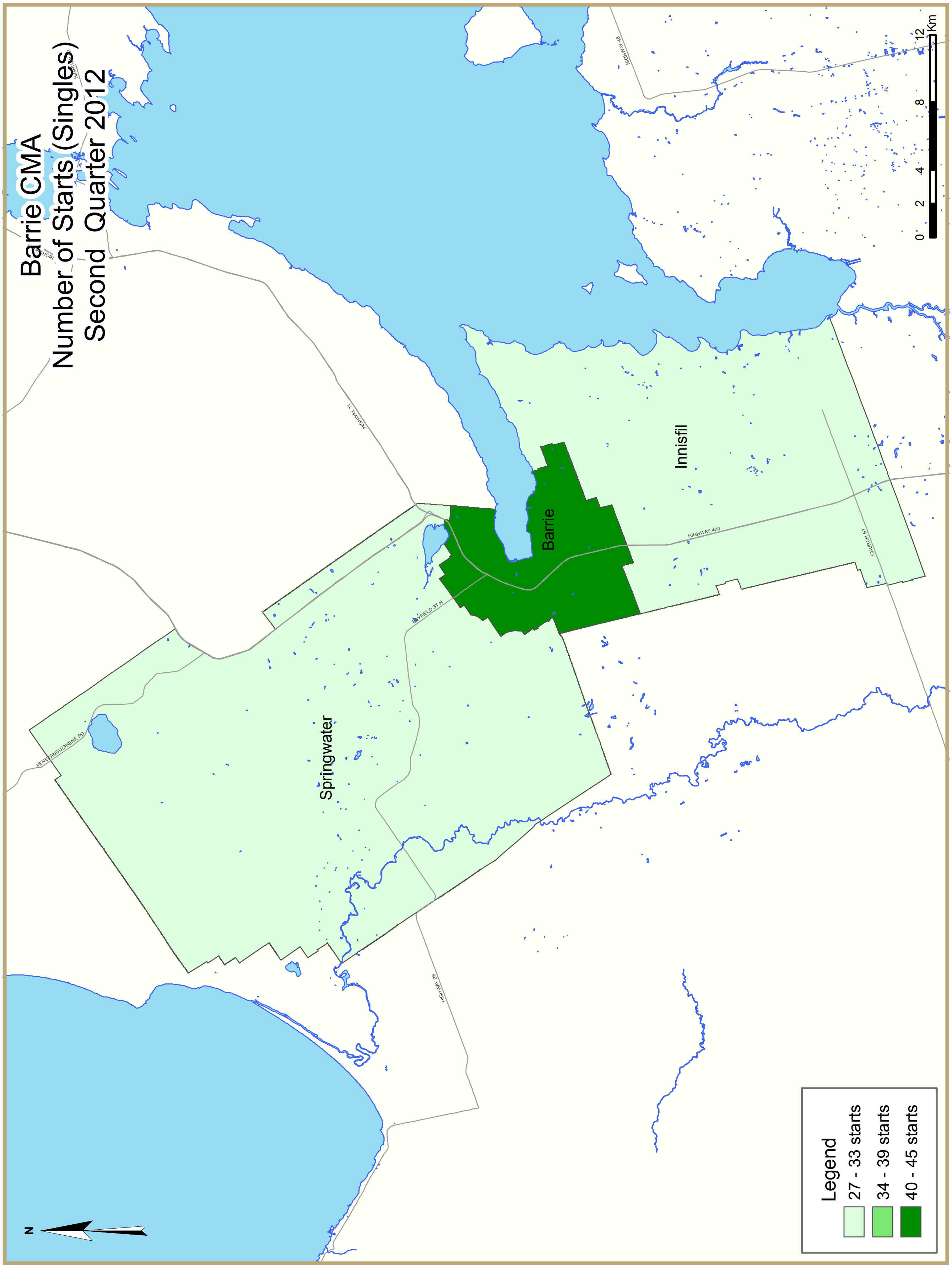
Given the economic growth in Barrie in the 2000s many young people particularly those 25-44 moved to Barrie for work, affordable housing and the lifestyle. Many of the households that put down roots in the area in the 2000s have aged in place and are now moving into the later stages of life. Families have made the transitions from first time buyers to repeat buyers and beyond.

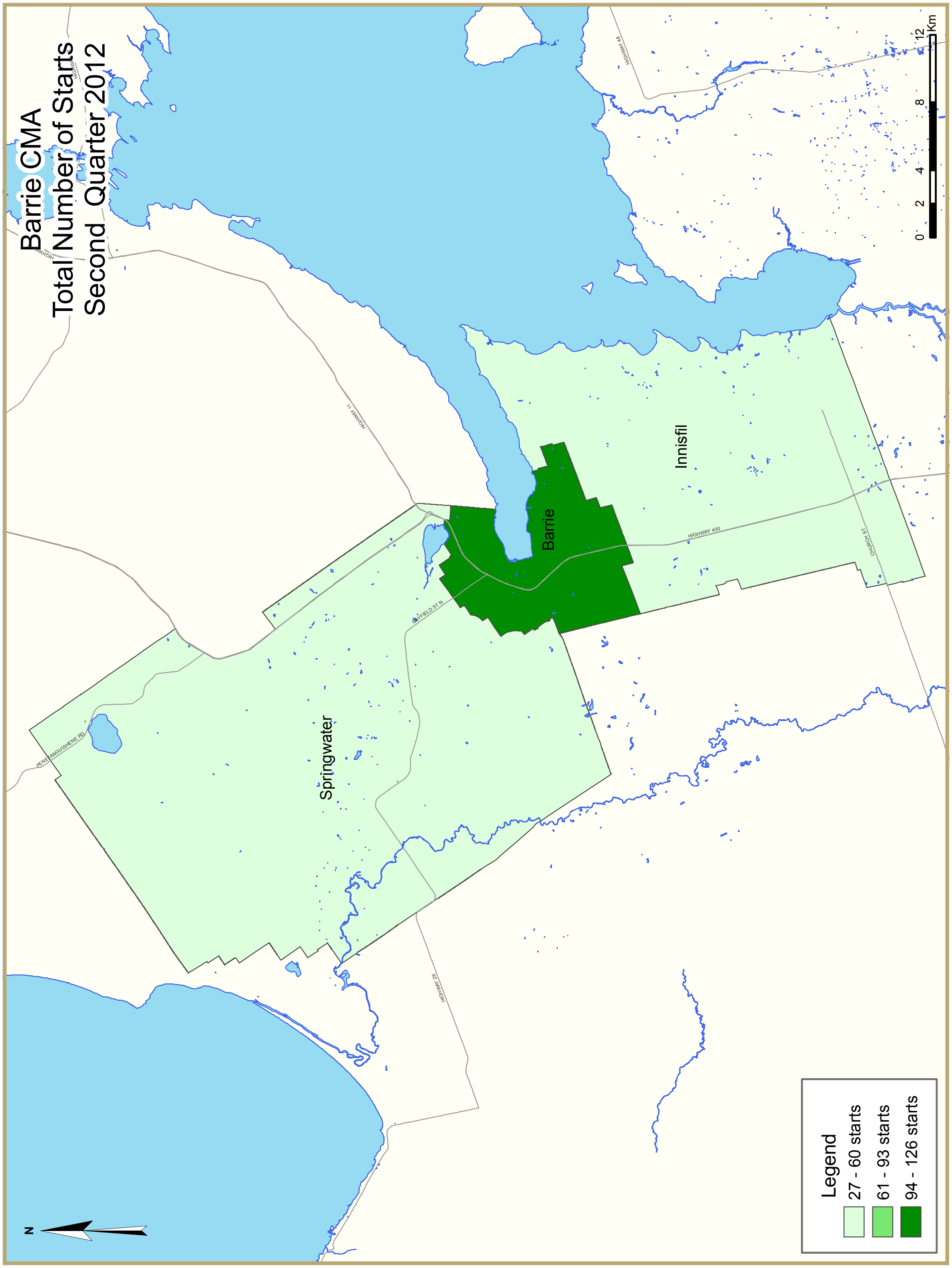
Figure 3

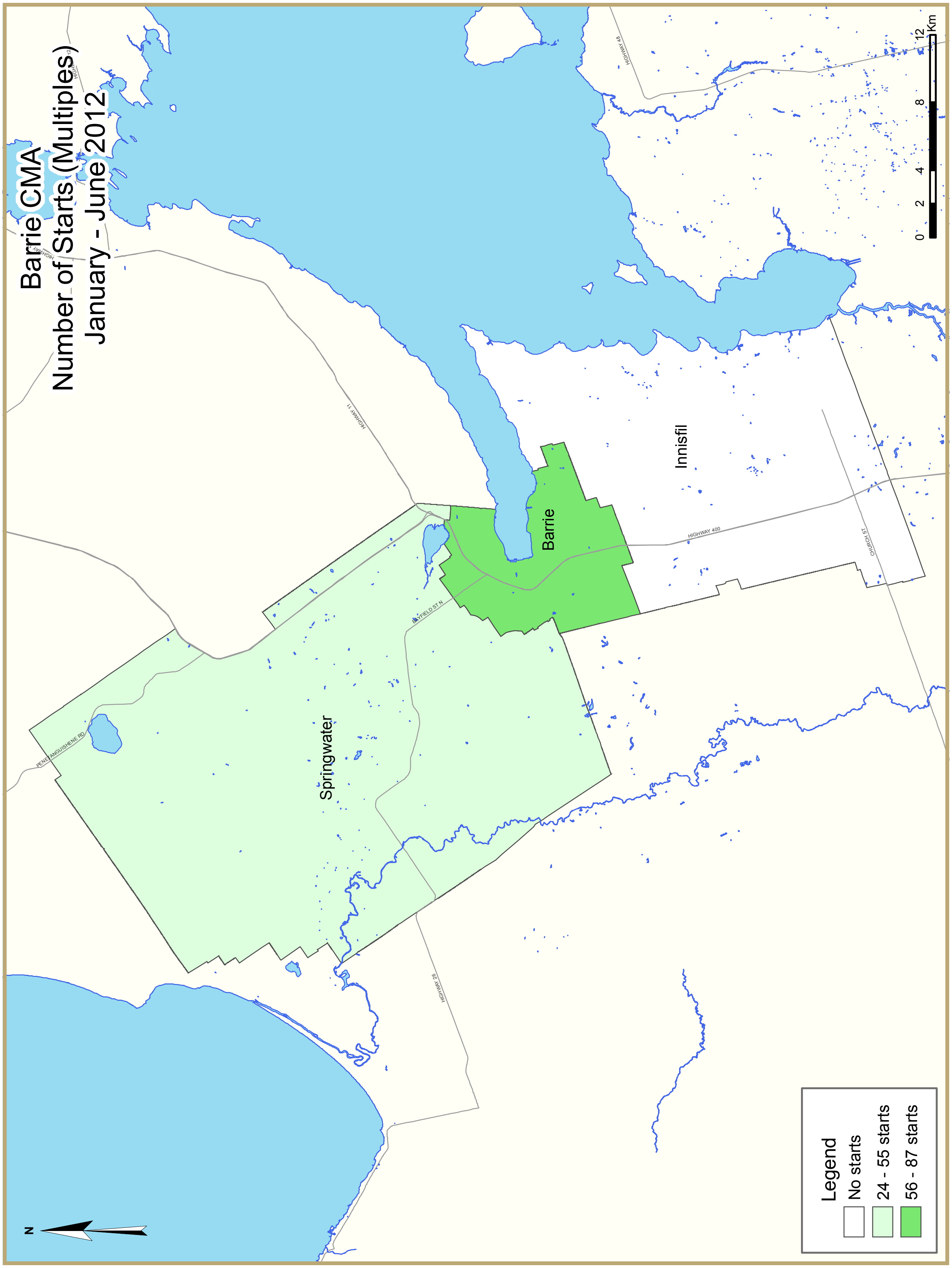


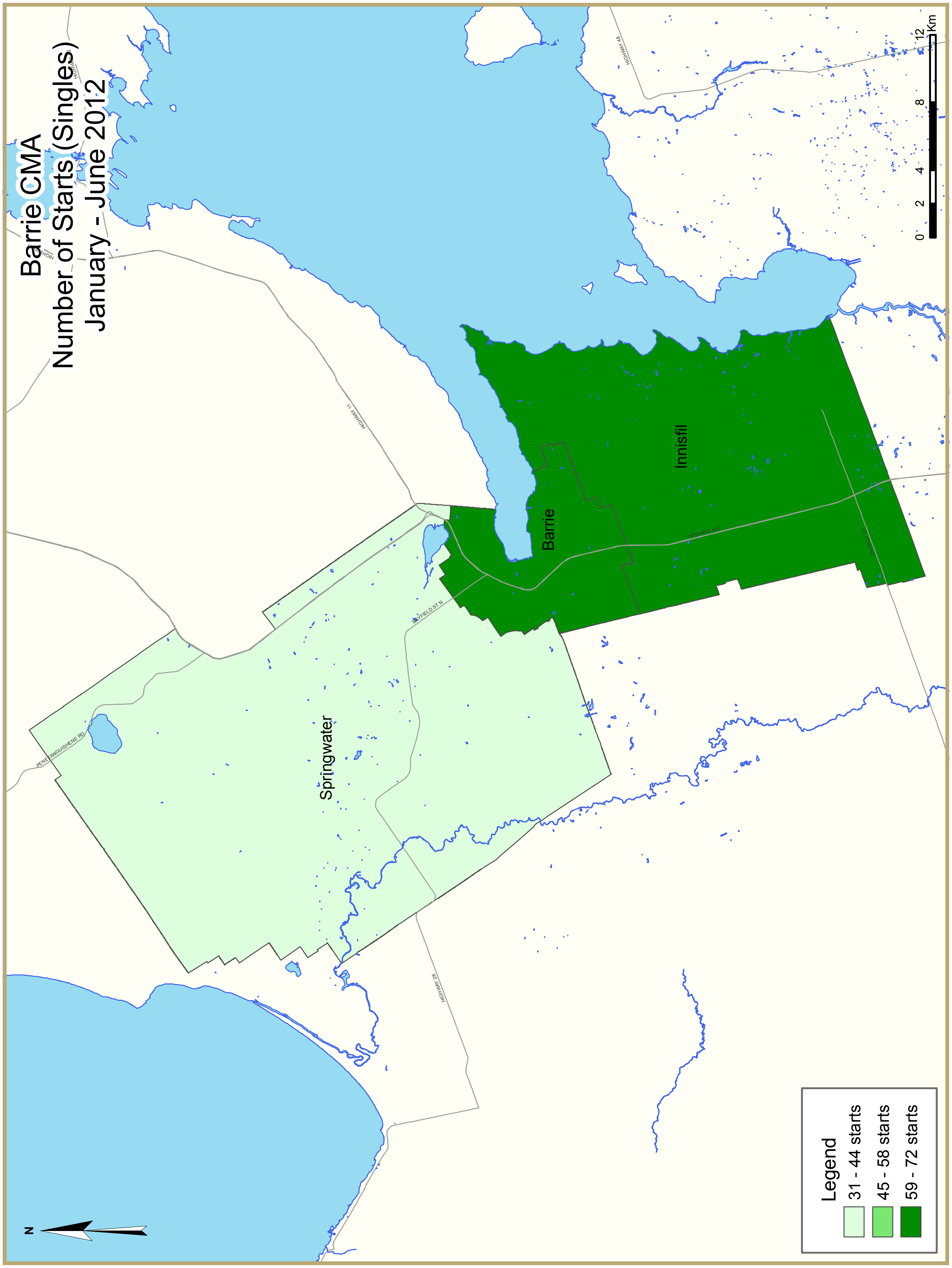
Source: Statistics Canada

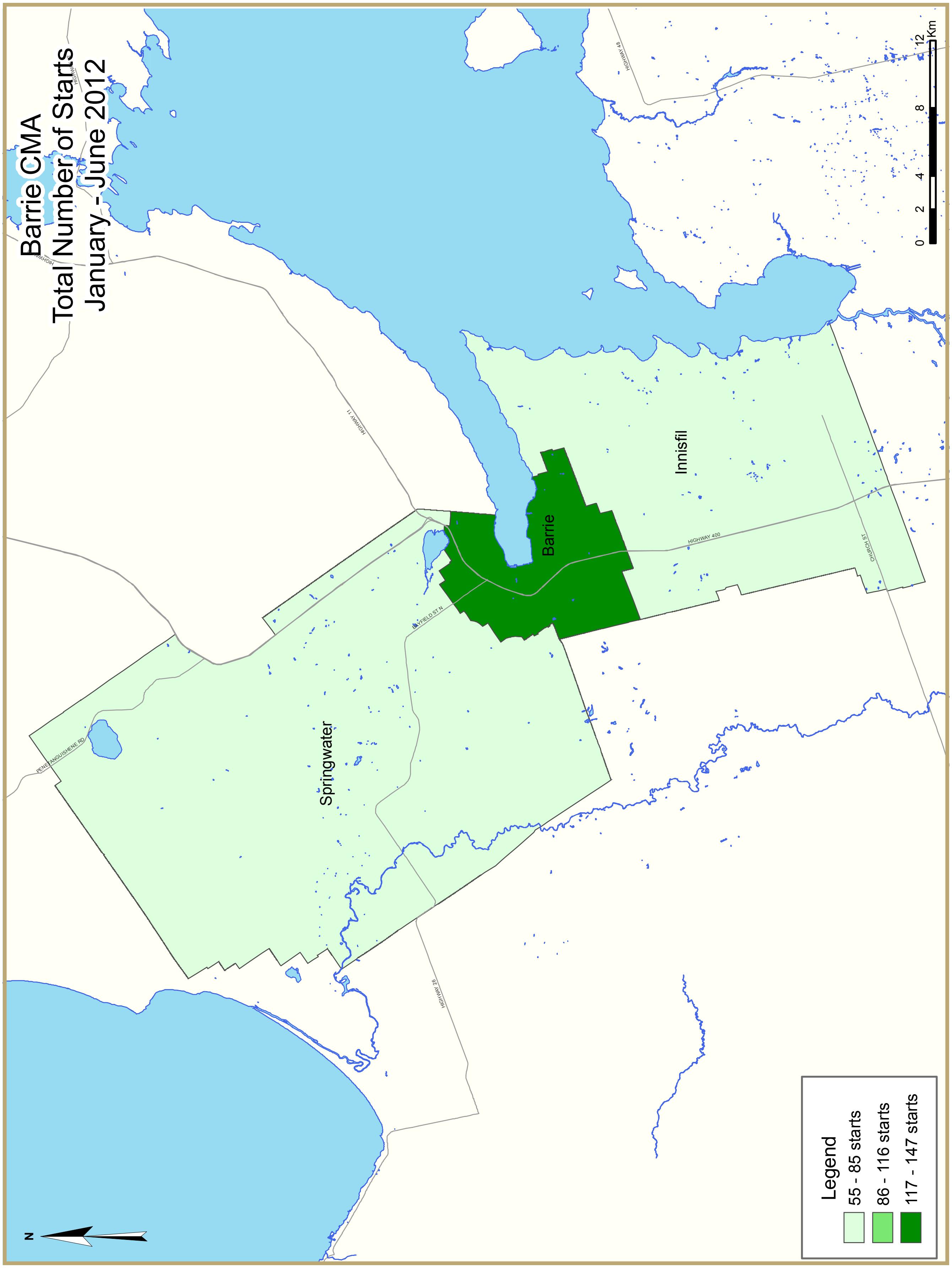

Barrie CMA
Number of Starts (Multiples)
Second Quarter 2012
Innisfil
Barrie
Springwater
HIGHWAY 400
HIGHWAY 11
HIGHWAY 26
HIGHWAY 48
BAYFIELD ST N
PENETANGUISHENE RD
CHURCH ST
Legend
No starts
81 starts
0 2 4 8 12
Km
N


Barrie CMA
Number of Starts (Singles)
Second Quarter 2012
Innisfil
Barrie
Springwater
HIGHWAY 400
HIGHWAY 11
HIGHWAY 26
Legend
27 - 33 starts
34 - 39 starts
40 - 45 starts
0 2 4 8 12
Km
N


Barrie CMA
Total Number of Starts
Second Quarter 2012
Innisfil
Barrie
Springwater
HIGHWAY 400
Legend
27 - 60 starts
61 - 93 starts
94 - 126 starts
Km
N


Barrie CMA
Number of Starts (Multiples)
January - June 2012
Innisfil
Barrie
Springwater
HIGHWAY 400
HIGHWAY 11
HIGHWAY 26
BAYFIELD ST N
PENETANGUISHENE RD
Legend
No starts
24 - 55 starts
56 - 87 starts
0 2 4 8 12 Km
N


Barrie CMA
Number of Starts (Singles)
January - June 2012
Innisfil
Barrie
Springwater
Legend
31 - 44 starts
45 - 58 starts
59 - 72 starts
0 2 4 8 12
Km
N


Barrie CMA
Total Number of Starts
January - June 2012
Innisfil
Barrie
Springwater
HIGHWAY 400
Legend
55 - 85 starts
86 - 116 starts
117 - 147 starts
0 2 4 8 12
Km
N

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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
Second Quarter 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2012	105	2	15	0	16	48	0	0	186
Q2 2011	99	0	4	0	0	265	0	0	368
% Change	6.1	n/a	**	n/a	n/a	-81.9	n/a	n/a	-49.5
Year-to-date 2012	163	2	19	0	16	72	0	2	274
Year-to-date 2011	132	0	12	0	10	265	0	2	421
% Change	23.5	n/a	58.3	n/a	60.0	-72.8	n/a	0.0	-34.9
UNDER CONSTRUCTION									
Q2 2012	202	2	46	0	22	241	0	0	513
Q2 2011	169	2	52	0	0	265	0	0	488
% Change	19.5	0.0	-11.5	n/a	n/a	-9.1	n/a	n/a	5.1
COMPLETIONS									
Q2 2012	59	0	12	0	0	0	0	2	73
Q2 2011	102	0	17	0	55	62	0	31	267
% Change	-42.2	n/a	-29.4	n/a	-100.0	-100.0	n/a	-93.5	-72.7
Year-to-date 2012	113	0	43	0	0	0	0	2	158
Year-to-date 2011	195	0	41	0	65	62	0	33	396
% Change	-42.1	n/a	4.9	n/a	-100.0	-100.0	n/a	-93.9	-60.1
COMPLETED & NOT ABSORBED									
Q2 2012	57	0	17	0	13	0	0	2	89
Q2 2011	77	0	13	0	16	33	0	0	139
% Change	-26.0	n/a	30.8	n/a	-18.8	-100.0	n/a	n/a	-36.0
ABSORBED									
Q2 2012	63	0	12	0	1	0	0	0	76
Q2 2011	106	0	18	1	56	43	0	0	224
% Change	-40.6	n/a	-33.3	-100.0	-98.2	-100.0	n/a	n/a	-66.1
Year-to-date 2012	141	1	28	0	1	40	0	0	211
Year-to-date 2011	202	0	27	1	64	48	0	2	344
% Change	-30.2	n/a	3.7	-100.0	-98.4	-16.7	n/a	-100.0	-38.7

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

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2012

	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									
Q2 2012	45	2	15	0	16	48	0	0	126
Q2 2011	52	0	4	0	0	265	0	0	321
Innisfil Town									
Q2 2012	33	0	0	0	0	0	0	0	33
Q2 2011	31	0	0	0	0	0	0	0	31
Springwater Town									
Q2 2012	27	0	0	0	0	0	0	0	27
Q2 2011	16	0	0	0	0	0	0	0	16
Barrie CMA									
Q2 2012	105	2	15	0	16	48	0	0	186
Q2 2011	99	0	4	0	0	265	0	0	368
UNDER CONSTRUCTION									
Barrie City									
Q2 2012	51	2	9	0	22	217	0	0	301
Q2 2011	64	0	10	0	0	265	0	0	339
Innisfil Town									
Q2 2012	131	0	37	0	0	0	0	0	168
Q2 2011	89	2	42	0	0	0	0	0	133
Springwater Town									
Q2 2012	20	0	0	0	0	24	0	0	44
Q2 2011	16	0	0	0	0	0	0	0	16
Barrie CMA									
Q2 2012	202	2	46	0	22	241	0	0	513
Q2 2011	169	2	52	0	0	265	0	0	488
COMPLETIONS									
Barrie City									
Q2 2012	24	0	4	0	0	0	0	2	30
Q2 2011	55	0	7	0	55	62	0	31	210
Innisfil Town									
Q2 2012	22	0	8	0	0	0	0	0	30
Q2 2011	44	0	10	0	0	0	0	0	54
Springwater Town									
Q2 2012	13	0	0	0	0	0	0	0	13
Q2 2011	3	0	0	0	0	0	0	0	3
Barrie CMA									
Q2 2012	59	0	12	0	0	0	0	2	73
Q2 2011	102	0	17	0	55	62	0	31	267

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

Table 1.1: Housing Activity Summary by Submarket Second Quarter 2012									
	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									
Q2 2012	34	0	17	0	13	0	0	2	66
Q2 2011	61	0	13	0	16	26	0	0	116
Innisfil Town									
Q2 2012	0	0	0	0	0	0	0	0	0
Q2 2011	0	0	0	0	0	0	0	0	0
Springwater Town									
Q2 2012	23	0	0	0	0	0	0	0	23
Q2 2011	16	0	0	0	0	7	0	0	23
Barrie CMA									
Q2 2012	57	0	17	0	13	0	0	2	89
Q2 2011	77	0	13	0	16	33	0	0	139
ABSORBED									
Barrie City									
Q2 2012	30	0	4	0	1	0	0	0	35
Q2 2011	49	0	8	1	56	42	0	0	156
Innisfil Town									
Q2 2012	22	0	8	0	0	0	0	0	30
Q2 2011	44	0	10	0	0	0	0	0	54
Springwater Town									
Q2 2012	11	0	0	0	0	0	0	0	11
Q2 2011	13	0	0	0	0	1	0	0	14
Barrie CMA									
Q2 2012	63	0	12	0	1	0	0	0	76
Q2 2011	106	0	18	1	56	43	0	0	224

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

Table 1.2: History of Housing Starts of Barrie CMA
2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	354	1	58	0	20	265	0	2	700
% Change	-19.9	-75.0	-44.8	n/a	-28.6	**	n/a	-93.5	2.6
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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Second Quarter 2012												
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	% Change
Barrie City	45	52	2	0	31	4	48	265	126	321	-60.7
Innisfil Town	33	31	0	0	0	0	0	0	33	31	6.5
Springwater Town	27	16	0	0	0	0	0	0	27	16	68.8
Barrie CMA	105	99	2	0	31	4	48	265	186	368	-49.5

Table 2.1: Starts by Submarket and by Dwelling Type January - June 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Barrie City	60	69	2	0	35	22	50	267	147	358	-58.9
Innisfil Town	72	45	0	0	0	0	0	0	72	45	60.0
Springwater Town	31	18	0	0	0	0	24	0	55	18	**
Barrie CMA	163	132	2	0	35	22	74	267	274	421	-34.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Second Quarter 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
Barrie City	31	4	0	0	48	265	0	0
Innisfil Town	0	0	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	31	4	0	0	48	265	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Barrie City	35	22	0	0	48	265	2	2
Innisfil Town	0	0	0	0	0	0	0	0
Springwater Town	0	0	0	0	24	0	0	0
Barrie CMA	35	22	0	0	72	265	2	2

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
Barrie City	62	56	64	265	0	0	126	321
Innisfil Town	33	31	0	0	0	0	33	31
Springwater Town	27	16	0	0	0	0	27	16
Barrie CMA	122	103	64	265	0	0	186	368

Table 2.5: Starts by Submarket and by Intended Market January - June 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Barrie City	81	81	64	275	2	2	147	358
Innisfil Town	72	45	0	0	0	0	72	45
Springwater Town	31	18	24	0	0	0	55	18
Barrie CMA	184	144	88	275	2	2	274	421

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Second Quarter 2012												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	% Change
Barrie City	24	55	0	0	4	62	2	93	30	210	-85.7
Innisfil Town	22	44	0	0	8	10	0	0	30	54	-44.4
Springwater Town	13	3	0	0	0	0	0	0	13	3	**
Barrie CMA	59	102	0	0	12	72	2	93	73	267	-72.7

Table 3.1: Completions by Submarket and by Dwelling Type January - June 2012											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Barrie City	46	104	0	0	28	96	2	95	76	295	-74.2
Innisfil Town	46	78	0	0	15	10	0	0	61	88	-30.7
Springwater Town	21	13	0	0	0	0	0	0	21	13	61.5
Barrie CMA	113	195	0	0	43	106	2	95	158	396	-60.1

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market Second Quarter 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
Barrie City	4	62	0	0	0	62	2	31
Innisfil Town	8	10	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	12	72	0	0	0	62	2	31

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - June 2012								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Barrie City	28	96	0	0	0	62	2	33
Innisfil Town	15	10	0	0	0	0	0	0
Springwater Town	0	0	0	0	0	0	0	0
Barrie CMA	43	106	0	0	0	62	2	33

Table 3.4: Completions by Submarket and by Intended Market Second Quarter 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011	Q2 2012	Q2 2011
Barrie City	28	62	0	117	2	31	30	210
Innisfil Town	30	54	0	0	0	0	30	54
Springwater Town	13	3	0	0	0	0	13	3
Barrie CMA	71	119	0	117	2	31	73	267

Table 3.5: Completions by Submarket and by Intended Market January - June 2012								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Barrie City	74	135	0	127	2	33	76	295
Innisfil Town	61	88	0	0	0	0	61	88
Springwater Town	21	13	0	0	0	0	21	13
Barrie CMA	156	236	0	127	2	33	158	396

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Second Quarter 2012													
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													
Q2 2012	0	0.0	1	3.3	3	10.0	19	63.3	7	23.3	30	366,990	366,823
Q2 2011	0	0.0	1	2.0	2	4.0	24	48.0	23	46.0	50	391,990	412,639
Year-to-date 2012	0	0.0	1	1.5	4	6.2	39	60.0	21	32.3	65	369,490	375,809
Year-to-date 2011	0	0.0	3	3.1	10	10.3	55	56.7	29	29.9	97	362,900	381,300
Innisfil Town													
Q2 2012	0	0.0	0	0.0	2	9.1	13	59.1	7	31.8	22	369,990	499,263
Q2 2011	5	11.4	1	2.3	7	15.9	18	40.9	13	29.5	44	345,995	417,208
Year-to-date 2012	0	0.0	0	0.0	4	8.7	29	63.0	13	28.3	46	369,990	455,206
Year-to-date 2011	6	7.7	2	2.6	16	20.5	38	48.7	16	20.5	78	329,945	389,530
Springwater Town													
Q2 2012	0	0.0	0	0.0	1	9.1	4	36.4	6	54.5	11	480,000	482,118
Q2 2011	1	7.7	1	7.7	0	0.0	2	15.4	9	69.2	13	416,667	565,897
Year-to-date 2012	0	0.0	1	3.3	1	3.3	8	26.7	20	66.7	30	473,333	514,902
Year-to-date 2011	3	11.5	1	3.8	0	0.0	2	7.7	20	76.9	26	491,667	600,743
Barrie CMA													
Q2 2012	0	0.0	1	1.6	6	9.5	36	57.1	20	31.7	63	369,990	433,203
Q2 2011	6	5.6	3	2.8	9	8.4	44	41.1	45	42.1	107	385,890	433,138
Year-to-date 2012	0	0.0	2	1.4	9	6.4	76	53.9	54	38.3	141	374,990	431,305
Year-to-date 2011	9	4.5	6	3.0	26	12.9	95	47.3	65	32.3	201	359,990	412,880

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2012						
Submarket	Q2 2012	Q2 2011	% Change	YTD 2012	YTD 2011	% Change
Barrie City	366,823	412,639	-11.1	375,809	381,300	-1.4
Innisfil Town	499,263	417,208	19.7	455,206	389,530	16.9
Springwater Town	482,118	565,897	-14.8	514,902	600,743	-14.3
Barrie CMA	433,203	433,138	0.0	431,305	412,880	4.5

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Barrie
Second Quarter 2012

		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
2011	January	197	-3.4	354	577	642	55.1	274,821	1.7	281,070
	February	284	2.2	354	614	641	55.2	273,042	-1.9	283,854
	March	379	-19.0	334	808	625	53.4	282,997	3.6	289,150
	April	427	-21.1	357	842	643	55.5	288,409	2.2	277,805
	May	449	2.3	319	815	622	51.3	285,610	0.4	267,638
	June	501	8.7	369	750	648	56.9	291,073	2.0	282,150
	July	380	23.0	348	653	646	53.9	303,739	13.4	295,859
	August	401	21.5	354	655	646	54.8	299,921	1.7	301,138
	September	387	16.6	352	655	647	54.4	292,153	-7.6	300,776
	October	312	12.6	359	607	662	54.2	274,686	1.4	286,078
	November	321	17.6	373	459	632	59.0	280,581	3.1	291,136
	December	190	-1.6	354	241	622	56.9	290,769	4.8	293,694
2012	January	218	10.7	365	560	605	60.3	288,549	5.0	300,777
	February	371	30.6	449	662	642	69.9	300,530	10.1	308,509
	March	418	10.3	387	778	640	60.5	301,314	6.5	312,425
	April	488	14.3	391	861	653	59.9	308,186	6.9	292,731
	May	544	21.2	398	801	590	67.5	304,185	6.5	295,726
	June	516	3.0	395	726	639	61.8	300,979	3.4	287,982
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2011	1,377	-4.4		2,407			288,465	1.6	
	Q2 2012	1,548	12.4		2,388			304,377	5.5	
	YTD 2011	2,237	-6.4		4,406			284,379	1.6	
	YTD 2012	2,555	14.2		4,388			301,967	6.2	

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 Second Quarter 2012											
		Interest Rates			NHPI, Total, (Ontario) 2007=100	CPI, 2002 =100 (Ontario)	Barrie Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	107.4	117.8	102.4	8.0	69.6	878
	February	607	3.50	5.44	107.9	118.0	102.5	8.2	69.8	881
	March	601	3.50	5.34	108.1	119.4	104.9	8.9	71.9	895
	April	621	3.70	5.69	108.7	119.9	106.2	8.8	72.6	910
	May	616	3.70	5.59	109.4	120.9	106.6	8.8	72.7	915
	June	604	3.50	5.39	110.0	120.2	106.6	8.8	72.7	903
	July	604	3.50	5.39	110.3	120.5	107.3	8.8	73.1	894
	August	604	3.50	5.39	110.6	120.6	106.9	9.7	73.5	887
	September	592	3.50	5.19	110.8	121.1	105.4	10.8	73.1	880
	October	598	3.50	5.29	111.2	121.0	104.5	11.7	73.2	864
	November	598	3.50	5.29	112.0	121.0	104.6	11.1	72.7	861
	December	598	3.50	5.29	112.2	120.3	104.6	10.3	71.9	864
2012	January	598	3.50	5.29	112.3	120.6	104.2	9.5	70.9	884
	February	595	3.20	5.24	112.7	121.4	103.5	8.7	69.8	893
	March	595	3.20	5.24	113.3	122.0	103.1	9.2	69.8	892
	April	607	3.20	5.44	113.6	122.4	103.2	9.1	69.8	885
	May	601	3.20	5.34	114.1	122.4	104.8	9.1	70.8	879
	June	595	3.20	5.24		121.6	106.5	7.9	70.9	867
	July									
	August									
	September									
	October									
	November									
	December									

"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.

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