HOUSING MARKET INFORMATION

HOUSING NOW

Barrie CMA

Canada Mortgage and Housing Corporation

Date Released: First Quarter 2008

New Home Construction

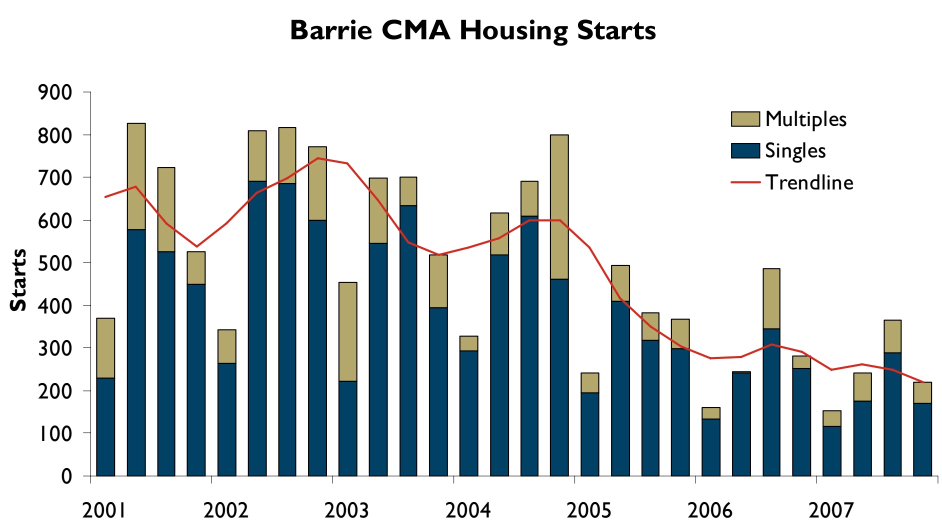
Starts Edge Down in 2007

High new home prices, lower than expected net migration, and limited land supply combined to drive housing starts lower in the Barrie Census Metropolitan Area (CMA).

New home construction in the fourth quarter came in at 220 units, down 21.4 per cent from the same quarter of the previous year. Weak fourth quarter starts contributed to a downward trend in housing starts in 2007, with total housing starts settling at 980 units. Total starts were below their 25-year average for a third consecutive year.

Single-detached starts moved down to 746 units in 2007, roughly 23 per cent lower compared to the previous year. While single-detached starts continued to trend down in Barrie

Figure 1



Source: CMHC

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City, they rose in all other areas of the CMA. Innisfil Township had a particularly active year, with single-detached starts up 39 per cent. Single starts in Innisfil Township reached their highest level in three years.

Competition from homes in the resale market, where prices are generally lower, shifted home buyers' interest away from the new home market in 2007. Lower than expected net migration to the Simcoe County area also contributed to the weakening in new home construction.

Limited land supply in the city restrained starts of the highly popular single-detached homes. The decline in the city was only partially offset by the stronger single-detached home construction in near-by Springwater and Innisfil.

After two years of double-digit price appreciation, the average price of completed and sold single-detached dwellings in the Barrie CMA moved up by a strong seven percent increase to $329,505. Single-detached homes continued to be on average more expensive outside Barrie City. The growing popularity of suburban Innisfil and Springwater contributed to strong price appreciation of new homes in these less urbanized markets.

Although singles remain the most popular housing choice, price appreciation has adversely impacted single-detached starts for a third consecutive year. High new home prices helped to cool demand for this market segment. The multiple-family home sector, which includes semi-detached, rows and apartments, has benefited from the high detached home prices. Multiple-family starts increased by nearly 19 per cent to 234 units in 2007. Limited land supply and intensification efforts in the Barrie City appear to have resulted in stronger construction of apartment and row-style housing.

Resale Market

Record Sales Level in 2007

The existing home market in the Barrie CMA experienced a record sales level in 2007. A total of 5,017 homes exchanged hands through the Barrie & District Real Estate Board in 2007, up 14.1 per cent compared to 2006. Strong demand for resale homes was supported by continued job creation and the relative price advantage of existing homes relative to the neighboring centers in the Greater Toronto Area. A rising price differential between resale and new homes also supported the exceptional level of home buying activity in the resale market.

While sales of existing homes showed exceptional strength in 2007, the number of new listings rose only moderately. The imbalance between demand (sales) and supply (new listings) resulted in tighter than expected resale market conditions. The sales-to-new listings ratio (SNLR) moved up by nine percentage points to 64 per cent in 2007.

Tight resale market conditions for the most part translated into higher new home prices. The average existing home price advanced by 6.0 per cent to $258,999, which was slightly faster than 5.3 per cent increase in the previous year.

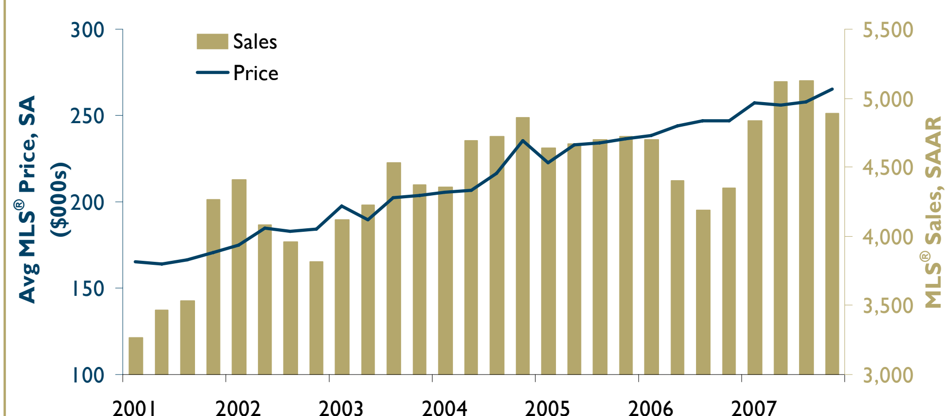
Employment

Healthy Job Creation in 2007

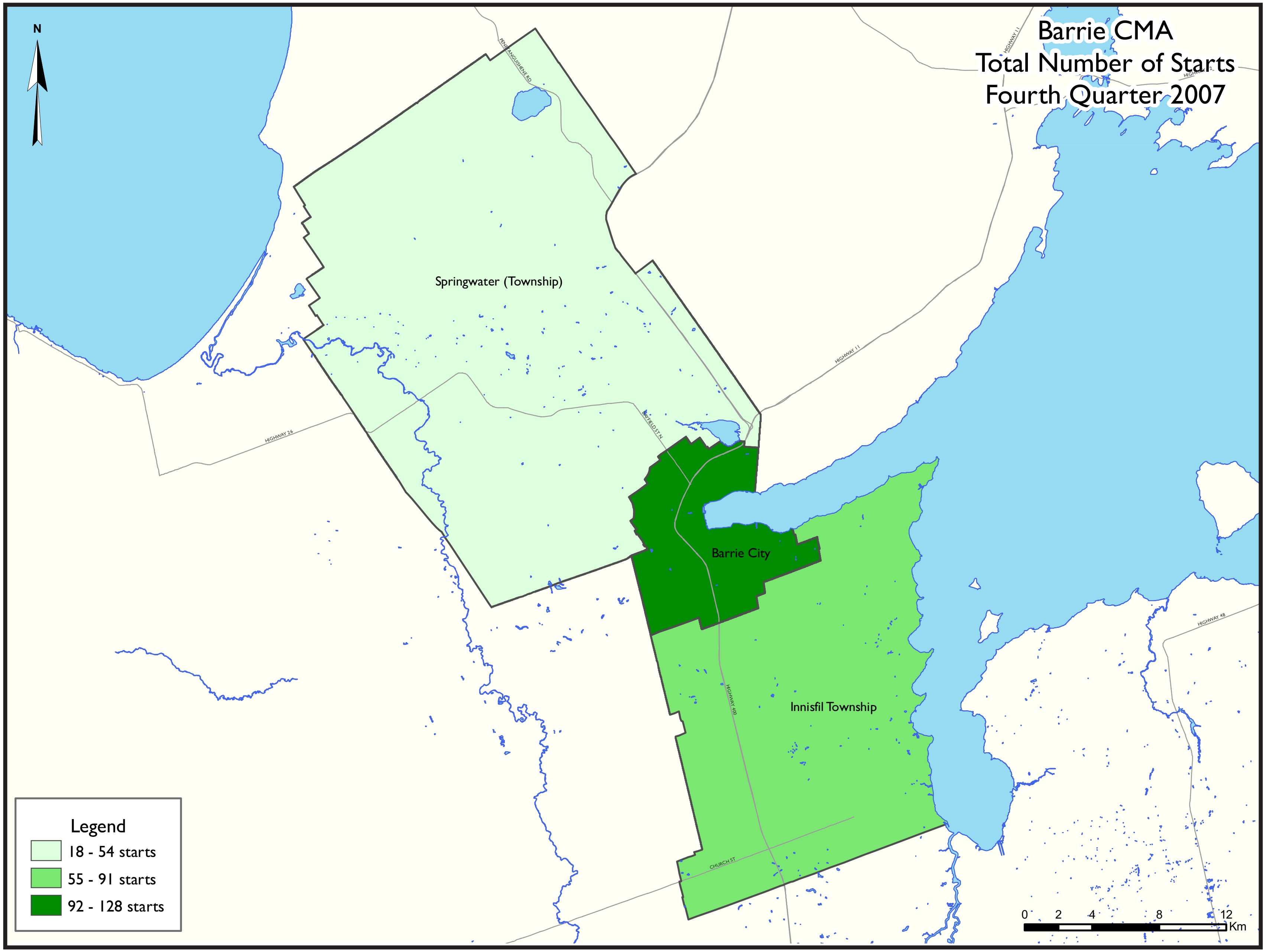
Employment continued to trend higher in 2007, but grew at 1.4 per cent, which was a more moderate pace compared to a year ago. The job growth rate had averaged 5.8 per cent annually between 2001 and 2006. Nevertheless, Barrie's record employment levels provided the necessary level of confidence for home buyers still actively searching to purchase a home in the existing home market in 2007.

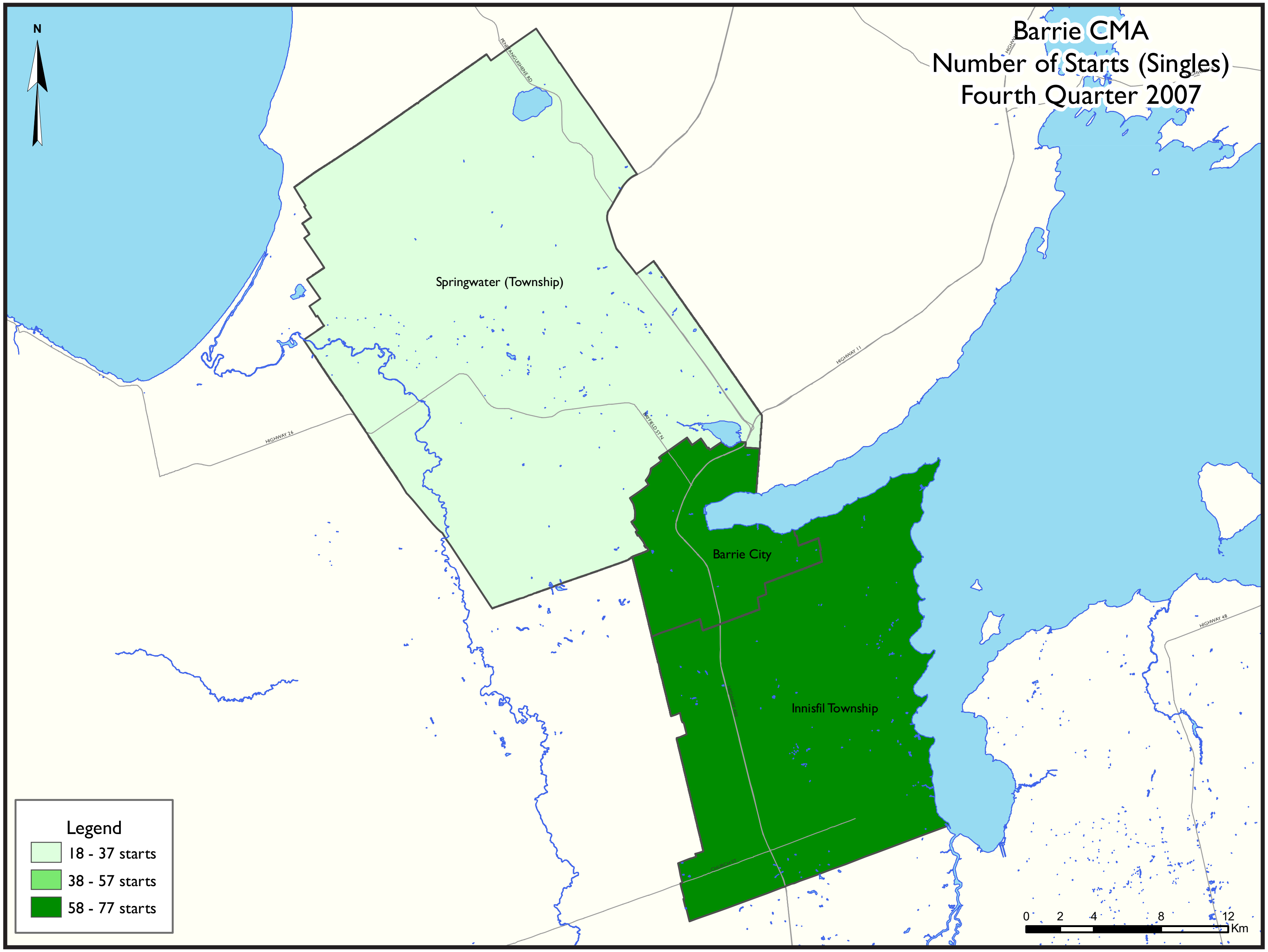
Figure 2

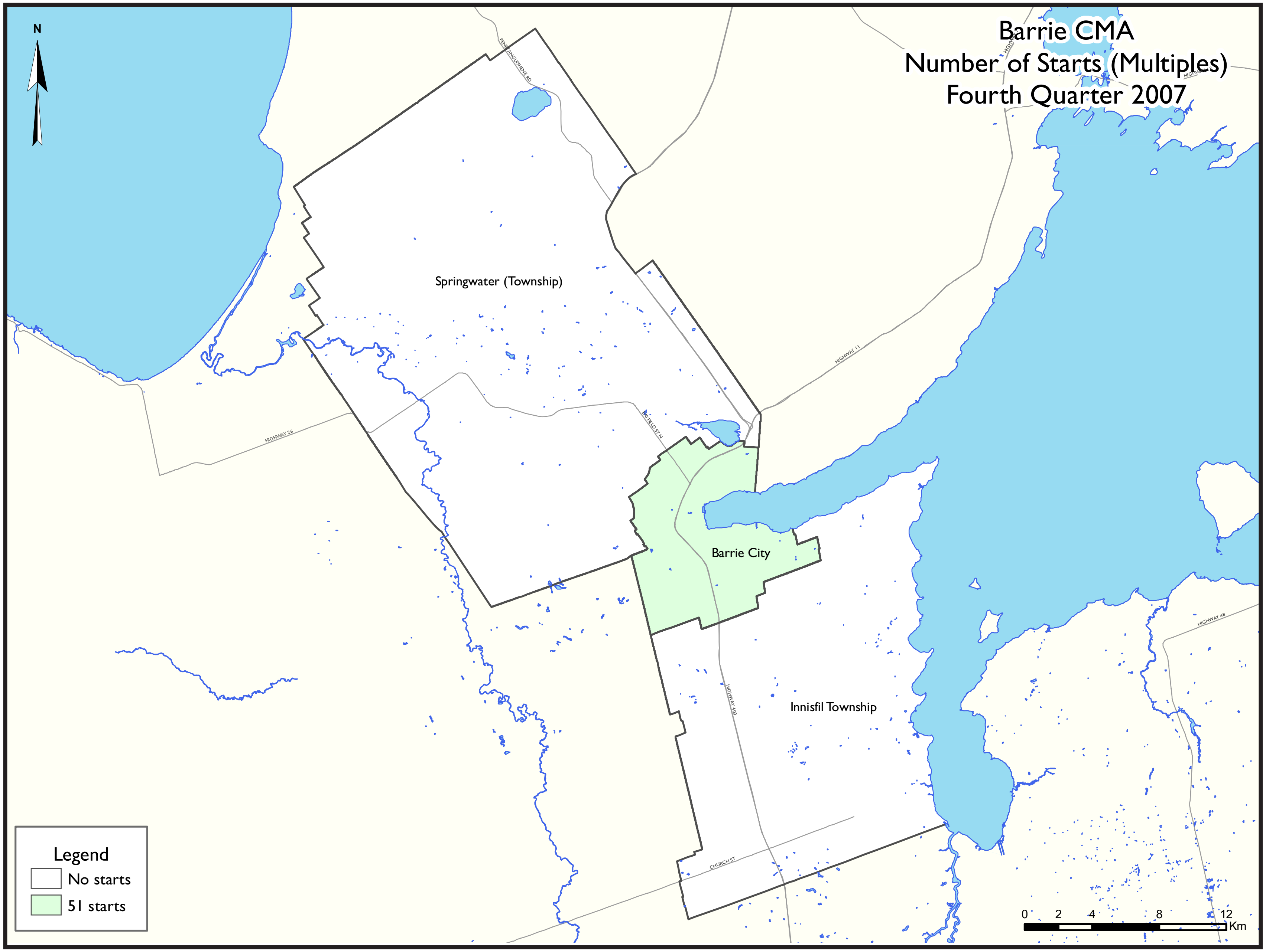
Barrie MLS® Sales, SAAR and Seasonally Adjusted Average Price

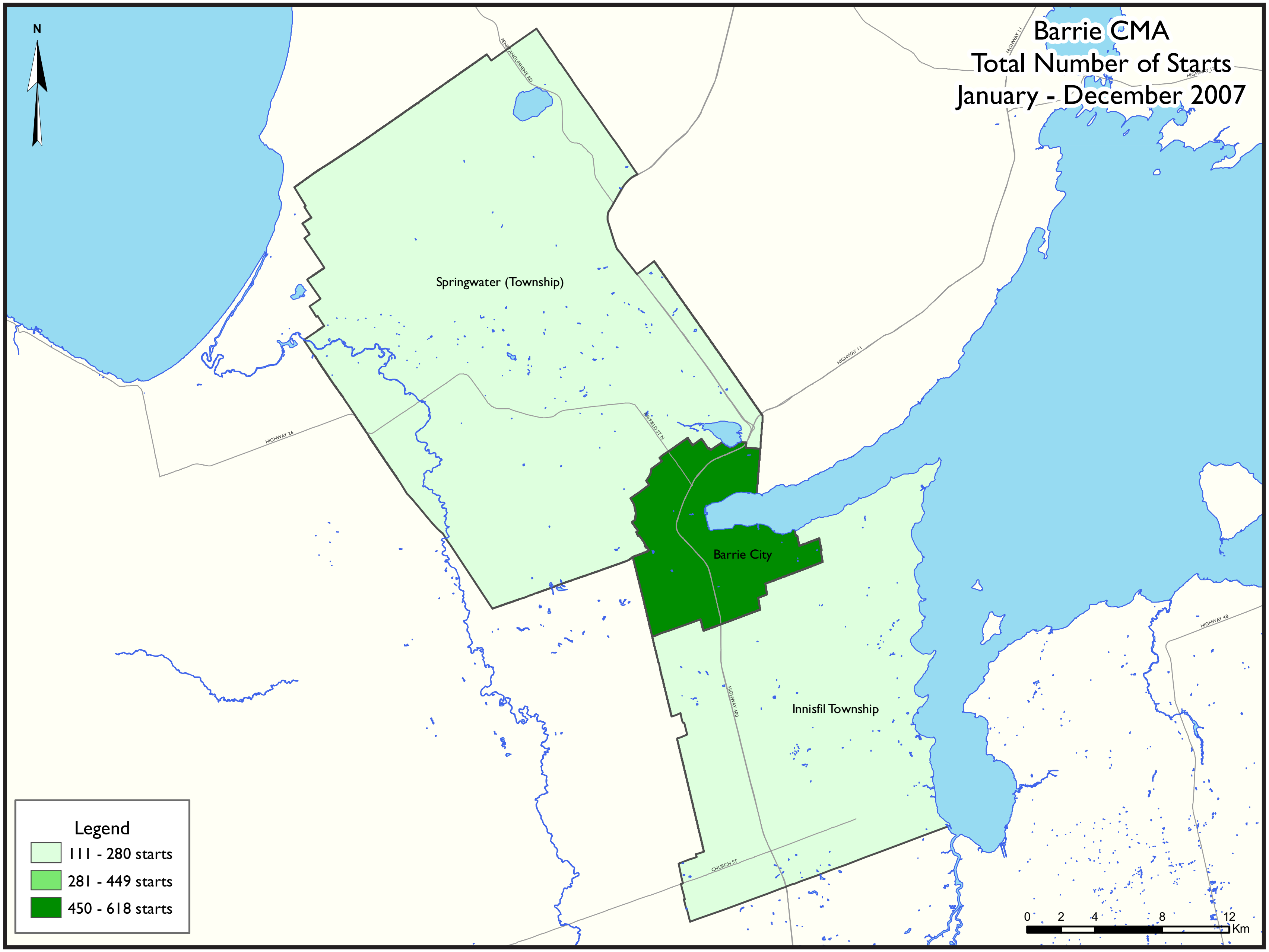


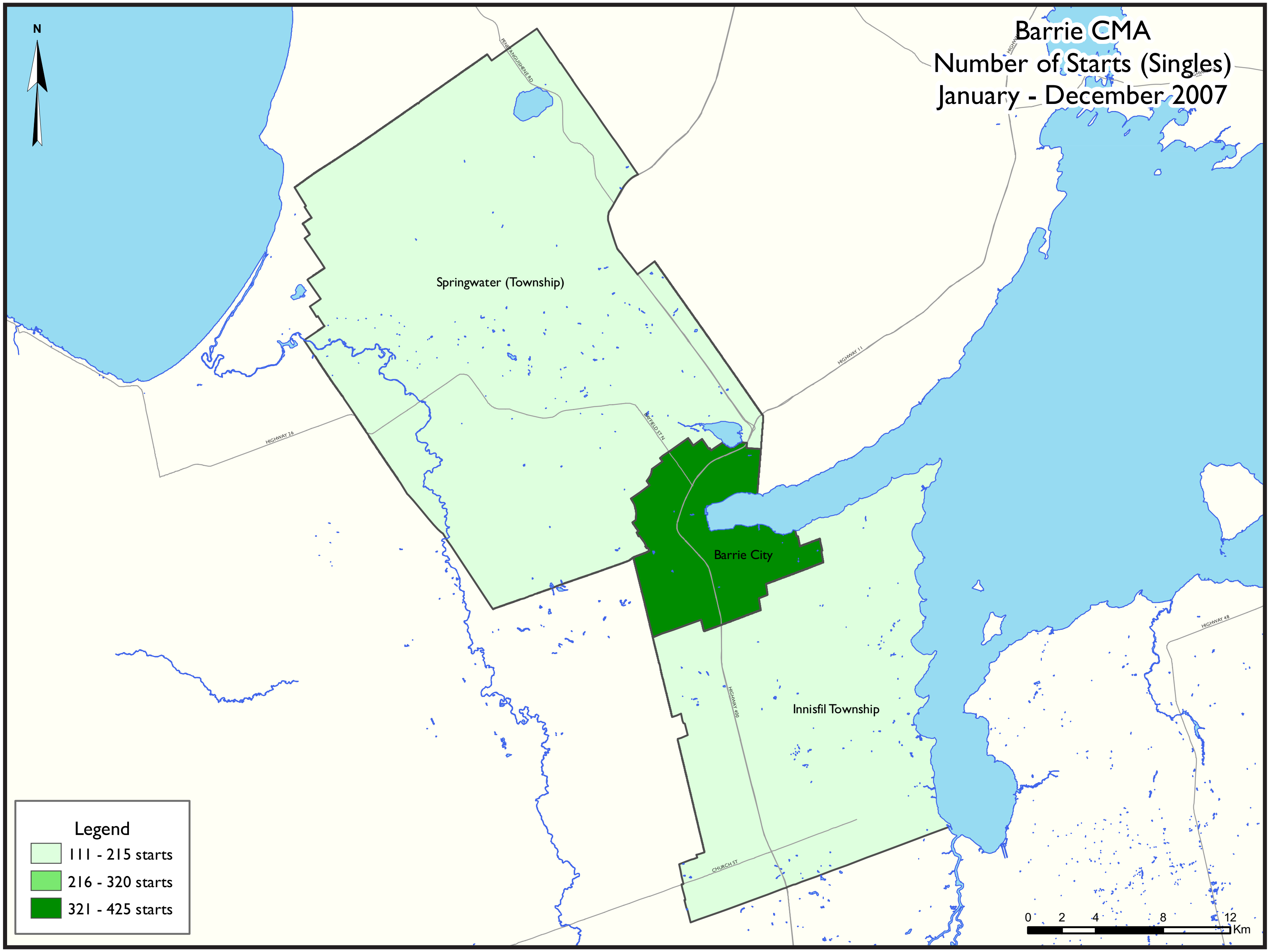
Source: CMHC adapted from CREA (MLS®)

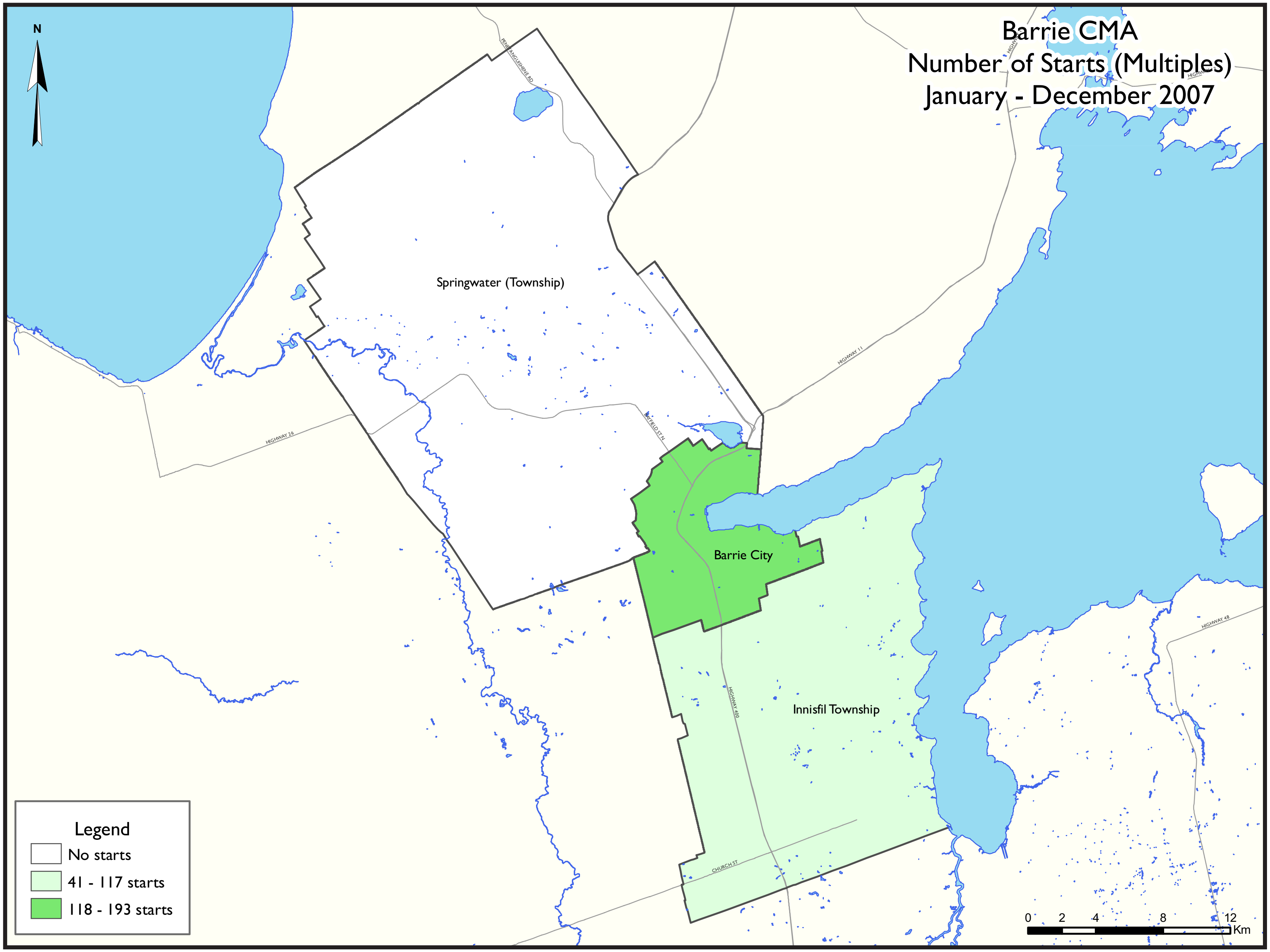

Barrie CMA
Total Number of Starts
Fourth Quarter 2007
N
Springwater (Township)
Barrie City
Innisfil Township
Legend
18 - 54 starts
55 - 91 starts
92 - 128 starts
0 2 4 8 12
Km


Barrie CMA
Number of Starts (Singles)
Fourth Quarter 2007
N
Springwater (Township)
Barrie City
Innisfil Township
Legend
18 - 37 starts
38 - 57 starts
58 - 77 starts
0 2 4 8 12
Km


Barrie CMA
Number of Starts (Multiples)
Fourth Quarter 2007
N
Springwater (Township)
Barrie City
Innisfil Township
Legend
No starts
51 starts
0 2 4 8 12
Km


Barrie CMA
Total Number of Starts
January - December 2007
N
Springwater (Township)
Barrie City
Innisfil Township
Legend
111 - 280 starts
281 - 449 starts
450 - 618 starts
0 2 4 8 12
Km


Barrie CMA
Number of Starts (Singles)
January - December 2007
N
Springwater (Township)
Barrie City
Innisfil Township
HIGHWAY 11
HIGHWAY 26
HIGHWAY 400
HIGHWAY 48
CHURCH ST
Legend
111 - 215 starts
216 - 320 starts
321 - 425 starts
0 2 4 8 12
Km



Barrie CMA
Number of Starts (Multiples)
January - December 2007
N
Springwater (Township)
Barrie City
Innisfil Township
Legend
No starts
41 - 117 starts
118 - 193 starts
0 2 4 8 12
Km

HOUSING NOW REPORT TABLES

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2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
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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 or zero
--	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 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q4 2007	169	4	47	0	0	0	0	0	220
Q4 2006	252	4	15	0	9	0	0	0	280
% Change	-32.9	0.0	**	n/a	-100.0	n/a	n/a	n/a	-21.4
Year-to-date 2007	746	14	178	0	5	37	0	0	980
Year-to-date 2006	972	26	86	0	23	0	0	62	1,169
% Change	-23.3	-46.2	107.0	n/a	-78.3	n/a	n/a	-100.0	-16.2
UNDER CONSTRUCTION									
Q4 2007	342	4	75	0	5	0	0	0	426
Q4 2006	427	16	0	0	9	0	0	62	514
% Change	-19.9	-75.0	n/a	n/a	-44.4	n/a	n/a	-100.0	-17.1
COMPLETIONS									
Q4 2007	177	2	47	0	0	93	0	0	319
Q4 2006	227	4	47	0	14	0	0	0	292
% Change	-22.0	-50.0	0.0	n/a	-100.0	n/a	n/a	n/a	9.2
Year-to-date 2007	831	26	47	0	9	93	0	62	1,068
Year-to-date 2006	915	20	146	0	26	131	0	0	1,238
% Change	-9.2	30.0	-67.8	n/a	-65.4	-29.0	n/a	n/a	-13.7
COMPLETED & NOT ABSORBED									
Q4 2007	144	7	19	0	0	90	0	0	260
Q4 2006	146	8	35	0	5	0	0	0	194
% Change	-1.4	-12.5	-45.7	n/a	-100.0	n/a	n/a	n/a	34.0
ABSORBED									
Q4 2007	195	1	28	0	0	3	0	0	227
Q4 2006	219	3	44	0	12	0	0	0	278
% Change	-11.0	-66.7	-36.4	n/a	-100.0	n/a	n/a	n/a	-18.3
Year-to-date 2007	842	27	69	0	14	3	0	62	1,017
Year-to-date 2006	897	31	141	0	23	137	1	0	1,230
% Change	-6.1	-12.9	-51.1	n/a	-39.1	-97.8	-100.0	n/a	-17.3

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

Table 1.1: Housing Activity Summary by Submarket Fourth Quarter 2007									
	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 2007	77	4	47	0	0	0	0	0	128
Q4 2006	202	4	15	0	9	0	0	0	230
Innisfil Town									
Q4 2007	74	0	0	0	0	0	0	0	74
Q4 2006	32	0	0	0	0	0	0	0	32
Springwater Township									
Q4 2007	18	0	0	0	0	0	0	0	18
Q4 2006	18	0	0	0	0	0	0	0	18
Barrie CMA									
Q4 2007	169	4	47	0	0	0	0	0	220
Q4 2006	252	4	15	0	9	0	0	0	280
UNDER CONSTRUCTION									
Barrie City									
Q4 2007	178	4	53	0	5	0	0	0	240
Q4 2006	304	14	0	0	9	0	0	62	389
Innisfil Town									
Q4 2007	149	0	22	0	0	0	0	0	171
Q4 2006	106	2	0	0	0	0	0	0	108
Springwater Township									
Q4 2007	15	0	0	0	0	0	0	0	15
Q4 2006	17	0	0	0	0	0	0	0	17
Barrie CMA									
Q4 2007	342	4	75	0	5	0	0	0	426
Q4 2006	427	16	0	0	9	0	0	62	514
COMPLETIONS									
Barrie City									
Q4 2007	84	2	28	0	0	93	0	0	207
Q4 2006	169	4	47	0	14	0	0	0	234
Innisfil Town									
Q4 2007	65	0	19	0	0	0	0	0	84
Q4 2006	27	0	0	0	0	0	0	0	27
Springwater Township									
Q4 2007	28	0	0	0	0	0	0	0	28
Q4 2006	31	0	0	0	0	0	0	0	31
Barrie CMA									
Q4 2007	177	2	47	0	0	93	0	0	319
Q4 2006	227	4	47	0	14	0	0	0	292

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

Table 1.1: Housing Activity Summary by Submarket Fourth Quarter 2007									
	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 2007	105	7	19	0	0	90	0	0	221
Q4 2006	98	8	35	0	5	0	0	0	146
Innisfil Town									
Q4 2007	1	0	0	0	0	0	0	0	1
Q4 2006	1	0	0	0	0	0	0	0	1
Springwater Township									
Q4 2007	38	0	0	0	0	0	0	0	38
Q4 2006	47	0	0	0	0	0	0	0	47
Barrie CMA									
Q4 2007	144	7	19	0	0	90	0	0	260
Q4 2006	146	8	35	0	5	0	0	0	194
ABSORBED									
Barrie City									
Q4 2007	83	1	9	0	0	3	0	0	96
Q4 2006	163	3	44	0	12	0	0	0	222
Innisfil Town									
Q4 2007	65	0	19	0	0	0	0	0	84
Q4 2006	28	0	0	0	0	0	0	0	28
Springwater Township									
Q4 2007	47	0	0	0	0	0	0	0	47
Q4 2006	28	0	0	0	0	0	0	0	28
Barrie CMA									
Q4 2007	195	1	28	0	0	3	0	0	227
Q4 2006	219	3	44	0	12	0	0	0	278

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

Table 1.2: History of Housing Starts of Barrie CMA
1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
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
% Change	6.1	75.7	52.0	n/a	n/a	n/a	n/a	169.6	19.7
2000	1,677	74	223	0	0	0	0	69	2,043
% Change	-19.5	23.3	-47.3	n/a	n/a	-100.0	-100.0	n/a	-24.9
1999	2,082	60	423	0	0	133	24	0	2,722
% Change	47.8	-67.4	68.5	n/a	n/a	**	-61.9	-100.0	41.0
1998	1,409	184	251	0	0	8	63	15	1,930

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	% Change
Barrie City	77	202	4	4	47	24	0	0	128	230	-44.3
Innisfil Town	74	32	0	0	0	0	0	0	74	32	131.3
Springwater Township	18	18	0	0	0	0	0	0	18	18	0.0
Barrie CMA	169	252	4	4	47	24	0	0	220	280	-21.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Barrie City	425	735	14	26	86	109	93	62	618	932	-33.7
Innisfil Town	210	151	0	0	41	0	0	0	251	151	66.2
Springwater Township	111	86	0	0	0	0	0	0	111	86	29.1
Barrie CMA	746	972	14	26	127	109	93	62	980	1,169	-16.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006
Barrie City	47	24	0	0	0	0	0	0
Innisfil Town	0	0	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	0	0	0
Barrie CMA	47	24	0	0	0	0	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Barrie City	86	109	0	0	93	0	0	62
Innisfil Town	41	0	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	0	0	0
Barrie CMA	127	109	0	0	93	0	0	62

Table 2.4: Starts by Submarket and by Intended Market
Fourth Quarter 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006
Barrie City	128	221	0	9	0	0	128	230
Innisfil Town	74	32	0	0	0	0	74	32
Springwater Township	18	18	0	0	0	0	18	18
Barrie CMA	220	271	0	9	0	0	220	280

Table 2.5: Starts by Submarket and by Intended Market
January - December 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Barrie City	576	847	42	23	0	62	618	932
Innisfil Town	251	151	0	0	0	0	251	151
Springwater Township	111	86	0	0	0	0	111	86
Barrie CMA	938	1,084	42	23	0	62	980	1,169

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Fourth Quarter 2007											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	% Change
Barrie City	84	169	2	4	28	61	93	0	207	234	-11.5
Innisfil Town	65	27	0	0	19	0	0	0	84	27	**
Springwater Township	28	31	0	0	0	0	0	0	28	31	-9.7
Barrie CMA	177	227	2	4	47	61	93	0	319	292	9.2

Table 3.1: Completions by Submarket and by Dwelling Type January - December 2007											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Barrie City	551	659	24	20	37	172	155	131	767	982	-21.9
Innisfil Town	167	152	2	0	19	0	0	0	188	152	23.7
Springwater Township	113	104	0	0	0	0	0	0	113	104	8.7
Barrie CMA	831	915	26	20	56	172	155	131	1,068	1,238	-13.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Fourth Quarter 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006
Barrie City	28	61	0	0	93	0	0	0
Innisfil Town	19	0	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	0	0	0
Barrie CMA	47	61	0	0	93	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2007

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Barrie City	37	172	0	0	93	131	62	0
Innisfil Town	19	0	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	0	0	0
Barrie CMA	56	172	0	0	93	131	62	0

Table 3.4: Completions by Submarket and by Intended Market
Fourth Quarter 2007

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006	Q4 2007	Q4 2006
Barrie City	114	220	93	14	0	0	207	234
Innisfil Town	84	27	0	0	0	0	84	27
Springwater Township	28	31	0	0	0	0	28	31
Barrie CMA	226	278	93	14	0	0	319	292

Table 3.5: Completions by Submarket and by Intended Market
January - December 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Barrie City	603	825	102	157	62	0	767	982
Innisfil Town	188	152	0	0	0	0	188	152
Springwater Township	113	104	0	0	0	0	113	104
Barrie CMA	904	1,081	102	157	62	0	1,068	1,238

Source: CMHC (Starts and Completions Survey)

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 2007	1	1.2	28	33.7	39	47.0	13	15.7	2	2.4	83	270,990	277,740
Q4 2006	5	3.1	37	22.7	71	43.6	26	16.0	24	14.7	163	280,990	311,382
Year-to-date 2007	25	4.5	166	30.1	235	42.6	107	19.4	18	3.3	551	267,900	277,810
Year-to-date 2006	28	4.5	201	32.4	232	37.4	98	15.8	62	10.0	621	264,990	290,119
Innisfil Town													
Q4 2007	0	0.0	9	13.8	19	29.2	30	46.2	7	10.8	65	308,900	346,838
Q4 2006	9	32.1	5	17.9	8	28.6	3	10.7	3	10.7	28	254,900	307,632
Year-to-date 2007	17	10.1	14	8.3	44	26.0	58	34.3	36	21.3	169	310,900	386,865
Year-to-date 2006	28	17.9	16	10.3	58	37.2	17	10.9	37	23.7	156	283,995	357,418
Springwater Township													
Q4 2007	0	0.0	2	4.3	10	21.3	10	21.3	25	53.2	47	450,000	457,426
Q4 2006	1	3.6	2	7.1	3	10.7	8	28.6	14	50.0	28	391,500	421,446
Year-to-date 2007	0	0.0	2	1.6	19	15.6	23	18.9	78	63.9	122	465,000	483,520
Year-to-date 2006	29	24.2	13	10.8	18	15.0	26	21.7	34	28.3	120	299,000	335,904
Barrie CMA													
Q4 2007	1	0.5	39	20.0	68	34.9	53	27.2	34	17.4	195	292,900	344,081
Q4 2006	15	6.8	44	20.1	82	37.4	37	16.9	41	18.7	219	287,900	324,975
Year-to-date 2007	42	5.0	182	21.6	298	35.4	188	22.3	132	15.7	842	283,900	329,505
Year-to-date 2006	85	9.5	230	25.6	308	34.3	141	15.7	133	14.8	897	269,990	307,948

Table 4: Absorbed Single-Detached Units by Price Range
Fourth Quarter 2007

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2007						
Submarket	Q4 2007	Q4 2006	% Change	YTD 2007	YTD 2006	% Change
Barrie City	277,740	311,382	-10.8	277,810	290,119	-4.2
Innisfil Town	346,838	307,632	12.7	386,865	357,418	8.2
Springwater Township	457,426	421,446	8.5	483,520	335,904	43.9
Barrie CMA	344,081	324,975	5.9	329,505	307,948	7.0

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Barrie Fourth Quarter 2007										
		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
2006	January	252	12.0	396	663	657	60.3	232,450	6.0	231,920
	February	329	0.6	397	586	630	63.0	237,786	8.8	244,152
	March	419	-3.5	370	804	626	59.1	237,288	7.4	242,529
	April	449	-14.0	363	797	633	57.3	247,552	3.9	248,000
	May	534	-3.8	363	920	656	55.3	252,454	8.8	249,086
	June	488	3.2	357	734	647	55.2	238,003	1.1	239,214
	July	390	-5.3	344	726	683	50.4	249,488	8.1	253,908
	August	398	-10.2	347	712	691	50.2	244,268	1.5	244,213
	September	322	-18.5	339	697	702	48.3	256,172	7.7	250,040
	October	314	-10.8	331	610	676	49.0	242,707	4.4	235,876
	November	272	-16.8	329	506	702	46.9	244,108	2.6	247,957
	December	230	9.5	461	246	698	66.0	246,301	7.1	246,754
2007	January	271	7.5	430	728	692	62.1	248,568	6.9	248,957
	February	323	-1.8	396	538	593	66.8	257,303	8.2	261,583
	March	437	4.3	396	862	697	56.8	255,770	7.8	261,736
	April	550	22.5	429	876	694	61.8	254,585	2.8	255,989
	May	613	14.8	426	932	681	62.6	256,073	1.4	253,842
	June	552	13.1	443	735	672	65.9	265,461	11.5	262,430
	July	522	33.8	444	689	659	67.4	259,234	3.9	258,066
	August	446	12.1	420	663	662	63.4	258,606	5.9	257,472
	September	388	20.5	433	593	625	69.3	265,573	3.7	264,030
	October	360	14.6	399	610	656	60.8	275,207	13.4	266,704
	November	384	41.2	462	428	627	73.7	251,042	2.8	251,029
	December	171	-25.7	339	217	613	55.3	259,934	5.5	269,799
	Q4 2006	816	-8.2		1,362			244,187	4.4	
	Q4 2007	915	12.1		1,255			262,212	7.4	
	YTD 2006	4,397	-5.9		8,001			244,395	5.3	
	YTD 2007	5,017	14.1		7,871			258,999	6.0	

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 2007

		Interest Rates			NHPI, Total, (Ontario) 1997=100	CPI, 2002 =100 (Ontario)	Barrie Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	135.4	108.2	96.9	5.1	74.4	701
	February	667	5.85	6.45	135.7	107.9	96.6	5.5	74.4	710
	March	667	6.05	6.45	136.0	108.8	97.3	5.9	75.0	725
	April	685	6.25	6.75	136.5	109.1	99.0	6.0	76.3	751
	May	685	6.25	6.75	136.8	109.5	99.8	6.7	77.3	761
	June	697	6.60	6.95	137.3	109.3	99.4	6.7	77.0	757
	July	697	6.60	6.95	137.9	109.0	98.0	7.4	76.1	752
	August	691	6.40	6.85	138.6	109.1	98.6	6.7	76.7	762
	September	682	6.40	6.70	138.7	108.5	99.7	6.7	77.1	776
	October	688	6.40	6.80	138.7	108.4	100.9	6.2	77.5	783
	November	673	6.40	6.55	139.1	108.6	101.2	5.7	76.9	785
	December	667	6.30	6.45	139.2	108.8	101.1	5.0	76.0	782
2007	January	679	6.50	6.65	139.3	108.6	101.7	4.6	75.9	782
	February	679	6.50	6.65	139.4	109.7	102.5	4.4	76.4	779
	March	669	6.40	6.49	139.7	110.8	103.1	4.4	76.6	782
	April	678	6.60	6.64	139.8	111.1	101.2	4.6	75.3	791
	May	709	6.85	7.14	140.3	111.6	100.1	4.3	74.2	797
	June	715	7.05	7.24	141.0	111.1	100.0	4.7	74.4	811
	July	715	7.05	7.24	141.3	111.1	101.1	4.6	75.0	810
	August	715	7.05	7.24	141.8	110.9	100.5	5.0	75.2	810
	September	712	7.05	7.19	142.1	111.0	99.8	5.3	74.4	802
	October	728	7.25	7.44	142.2	110.9	99.2	5.6	74.1	802
	November	725	7.20	7.39	143.1	111.2	99.7	5.7	74.2	815
	December	734	7.35	7.54		111.1	99.7	5.6	73.7	827

"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), CREA (MLS®), 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 2001 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 2001 Census area definitions.

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