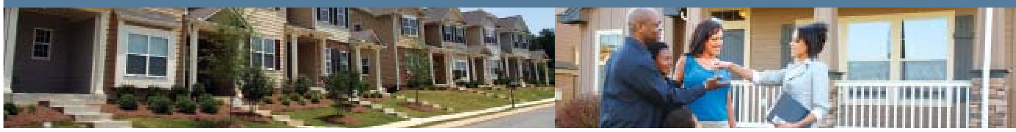
HOUSING MARKET INFORMATION

HOUSING NOW
Barrie CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fourth Quarter 2009

New Homes Market

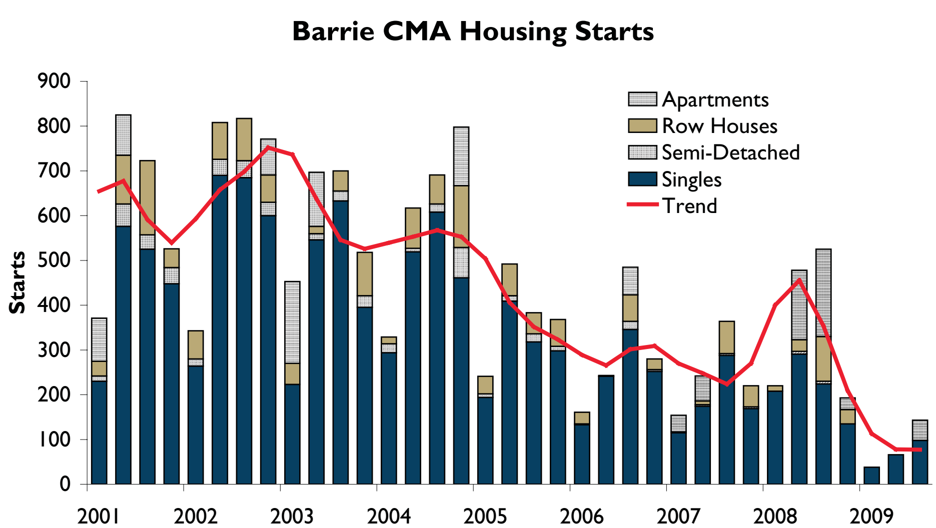
New Housing Remains Weak

As a result of the economic downturn, the Barrie Census Metropolitan Area (from here on referred to as CMA) has seen a very significant drop in new construction. So far this year, builders have started 247 new homes compared to just over 1,200 last year.

Year-over-year the CMA has reported 143 total starts in the third quarter compared to close to 530 for the same period last year.

At the submarket level, Innisfil Town had the biggest decrease in new construction year-to-date (YTD) followed by Barrie City. Springwater Township had the smallest decrease of all three regions. When looking at

Figure 1



Source: CMHC

Table of Contents

the figures year-over-year the order remains the same. YTD overall new construction by type has Barrie City accounting for close to two-thirds with the other one-third divided among Springwater Township, but mostly centred in Innisfil Town.

The fact that growth in starts in the last three months was much stronger than the same period last year is a sign recovery has begun in the CMA. The third quarter share of YTD starts this year is 58 per cent compared to 43 per cent in 2008. Looking at the mix of construction by type (i.e., singles, semis, rows, apts.) for both YTD and year-over-year an interesting trend appears. While last year the mix of new housing still tipped in favour of single-detached homes, there was still a more proportionate mix of housing types. This year, looking at both the year-over-year and YTD data, single-detached homes have come to the forefront and make up an overwhelming quantity of total new housing in the CMA. The shift suggests that the people still in the market for a new home are taking advantage of the modest price growth and very attractive mortgage rates and choosing the relatively more expensive single-detached home.

More newly completed single-detached homes are being absorbed in the suburbs (Springwater Town and Innisfil Town) so far this year compared to the same period last year. Even though the total number of newly absorbed homes has decreased substantially from close to 690 last year to about 320 this year, half the homes have been absorbed in either Springwater Town or Innisfil where prices tend to be higher. As a result, the average price of a newly absorbed single-detached home in Barrie CMA has increased year-over-year significantly and now stands at close to $476,000 (an increase of 32 per cent).

Existing Homes Market

Existing Home Sales Still Trending Slightly Down

Comparing existing home sales to new listings, it is clear that both parameters have lost steam but the size of the decrease is not uniform to both. Sales are down two per cent growth and new listings ten per cent.

Clearly, there is still some interest in the purchase of an existing home by some residents given the low mortgage rates and stable prices. Sales at an annualized rate have increased significantly, using seasonally-adjusted data, compared to the same quarter last year. On the other hand new listings have decreased, using an annualized rate and seasonally-adjusted data, because less potential sellers are not listing.

The net effect of the trends in sales and new listing was to tighten the market. The sales-to-new listings ratio moved up to 65 per cent in the third quarter, and prices began to increase after having declined in the two previous quarters.

Average price growth is quite minimal, just over one per cent year-to-year. This quarter the average price stands at just over $266,000. The average price is starting to trend up after being at a plateau for the last few quarters. As the economy improves further and sales improve, the average price will follow suit and grow more robustly.

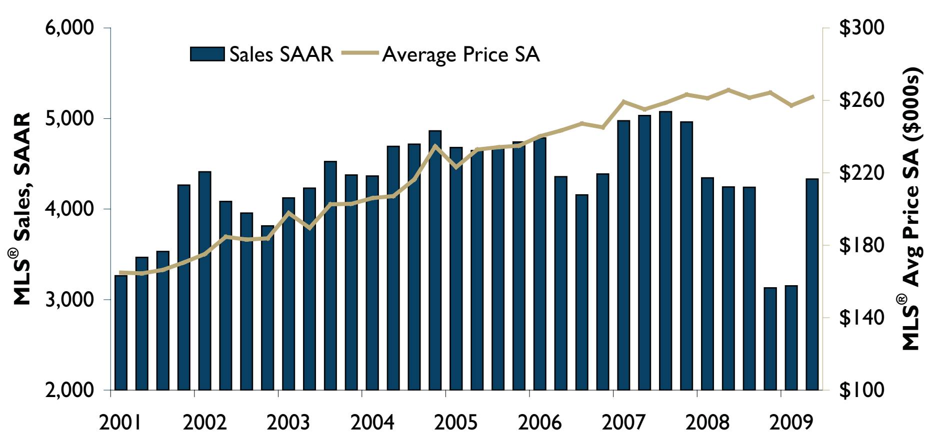
The Economy

Labour Market Showing Signs of Recovery

Overall employment in the third quarter, despite being at a lower level than it has been recently, is up by four per cent from the previous quarter to close to 89,000. An increase in full-time employment more than offset a decrease in part-time employment.

Figure 2

Barrie MLS® Sales, SAAR and Seasonally Adjusted Average Price

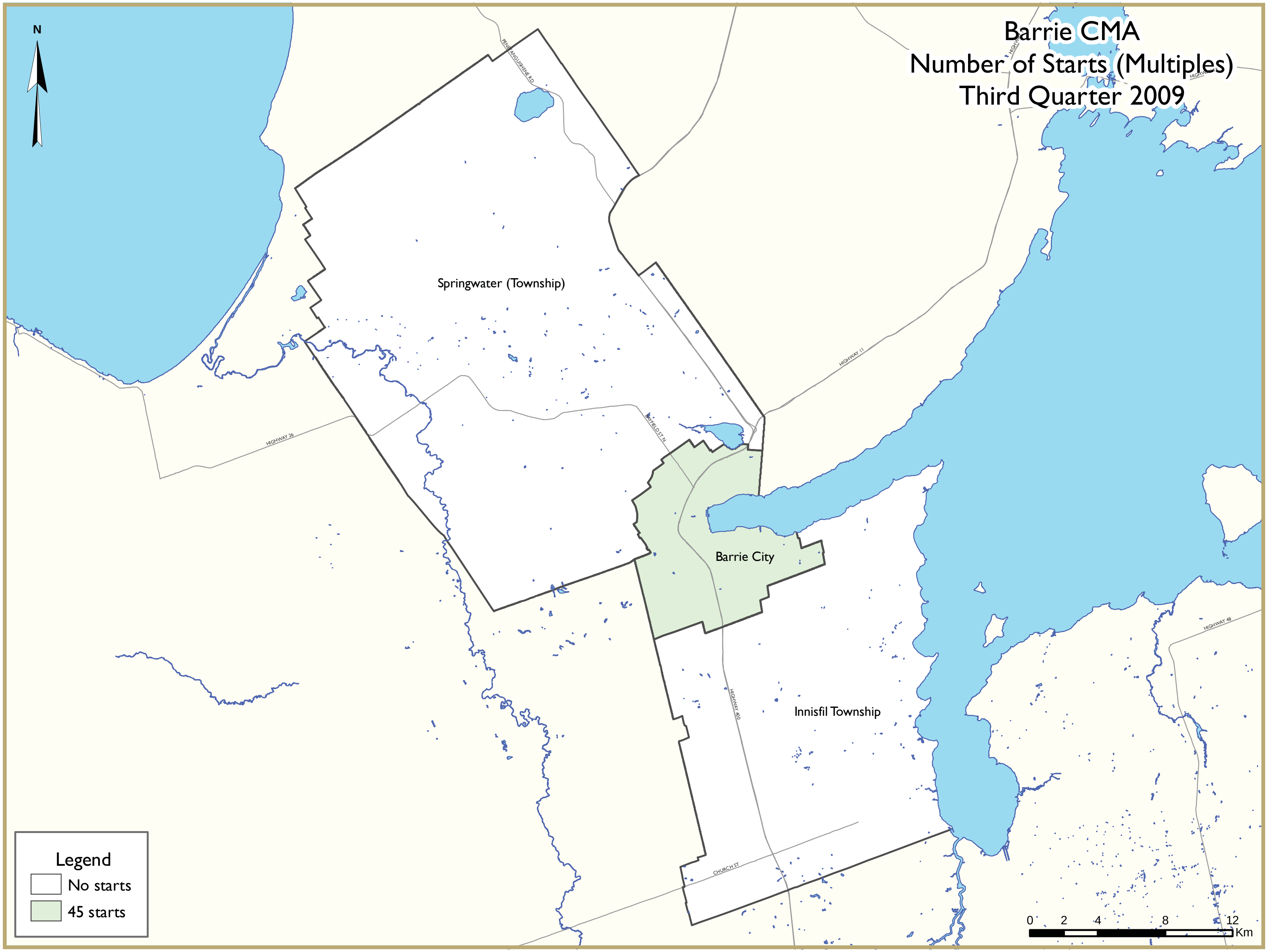


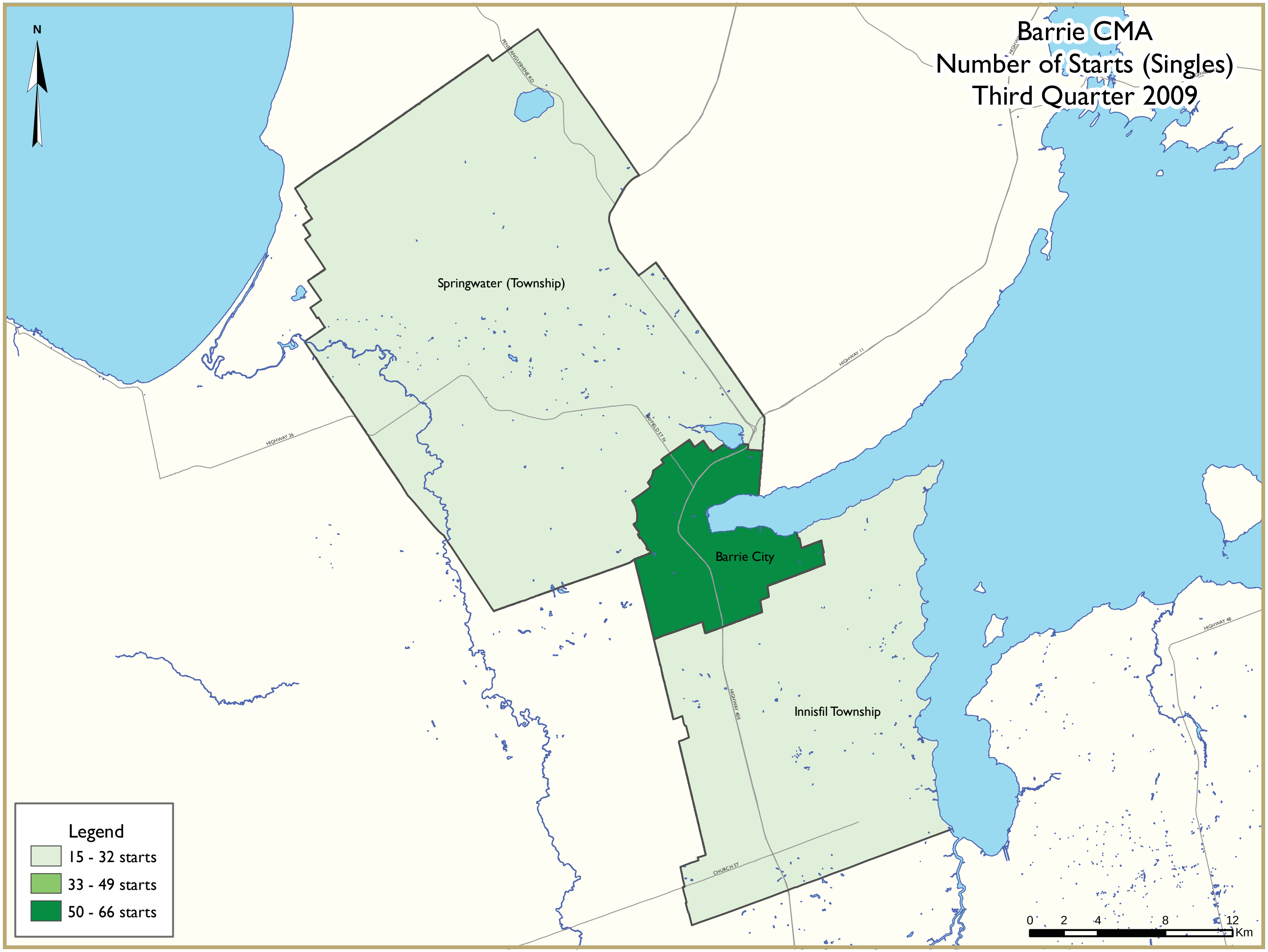
Source: CMHC adapted from CREA (MLS®)

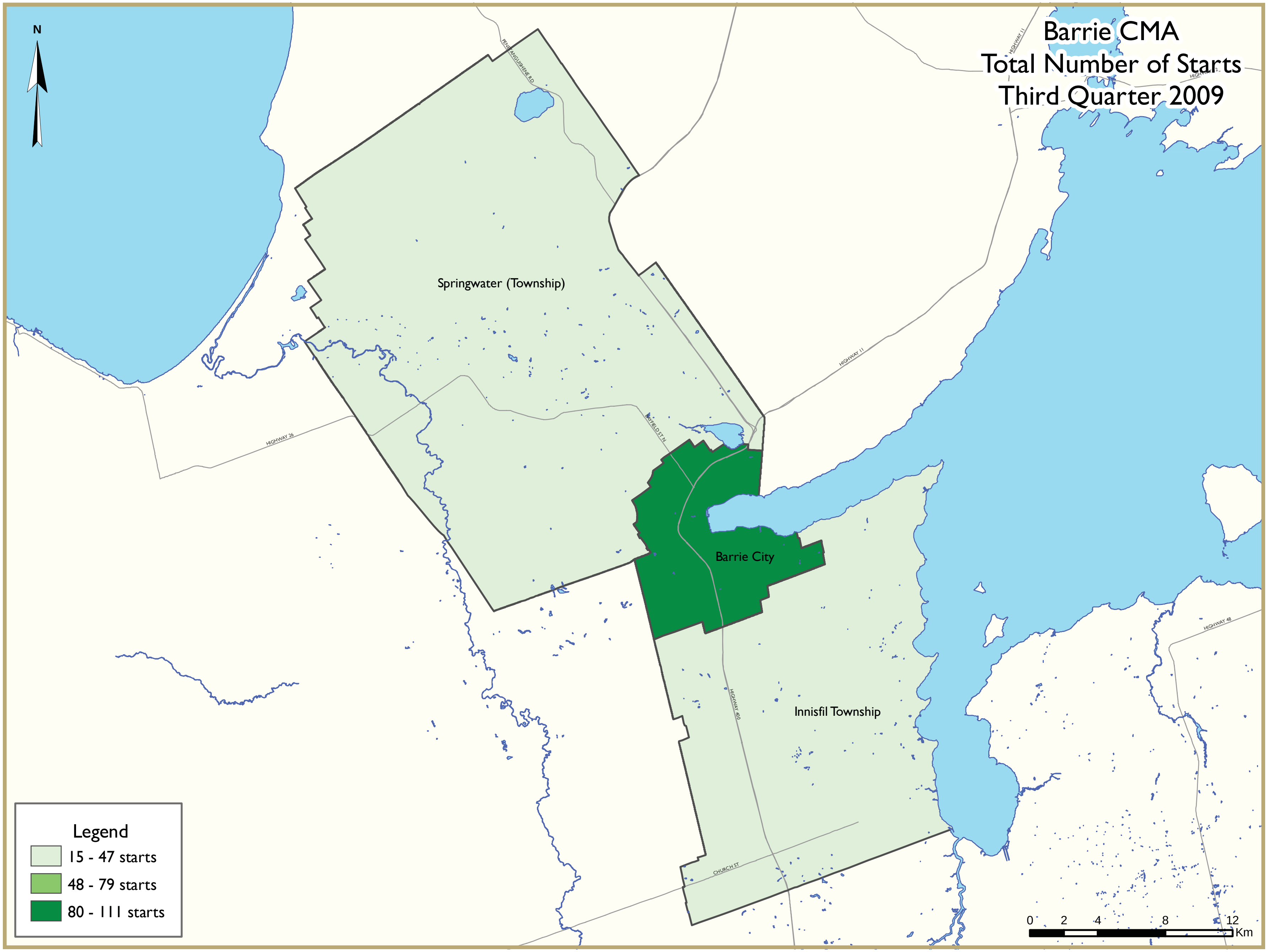
The shift to full-time work may be due to current employees previously working part-time moving to full-time and also to new entrants to the labour force finding full-time employment upon entry.

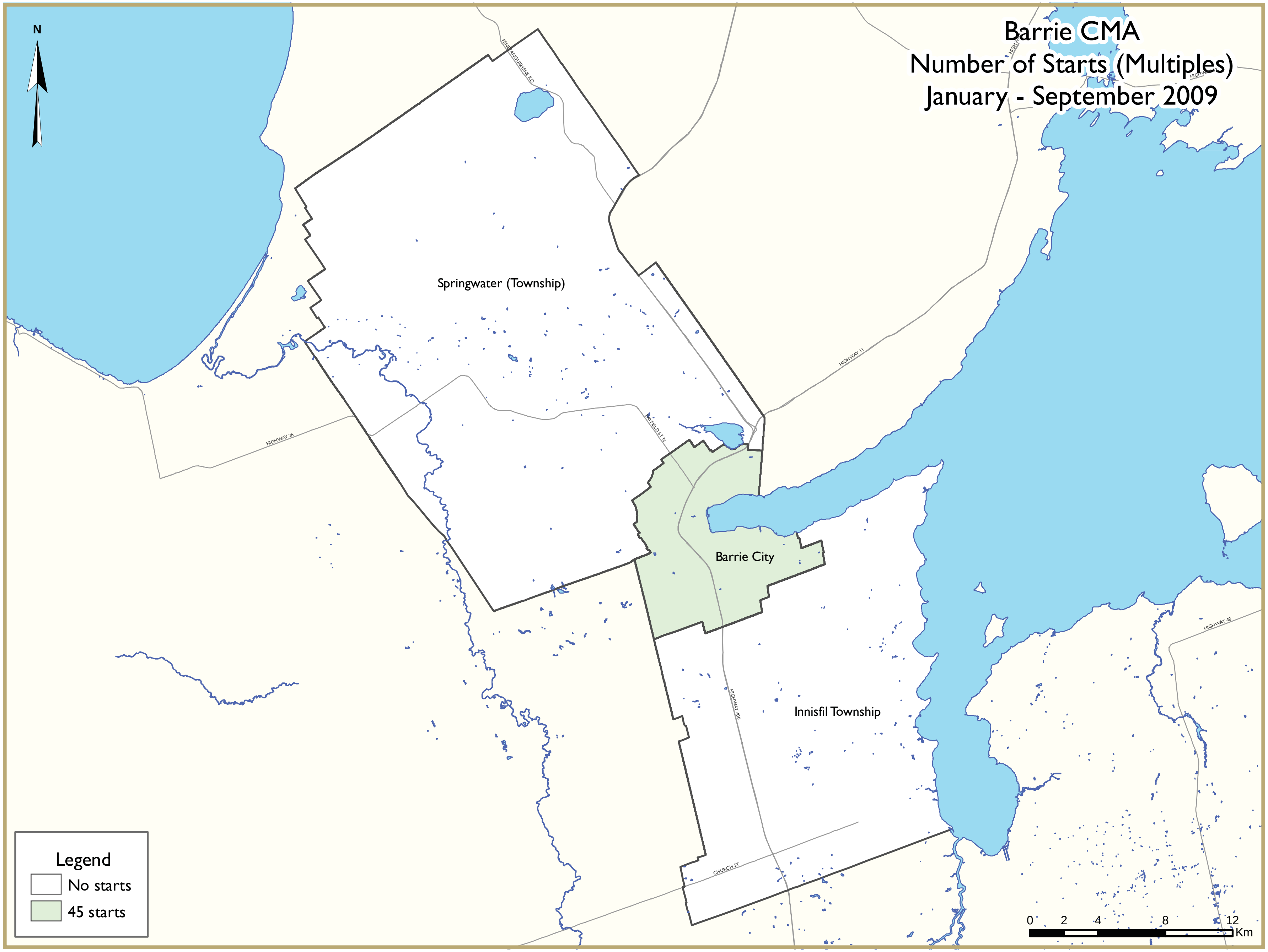
Despite the labour force continuing to expand modestly to just under 98,000, the increase to the number employed was four times the one per cent increase in the labour force. The unemployment rate remained high, at just over nine per cent, but decreased from the previous quarter for the first time since the third quarter of 2008.

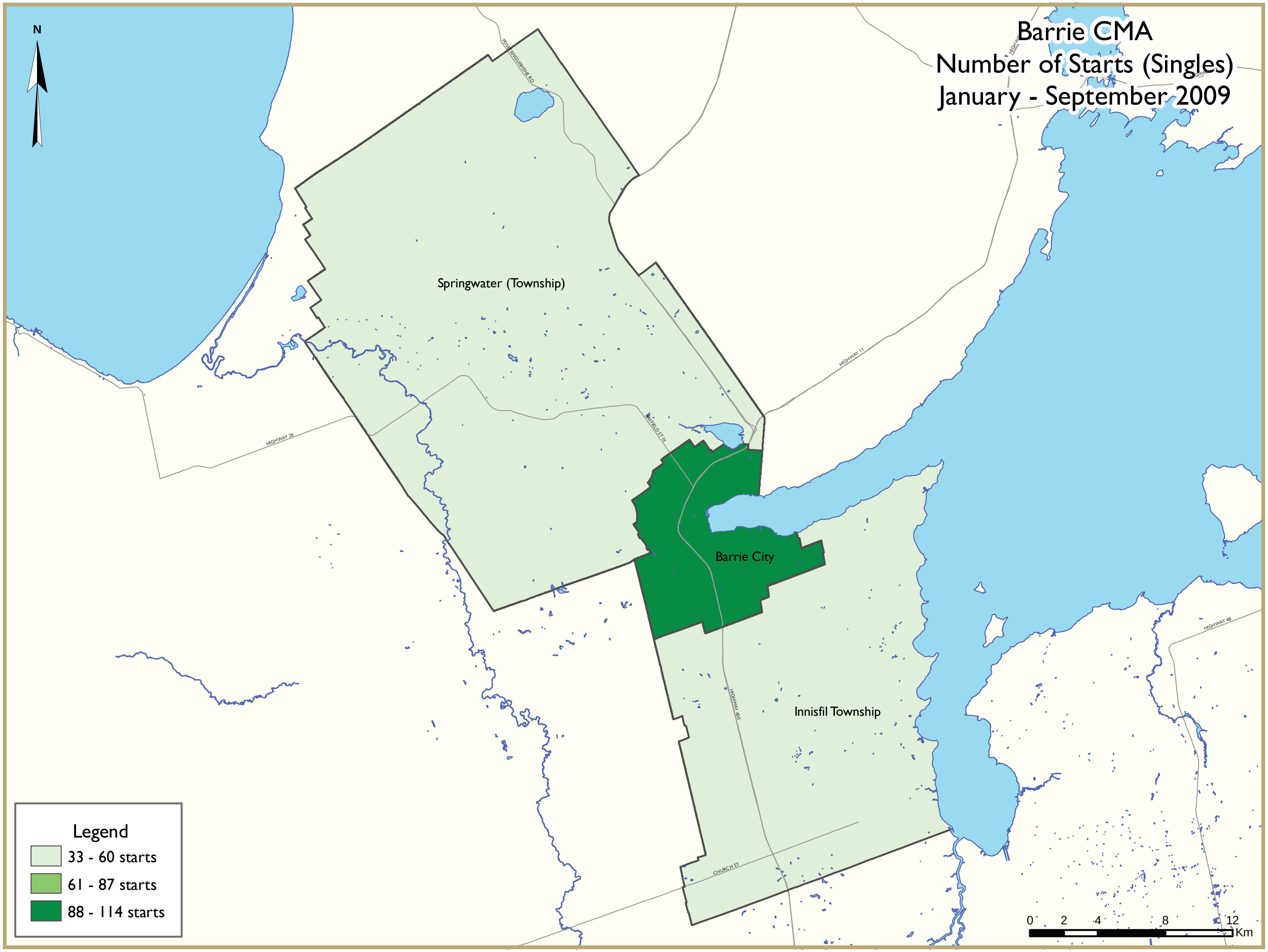
Employment in both the goods-producing and services sectors was up from the previous quarter this year. Trade is still feeling the crunch and is down year-over-year and from the previous quarter this year. Several other major sectors, such as manufacturing, health and social assistance, and finance, insurance, and real estate (FIRE) are up from the last quarter. In particular, it was encouraging that the year-over-year decrease this quarter in manufacturing employment was less than it was in the previous quarter.

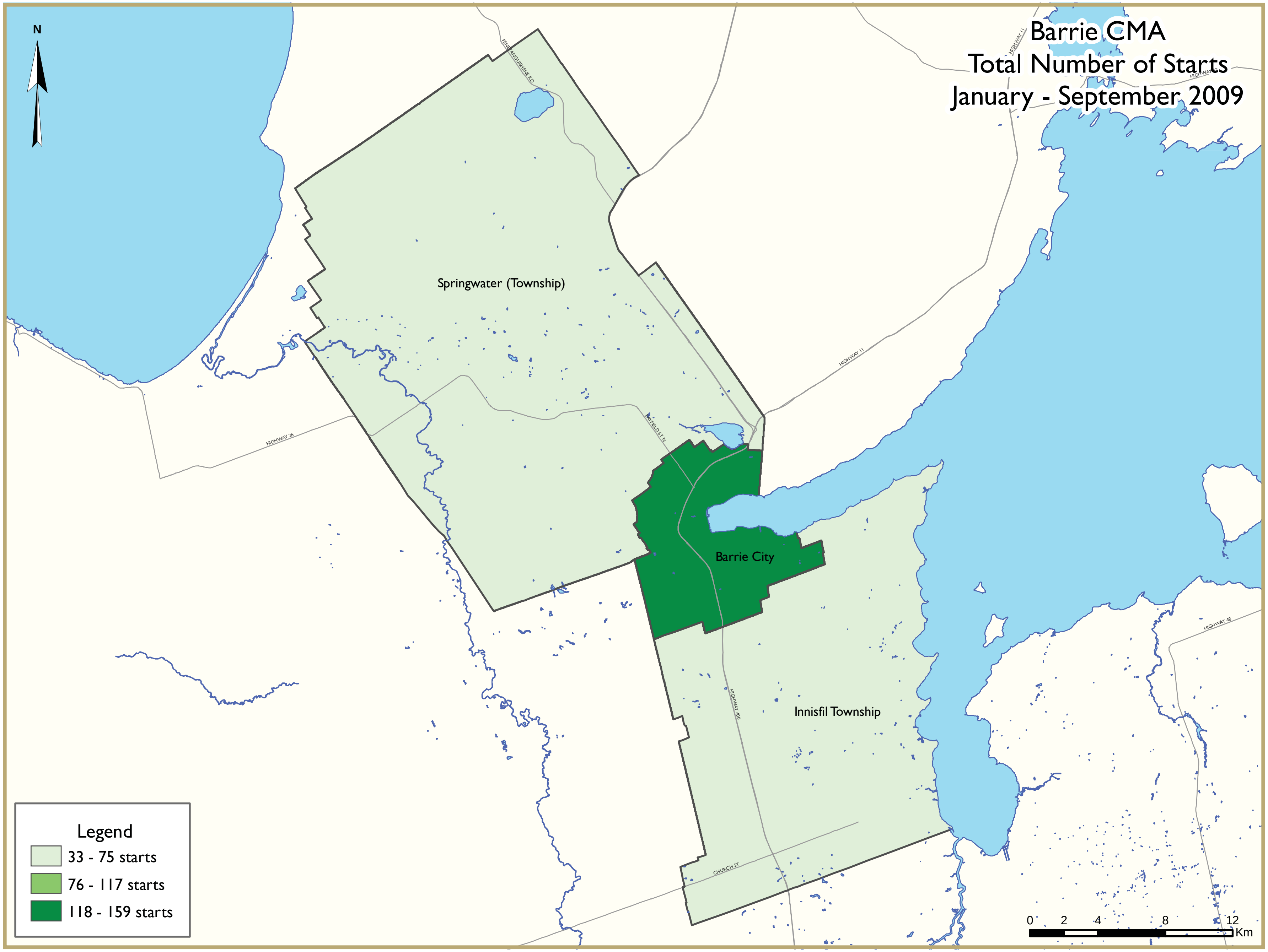

Barrie CMA
Number of Starts (Multiples)
Third Quarter 2009
N
Springwater (Township)
Barrie City
Innisfil Township
Legend
No starts
45 starts
0 2 4 8 12
Km


Barrie CMA
Number of Starts (Singles)
Third Quarter 2009
N
Springwater (Township)
Barrie City
Innisfil Township
HIGHWAY 11
HIGHWAY 26
HIGHWAY 400
HIGHWAY 48
CHURCH ST
Legend
15 - 32 starts
33 - 49 starts
50 - 66 starts
0 2 4 8 12
Km


Barrie CMA
Total Number of Starts
Third Quarter 2009
N
Springwater (Township)
Barrie City
Innisfil Township
HIGHWAY 26
HIGHWAY 11
CHURCH ST
Legend
15 - 47 starts
48 - 79 starts
80 - 111 starts
0 2 4 8 12
Km


Barrie CMA
Number of Starts (Multiples)
January - September 2009
N
Springwater (Township)
Barrie City
Innisfil Township
Legend
No starts
45 starts
0 2 4 8 12
Km


Barrie CMA
Number of Starts (Singles)
January - September 2009
N
Springwater (Township)
Barrie City
Innisfil Township
HIGHWAY 26
HIGHWAY 11
HIGHWAY 400
HIGHWAY 48
CHURCH ST
Legend
33 - 60 starts
61 - 87 starts
88 - 114 starts
0 2 4 8 12
Km


Barrie CMA
Total Number of Starts
January - September 2009
N
Springwater (Township)
Barrie City
Innisfil Township
HIGHWAY 26
HIGHWAY 11
HIGHWAY 400
CHURCH ST
HIGHWAY 48
Legend
33 - 75 starts
76 - 117 starts
118 - 159 starts
0 2 4 8 12
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
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 Third Quarter 2009									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2009	98	0	0	0	0	0	0	45	143
Q3 2008	224	6	70	0	30	187	0	8	525
% Change	-56.3	-100.0	-100.0	n/a	-100.0	-100.0	n/a	**	-72.8
Year-to-date 2009	202	0	0	0	0	0	0	45	247
Year-to-date 2008	723	12	108	0	30	342	0	8	1,223
% Change	-72.1	-100.0	-100.0	n/a	-100.0	-100.0	n/a	**	-79.8
UNDER CONSTRUCTION									
Q3 2009	219	2	84	0	0	326	0	49	680
Q3 2008	351	4	143	0	30	342	0	8	878
% Change	-37.6	-50.0	-41.3	n/a	-100.0	-4.7	n/a	**	-22.6
COMPLETIONS									
Q3 2009	103	0	16	0	0	0	0	0	119
Q3 2008	280	6	21	0	0	0	0	0	307
% Change	-63.2	-100.0	-23.8	n/a	n/a	n/a	n/a	n/a	-61.2
Year-to-date 2009	289	2	71	0	4	40	0	6	412
Year-to-date 2008	681	10	82	0	5	0	0	0	778
% Change	-57.6	-80.0	-13.4	n/a	-20.0	n/a	n/a	n/a	-47.0
COMPLETED & NOT ABSORBED									
Q3 2009	106	0	22	0	1	25	0	6	160
Q3 2008	161	2	6	0	0	20	0	0	189
% Change	-34.2	-100.0	**	n/a	n/a	25.0	n/a	n/a	-15.3
ABSORBED									
Q3 2009	107	0	8	0	1	1	0	0	117
Q3 2008	294	6	26	0	0	3	0	0	329
% Change	-63.6	-100.0	-69.2	n/a	n/a	-66.7	n/a	n/a	-64.4
Year-to-date 2009	320	2	55	0	29	35	0	0	441
Year-to-date 2008	667	15	95	0	5	70	0	0	852
% Change	-52.0	-86.7	-42.1	n/a	**	-50.0	n/a	n/a	-48.2

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

Table 1.1: Housing Activity Summary by Submarket Third Quarter 2009									
	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									
Q3 2009	66	0	0	0	0	0	0	45	111
Q3 2008	123	6	22	0	30	187	0	8	376
Innisfil Town									
Q3 2009	15	0	0	0	0	0	0	0	15
Q3 2008	78	0	48	0	0	0	0	0	126
Springwater Township									
Q3 2009	17	0	0	0	0	0	0	0	17
Q3 2008	23	0	0	0	0	0	0	0	23
Barrie CMA									
Q3 2009	98	0	0	0	0	0	0	45	143
Q3 2008	224	6	70	0	30	187	0	8	525
UNDER CONSTRUCTION									
Barrie City									
Q3 2009	81	2	31	0	0	302	0	49	465
Q3 2008	133	4	39	0	30	342	0	8	556
Innisfil Town									
Q3 2009	127	0	53	0	0	0	0	0	180
Q3 2008	199	0	104	0	0	0	0	0	303
Springwater Township									
Q3 2009	11	0	0	0	0	24	0	0	35
Q3 2008	19	0	0	0	0	0	0	0	19
Barrie CMA									
Q3 2009	219	2	84	0	0	326	0	49	680
Q3 2008	351	4	143	0	30	342	0	8	878
COMPLETIONS									
Barrie City									
Q3 2009	56	0	16	0	0	0	0	0	72
Q3 2008	139	6	0	0	0	0	0	0	145
Innisfil Town									
Q3 2009	26	0	0	0	0	0	0	0	26
Q3 2008	111	0	21	0	0	0	0	0	132
Springwater Township									
Q3 2009	21	0	0	0	0	0	0	0	21
Q3 2008	30	0	0	0	0	0	0	0	30
Barrie CMA									
Q3 2009	103	0	16	0	0	0	0	0	119
Q3 2008	280	6	21	0	0	0	0	0	307

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

Table 1.1: Housing Activity Summary by Submarket Third Quarter 2009									
	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									
Q3 2009	70	0	22	0	1	25	0	6	124
Q3 2008	122	2	6	0	0	20	0	0	150
Innisfil Town									
Q3 2009	0	0	0	0	0	0	0	0	0
Q3 2008	0	0	0	0	0	0	0	0	0
Springwater Township									
Q3 2009	36	0	0	0	0	0	0	0	36
Q3 2008	39	0	0	0	0	0	0	0	39
Barrie CMA									
Q3 2009	106	0	22	0	1	25	0	6	160
Q3 2008	161	2	6	0	0	20	0	0	189
ABSORBED									
Barrie City									
Q3 2009	57	0	8	0	1	1	0	0	67
Q3 2008	150	6	5	0	0	3	0	0	164
Innisfil Town									
Q3 2009	26	0	0	0	0	0	0	0	26
Q3 2008	112	0	21	0	0	0	0	0	133
Springwater Township									
Q3 2009	24	0	0	0	0	0	0	0	24
Q3 2008	32	0	0	0	0	0	0	0	32
Barrie CMA									
Q3 2009	107	0	8	0	1	1	0	0	117
Q3 2008	294	6	26	0	0	3	0	0	329

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

Table 1.2: History of Housing Starts of Barrie CMA 1999 - 2008									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
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
% 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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type Third Quarter 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	% Change
Barrie City	66	123	0	6	0	52	45	195	111	376	-70.5
Innisfil Town	15	78	0	0	0	48	0	0	15	126	-88.1
Springwater Township	17	23	0	0	0	0	0	0	17	23	-26.1
Barrie CMA	98	224	0	6	0	100	45	195	143	525	-72.8

Table 2.1: Starts by Submarket and by Dwelling Type January - September 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Barrie City	114	362	0	12	0	59	45	350	159	783	-79.7
Innisfil Town	55	288	0	0	0	79	0	0	55	367	-85.0
Springwater Township	33	73	0	0	0	0	0	0	33	73	-54.8
Barrie CMA	202	723	0	12	0	138	45	350	247	1,223	-79.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Third Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Barrie City	0	52	0	0	0	187	45	8
Innisfil Town	0	48	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	0	0	0
Barrie CMA	0	100	0	0	0	187	45	8

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - September 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Barrie City	0	59	0	0	0	342	45	8
Innisfil Town	0	79	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	0	0	0
Barrie CMA	0	138	0	0	0	342	45	8

Table 2.4: Starts by Submarket and by Intended Market Third Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Barrie City	66	151	0	217	45	8	111	376
Innisfil Town	15	126	0	0	0	0	15	126
Springwater Township	17	23	0	0	0	0	17	23
Barrie CMA	98	300	0	217	45	8	143	525

Table 2.5: Starts by Submarket and by Intended Market January - September 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Barrie City	114	403	0	372	45	8	159	783
Innisfil Town	55	367	0	0	0	0	55	367
Springwater Township	33	73	0	0	0	0	33	73
Barrie CMA	202	843	0	372	45	8	247	1,223

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Third Quarter 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	% Change
Barrie City	56	139	0	6	16	0	0	0	72	145	-50.3
Innisfil Town	26	111	0	0	0	21	0	0	26	132	-80.3
Springwater Township	21	30	0	0	0	0	0	0	21	30	-30.0
Barrie CMA	103	280	0	6	16	21	0	0	119	307	-61.2

Table 3.1: Completions by Submarket and by Dwelling Type January - September 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	% Change
Barrie City	131	407	2	10	35	58	46	0	214	475	-54.9
Innisfil Town	115	205	0	0	40	29	0	0	155	234	-33.8
Springwater Township	43	69	0	0	0	0	0	0	43	69	-37.7
Barrie CMA	289	681	2	10	75	87	46	0	412	778	-47.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Third Quarter 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Barrie City	16	0	0	0	0	0	0	0
Innisfil Town	0	21	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	0	0	0
Barrie CMA	16	21	0	0	0	0	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2009

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Barrie City	35	58	0	0	40	0	6	0
Innisfil Town	40	29	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	0	0	0
Barrie CMA	75	87	0	0	40	0	6	0

Table 3.4: Completions by Submarket and by Intended Market
Third Quarter 2009

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008	Q3 2009	Q3 2008
Barrie City	72	145	0	0	0	0	72	145
Innisfil Town	26	132	0	0	0	0	26	132
Springwater Township	21	30	0	0	0	0	21	30
Barrie CMA	119	307	0	0	0	0	119	307

Table 3.5: Completions by Submarket and by Intended Market
January - September 2009

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Barrie City	164	470	44	5	6	0	214	475
Innisfil Town	155	234	0	0	0	0	155	234
Springwater Township	43	69	0	0	0	0	43	69
Barrie CMA	362	773	44	5	6	0	412	778

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Third Quarter 2009													
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													
Q3 2009	0	0.0	1	1.8	10	17.5	30	52.6	16	28.1	57	361,900	406,482
Q3 2008	7	4.7	19	12.7	62	41.3	44	29.3	18	12.0	150	290,990	316,218
Year-to-date 2009	3	1.9	9	5.7	43	27.0	59	37.1	45	28.3	159	334,990	374,738
Year-to-date 2008	12	3.1	75	19.1	161	41.0	110	28.0	35	8.9	393	288,900	305,160
Innisfil Town													
Q3 2009	0	0.0	1	3.8	8	30.8	9	34.6	8	30.8	26	327,945	543,750
Q3 2008	0	0.0	8	7.1	30	26.8	60	53.6	14	12.5	112	313,900	389,245
Year-to-date 2009	1	0.9	5	4.3	37	32.2	39	33.9	33	28.7	115	309,000	455,667
Year-to-date 2008	11	5.3	17	8.3	50	24.3	91	44.2	37	18.0	206	310,900	407,229
Springwater Township													
Q3 2009	0	0.0	0	0.0	1	4.2	5	20.8	18	75.0	24	452,875	567,260
Q3 2008	1	3.1	0	0.0	2	6.3	9	28.1	20	62.5	32	487,500	462,883
Year-to-date 2009	0	0.0	0	0.0	1	2.2	11	23.9	34	73.9	46	476,208	551,783
Year-to-date 2008	1	1.5	0	0.0	10	14.7	17	25.0	40	58.8	68	447,500	465,019
Barrie CMA													
Q3 2009	0	0.0	2	1.9	19	17.8	44	41.1	42	39.3	107	369,990	475,899
Q3 2008	8	2.7	27	9.2	94	32.0	113	38.4	52	17.7	294	309,900	360,001
Year-to-date 2009	4	1.3	14	4.4	81	25.3	109	34.1	112	35.0	320	343,783	429,272
Year-to-date 2008	24	3.6	92	13.8	221	33.1	218	32.7	112	16.8	667	299,900	352,981

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2009						
Submarket	Q3 2009	Q3 2008	% Change	YTD 2009	YTD 2008	% Change
Barrie City	406,482	316,218	28.5	374,738	305,160	22.8
Innisfil Town	543,750	389,245	39.7	455,667	407,229	11.9
Springwater Township	567,260	462,883	22.5	551,783	465,019	18.7
Barrie CMA	475,899	360,001	32.2	429,272	352,981	21.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Barrie Third Quarter 2009										
		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
2008	January	232	-14.4	391	623	635	61.6	253,402	1.9	258,981
	February	327	1.2	392	687	717	54.7	258,555	0.5	260,391
	March	336	-23.1	361	694	621	58.1	256,341	0.2	263,417
	April	450	-18.2	334	984	679	49.2	262,249	3.0	258,139
	May	523	-14.7	373	883	671	55.6	278,952	8.9	273,513
	June	481	-12.9	367	820	737	49.8	266,384	0.3	269,518
	July	431	-17.4	358	775	691	51.8	262,566	1.3	263,779
	August	351	-21.3	347	678	705	49.2	267,131	3.3	264,497
	September	353	-9.0	337	727	701	48.1	260,686	-1.8	260,472
	October	280	-22.2	314	612	666	47.1	261,366	-5.0	261,133
	November	161	-58.1	228	455	685	33.3	257,151	2.4	261,686
	December	133	-22.2	256	274	704	36.4	273,789	5.3	274,288
2009	January	129	-44.4	227	638	667	34.0	259,672	2.5	269,700
	February	205	-37.3	260	555	617	42.1	242,257	-6.3	253,248
	March	313	-6.8	294	763	622	47.3	256,807	0.2	261,886
	April	412	-8.4	328	741	564	58.2	250,134	-4.6	256,065
	May	505	-3.4	368	814	631	58.3	273,296	-2.0	261,557
	June	572	18.9	382	733	619	61.7	270,469	1.5	271,046
	July	449	4.2	369	689	621	59.4	266,219	1.4	266,206
	August	394	12.3	376	608	617	60.9	263,217	-1.5	268,991
	September	422	19.5	406	658	624	65.1	269,755	3.5	265,771
	October									
	November									
	December									
	Q3 2008	1,135	-16.3		2,180			263,393	1.0	
	Q3 2009	1,265	11.5		1,955			266,463	1.2	
	YTD 2008	3,484	-15.1		6,871			264,194	2.3	
	YTD 2009	3,401	-2.4		6,199			263,568	-0.2	

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 Third Quarter 2009											
		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						
2008	January	725	7.35	7.39	144.5	110.9	98.0	5.6	72.7	833
	February	718	7.25	7.29	145.2	111.4	98.6	5.3	72.4	823
	March	712	7.15	7.19	145.6	111.7	97.5	5.0	71.4	815
	April	700	6.95	6.99	145.8	112.5	96.9	5.1	71.0	809
	May	679	6.15	6.65	145.9	113.6	96.2	5.5	70.8	792
	June	710	6.95	7.15	146.4	114.2	97.0	5.7	71.4	772
	July	710	6.95	7.15	146.5	115.1	98.1	5.0	71.6	762
	August	691	6.65	6.85	146.6	114.8	96.4	4.8	70.1	775
	September	691	6.65	6.85	146.6	115.1	94.3	4.9	68.6	790
	October	713	6.35	7.20	146.6	113.7	92.9	5.5	68.1	789
	November	713	6.35	7.20	146.5	113.5	92.3	6.2	67.9	782
	December	685	5.60	6.75	146.5	112.8	93.1	7.1	68.3	782
2009	January	627	5.00	5.79	146.6	112.4	91.1	7.5	67.9	802
	February	627	5.00	5.79	146.6	113.1	88.7	9.2	66.8	818
	March	613	4.50	5.55	146.2	113.7	88.1	11.0	67.6	840
	April	596	3.90	5.25	145.5	113.2	87.6	11.9	67.9	849
	May	596	3.90	5.25	145.1	114.0	87.4	11.9	67.8	865
	June	631	3.75	5.85	145.1	114.2	86.5	11.5	66.2	880
	July	631	3.75	5.85	145.3	113.7	86.6	10.9	65.9	887
	August	631	3.75	5.85	145.4	113.7	87.1	9.3	65.3	873
	September	610	3.70	5.49		113.8	88.0	7.9	65.2	866
	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, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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