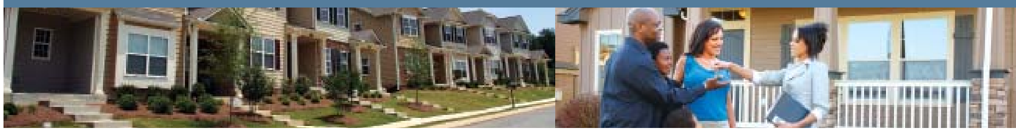
HOUSING NOW
Barrie CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: First Quarter 2010

New Home Market

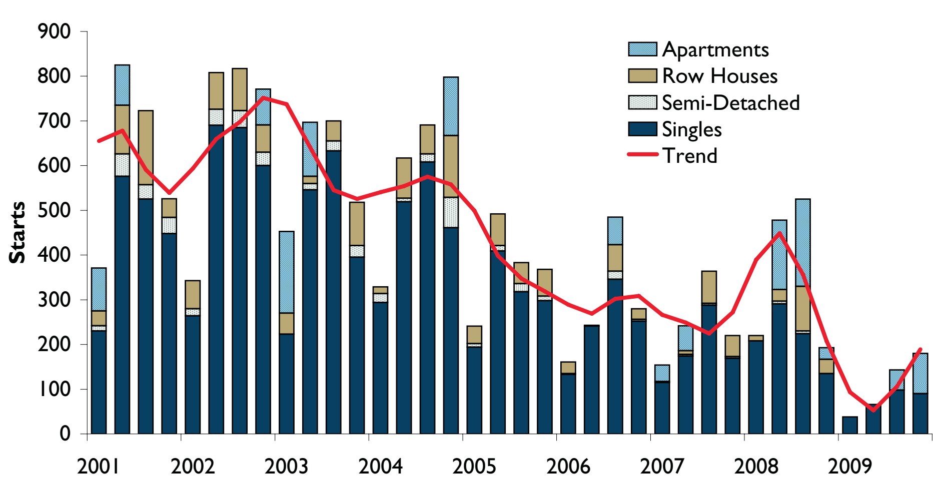
Starts Slide in Barrie

Barrie CMA housing starts in 2009 declined to the lowest level since 1984. Starts for all housing types were lower. Fourth quarter starts decreased from the same quarter in 2008.

Although almost 70 per cent lower than in 2008, new home construction did increase quarter over quarter throughout 2009. Several factors have caused the sharp decline in housing starts. Consumers have been hesitant to make a large purchase due to the economic uncertainty and higher unemployment in the Barrie CMA. Close to 7,000 Barrie CMA residents have lost jobs in the past year. Builders have been more cautious when starting construction on unsold homes. More than 100 detached homes were completed and unsold at the end of 2009. As

Figure 1

Barrie CMA Housing Starts



Source: CMHC

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population growth has slowed due to the decline in in-migration, demand for new homes has slipped. Moreover, the stock of existing homes has become quite large, so homebuyers are often able to find housing that meets their needs in the existing home market. The differential between new and existing home prices widened in 2009, making a purchase of an existing home more attractive to many homebuyers.

Single-detached homes remain the product of choice for the majority of new homebuyers in the Barrie CMA, but demand has fallen. Detached starts in all CMA municipalities fell in 2009. The average price of a newly completed detached home increased by more than 20 per cent. An increased number of detached homes were larger homes, some custom built, outside of core areas, pushing the overall price higher. The gap between detached home prices in the Barrie CMA and the Toronto CMA has declined, making Barrie slightly less attractive to commuters looking for home value. Starts for other types of ground-oriented housing were absent in 2009. Condominium apartment starts slowed after reaching a strong level in 2008. Many of these condominium units remained under construction in 2009. Rental starts increased during 2009 since construction of an affordable housing building got underway.

Resale Home Market

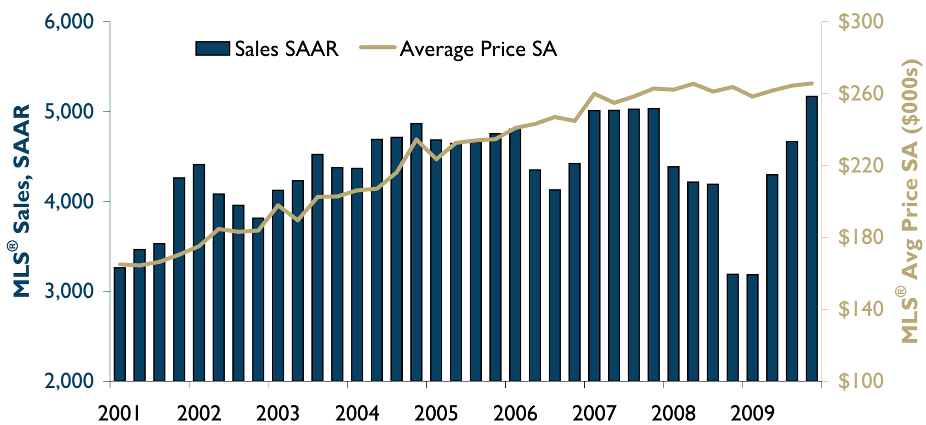
Higher Sales in 2009

Despite lower sales in the first five months, for all of 2009 existing home sales through the Barrie and District Real Estate Board were close to seven per cent higher than in 2008. Sales of resale homes were boosted by affordability. With historically low mortgage rates and steady resale home prices, mortgage carrying costs were at the lowest level in four years. First-time buyers were able to move into homeownership sooner than would have been expected had mortgage rates been higher. In addition, some pent-up demand from homebuyers who had remained on the sidelines in the latter part of 2008 helped push resale numbers higher. The resale home market had a price advantage over the new home market.

New listings declined by eight per cent. The slight decline in new listings can be attributed to fewer repeat buyers moving to newly completed homes, as well as a higher percentage of first-time buyers. With higher demand and lower supply, the sales-to-new listings ratio moved higher throughout the year. In the fourth quarter, the resale home market favoured sellers. Despite the tighter resale conditions in the latter half of 2009, the average price of a resale home remained virtually unchanged, actually declining slightly on a seasonally-adjusted basis in the fourth quarter.

Figure 2

Barrie MLS® Sales, SAAR and Seasonally Adjusted Average Price

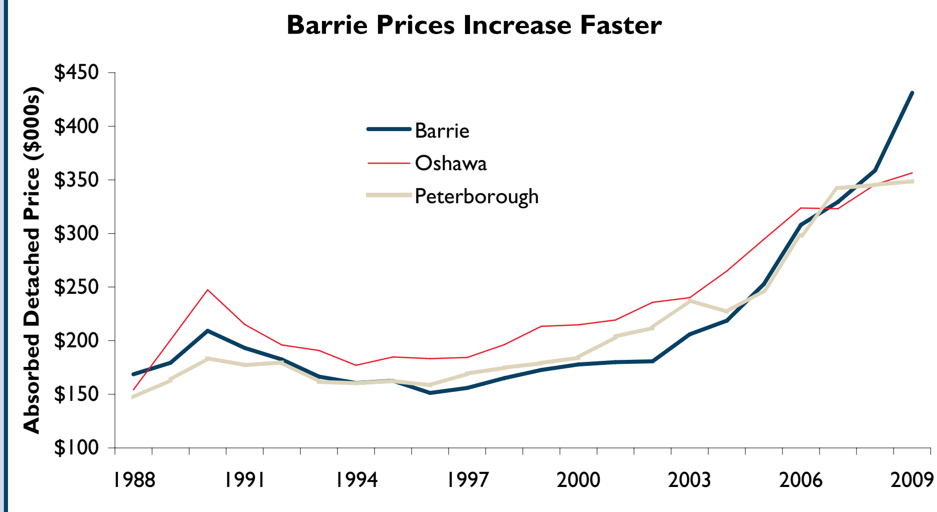


Source: CMHC adapted from CREA (MLS®)

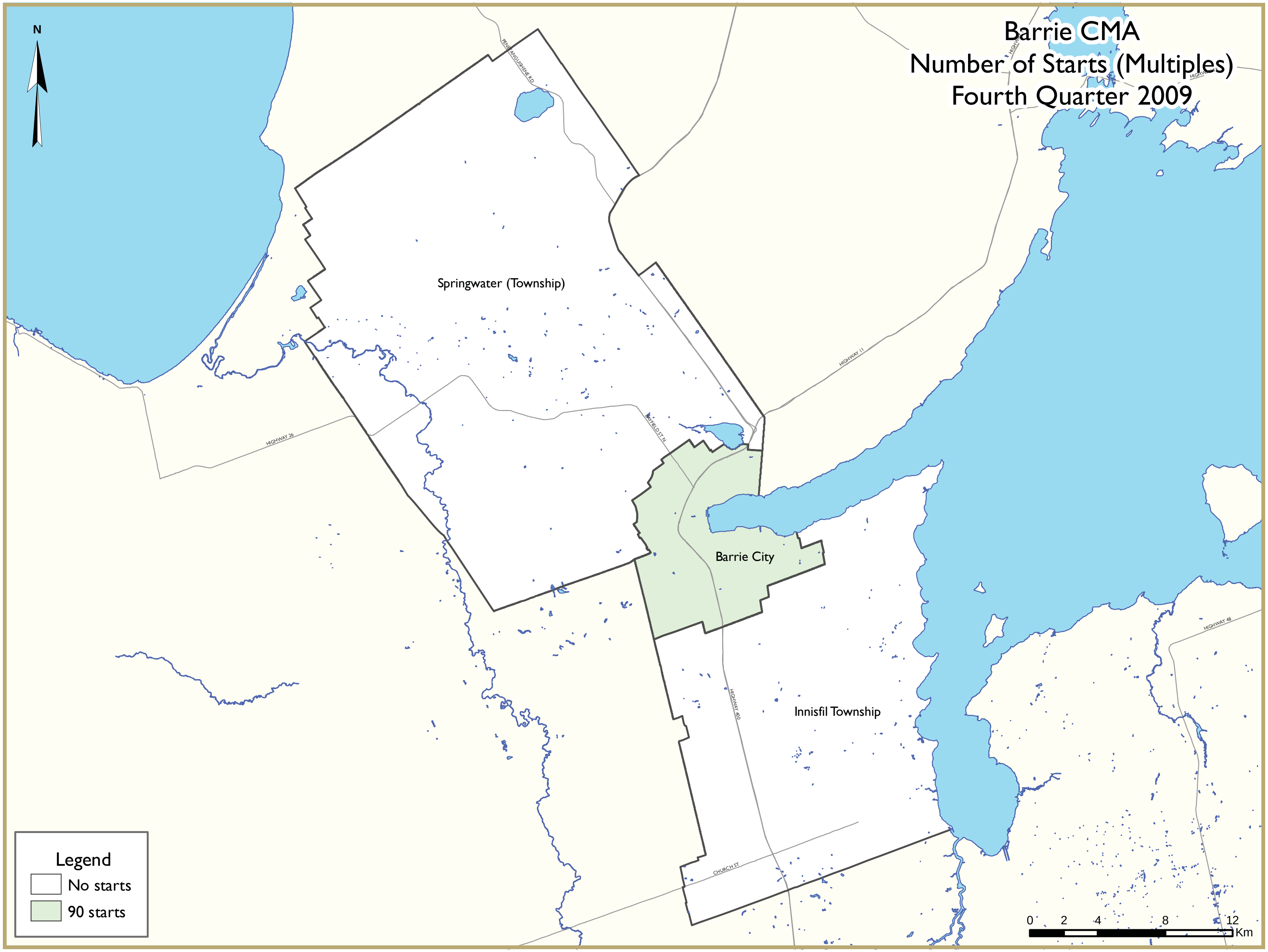
Barrie No Longer Commuters' Obvious First Choice

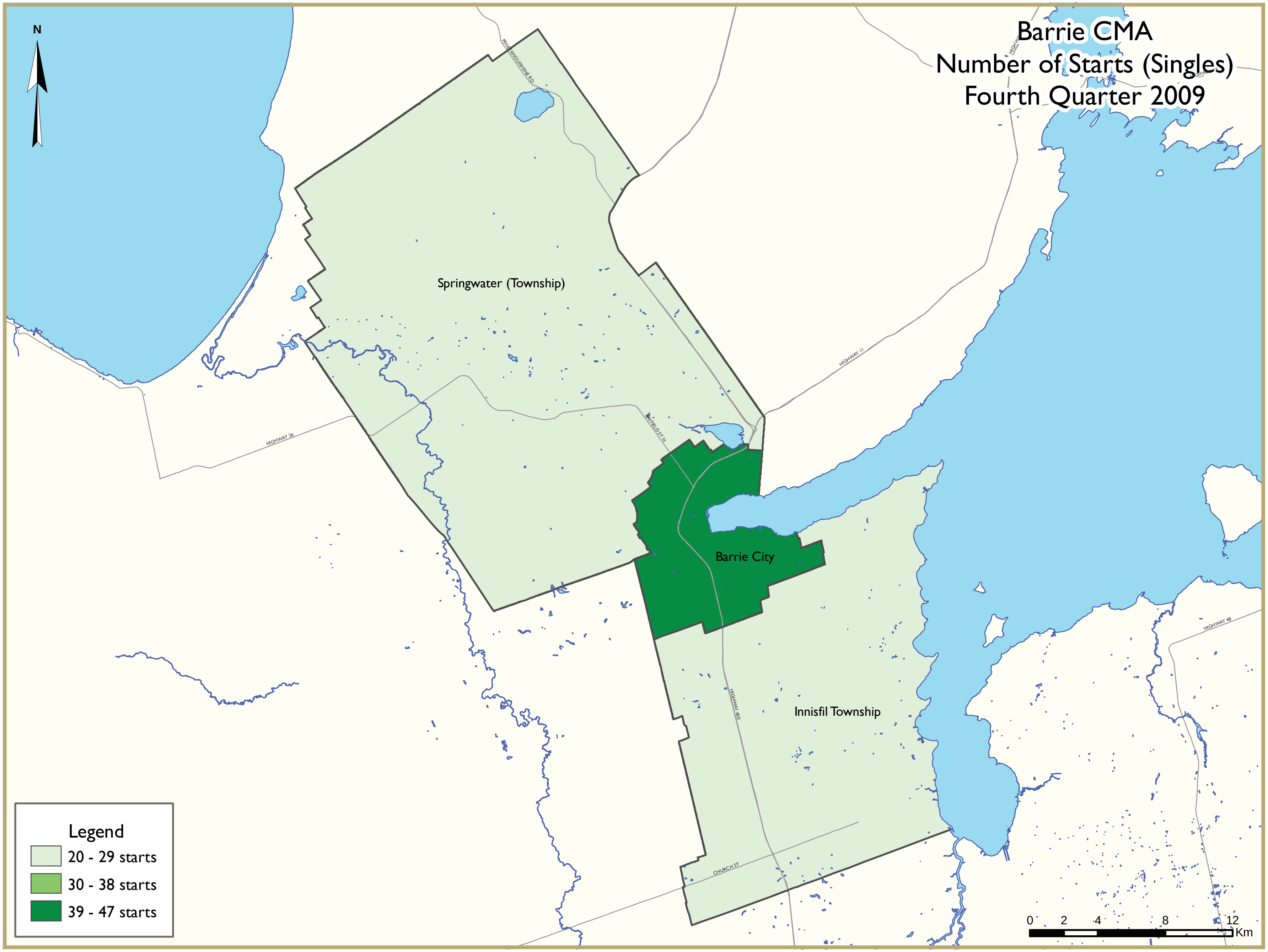
The price advantage which new homes in the Barrie CMA had over prices in the Toronto CMA and other alternative markets has been declining, particularly since 2008 when new home price growth accelerated in Barrie. New single-detached home prices in Oshawa had been consistently higher than those in Barrie until 2008. In 2009, they were, on average, below Barrie new home prices. With relative home prices no longer favouring Barrie, fewer Toronto residents are moving to the Barrie CMA to purchase a home.

Figure 3

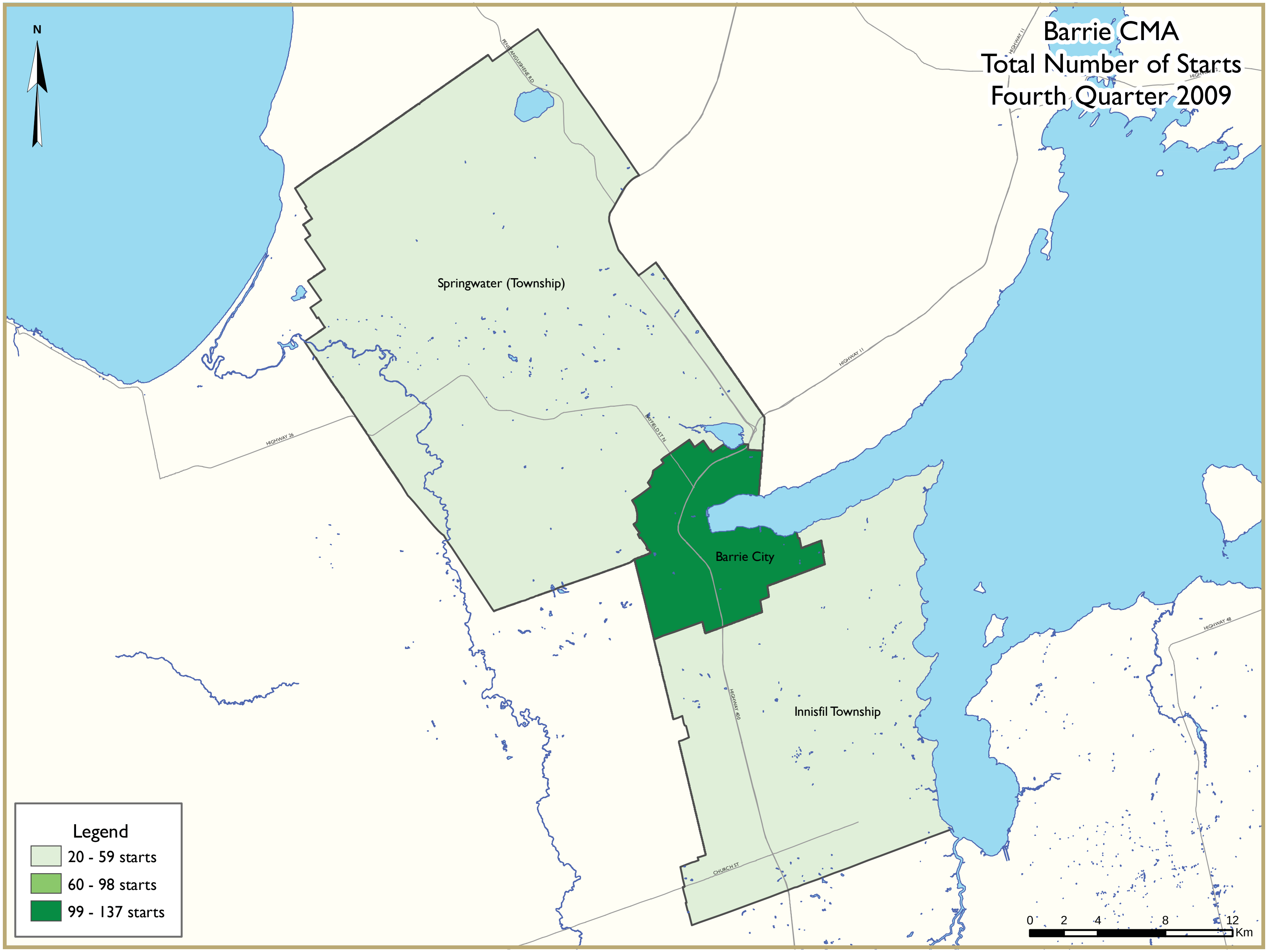


Source: CMHC

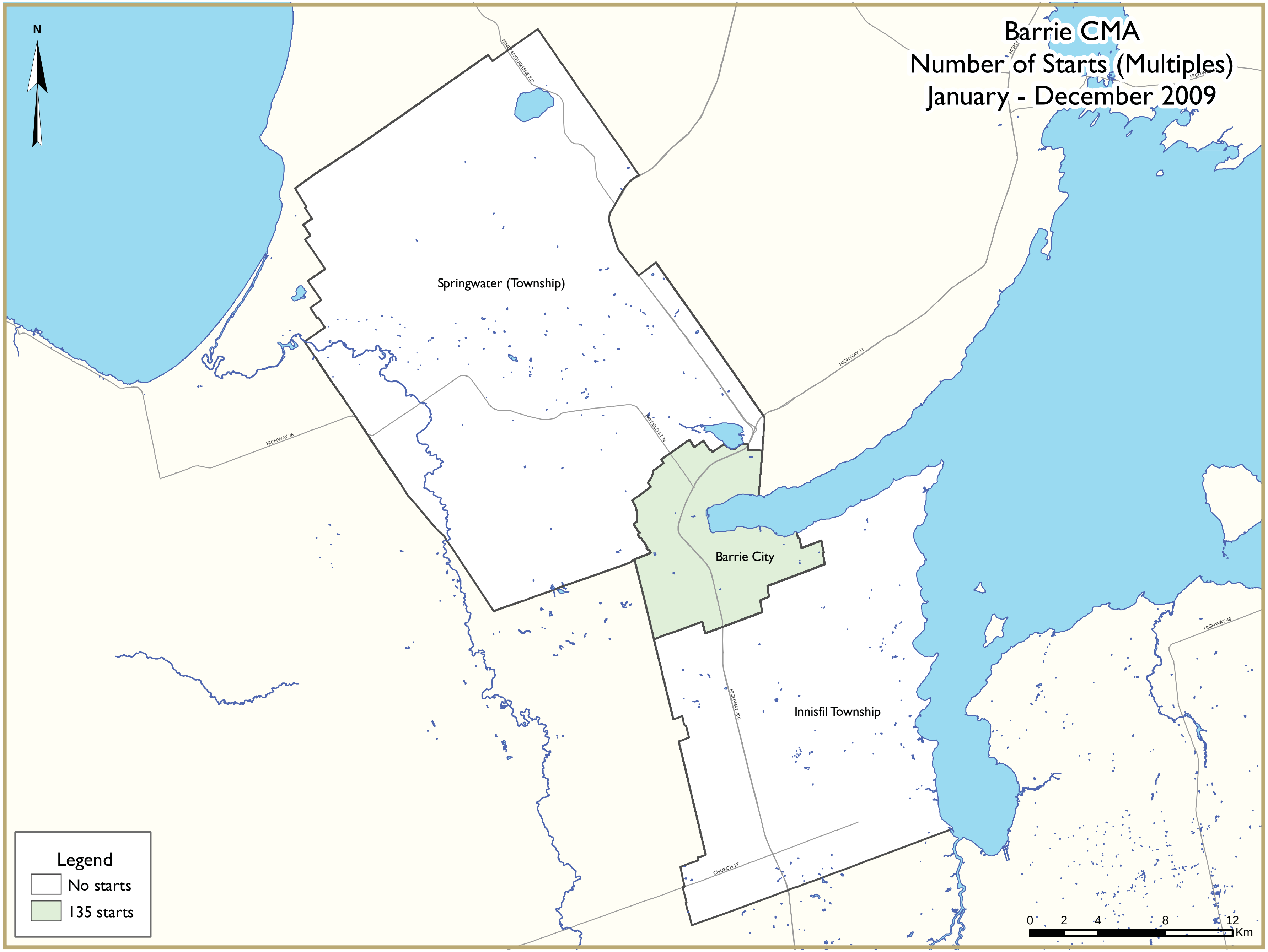

Barrie CMA
Number of Starts (Multiples)
Fourth Quarter 2009
N
Springwater (Township)
Barrie City
Innisfil Township
Legend
No starts
90 starts
0 2 4 8 12
Km



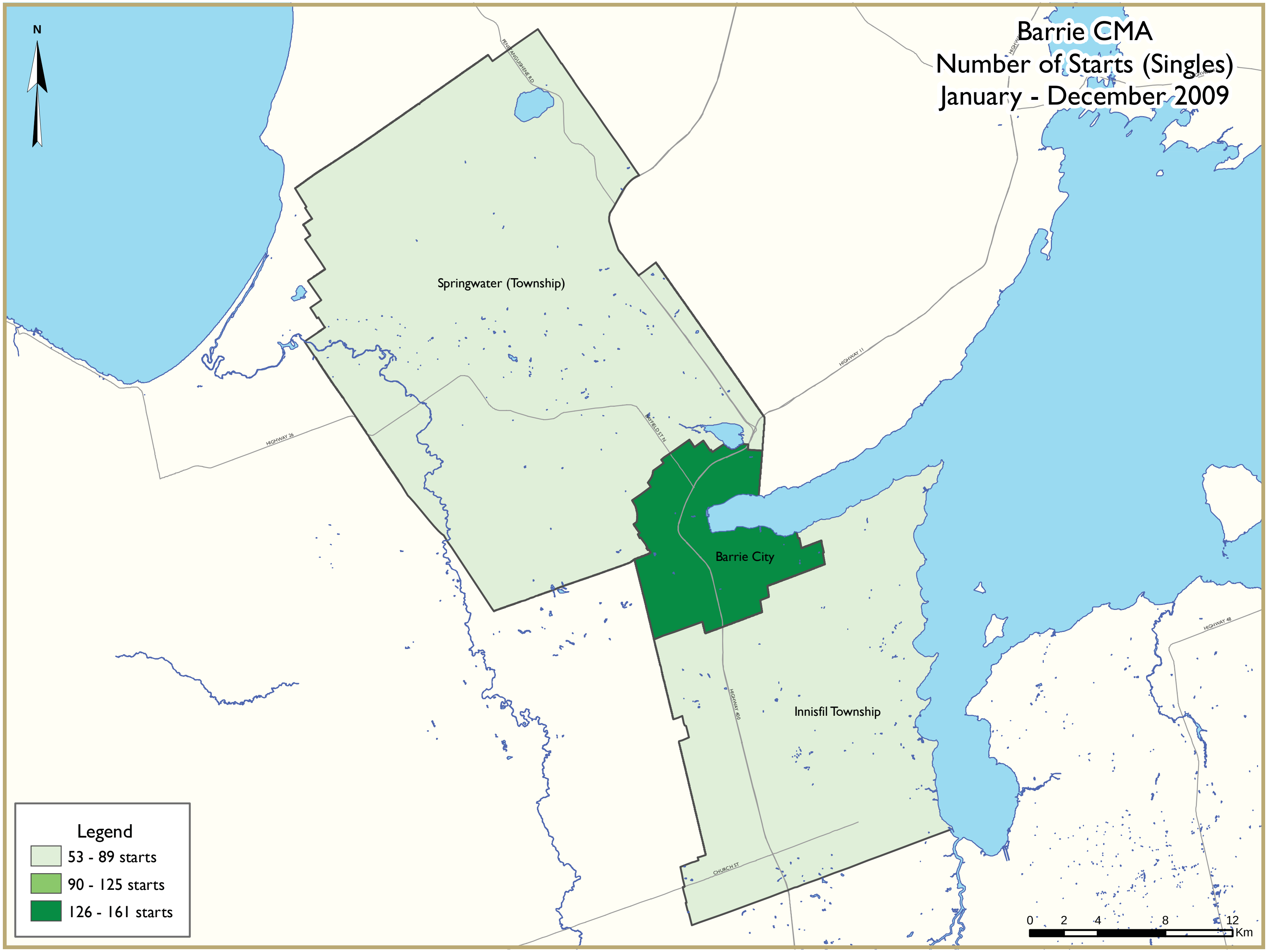
Barrie CMA
Number of Starts (Singles)
Fourth Quarter 2009
N
Springwater (Township)
Barrie City
Innisfil Township
Legend
20 - 29 starts
30 - 38 starts
39 - 47 starts
0 2 4 8 12
Km

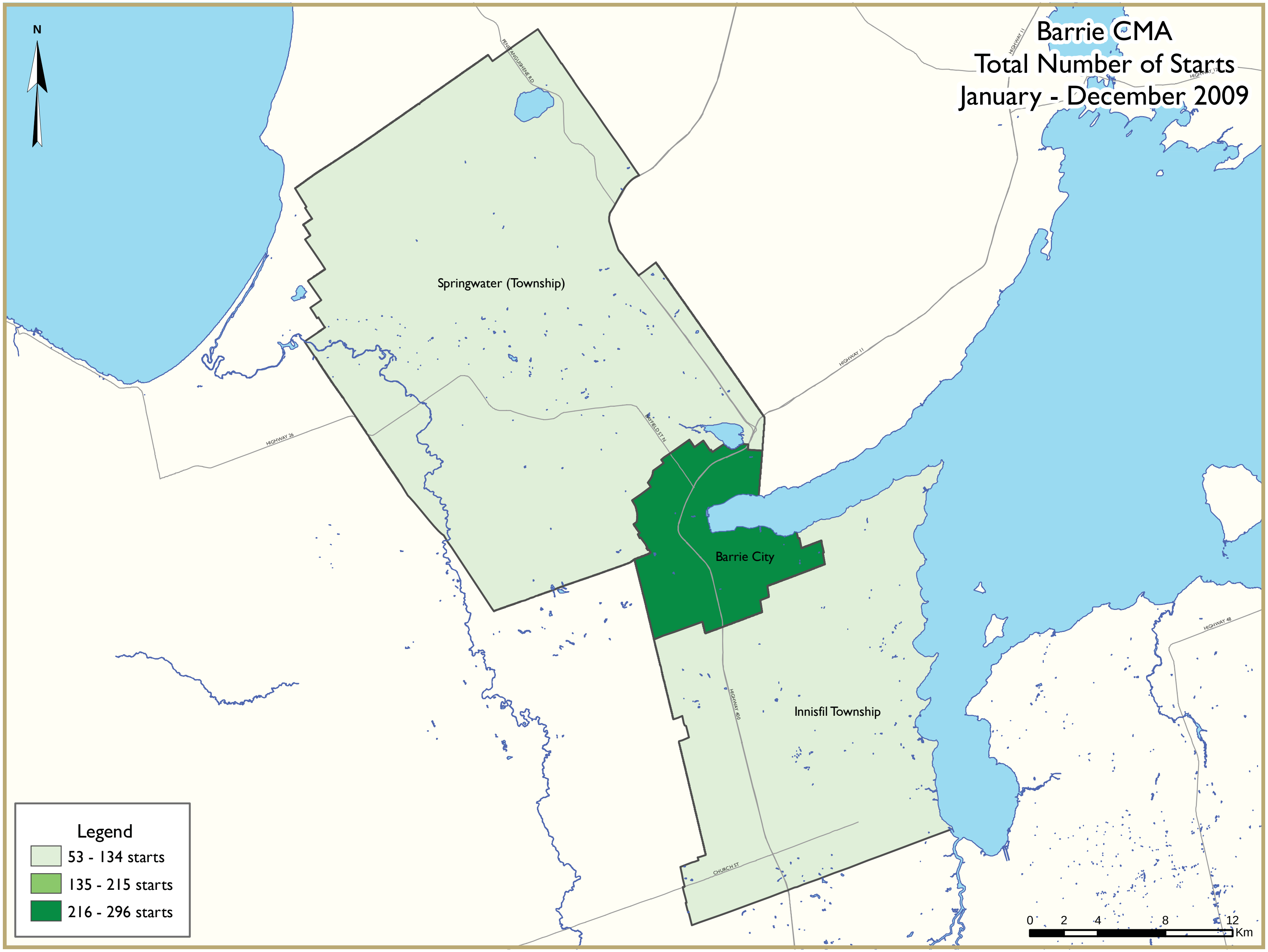


Barrie CMA
Total Number of Starts
Fourth Quarter 2009
N
Springwater (Township)
Barrie City
Innisfil Township
HIGHWAY 26
HIGHWAY 11
HIGHWAY 400
CHURCH ST
HIGHWAY 48
Legend
20 - 59 starts
60 - 98 starts
99 - 137 starts
0 2 4 8 12
Km



Barrie CMA
Number of Starts (Multiples)
January - December 2009
N
Springwater (Township)
Barrie City
Innisfil Township
HIGHWAY 26
HIGHWAY 11
HIGHWAY 400
HIGHWAY 48
CHURCH ST
Legend
No starts
135 starts
0 2 4 8 12
Km


Barrie CMA
Number of Starts (Singles)
January - December 2009
N
Springwater (Township)
Barrie City
Innisfil Township
HIGHWAY 11
HIGHWAY 26
HIGHWAY 400
CHURCH ST
Legend
53 - 89 starts
90 - 125 starts
126 - 161 starts
0 2 4 8 12
Km


Barrie CMA
Total Number of Starts
January - December 2009
N
Springwater (Township)
Barrie City
Innisfil Township
HIGHWAY 26
HIGHWAY 11
HIGHWAY 400
CHURCH ST
HIGHWAY 48
Legend
53 - 134 starts
135 - 215 starts
216 - 296 starts
0 2 4 8 12
Km

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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 Fourth 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									
Q4 2009	90	0	0	0	0	90	0	0	180
Q4 2008	135	0	32	0	0	24	0	2	193
% Change	-33.3	n/a	-100.0	n/a	n/a	**	n/a	-100.0	-6.7
Year-to-date 2009	292	0	0	0	0	90	0	45	427
Year-to-date 2008	858	12	140	0	30	366	0	10	1,416
% Change	-66.0	-100.0	-100.0	n/a	-100.0	-75.4	n/a	**	-69.8
UNDER CONSTRUCTION									
Q4 2009	205	2	54	0	0	237	0	43	541
Q4 2008	307	4	155	0	4	366	0	10	846
% Change	-33.2	-50.0	-65.2	n/a	-100.0	-35.2	n/a	**	-36.1
COMPLETIONS									
Q4 2009	103	0	30	0	0	179	0	4	316
Q4 2008	179	0	21	0	26	0	0	0	226
% Change	-42.5	n/a	42.9	n/a	-100.0	n/a	n/a	n/a	39.8
Year-to-date 2009	392	2	101	0	4	219	0	10	728
Year-to-date 2008	860	10	103	0	31	0	0	0	1,004
% Change	-54.4	-80.0	-1.9	n/a	-87.1	n/a	n/a	n/a	-27.5
COMPLETED & NOT ABSORBED									
Q4 2009	109	0	6	0	0	26	0	10	151
Q4 2008	132	0	6	0	26	20	0	0	184
% Change	-17.4	n/a	0.0	n/a	-100.0	30.0	n/a	n/a	-17.9
ABSORBED									
Q4 2009	99	0	46	0	1	178	0	0	324
Q4 2008	205	2	21	0	0	0	0	0	228
% Change	-51.7	-100.0	119.0	n/a	n/a	n/a	n/a	n/a	42.1
Year-to-date 2009	419	2	101	0	30	213	0	0	765
Year-to-date 2008	872	17	116	0	5	70	0	0	1,080
% Change	-51.9	-88.2	-12.9	n/a	**	**	n/a	n/a	-29.2

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

Table 1.1: Housing Activity Summary by Submarket Fourth 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									
Q4 2009	47	0	0	0	0	90	0	0	137
Q4 2008	65	0	32	0	0	0	0	2	99
Innisfil Town									
Q4 2009	23	0	0	0	0	0	0	0	23
Q4 2008	43	0	0	0	0	0	0	0	43
Springwater Township									
Q4 2009	20	0	0	0	0	0	0	0	20
Q4 2008	27	0	0	0	0	24	0	0	51
Barrie CMA									
Q4 2009	90	0	0	0	0	90	0	0	180
Q4 2008	135	0	32	0	0	24	0	2	193
UNDER CONSTRUCTION									
Barrie City									
Q4 2009	61	2	15	0	0	237	0	43	358
Q4 2008	98	4	62	0	4	342	0	10	520
Innisfil Town									
Q4 2009	128	0	39	0	0	0	0	0	167
Q4 2008	188	0	93	0	0	0	0	0	281
Springwater Township									
Q4 2009	16	0	0	0	0	0	0	0	16
Q4 2008	21	0	0	0	0	24	0	0	45
Barrie CMA									
Q4 2009	205	2	54	0	0	237	0	43	541
Q4 2008	307	4	155	0	4	366	0	10	846
COMPLETIONS									
Barrie City									
Q4 2009	66	0	16	0	0	155	0	4	241
Q4 2008	100	0	10	0	26	0	0	0	136
Innisfil Town									
Q4 2009	22	0	14	0	0	0	0	0	36
Q4 2008	54	0	11	0	0	0	0	0	65
Springwater Township									
Q4 2009	15	0	0	0	0	24	0	0	39
Q4 2008	25	0	0	0	0	0	0	0	25
Barrie CMA									
Q4 2009	103	0	30	0	0	179	0	4	316
Q4 2008	179	0	21	0	26	0	0	0	226

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

Table 1.1: Housing Activity Summary by Submarket
Fourth 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									
Q4 2009	82	0	6	0	0	16	0	10	114
Q4 2008	93	0	6	0	26	20	0	0	145
Innisfil Town									
Q4 2009	0	0	0	0	0	0	0	0	0
Q4 2008	0	0	0	0	0	0	0	0	0
Springwater Township									
Q4 2009	27	0	0	0	0	10	0	0	37
Q4 2008	39	0	0	0	0	0	0	0	39
Barrie CMA									
Q4 2009	109	0	6	0	0	26	0	10	151
Q4 2008	132	0	6	0	26	20	0	0	184
ABSORBED									
Barrie City									
Q4 2009	53	0	32	0	1	164	0	0	250
Q4 2008	126	2	10	0	0	0	0	0	138
Innisfil Town									
Q4 2009	22	0	14	0	0	0	0	0	36
Q4 2008	54	0	11	0	0	0	0	0	65
Springwater Township									
Q4 2009	24	0	0	0	0	14	0	0	38
Q4 2008	25	0	0	0	0	0	0	0	25
Barrie CMA									
Q4 2009	99	0	46	0	1	178	0	0	324
Q4 2008	205	2	21	0	0	0	0	0	228

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

Table 1.2: History of Housing Starts of Barrie CMA
2000 - 2009

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

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
Fourth Quarter 2009

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	% Change
Barrie City	47	65	0	0	0	32	90	2	137	99	38.4
Innisfil Town	23	43	0	0	0	0	0	0	23	43	-46.5
Springwater Township	20	27	0	0	0	0	0	24	20	51	-60.8
Barrie CMA	90	135	0	0	0	32	90	26	180	193	-6.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 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	161	427	0	12	0	91	135	352	296	882	-66.4
Innisfil Town	78	331	0	0	0	79	0	0	78	410	-81.0
Springwater Township	53	100	0	0	0	0	0	24	53	124	-57.3
Barrie CMA	292	858	0	12	0	170	135	376	427	1,416	-69.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Fourth Quarter 2009								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Barrie City	0	32	0	0	90	0	0	2
Innisfil Town	0	0	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	24	0	0
Barrie CMA	0	32	0	0	90	24	0	2

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - December 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	91	0	0	90	342	45	10
Innisfil Town	0	79	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	24	0	0
Barrie CMA	0	170	0	0	90	366	45	10

Table 2.4: Starts by Submarket and by Intended Market Fourth Quarter 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Barrie City	47	97	90	0	0	2	137	99
Innisfil Town	23	43	0	0	0	0	23	43
Springwater Township	20	27	0	24	0	0	20	51
Barrie CMA	90	167	90	24	0	2	180	193

Table 2.5: Starts by Submarket and by Intended Market January - December 2009								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Barrie City	161	500	90	372	45	10	296	882
Innisfil Town	78	410	0	0	0	0	78	410
Springwater Township	53	100	0	24	0	0	53	124
Barrie CMA	292	1,010	90	396	45	10	427	1,416

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Fourth Quarter 2009											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	% Change
Barrie City	66	100	0	0	16	36	159	0	241	136	77.2
Innisfil Town	22	54	0	0	14	11	0	0	36	65	-44.6
Springwater Township	15	25	0	0	0	0	24	0	39	25	56.0
Barrie CMA	103	179	0	0	30	47	183	0	316	226	39.8

Table 3.1: Completions by Submarket and by Dwelling Type January - December 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	197	507	2	10	51	94	205	0	455	611	-25.5
Innisfil Town	137	259	0	0	54	40	0	0	191	299	-36.1
Springwater Township	58	94	0	0	0	0	24	0	82	94	-12.8
Barrie CMA	392	860	2	10	105	134	229	0	728	1,004	-27.5

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Barrie City	16	36	0	0	155	0	4	0
Innisfil Town	14	11	0	0	0	0	0	0
Springwater Township	0	0	0	0	24	0	0	0
Barrie CMA	30	47	0	0	179	0	4	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market January - December 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	51	94	0	0	195	0	10	0
Innisfil Town	54	40	0	0	0	0	0	0
Springwater Township	0	0	0	0	24	0	0	0
Barrie CMA	105	134	0	0	219	0	10	0

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008	Q4 2009	Q4 2008
Barrie City	82	110	155	26	4	0	241	136
Innisfil Town	36	65	0	0	0	0	36	65
Springwater Township	15	25	24	0	0	0	39	25
Barrie CMA	133	200	179	26	4	0	316	226

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008	YTD 2009	YTD 2008
Barrie City	246	580	199	31	10	0	455	611
Innisfil Town	191	299	0	0	0	0	191	299
Springwater Township	58	94	24	0	0	0	82	94
Barrie CMA	495	973	223	31	10	0	728	1,004

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Fourth 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													
Q4 2009	0	0.0	3	5.7	11	20.8	10	18.9	29	54.7	53	416,666	435,260
Q4 2008	4	3.2	14	11.1	36	28.6	37	29.4	35	27.8	126	314,445	358,964
Year-to-date 2009	3	1.4	12	5.7	54	25.5	69	32.5	74	34.9	212	350,000	389,868
Year-to-date 2008	16	3.1	89	17.1	197	38.0	147	28.3	70	13.5	519	291,990	318,222
Innisfil Town													
Q4 2009	1	4.5	3	13.6	3	13.6	12	54.5	3	13.6	22	330,400	339,007
Q4 2008	0	0.0	4	7.4	19	35.2	26	48.1	5	9.3	54	309,900	335,271
Year-to-date 2009	2	1.5	8	5.8	40	29.2	51	37.2	36	26.3	137	309,990	436,934
Year-to-date 2008	11	4.2	21	8.1	69	26.5	117	45.0	42	16.2	260	310,900	392,284
Springwater Township													
Q4 2009	0	0.0	1	4.2	1	4.2	5	20.8	17	70.8	24	473,742	533,096
Q4 2008	0	0.0	0	0.0	1	4.0	4	16.0	20	80.0	25	541,633	565,482
Year-to-date 2009	0	0.0	1	1.4	2	2.9	16	22.9	51	72.9	70	476,208	545,376
Year-to-date 2008	1	1.1	0	0.0	11	11.8	21	22.6	60	64.5	93	473,000	492,025
Barrie CMA													
Q4 2009	1	1.0	7	7.1	15	15.2	27	27.3	49	49.5	99	399,990	437,589
Q4 2008	4	2.0	18	8.8	56	27.3	67	32.7	60	29.3	205	326,300	377,908
Year-to-date 2009	5	1.2	21	5.0	96	22.9	136	32.5	161	38.4	419	351,990	431,237
Year-to-date 2008	28	3.2	110	12.6	277	31.8	285	32.7	172	19.7	872	304,995	358,841

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Fourth Quarter 2009						
Submarket	Q4 2009	Q4 2008	% Change	YTD 2009	YTD 2008	% Change
Barrie City	435,260	358,964	21.3	389,868	318,222	22.5
Innisfil Town	339,007	335,271	1.1	436,934	392,284	11.4
Springwater Township	533,096	565,482	-5.7	545,376	492,025	10.8
Barrie CMA	437,589	377,908	15.8	431,237	358,841	20.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Barrie Fourth 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	399	623	616	64.8	253,402	1.9	258,785
	February	327	1.2	407	687	739	55.1	258,555	0.5	262,049
	March	336	-23.1	371	694	631	58.8	256,341	0.2	263,093
	April	450	-18.2	336	984	691	48.6	262,249	3.0	265,828
	May	523	-14.7	363	883	672	54.0	278,952	8.9	274,166
	June	481	-12.9	357	820	742	48.1	266,384	0.3	265,495
	July	431	-17.4	352	775	697	50.5	262,566	1.3	264,976
	August	351	-21.3	343	678	708	48.4	267,131	3.3	264,336
	September	353	-9.0	330	727	702	47.0	260,686	-1.8	258,599
	October	280	-22.2	305	612	654	46.6	261,366	-5.0	262,325
	November	161	-58.1	226	455	676	33.4	257,151	2.4	253,505
	December	133	-22.2	269	274	684	39.3	273,789	5.3	274,108
2009	January	129	-44.4	234	638	648	36.1	259,672	2.5	264,834
	February	205	-37.3	272	555	613	44.4	242,257	-6.3	249,893
	March	313	-6.8	304	763	619	49.1	256,807	0.2	262,404
	April	412	-8.4	335	741	563	59.5	250,134	-4.6	260,707
	May	505	-3.4	366	814	629	58.2	273,296	-2.0	263,427
	June	572	18.9	385	733	624	61.7	270,469	1.5	267,485
	July	449	4.2	372	689	620	60.0	266,219	1.4	266,864
	August	394	12.3	377	608	617	61.1	263,217	-1.5	265,200
	September	422	19.5	407	658	622	65.4	269,755	3.5	267,447
	October	389	38.9	421	606	658	64.0	268,331	2.7	268,268
	November	329	104.3	433	431	625	69.3	264,131	2.7	262,230
	December	207	55.6	420	266	664	63.3	261,899	-4.3	263,932
	Q4 2008	574	-37.3		1,341			263,062	0.3	
	Q4 2009	925	61.1		1,303			265,398	0.9	
	YTD 2008	4,058	-19.1		8,212			264,034	1.9	
	YTD 2009	4,326	6.6		7,502			263,959	0.0	

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 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	97.8	5.7	72.7	833
	February	718	7.25	7.29	145.2	111.4	98.4	5.3	72.4	823
	March	712	7.15	7.19	145.6	111.7	97.7	4.9	71.3	815
	April	700	6.95	6.99	145.8	112.5	97.1	4.9	70.9	809
	May	679	6.15	6.65	145.9	113.6	96.4	5.3	70.9	792
	June	710	6.95	7.15	146.4	114.2	97.2	5.6	71.3	772
	July	710	6.95	7.15	146.5	115.1	98.3	4.9	71.6	762
	August	691	6.65	6.85	146.6	114.8	96.6	4.8	70.1	775
	September	691	6.65	6.85	146.6	115.1	94.3	5.0	68.7	790
	October	713	6.35	7.20	146.6	113.7	92.9	5.6	68.2	789
	November	713	6.35	7.20	146.5	113.5	92.3	6.3	68.1	782
	December	685	5.60	6.75	146.5	112.8	92.1	7.2	68.1	782
2009	January	627	5.00	5.79	146.6	112.4	91.0	7.5	67.9	802
	February	627	5.00	5.79	146.6	113.1	88.6	9.3	66.8	818
	March	613	4.50	5.55	146.2	113.7	88.3	11.0	67.6	840
	April	596	3.90	5.25	145.5	113.2	87.8	11.4	67.8	849
	May	596	3.90	5.25	145.1	114.0	87.7	11.5	67.9	865
	June	631	3.75	5.85	145.1	114.2	86.8	11.2	66.1	880
	July	631	3.75	5.85	145.3	113.7	86.8	10.7	65.8	887
	August	631	3.75	5.85	145.4	113.7	87.3	9.3	65.3	873
	September	610	3.70	5.49	146.1	113.8	88.0	8.1	65.3	866
	October	630	3.80	5.84	146.5	113.9	88.8	7.3	65.2	849
	November	616	3.60	5.59	147.2	114.6	89.4	7.0	65.2	849
	December	610	3.60	5.49		114.1	90.1	7.9	65.9	845

"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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