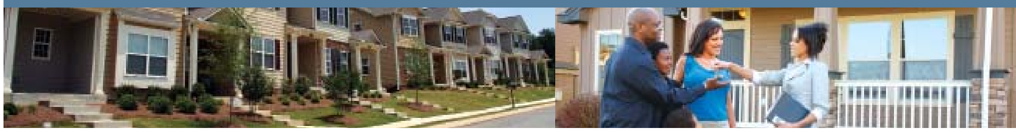
HOUSING MARKET INFORMATION

HOUSING NOW
Barrie CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Third Quarter 2010

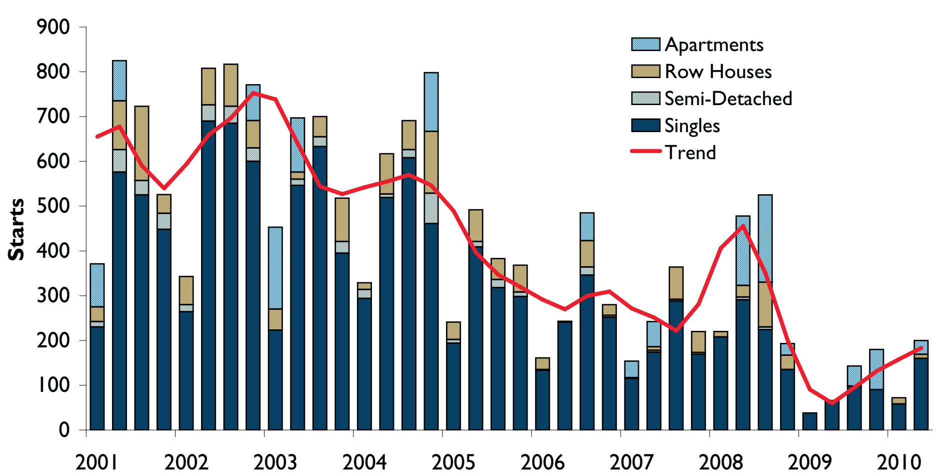
New Home Market

Stronger Second Quarter Starts

Housing starts in the second quarter of 2010 in the Barrie Census Metropolitan Area (CMA) continued an upward trend from the low levels recorded last year. Starts were boosted by consumers who brought forward their home purchases into the latter part of 2009 or early 2010 to avoid the expected increase in mortgage rates and added expenses associated with the HST. An improving economy, spill-over from the tight resale market, and low mortgage rates resulted in increased demand for new homes. Although new construction numbers did increase in the second quarter of 2010, starts were below levels recorded in the 2001-2008 period. Less migration to Barrie means lower demand for new homes. Currently

Figure 1

Barrie CMA Housing Starts



Source: CMHC

Table of Contents

migration is about half of the level recorded in the period between 1996 and 2004.

Eighty per cent of new construction was single-detached homes and starts of these homes have increased significantly. A higher percentage of detached homes were started in Barrie City versus other areas in the CMA in the second quarter of 2010 compared to the same quarter last year. In 2009, with low mortgage rates and stable prices, buyers were attracted to the relatively larger and more expensive homes in Innisfil and Springwater. In 2010, with slightly higher mortgage rates and the potential for added costs of the HST, consumers were more price conscious and looked to the relatively less expensive homes offered in the City of Barrie. Other types of homes also saw higher starts in the second quarter of 2010 compared to the same quarter in 2009. Townhouse and apartment starts both increased, all located in the City of Barrie.

The average price of new single-detached homes moderated significantly from the second quarter of 2009. Price moderation in Innisfil and a higher percentage of completed homes in Barrie City put downward pressure on the average price of a detached home. Prices vary on a project to project basis, by location and size of home built.

Resale Home Market

Sales Moderate Slightly in Second Quarter

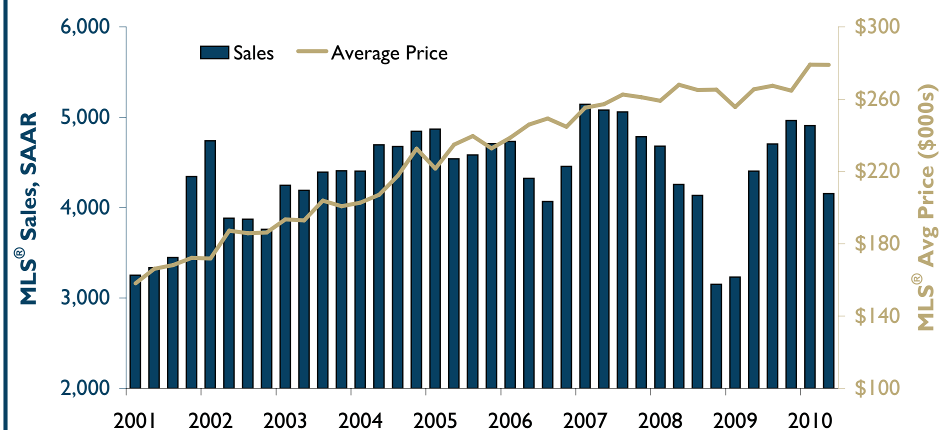
The number of residential properties sold through the Barrie and District Real Estate Board moderated from the strong levels recorded last year. On a seasonally-adjusted basis, sales have been slipping from the peak in the fourth quarter of 2009. As in the new home market, homebuyers brought forward their home purchases into the last quarter of 2009 and the first four months of 2010. As a consequence, sales have dropped off in May and June.

First-time buyers and other buyers left on the sidelines during the economic downturn were able to enter the home ownership market due to the historically low interest rates, pushing sales higher in the latter part of 2009. In addition, a strengthening job market has given other households the possibility of purchasing and affording a home. Employment is at the highest level since the third quarter of 2008 and relative to the peak of late 2006, has regained more than 90 per cent of that level. Many key industries, such as manufacturing, health, trade and transportation, have year-over-year employment growth. With the labour force also expanding, but at a slower rate than employment, the unemployment rate has been trending lower. Although more people are employed, average weekly earnings have not rebounded as employers are waiting for prolonged and steady economic growth before increasing wages. As a result, some households are waiting longer to move into homeownership.

The sharp increase in prices this year reflects, to a certain degree, more move-up buyer activity. While sales slowed, listings continued to increase, a sign repeat buyers are in the market. As a result, the sales-to-new listings ratio (SNLR) continued its downward trend, an indication that the market has become more balanced. With more balanced market conditions, price growth has slowed from the double-digit level recorded earlier this year, when prices were recovering from the downturn in 2008 and 2009.

Figure 2

Barrie MLS® Sales* and Average Price*

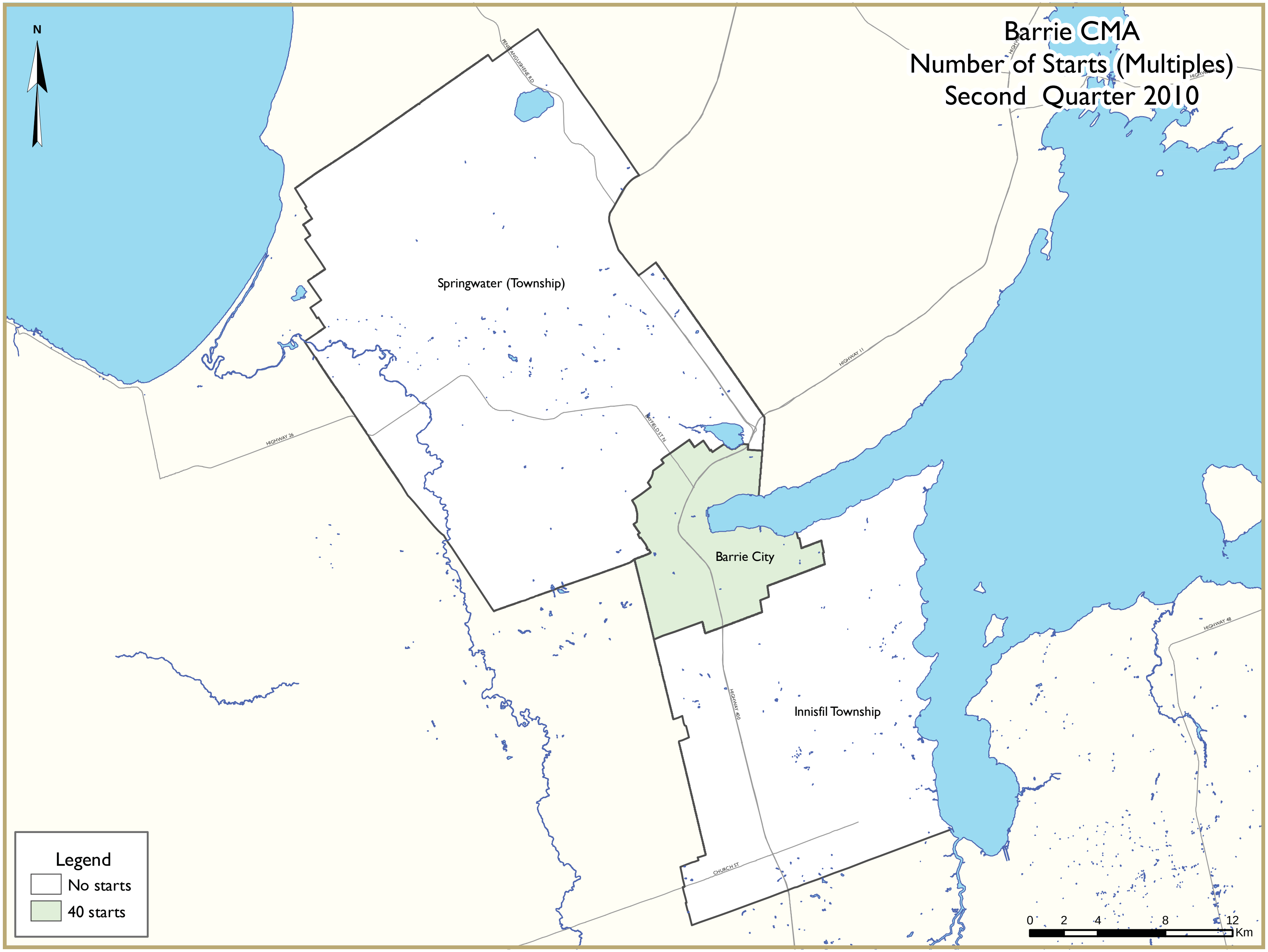


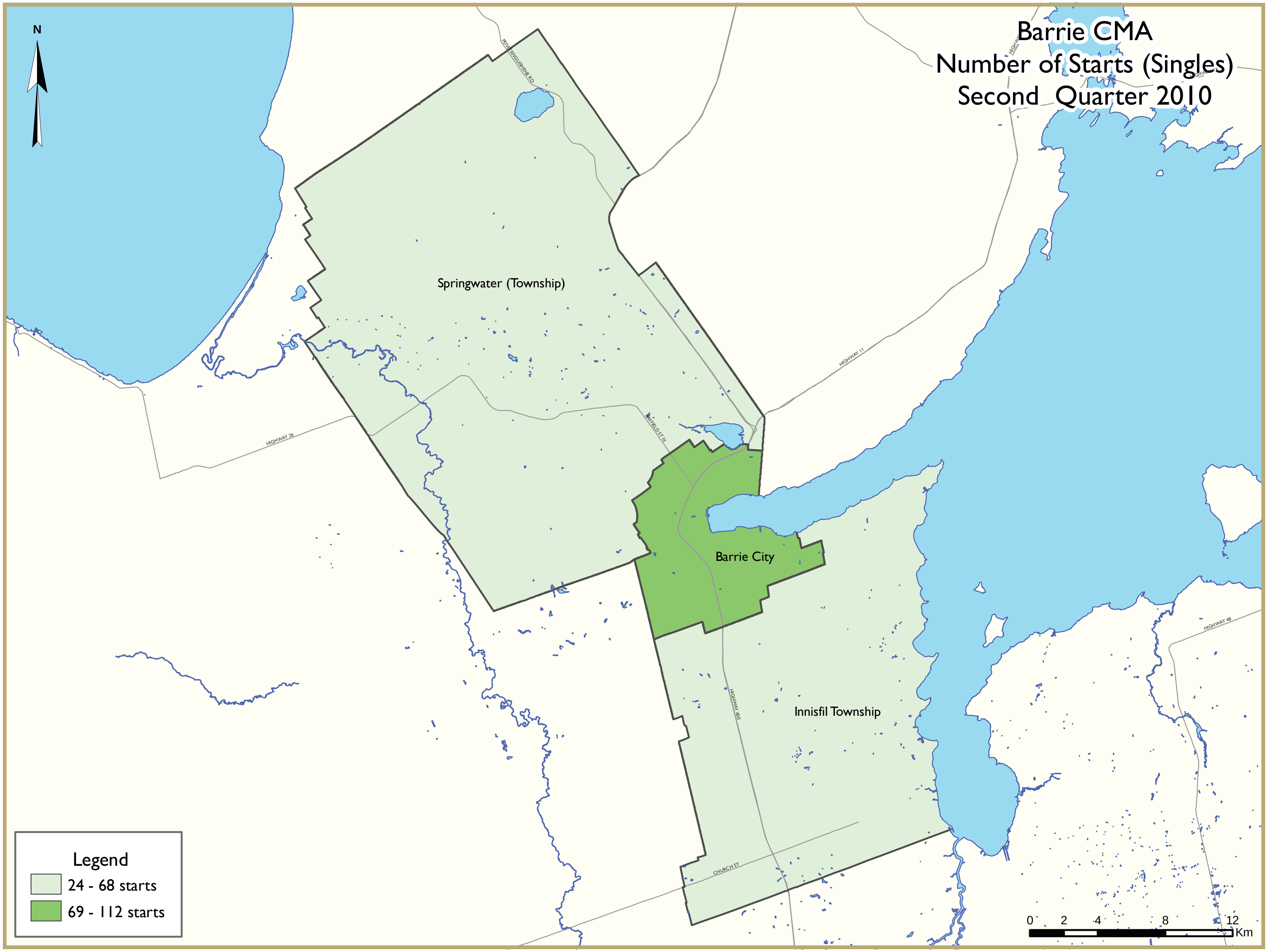
Source: CMHC adapted from CREA (MLS®)

* Both sales and prices are seasonally adjusted. In addition, quarterly sales data are multiplied by 4 to show an annual rate.

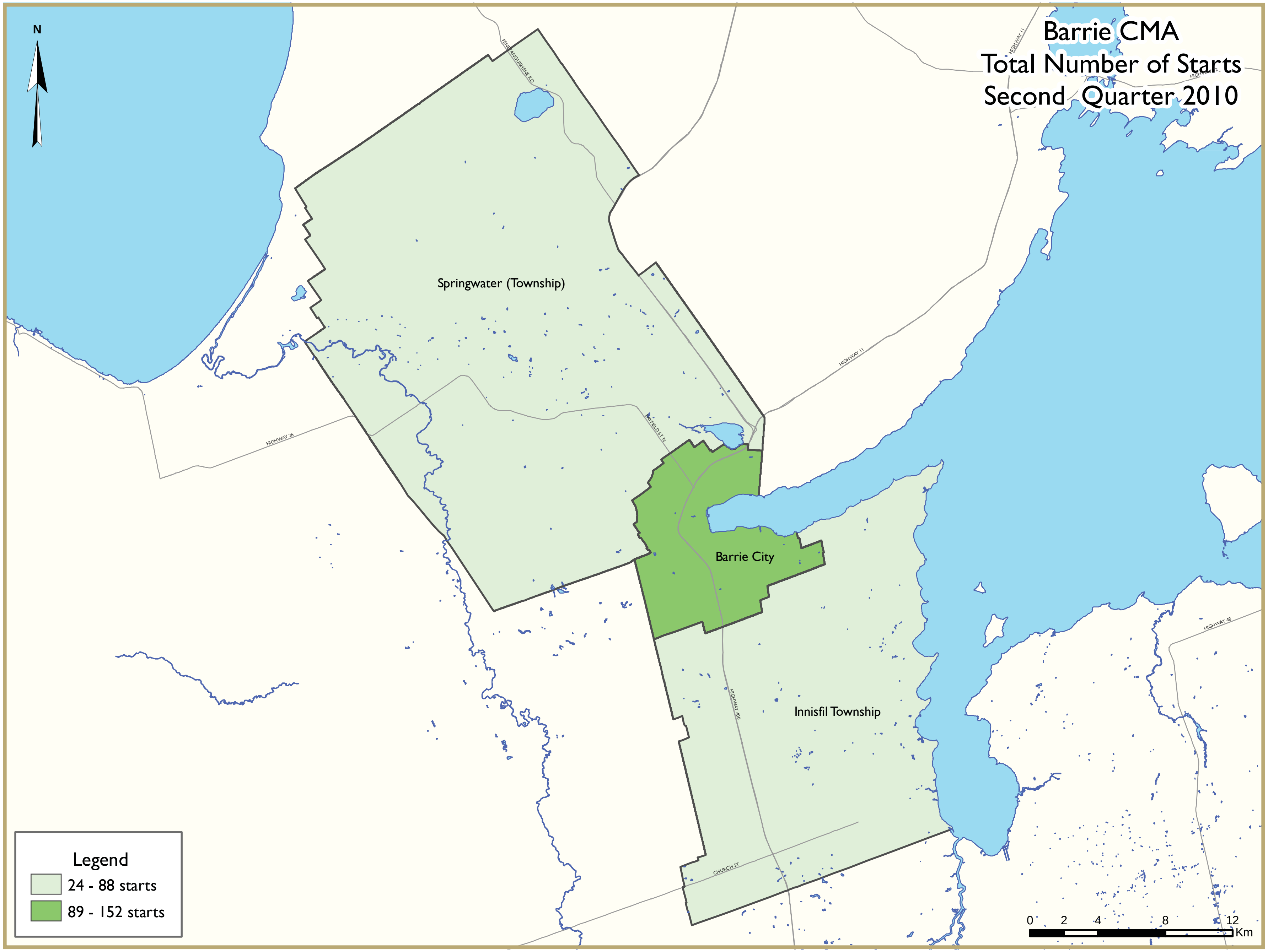
City of Barrie Grows

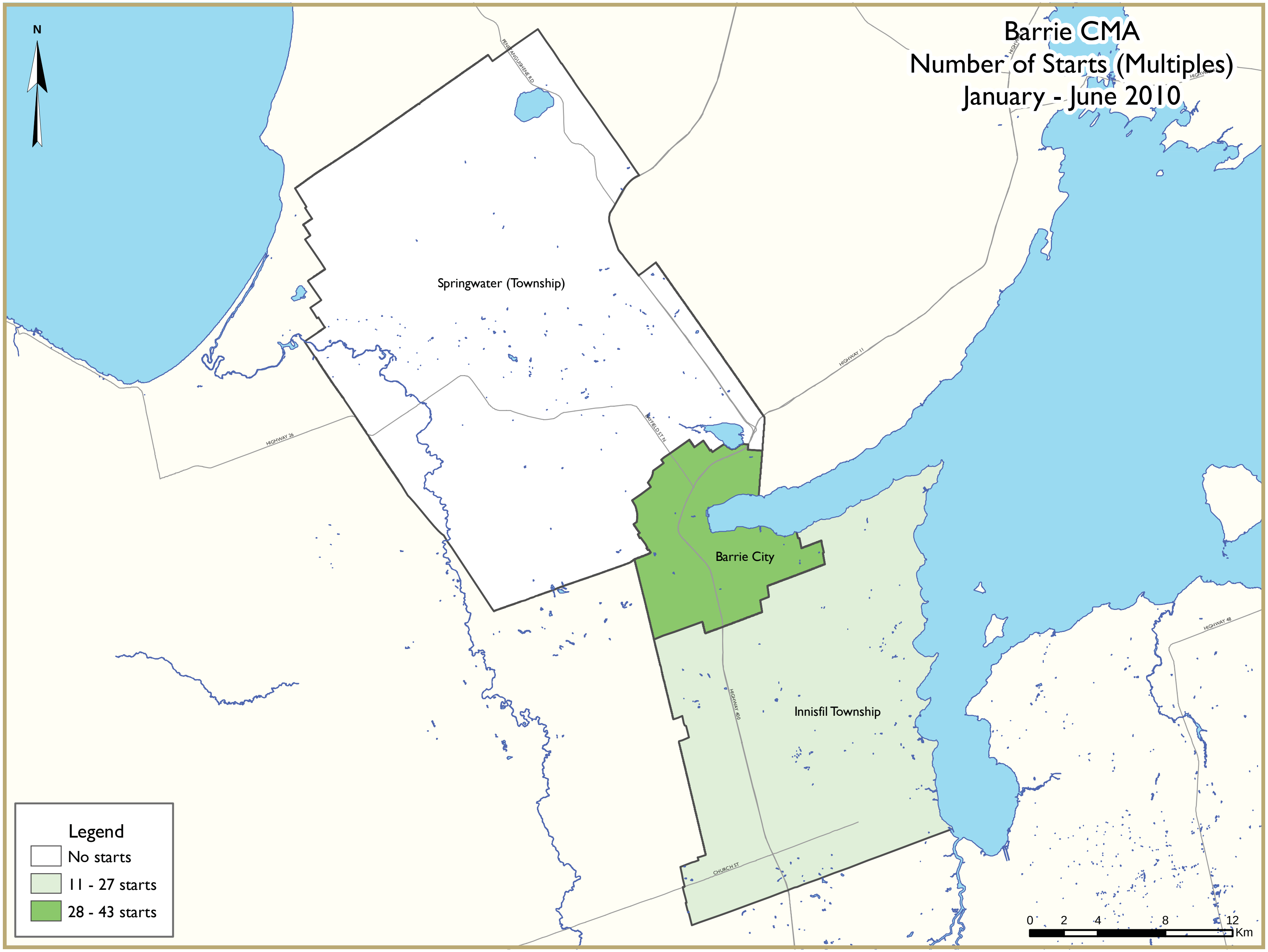
In January 2010, the City of Barrie grew by 2,293 hectares of land on its southern boundary as land was annexed from the Town of Innisfil. In the last three years, more than 60 per cent of new single-detached homes were built in the area around Big Bay Point and Mapleview, east of Huronia. This area is directly north of the annexed land. As land for single-detached homes is at a premium in most of the City of Barrie, this annexed land will be the only large tract of undeveloped land available. In the next few years, expect housing starts to be concentrated in this area as development moves forward.

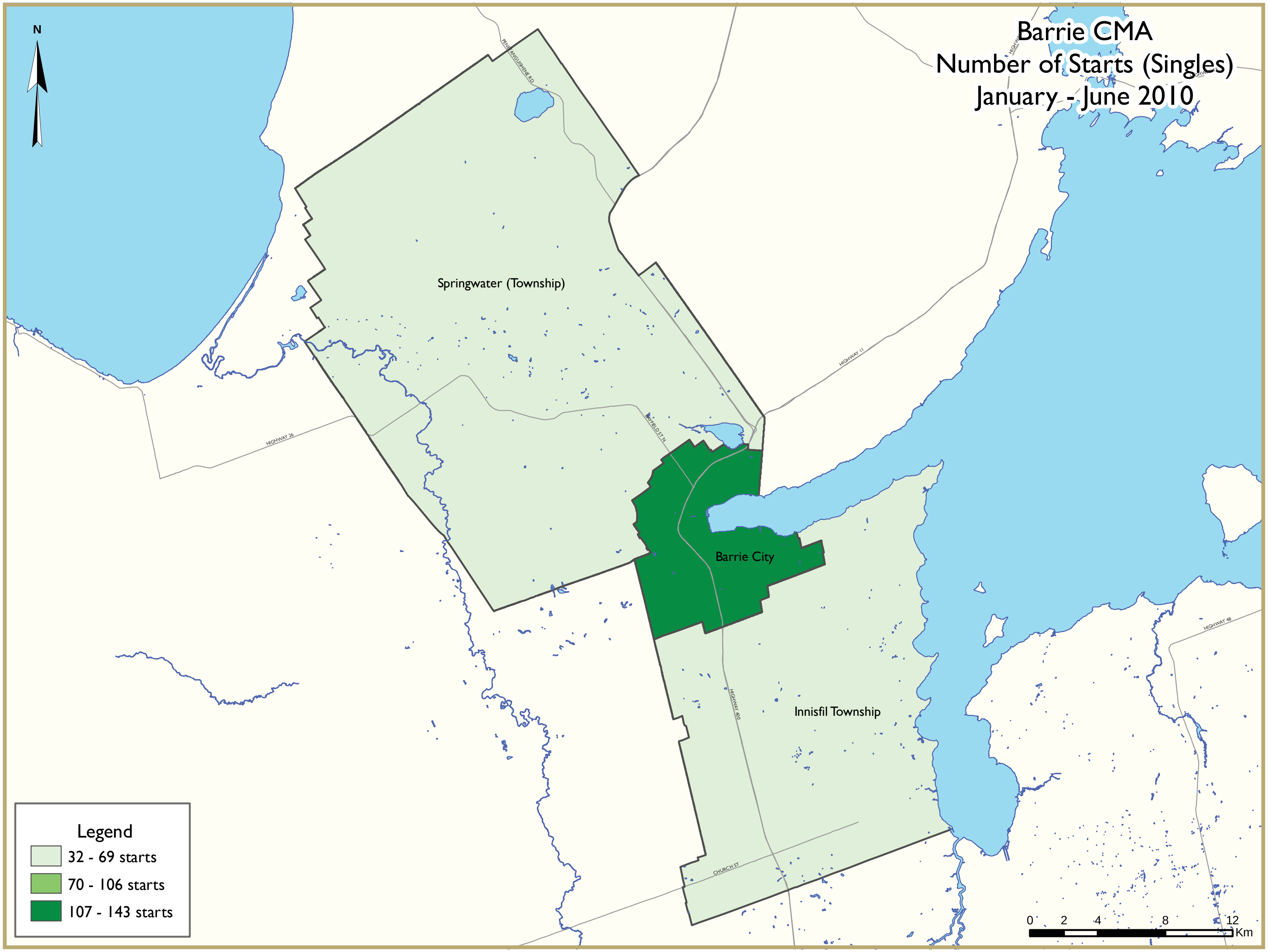

Barrie CMA
Number of Starts (Multiples)
Second Quarter 2010
N
Springwater (Township)
Barrie City
Innisfil Township
HIGHWAY 11
HIGHWAY 26
HIGHWAY 400
HIGHWAY 48
CHURCH ST
Legend
No starts
40 starts
0 2 4 8 12
Km

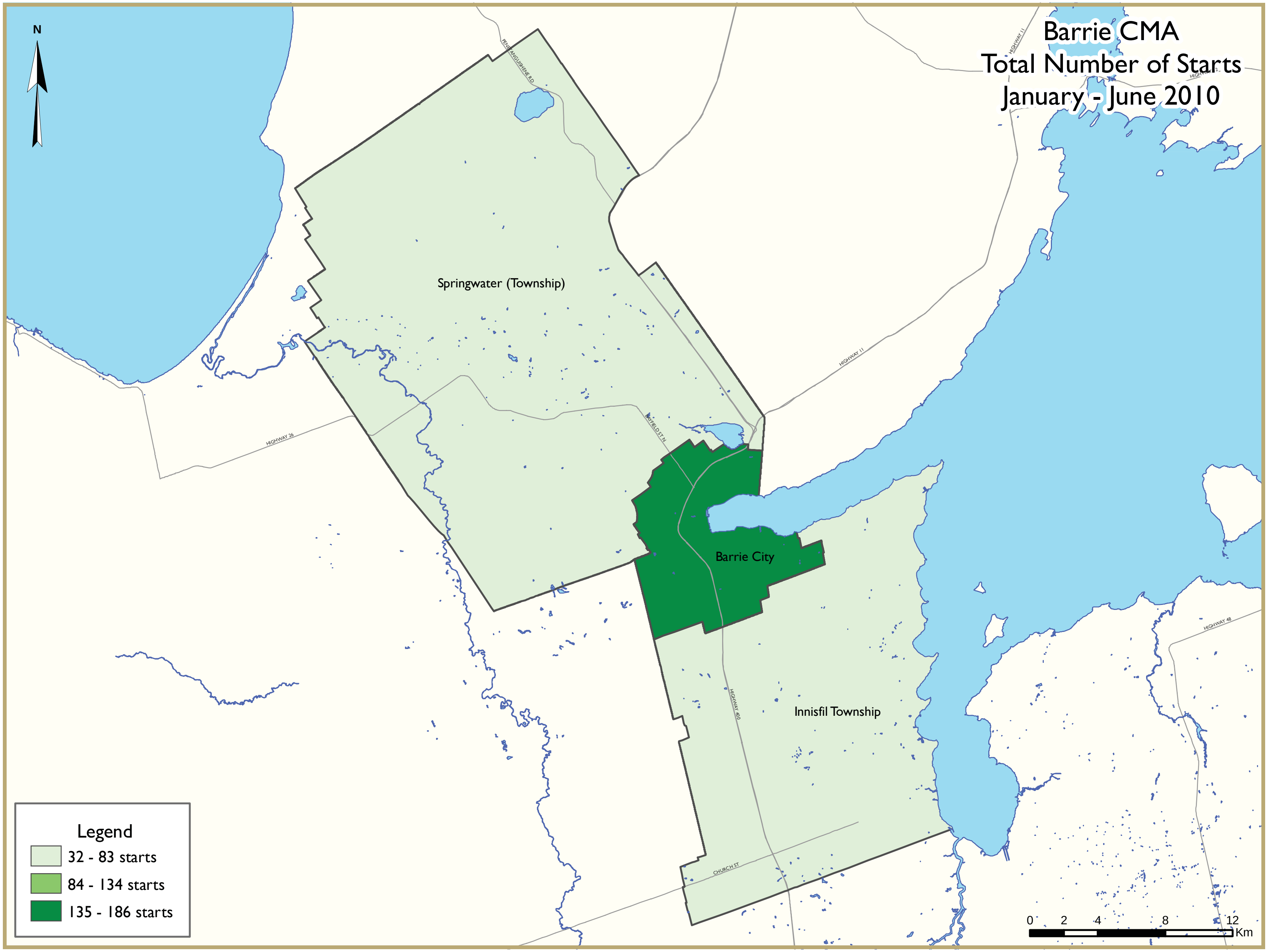


Barrie CMA
Number of Starts (Singles)
Second Quarter 2010
N
Springwater (Township)
Barrie City
Innisfil Township
Legend
24 - 68 starts
69 - 112 starts
0 2 4 8 12
Km


Barrie CMA
Total Number of Starts
Second Quarter 2010
N
Springwater (Township)
Barrie City
Innisfil Township
HIGHWAY 11
HIGHWAY 26
HIGHWAY 400
HIGHWAY 48
CHURCH ST
Legend
24 - 88 starts
89 - 152 starts
0 2 4 8 12
Km


Barrie CMA
Number of Starts (Multiples)
January - June 2010
N
Springwater (Township)
Barrie City
Innisfil Township
HIGHWAY 11
HIGHWAY 26
HIGHWAY 400
HIGHWAY 48
CHURCH ST
Legend
No starts
11 - 27 starts
28 - 43 starts
0 2 4 8 12
Km


Barrie CMA
Number of Starts (Singles)
January - June 2010
N
Springwater (Township)
Barrie City
Innisfil Township
HIGHWAY 11
HIGHWAY 26
CHURCH ST
Legend
32 - 69 starts
70 - 106 starts
107 - 143 starts
0 2 4 8 12
Km


Barrie CMA
Total Number of Starts
January - June 2010
N
Springwater (Township)
Barrie City
Innisfil Township
Legend
32 - 83 starts
84 - 134 starts
135 - 186 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 Second Quarter 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q2 2010	160	0	9	0	0	0	0	31	200
Q2 2009	66	0	0	0	0	0	0	0	66
% Change	142.4	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2010	218	0	23	0	0	0	0	31	272
Year-to-date 2009	104	0	0	0	0	0	0	0	104
% Change	109.6	n/a	n/a	n/a	n/a	n/a	n/a	n/a	161.5
UNDER CONSTRUCTION									
Q2 2010	258	0	49	0	0	0	0	74	381
Q2 2009	224	2	100	0	0	326	0	4	656
% Change	15.2	-100.0	-51.0	n/a	n/a	-100.0	n/a	**	-41.9
COMPLETIONS									
Q2 2010	71	0	14	0	0	237	0	0	322
Q2 2009	90	0	29	0	4	0	0	6	129
% Change	-21.1	n/a	-51.7	n/a	-100.0	n/a	n/a	-100.0	149.6
Year-to-date 2010	165	2	28	0	0	237	0	0	432
Year-to-date 2009	186	2	55	0	4	40	0	6	293
% Change	-11.3	0.0	-49.1	n/a	-100.0	**	n/a	-100.0	47.4
COMPLETED & NOT ABSORBED									
Q2 2010	100	0	11	0	0	25	0	3	139
Q2 2009	108	0	14	0	2	26	0	6	156
% Change	-7.4	n/a	-21.4	n/a	-100.0	-3.8	n/a	-50.0	-10.9
ABSORBED									
Q2 2010	89	2	15	0	0	233	0	3	342
Q2 2009	91	2	32	0	7	9	0	0	141
% Change	-2.2	0.0	-53.1	n/a	-100.0	**	n/a	n/a	142.6
Year-to-date 2010	177	2	23	0	0	238	0	7	447
Year-to-date 2009	213	2	47	0	28	34	0	0	324
% Change	-16.9	0.0	-51.1	n/a	-100.0	**	n/a	n/a	38.0

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

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Barrie City									
Q2 2010	112	0	9	0	0	0	0	31	152
Q2 2009	42	0	0	0	0	0	0	0	42
Innisfil Town									
Q2 2010	24	0	0	0	0	0	0	0	24
Q2 2009	15	0	0	0	0	0	0	0	15
Springwater Township									
Q2 2010	24	0	0	0	0	0	0	0	24
Q2 2009	9	0	0	0	0	0	0	0	9
Barrie CMA									
Q2 2010	160	0	9	0	0	0	0	31	200
Q2 2009	66	0	0	0	0	0	0	0	66
UNDER CONSTRUCTION									
Barrie City									
Q2 2010	125	0	12	0	0	0	0	74	211
Q2 2009	71	2	47	0	0	302	0	4	426
Innisfil Town									
Q2 2010	114	0	37	0	0	0	0	0	151
Q2 2009	138	0	53	0	0	0	0	0	191
Springwater Township									
Q2 2010	19	0	0	0	0	0	0	0	19
Q2 2009	15	0	0	0	0	24	0	0	39
Barrie CMA									
Q2 2010	258	0	49	0	0	0	0	74	381
Q2 2009	224	2	100	0	0	326	0	4	656
COMPLETIONS									
Barrie City									
Q2 2010	38	0	7	0	0	237	0	0	282
Q2 2009	45	0	0	0	4	0	0	6	55
Innisfil Town									
Q2 2010	17	0	7	0	0	0	0	0	24
Q2 2009	38	0	29	0	0	0	0	0	67
Springwater Township									
Q2 2010	16	0	0	0	0	0	0	0	16
Q2 2009	7	0	0	0	0	0	0	0	7
Barrie CMA									
Q2 2010	71	0	14	0	0	237	0	0	322
Q2 2009	90	0	29	0	4	0	0	6	129

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

Table 1.1: Housing Activity Summary by Submarket
Second Quarter 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Barrie City									
Q2 2010	65	0	11	0	0	16	0	3	95
Q2 2009	69	0	14	0	2	26	0	6	117
Innisfil Town									
Q2 2010	0	0	0	0	0	0	0	0	0
Q2 2009	0	0	0	0	0	0	0	0	0
Springwater Township									
Q2 2010	35	0	0	0	0	9	0	0	44
Q2 2009	39	0	0	0	0	0	0	0	39
Barrie CMA									
Q2 2010	100	0	11	0	0	25	0	3	139
Q2 2009	108	0	14	0	2	26	0	6	156
ABSORBED									
Barrie City									
Q2 2010	57	2	8	0	0	233	0	3	303
Q2 2009	42	2	3	0	7	9	0	0	63
Innisfil Town									
Q2 2010	17	0	7	0	0	0	0	0	24
Q2 2009	38	0	29	0	0	0	0	0	67
Springwater Township									
Q2 2010	15	0	0	0	0	0	0	0	15
Q2 2009	11	0	0	0	0	0	0	0	11
Barrie CMA									
Q2 2010	89	2	15	0	0	233	0	3	342
Q2 2009	91	2	32	0	7	9	0	0	141

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)

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	% Change
Barrie City	112	42	0	0	9	0	31	0	152	42	**
Innisfil Town	24	15	0	0	0	0	0	0	24	15	60.0
Springwater Township	24	9	0	0	0	0	0	0	24	9	166.7
Barrie CMA	160	66	0	0	9	0	31	0	200	66	**

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

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Barrie City	143	48	0	0	12	0	31	0	186	48	**
Innisfil Town	43	40	0	0	11	0	0	0	54	40	35.0
Springwater Township	32	16	0	0	0	0	0	0	32	16	100.0
Barrie CMA	218	104	0	0	23	0	31	0	272	104	161.5

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

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Second Quarter 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009
Barrie City	9	0	0	0	0	0	31	0
Innisfil Town	0	0	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	0	0	0
Barrie CMA	9	0	0	0	0	0	31	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - June 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Barrie City	12	0	0	0	0	0	31	0
Innisfil Town	11	0	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	0	0	0
Barrie CMA	23	0	0	0	0	0	31	0

Table 2.4: Starts by Submarket and by Intended Market Second Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009
Barrie City	121	42	0	0	31	0	152	42
Innisfil Town	24	15	0	0	0	0	24	15
Springwater Township	24	9	0	0	0	0	24	9
Barrie CMA	169	66	0	0	31	0	200	66

Table 2.5: Starts by Submarket and by Intended Market January - June 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Barrie City	155	48	0	0	31	0	186	48
Innisfil Town	54	40	0	0	0	0	54	40
Springwater Township	32	16	0	0	0	0	32	16
Barrie CMA	241	104	0	0	31	0	272	104

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Second Quarter 2010												
Submarket	Single		Semi		Row		Apt. & Other		Total			
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	% Change	
Barrie City	38	45	0	0	7	4	237	6	282	55	**	
Innisfil Town	17	38	0	0	7	29	0	0	24	67	-64.2	
Springwater Township	16	7	0	0	0	0	0	0	16	7	128.6	
Barrie CMA	71	90	0	0	14	33	237	6	322	129	149.6	

Table 3.1: Completions by Submarket and by Dwelling Type January - June 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Barrie City	79	75	2	2	15	19	237	46	333	142	134.5
Innisfil Town	57	89	0	0	13	40	0	0	70	129	-45.7
Springwater Township	29	22	0	0	0	0	0	0	29	22	31.8
Barrie CMA	165	186	2	2	28	59	237	46	432	293	47.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
Second Quarter 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009
Barrie City	7	4	0	0	237	0	0	6
Innisfil Town	7	29	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	0	0	0
Barrie CMA	14	33	0	0	237	0	0	6

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - June 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Barrie City	15	19	0	0	237	40	0	6
Innisfil Town	13	40	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	0	0	0
Barrie CMA	28	59	0	0	237	40	0	6

Table 3.4: Completions by Submarket and by Intended Market
Second Quarter 2010

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009	Q2 2010	Q2 2009
Barrie City	45	45	237	4	0	6	282	55
Innisfil Town	24	67	0	0	0	0	24	67
Springwater Township	16	7	0	0	0	0	16	7
Barrie CMA	85	119	237	4	0	6	322	129

Table 3.5: Completions by Submarket and by Intended Market
January - June 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Barrie City	96	92	237	44	0	6	333	142
Innisfil Town	70	129	0	0	0	0	70	129
Springwater Township	29	22	0	0	0	0	29	22
Barrie CMA	195	243	237	44	0	6	432	293

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range Second Quarter 2010													
Submarket	**Price Ranges**										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $249,999		$250,000 - $299,999		$300,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Barrie City													
Q2 2010	0	0.0	1	1.8	15	26.3	18	31.6	23	40.4	57	385,990	395,026
Q2 2009	1	2.4	1	2.4	15	35.7	9	21.4	16	38.1	42	325,950	373,784
Year-to-date 2010	0	0.0	3	3.0	27	27.3	36	36.4	33	33.3	99	369,900	381,016
Year-to-date 2009	3	2.9	8	7.8	33	32.4	29	28.4	29	28.4	102	320,000	356,998
Innisfil Town													
Q2 2010	0	0.0	0	0.0	7	41.2	10	58.8	0	0.0	17	316,900	317,119
Q2 2009	0	0.0	2	5.3	9	23.7	13	34.2	14	36.8	38	340,400	535,709
Year-to-date 2010	0	0.0	5	8.8	25	43.9	21	36.8	6	10.5	57	299,990	399,855
Year-to-date 2009	1	1.1	4	4.5	29	32.6	30	33.7	25	28.1	89	309,000	429,935
Springwater Township													
Q2 2010	0	0.0	0	0.0	0	0.0	3	20.0	12	80.0	15	566,666	604,978
Q2 2009	0	0.0	0	0.0	0	0.0	3	27.3	8	72.7	11	600,000	587,417
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	14.3	18	85.7	21	583,333	643,000
Year-to-date 2009	0	0.0	0	0.0	0	0.0	6	27.3	16	72.7	22	491,667	534,898
Barrie CMA													
Q2 2010	0	0.0	1	1.1	22	24.7	31	34.8	35	39.3	89	376,666	415,530
Q2 2009	1	1.1	3	3.3	24	26.4	25	27.5	38	41.8	91	339,900	467,225
Year-to-date 2010	0	0.0	8	4.5	52	29.4	60	33.9	57	32.2	177	360,000	418,166
Year-to-date 2009	4	1.9	12	5.6	62	29.1	65	30.5	70	32.9	213	323,990	405,849

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Second Quarter 2010						
Submarket	Q2 2010	Q2 2009	% Change	YTD 2010	YTD 2009	% Change
Barrie City	395,026	373,784	5.7	381,016	356,998	6.7
Innisfil Town	317,119	535,709	-40.8	399,855	429,935	-7.0
Springwater Township	604,978	587,417	3.0	643,000	534,898	20.2
Barrie CMA	415,530	467,225	-11.1	418,166	405,849	3.0

Source: CMHC (Market Absorption Survey)

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

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	129	-44.4	236	638	656	36.0	259,672	2.5	267,663
	February	205	-37.3	273	555	613	44.5	242,257	-6.3	238,699
	March	313	-6.8	299	763	619	48.3	256,807	0.2	261,735
	April	412	-8.4	336	741	569	59.1	250,134	-4.6	259,649
	May	505	-3.4	373	814	627	59.5	273,296	-2.0	266,855
	June	572	18.9	392	733	622	63.0	270,469	1.5	269,143
	July	449	4.2	382	689	623	61.3	266,219	1.4	269,079
	August	394	12.3	382	608	620	61.6	263,217	-1.5	262,996
	September	422	19.5	412	658	618	66.7	269,755	3.5	270,052
	October	389	38.9	451	606	654	69.0	268,331	2.7	261,576
	November	329	104.3	399	431	629	63.4	264,131	2.7	266,825
	December	207	55.6	391	266	653	59.9	261,899	-4.3	266,152
2010	January	204	58.1	384	600	638	60.2	270,340	4.1	277,490
	February	278	35.6	378	663	723	52.3	278,336	14.9	281,566
	March	468	49.5	465	972	785	59.2	273,148	6.4	278,400
	April	541	31.3	393	957	711	55.3	282,252	12.8	286,360
	May	439	-13.1	315	853	671	46.9	284,392	4.1	270,569
	June	461	-19.4	331	767	652	50.8	285,476	5.5	278,198
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2009	1,489	2.4		2,288			265,802	-1.4	
	Q2 2010	1,441	-3.2		2,577			283,935	6.8	
	YTD 2009	2,136	-9.1		4,244			261,854	-1.0	
	YTD 2010	2,391	11.9		4,812			280,013	6.9	

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

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

Table 6: Economic Indicators Second Quarter 2010											
		Interest Rates			NHPI, Total, (Ontario) 1997=100	CPI, 2002 =100 (Ontario)	Barrie Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.6	112.4	90.5	7.9	67.7	802
	February	627	5.00	5.79	146.6	113.1	88.3	9.1	66.7	818
	March	613	4.50	5.55	146.2	113.7	88.1	10.8	67.2	840
	April	596	3.90	5.25	145.5	113.2	87.7	11.1	67.4	849
	May	596	3.90	5.25	145.1	114.0	87.6	11.0	67.5	865
	June	631	3.75	5.85	145.1	114.2	86.7	11.1	66.0	880
	July	631	3.75	5.85	145.3	113.7	86.7	10.7	65.5	887
	August	631	3.75	5.85	145.4	113.7	87.1	9.4	65.4	873
	September	610	3.70	5.49	146.1	113.8	88.2	8.3	65.6	866
	October	630	3.80	5.84	146.5	113.9	89.0	7.4	65.6	849
	November	616	3.60	5.59	147.2	114.6	89.6	7.2	65.7	849
	December	610	3.60	5.49	148.0	114.1	91.3	8.2	66.5	845
2010	January	610	3.60	5.49	148.7	114.5	93.7	8.2	69.2	839
	February	604	3.60	5.39	148.2	115.1	94.9	9.3	70.8	827
	March	631	3.60	5.85	148.5	115.3	95.6	10.6	71.7	806
	April	655	3.80	6.25	148.8	115.7	95.7	10.0	71.7	809
	May	639	3.70	5.99	149.5	116.2	95.9	9.7	71.7	803
	June	633	3.60	5.89		116.0	96.3	9.4	71.1	791
	July									
	August									
	September									
	October									
	November									
	December									

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

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

METHODOLOGY

Starts & Completions Survey Methodology

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

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

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

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

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

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

Market Absorption Survey Methodology

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

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

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

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

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

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

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

DWELLING TYPES:

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

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

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

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

INTENDED MARKET:

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

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

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

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

GEOGRAPHICAL TERMS:

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

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

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

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports
- Seniors' Housing Reports - Supplementary Tables, Regional

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis** – Future-oriented information about local, regional and national housing trends.
- **Statistics and Data** – Information on current housing market activities — starts, rents, vacancy rates and much more.

Affordable Housing Matters!

Looking for affordable housing ideas? These personal accounts demonstrate the positive impact that affordable housing solutions have made in the lives of Canadians. Read them and you may become inspired to get involved in affordable housing projects in your community!

65571_2010_Q03