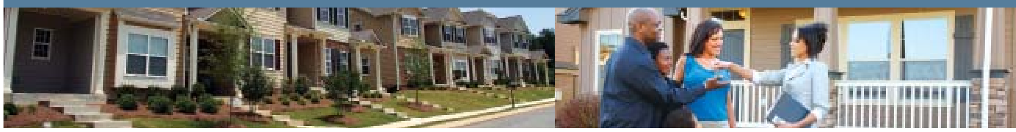
HOUSING MARKET INFORMATION

HOUSING NOW
Barrie CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fourth Quarter 2010

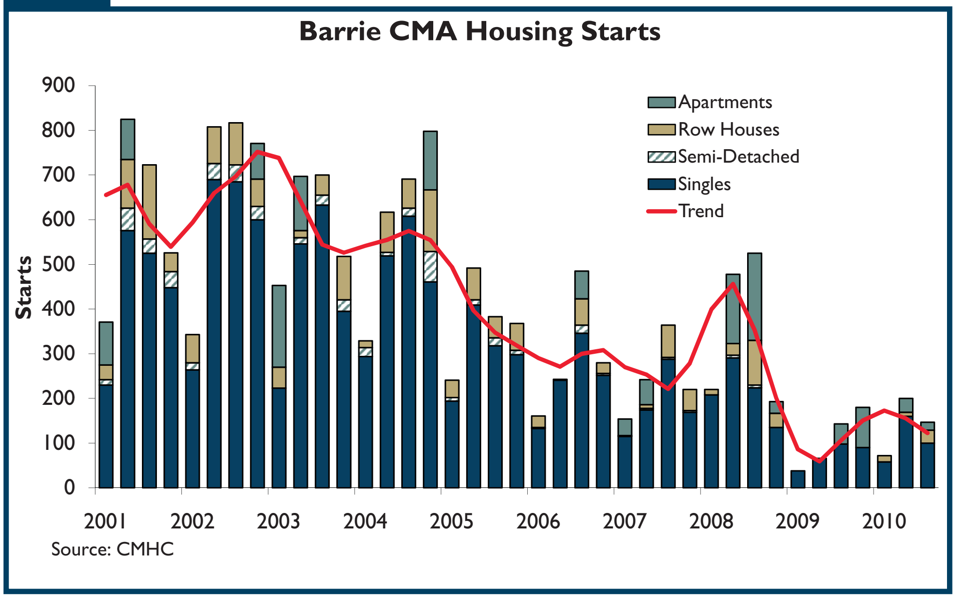
New Home Market

After a relatively strong second quarter, new housing starts in Barrie CMA fell in the third quarter. With the resale market cooling over the past two quarters, there was less spill-over demand to support new construction.

Within the CMA the majority of new housing starts continue to be built within the City of Barrie, which accounts for close to 60 per cent of all new housing starts. Innisfil accounted for 34 per cent of total housing starts in the third quarter of 2010, a significant share of the overall pie.

Single-detached homes continue to be the housing of choice in Barrie CMA. In the third quarter of 2010, close to 70 per cent of new home starts were single-detached homes; yet this was a slight decrease from the second quarter of 2010. Since the first quarter of 2010, row homes have

Figure 1



Source: CMHC

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been increasing their share of total new starts. Currently (third quarter 2010), row homes represent 26 per cent of all new starts in the City of Barrie, while within the Barrie CMA they represent 20 per cent. For price-sensitive first-time buyers looking for a new first home, row homes provide an attractive option. The addition of lands from Innisfil to Barrie early in 2010 will allow for more housing developments in Barrie City in the future. However, in the near term, the increased presence of rows in Barrie City could be a result of space constraints and consequently builders using space more efficiently.

Apartment starts, which are quite erratic in the Barrie CMA, accounted for 12 per cent of starts in the third quarter of 2010. This is a little lower than usual. Apartment starts appeal to first-time buyers, but also retirees. All apartment starts occurred in the urban core, which makes them especially appealing to retirees. From 24 per cent in 2007, the share of total migrants to Barrie aged 65 and over increased to 36 per cent in 2009.

In early 2009, the average new home price jumped, but has trended down since then. There was no similar jump in the median price so the gap between the two rose to 37 per cent. This was an indication that a small number of very expensive new homes pulled up the average price at that time. By the third quarter of 2010, the market returned to more normal conditions. Both the median and average price fell and the gap fell to a more usual 10 per cent.

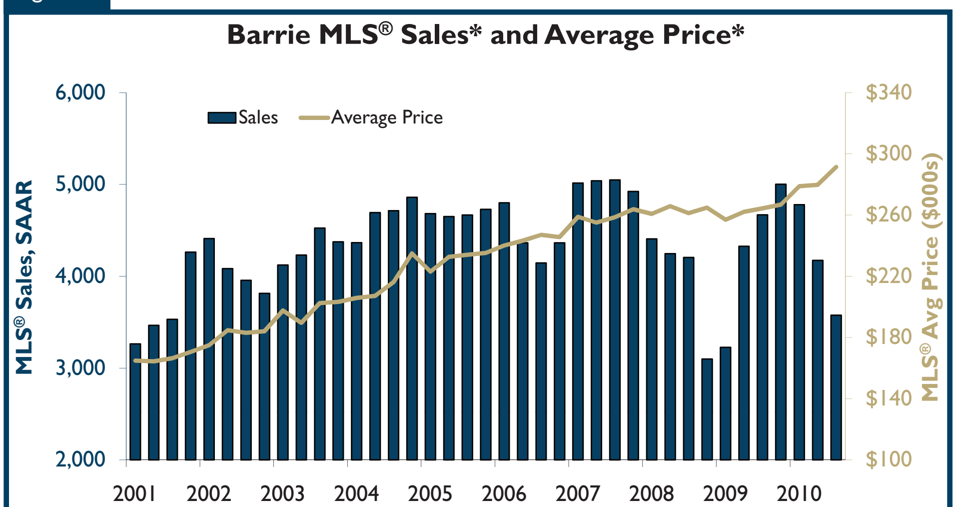
Resale Home Market

Total sales of existing homes have come off significantly after a strong 2010 second quarter. Typically, second quarters are strong for the Barrie CMA resale homes market: since 2005 the second quarter has accounted for just over 34 per cent of all sales of existing homes in the Barrie CMA. This trend is still evident in Barrie - after a very strong second quarter the third quarter sales come off, yet, this time sales are coming off more significantly than recent years. Since 2005, third quarters usually tend to lose on average just over 20 per cent from the second quarter; this year the drop off is just over 24 per cent: a more pronounced drop.

On a seasonally adjusted basis, sales of existing homes peaked in the fourth quarter of 2009 at a level nearly as high as the previous peak in early 2007. Although this signalled a full recovery from the 2008 downturn, it was short lived. Sales have been declining since then and at an accelerating pace in the second and third quarters of 2010. The third quarter decline placed sales less than 15 per cent above the bottom hit at the end of 2008. The drop-off in activity in the third quarter is due to a "pull-forward" effect, particularly among first-time buyers. This group is quite sensitive to changes in the monthly mortgage payment when deciding on home ownership. The low mortgage rates and prices in 2009 attracted many households in this age group to enter homeownership ahead of time. Their decision was supported by relatively strong growth in full-time employment. By mid-2010, the pool of potential buyers was depleted, leading to the sharp fall-off in sales.

On a seasonally adjusted basis, new listings have followed a similar pattern as sales, but with a lag. They have also been less volatile. As the market tightened in 2009, rising prices

Figure 2



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.

encouraged move-up buyers to list their homes with the intention of buying a home more closely suited their needs. This process has also passed its peak, a factor contributing to the declines in both sales and listings in the third quarter. Since repeat buyers are a larger presence in the market now, listings did not decline as fast as sales in the third quarter. With sales losing more strength than new listings, the sales-to-new-listings ratio (SNLR) continued to move down. It had already indicated in the second quarter that the market was shifting from favouring sellers to becoming balanced, and the third quarter movement confirmed this trend. Despite the clear cooling of the market, the momentum was such that the average price increased in the third quarter.

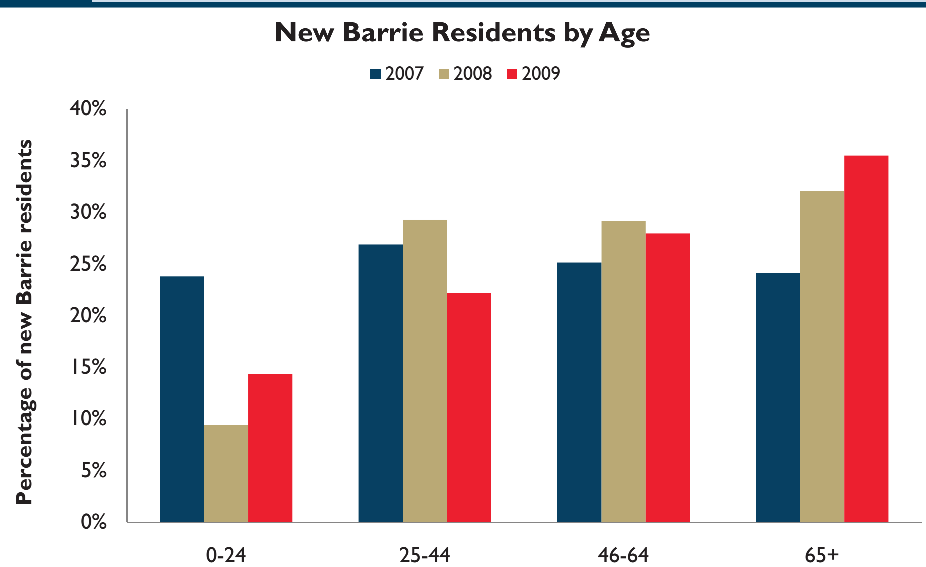
Seniors moving to Barrie

The influx of new residents into the Barrie CMA has been a driver of growth. Data suggests that the youngest cohorts have made up the highest share of new residents into the Barrie CMA. Figures from 2007 show that just over half of the new residents into Barrie CMA came from those under 44 years of age.

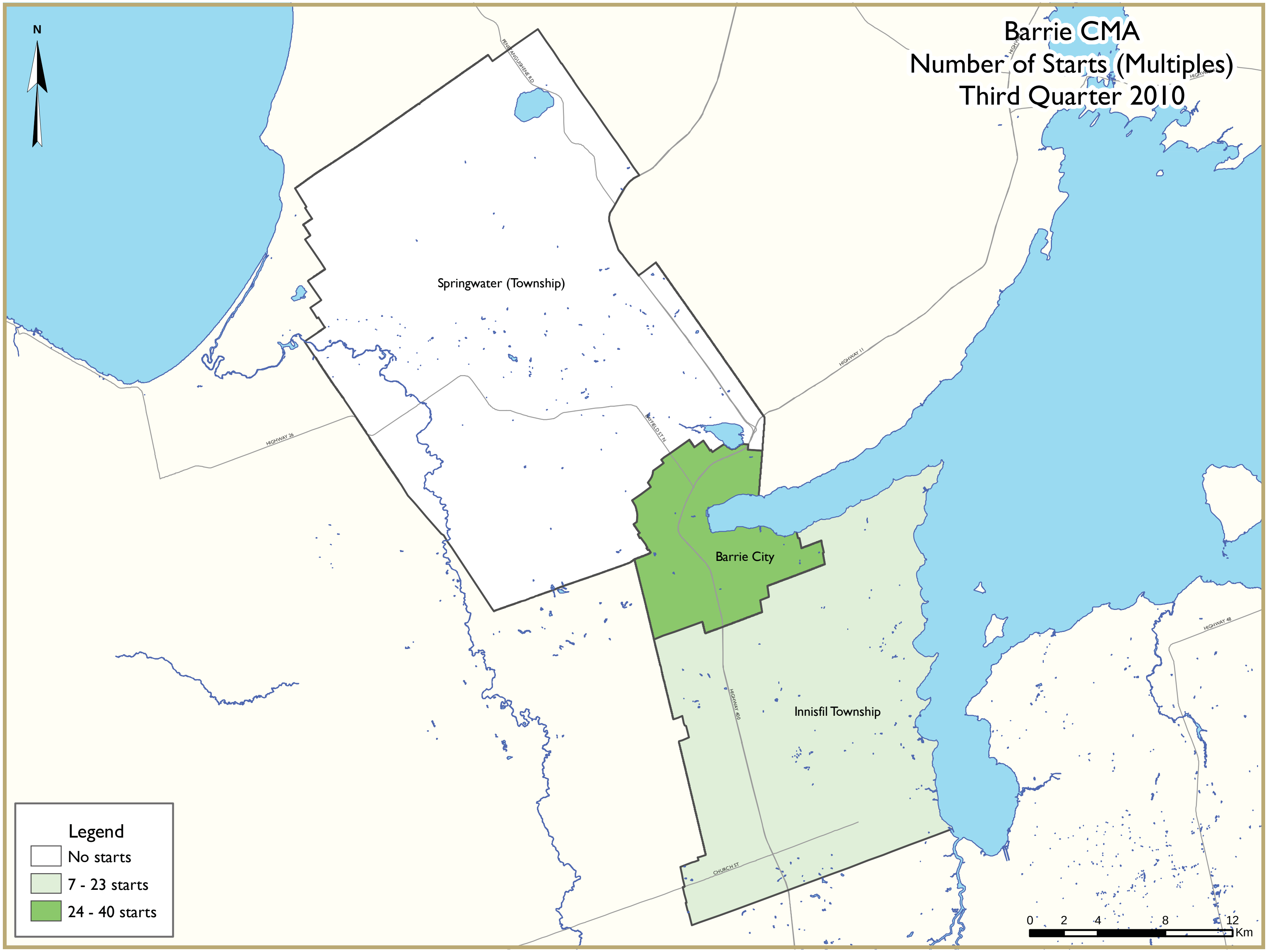
By 2009 a new picture is emerging, as a shift has occurred. While those under 44 years of age still account for a significant share of new residents their share has dropped and the slack has been partly picked up by older groups, particularly those over 65 years of age.

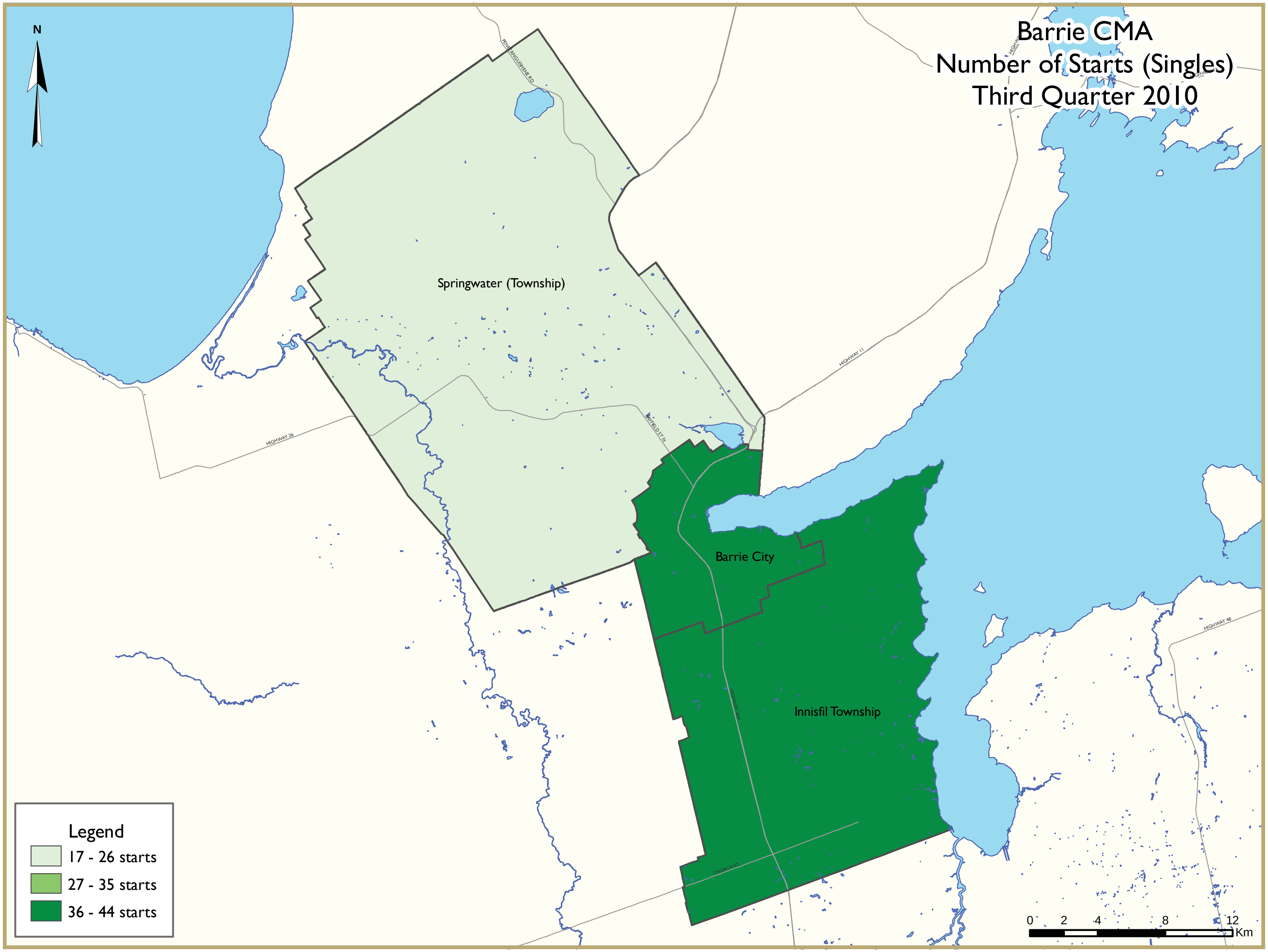
A maturing local economy with a growing services sector has positioned itself to better receive older residents and thus more and more seniors are opting to spend their "golden years" in Simcoe County, particularly the Barrie CMA.

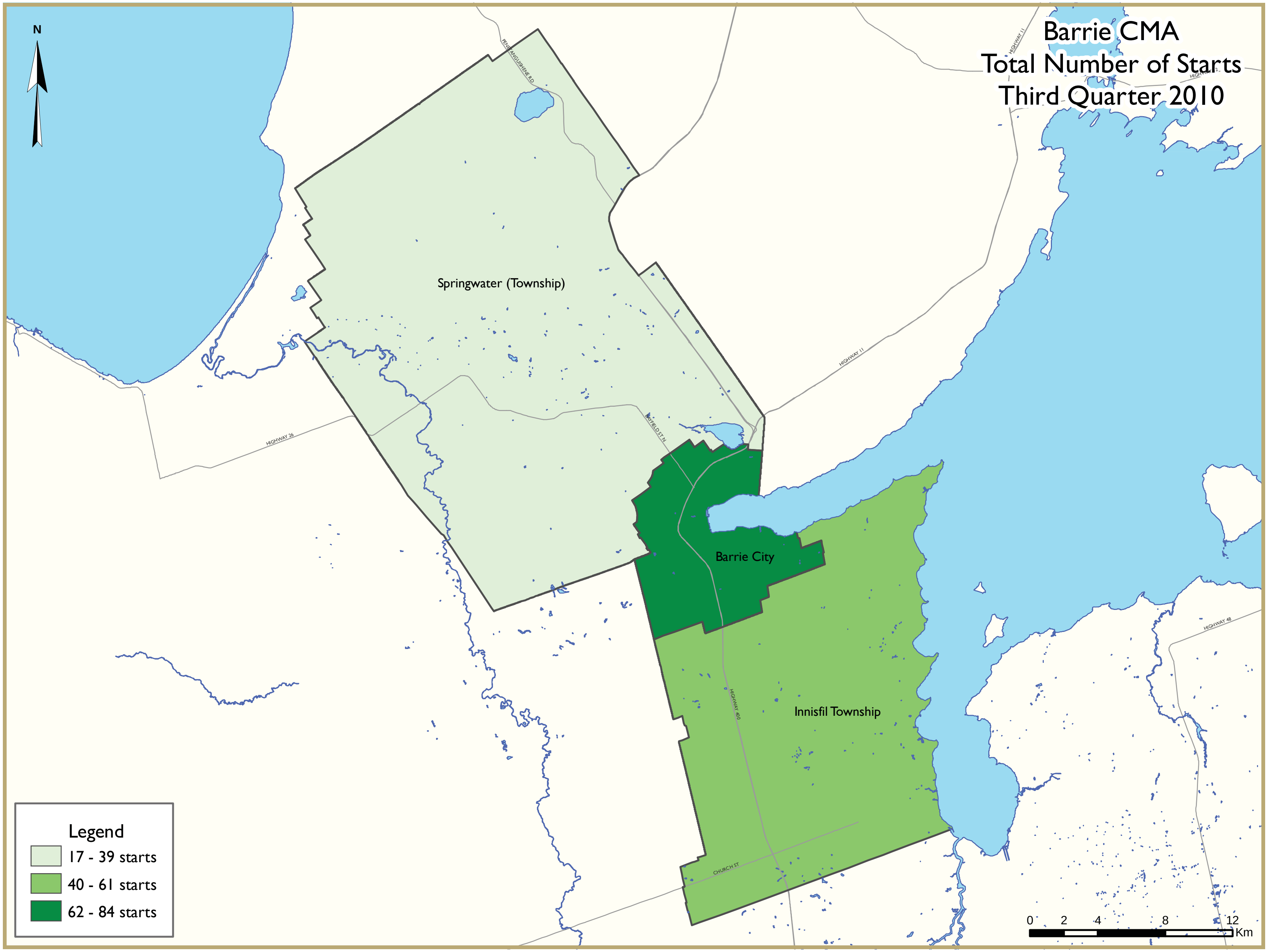
Figure 3

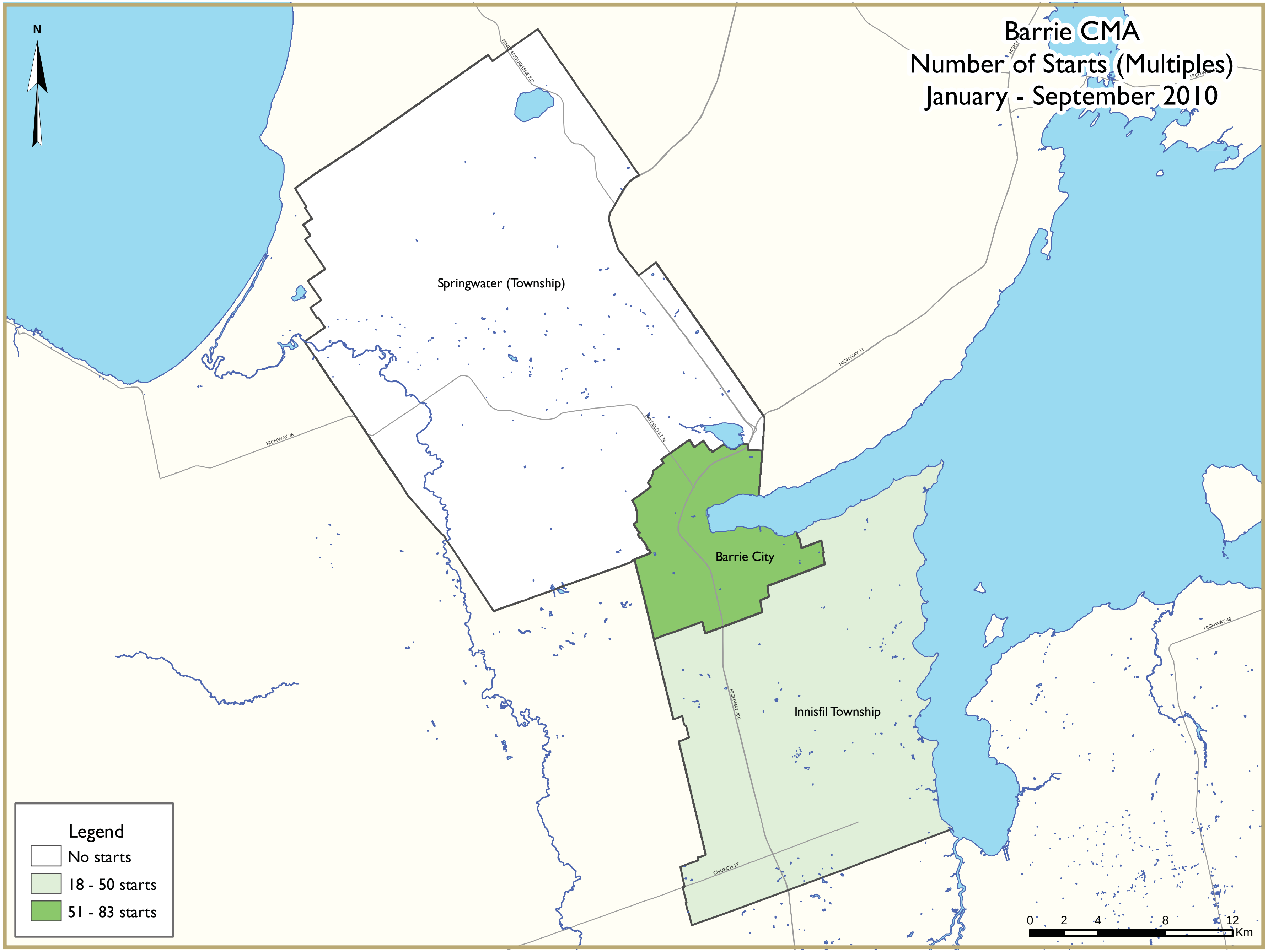


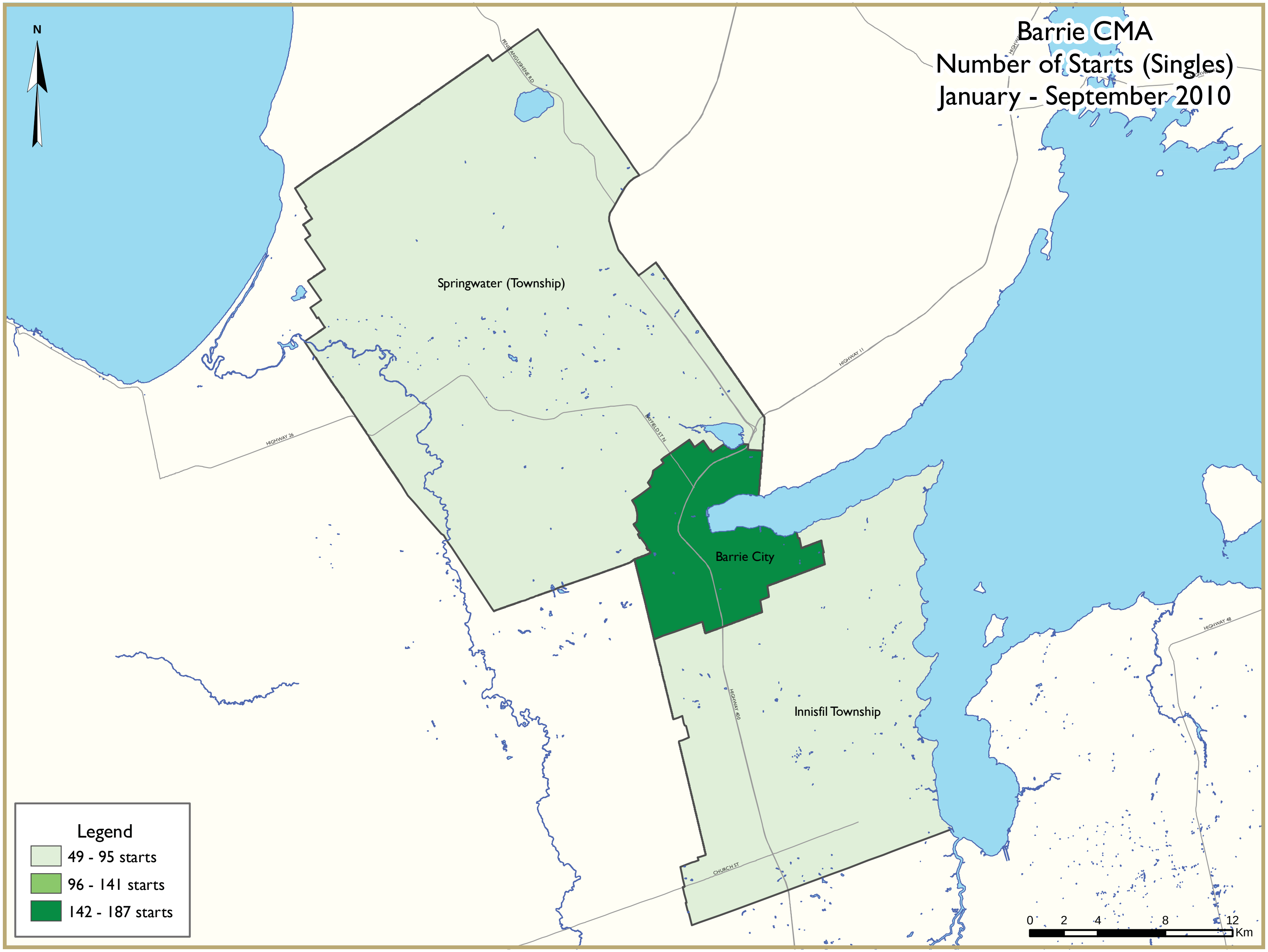
Source: Statistics Canada

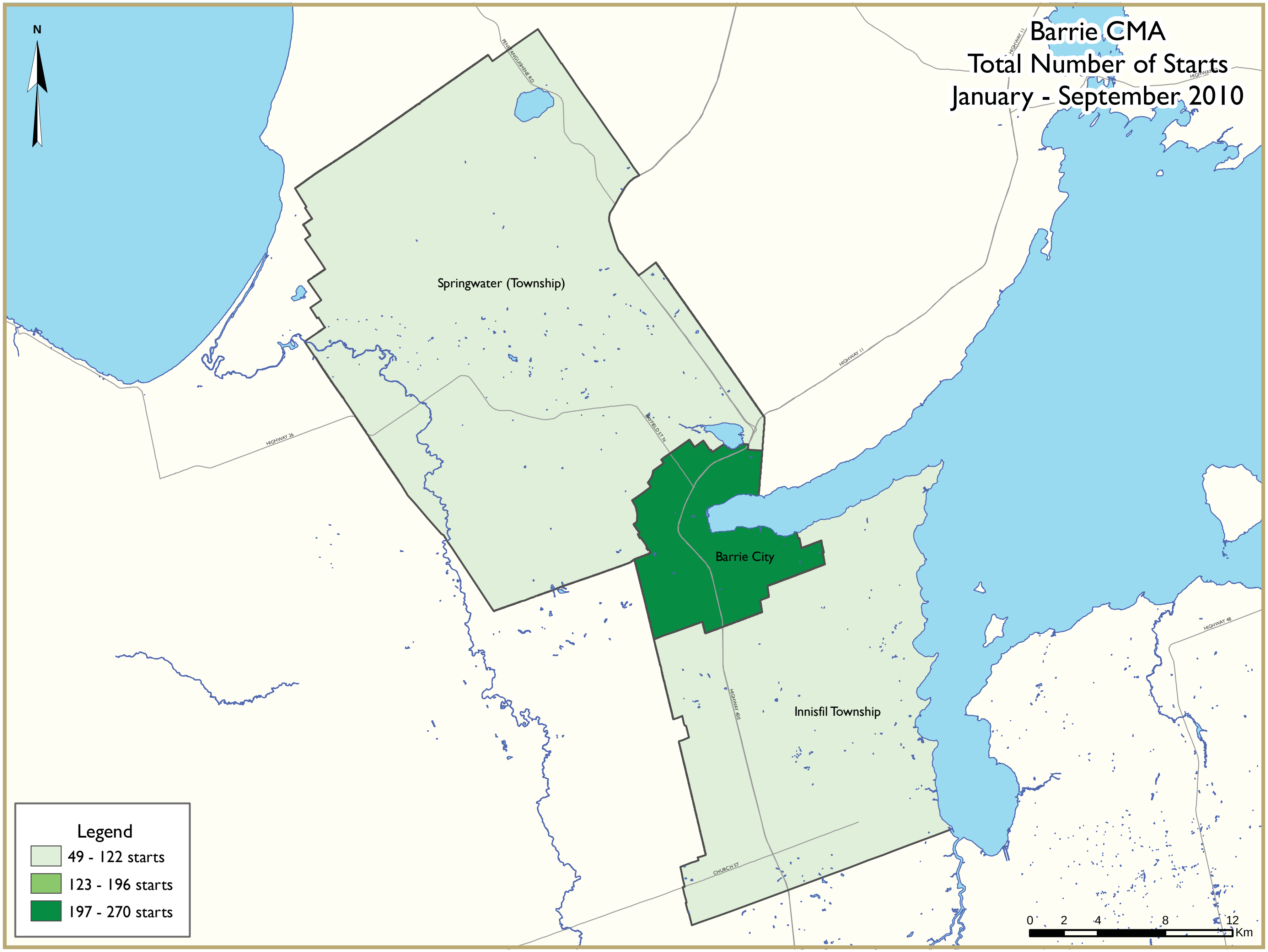

Barrie CMA
Number of Starts (Multiples)
Third Quarter 2010
N
Springwater (Township)
Barrie City
Innisfil Township
HIGHWAY 11
HIGHWAY 26
HIGHWAY 400
HIGHWAY 48
CHURCH ST
Legend
No starts
7 - 23 starts
24 - 40 starts
0 2 4 8 12
Km


Barrie CMA
Number of Starts (Singles)
Third Quarter 2010
N
Springwater (Township)
Barrie City
Innisfil Township
HIGHWAY 26
HIGHWAY 11
HIGHWAY 48
Legend
17 - 26 starts
27 - 35 starts
36 - 44 starts
0 2 4 8 12
Km


Barrie CMA
Total Number of Starts
Third Quarter 2010
N
Springwater (Township)
Barrie City
Innisfil Township
Legend
17 - 39 starts
40 - 61 starts
62 - 84 starts
0 2 4 8 12
Km


Barrie CMA
Number of Starts (Multiples)
January - September 2010
N
Springwater (Township)
Barrie City
Innisfil Township
HIGHWAY 26
HIGHWAY 11
HIGHWAY 400
CHURCH ST
HIGHWAY 48
Legend
No starts
18 - 50 starts
51 - 83 starts
0 2 4 8 12
Km


Barrie CMA
Number of Starts (Singles)
January - September 2010
N
Springwater (Township)
Barrie City
Innisfil Township
Legend
49 - 95 starts
96 - 141 starts
142 - 187 starts
0 2 4 8 12
Km


Barrie CMA
Total Number of Starts
January - September 2010
N
Springwater (Township)
Barrie City
Innisfil Township
Legend
49 - 122 starts
123 - 196 starts
197 - 270 starts
0 2 4 8 12
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
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4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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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
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2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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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 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q3 2010	100	0	24	0	5	18	0	0	147
Q3 2009	98	0	0	0	0	0	0	45	143
% Change	2.0	n/a	n/a	n/a	n/a	n/a	n/a	-100.0	2.8
Year-to-date 2010	318	0	47	0	5	18	0	31	419
Year-to-date 2009	202	0	0	0	0	0	0	45	247
% Change	57.4	n/a	n/a	n/a	n/a	n/a	n/a	-31.1	69.6
UNDER CONSTRUCTION									
Q3 2010	210	0	61	0	5	18	0	31	325
Q3 2009	219	2	84	0	0	326	0	49	680
% Change	-4.1	-100.0	-27.4	n/a	n/a	-94.5	n/a	-36.7	-52.2
COMPLETIONS									
Q3 2010	146	0	6	0	12	0	0	43	207
Q3 2009	103	0	16	0	0	0	0	0	119
% Change	41.7	n/a	-62.5	n/a	n/a	n/a	n/a	n/a	73.9
Year-to-date 2010	311	2	34	0	12	237	0	43	639
Year-to-date 2009	289	2	71	0	4	40	0	6	412
% Change	7.6	0.0	-52.1	n/a	200.0	**	n/a	**	55.1
COMPLETED & NOT ABSORBED									
Q3 2010	87	0	11	0	12	21	0	3	134
Q3 2009	106	0	22	0	1	25	0	6	160
% Change	-17.9	n/a	-50.0	n/a	**	-16.0	n/a	-50.0	-16.3
ABSORBED									
Q3 2010	160	0	6	0	0	4	0	0	170
Q3 2009	107	0	8	0	1	1	0	0	117
% Change	49.5	n/a	-25.0	n/a	-100.0	**	n/a	n/a	45.3
Year-to-date 2010	337	2	29	0	0	242	0	7	617
Year-to-date 2009	320	2	55	0	29	35	0	0	441
% Change	5.3	0.0	-47.3	n/a	-100.0	**	n/a	n/a	39.9

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

Table 1.1: Housing Activity Summary by Submarket Third 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									
Q3 2010	44	0	17	0	5	18	0	0	84
Q3 2009	66	0	0	0	0	0	0	45	111
Innisfil Town									
Q3 2010	39	0	7	0	0	0	0	0	46
Q3 2009	15	0	0	0	0	0	0	0	15
Springwater Township									
Q3 2010	17	0	0	0	0	0	0	0	17
Q3 2009	17	0	0	0	0	0	0	0	17
Barrie CMA									
Q3 2010	100	0	24	0	5	18	0	0	147
Q3 2009	98	0	0	0	0	0	0	45	143
UNDER CONSTRUCTION									
Barrie City									
Q3 2010	85	0	17	0	5	18	0	31	156
Q3 2009	81	2	31	0	0	302	0	49	465
Innisfil Town									
Q3 2010	112	0	44	0	0	0	0	0	156
Q3 2009	127	0	53	0	0	0	0	0	180
Springwater Township									
Q3 2010	13	0	0	0	0	0	0	0	13
Q3 2009	11	0	0	0	0	24	0	0	35
Barrie CMA									
Q3 2010	210	0	61	0	5	18	0	31	325
Q3 2009	219	2	84	0	0	326	0	49	680
COMPLETIONS									
Barrie City									
Q3 2010	83	0	0	0	12	0	0	43	138
Q3 2009	56	0	16	0	0	0	0	0	72
Innisfil Town									
Q3 2010	40	0	6	0	0	0	0	0	46
Q3 2009	26	0	0	0	0	0	0	0	26
Springwater Township									
Q3 2010	23	0	0	0	0	0	0	0	23
Q3 2009	21	0	0	0	0	0	0	0	21
Barrie CMA									
Q3 2010	146	0	6	0	12	0	0	43	207
Q3 2009	103	0	16	0	0	0	0	0	119

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

Table 1.1: Housing Activity Summary by Submarket Third 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									
Q3 2010	59	0	11	0	12	13	0	3	98
Q3 2009	70	0	22	0	1	25	0	6	124
Innisfil Town									
Q3 2010	0	0	0	0	0	0	0	0	0
Q3 2009	0	0	0	0	0	0	0	0	0
Springwater Township									
Q3 2010	28	0	0	0	0	8	0	0	36
Q3 2009	36	0	0	0	0	0	0	0	36
Barrie CMA									
Q3 2010	87	0	11	0	12	21	0	3	134
Q3 2009	106	0	22	0	1	25	0	6	160
ABSORBED									
Barrie City									
Q3 2010	90	0	0	0	0	3	0	0	93
Q3 2009	57	0	8	0	1	1	0	0	67
Innisfil Town									
Q3 2010	40	0	6	0	0	0	0	0	46
Q3 2009	26	0	0	0	0	0	0	0	26
Springwater Township									
Q3 2010	30	0	0	0	0	1	0	0	31
Q3 2009	24	0	0	0	0	0	0	0	24
Barrie CMA									
Q3 2010	160	0	6	0	0	4	0	0	170
Q3 2009	107	0	8	0	1	1	0	0	117

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 Third Quarter 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	% Change
Barrie City	44	66	0	0	22	0	18	45	84	111	-24.3
Innisfil Town	39	15	0	0	7	0	0	0	46	15	**
Springwater Township	17	17	0	0	0	0	0	0	17	17	0.0
Barrie CMA	100	98	0	0	29	0	18	45	147	143	2.8

Table 2.1: Starts by Submarket and by Dwelling Type January - September 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	187	114	0	0	34	0	49	45	270	159	69.8
Innisfil Town	82	55	0	0	18	0	0	0	100	55	81.8
Springwater Township	49	33	0	0	0	0	0	0	49	33	48.5
Barrie CMA	318	202	0	0	52	0	49	45	419	247	69.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market Third Quarter 2010								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
Barrie City	22	0	0	0	18	0	0	45
Innisfil Town	7	0	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	0	0	0
Barrie CMA	29	0	0	0	18	0	0	45

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market January - September 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	34	0	0	0	18	0	31	45
Innisfil Town	18	0	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	0	0	0
Barrie CMA	52	0	0	0	18	0	31	45

Table 2.4: Starts by Submarket and by Intended Market Third Quarter 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
Barrie City	61	66	23	0	0	45	84	111
Innisfil Town	46	15	0	0	0	0	46	15
Springwater Township	17	17	0	0	0	0	17	17
Barrie CMA	124	98	23	0	0	45	147	143

Table 2.5: Starts by Submarket and by Intended Market January - September 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Barrie City	216	114	23	0	31	45	270	159
Innisfil Town	100	55	0	0	0	0	100	55
Springwater Township	49	33	0	0	0	0	49	33
Barrie CMA	365	202	23	0	31	45	419	247

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type Third Quarter 2010											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	% Change
Barrie City	83	56	0	0	12	16	43	0	138	72	91.7
Innisfil Town	40	26	0	0	6	0	0	0	46	26	76.9
Springwater Township	23	21	0	0	0	0	0	0	23	21	9.5
Barrie CMA	146	103	0	0	18	16	43	0	207	119	73.9

Table 3.1: Completions by Submarket and by Dwelling Type January - September 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	162	131	2	2	27	35	280	46	471	214	120.1
Innisfil Town	97	115	0	0	19	40	0	0	116	155	-25.2
Springwater Township	52	43	0	0	0	0	0	0	52	43	20.9
Barrie CMA	311	289	2	2	46	75	280	46	639	412	55.1

Source: CMHC (Starts and Completions Survey)

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

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
Barrie City	12	16	0	0	0	0	43	0
Innisfil Town	6	0	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	0	0	0
Barrie CMA	18	16	0	0	0	0	43	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 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	27	35	0	0	237	40	43	6
Innisfil Town	19	40	0	0	0	0	0	0
Springwater Township	0	0	0	0	0	0	0	0
Barrie CMA	46	75	0	0	237	40	43	6

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

Submarket	Freehold		Condominium		Rental		Total*	
	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009	Q3 2010	Q3 2009
Barrie City	83	72	12	0	43	0	138	72
Innisfil Town	46	26	0	0	0	0	46	26
Springwater Township	23	21	0	0	0	0	23	21
Barrie CMA	152	119	12	0	43	0	207	119

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

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Barrie City	179	164	249	44	43	6	471	214
Innisfil Town	116	155	0	0	0	0	116	155
Springwater Township	52	43	0	0	0	0	52	43
Barrie CMA	347	362	249	44	43	6	639	412

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
Third 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													
Q3 2010	2	2.2	1	1.1	21	23.3	38	42.2	28	31.1	90	350,395	378,152
Q3 2009	0	0.0	1	1.8	10	17.5	30	52.6	16	28.1	57	361,900	406,482
Year-to-date 2010	2	1.1	4	2.1	48	25.4	74	39.2	61	32.3	189	362,990	379,652
Year-to-date 2009	3	1.9	9	5.7	43	27.0	59	37.1	45	28.3	159	334,990	374,738
Innisfil Town													
Q3 2010	0	0.0	0	0.0	16	40.0	16	40.0	8	20.0	40	309,445	355,263
Q3 2009	0	0.0	1	3.8	8	30.8	9	34.6	8	30.8	26	327,945	543,750
Year-to-date 2010	0	0.0	5	5.2	41	42.3	37	38.1	14	14.4	97	305,990	381,467
Year-to-date 2009	1	0.9	5	4.3	37	32.2	39	33.9	33	28.7	115	309,000	455,667
Springwater Township													
Q3 2010	0	0.0	0	0.0	0	0.0	6	20.0	24	80.0	30	440,833	519,139
Q3 2009	0	0.0	0	0.0	1	4.2	5	20.8	18	75.0	24	452,875	567,260
Year-to-date 2010	0	0.0	0	0.0	0	0.0	9	17.6	42	82.4	51	466,666	570,140
Year-to-date 2009	0	0.0	0	0.0	1	2.2	11	23.9	34	73.9	46	476,208	551,783
Barrie CMA													
Q3 2010	2	1.3	1	0.6	37	23.1	60	37.5	60	37.5	160	362,990	398,865
Q3 2009	0	0.0	2	1.9	19	17.8	44	41.1	42	39.3	107	369,990	475,899
Year-to-date 2010	2	0.6	9	2.7	89	26.4	120	35.6	117	34.7	337	361,990	409,002
Year-to-date 2009	4	1.3	14	4.4	81	25.3	109	34.1	112	35.0	320	343,783	429,272

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units Third Quarter 2010						
Submarket	Q3 2010	Q3 2009	% Change	YTD 2010	YTD 2009	% Change
Barrie City	378,152	406,482	-7.0	379,652	374,738	1.3
Innisfil Town	355,263	543,750	-34.7	381,467	455,667	-16.3
Springwater Township	519,139	567,260	-8.5	570,140	551,783	3.3
Barrie CMA	398,865	475,899	-16.2	409,002	429,272	-4.7

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Barrie Third 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	325	767	650	50.0	285,476	5.5	278,693
	July	309	-31.2	269	645	624	43.1	267,768	0.6	264,022
	August	330	-16.2	297	588	606	49.0	294,954	12.1	293,741
	September	332	-21.3	324	669	663	48.9	316,167	17.2	316,996
	October									
	November									
	December									
	Q3 2009	1,265	11.5		1,955			266,463	1.2	
	Q3 2010	971	-23.2		1,902			293,555	10.2	
	YTD 2009	3,401	-2.4		6,199			263,568	-0.2	
	YTD 2010	3,362	-1.1		6,714			283,924	7.7	

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 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	67.5	802
	February	627	5.00	5.79	146.6	113.1	88.2	9.1	66.5	818
	March	613	4.50	5.55	146.2	113.7	87.9	10.9	67.0	840
	April	596	3.90	5.25	145.5	113.2	87.7	11.0	67.3	849
	May	596	3.90	5.25	145.1	114.0	87.6	10.9	67.2	865
	June	631	3.75	5.85	145.1	114.2	86.7	11.0	66.0	880
	July	631	3.75	5.85	145.3	113.7	86.9	10.6	65.9	887
	August	631	3.75	5.85	145.4	113.7	87.2	9.6	65.6	873
	September	610	3.70	5.49	146.1	113.8	88.1	8.4	65.5	866
	October	630	3.80	5.84	146.5	113.9	89.1	7.3	65.7	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	91.2	8.1	67.0	845
2010	January	610	3.60	5.49	148.7	114.5	93.8	8.2	69.0	839
	February	604	3.60	5.39	148.2	115.1	94.8	9.3	70.5	827
	March	631	3.60	5.85	148.5	115.3	95.4	10.7	71.4	806
	April	655	3.80	6.25	148.8	115.7	95.7	9.9	71.5	809
	May	639	3.70	5.99	149.5	116.2	96.0	9.6	71.4	803
	June	633	3.60	5.89	149.9	116.0	96.3	9.4	71.1	791
	July	627	3.50	5.79	149.8	117.0	96.3	9.4	71.0	782
	August	604	3.30	5.39	150.1	117.0	96.7	9.3	71.4	783
	September	604	3.30	5.39		117.1	97.7	9.9	72.7	803
	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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