



From the Desk of:

Mike Newhouse

Real Estate Broker

Barrie Market Watch City of Barrie – September 2010

The following information has been compiled from our local real estate board for the City of Barrie only. Click on the adjacent links for an update on sales of specific home styles within the City of Barrie.

As of September 1st, 2010, there were 752 homes for sale, in the City of Barrie, with an average list price of \$317,624.

This is a comparison of all the residential home sales in the City of Barrie, month to month and year-to-date.

Comparison	Month to Month		Year-to-Date	
	August 2010	August 2009	2010	2009
# Units Sold	167	242	1750	1860
Ave. Price	\$272,310	\$252,738	\$273,138	\$257,424
Days on Mkt	51	50	42	51

As of September 1st, 2010, there were 145 condos for sale, in the City of Barrie, with an average list price of \$250,751.

This is a comparison of all the residential condo sales in the City of Barrie, month to month and year-to-date.

Comparison	Month to Month		Year-to-Date	
	August 2010	August 2009	2010	2009
# Units Sold	13	26	203	185
Ave. Price	\$238,812	\$185,522	\$197,621	\$183,937
Days on Mkt	44	79	60	59

The following links contain detailed market statistics for the specific style of home indicated.

[City of Barrie](#)

[Barrie Townhouses](#)

[Barrie Semis/Links](#)

[Barrie Split Level Homes](#)

[Barrie 3 Bedroom 2 Storey](#)

[Barrie 4 Bedroom 2 Storey](#)

[Barrie Bungalows](#)

[Barrie Executive Homes \\$500k+](#)

[Barrie High Rise Condos](#)

[Midhurst Homes](#)

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Barrie Market Watch Barrie Townhouses - September 2010

The following information has been compiled from our local real estate board for the City of Barrie only.

Barrie's townhouses saw the number of units sold fall slightly in August of 2010 compared to 2009, while the average selling price for townhouses dipped slightly for the first time.

As of September 1st, 2010, there were 68 townhouses for sale, in the City of Barrie, with an average list price of \$219,055.

This is a comparison of all the residential townhouse sales in the City of Barrie, month to month and year-to-date.

Comparison	Month to Month		Year-to-Date	
	August 2010	August 2009	2010	2009
# Units Sold	20	26	211	225
Ave. Price	\$199,462	\$203,330	\$208,994	\$203,233
Days on Mkt	41	37	40	50

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Barrie Market Watch Barrie Semis/Links - September 2010

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This segment of the Barrie's real estate market saw a significant reduction in the number of homes sold in August 2010 compared to 2009; but, it saw a slight increase in its selling price.

As of September 1st, 2010, there were 39 semi/link homes for sale, in the City of Barrie, with an average list price of \$225,910.

This is a comparison of all the residential semi/link sales in the City of Barrie, month to month and year-to-date.

Comparison	Month to Month		Year-to-Date	
	August 2010	August 2009	2010	2009
# Units Sold	11	23	120	141
Ave. Price	\$212,877	\$210,784	\$210,720	\$204,972
Days on Mkt	44	44	34	45

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Barrie Market Watch Barrie Split Level Homes - September 2010

The following information has been compiled from our local real estate board for the City of Barrie only.

This segment of the Barrie's real estate market saw a significant decrease in the number of homes sold in August 2010 compared to 2009, and an increase in the average price.

As of September 1st, 2010, there were 39 split level homes for sale, in the City of Barrie, with an average list price of \$272,635.

This is a comparison of all the residential split level sales in the City of Barrie, month to month and year-to-date.

Comparison	Month to Month		Year-to-Date	
	August 2010	August 2009	2010	2009
# Units Sold	11	24	93	123
Ave. Price	\$242,279	\$238,347	\$241,417	\$237,952
Days on Mkt	61	71	43	58

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Barrie Market Watch Barrie 3 Bedroom 2 Storey - September 2010

The following information has been compiled from our local real estate board for the City of Barrie only.

This segment of the Barrie real estate market saw a significant decrease in the number of homes sold in September 2010, compared to 2009. The average price though increased.

As of September 1, 2010, there were 102, 3 bedroom 2 storey homes for sale, in the City of Barrie, with an average list price of \$279,290.

This is a comparison of all the residential 3 bedroom 2 storey sales in the City of Barrie, month to month and year-to-date.

Comparison	Month to Month		Year-to-Date	
	August 2010	August 2009	2010	2009
# Units Sold	25	35	262	295
Ave. Price	\$262,116	\$243,782	\$258,135	\$245,727
Days on Mkt	50	45	41	46

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Barrie Market Watch Barrie 4 Bedroom 2 Storey - September 2010

The following information has been compiled from our local real estate board for the City of Barrie only.

This segment of the Barrie's real estate market saw a drop of 8 homes sold in August 2010, compared to 2009. The average price saw a significant increase.

As of September 1st, 2010, there were 165, 4 bedroom 2 storey homes for sale, in the City of Barrie, with an average list price of \$355,506.

This is a comparison of all the residential 4 bedroom 2 storey sales in the City of Barrie, month to month and year-to-date.

Comparison	Month to Month		Year-to-Date	
	August 2010	August 2009	2010	2009
# Units Sold	33	41	361	386
Ave. Price	\$319,653	\$297,848	\$326,953	\$306,789
Days on Mkt	58	47	45	53

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Barrie Market Watch Barrie Bungalows - September 2010

The following information has been compiled from our local real estate board for the City of Barrie only.

This segment of the Barrie real estate market saw a decrease in the number of homes sold in August 2010 compared to 2009. The average price of a bungalow remained almost unchanged.

As of September 1st, 2010, there were 221 bungalows for sale, in the City of Barrie, with an average list price of \$299,945.

This is a comparison of all the residential bungalow sales in the City of Barrie, month to month and year-to-date.

Comparison	Month to Month		Year-to-Date	
	August 2010	August 2009	2010	2009
# Units Sold	45	60	496	485
Ave. Price	\$271,006	\$271,041	\$271,552	\$259,760
Days on Mkt	51	59	44	54

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Barrie Market Watch Barrie Executive Homes \$500k+ - September 2010

The following information has been compiled from our local real estate board for the City of Barrie only.

Only three homes sold in August 2010 in this segment, and this was up by one home from August 2009. So we will have to see how future months compare to come up with any significant conclusions here.

As of September 1st, 2010, there were 36 executive \$500k+ homes for sale, in the City of Barrie, with an average list price of \$778,277.

This is a comparison of all the residential executive \$500k+ sales in the City of Barrie, month to month and year-to-date.

Comparison	Month to Month		Year-to-Date	
	August 2010	August 2009	2010	2009
# Units Sold	3	2	26	12
Ave. Price	\$551,333	\$512,000	\$584,961	\$641,333
Days on Mkt	66	35	60	65

Note: Due to the relatively low number of homes sold in this segment one or two sales can have significant effects on both the average price and days on market.

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The following information has been compiled from our local real estate board for the City of Barrie only.

This segment of the Barrie real estate market saw a slight increase in the number of units sold and a significant increase in the average price.

As of September 1st, 2010, there were 62 high rise condos for sale, in the City of Barrie, with an average list price of \$315,732.

This is a comparison of all the residential high rise condos sales in the City of Barrie, month to month and year-to-date.

Comparison	Month to Month		Year-to-Date	
	August 2010	August 2009	2010	2009
# Units Sold	8	7	79	63
Ave. Price	\$308,285	\$285,685	\$261,092	\$234,212
Days on Mkt	56	59	65	57

Note: Due to the relatively low number of homes sold in this segment one or two sales can have significant effects on both the average price and days on market.

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The following information has been compiled from our local real estate board for Midhurst only.

This segment of the Barrie real estate market saw the same number of homes sold in August 2010 compared to 2009. The average price rose by a significant amount. Please understand that with only 9 sales a change in the average price like this is not an accurate measurement of the market as a whole.

As of September 1st, 2010, there were 47 Midhurst homes for sale, in the City of Barrie, with an average list price of \$534,252

This is a comparison of all the residential Midhurst sales in the City of Barrie, month to month and year-to-date.

Comparison	Month to Month		Year-to-Date	
	August 2010	August 2009	2010	2009
# Units Sold	9	9	46	45
Ave. Price	\$509,354	\$394,694	\$448,293	\$429,803
Days on Mkt	94	54	59	64

Note: Due to the relatively low number of homes sold in this segment one or two sales can have significant effects on both the average price and days on market.

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