



NEIGHBOURHOOD GUIDE

Living in Barrie

Simcoe County | August 2026 edition

Barrie combines Kempenfelt Bay waterfront, a real downtown and some of the strongest value per square foot on the Highway 400 corridor.

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AT A GLANCE

About Barrie

Barrie is a full city rather than a commuter suburb: a hospital, Georgian College, a working downtown and a waterfront that shapes the whole south end.

Buyers come from across the GTA for space and price, while investors are drawn by student and workforce rental demand near the college and hospital.

KNOWN FOR

What defines Barrie

- Centennial Beach & Kempenfelt Bay - Beach, boardwalk and the summer heart of the city.
- Downtown Barrie - Dunlop Street restaurants, galleries and waterfront condos.
- Georgian College - Major campus driving steady student rental demand.
- Ardagh Bluffs - Hundreds of acres of protected trails in the city's south-west.
- Sadlon Arena - OHL hockey and events venue off Bayview Drive.
- Barrie South & Allandale GO - Two rail stations feeding the commuter market.

LIFESTYLE

Everyday life in Barrie

HOUSING

Waterfront and bayview homes, mature central neighbourhoods, newer south and west end subdivisions, townhomes and condominium apartments.

SCHOOLS

Simcoe County District School Board and Simcoe Muskoka Catholic District School Board, plus Georgian College.

PARKS & RECREATION

Centennial Beach, the Kempenfelt Bay waterfront trail, Sunnidale Park and Ardagh Bluffs.

TRANSIT & COMMUTING

Barrie Transit, Barrie South and Allandale Waterfront GO on the Barrie line, and Highway 400.



SHOPPING & AMENITIES

Georgian Mall, Park Place, and the independent retail and restaurants of downtown Barrie.

Housing styles you'll find

- Detached
- Townhomes
- Condos
- Semi-detached
- Investment Properties

NEIGHBOURHOODS

Where to look in Barrie

- South Barrie - South Barrie covers the Painswick and Yonge Street corridor neighbourhoods closest to the GO station and Highway 400 access.
- Downtown & Waterfront Barrie - Barrie's downtown wraps around Kempenfelt Bay, mixing century homes, condominium towers and a walkable restaurant and marina district.

ASK FOR THE CURRENT MONTH

How the Barrie market is behaving

Board figures for Barrie are reviewed monthly. Ask Kaitlynn for the current edition and her read on what it means for your street.

STRATEGY

Buying and selling in Barrie

If you're buying

Barrie's neighbourhoods differ sharply - the south end near Painswick and Innisfil Heights, the mature central pockets near the bay, and the growing north and west ends near Georgian College. Kaitlynn helps you match neighbourhood to purpose, whether that is a family home, a first purchase or a rental property.

If you're selling

Barrie sellers compete against a steady supply of new construction, so condition, staging and pricing precision matter. Kaitlynn markets to both local buyers and GTA buyers relocating north, which is where many of the strongest offers originate.



COMMON QUESTIONS

Barrie questions answered

Is Barrie a good place to invest in rental property?

Georgian College, the regional hospital and a large workforce create consistent rental demand. Kaitlynn runs the numbers on rent, carrying costs and licensing rules before you buy.

How long is the commute from Barrie to Toronto?

Barrie-line GO trains run from Allandale Waterfront and Barrie South to Union. Driving on Highway 400 varies widely with traffic and season.

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NEXT STEP

Get your free home valuation

Every street in Barrie trades differently. Call or email Kaitlynn for a free, no-obligation valuation and a specific read on your property.

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Not intended to solicit buyers or sellers currently under contract with a brokerage. Information is deemed reliable but not guaranteed and should be independently verified. Kaitlynn Martins, Sales Representative, RE/MAX Your Community Realty Inc., Brokerage.

