



NEIGHBOURHOOD GUIDE

South Barrie, Barrie

Simcoe County | August 2026 edition

South Barrie covers the Painswick and Yonge Street corridor neighbourhoods closest to the GO station and Highway 400 access.

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AT A GLANCE

About South Barrie

South Barrie covers the Painswick and Yonge Street corridor neighbourhoods closest to the GO station and Highway 400 access.

KNOWN FOR

Landmarks across 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 South Barrie

HOUSING

Newer detached homes, freehold and condo townhomes and a small number of low-rise condominiums.

SCHOOLS

SCDSB and SMCDSB schools built alongside the newer subdivisions.

PARKS & RECREATION

Neighbourhood parks and trail links toward Kempenfelt Bay.

TRANSIT & COMMUTING

Barrie South GO, Barrie Transit and immediate Highway 400 access.

SHOPPING & AMENITIES

Park Place and Yonge Street retail.



THE UPSIDE

What buyers like about South Barrie

- Closest to GO and Highway 400
- Newer housing stock
- Family amenities and schools

WEIGH CAREFULLY

What to know before you commit

- Car-dependent outside the GO commute
- Similar housing stock - condition drives price

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 South 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

South Barrie questions answered

Why do commuters choose south Barrie?

Barrie South GO and Highway 400 access cut meaningful time off the trip south compared with the north end of the city.

LIMITED-TIME SELLER OFFER

List Your Home for 1%*

Professional real estate representation designed to help you keep more of your equity.

*Terms and conditions apply. Limited-time promotional offer. Eligibility and cooperating brokerage compensation may vary. Contact Kaitlynn Martins for full details.

NEXT STEP

Get your free home valuation

Every street in South 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.

