



2024

JUNE

SOUTHERN

GEORGIAN BAY

Real Estate Market Report

OVERVIEW

BUYERS MARKET

The Southern Georgian Bay real estate market still leans towards buyers this month, with both unit sales and sales volume having decreased in comparison to last year. The median and average sale prices have dropped as well. This trend provides buyers with a unique opportunity to engage in a market with lower prices and reduced competition.



June year-over-year sales volume of \$122,828,625

Down 38.32% from 2023's \$199,145,309 with unit sales of 169 down 26.84% from last June's 231. New listings of 550 are down 17.17% from a year ago, with the sales/listing ratio of 30.73% down 11.68%.



Year-to-date sales volume of \$726,110,123

Down 11.74% from 2023's \$822,674,353 with unit sales of 930 down 9.36% from 2023's 1026. New listings of 3151 are up 13.22% from a year ago, with the sales/listing ratio of 29.51% down 19.94%.



Year-to-date average sale price of \$775,084

Down from \$800,980 one year ago with median sale price of \$686,250 down from \$720,000 one year ago. Average days-on-market of 50.83 is up 5 days from last year.

JUNE NUMBERS

Median Sale Price

\$640,000

-15.29%

Average Sale Price

\$723,980

-16.02%

Sales Volume

\$122,828,625

-38.32%

Unit Sales

169

-26.84%

New Listings

550

-17.17%

Expired Listings

270

-22.41%

Unit Sales/Listings Ratio

30.73%

-11.68%

*Year-over-year comparison
(June 2024 vs. June 2023)*

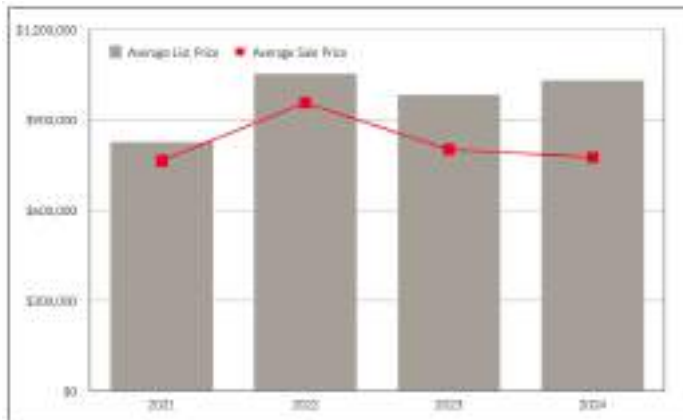


THE MARKET IN DETAIL

	2022	2023	2024	2023-2024
YTD Volume Sales	\$1,136,680,884	\$822,674,353	\$726,110,123	-11.74%
YTD Unit Sales	1,211	1,026	930	-9.36%
YTD New Listings	2,595	2,783	3,151	+13.22%
YDT Sales/Listings Ratio	46.67%	36.87%	29.51%	-7.35%
YTD Expired Listings	1,204	1,538	1,695	+10.21%
Monthly Volume Sales	\$135,034,190	\$199,145,309	\$122,828,625	-38.32%
Monthly Unit Sales	157	231	169	-26.84%
Monthly New Listings	526	664	550	-17.17%
Monthly Sales/Listings Ratio	29.85%	34.79%	30.73%	-4.06%
Monthly Expired Listings	323	348	270	-22.41%
Monthly Average Sale Price	\$860,090	\$862,101	\$723,980	-16.02%
YTD Sales: \$0-\$199K	19	7	19	+171.43%
YTD Sales: \$200k-349K	51	72	44	-38.89%
YTD Sales: \$350K-\$549K	184	220	238	+8.18%
YTD Sales: \$550K-\$749K	271	307	260	-15.31%
YTD Sales: \$750K-\$999K	321	228	184	-19.3%
YTD Sales: \$1M-\$2M	298	163	157	-3.68%
YTD Sales: \$2M+	68	29	27	-6.9%
YTD Average Days-On-Market	20.50	45.83	50.83	+10.91%
YTD Average Sale Price	\$956,416	\$800,980	\$775,084	-3.23%
YTD Median Sale Price	\$820,500	\$720,000	\$686,250	-4.69%

Southern Georgian Bay MLS Sales and Listing Summary
2022 vs. 2023 vs. 2024

AVERAGE SALE PRICE

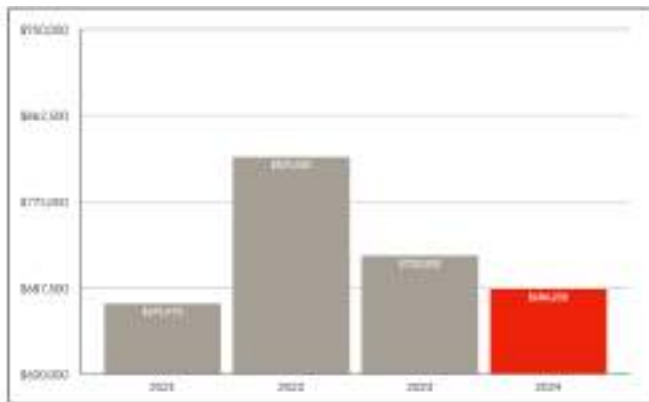


Year-Over-Year



Month-Over-Month 2022 vs. 2023 vs. 2024

MEDIAN SALE PRICE



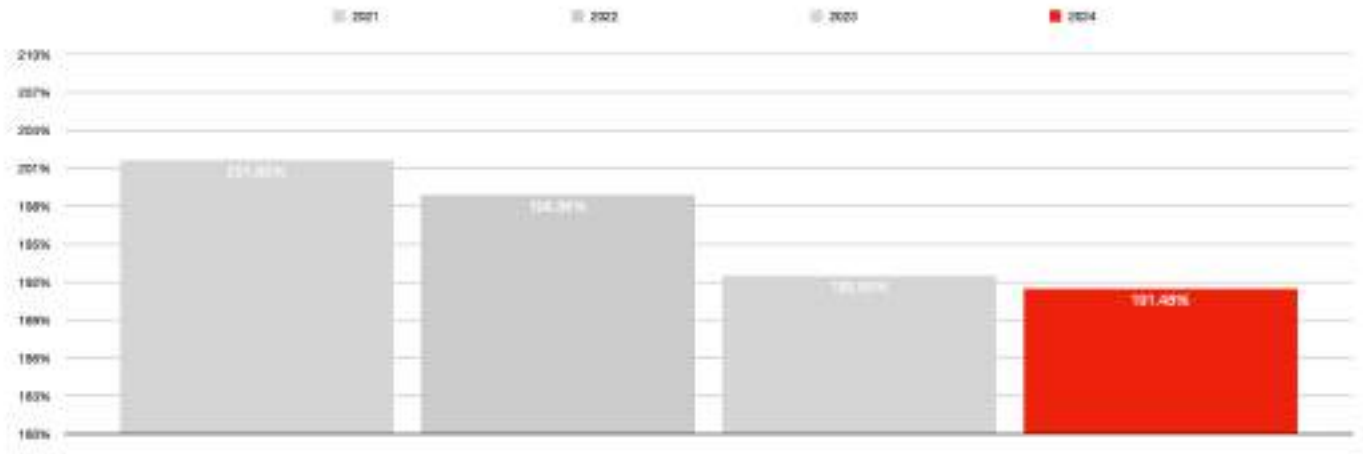
Year-Over-Year



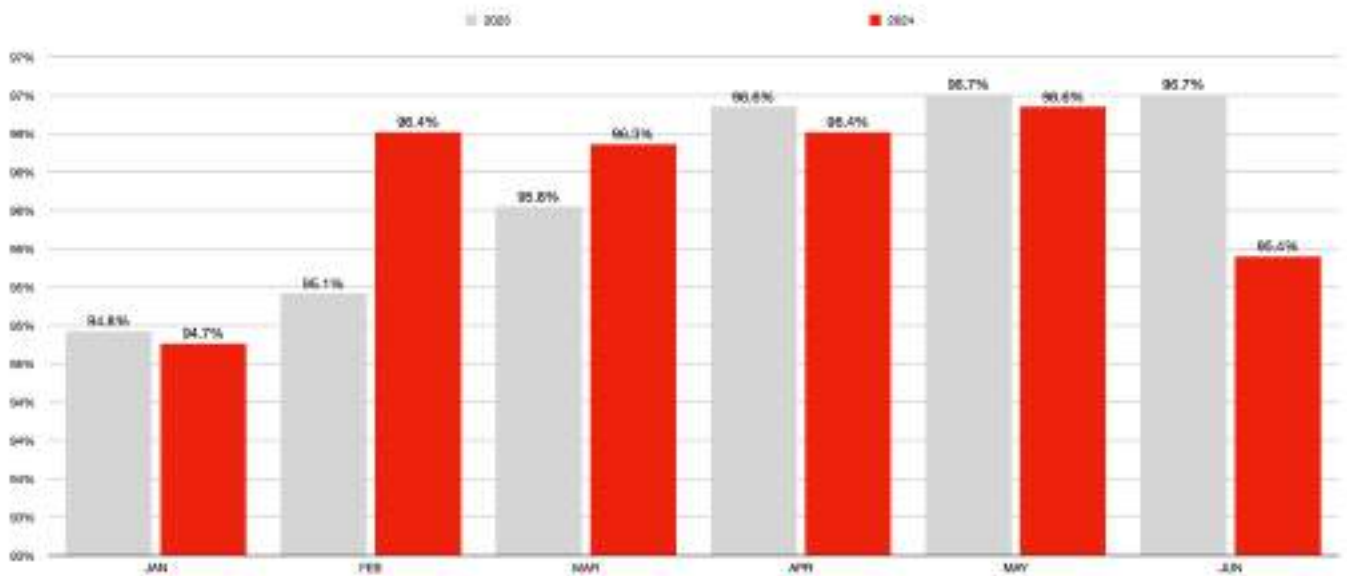
Month-Over-Month 2022 vs. 2023 vs. 2024

* Median sale price is based on residential sales (including freehold and condominiums).

SALE PRICE VS. LIST PRICE RATIO

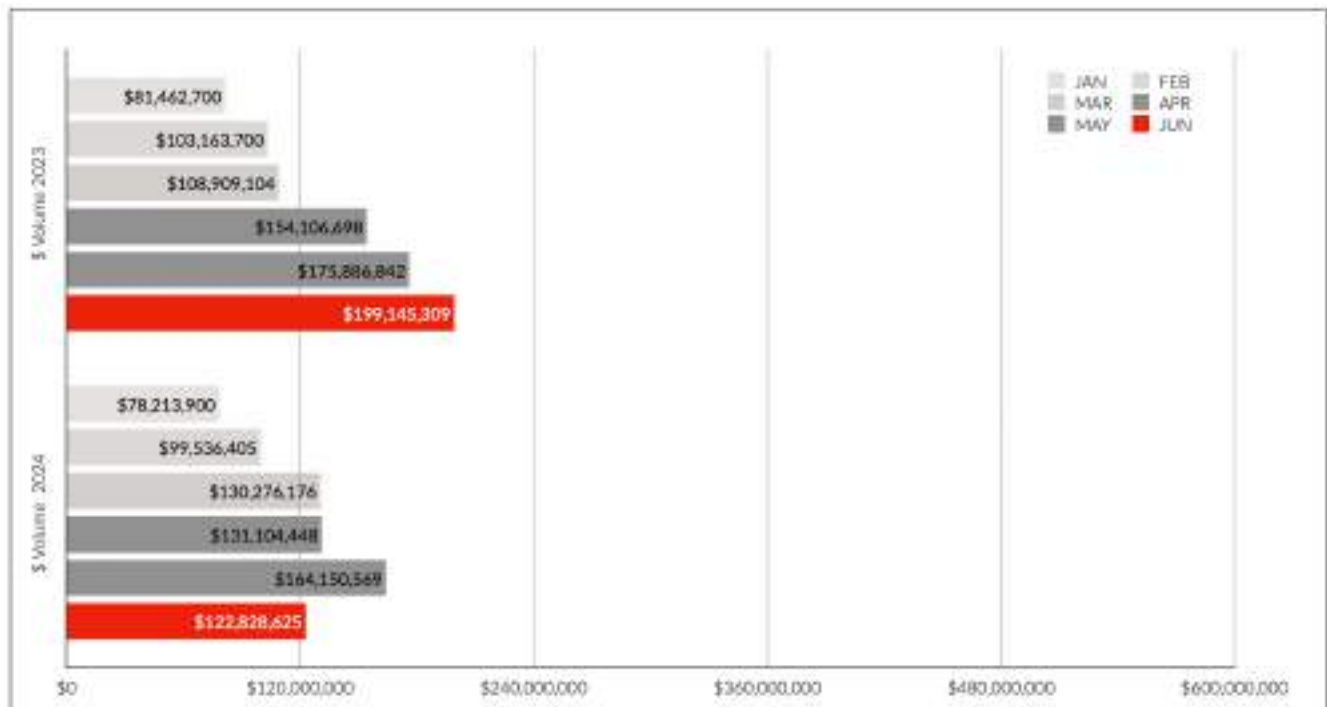


Year-Over-Year

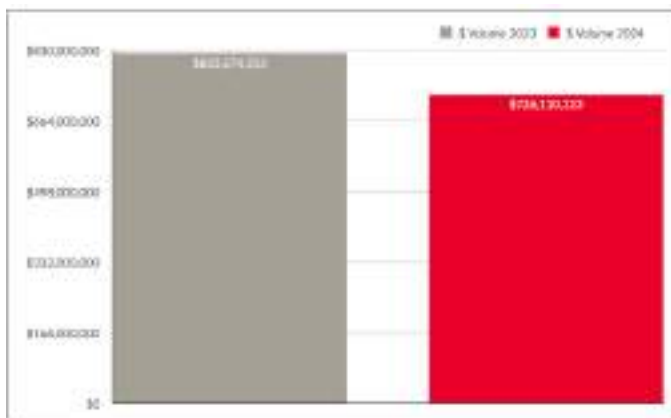


Month-Over-Month 2023 vs. 2024

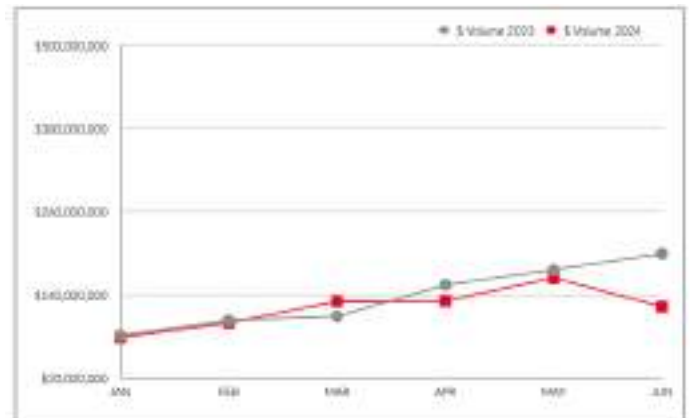
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

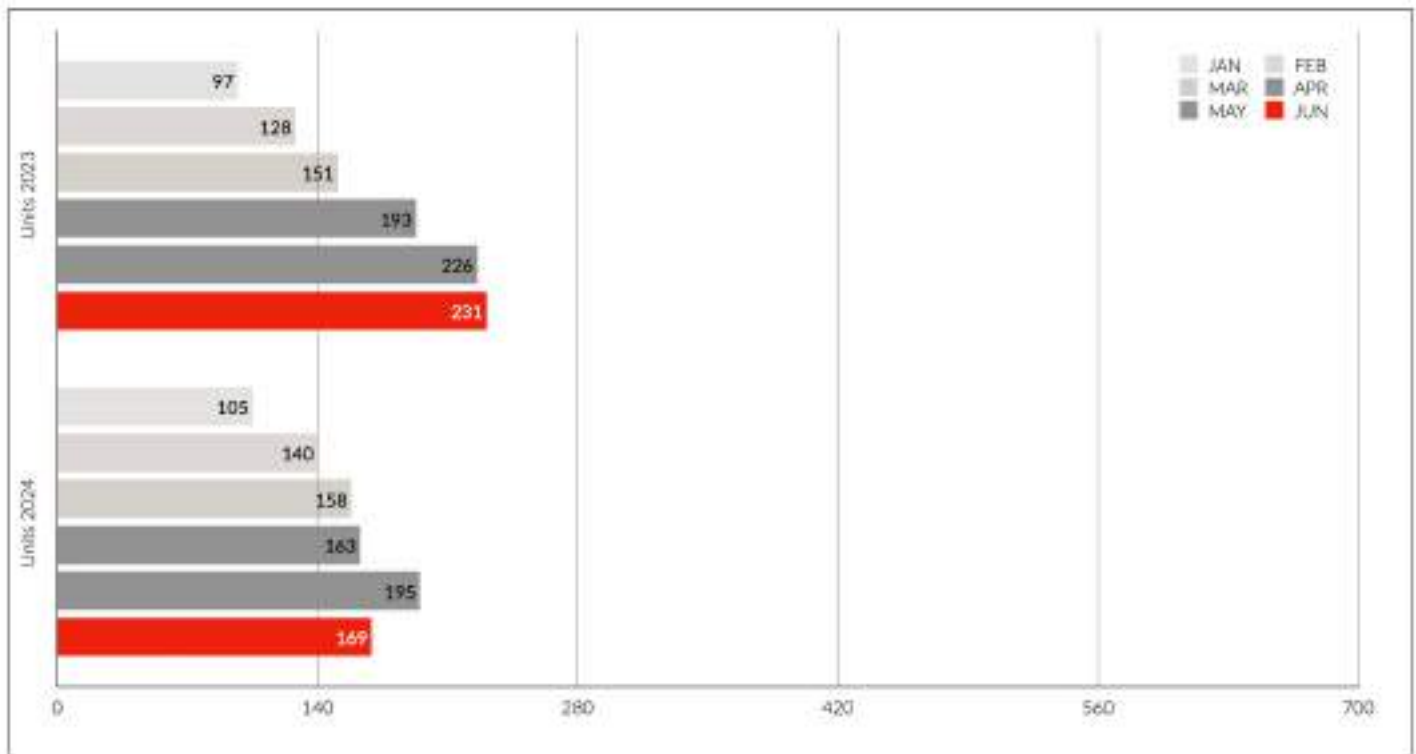


Yearly Totals 2023 vs. 2024

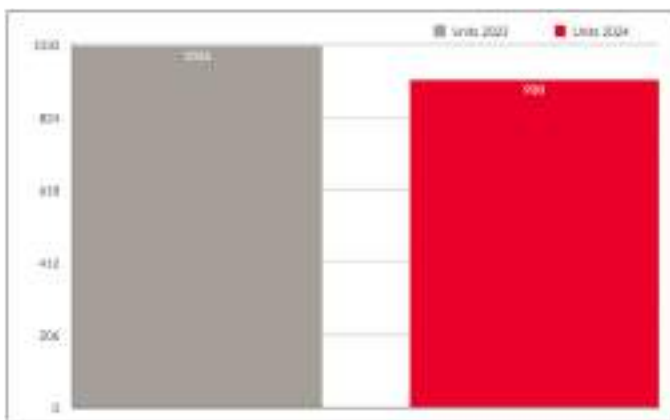


Month vs. Month 2023 vs. 2024

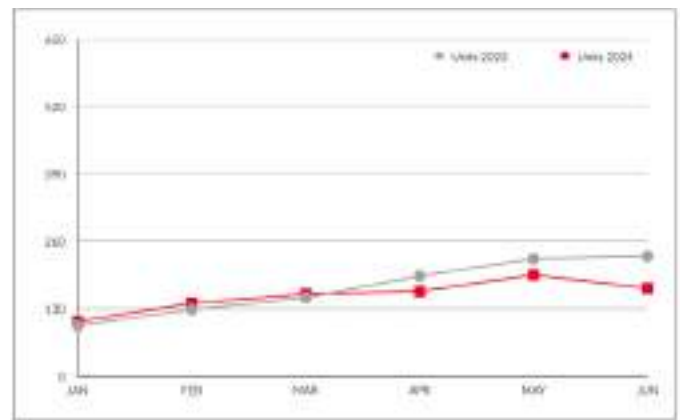
UNIT SALES



Monthly Comparison 2023 vs. 2024

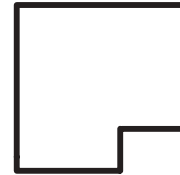


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$590,864,026 -9.71%	 \$86,659,500 -29.64%	 \$21,719,597 +58.04%
YTD Unit Sales	 692 -7.49%	 137 -27.13%	 43 +65.38%
YTD Average Sale Price	 \$853,850 -2.4%	 \$632,551 -3.44%	 \$505,106.91 -4.44%
June Sales Volume	 \$98,521,825 -37.72%	 \$15,166,900 -49.87%	 \$4,087,500 -0.08%
June Unit Sales	 120 -30.64%	 27 -25%	 10 +42.86%

Year-Over-Year Comparison (2024 vs. 2023)

OUR LOCATIONS

COLLINGWOOD

705-445-5520
330 First St, Collingwood

CREEMORE

705-881-9005
154 Mill St, Unit B, Creemore

MEAFORD

519-538-5755
96 Sykes St N, Meaford

THORNBURY

519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

705-428-2800
7458 ON-26 Unit 11, Stayner



/RoyalLePageLocationsNorth



/CollingwoodRealEstate



/LocationsNorth

Helping You Is What We Do.

Find more Real Estate Market Reports for Southern Georgian Bay at:

locationsnorth.com/market-update/