



2024
APRIL

GREY HIGHLANDS

Real Estate Market Report

OVERVIEW

BUYERS MARKET

In Grey Highlands, the real estate market favors buyers while showing signs of balance, as inventory has doubled from last year. Despite this, both median and average sales prices have increased compared to the previous year. This offers buyers more choices despite higher prices.



April year-over-year sales volume of \$13,539,800

UP 134.58% from 2023's \$5,772,000 with unit sales of 13 up 62.5% from last April's 8. New listings of 29 are up 52.63% from a year ago, with the sales/listing ratio of 44.83% up 2.72%.



Year-to-date sales volume of \$33,753,300

Up 54.02% from 2023's \$21,915,400 with unit sales of 34 up 13.33% from 2023's 30. New listings of 87 are up 35.94% from a year ago, with the sales/listing ratio of 39.08% down 7.79%.



Year-to-date average sale price of \$1,005,908

Up 34.9% from \$745,643 one year ago with median sale price of \$825,000 up from \$591,000 one year ago. The average days-on-market is 71.50 is down 2 days from last year.

APRIL NUMBERS

Median Sale Price
\$575,000
 +18.31%

Average Sale Price
\$1,041,523
 +44.36%

Sales Volume
\$13,539,800
 +134.58%

Unit Sales
13
 +62.5%

New Listings
29
 +52.63%

Expired Listings
64
 +1500%

Unit Sales/Listings Ratio
44.83%
 +2.72%

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



THE MARKET IN DETAIL

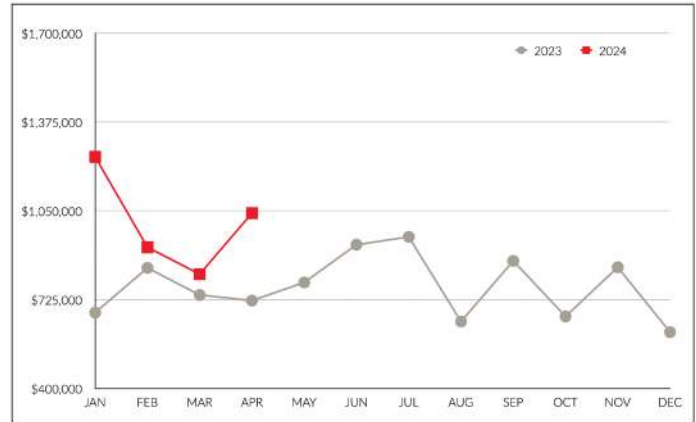
	2022	2023	2024	2023-2024
YTD Volume Sales	\$30,209,847	\$21,915,400	\$33,753,300	+54.02%
YTD Unit Sales	33	30	34	+13.33%
YTD New Listings	49	64	87	+35.94%
YDT Sales/Listings Ratio	67.35%	46.88%	39.08%	-7.79%
YTD Expired Listings	2	15	78	+420%
Monthly Volume Sales	\$9,710,000	\$6,677,500	\$5,727,000	-14.23%
Monthly Unit Sales	11	9	7	-22.22%
Monthly New Listings	26	13	26	+100%
Monthly Sales/Listings Ratio	42.31%	42.11%	44.83%	+2.72%
Monthly Expired Listings	1	5	5	No Change
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	1	0	-100.00%
YTD Sales: \$350K-\$549K	6	10	11	10.00%
YTD Sales: \$550K-\$749K	0	0	0	No Change
YTD Sales: \$750K-\$999K	14	5	8	60.00%
YTD Sales: \$1M+	15	7	9	28.57%
YTD Average Days-On-Market	32.33	73.50	71.50	-2.72%
YTD Average Sale Price	\$915,450	\$745,643	\$1,005,908	+34.9%
YTD Median Sale Price	\$890,000	\$591,000	\$825,000	+39.59%

Grey Highlands MLS Sales and Listing Summary
2022 vs. 2023 vs. 2024

AVERAGE SALE PRICE

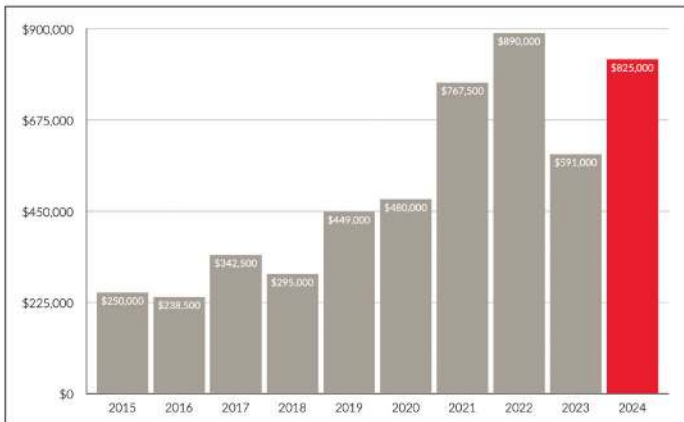


Year-Over-Year

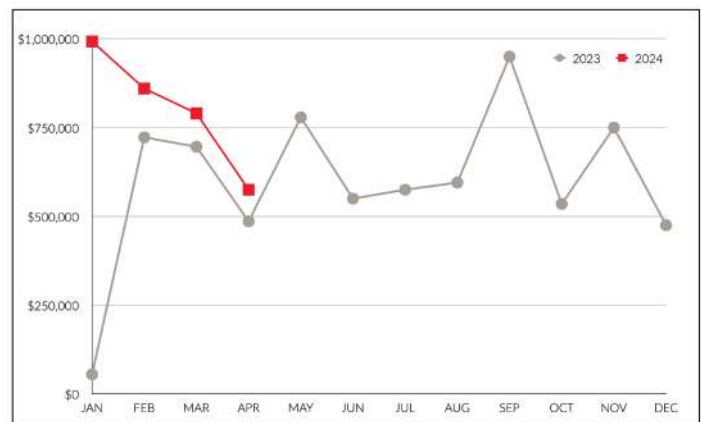


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



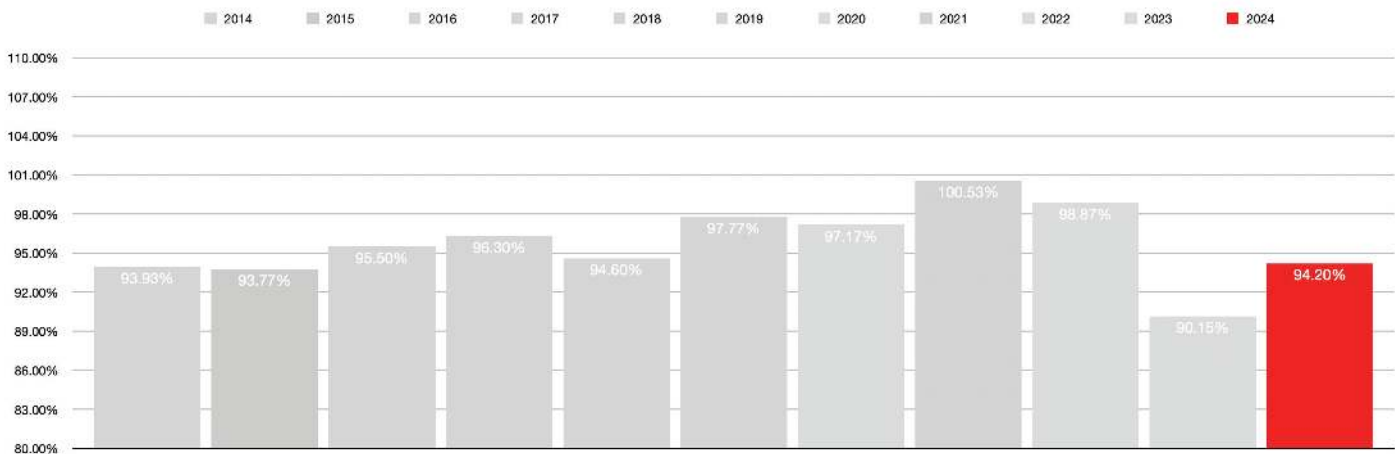
Year-Over-Year



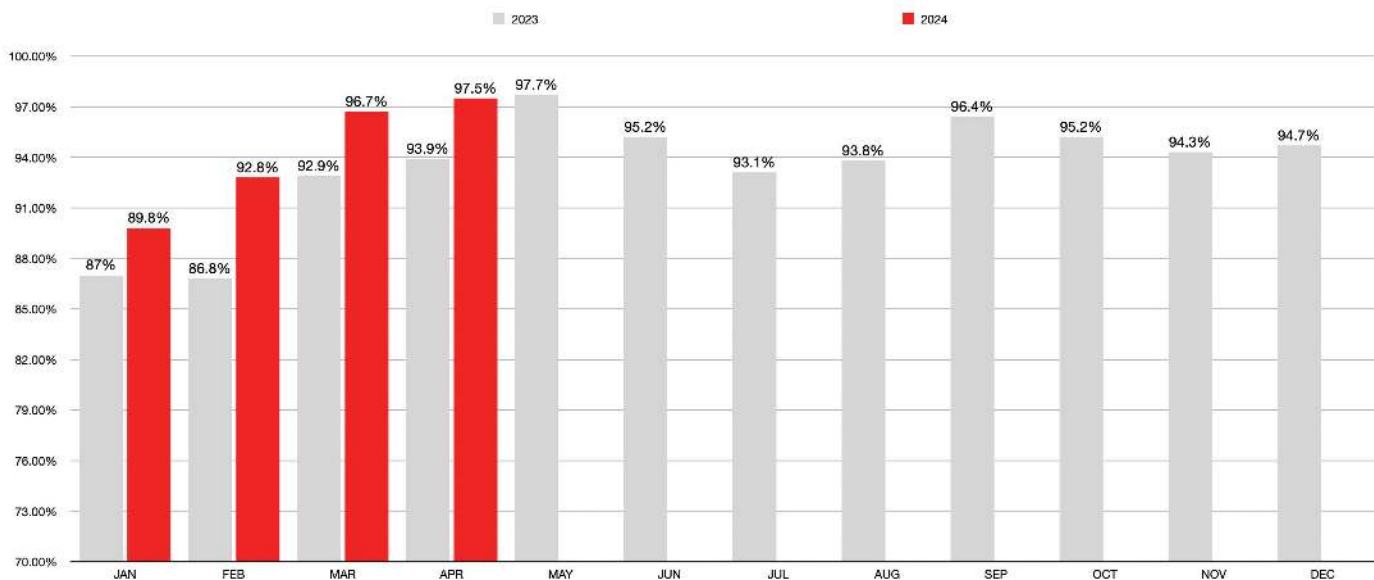
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

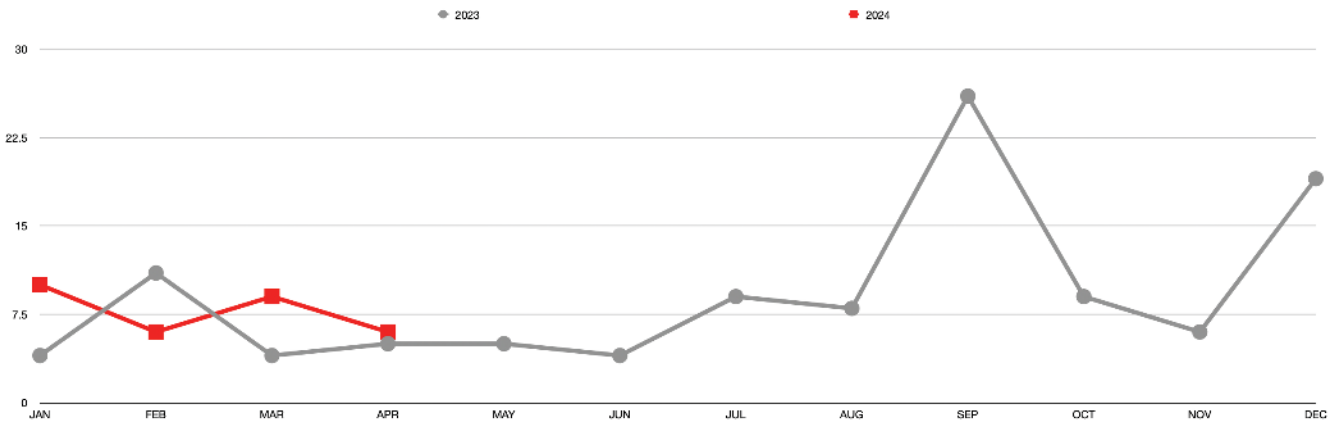


Year-Over-Year



Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

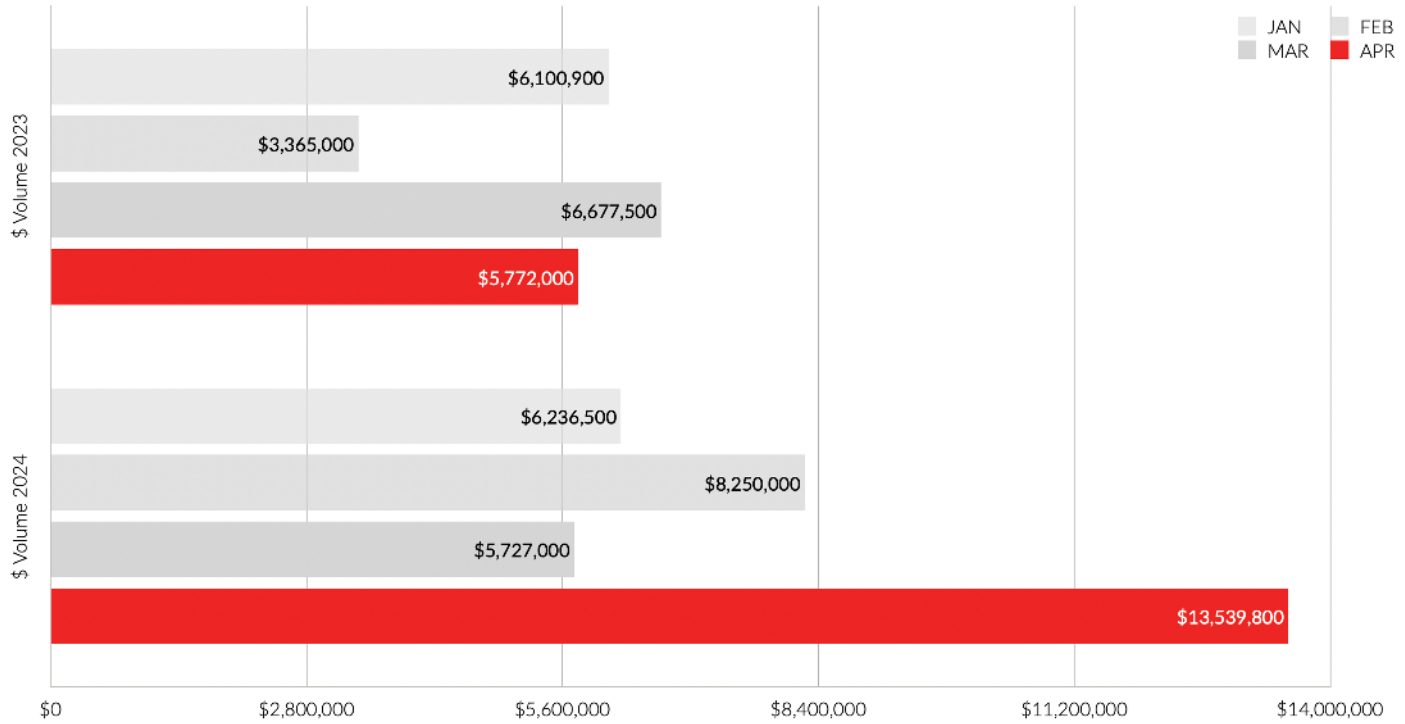


Month-Over-Month 2023 vs. 2024

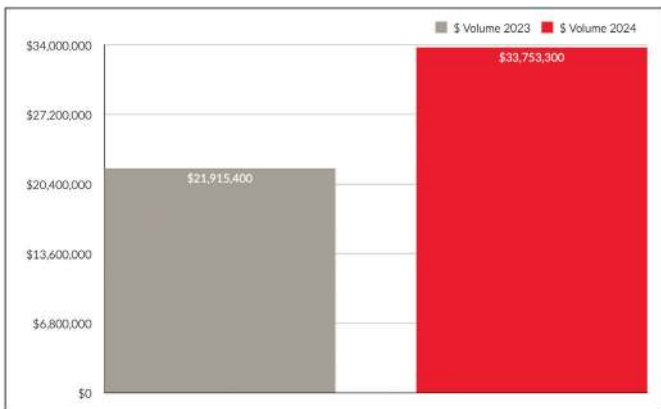


Year-Over-Year

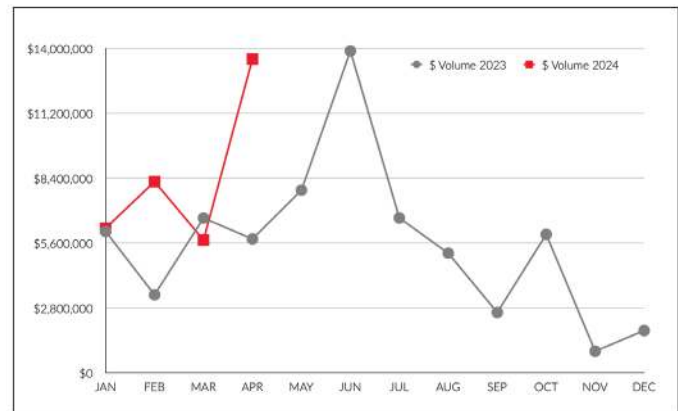
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

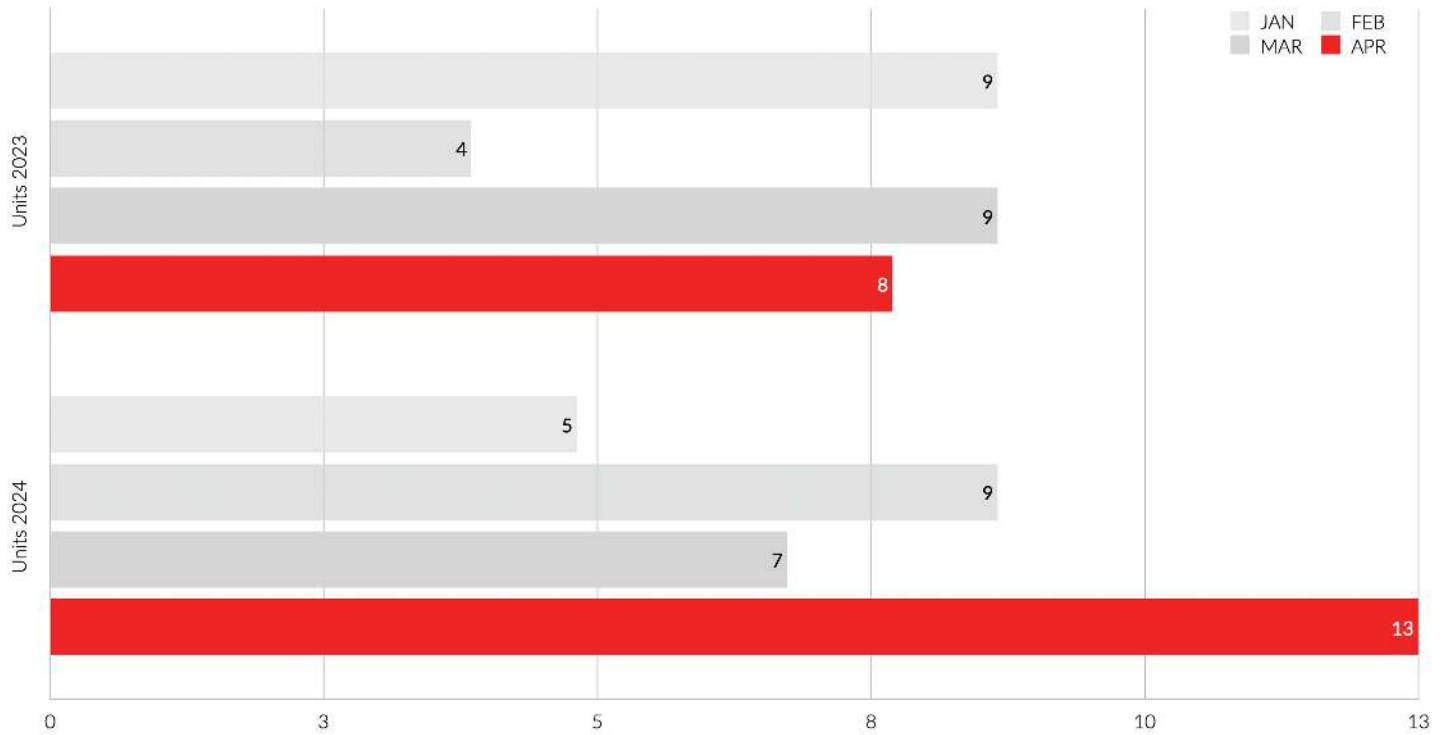


Yearly Totals 2023 vs. 2024

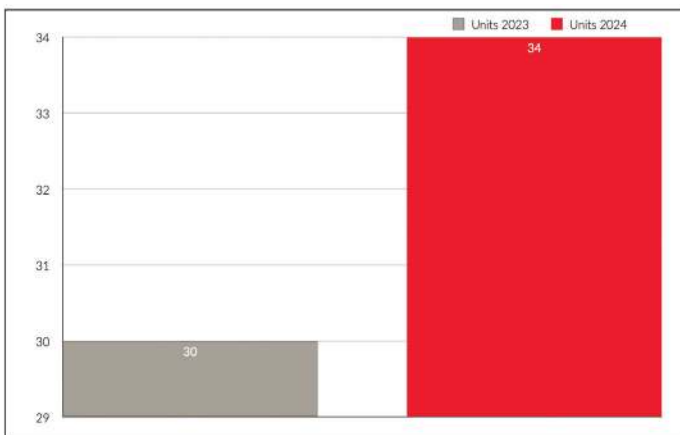


Month vs. Month 2023 vs. 2024

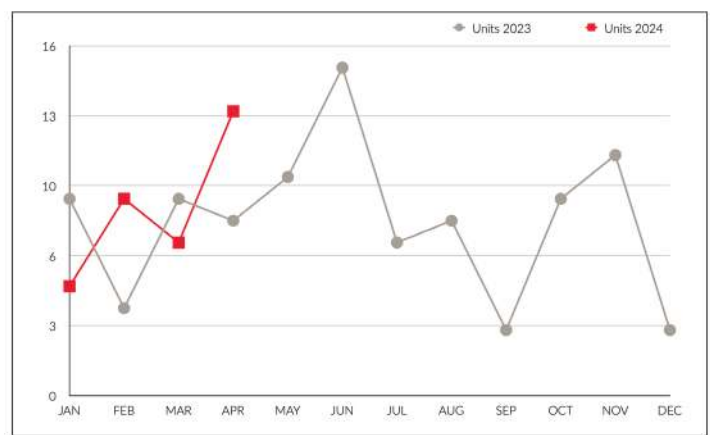
UNIT SALES



Monthly Comparison 2023 vs. 2024

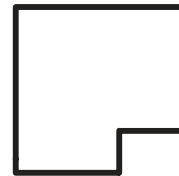


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



FREEHOLD

CONDOMINIUM

VACANT LAND

	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$33,753,300 +54.02%	\$0 No Change	\$1,589,900 +102.54%
YTD Unit Sales	34 +13.33%	\$0 No Change	6 +100%
YTD Average Sale Price	\$992,744 +35.9%	\$0 No Change	\$264,983 +1.27%
April Sales Volume	\$5,727,000 -14.23%	\$0 No Change	\$200,000 -52.94%
April Unit Sales	7 -22.22%	\$0 No Change	1 -50%



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

OUR LOCATIONS

GREY HIGHLANDS

705-445-5520
330 First St, Grey Highlands

CREEMORE

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

GREY HIGHLANDS

519-538-5755
96 Sykes St N, Grey Highlands

THORNBURY

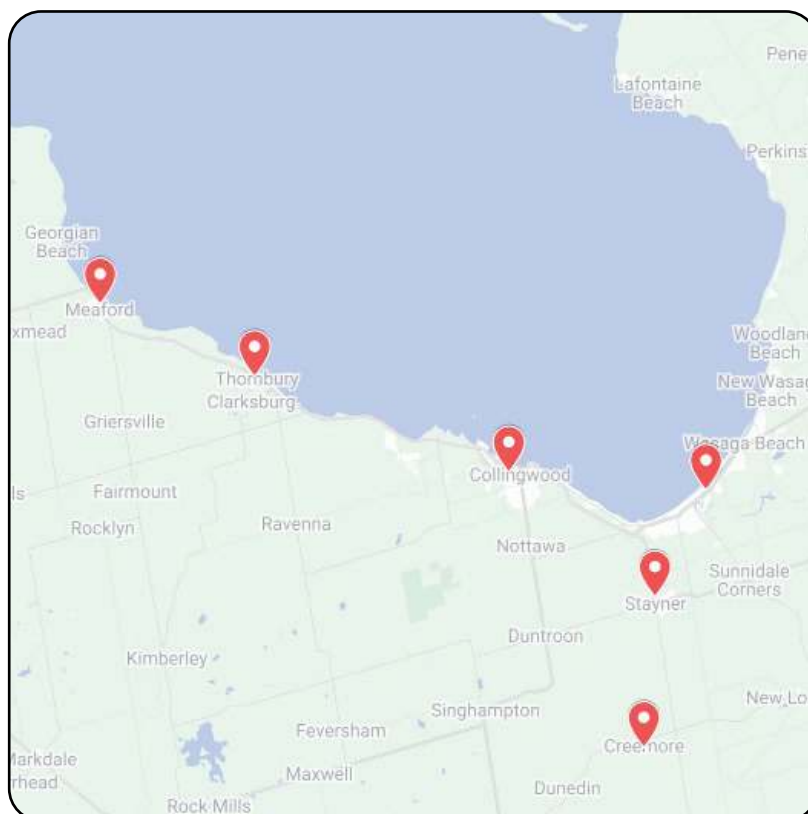
519-599-2136
27 Arthur St W, Thornbury

GREY HIGHLANDS

705-429-4800
1249 Mosley St, Grey Highlands

STAYNER

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



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