





THE BLUE MOUNTAINS REAL ESTATE

MARKET SNAPSHOT: FIRST QUARTER 2024



OVERVIEW

- VOLUME SALES DOWN 8% FROM Q1-2023, WITH UNIT SALES DOWN 6%
- NEW LISTINGS UP 37% FROM Q1-2023, WITH EXPIRED LISTINGS UP 89%. SALES/LISTINGS RATIO OF 27% DOWN 13%.
- AVERAGE SALES PRICE DOWN 2% FROM ONE YEAR AGO. WITH AVERAGE DAYS-ON-MARKET OF 65 UP 14 DAYS.
- PRIMARILY A BUYERS' MARKET



FIRST QUARTER 2024

-8% FROM Q1-2023 **VOLUME SALES** \$63,671,428

-6% FROM Q1-2023

UNIT SALES

58

FROM Q1-2023 **RATIO**

FROM Q1-2023

SALES/LISTINGS 27%

-13%

AVERAGE SALE PRICE \$1,097,783

-53% FROM Q1-2023

EVEN TO Q1-2023

UNIT SALES

\$500K-\$799K

UNIT SALES \$800K-\$999K

+67% FROM Q1-2023

+29% FROM Q1-2023

-75% FROM Q1-2023



+20%

FROM Q1-2023

UNIT SALES \$1M-\$1.499M 20

UNIT SALES

\$1.5M-\$1.999M

UNIT SALES \$2M+



UNIT SALES

UNDER \$500K

8









2024 TOTAL SALES BY TYPE



SINGLE-FAMILY HOME

-3% FROM Q1-2023

+26% FROM Q1-2023

+13 DAYS FROM Q1-2023

-23% FROM Q1-2023



VOLUME SALES \$52,137,928



UNIT SALES

39

AVERAGE DAYS-ON-MARKET 65



AVERAGE SALE PRICE \$1,336,870











APARTMENT/CONDO

-41% FROM Q1-2023

-48% FROM Q1-2023

+14 DAYS FROM Q1-2023

+14% FROM Q1-2023



VOLUME SALES \$7,361,500



14

AVERAGE DAYS-ON-MARKET 64

AVERAGE



SALE PRICE \$525,821



ROW/TOWNHOUSE

+28% FROM Q1-2023

+25% FROM Q1-2023

+33 DAYS FROM Q1-2023

+3% FROM Q1-2023



VOLUME SALES \$4,172,000

UNIT SALES 13

AVERAGE DAYS-ON-MARKET 75

AVERAGE SALE PRICE \$834,400