



2024

JUNE

THE BLUE

MOUNTAINS

Real Estate Market Report



LOCATIONS **NORTH**
BROKERAGE

OVERVIEW

BUYERS MARKET

The Blue Mountains real estate market remains a buyer's market this month, marked by a decrease in both unit sales and sales volume. The median sale price is down 14.47%, and the average sale price has dropped 0.41% compared to this time last year. This trend provides buyers with more leverage and the potential for better deals



June year-over-year sales volume of \$29,185,075

Down 19.08% from 2023's \$36,066,700 with unit sales of 26 down 18.75 from last June's 32. New listings of 93 are down 13.08% from a year ago, with the sales/listing ratio of 27.96% down 6.52%.



Year-to-date sales volume of \$154,371,903

Down 8.79% from 2023's \$169,246,600 with unit sales of 599 up 29.65% from 2023's 152. New listings of 599 are up 29.65% from a year ago, with the sales/listing ratio of 22.87% down 30.48%.



Year-to-date average sale price of \$1,118,660

Down from \$1,143,309 one year ago with median sale price of \$949,750 down from \$1,040,000 one year ago. Average days-on-market of 60.67 is up 13.84 days from last year.

JUNE NUMBERS

Median Sale Price

\$881,000

-14.47%

Average Sale Price

\$1,122,503

-0.41%

Sales Volume

\$29,185,075

-19.08%

Unit Sales

26

-18.75%

New Listings

93

-13.08%

Expired Listings

23

+64.29%

Unit Sales/Listings Ratio

27.96%

-6.52%

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

THE MARKET IN DETAIL

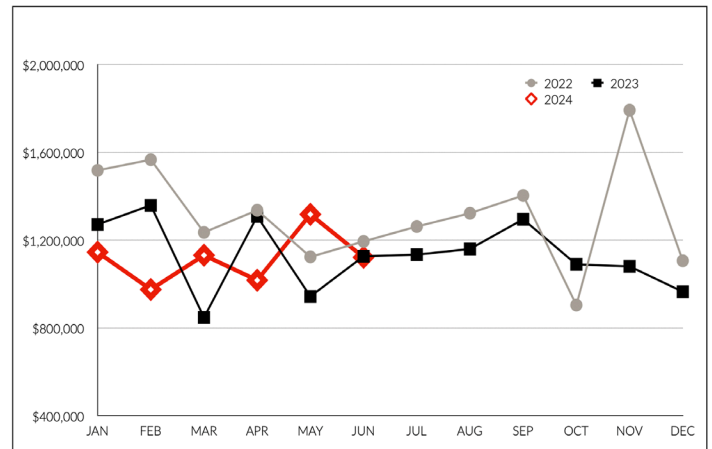
	2022	2023	2024	2023-2024
YTD Volume Sales	\$294,641,025	\$169,246,600	\$154,371,903	-8.79%
YTD Unit Sales	217	152	137	-9.87%
YTD New Listings	406	462	599	+29.65%
YDT Sales/Listings Ratio	53.45%	32.90%	22.87%	-10.03%
YTD Expired Listings	13	81	129	+59.26%
Monthly Volume Sales	\$31,063,378	\$36,066,700	\$29,185,075	-19.08%
Monthly Unit Sales	26	32	26	-18.75%
Monthly New Listings	59	107	93	-13.08%
Monthly Sales/Listings Ratio	44.07%	29.91%	27.96%	-1.95%
Monthly Expired Listings	5	14	23	+64.29%
Monthly Average Sale Price	\$1,194,745	\$1,127,084	\$1,122,503	-22.24%
YTD Sales: \$0-\$199K	1	0	0	No Change
YTD Sales: \$200k-349K	11	10	2	-80.00%
YTD Sales: \$350K-\$549K	20	22	15	-31.82%
YTD Sales: \$550K-\$749K	22	18	27	50.00%
YTD Sales: \$750K-\$999K	35	19	28	47.37%
YTD Sales: \$1M-\$2M	87	55	54	-1.82%
YTD Sales: \$2M+	128	71	65	-8.45%
YTD Average Days-On-Market	29.67	46.83	60.67	+29.54%
YTD Average Sale Price	\$1,329,610	\$1,143,309	\$1,118,660	-2.16%
YTD Median Sale Price	\$1,187,500	\$1,040,000	\$949,750	-8.68%

The Blue Mountains MLS Sales and Listing Summary
2022 vs. 2023 vs. 2024

AVERAGE SALE PRICE

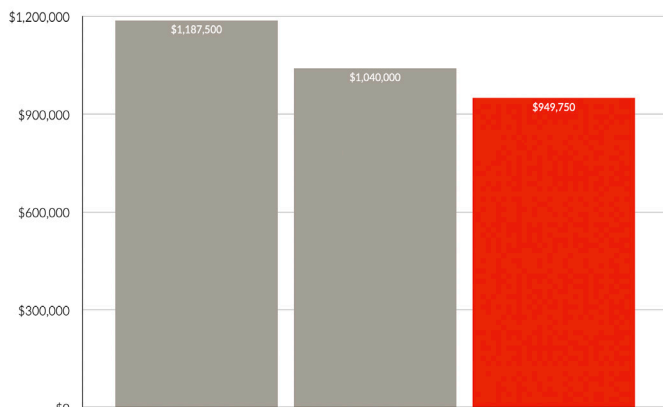


Year-Over-Year

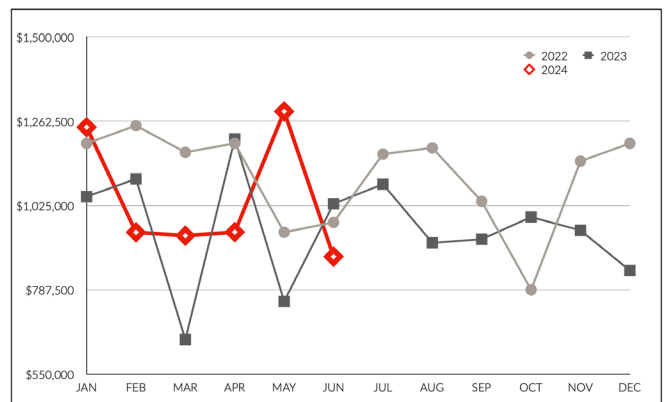


Month-Over-Month 2022 vs. 2023 vs. 2024

MEDIAN SALE PRICE



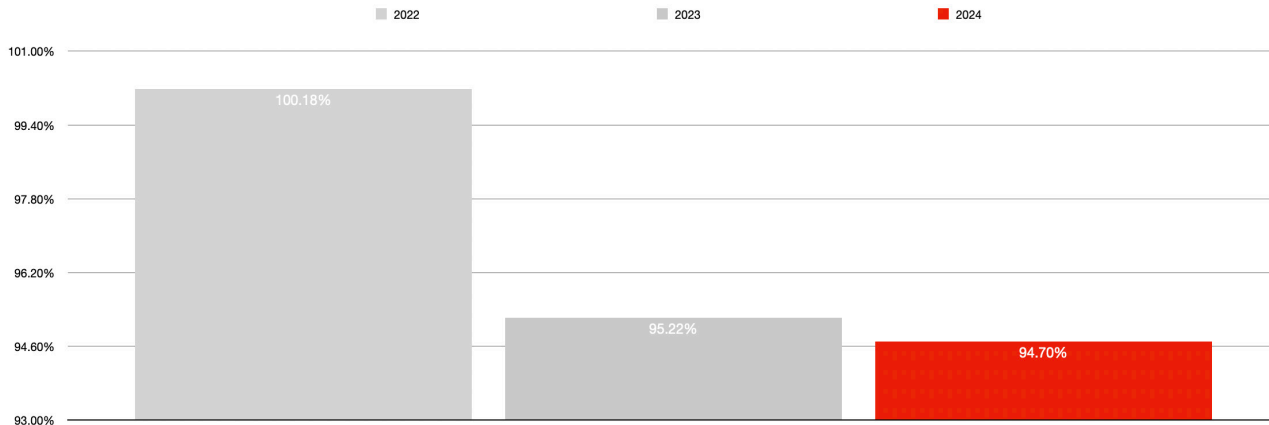
Year-Over-Year



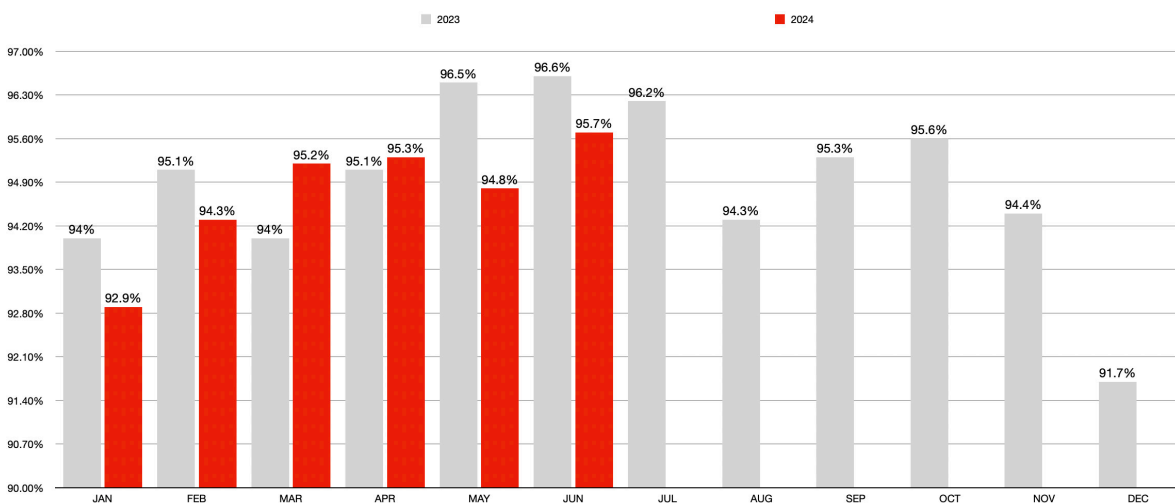
Month-Over-Month 2022 vs. 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

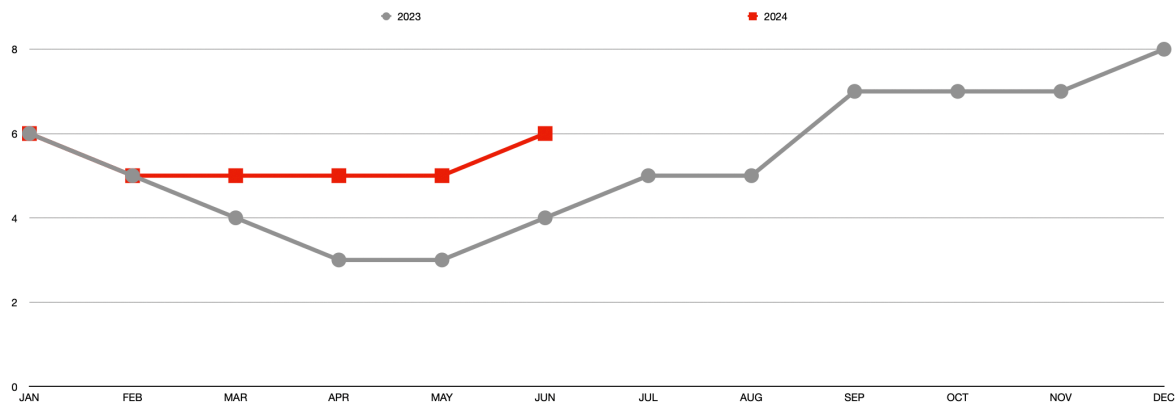


Year-Over-Year



Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

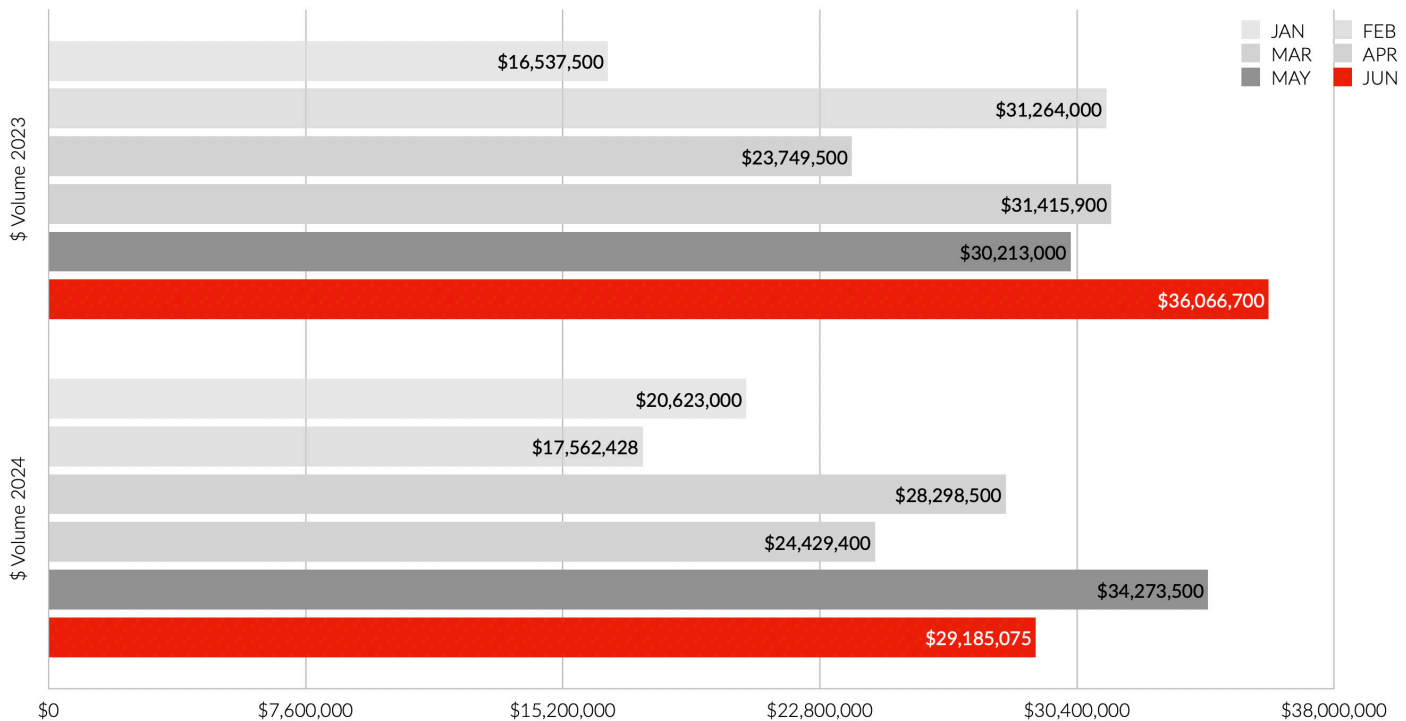


Month-Over-Month 2023 vs. 2024

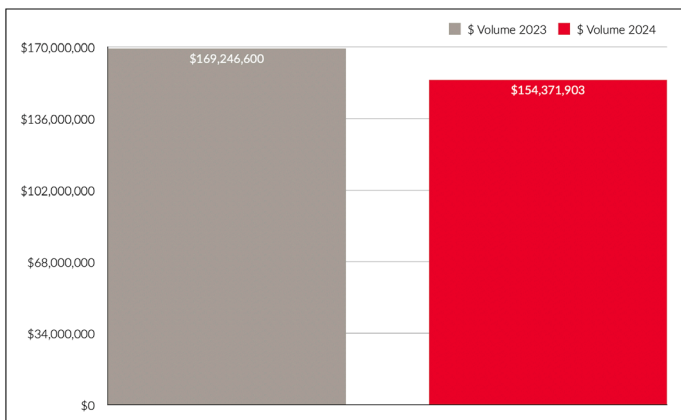


Year-Over-Year

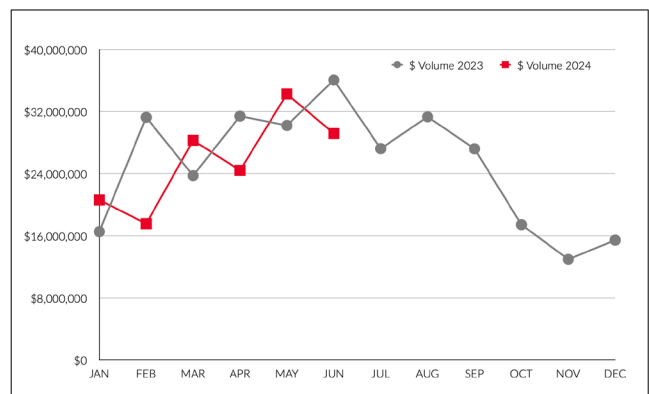
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

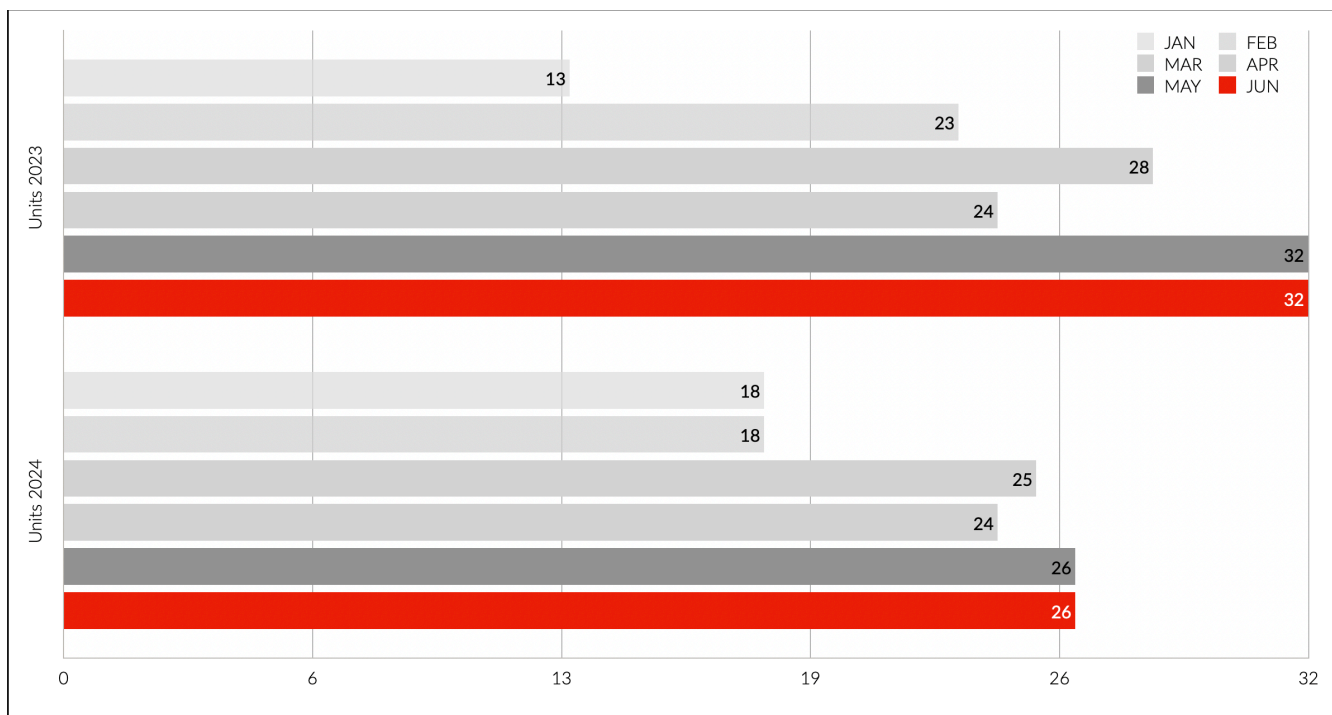


Yearly Totals 2023 vs. 2024

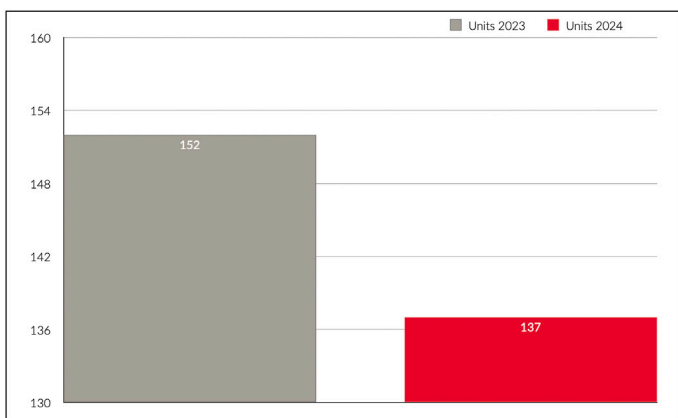


Month vs. Month 2023 vs. 2024

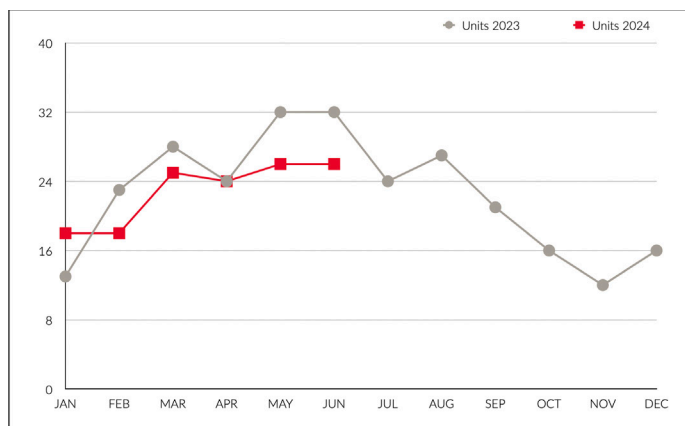
UNIT SALES



Monthly Comparison 2023 vs. 2024

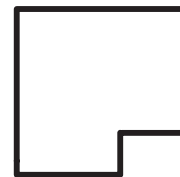


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$116,043,503 +3.03%	\$26,136,000 -41.9%	\$8,768,500 +338.43%
YTD Unit Sales	87 +16%	36 -49.3%	9 +350%
YTD Average Sale Price	\$1,333,833 -11.18%	\$726,000 +14.59%	\$974,278 -2.57%
June Sales Volume	\$21,810,175 -7.5%	\$4,395,000 -63.23%	\$2,380,000 +100%
June Unit Sales	18 +12.5%	6 -60%	1 +100%



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

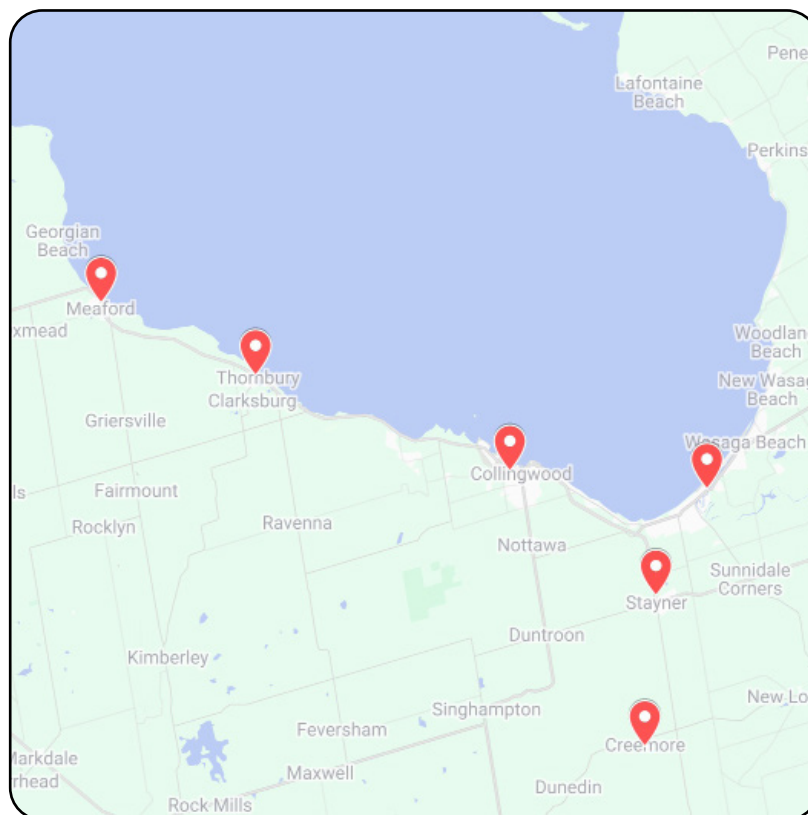
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



/RoyalLePageLocationsNorth

/The Blue MountainsRealEstate

/LocationsNorth

Helping You Is What We Do.

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

locationsnorth.com/market-update/