



2024  
**JUNE**

**GREY HIGHLANDS**

Real Estate Market Report



LOCATIONS **NORTH**  
BROKERAGE

# OVERVIEW

## BALANCED MARKET

In Grey Highlands, the real estate market is currently balanced, despite an increase in both unit sales and sales volume. The median sale price has risen by 12.57%, while the average sale price has decreased slightly compared to the previous year. These mixed trends offer a stable environment for both buyers and sellers.



### June year-over-year sales volume of \$15,652,500

Up +5.8% from 2023's \$14,794,835 with unit sales of 20 up 11.11% from last June's 18. New listings of 42 are up 2.44% from a year ago, with the sales/listing ratio of 47.62% up 3.72%.



### Year-to-date sales volume of \$67,709,715

Up 21.14% from 2023's \$55,895,235 with unit sales of 77 up 11.59% from 2023's 69. New listings of 233 are up 42.07% from a year ago, with the sales/listing ratio of 33.05% down 9.03%.



### Year-to-date average sale price of \$893,795

Up 9.66% from \$815,030 one year ago with median sale price of \$639,508 down from \$688,250 one year ago. The average days-on-market is 80 is up 20.5 days from last year.

## JUNE NUMBERS

Median Sale Price

**\$721,250**

+12.57%

Average Sale Price

**\$782,625**

-4.78%

Sales Volume

**\$15,652,500**

+5.8%

Unit Sales

**20**

+11.11%

New Listings

**42**

+2.44%

Expired Listings

**17**

+325%

Unit Sales/Listings Ratio

**47.62%**

+3.72%

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

# THE MARKET IN DETAIL

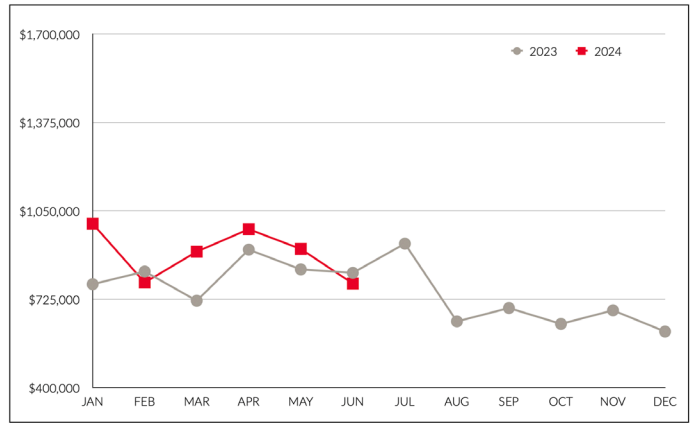
	2022	2023	2024	2023-2024
<b>YTD Volume Sales</b>	\$76,683,459	\$55,895,235	\$67,709,715	+21.14%
<b>YTD Unit Sales</b>	78	69	77	+11.59%
<b>YTD New Listings</b>	200	164	233	+42.07%
<b>YTD Sales/Listings Ratio</b>	39.00%	42.07%	33.05%	-9.03%
<b>YTD Expired Listings</b>	8	22	43	+95.45%
<b>Monthly Volume Sales</b>	\$11,988,500	\$14,794,835	\$15,652,500	+5.8%
<b>Monthly Unit Sales</b>	16	18	20	+11.11%
<b>Monthly New Listings</b>	43	41	42	+2.44%
<b>Monthly Sales/Listings Ratio</b>	37.21%	43.90%	47.62%	+3.72%
<b>Monthly Expired Listings</b>	3	4	17	+325%
<b>YTD Sales: \$0-\$199K</b>	5	3	5	66.67%
<b>YTD Sales: \$200k-349K</b>	12	2	3	50.00%
<b>YTD Sales: \$350K-\$549K</b>	17	13	15	15.38%
<b>YTD Sales: \$550K-\$749K</b>	0	0	2	200%
<b>YTD Sales: \$750K-\$999K</b>	18	13	18	38.46%
<b>YTD Sales: \$1M-\$2M</b>	27	15	12	-20.00%
<b>YTD Sales: \$2M+</b>	28	16	16	0.00%
<b>YTD Average Days-On-Market</b>	33.00	59.50	80.00	+34.45%
<b>YTD Average Sale Price</b>	\$823,458	\$815,030	\$893,795	+9.66%
<b>YTD Median Sale Price</b>	\$738,750	\$688,250	\$639,508	-7.08%

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

# AVERAGE SALE PRICE

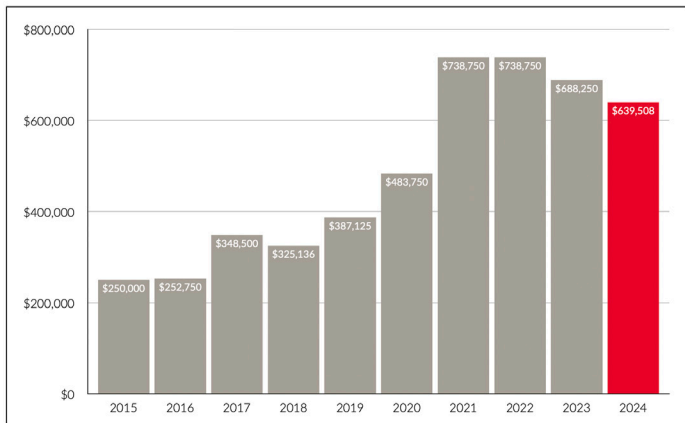


Year-Over-Year

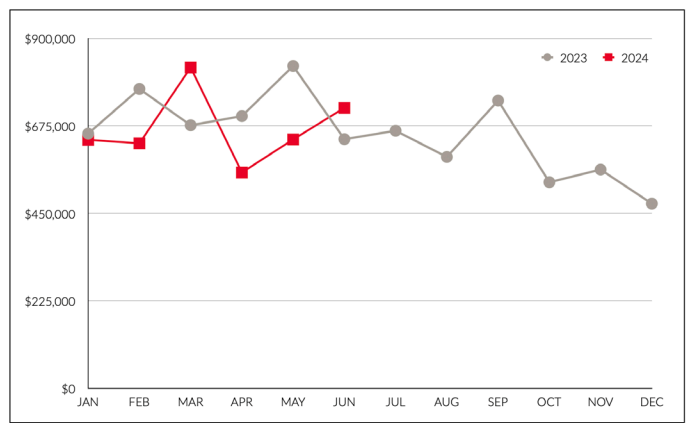


Month-Over-Month 2023 vs. 2024

# MEDIAN SALE PRICE



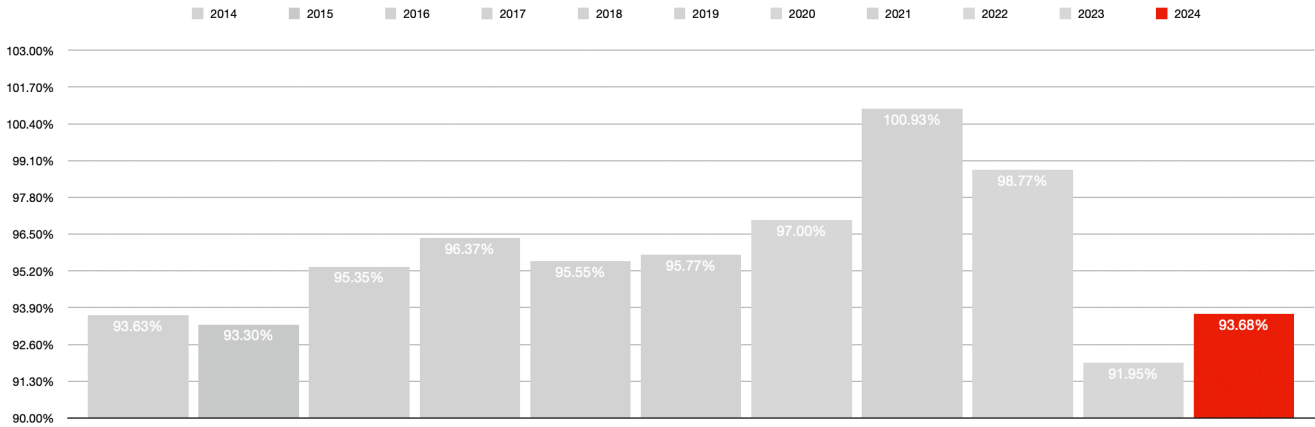
Year-Over-Year



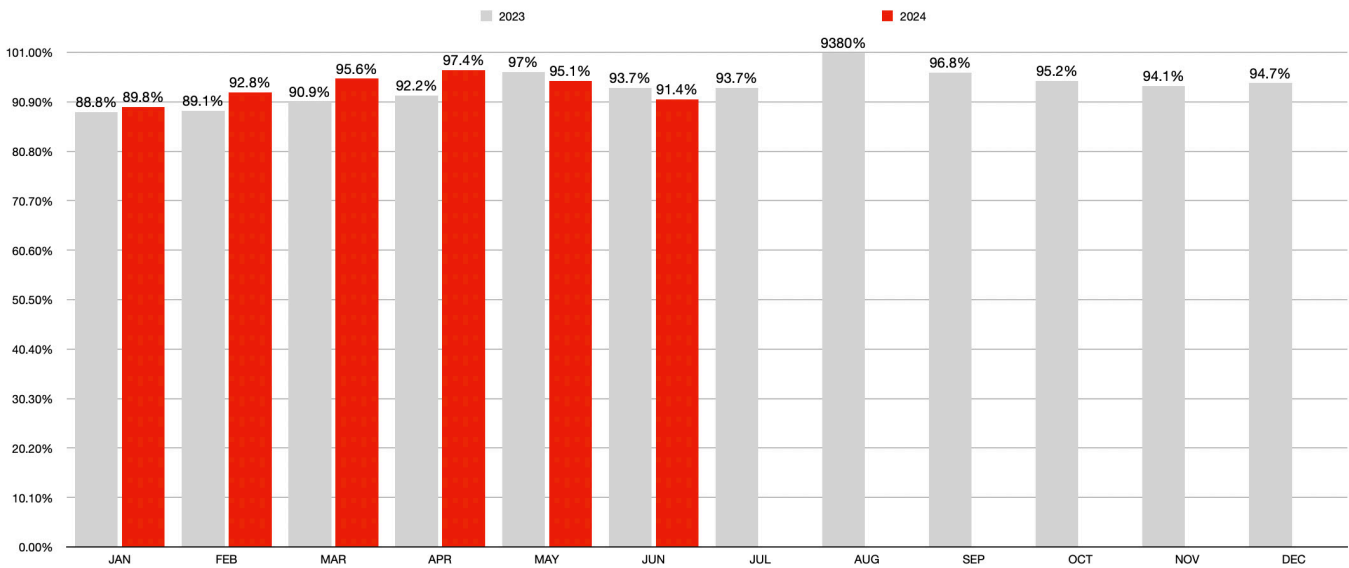
Month-Over-Month 2023 vs. 2024

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

# SALE PRICE VS. LIST PRICE RATIO

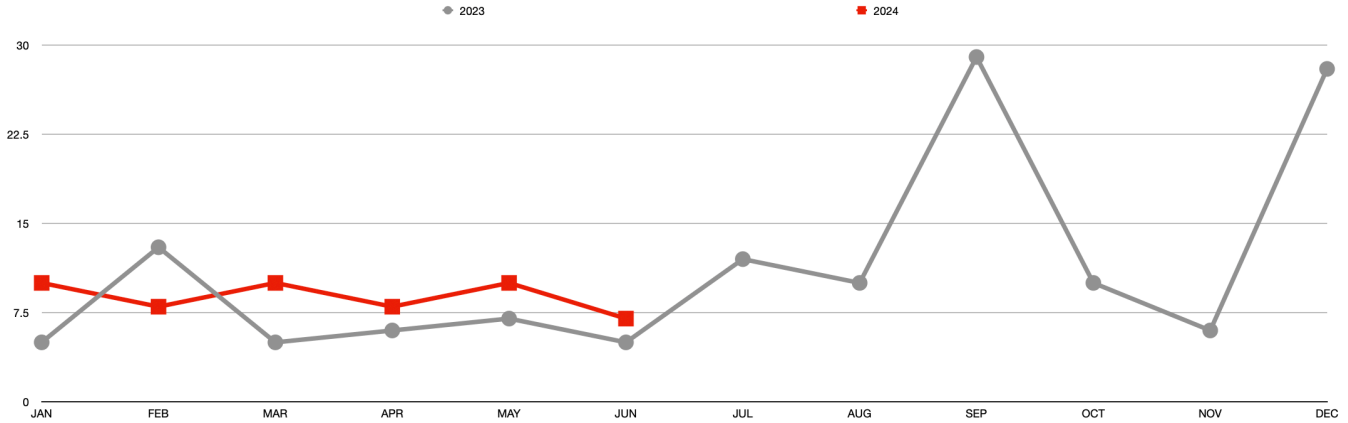


## Year-Over-Year

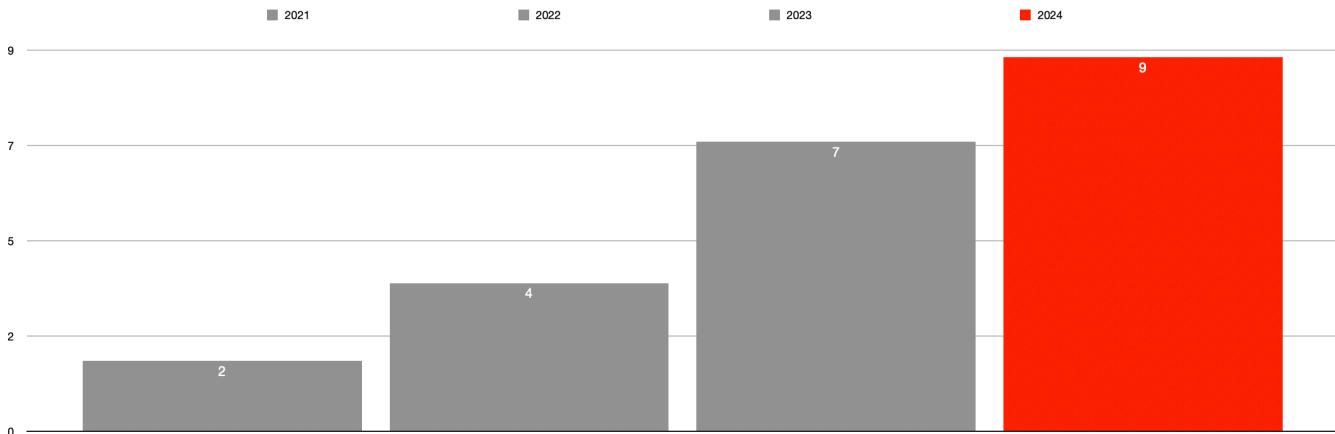


## Month-Over-Month 2023 vs. 2024

# MONTHS OF INVENTORY

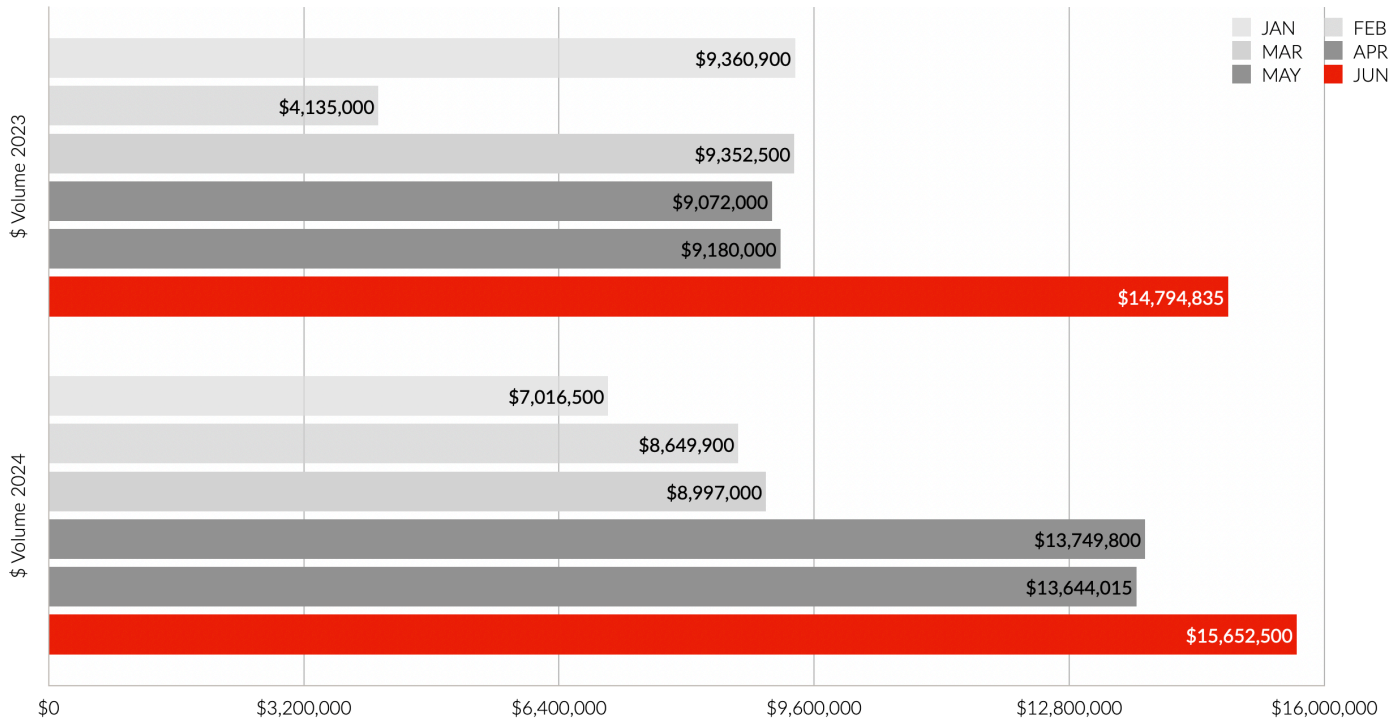


## Month-Over-Month 2023 vs. 2024

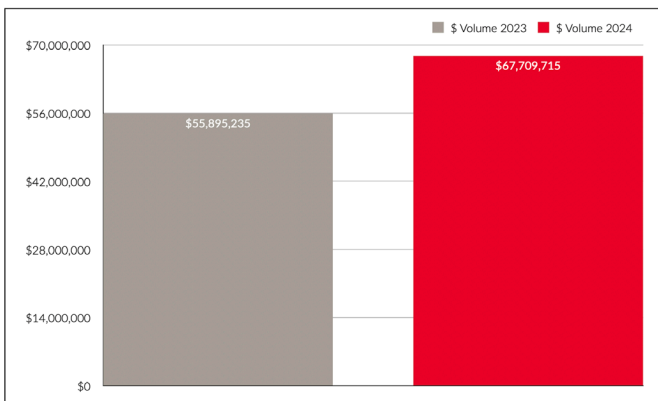


## Year-Over-Year

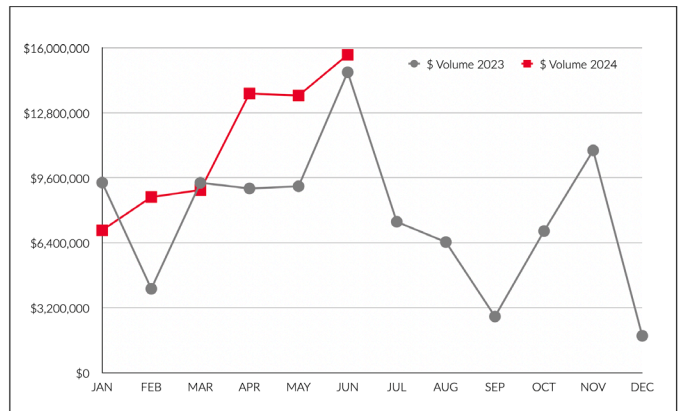
# DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

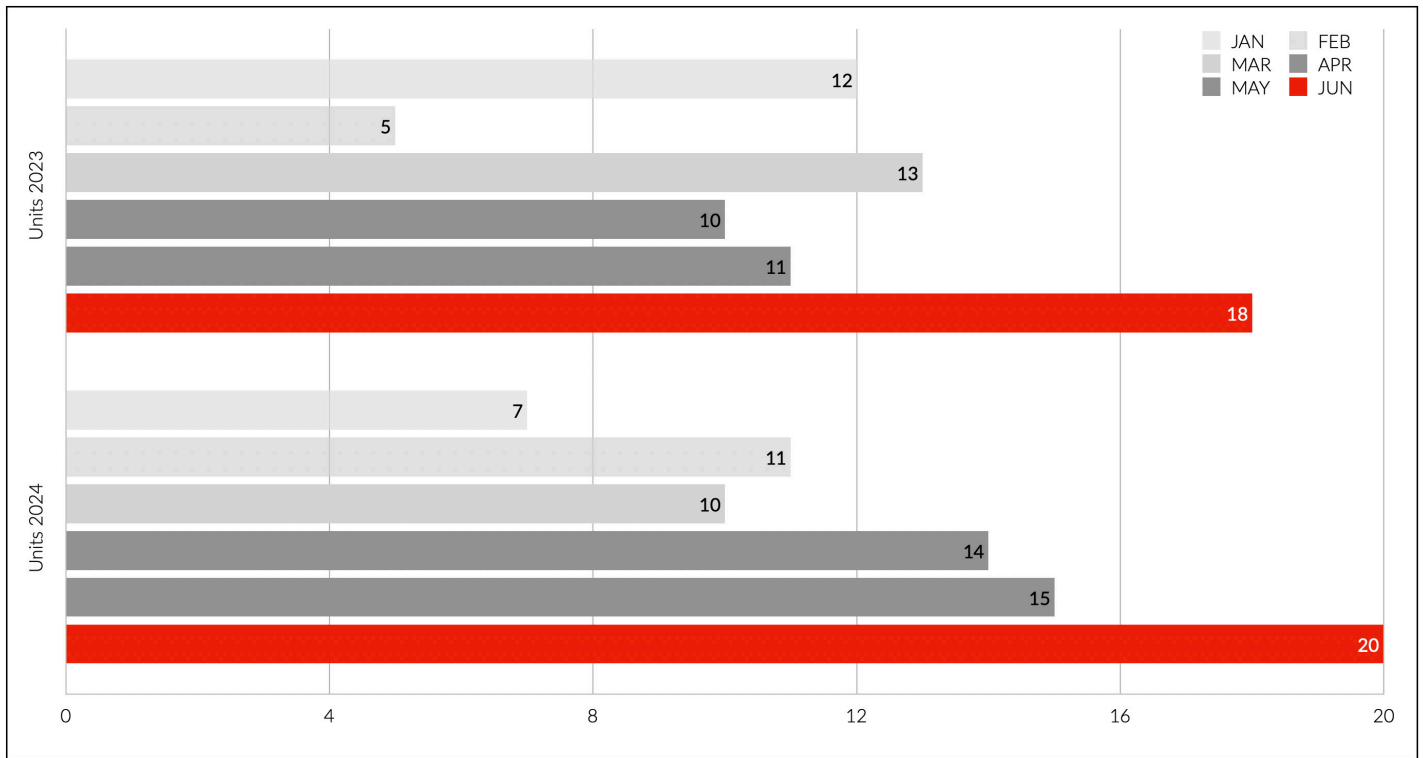


Yearly Totals 2023 vs. 2024

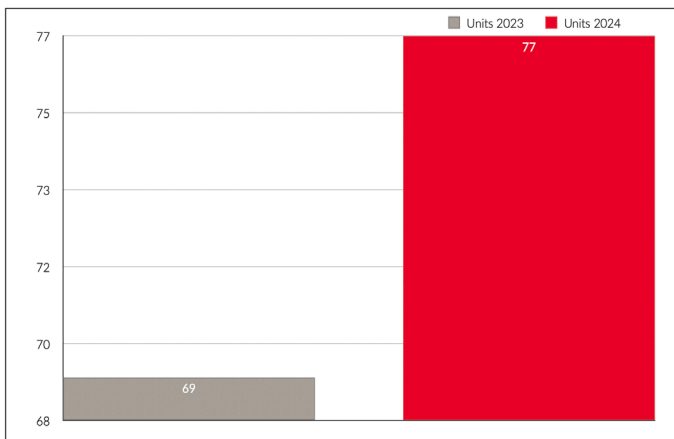


Month vs. Month 2023 vs. 2024

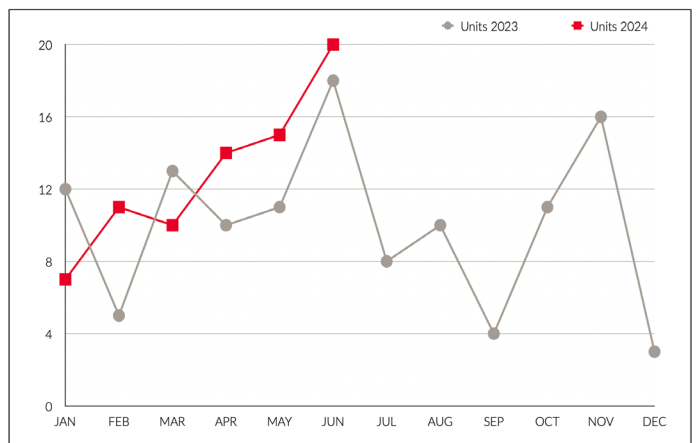
# UNIT SALES



Monthly Comparison 2023 vs. 2024



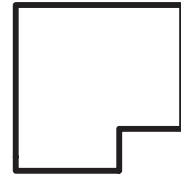
Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024



# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
YTD Sales Volume	\$62,387,315 +16.59%	0 No Change	\$21,022,400 +781.44%
YTD Unit Sales	64 +1.59%	0 No Change	13 +116.67%
YTD Average Sale Price	\$974,802 +14.77%	0 No Change	\$1,617,108 +306.82%
June Sales Volume	\$13,860,000 -4.38%	0 No Change	\$17,492,500 +5,730.83%
June Unit Sales	16 No Change	0 No Change	4 +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

## GREY HIGHLANDS

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

## THORNBURY

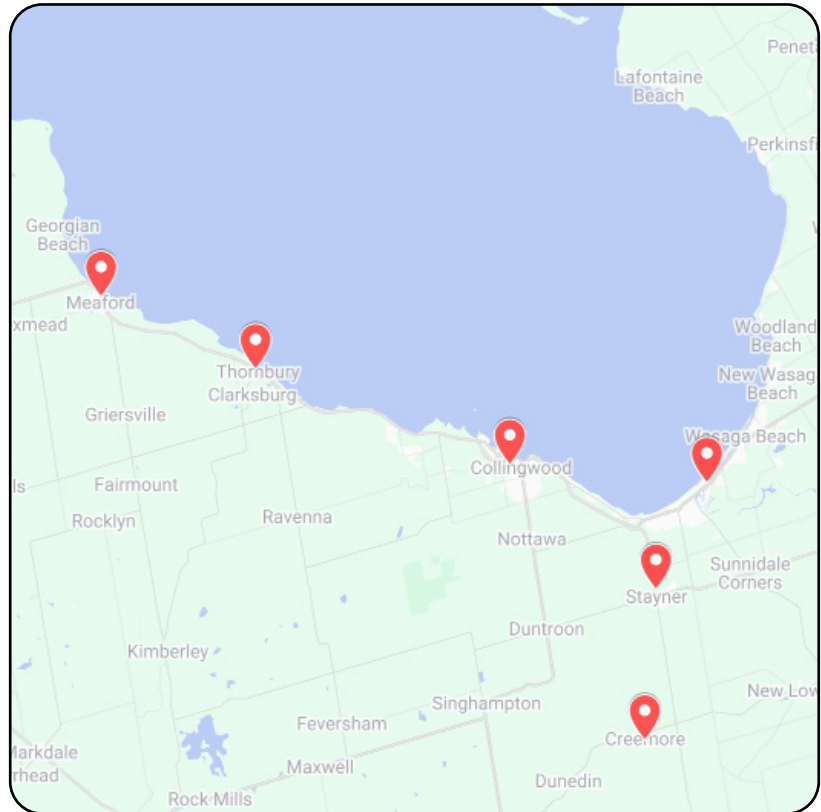
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH


705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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