



2024
JULY

COLLINGWOOD

Real Estate Market Report

OVERVIEW

BUYERS MARKET

The Collingwood real estate market is a buyer's market this month, marked by a decrease in both unit sales and sales volume. Both the average and median sale prices have dropped compared to this time last year, providing buyers with more opportunities for favorable deals and negotiations.



July year-over-year sales volume of \$28,549,000

Down 28.61% from 2023's \$39,989,988 with unit sales of 40 down 13.04% from last July's 46. New listings of 119 are up 5.31% from a year ago, with the sales/listing ratio of 33.61 down 17.43%.



Year-to-date sales volume of \$214,808,068

Down 11.15% from 2023's \$241,767,187 with unit sales of 265 down 7.02% from 2023's 285. New listings of 825 are up 7.98% from a year ago, with the sales/listing ratio of 32.12% down 13.89%.



Year-to-date average sale price of \$801,582

Down from \$840,948 one year ago with median sale price of \$949,500 down from \$1,050,000 one year ago. Average days-on-market of 50.71 is up 11.14 days from last year.

JULY NUMBERS

Median Sale Price

\$930,000

-14.29%

Average Sale Price

\$713,725

-17.9%

Sales Volume

\$28,549,000

-28.61%

Unit Sales

40

-13.04%

New Listings

119

+5.31%

Expired Listings

43

+152.94%

Unit Sales/Listings Ratio

33.61%

-17.43%

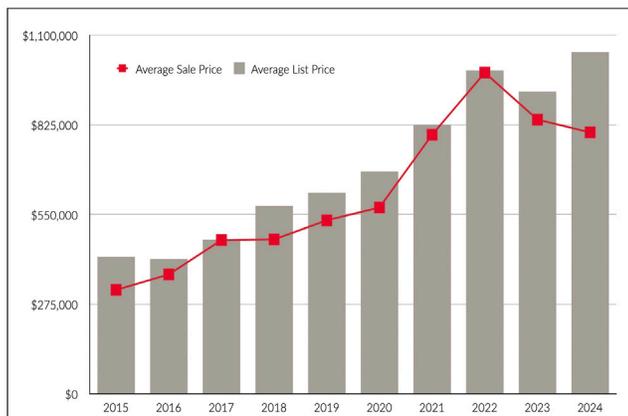
*Year-over-year comparison
(July 2024 vs. July 2023)*

THE MARKET IN DETAIL

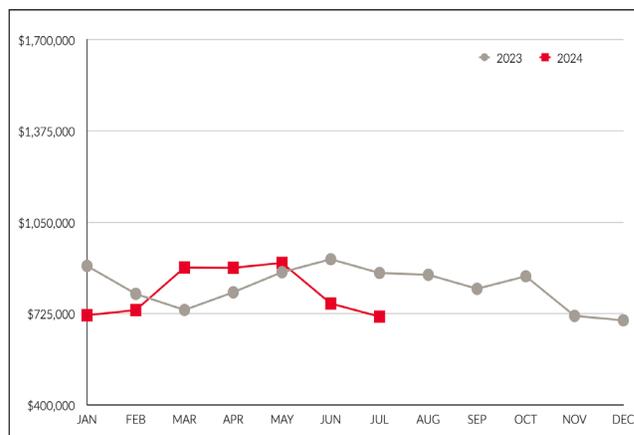
	2022	2023	2024	2023-2024
YTD Volume Sales	\$306,279,271	\$241,767,187	\$214,808,068	-11.15%
YTD Unit Sales	311	285	265	-7.02%
YTD New Listings	670	764	825	+7.98%
YTD Sales/Listings Ratio	46.42%	37.30%	32.12%	-13.89%
YTD Expired Listings	25	82	179	+118.29%
Monthly Volume Sales	\$35,533,223	\$39,989,988	\$28,549,000	-28.61%
Monthly Unit Sales	41	46	40	-13.04%
Monthly New Listings	104	113	119	+5.31%
Monthly Sales/Listings Ratio	39.42%	40.71%	33.61%	-17.43%
Monthly Expired Listings	7	17	43	+152.94%
Monthly Average Sale Price	\$866,664	\$869,348	\$713,725	-17.14%
YTD Sales: \$0-\$199K	0	1	3	+200%
YTD Sales: \$200k-349K	6	7	3	-57.14%
YTD Sales: \$350K-\$549K	31	50	60	+20%
YTD Sales: \$550K-\$749K	68	68	76	+11.76%
YTD Sales: \$750K-\$999K	99	89	60	-32.58%
YTD Sales: \$1M+	94	64	58	-9.38%
YTD Sales: \$2M+	106	70	55	-21.43%
YTD Average Days-On-Market	27.00	38.00	53.00	+39.47%
YTD Average Sale Price	\$985,160	\$840,948	\$801,582	-4.68%
YTD Median Sale Price	\$1,175,000	\$1,050,000	\$949,500	-9.57%

Collingwood MLS Sales and Listing Summary
2022 vs. 2023 vs. 2024

AVERAGE SALE PRICE

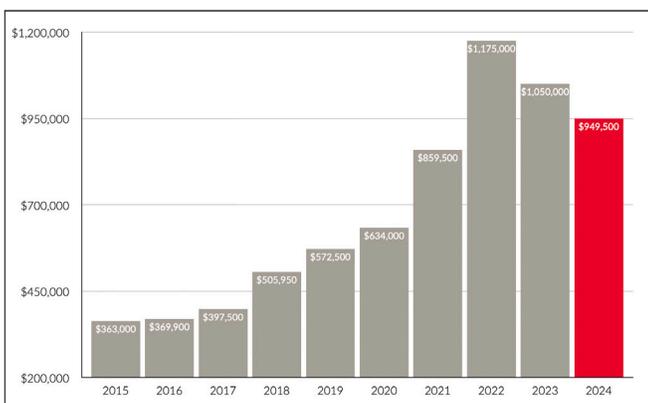


Year-Over-Year

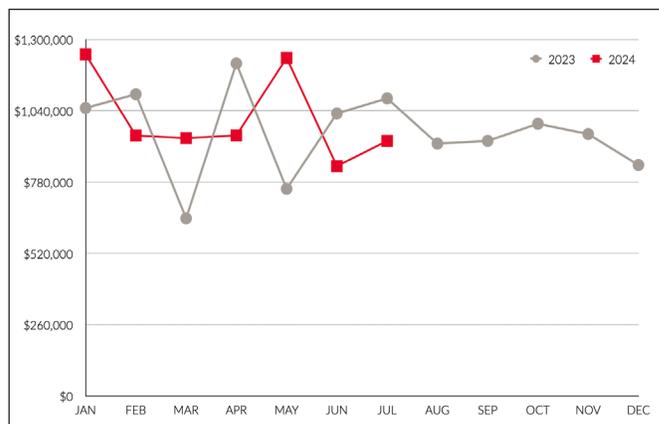


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



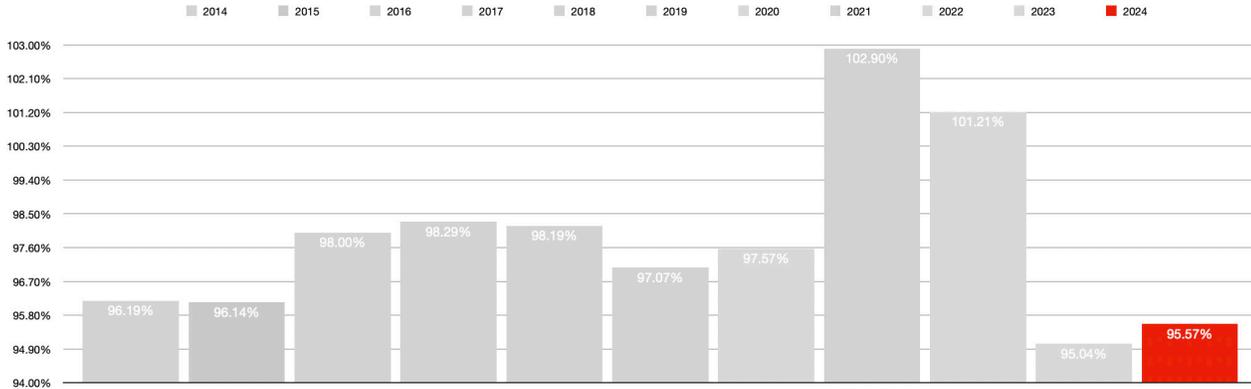
Year-Over-Year



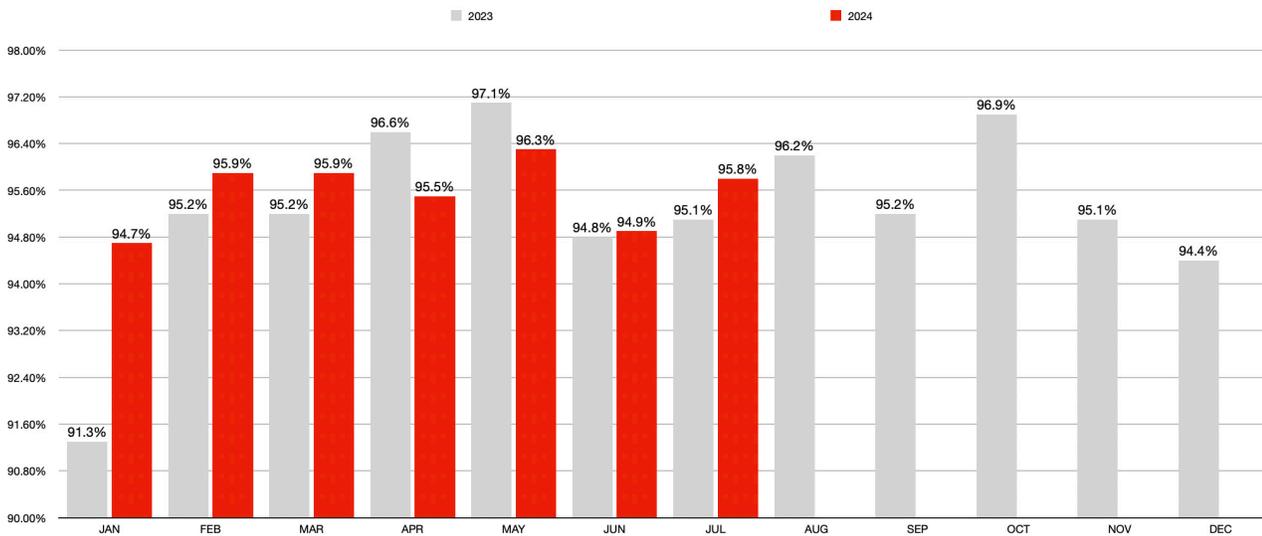
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

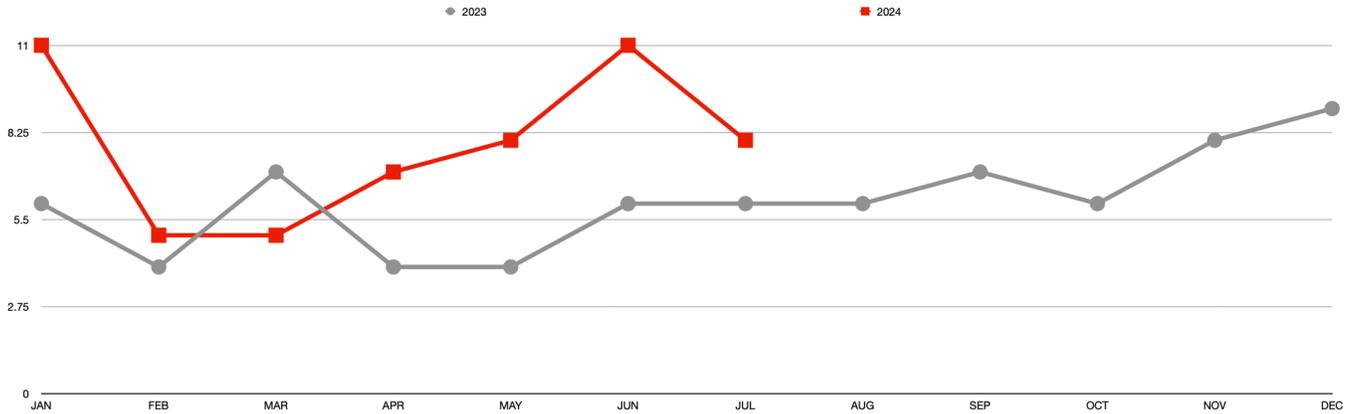


Year-Over-Year

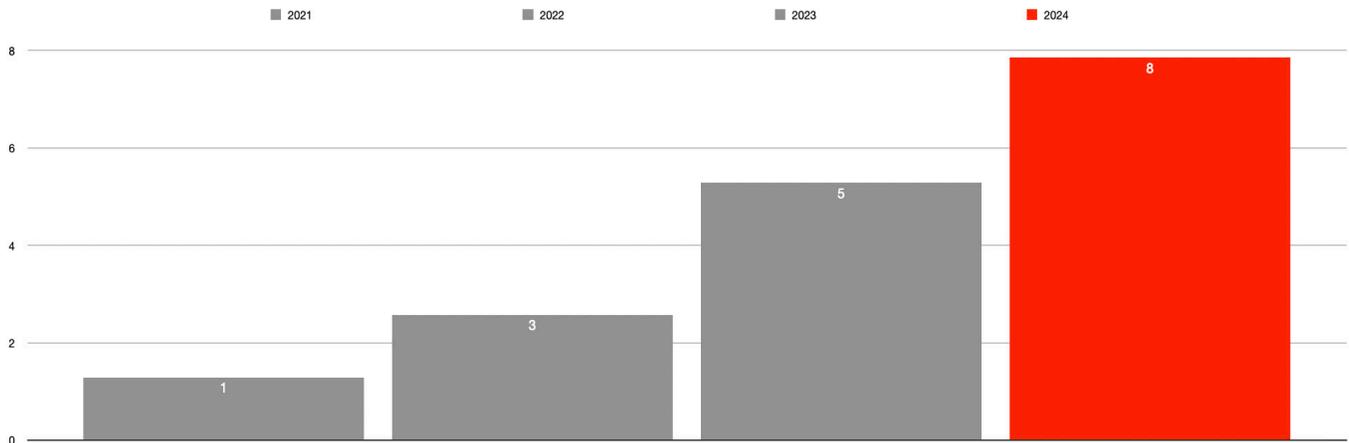


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

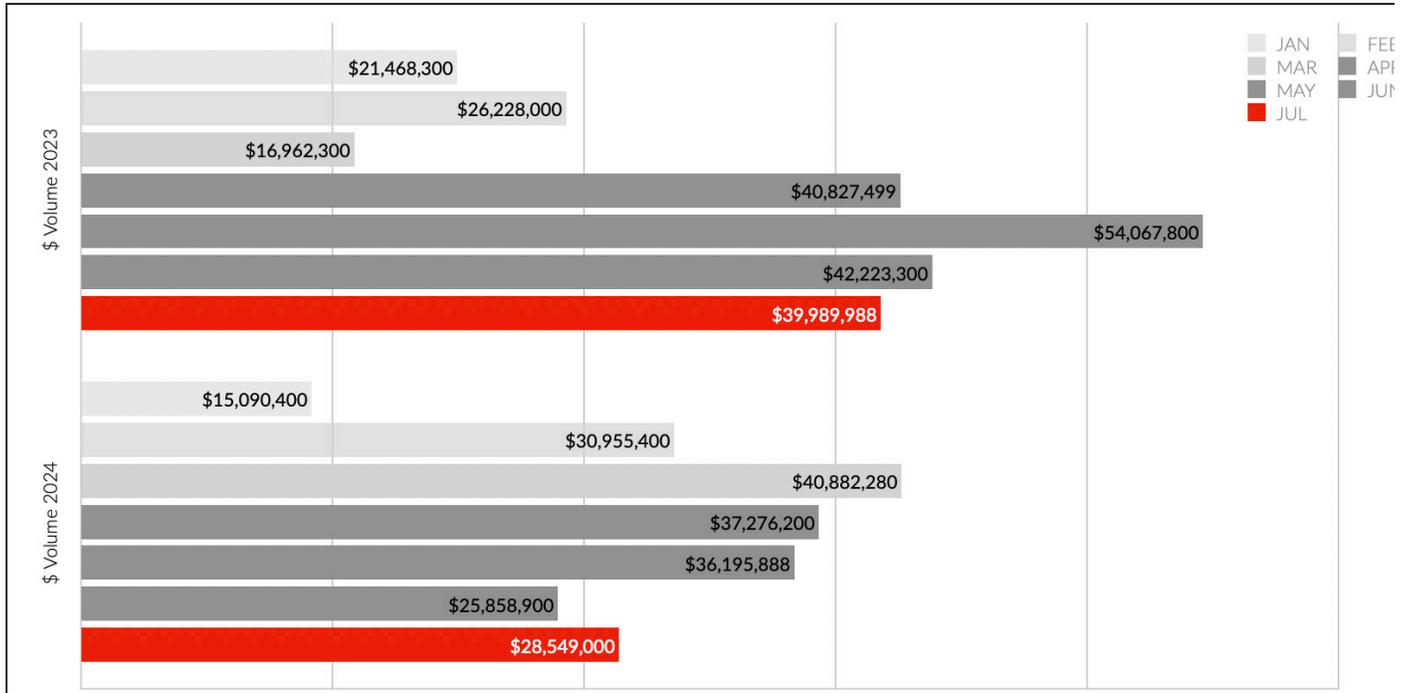


Month-Over-Month 2023 vs. 2024

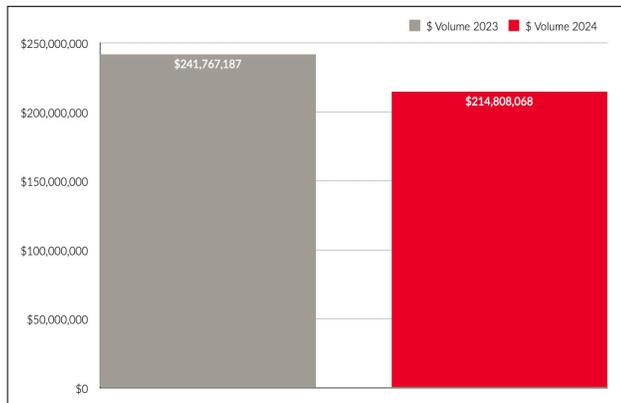


Year-Over-Year

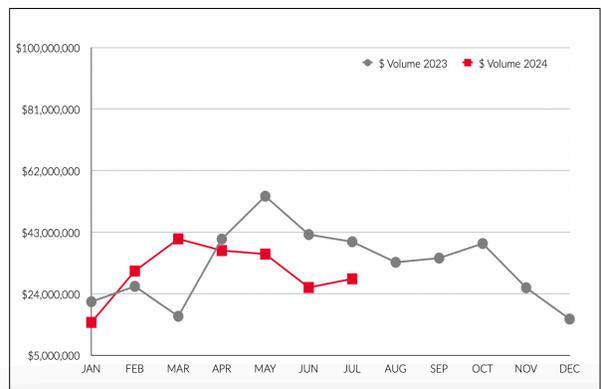
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

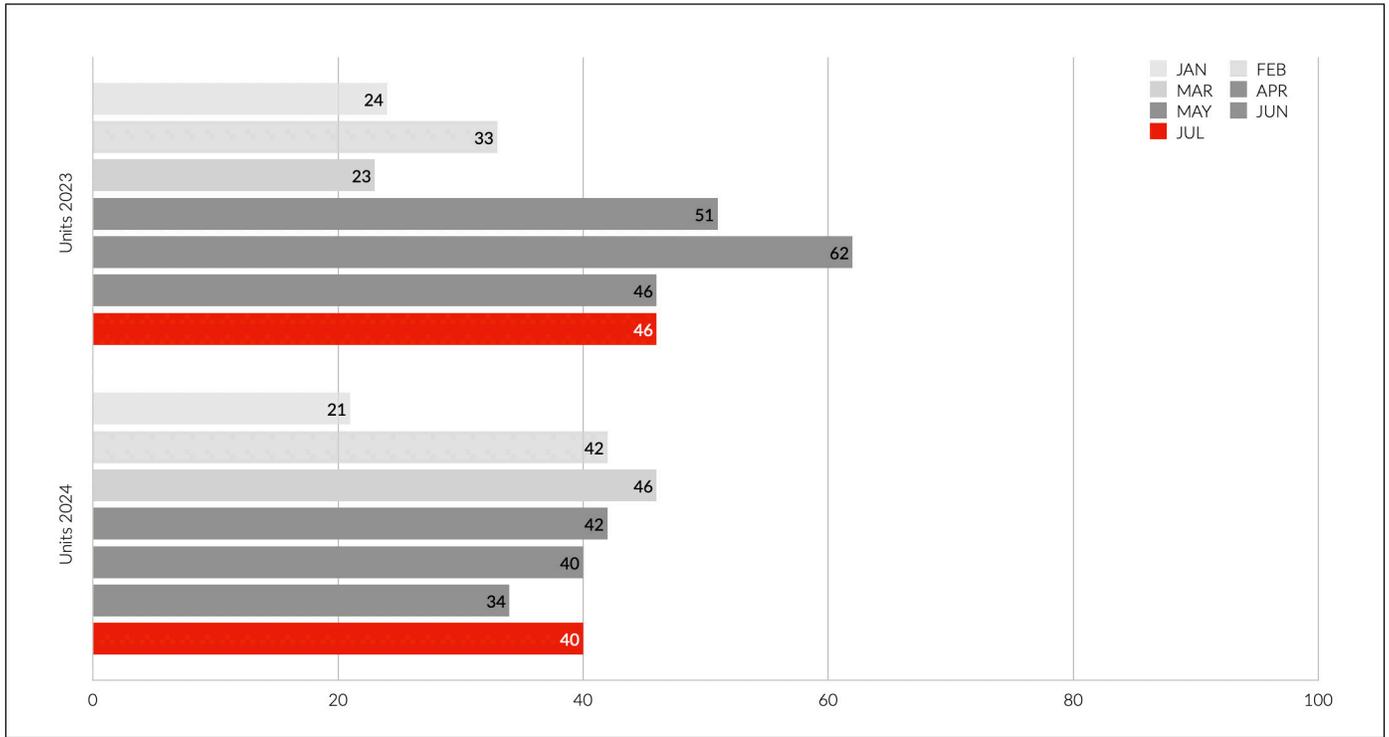


Yearly Totals 2023 vs. 2024

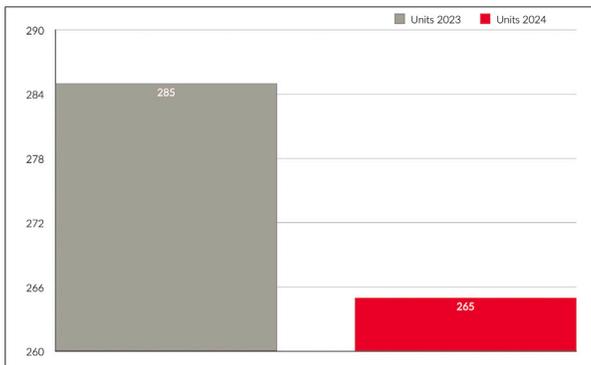


Month vs. Month 2023 vs. 2024

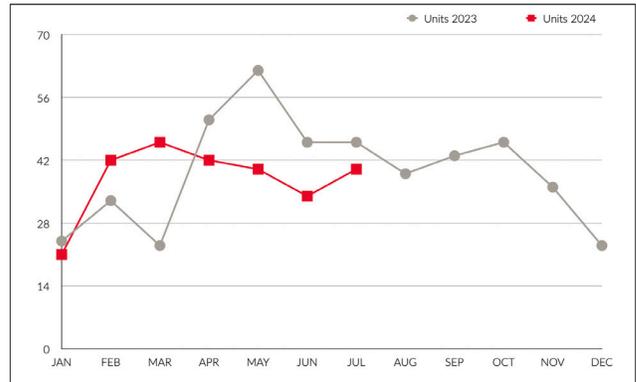
UNIT SALES



Monthly Comparison 2023 vs. 2024

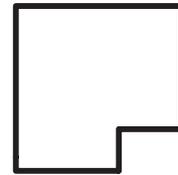


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	↓ \$152,366,868 -5.87%	↓ \$60,758,700 -20%	↓ \$1,352,500 -26.09%
YTD Unit Sales	↓ 166 -6.74%	↓ 93 -7%	↑ 5 +66.67%
YTD Average Sale Price	↓ \$794,762 -14.4%	↓ \$653,319 -13.98%	↓ \$270,500 -55.66%
July Sales Volume	↓ \$16,690,000 -38.02%	↓ \$11,129,000 -14.81%	↑ \$400,000 +100%
July Unit Sales	↓ 21 -27.59%	17 No Change	↑ 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

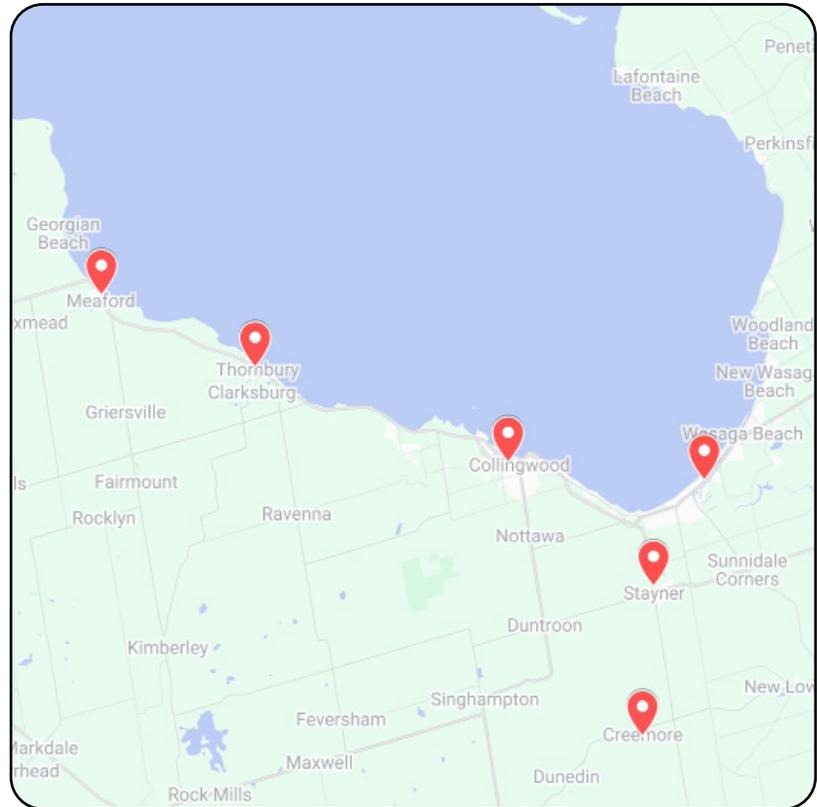
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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