



2024

JULY

SOUTHERN

GEORGIAN BAY

Real Estate Market Report



LOCATIONS **NORTH**
BROKERAGE

OVERVIEW

BUYERS MARKET

The Southern Georgian Bay real estate market still favors buyers this month, with both unit sales and sales volume having decreased compared to last year. The median and average sale prices have dropped as well. This trend provides buyers with more opportunities to find favorable deals and negotiate better prices.

July year-over-year sales volume of \$114,418,800

Down 24.53% from 2023's \$151,604,095 with unit sales of 156 down 18.75% from last July's 192. New listings of 522 are up 10.13% from a year ago, with the sales/listing ratio of 29.89% down 26.22%.

Year-to-date sales volume of \$840,528,923

Down 13.73% from 2023's \$974,278,448 with unit sales of 1089 down 10.59% from 2023's 1218. New listings of 3673 are up 12.77% from a year ago, with the sales/listing ratio of 29.65% down 20.72%.

Year-to-date average sale price of \$769,136

Down from \$799,355 one year ago with median sale price of \$660,000 down from \$725,000 one year ago. Average days-on-market of 50.86 is up 5.43 days from last year.

JULY NUMBERS

Median Sale Price

\$660,000

-8.97%

Average Sale Price

\$733,454

-7.11%

Sales Volume

\$114,418,800

-24.53%

Unit Sales

156

-18.75%

New Listings

522

+10.13%

Expired Listings

302

-13.47%

Unit Sales/Listings Ratio

29.89%

-26.22%

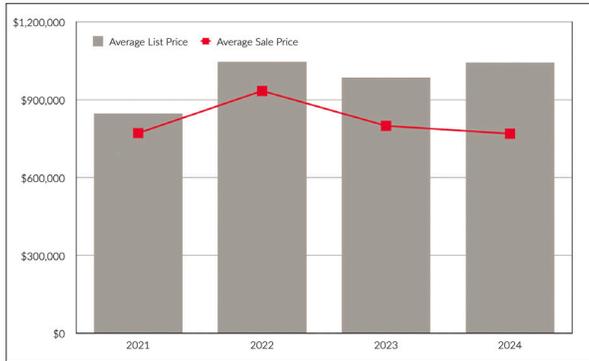
*Year-over-year comparison
(July 2024 vs. July 2023)*

THE MARKET IN DETAIL

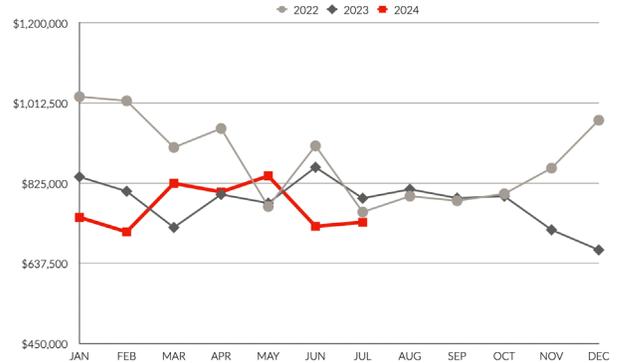
	2022	2023	2024	2023-2024
YTD Volume Sales	\$1,234,287,207	\$974,278,448	\$840,528,923	-13.73%
YTD Unit Sales	1,333	1,218	1,089	-10.59%
YTD New Listings	2,595	3,257	3,673	+12.77%
YTD Sales/Listings Ratio	51.37%	37.40%	29.65%	-7.75%
YTD Expired Listings	1,204	1,887	1,997	+5.83%
Monthly Volume Sales	\$97,606,323	\$151,604,095	\$114,418,800	-24.53%
Monthly Unit Sales	122	192	156	-18.75%
Monthly New Listings	472	474	522	+10.13%
Monthly Sales/Listings Ratio	25.85%	40.51%	29.89%	-10.62%
Monthly Expired Listings	393	349	302	-13.47%
Monthly Average Sale Price	\$800,052	\$789,605	\$733,454	-7.11%
YTD Sales: \$0-\$199K	21	15	22	+46.67%
YTD Sales: \$200k-349K	55	80	56	-30%
YTD Sales: \$350K-\$549K	208	261	282	+8.05%
YTD Sales: \$550K-\$749K	306	357	305	-14.57%
YTD Sales: \$750K-\$999K	354	270	212	-21.48%
YTD Sales: \$1M+	320	201	175	-12.94%
YTD Sales: \$2M+	70	34	33	-2.94%
YTD Average Days-On-Market	21.00	45.43	50.86	+11.95%
YTD Average Sale Price	\$934,078	\$799,355	\$769,136	-3.78%
YTD Median Sale Price	\$816,000	\$725,000	\$660,000	-8.97%

Southern Georgian Bay MLS Sales and Listing Summary
2022 vs. 2023 vs. 2024

AVERAGE SALE PRICE

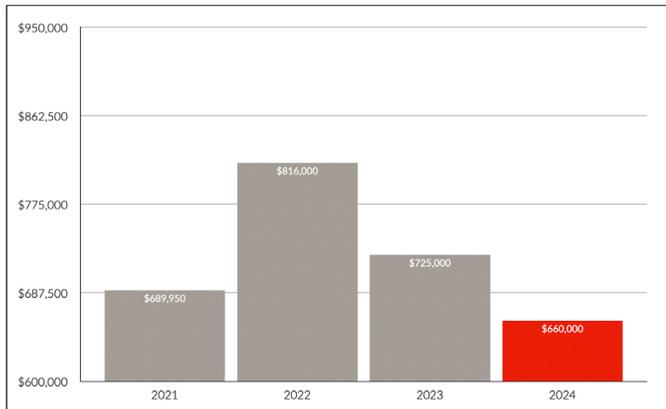


Year-Over-Year

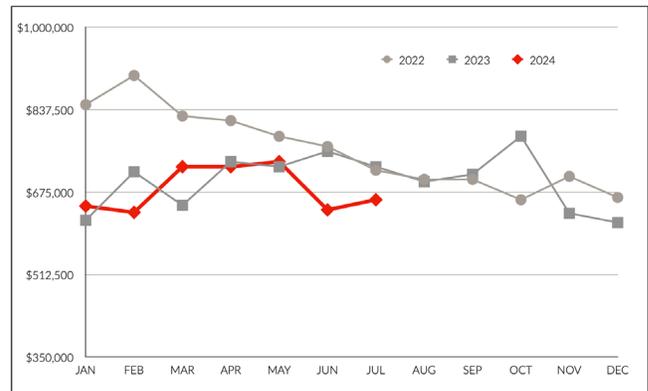


Month-Over-Month 2022 vs. 2023 vs. 2024

MEDIAN SALE PRICE



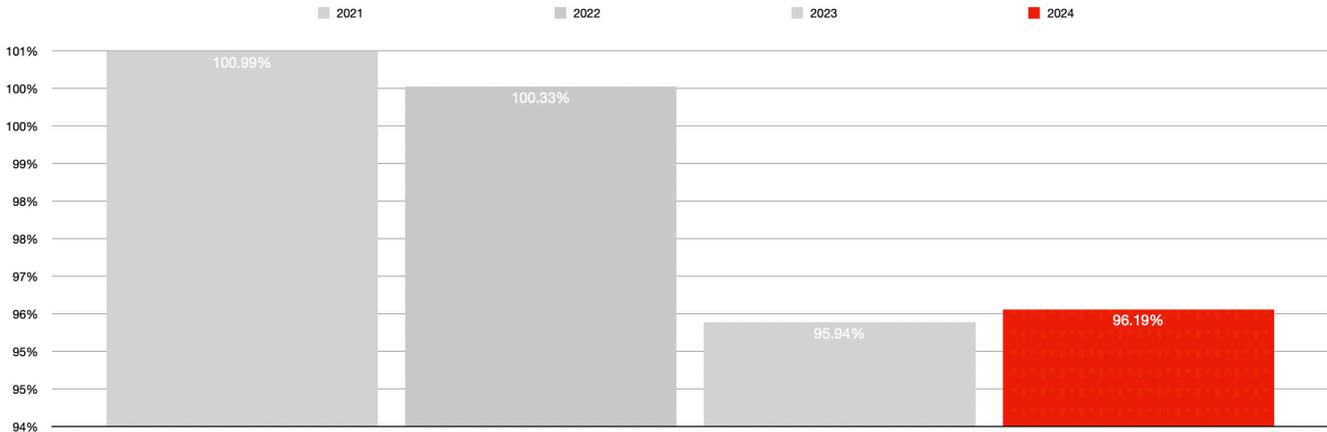
Year-Over-Year



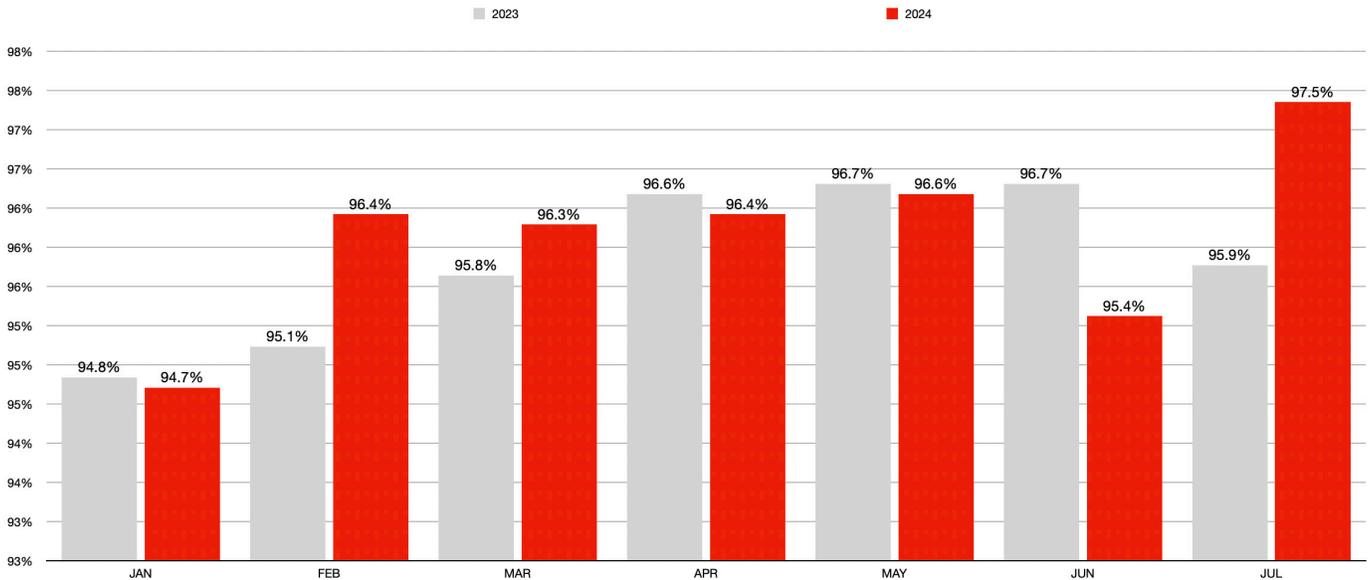
Month-Over-Month 2022 vs. 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

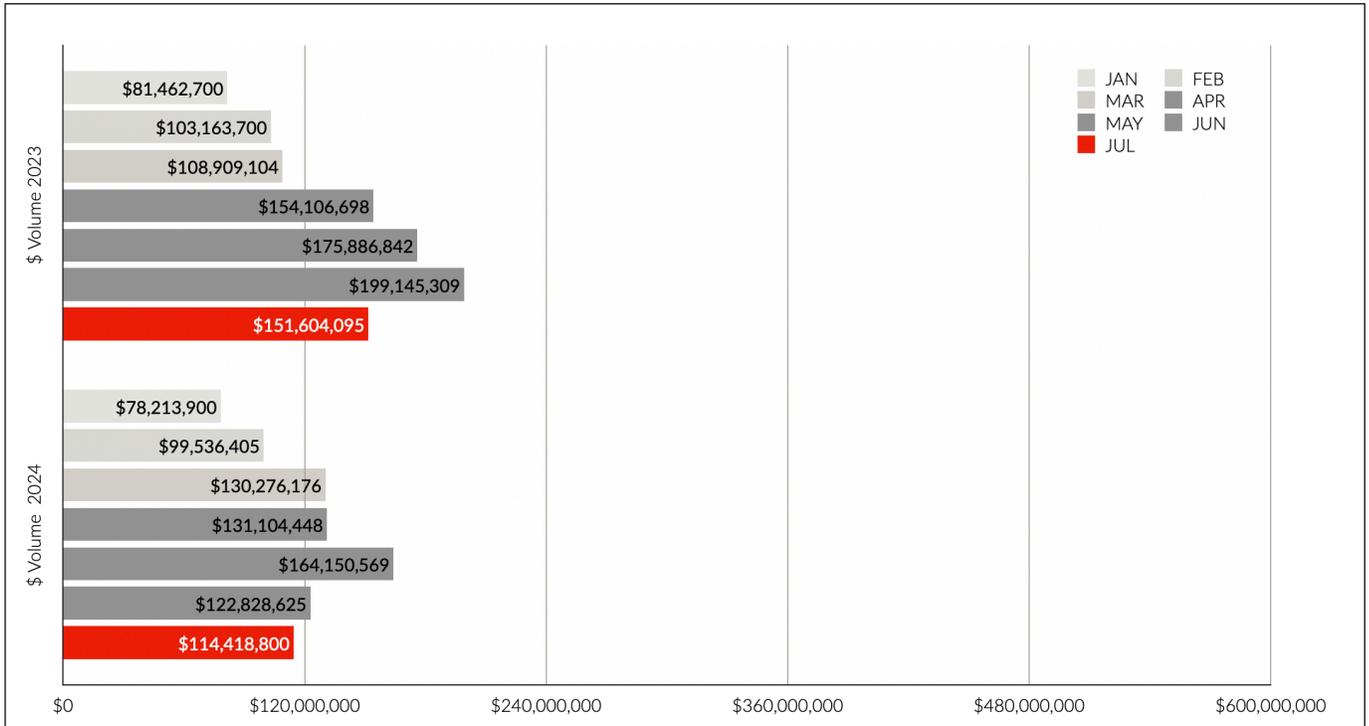


Year-Over-Year

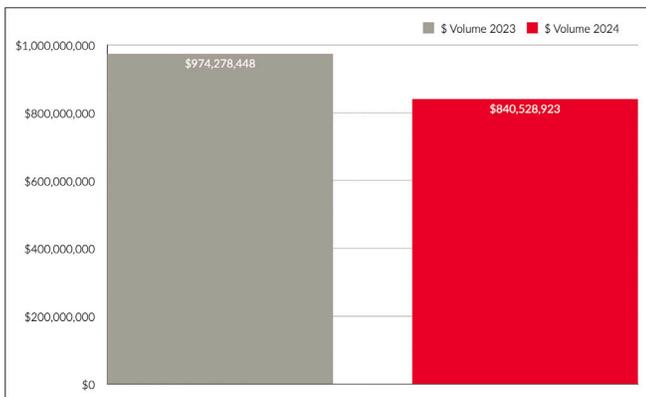


Month-Over-Month 2023 vs. 2024

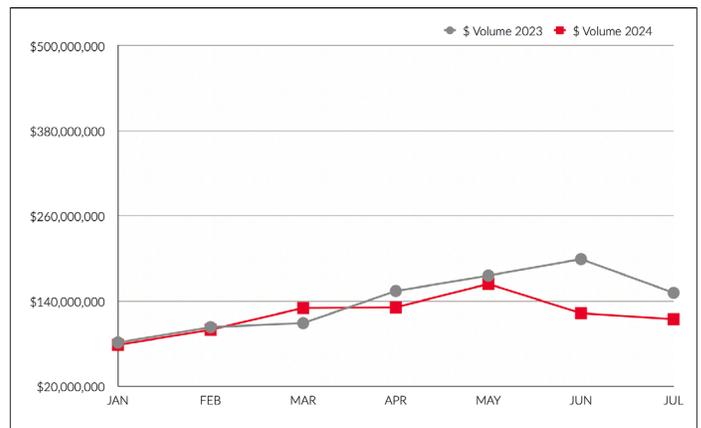
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

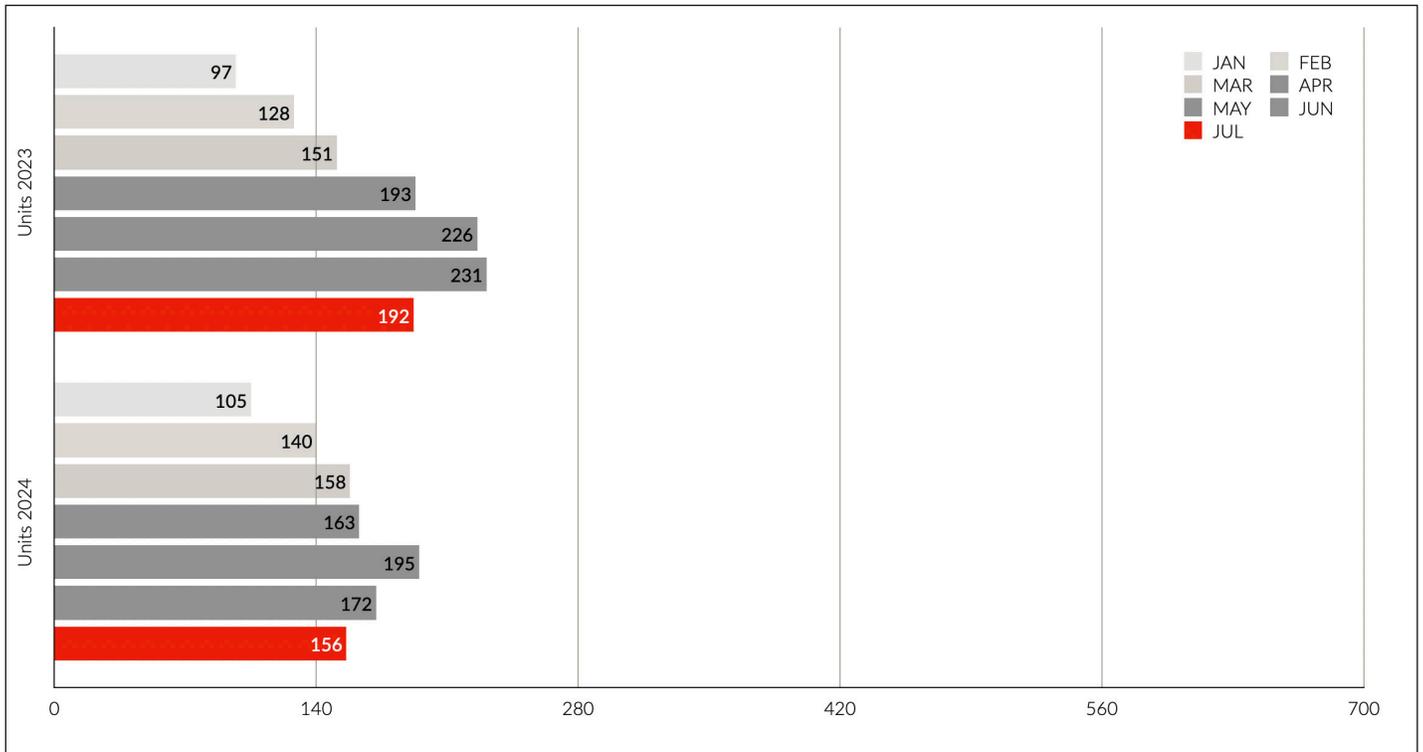


Yearly Totals 2023 vs. 2024

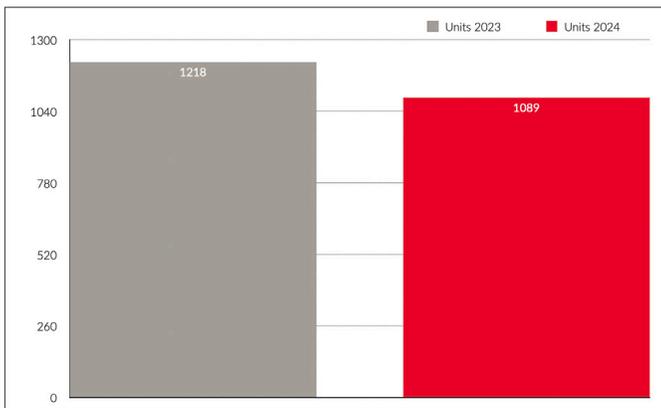


Month vs. Month 2023 vs. 2024

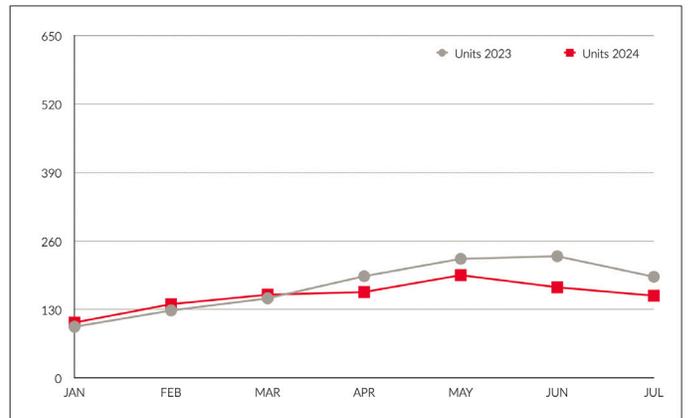
UNIT SALES



Monthly Comparison 2023 vs. 2024

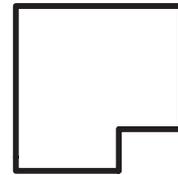


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$683,479,026 -11.92%	 \$104,720,400 -28.49%	 \$23,854,597 +49.89%
YTD Unit Sales	 804 -9.05%	 169 -24.22%	 48 +41.18%
YTD Average Sale Price	 \$850,098 -3.15%	 \$619,647 -5.64%	 \$496,970.77 +6.17%
July Sales Volume	 \$90,771,000 -25.31%	 \$18,060,900 -22.39%	 \$2,135,000 -1.71%
July Unit Sales	 110 -19.12%	 32 -8.57%	 5 -37.5%

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

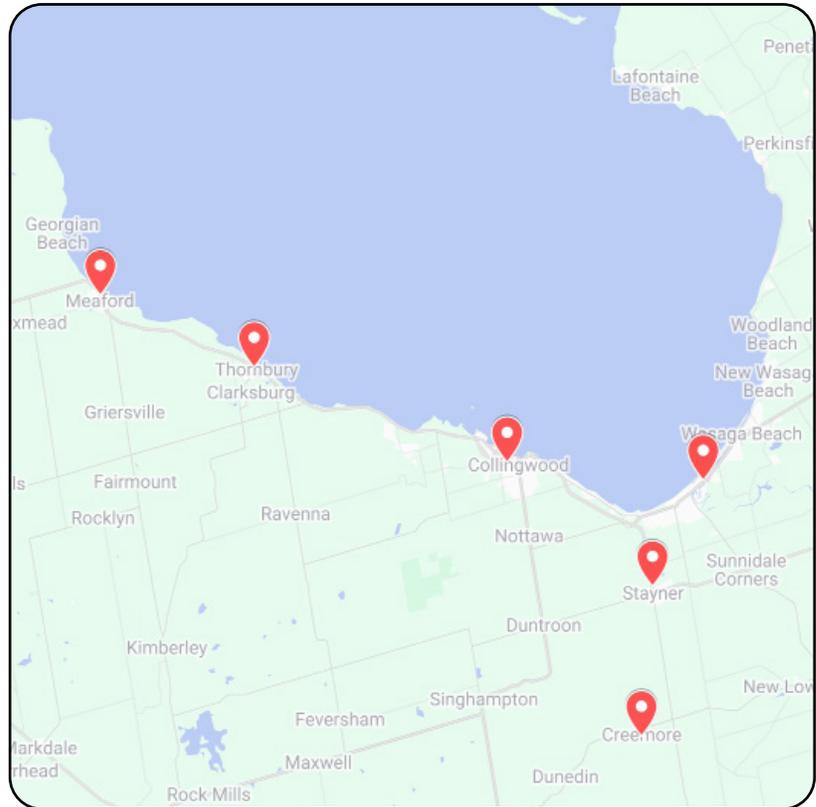
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



 /RoyalLePageLocationsNorth

 /CollingwoodRealEstate

 /LocationsNorth

Helping You Is What We Do.

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

locationsnorth.com/market-update/