



2024 AUGUST

GREY HIGHLANDS

Real Estate Market Report



LOCATIONS **NORTH**
BROKERAGE

OVERVIEW

BUYER'S MARKET

The Grey Highlands real estate market remains a buyer's market this month, despite an increase in sales volume, as unit sales have remained the same as last August. The median sale price has decreased, while the average sale price has increased slightly compared to the previous year. This combination of factors provides buyers with diverse options and the potential to find favorable deals in the current market.



August year-over-year sales volume of \$11,436,000

Up 77.77% from 2023's \$6,433,000 with unit sales of 10 same as last August's 10. New listings of 35 are up 25% from a year ago, with the sales/listing ratio of 28.57% down 20%.



Year-to-date sales volume of \$85,992,715

Up 23.27% from 2023's \$69,760,235 with unit sales of 98 up 12.64% from 2023's 87. New listings of 295 are up 32.29% from a year ago, with the sales/listing ratio of 33.22% down 14.85%.



Year-to-date average sale price of \$898,883

Up 11.27% from \$807,810 one year ago with median sale price of \$639,508 down from \$669,500 one year ago. The average days-on-market is 75.75 is up 20.62 days from last year.

AUGUST NUMBERS

Median Sale Price

\$920,000

+54.62%

Average Sale Price

\$1,143,600

+77.77%

Sales Volume

\$11,436,000

+77.77%

Unit Sales

10

No Change

New Listings

35

+25%

Expired Listings

17

+466.67%

Unit Sales/Listings Ratio

28.57%

-20%

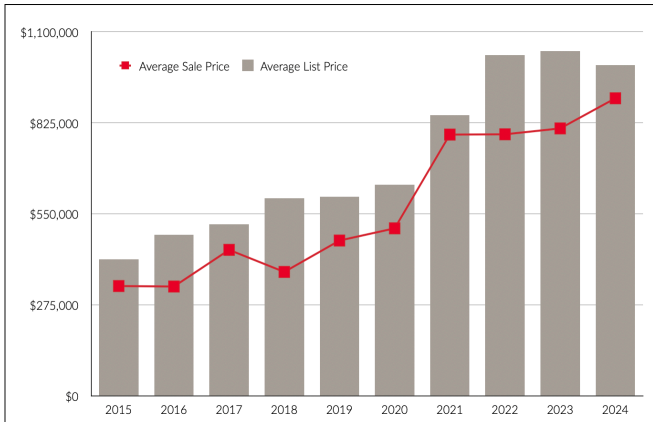
*Year-over-year comparison
(August 2024 vs. August 2023)*

THE MARKET IN DETAIL

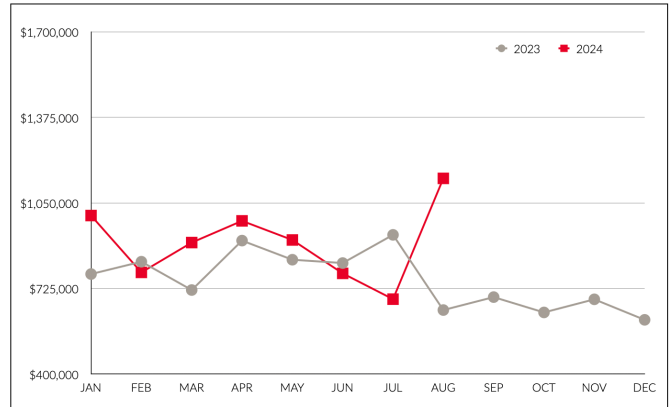
	2022	2023	2024	2023-2024
YTD Volume Sales	\$100,921,459	\$69,760,235	\$85,992,715	+23.27%
YTD Unit Sales	126	87	98	+12.64%
YTD New Listings	240	223	295	+32.29%
YTD Sales/Listings Ratio	52.50%	39.01%	33.22%	-5.79%
YTD Expired Listings	15	28	72	+157.14%
Monthly Volume Sales	\$19,037,000	\$6,433,000	\$11,436,000	+77.77%
Monthly Unit Sales	21	10	10	No Change
Monthly New Listings	37	28	35	+25%
Monthly Sales/Listings Ratio	56.76%	35.71%	28.57%	-7.14%
Monthly Expired Listings	4	3	17	+466.67%
Monthly Average Sale Price	\$906,524	\$643,300	\$1,143,600	+77.77%
YTD Sales: \$0-\$199K	8	3	6	100.00%
YTD Sales: \$200k-349K	12	2	3	50.00%
YTD Sales: \$350K-\$549K	24	18	17	-5.56%
YTD Sales: \$550K-\$749K	0	0	2	200%
YTD Sales: \$750K-\$999K	22	14	18	28.57%
YTD Sales: \$1M+	35	18	14	-22.22%
YTD Sales: \$2M+	36	19	18	-5.26%
YTD Average Days-On-Market	33.25	55.13	75.75	+37.41%
YTD Average Sale Price	\$790,011	\$807,810	\$898,883	+11.27%
YTD Median Sale Price	\$733,750	\$669,500	\$639,508	-4.48%

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

AVERAGE SALE PRICE

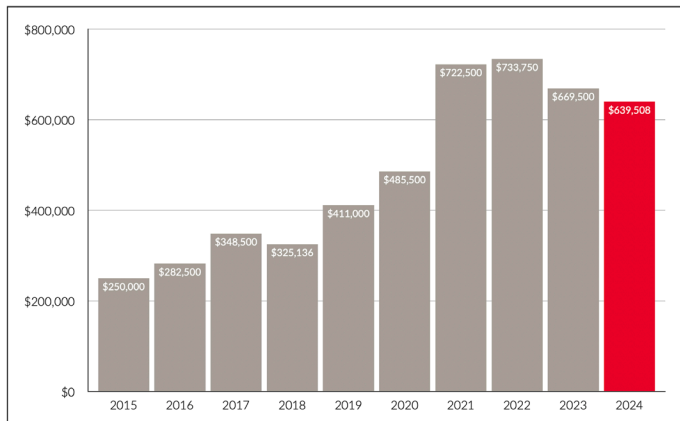


Year-Over-Year

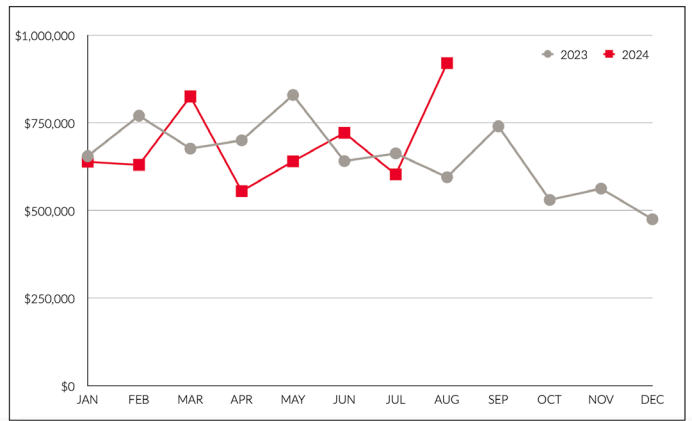


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



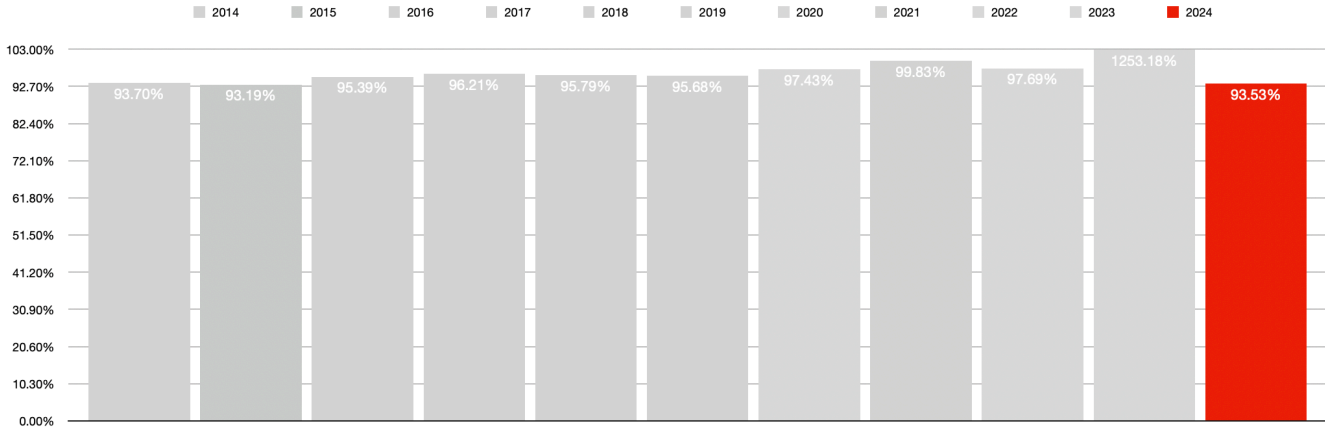
Year-Over-Year



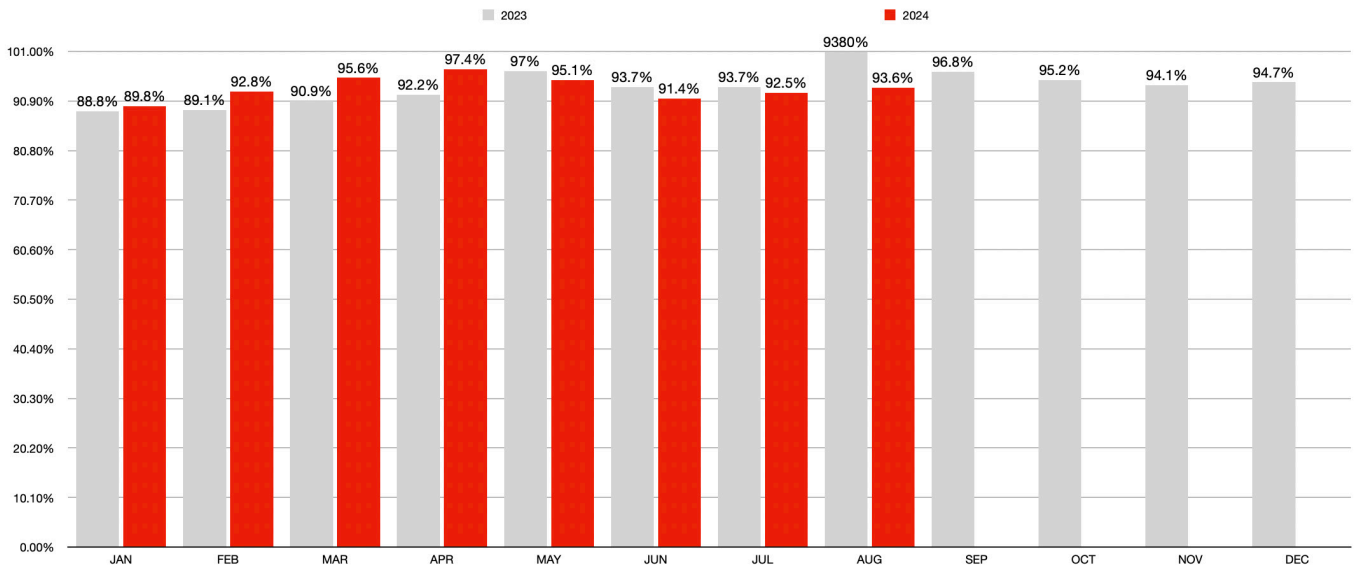
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

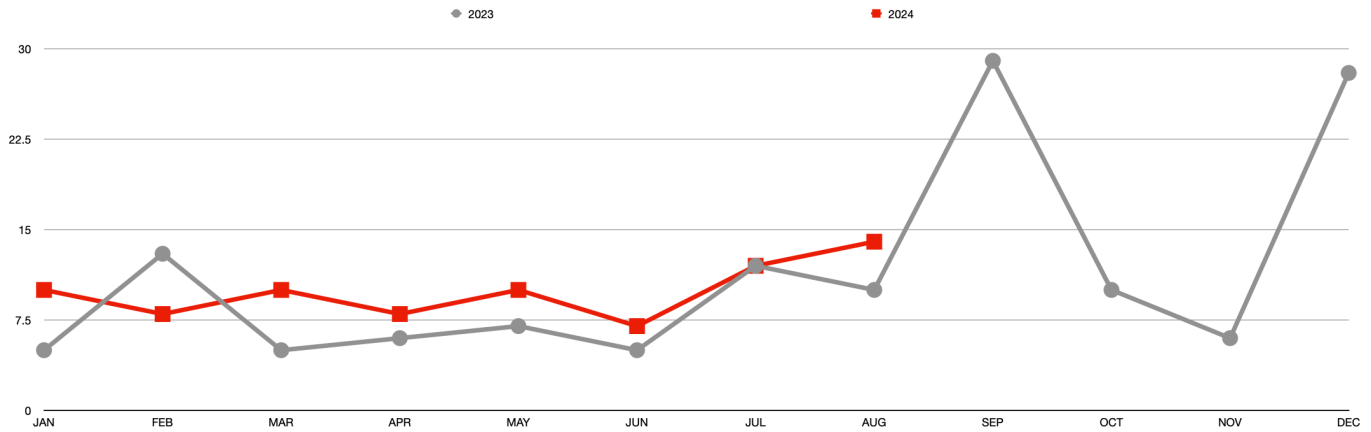


Year-Over-Year

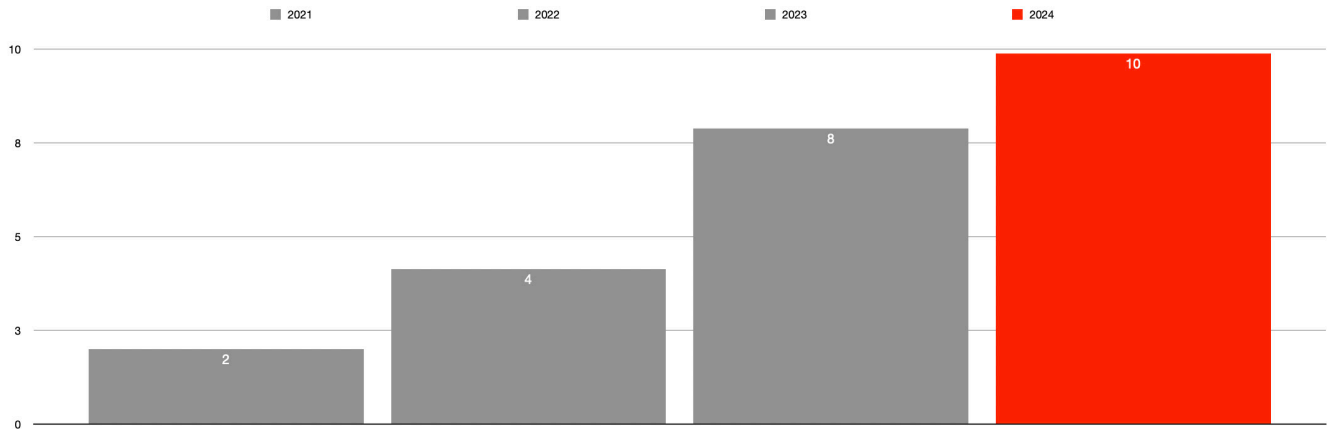


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

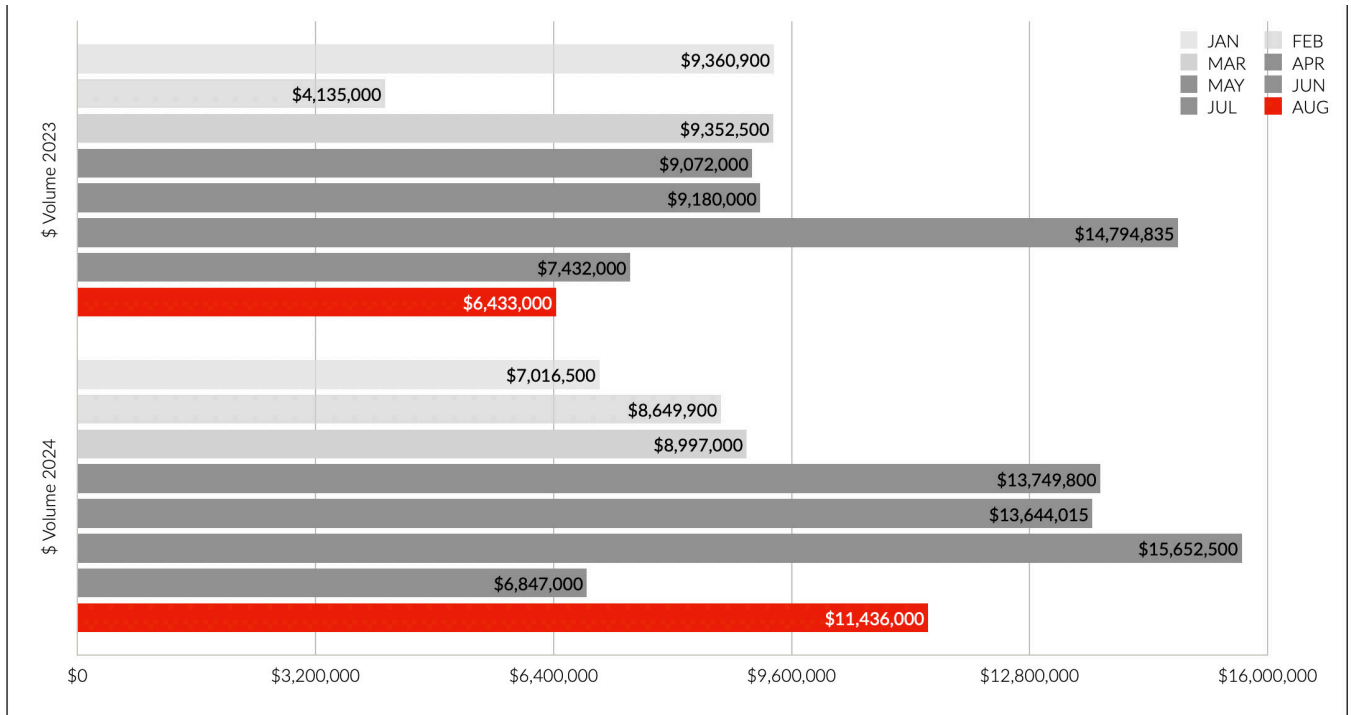


Month-Over-Month 2023 vs. 2024

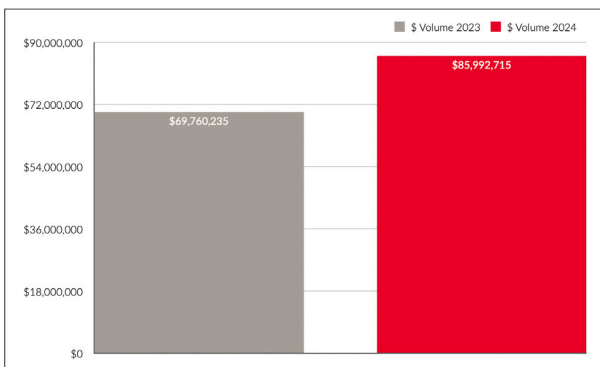


Year-Over-Year

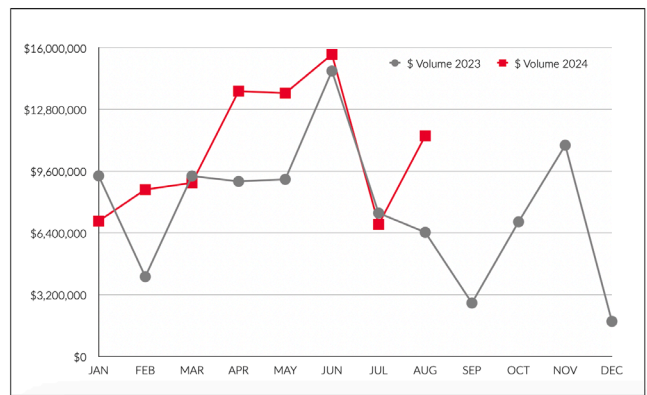
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

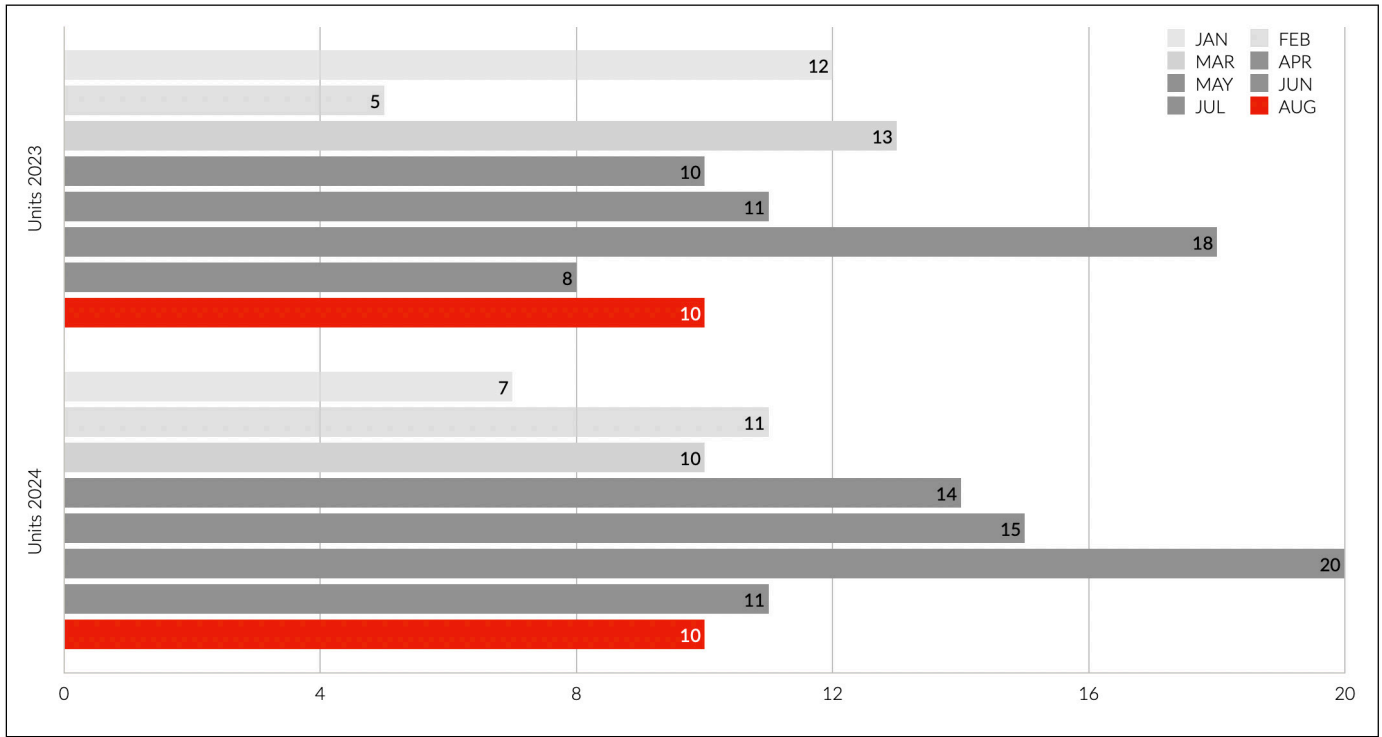


Yearly Totals 2023 vs. 2024

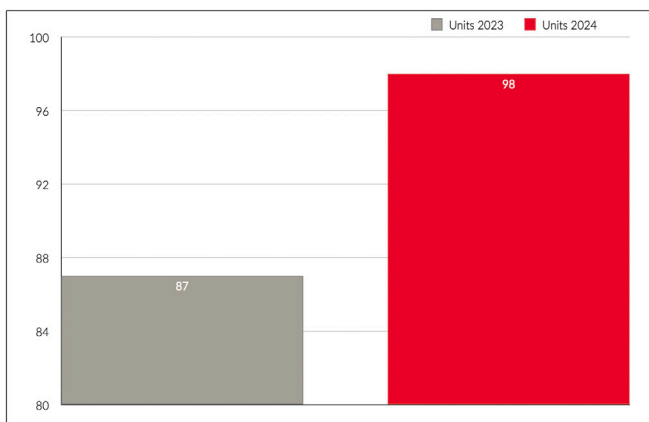


Month vs. Month 2023 vs. 2024

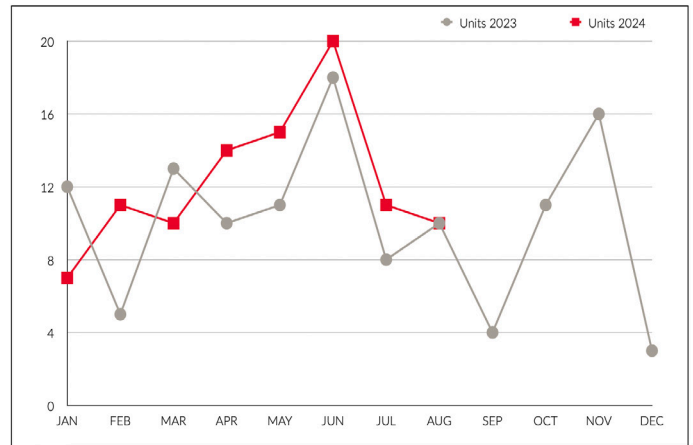
UNIT SALES



Monthly Comparison 2023 vs. 2024

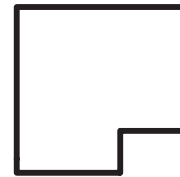


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$78,383,315 +18.31%	0 No change	\$7,609,400 +116.92%
YTD Unit Sales	81 +2.53%	0 No change	19 +137.5%
YTD Average Sale Price	\$967,695 +15.39%	0 No change	\$400,495 -8.67%
August Sales Volume	\$9,486,000 +56.53%	0 No change	\$1,950,000 +422.79%
August Unit Sales	9 No Change	0 No change	4 +300%

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

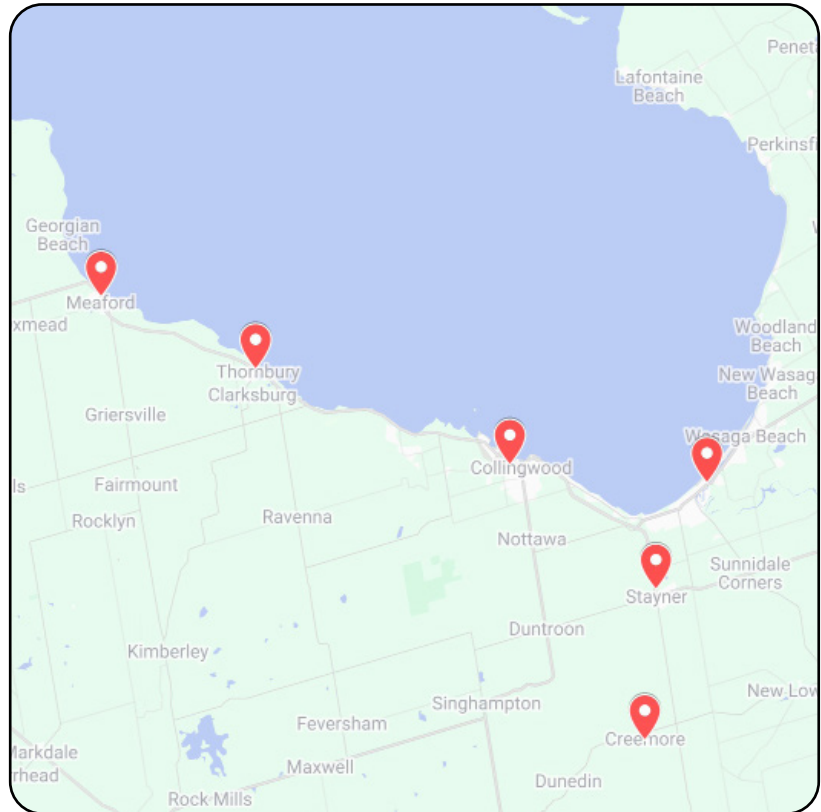
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



 /RoyalLePageLocationsNorth

 /CollingwoodRealEstate

 /LocationsNorth

Helping You Is What We Do.

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

locationsnorth.com/market-update/