



2024

NOVEMBER

**THE BLUE
MOUNTAINS**

Real Estate Market Report



LOCATIONS **NORTH**
BROKERAGE

OVERVIEW

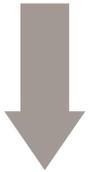
BUYERS MARKET

The Blue Mountains real estate market remains a buyer's market this month, with both sales volume and unit sales showing an increase compared to last November. Notably, the median and average sale prices have also risen year-over-year, reflecting growing buyer interest and potential investment opportunities.



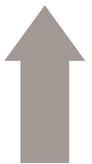
November year-over-year sales volume of \$19,167,990

Up 47.74% from 2023's \$12,973,900 with unit sales of 17 are up from last November's 12. New listings of 79 are up 3.95% from a year ago, with the sales/listing ratio of 21.52% up 36.29%.



Year-to-date sales volume of \$280,932,023

Down 1.58% from 2023's \$285,431,900 with unit sales of 239 down 5.16% from 2023's 252. New listings of 1,056 are up 16.56% from a year ago, with the sales/listing ratio of 22.63% down 18.63%.



Year-to-date average sale price of \$1,171,941

Up from \$1,147,431 one year ago with median sale price of \$1,013,500 up from \$992,500 one year ago. Average days-on-market of 63.45 is up 14.63 days from last year.

NOVEMBER NUMBERS

Median Sale Price

\$940,000

-1.57%

Average Sale Price

\$1,127,529

+4.29%

Sales Volume

\$19,167,990

+47.74%

Unit Sales

17

+41.67%

New Listings

79

+3.95%

Expired Listings

55

+139.13%

Unit Sales/Listings Ratio

21.52%

+36.29%

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

THE MARKET IN DETAIL

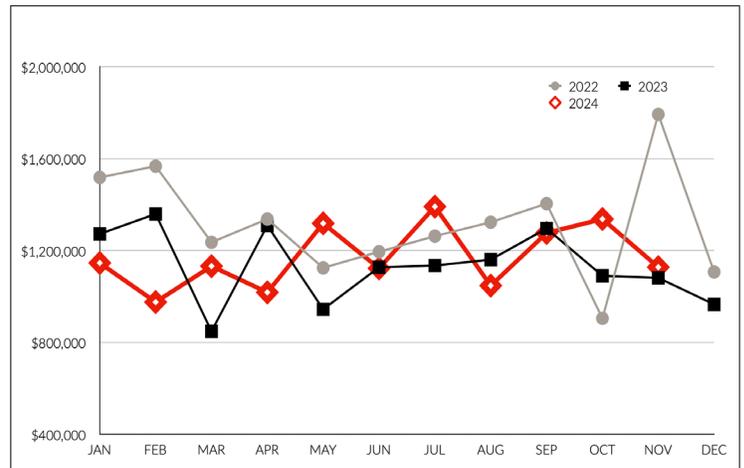
	2022	2023	2024	2023-2024
YTD Volume Sales	\$413,508,225	\$285,431,900	\$280,932,023	-1.58%
YTD Unit Sales	306	252	239	-5.16%
YTD New Listings	740	906	1,056	+16.56%
YTD Sales/Listings Ratio	41.35%	27.81%	22.63%	-18.63%
YTD Expired Listings	78	175	384	+119.43%
Monthly Volume Sales	\$37,647,000	\$12,973,900	\$19,167,990	+47.74%
Monthly Unit Sales	21	12	17	+41.67%
Monthly New Listings	53	76	79	+3.95%
Monthly Sales/Listings Ratio	39.62%	15.79%	21.52%	+36.29%
Monthly Expired Listings	18	23	55	+139.13%
Monthly Average Sale Price	\$1,792,714	\$1,081,158	\$1,127,529	+4.29%
YTD Sales: \$0-\$199K	1	1	0	-100%
YTD Sales: \$200k-349K	18	13	8	-38.46%
YTD Sales: \$350K-\$549K	26	34	23	-32.35%
YTD Sales: \$550K-\$749K	36	32	35	+9.38%
YTD Sales: \$750K-\$999K	48	41	55	+34.15%
YTD Sales: \$1M+	123	93	99	+6.45%
YTD Sales: \$2M+	177	119	79	-33.61%
YTD Average Days-On-Market	36.18	48.82	63.45	+29.98%
YTD Average Sale Price	\$1,333,199	\$1,147,431	\$1,171,941	+2.14%
YTD Median Sale Price	\$1,170,000	\$992,500	\$1,013,500	+2.12%

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

AVERAGE SALE PRICE

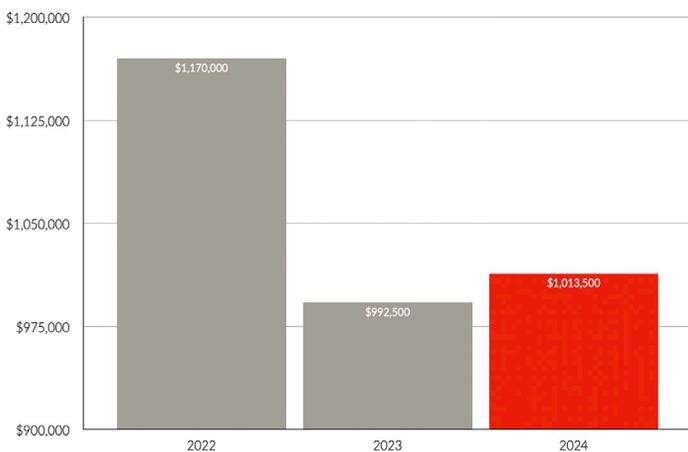


Year-Over-Year

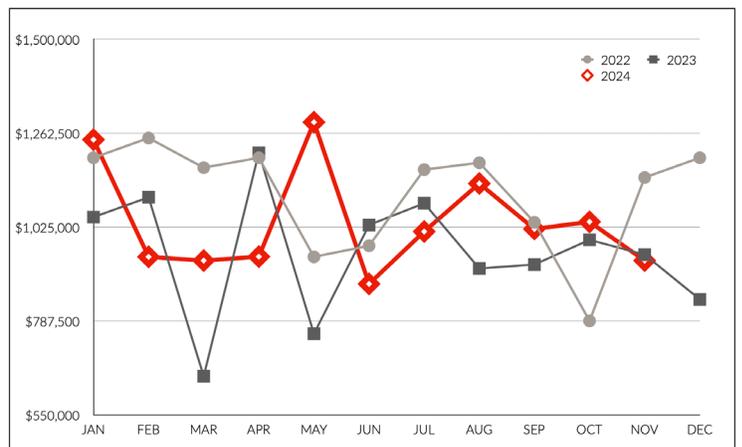


Month-Over-Month 2022 vs. 2023 vs. 2024

MEDIAN SALE PRICE



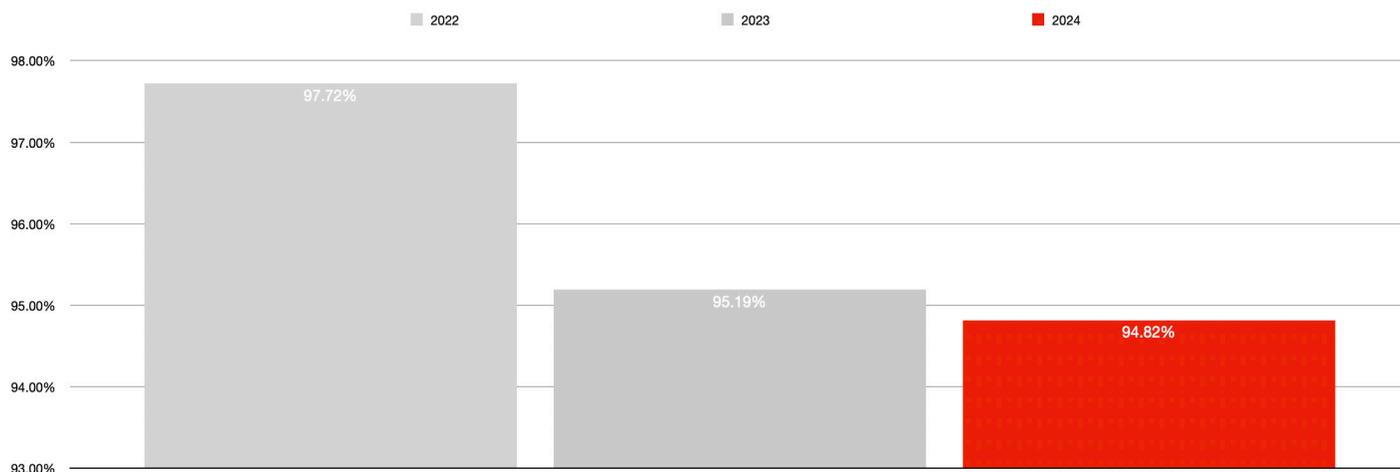
Year-Over-Year



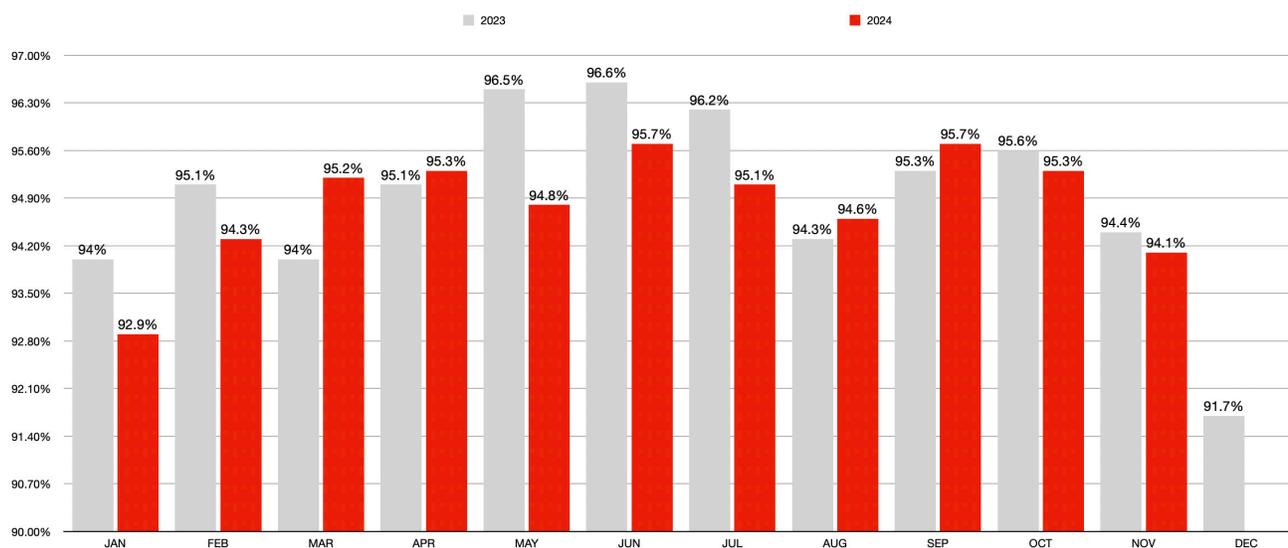
Month-Over-Month 2022 vs. 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

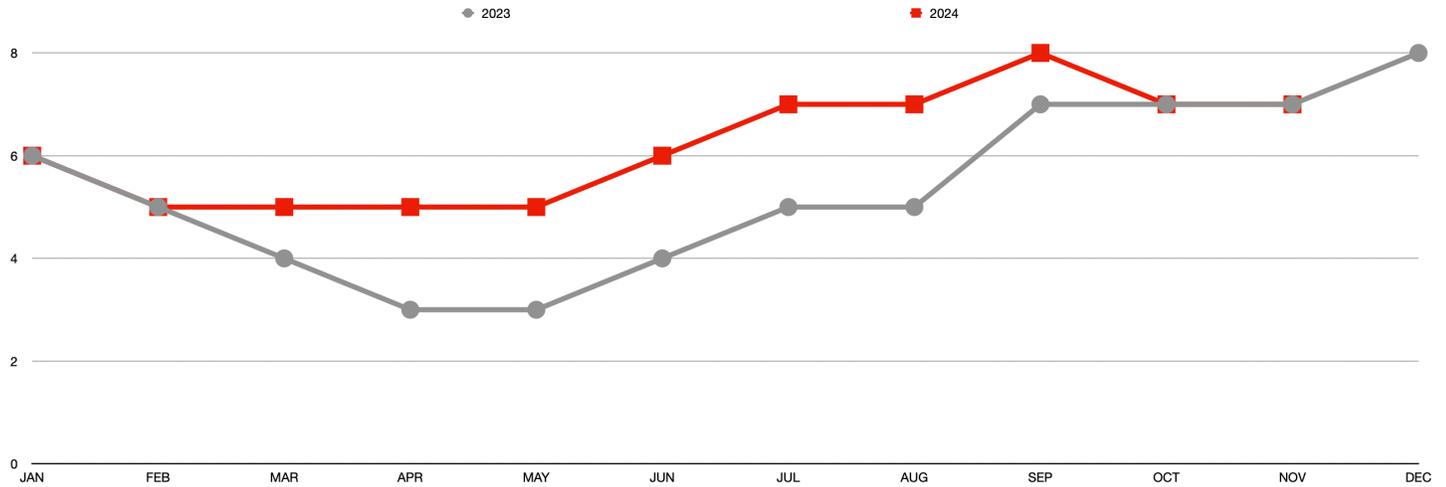


Year-Over-Year



Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

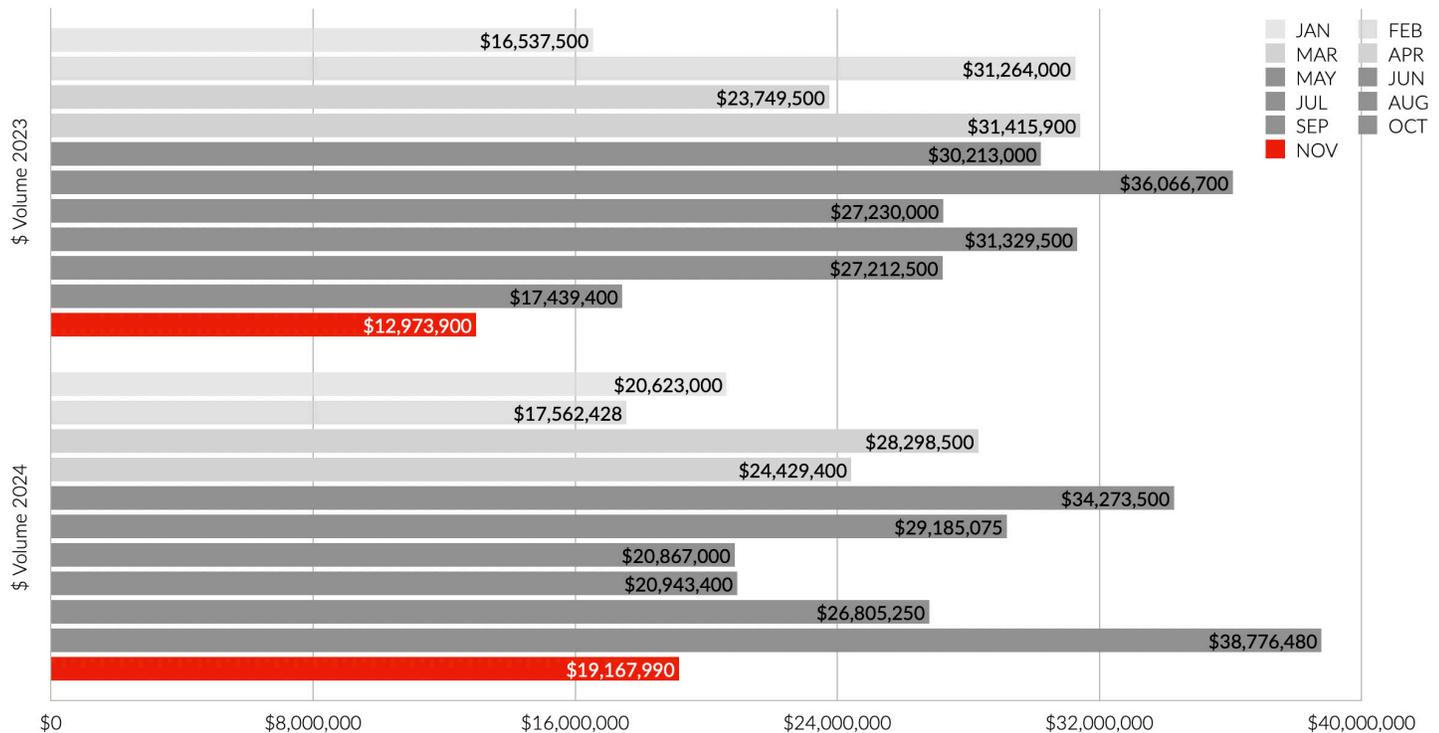


Month-Over-Month 2023 vs. 2024

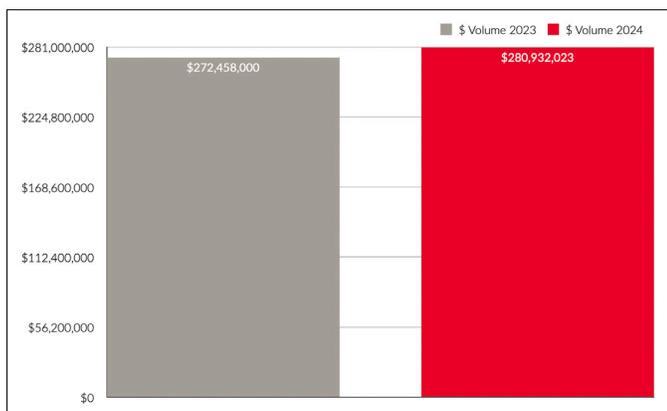


Year-Over-Year

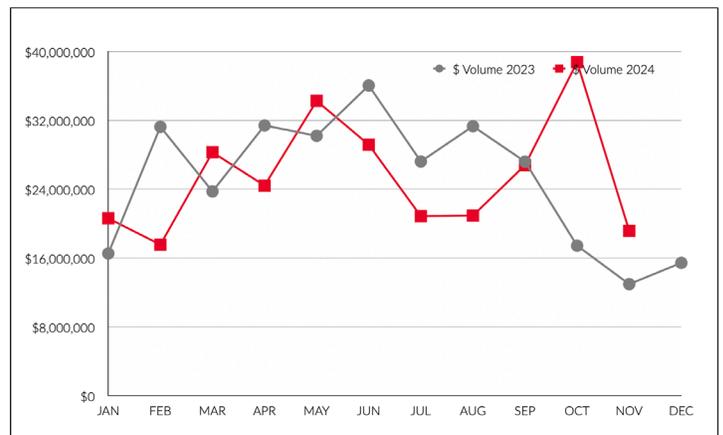
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

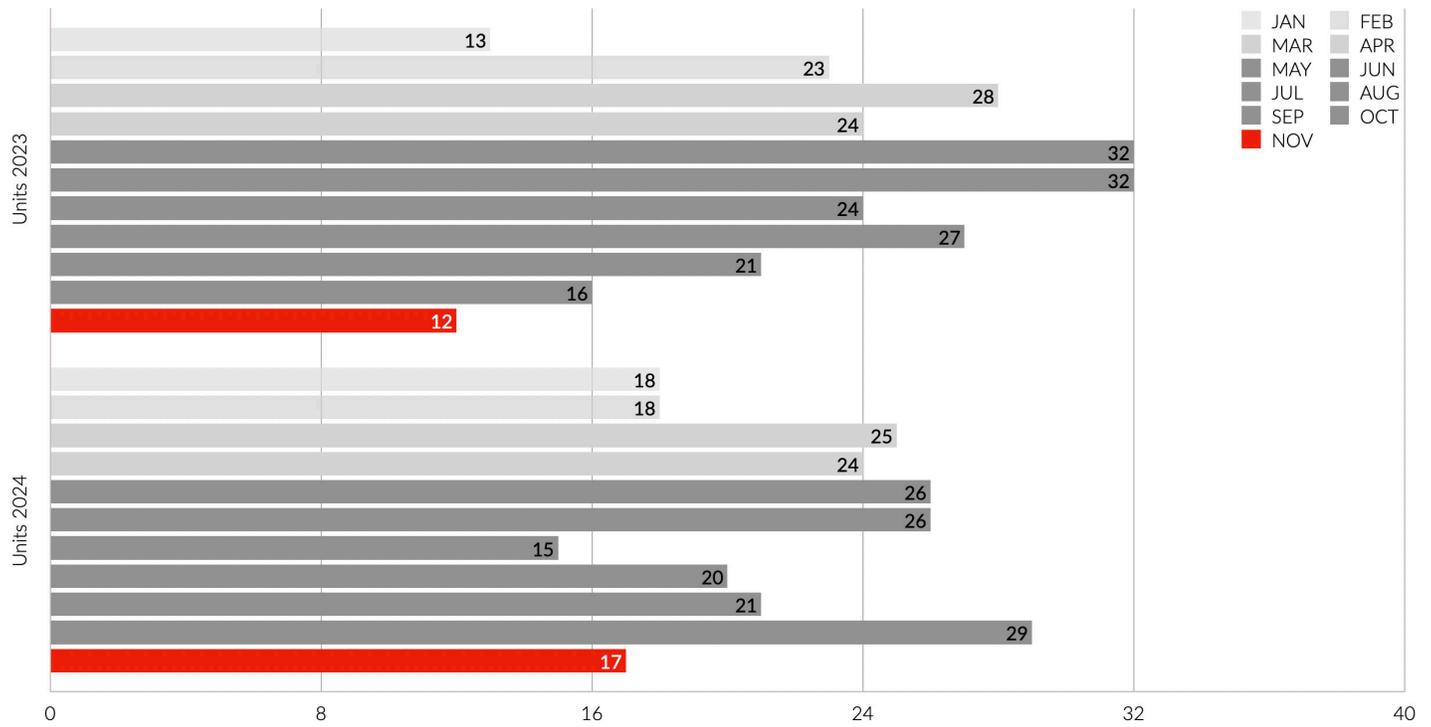


Yearly Totals 2023 vs. 2024

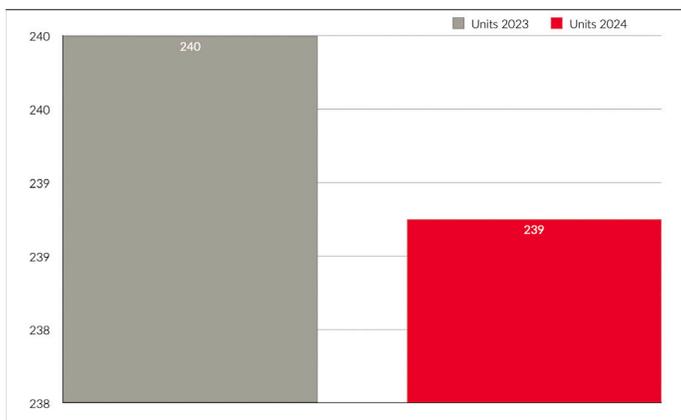


Month vs. Month 2023 vs. 2024

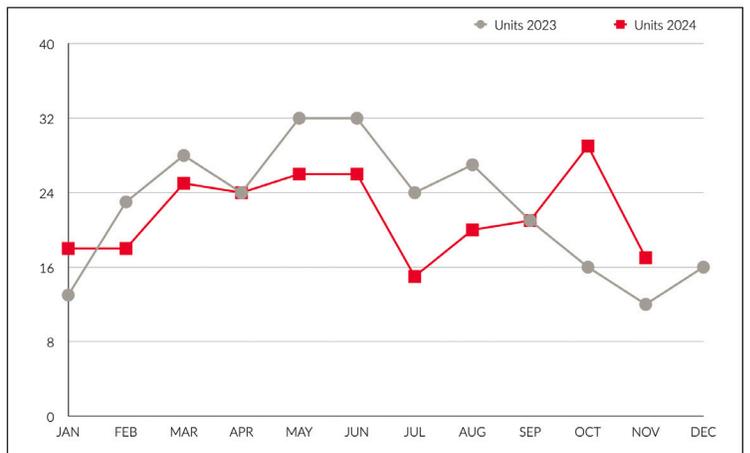
UNIT SALES



Monthly Comparison 2023 vs. 2024

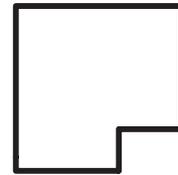


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$213,347,983 +8.13%	\$44,885,150 -36%	\$14,166,000 +214.45%
YTD Unit Sales	150 +15.38%	68 -37.61%	15 +114.29%
YTD Average Sale Price	\$1,422,320 -6.28%	\$660,076 +2.59%	\$944,400 +46.74%
Nov Sales Volume	\$12,084,990 +20.73%	\$7,083,000 +138.98%	\$0 No Change
Nov Unit Sales	8 +14.29%	9 +80%	0 No Change

Year-Over-Year Comparison (2024 vs. 2023)

OUR LOCATIONS

COLLINGWOOD

705-445-5520
112 Hurontario St, Collingwood

CREEMORE

705-881-9005
154 Mill St, Unit B, Creemore

MEAFORD

519-538-5755
96 Sykes St N, Meaford

THORNBURY

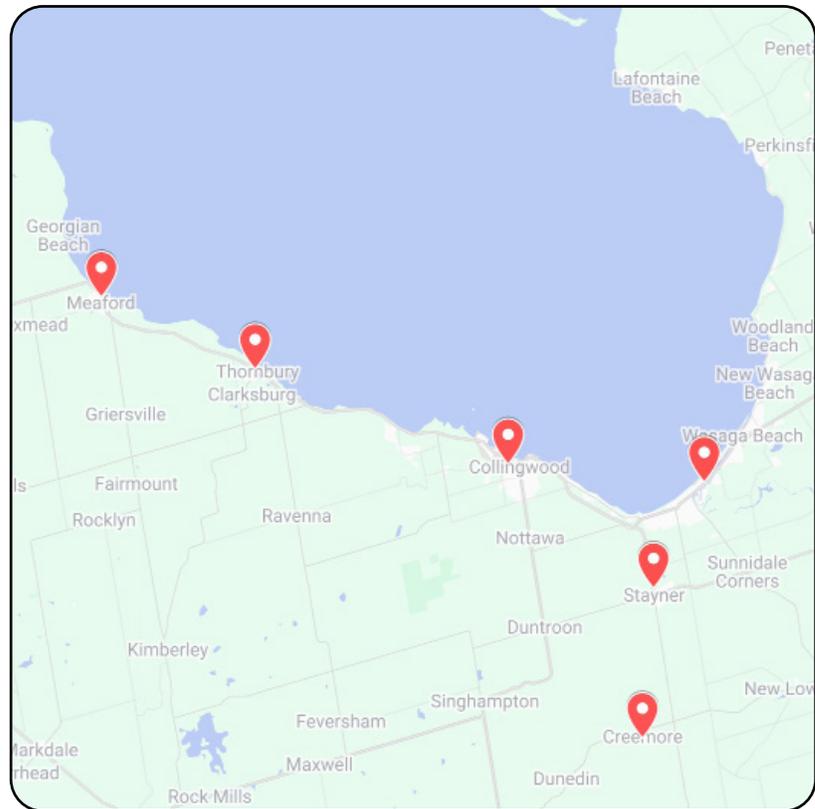
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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