



2024

NOVEMBER

COLLINGWOOD

Real Estate Market Report

OVERVIEW

BALANCED MARKET

The [Collingwood](#) real estate market is balanced this month, marked by an increase in both unit sales and sales volume. However, both the average and median sale prices have dropped compared to this time last year, providing buyers with more favorable pricing options while maintaining steady market activity.



November year-over-year sales volume of \$33,589,600

Up 30.21% from 2023's \$25,796,050 with unit sales of 37 up 2.78% from last November's 36. New listings of 85 are down 19.81% from a year ago, with the sales/listing ratio of 43.53% up 28.17%.



Year-to-date sales volume of \$364,453,003

Down 2.97% from 2023's \$375,610,152 with unit sales of 436 down 2.9% from 2023's 449. New listings of 1313 are up 2.82% from a year ago, with the sales/listing ratio of 33.21% down 5.56%.



Year-to-date average sale price of \$827,899

Down from \$830,577 one year ago with median sale price of \$950,000 down from \$992,500 one year ago. Average days-on-market of 51.64 is up 10.19 days from last year.

NOVEMBER NUMBERS

Median Sale Price

\$940,000

-1.57%

Average Sale Price

\$907,827

+26.69%

Sales Volume

\$33,589,600

+30.21%

Unit Sales

37

+2.78%

New Listings

85

-19.81%

Expired Listings

62

+138.46%

Unit Sales/Listings Ratio

43.53%

+28.17%

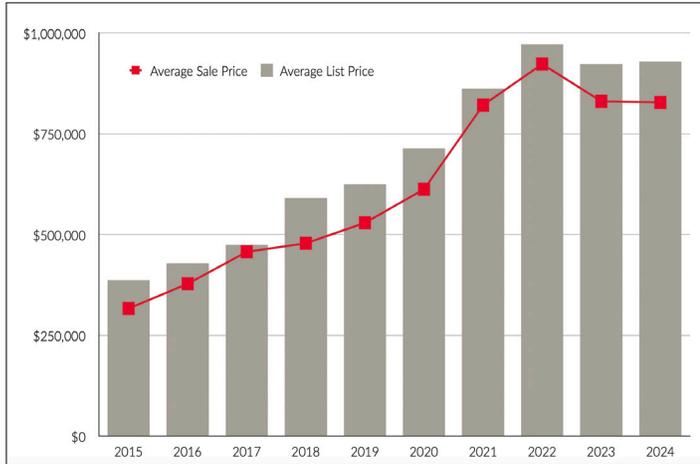
*Year-over-year comparison
(November 2024 vs. November 2023)*

THE MARKET IN DETAIL

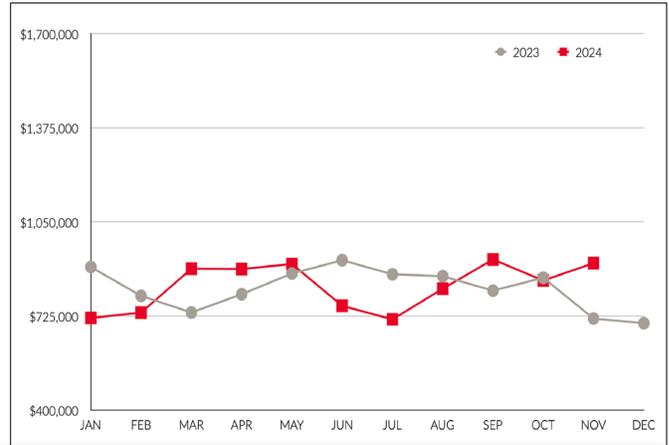
	2022	2023	2024	2023-2024
YTD Volume Sales	\$421,311,236	\$375,610,152	\$364,453,003	-2.97%
YTD Unit Sales	453	449	436	-2.9%
YTD New Listings	1,040	1,277	1,313	+2.82%
YTD Sales/Listings Ratio	43.56%	35.16%	33.21%	-5.56%
YTD Expired Listings	97	178	392	+120.22%
Monthly Volume Sales	\$19,607,903	\$25,796,050	\$33,589,600	+30.21%
Monthly Unit Sales	23	36	37	+2.78%
Monthly New Listings	74	106	85	-19.81%
Monthly Sales/Listings Ratio	31.08%	33.96%	43.53%	+28.17%
Monthly Expired Listings	17	26	62	+138.46%
Monthly Average Sale Price	\$852,518	\$716,557	\$907,827	+26.69%
YTD Sales: \$0-\$199K	1	2	3	+50%
YTD Sales: \$200k-349K	6	10	6	-40%
YTD Sales: \$350K-\$549K	64	85	90	+5.88%
YTD Sales: \$550K-\$749K	108	119	132	+10.92%
YTD Sales: \$750K-\$999K	135	124	98	-20.97%
YTD Sales: \$1M+	125	101	97	-3.96%
YTD Sales: \$2M+	138	109	63	-42.2%
YTD Average Days-On-Market	50.00	43.00	48.00	+11.63%
YTD Average Sale Price	\$923,041	\$830,577	\$827,899	-0.32%
YTD Median Sale Price	\$1,170,000	\$992,500	\$950,000	-4.28%

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

AVERAGE SALE PRICE

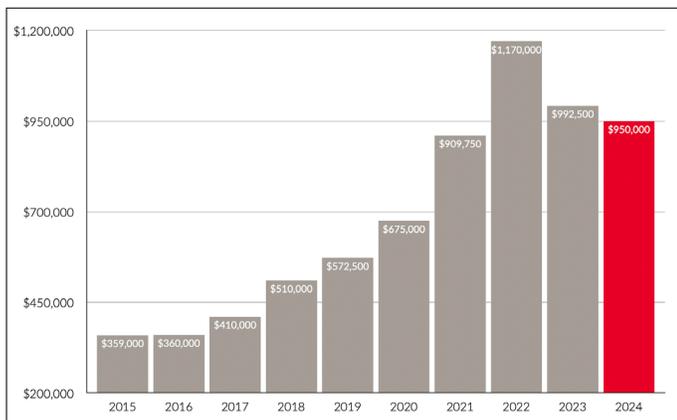


Year-Over-Year

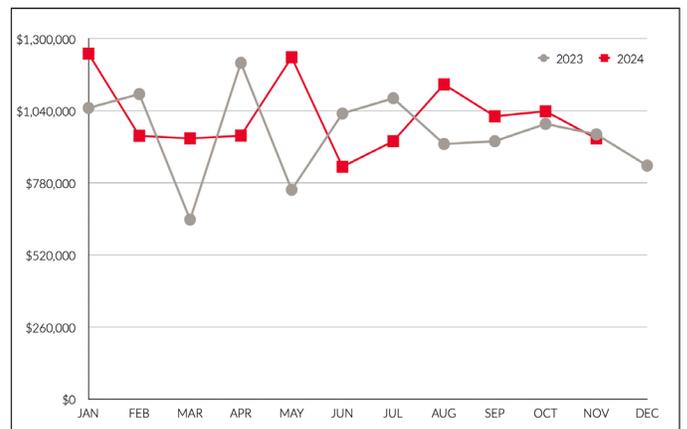


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



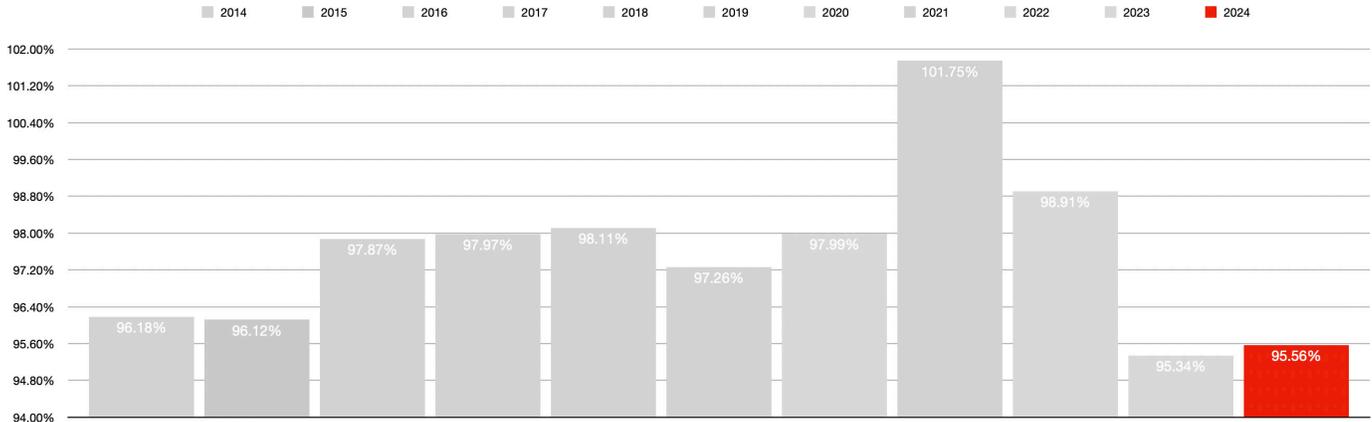
Year-Over-Year



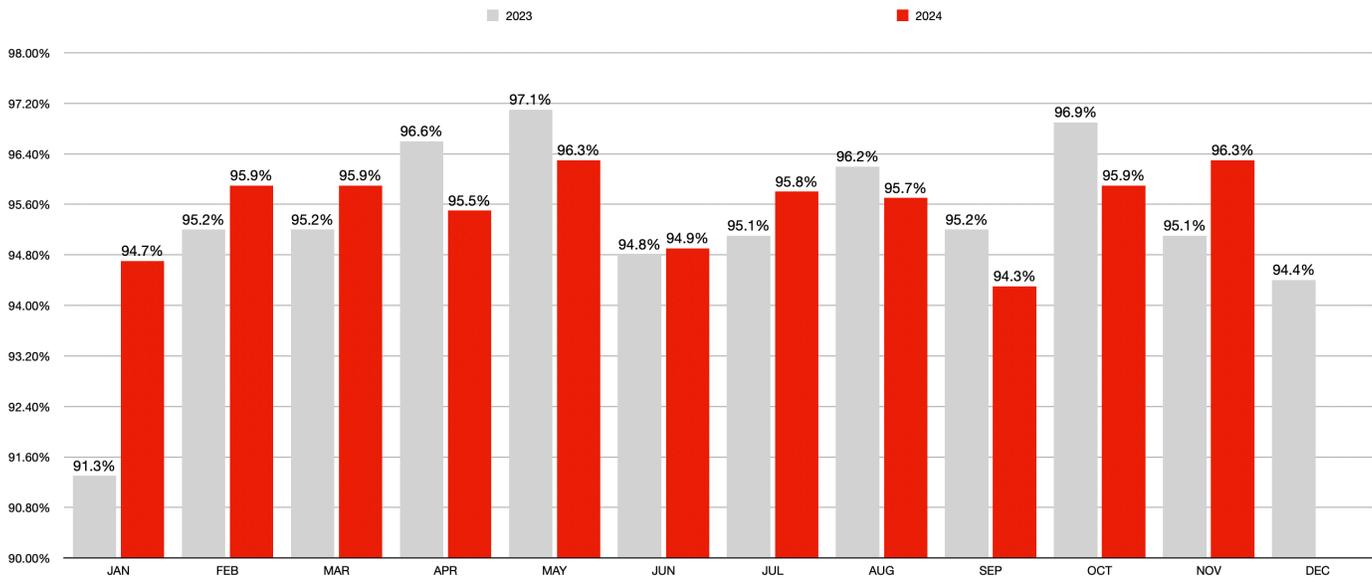
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

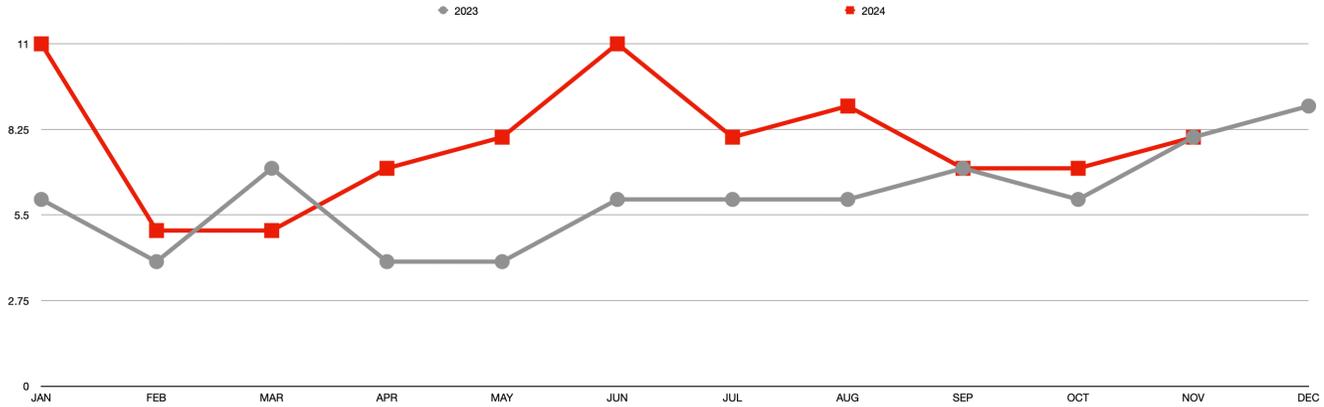


Year-Over-Year

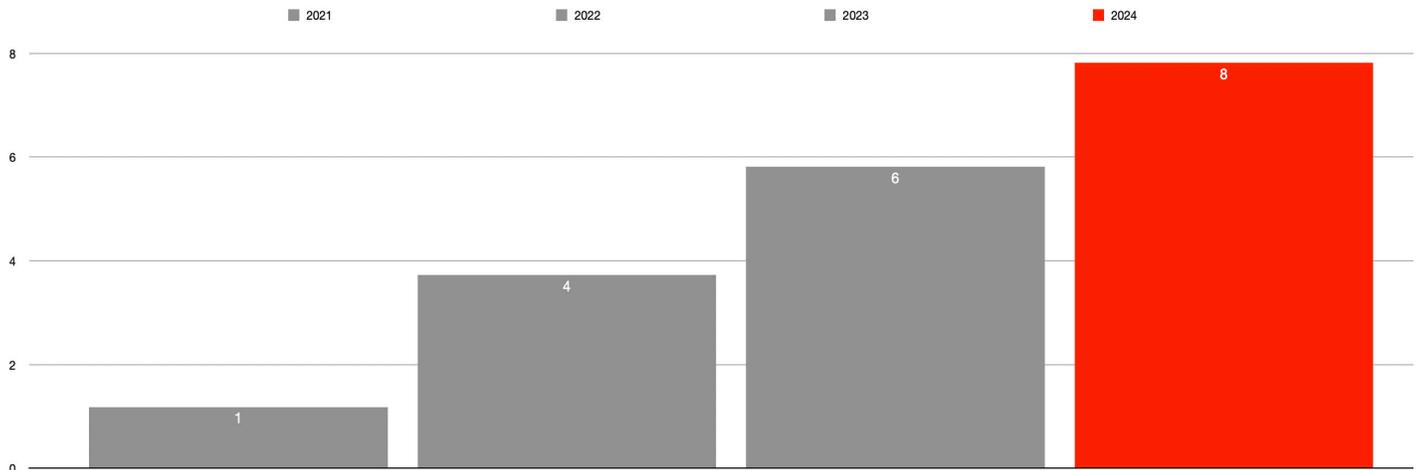


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

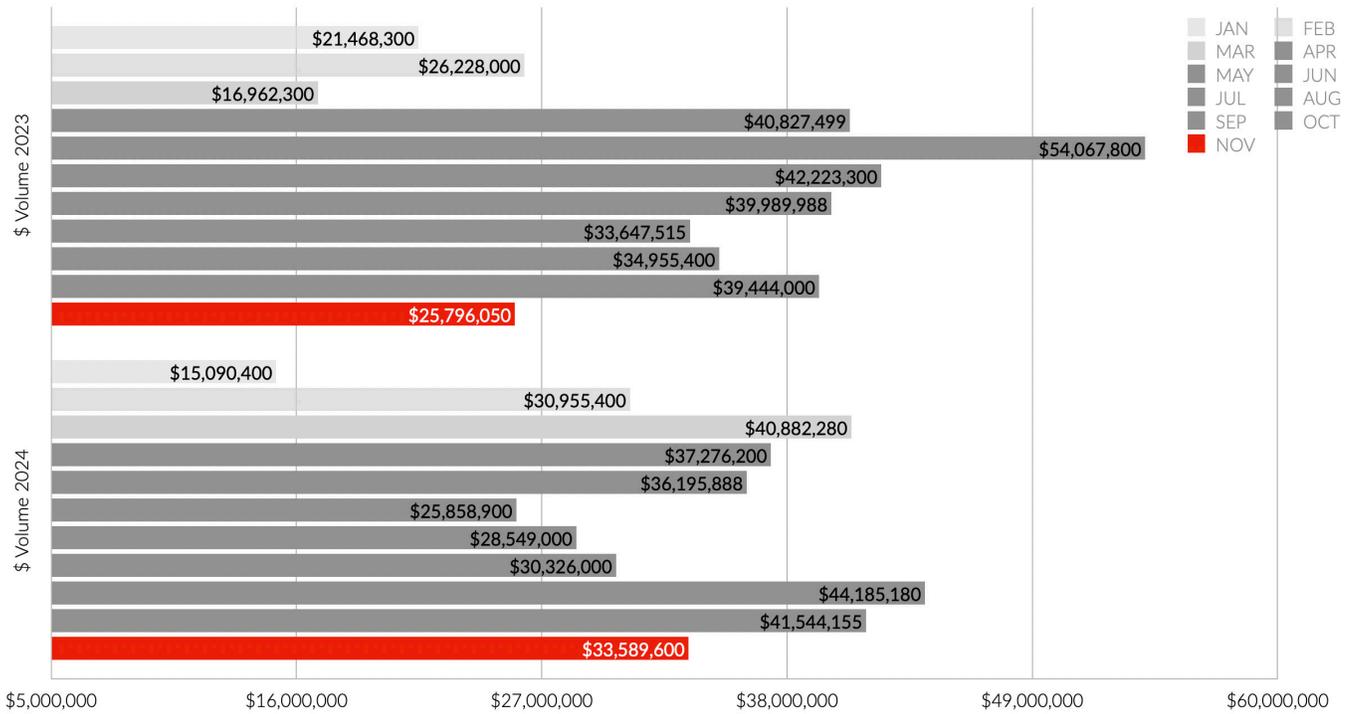


Month-Over-Month 2023 vs. 2024



Year-Over-Year

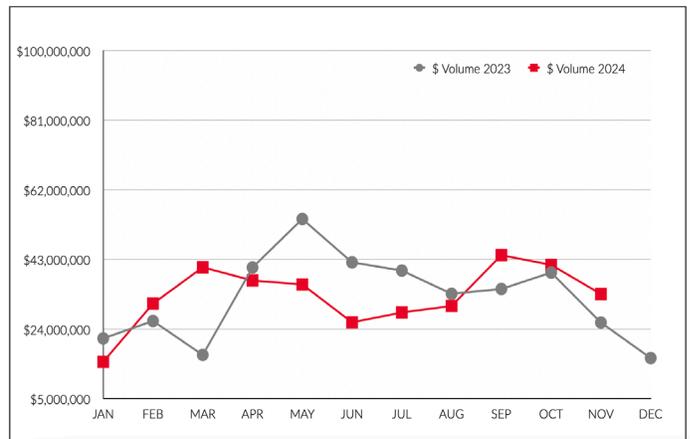
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

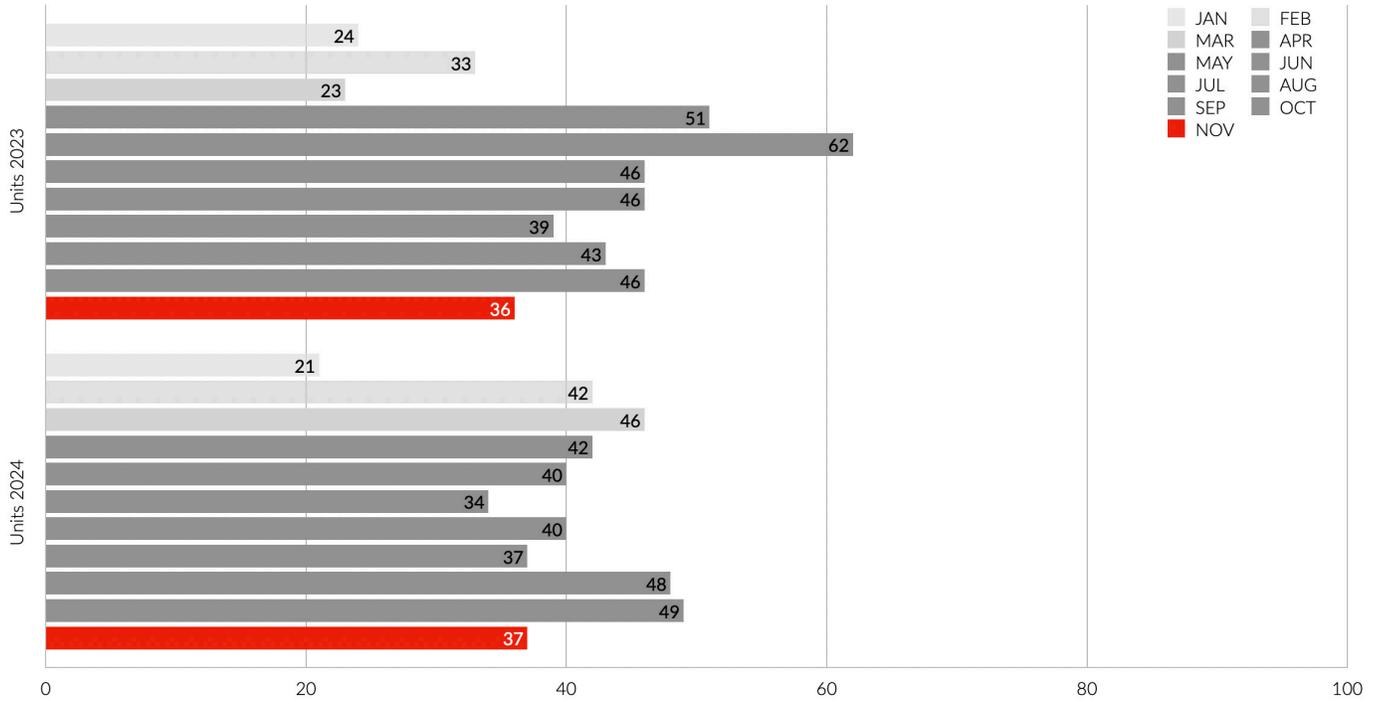


Yearly Totals 2023 vs. 2024

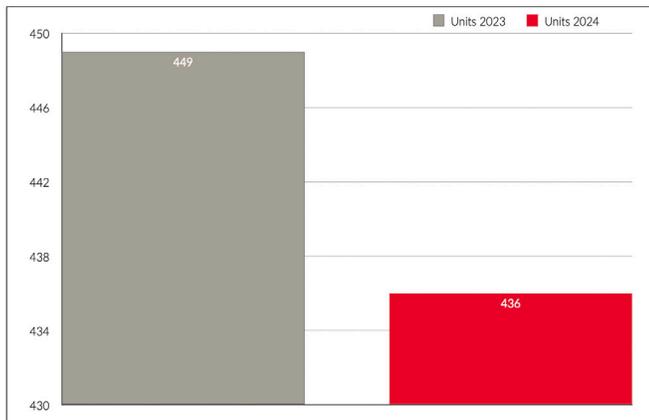


Month vs. Month 2023 vs. 2024

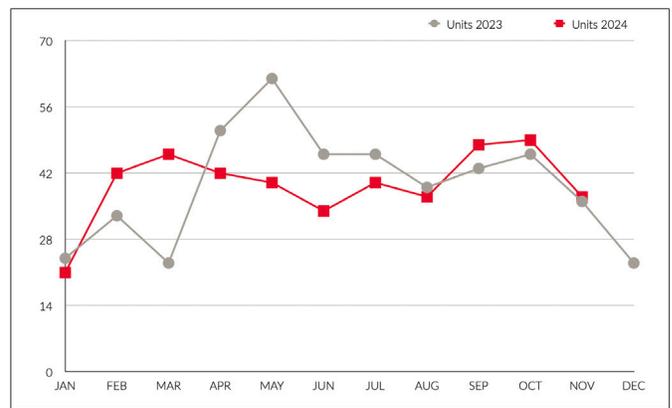
UNIT SALES



Monthly Comparison 2023 vs. 2024

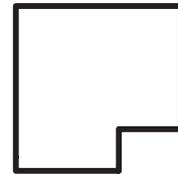


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$268,048,668 +6.57%	 \$93,221,835 -21.91%	 \$2,017,500 -11.32%
YTD Unit Sales	 290 +5.07%	 139 -14.72%	 7 +40%
YTD Average Sale Price	 \$999,284 +21.73%	 \$670,661 -8.43%	 \$288,214 -36.66%
Nov Sales Volume	 \$24,982,100 +69.07%	 \$8,107,500 -26.43%	 \$500,000 100%
Nov Unit Sales	 25 +38.89%	 11 -38.89%	 1 100%



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

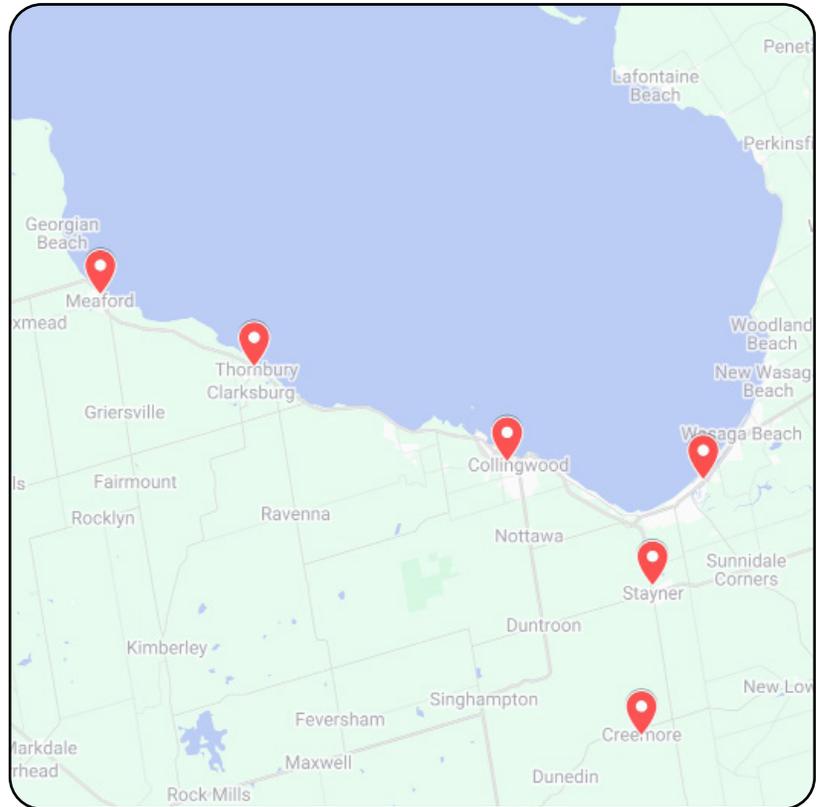
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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