



2024

NOVEMBER

GREY HIGHLANDS

Real Estate Market Report



LOCATIONS **NORTH**
BROKERAGE

OVERVIEW

SELLER'S MARKET

The [Grey Highlands](#) real estate market is a seller's market this month, with sales volume increasing and unit sales remaining consistent with last year. While the median sale price has decreased, the average sale price has risen slightly compared to the previous year. This combination of factors provides sellers with opportunities to capitalize on higher average prices while maintaining steady demand.



November year-over-year sales volume of \$12,301,000

Up 12.38% from 2023's \$10,945,500 with unit sales of 16 same as last November's 16. New listings of 18 are down 14.29% from a year ago, with the sales/listing ratio of 88.89% up 16.67%.



Year-to-date sales volume of \$141,062,115

Up 55.95% from 2023's \$90,452,635 with unit sales of 159 up 34.75% from 2023's 118. New listings of 388 are up 25.97% from a year ago, with the sales/listing ratio of 40.98% up 6.96%.



Year-to-date average sale price of \$918,611

Up 19.25% from \$770,303 one year ago with median sale price of \$650,000 down from \$662,5000 one year ago. The average days-on-market is 71 is up 8.55 days from last year.

NOVEMBER NUMBERS

Median Sale Price

\$650,000

+15.57%

Average Sale Price

\$768,813

+12.38%

Sales Volume

\$12,301,000

+12.38%

Unit Sales

16

No Change

New Listings

18

-14.29%

Expired Listings

18

+63.64%

Unit Sales/Listings Ratio

88.89%

16.67%

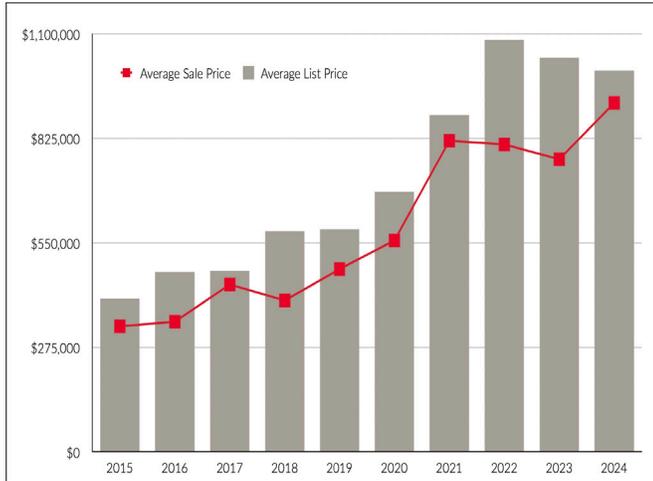
*Year-over-year comparison
(November 2024 vs. November 2023)*

THE MARKET IN DETAIL

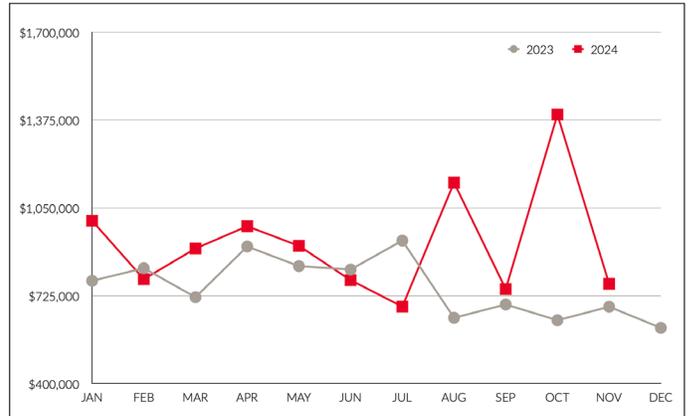
	2022	2023	2024	2023-2024
YTD Volume Sales	\$131,490,459	\$90,452,635	\$141,062,115	+55.95%
YTD Unit Sales	161	118	159	+34.75%
YTD New Listings	358	308	388	+25.97%
YTD Sales/Listings Ratio	44.97%	38.31%	40.98%	+6.96%
YTD Expired Listings	33	46	127	+176.09%
Monthly Volume Sales	\$6,852,000	\$10,945,500	\$12,301,000	+12.38%
Monthly Unit Sales	11	16	16	No Change
Monthly New Listings	17	21	18	-14.29%
Monthly Sales/Listings Ratio	64.71%	76.19%	88.89%	+16.67%
Monthly Expired Listings	8	11	18	+63.64%
Monthly Average Sale Price	\$622,909	\$684,094	\$768,813	+12.38%
YTD Sales: \$0-\$199K	9	5	8	+60%
YTD Sales: \$200k-349K	15	3	6	+100%
YTD Sales: \$350K-\$549K	34	32	33	3.13%
YTD Sales: \$550K-\$749K	0	0	2	200%
YTD Sales: \$750K-\$999K	26	21	35	66.67%
YTD Sales: \$1M+	43	23	33	43.48%
YTD Sales: \$2M+	45	24	22	-8.33%
YTD Average Days-On-Market	36.27	62.45	71.00	+13.68%
YTD Average Sale Price	\$809,286	\$770,303	\$918,611	+19.25%
YTD Median Sale Price	\$732,500	\$662,500	\$650,000	-1.89%

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

AVERAGE SALE PRICE

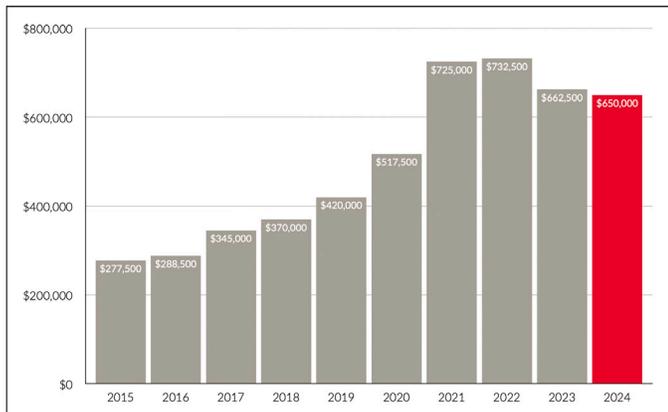


Year-Over-Year

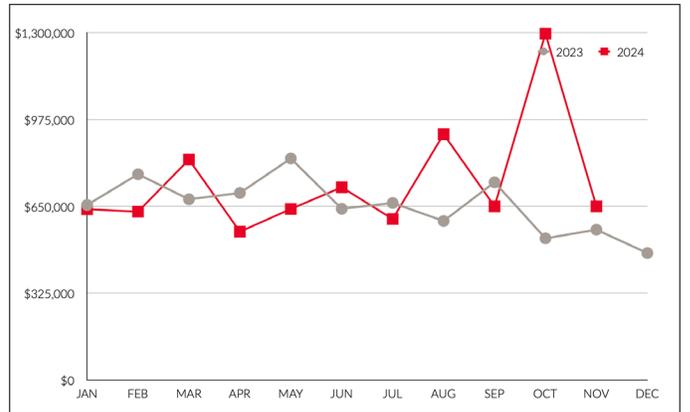


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



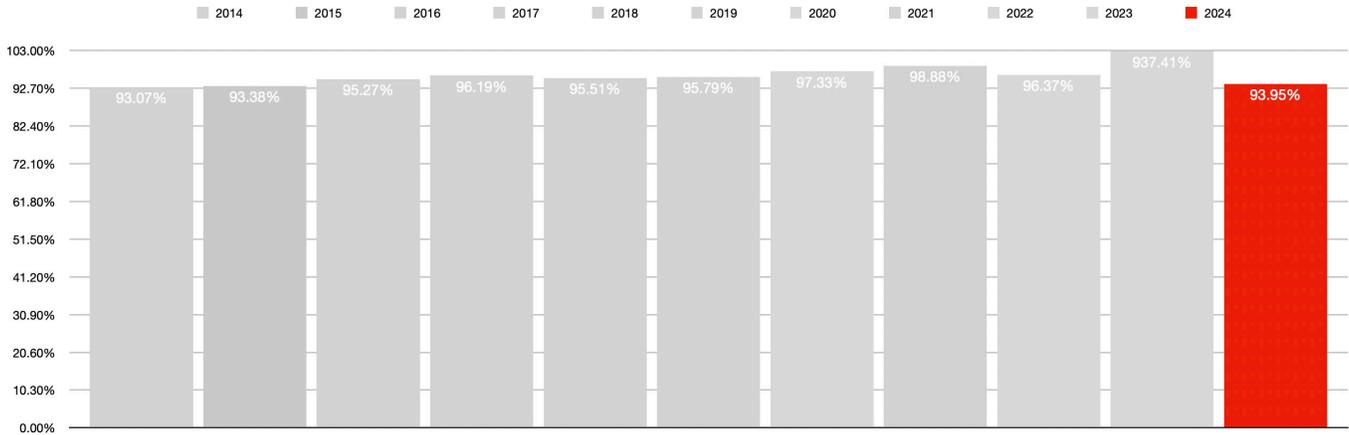
Year-Over-Year



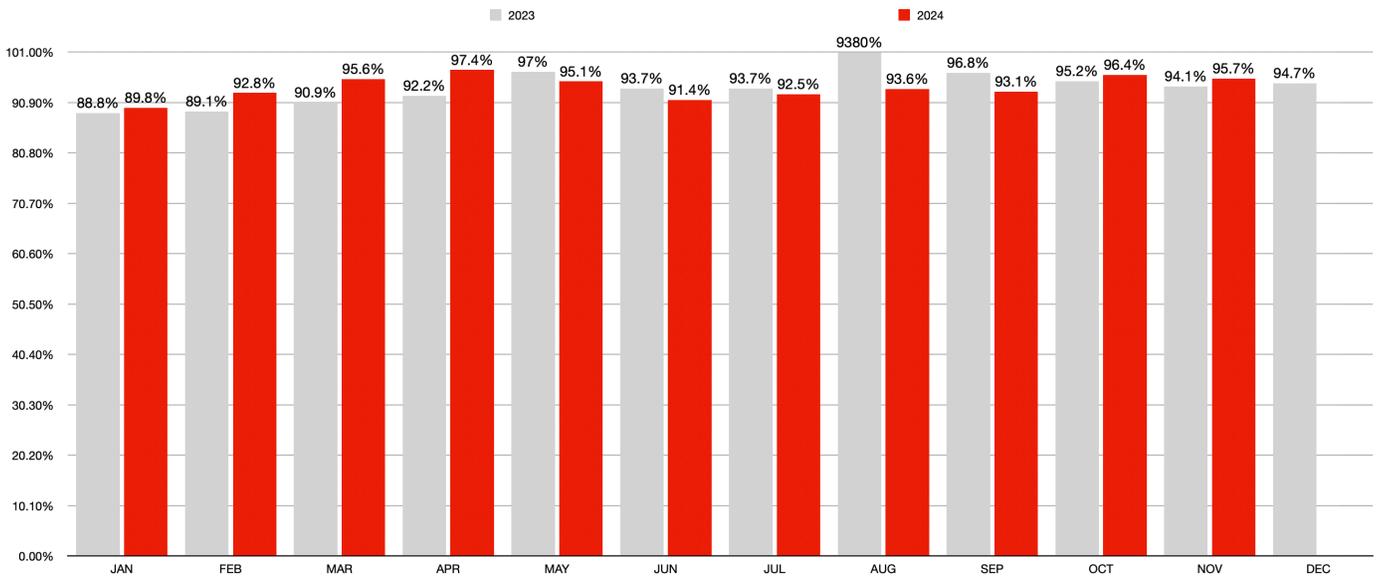
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

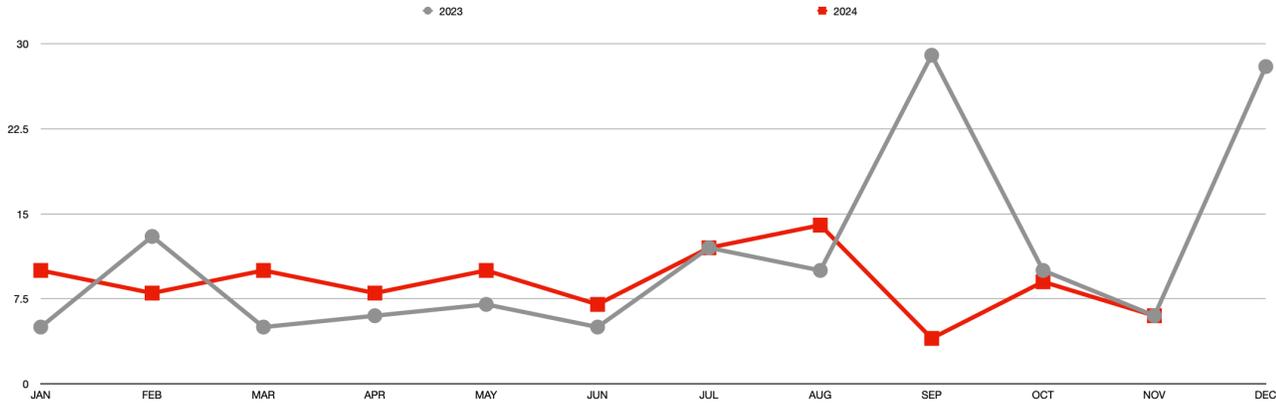


Year-Over-Year

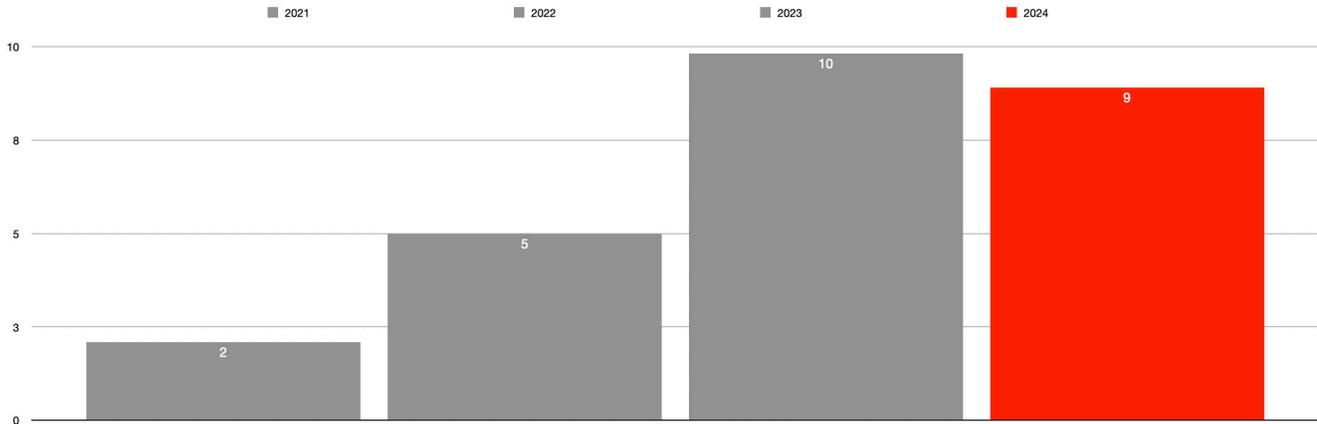


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

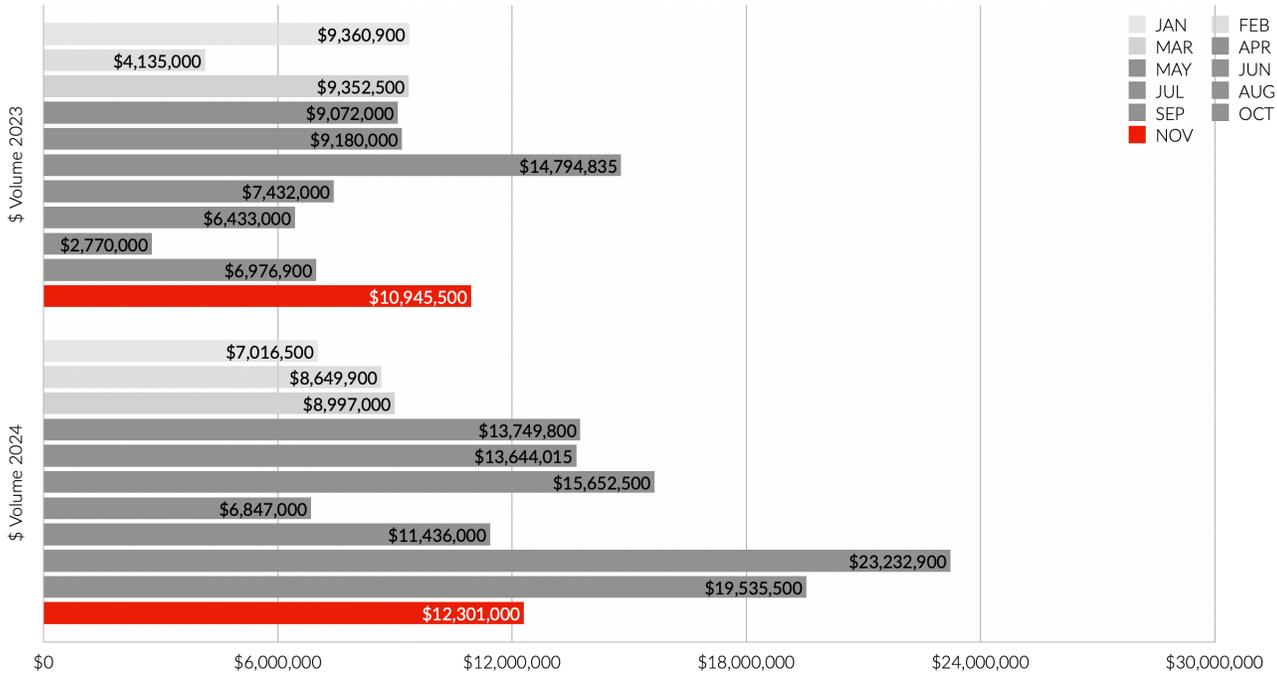


Month-Over-Month 2023 vs. 2024

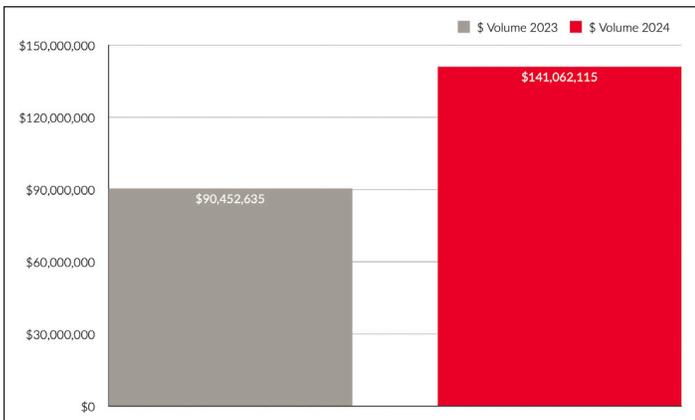


Year-Over-Year

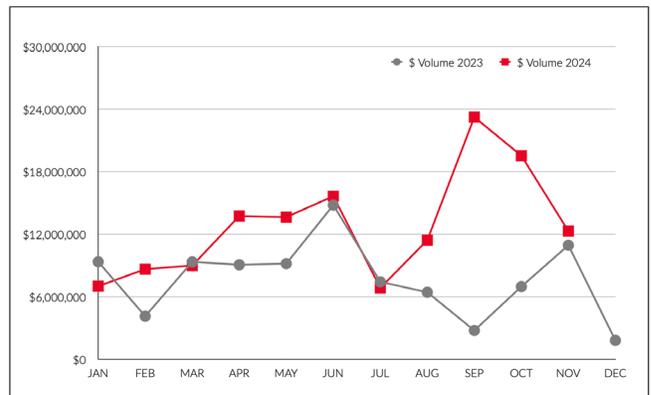
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

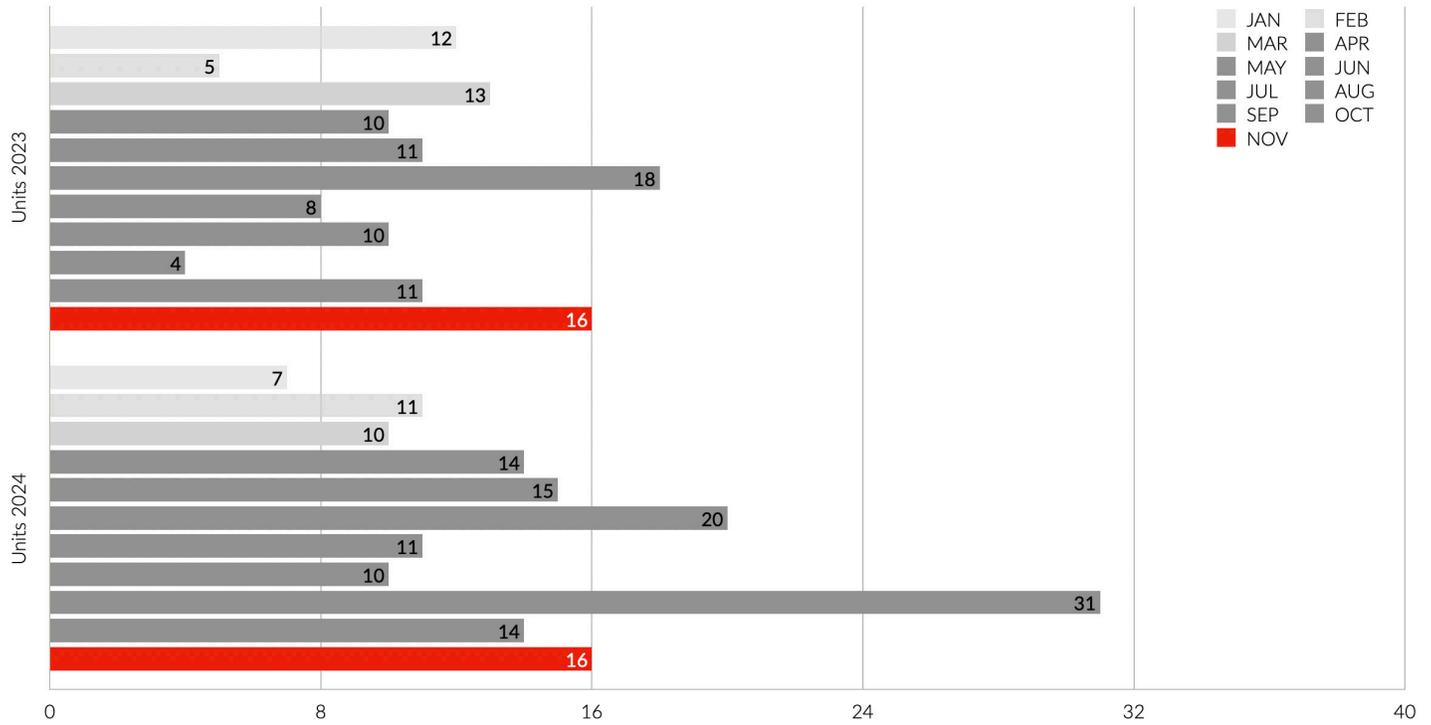


Yearly Totals 2023 vs. 2024

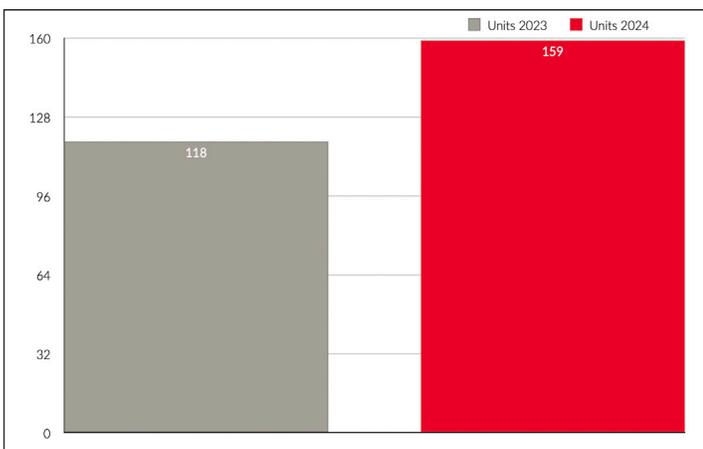


Month vs. Month 2023 vs. 2024

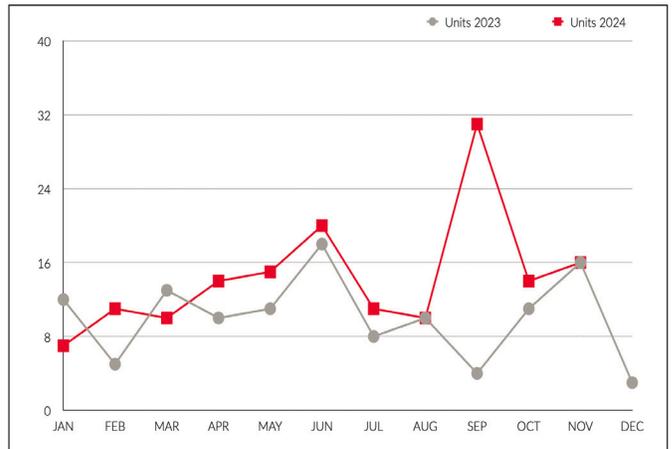
UNIT SALES



Monthly Comparison 2023 vs. 2024

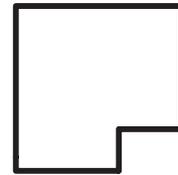


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$130,267,715 +53.99%	0 No Change	\$9,244,400 +57.88%
YTD Unit Sales	136 +32.04%	0 No Change	21 +40%
YTD Average Sale Price	\$957,851 +16.62%	0 No Change	\$440,210 +12.77%
Nov Sales Volume	\$11,356,000 +22.4%	0 No Change	\$945,000 -43.33%
Nov Unit Sales	14 +27.27%	0 No Change	2 -60%



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

GREY HIGHLANDS

519-538-5755
96 Sykes St N, Grey Highlands

THORNBURY

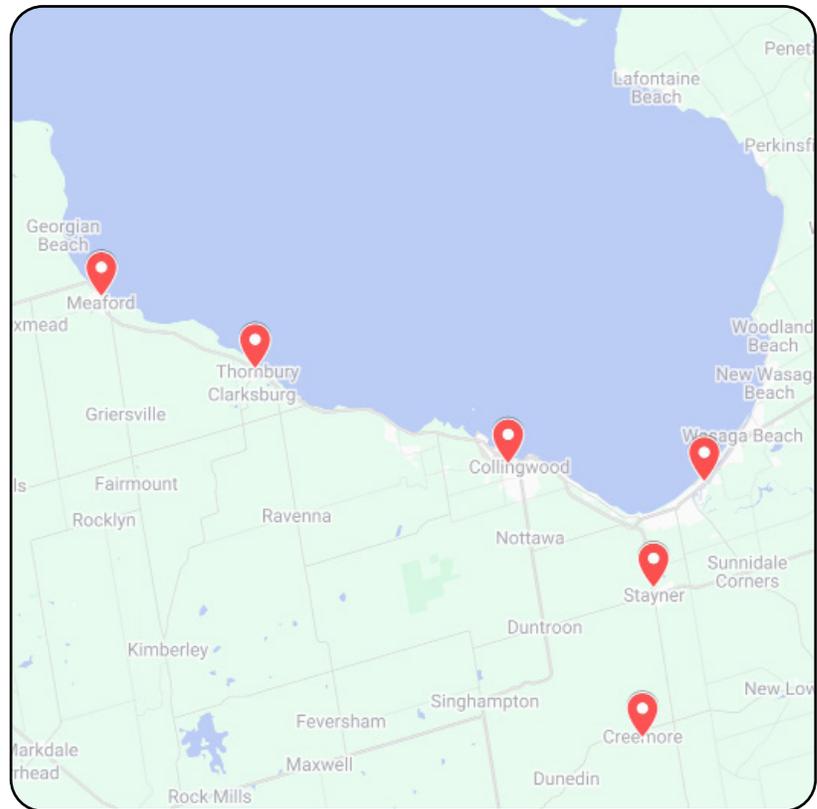
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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