



2024

NOVEMBER

SOUTHERN

GEORGIAN BAY

Real Estate Market Report



LOCATIONS **NORTH**
BROKERAGE

OVERVIEW

BUYERS MARKET

The [Southern Georgian Bay](#) real estate market continues to favour buyers this month, with both unit sales and sales volume showing an increase compared to last year. Meanwhile, the median and average sale prices have dropped, offering buyers a broader selection of properties at potentially lower price points, creating favourable conditions for investment and negotiation.



November year-over-year sales volume of \$131,798,545

Up 56.06% from 2023's \$84,452,950 with unit sales of 162 up 37.29% from last November's 118. New listings of 389 are down 2.99% from a year ago, with the sales/listing ratio of 41.65% up 41.52%.



Year-to-date sales volume of \$1,371,330,553

Down 5.32% from 2023's \$1,448,384,836 with unit sales of 1,753 down 3.89% from 2023's 1,824. New listings of 5,736 are up 8.17% from a year ago, with the sales/listing ratio of 30.56% down 11.15%.



Year-to-date average sale price of \$776,108

Down from \$799,057 one year ago with median sale price of \$700,000 down from \$715,000 one year ago. Average days-on-market of 53.27 is up 7.91 days from last year.

NOVEMBER NUMBERS

Median Sale Price

\$722,500

+14.09%

Average Sale Price

\$813,571

+13.67%

Sales Volume

\$131,798,545

+56.06%

Unit Sales

162

+37.29%

New Listings

389

-2.99%

Expired Listings

525

+17.98%

Unit Sales/Listings Ratio

41.65%

+41.52%

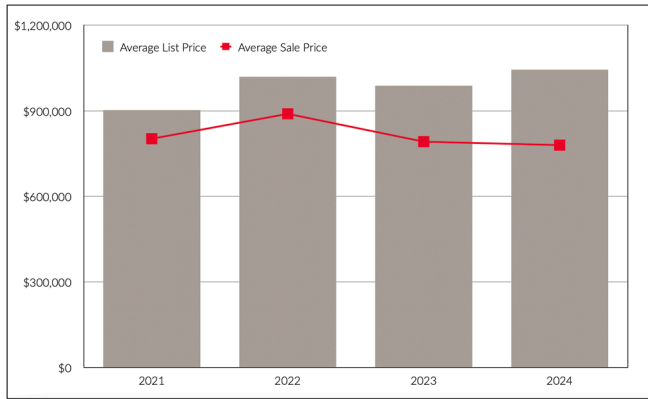
*Year-over-year comparison
(November 2024 vs. November 2023)*

THE MARKET IN DETAIL

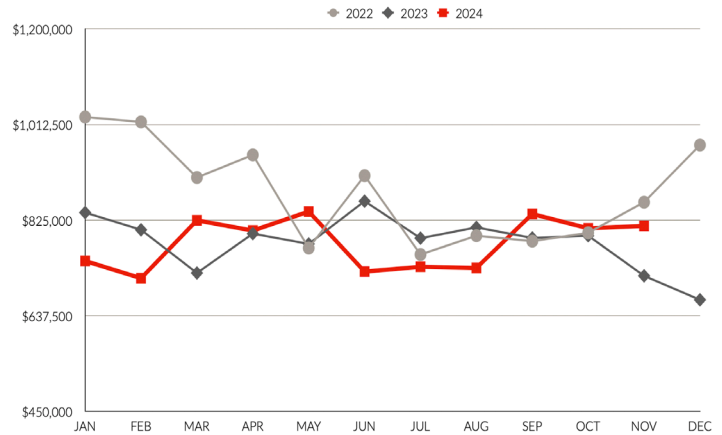
	2022	2023	2024	2023-2024
YTD Volume Sales	\$1,684,235,032	\$1,448,384,836	\$1,371,330,553	-5.32%
YTD Unit Sales	1,891	1,824	1,753	-3.89%
YTD New Listings	4,706	5,303	5,736	+8.17%
YTD Sales/Listings Ratio	40.18%	34.40%	30.56%	-11.15%
YTD Expired Listings	3,204	3,780	4,017	+6.27%
Monthly Volume Sales	\$106,729,803	\$84,452,950	\$131,798,545	+56.06%
Monthly Unit Sales	117	118	162	+37.29%
Monthly New Listings	302	401	389	-2.99%
Monthly Sales/Listings Ratio	38.74%	29.43%	41.65%	+41.52%
Monthly Expired Listings	367	445	525	+17.98%
Monthly Average Sale Price	\$912,221	\$715,703	\$813,571	+13.67%
YTD Sales: \$0-\$199K	34	33	31	-6.06%
YTD Sales: \$200k-349K	87	115	103	-10.43%
YTD Sales: \$350K-\$549K	337	405	429	+5.93%
YTD Sales: \$550K-\$749K	473	511	489	-4.31%
YTD Sales: \$750K-\$999K	459	399	359	-10.03%
YTD Sales: \$1M+	410	312	284	-8.97%
YTD Sales: \$2M+	93	49	114	+132.65%
YTD Average Days-On-Market	23.64	45.36	53.27	+17.43%
YTD Average Sale Price	\$889,673	\$791,479	\$779,514	-1.51%
YTD Median Sale Price	\$765,000	\$715,000	\$700,000	-2.1%

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

AVERAGE SALE PRICE

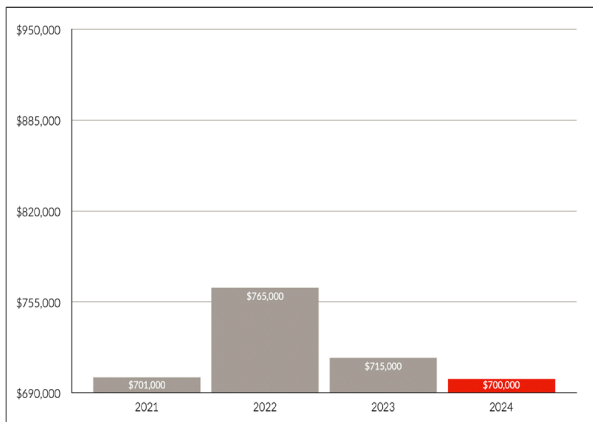


Year-Over-Year

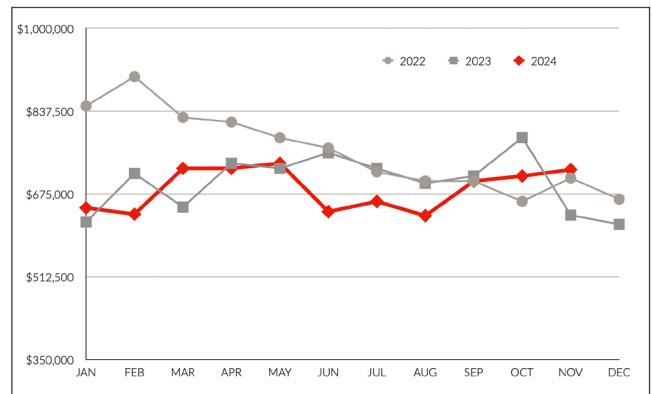


Month-Over-Month 2022 vs. 2023 vs. 2024

MEDIAN SALE PRICE



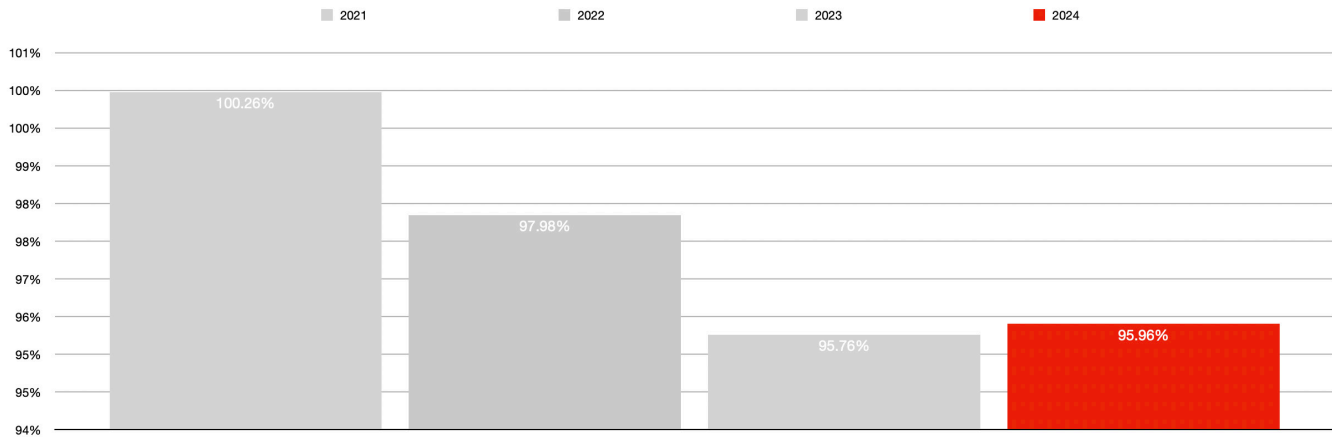
Year-Over-Year



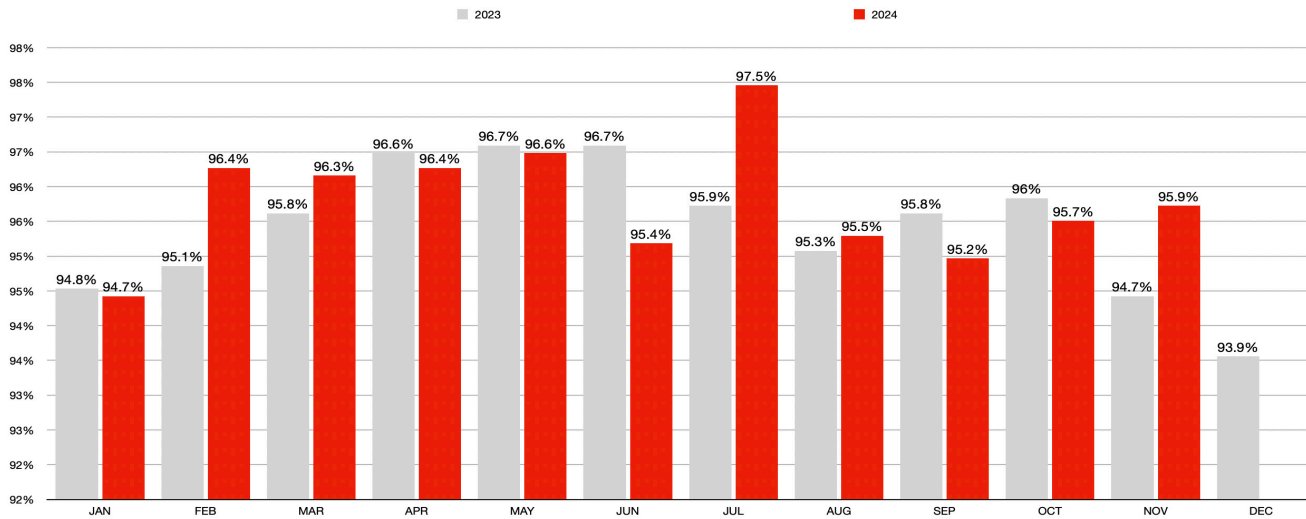
Month-Over-Month 2022 vs. 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

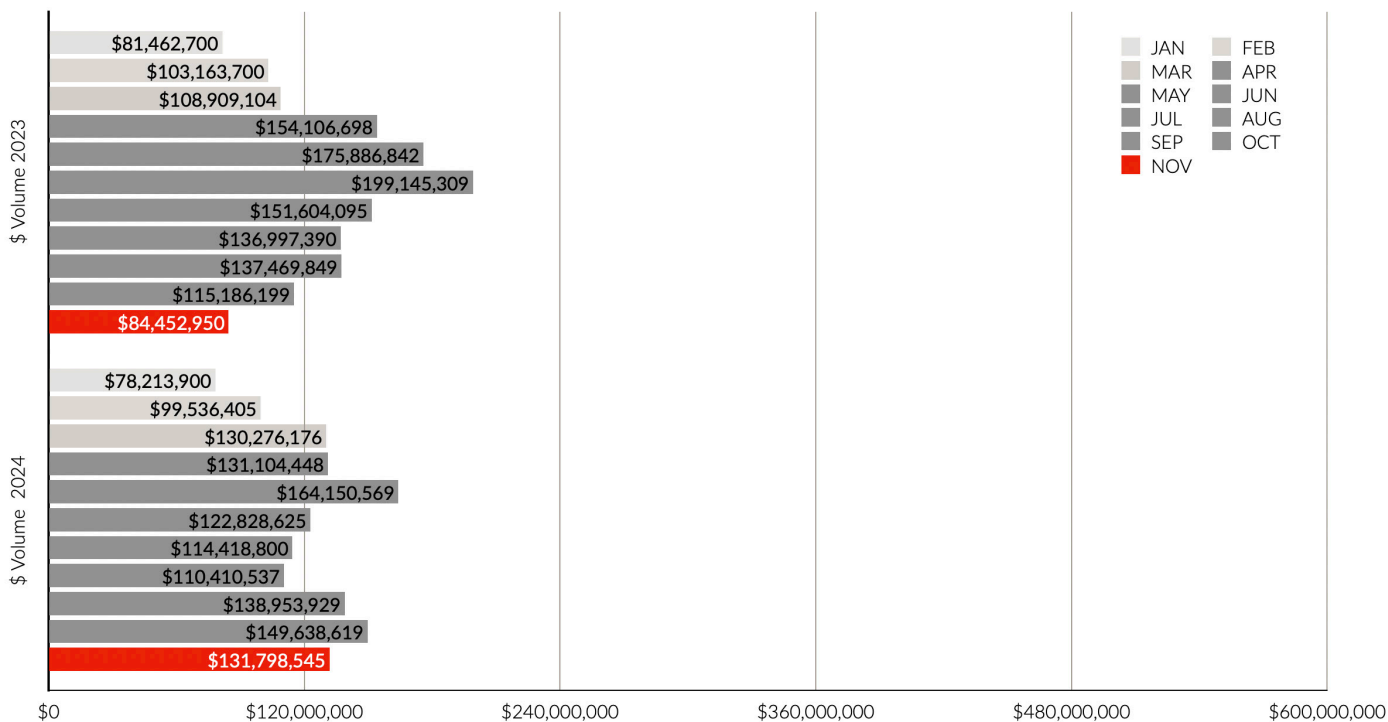


Year-Over-Year

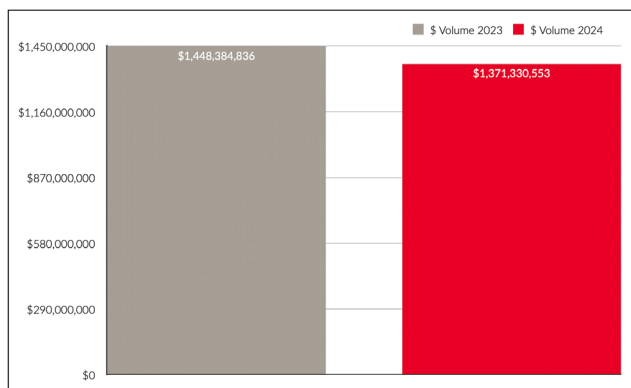


Month-Over-Month 2023 vs. 2024

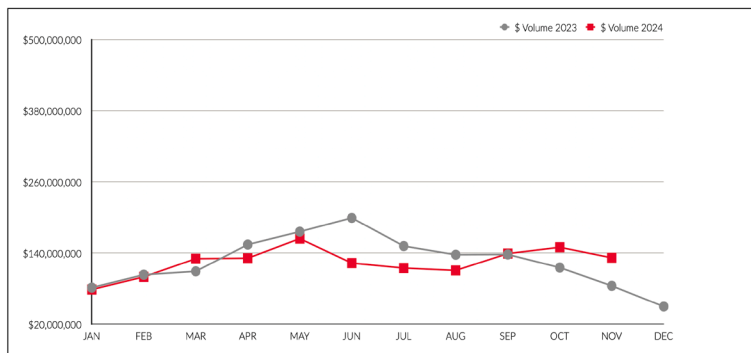
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

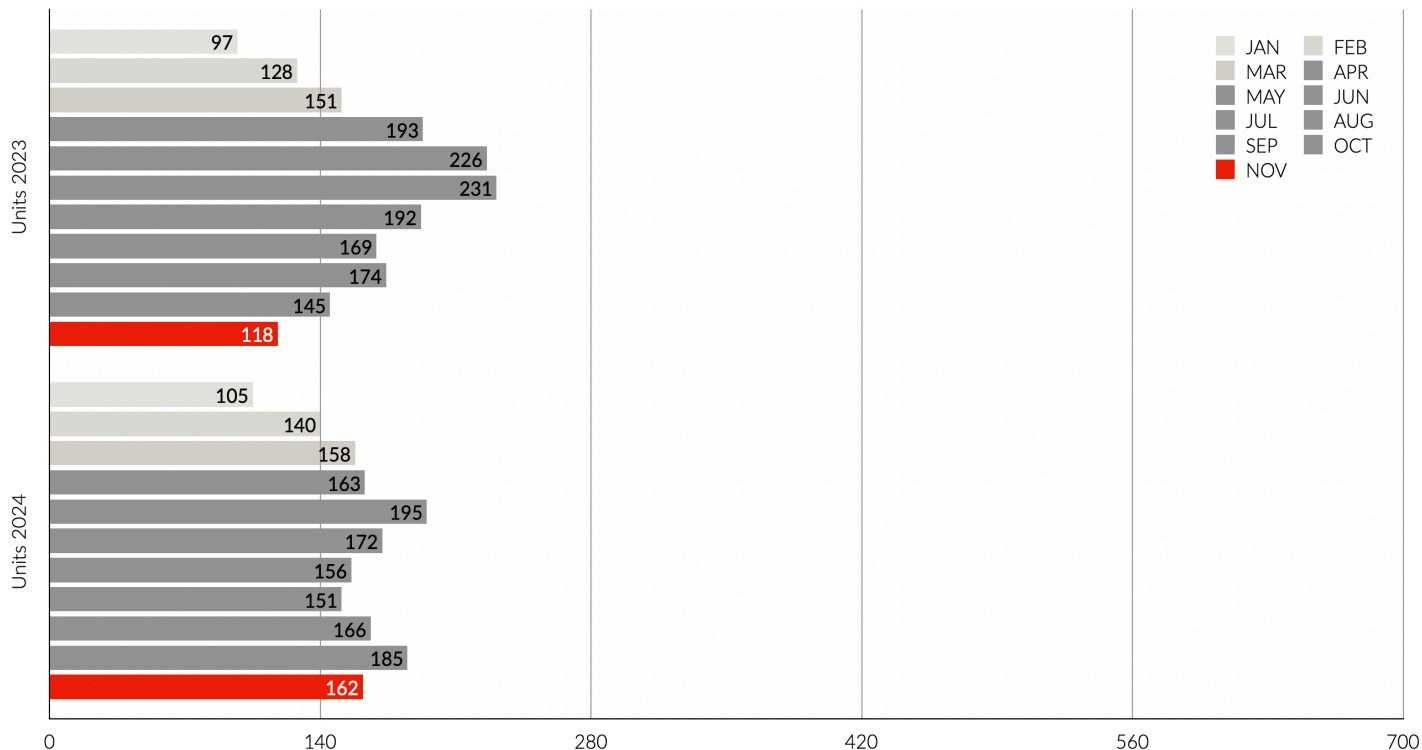


Yearly Totals 2023 vs. 2024

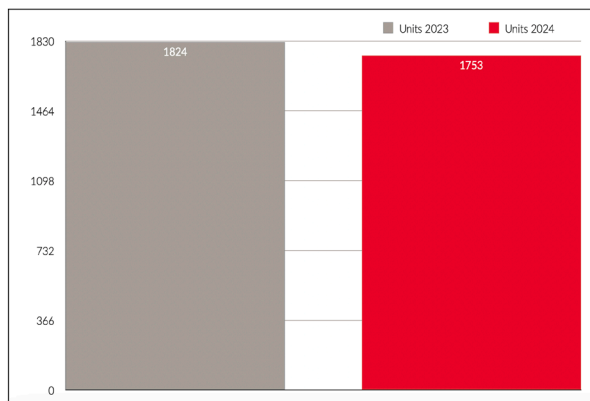


Month vs. Month 2023 vs. 2024

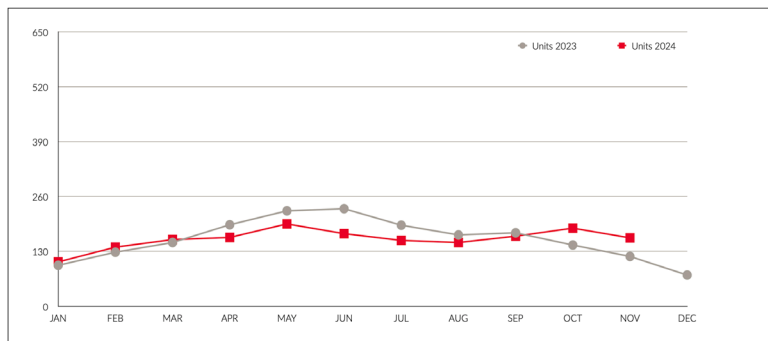
UNIT SALES



Monthly Comparison 2023 vs. 2024

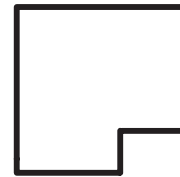


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$1,122,731,371 -2.14%	\$171,732,185 -22.32%	\$33,857,197 +25.04%
YTD Unit Sales	1311 +0.23%	267 -22.16%	70 +11.11%
YTD Average Sale Price	\$856,393 -2.37%	\$643,192 -0.21%	\$483,674.24 +12.54%
Nov Sales Volume	\$107,691,545 +64.82%	\$18,191,500 +7.58%	\$2,400,000 +433.33%
Nov Unit Sales	122 +32.61%	26 -13.33%	6 +200%

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

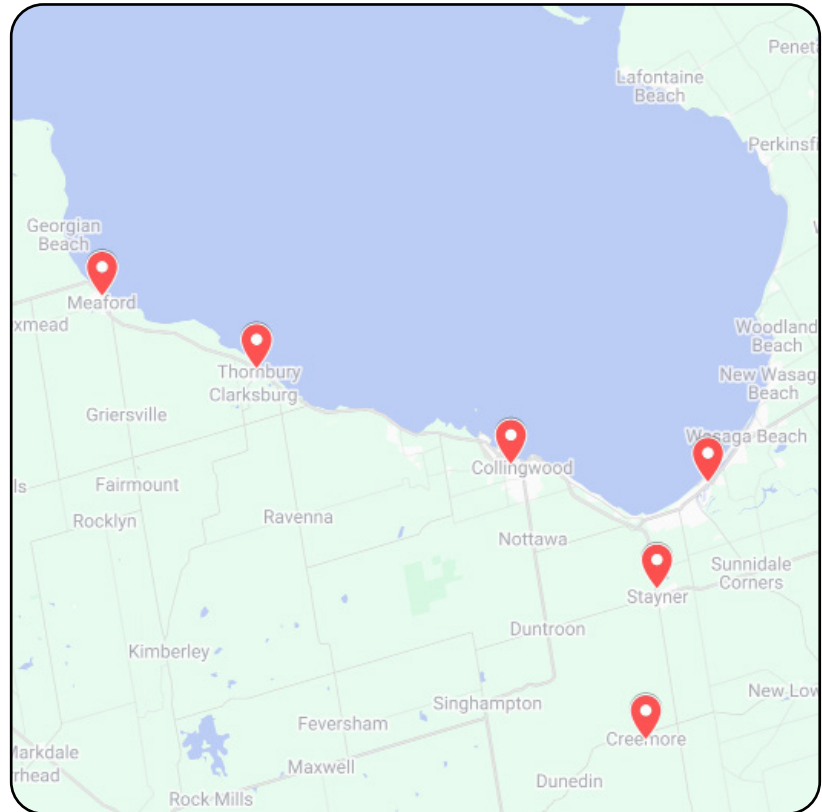
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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