



# 2024

# APRIL

## SOUTHERN

## GEORGIAN BAY

### Real Estate Market Report

# OVERVIEW

## BUYERS MARKET

The Southern Georgian Bay real estate market still leans towards buyers this month, despite observing a decrease in both unit sales and sales volume. Both average and median sale prices remain higher than last year, offering buyers a chance to navigate a market with higher prices but less competition.



### April year-over-year sales volume of \$122,512,448

Down 15.47% from 2023's \$144,936,698 with unit sales of 151 down 17.49% from last April's 183. New listings of 538 are up 23.11% from a year ago, with the sales/listing ratio of 28.07% down 4.43%.



### Year-to-date sales volume of \$416,682,832

Down 1.05% from 2023's \$421,098,302 with unit sales of 529 down 2.76% from 2023's 544. New listings of 1,638 are up 20.89% from a year ago, with the sales/listing ratio of 32.30% down 7.85%.



### Year-to-date average sale price of \$783,652

Up from \$773,760 one year ago with median sale price of \$690,000 up from \$688,500 one year ago. Average days-on-market of 52.75 is down 1 day from last year.

## APRIL NUMBERS

Median Sale Price

**\$725,000**

-1.36%

Average Sale Price

**\$811,341**

+2.44%

Sales Volume

**\$122,512,448**

-15.47%

Unit Sales

**151**

-17.49%

New Listings

**538**

+23.11%

Expired Listings

**274**

+26.85%

Unit Sales/Listings Ratio

**28.07%**

-4.43%

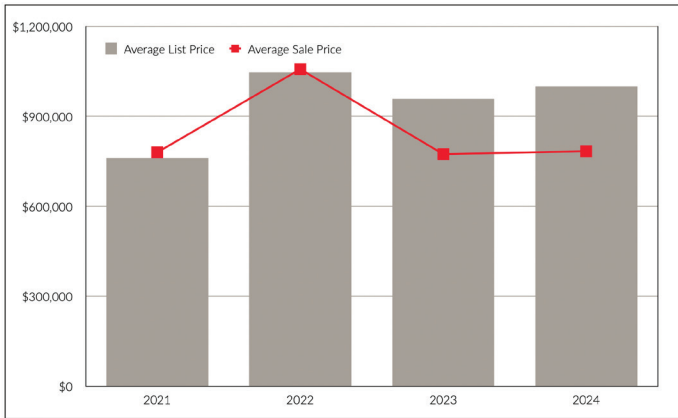
*Year-over-year comparison  
(April 2024 vs. April 2023)*

# THE MARKET IN DETAIL

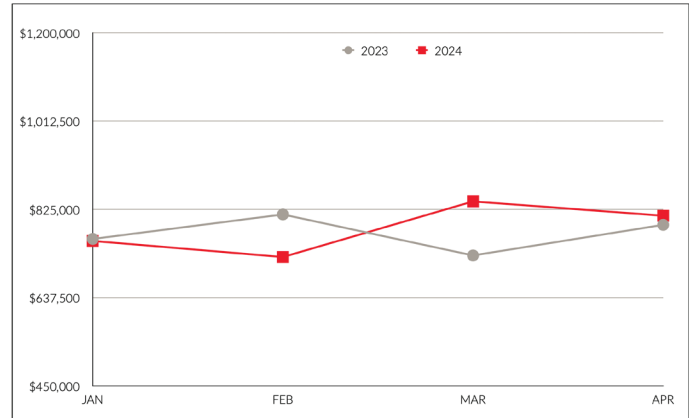
	2022	2023	2024	2022-2023
<b>YTD Volume Sales</b>	\$102,930,984	\$154,363,452	\$421,098,302	+172.8%
<b>YTD Unit Sales</b>	132	146	544	+272.6%
<b>YTD New Listings</b>	165	198	1,355	+584.34%
<b>YDT Sales/Listings Ratio</b>	80.00%	73.74%	40.15%	-33.59%
<b>YTD Expired Listings</b>	1002	1231	1501	+21.93%
<b>Monthly Volume Sales</b>	\$164,312,020	\$101,740,903	\$78,060,350	-23.28%
<b>Monthly Unit Sales</b>	187	109	108	-0.92%
<b>Monthly New Listings</b>	238	274	369	+34.67%
<b>Monthly Sales/Listings Ratio</b>	80.00%	73.74%	32.50%	-41.24%
<b>Monthly Expired Listings</b>	208	216	274	+26.85%
<b>YTD Sales: \$0-\$199K</b>	3	2	4	100.00%
<b>YTD Sales: \$200k-349K</b>	25	42	22	-47.62%
<b>YTD Sales: \$350K-\$549K</b>	101	131	131	0.00%
<b>YTD Sales: \$550K-\$749K</b>	159	162	159	-1.85%
<b>YTD Sales: \$750K-\$999K</b>	217	115	108	-6.09%
<b>YTD Sales: \$1M+</b>	226	92	105	14.13%
<b>YTD Average Days-On-Market</b>	28.00	24.00	53.75	+123.96%
<b>YTD Average Sale Price</b>	\$779,780	\$1,057,284	\$773,760	-26.82%
<b>YTD Median Sale Price</b>	\$650,000	\$850,000	\$688,500	-19%

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

# AVERAGE SALE PRICE

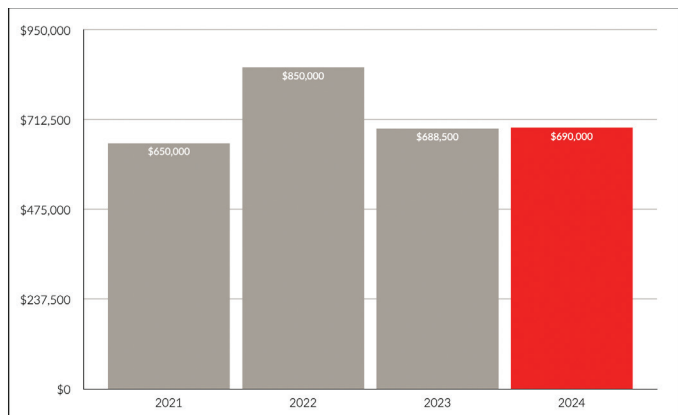


Year-Over-Year

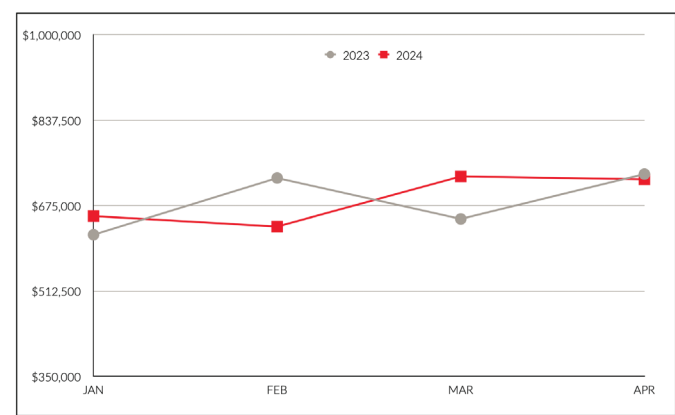


Month-Over-Month 2022 vs. 2023

# MEDIAN SALE PRICE



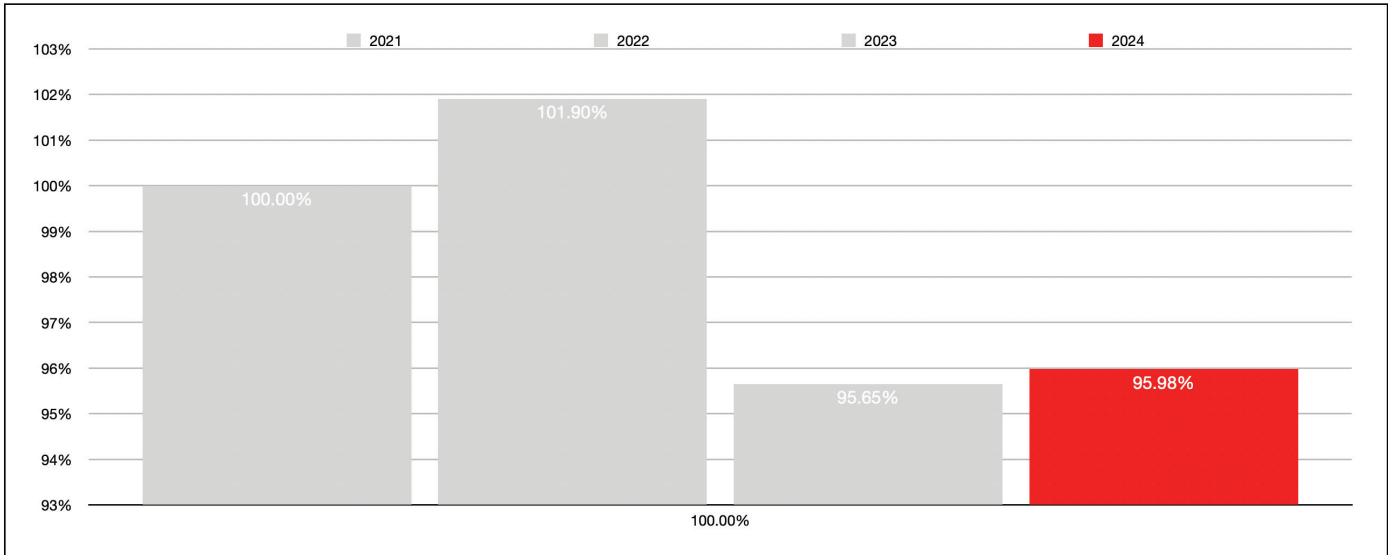
Year-Over-Year



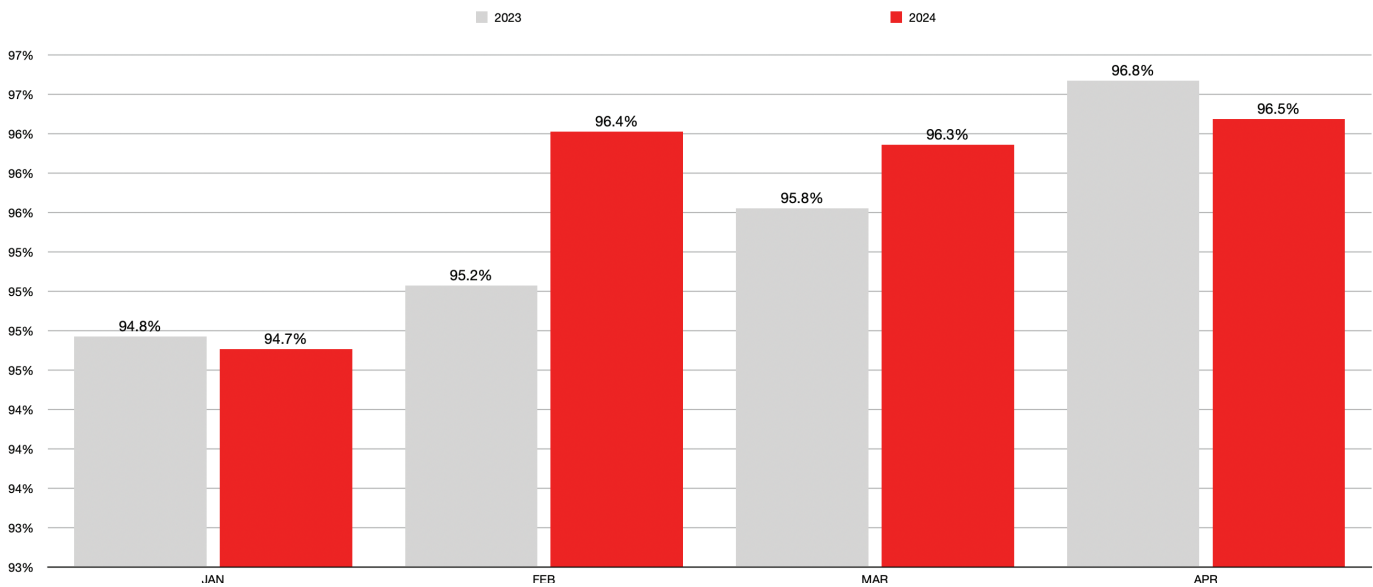
Month-Over-Month 2022 vs. 2023

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

# SALE PRICE VS. LIST PRICE RATIO

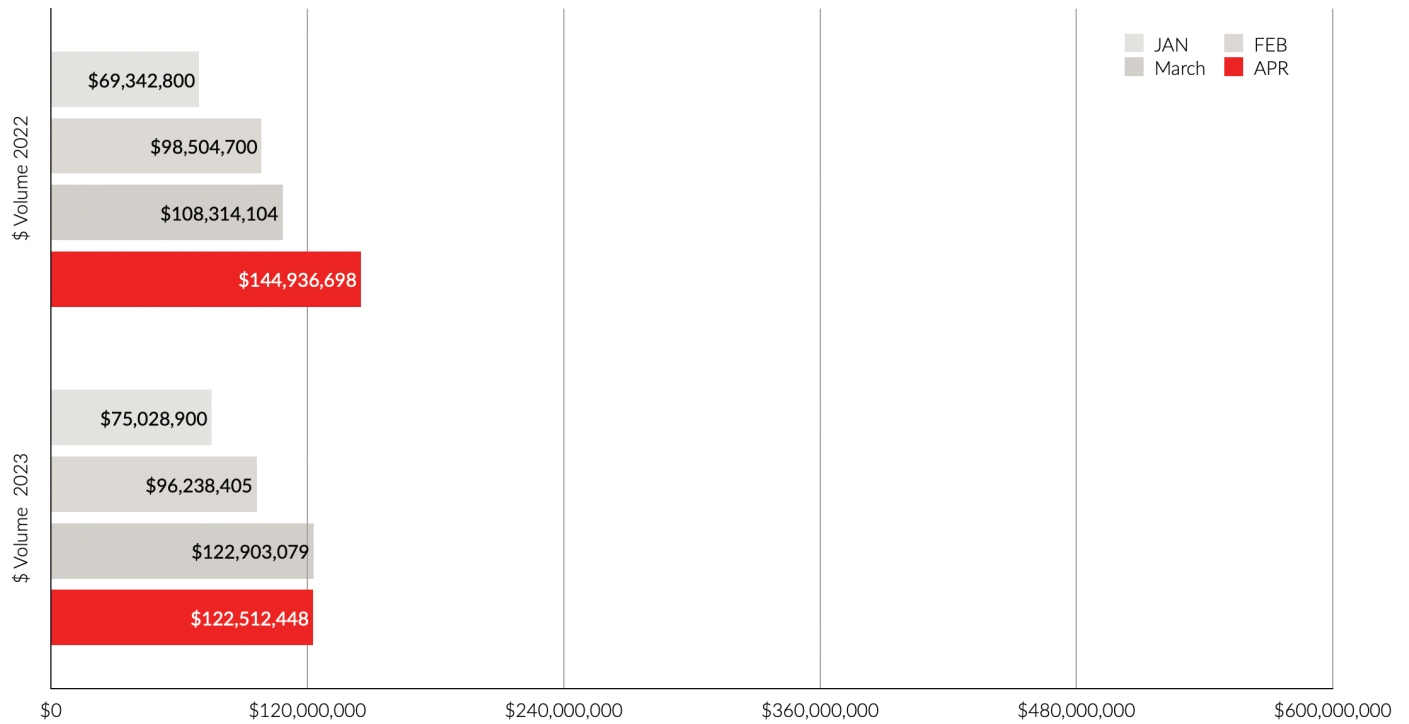


Year-Over-Year

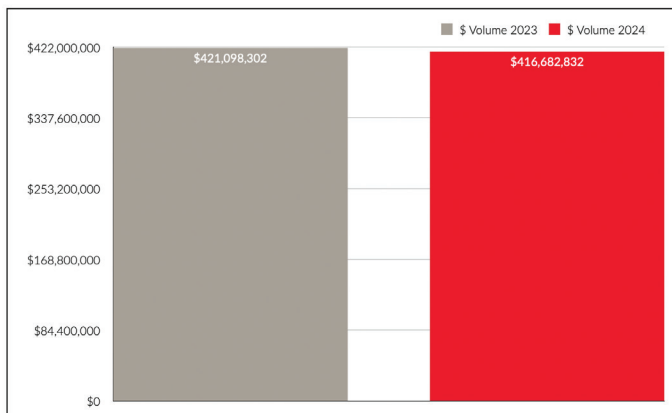


Month-Over-Month 2023 vs. 2024

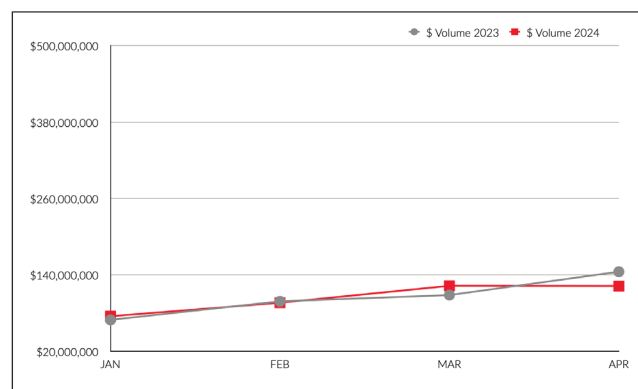
# DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

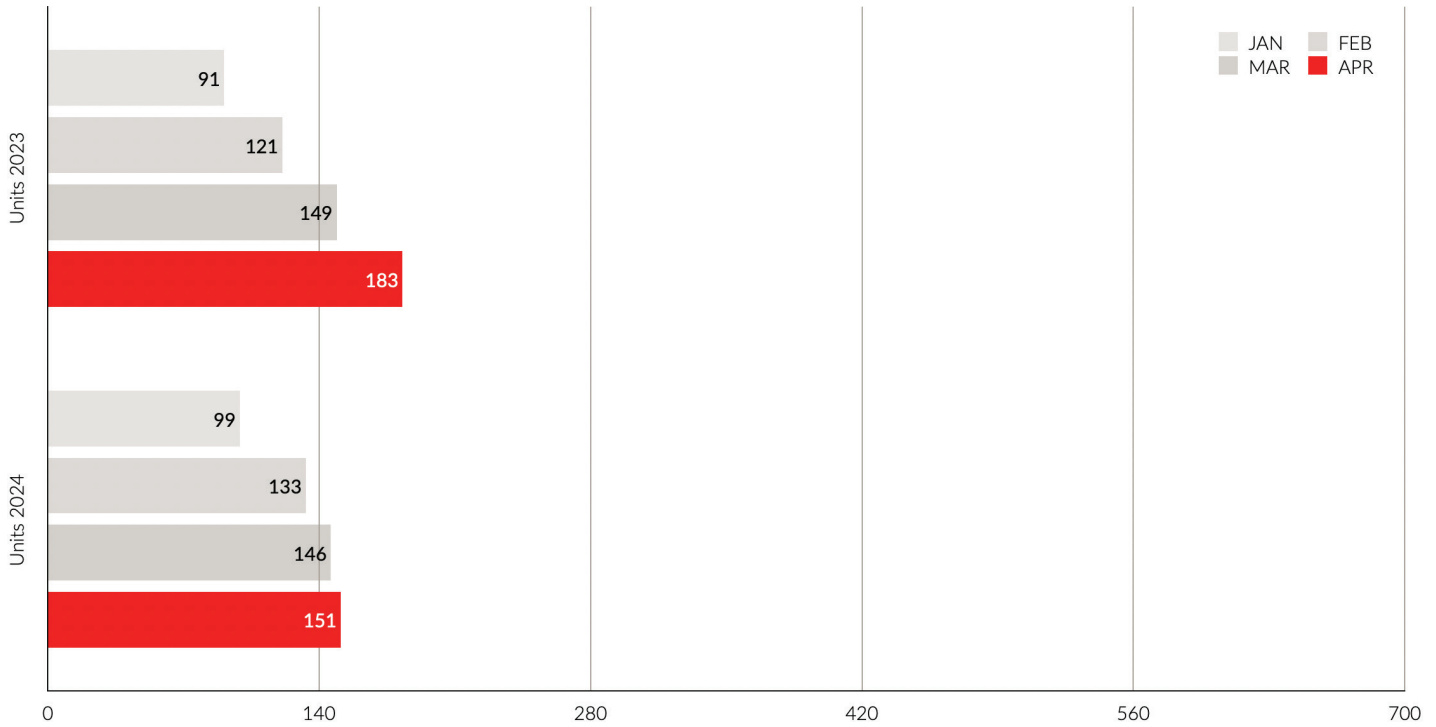


Yearly Totals 2023 vs. 2024

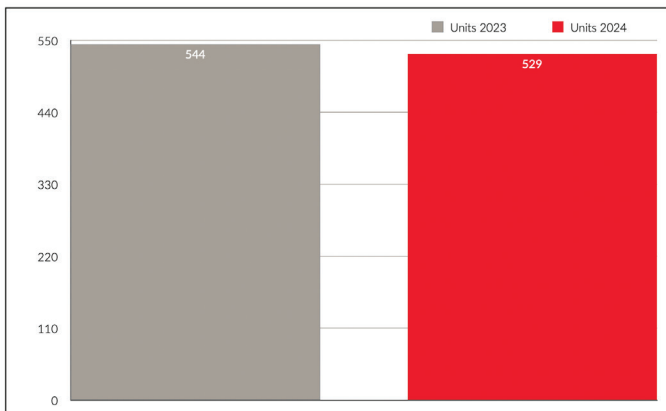


Month vs. Month 2023 vs. 2024

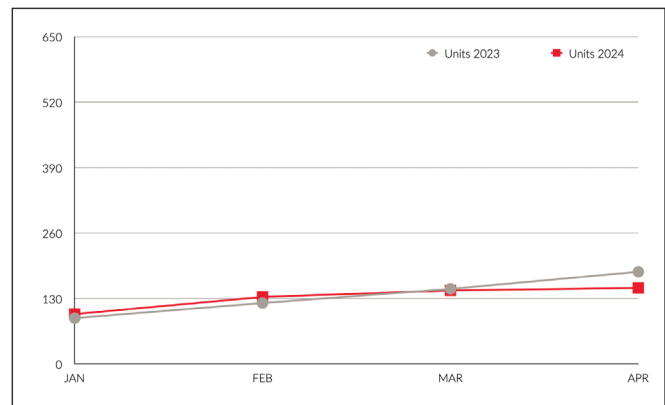
# UNIT SALES



Monthly Comparison 2023 vs. 2024

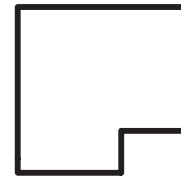

















Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
YTD Sales Volume	 \$340,386,802 +2.21%	 \$62,567,700 -13.2%	 \$7,917,400 +74.64%
YTD Unit Sales	 403 +3.47%	 108 -24.07%	 15 +86.67%
YTD Average Sale Price	 \$844,742 -29.24%	 \$621,527 +25.72%	 \$477,916.67 +7.52%
April Sales Volume	 \$59,395,850 -36.33%	 \$16,910,500 +165.39%	 \$450,000 -84.29%
April Unit Sales	 113 +21.51%	 30 +172.73%	 2 -66.67%



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

## **MEAFORD**

519-538-5755  
96 Sykes St N, Meaford

## **THORNBURY**

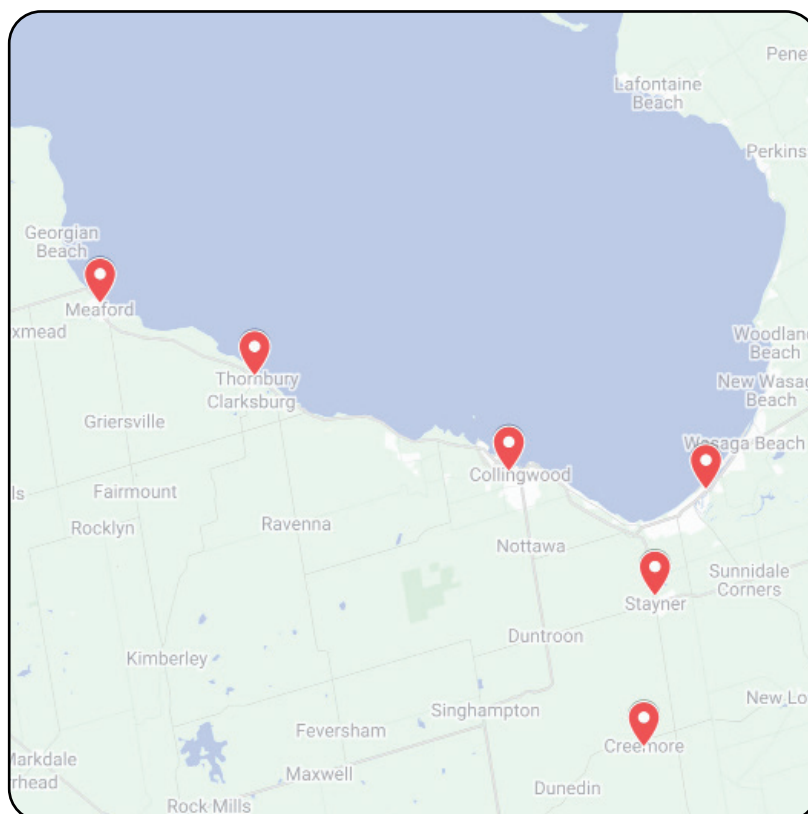
519-599-2136  
27 Arthur St W, Thornbury

## **WASAGA BEACH**

705-429-4800  
1249 Mosley St, Wasaga Beach


## **STAYNER**

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



 /RoyalLePageLocationsNorth

 /CollingwoodRealEstate

 /LocationsNorth

Helping You Is What We Do.

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

[locationsnorth.com/market-update/](https://locationsnorth.com/market-update/)