



2024

MAY

**THE BLUE
MOUNTAINS**

Real Estate Market Report

OVERVIEW

BUYERS MARKET

The Blue Mountains real estate market currently favors buyers, despite a drop in unit sales compared to last year. Sales volume has risen by 13.44%, indicating higher-value transactions are taking place. The median sale price and the average sales price have both increased, suggesting a trend towards more expensive properties being sold. This presents an excellent opportunity for buyers to negotiate favorable terms in a competitive market. Act quickly to take advantage of these conditions before they shift.



May year-over-year sales volume of \$34,273,500

Up 13.44% from 2023's \$30,213,000 with unit sales of 26 down 18.75 from last May's 32. New listings of 133 are up 25.47% from a year ago, with the sales/listing ratio of 19.55% down 10.64%.



Year-to-date sales volume of \$125,186,828

Down 6% from 2023's \$133,179,900 with unit sales of 111 down 7.5% from 2023's 120. New listings of 506 are up 42.54% from a year ago, with the sales/listing ratio of 21.94% down 11.87%.



Year-to-date average sale price of \$1,117,891

Down from \$1,146,553 one year ago with median sale price of \$950,000 down from \$1,050,000 one year ago. Average days-on-market of 63 is up 14.6 days from last year.

MAY NUMBERS

Median Sale Price

\$1,290,000

+70.86%

Average Sale Price

\$1,318,212

+39.62%

Sales Volume

\$34,273,500

+13.44%

Unit Sales

26

-18.75%

New Listings

133

+25.47%

Expired Listings

18

+38.46%

Unit Sales/Listings Ratio

19.55%

-10.64%

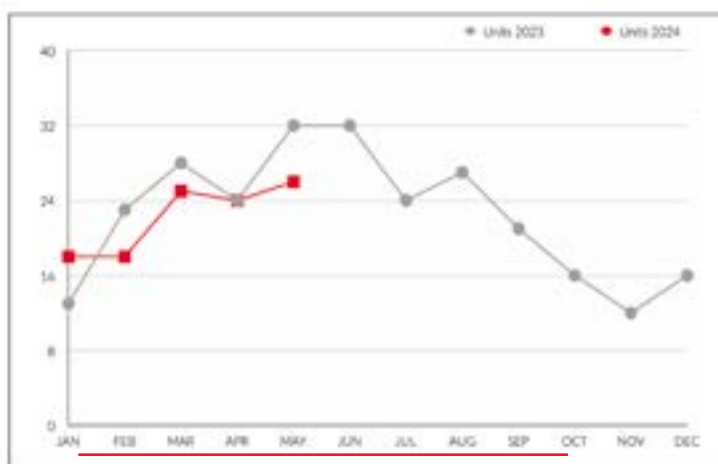
*Year-over-year comparison
(May 2024 vs. May 2023)*

THE MARKET IN DETAIL

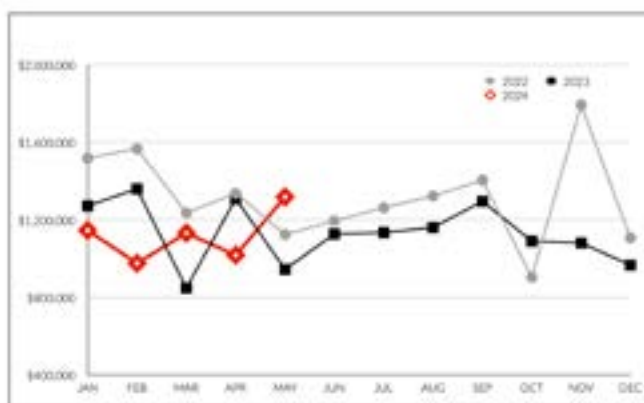
	2022	2023	2024	2023-2024
YTD Volume Sales	\$263,577,647	\$133,179,900	\$125,186,828	-6%
YTD Unit Sales	191	120	111	-7.5%
YTD New Listings	347	355	506	+42.54%
YDT Sales/Listings Ratio	55.04%	33.80%	21.94%	-35.1%
YTD Expired Listings	8	67	106	+58.21%
Monthly Volume Sales	\$24,737,500	\$30,213,000	\$34,273,500	+13.44%
Monthly Unit Sales	22	32	26	-18.75%
Monthly New Listings	98	106	133	+25.47%
Monthly Sales/Listings Ratio	22.45%	30.19%	19.55%	-35.24%
Monthly Expired Listings	0	13	18	+38.46%
Monthly Average Sale Price	\$1,124,432	\$944,156	\$1,318,212	+39.62%
YTD Sales: \$0-\$199K	1	0	0	No Change
YTD Sales: \$200k-349K	10	9	2	-77.78%
YTD Sales: \$350K-\$549K	16	18	20	+11.11%
YTD Sales: \$550K-\$749K	18	12	33	+175%
YTD Sales: \$750K-\$999K	30	16	40	+150%
YTD Sales: \$1M+	116	53	83	+56.6%
YTD Average Days-On-Market	28.20	48.40	63.00	+30.17%
YTD Average Sale Price	\$1,356,583	\$1,146,553	\$1,117,891	-2.5%
YTD Median Sale Price	\$1,200,000	\$1,050,000	\$950,000	-9.52%

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

AVERAGE SALE PRICE

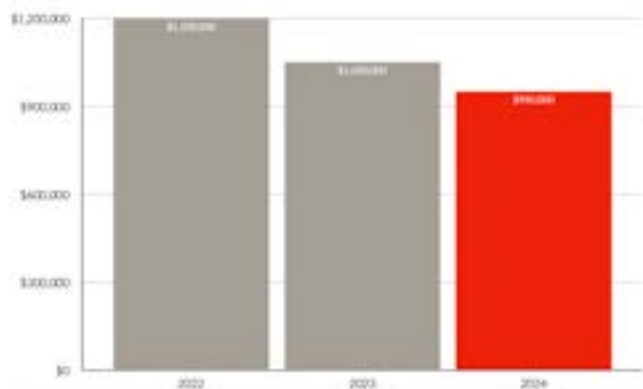


Year-Over-Year

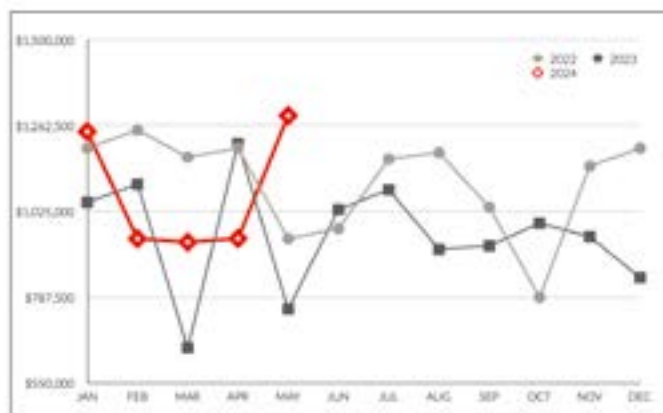


Month-Over-Month 2022 vs. 2023 vs. 2024

MEDIAN SALE PRICE



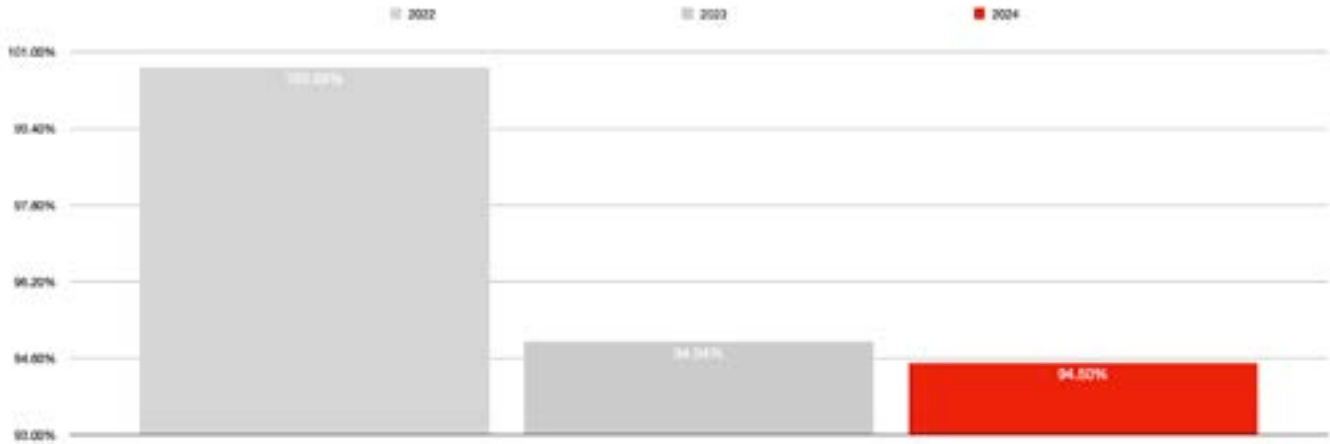
Year-Over-Year



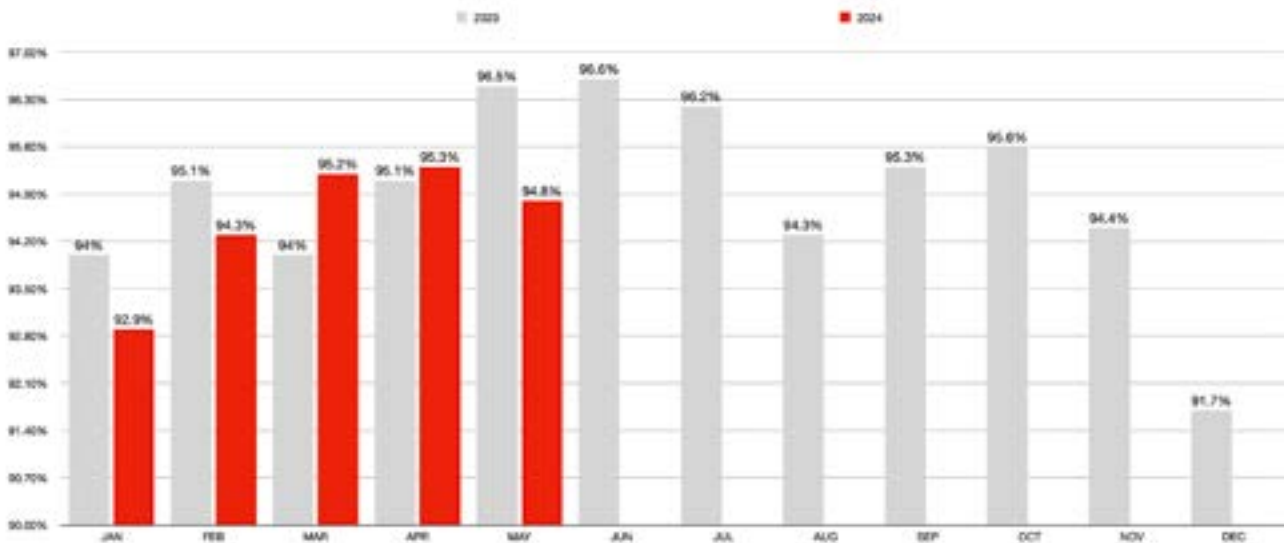
Month-Over-Month 2022 vs. 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

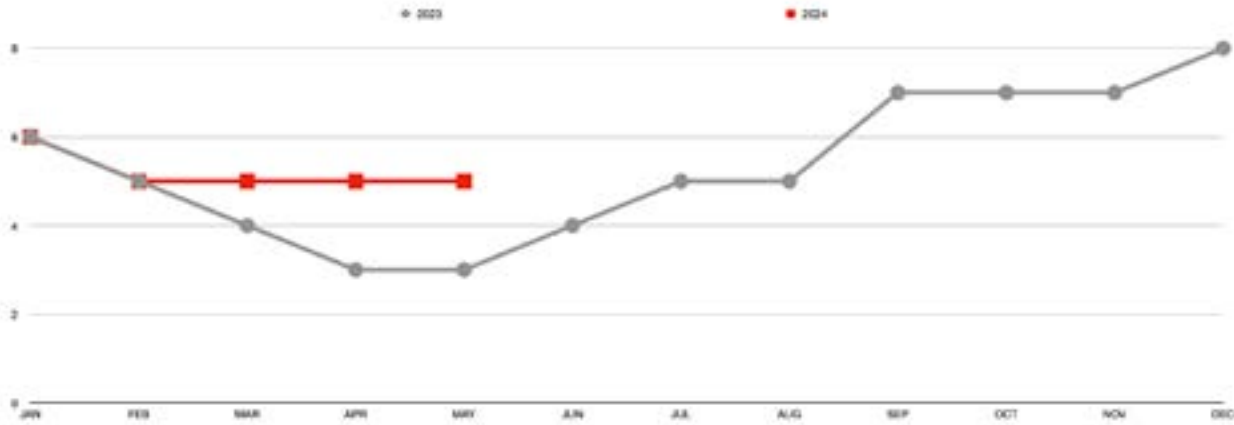


Year-Over-Year

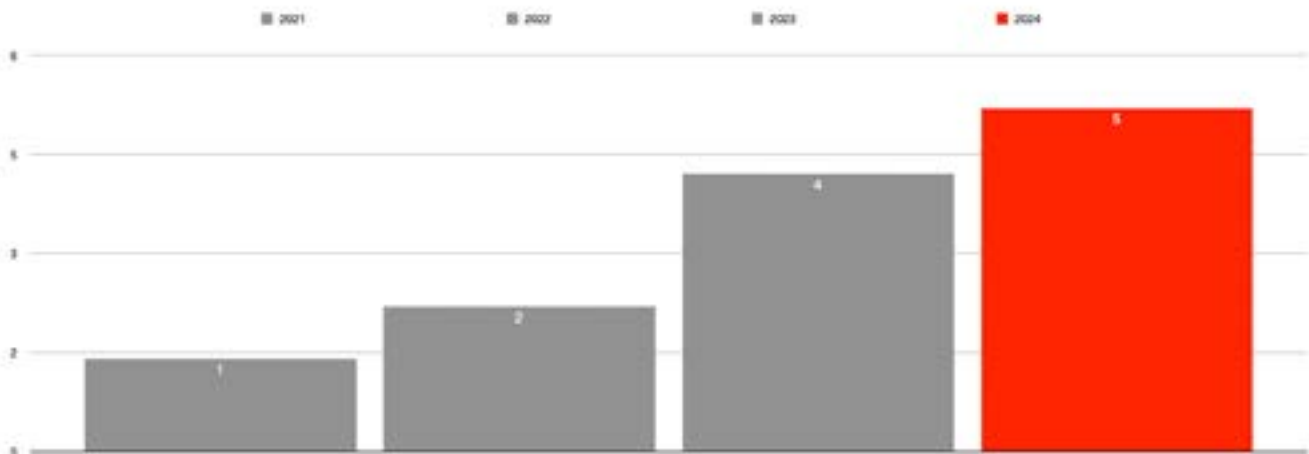


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

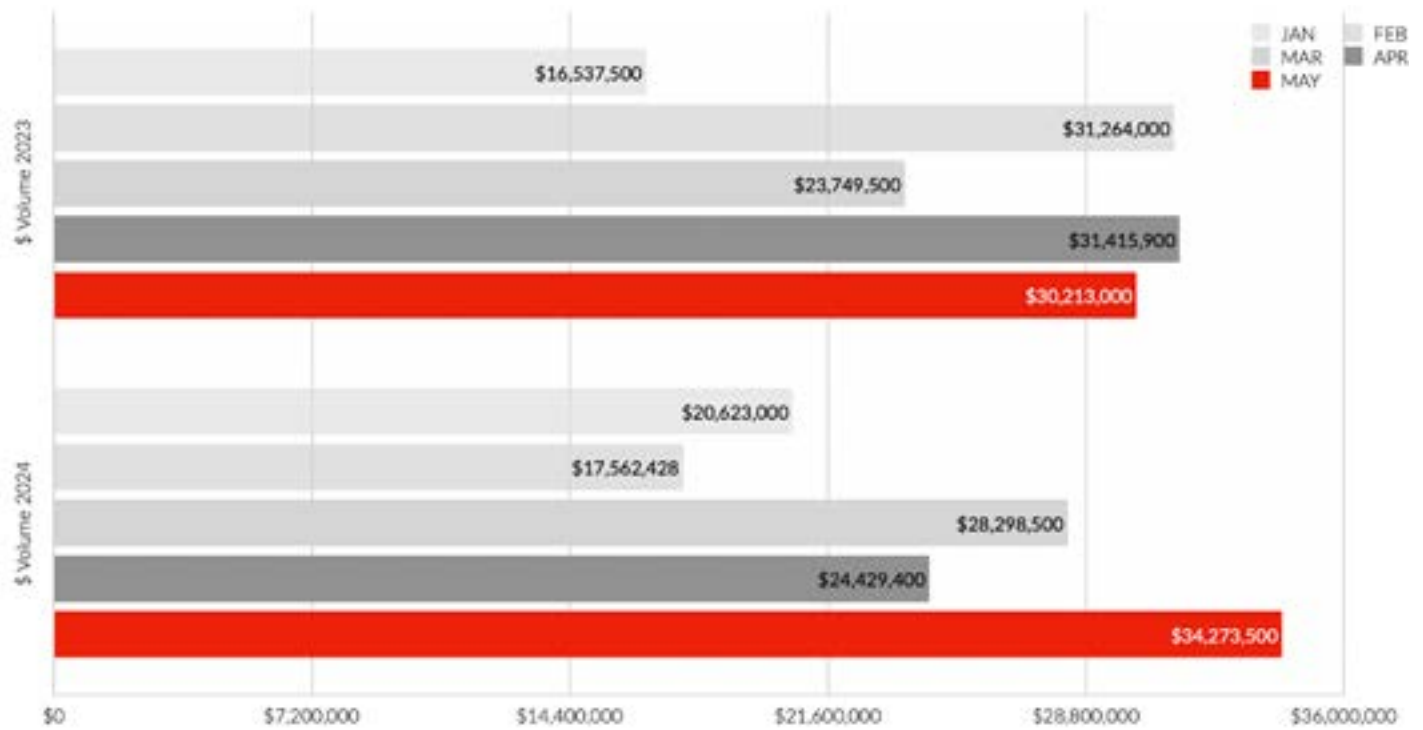


Month-Over-Month 2023 vs. 2024

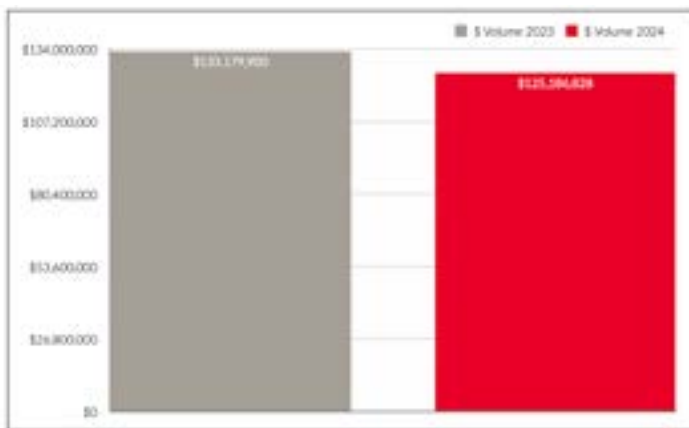


Year-Over-Year

DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

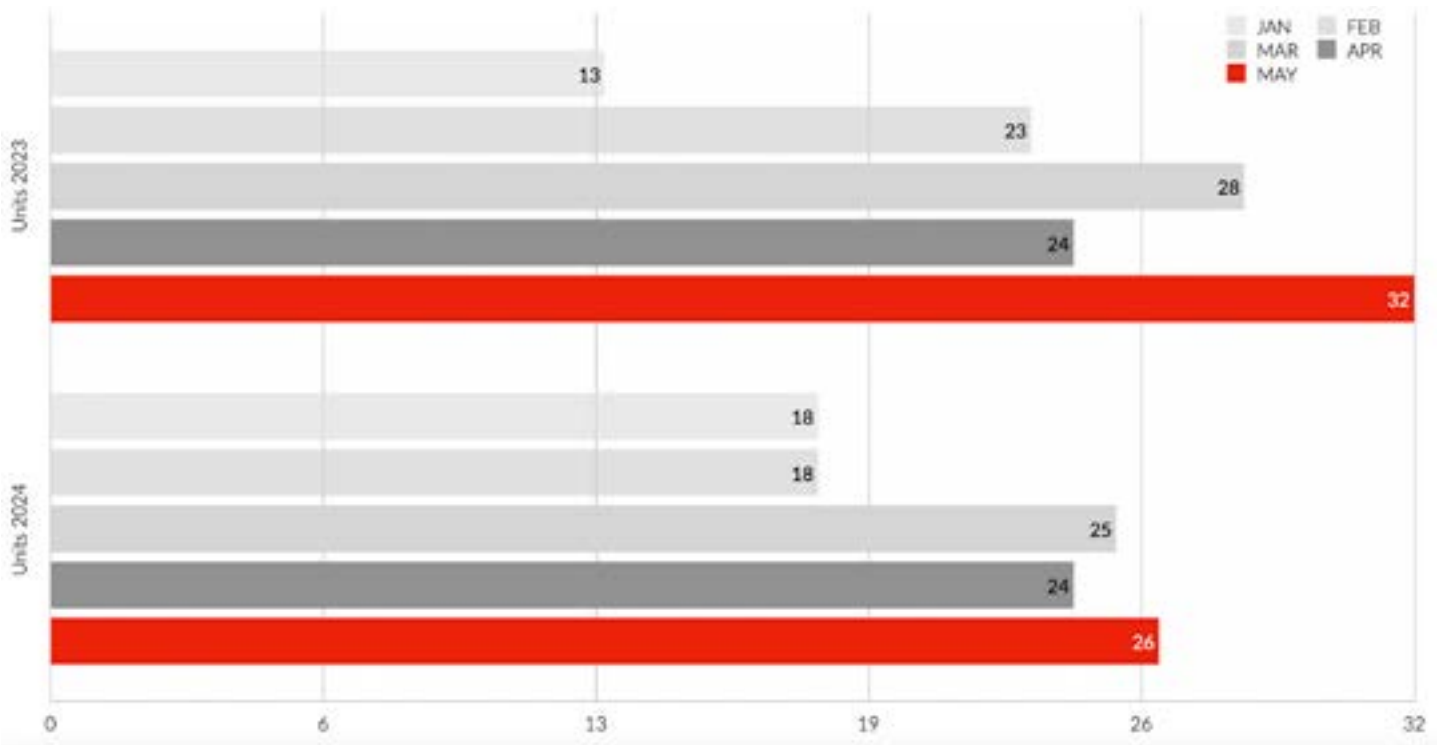


Yearly Totals 2023 vs. 2024

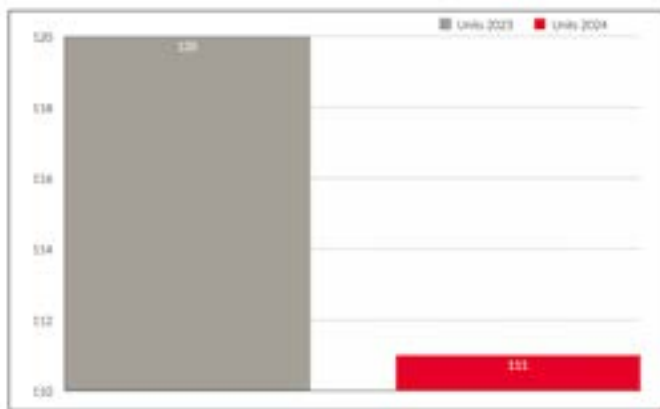


Month vs. Month 2023 vs. 2024

UNIT SALES



Monthly Comparison 2023 vs. 2024

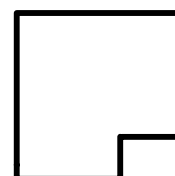


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$94,233,328 +5.82%	\$21,741,000 -34.18%	\$6,388,500 +219.42%
YTD Unit Sales	69 +16.95%	30 -46.43%	8 +300%
YTD Average Sale Price	\$1,365,700 -9.52%	\$724,700 +22.87%	\$798,563 -20.14%
May Sales Volume	\$28,181,500 +44.48%	\$4,733,000 -55.8%	\$750,000 +100%
May Unit Sales	17 +6.25%	7 -56.25%	1 +100%

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

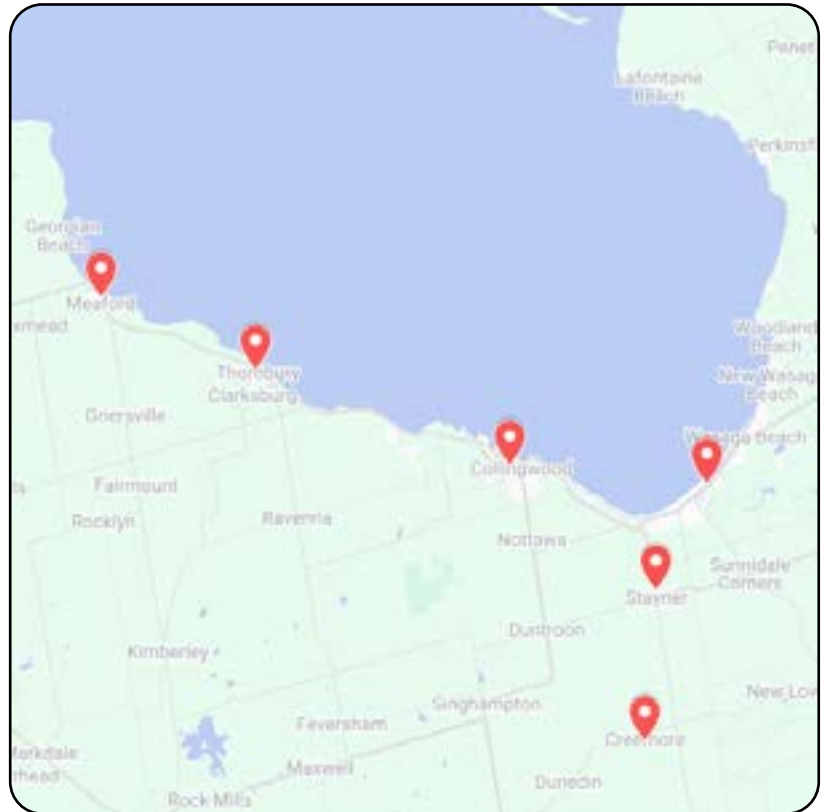
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach


STAYNER

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



 /RoyalLePageLocationsNorth

 /The Blue MountainsRealEstate

 /LocationsNorth

Helping You Is What We Do.

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

locationsnorth.com/market-update/