



2024
JUNE

COLLINGWOOD

Real Estate Market Report

OVERVIEW

BUYERS MARKET

The Collingwood real estate market is a buyer's market this month, marked by a decrease in both unit sales and sales volume. Both the average and median sale prices have dropped compared to this time last year, providing buyers with more leverage and the potential for better deals.



June year-over-year sales volume of \$25,858,900

Down 38.76% from 2023's \$42,223,300 with unit sales of 34 down 26.09% from last June's 46. New listings of 126 are down 14.86% from a year ago, with the sales/listing ratio of 26.98% down 13.18%.



Year-to-date sales volume of \$186,259,068

Down 7.69% from 2023's \$201,777,199 with unit sales of 225 down 5.86% from 2023's 239. New listings of 706 are up 8.45% from a year ago, with the sales/listing ratio of 31.87% down 13.19%.



Year-to-date average sale price of \$816,225

Down from \$836,215 one year ago with median sale price of \$949,750 down from \$1,040,000 one year ago. Average days-on-market of 50.33 is up 10.5 days from last year.

JUNE NUMBERS

Median Sale Price

\$838,000

-18.64%

Average Sale Price

\$760,556

-17.14%

Sales Volume

\$25,858,900

-38.76%

Unit Sales

34

-26.09%

New Listings

126

-14.86%

Expired Listings

20

+100%

Unit Sales/Listings Ratio

26.98%

-13.18%

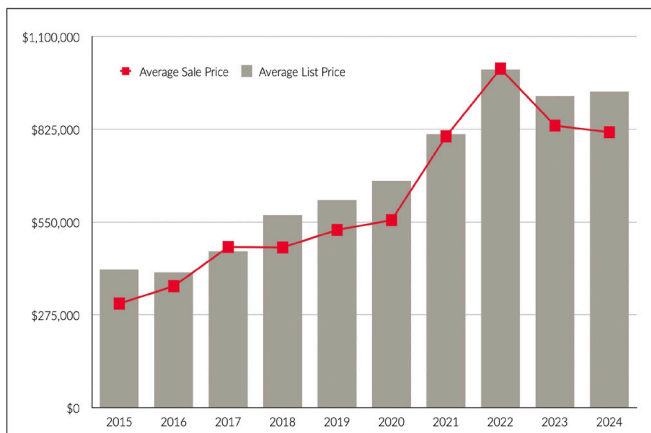
*Year-over-year comparison
(June 2024 vs. June 2023)*

THE MARKET IN DETAIL

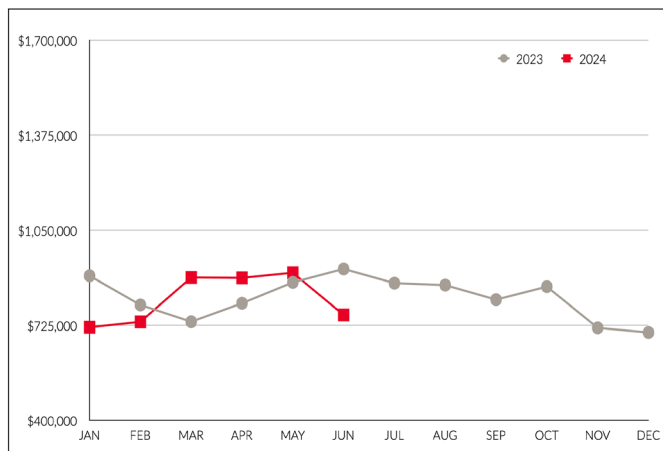
	2022	2023	2024	2023-2024
YTD Volume Sales	\$270,746,048	\$201,777,199	\$186,259,068	-7.69%
YTD Unit Sales	270	239	225	-5.86%
YTD New Listings	566	651	706	+8.45%
YTD Sales/Listings Ratio	47.70%	36.71%	31.87%	-13.19%
YTD Expired Listings	18	65	136	+109.23%
Monthly Volume Sales	\$31,414,000	\$42,223,300	\$25,858,900	-38.76%
Monthly Unit Sales	33	46	34	-26.09%
Monthly New Listings	136	148	126	-14.86%
Monthly Sales/Listings Ratio	24.26%	31.08%	26.98%	-13.18%
Monthly Expired Listings	6	10	20	+100%
Monthly Average Sale Price	\$951,939	\$917,898	\$760,556	-17.14%
YTD Sales: \$0-\$199K	0	1	3	+200%
YTD Sales: \$200k-349K	6	7	2	-71.43%
YTD Sales: \$350K-\$549K	26	40	45	+12.5%
YTD Sales: \$550K-\$749K	56	58	64	+10.34%
YTD Sales: \$750K-\$999K	85	77	55	-28.57%
YTD Sales: \$1M+	85	51	51	No Change
YTD Sales: \$2M+	96	56	55	-1.79%
YTD Average Days-On-Market	18.00	34.00	48.00	+41.18%
YTD Average Sale Price	\$1,004,910	\$836,215	\$816,225	-2.39%
YTD Median Sale Price	\$1,187,500	\$1,040,000	\$949,750	-8.68%

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

AVERAGE SALE PRICE

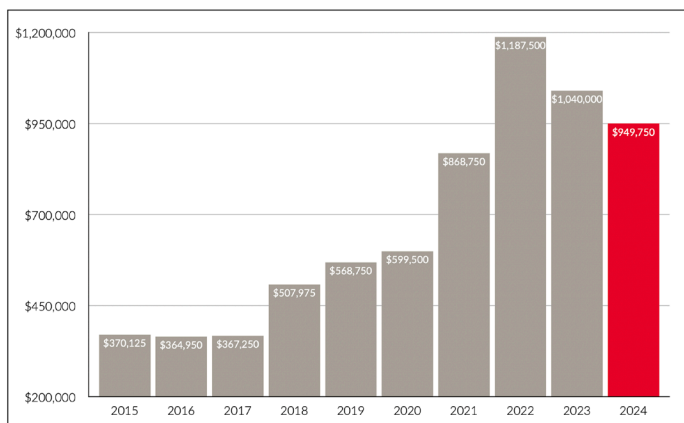


Year-Over-Year

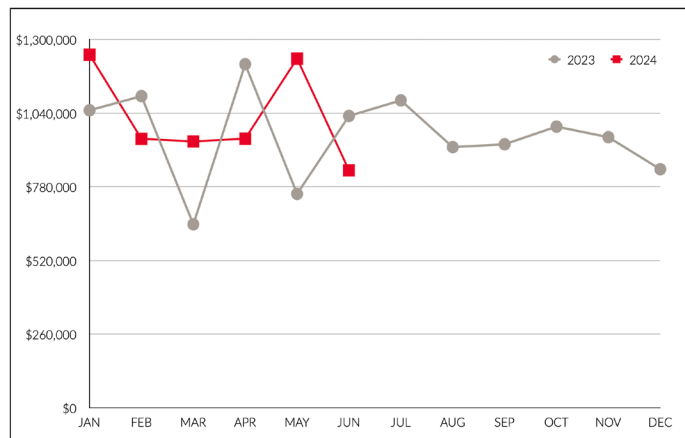


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



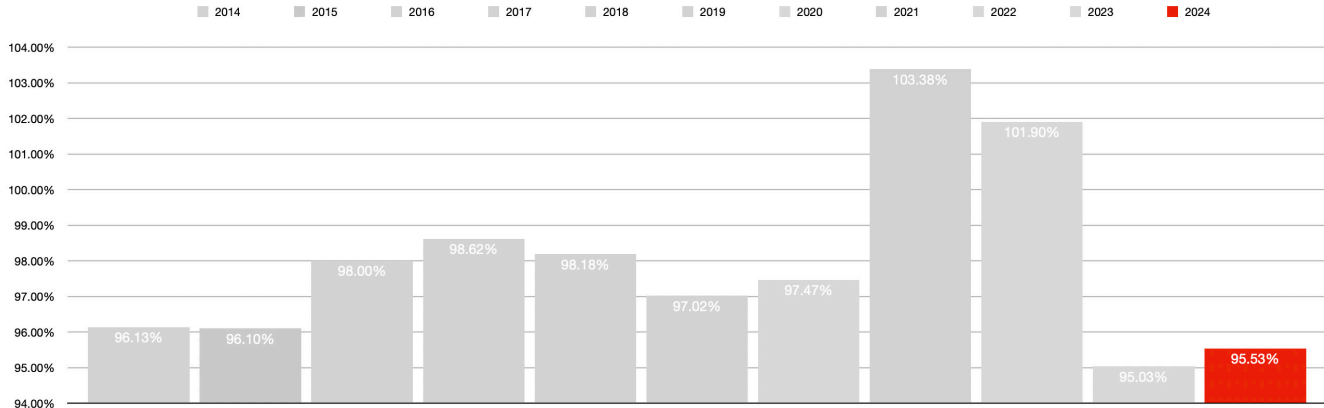
Year-Over-Year



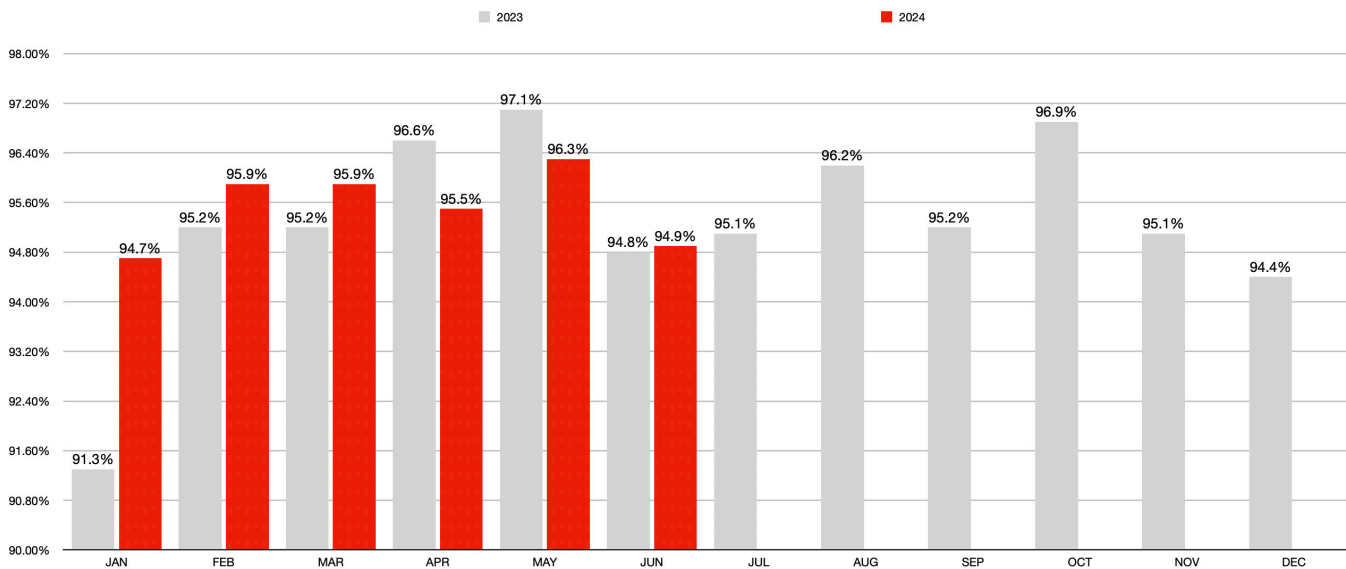
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

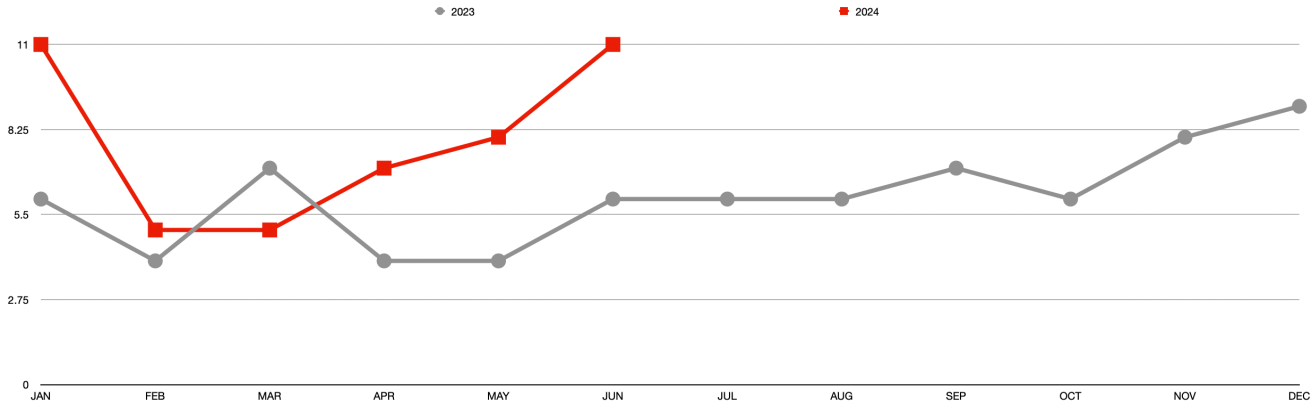


Year-Over-Year

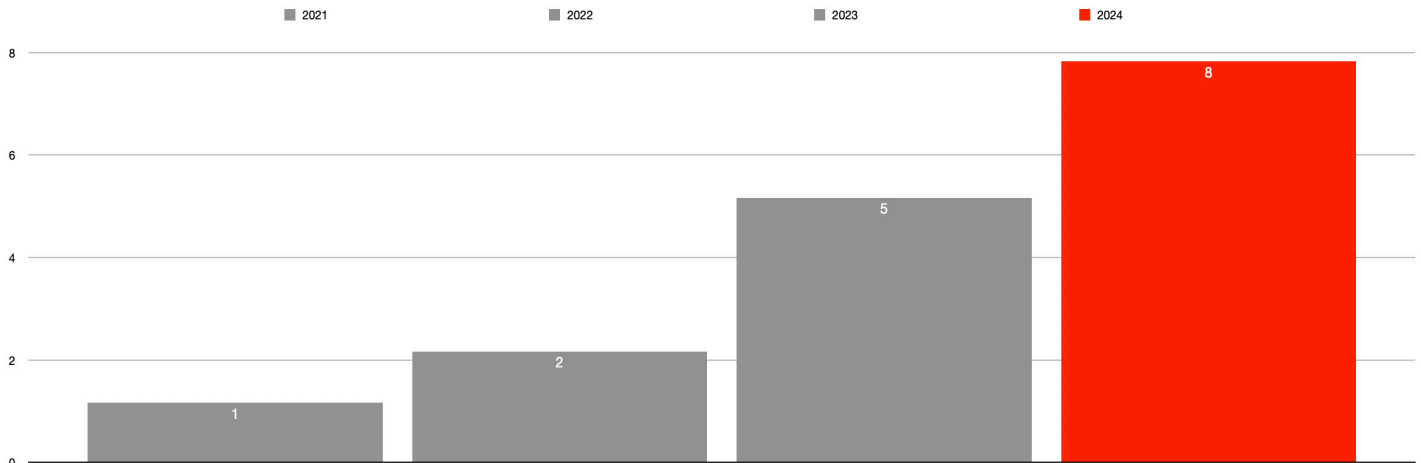


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

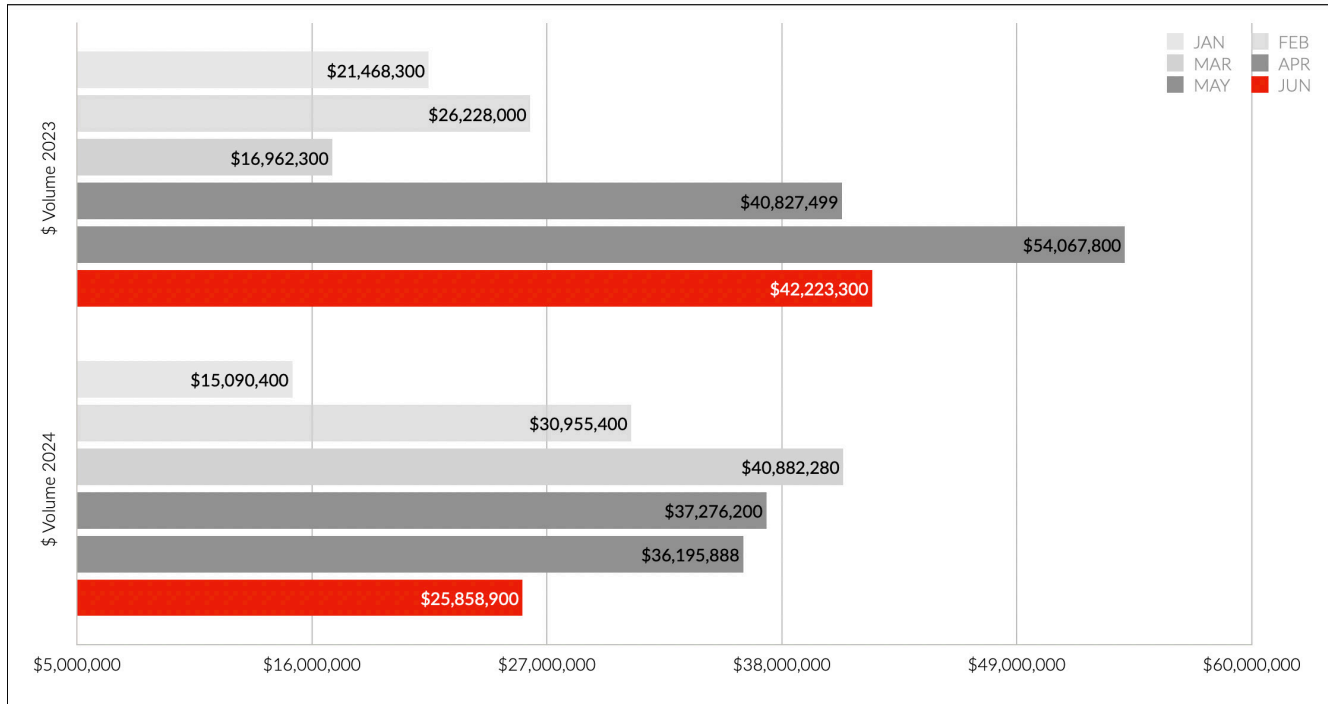


Month-Over-Month 2023 vs. 2024

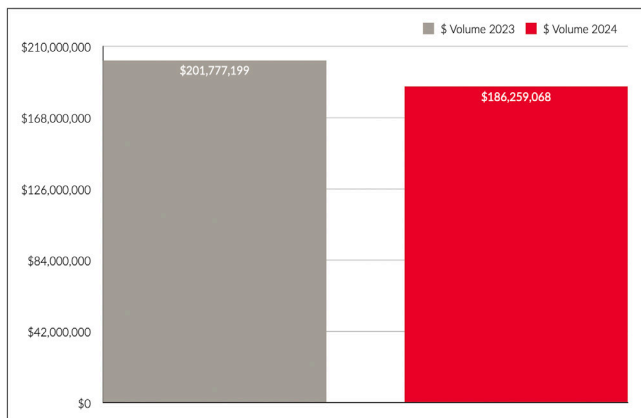


Year-Over-Year

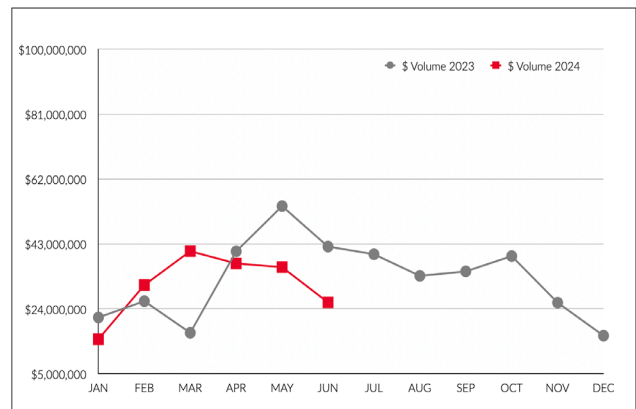
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

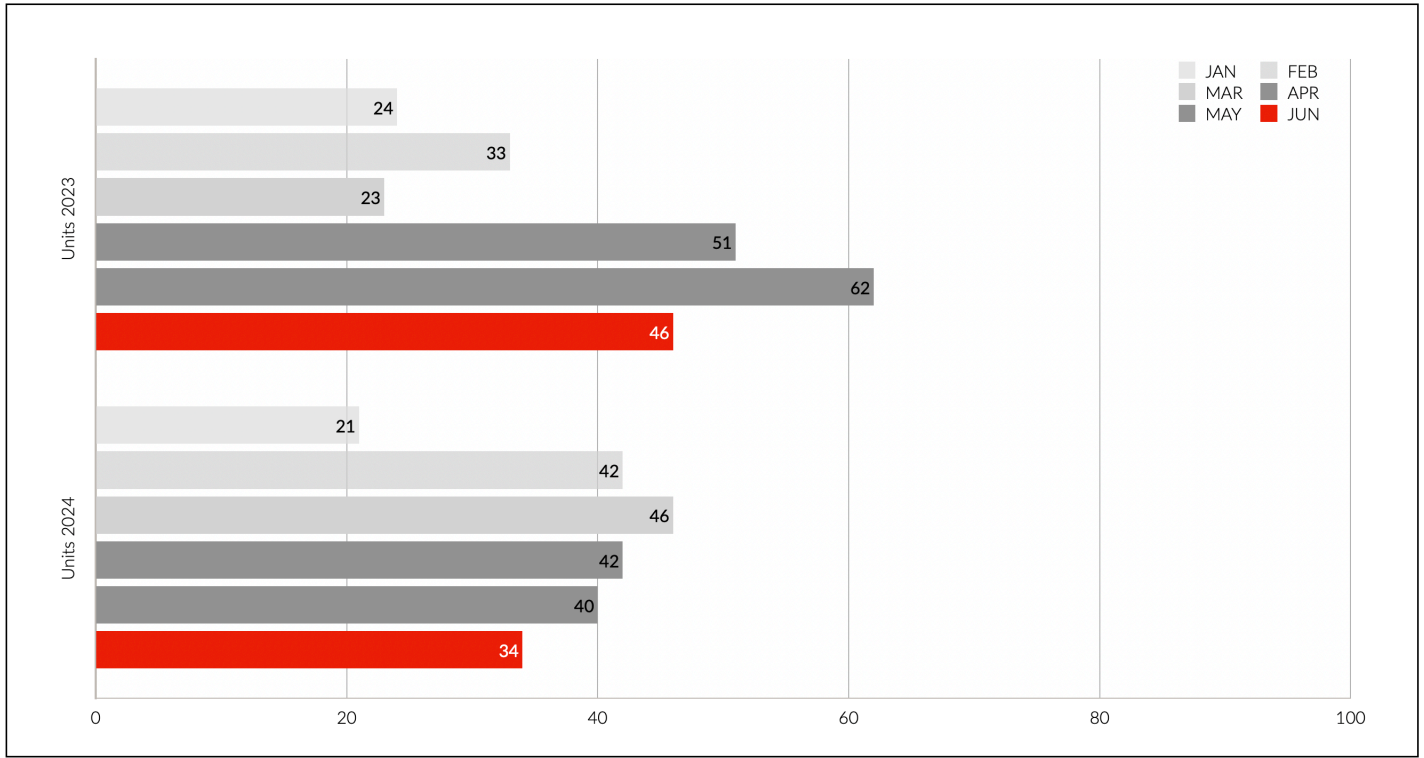


Yearly Totals 2023 vs. 2024

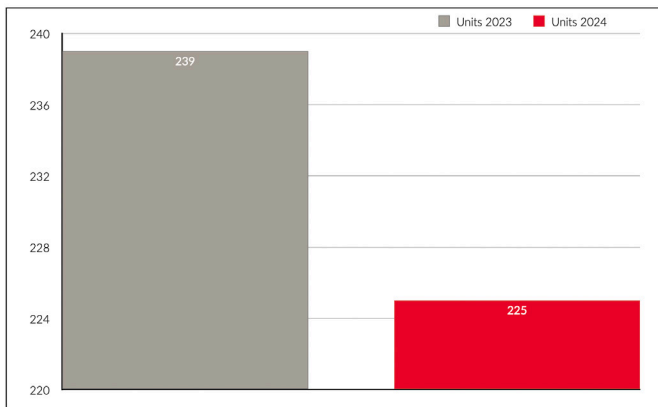


Month vs. Month 2023 vs. 2024

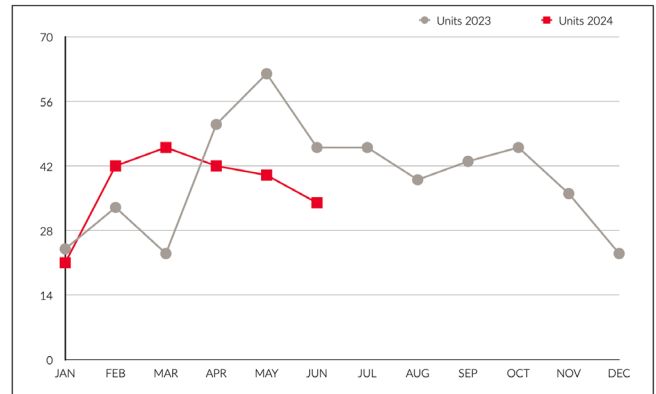
UNIT SALES



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	\$135,676,868 +0.54%	\$49,629,700 -21.08%	\$952,500 -47.95%
YTD Unit Sales	145 -2.68%	76 -8.43%	4 +33.33%
YTD Average Sale Price	\$948,944 +3.48%	\$653,022 -13.81%	\$238,125 -60.96%
June Sales Volume	\$17,081,000 -28.36%	\$8,777,900 -46.22%	\$0 -100%
June Unit Sales	18 -30.77%	16 -5.88%	0 -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

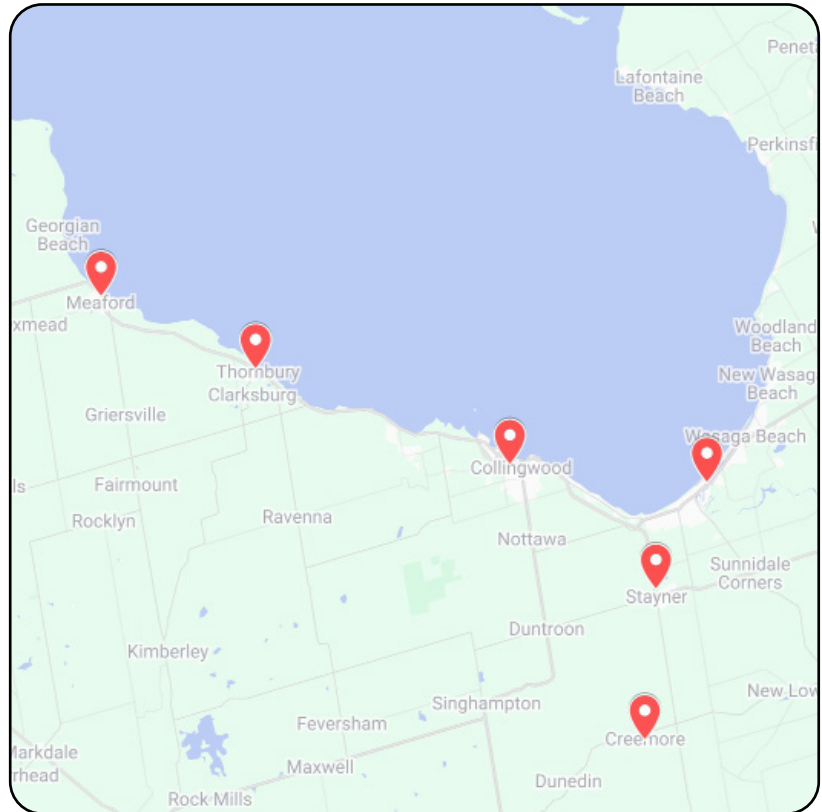
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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