



2024
JUNE

GREY HIGHLANDS

Real Estate Market Report



LOCATIONS **NORTH**
BROKERAGE

OVERVIEW

BALANCED MARKET

In Grey Highlands, the real estate market is currently balanced, despite an increase in both unit sales and sales volume. The median sale price has risen by 12.57%, while the average sale price has decreased slightly compared to the previous year. These mixed trends offer a stable environment for both buyers and sellers.



June year-over-year sales volume of \$15,652,500

Up +5.8% from 2023's \$14,794,835 with unit sales of 20 up 11.11% from last June's 18. New listings of 42 are up 2.44% from a year ago, with the sales/listing ratio of 47.62% up 3.72%.



Year-to-date sales volume of \$67,709,715

Up 21.14% from 2023's \$55,895,235 with unit sales of 77 up 11.59% from 2023's 69. New listings of 233 are up 42.07% from a year ago, with the sales/listing ratio of 33.05% down 9.03%.



Year-to-date average sale price of \$893,795

Up 9.66% from \$815,030 one year ago with median sale price of \$639,508 down from \$688,250 one year ago. The average days-on-market is 80 is up 20.5 days from last year.

JUNE NUMBERS

Median Sale Price

\$721,250

+12.57%

Average Sale Price

\$782,625

-4.78%

Sales Volume

\$15,652,500

+5.8%

Unit Sales

20

+11.11%

New Listings

42

+2.44%

Expired Listings

17

+325%

Unit Sales/Listings Ratio

47.62%

+3.72%

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

THE MARKET IN DETAIL

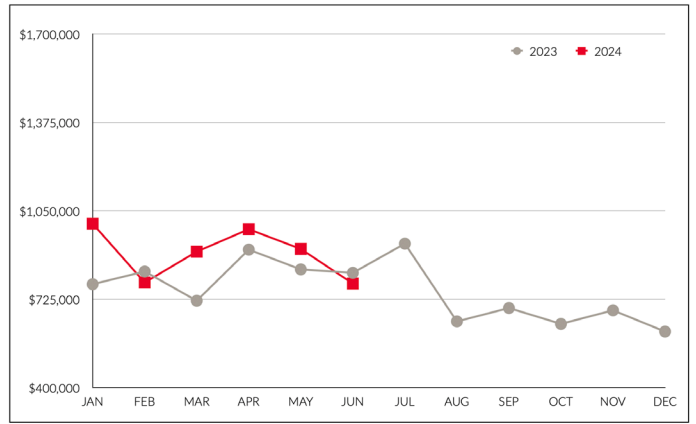
	2022	2023	2024	2023-2024
YTD Volume Sales	\$76,683,459	\$55,895,235	\$67,709,715	+21.14%
YTD Unit Sales	78	69	77	+11.59%
YTD New Listings	200	164	233	+42.07%
YTD Sales/Listings Ratio	39.00%	42.07%	33.05%	-9.03%
YTD Expired Listings	8	22	43	+95.45%
Monthly Volume Sales	\$11,988,500	\$14,794,835	\$15,652,500	+5.8%
Monthly Unit Sales	16	18	20	+11.11%
Monthly New Listings	43	41	42	+2.44%
Monthly Sales/Listings Ratio	37.21%	43.90%	47.62%	+3.72%
Monthly Expired Listings	3	4	17	+325%
Monthly Average Sale Price	\$749,281	\$821,935	\$782,625	-4.78%
YTD Sales: \$0-\$199K	5	3	5	66.67%
YTD Sales: \$200k-349K	12	2	3	50.00%
YTD Sales: \$350K-\$549K	17	13	15	15.38%
YTD Sales: \$550K-\$749K	0	0	2	200%
YTD Sales: \$750K-\$999K	18	13	18	38.46%
YTD Sales: \$1M+	27	15	12	-20.00%
YTD Sales: \$2M+	28	16	16	0.00%
YTD Average Days-On-Market	33.00	59.50	80.00	+34.45%
YTD Average Sale Price	\$823,458	\$815,030	\$893,795	+9.66%
YTD Median Sale Price	\$738,750	\$688,250	\$639,508	-7.08%

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

AVERAGE SALE PRICE

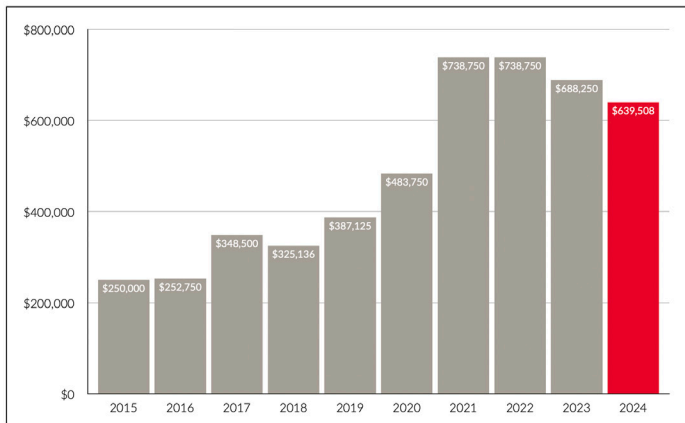


Year-Over-Year

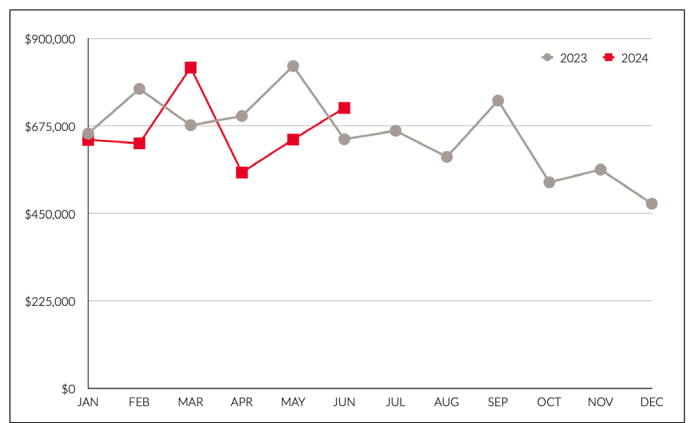


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



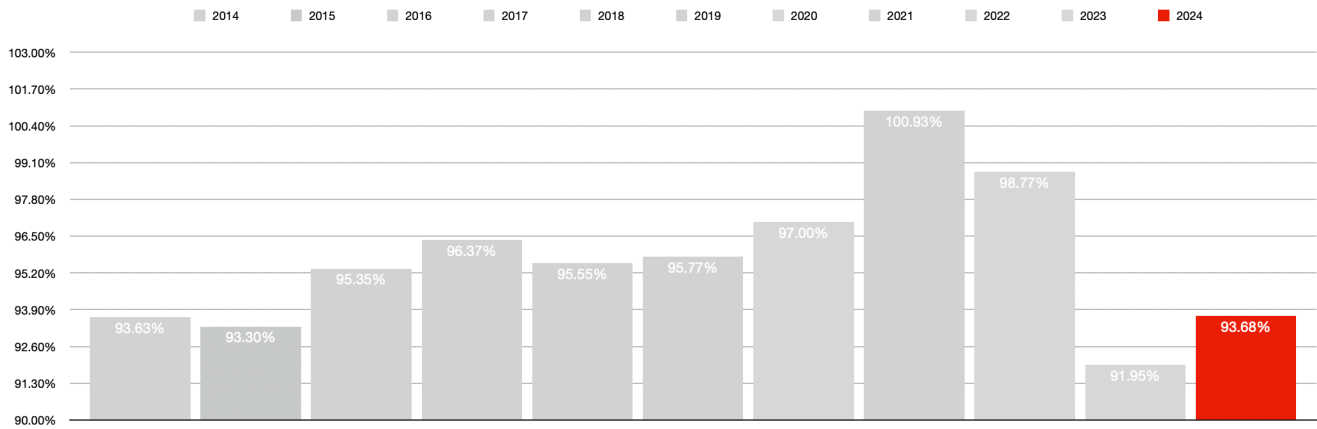
Year-Over-Year



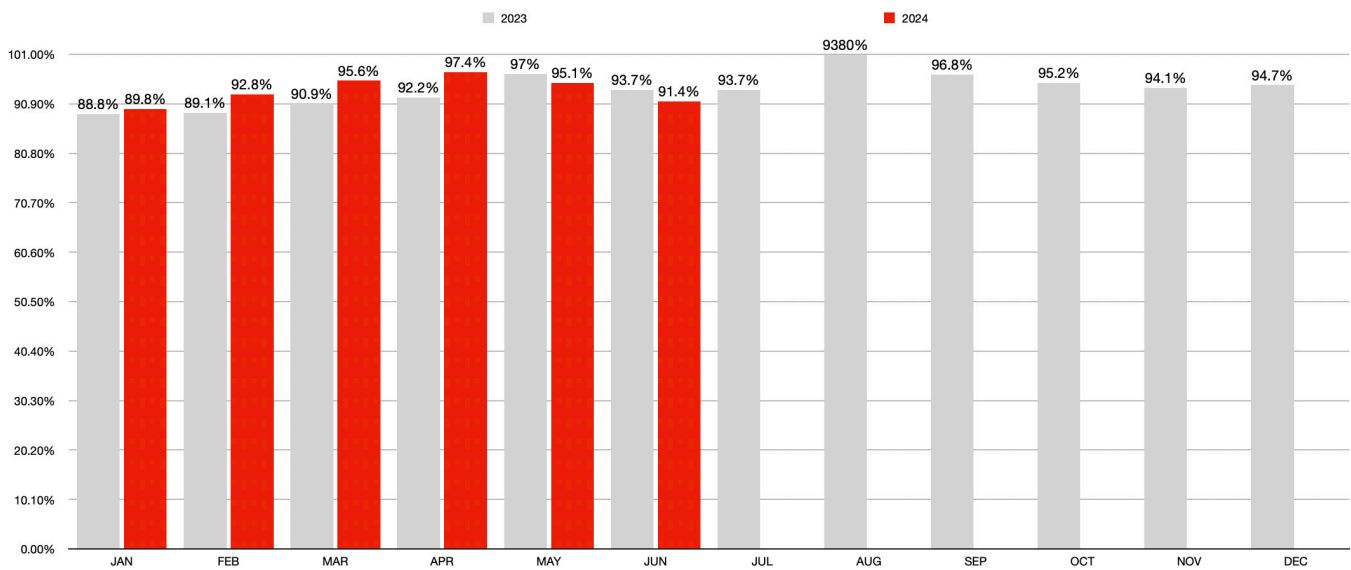
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

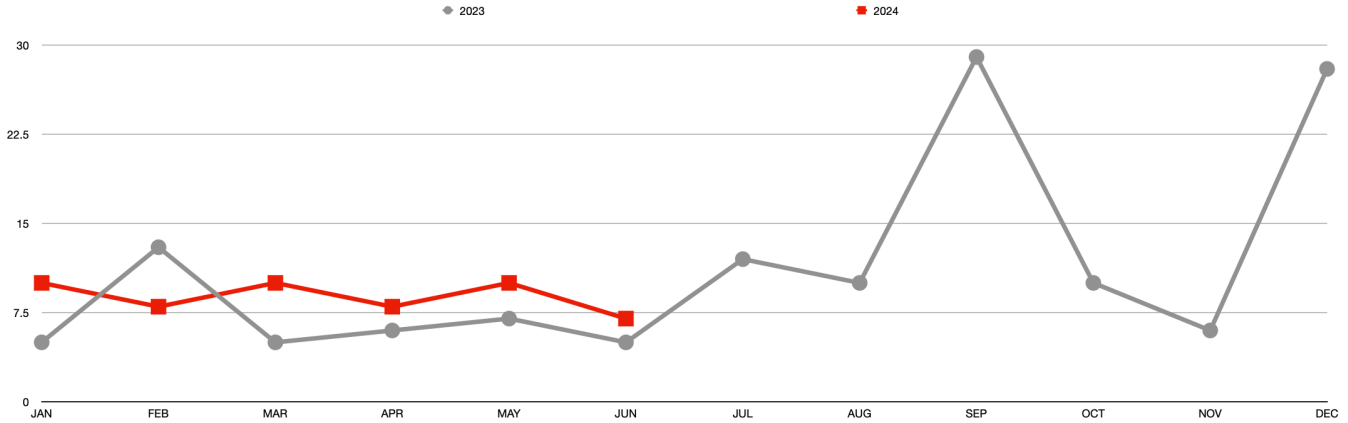


Year-Over-Year

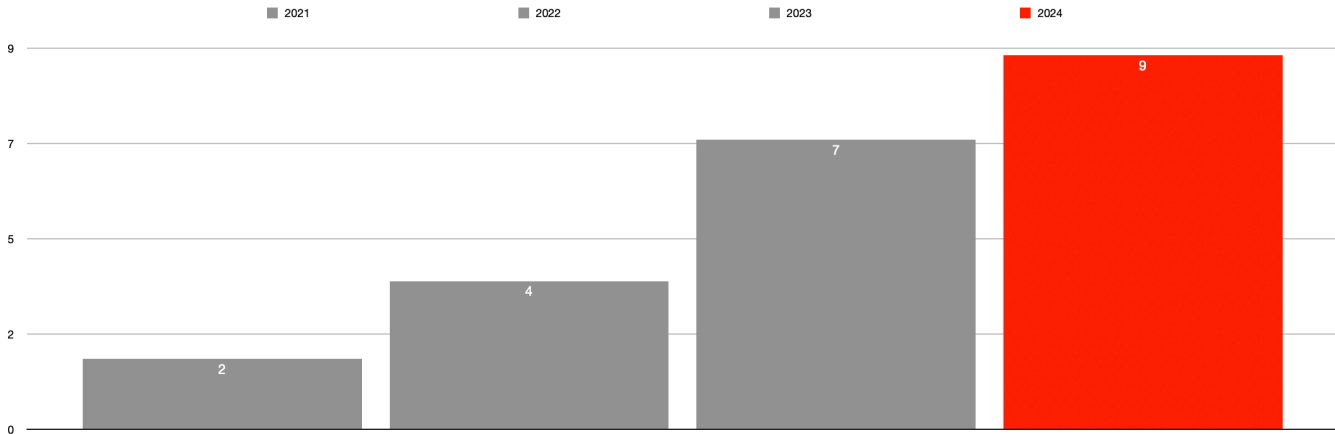


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

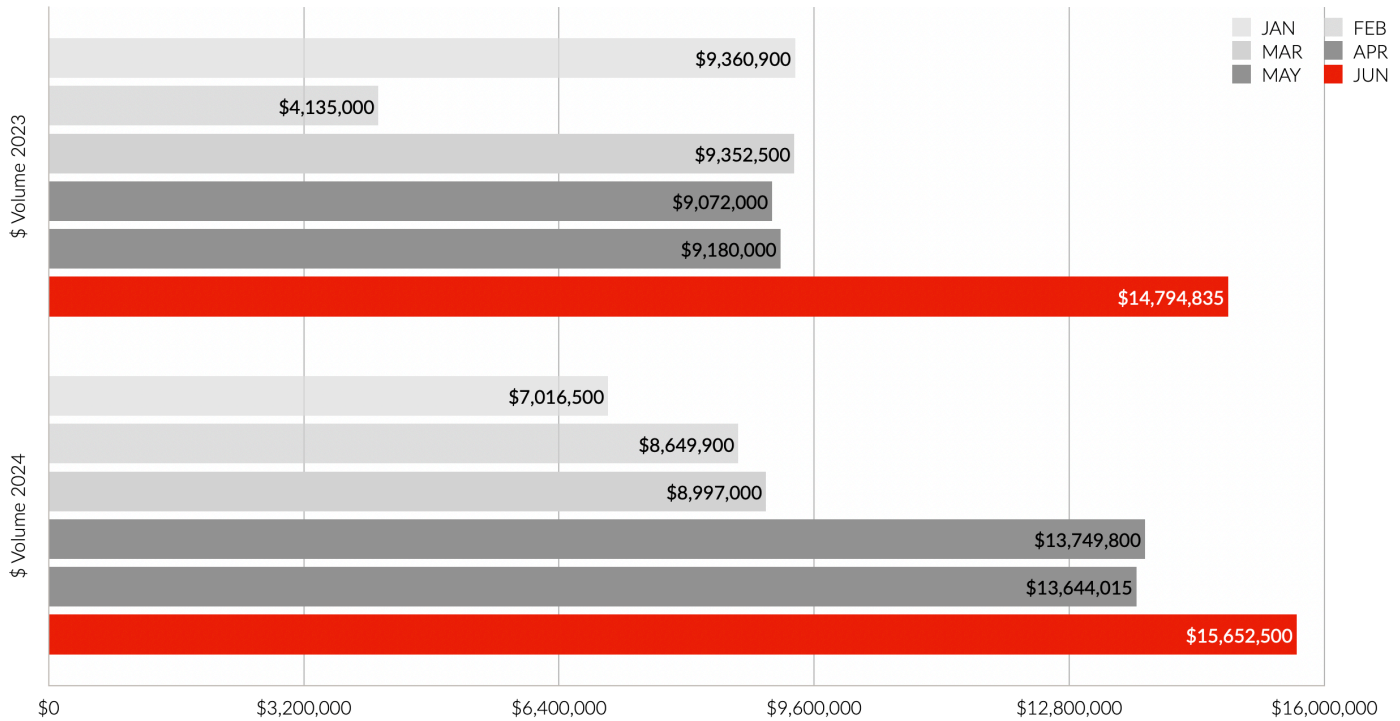


Month-Over-Month 2023 vs. 2024

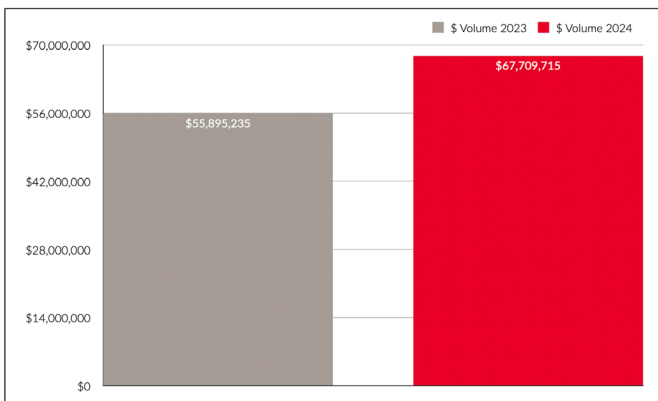


Year-Over-Year

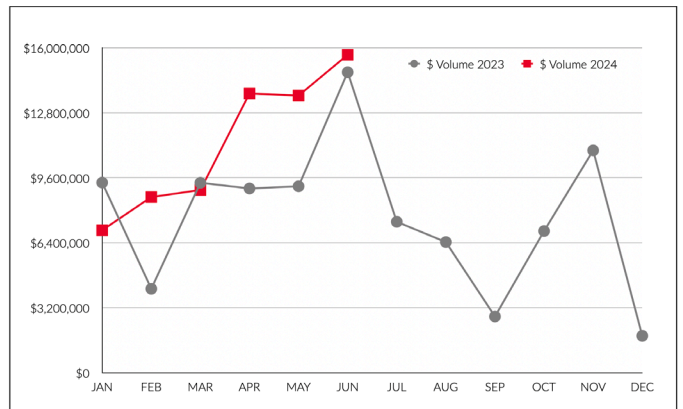
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

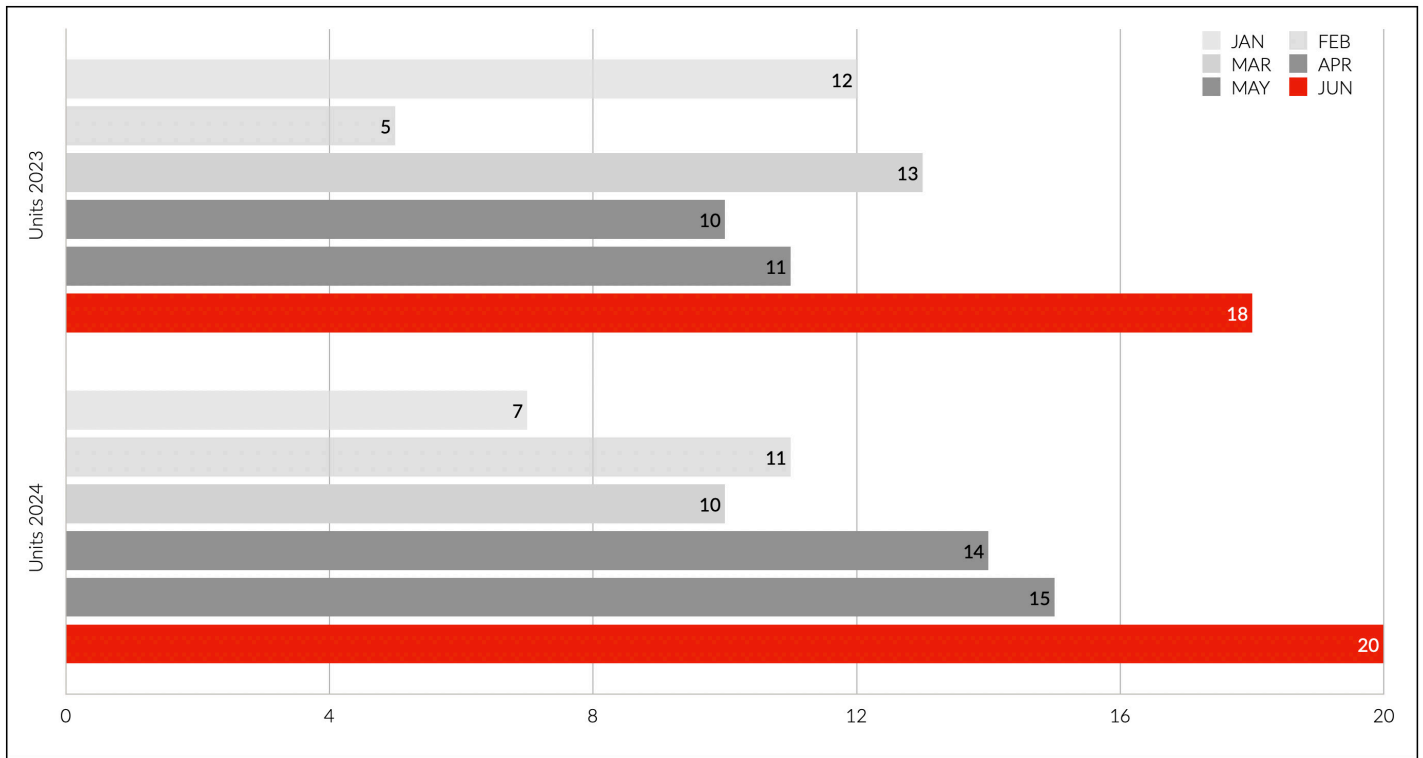


Yearly Totals 2023 vs. 2024

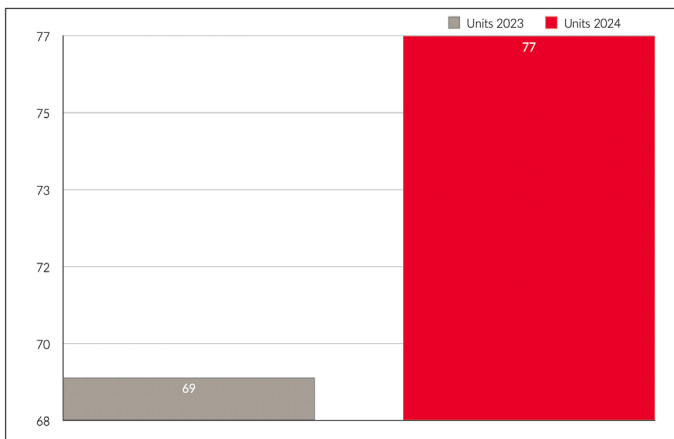


Month vs. Month 2023 vs. 2024

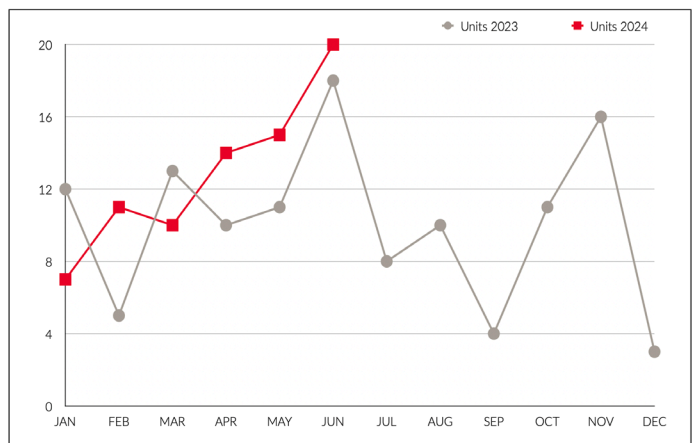
UNIT SALES



Monthly Comparison 2023 vs. 2024

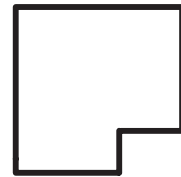


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$62,387,315 +16.59%	0 No Change	\$21,022,400 +781.44%
YTD Unit Sales	64 +1.59%	0 No Change	13 +116.67%
YTD Average Sale Price	\$974,802 +14.77%	0 No Change	\$1,617,108 +306.82%
June Sales Volume	\$13,860,000 -4.38%	0 No Change	\$17,492,500 +5,730.83%
June Unit Sales	16 No Change	0 No Change	4 +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

GREY HIGHLANDS

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

THORNBURY

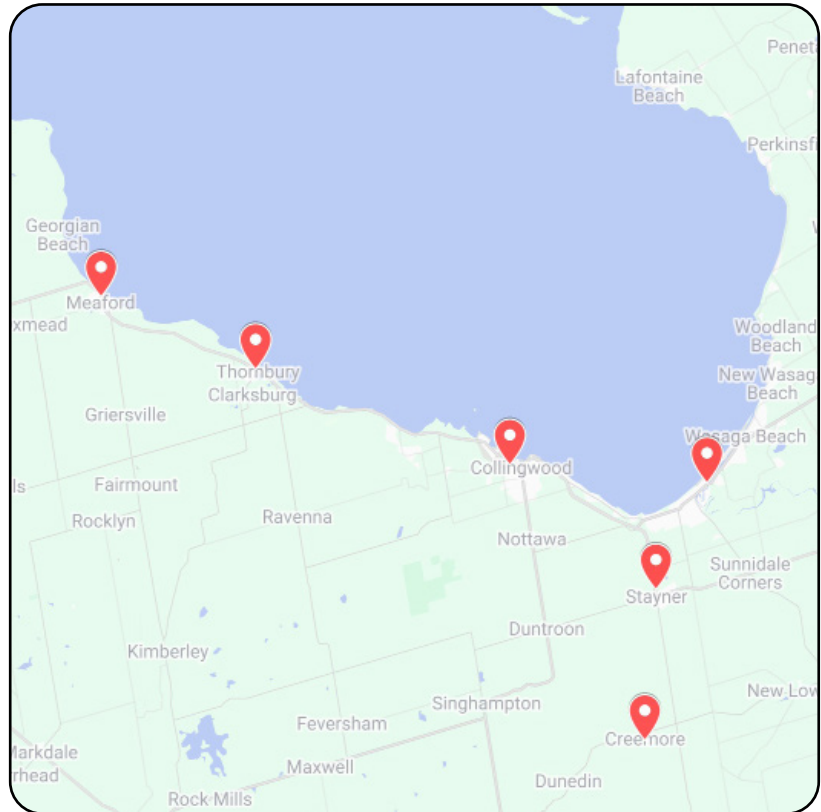
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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