



2024

AUGUST

THE BLUE

MOUNTAINS

Real Estate Market Report



LOCATIONS **NORTH**
BROKERAGE

OVERVIEW

BUYERS MARKET

The Blue Mountains real estate market remains a buyer's market this month, marked by a decrease in both unit sales and sales volume. The median sale price is down, and the average sale price has also decreased compared to this time last year. This trend provides buyers with more leverage and opportunities to secure properties at potentially lower prices.



August year-over-year sales volume of \$20,943,400

Down 33.15% from 2023's \$31,329,500 with unit sales of 20 down 25.93 from last August's 27. New listings of 82 are down 1.2% from a year ago, with the sales/listing ratio of 24.39% down 25.02%.



Year-to-date sales volume of \$196,182,303

Down 13.88% from 2023's \$227,806,100 with unit sales of 172 down 15.27% from 2023's 203. New listings of 768 are up 24.47% from a year ago, with the sales/listing ratio of 22.40% down 31.93%.



Year-to-date average sale price of \$1,143,783

Down from \$1,144,348 one year ago with median sale price of \$981,750 down from \$1,040,000 one year ago. Average days-on-market of 63.75 is up 14.87 days from last year.

AUGUST NUMBERS

Median Sale Price

\$1,135,000

+23.37%

Average Sale Price

\$1,047,170

-9.75%

Sales Volume

\$20,943,400

-33.15%

Unit Sales

20

-25.93%

New Listings

82

-1.2%

Expired Listings

44

+193.33%

Unit Sales/Listings Ratio

24.39%

-25.02%

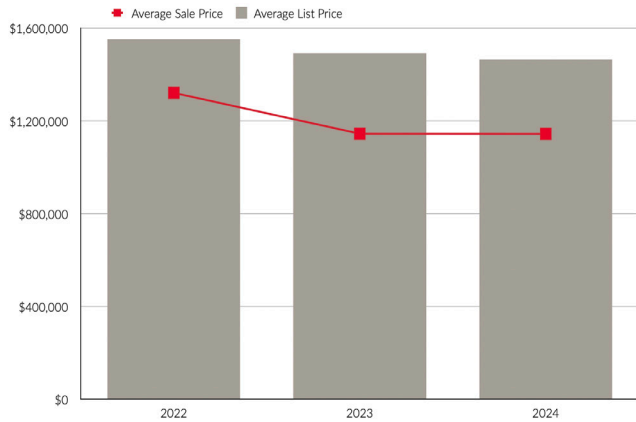
*Year-over-year comparison
(August 2024 vs. August 2023)*

THE MARKET IN DETAIL

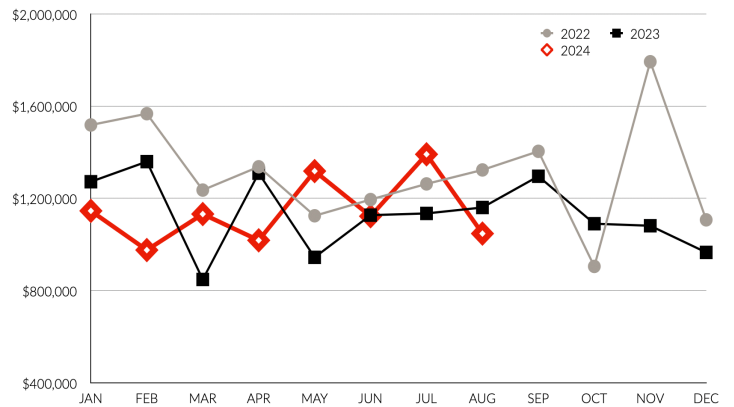
	2022	2023	2024	2023-2024
YTD Volume Sales	\$333,491,325	\$227,806,100	\$196,182,303	-13.88%
YTD Unit Sales	247	203	172	-15.27%
YTD New Listings	525	617	768	+24.47%
YTD Sales/Listings Ratio	47.05%	32.90%	22.40%	-31.93%
YTD Expired Listings	35	110	218	+98.18%
Monthly Volume Sales	\$21,172,800	\$31,329,500	\$20,943,400	-33.15%
Monthly Unit Sales	16	27	20	-25.93%
Monthly New Listings	55	83	82	-1.2%
Monthly Sales/Listings Ratio	29.09%	32.53%	24.39%	-25.02%
Monthly Expired Listings	10	15	44	+193.33%
Monthly Average Sale Price	\$1,323,300	\$1,160,352	\$1,047,170	-9.75%
YTD Sales: \$0-\$199K	1	0	0	No change
YTD Sales: \$200k-349K	15	11	5	-54.55%
YTD Sales: \$350K-\$549K	23	29	17	-41.38%
YTD Sales: \$550K-\$749K	23	24	28	16.67%
YTD Sales: \$750K-\$999K	39	32	39	21.88%
YTD Sales: \$1M+	102	73	68	-6.85%
YTD Sales: \$2M+	146	95	72	-24.21%
YTD Average Days-On-Market	31.50	48.88	63.75	+30.43%
YTD Average Sale Price	\$1,320,455	\$1,144,348	\$1,143,783	-0.05%
YTD Median Sale Price	\$1,181,225	\$1,040,000	\$981,750	-5.6%

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

AVERAGE SALE PRICE

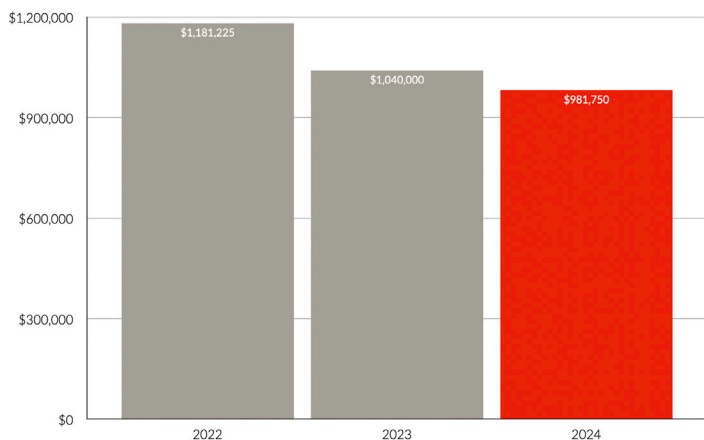


Year-Over-Year

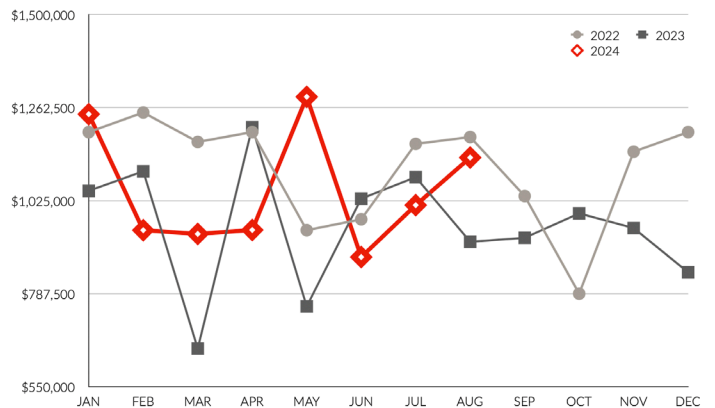


Month-Over-Month 2022 vs. 2023 vs. 2024

MEDIAN SALE PRICE



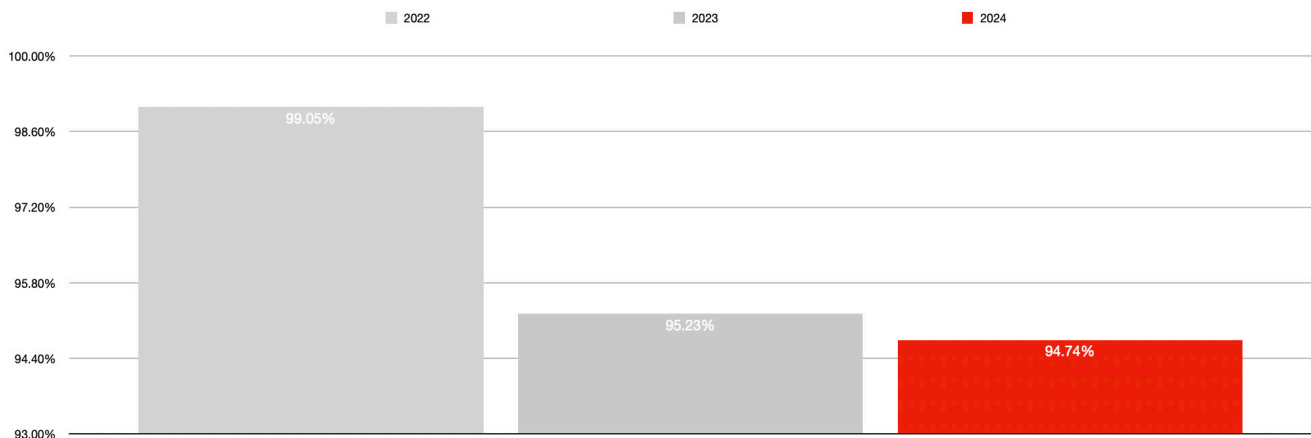
Year-Over-Year



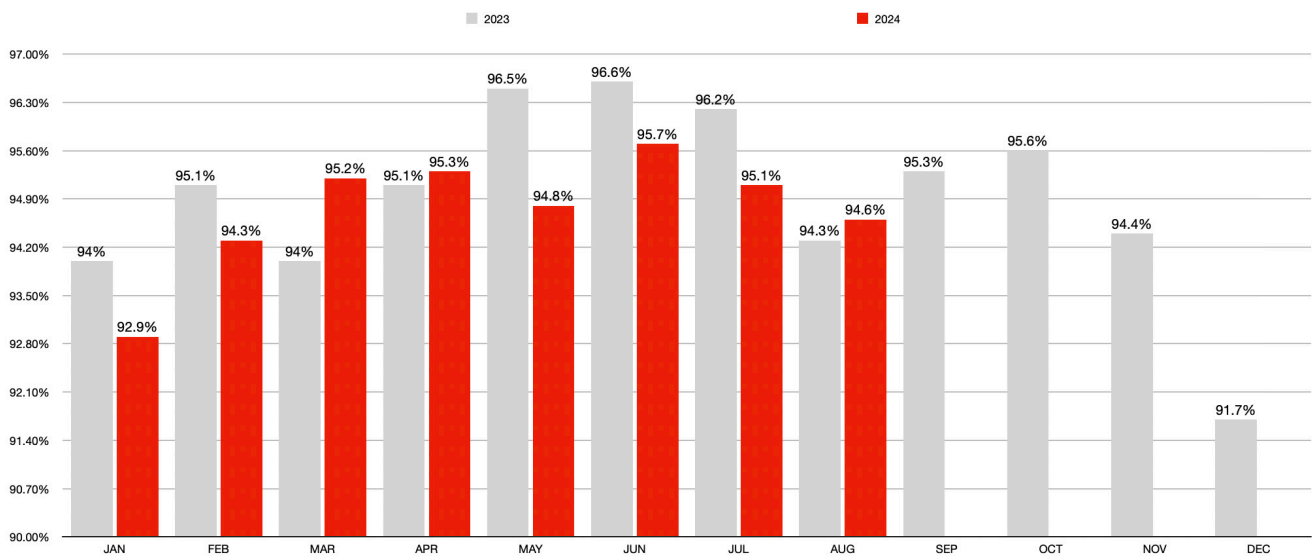
Month-Over-Month 2022 vs. 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

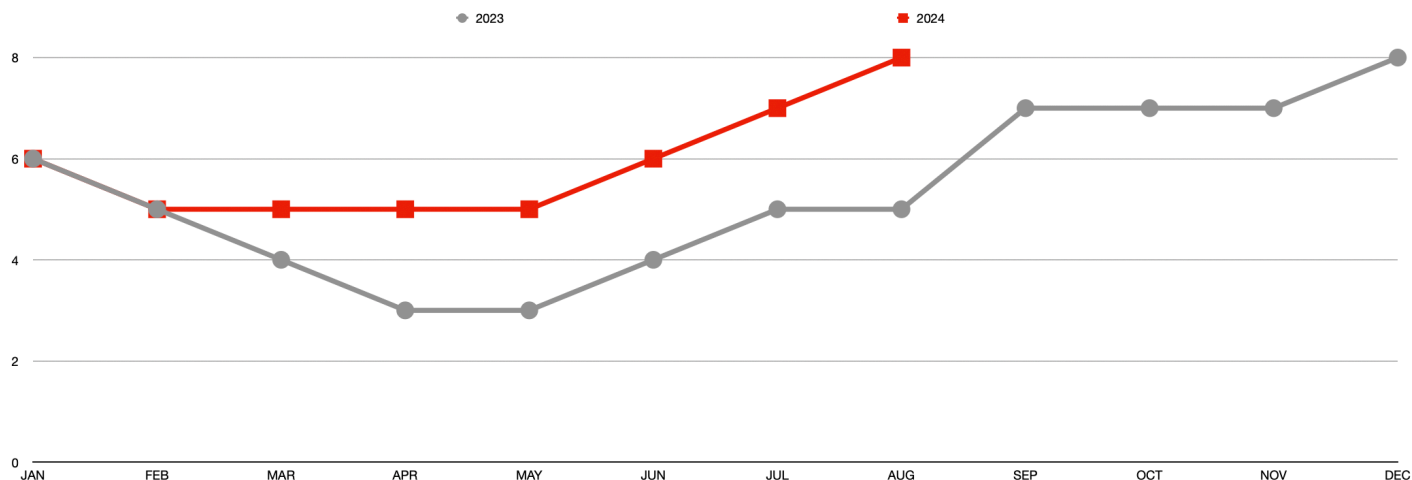


Year-Over-Year



Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

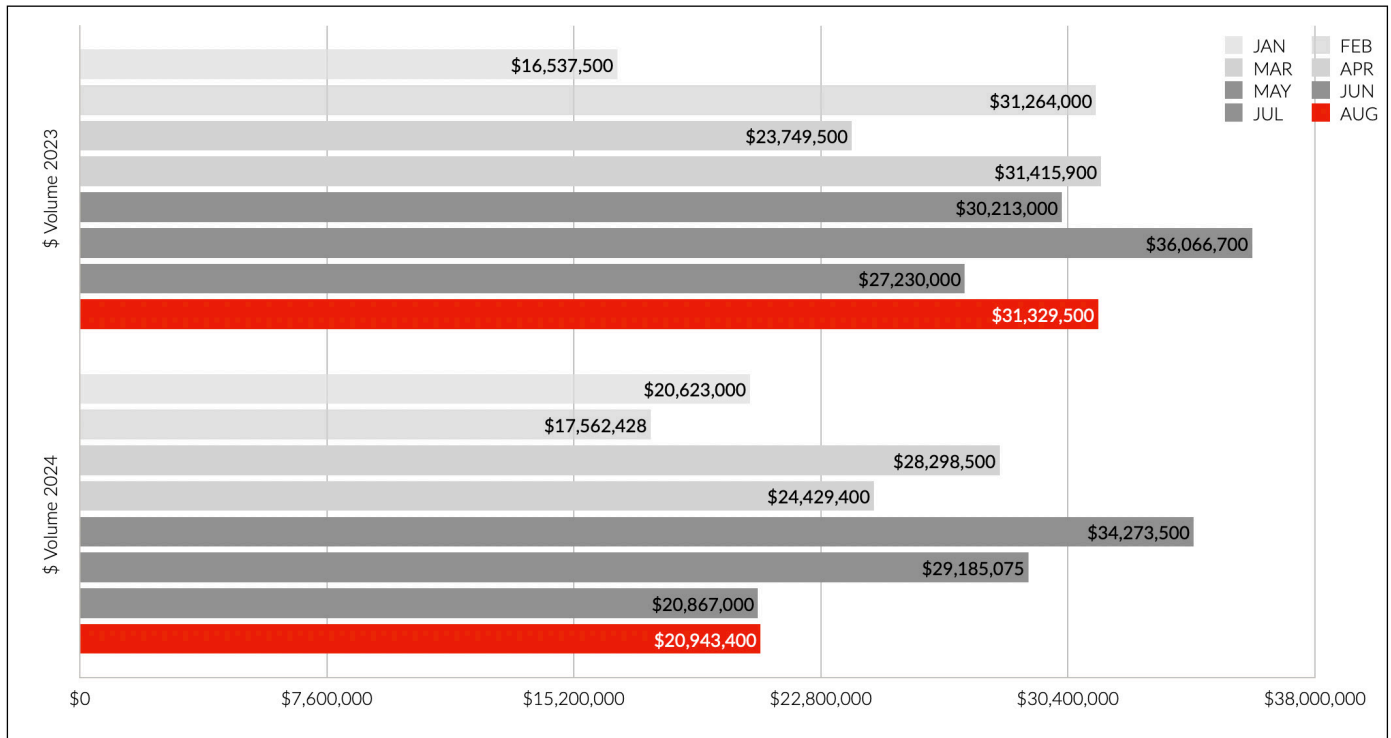


Month-Over-Month 2023 vs. 2024

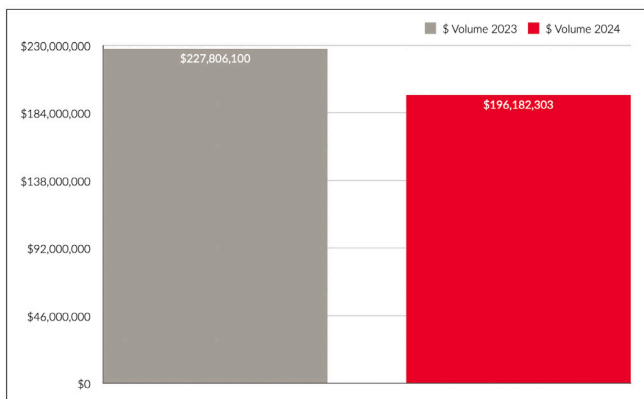


Year-Over-Year

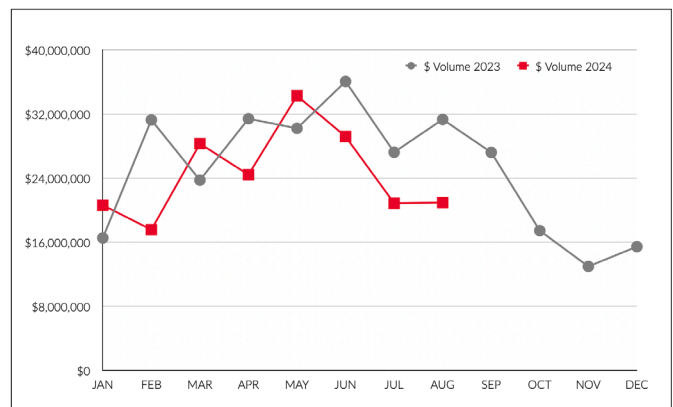
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

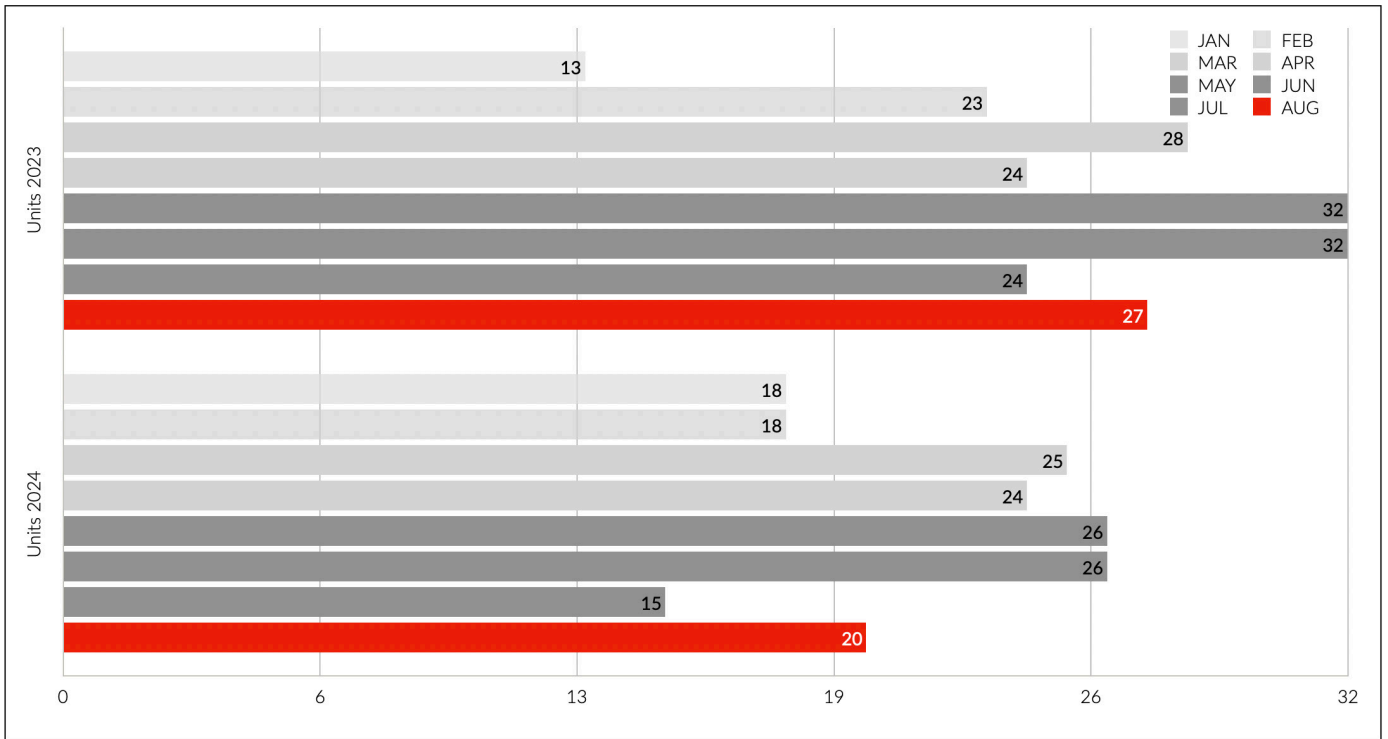


Yearly Totals 2023 vs. 2024

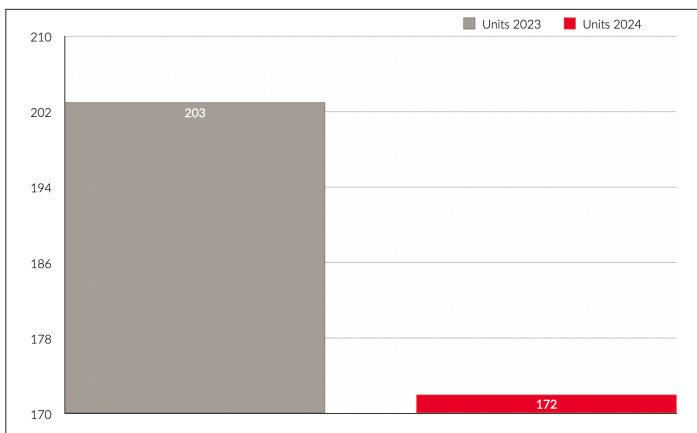


Month vs. Month 2023 vs. 2024

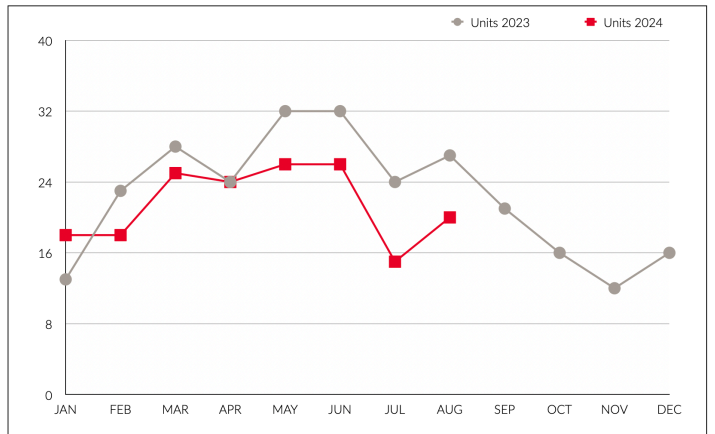
UNIT SALES



Monthly Comparison 2023 vs. 2024

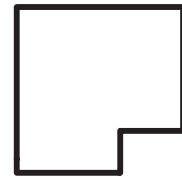


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$147,801,503 -3.47%	\$28,541,900 -50.44%	\$11,306,000 +150.97%
YTD Unit Sales	108 +21.35%	46 -48.31%	12 +71.43%
YTD Average Sale Price	\$1,368,532 -20.45%	\$620,476 -4.12%	\$942,167 +46.4%
August Sales Volume	\$13,566,000 -32.92%	\$489,900 -91.94%	\$2,537,500 +1.3%
August Unit Sales	11 -15.38%	6 -33.33%	3 -25%



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

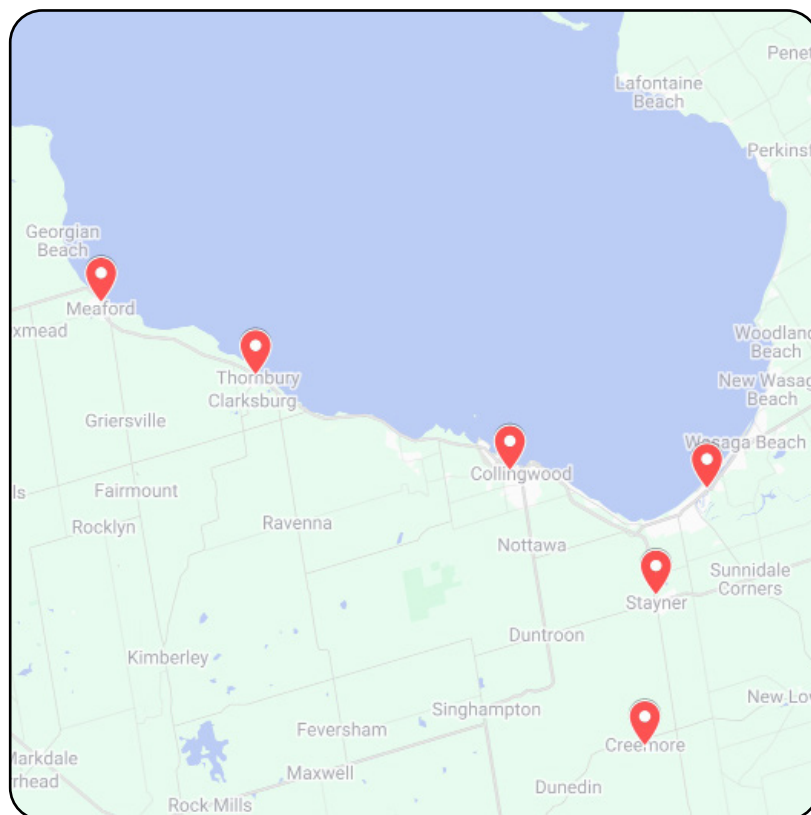
519-599-2136
27 Arthur St W, Thornbury

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/