



2024
AUGUST
COLLINGWOOD
Real Estate Market Report

OVERVIEW

BUYERS MARKET

The Collingwood real estate market is a buyer's market this month, characterized 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 greater opportunities to negotiate and secure favorable deals.



August year-over-year sales volume of \$30,326,000

Down 9.87% from 2023's \$33,647,515 with unit sales of 37 down 5.13% from last August's 39. New listings of 113 are up 7.62% from a year ago, with the sales/listing ratio of 32.74% down 11.84%.



Year-to-date sales volume of \$245,134,068

Down 10.99% from 2023's \$275,414,702 with unit sales of 302 down 6.79% from 2023's 324. New listings of 938 are up 7.94% from a year ago, with the sales/listing ratio of 32.20% down 13.65%.



Year-to-date average sale price of \$803,837

Down from \$843,674 one year ago with median sale price of \$949,750 down from \$1,040,000 one year ago. Average days-on-market of 51 is up 9.25 days from last year.

AUGUST NUMBERS

Median Sale Price

\$1,135,000

+23.37%

Average Sale Price

\$819,622

-5%

Sales Volume

\$30,326,000

-9.87%

Unit Sales

37

-5.13%

New Listings

113

+7.62%

Expired Listings

45

+95.65%

Unit Sales/Listings Ratio

32.74%

-11.84%

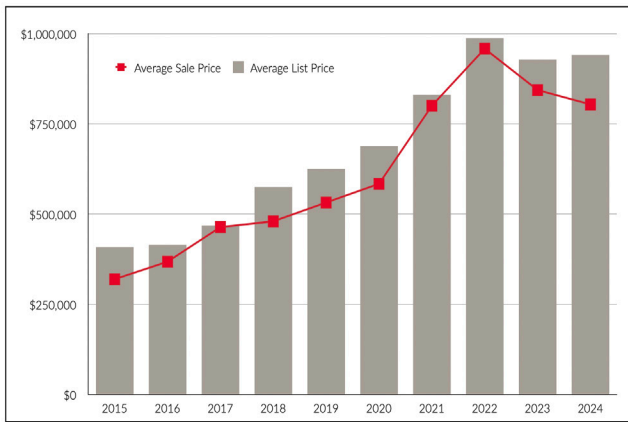
*Year-over-year comparison
(August 2024 vs. August 2023)*

THE MARKET IN DETAIL

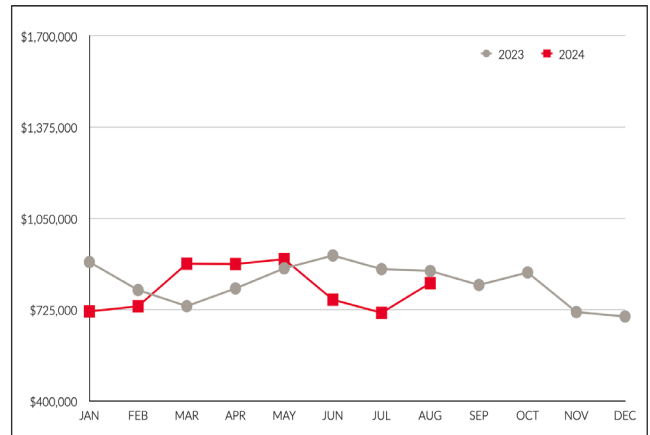
	2022	2023	2024	2023-2024
YTD Volume Sales	\$335,554,271	\$275,414,702	\$245,134,068	-10.99%
YTD Unit Sales	349	324	302	-6.79%
YTD New Listings	777	869	938	+7.94%
YTD Sales/Listings Ratio	44.92%	37.28%	32.20%	-13.65%
YTD Expired Listings	42	105	224	+113.33%
Monthly Volume Sales	\$29,275,000	\$33,647,515	\$30,326,000	-9.87%
Monthly Unit Sales	38	39	37	-5.13%
Monthly New Listings	107	105	113	+7.62%
Monthly Sales/Listings Ratio	35.51%	37.14%	32.74%	-11.84%
Monthly Expired Listings	17	23	45	+95.65%
Monthly Average Sale Price	\$770,395	\$862,757	\$819,622	-5%
YTD Sales: \$0-\$199K	0	2	3	+50%
YTD Sales: \$200k-349K	6	7	3	-57.14%
YTD Sales: \$350K-\$549K	42	56	71	+26.79%
YTD Sales: \$550K-\$749K	77	84	85	+1.19%
YTD Sales: \$750K-\$999K	108	96	69	-28.13%
YTD Sales: \$1M+	103	72	64	-11.11%
YTD Sales: \$2M+	115	79	57	-27.85%
YTD Average Days-On-Market	34.00	57.00	53.00	-7.02%
YTD Average Sale Price	\$958,315	\$843,674	\$803,837	-4.72%
YTD Median Sale Price	\$1,181,225	\$1,040,000	\$949,750	-8.68%

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

AVERAGE SALE PRICE

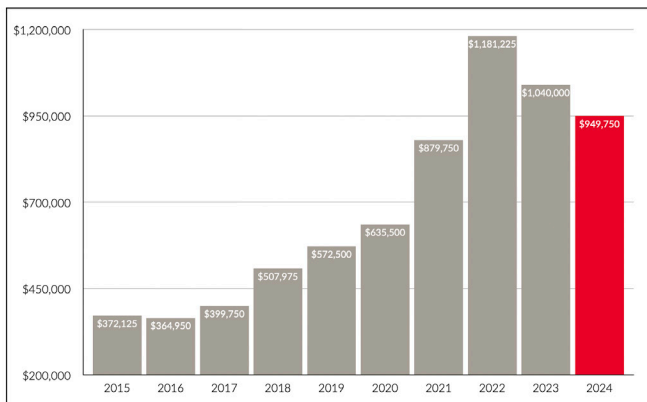


Year-Over-Year

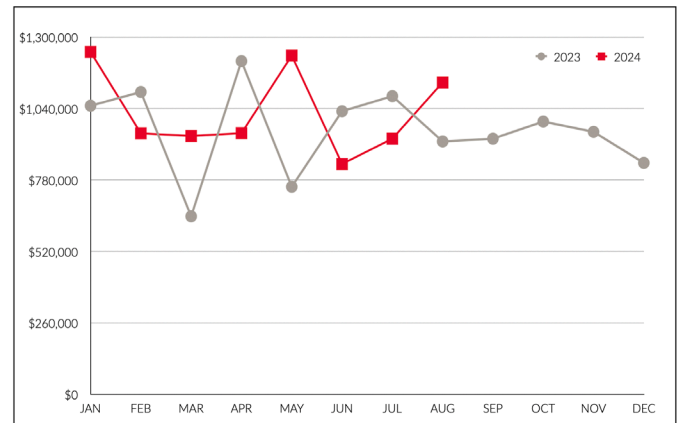


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



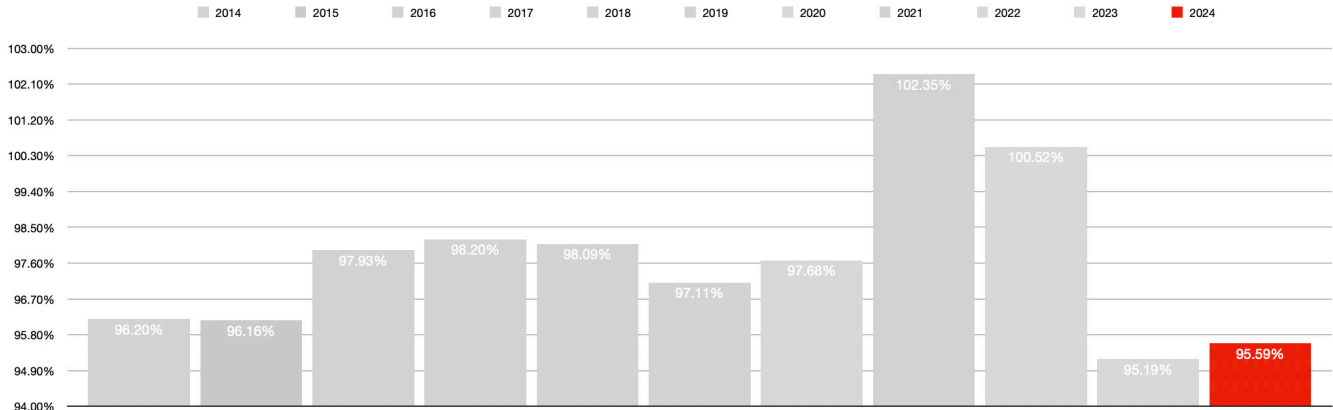
Year-Over-Year



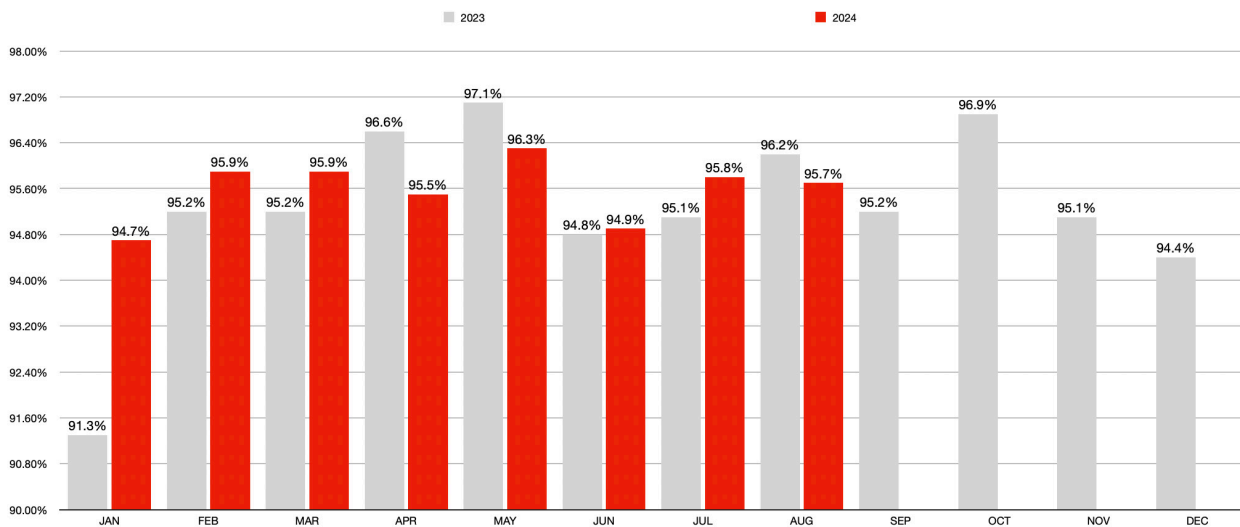
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

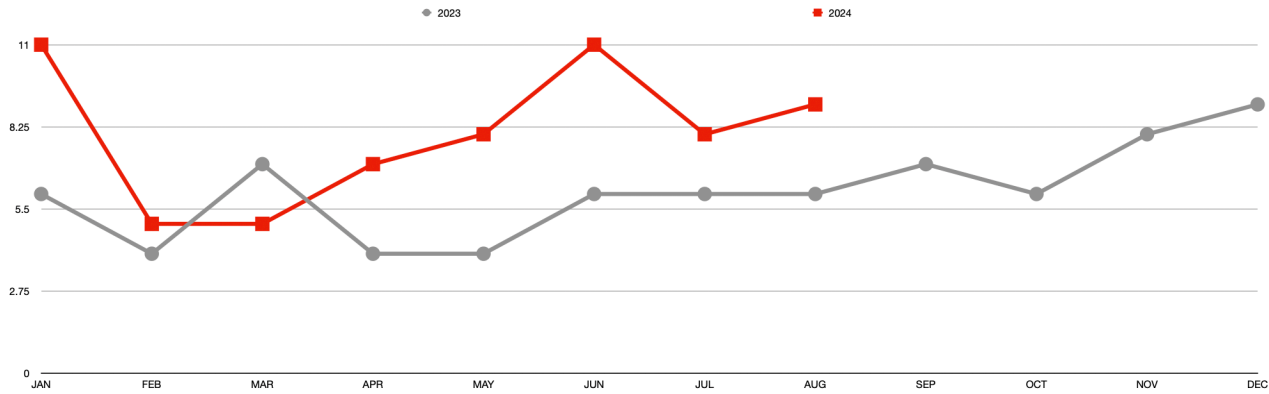


Year-Over-Year

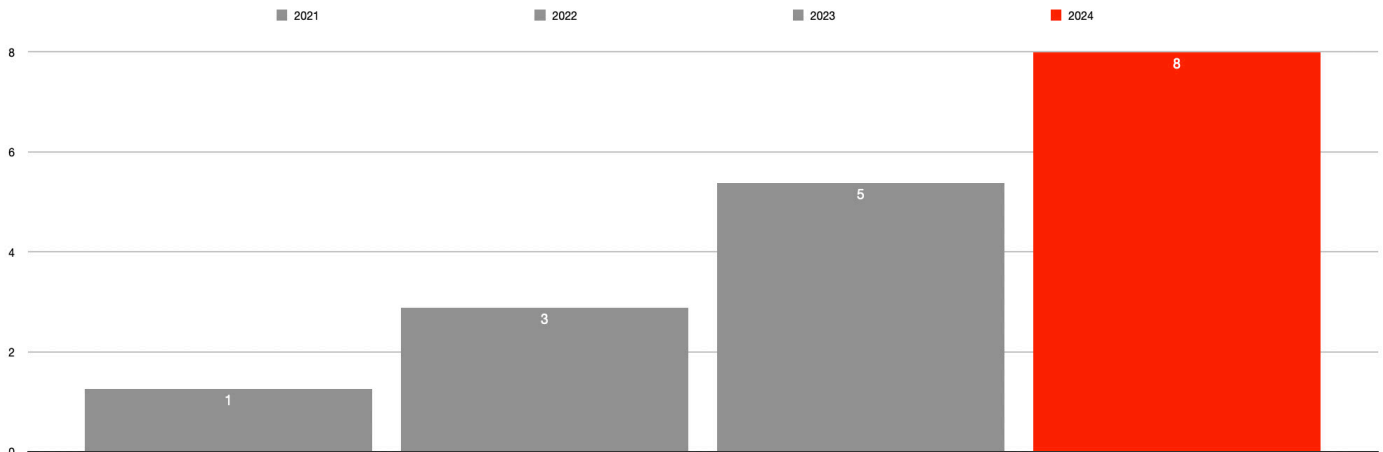


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

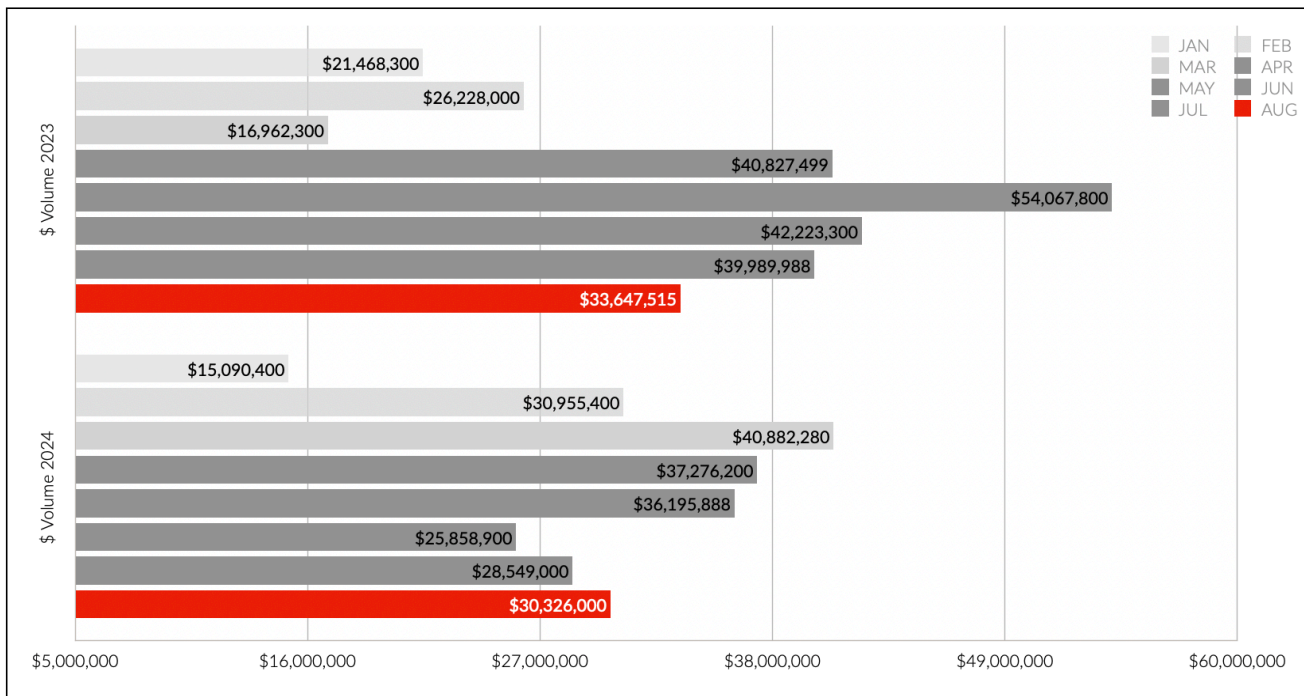


Month-Over-Month 2023 vs. 2024

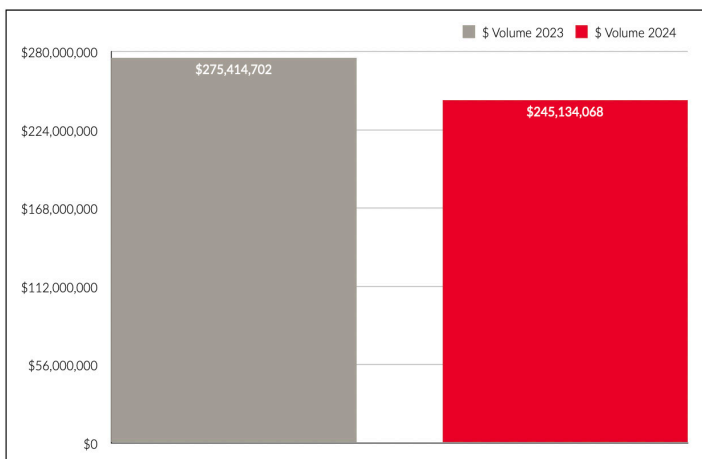


Year-Over-Year

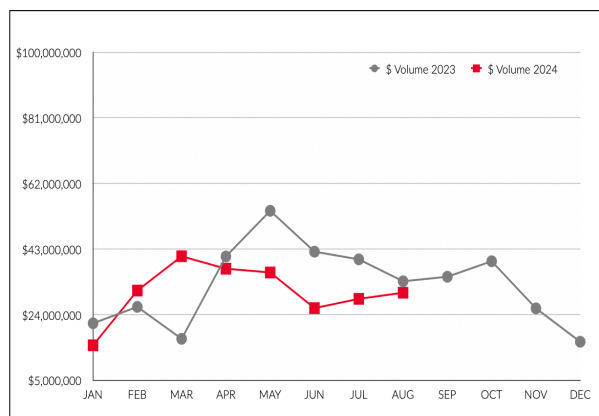
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

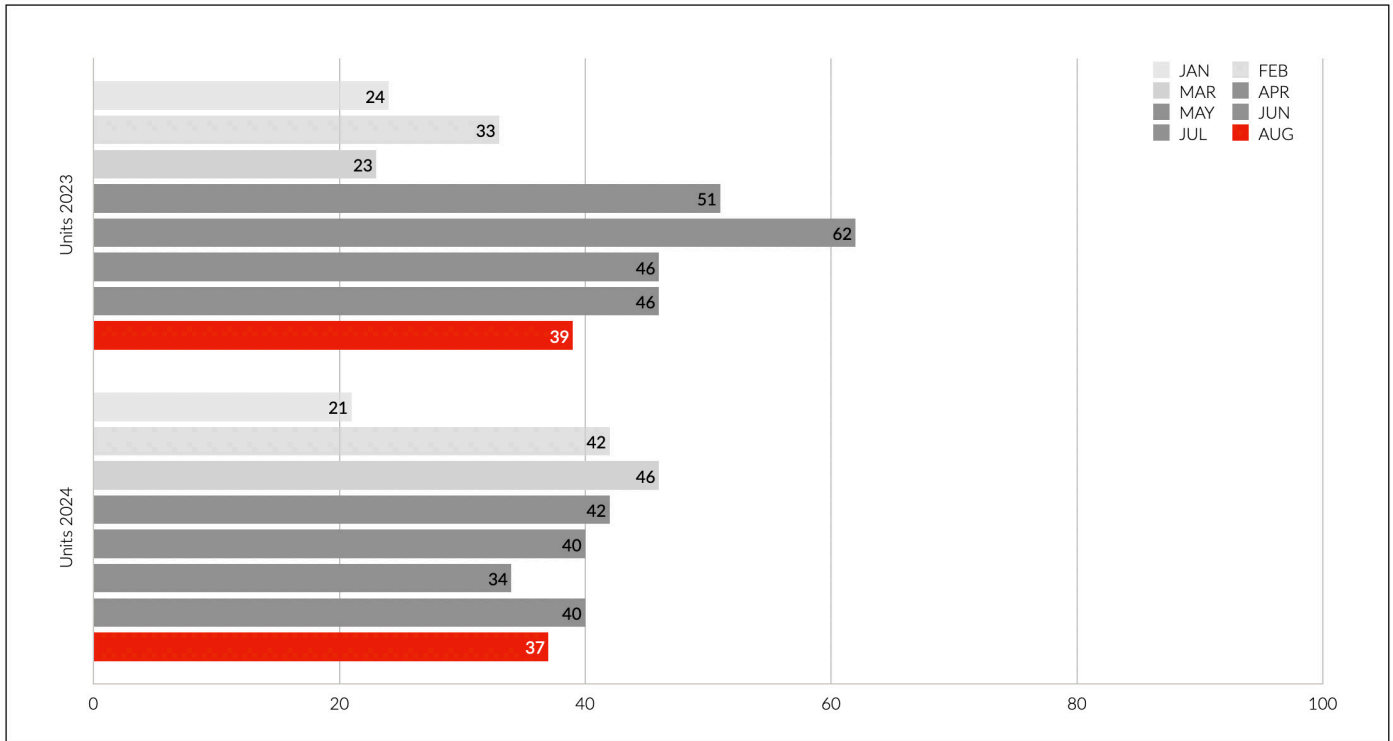


Yearly Totals 2023 vs. 2024

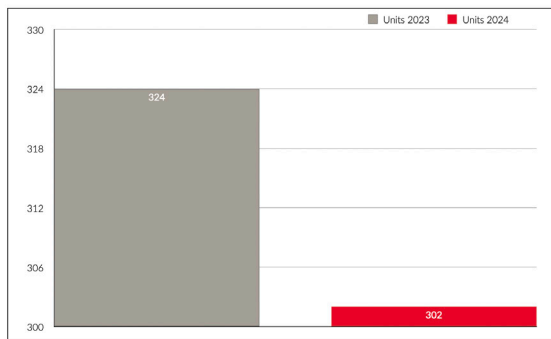


Month vs. Month 2023 vs. 2024

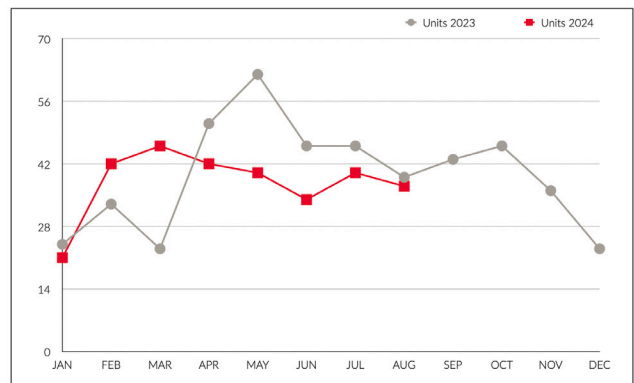
UNIT SALES



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	 \$173,213,068 -5.67%	 \$69,238,500 -21.14%	 \$1,352,500 -27.87%
YTD Unit Sales	 190 -5.47%	 106 -7.83%	 5 +25%
YTD Average Sale Price	 \$868,592 -8.15%	 \$653,193 -14.45%	 \$270,500 -42.29%
August Sales Volume	 \$20,846,200 -4.16%	 \$8,479,800 -28.46%	 \$0 -100%
August Unit Sales	 24 +4.35%	 13 -13.33%	 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

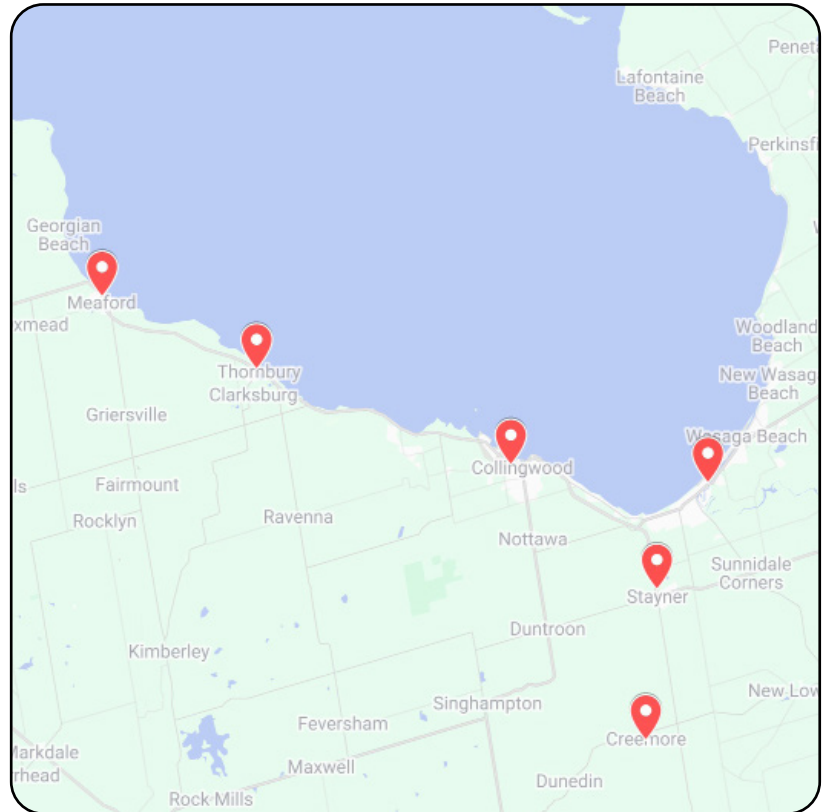
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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