



2024 SEPTEMBER

COLLINGWOOD

Real Estate Market Report

OVERVIEW

BUYERS MARKET

The [Collingwood](#) real estate market is a buyer's market this month, characterized by an increase in both unit sales and sales volume. However, both the average and median sale prices have dropped compared to this time last year, providing buyers with greater opportunities to negotiate and secure properties at lower prices.



September year-over-year sales volume of \$44,185,180

Up 26.4% from 2023's \$34,955,400 with unit sales of 48 up 11.63% from last September's 43. New listings of 152 are down 5% from a year ago, with the sales/listing ratio of 31.58% up 17.50%.



Year-to-date sales volume of \$289,319,248

Down 6.78% from 2023's \$310,370,102 with unit sales of 350 down 4.63% from 2023's 367. New listings of 1090 are up 5.93% from a year ago, with the sales/listing ratio of 32.11% down 9.97%.



Year-to-date average sale price of \$816,802

Down from \$840,257 one year ago with median sale price of \$950,000 down from \$1,030,000 one year ago. Average days-on-market of 51.78 is up 8.78 days from last year.

SEPTEMBER NUMBERS

Median Sale Price

\$1,020,000

+9.68%

Average Sale Price

\$920,525

+13.24%

Sales Volume

\$44,185,180

+26.4%

Unit Sales

48

+11.63%

New Listings

152

-5%

Expired Listings

61

+134.62%

Unit Sales/Listings Ratio

31.58%

+17.50%

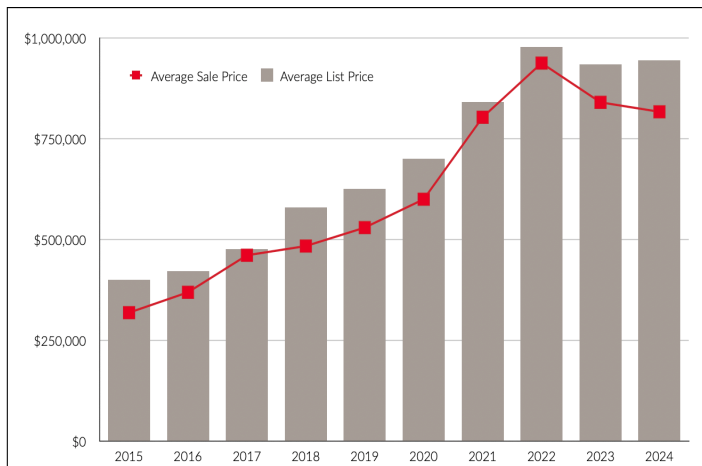
*Year-over-year comparison
(September 2024 vs. September 2023)*

THE MARKET IN DETAIL

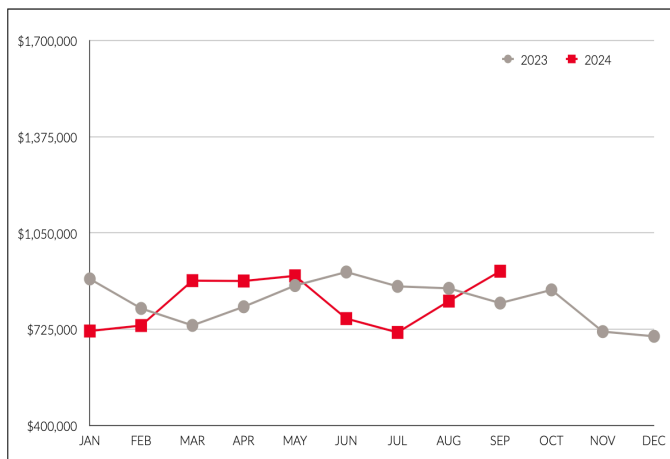
	2022	2023	2024	2023-2024
YTD Volume Sales	\$367,212,958	\$310,370,102	\$289,319,248	-6.78%
YTD Unit Sales	390	367	350	-4.63%
YTD New Listings	886	1,029	1,090	+5.93%
YTD Sales/Listings Ratio	44.02%	35.67%	32.11%	-9.97%
YTD Expired Listings	67	131	285	+117.56%
Monthly Volume Sales	\$31,658,687	\$34,955,400	\$44,185,180	+26.4%
Monthly Unit Sales	41	43	48	+11.63%
Monthly New Listings	109	160	152	-5%
Monthly Sales/Listings Ratio	37.61%	26.88%	31.58%	+17.5%
Monthly Expired Listings	25	26	61	+134.62%
Monthly Average Sale Price	\$772,163	\$812,916	\$920,525	+13.24%
YTD Sales: \$0-\$199K	0	2	3	+50%
YTD Sales: \$200k-349K	6	8	5	-37.5%
YTD Sales: \$350K-\$549K	55	67	77	+14.93%
YTD Sales: \$550K-\$749K	86	97	102	+5.15%
YTD Sales: \$750K-\$999K	119	102	79	-22.55%
YTD Sales: \$1M+	111	83	74	-10.84%
YTD Sales: \$2M+	123	91	60	-34.07%
YTD Average Days-On-Market	37.00	53.00	58.00	+9.43%
YTD Average Sale Price	\$937,631	\$840,257	\$816,802	-2.79%
YTD Median Sale Price	\$1,175,000	\$1,030,000	\$950,000	-7.77%

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

AVERAGE SALE PRICE

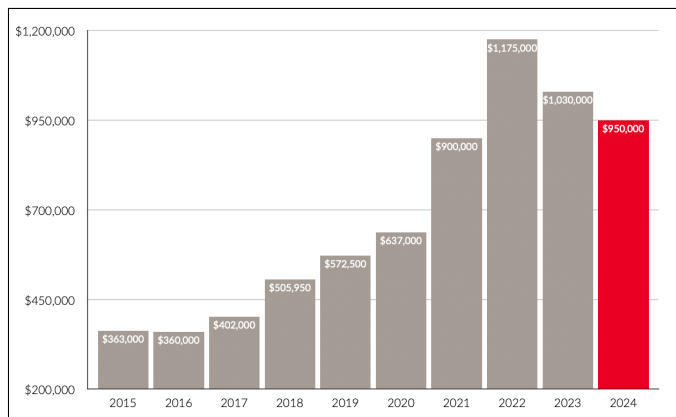


Year-Over-Year

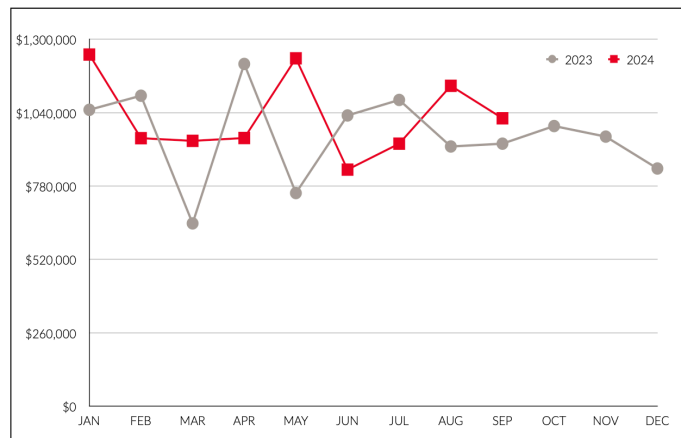


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



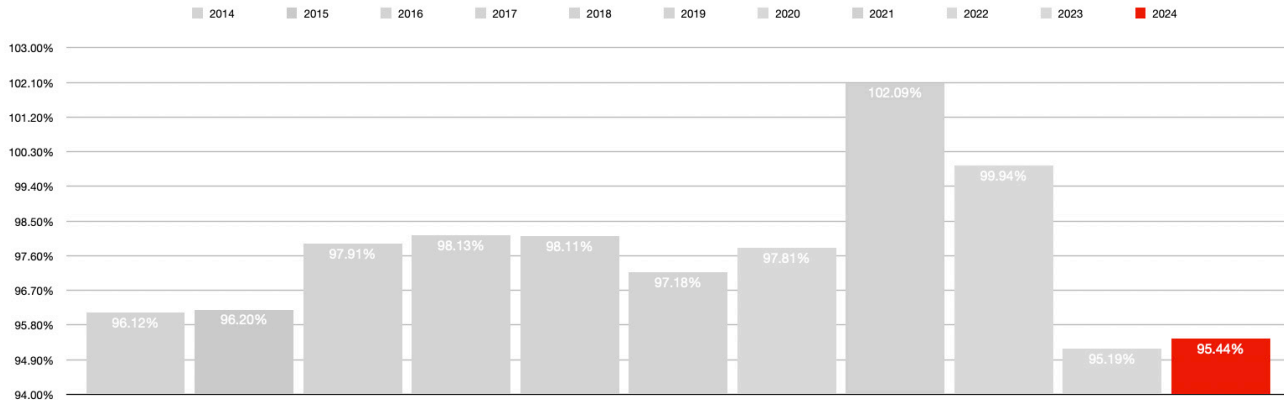
Year-Over-Year



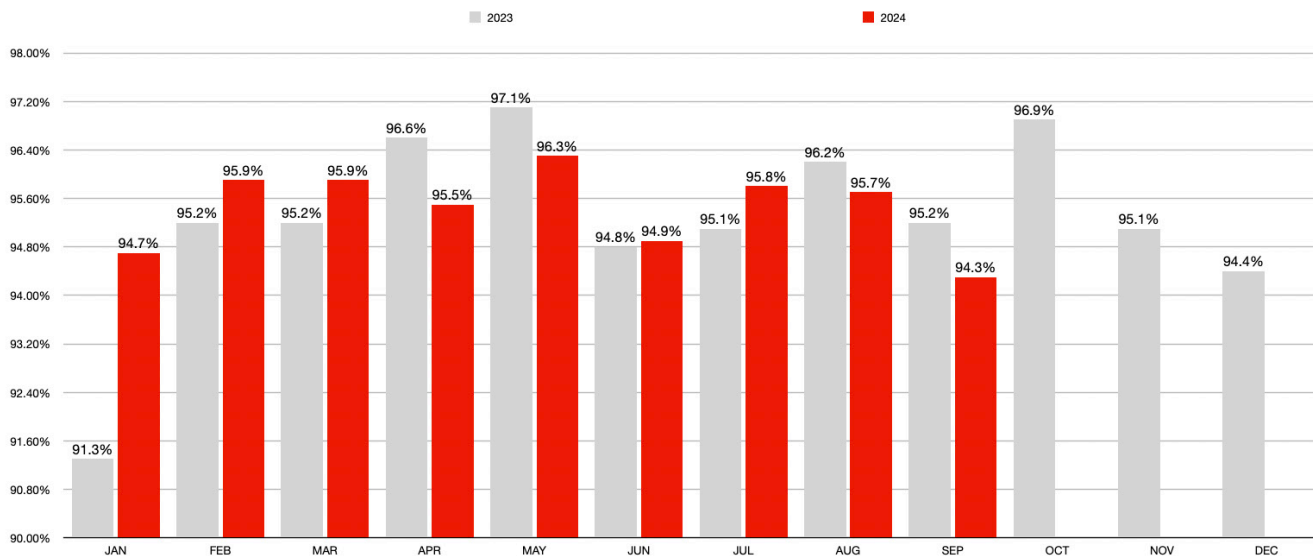
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

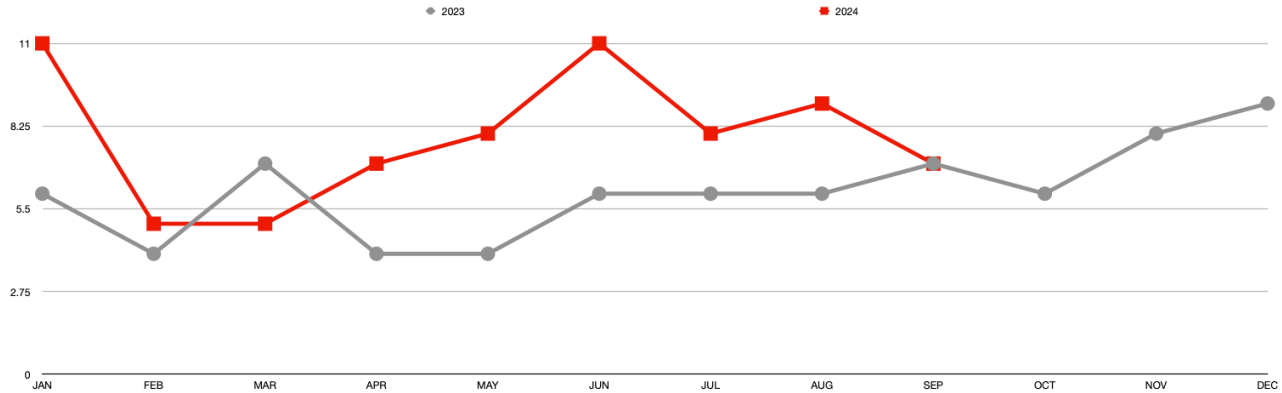


Year-Over-Year

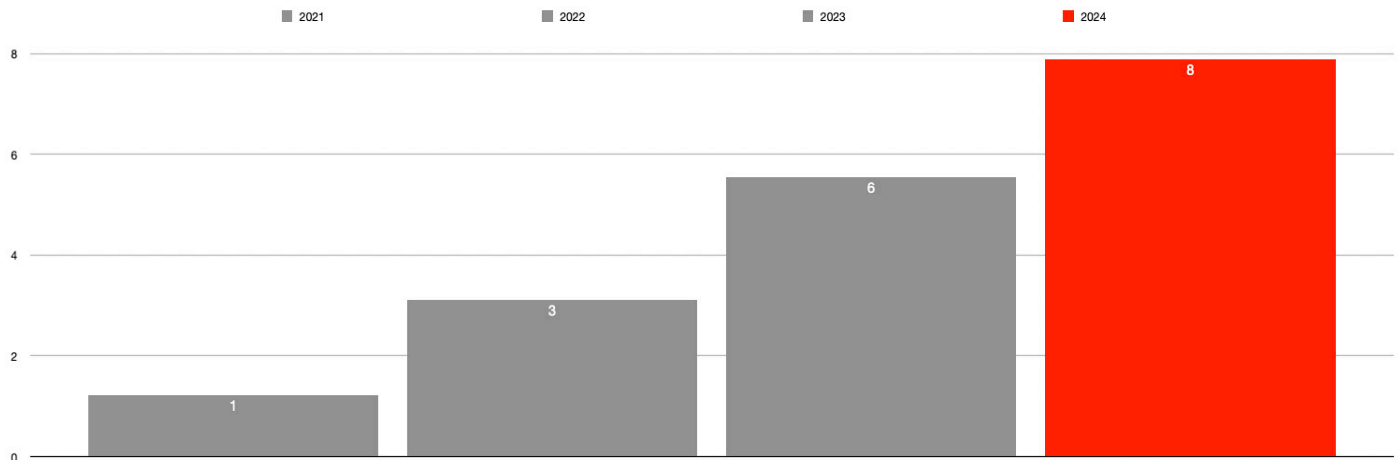


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

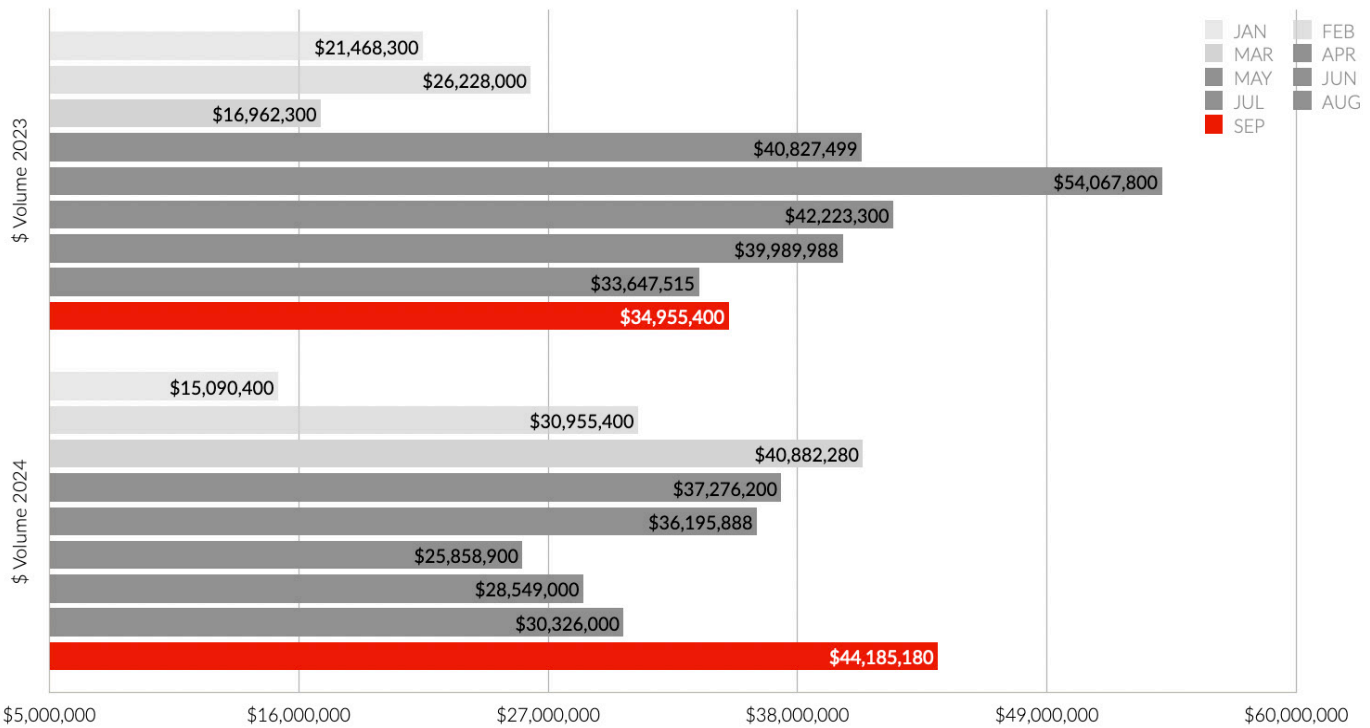


Month-Over-Month 2023 vs. 2024

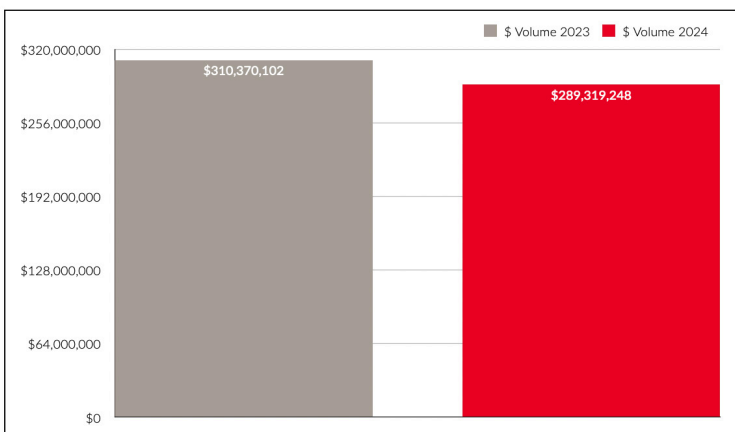


Year-Over-Year

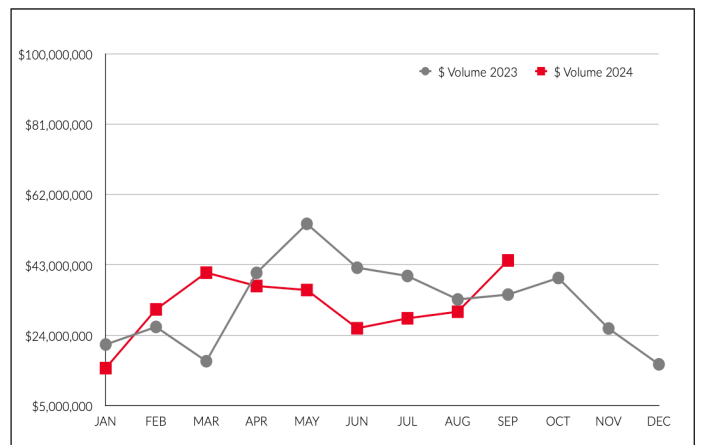
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

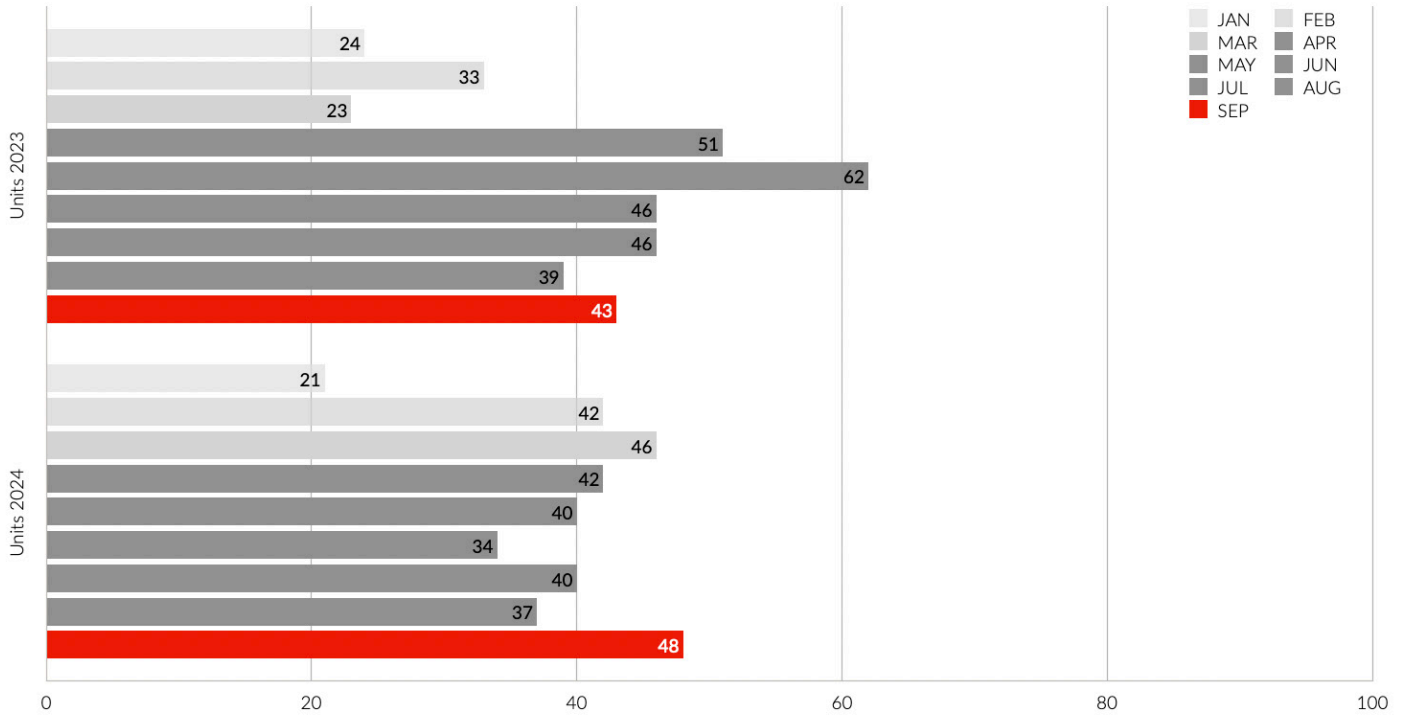


Yearly Totals 2023 vs. 2024

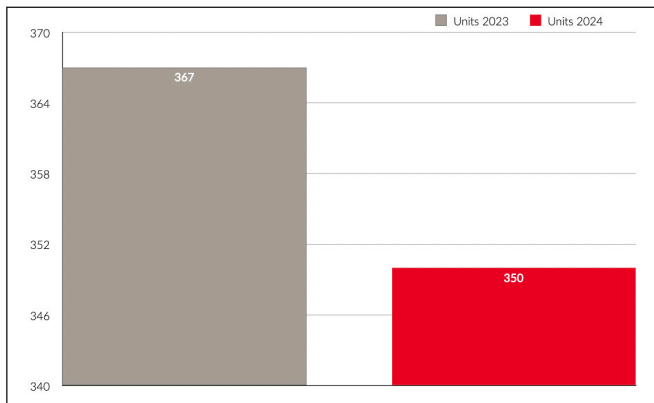


Month vs. Month 2023 vs. 2024

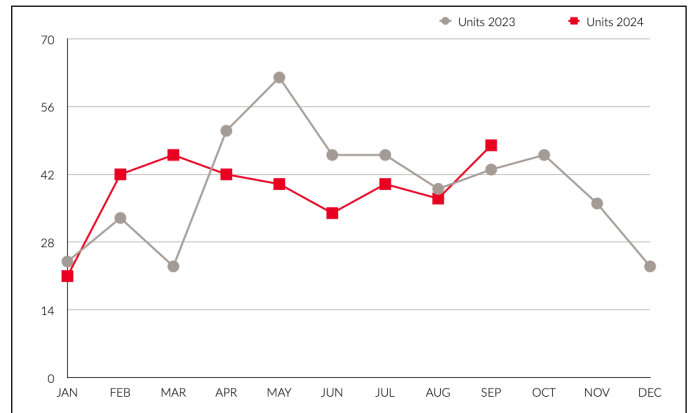
UNIT SALES



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	 \$209,124,168 +1.33%	 \$77,512,580 -22.24%	 \$1,352,500 -27.87%
YTD Unit Sales	 226 No Change	 142 +7.58%	 5 +25%
YTD Average Sale Price	 \$997,531 +9.56%	 \$545,863 -27.72%	 \$270,500 -42.29%
Sep Sales Volume	 \$35,911,100 +57.77%	 \$8,274,080 -30.38%	 \$0 No Change
Sep Unit Sales	 36 +44%	 36 +111.76%	 0 No Change

Year-Over-Year Comparison (2024 vs. 2023)

OUR LOCATIONS

COLLINGWOOD

705-445-5520
112 Hurontario St, Collingwood

CREEMORE

705-881-9005
154 Mill St, Unit B, Creemore

MEAFORD

519-538-5755
96 Sykes St N, Meaford

THORNBURY

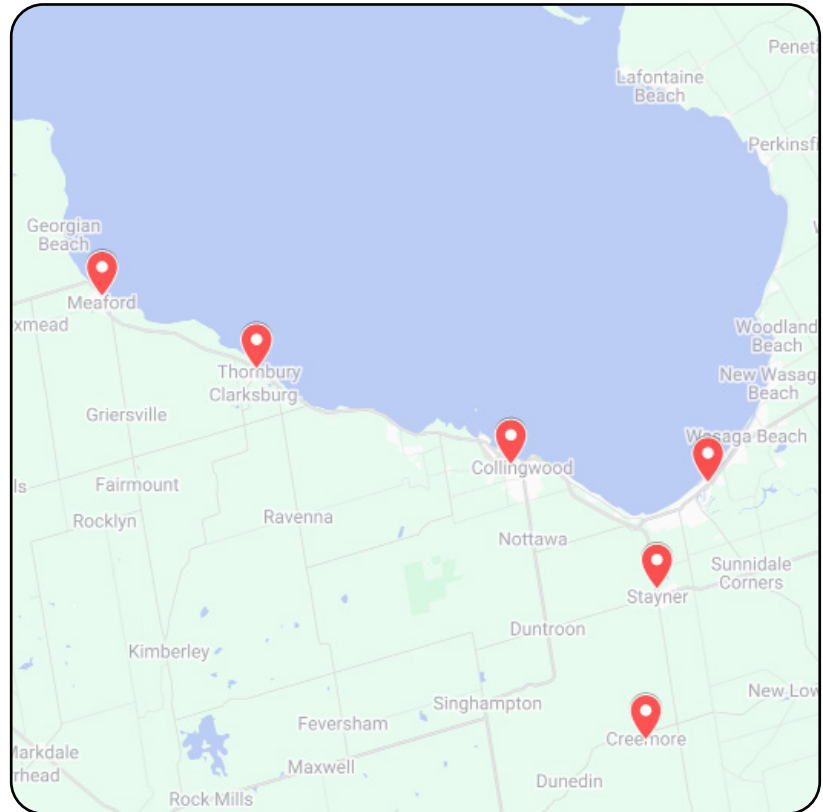
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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