



2024

OCTOBER

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, highlighted by an increase in both sales volume and unit sales compared to last October. Both the median and average sale prices have also risen since this time last year. This trend provides buyers with a more dynamic market, suggesting strong demand alongside new opportunities for investment and value growth.



October year-over-year sales volume of \$38,776,480

Up 122.35% from 2023's \$17,439,400 with unit sales of 29 are up from last October's 16. New listings of 106 are up 10.42% from a year ago, with the sales/listing ratio of 27.36% up 64.15%.



Year-to-date sales volume of \$261,764,033

Down 3.92% from 2023's \$272,458,000 with unit sales of 222 down 7.5% from 2023's 240. New listings of 977 are up 17.71% from a year ago, with the sales/listing ratio of 22.72% down 21.42%.



Year-to-date average sale price of \$1,176,382

Up from \$1,154,058 one year ago with median sale price of \$1,016,750 up from \$1,011,250 one year ago. Average days-on-market of 63.40 is up 15.3 days from last year.

OCTOBER NUMBERS

Median Sale Price

\$1,038,000

+4.58%

Average Sale Price

\$1,337,120

+22.68%

Sales Volume

\$38,776,480

+122.35%

Unit Sales

29

+81.25%

New Listings

106

+10.42%

Expired Listings

53

+96.3%

Unit Sales/Listings Ratio

27.36%

+64.15%

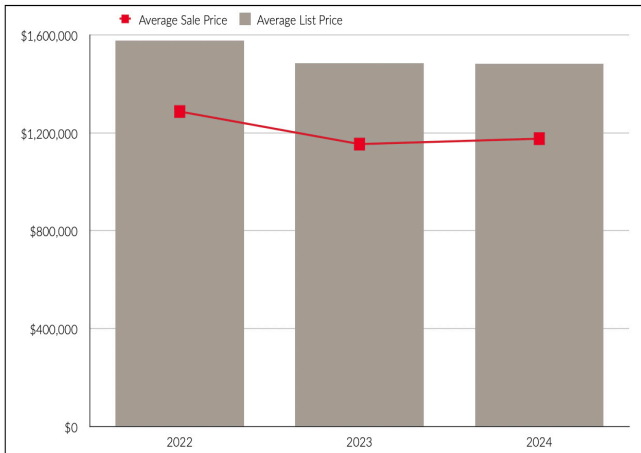
*Year-over-year comparison
(October 2024 vs. October 2023)*

THE MARKET IN DETAIL

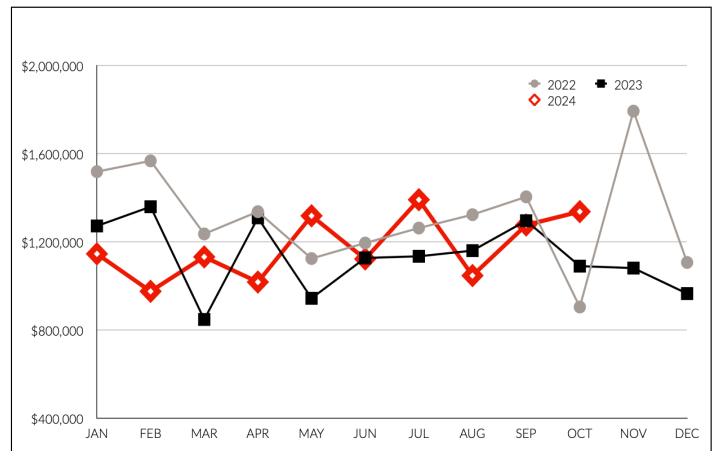
	2022	2023	2024	2023-2024
YTD Volume Sales	\$375,861,225	\$272,458,000	\$261,764,033	-3.92%
YTD Unit Sales	285	240	222	-7.5%
YTD New Listings	687	830	977	+17.71%
YTD Sales/Listings Ratio	41.48%	28.92%	22.72%	-21.42%
YTD Expired Listings	60	152	329	+116.45%
Monthly Volume Sales	\$19,904,400	\$17,439,400	\$38,776,480	+122.35%
Monthly Unit Sales	22	16	29	+81.25%
Monthly New Listings	74	96	106	+10.42%
Monthly Sales/Listings Ratio	29.73%	16.67%	27.36%	+64.15%
Monthly Expired Listings	11	27	53	+96.3%
Monthly Average Sale Price	\$904,745	\$1,089,963	\$1,337,120	+22.68%
YTD Sales: \$0-\$199K	1	1	0	-100%
YTD Sales: \$200k-349K	18	13	8	-38.46%
YTD Sales: \$350K-\$549K	26	32	20	-37.5%
YTD Sales: \$550K-\$749K	30	29	33	+13.79%
YTD Sales: \$750K-\$999K	47	40	51	+27.5%
YTD Sales: \$1M+	115	88	92	+4.55%
YTD Sales: \$2M+	163	113	78	-30.97%
YTD Average Days-On-Market	36.00	48.10	63.40	+31.81%
YTD Average Sale Price	\$1,287,248	\$1,154,058	\$1,176,382	+1.93%
YTD Median Sale Price	\$1,172,500	\$1,011,250	\$1,016,750	+0.54%

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

AVERAGE SALE PRICE

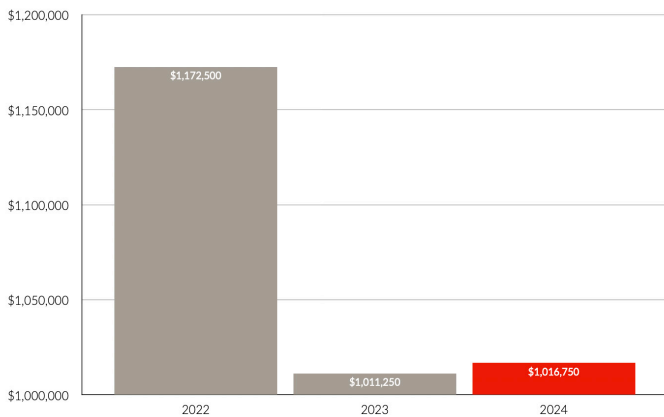


Year-Over-Year

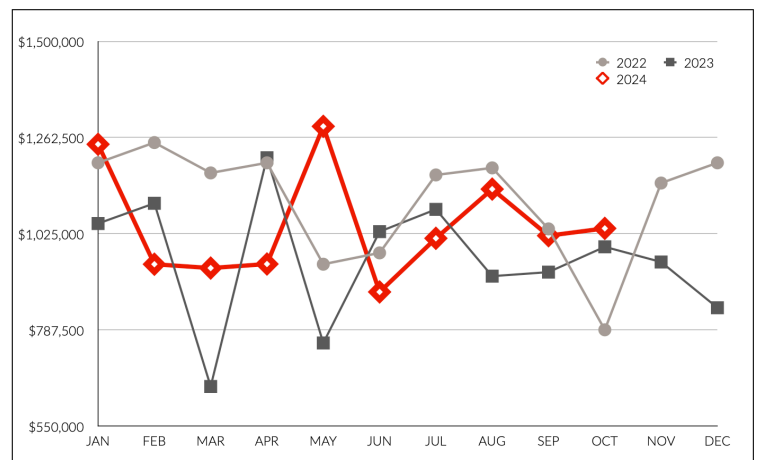


Month-Over-Month 2022 vs. 2023 vs. 2024

MEDIAN SALE PRICE



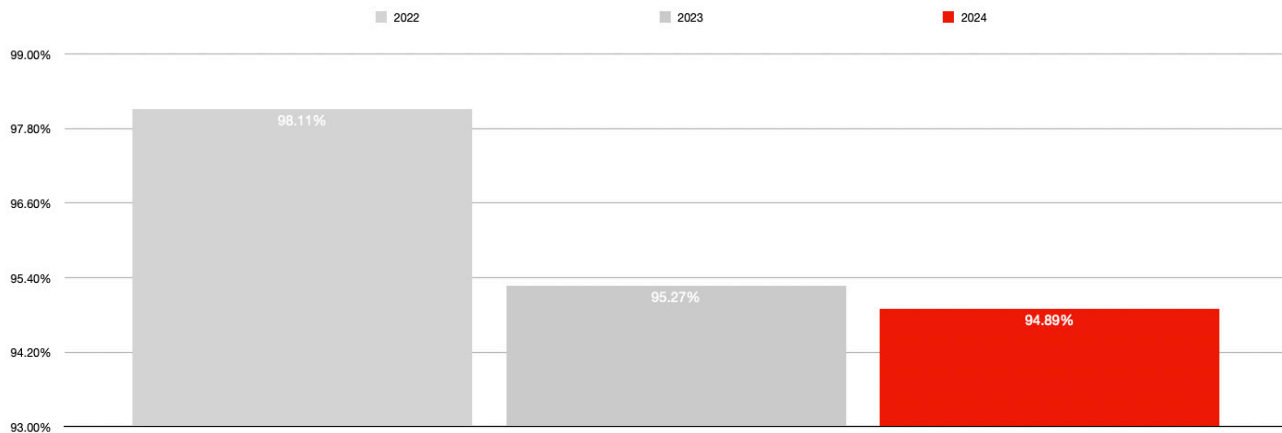
Year-Over-Year



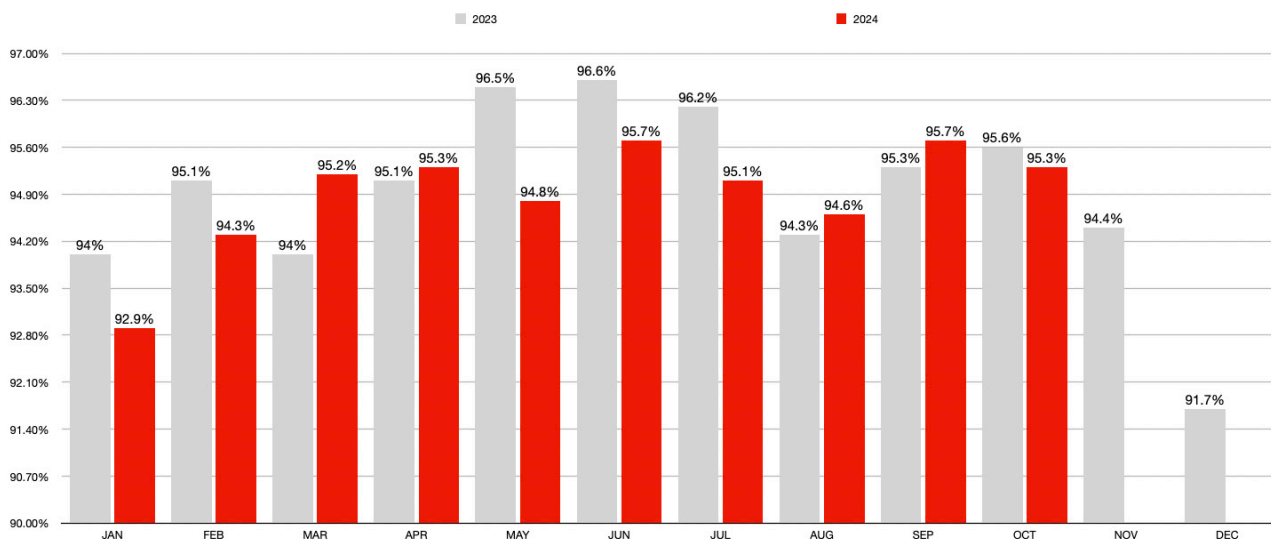
Month-Over-Month 2022 vs. 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

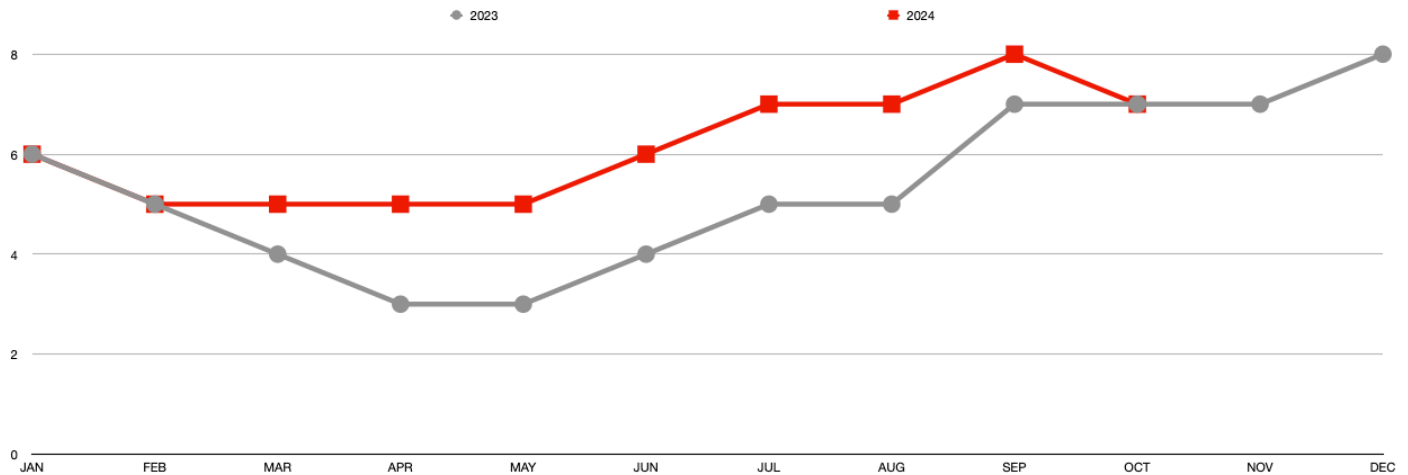


Year-Over-Year

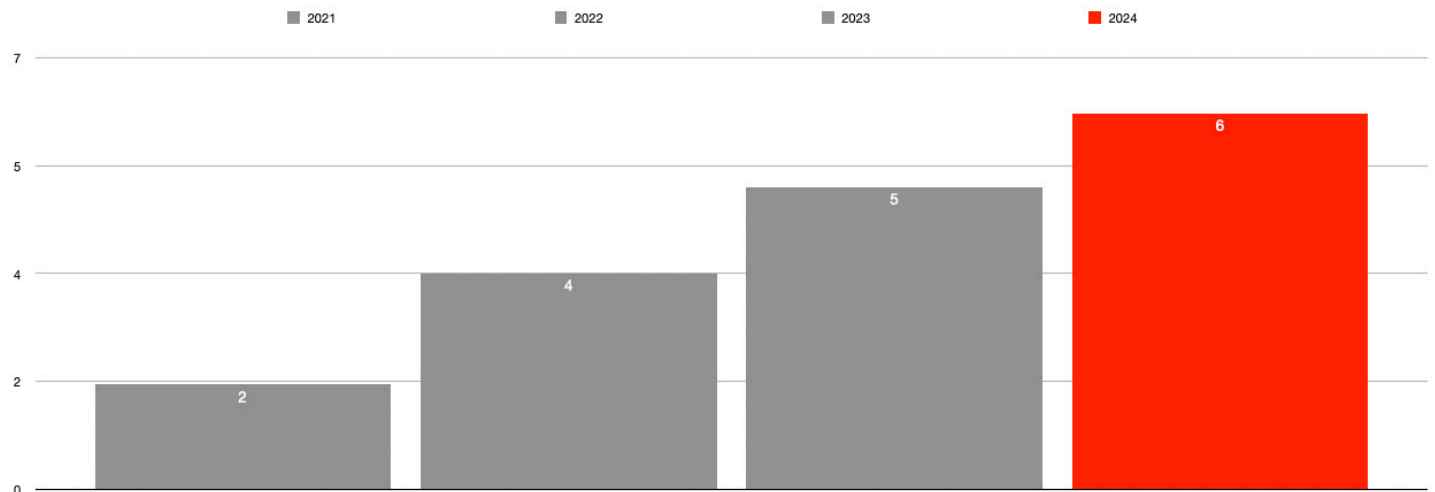


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

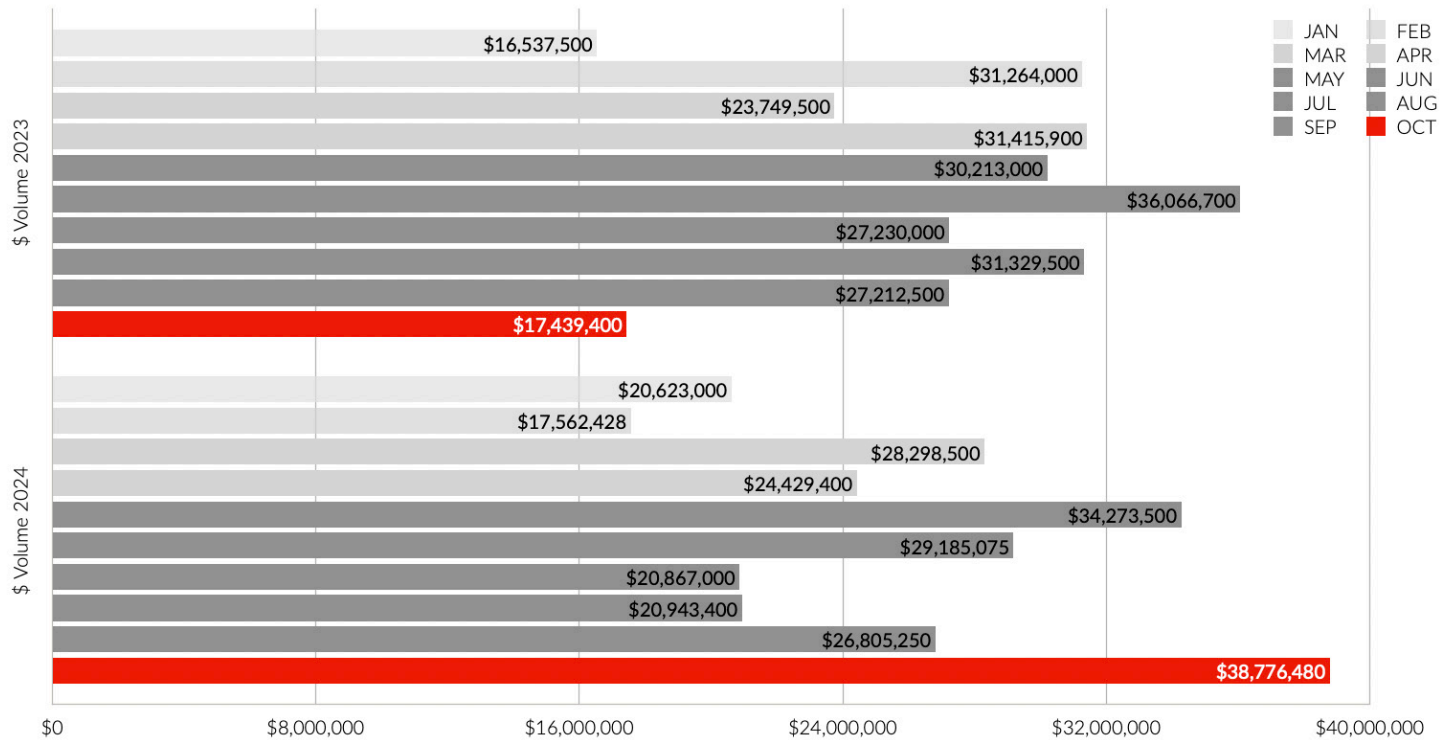


Month-Over-Month 2023 vs. 2024

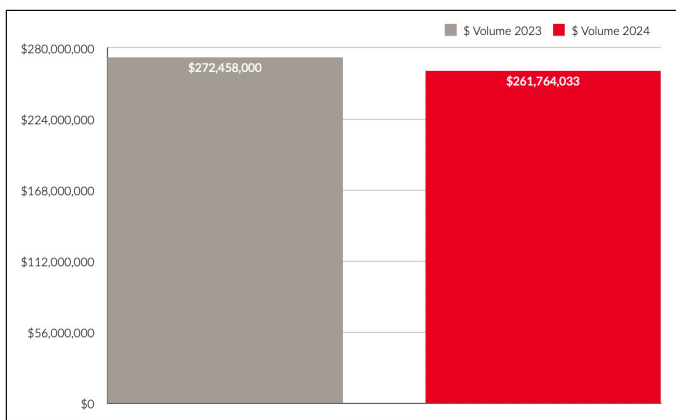


Year-Over-Year

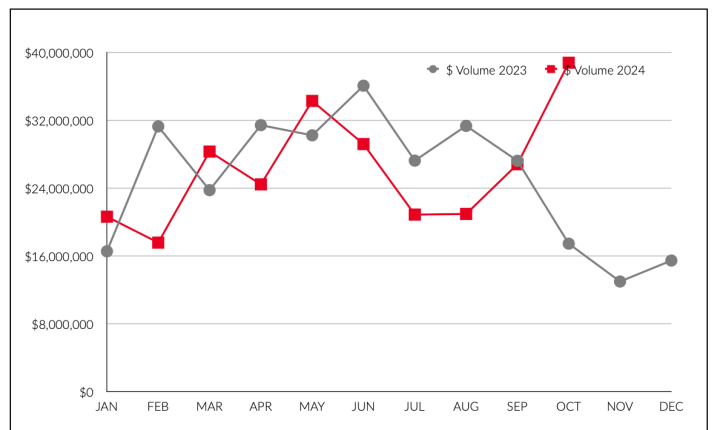
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

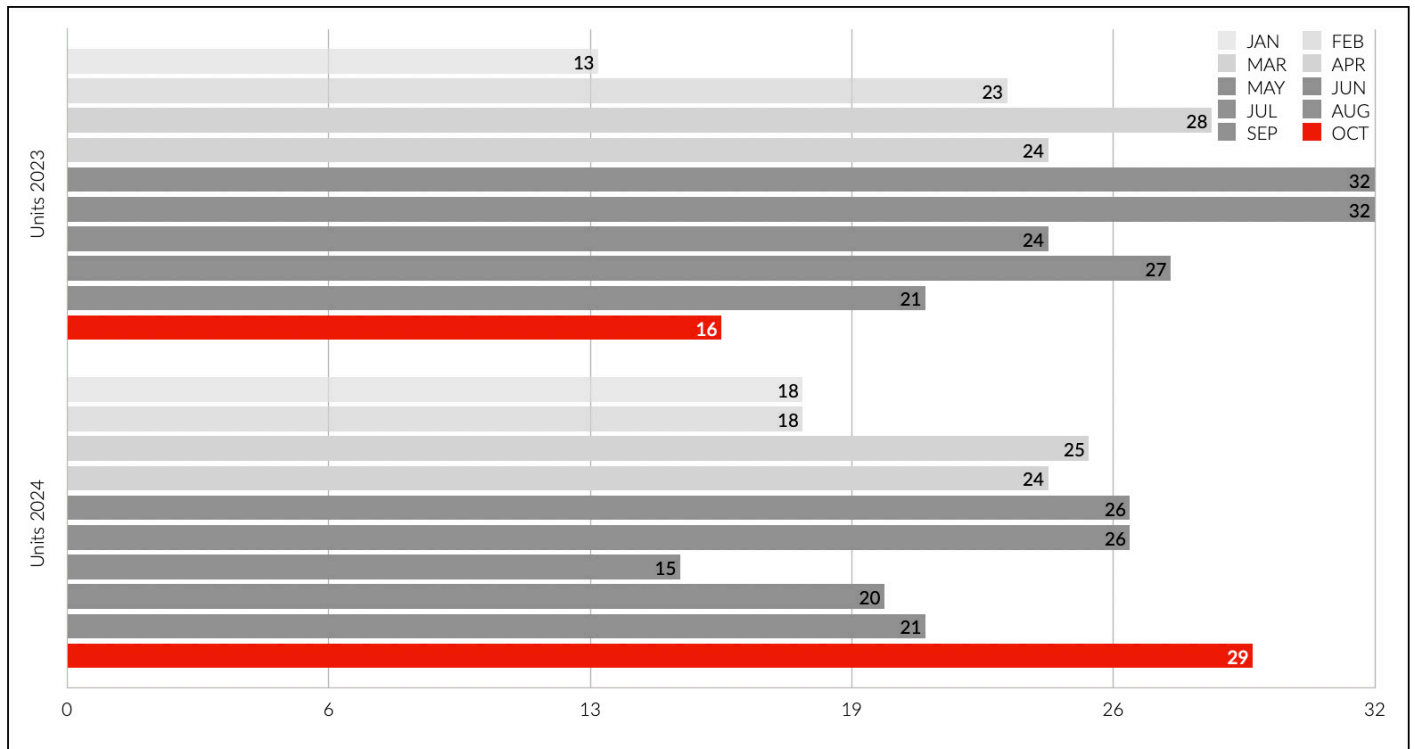


Yearly Totals 2023 vs. 2024

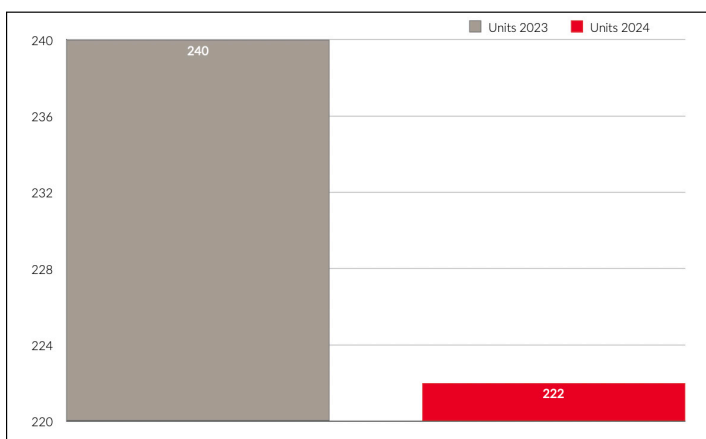


Month vs. Month 2023 vs. 2024

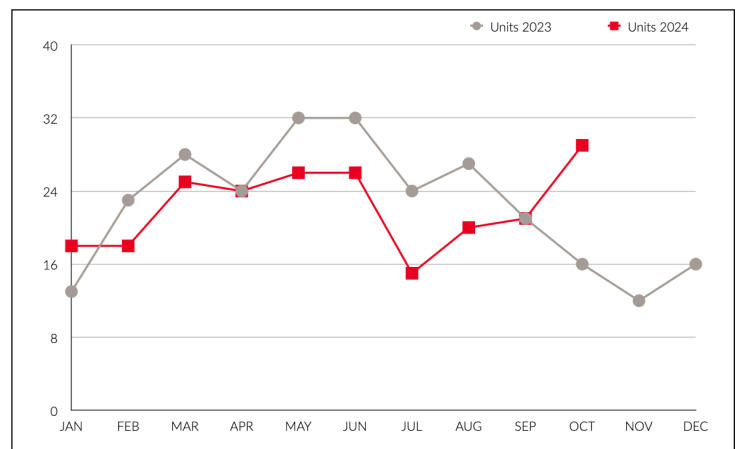
UNIT SALES



Monthly Comparison 2023 vs. 2024

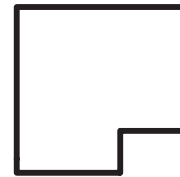


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$201,262,993 +7.46%	\$37,802,150 -43.72%	\$14,166,000 +214.45%
YTD Unit Sales	142 +15.45%	59 -43.27%	15 +114.29%
YTD Average Sale Price	\$1,417,345 -6.92%	\$640,714 -0.8%	\$944,400 +46.74%
Oct Sales Volume	\$30,696,490 +159.92%	\$6,080,000 +28.42%	\$2,000,000 +100%
Oct Unit Sales	19 +111.11%	8 +33.33%	2 +200%



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

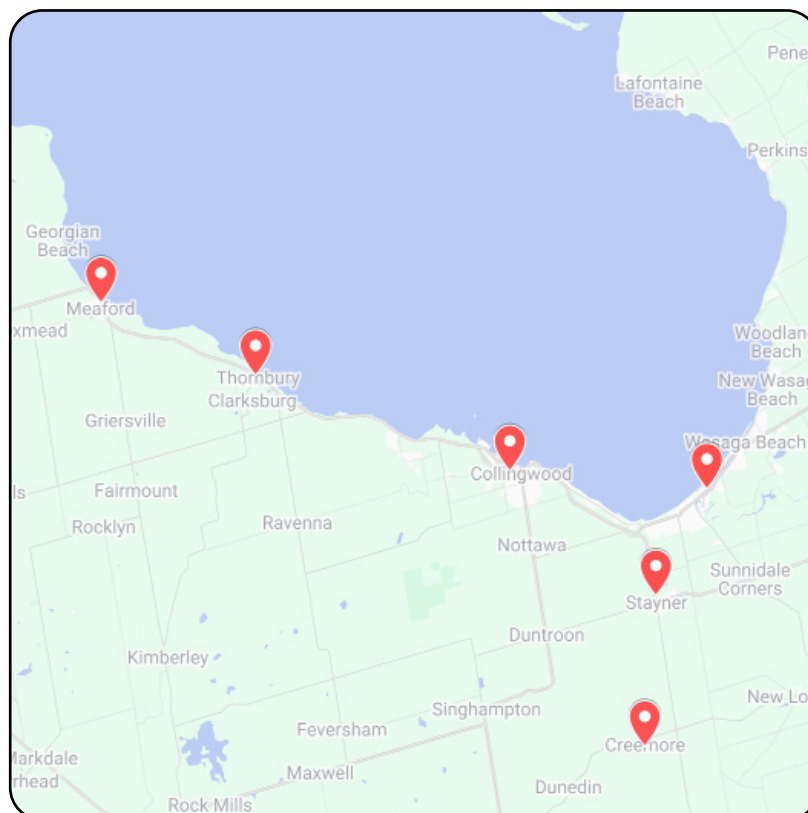
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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