



2024
OCTOBER
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.



October year-over-year sales volume of \$41,544,155

Up 5.32% from 2023's \$39,444,000 with unit sales of 49 up 6.5% from last October's 46. New listings of 138 are down 2.82% from a year ago, with the sales/listing ratio of 35.51% up 9.61%.



Year-to-date sales volume of \$330,863,403

Down 5.42% from 2023's \$349,814,102 with unit sales of 399 down 3.39% from 2023's 413. New listings of 1228 are up 4.87% from a year ago, with the sales/listing ratio of 32.49% down 7.87%.



Year-to-date average sale price of \$819,906

Down from \$841,979 one year ago with median sale price of \$985,000 down from \$1,011,250 one year ago. Average days-on-market of 52 is up 10.7 days from last year.

OCTOBER NUMBERS

Median Sale Price

\$1,038,000

+4.58%

Average Sale Price

\$847,840

-1.12%

Sales Volume

\$41,544,155

+5.32%

Unit Sales

49

+6.5%

New Listings

138

-2.82%

Expired Listings

45

+114.29%

Unit Sales/Listings Ratio

35.51%

+9.61%

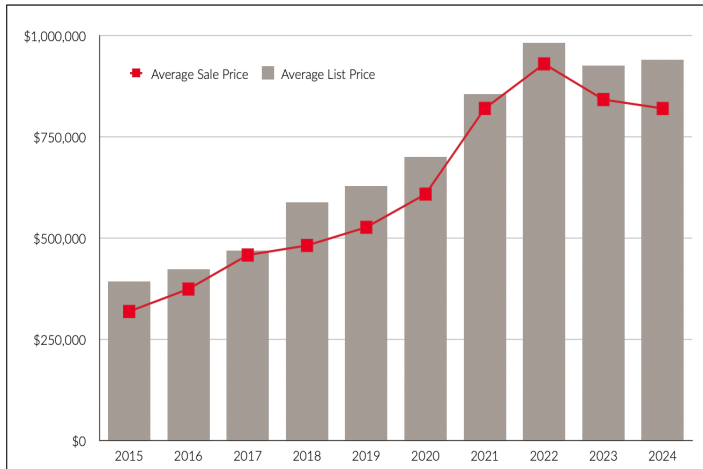
*Year-over-year comparison
(October 2024 vs. October 2023)*

THE MARKET IN DETAIL

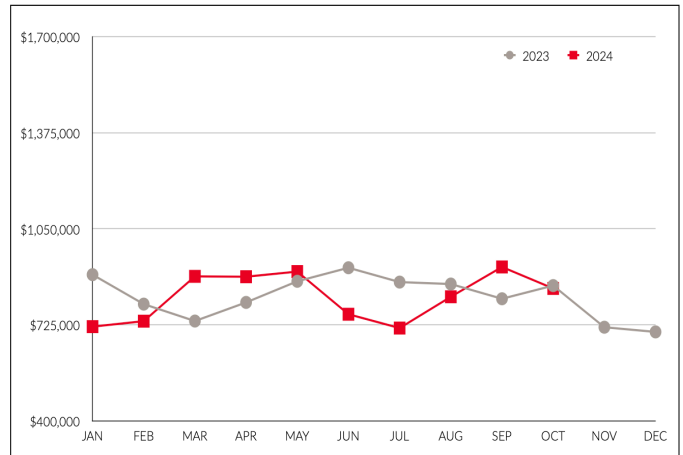
	2022	2023	2024	2023-2024
YTD Volume Sales	\$401,703,333	\$349,814,102	\$330,863,403	-5.42%
YTD Unit Sales	430	413	399	-3.39%
YTD New Listings	966	1,171	1,228	+4.87%
YTD Sales/Listings Ratio	44.51%	35.27%	32.49%	-7.87%
YTD Expired Listings	80	152	330	+117.11%
Monthly Volume Sales	\$34,490,375	\$39,444,000	\$41,544,155	+5.32%
Monthly Unit Sales	40	46	49	+6.52%
Monthly New Listings	80	142	138	-2.82%
Monthly Sales/Listings Ratio	50.00%	32.39%	35.51%	+9.61%
Monthly Expired Listings	13	21	45	+114.29%
Monthly Average Sale Price	\$862,259	\$857,478	\$847,840	-1.12%
YTD Sales: \$0-\$199K	0	2	3	+50%
YTD Sales: \$200k-349K	6	9	5	-44.44%
YTD Sales: \$350K-\$549K	61	74	83	+12.16%
YTD Sales: \$550K-\$749K	103	109	123	+12.84%
YTD Sales: \$750K-\$999K	127	115	91	-20.87%
YTD Sales: \$1M+	119	96	84	-12.5%
YTD Sales: \$2M+	132	104	61	-41.35%
YTD Average Days-On-Market	49.00	26.00	54.00	+107.69%
YTD Average Sale Price	\$930,094	\$841,979	\$819,906	-2.62%
YTD Median Sale Price	\$1,172,500	\$1,011,250	\$985,000	-2.6%

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

AVERAGE SALE PRICE

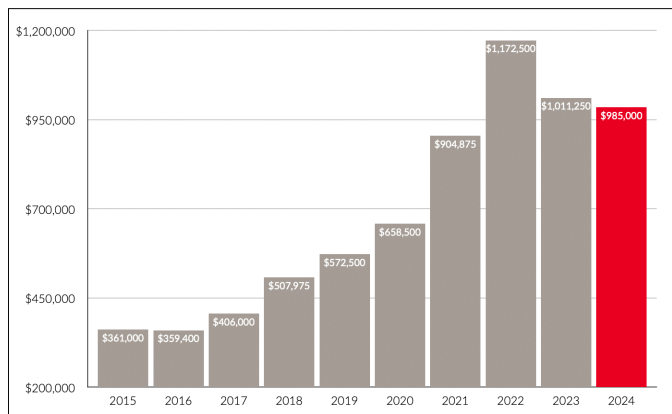


Year-Over-Year

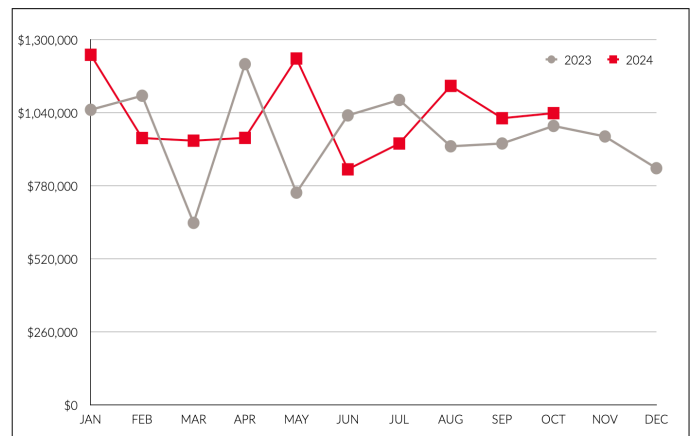


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



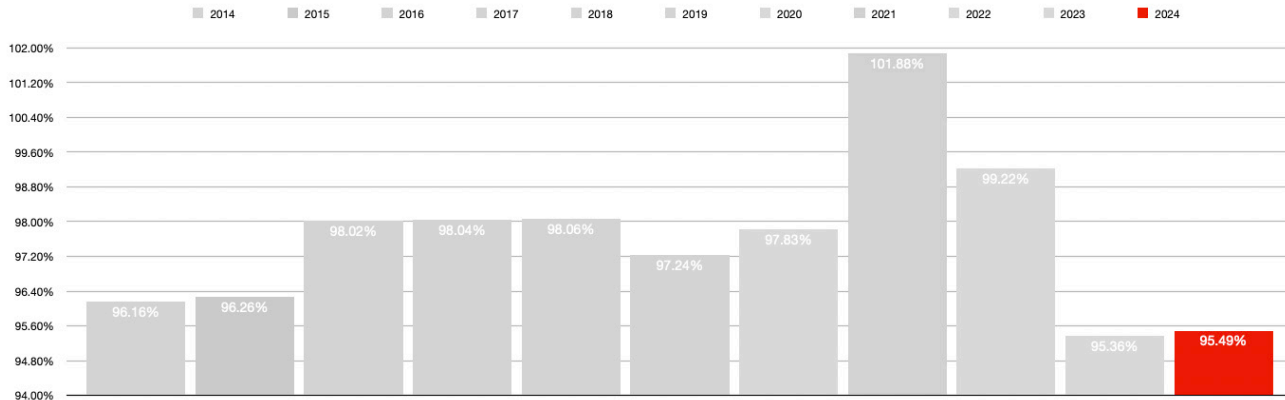
Year-Over-Year



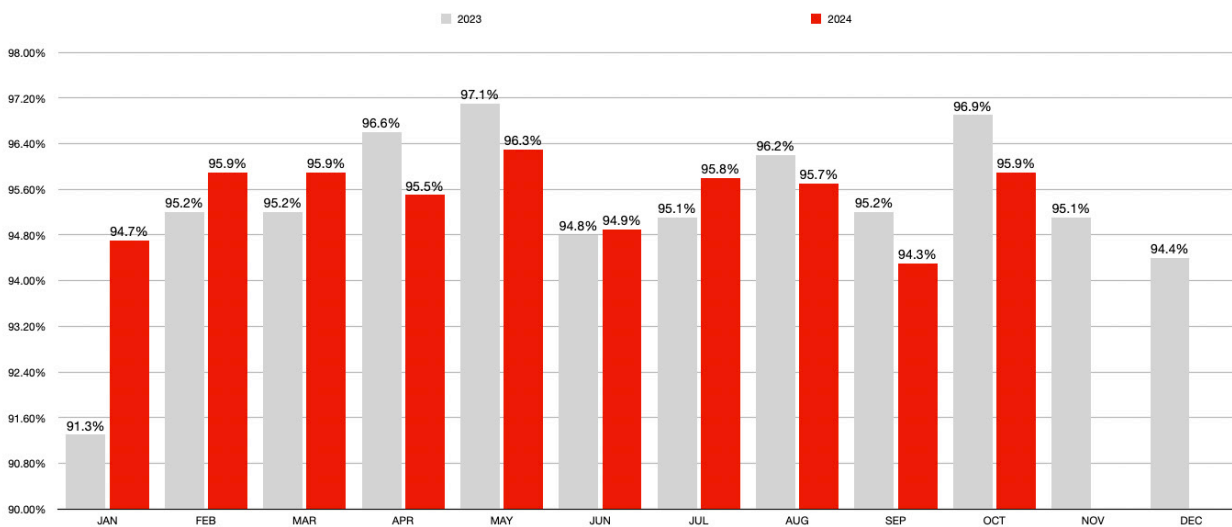
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

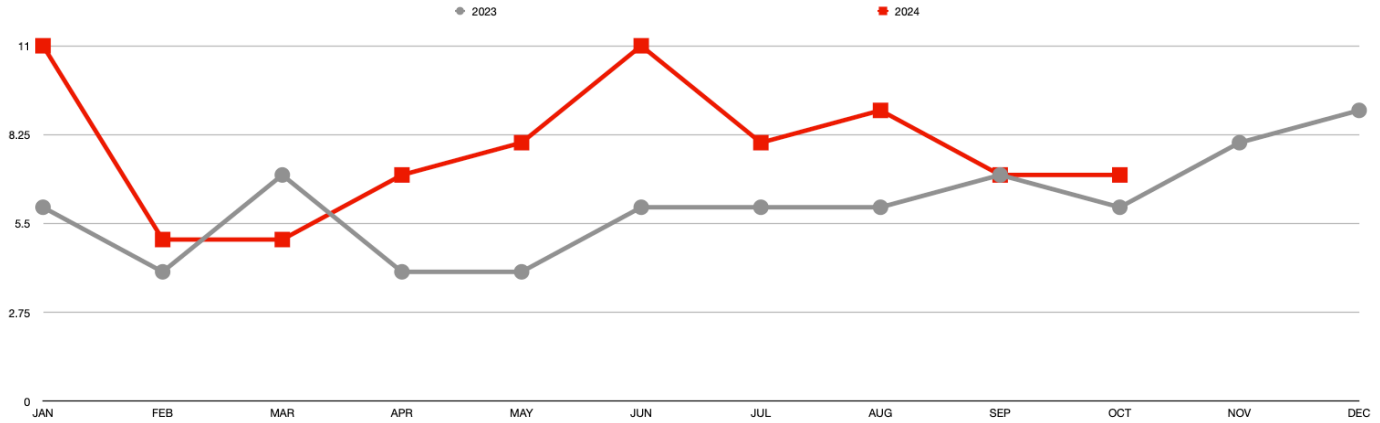


Year-Over-Year



Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

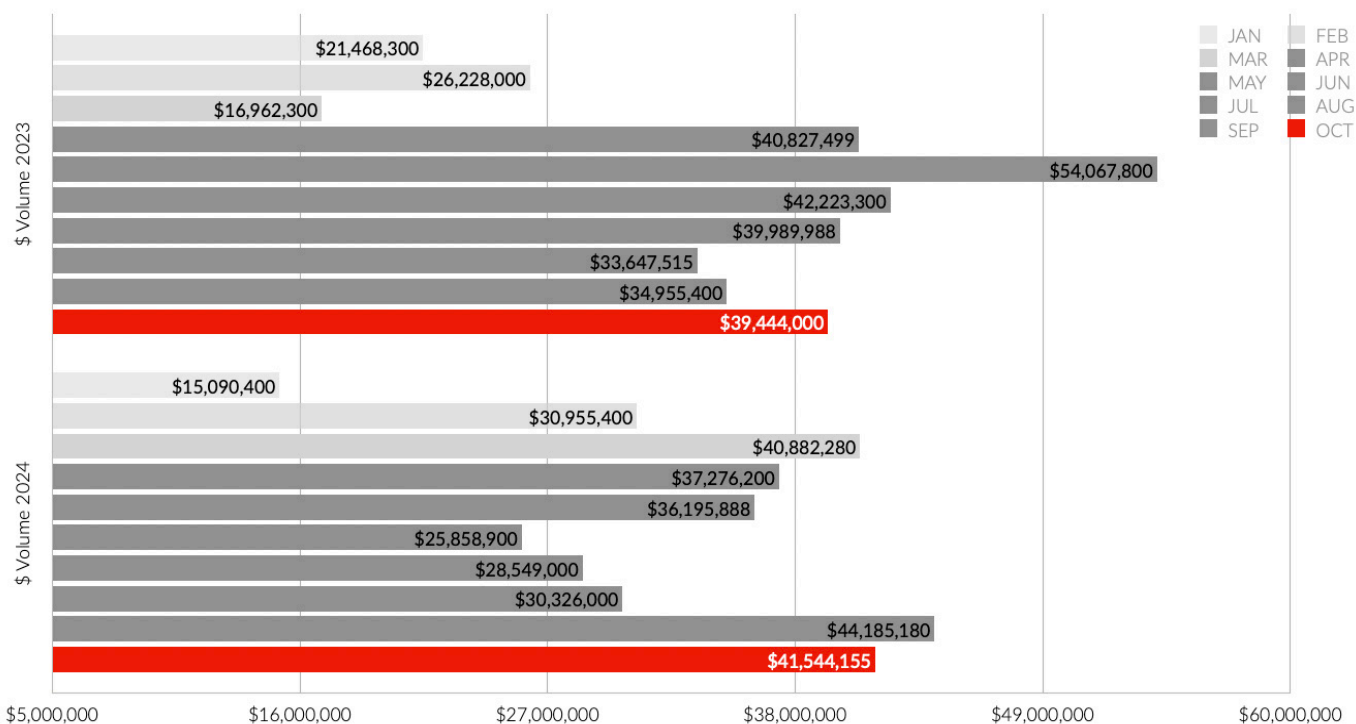


Month-Over-Month 2023 vs. 2024

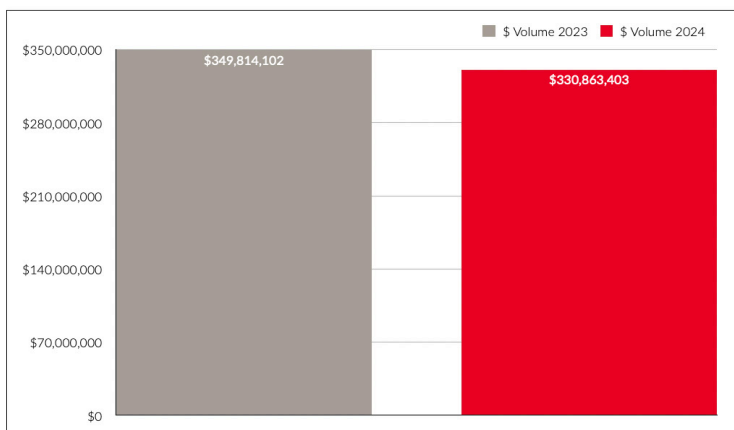


Year-Over-Year

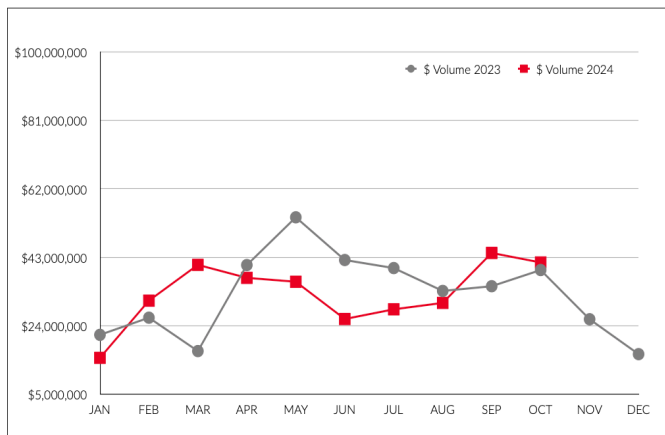
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

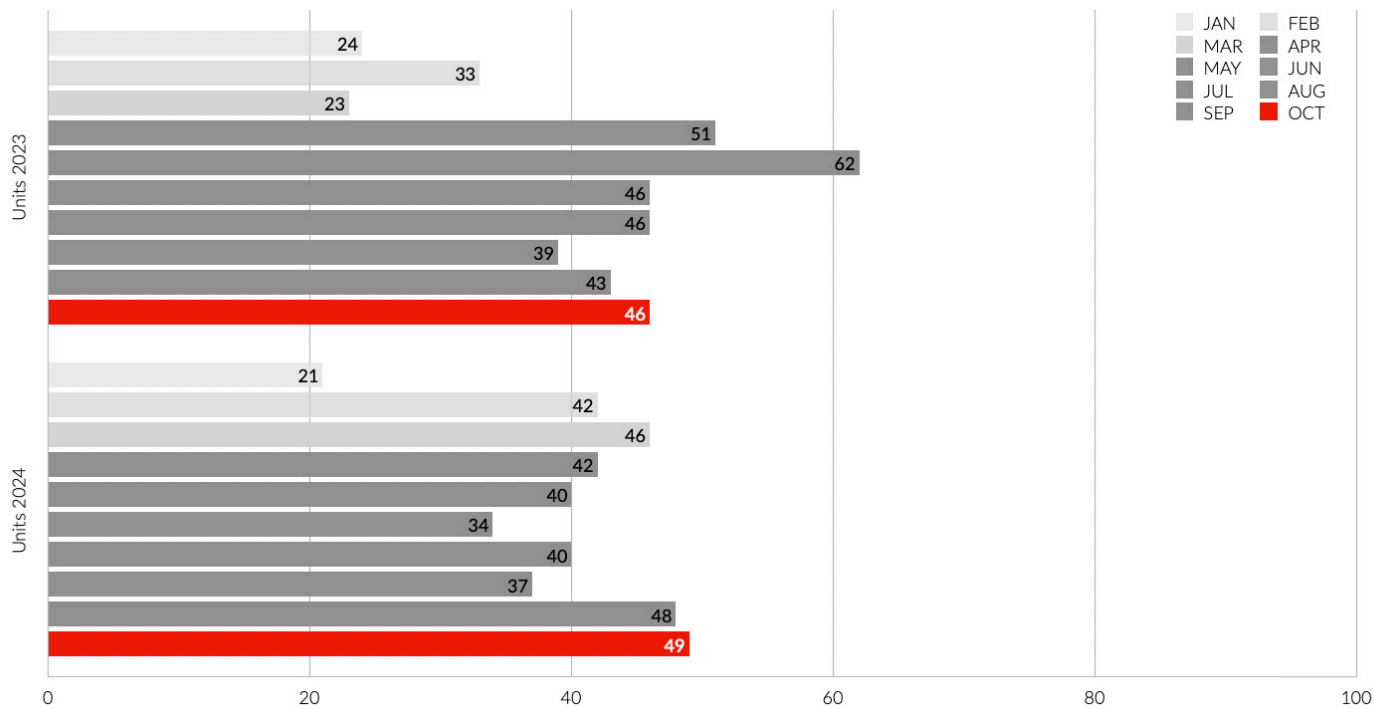


Yearly Totals 2023 vs. 2024

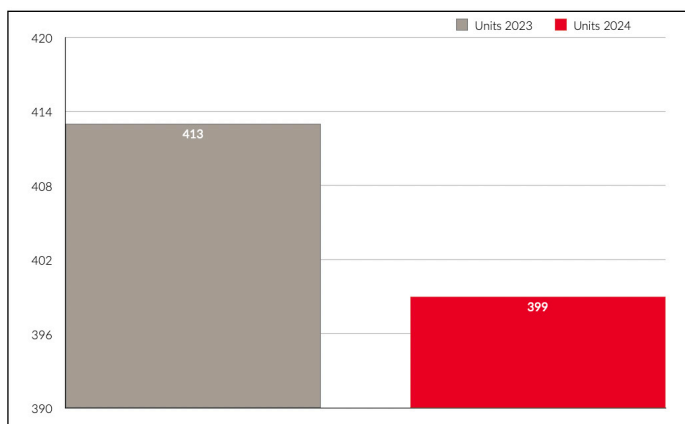


Month vs. Month 2023 vs. 2024

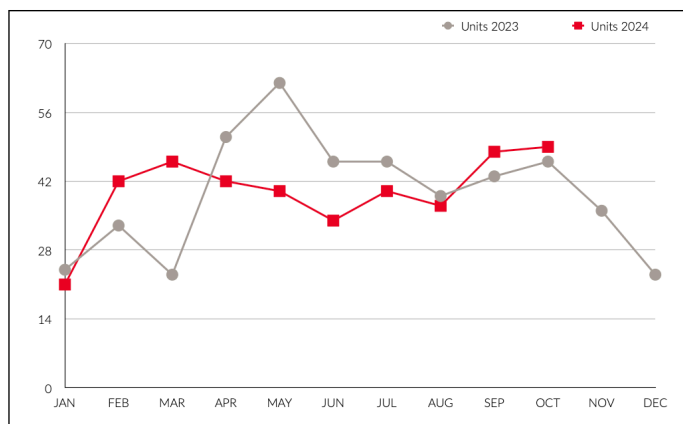
UNIT SALES



Monthly Comparison 2023 vs. 2024

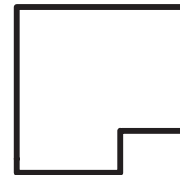


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$243,066,568 +2.67%	 \$85,114,335 -21.45%	 \$1,517,500 -33.3%
YTD Unit Sales	 265 +2.71%	 128 -11.72%	 6 +20%
YTD Average Sale Price	 \$870,318 -8.29%	 \$664,956 -11.02%	 \$252,917 -44.41%
Oct Sales Volume	 \$33,942,400 +11.77%	 \$7,601,755 -12.38%	 \$0 -100%
Oct Unit Sales	 39 +21.88%	 10 -23.08%	 0 -100%



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

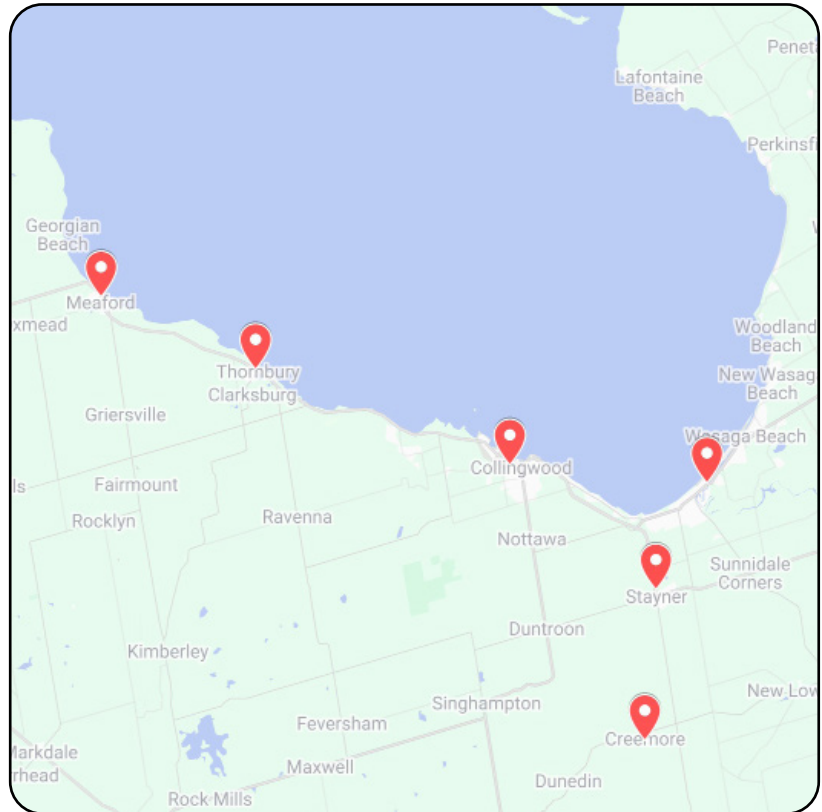
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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