



2024

**OCTOBER**

**SOUTHERN**

**GEORGIAN BAY**

Real Estate Market Report



LOCATIONS **NORTH**  
BROKERAGE

# OVERVIEW

## BUYERS MARKET

The [Southern Georgian Bay](#) real estate market continues to favour buyers this month, with both unit sales and sales volume showing an increase compared to last year. Meanwhile, the median and average sale prices have dropped, offering buyers a broader selection of properties at potentially lower price points, creating favourable conditions for investment and negotiation.



### October year-over-year sales volume of \$149,638,619

Up 29.91% from 2023's \$115,186,199 with unit sales of 185 up 27.59% from last October's 145. New listings of 541 are up 4.44% from a year ago, with the sales/listing ratio of 34.20% up 22.16%.



### Year-to-date sales volume of \$1,239,532,008

Down 9.12% from 2023's \$1,363,931,886 with unit sales of 1,591 down 6.74% from 2023's 1,706. New listings of 5,347 are up 9.08% from a year ago, with the sales/listing ratio of 29.76% down 14.50%.



### Year-to-date average sale price of \$776,108

Down from \$799,057 one year ago with median sale price of \$680,000 down from \$720,000 one year ago. Average days-on-market of 52.90 is up 7.5 days from last year.

## OCTOBER NUMBERS

Median Sale Price

**\$710,000**

-9.58%

Average Sale Price

**\$808,857**

+1.82%

Sales Volume

**\$149,638,619**

+29.91%

Unit Sales

**185**

+27.59%

New Listings

**541**

+4.44%

Expired Listings

**525**

+2.74%

Unit Sales/Listings Ratio

**34.20%**

+22.16%

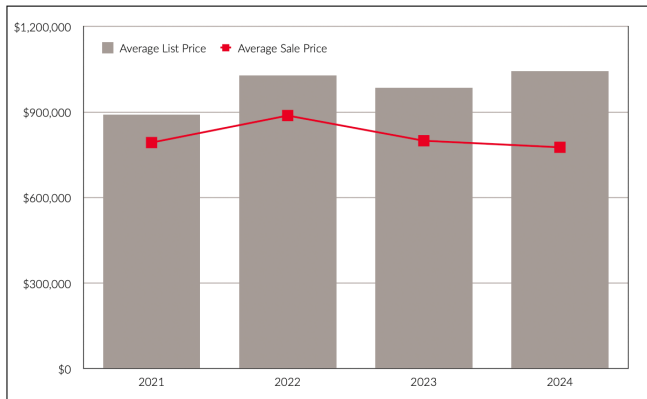
*Year-over-year comparison  
(October 2024 vs. October 2023)*

# THE MARKET IN DETAIL

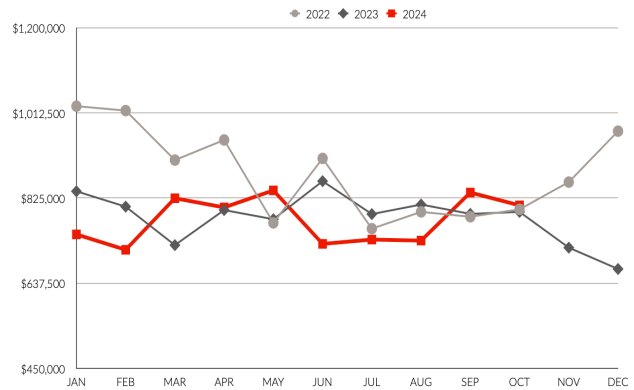
	2022	2023	2024	2023-2024
<b>YTD Volume Sales</b>	\$1,577,505,229	\$1,363,931,886	\$1,239,532,008	-9.12%
<b>YTD Unit Sales</b>	1,774	1,706	1,591	-6.74%
<b>YTD New Listings</b>	4,404	4,902	5,347	+9.08%
<b>YTD Sales/Listings Ratio</b>	40.28%	34.80%	29.76%	-14.5%
<b>YTD Expired Listings</b>	2,837	3,335	3,492	+4.71%
<b>Monthly Volume Sales</b>	\$115,131,213	\$115,186,199	\$149,638,619	+29.91%
<b>Monthly Unit Sales</b>	152	145	185	+27.59%
<b>Monthly New Listings</b>	415	518	541	+4.44%
<b>Monthly Sales/Listings Ratio</b>	36.63%	27.99%	34.20%	+22.16%
<b>Monthly Expired Listings</b>	350	503	540	+7.36%
<b>Monthly Average Sale Price</b>	\$757,442	\$794,388	\$808,857	+1.82%
<b>YTD Sales: \$0-\$199K</b>	32	31	31	No Change
<b>YTD Sales: \$200k-349K</b>	82	105	93	-11.43%
<b>YTD Sales: \$350K-\$549K</b>	317	374	395	+5.61%
<b>YTD Sales: \$550K-\$749K</b>	434	476	443	-6.93%
<b>YTD Sales: \$750K-\$999K</b>	434	380	320	-15.79%
<b>YTD Sales: \$1M+</b>	392	293	256	-12.63%
<b>YTD Sales: \$2M+</b>	85	47	109	+131.91%
<b>YTD Average Days-On-Market</b>	23.40	45.40	52.90	+16.52%
<b>YTD Average Sale Price</b>	\$887,419	\$799,057	\$776,108	-2.87%
<b>YTD Median Sale Price</b>	\$775,000	\$720,000	\$680,000	-5.56%

Southern Georgian Bay MLS Sales and Listing Summary  
2022 vs. 2023 vs. 2024

# AVERAGE SALE PRICE

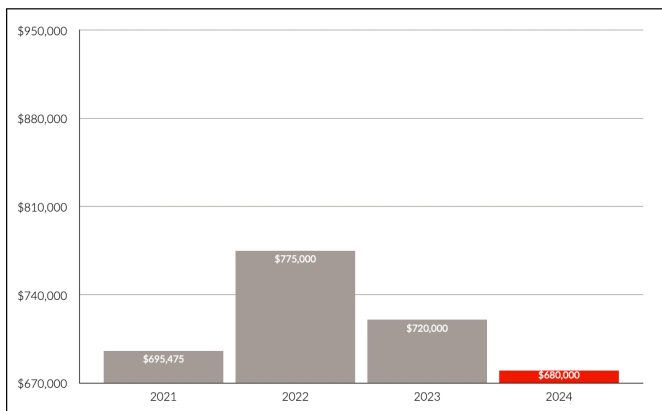


Year-Over-Year

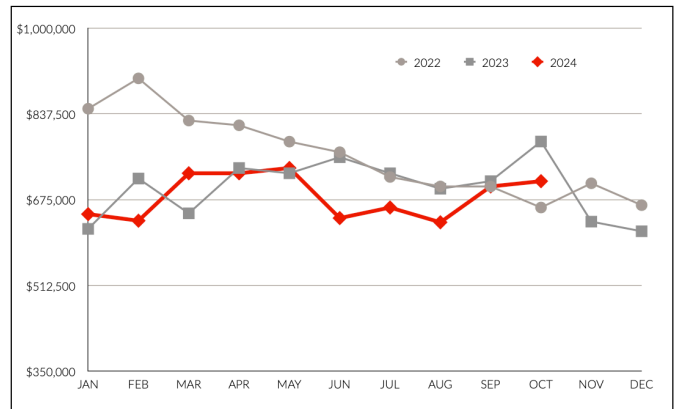


Month-Over-Month 2022 vs. 2023 vs. 2024

# MEDIAN SALE PRICE



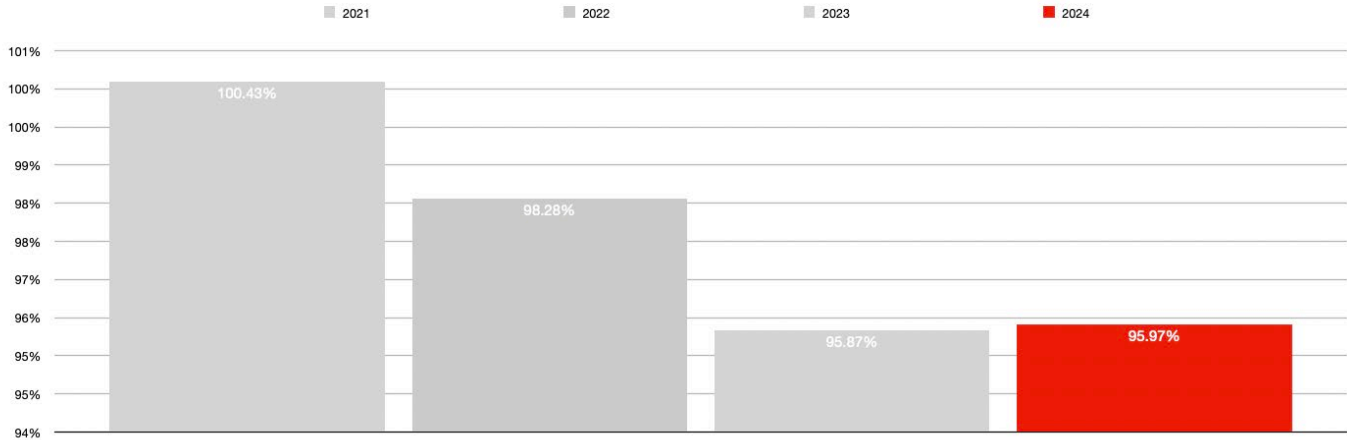
Year-Over-Year



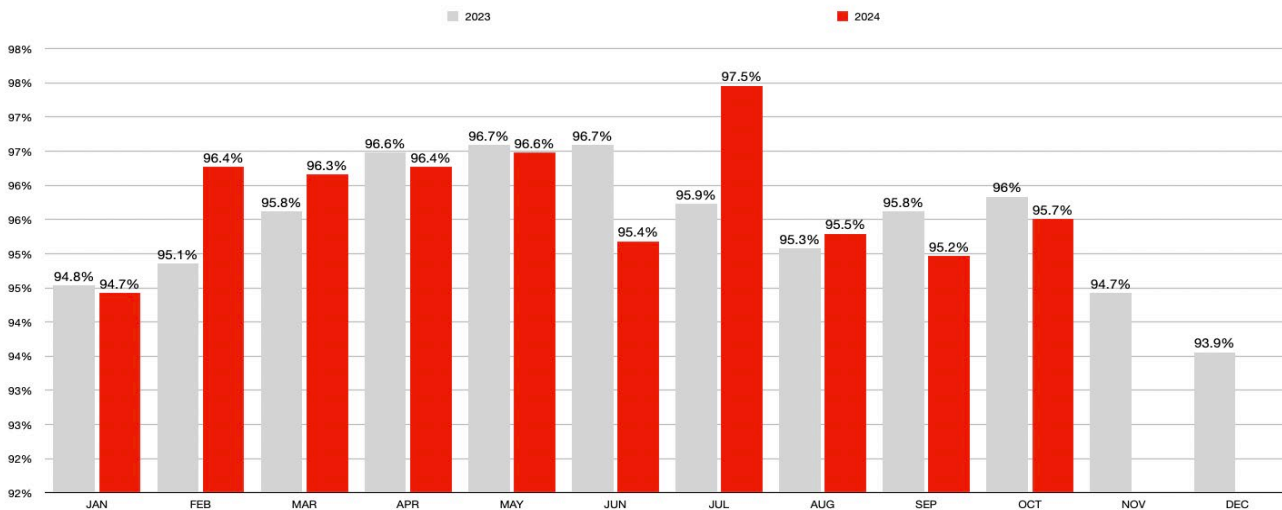
Month-Over-Month 2022 vs. 2023 vs. 2024

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

# SALE PRICE VS. LIST PRICE RATIO

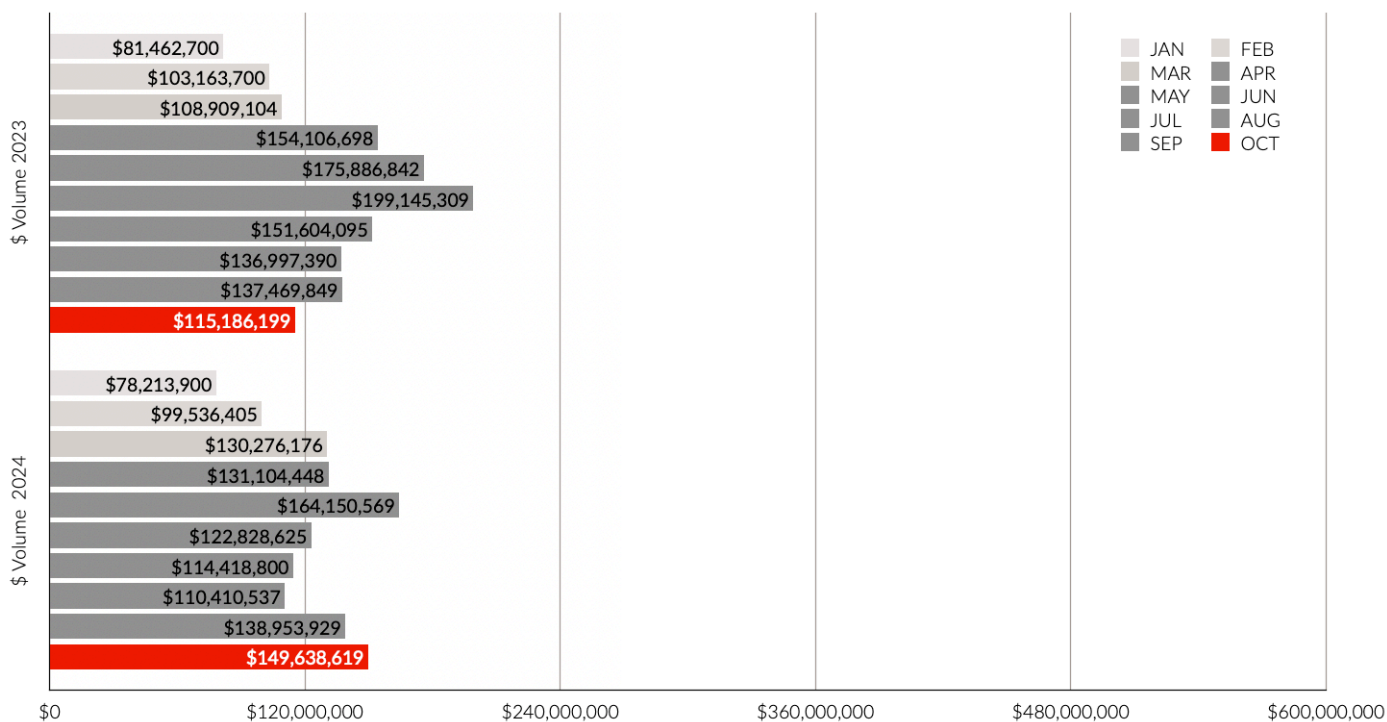


## Year-Over-Year

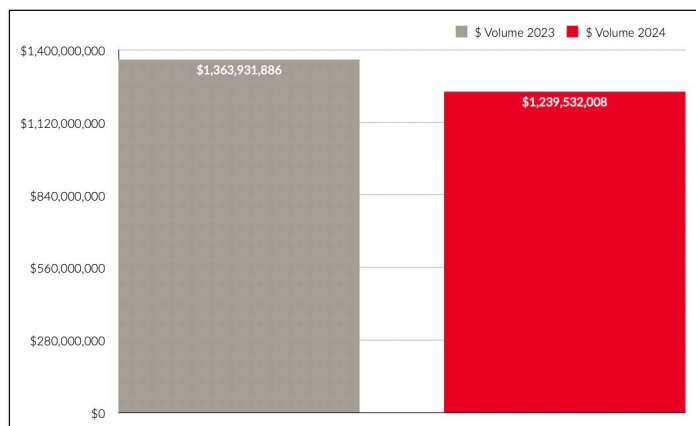


## Month-Over-Month 2023 vs. 2024

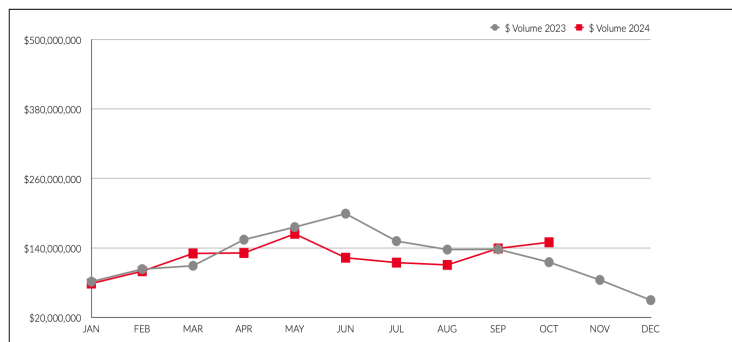
# DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

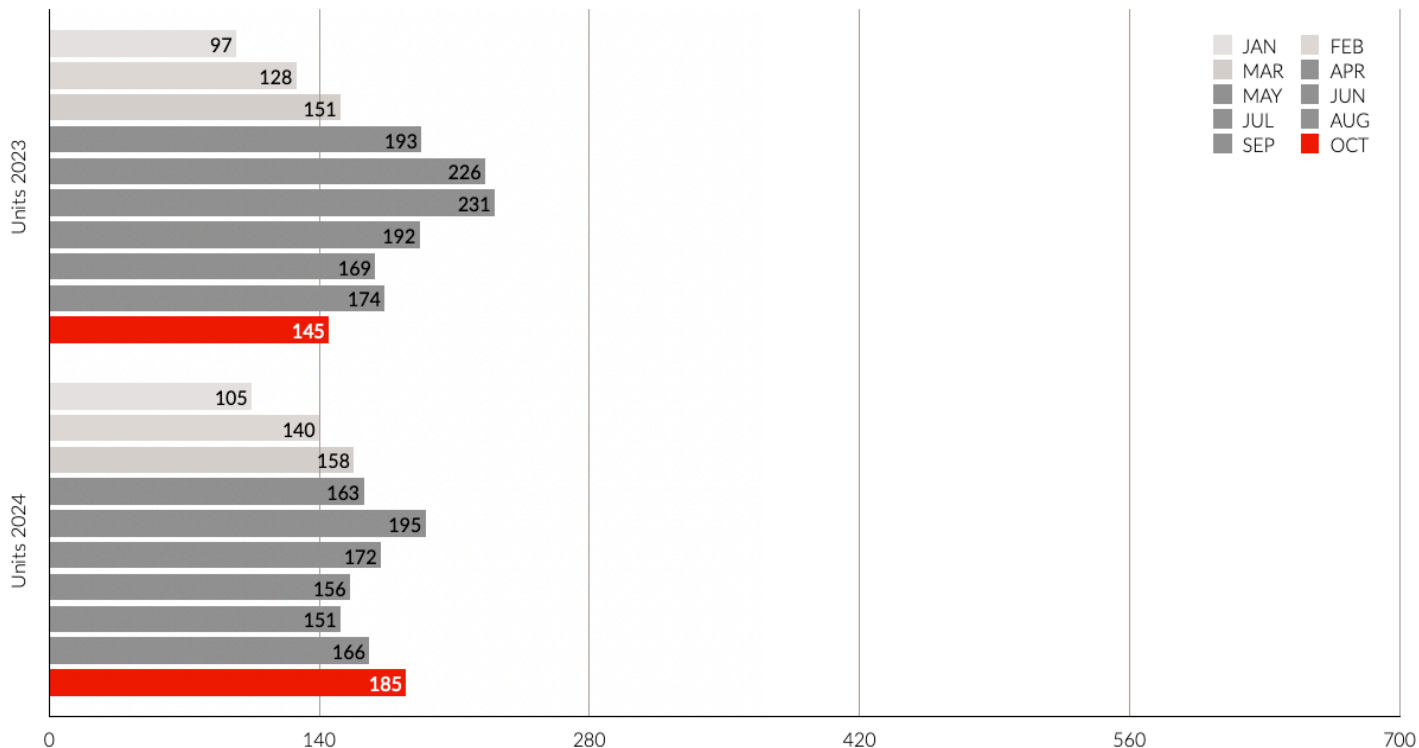


Yearly Totals 2023 vs. 2024

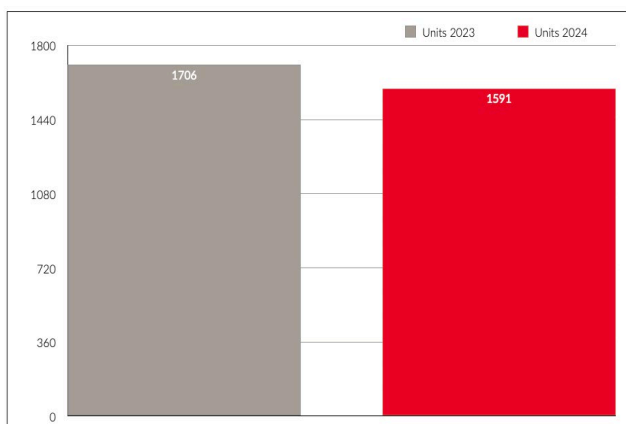


Month vs. Month 2023 vs. 2024

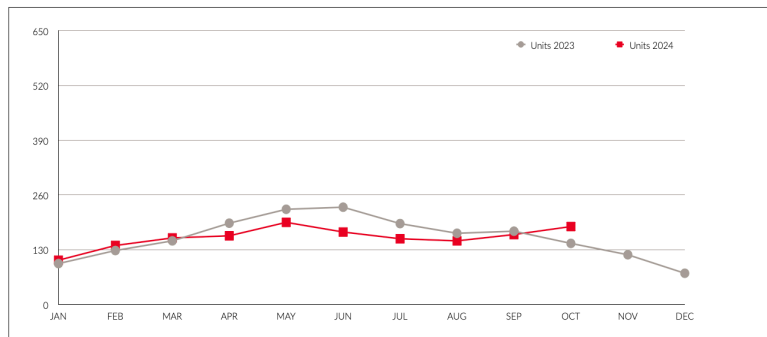
# UNIT SALES



Monthly Comparison 2023 vs. 2024

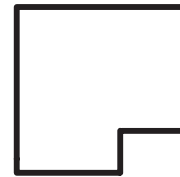


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
YTD Sales Volume	\$1,015,039,826 -6.19%	\$153,540,685 -24.8%	\$31,457,197 +18.14%
YTD Unit Sales	1189 -2.22%	241 -23%	64 +4.92%
YTD Average Sale Price	\$853,692 -4.06%	\$637,098 -2.33%	\$491,518.70 +12.61%
Oct Sales Volume	\$125,315,464 +33.89%	\$16,723,755 +6.33%	\$2,740,000 +10.62%
Oct Unit Sales	146 +39.05%	23 -4.17%	5 -28.57%

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

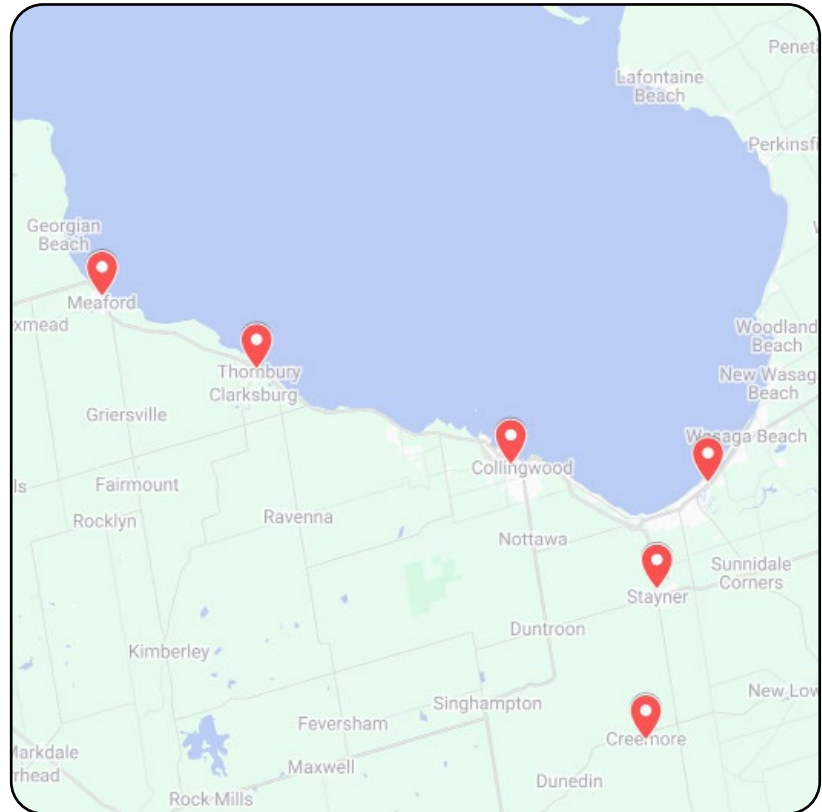
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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