



2024

DECEMBER

COLLINGWOOD

Real Estate Market Report



LOCATIONS **NORTH**
BROKERAGE

OVERVIEW

BALANCED MARKET

The [Collingwood](#) real estate market experienced robust activity in December, with both unit sales and sales volume showing notable increases. The median sale price declined slightly by 4.93% to \$800,500, while the average sale price rose 34.81% to \$944,604, potentially indicating growing buyer interest in higher-value properties. With new listings up by 4.26% and expired listings down by 31.91%, the market remains competitive and active as we move into the new year.



December year-over-year sales volume of \$26,448,898

Up 64.12% from 2023's \$16,115,800 with unit sales of 28 up 21.74% from last December's 23. New listings of 49 are up 4.26% from a year ago, with the sales/listing ratio of 57.14% up 16.77%.



Year-to-date sales volume of \$390,901,901

Down 0.21% from 2023's \$391,725,952 with unit sales of 464 down 1.69% from 2023's 472. New listings of 1,362 are up 2.87% from a year ago, with the sales/listing ratio of 34.07% down 4.44%.



Year-to-date average sale price of \$837,624

Up from \$819,753 one year ago with median sale price of \$949,750 down from \$973,750 one year ago. Average days-on-market of 53.1 is up 11.5 days from last year.

DECEMBER NUMBERS

Median Sale Price

\$800,500

-4.93%

Average Sale Price

\$944,604

+34.81%

Sales Volume

\$26,448,898

+64.12%

Unit Sales

28

+21.74%

New Listings

49

+4.26%

Expired Listings

32

-31.91%

Unit Sales/Listings Ratio

57.14%

+16.77%

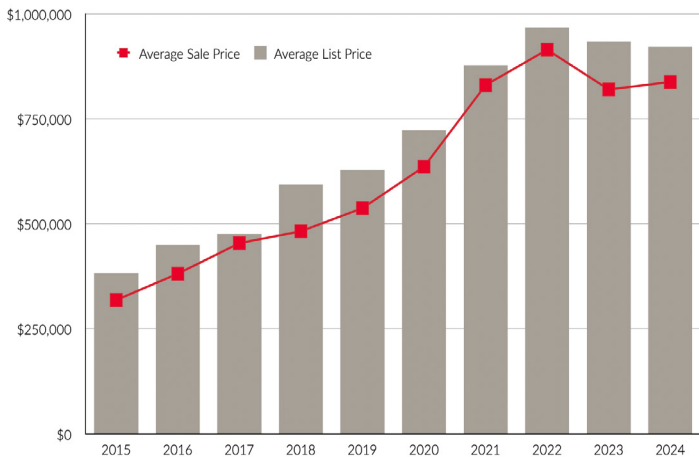
*Year-over-year comparison
(December 2024 vs. December 2023)*

THE MARKET IN DETAIL

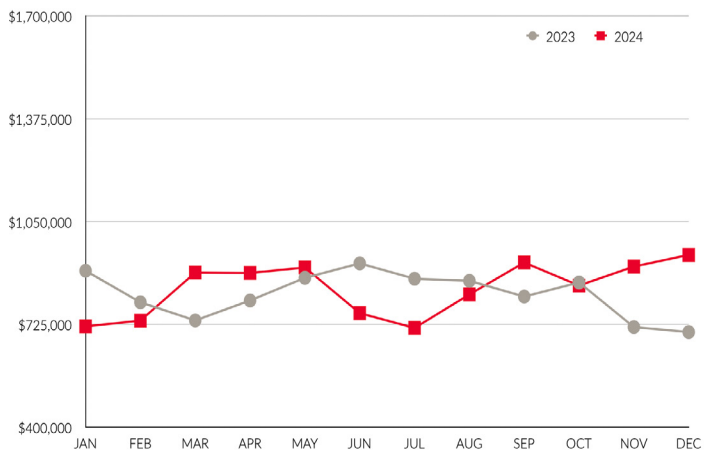
	2022	2023	2024	2023-2024
YTD Volume Sales	\$444,264,636	\$391,725,952	\$390,901,901	-0.21%
YTD Unit Sales	481	472	464	-1.69%
YTD New Listings	1,075	1,324	1,362	+2.87%
YTD Sales/Listings Ratio	44.74%	35.65%	34.07%	-4.44%
YTD Expired Listings	124	225	424	+88.44%
Monthly Volume Sales	\$22,953,400	\$16,115,800	\$26,448,898	+64.12%
Monthly Unit Sales	28	23	28	+21.74%
Monthly New Listings	35	47	49	+4.26%
Monthly Sales/Listings Ratio	80.00%	48.94%	57.14%	+16.77%
Monthly Expired Listings	27	47	32	-31.91%
Monthly Average Sale Price	\$819,764	\$700,687	\$944,604	+34.81%
YTD Sales: \$0-\$199K	2	2	3	+50%
YTD Sales: \$200k-349K	7	11	7	-36.36%
YTD Sales: \$350K-\$549K	67	93	96	+3.23%
YTD Sales: \$550K-\$749K	117	126	138	+9.52%
YTD Sales: \$750K-\$999K	143	128	109	-14.84%
YTD Sales: \$1M-\$2M	130	104	100	-3.85%
YTD Sales: \$2M+	144	112	64	-42.86%
YTD Average Days-On-Market	50.00	43.00	48.00	+11.63%
YTD Average Sale Price	\$914,435	\$819,753	\$837,624	+2.18%
YTD Median Sale Price	\$1,172,500	\$973,750	\$949,750	-2.46%

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

AVERAGE SALE PRICE

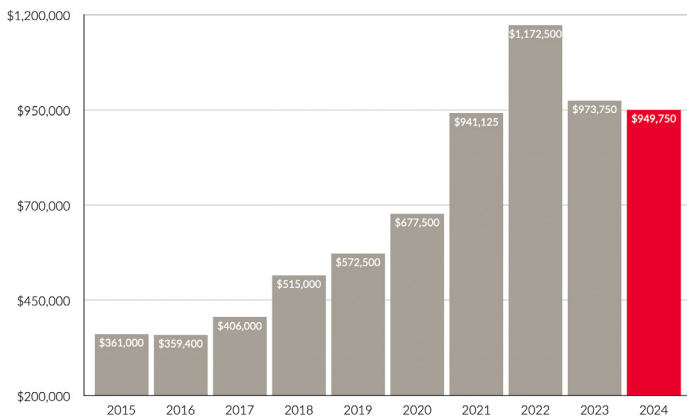


Year-Over-Year

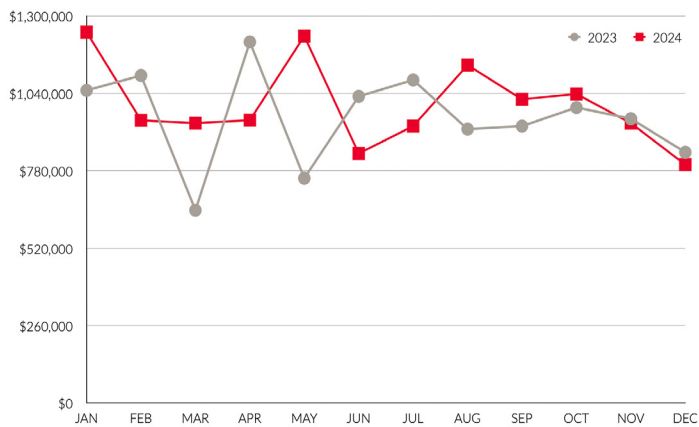


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



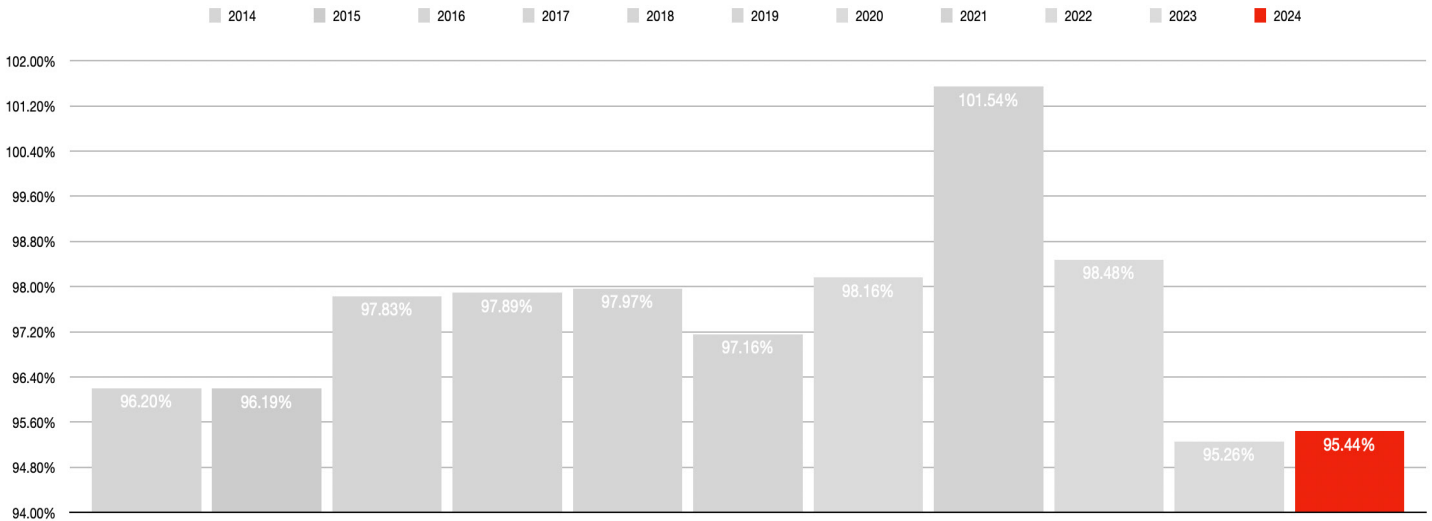
Year-Over-Year



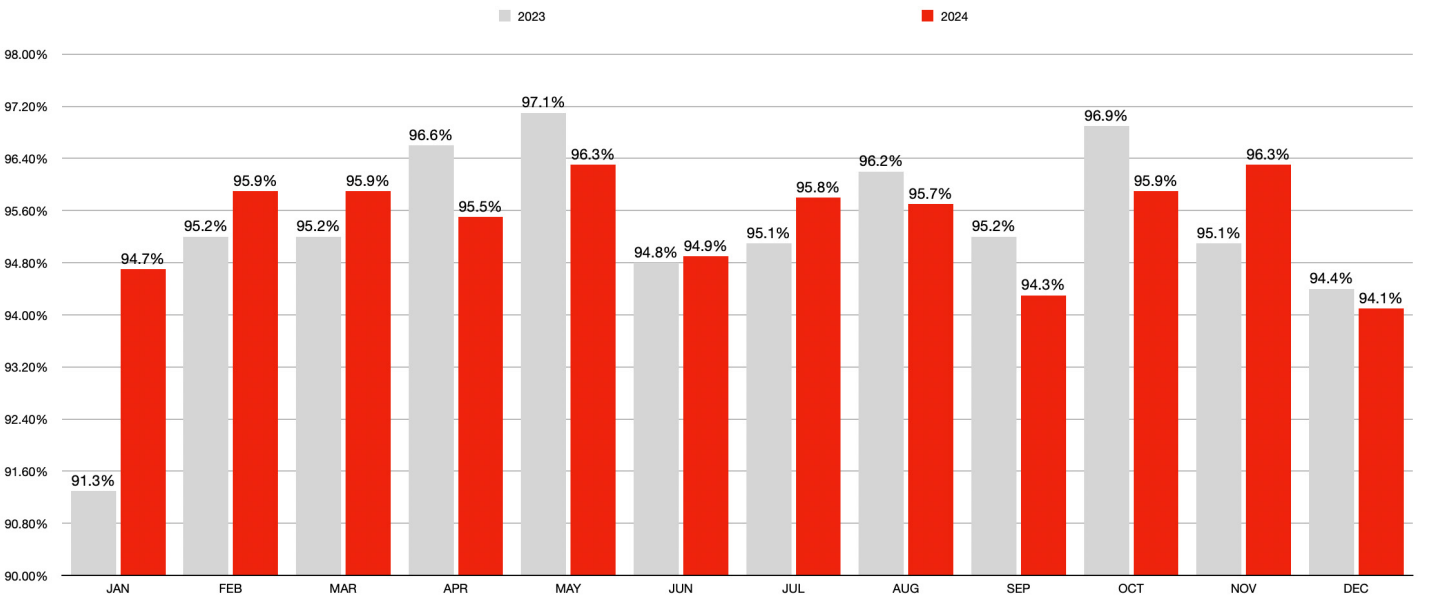
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

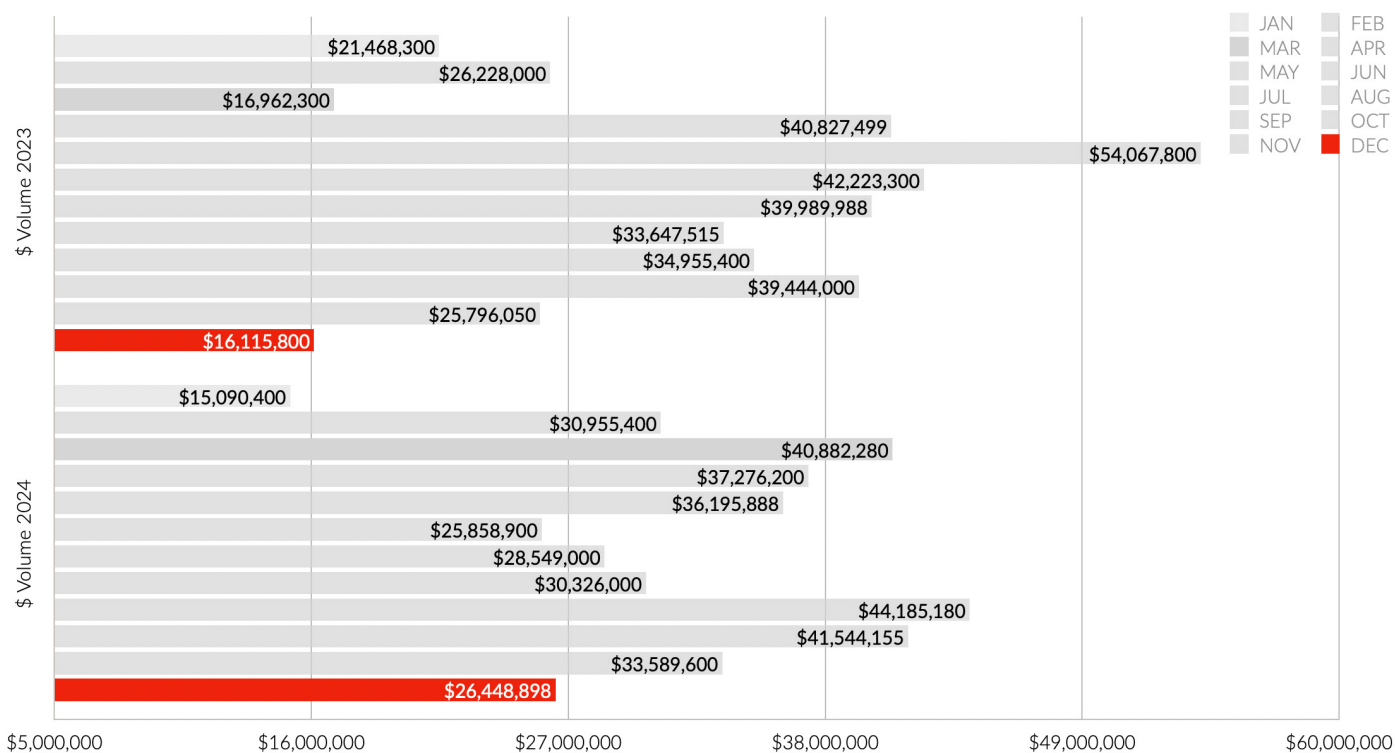


Year-Over-Year

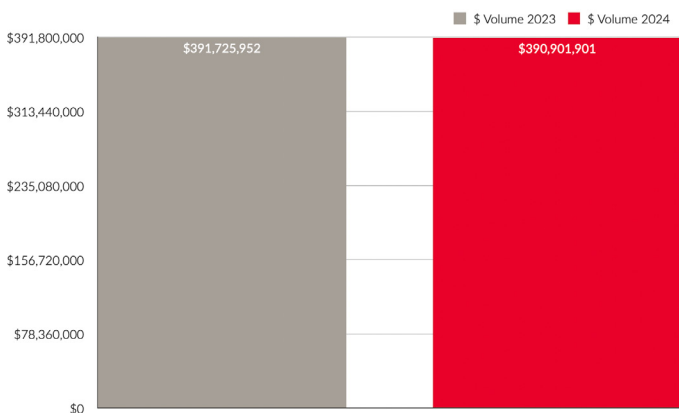


Month-Over-Month 2023 vs. 2024

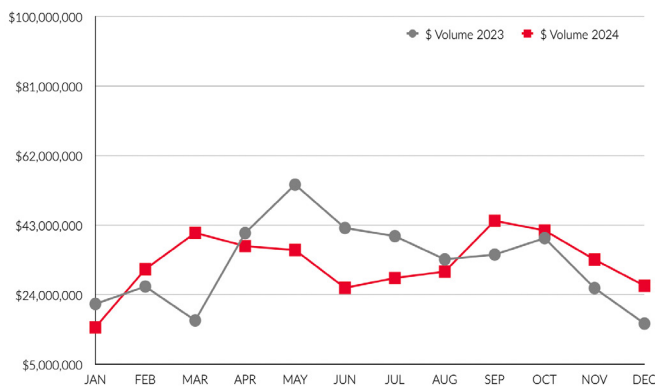
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

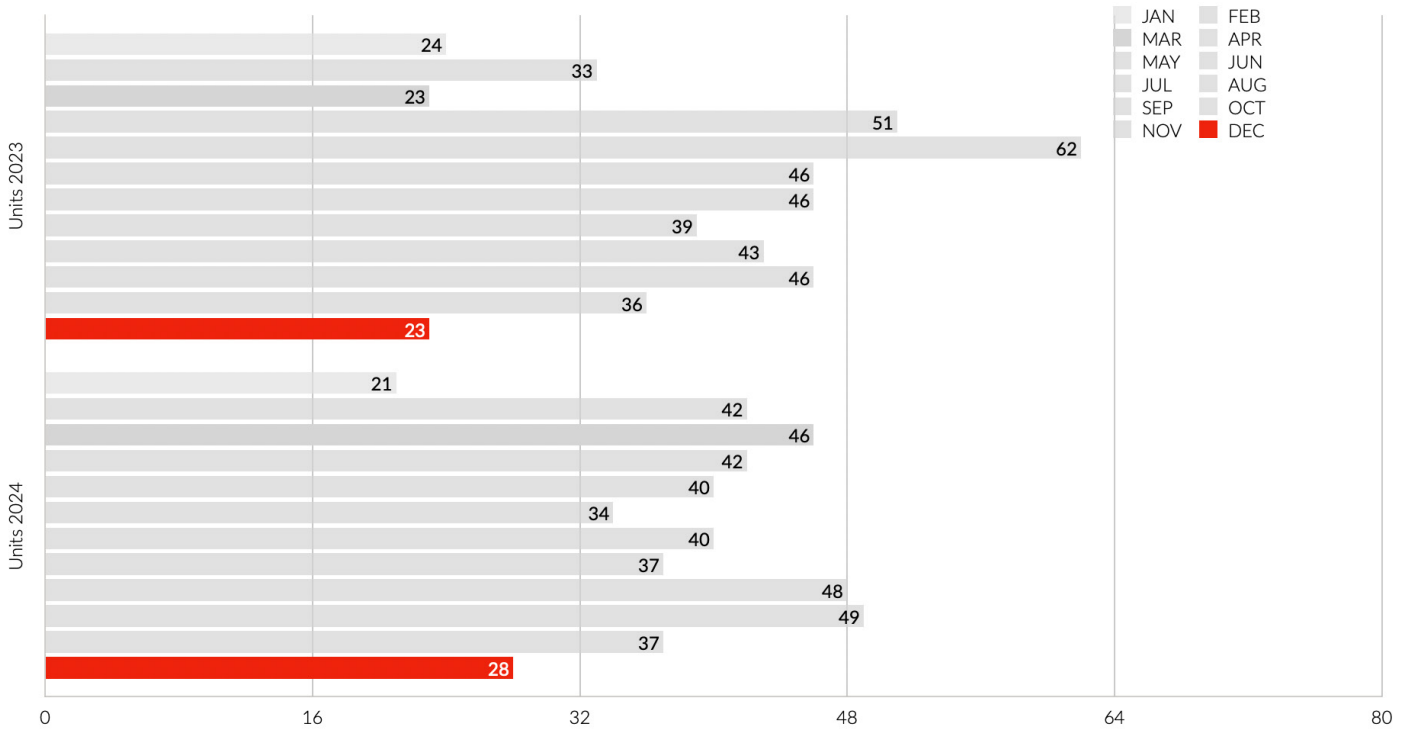


Yearly Totals 2023 vs. 2024

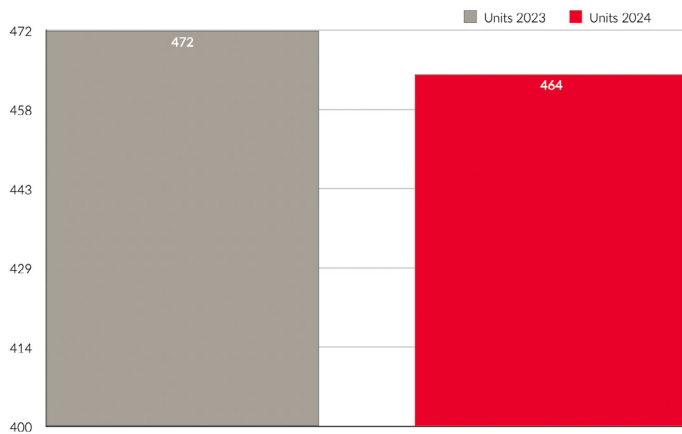


Month vs. Month 2023 vs. 2024

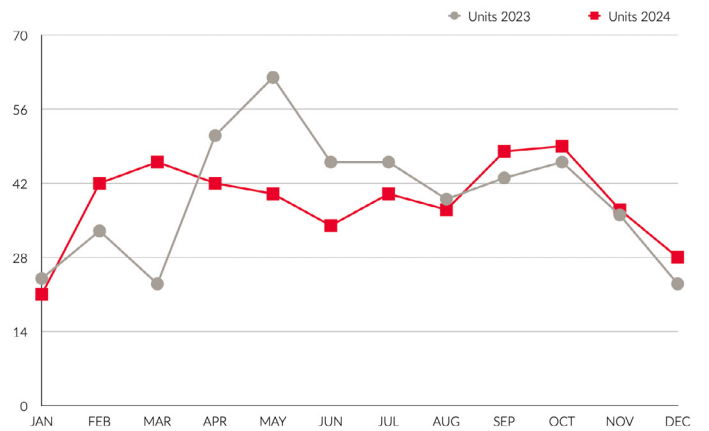
UNIT SALES



Monthly Comparison 2023 vs. 2024

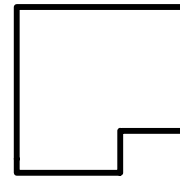


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$290,935,566 +11.02%	\$96,783,835 -22.55%	\$2,017,500 -11.32%
YTD Unit Sales	311 +6.51%	146 -14.12%	7 +40%
YTD Average Sale Price	\$935,484 +4.24%	\$662,903 -9.82%	\$288,214 -36.66%
December Sales Volume	\$22,886,898 +117.23%	\$3,562,000 -36.16%	\$0 No Change
December Unit Sales	21 +31.25%	7 No Change	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

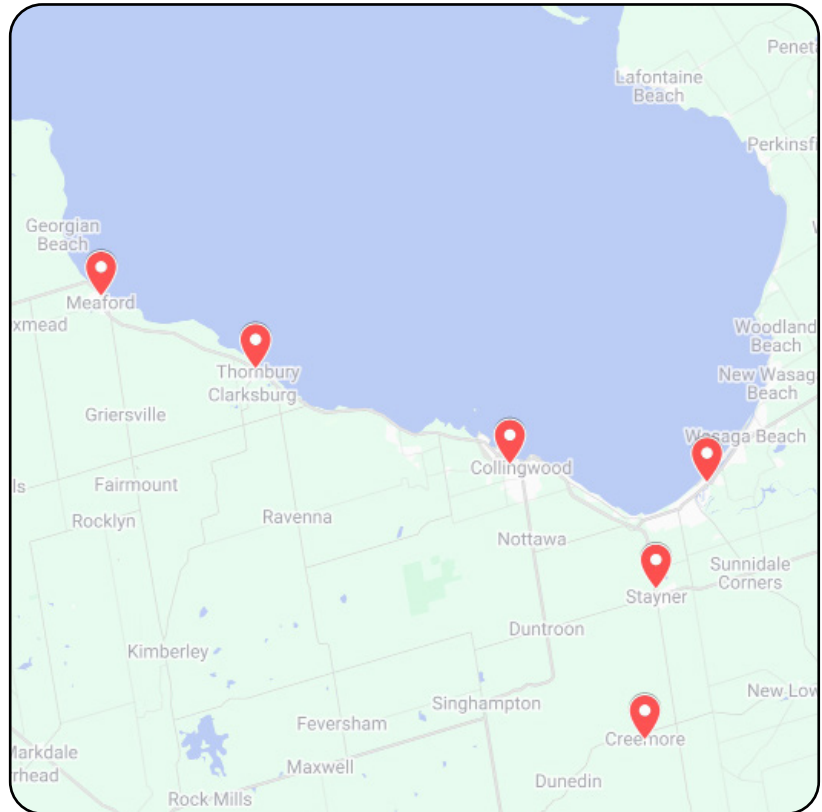
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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