



2024

DECEMBER

GREY HIGHLANDS

Real Estate Market Report



LOCATIONS **NORTH**
BROKERAGE

OVERVIEW

BUYER'S MARKET

The [Grey Highlands](#) real estate market is a buyer's market this December, even with the significant growth in sales volume, which increased by 123.76%. While the average sale price decreased by 4.1% to \$581,286, the median sale price rose sharply by 27.89% to \$607,500. With unit sales more than doubling year-over-year, sellers benefit from heightened demand and rising median prices, supported by steady market activity.



December year-over-year sales volume of \$4,069,000

Up 123.76% from 2023's \$1,818,500 with unit sales of 7 up 133.33% from last December's 3. New listings of 23 are up 53.33% from a year ago, with the sales/listing ratio of 30.43% up 52.17%.



Year-to-date sales volume of \$145,131,115

Up 57.29% from 2023's \$92,271,135 with unit sales of 166 up 37.19% from 2023's 121. New listings of 411 are up 27.24% from a year ago, with the sales/listing ratio of 40.39% up 7.82%.



Year-to-date average sale price of \$890,501

Up 17.69% from \$756,625 one year ago with median sale price of \$645,008 down from \$658,750 one year ago. The average days-on-market is 78 is up 16 days from last year.

DECEMBER NUMBERS

Median Sale Price

\$607,500
+27.89%

Average Sale Price

\$581,286
-4.1%

Sales Volume

\$4,069,000
+123.76%

Unit Sales

7
+133.33%

New Listings

23
+53.33%

Expired Listings

22
+57.14%

Unit Sales/Listings Ratio

30.43%
+52.17%

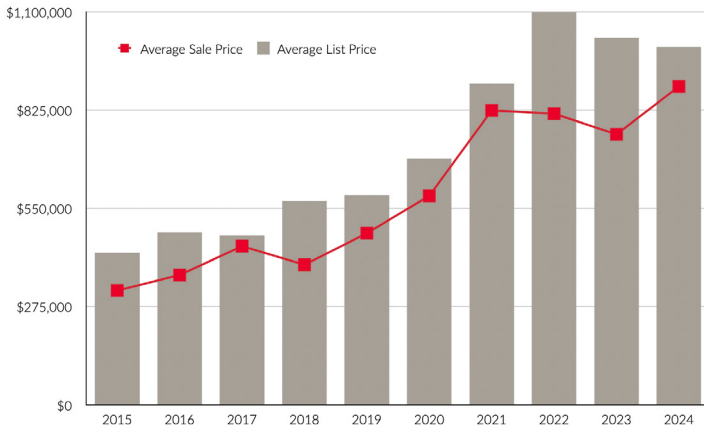
*Year-over-year comparison
(December 2024 vs. December 2023)*

THE MARKET IN DETAIL

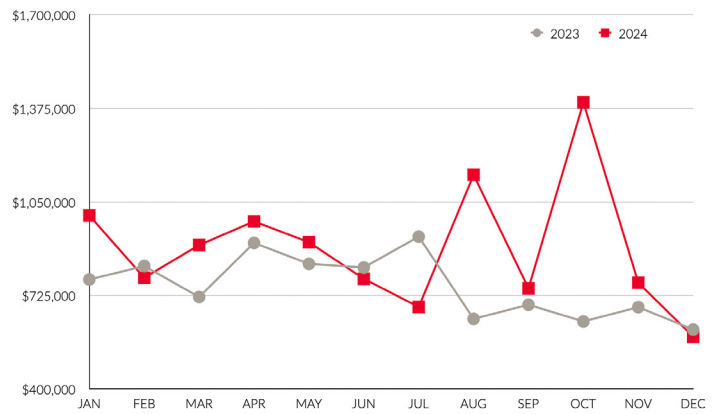
	2022	2023	2024	2023-2024
YTD Volume Sales	\$140,205,459	\$92,271,135	\$145,131,115	+57.29%
YTD Unit Sales	171	121	166	+37.19%
YTD New Listings	369	323	411	+27.24%
YTD Sales/Listings Ratio	46.34%	37.46%	40.39%	+7.82%
YTD Expired Listings	43	60	149	+148.33%
Monthly Volume Sales	\$8,715,000	\$1,818,500	\$4,069,000	+123.76%
Monthly Unit Sales	10	3	7	+133.33%
Monthly New Listings	11	15	23	+53.33%
Monthly Sales/Listings Ratio	90.91%	20.00%	30.43%	+52.17%
Monthly Expired Listings	10	14	22	+57.14%
Monthly Average Sale Price	\$871,500	\$606,167	\$581,286	-4.1%
YTD Sales: \$0-\$199K	10	5	8	+60%
YTD Sales: \$200k-349K	15	3	6	+100%
YTD Sales: \$350K-\$549K	39	34	36	5.88%
YTD Sales: \$550K-\$749K	0	0	4	200%
YTD Sales: \$750K-\$999K	28	22	37	68.18%
YTD Sales: \$1M-\$2M	43	23	33	43.48%
YTD Sales: \$2M+	46	24	22	-8.33%
YTD Average Days-On-Market	39.00	61.08	78.00	+27.69%
YTD Average Sale Price	\$814,471	\$756,625	\$890,501	+17.69%
YTD Median Sale Price	\$716,750	\$658,750	\$645,008	-2.09%

Grey Highlands MLS Sales and Listing Summary
2022 vs. 2023 vs. 2024

AVERAGE SALE PRICE

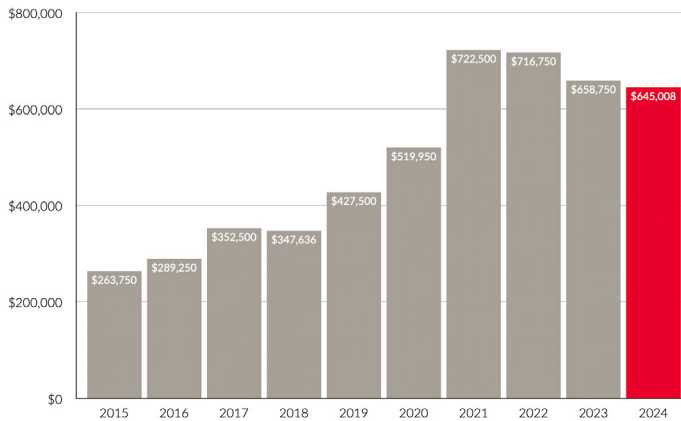


Year-Over-Year

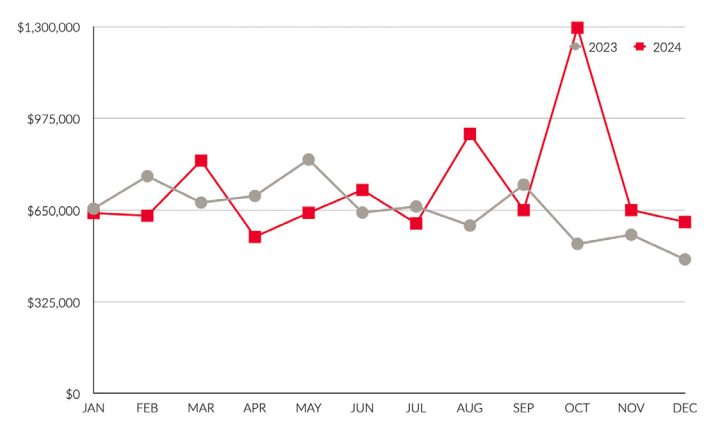


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



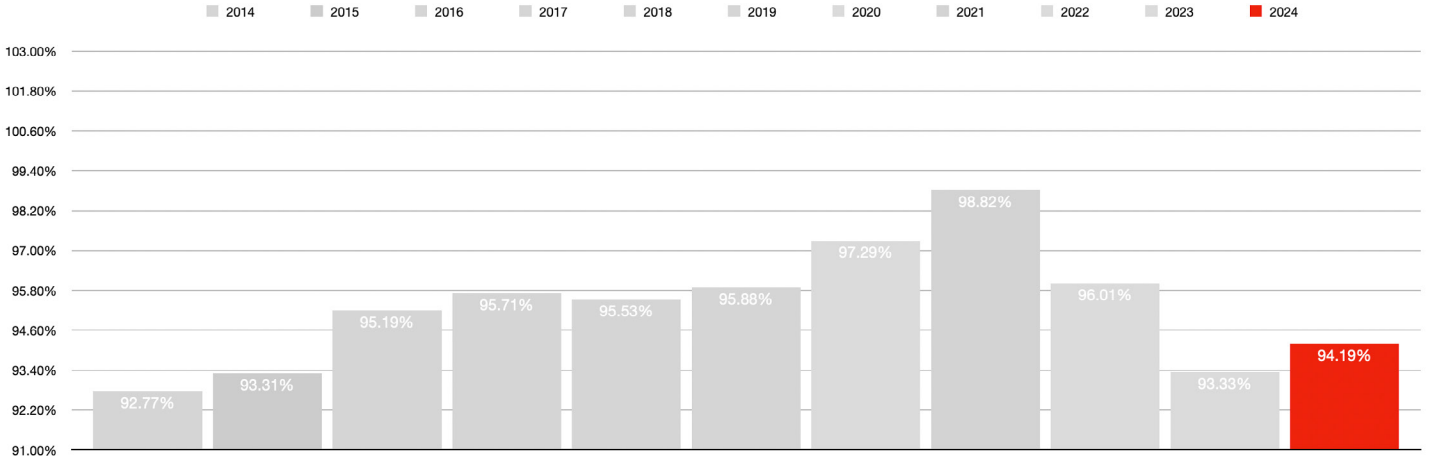
Year-Over-Year



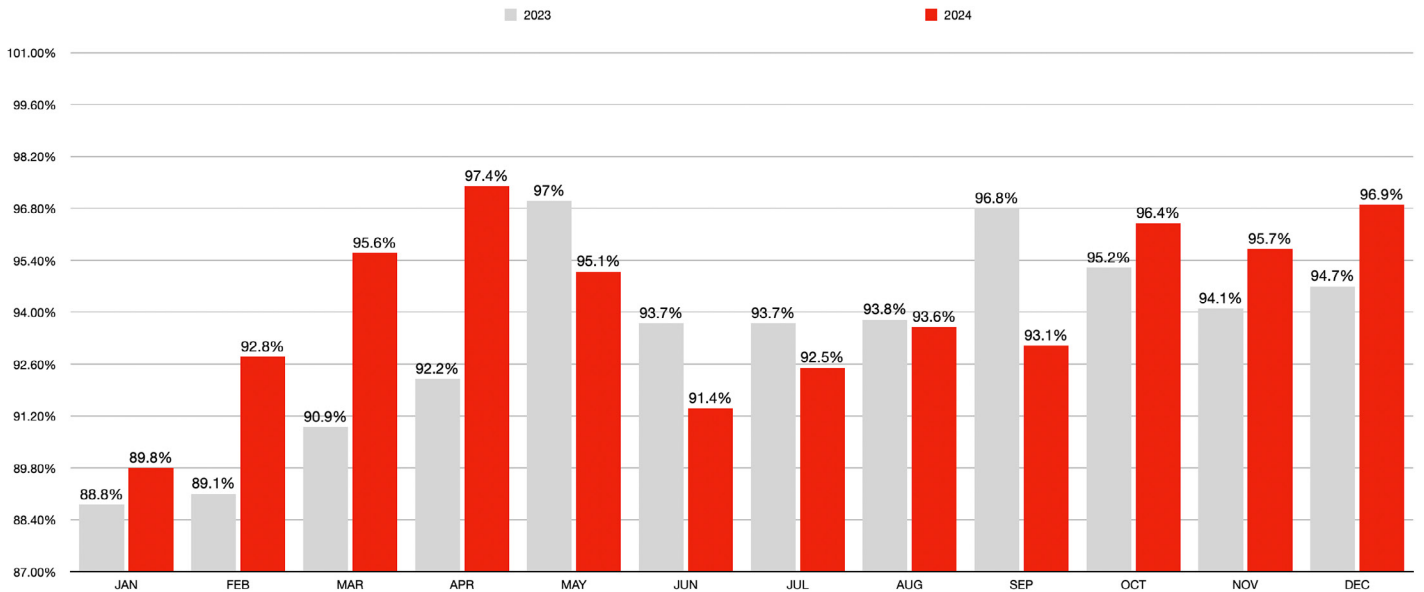
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

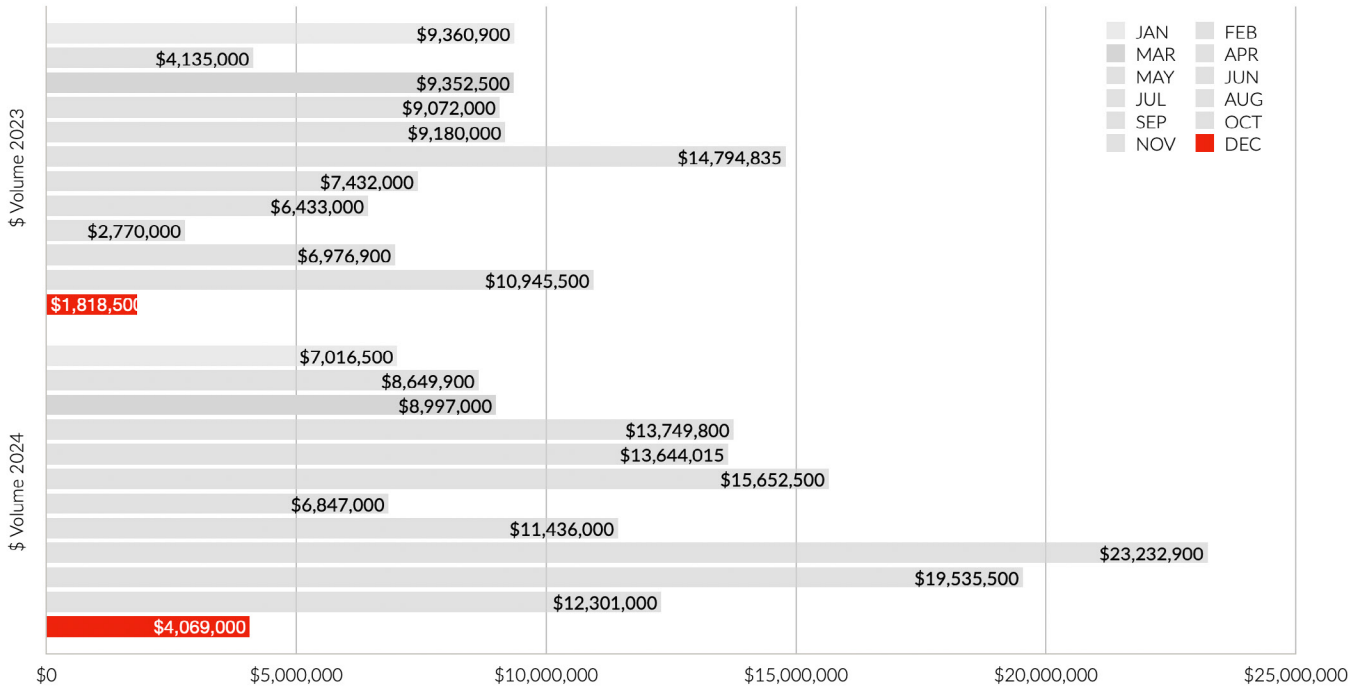


Year-Over-Year

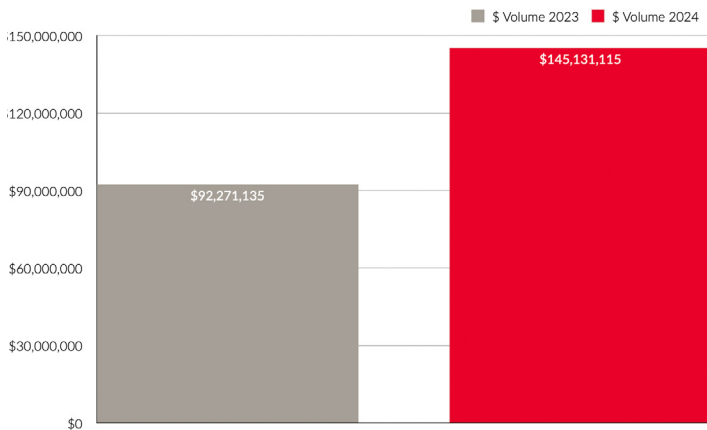


Month-Over-Month 2023 vs. 2024

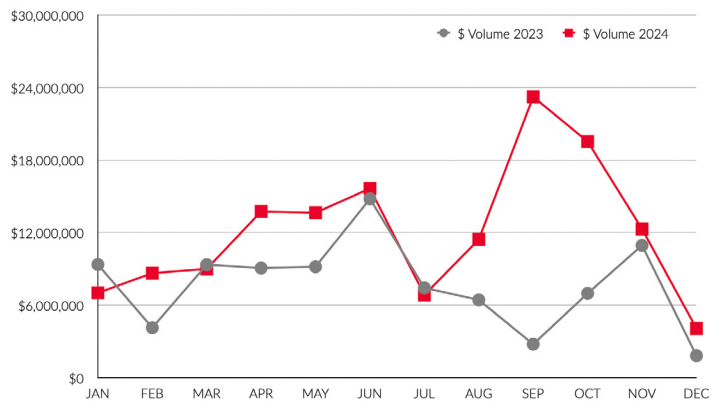
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

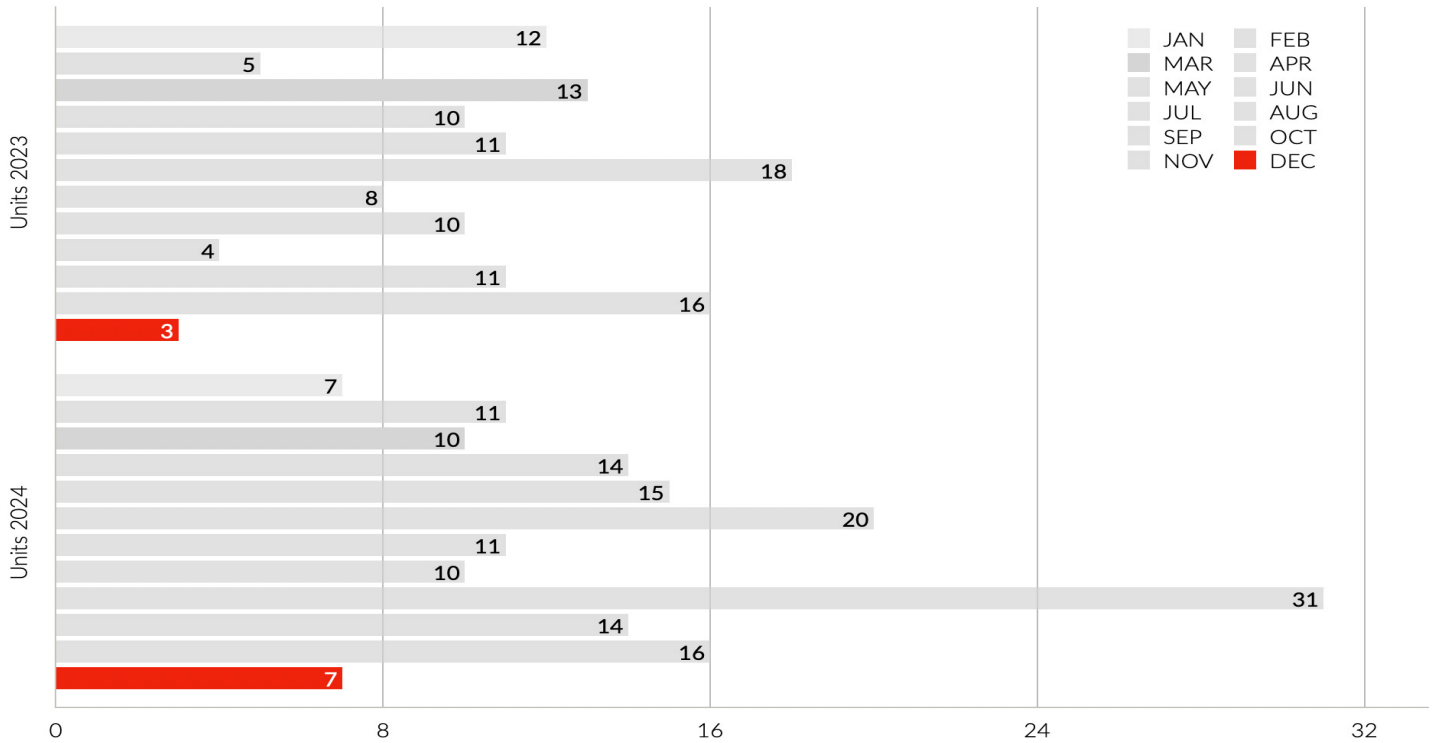


Yearly Totals 2023 vs. 2024

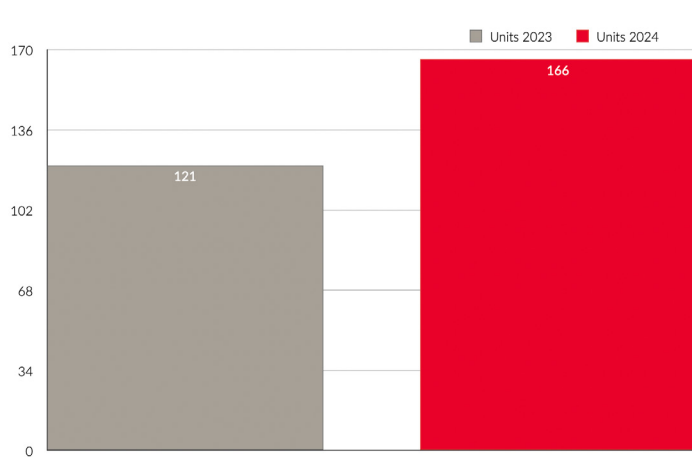


Month vs. Month 2023 vs. 2024

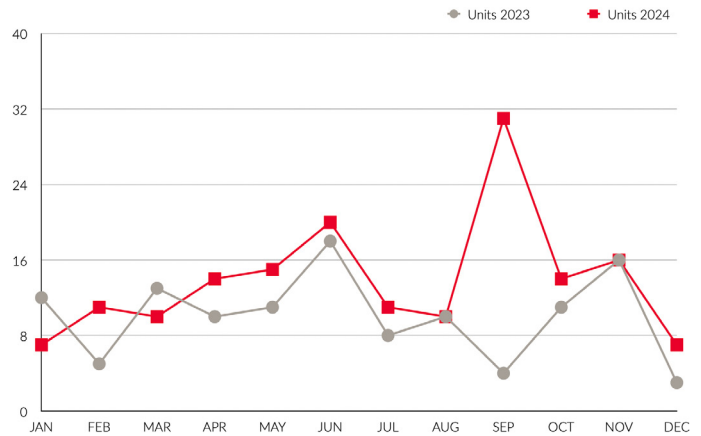
UNIT SALES



Monthly Comparison 2023 vs. 2024

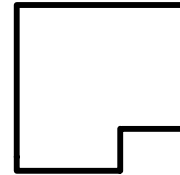


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$134,336,715 +55.45%	\$0 No Change	\$10,028,400 +71.26%
YTD Unit Sales	143 +34.91%	0 No Change	23 +53.33%
YTD Average Sale Price	\$939,418 +15.23%	\$0 No Change	\$436,017 +11.69%
December Sales Volume	\$4,069,000 +123.76%	\$0 No Change	\$784,000 Up from 0
December Unit Sales	7 +133.33%	0 No Change	2 Up from 0



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

GREY HIGHLANDS

519-538-5755
96 Sykes St N, Grey Highlands

THORNBURY

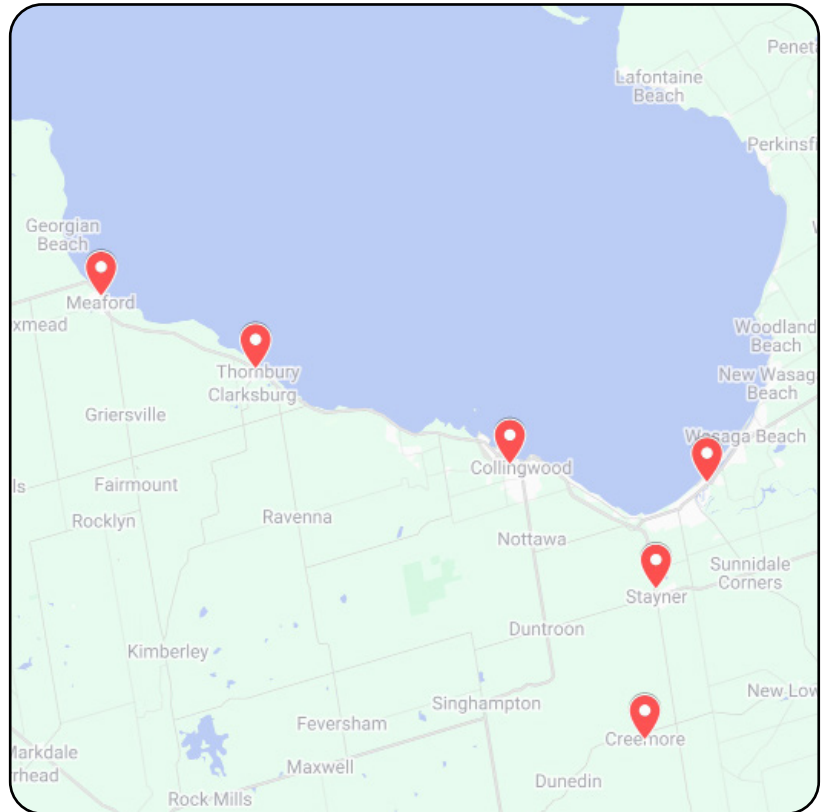
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach


STAYNER

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



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