



2024
MAY

COLLINGWOOD

Real Estate Market Report

OVERVIEW

BUYERS MARKET

The Collingwood real estate market is a buyer's market this month, marked by a decrease in both unit sales and sales volume. Interestingly, while the average sale price has increased, the median sale prices are lower than they were this time last year. Buyers have an advantage in this market, with opportunities to find deals, especially on mid-range properties.



May year-over-year sales volume of \$36,195,888

Down 33.05% from 2023's \$54,067,800 with unit sales of 40 down 35.48% from last May's 62. New listings of 163 are down 1.21% from a year ago, with the sales/listing ratio of 24.54% down 13.04%.



Year-to-date sales volume of \$160,400,168

Up 0.53% from 2023's \$159,553,899 with unit sales of 191 down 1.04% from 2023's 193. New listings of 580 are up 15.31% from a year ago, with the sales/listing ratio of 32.93% down 13.04%.



Year-to-date average sale price of \$827,359

Up from \$819,878 one year ago with median sale price of \$950,000 down from \$1,050,000 one year ago. Average days-on-market of 50.8 is up 9.8 days from last year.

MAY NUMBERS

Median Sale Price

\$1,232,500

+63.25%

Average Sale Price

\$904,897

+3.77%

Sales Volume

\$36,195,888

-33.05%

Unit Sales

40

-35.48%

New Listings

163

-1.21%

Expired Listings

24

+166.67%

Unit Sales/Listings Ratio

24.54%

-13.04%

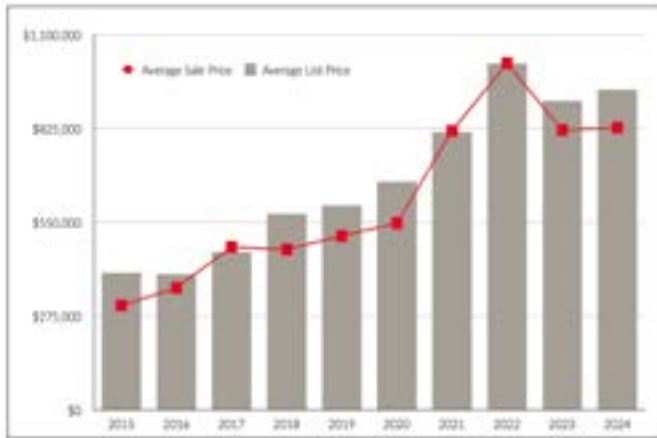
*Year-over-year comparison
(May 2024 vs. May 2023)*

THE MARKET IN DETAIL

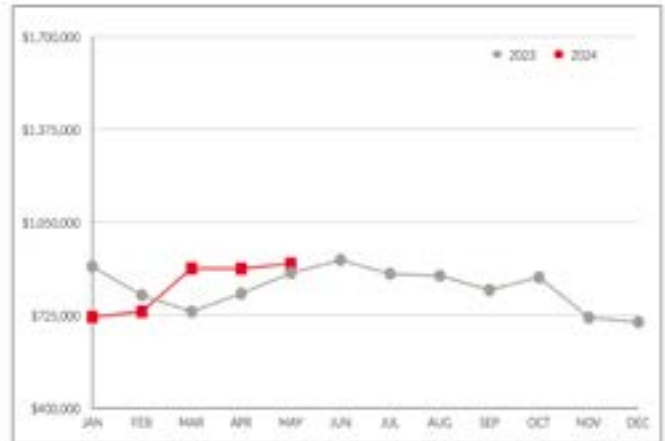
	2022	2023	2024	2023-2024
YTD Volume Sales	\$239,332,048	\$159,553,899	\$160,400,168	+0.53%
YTD Unit Sales	237	193	191	-1.04%
YTD New Listings	430	503	580	+15.31%
YTD Sales/Listings Ratio	55.12%	38.37%	32.93%	-14.17%
YTD Expired Listings	12	55	116	+110.91%
Monthly Volume Sales	\$48,120,676	\$54,067,800	\$36,195,888	-33.05%
Monthly Unit Sales	52	62	40	-35.48%
Monthly New Listings	133	165	163	-1.21%
Monthly Sales/Listings Ratio	39.10%	37.58%	24.54%	-34.69%
Monthly Expired Listings	5	9	24	+166.67%
YTD Sales: \$0-\$199K	0	1	3	+200%
YTD Sales: \$200k-349K	6	6	1	-83.33%
YTD Sales: \$350K-\$549K	23	33	34	+3.03%
YTD Sales: \$550K-\$749K	46	49	55	+12.24%
YTD Sales: \$750K-\$999K	75	61	49	-19.67%
YTD Sales: \$1M+	43	43	48	+11.63%
YTD Average Days-On-Market	14.00	26.00	55.00	+111.54%
YTD Average Sale Price	\$1,015,504	\$819,878	\$827,359	+0.91%
YTD Median Sale Price	\$1,200,000	\$1,050,000	\$950,000	-9.52%

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

AVERAGE SALE PRICE

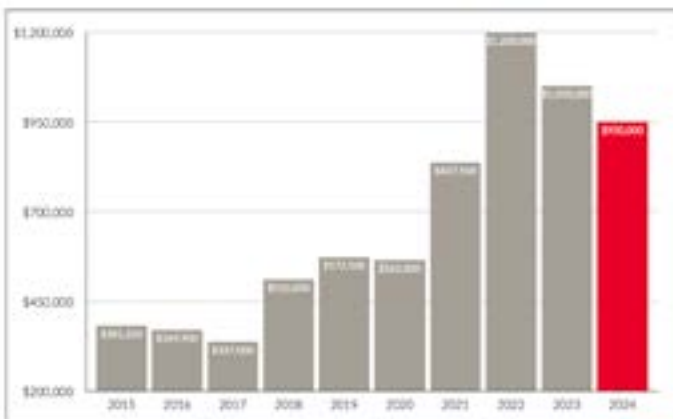


Year-Over-Year

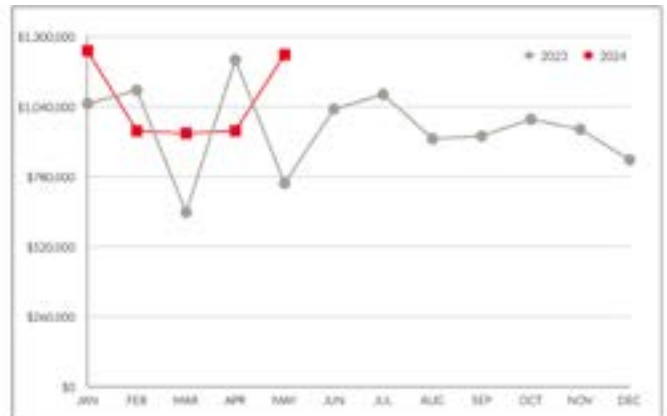


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



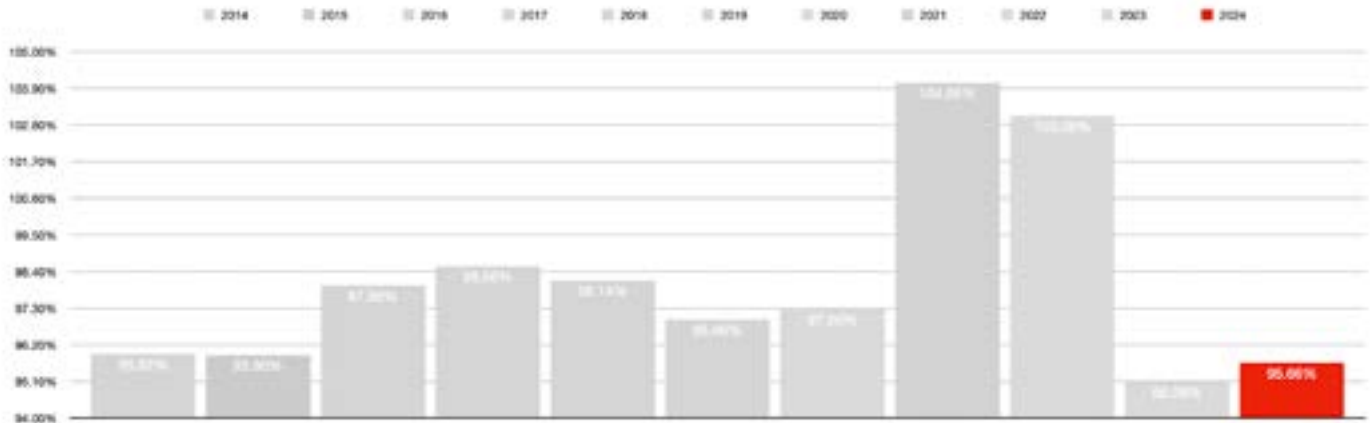
Year-Over-Year



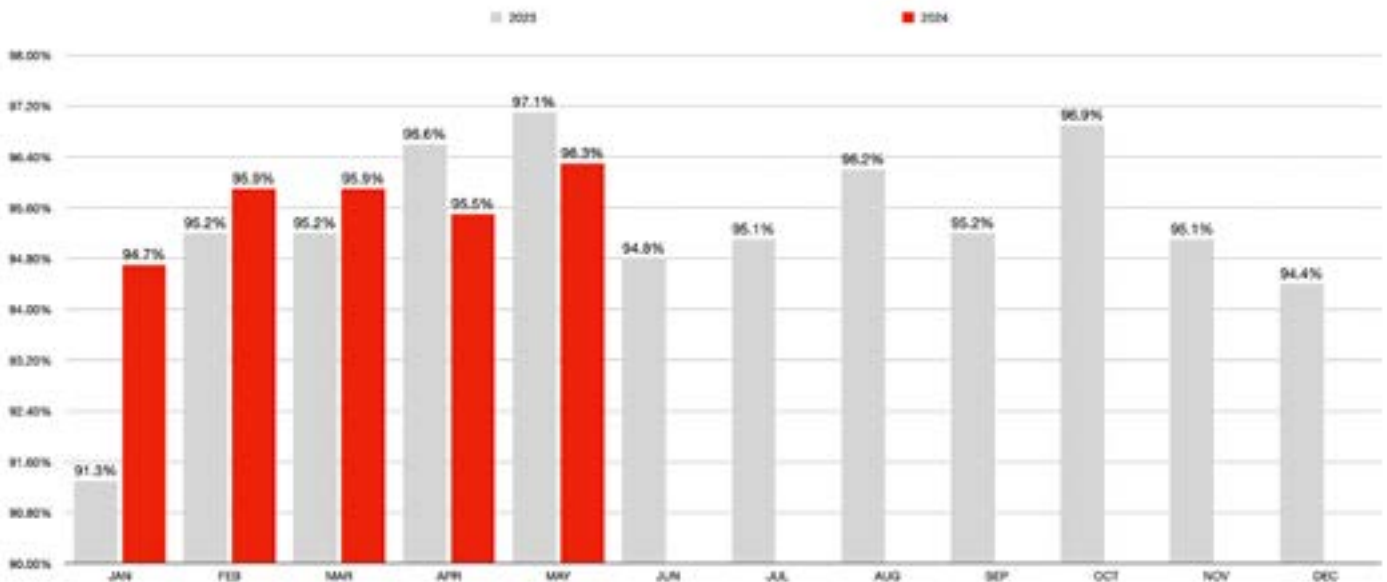
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

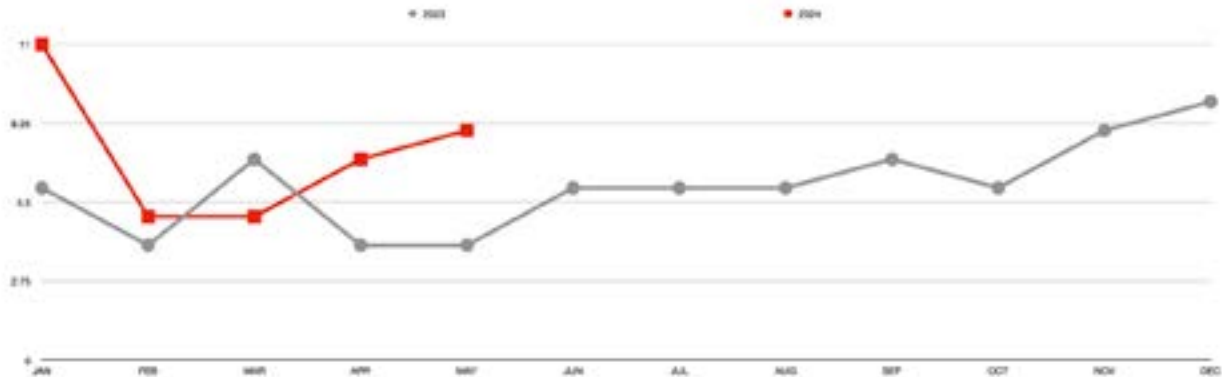


Year-Over-Year

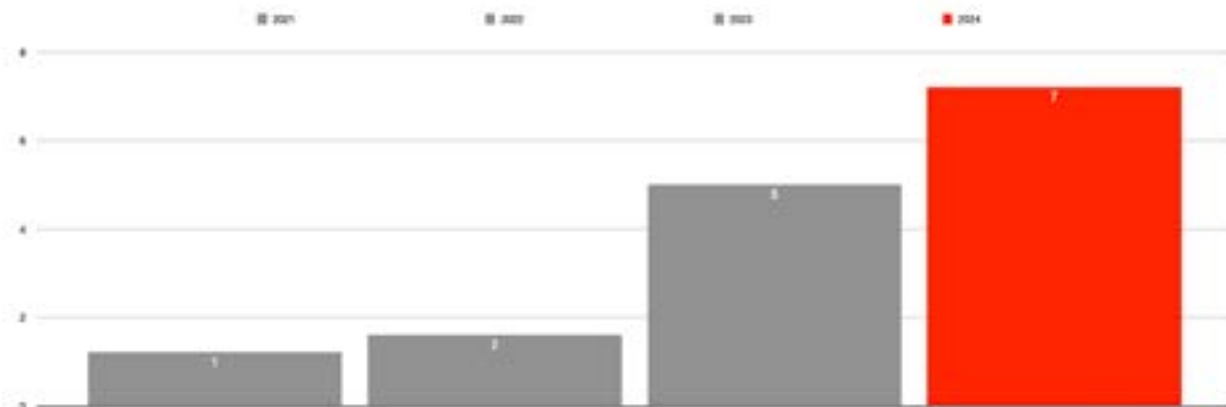


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

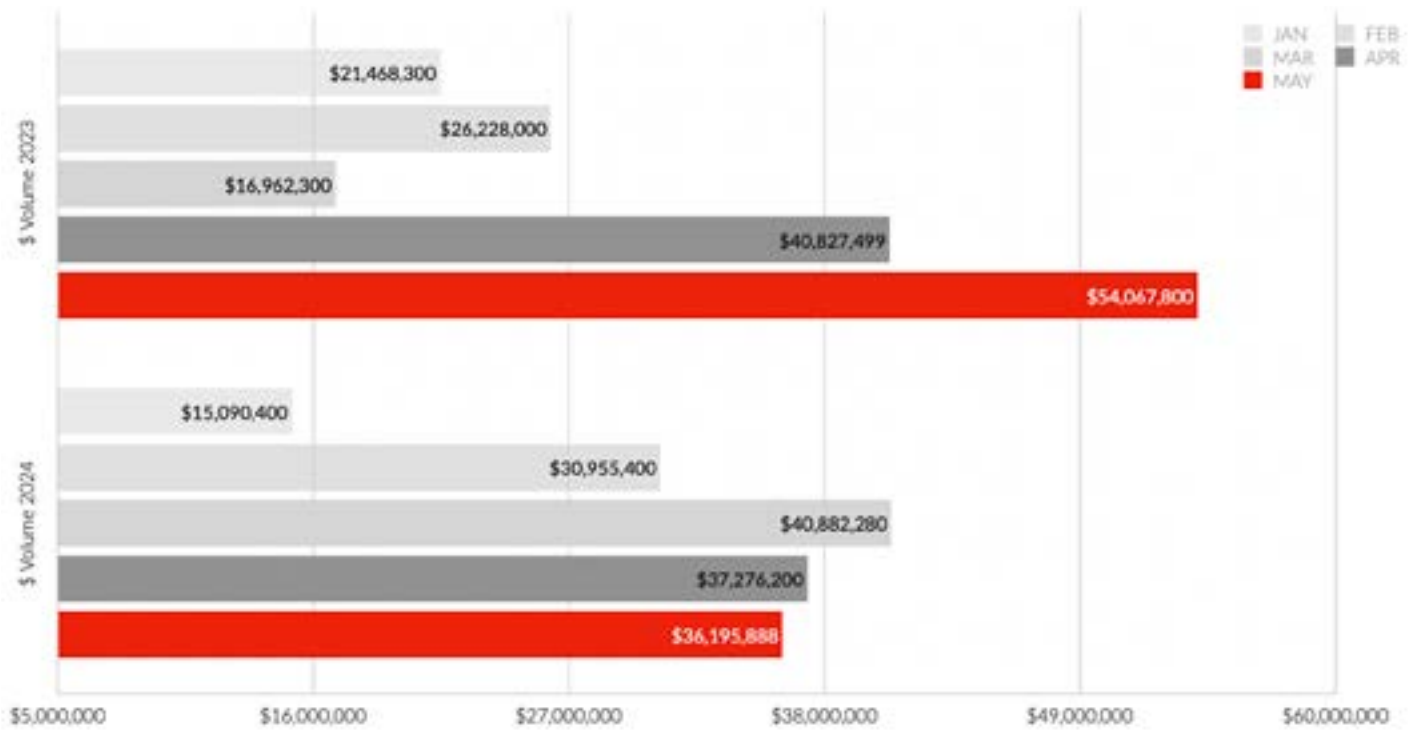


Month-Over-Month 2023 vs. 2024

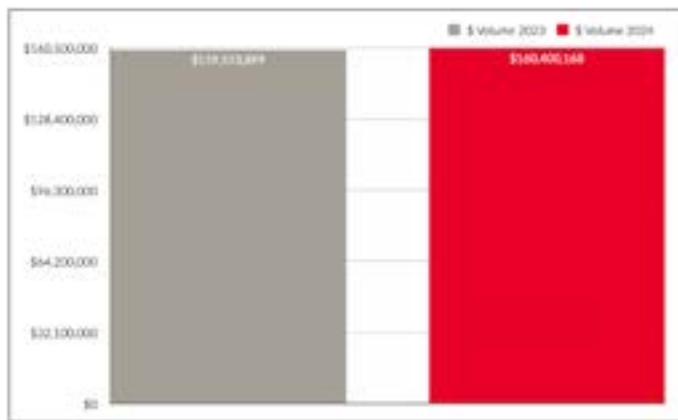


Year-Over-Year

DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

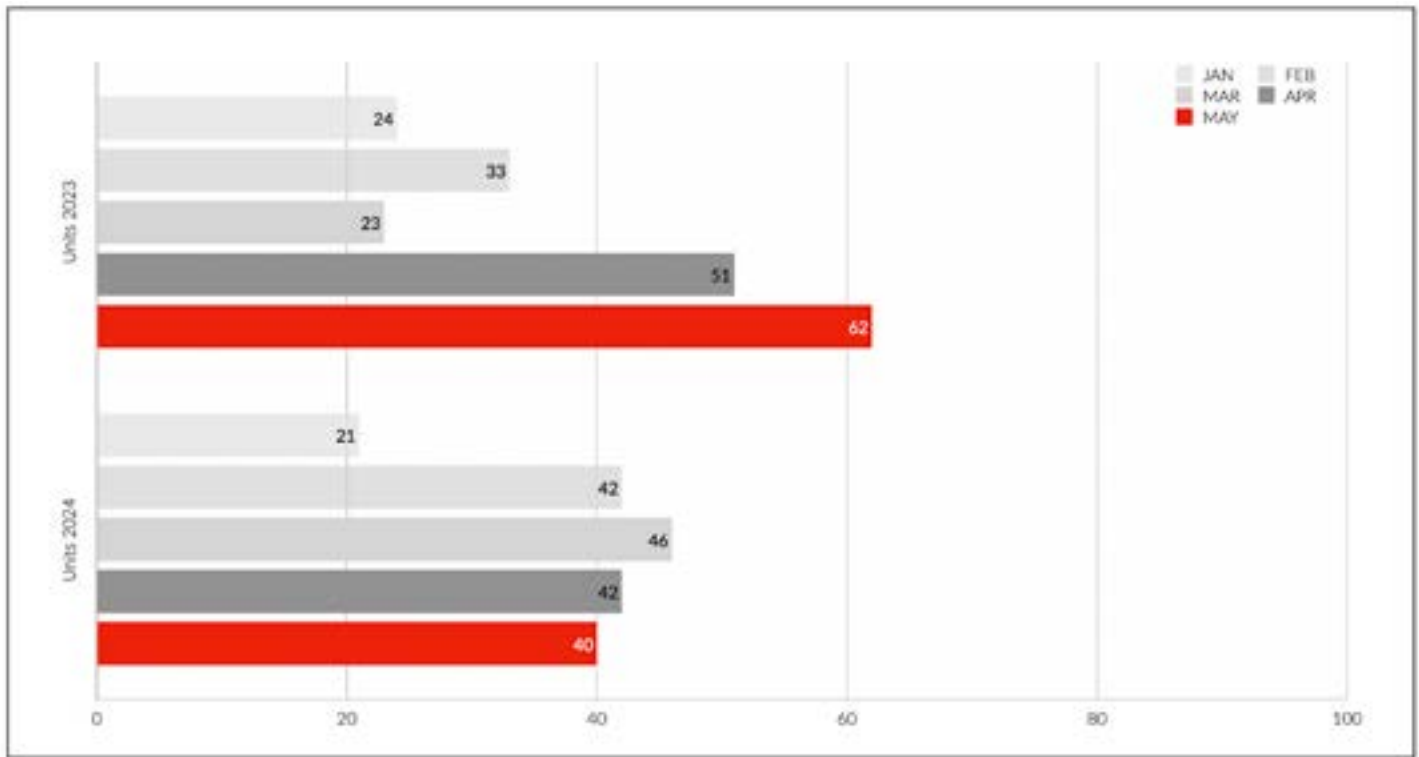


Yearly Totals 2023 vs. 2024

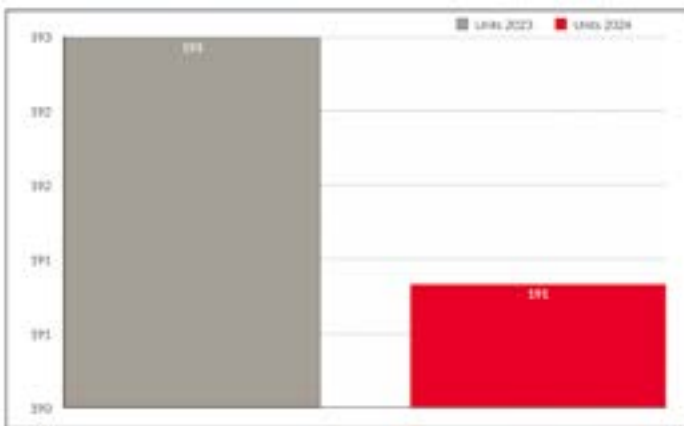


Month vs. Month 2023 vs. 2024

UNIT SALES



Monthly Comparison 2023 vs. 2024

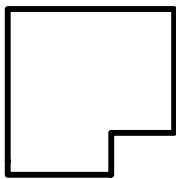


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	↑ \$118,595,868 +6.75%	↓ \$40,851,800 -12.27%	↑ \$952,500 +765.91%
YTD Unit Sales	↑ 127 +3.25%	↓ 60 -9.09%	↑ 4 +300%
YTD Average Sale Price	↑ \$1,035,366 +8.17%	↓ \$680,863 -3.49%	↑ \$238,125 +116.48%
May Sales Volume	↓ \$27,954,888 -23.14%	↓ \$8,241,000 -53.43%	█ \$0 No Change
May Unit Sales	↓ 27 -28.95%	↓ 13 -45.83%	█ 0 No Change



Year-Over-Year Comparison (2024 vs. 2023)

OUR LOCATIONS

COLLINGWOOD

705-445-5520
330 First St, Collingwood

CREEMORE

705-881-9005
154 Mill St, Unit B, Creemore

MEAFORD

519-538-5755
96 Sykes St N, Meaford

THORNBURY

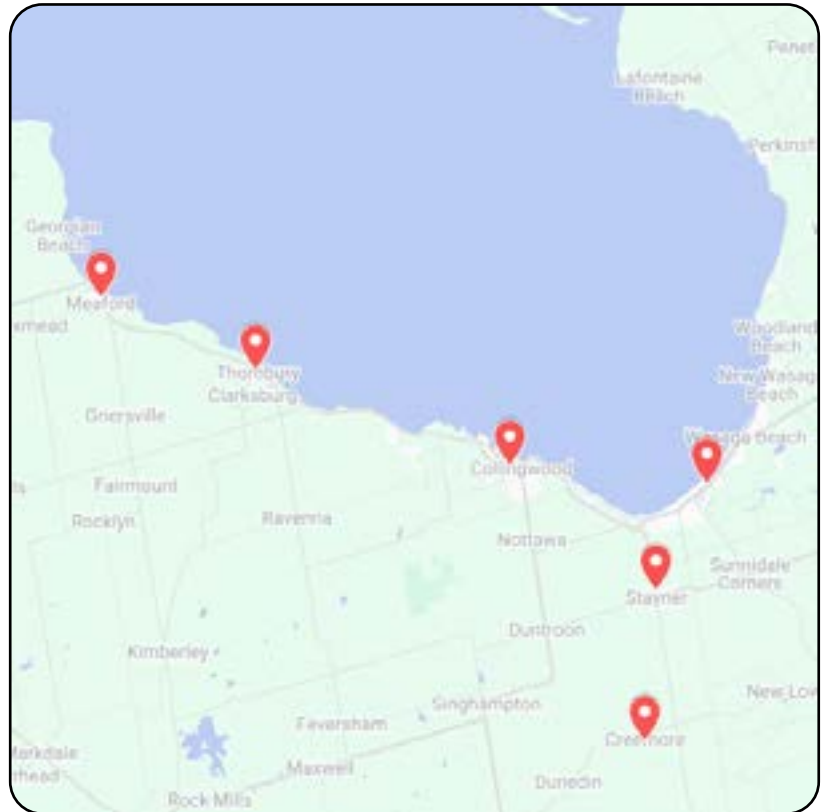
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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