



# 2024

# DECEMBER

# THE BLUE

# MOUNTAINS

## Real Estate Market Report



LOCATIONS **NORTH**  
BROKERAGE

# OVERVIEW

## BALANCED MARKET

The Blue Mountains real estate market remains active this December, showing notable year-over-year growth. Median sale prices rose by 36.22% to \$1,147,000, and average sale prices increased by 9.26%, highlighting heightened buyer interest and investment potential. Sales volume rose by 50.23%, with unit sales climbing by 37.5%, while new listings increased by 51.43%, offering buyers more options in this evolving market.



### December year-over-year sales volume of \$23,208,000

Up 50.23% from 2023's \$15,448,500 with unit sales of 22 up 37.50% from last December's 16. New listings of 53 are up by 51.43%, with the sales/listing ratio of 41.51% down by 9.2%.



### Year-to-date sales volume of \$304,140,023

Up 1.08% from 2023's \$300,880,400 with unit sales of 261 down 2.61% from 2023's 268. New listings of 1,109 are up 17.85% from a year ago, with the sales/listing ratio of 23.53% down 17.37%.



### Year-to-date average sale price of \$1,162,188

Up from \$1,132,273 one year ago with median sale price of \$1,016,750 up from \$973,750 one year ago. Average days-on-market of 64.7 up 13.6 days from last year.

## DECEMBER NUMBERS

Median Sale Price

**\$1,147,000**

+36.22%

Average Sale Price

**\$1,054,909**

+9.26%

Sales Volume

**\$23,208,000**

+50.23%

Unit Sales

**22**

+37.5%

New Listings

**53**

+51.43%

Expired Listings

**44**

+76%

Unit Sales/Listings Ratio

**41.51%**

-9.20%

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

# THE MARKET IN DETAIL

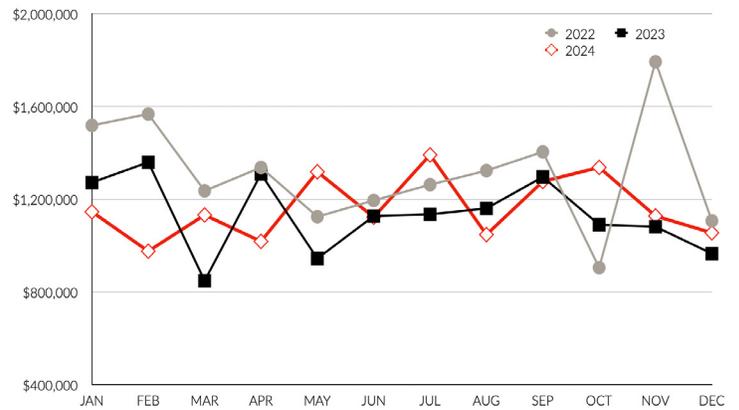
	2022	2023	2024	2023-2024
<b>YTD Volume Sales</b>	\$432,323,225	\$300,880,400	\$304,140,023	+1.08%
<b>YTD Unit Sales</b>	323	268	261	-2.61%
<b>YTD New Listings</b>	773	941	1,109	+17.85%
<b>YTD Sales/Listings Ratio</b>	41.79%	28.48%	23.53%	-17.37%
<b>YTD Expired Listings</b>	110	200	428	+114%
<b>Monthly Volume Sales</b>	\$18,815,000	\$15,448,500	\$23,208,000	+50.23%
<b>Monthly Unit Sales</b>	17	16	22	+37.5%
<b>Monthly New Listings</b>	33	35	53	+51.43%
<b>Monthly Sales/Listings Ratio</b>	51.52%	45.71%	41.51%	-9.2%
<b>Monthly Expired Listings</b>	32	25	44	+76%
<b>Monthly Average Sale Price</b>	\$1,106,765	\$965,531	\$1,054,909	+9.26%
<b>YTD Sales: \$0-\$199K</b>	1	1	0	-100%
<b>YTD Sales: \$200k-349K</b>	19	14	10	-28.57%
<b>YTD Sales: \$350K-\$549K</b>	29	36	23	-36.11%
<b>YTD Sales: \$550K-\$749K</b>	36	34	39	+14.71%
<b>YTD Sales: \$750K-\$999K</b>	52	48	58	+20.83%
<b>YTD Sales: \$1M+</b>	130	96	112	+16.67%
<b>YTD Sales: \$2M+</b>	186	123	79	-35.77%
<b>YTD Average Days-On-Market</b>	38.58	51.08	64.67	+26.59%
<b>YTD Average Sale Price</b>	\$1,314,330	\$1,132,273	\$1,162,188	+2.64%
<b>YTD Median Sale Price</b>	\$1,172,500	\$973,750	\$1,016,750	+4.42%

The Blue Mountains MLS Sales and Listing Summary  
2022 vs. 2023 vs. 2024

# AVERAGE SALE PRICE

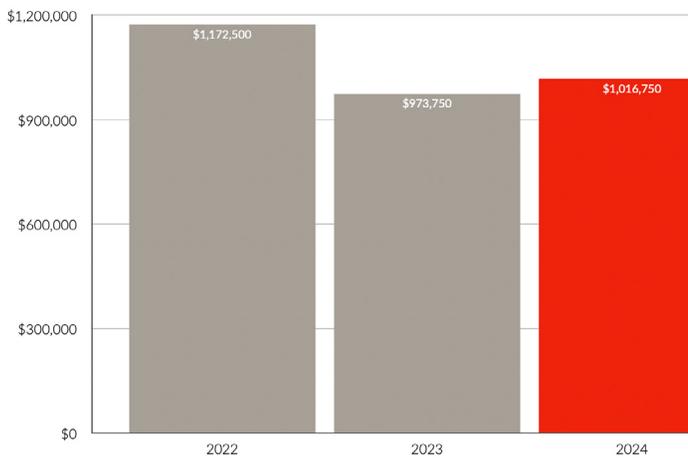


Year-Over-Year

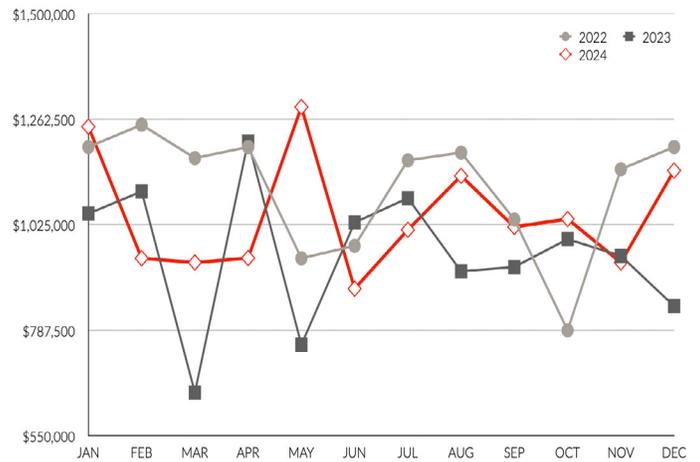


Month-Over-Month 2022 vs. 2023 vs. 2024

# MEDIAN SALE PRICE



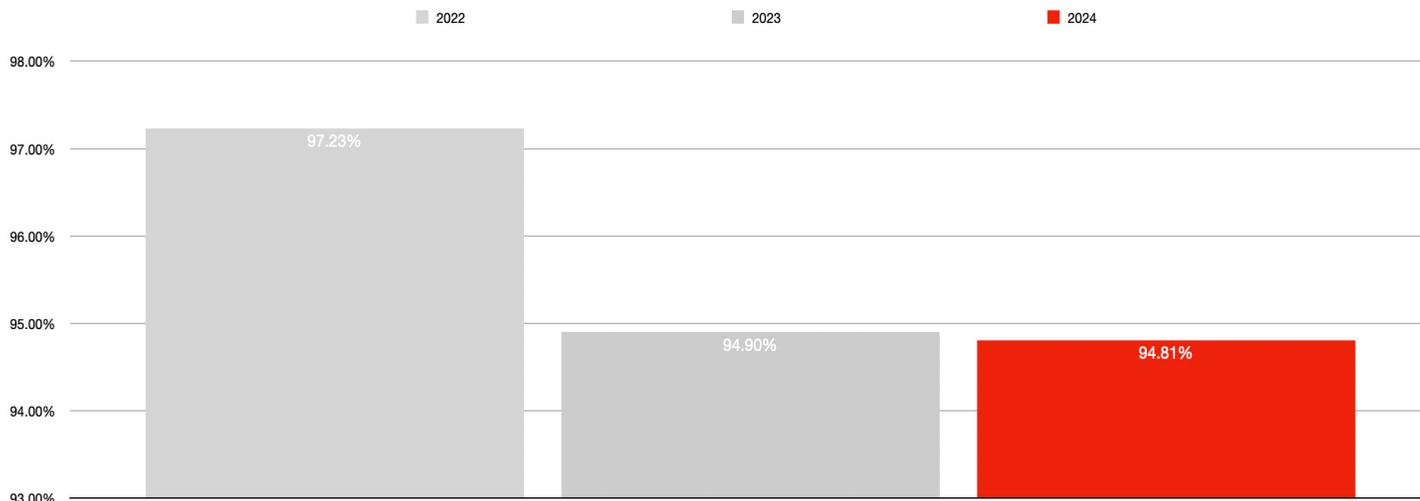
Year-Over-Year



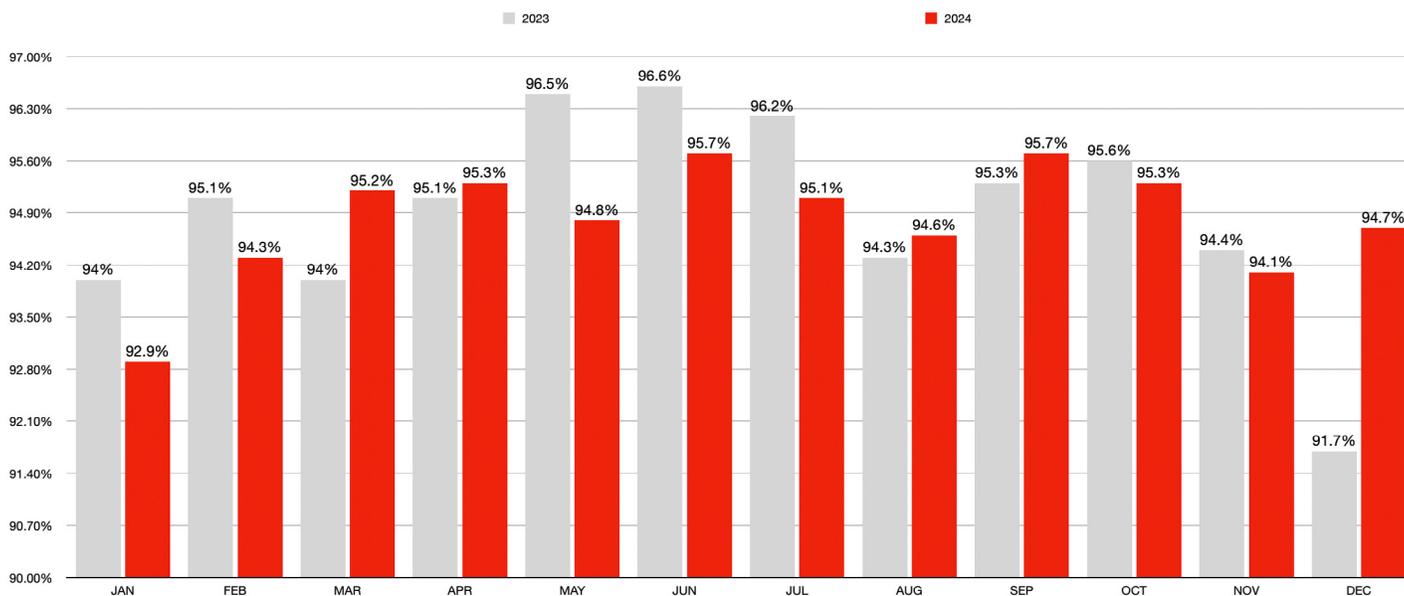
Month-Over-Month 2022 vs. 2023 vs. 2024

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

# SALE PRICE VS. LIST PRICE RATIO

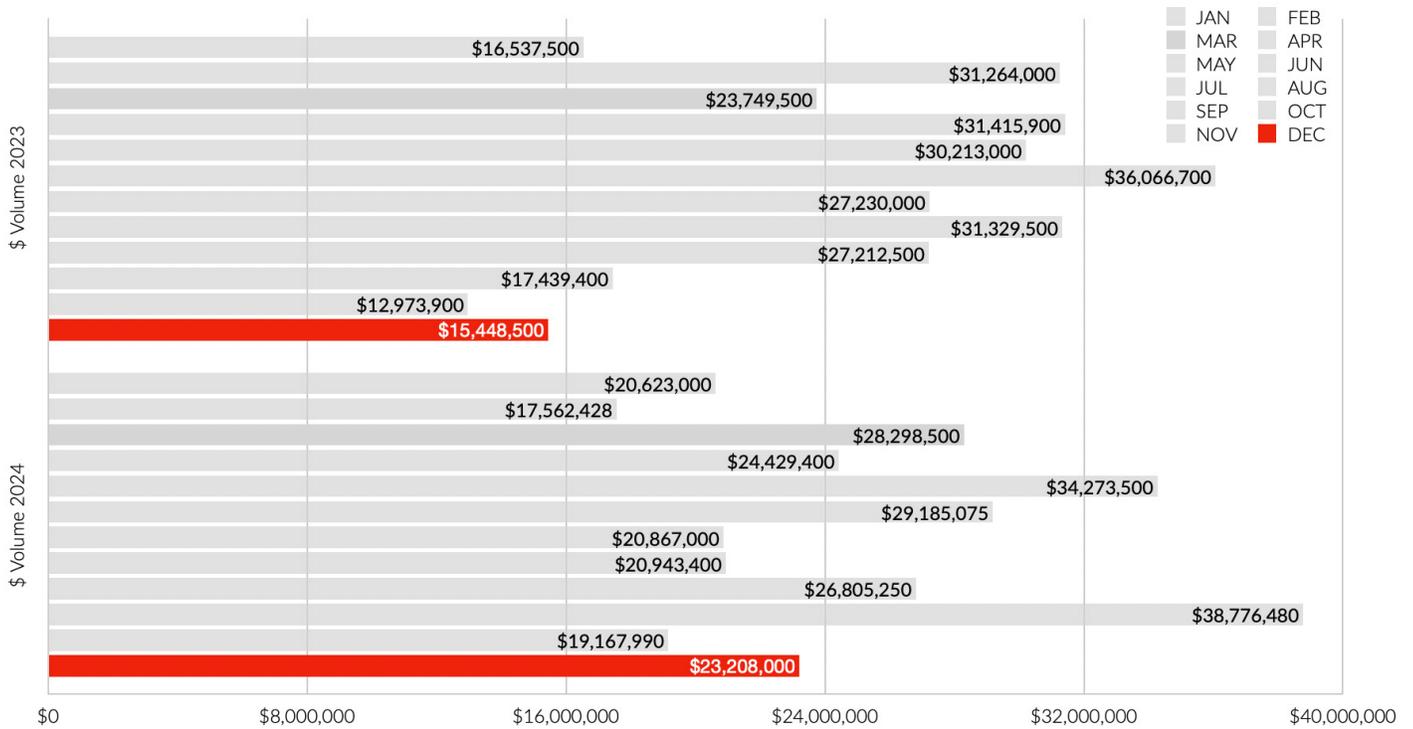


## Year-Over-Year

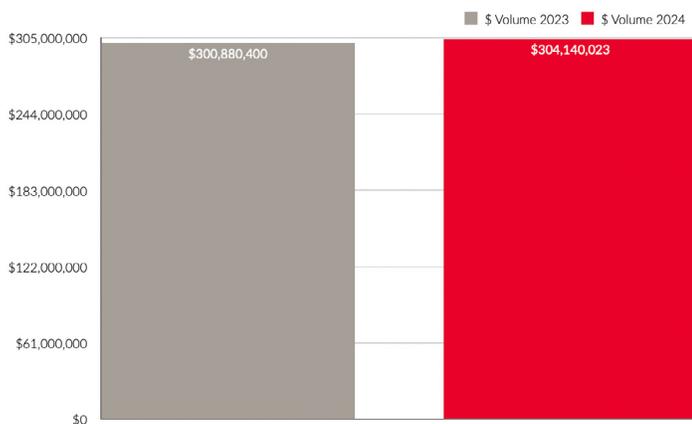


## Month-Over-Month 2023 vs. 2024

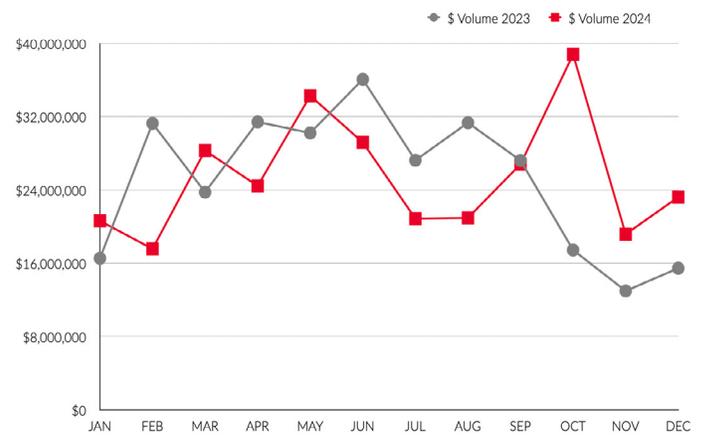
# DOLLAR VOLUME SALES



## Monthly Comparison 2023 vs. 2024

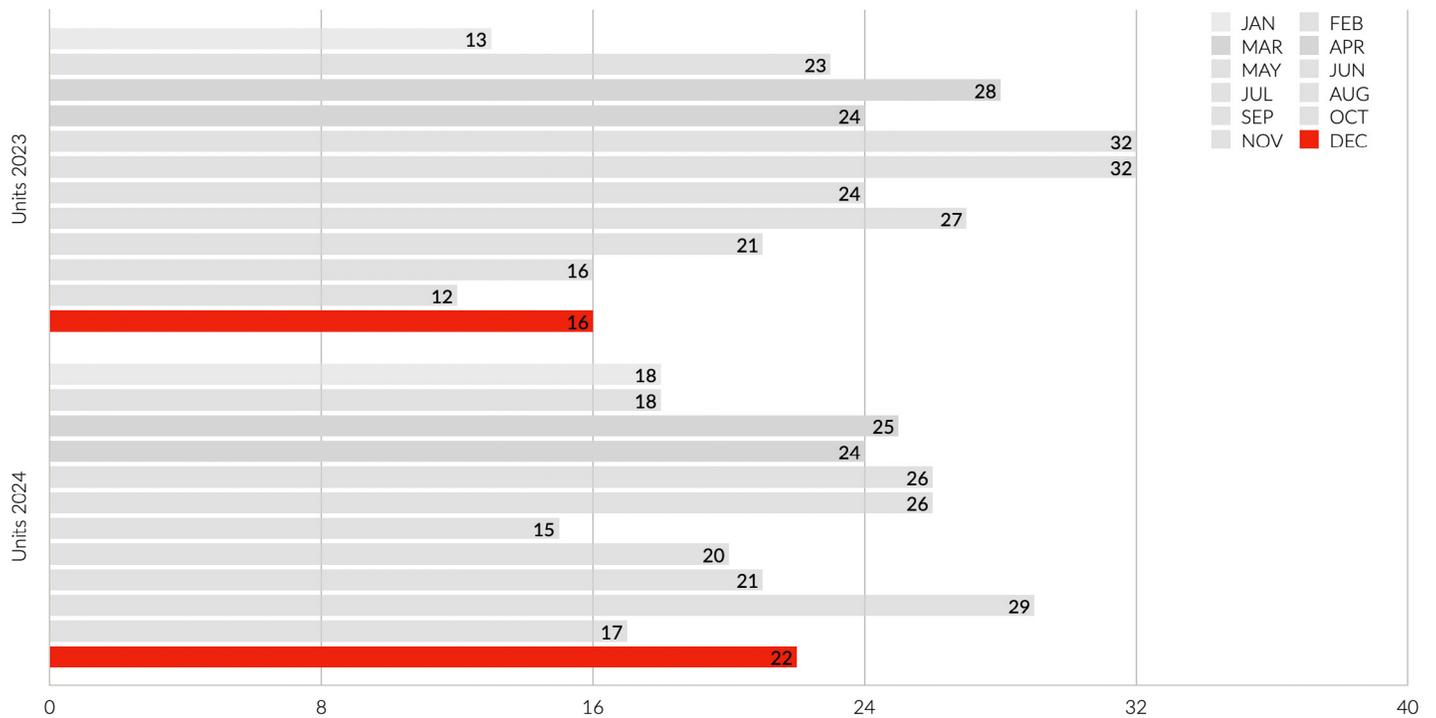


## Yearly Totals 2023 vs. 2024

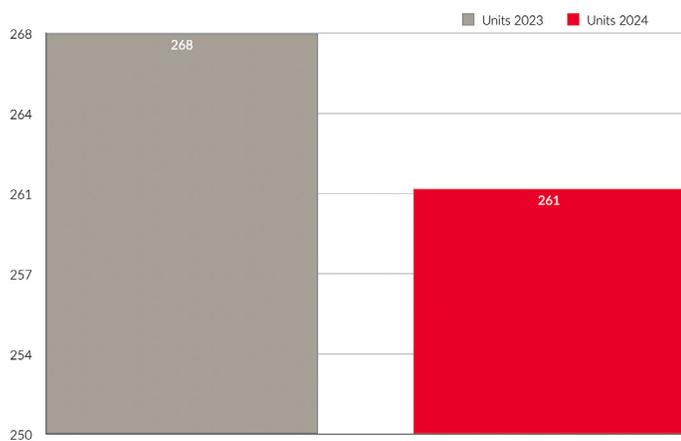


## Month vs. Month 2023 vs. 2024

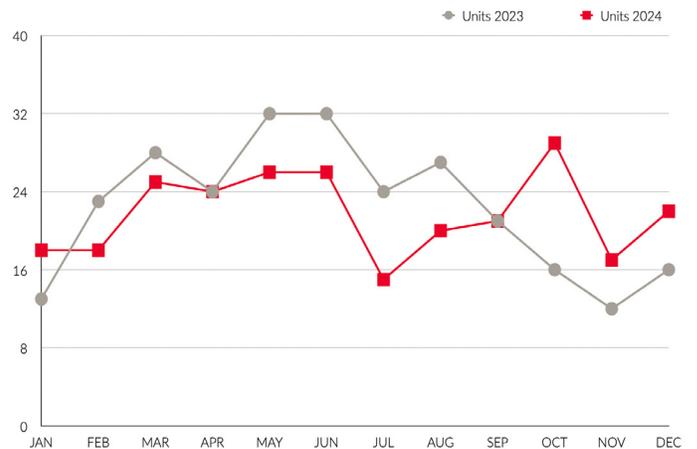
# UNIT SALES



Monthly Comparison 2023 vs. 2024

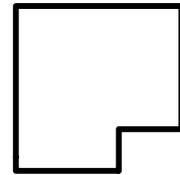


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
YTD Sales Volume	\$233,090,983 +11.95%	\$48,350,150 -33.77%	\$14,166,000 +129.67%
YTD Unit Sales	166 +19.42%	74 -35.09%	15 +66.67%
YTD Average Sale Price	\$1,404,163 -6.26%	\$653,380 +2.03%	\$944,400 +37.8%
December Sales Volume	\$19,743,000 +80.9%	\$3,465,000 +20.67%	\$0 -100%
December Unit Sales	16 +77.78%	6 +20%	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

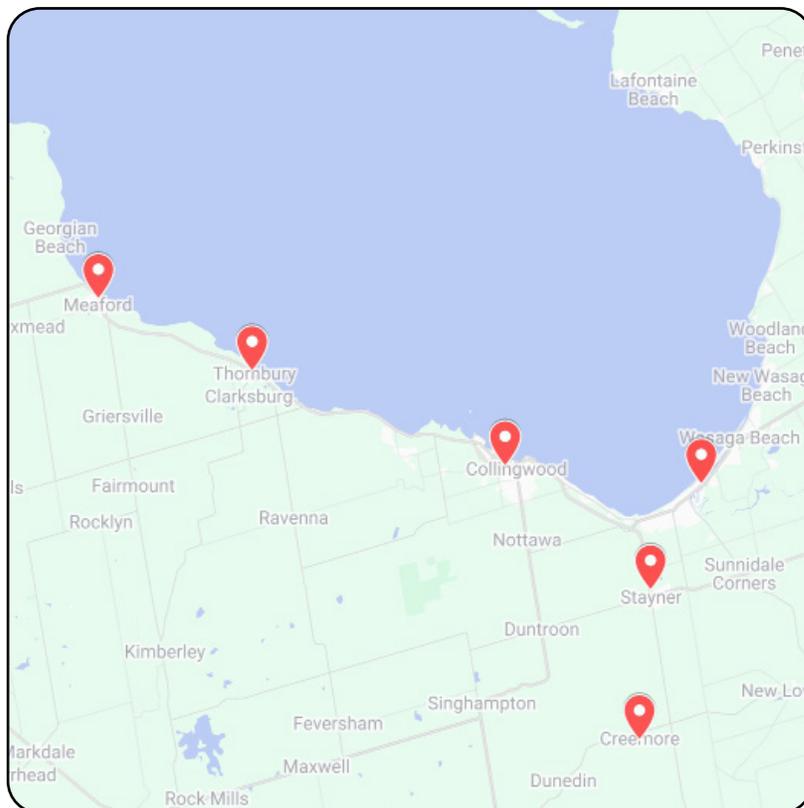
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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