



# **SOUTHERN GEORGIAN BAY**

## **Real Estate Market Report**

### **January 2020**

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**Broker**

**MVA (Market Value Appraiser – Residential)**

**[sothebysrealty.ca](http://sothebysrealty.ca)**



## MARKET OVERVIEW

- January MLS® sales in 2020 totaled \$65.8 Million, up 18% from January of 2019.
- Total January 2020 MLS® unit sales of 94 properties were down 10% from 105 sales in January of last year.
- MLS® new listings to come onto the market in January 2020 totaled 176 properties a drop of 45 properties or 20% from 2019.
- Expired MLS ® listings in January totaled 82 properties down 6% from the 87 MLS listings that expired in January of last year. This is encouraging and we will see if this trend continues in 2020.



## **MARKET OVERVIEW continued....**

- Overall, average days-on-market for properties to sell decreased 1 day from 60 days in January 2019 to of 59 days in January this year.
- The average list-to-sale price ratio increased slightly in January to 98.1% versus 97.4% from year ago.
- MLS® single family home sales in January totaled 68 units, up 6% from the 64 homes sold in January last year.



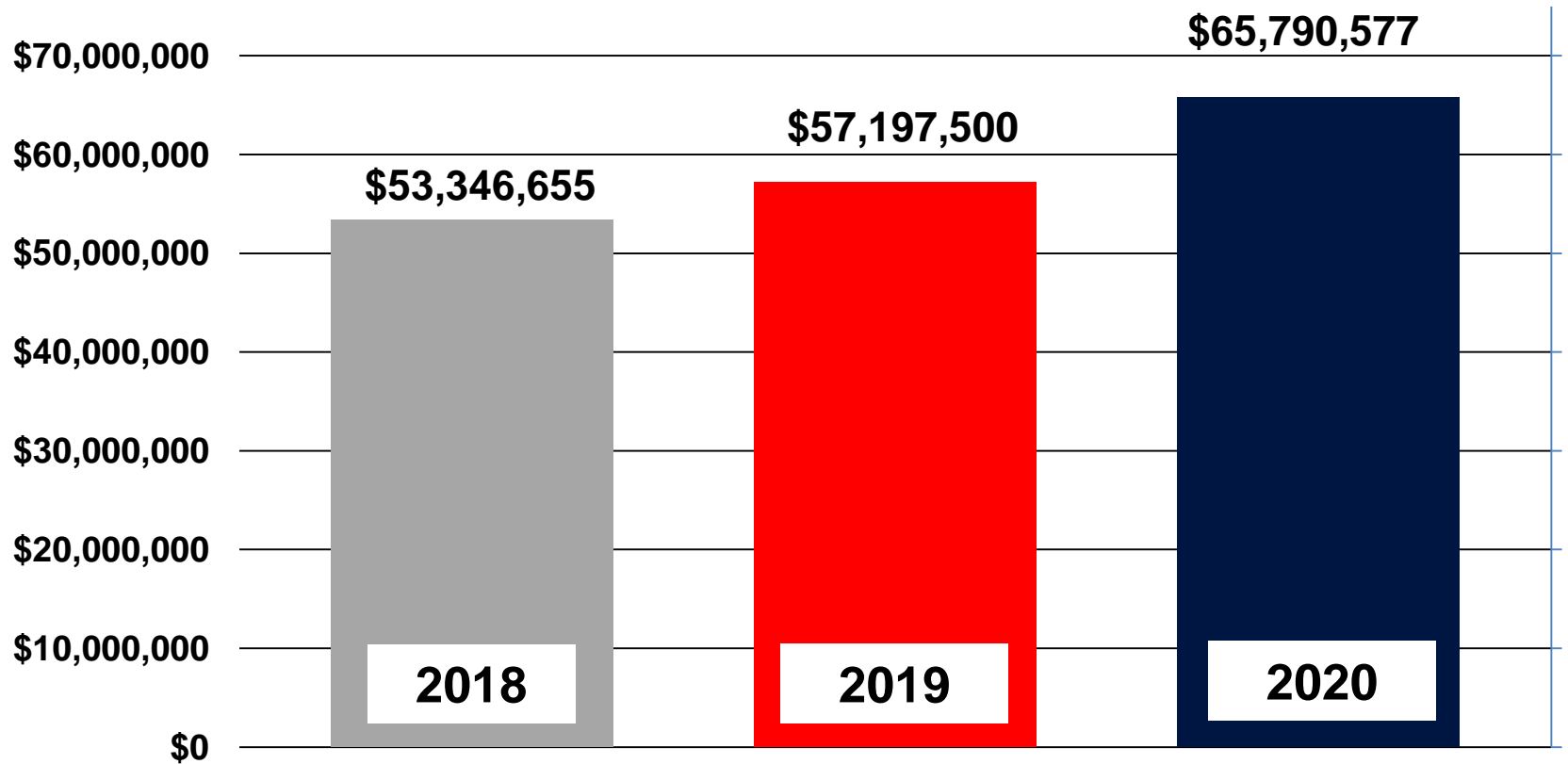
## MARKET OVERVIEW continued....

- Single family home sales in January across area municipalities were as follows: Collingwood up 90%, Clearview Township down 44%, Grey Highlands up 120%, Blue Mountains down 25%, Wasaga Beach down 25%, the Municipality of Meaford was up 33%.
- MLS® condominium sales in January took a sharp jump from one year ago with 27 condo units sold this year compared to 19 units one year ago, an increase of 42%
- Vacant land sales remain weak given the lack of inventory for sale. Land sales of 10 properties is a 23% drop from January 2019.

**NOTE:** The statistics contained herein do not include the sale of new homes and condominiums made outside of the MLS® system by builders and or developers and their own sales staff.

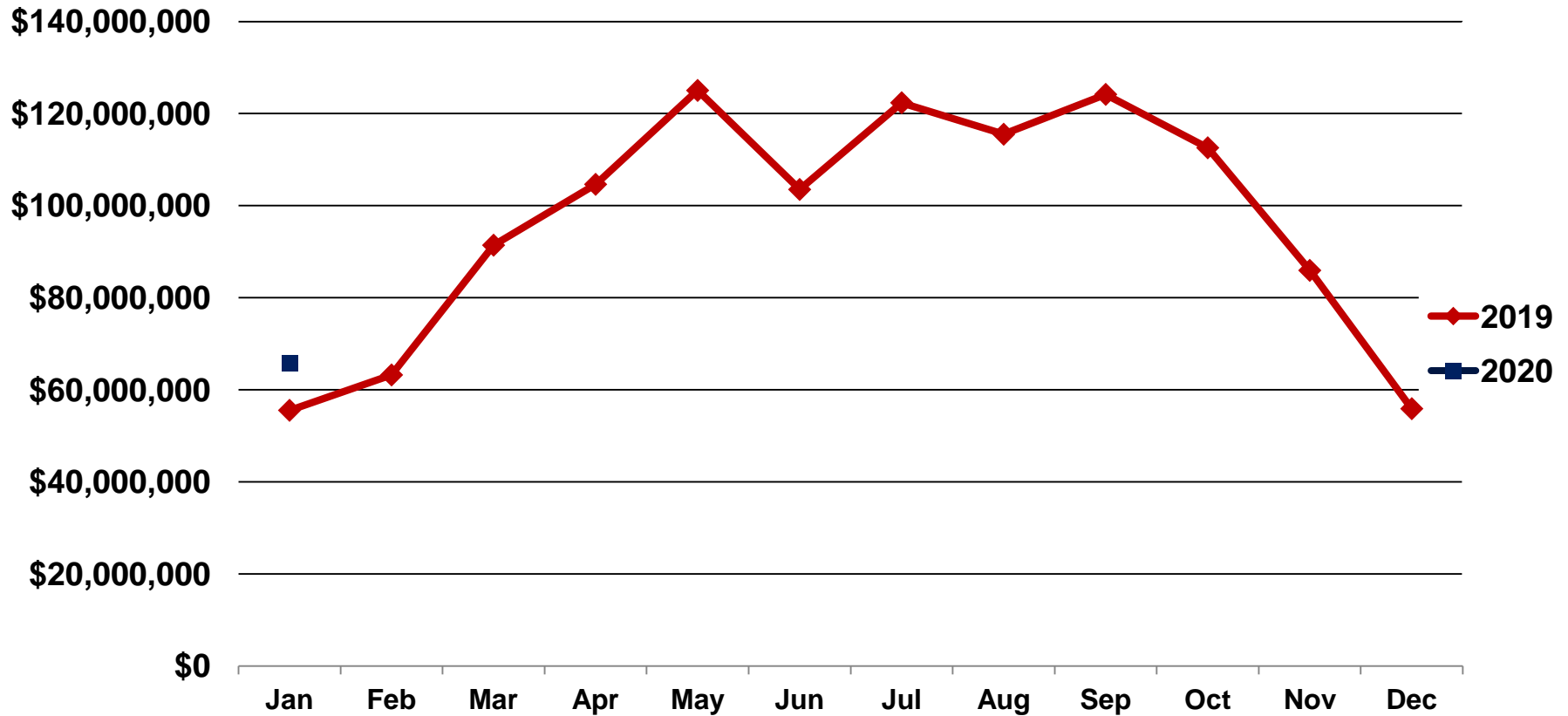


**SOUTHERN GEORGIAN BAY**  
**Total Annual MLS® Sales Volume**  
**2018 versus 2019 versus 2020**  
**(Dollars)**





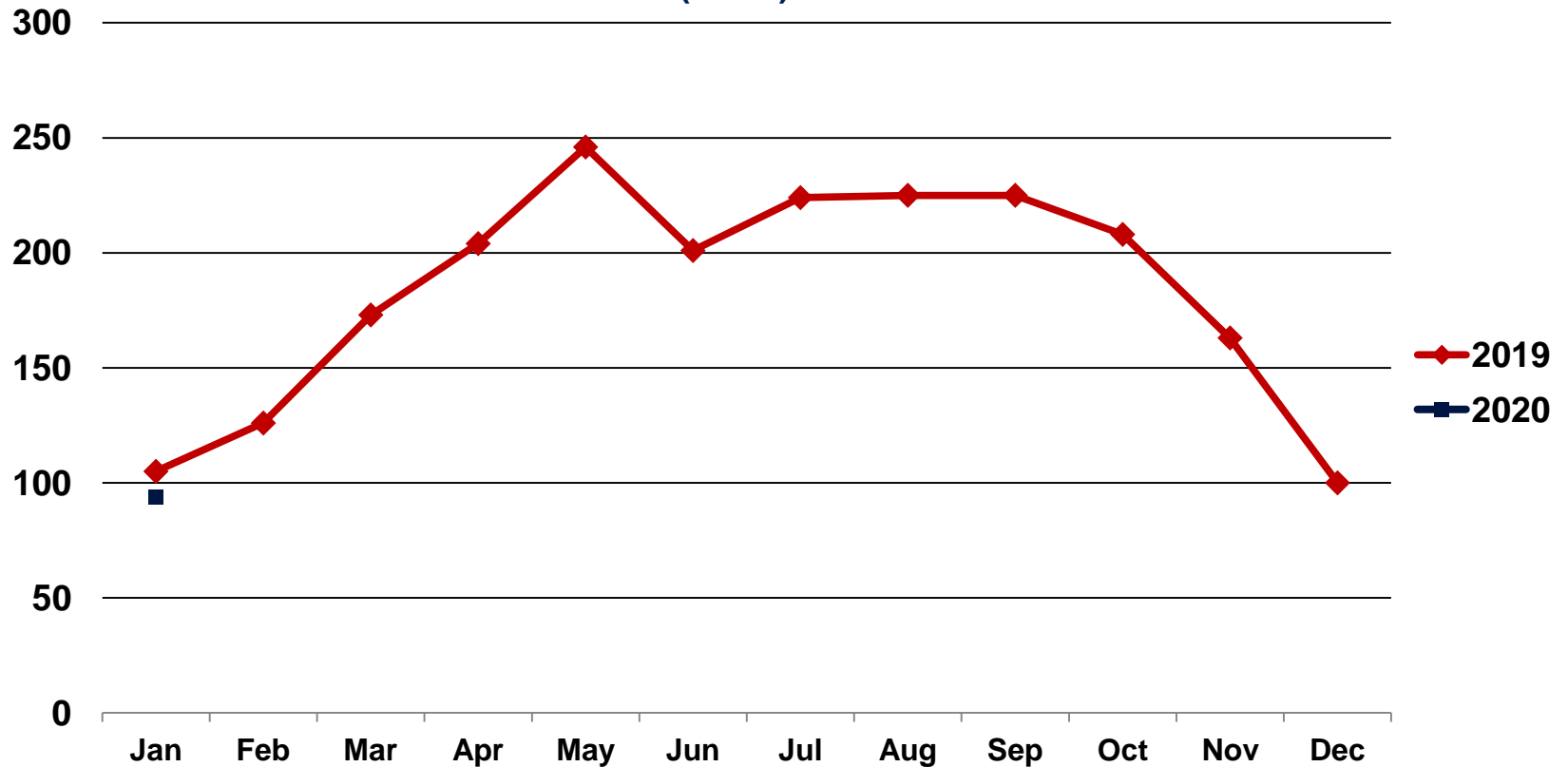
**SOUTHERN GEORGIAN BAY**  
**January Year-To-Date Total MLS® Sales by Month**  
**2019 versus 2020**  
(Dollars)





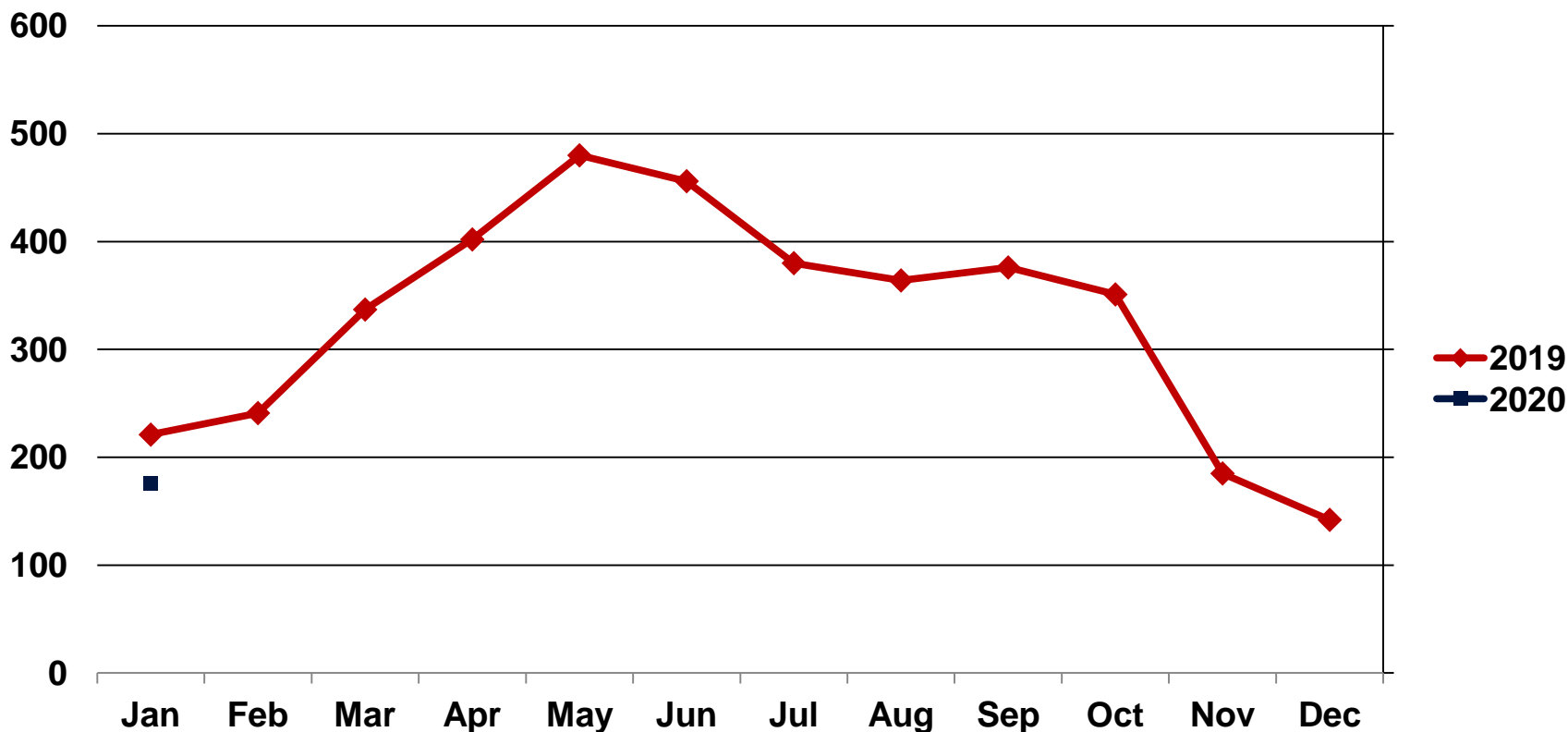


**SOUTHERN GEORGIAN BAY**  
**January Year-To-Date Total MLS® Sales by Month**  
**2019 versus 2020**  
**(Units)**





**SOUTHERN GEORGIAN BAY**  
**January Year-To-Date Total MLS® New Listings by Month**  
**2019 versus 2020**  
**(Units)**





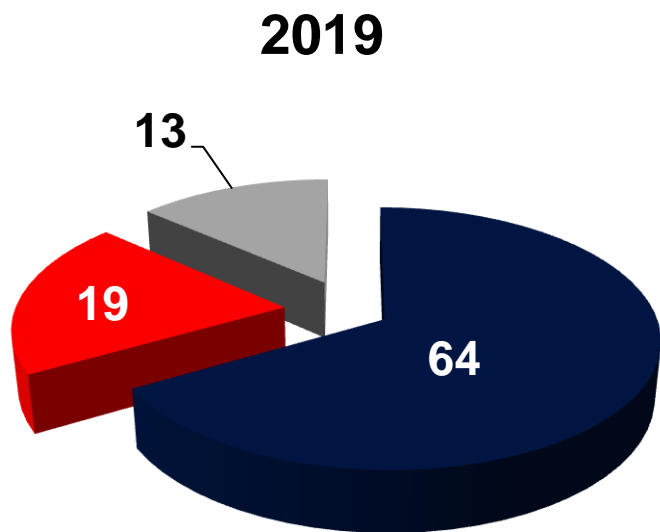


**SOUTHERN GEORGIAN BAY**  
**Total January MLS® Single Family Home Sales by Price Range**  
**2019 versus 2020**  
**(Units)**

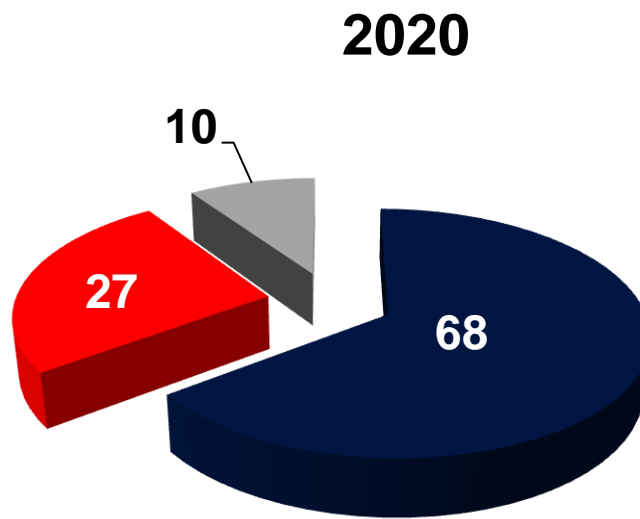
	<b>2019</b>	<b>2020</b>	<b>% Difference</b>
<b>Under \$100,000</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>\$100,000 to \$299,000</b>	<b>5</b>	<b>1</b>	<b>- 80%</b>
<b>\$300,000 to \$499,999</b>	<b>26</b>	<b>25</b>	<b>-.3%</b>
<b>\$500,000 to \$799,999</b>	<b>19</b>	<b>22</b>	<b>15%</b>
<b>\$800,000 to \$999,999</b>	<b>5</b>	<b>8</b>	<b>60%</b>
<b>\$1 to \$1.499 Million</b>	<b>3</b>	<b>6</b>	<b>50%</b>
<b>\$1.5 to \$1.999 Million</b>	<b>4</b>	<b>6</b>	<b>50%</b>
<b>Over \$2 Million</b>	<b>2</b>	<b>0</b>	<b>- 100%</b>
<b>Total All</b>	<b>64</b>	<b>68</b>	<b>3%</b>



**SOUTHERN GEORGIAN BAY**  
**Total January MLS® Residential Sales by Property Type**  
**2019 versus 2020**  
**(Units)**



- Single Family
- Condominium
- Vacant Land



- Single Family
- Condominium
- Vacant Land



**SOUTHERN GEORGIAN BAY**  
**January Year-To-Date Total MLS® Single Family Home Sales by Area**  
**2019 versus 2020**  
**(Units)**

