



# **SOUTHERN GEORGIAN BAY Real Estate Market Report February 2020**

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## MARKET OVERVIEW

- February MLS® sales in 2020 totaled \$88.0 Million, up a healthy 39% from \$63.2 million in February of 2019. Year-to-date sales of \$153.8 million are up 29% over the first two months of 2019.
- Total February 2020 MLS® unit sales of 142 properties were up 20 units or 16% from February of last year.
- MLS® new listings to come onto the market in February 2020 totaled 271 properties an increase of 12% over last year.
- Expired MLS ® listings in February totaled 55 properties one more than in February 2019. An increase in both sales and listings helped to reduce this number albeit just one unit.



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

- The average days-on-market for properties to sell during February was 55 days, 19 days less than February 2019 and 3 fewer days than in January of this year.
- The average list-to-sale price ratio increased slightly in February to 98.0% versus 97.9% in January and 97.8% in February 2019. Homes priced accurately draw buyers while others languish.
- Year-To-Date MLS® single family home sales in February totaled 169 units, up 9% from the 155 homes sold in the first two months of last year.



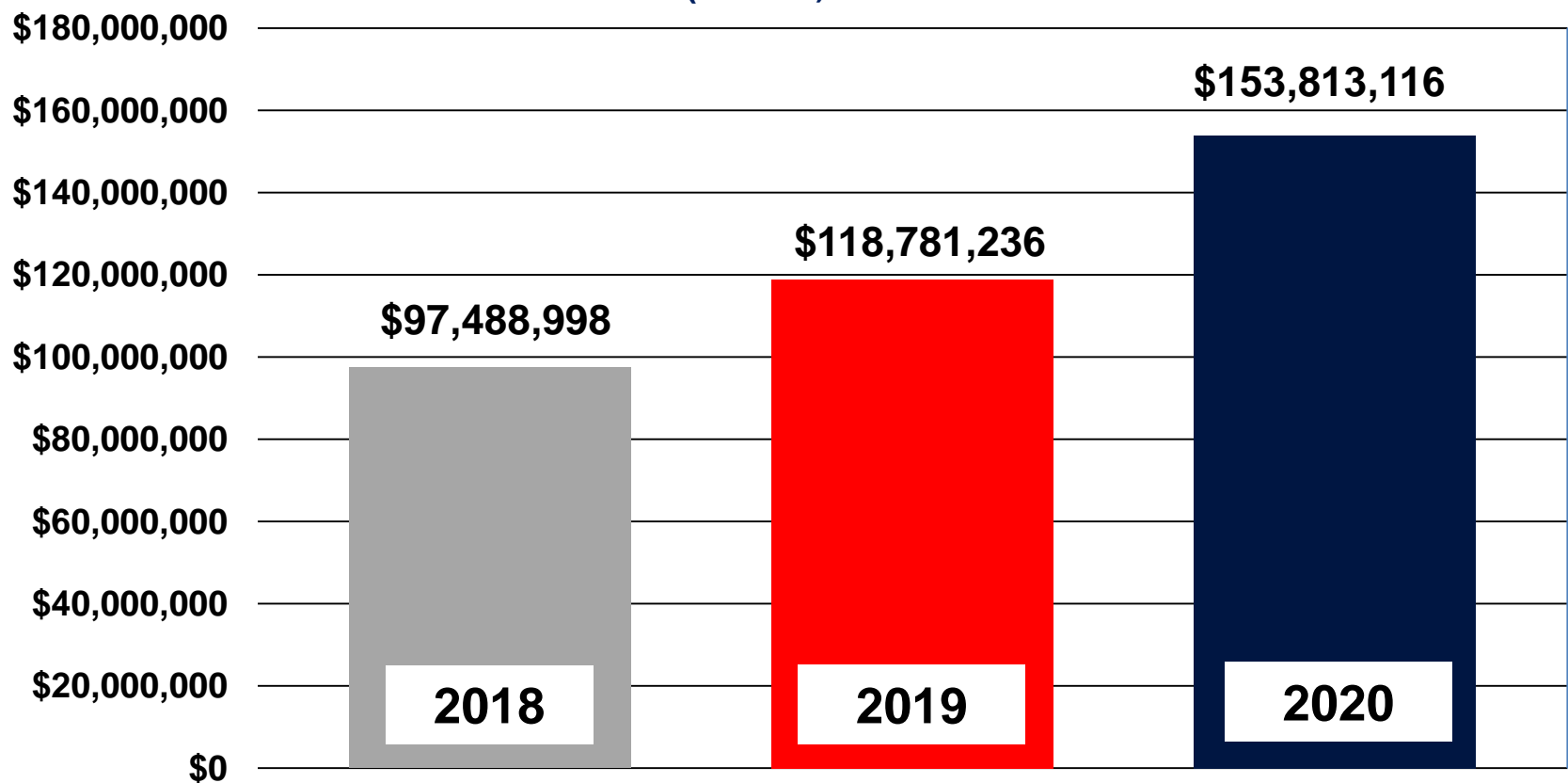
## MARKET OVERVIEW continued....

- Single family home sales in February across area municipalities were as follows: Collingwood up 20%, Clearview Township down 6%, Grey Highlands up 50%, Blue Mountains up 3%, Wasaga Beach up 9%, the Municipality of Meaford down 20%.
- MLS® condominium sales in February remained strong with 65 units sold year-to-date an increase of 55% over the first two months of 2019
- Vacant land sales remain weak due to the lack of inventory for sale. Year-to-date land sales of 26 properties is up 8% from 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.

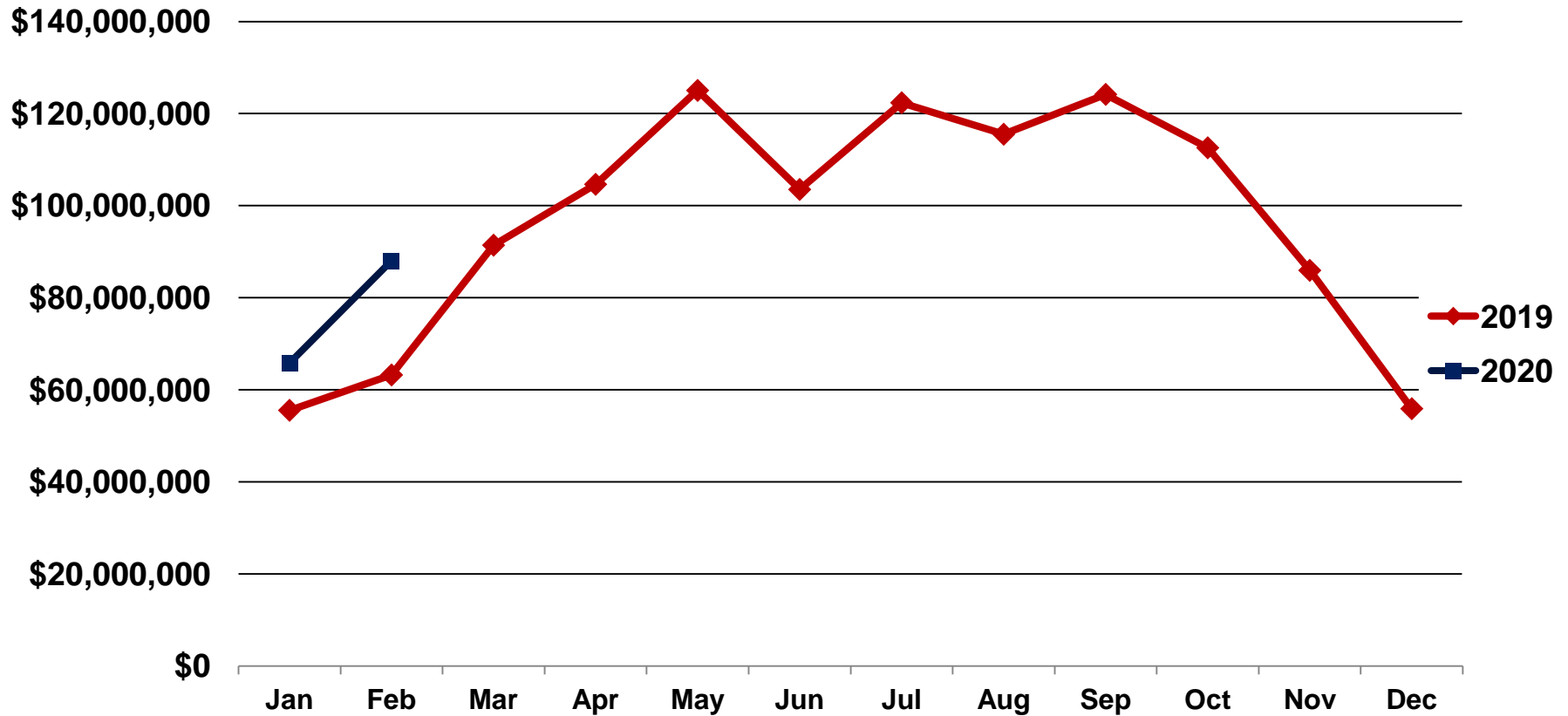


**SOUTHERN GEORGIAN BAY  
February MLS® Sales Volume  
2018 versus 2019 versus 2020  
(Dollars)**



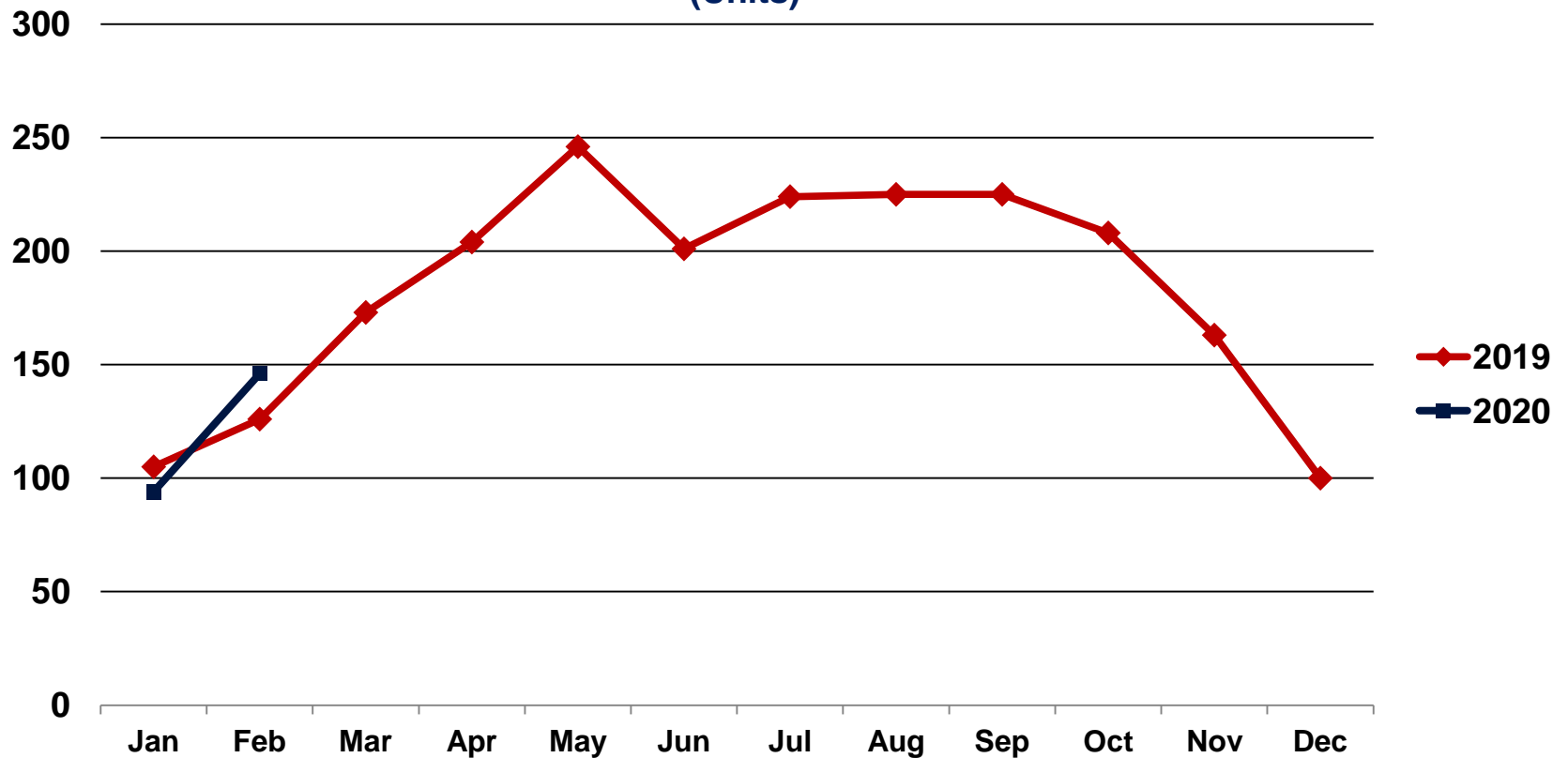


**SOUTHERN GEORGIAN BAY**  
**February Year-To-Date Total MLS® Sales by Month**  
**2019 versus 2020**  
(Dollars)



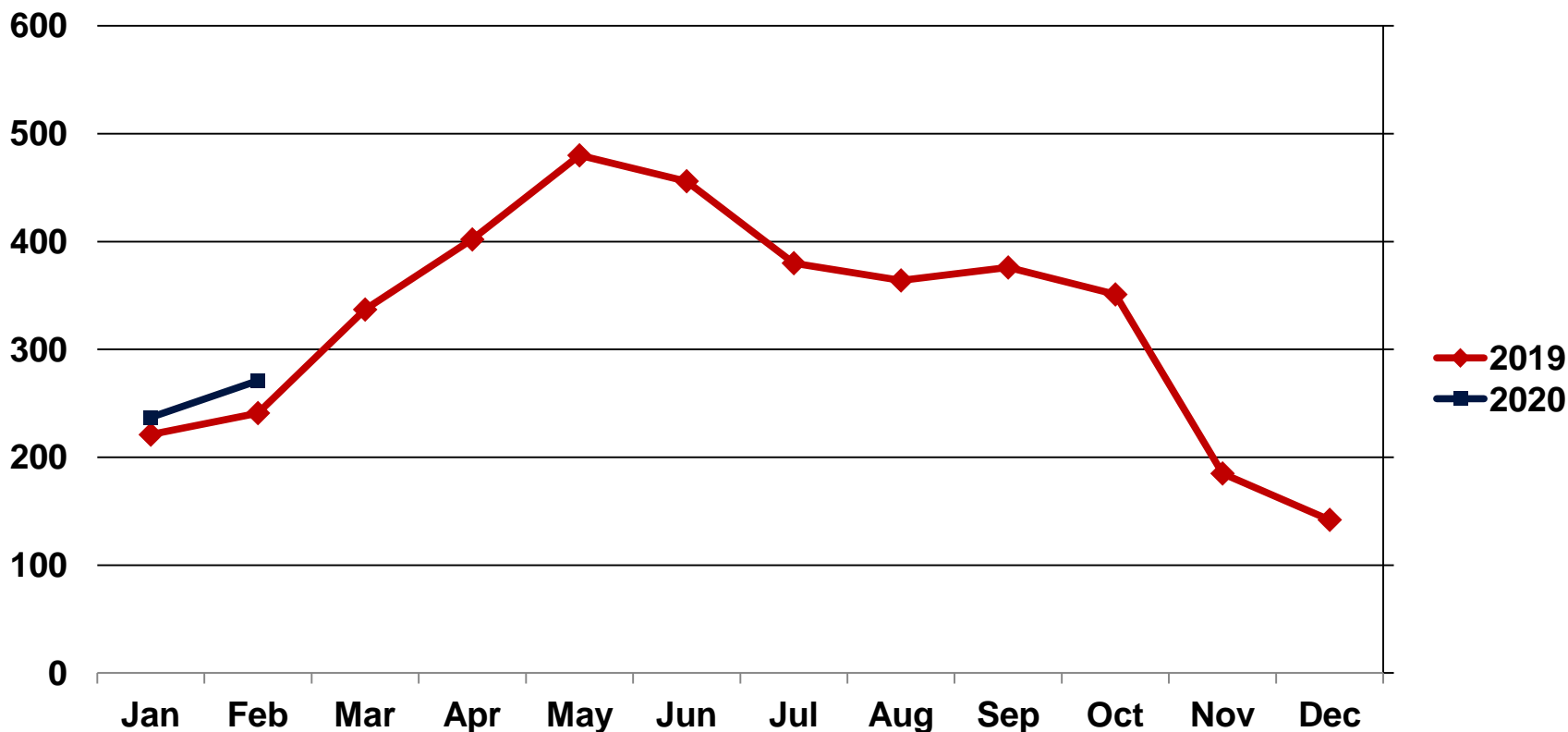


**SOUTHERN GEORGIAN BAY**  
**February Year-To-Date Total MLS® Sales by Month**  
**2019 versus 2020**  
**(Units)**





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





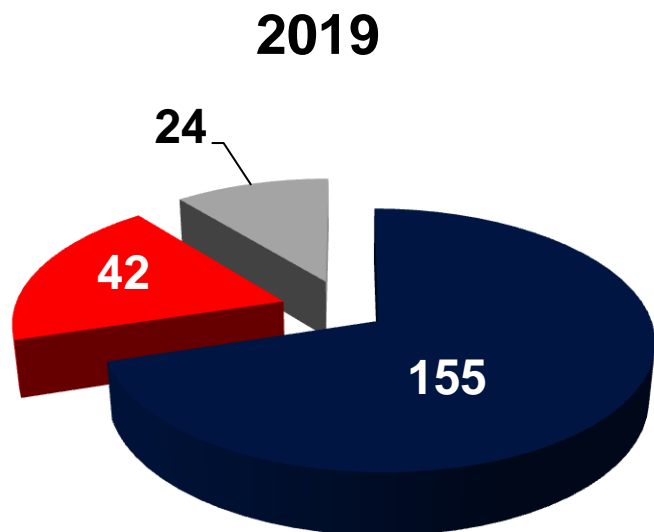


**SOUTHERN GEORGIAN BAY**  
**February MLS® Single Family Home Sales by Price Range**  
**2019 versus 2020**  
**(Units)**

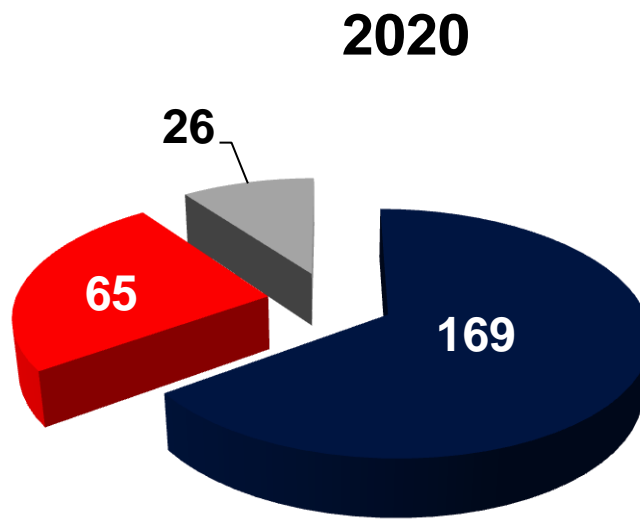
	<b>2019</b>	<b>2020</b>	<b>% Difference</b>
<b>Under \$100,000</b>	<b>2</b>	<b>0</b>	<b>200%</b>
<b>\$100,000 to \$299,000</b>	<b>9</b>	<b>6</b>	<b>144%</b>
<b>\$300,000 to \$499,999</b>	<b>64</b>	<b>59</b>	<b>-8%</b>
<b>\$500,000 to \$799,999</b>	<b>58</b>	<b>59</b>	<b>2%</b>
<b>\$800,000 to \$999,999</b>	<b>10</b>	<b>23</b>	<b>130%</b>
<b>\$1 to \$1.499 Million</b>	<b>5</b>	<b>11</b>	<b>120%</b>
<b>\$1.5 to \$1.999 Million</b>	<b>4</b>	<b>10</b>	<b>150%</b>
<b>Over \$2 Million</b>	<b>3</b>	<b>1</b>	<b>-66%</b>
<b>Total All</b>	<b>155</b>	<b>169</b>	<b>9%</b>



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



- Single Family
- Condominium
- Vacant Land



- Single Family
- Condominium
- Vacant Land



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

