



SOUTHERN GEORGIAN BAY

Real Estate Market Report

May 2021

RICK CROUCH

Broker

MVA (Market Value Appraiser – Residential)

rcrouch@sothebysrealty.ca





MARKET OVERVIEW

Real estate sales across southern Georgian Bay remain well ahead of 2020 but there are signs the market is starting to slow down.

- Total MLS® dollar volume in May of \$271.3 million was up \$177.6 million from May 2020 but was \$20.2 million less than sales in April.
- MLS® unit sales for May of 314 properties was 89% higher than May 2020 but 41 or 12% fewer than sales in the prior month.
- Year-to-date MLS® sales total \$1.178 billion are nonetheless up 200% from \$393.4.7 million in the first five months of 2020.

NOTE: These results are based on total MLS® sales for residential and commercial properties and vacant land in Clearview, Collingwood, Grey Highlands, Municipality of Meaford, the Blue Mountains and Wasaga Beach.



MARKET OVERVIEW

- New MLS® listings in May totaled 542 properties up 33% from May of last year yet 9% less than the number of new listings in April.
- A pattern is emerging here, dollar and unit sale fell in May from April as have the number of new listings. Indications reflect some Sellers are looking to sell now before the market cools, seemingly that has started.
- May YTD MLS® single family sales of 915 are 93% above 475 sold last year, condo sales of 298 units are up 112% from last year while sales of vacant land have risen 147% from one year ago.

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 nor do they include full time or seasonal rentals.



MARKET OVERVIEW continued....

- The year-to-date list to sale price ratio is 102.2% compared to 97.7% last year, many properties are selling for over their respective asking prices.
- The year-to-date median residential price is \$726,350 driven by increased sales above \$500,000 and especially from \$1 million and up. This is up 44% from the median price \$505,900 in 2020.
- With stronger sales and prices “expired” MLS® listings at the end of May are 308 compares to 258 last year while current active listings total 578 are down 40% from 965 May of last year.

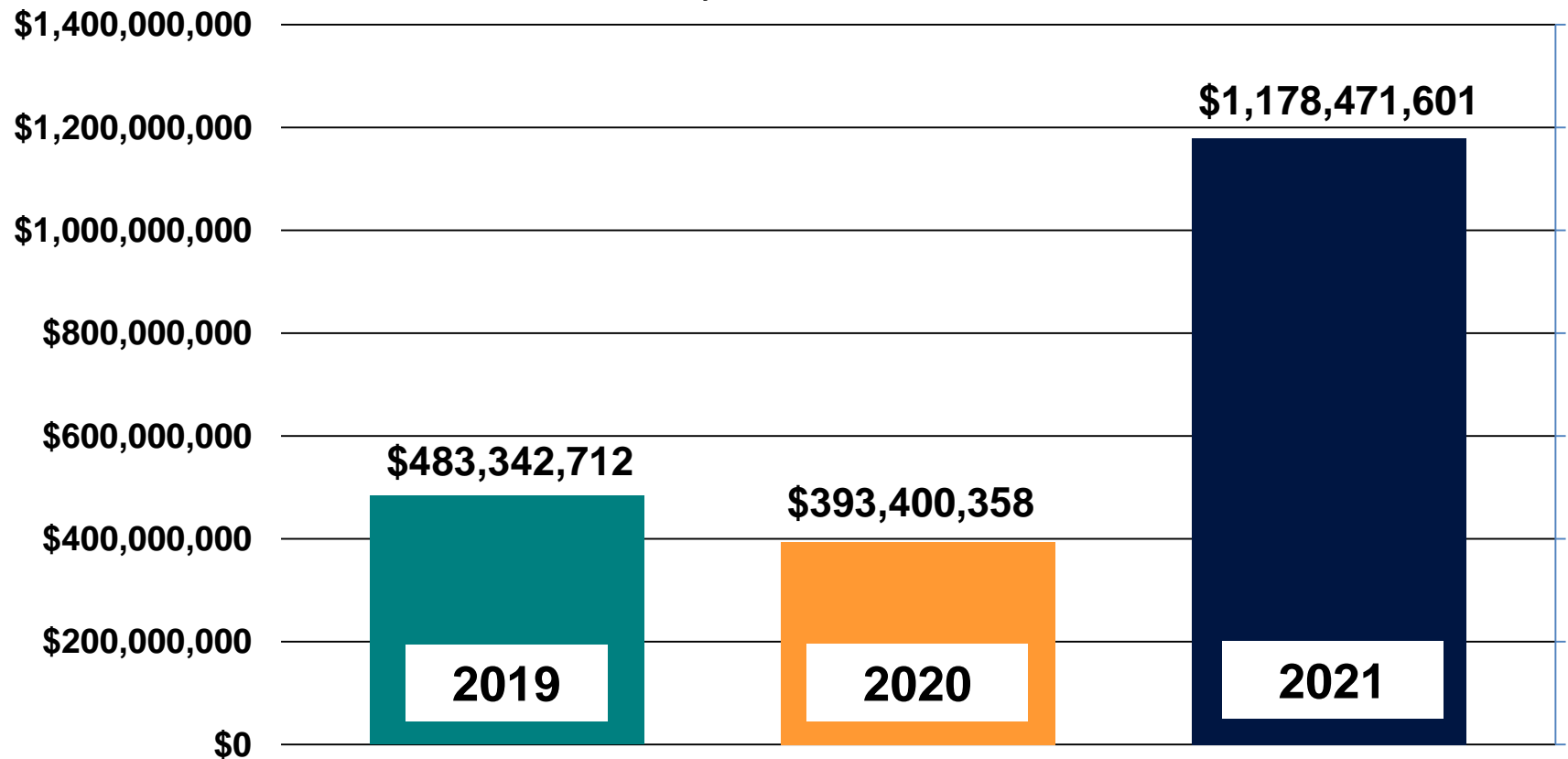


MARKET OVERVIEW continued....

- Year-to-date MLS® single family home sales by municipality :
Clearview Twp up 128%, Blue Mountains up 102% Grey Highlands up 66%, Wasaga Beach up 79%, Collingwood up 96% with sales in Meaford up a healthy 120%.
- Year-to-date MLS® single family home sales are strongest at the upper end see chart below: \$500,000 to \$799,000 up 105%, \$800,000 to \$999,999 up 300%, \$1 to \$1,499,999 up 542%. Sales \$1.5 to \$2 million are up 307% while sales over the \$2 million mark are up 720% with 41 sales this year versus just 5 sales to the end of May 2020.

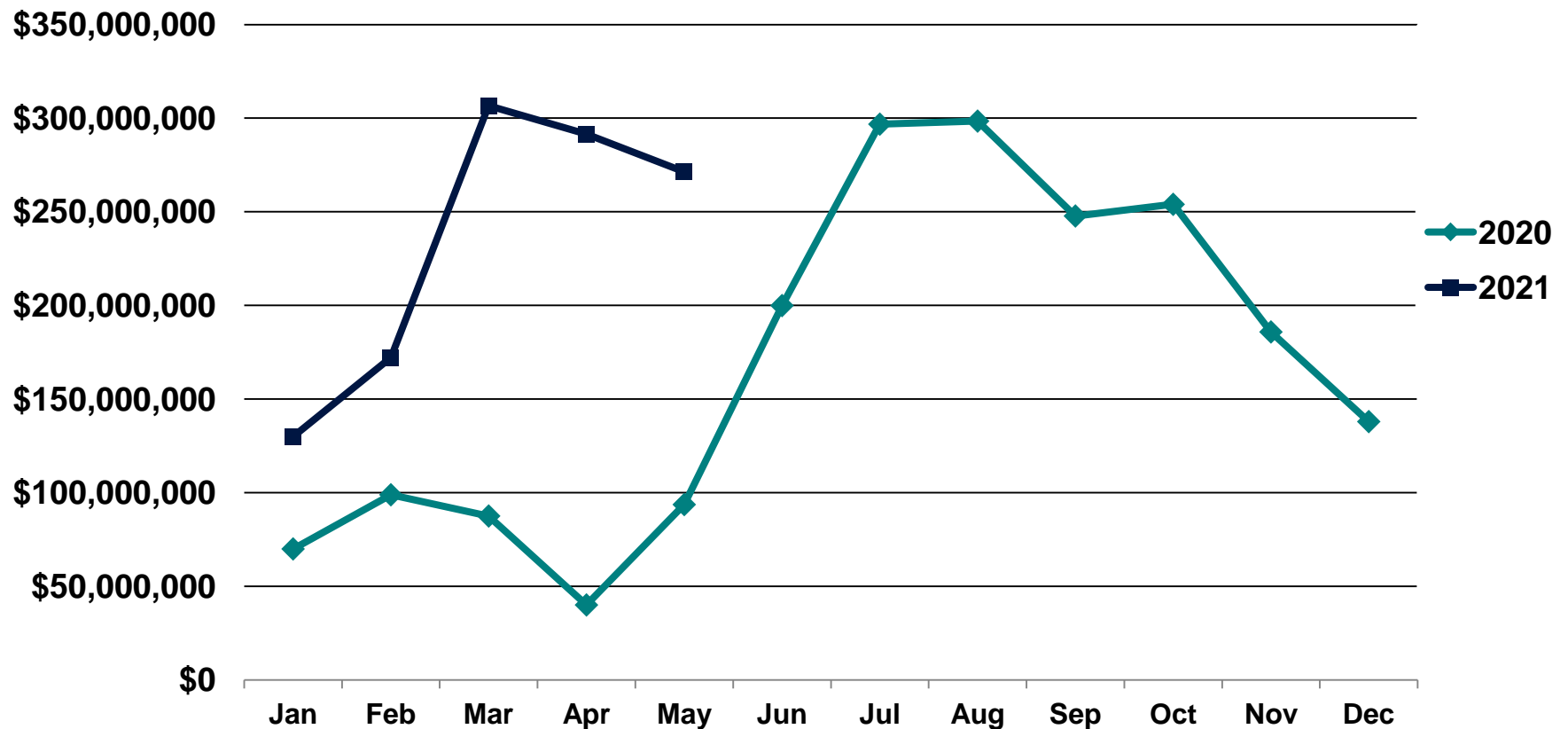


SOUTHERN GEORGIAN BAY
May Year-To- Date MLS® Sales Volume
2019 versus 2020 versus 2021
(Dollars)



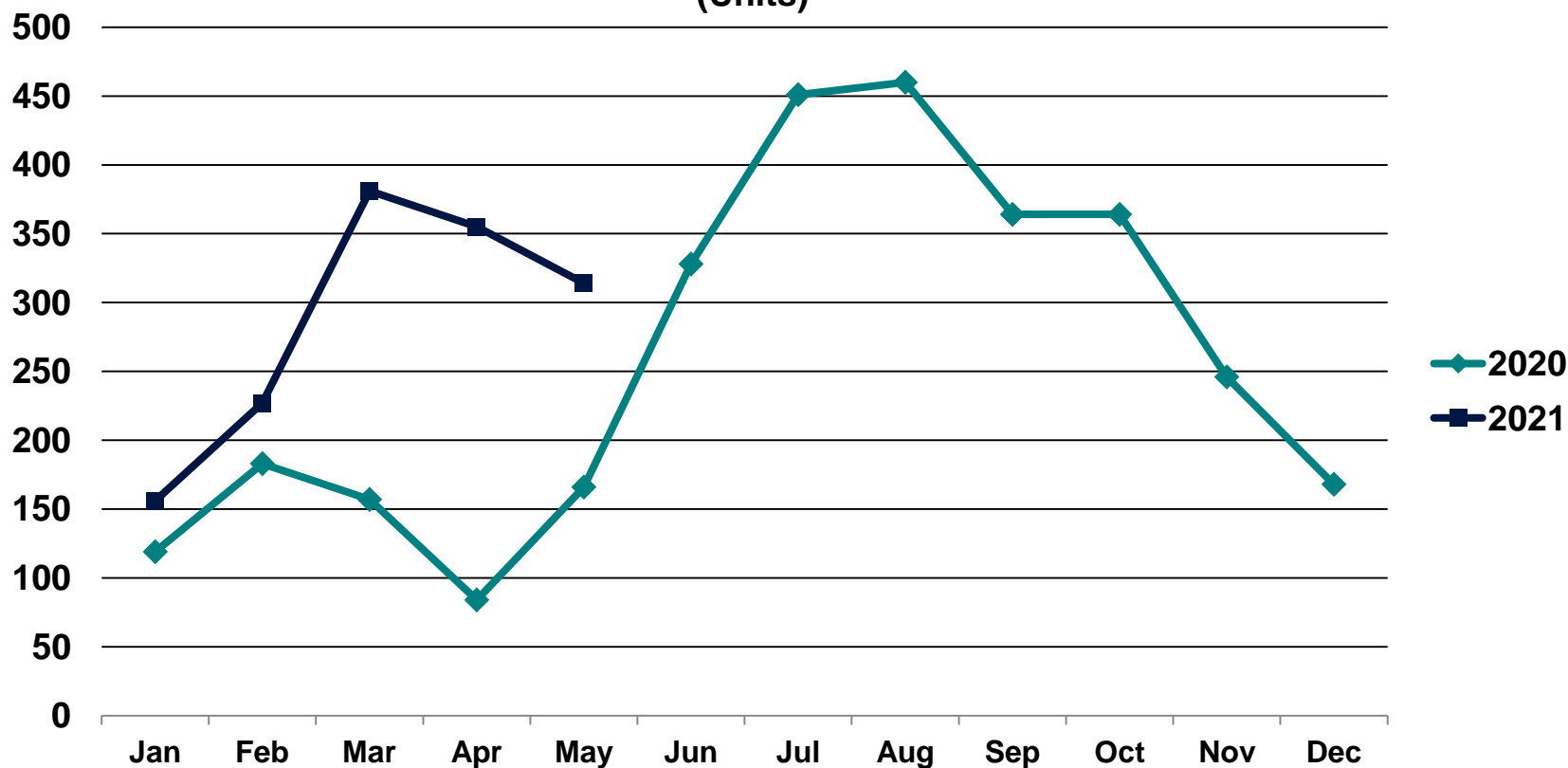


SOUTHERN GEORGIAN BAY
May 2021 Year-To-Date Total MLS® Sales by Month
2020 versus 2021
(Dollars)



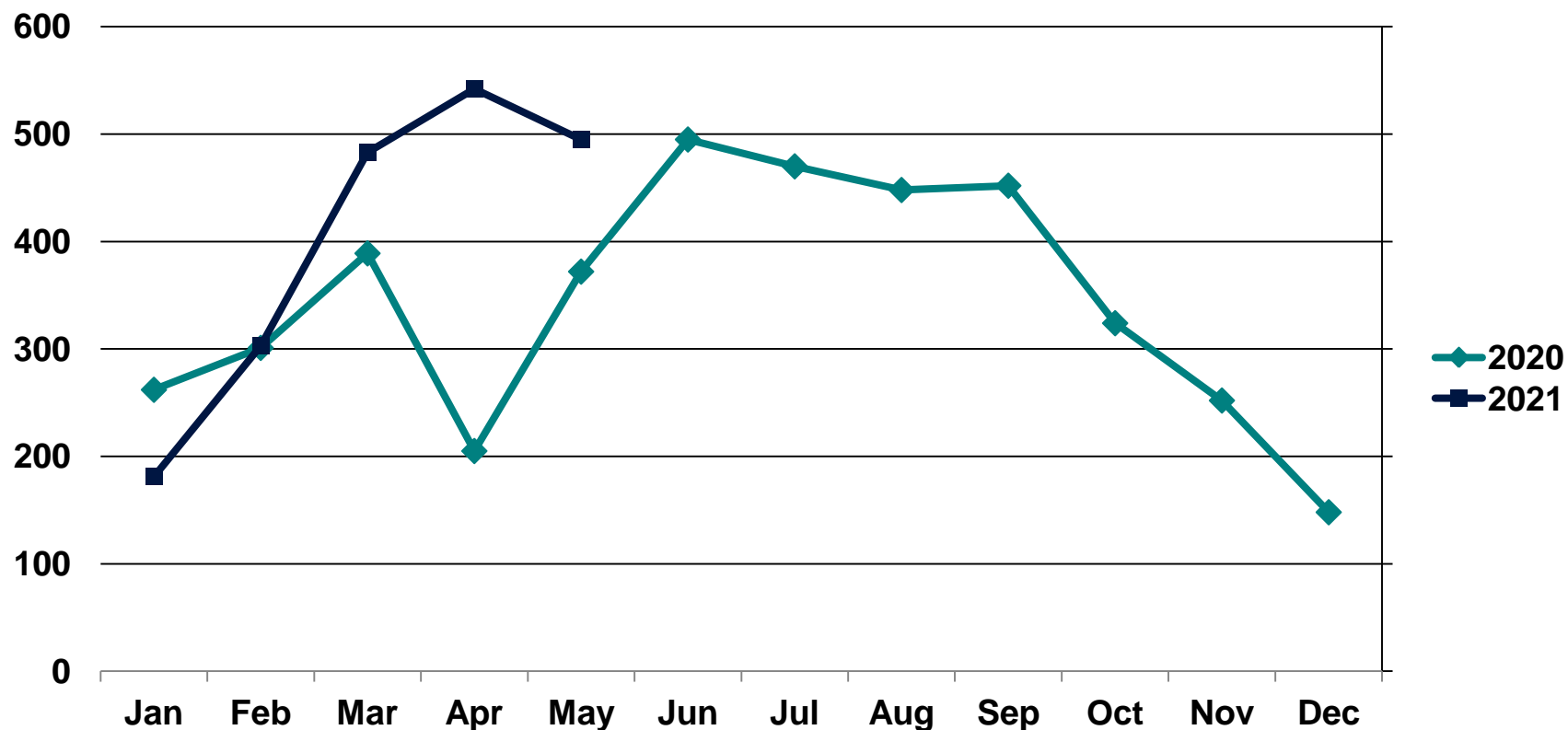


SOUTHERN GEORGIAN BAY
May 2021 Year-To-Date Total MLS® Sales by Month
2020 versus 2021
(Units)



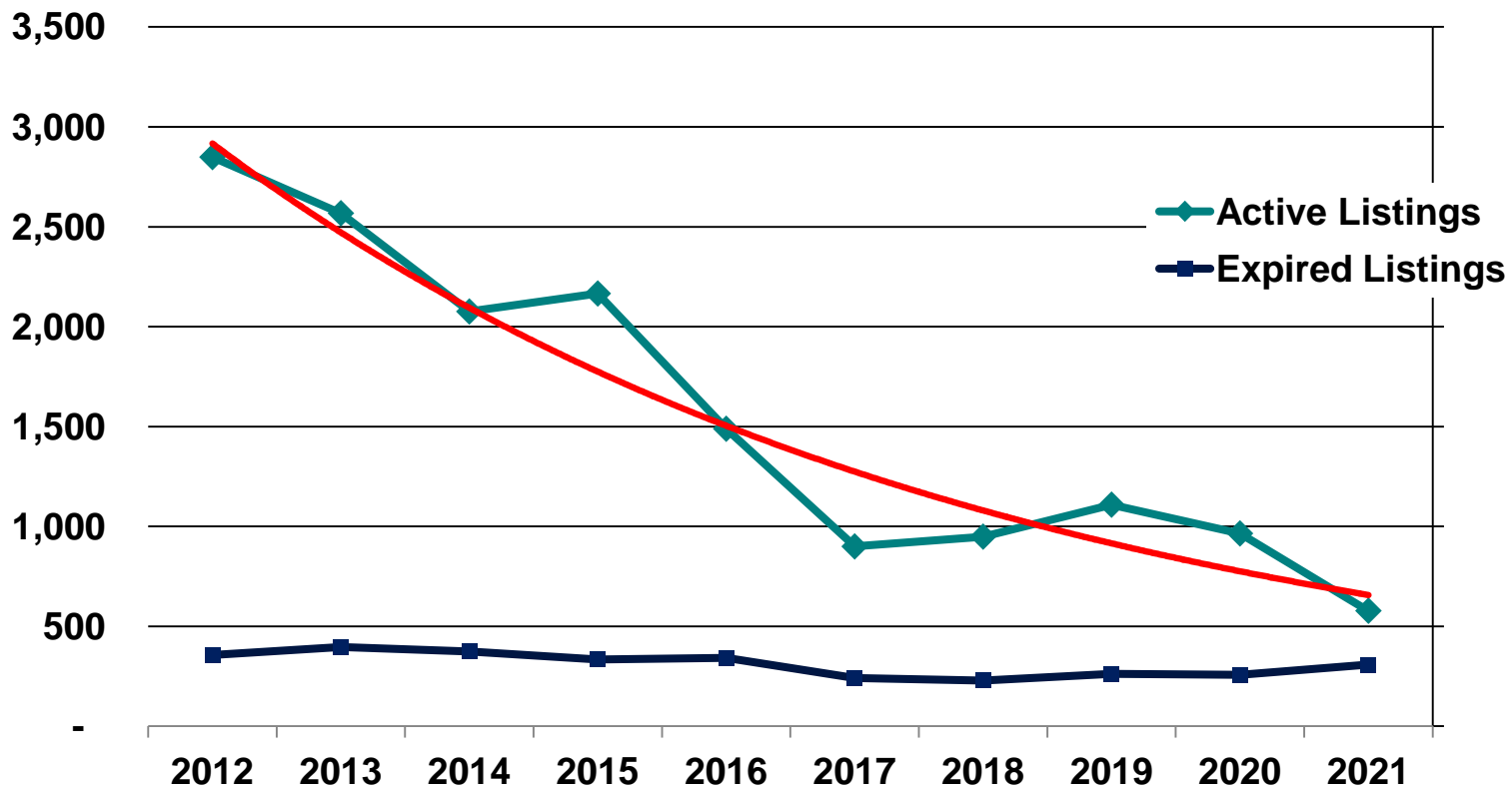


SOUTHERN GEORGIAN BAY
May 2021 Year-To-Date MLS® New Listings by Month
2020 versus 2021
(Units)



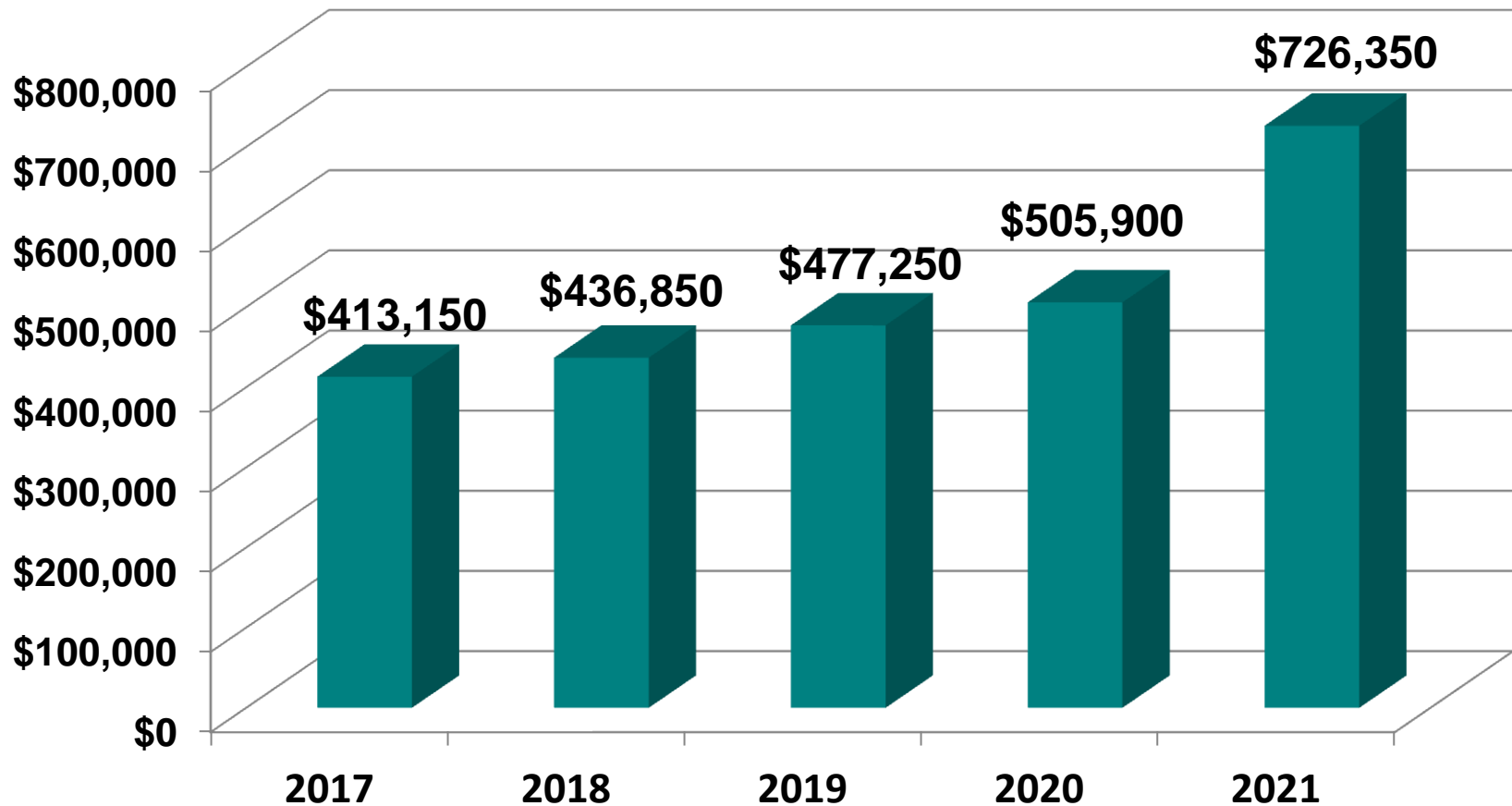


SOUTHERN GEORGIAN BAY
Active Versus Expired Listings by Year
May 2012 to 2021
(Units)



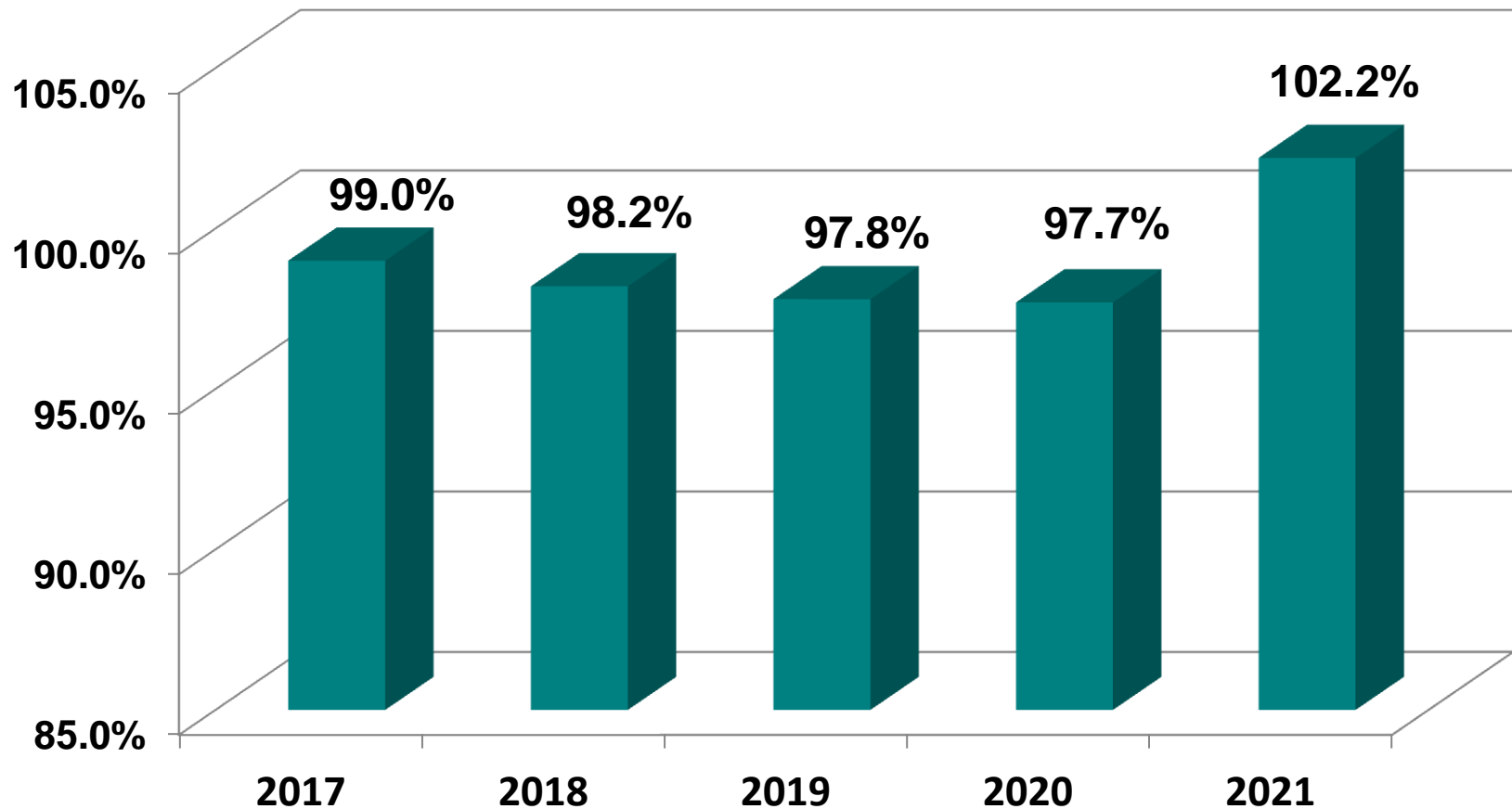


**SOUTHERN GEORGIAN BAY
5 Year MLS® Residential Median Sale Prices
May Year-To-Date 2017 to 2021**





SOUTHERN GEORGIAN BAY
5 Year MLS® Residential List to Sale Price Ratio %
May Year-To-Date 2017 to 2021



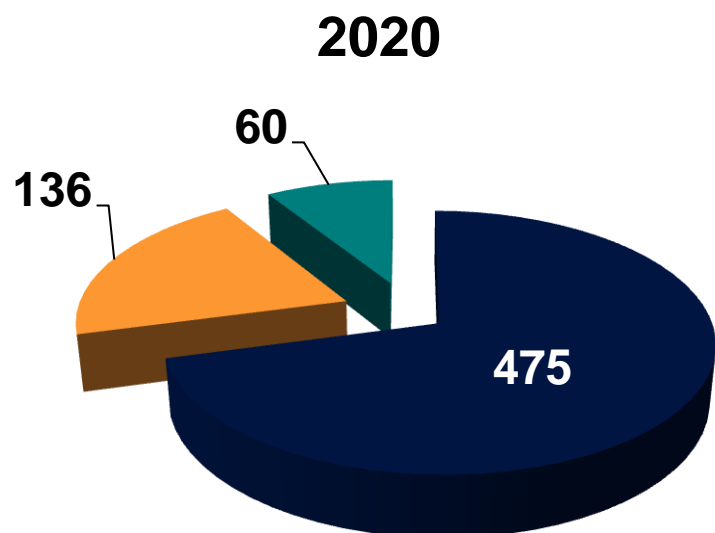


SOUTHERN GEORGIAN BAY
MLS® Single Family Home Sales by Price Range
May Year-To-Date 2020 versus 2021
(Units)

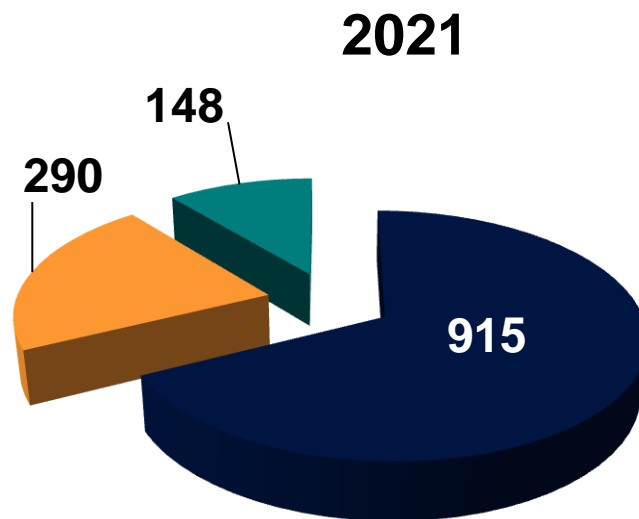
	2020	2021	% Difference
Under \$100,000	0	0	0%
\$100,000 to \$299,999	19	4	-79%
\$300,000 to \$499,999	170	74	-56%
\$500,000 to \$799,999	198	405	105%
\$800,000 to \$999,999	45	180	300%
\$1 to \$1.499 Million	24	154	542%
\$1.5 to \$1.999 Million	14	57	307%
Over \$2 Million	5	41	720%
Total All	475	915	92%



SOUTHERN GEORGIAN BAY
MLS® Residential Sales by Property Type
May Year-To-Date 2020 versus 2021
(Units)



- Single Family
- Condominium
- Vacant Land



- Single Family
- Condominium
- Vacant Land



SOUTHERN GEORGIAN BAY
MLS® Single Family Home Sales by Area
May Year-To-Date 2020 versus 2021
(Units)

