



SOUTHERN GEORGIAN BAY

Real Estate Market Report

May 2022

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MARKET OVERVIEW

The end of May marks 3 consecutive months of declining real estate activity which clearly indicates the market has changed.

- MLS® dollar sales in May of \$168.9 million were \$100.3 million less than \$269.2 million in May 2021.
- YTD total MLS® dollar volume through May of \$1.011 billion is \$169.6 million (14%) below \$1.171 billion from 1 year ago,
- MLS® unit sales in May of 179 properties are down 43% from 315 in May 2021, total YTD MLS® sales of 1,006 properties are down 30% from 1,438 last year.

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 529 versus 492 in May 2021. For the year, MLS® listings in 2022 total 1,900 properties which are 5% less from last year but appear to be on the increase as the market changes.
- MLS ® unit sales remain below the prior year with MLS ® dollar volume continuing to be bolstered by robust sales in the higher end price segments of the market.
- YTD MLS® single family sales total 665 down 26% from 902 homes sold last year, condo sales of 184 units are down 36% while vacant land sales of 87 are down 42% 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 YTD list-to-sale price ratio in May was 101.9%. The list-to-sale price ratio had been declining from a high of 102.7% back in April 2021 and I expect this trend continue as we shift to a balanced market.
- Year-to-date MLS® single family home sales are very strong at the upper end of the market staring at \$800,000 and above. Home sales in these segments are up substantially which has a profound impact on the median sale price and total dollar volume of sales.
- The median residential price in May was \$850,000 down from \$855,000 in April yet is 13% higher than May 2021. See chart below.

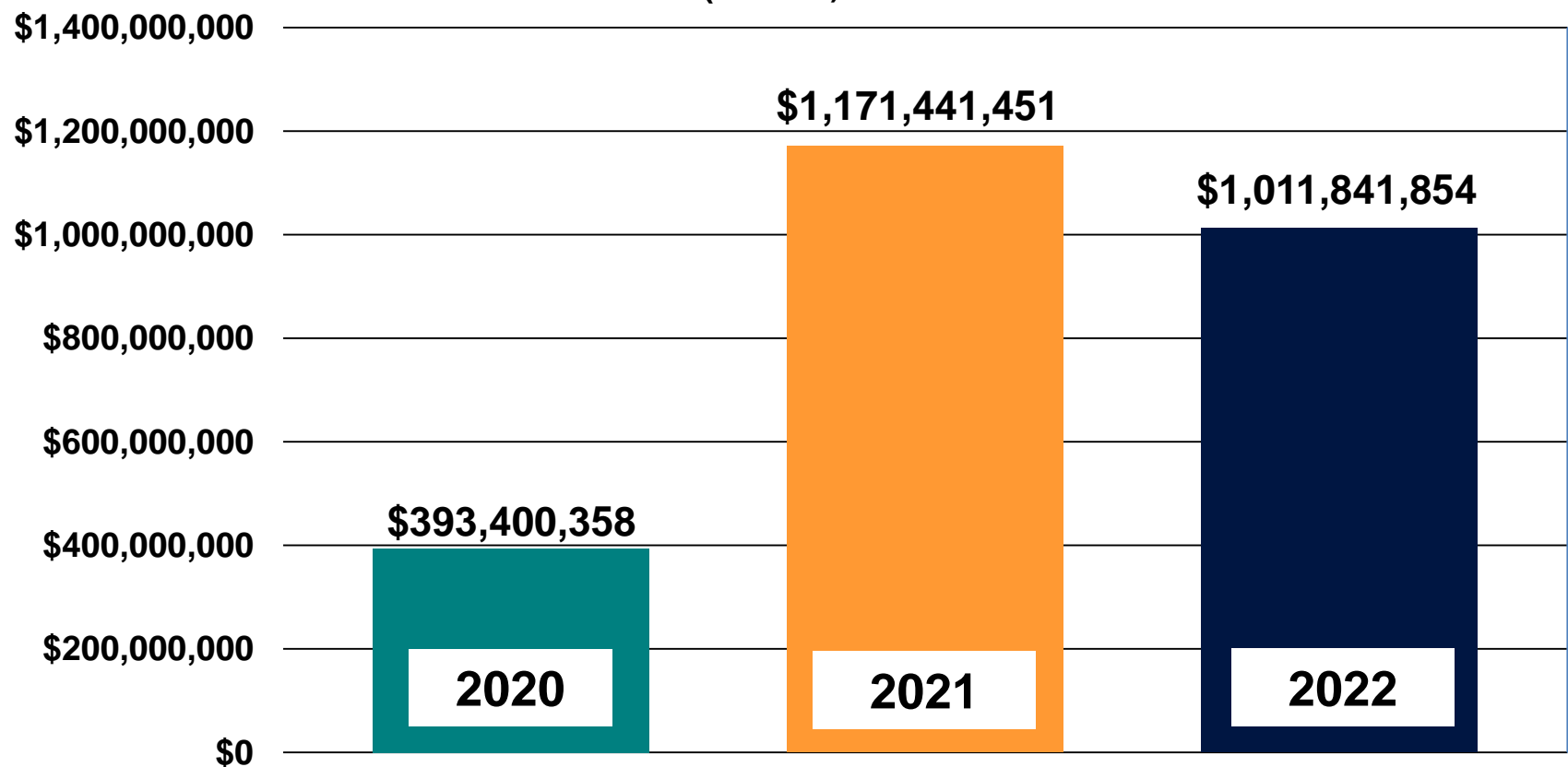


MARKET OVERVIEW continued....

- YTD MLS® single family home sales are down in every local municipality: Clearview Twp -37%, Grey Highlands -37%, Meaford -28%, Blue Mountains -13%, Collingwood -16% & Wasaga Beach -29% from the first 5 months of 2021.
- While real estate activity historically gains speed in the spring, this year has shown otherwise. With rising interest & inflation rates, a looming recession and a reappearance of property price reductions regularly being posted in the MLS ® System, it's no longer a "Seller's" market. Contact me for expert advice as to how you can best navigate in today's shifting market. rcrouch@sothebysrealty.ca

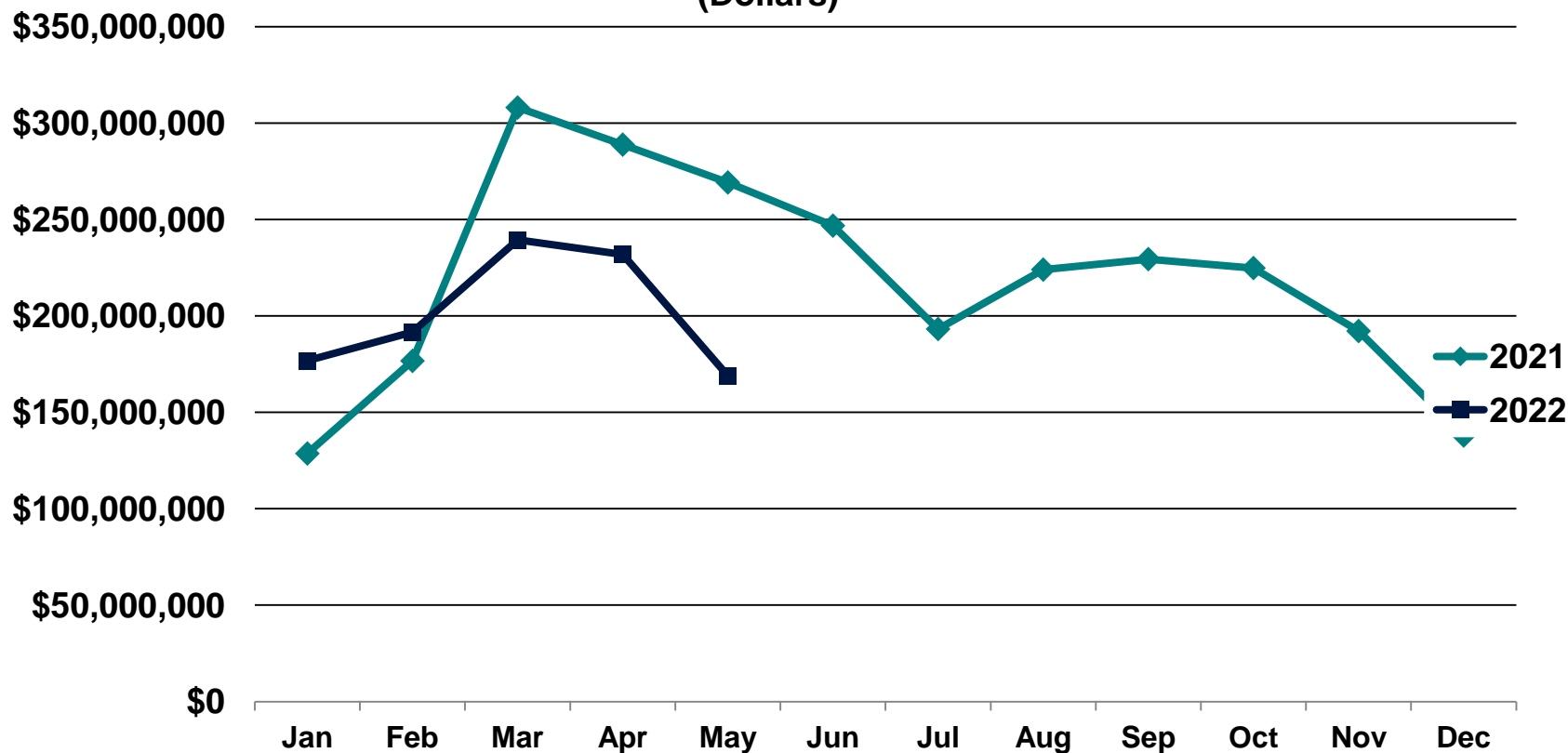


SOUTHERN GEORGIAN BAY
May Year-To- Date MLS® Sales Volume
2020 versus 2021 versus 2022
(Dollars)



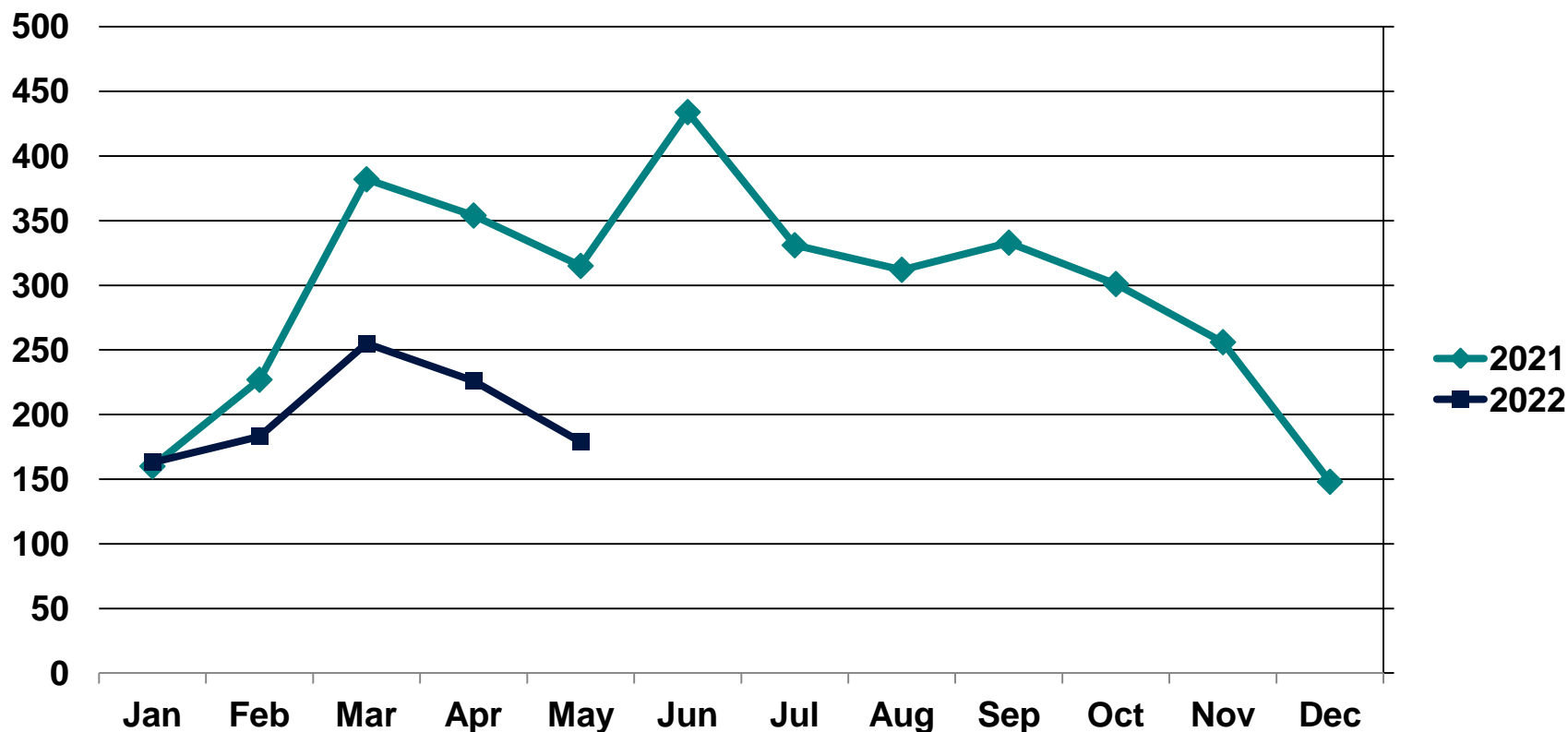


SOUTHERN GEORGIAN BAY
May Year-To-Date Total MLS® Sales by Month
2021 versus 2022
(Dollars)



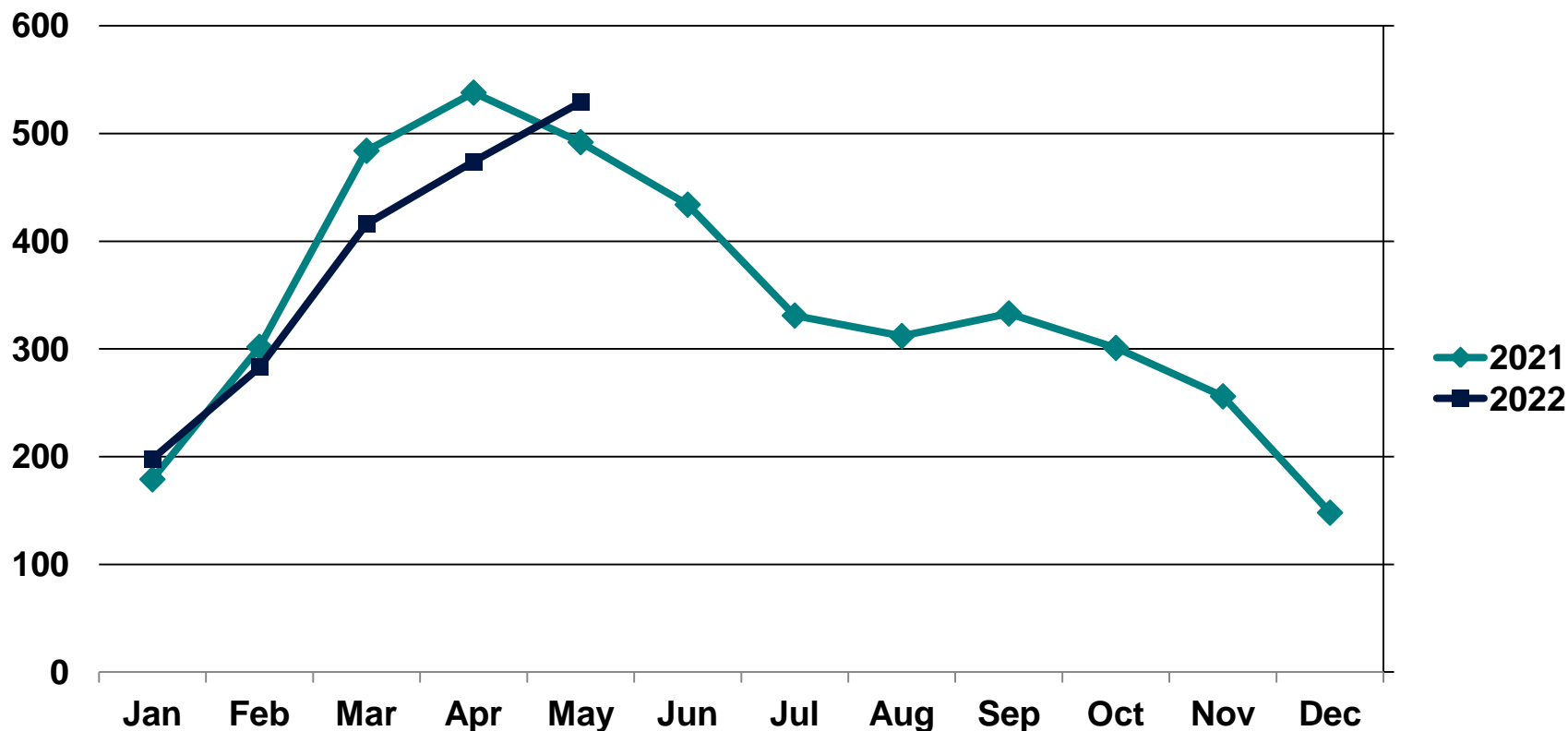


SOUTHERN GEORGIAN BAY
May Year-To-Date MLS® Sales by Month
2021 versus 2022
(Units)



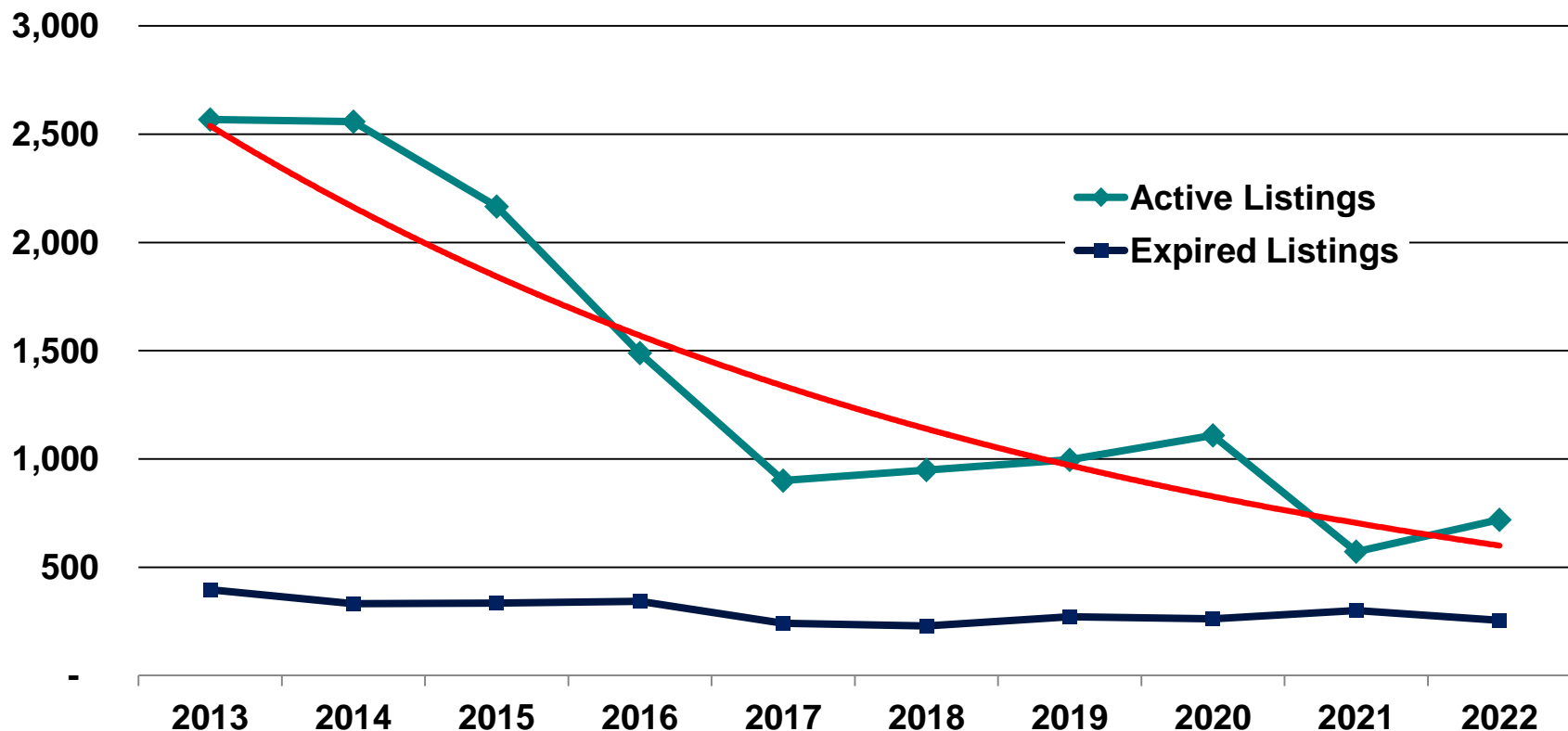


SOUTHERN GEORGIAN BAY
May Year-To-Date MLS® New Listings by Month
2021 versus 2022
(Units)



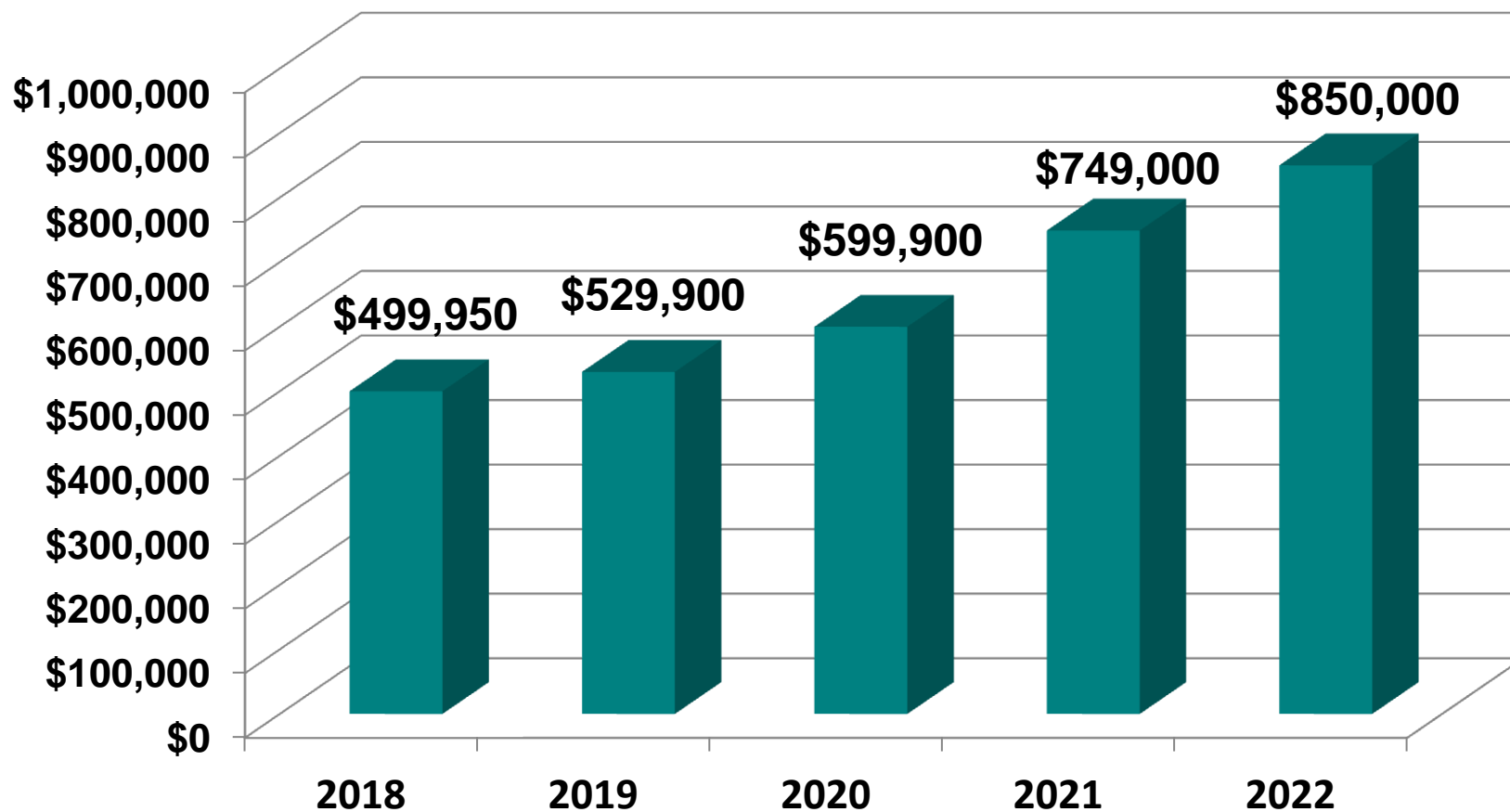


SOUTHERN GEORGIAN BAY
Active Versus Expired Listings
May 2013 through May 2022
(Units)



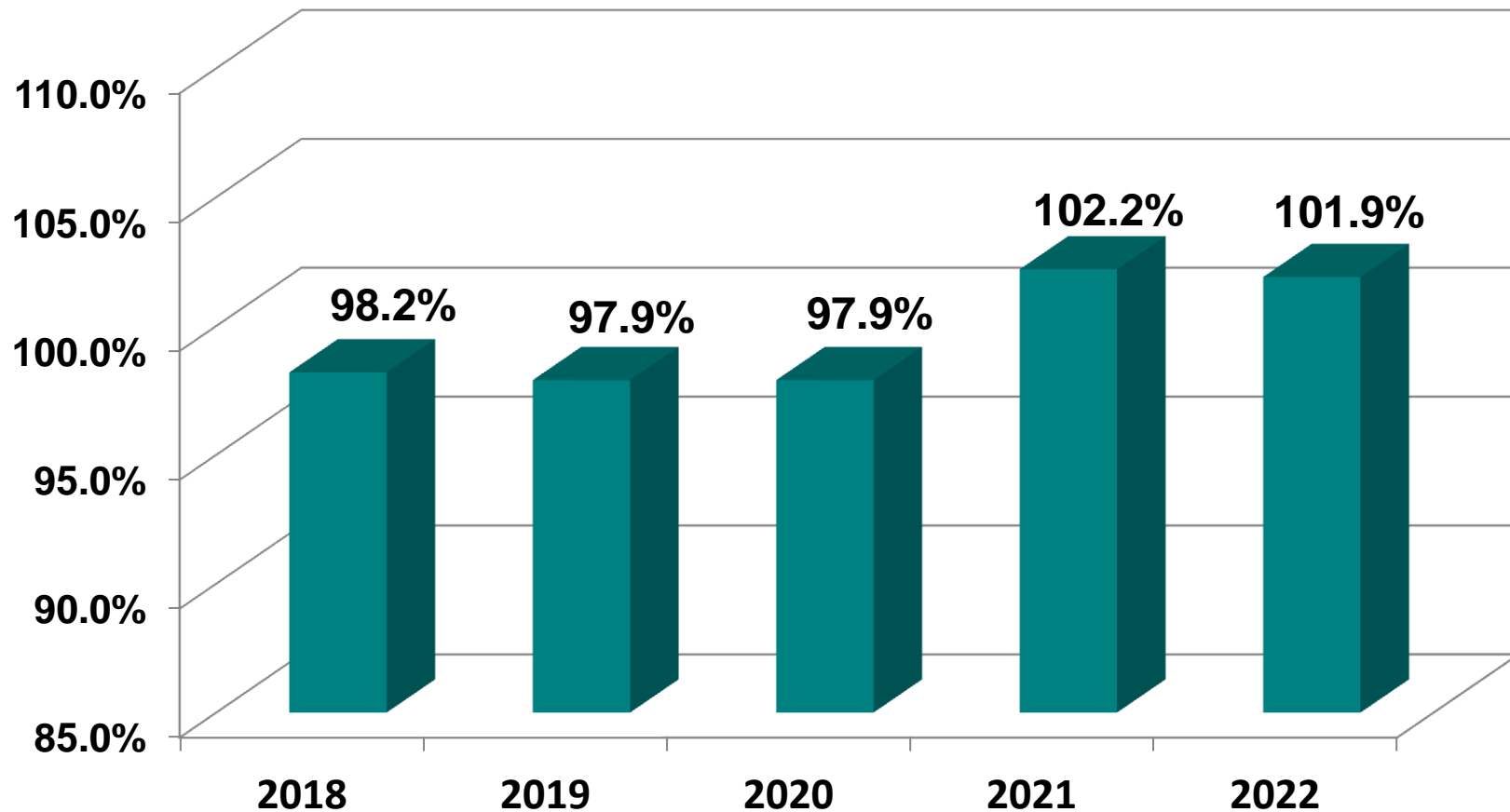


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5 Year MLS® Residential Median Sale Prices
May Year-To-Date 2018 to 2022





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5 Year MLS® Residential List to Sale Price Ratio %
May Year-To-Date 2018 to 2022



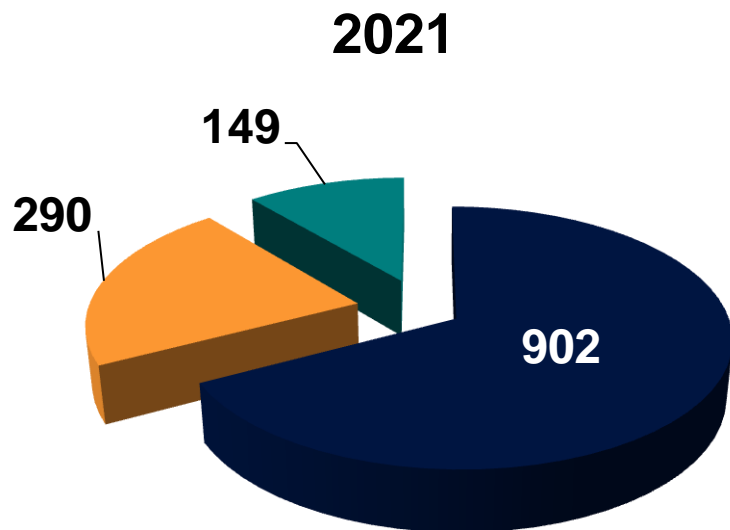


SOUTHERN GEORGIAN BAY
MLS® Single Family Home Sales by Price Range
May Year-To-Date 2021 versus 2022
(Units)

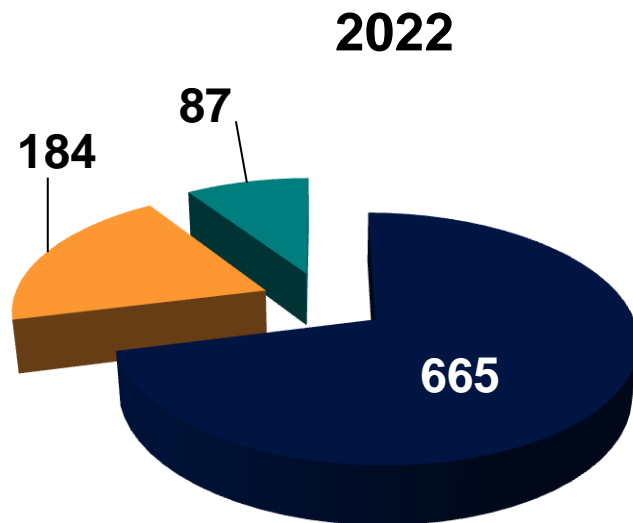
	2021	2022	% Difference
Under \$300,000	4	0	-100%
\$300,000 to \$499,999	72	14	- 80%
\$500,000 to \$799,999	400	161	- 60%
\$800,000 to \$999,999	181	188	.3%
\$1 to \$1.499 Million	153	183	20%
\$1.5 to \$1.999 Million	53	60	13%
\$2.0 to \$2.499 Million	18	30	67%
\$2.5 to \$2.999 Million	15	13	-1%
Over \$3.0 Million	6	16	167%
Total All	902	665	- 26%



SOUTHERN GEORGIAN BAY
MLS® Residential Sales by Property Type
May Year-To-Date 2021 versus 2022
(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 2021 versus 2022
(Units)

