



## Western District

## Residential Market Activity

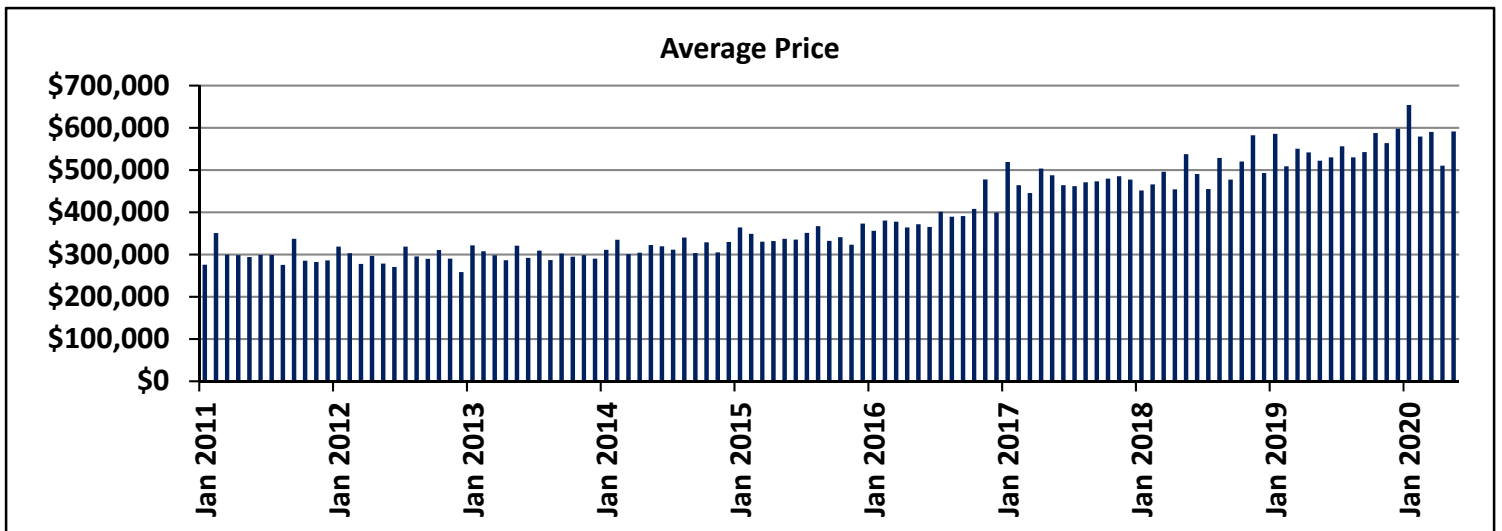
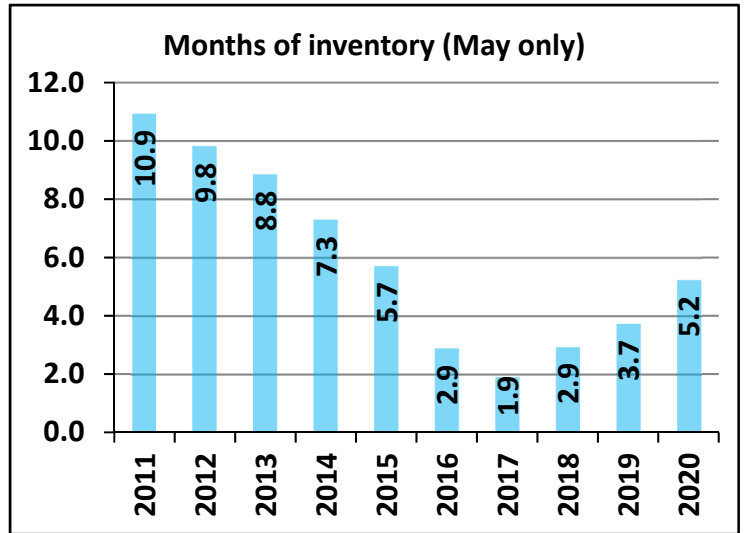
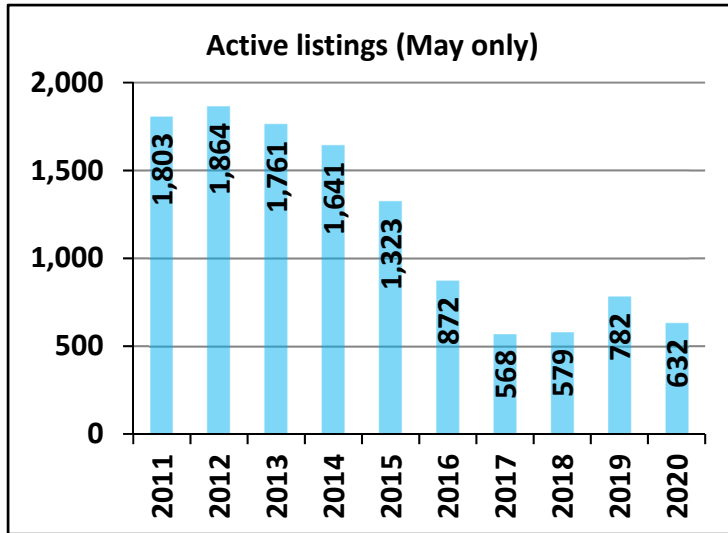
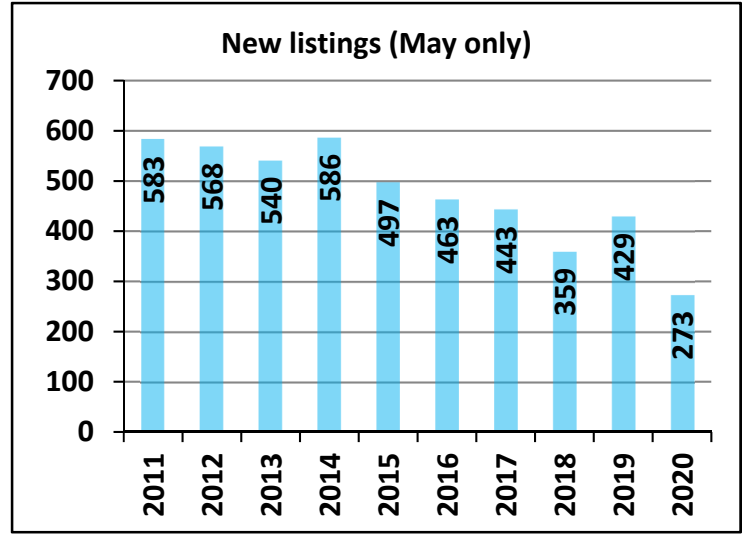
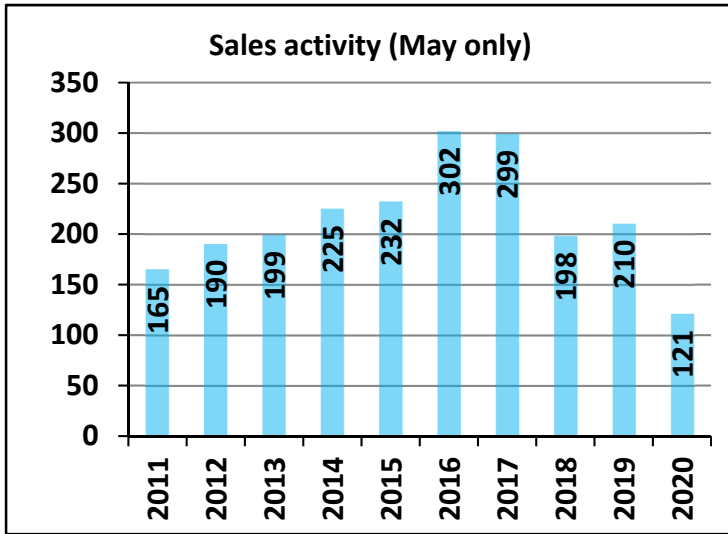
May 2020



Prepared for the Southern Georgian Bay Association of REALTORS®  
by the Canadian Real Estate Association

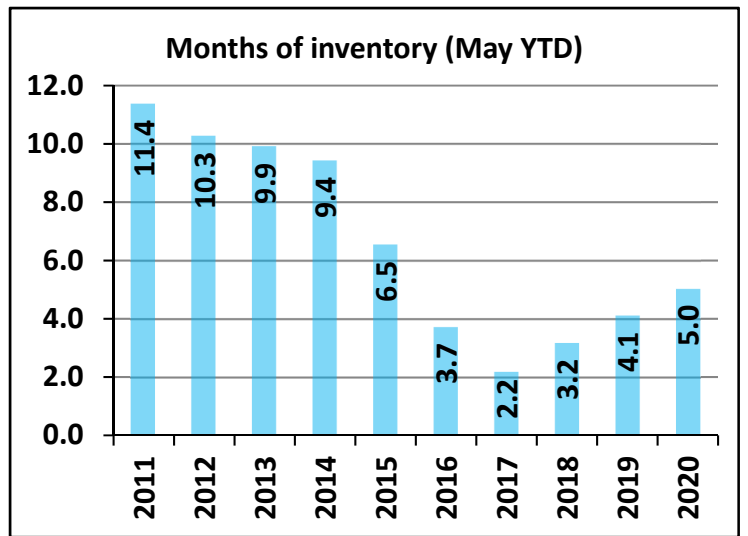
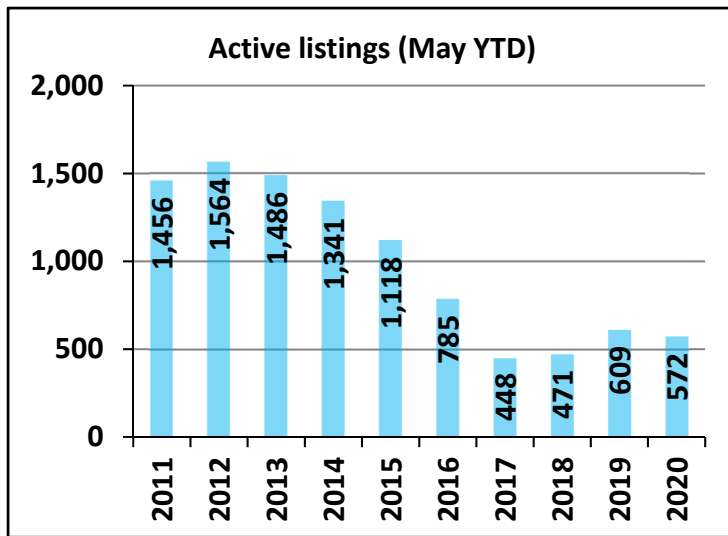
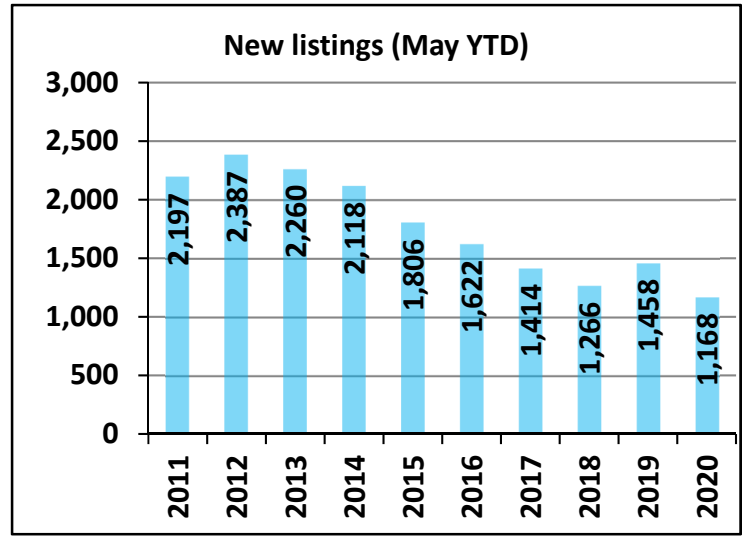
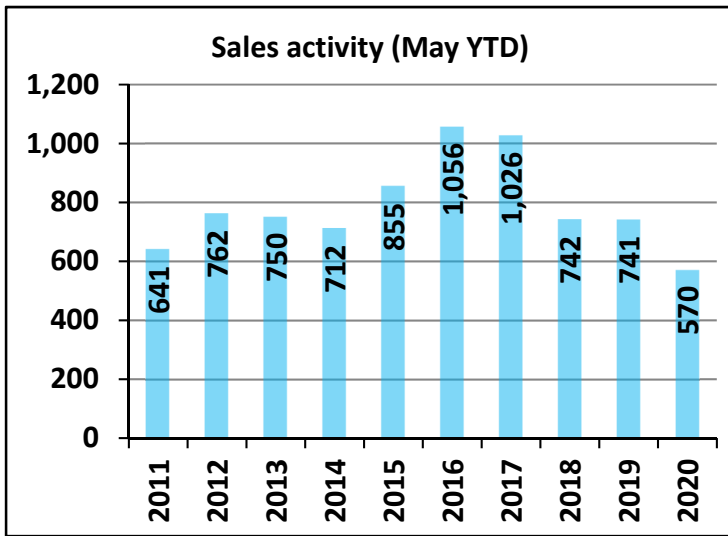
# Western District

## Residential Market Activity



# Western District

## Residential Market Activity



# Western District

## Residential Market Activity

Actual	May 2020	Compared to <sup>6</sup>					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		May 2019	May 2018	May 2017	May 2015	May 2013	May 2010
<b>Sales Activity</b>	121	-42.4	-38.9	-59.5	-47.8	-39.2	-26.7
<b>Dollar Volume</b>	\$71,553,650	-34.7	-32.8	-50.9	-8.5	12.0	51.6
<b>New Listings</b>	273	-36.4	-24.0	-38.4	-45.1	-49.4	-47.2
<b>Active Listings</b>	632	-19.2	9.2	11.3	-52.2	-64.1	-63.6
<b>Sales to New Listings Ratio<sup>1</sup></b>	44.3	49.0	55.2	67.5	46.7	36.9	31.9
<b>Months of Inventory<sup>2</sup></b>	5.2	3.7	2.9	1.9	5.7	8.8	10.5
<b>Average Price</b>	\$591,352	13.3	10.0	21.3	75.5	84.2	106.7

Year-to-date	May 2020	Compared to <sup>6</sup>					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		May 2019 YTD	May 2018 YTD	May 2017 YTD	May 2015 YTD	May 2013 YTD	May 2010 YTD
<b>Sales Activity</b>	570	-23.1	-23.2	-44.4	-33.3	-24.0	-18.8
<b>Dollar Volume</b>	\$336,091,852	-15.7	-6.9	-31.9	15.8	46.3	65.8
<b>New Listings</b>	1,168	-19.9	-7.7	-17.4	-35.3	-48.3	-47.6
<b>Active Listings<sup>3</sup></b>	572	-6.1	21.4	27.7	-48.8	-61.5	-59.5
<b>Sales to New Listings Ratio<sup>4</sup></b>	48.8	50.8	58.6	72.6	47.3	33.2	31.5
<b>Months of Inventory<sup>5</sup></b>	5.0	4.1	3.2	2.2	6.5	9.9	10.1
<b>Average Price</b>	\$589,635	9.6	21.2	22.6	73.6	92.6	104.2

<sup>1</sup> Sales / new listings \* 100

<sup>2</sup> Active listings at month end / monthly sales

<sup>3</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year

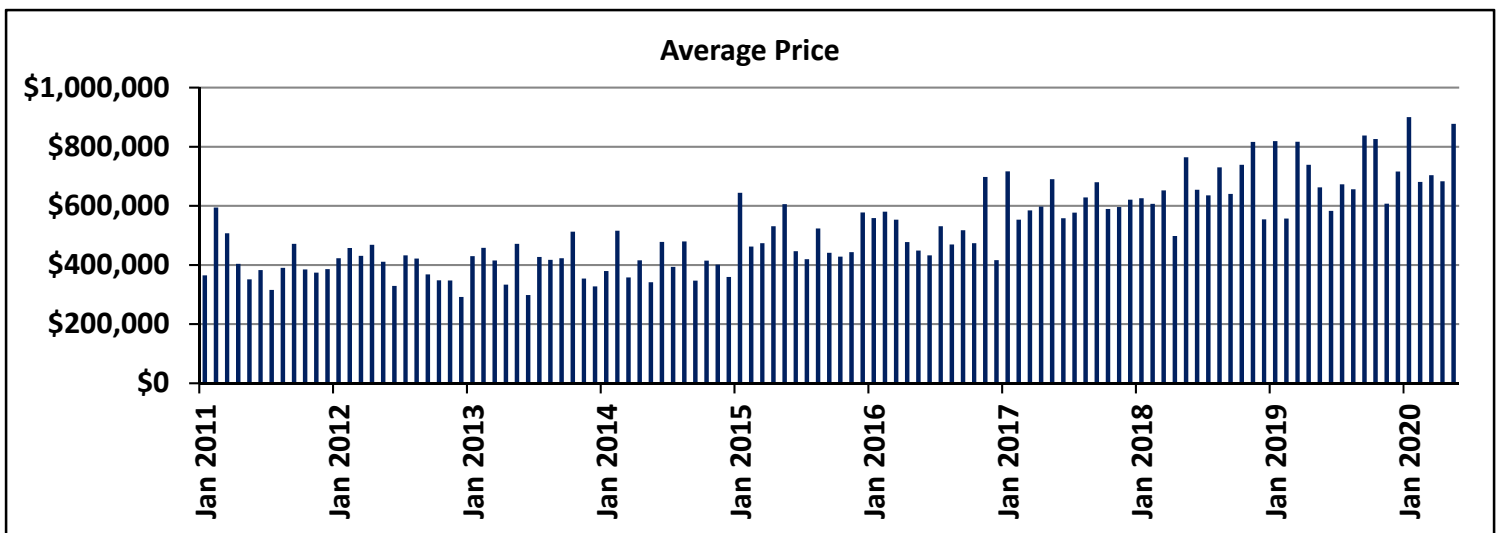
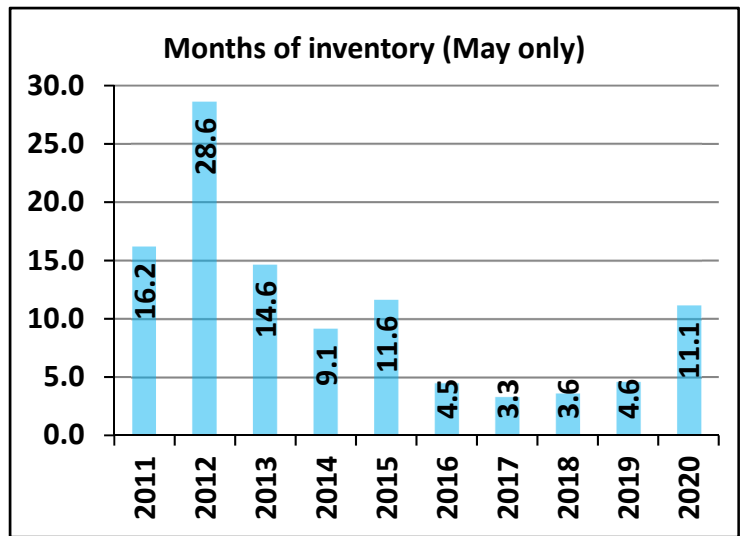
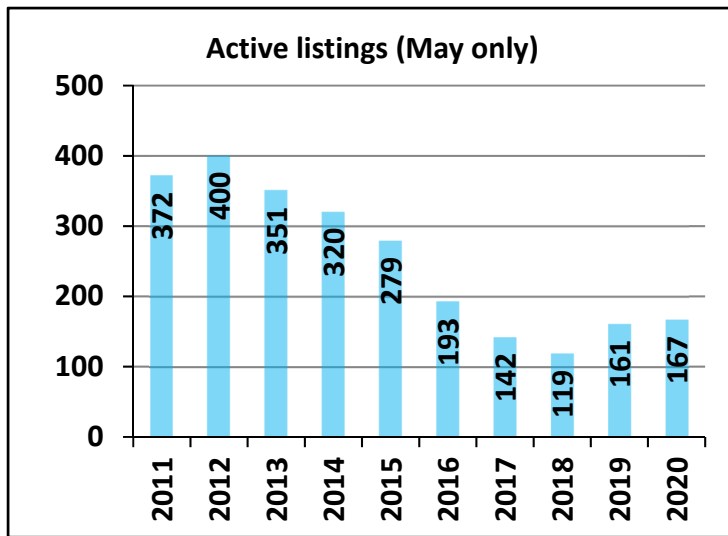
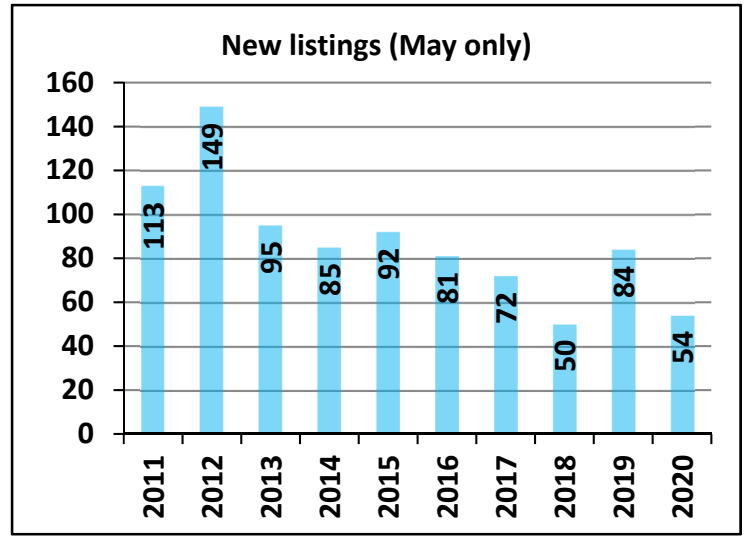
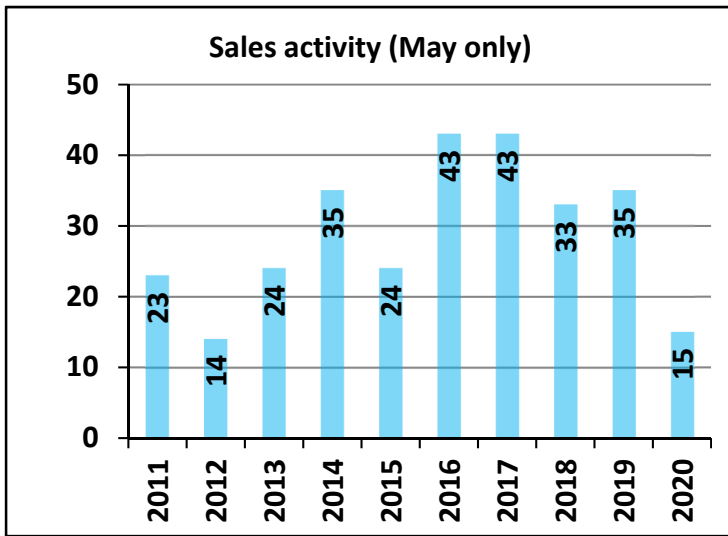
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month

<sup>5</sup> Average active listings from January to current month / average sales from January to current month

<sup>6</sup> Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

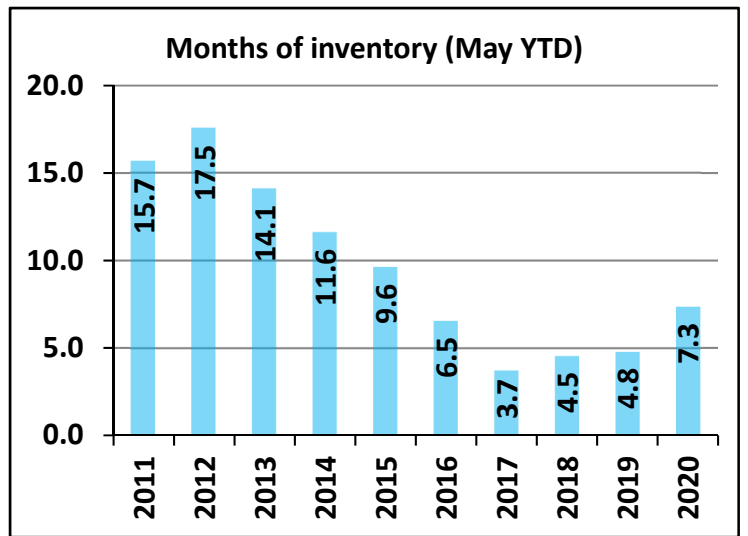
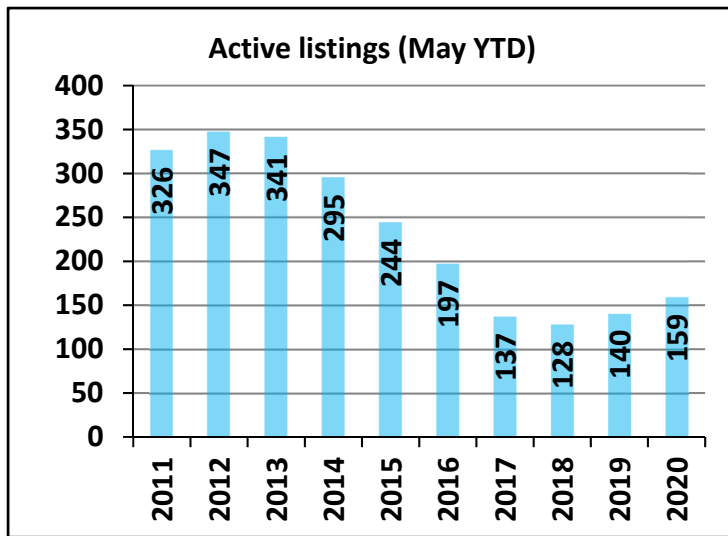
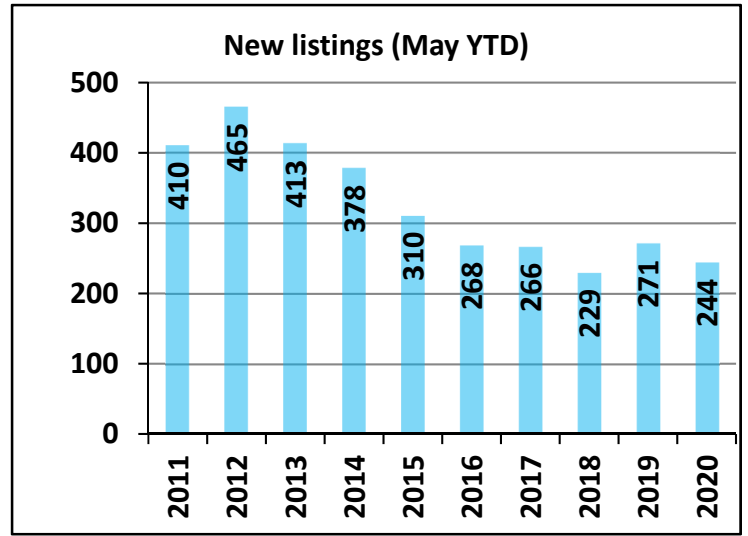
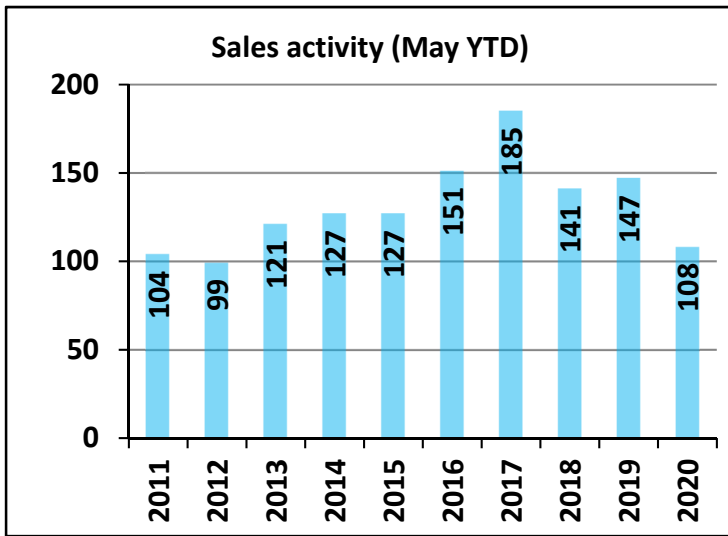
# Blue Mountains

## Residential Market Activity



# Blue Mountains

## Residential Market Activity



# Blue Mountains

## Residential Market Activity

Actual	May 2020	Compared to <sup>6</sup>					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		May 2019	May 2018	May 2017	May 2015	May 2013	May 2010
<b>Sales Activity</b>	<b>15</b>	-57.1	-54.5	-65.1	-37.5	-37.5	-16.7
<b>Dollar Volume</b>	<b>\$13,160,000</b>	-43.2	-47.8	-55.7	-9.5	16.3	68.9
<b>New Listings</b>	<b>54</b>	-35.7	8.0	-25.0	-41.3	-43.2	-34.9
<b>Active Listings</b>	<b>167</b>	3.7	40.3	17.6	-40.1	-52.4	-49.1
<b>Sales to New Listings Ratio<sup>1</sup></b>	<b>27.8</b>	41.7	66.0	59.7	26.1	25.3	21.7
<b>Months of Inventory<sup>2</sup></b>	<b>11.1</b>	4.6	3.6	3.3	11.6	14.6	18.2
<b>Average Price</b>	<b>\$877,333</b>	32.4	14.8	27.1	44.9	86.1	102.7

Year-to-date	May 2020	Compared to <sup>6</sup>					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		May 2019 YTD	May 2018 YTD	May 2017 YTD	May 2015 YTD	May 2013 YTD	May 2010 YTD
<b>Sales Activity</b>	<b>108</b>	-26.5	-23.4	-41.6	-15.0	-10.7	3.8
<b>Dollar Volume</b>	<b>\$81,759,893</b>	-22.3	-8.7	-29.1	20.9	61.0	82.3
<b>New Listings</b>	<b>244</b>	-10.0	6.6	-8.3	-21.3	-40.9	-37.1
<b>Active Listings<sup>3</sup></b>	<b>159</b>	13.6	24.2	16.1	-34.8	-53.4	-46.8
<b>Sales to New Listings Ratio<sup>4</sup></b>	<b>44.3</b>	54.2	61.6	69.5	41.0	29.3	26.8
<b>Months of Inventory<sup>5</sup></b>	<b>7.3</b>	4.8	4.5	3.7	9.6	14.1	14.4
<b>Average Price</b>	<b>\$757,036</b>	5.7	19.3	21.4	42.2	80.3	75.6

<sup>1</sup> Sales / new listings \* 100

<sup>2</sup> Active listings at month end / monthly sales

<sup>3</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year

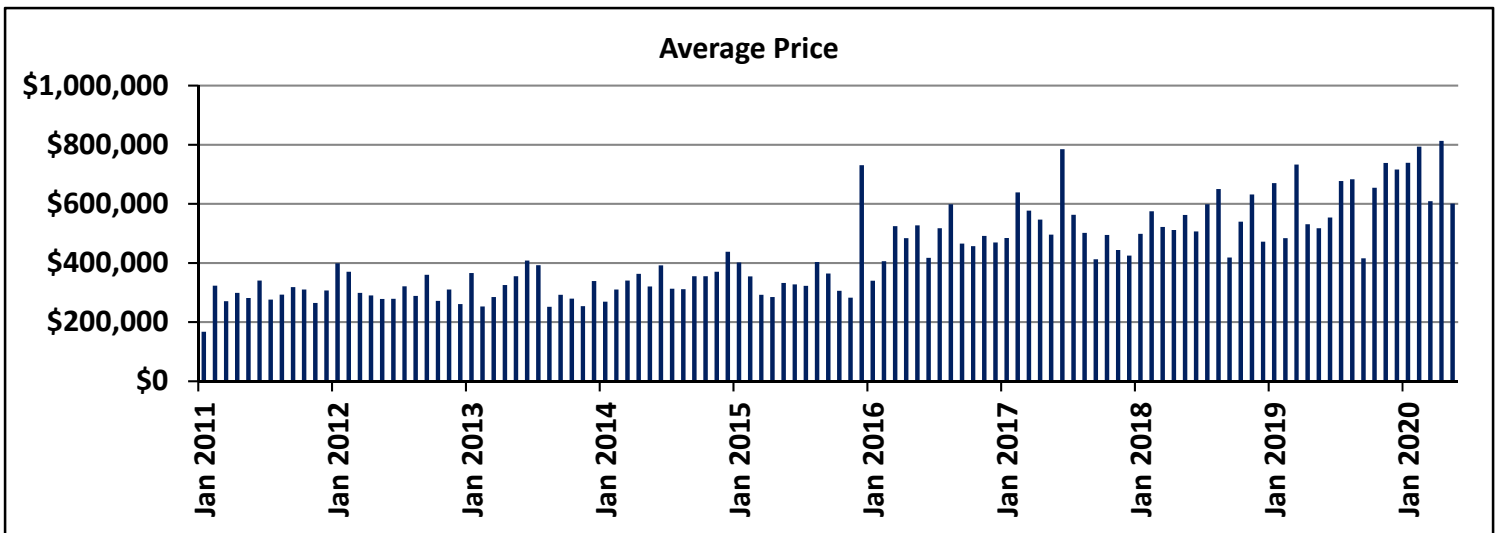
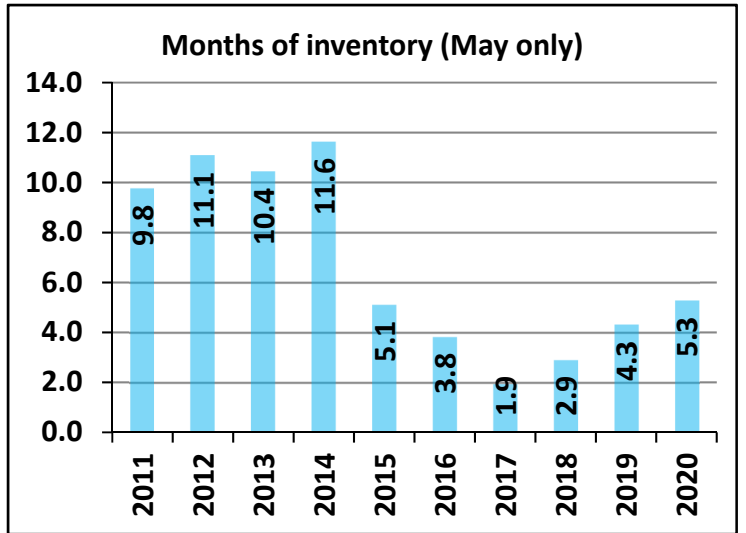
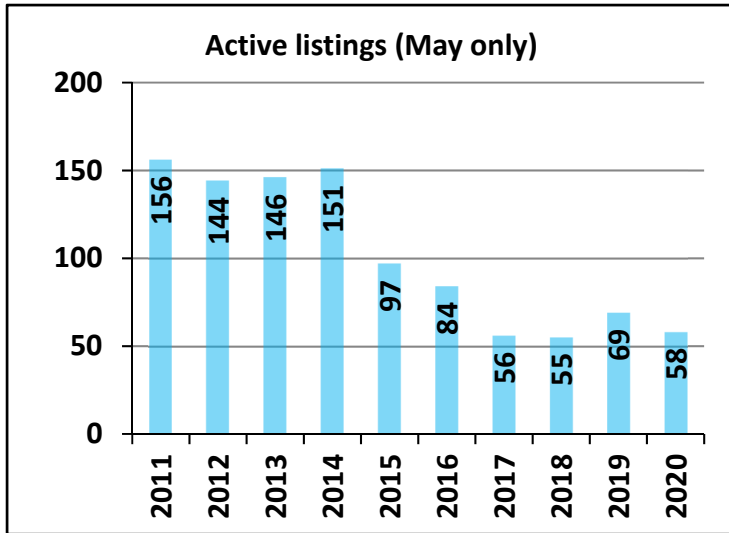
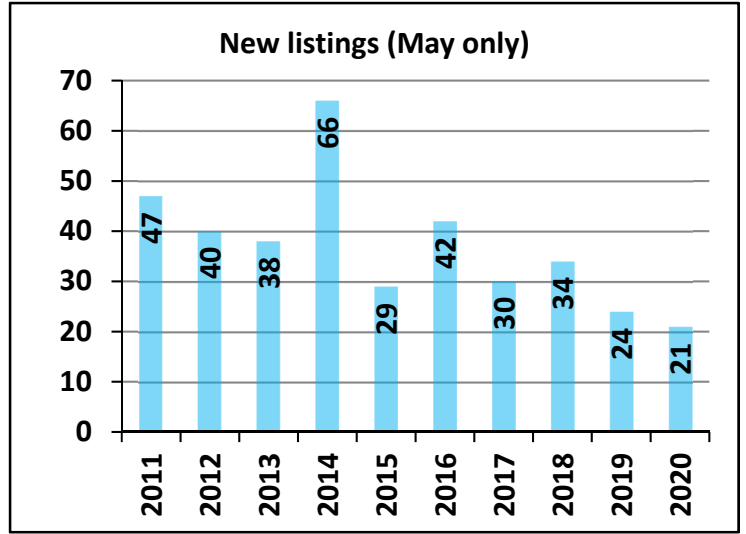
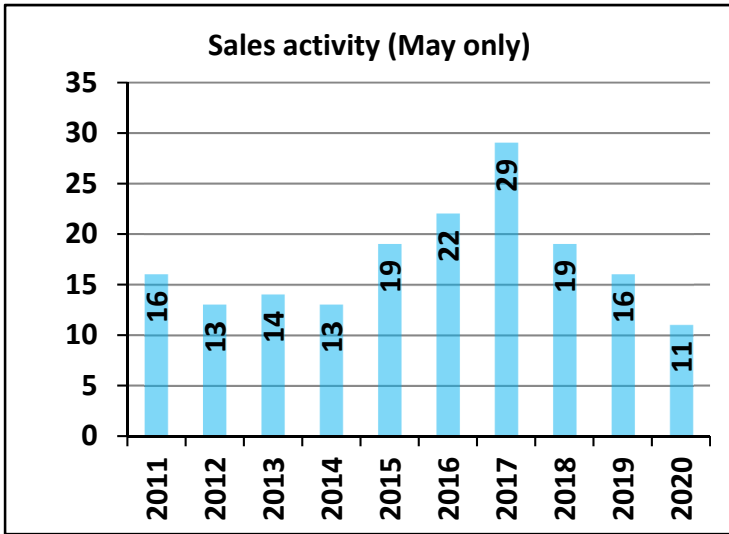
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month

<sup>5</sup> Average active listings from January to current month / average sales from January to current month

<sup>6</sup> Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

# Clearview

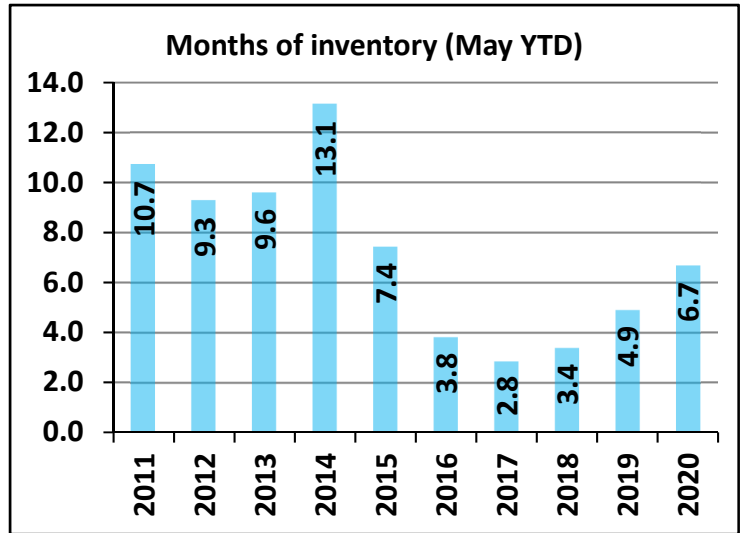
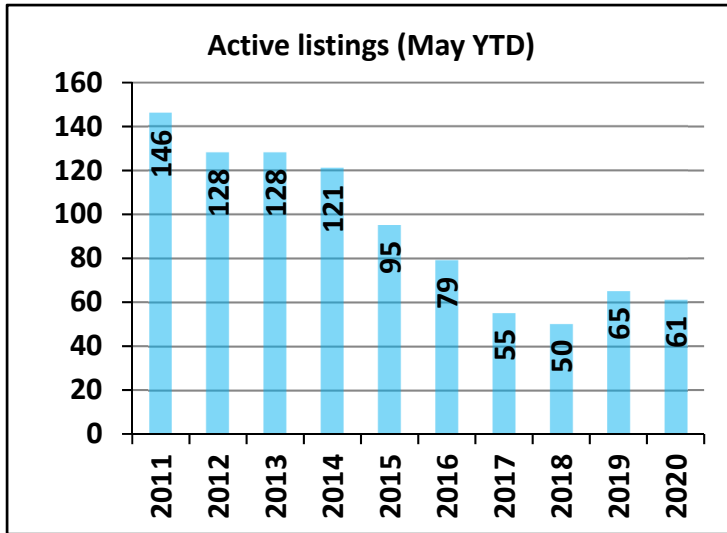
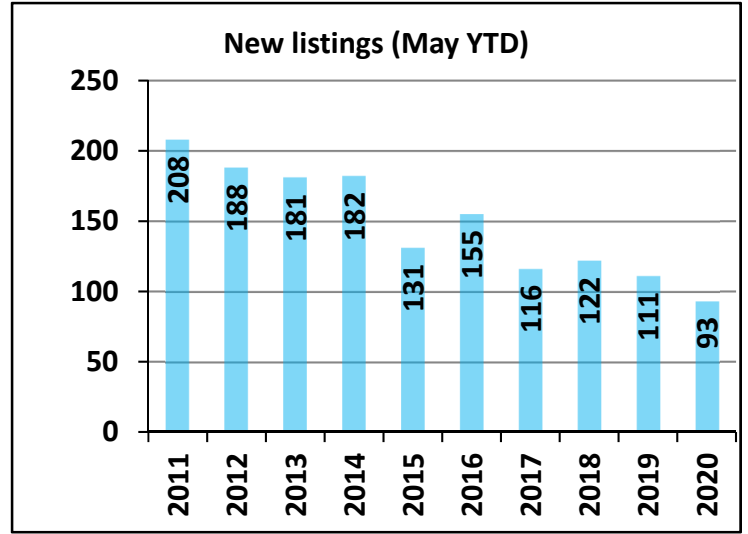
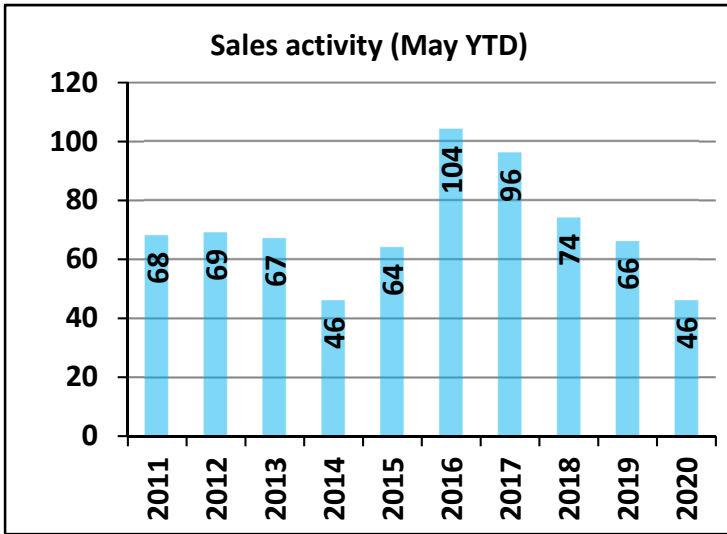
## Residential Market Activity





# Clearview

## Residential Market Activity



# Clearview

## Residential Market Activity

Actual	May 2020	Compared to <sup>6</sup>					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		May 2019	May 2018	May 2017	May 2015	May 2013	May 2010
Sales Activity	11	-31.3	-42.1	-62.1	-42.1	-21.4	-47.6
Dollar Volume	\$6,609,100	-20.2	-38.2	-54.0	4.8	33.1	-19.3
New Listings	21	-12.5	-38.2	-30.0	-27.6	-44.7	-63.2
Active Listings	58	-15.9	5.5	3.6	-40.2	-60.3	-70.6
Sales to New Listings Ratio <sup>1</sup>	52.4	66.7	55.9	96.7	65.5	36.8	36.8
Months of Inventory <sup>2</sup>	5.3	4.3	2.9	1.9	5.1	10.4	9.4
Average Price	\$600,827	16.1	6.8	21.2	81.0	69.4	54.0

Year-to-date	May 2020	Compared to <sup>6</sup>					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		May 2019 YTD	May 2018 YTD	May 2017 YTD	May 2015 YTD	May 2013 YTD	May 2010 YTD
Sales Activity	46	-30.3	-37.8	-52.1	-28.1	-31.3	-37.8
Dollar Volume	\$31,744,600	-17.6	-19.7	-39.5	57.1	47.7	32.2
New Listings	93	-16.2	-23.8	-19.8	-29.0	-48.6	-62.0
Active Listings <sup>3</sup>	61	-6.2	22.0	10.9	-35.8	-52.3	-62.8
Sales to New Listings Ratio <sup>4</sup>	49.5	59.5	60.7	82.8	48.9	37.0	30.2
Months of Inventory <sup>5</sup>	6.7	4.9	3.4	2.8	7.4	9.6	11.1
Average Price	\$690,100	18.2	29.2	26.2	118.5	115.1	112.7

<sup>1</sup> Sales / new listings \* 100

<sup>2</sup> Active listings at month end / monthly sales

<sup>3</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year

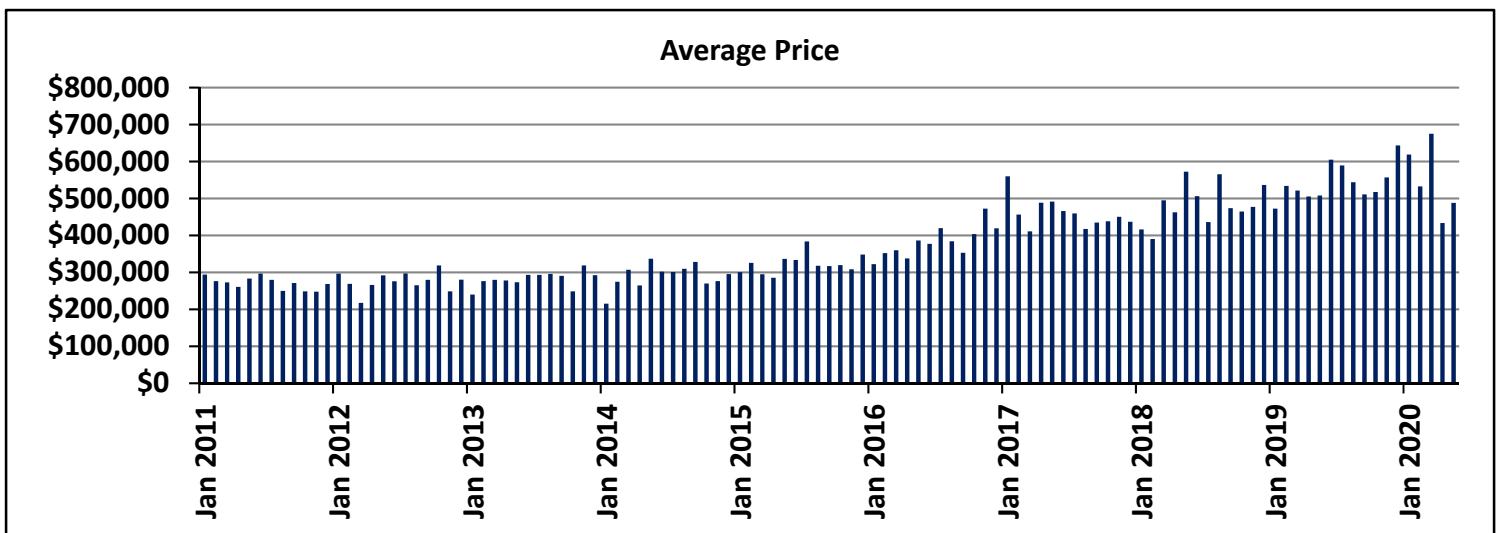
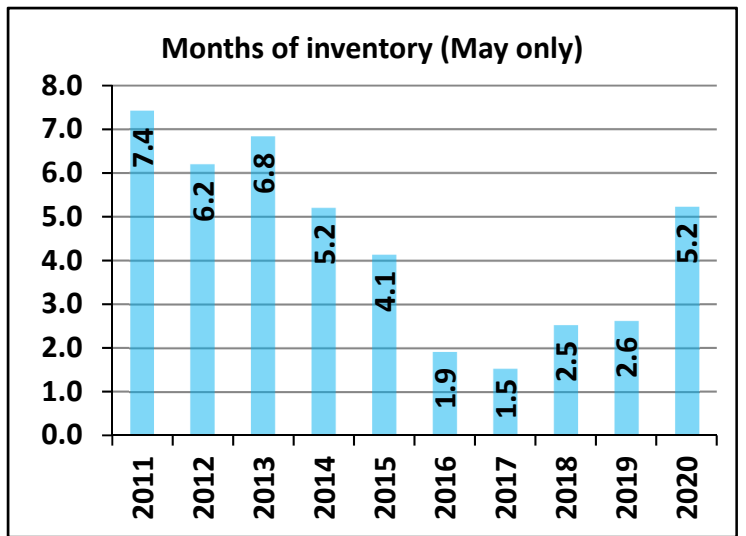
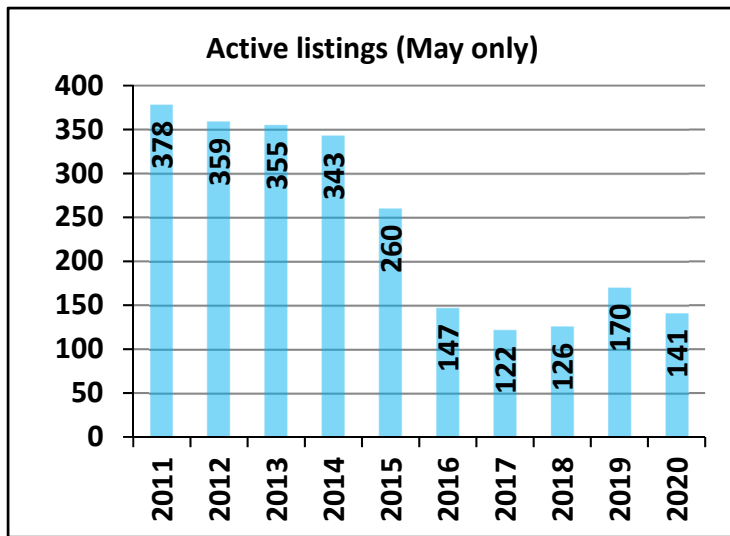
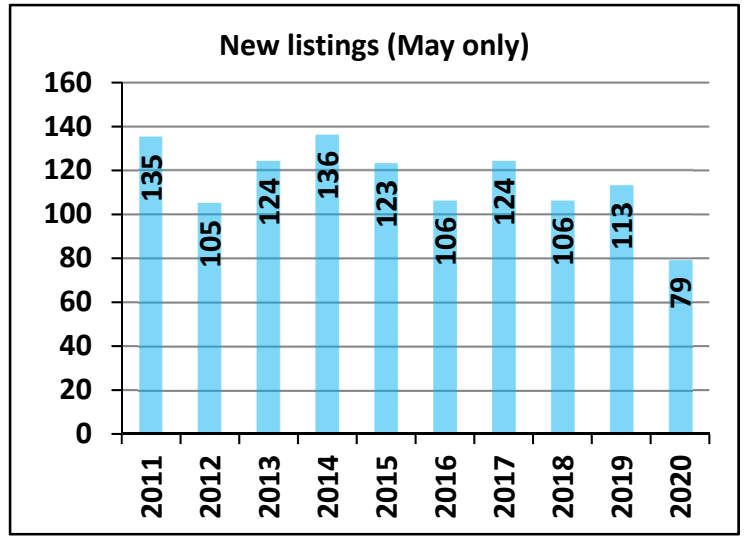
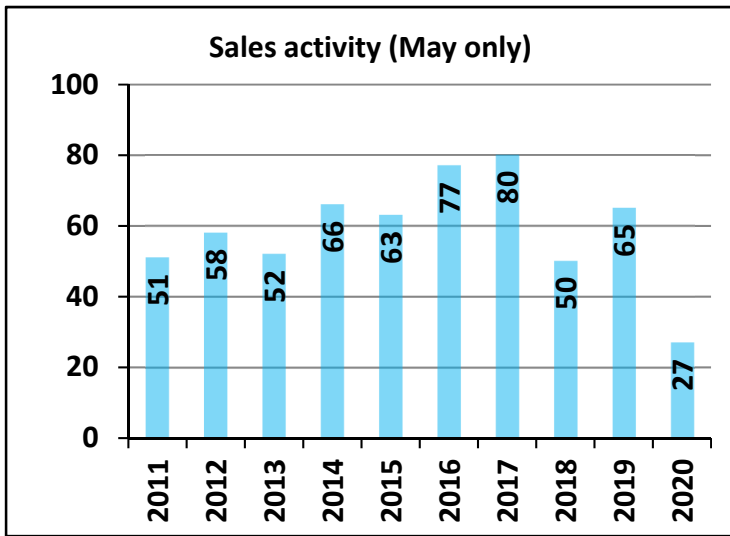
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month

<sup>5</sup> Average active listings from January to current month / average sales from January to current month

<sup>6</sup> Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

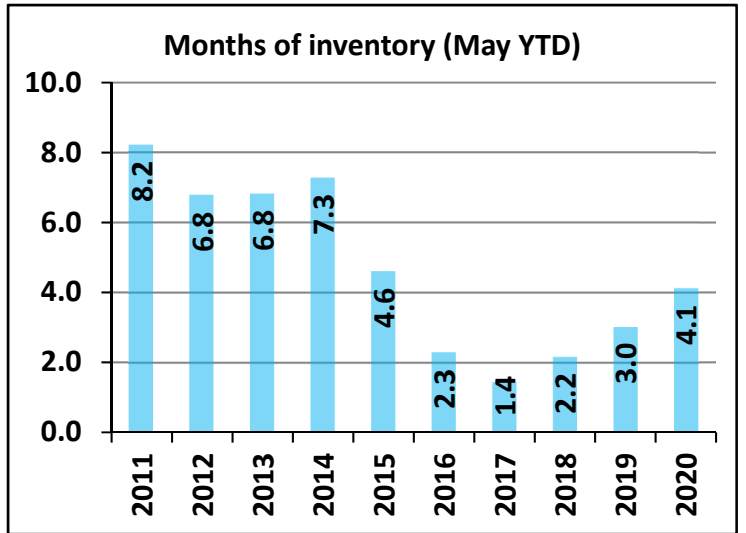
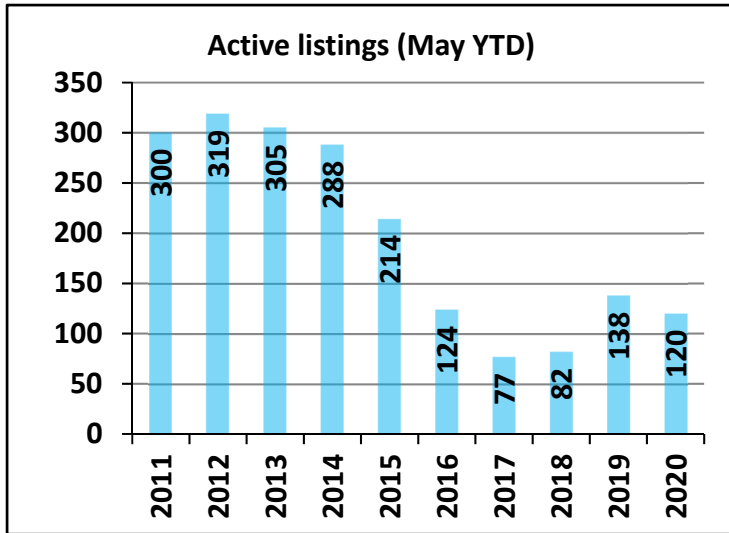
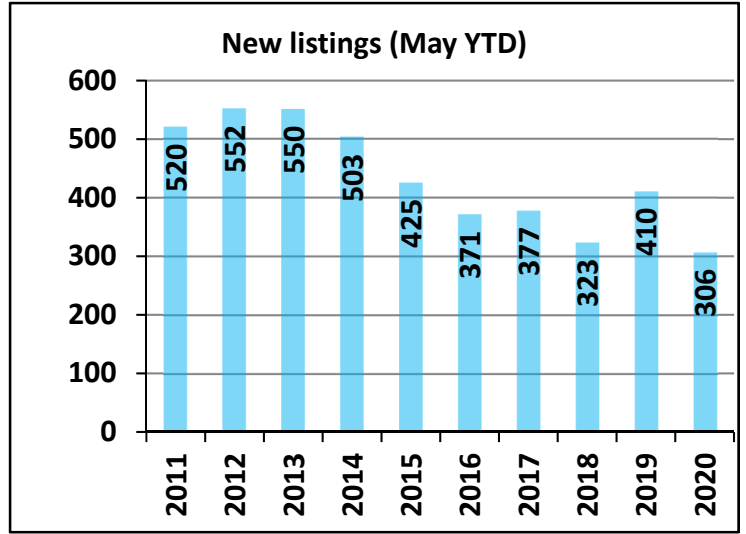
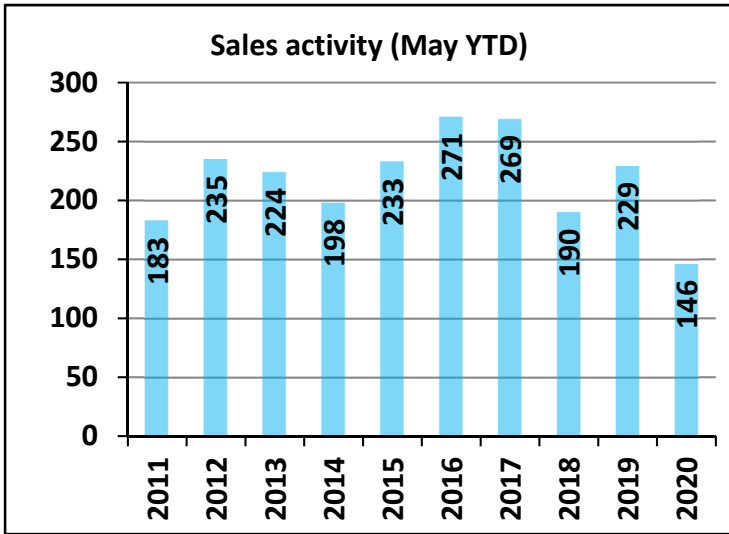
# Collingwood

## Residential Market Activity



# Collingwood

## Residential Market Activity



# Collingwood

## Residential Market Activity

Actual	May 2020	Compared to <sup>6</sup>					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		May 2019	May 2018	May 2017	May 2015	May 2013	May 2010
Sales Activity	27	-58.5	-46.0	-66.3	-57.1	-48.1	-42.6
Dollar Volume	\$13,175,500	-60.1	-54.0	-66.5	-37.8	-7.2	11.5
New Listings	79	-30.1	-25.5	-36.3	-35.8	-36.3	-28.2
Active Listings	141	-17.1	11.9	15.6	-45.8	-60.3	-59.5
Sales to New Listings Ratio <sup>1</sup>	34.2	57.5	47.2	64.5	51.2	41.9	42.7
Months of Inventory <sup>2</sup>	5.2	2.6	2.5	1.5	4.1	6.8	7.4
Average Price	\$487,981	-3.9	-14.8	-0.7	45.1	78.7	94.1

Year-to-date	May 2020	Compared to <sup>6</sup>					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		May 2019 YTD	May 2018 YTD	May 2017 YTD	May 2015 YTD	May 2013 YTD	May 2010 YTD
Sales Activity	146	-36.2	-23.2	-45.7	-37.3	-34.8	-31.1
Dollar Volume	\$81,335,911	-30.5	-11.0	-36.0	12.4	34.0	56.7
New Listings	306	-25.4	-5.3	-18.8	-28.0	-44.4	-43.5
Active Listings <sup>3</sup>	120	-13.0	46.3	55.8	-43.9	-60.7	-59.2
Sales to New Listings Ratio <sup>4</sup>	47.7	55.9	58.8	71.4	54.8	40.7	39.1
Months of Inventory <sup>5</sup>	4.1	3.0	2.2	1.4	4.6	6.8	6.9
Average Price	\$557,095	9.0	15.8	17.9	79.4	105.6	127.5

<sup>1</sup> Sales / new listings \* 100

<sup>2</sup> Active listings at month end / monthly sales

<sup>3</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year

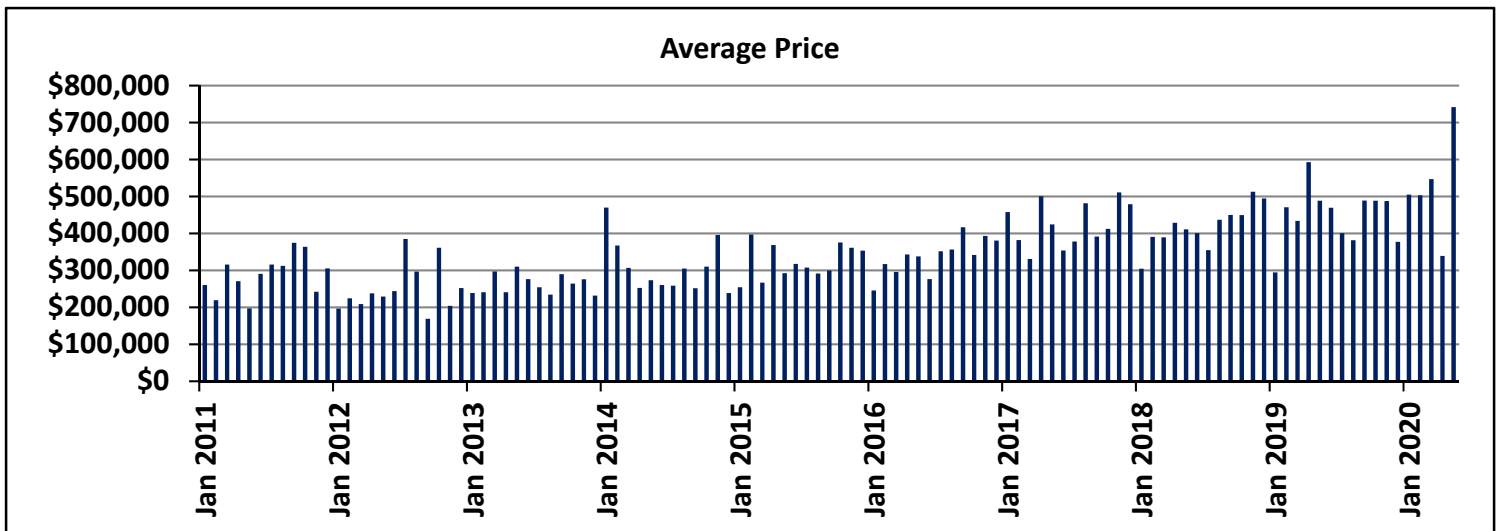
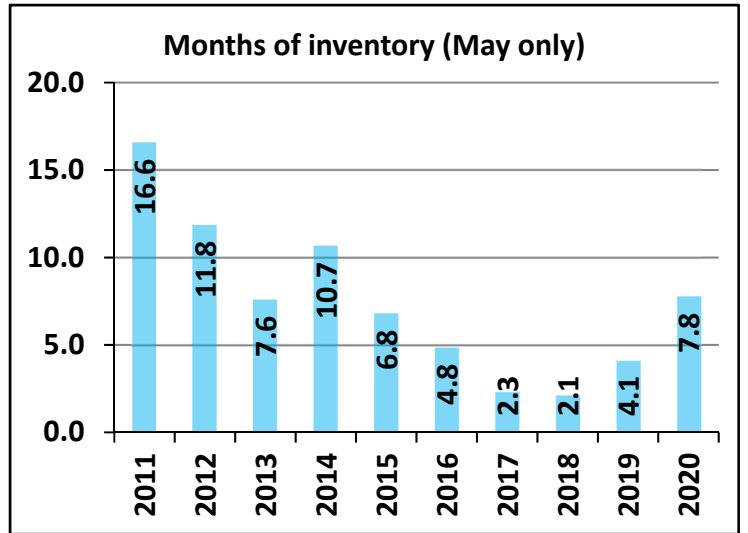
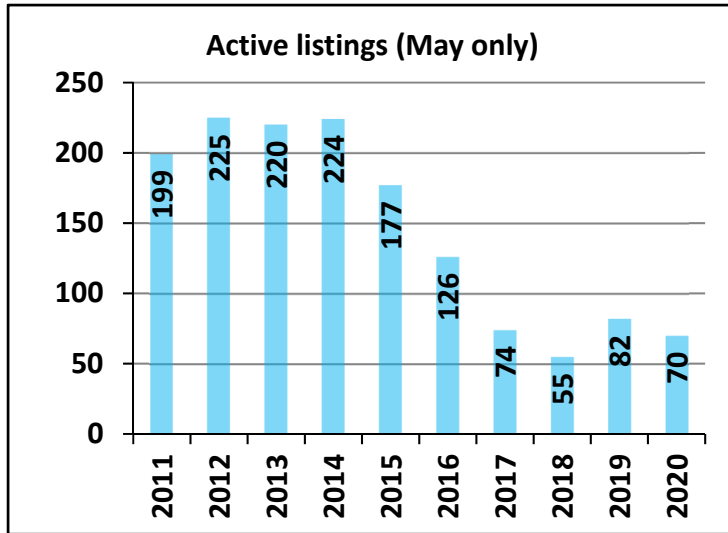
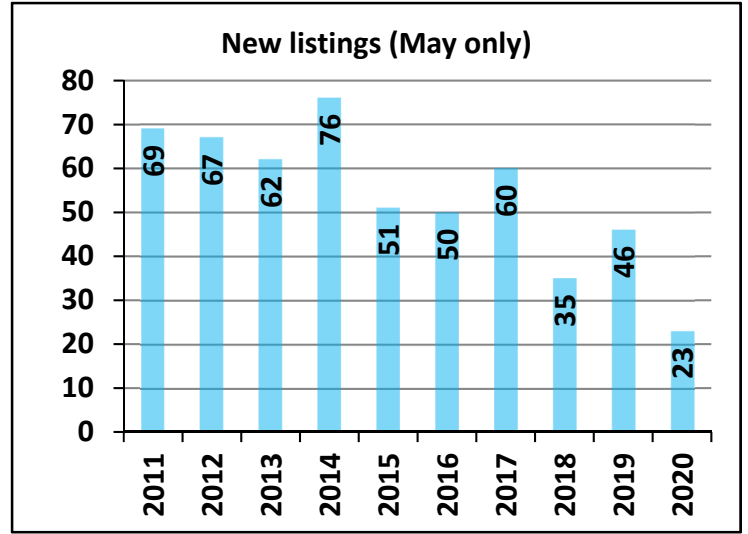
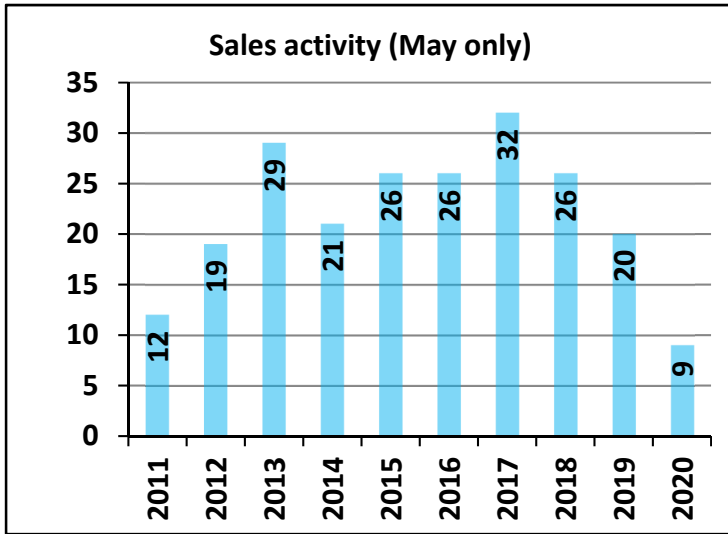
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month

<sup>5</sup> Average active listings from January to current month / average sales from January to current month

<sup>6</sup> Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

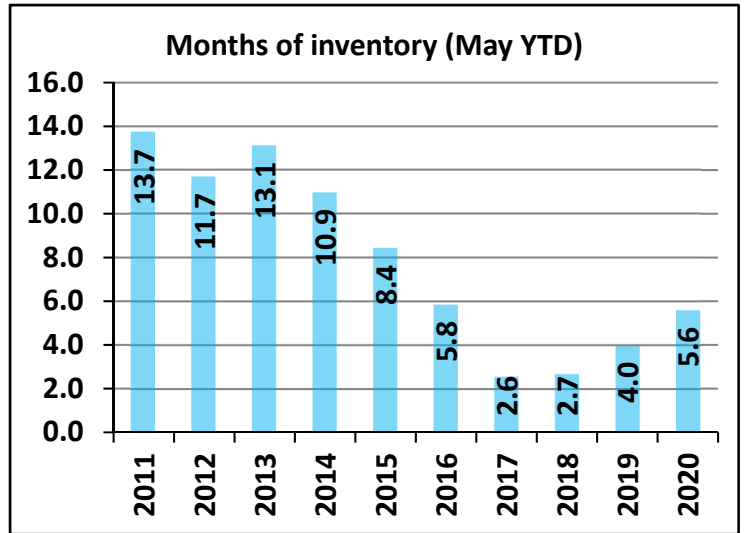
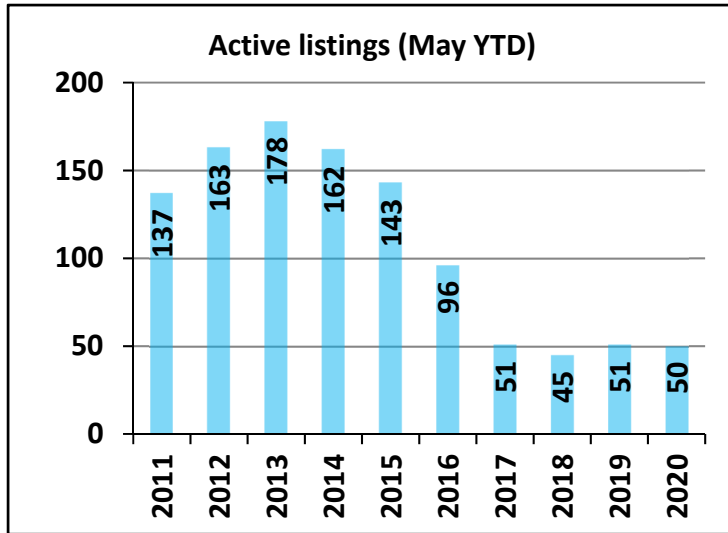
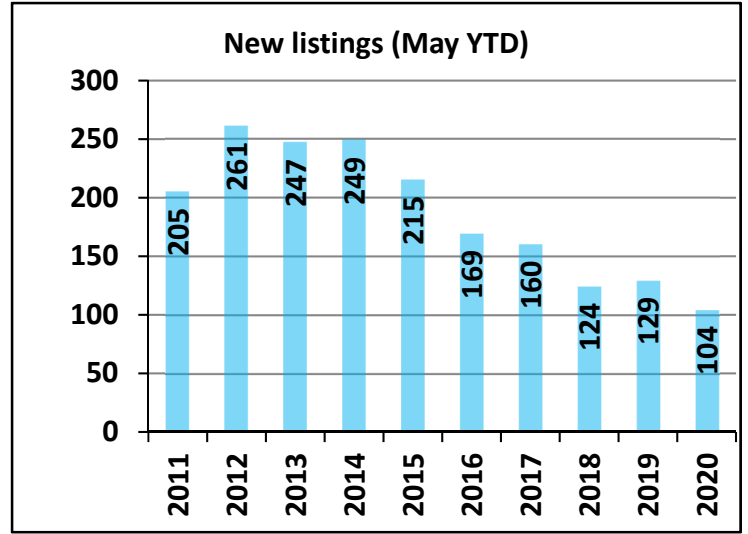
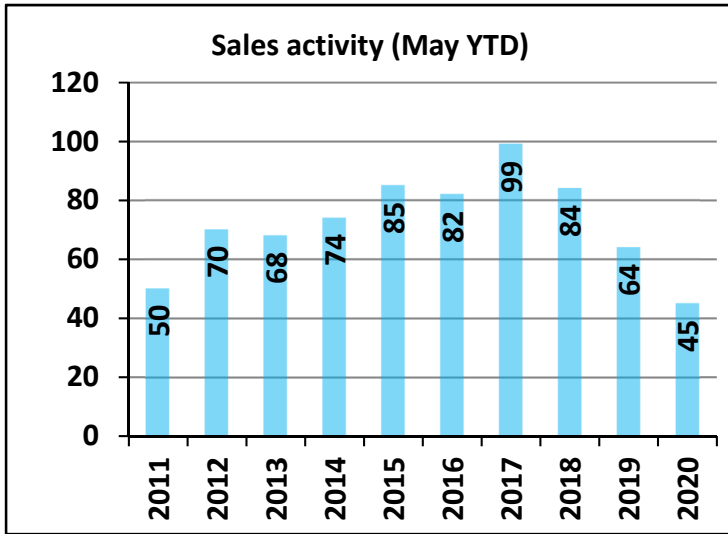
# Meaford (Muni)

## Residential Market Activity



# Meaford (Muni)

## Residential Market Activity



# Meaford (Muni)

## Residential Market Activity

Actual	May 2020	Compared to <sup>6</sup>					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		May 2019	May 2018	May 2017	May 2015	May 2013	May 2010
<b>Sales Activity</b>	<b>9</b>	-55.0	-65.4	-71.9	-65.4	-69.0	-62.5
<b>Dollar Volume</b>	<b>\$6,675,500</b>	-31.6	-37.5	-50.8	-12.1	-25.7	2.2
<b>New Listings</b>	<b>23</b>	-50.0	-34.3	-61.7	-54.9	-62.9	-52.1
<b>Active Listings</b>	<b>70</b>	-14.6	27.3	-5.4	-60.5	-68.2	-61.3
<b>Sales to New Listings Ratio<sup>1</sup></b>	<b>39.1</b>	43.5	74.3	53.3	51.0	46.8	50.0
<b>Months of Inventory<sup>2</sup></b>	<b>7.8</b>	4.1	2.1	2.3	6.8	7.6	7.5
<b>Average Price</b>	<b>\$741,722</b>	51.9	80.6	74.9	153.8	139.4	172.4

Year-to-date	May 2020	Compared to <sup>6</sup>					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		May 2019 YTD	May 2018 YTD	May 2017 YTD	May 2015 YTD	May 2013 YTD	May 2010 YTD
<b>Sales Activity</b>	<b>45</b>	-29.7	-46.4	-54.5	-47.1	-33.8	-35.7
<b>Dollar Volume</b>	<b>\$25,298,777</b>	-18.3	-24.4	-38.1	-5.1	33.7	42.1
<b>New Listings</b>	<b>104</b>	-19.4	-16.1	-35.0	-51.6	-57.9	-49.3
<b>Active Listings<sup>3</sup></b>	<b>50</b>	-2.0	11.1	-2.0	-65.0	-71.9	-64.8
<b>Sales to New Listings Ratio<sup>4</sup></b>	<b>43.3</b>	49.6	67.7	61.9	39.5	27.5	34.1
<b>Months of Inventory<sup>5</sup></b>	<b>5.6</b>	4.0	2.7	2.6	8.4	13.1	10.1
<b>Average Price</b>	<b>\$562,195</b>	16.2	41.1	36.1	79.3	102.0	121.0

<sup>1</sup> Sales / new listings \* 100

<sup>2</sup> Active listings at month end / monthly sales

<sup>3</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year

<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month

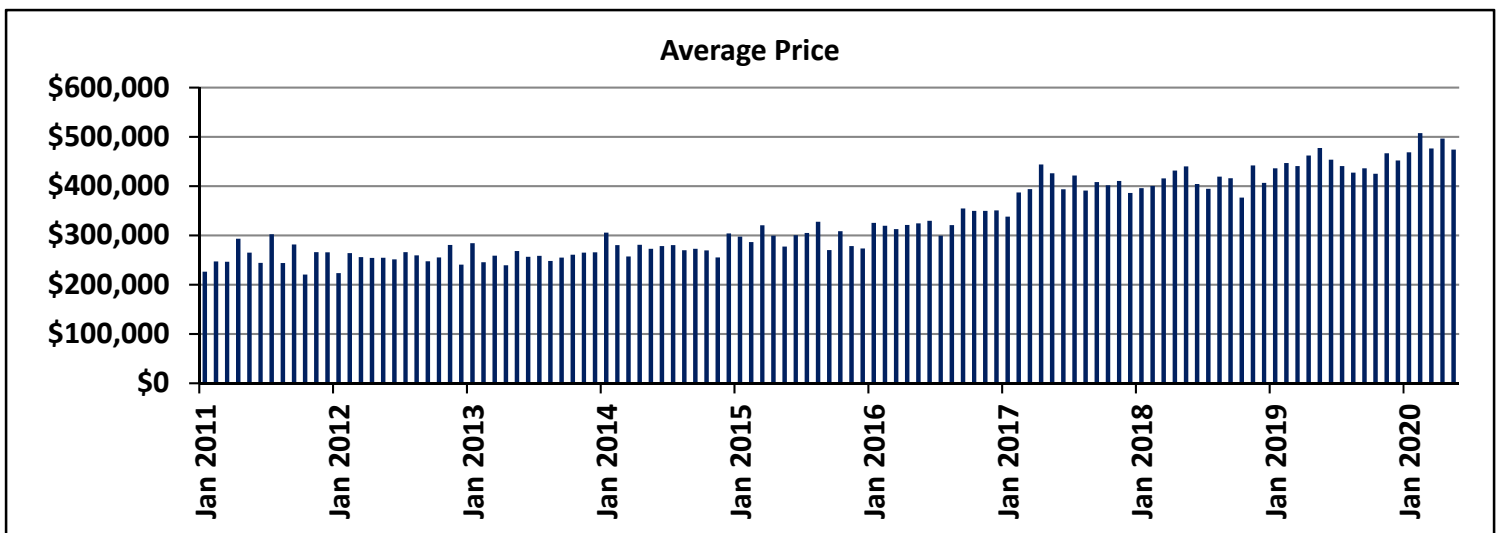
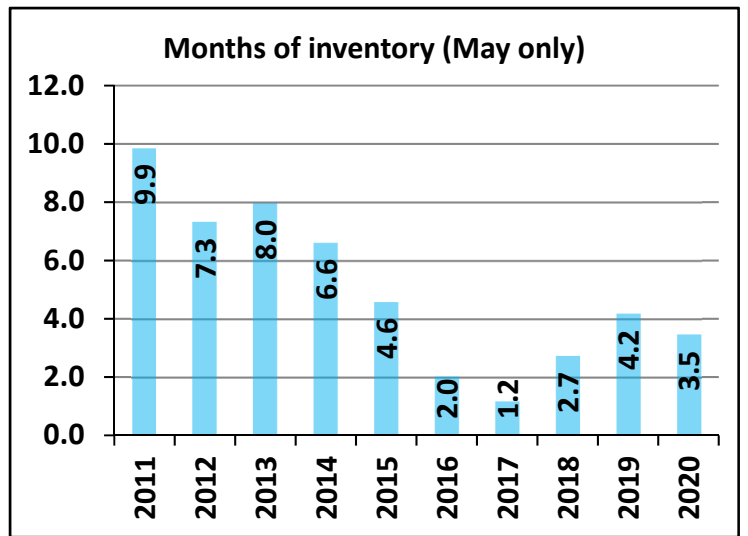
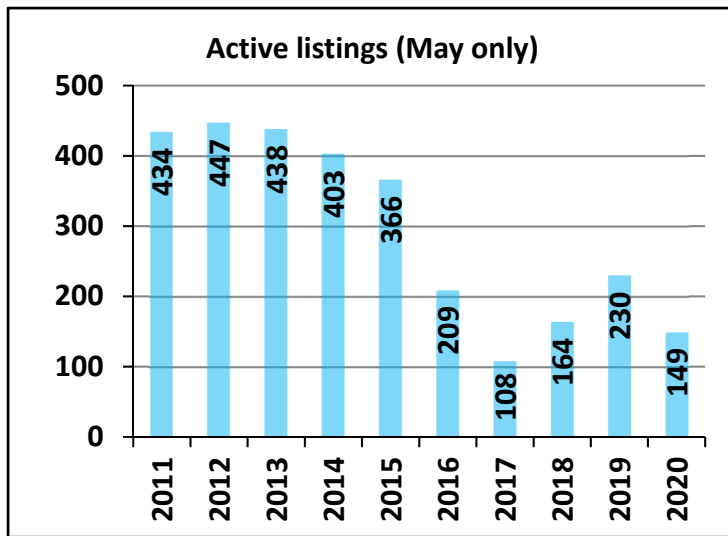
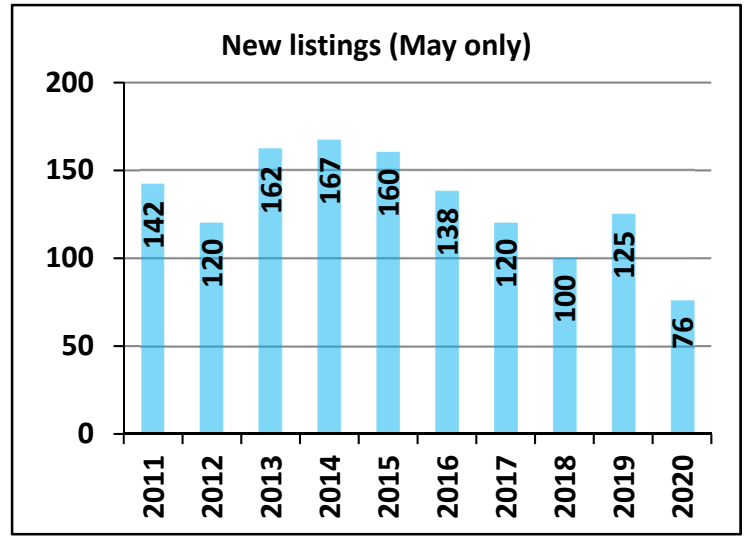
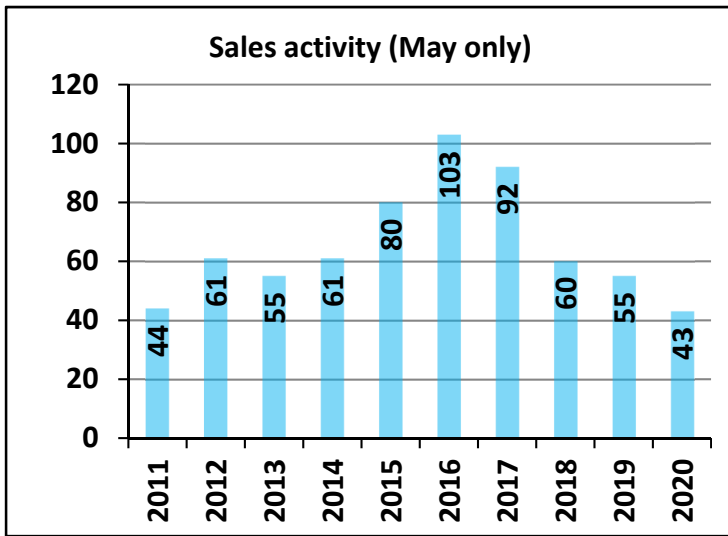
<sup>5</sup> Average active listings from January to current month / average sales from January to current month

<sup>6</sup> Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes



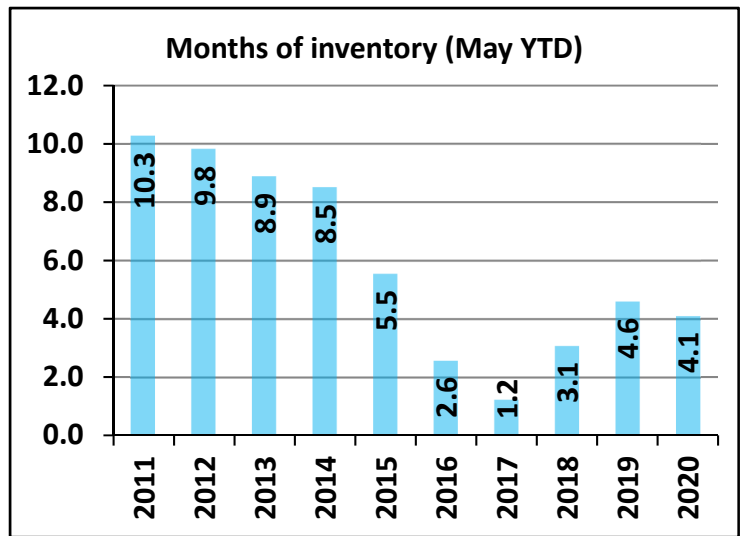
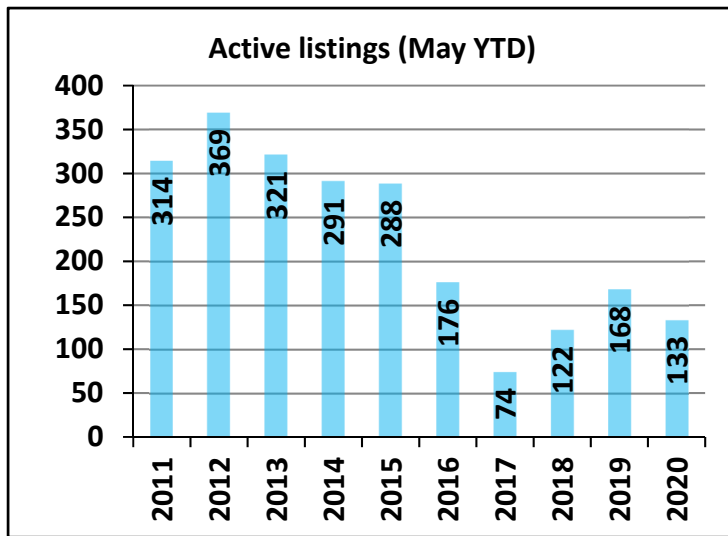
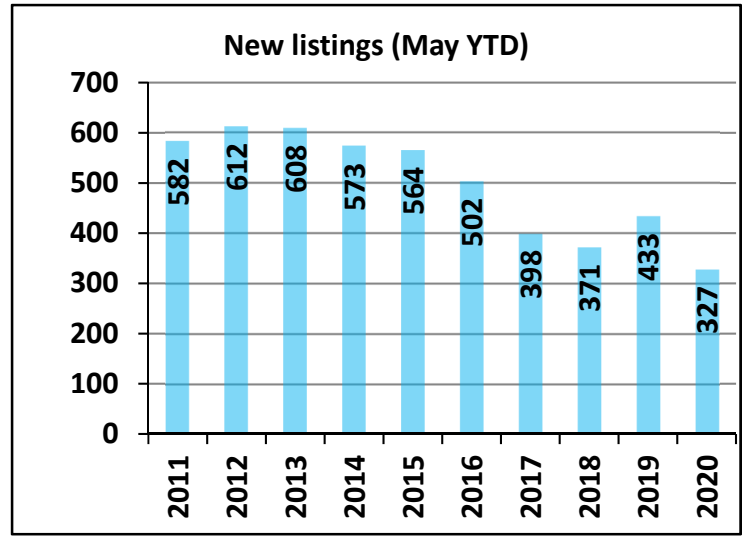
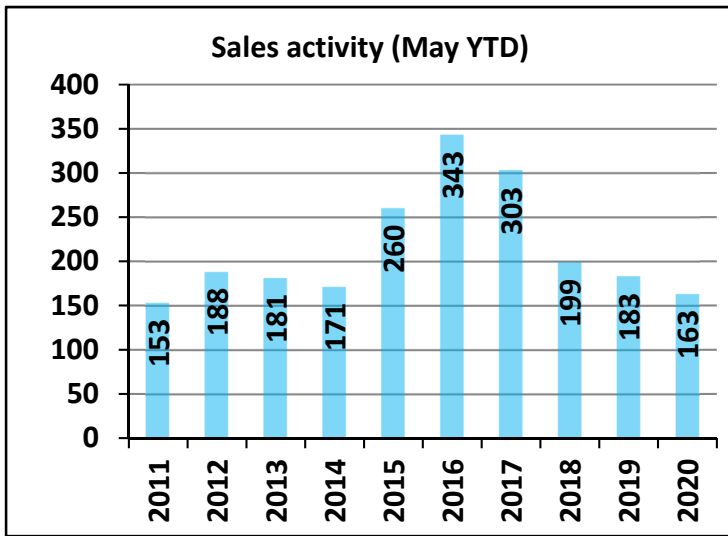
# Wasaga Beach

## Residential Market Activity



# Wasaga Beach

## Residential Market Activity



# Wasaga Beach

## Residential Market Activity

Actual	May 2020	Compared to <sup>6</sup>					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		May 2019	May 2018	May 2017	May 2015	May 2013	May 2010
<b>Sales Activity</b>	<b>43</b>	-21.8	-28.3	-53.3	-46.3	-21.8	7.5
<b>Dollar Volume</b>	<b>\$20,390,150</b>	-22.3	-22.7	-48.0	-8.1	38.2	108.1
<b>New Listings</b>	<b>76</b>	-39.2	-24.0	-36.7	-52.5	-53.1	-45.7
<b>Active Listings</b>	<b>149</b>	-35.2	-9.1	38.0	-59.3	-66.0	-63.6
<b>Sales to New Listings Ratio<sup>1</sup></b>	<b>56.6</b>	44.0	60.0	76.7	50.0	34.0	28.6
<b>Months of Inventory<sup>2</sup></b>	<b>3.5</b>	4.2	2.7	1.2	4.6	8.0	10.2
<b>Average Price</b>	<b>\$474,190</b>	-0.7	7.8	11.3	71.0	76.8	93.6

Year-to-date	May 2020	Compared to <sup>6</sup>					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		May 2019 YTD	May 2018 YTD	May 2017 YTD	May 2015 YTD	May 2013 YTD	May 2010 YTD
<b>Sales Activity</b>	<b>163</b>	-10.9	-18.1	-46.2	-37.3	-9.9	9.4
<b>Dollar Volume</b>	<b>\$78,957,881</b>	-5.6	-6.4	-36.2	2.9	69.1	118.2
<b>New Listings</b>	<b>327</b>	-24.5	-11.9	-17.8	-42.0	-46.2	-40.1
<b>Active Listings<sup>3</sup></b>	<b>133</b>	-20.8	9.0	79.7	-53.8	-58.6	-55.8
<b>Sales to New Listings Ratio<sup>4</sup></b>	<b>49.8</b>	42.3	53.6	76.1	46.1	29.8	27.3
<b>Months of Inventory<sup>5</sup></b>	<b>4.1</b>	4.6	3.1	1.2	5.5	8.9	10.1
<b>Average Price</b>	<b>\$484,404</b>	6.0	14.3	18.6	64.2	87.8	99.5

<sup>1</sup> Sales / new listings \* 100

<sup>2</sup> Active listings at month end / monthly sales

<sup>3</sup> The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year

<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month

<sup>5</sup> Average active listings from January to current month / average sales from January to current month

<sup>6</sup> Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes