

WATERFRONT MARKET REPORT

OWEN SOUND — MEAFORD — THE BLUE MOUNTAINS — COLLINGWOOD — WASAGA BEACH — TINY

FIRST QUARTER 2023

RECIPIENT OF ROYAL LEPAGE'S
BROKERAGE OF THE YEAR AWARD FOR ONTARIO



collaborativerealestate.ca

www.locationsnorth.com

OVERVIEW

RELATIVELY SLOW FIRST-QUARTER SALES, WITH AVERAGE SALE PRICES UP IN TWO COMMUNITIES AND DOWN IN FOUR

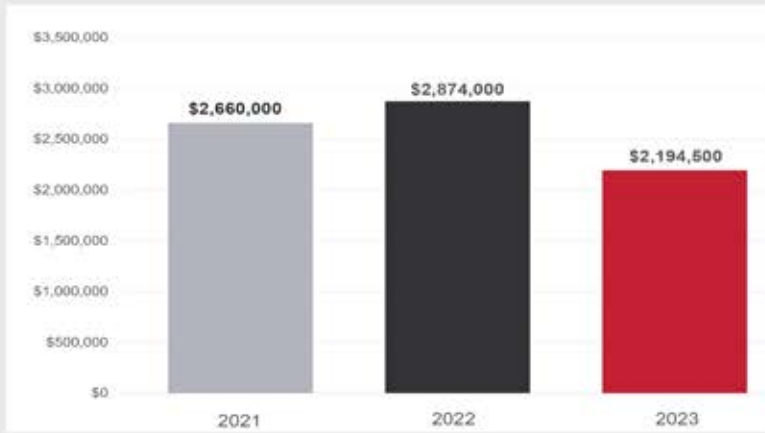
During the first quarter of 2023 the communities of Owen Sound, Meaford, The Blue Mountains., Collingwood, Wasaga Beach and Tiny collectively saw **\$29,716,500** in waterfront home sales on **24** transactions. That volume was down **43%** from Q1-2022's **\$52,510,455**, while the unit sales were down **17%** from Q1-2022's **29**.

Two communities had year-over-year volume gains, while four communities were down: Tiny and Meaford were up **140%** and **103%** respectively, while Collingwood, Owen Sound, Wasaga Beach and The Blue Mountains were down **4%**, **24%**, **55%** and **97%** respectively. On the units side, four communities were up from one year ago, while two were down. Meaford, Tiny, Collingwood and Owen Sound were up **200%**, **100%**, **67%** and **33%** respectively. The Blue Mountains was down **86%** and Wasaga Beach was down **58%**. Q1-2023's regional average sale price of **\$1,238,188** for waterfront properties was down **32%** from Q1-2022's **\$1,810,705**.

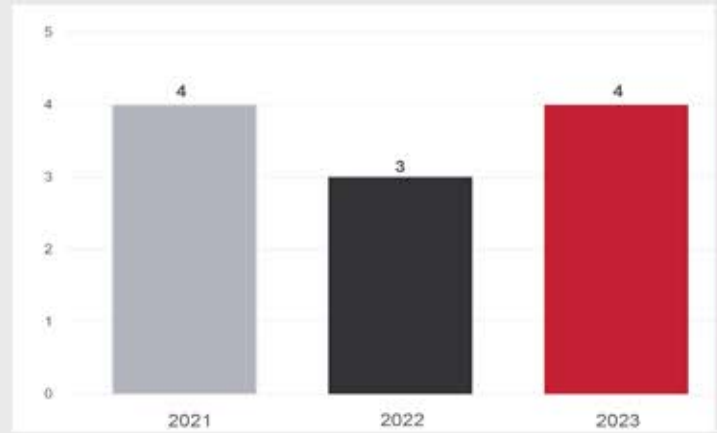
OWEN SOUND

	2021	2022	2023	2022-2023
First Quarter (Q1) Volume Sales	\$2,660,000	\$2,874,000	\$2,194,500	-24%
Q1 Unit Sales	4	3	4	+33%
Q1 New Listings	2	6	4	-33%
Q1 Sales/Listings Ratio	200%	50%	100%	+500%
Q1 Expired Listing	0	1	0	-100%
Q1 Sales: Under \$800K	4	2	4	+100%
Q1 Sales: \$800K - \$999K	0	0	0	0%
Q1 Sales: \$1M - \$1,499M	0	0	0	0%
Q1 Sales: \$1.5M - \$1,999M	0	1	0	-100%
Q1 Sales: \$2M+	0	0	0	0%
Q1 Close Price / Sq. Ft. Ratio	\$542	\$478	\$263	-45%
Q1 Average Days-On-Market	14	17	114	+571%
Q1 Average Sale Price	\$665,000	\$958,000	\$548,625	-43%

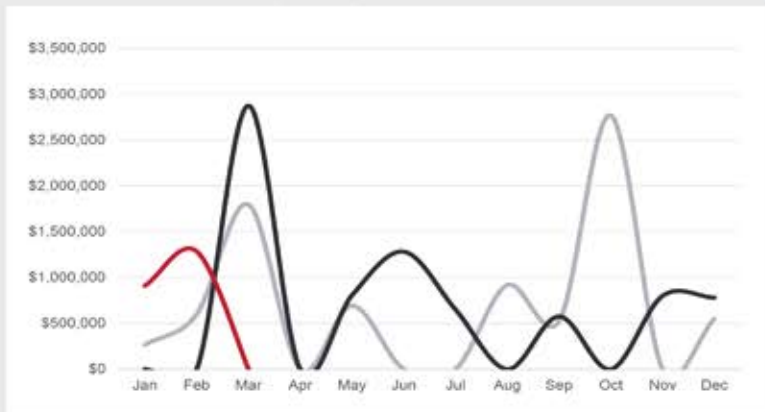
Owen Sound MLS® Waterfront Sales, First Quarter
2021 vs. 2022 vs. 2023 (Volume)



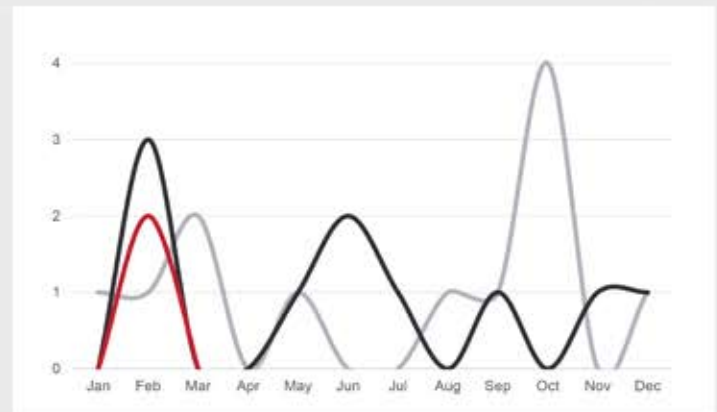
Owen Sound MLS® Waterfront Sales, First Quarter
2021 vs. 2022 vs. 2023 (Units)



Owen Sound Monthly MLS® Waterfront Sales
2021 vs. 2022 vs. 2023 (Volume)



Owen Sound Monthly MLS® Waterfront Sales
2021 vs. 2022 vs. 2023 (Units)

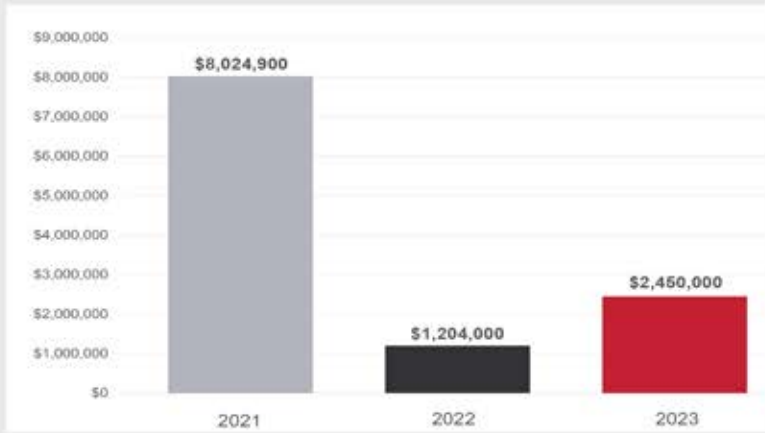


2021
2022
2023

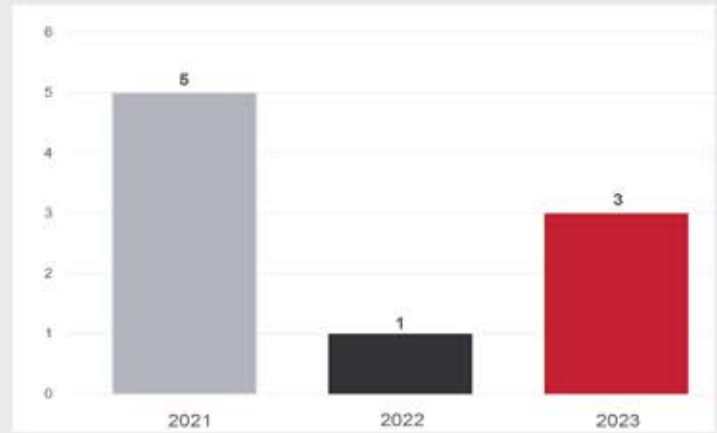
MEAFORD

	2021	2022	2023	2022-2023
First Quarter (Q1) Volume Sales	\$8,024,900	\$1,204,000	\$2,450,000	+103%
Q1 Unit Sales	5	1	3	+200%
Q1 New Listings	5	2	5	+150%
Q1 Sales/Listings Ratio	100%	50%	60%	+10%
Q1 Expired Listing	0	3	1	-67%
Q1 Sales: Under \$800K	0	0	3	+300%
Q1 Sales: \$800K - \$999K	1	0	0	0%
Q1 Sales: \$1M - \$1.499M	1	1	0	-100%
Q1 Sales: \$1.5M - \$1.999M	2	0	0	0%
Q1 Sales: \$2M+	1	0	0	0%
Q1 Close Price / Sq. Ft. Ratio	\$797	\$962	\$641	-33%
Q1 Average Days-On-Market	21	7	85	+1114%
Q1 Average Sale Price	\$1,604,980	\$1,204,000	\$816,667	-32%

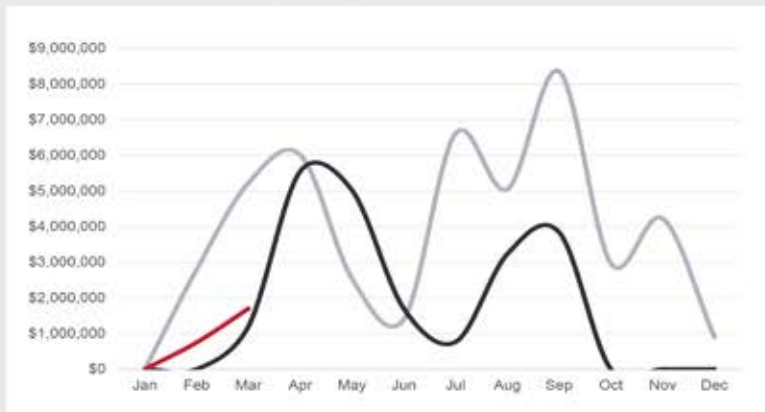
Meaford MLS® Waterfront Sales, First Quarter
2021 vs. 2022 vs. 2023 (Volume)



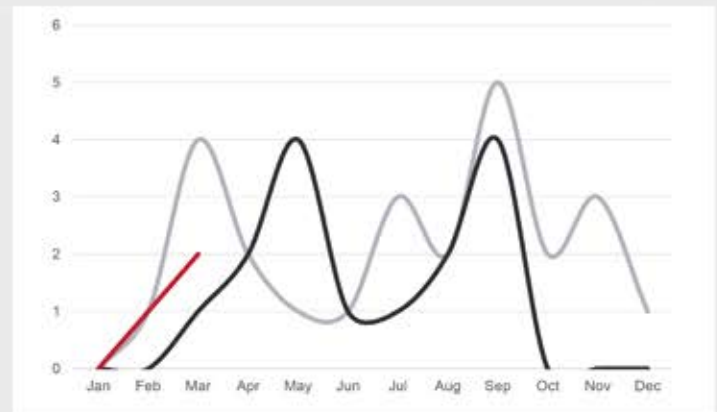
Meaford MLS® Waterfront Sales, First Quarter
2021 vs. 2022 vs. 2023 (Units)



Meaford Monthly MLS® Waterfront Sales
2021 vs. 2022 vs. 2023 (Volume)



Meaford Monthly MLS® Waterfront Sales
2021 vs. 2022 vs. 2023 (Units)

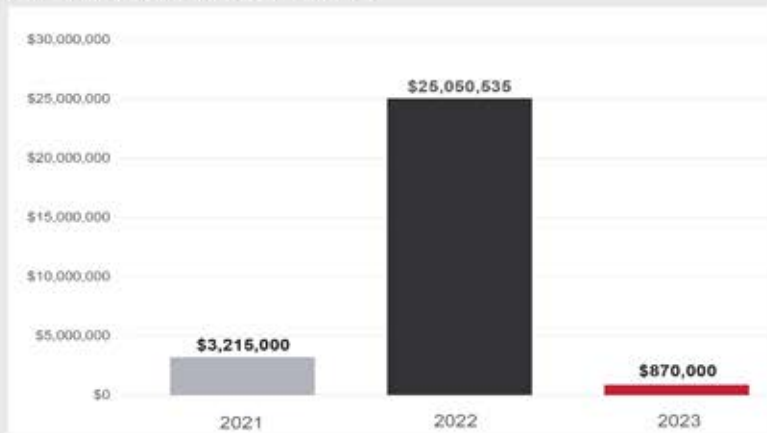


2021
2022
2023

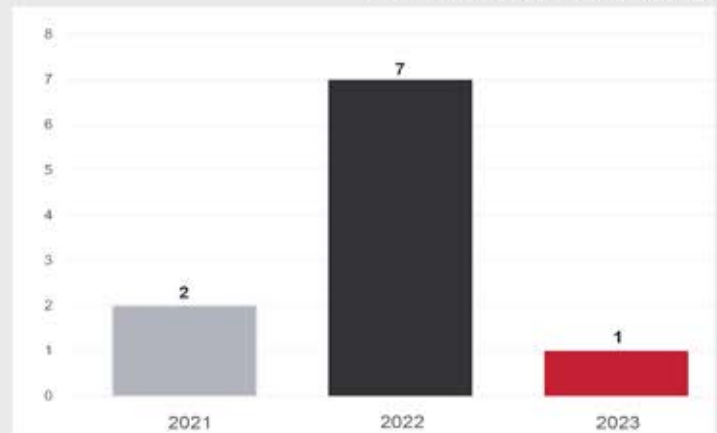
THE BLUE MTS.

	2021	2022	2023	2022-2023
First Quarter (Q1) Volume Sales	\$3,215,000	\$25,050,535	\$870,000	-97%
Q1 Unit Sales	2	7	1	-86%
Q1 New Listings	9	4	9	+125%
Q1 Sales/Listings Ratio	22%	175%	11%	-164%
Q1 Expired Listing	0	0	0	0%
Q1 Sales: Under \$800K	1	0	0	0%
Q1 Sales: \$800K - \$999K	0	0	1	+100%
Q1 Sales: \$1M - \$1,499M	0	1	0	-100%
Q1 Sales: \$1.5M - \$1,999M	0	0	0	0%
Q1 Sales: \$2M+	1	6	0	-600%
Q1 Close Price / Sq. Ft. Ratio	\$841	\$1,317	\$397	-70%
Q1 Average Days-On-Market	10	24	21	-12%
Q1 Average Sale Price	\$1,607,500	\$3,578,648	\$870,000	-76%

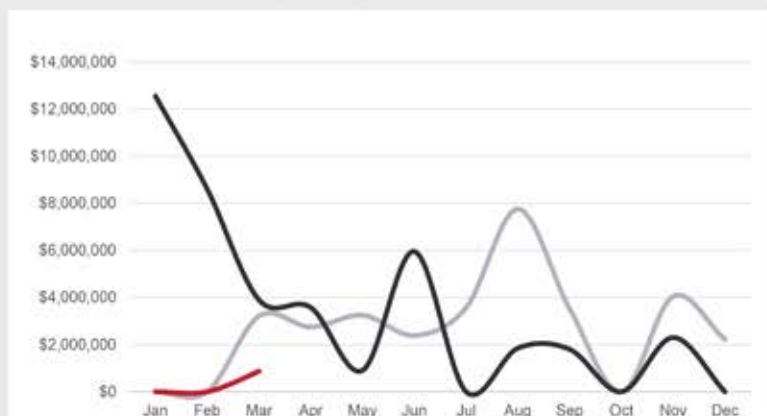
The Blue Mts. MLS® Waterfront Sales, First Quarter
2021 vs. 2022 vs. 2023 (Volume)



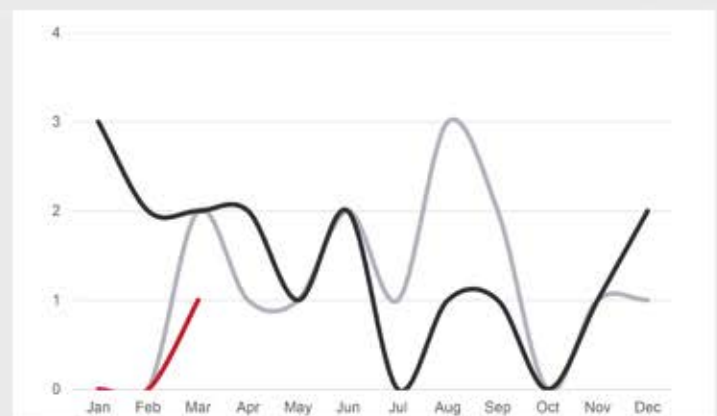
The Blue Mts. MLS® Waterfront Sales, First Quarter
2021 vs. 2022 vs. 2023 (Units)



The Blue Mts. Monthly MLS® Waterfront Sales
2021 vs. 2022 vs. 2023 (Volume)



The Blue Mts. Monthly MLS® Waterfront Sales
2021 vs. 2022 vs. 2023 (Units)

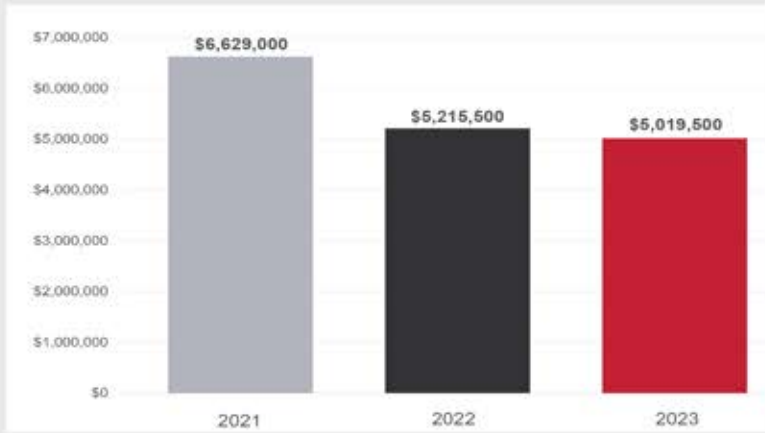


2021
2022
2023

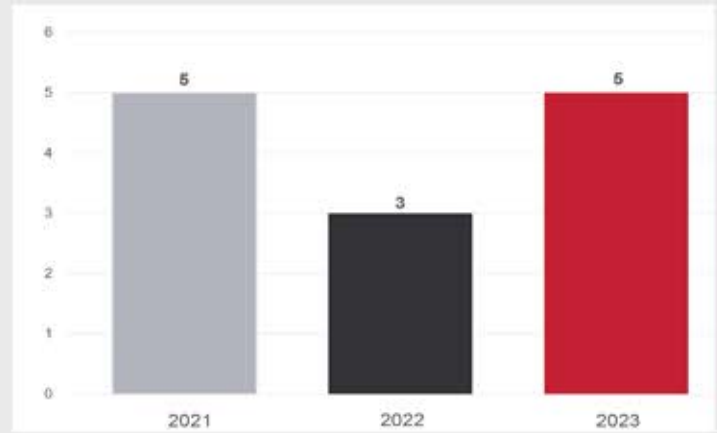
COLLINGWOOD

	2021	2022	2023	2022-2023
First Quarter (Q1) Volume Sales	\$6,629,000	\$5,215,500	\$5,019,500	-4%
Q1 Unit Sales	5	3	5	+67%
Q1 New Listings	10	9	13	+44%
Q1 Sales/Listings Ratio	50%	33%	38%	+5%
Q1 Expired Listing	1	6	3	-50%
Q1 Sales: Under \$800K	1	1	5	+400%
Q1 Sales: \$800K - \$999K	1	0	0	0%
Q1 Sales: \$1M - \$1,499M	1	1	0	-100%
Q1 Sales: \$1.5M - \$1,999M	1	0	0	0%
Q1 Sales: \$2M+	1	1	0	-100%
Q1 Close Price / Sq. Ft. Ratio	\$959	\$674	\$581	-14%
Q1 Average Days-On-Market	5	18	69	+283%
Q1 Average Sale Price	\$1,325,800	\$1,738,500	\$1,003,900	-42%

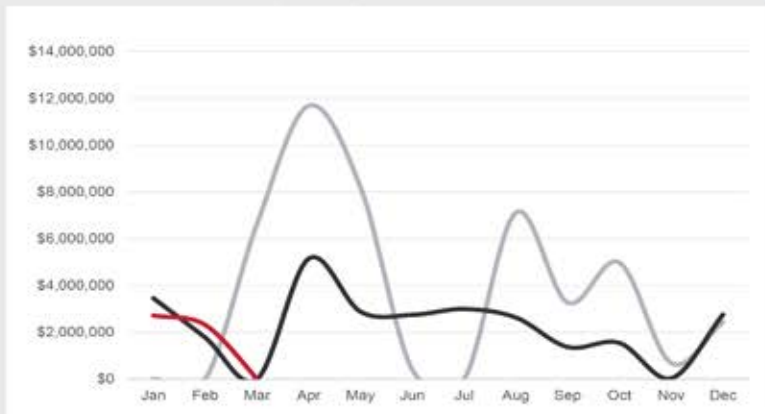
Collingwood MLS® Waterfront Sales, First Quarter
2021 vs. 2022 vs. 2023 (Volume)



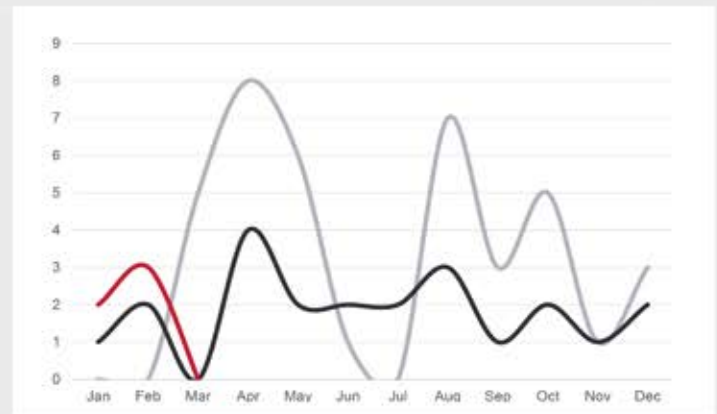
Collingwood MLS® Waterfront Sales, First Quarter
2021 vs. 2022 vs. 2023 (Units)



Collingwood Monthly MLS® Waterfront Sales
2021 vs. 2022 vs. 2023 (Volume)



Collingwood Monthly MLS® Waterfront Sales
2021 vs. 2022 vs. 2023 (Units)

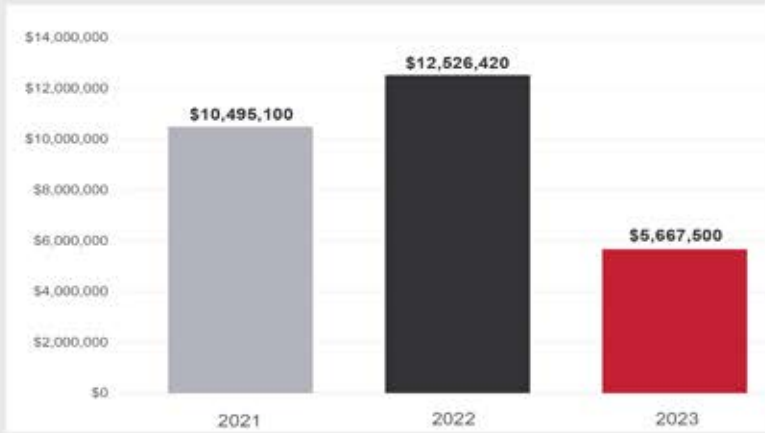


2021
2022
2023

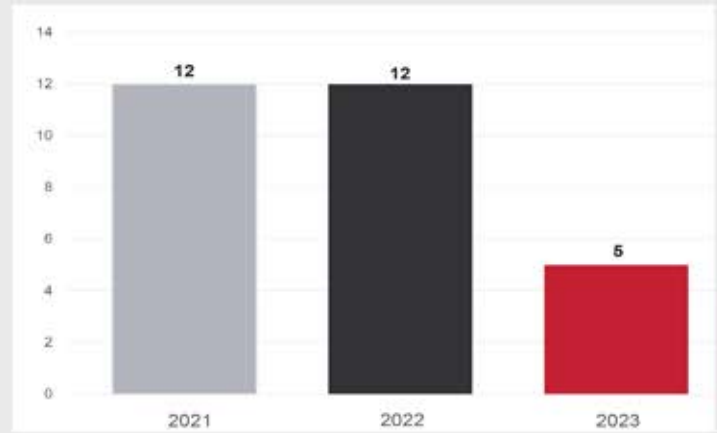
WASAGA BEACH

	2021	2022	2023	2022-2023
First Quarter (Q1) Volume Sales	\$10,495,100	\$12,526,420	\$5,667,500	-55%
Q1 Unit Sales	12	12	5	-58%
Q1 New Listings	14	23	24	+4%
Q1 Sales/Listings Ratio	86%	52%	21%	-31%
Q1 Expired Listing	1	0	0	0%
Q1 Sales: Under \$800K	6	4	2	-50%
Q1 Sales: \$800K - \$999K	0	1	1	0%
Q1 Sales: \$1M - \$1,499M	6	5	1	-80%
Q1 Sales: \$1.5M - \$1,999M	0	2	0	-200%
Q1 Sales: \$2M+	0	0	1	+100%
Q1 Close Price / Sq. Ft. Ratio	\$463	\$659	\$543	-18%
Q1 Average Days-On-Market	61	22	80	+264%
Q1 Average Sale Price	\$874,592	\$1,043,868	\$1,133,500	+9%

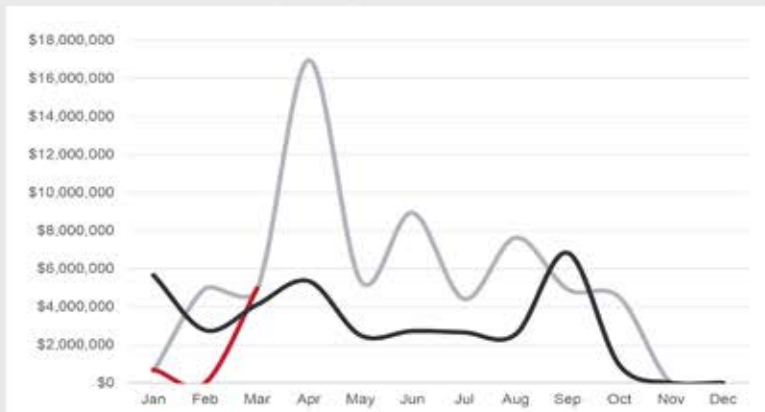
Wasaga Beach MLS® Waterfront Sales, First Quarter
2021 vs. 2022 vs. 2023 (Volume)



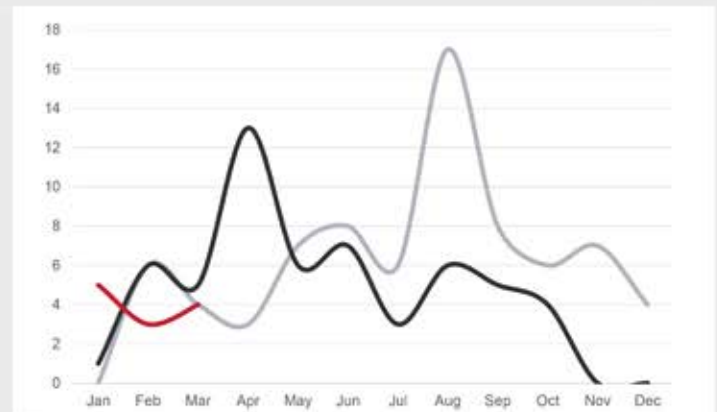
Wasaga Beach MLS® Waterfront Sales, First Quarter
2021 vs. 2022 vs. 2023 (Units)



Wasaga Beach Monthly MLS® Waterfront Sales
2021 vs. 2022 vs. 2023 (Volume)



Wasaga Beach Monthly MLS® Waterfront Sales
2021 vs. 2022 vs. 2023 (Units)

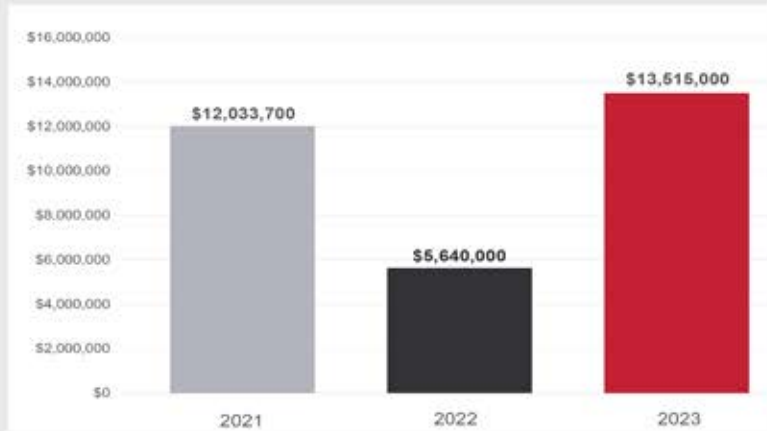


2021
2022
2023

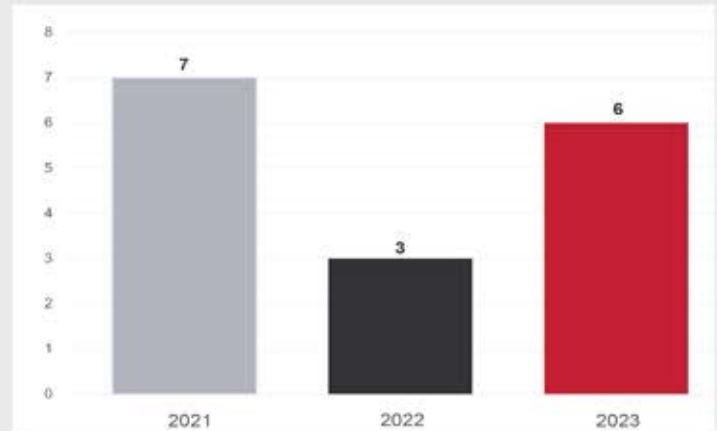
TINY TOWNSHIP

	2021	2022	2023	2022-2023
First Quarter (Q1) Volume Sales	\$12,033,700	\$5,640,000	\$13,515,000	+140%
Q1 Unit Sales	7	3	6	+100%
Q1 New Listings	14	9	30	+233%
Q1 Sales/Listings Ratio	50%	33%	20%	-13%
Q1 Expired Listing	1	2	7	+250%
Q1 Sales: Under \$800K	1	0	0	0%
Q1 Sales: \$800K - \$999K	0	0	0	0%
Q1 Sales: \$1M - \$1,499M	1	1	2	+100%
Q1 Sales: \$1.5M - \$1,999M	2	1	1	0%
Q1 Sales: \$2M+	3	1	3	+200%
Q1 Close Price / Sq. Ft. Ratio	\$713	\$892	\$1,234	+38%
Q1 Average Days-On-Market	19	26	36	+38%
Q1 Average Sale Price	\$1,719,100	\$1,880,000	\$2,252,500	+20%

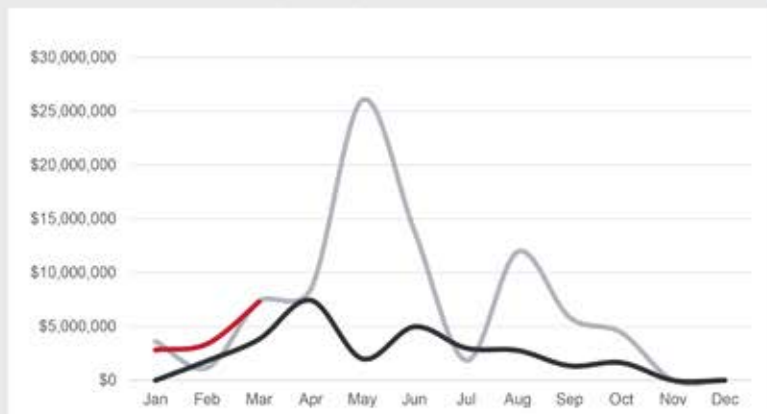
Tiny Township MLS® Waterfront Sales, First Quarter
2021 vs. 2022 vs. 2023 (Volume)



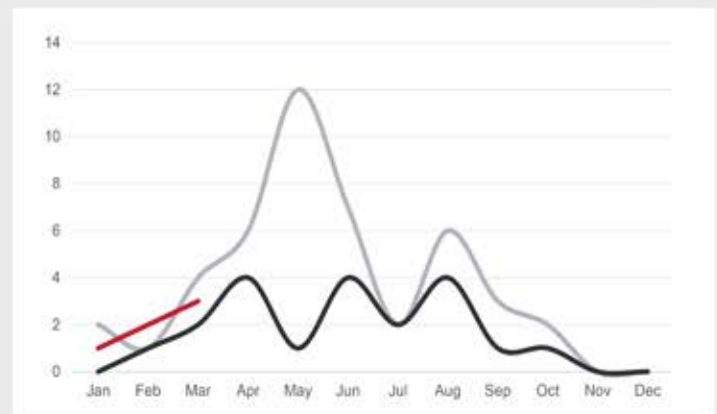
Tiny Township MLS® Waterfront Sales, First Quarter
2021 vs. 2022 vs. 2023 (Units)



Tiny Township Monthly MLS® Waterfront Sales
2021 vs. 2022 vs. 2023 (Volume)



Tiny Township Monthly MLS® Waterfront Sales
2021 vs. 2022 vs. 2023 (Units)





TOP 1%
DONOR
ROYAL LEPAGE
SHELTER FOUNDATION

PERSONAL PROFESSIONAL PROGRESSIVE

REAL ESTATE SERVICE

At Locations North we do everything we can to put you first. And that includes completely respecting your privacy. If we can ever be of help with your real estate needs, please give us a call or visit our website at www.locationsnorth.com

COLLINGWOOD
705-445-5520
330 First St.

THORN BURY
519-599-2136
27 Arthur St.

CREEMORE
705-881-9005
154 Mill St.

MEAFORD
519-538-5755
96 Sykes St.

WASAGA BEACH
705-429-4800
1249 Mosley St.

