Southern Georgian Bay association of REALTORS®

Western District

Residential Market Activity

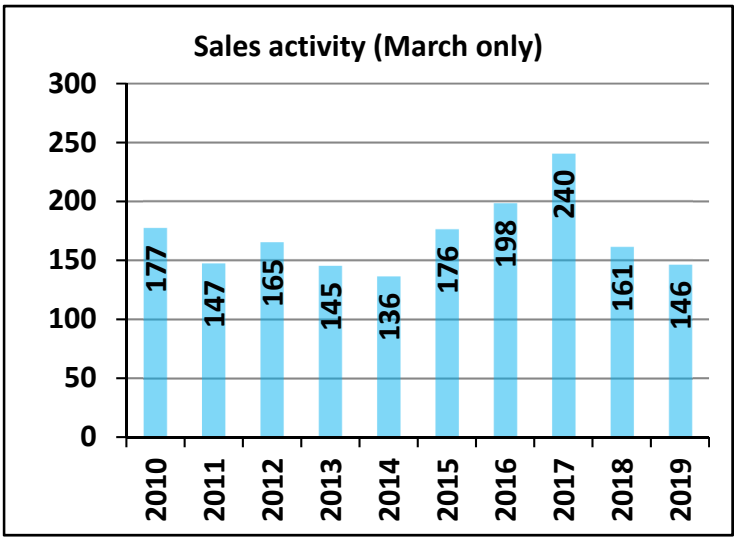
March 2019

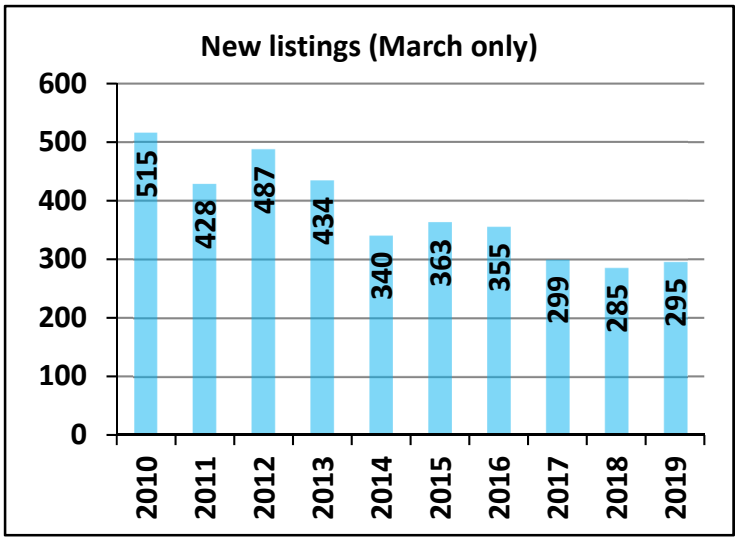
CREA THE CANADIAN REAL ESTATE ASSOCIATION

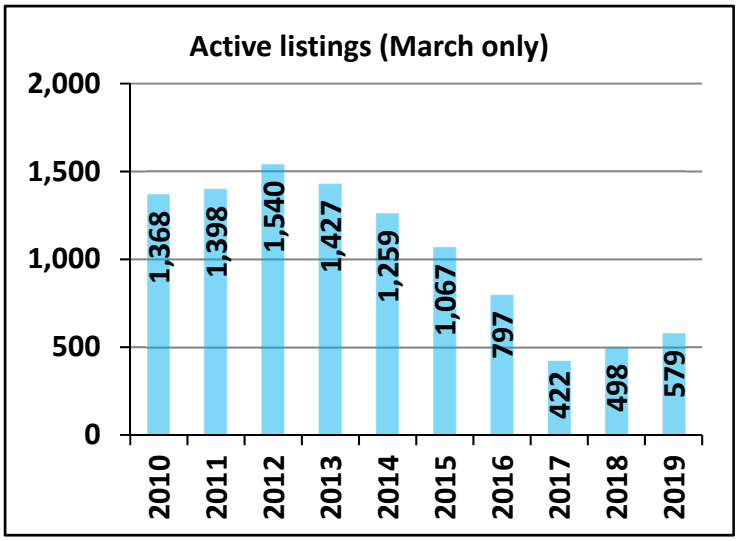
Prepared for the Southern Georgian Bay Association of REALTORS®
by the Canadian Real Estate Association

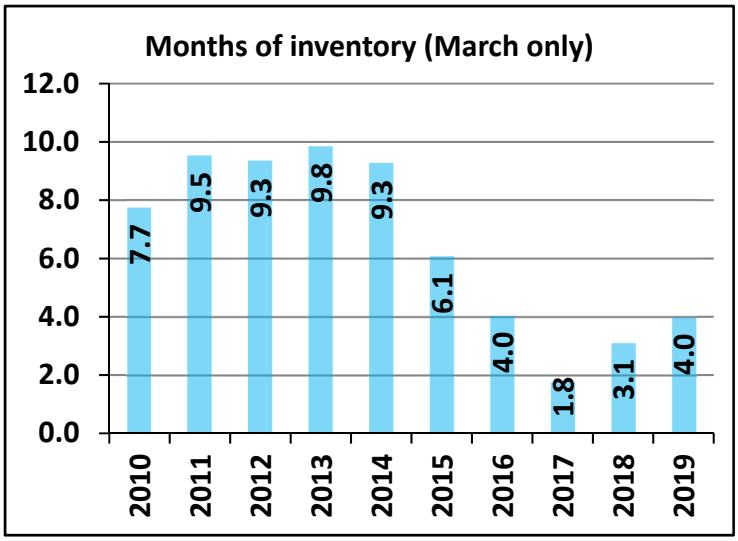
Western District

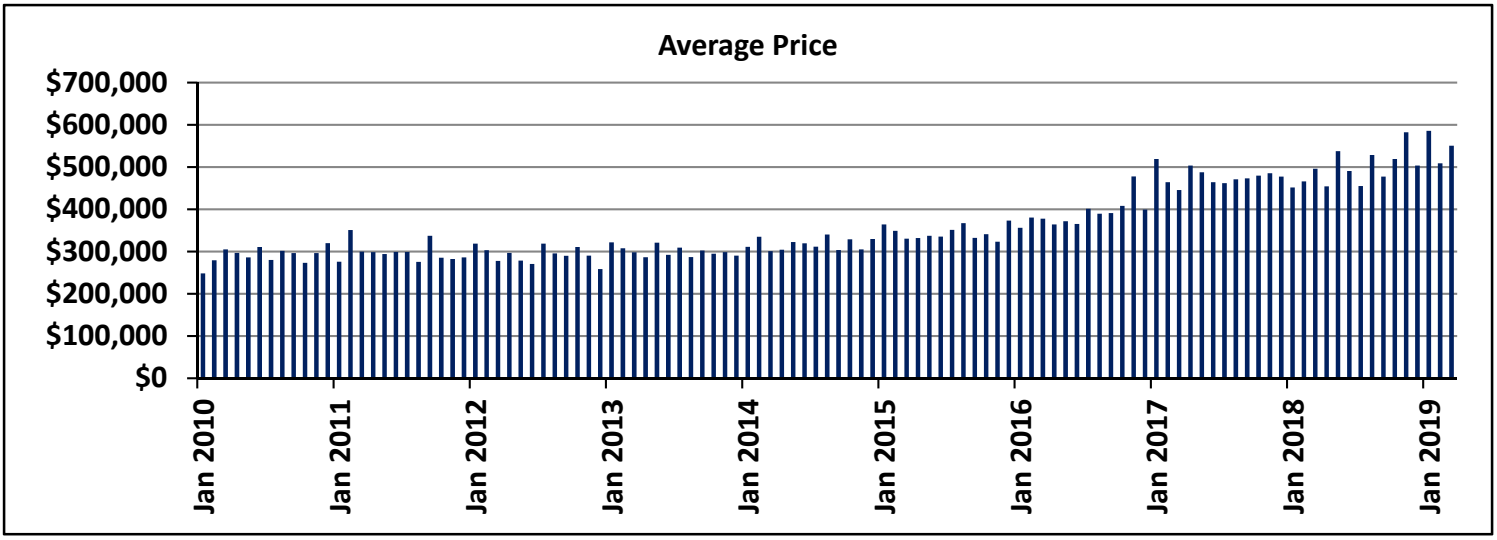
Residential Market Activity











Source: Canadian MLS® Systems, CREA

Western District

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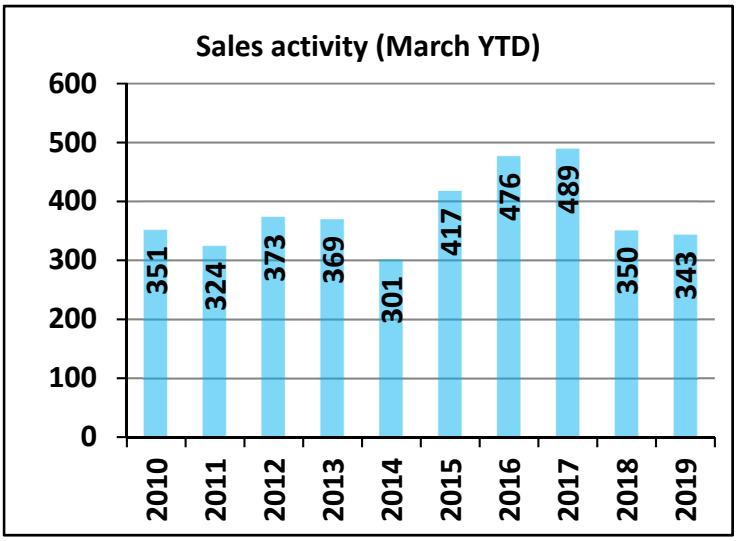
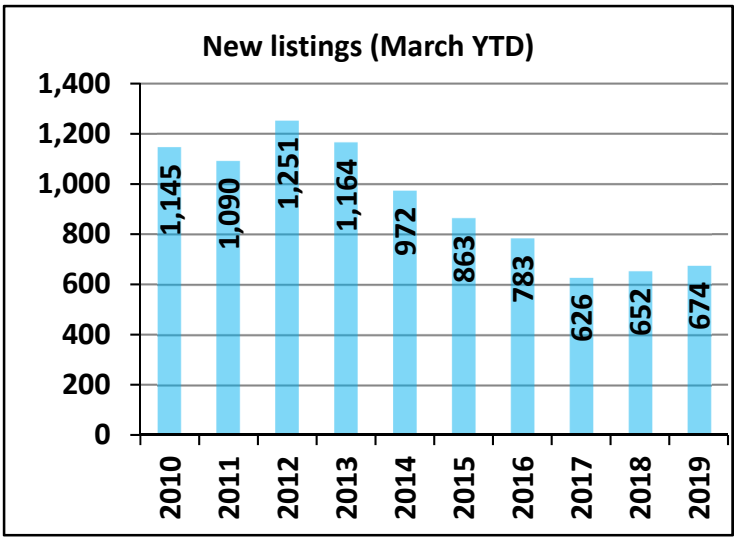
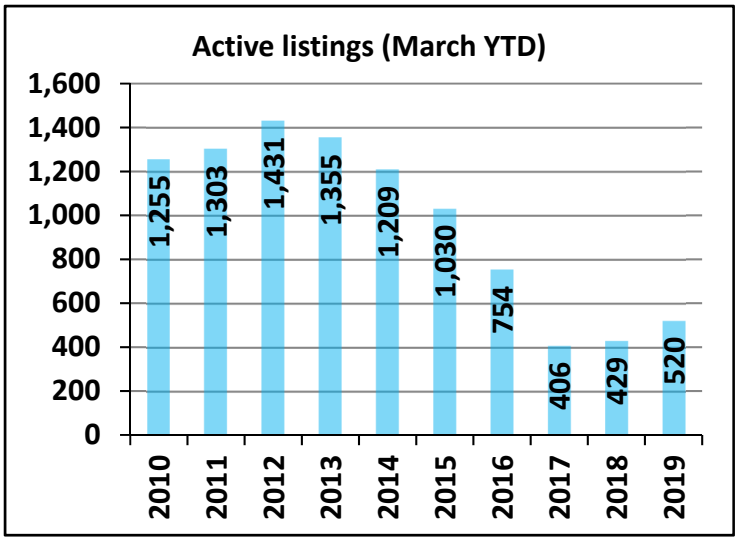
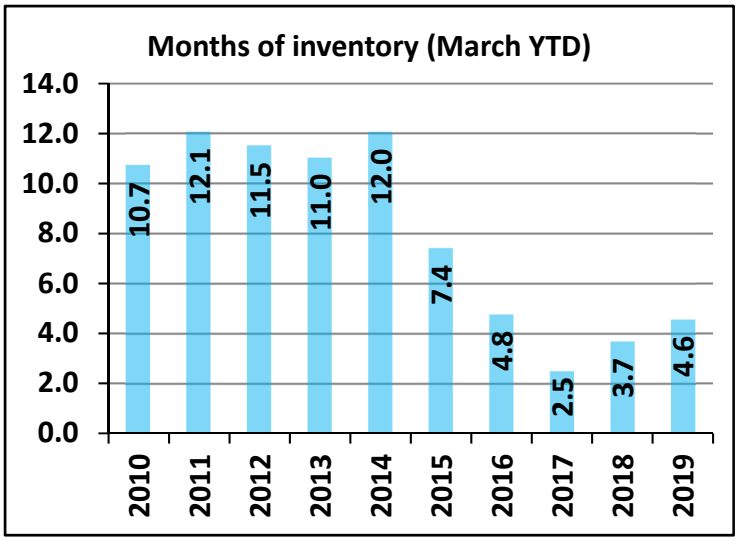








Source: Canadian MLS® Systems, CREA

Western District

Residential Market Activity

Actual	March 2019	Compared to[6]					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		March 2018	March 2017	March 2016	March 2014	March 2012	March 2009
Sales Activity	**146**	-9.3	-39.2	-26.3	7.4	-11.5	69.8
Dollar Volume	**$80,384,200**	0.7	-24.8	7.6	96.6	75.3	295.2
New Listings	**295**	3.5	-1.3	-16.9	-13.2	-39.4	-15.0
Active Listings	**579**	16.3	37.2	-27.4	-54.0	-62.4	-57.0
Sales to New Listings Ratio[1]	**49.5**	56.5	80.3	55.8	40.0	33.9	24.8
Months of Inventory[2]	**4.0**	3.1	1.8	4.0	9.3	9.3	15.6
Average Price	**$550,577**	11.0	23.6	45.9	83.2	98.2	132.8

Year-to-date	March 2019	Compared to[6]					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		March 2018 YTD	March 2017 YTD	March 2016 YTD	March 2014 YTD	March 2012 YTD	March 2009 YTD
Sales Activity	**343**	-2.0	-29.9	-27.9	14.0	-8.0	71.5
Dollar Volume	**$187,227,636**	12.5	-17.9	5.2	97.9	69.8	275.9
New Listings	**674**	3.4	7.7	-13.9	-30.7	-46.1	-30.5
Active Listings[3]	**520**	21.2	28.1	-31.0	-57.0	-63.7	-58.9
Sales to New Listings Ratio[4]	**50.9**	53.7	78.1	60.8	31.0	29.8	20.6
Months of Inventory[5]	**4.6**	3.7	2.5	4.8	12.0	11.5	19.0
Average Price	**$545,853**	14.8	17.1	46.0	73.7	84.7	119.2

[1] Sales / new listings * 100

[2] Active listings at month end / monthly sales

[3] 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

[4] Sum of sales from January to current month / sum of new listings from January to current month

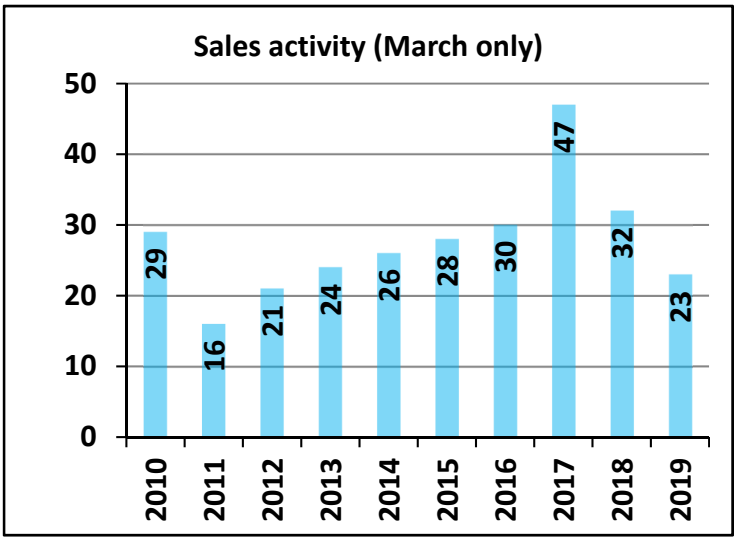
[5] Average active listings from January to current month / average sales from January to current month

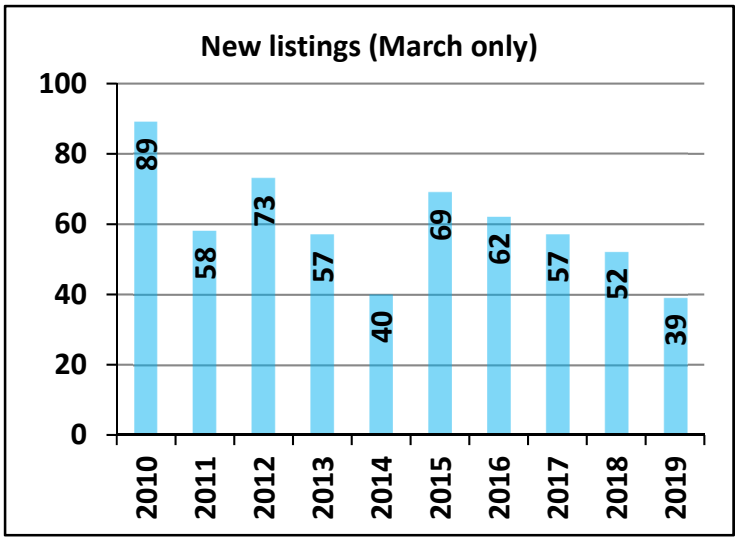
[6] Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

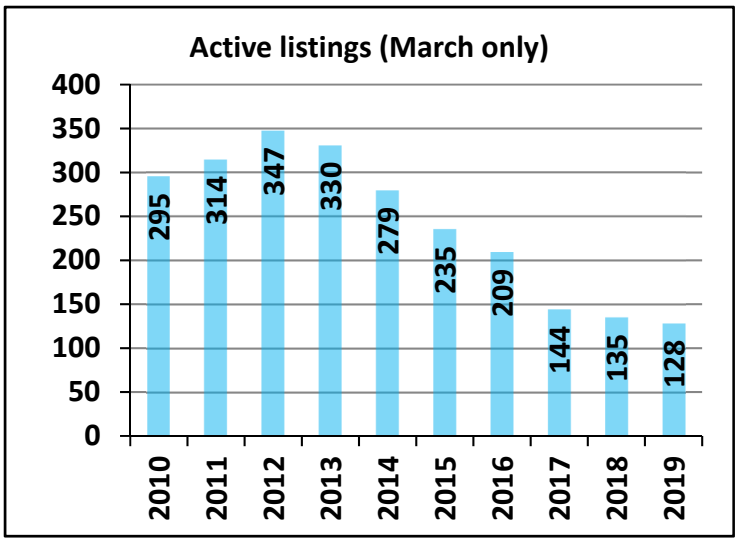
Source: Canadian MLS® Systems, CREA

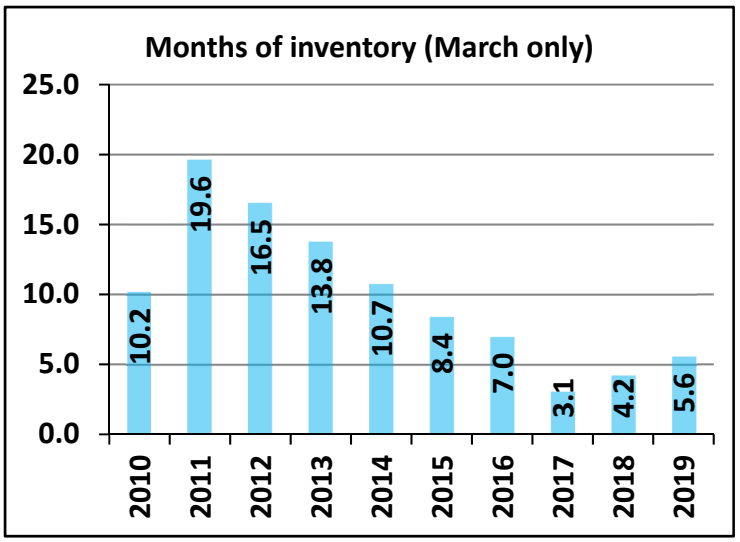
Blue Mountains

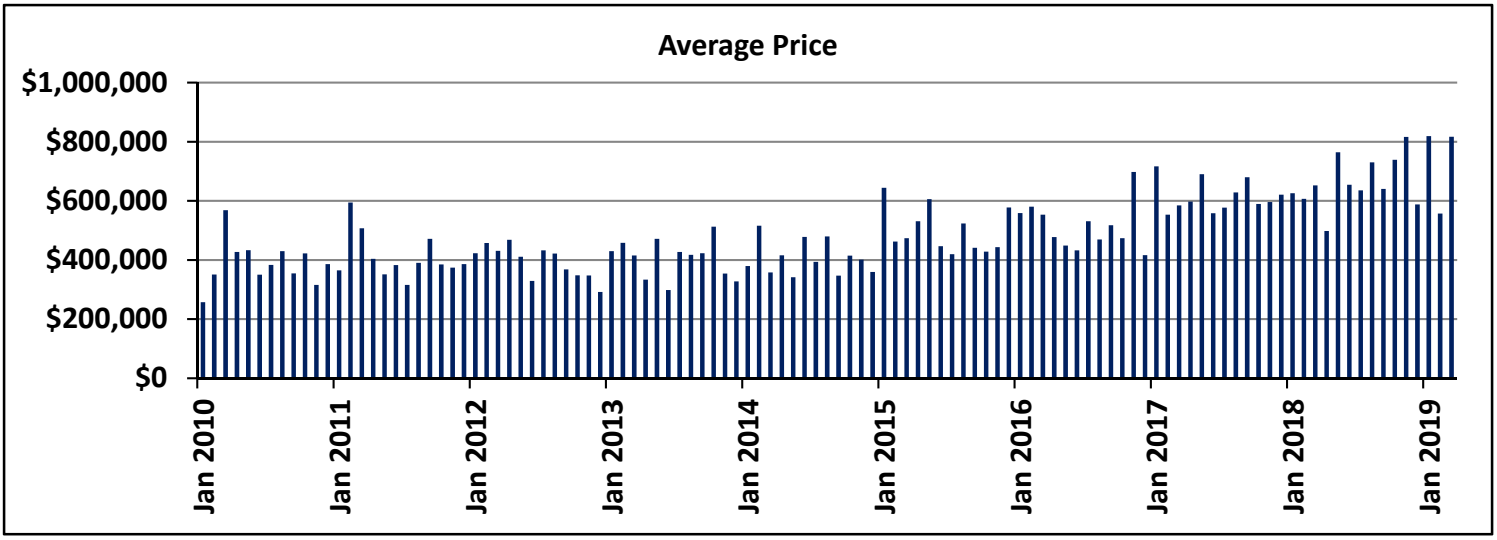
Residential Market Activity











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Blue Mountains

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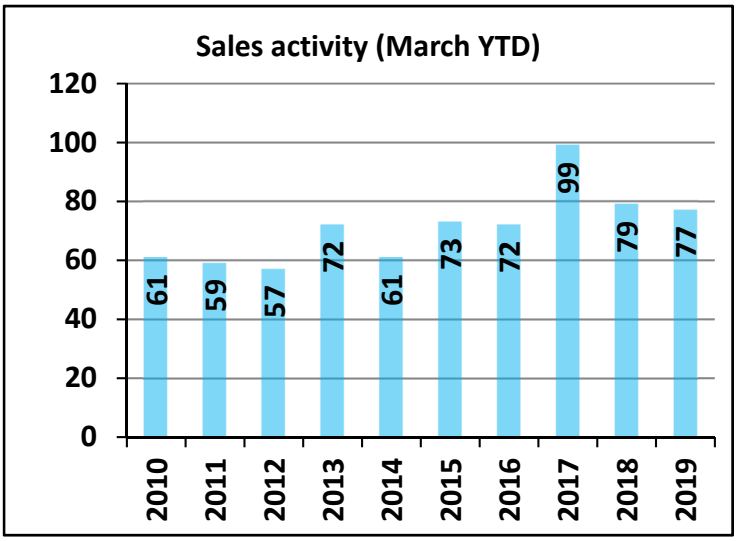

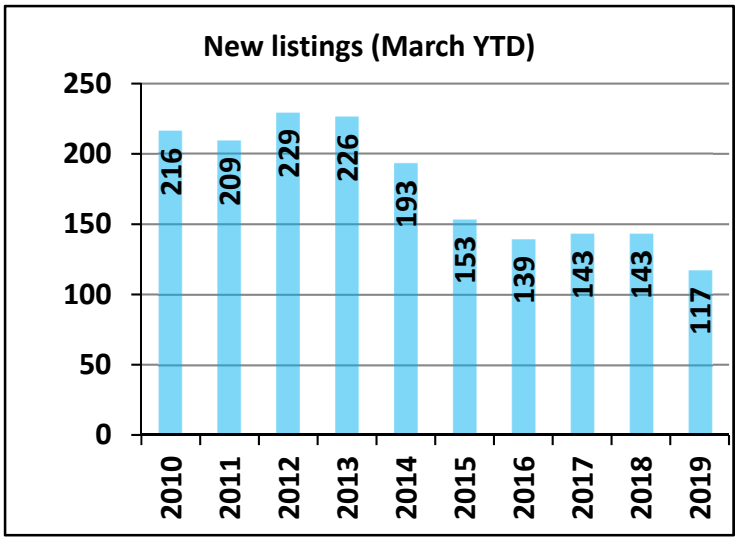

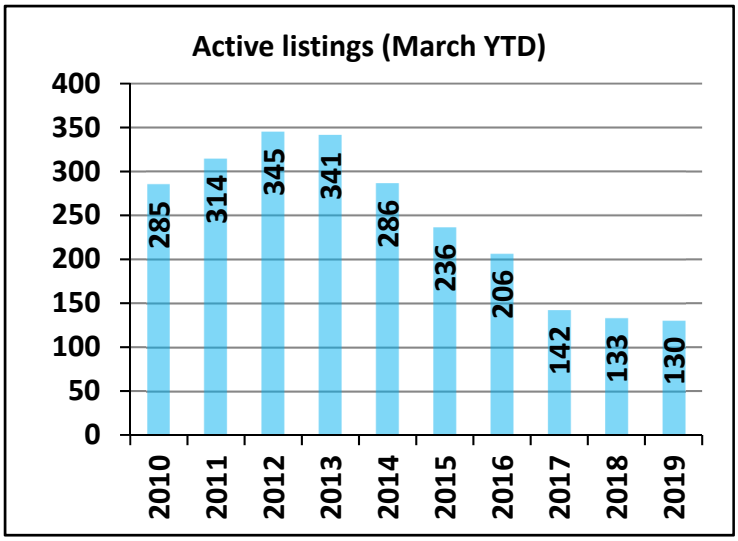

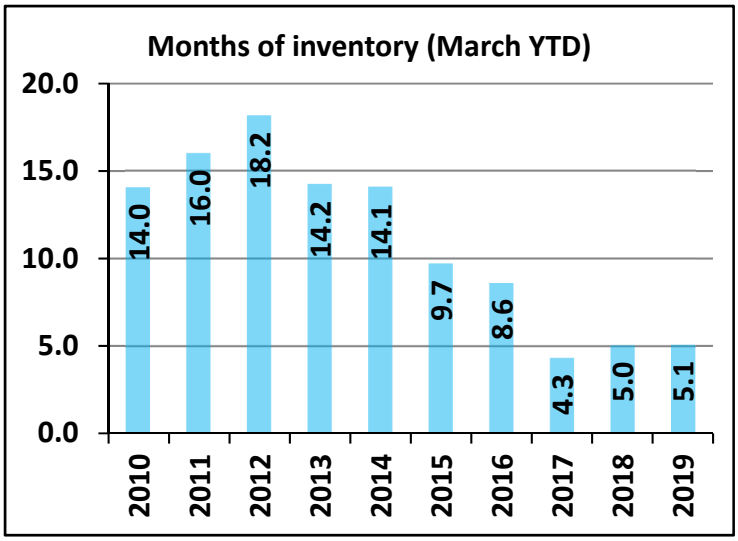

Source: Canadian MLS® Systems, CREA

Blue Mountains

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Actual	March 2019	Compared to[6]					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		March 2018	March 2017	March 2016	March 2014	March 2012	March 2009
Sales Activity	**23**	-28.1	-51.1	-23.3	-11.5	9.5	35.3
Dollar Volume	**$18,783,900**	-10.0	-31.6	13.2	102.1	107.6	254.2
New Listings	**39**	-25.0	-31.6	-37.1	-2.5	-46.6	-43.5
Active Listings	**128**	-5.2	-11.1	-38.8	-54.1	-63.1	-58.2
Sales to New Listings Ratio[1]	**59.0**	61.5	82.5	48.4	65.0	28.8	24.6
Months of Inventory[2]	**5.6**	4.2	3.1	7.0	10.7	16.5	18.0
Average Price	**$816,691**	25.3	39.7	47.7	128.4	89.6	161.8

Year-to-date	March 2019	Compared to[6]					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		March 2018 YTD	March 2017 YTD	March 2016 YTD	March 2014 YTD	March 2012 YTD	March 2009 YTD
Sales Activity	**77**	-2.5	-22.2	6.9	26.2	35.1	113.9
Dollar Volume	**$56,191,500**	12.7	-6.3	38.3	123.2	126.2	350.3
New Listings	**117**	-18.2	-18.2	-15.8	-39.4	-48.9	-42.9
Active Listings[3]	**130**	-2.3	-8.5	-36.9	-54.5	-62.3	-57.2
Sales to New Listings Ratio[4]	**65.8**	55.2	69.2	51.8	31.6	24.9	17.6
Months of Inventory[5]	**5.1**	5.0	4.3	8.6	14.1	18.2	25.3
Average Price	**$729,760**	15.7	20.4	29.3	76.9	67.4	110.5

[1] Sales / new listings * 100

[2] Active listings at month end / monthly sales

[3] 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

[4] Sum of sales from January to current month / sum of new listings from January to current month

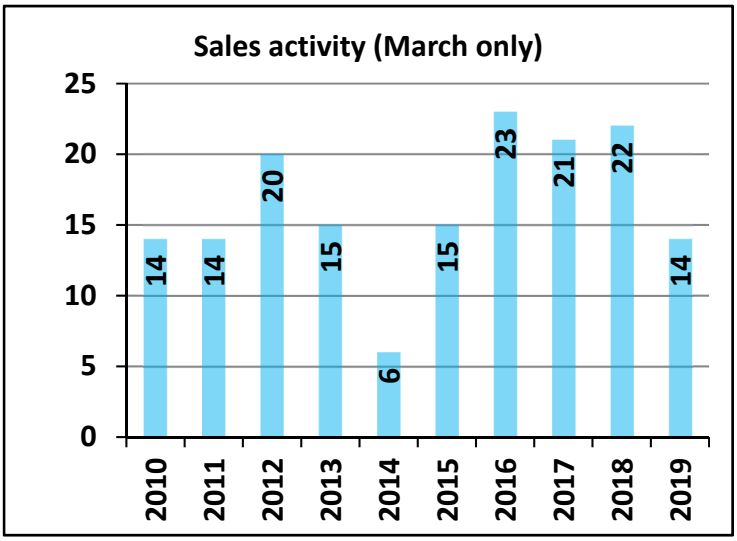
[5] Average active listings from January to current month / average sales from January to current month

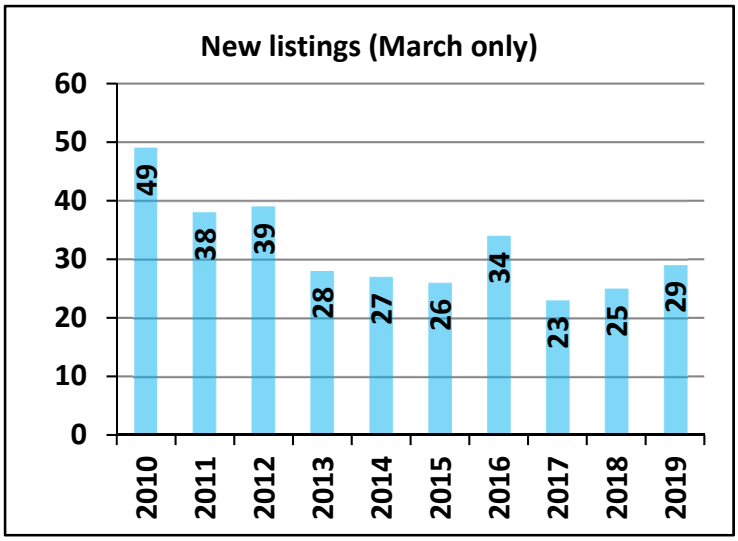
[6] Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

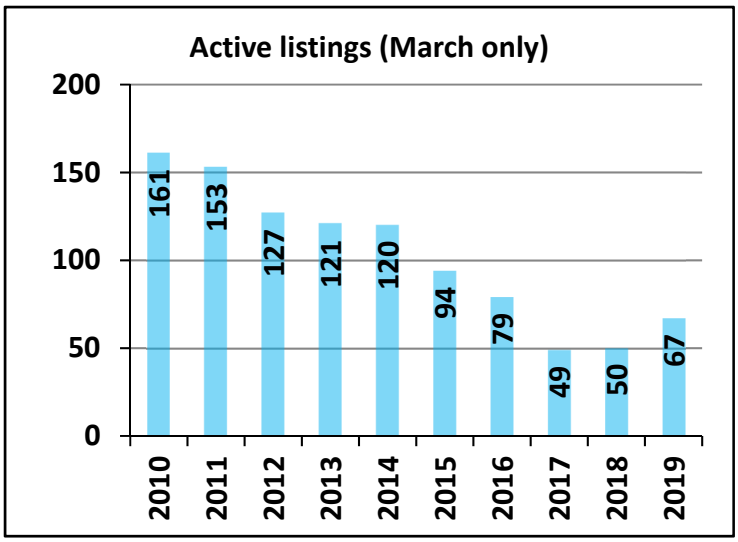
Source: Canadian MLS® Systems, CREA

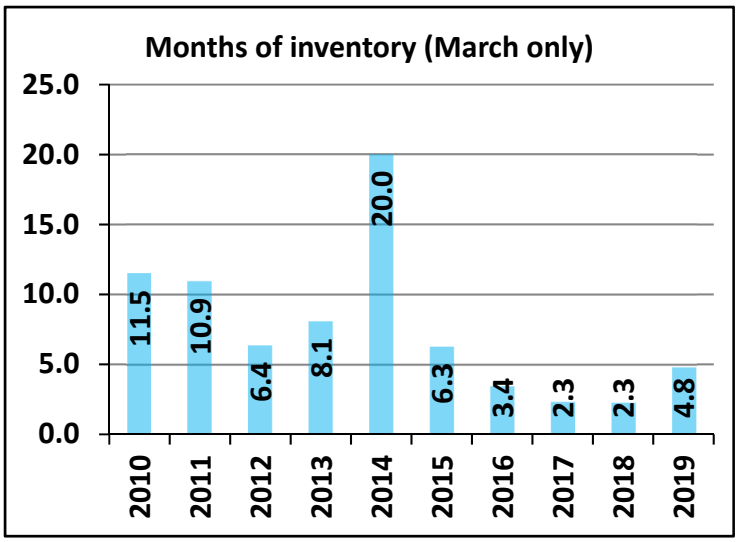
Clearview

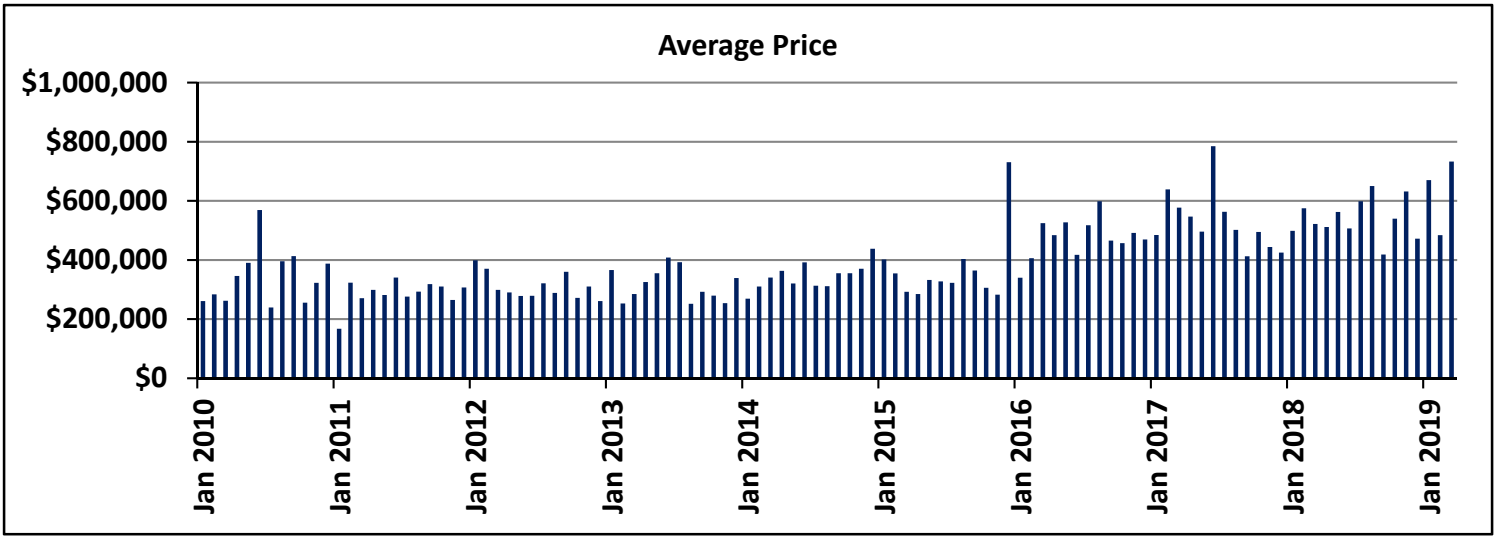
Residential Market Activity











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Clearview

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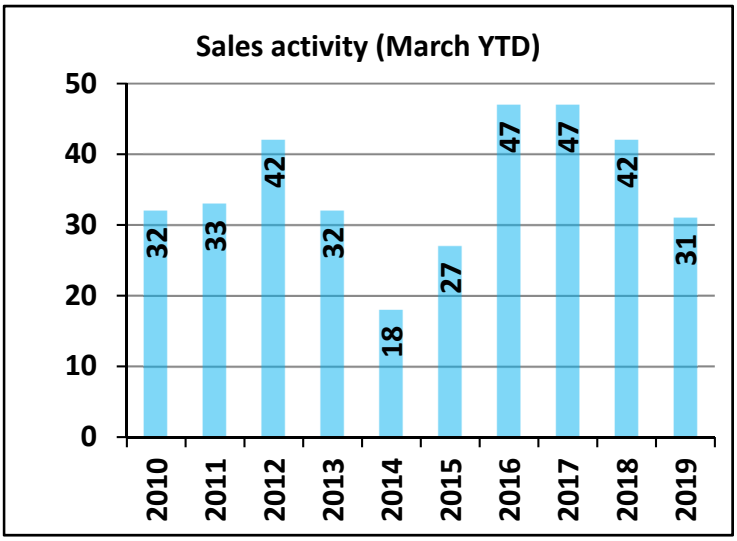

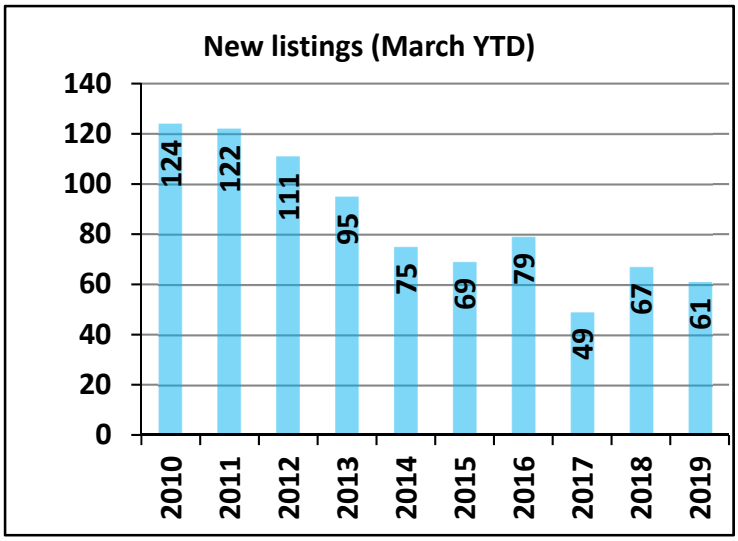

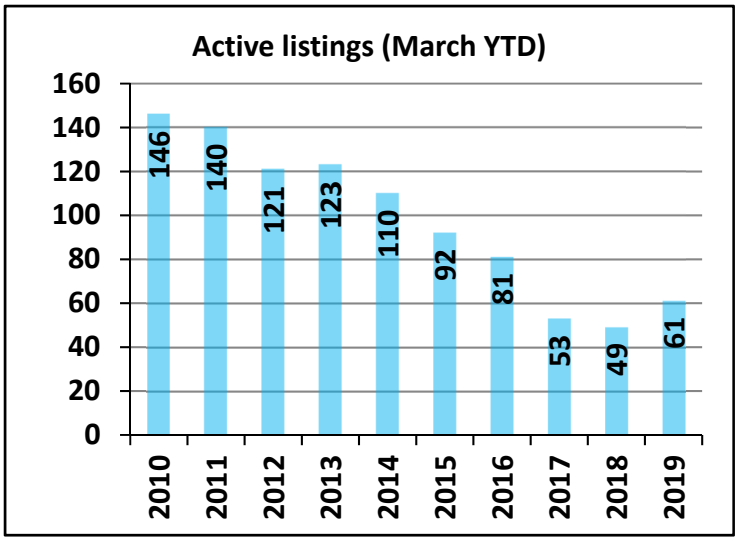

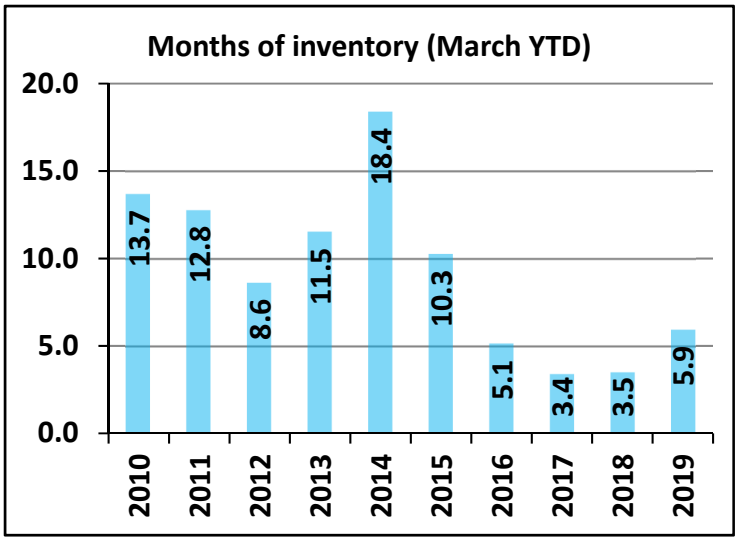

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Clearview

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Actual	March 2019	Compared to[6]					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		March 2018	March 2017	March 2016	March 2014	March 2012	March 2009
Sales Activity	**14**	-36.4	-33.3	-39.1	133.3	-30.0	180.0
Dollar Volume	**$10,259,000**	-10.6	-15.3	-14.9	402.4	71.7	751.0
New Listings	**29**	16.0	26.1	-14.7	7.4	-25.6	-27.5
Active Listings	**67**	34.0	36.7	-15.2	-44.2	-47.2	-51.1
Sales to New Listings Ratio[1]	**48.3**	88.0	91.3	67.6	22.2	51.3	12.5
Months of Inventory[2]	**4.8**	2.3	2.3	3.4	20.0	6.4	27.4
Average Price	**$732,786**	40.5	27.0	39.8	115.3	145.3	203.9

Year-to-date	March 2019	Compared to[6]					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		March 2018 YTD	March 2017 YTD	March 2016 YTD	March 2014 YTD	March 2012 YTD	March 2009 YTD
Sales Activity	**31**	-26.2	-34.0	-34.0	72.2	-26.2	72.2
Dollar Volume	**$20,160,600**	-9.2	-25.8	-6.1	262.8	40.2	380.1
New Listings	**61**	-9.0	24.5	-22.8	-18.7	-45.0	-39.6
Active Listings[3]	**61**	24.5	15.1	-24.7	-44.5	-49.6	-52.0
Sales to New Listings Ratio[4]	**50.8**	62.7	95.9	59.5	24.0	37.8	17.8
Months of Inventory[5]	**5.9**	3.5	3.4	5.1	18.4	8.6	21.1
Average Price	**$650,342**	23.0	12.5	42.4	110.6	90.0	178.8

[1] Sales / new listings * 100

[2] Active listings at month end / monthly sales

[3] 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

[4] Sum of sales from January to current month / sum of new listings from January to current month

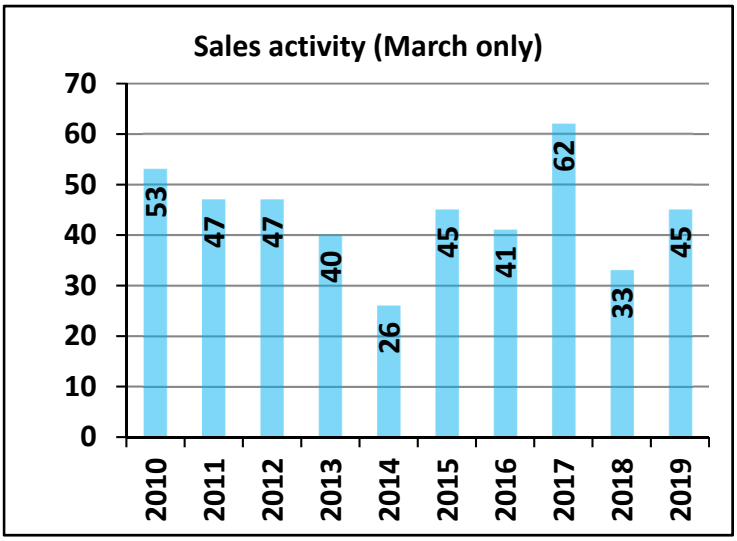
[5] Average active listings from January to current month / average sales from January to current month

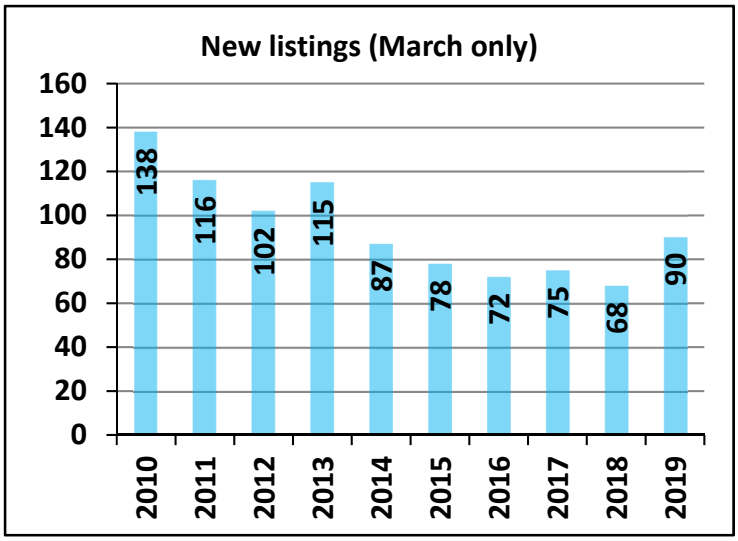
[6] Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

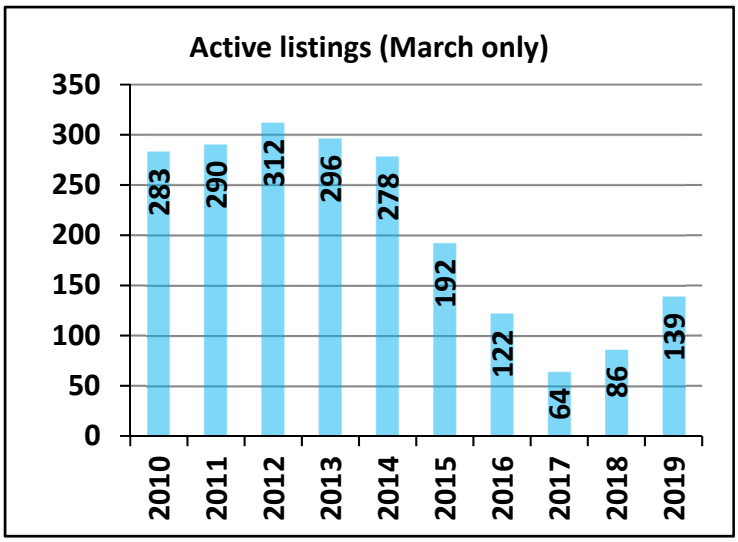
Source: Canadian MLS® Systems, CREA

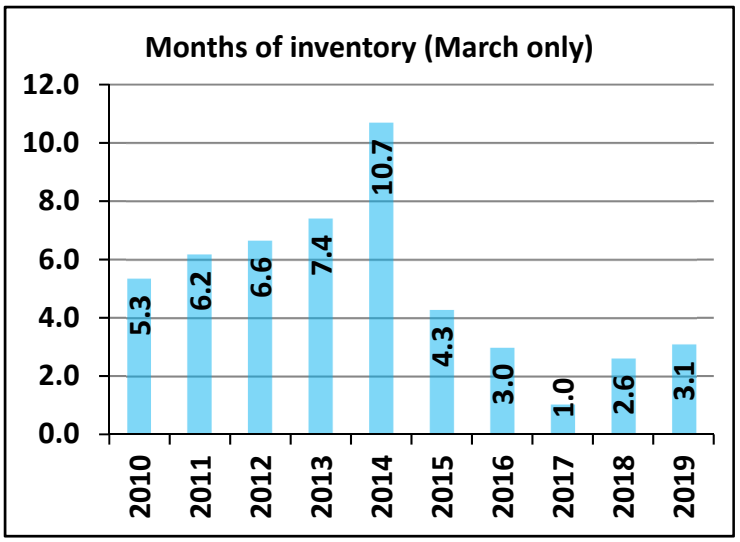
Collingwood

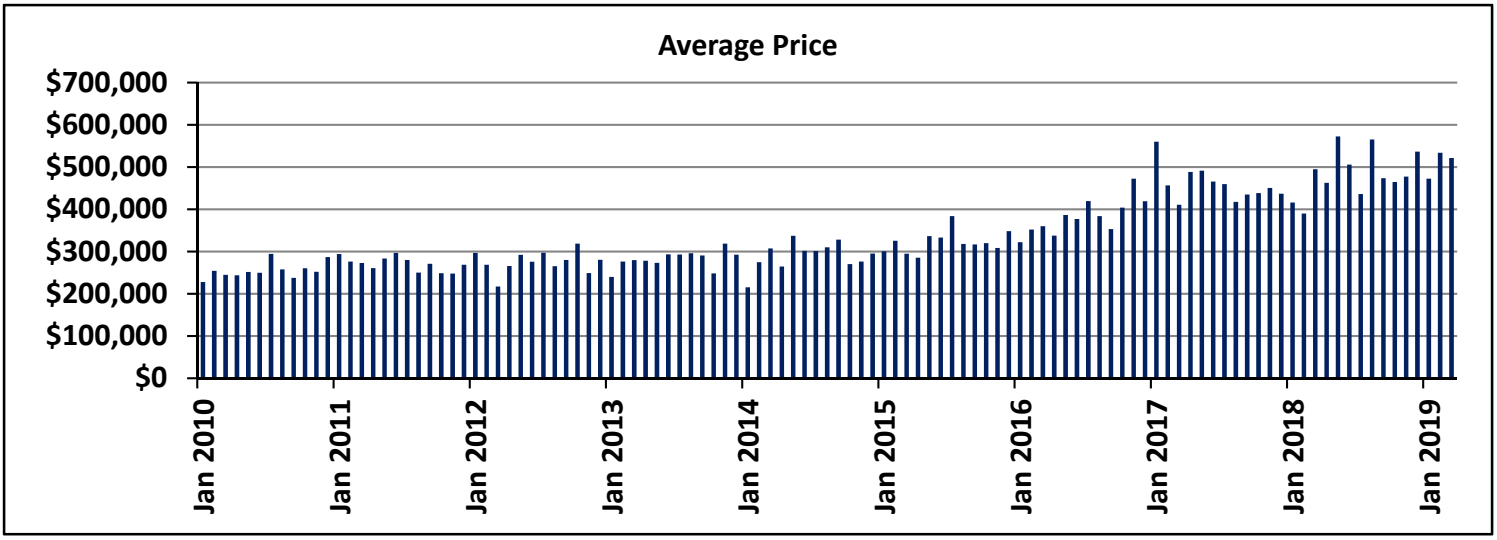
Residential Market Activity











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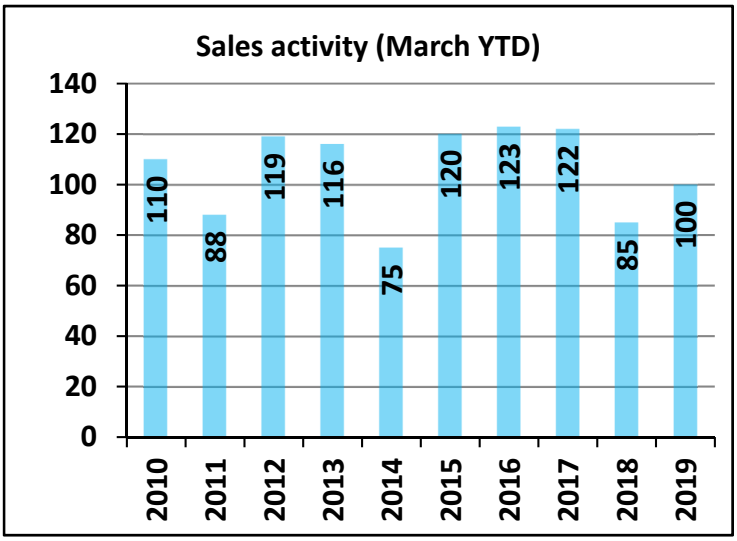

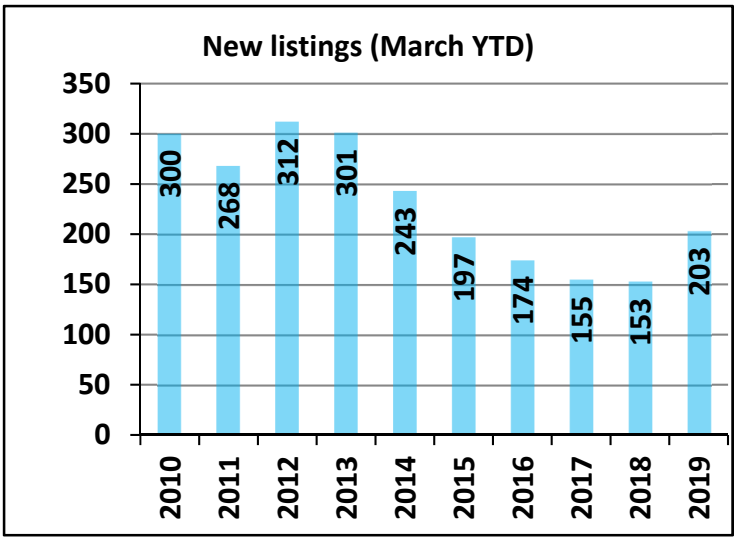

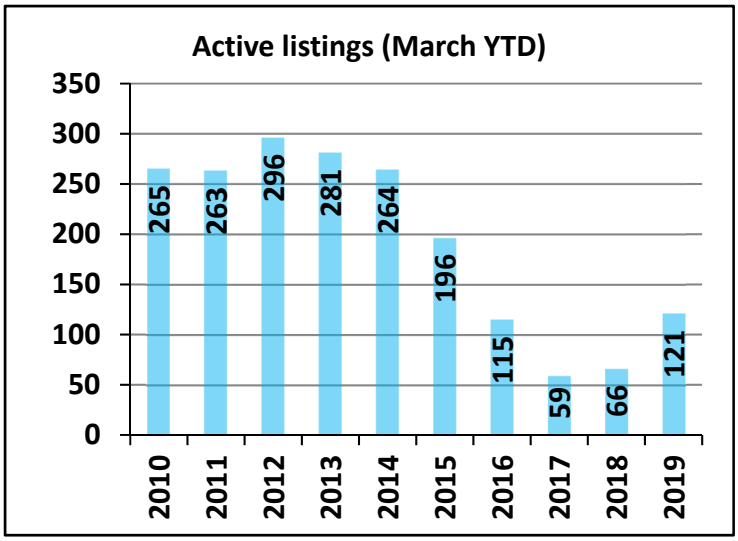

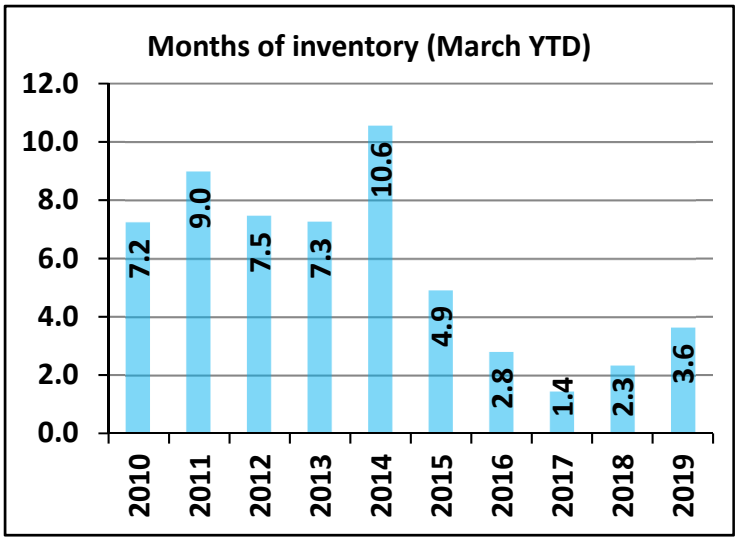

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		March 2018	March 2017	March 2016	March 2014	March 2012	March 2009
Sales Activity	**45**	36.4	-27.4	9.8	73.1	-4.3	45.2
Dollar Volume	**$23,449,900**	43.6	-7.9	59.0	193.7	129.7	268.3
New Listings	**90**	32.4	20.0	25.0	3.4	-11.8	18.4
Active Listings	**139**	61.6	117.2	13.9	-50.0	-55.4	-51.9
Sales to New Listings Ratio[1]	**50.0**	48.5	82.7	56.9	29.9	46.1	40.8
Months of Inventory[2]	**3.1**	2.6	1.0	3.0	10.7	6.6	9.3
Average Price	**$521,109**	5.3	26.9	44.9	69.7	139.9	153.7

Year-to-date	March 2019	Compared to[6]					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		March 2018 YTD	March 2017 YTD	March 2016 YTD	March 2014 YTD	March 2012 YTD	March 2009 YTD
Sales Activity	**100**	17.6	-18.0	-18.7	33.3	-16.0	66.7
Dollar Volume	**$51,695,336**	38.5	-6.2	21.3	153.0	69.2	308.7
New Listings	**203**	32.7	31.0	16.7	-16.5	-34.9	-13.6
Active Listings[3]	**121**	83.3	105.1	5.2	-54.2	-59.1	-55.8
Sales to New Listings Ratio[4]	**49.3**	55.6	78.7	70.7	30.9	38.1	25.5
Months of Inventory[5]	**3.6**	2.3	1.4	2.8	10.6	7.5	13.7
Average Price	**$516,953**	17.7	14.4	49.2	89.8	101.4	145.2

[1] Sales / new listings * 100

[2] Active listings at month end / monthly sales

[3] 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

[4] Sum of sales from January to current month / sum of new listings from January to current month

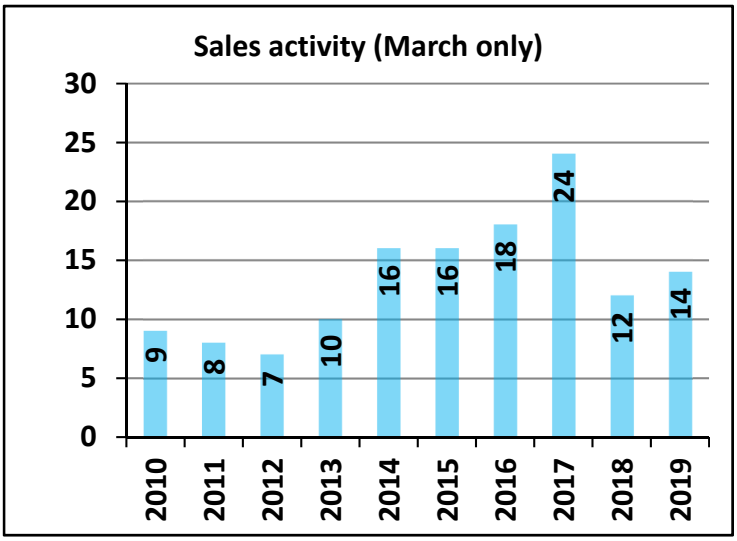
[5] Average active listings from January to current month / average sales from January to current month

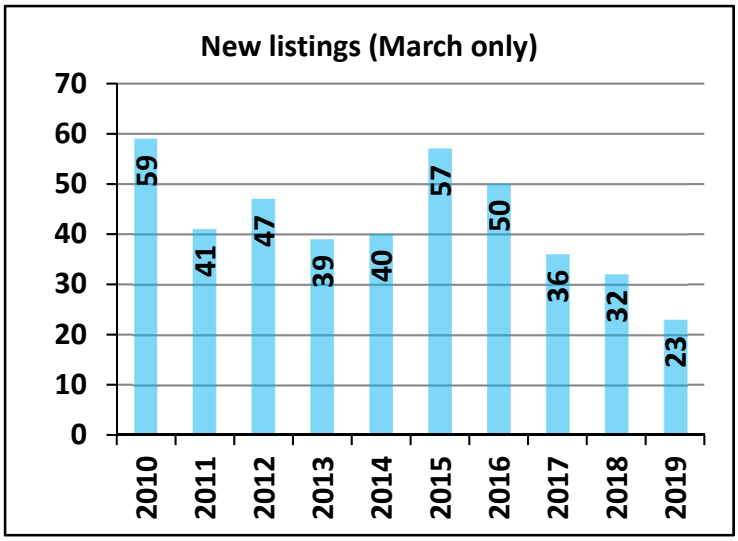
[6] Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

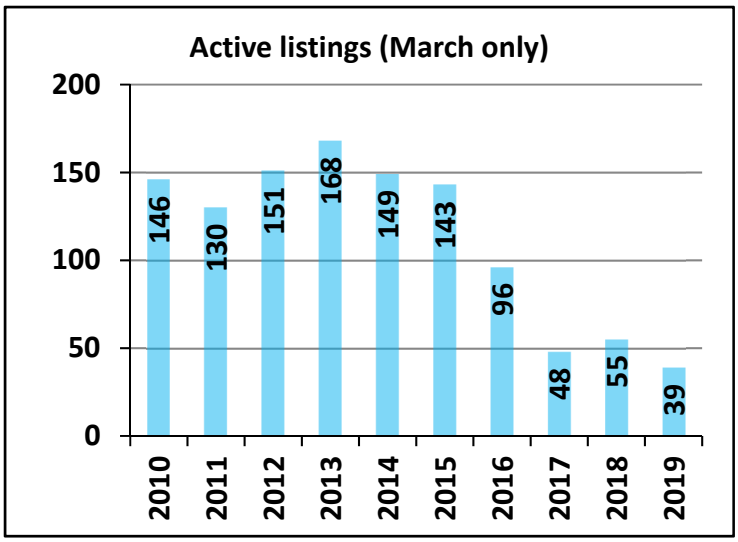
Source: Canadian MLS® Systems, CREA

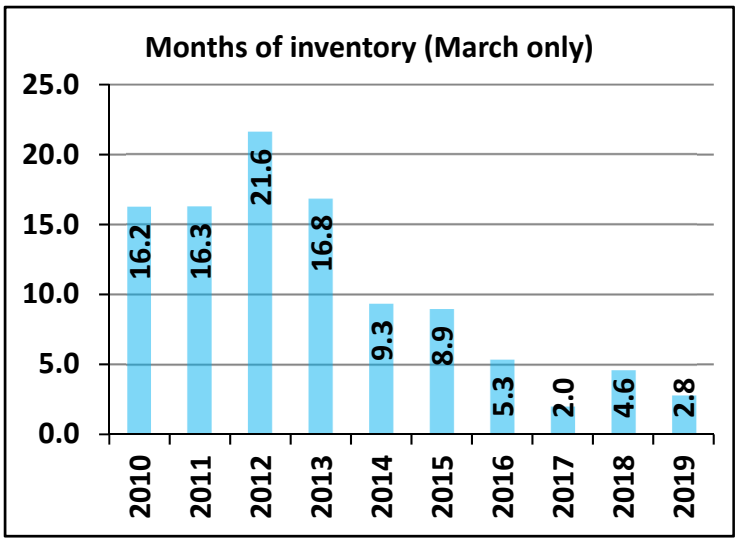
Meaford (Muni)

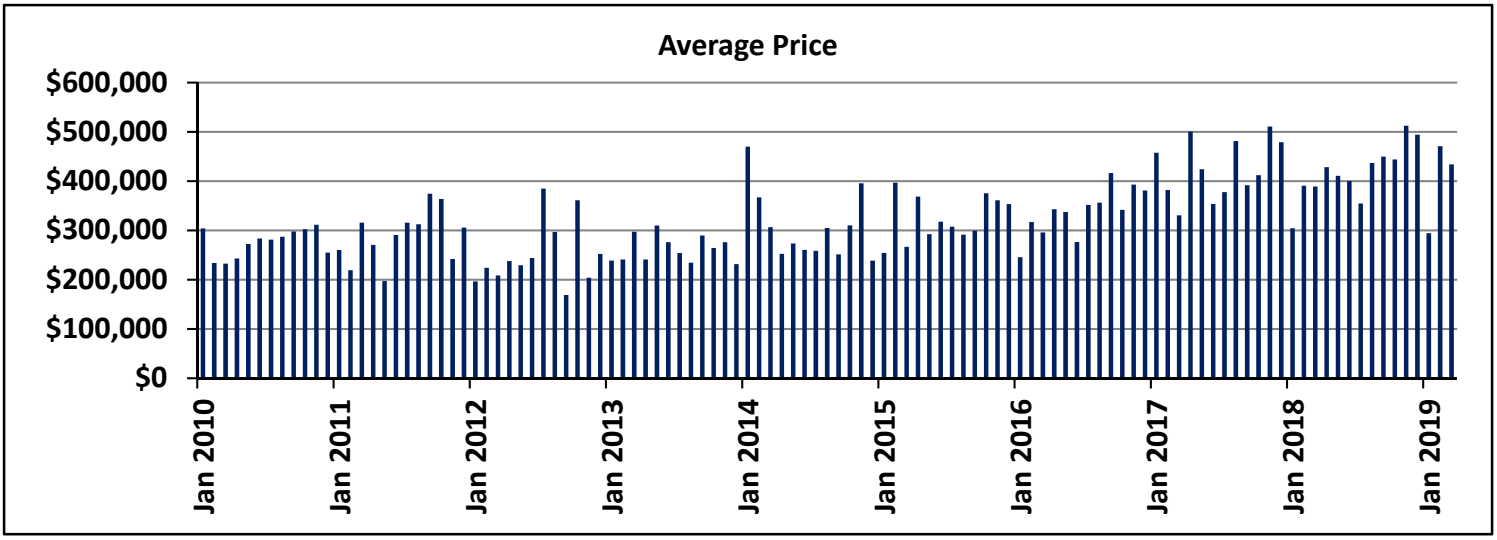
Residential Market Activity







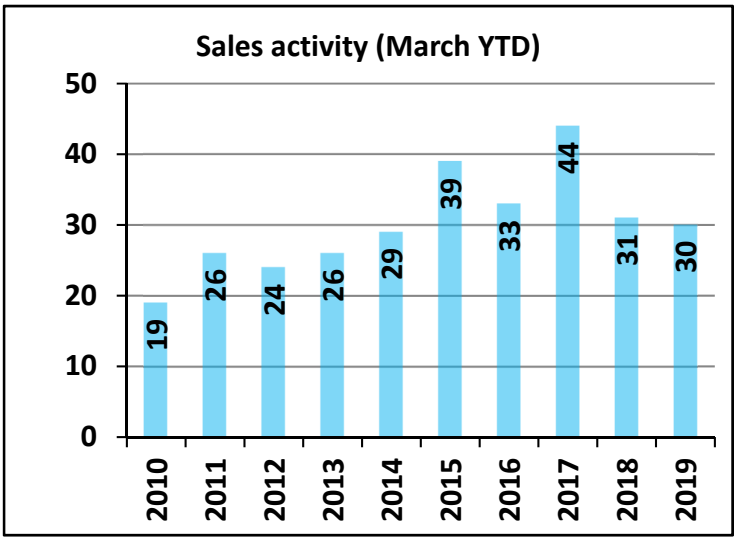


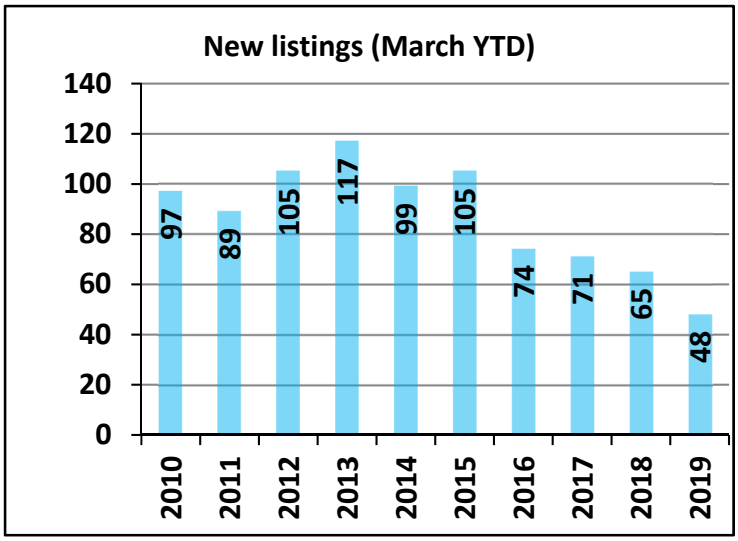


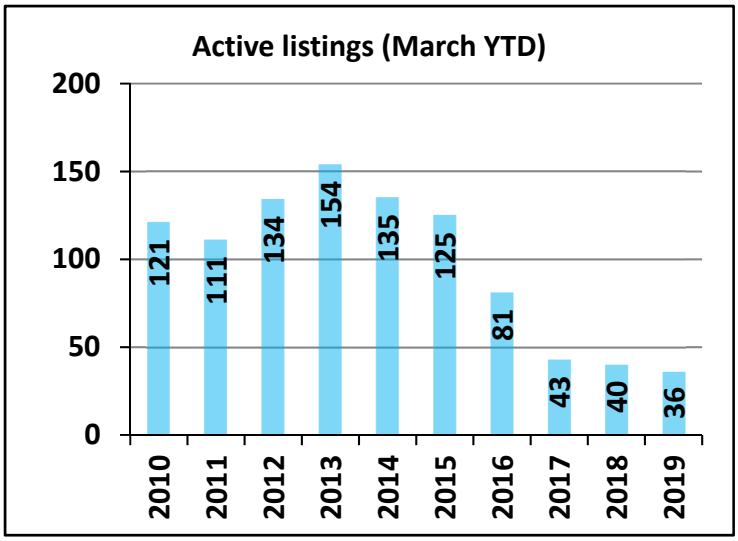
Source: Canadian MLS® Systems, CREA

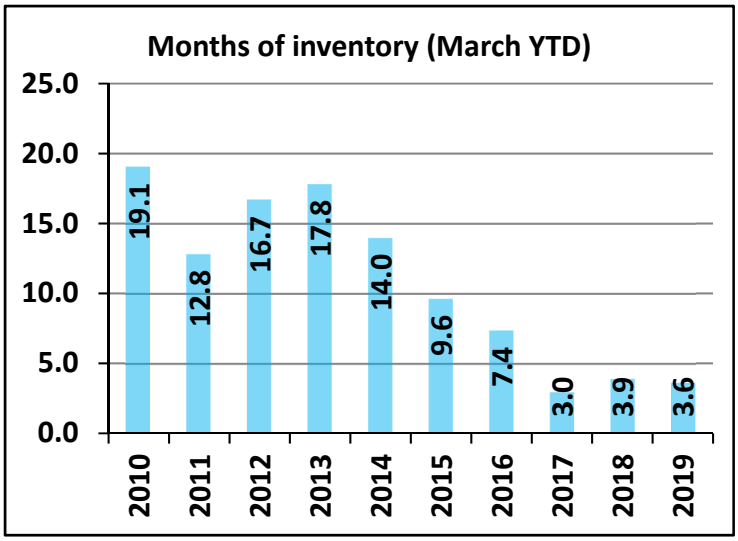
Meaford (Muni)

Residential Market Activity









Source: Canadian MLS® Systems, CREA

Meaford (Muni)

Residential Market Activity

Actual	March 2019	Compared to[6]					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		March 2018	March 2017	March 2016	March 2014	March 2012	March 2009
Sales Activity	**14**	16.7	-41.7	-22.2	-12.5	100.0	366.7
Dollar Volume	**$6,071,400**	30.1	-23.5	14.0	23.7	316.0	736.3
New Listings	**23**	-28.1	-36.1	-54.0	-42.5	-51.1	-45.2
Active Listings	**39**	-29.1	-18.8	-59.4	-73.8	-74.2	-71.7
Sales to New Listings Ratio[1]	**60.9**	37.5	66.7	36.0	40.0	14.9	7.1
Months of Inventory[2]	**2.8**	4.6	2.0	5.3	9.3	21.6	46.0
Average Price	**$433,671**	11.5	31.2	46.6	41.4	108.0	79.2

Year-to-date	March 2019	Compared to[6]					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		March 2018 YTD	March 2017 YTD	March 2016 YTD	March 2014 YTD	March 2012 YTD	March 2009 YTD
Sales Activity	**30**	-3.2	-31.8	-9.1	3.4	25.0	172.7
Dollar Volume	**$12,896,900**	14.9	-18.4	33.6	29.2	150.0	319.1
New Listings	**48**	-26.2	-32.4	-35.1	-51.5	-54.3	-46.7
Active Listings[3]	**36**	-10.0	-16.3	-55.6	-73.3	-73.1	-68.7
Sales to New Listings Ratio[4]	**62.5**	47.7	62.0	44.6	29.3	22.9	12.2
Months of Inventory[5]	**3.6**	3.9	3.0	7.4	14.0	16.7	31.4
Average Price	**$429,897**	18.7	19.7	47.0	24.8	100.0	53.7

[1] Sales / new listings * 100

[2] Active listings at month end / monthly sales

[3] 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

[4] Sum of sales from January to current month / sum of new listings from January to current month

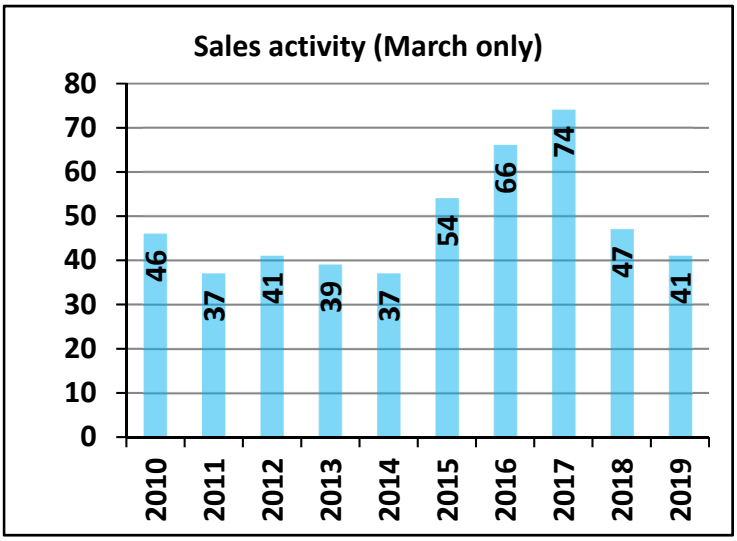
[5] Average active listings from January to current month / average sales from January to current month

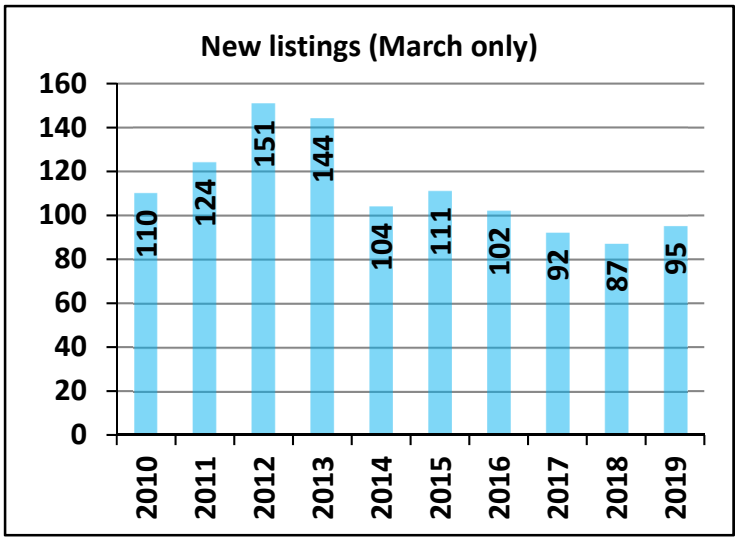
[6] Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

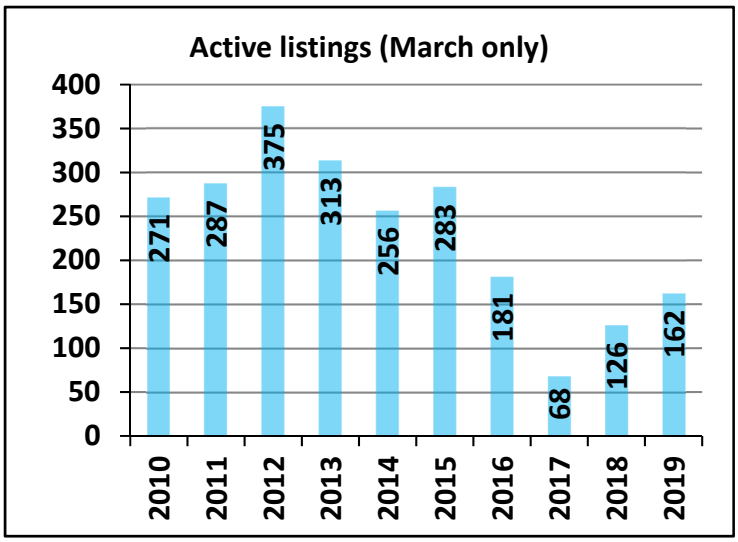
Source: Canadian MLS® Systems, CREA

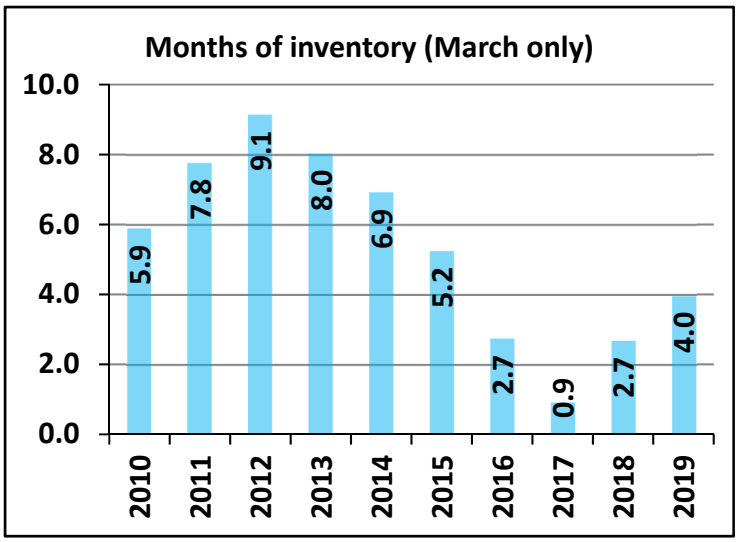
Wasaga Beach

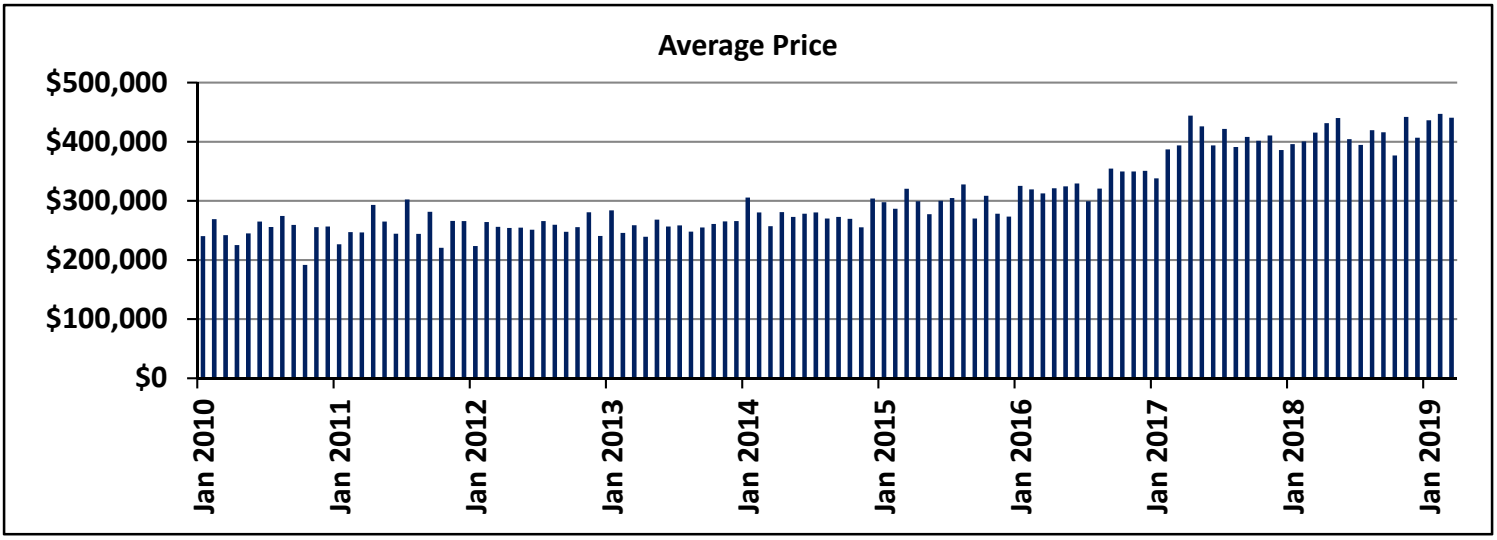
Residential Market Activity







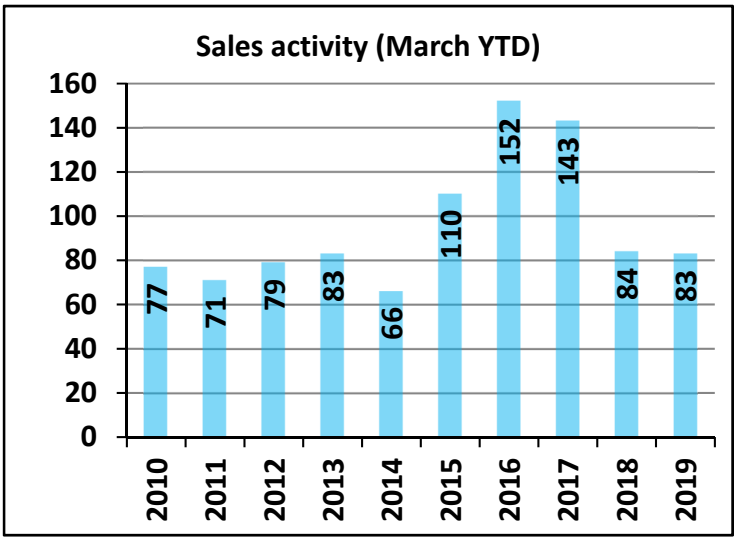


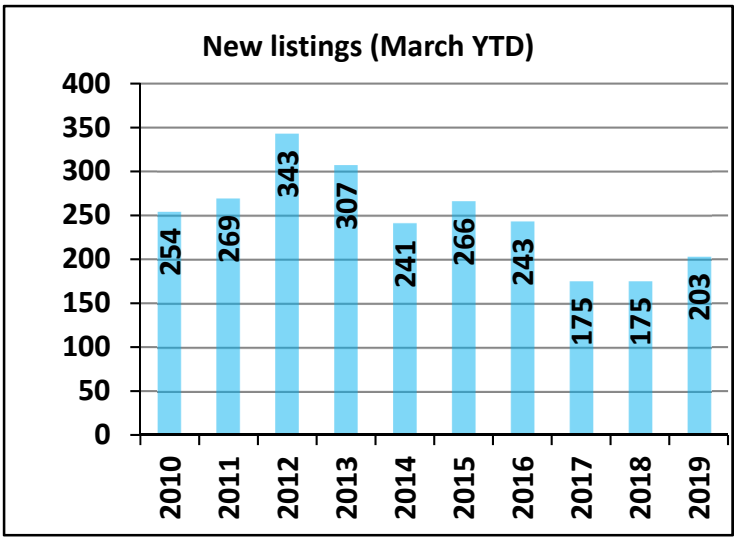


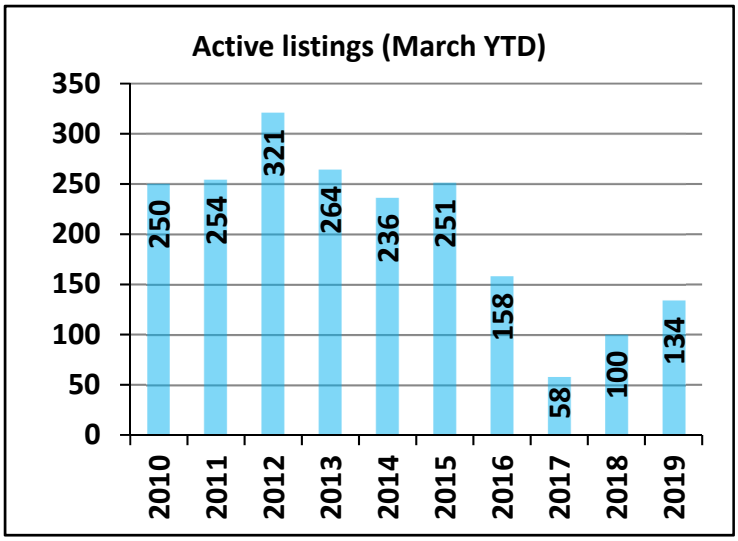
Source: Canadian MLS® Systems, CREA

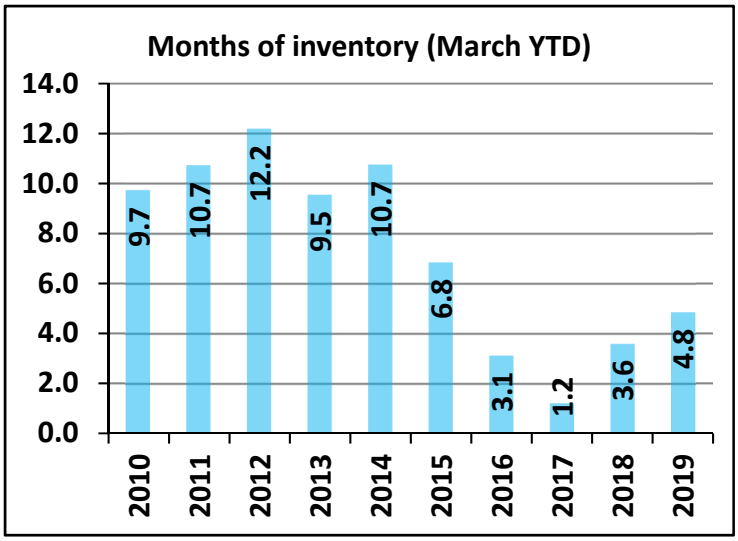
Wasaga Beach

Residential Market Activity









Source: Canadian MLS® Systems, CREA

Wasaga Beach

Residential Market Activity

Actual	March 2019	Compared to[6]					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		March 2018	March 2017	March 2016	March 2014	March 2012	March 2009
Sales Activity	**41**	-12.8	-44.6	-37.9	10.8	0.0	70.8
Dollar Volume	**$18,059,000**	-7.5	-38.0	-12.5	89.8	72.1	251.0
New Listings	**95**	9.2	3.3	-6.9	-8.7	-37.1	6.7
Active Listings	**162**	28.6	138.2	-10.5	-36.7	-56.8	-43.4
Sales to New Listings Ratio[1]	**43.2**	54.0	80.4	64.7	35.6	27.2	27.0
Months of Inventory[2]	**4.0**	2.7	0.9	2.7	6.9	9.1	11.9
Average Price	**$440,463**	6.0	11.9	40.9	71.3	72.1	105.5

Year-to-date	March 2019	Compared to[6]					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		March 2018 YTD	March 2017 YTD	March 2016 YTD	March 2014 YTD	March 2012 YTD	March 2009 YTD
Sales Activity	**83**	-1.2	-42.0	-45.4	25.8	5.1	69.4
Dollar Volume	**$36,601,300**	6.9	-32.7	-24.2	104.3	81.9	231.0
New Listings	**203**	16.0	16.0	-16.5	-15.8	-40.8	-15.8
Active Listings[3]	**134**	34.0	131.0	-15.2	-43.2	-58.3	-48.1
Sales to New Listings Ratio[4]	**40.9**	48.0	81.7	62.6	27.4	23.0	20.3
Months of Inventory[5]	**4.8**	3.6	1.2	3.1	10.7	12.2	15.8
Average Price	**$440,980**	8.2	16.0	38.8	62.4	73.2	95.4

[1] Sales / new listings * 100

[2] Active listings at month end / monthly sales

[3] 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

[4] Sum of sales from January to current month / sum of new listings from January to current month

[5] Average active listings from January to current month / average sales from January to current month

[6] Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes

Source: Canadian MLS® Systems, CREA