

# THE BLUE MOUNTAINS REAL ESTATE MARKET REPORT

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## FIRST QUARTER 2023

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



# OVERVIEW

## VOLUME, UNITS AND PRICES DOWN, WITH AVERAGE SALE TIMES UP



### FIRST-QUARTER SALES VOLUME OF \$69,551,000

Down 61% from Q1-2022's \$176,937,808, with units of 62 down 48% from Q1-2022's 119. New listings of 157 up 10% from a year ago, with the sales/listings ratio of 40% down 43%.



### MARCH SALES VOLUME OF \$16,024,000

Down 54% from March 2022's \$34,973,799. Units of 11 down 48% from last March's 21, with new listings of 39 up 5% and the sales/listings ratio of 28% down 29%.



### FIRST-QUARTER AVERAGE SALE PRICE OF \$1,121,790

Down 25% from the \$1,486,872 of Q1-2022. Average days-on-market of 51 up 22 days.



# OVERVIEW (cont'd)

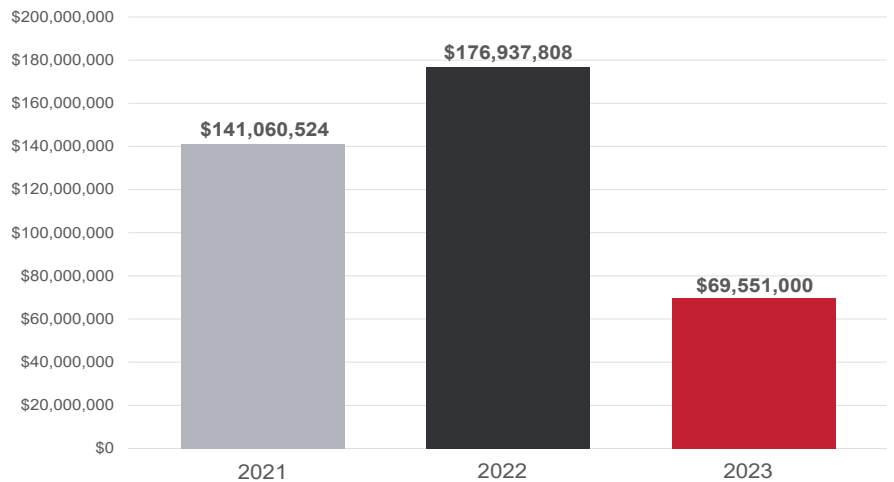


## THE DEMAND FOR LISTINGS IS GREATER THAN THE SUPPLY

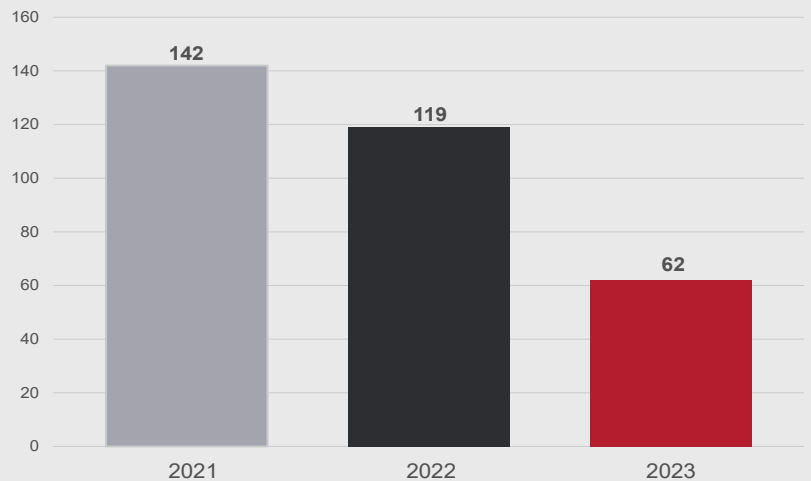
The Blue Mountains market had a **95.8%** sale/list price ratio in March, down from last year's **101.8%**. Homes sold in **54** days on average, up **38** days from a year ago, and there is currently **five months** of inventory. All that, and March's **45%** sales/listings ratio – down from last March's **72%** – adds up to a sellers' market.



Graph 1:  
**The Blue Mts. MLS® Sales**  
2021 vs. 2022 vs. 2023 (Volume)



Graph 2:  
**The Blue Mts. MLS® Sales**  
2021 vs. 2022 vs. 2023 (Units)



# THE MARKET IN DETAIL



Table 1:  
**The Blue Mts. MLS® Residential Sales And Listing Summary**  
 2021 vs. 2022 vs. 2023 (First Quarter)

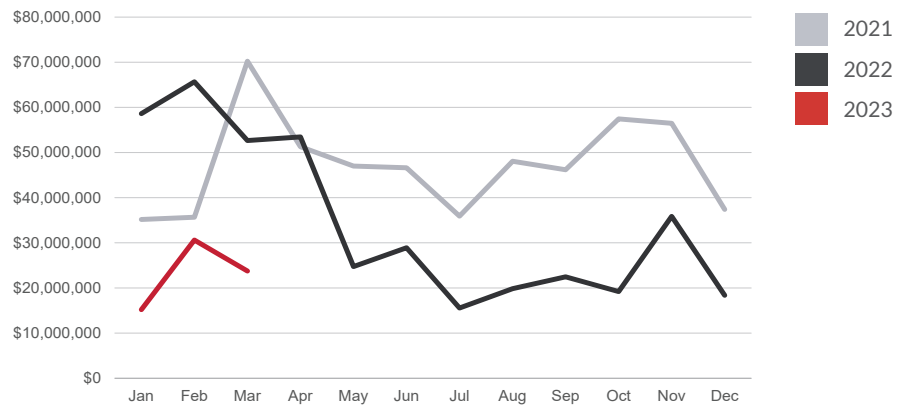
	2021	2022	2023	2022-2023
Volume Sales	\$141,060,524	\$176,937,808	\$69,551,000	-61%
Unit Sales	142	119	62	-48%
New Listings	184	143	156	+9%
Sales/Listings Ratio	78%	83%	40%	-43%
Expired Listings	11	5	38	+660%
Sales: Under \$300K	11	2	4	+100%
Sales: \$300K - \$499K	25	16	13	-19%
Sales: \$500K - \$799K	26	12	13	+8%
Sales: \$800K - \$999K	24	11	5	-55%
Sales: \$1M - \$1.499M	28	37	12	-68%
Sales: \$1.5M - \$1.999M	17	11	7	-36%
Sales: \$2M+	11	30	8	-73%
Average Days-On-Market	26	29	51	+76%
Average Sale Price	\$993,384	\$1,486,872	\$1,121,790	-25%

NOTE: All MLS® sales data in this report comes from the Southern Georgian Bay Association Of REALTORS® and refers specifically to residential sales as of April. 3, 2023.. While deemed to be reliable, Royal LePage Locations North assumes no responsibility for errors and omissions.

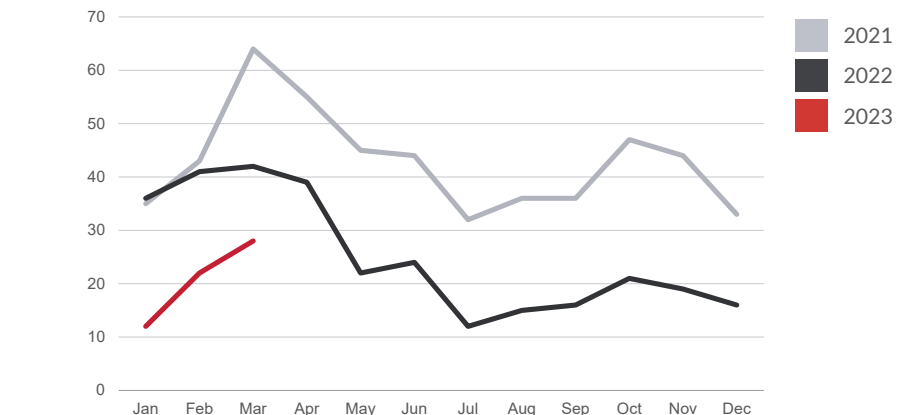
# THE MARKET IN DETAIL (cont'd)

As **Graphs 3** and **4** show, The Blue Mts. Q1-2023 market slowed considerably from the last two years. Volume of **\$69,551,000** was down **61%** from Q1-2022's record **\$176,937,808**, and the least since Q1-2020's **\$65,176,082**. Units of **62** were down **56%** from 2021's benchmark **142**, and the fewest since 2014's **60**. Additionally, Q1-2023 had a **40%** sales/listings ratio; a **95.3%** sale/list price ratio; expired listings of **38**, up **660%** from Q1-2022; an average days-on-market of **51**; and an average of **6** months of inventory. Lastly, although The Blue Mts.' average residential sale price of **\$1,121,790** was down **25%** from a year ago, it was up **55%**, **51%** and **13%** from 2019, 2020 and 2021 respectively.

Graph 3:  
**The Blue Mts. Monthly MLS® Sales**  
 2021 vs. 2022 vs. 2023 (Volume)



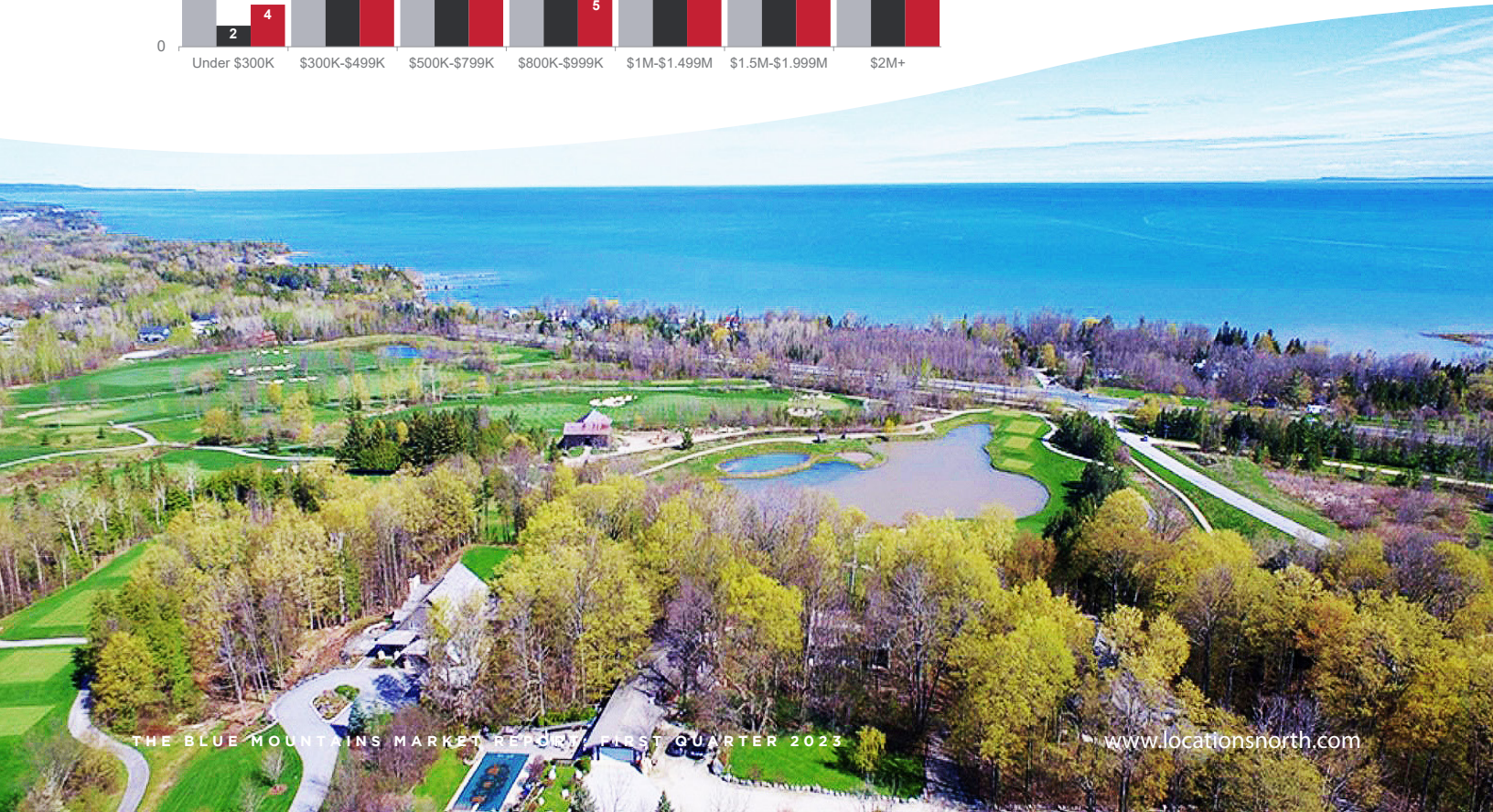
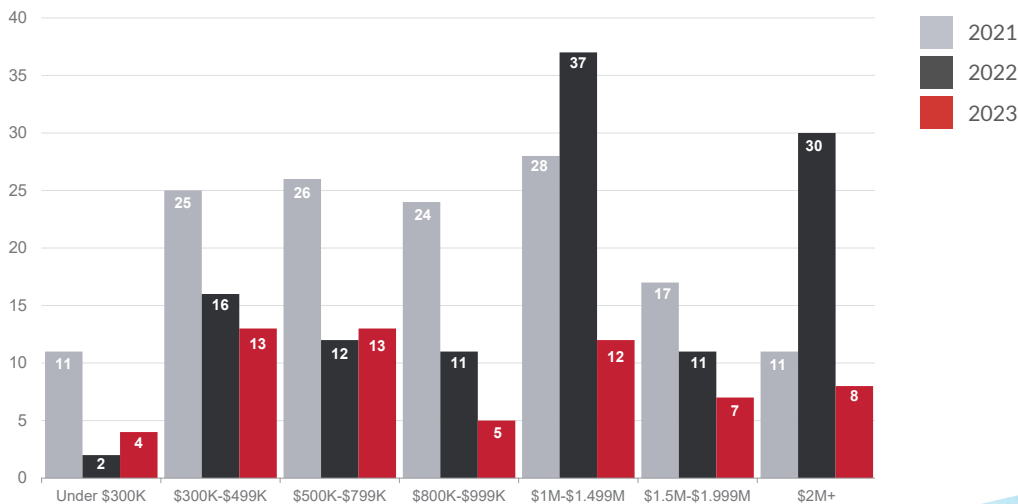
Graph 4:  
**The Blue Mts. Monthly MLS® Sales**  
 2021 vs. 2022 vs. 2023 (Units)



# THE MARKET IN DETAIL (cont'd)

As **Graph 5** shows, Q1-2022 unit sales were up from Q1-2021 in two price ranges and down in five. The Under-\$300K, and \$500K-\$799K ranges were **100%** and **8%** respectively. The \$300K-\$499K, \$800K-\$999K, \$1M-\$1.499M, \$1.5M-\$1.999M and \$2M+ ranges were down **19%**, **55%**, **68%**, **36%** and **73%** respectively. More generally, the Under-\$500K bracket – which accounted for **27%** of 2022's sales – was down **6%** from a year ago. The \$500K-\$999K bracket – which accounted for **29%** of all sales – was down **22%**. And the \$1M+ bracket – which accounted for **44%** of all sales – was down **65%**.

Graph 5:  
**The Blue Mts. MLS® Sales By Price**  
2021 vs. 2022 vs. 2023 (Units)



# SALES BY PROPERTY TYPE

Graph 6:  
**The Blue Mts. MLS® Sales By Property Type**  
2021 vs. 2022 vs. 2023 (Dollars and Units)

## 2023 IN DETAIL

### SINGLE-FAMILY HOMES

**DOLLAR SALES: \$53,839,000**  
DOWN 60% from Q1-2022

**UNIT SALES: 31**  
DOWN 53% from Q1-2022

**AV. DAYS-ON-MARKET: 52**  
UP 26 days from Q1-2022

**AV. SALE PRICE: \$1,736,742**  
DOWN 15% from Q1-2022

### CONDOMINIUMS

**DOLLAR SALES: \$12,464,000**  
DOWN 44% from Q1-2022

**UNIT SALES: 27**  
DOWN 27% from Q1-2022

**AV. DAYS-ON-MARKET: 50**  
UP 13 days from Q1-2022

**AV. SALE PRICE: \$461,630**  
DOWN 24% from Q1-2022

### TOWNHOUSES

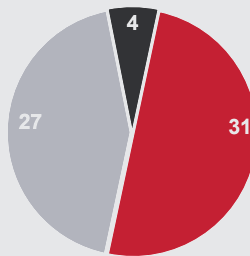
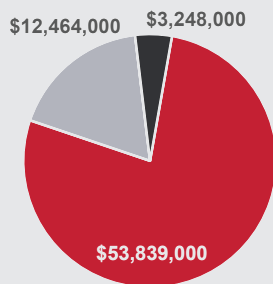
**DOLLAR SALES: \$3,248,000**  
DOWN 83% from Q1-2021

**UNIT SALES: 4**  
DOWN 75% from Q1-2022

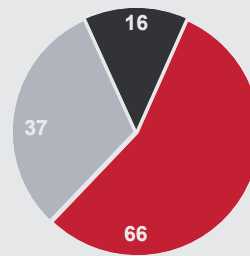
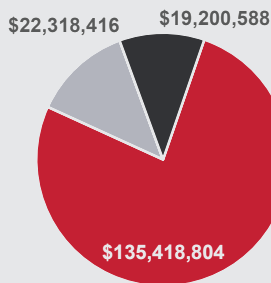
**AV. DAYS-ON-MARKET: 42**  
UP 21 days from Q1-2022

**AV. SALE PRICE: \$812,000**  
DOWN 32% from Q1-2022

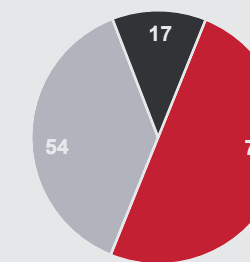
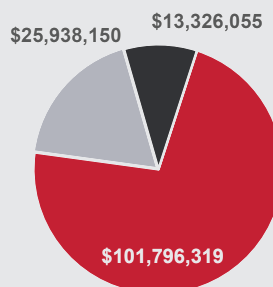
## 2023



## 2022



## 2021



■ Single Family ■ Condominium ■ Townhouse

# THE BLUE MTS. AVERAGE SALE PRICES: 2010-2023

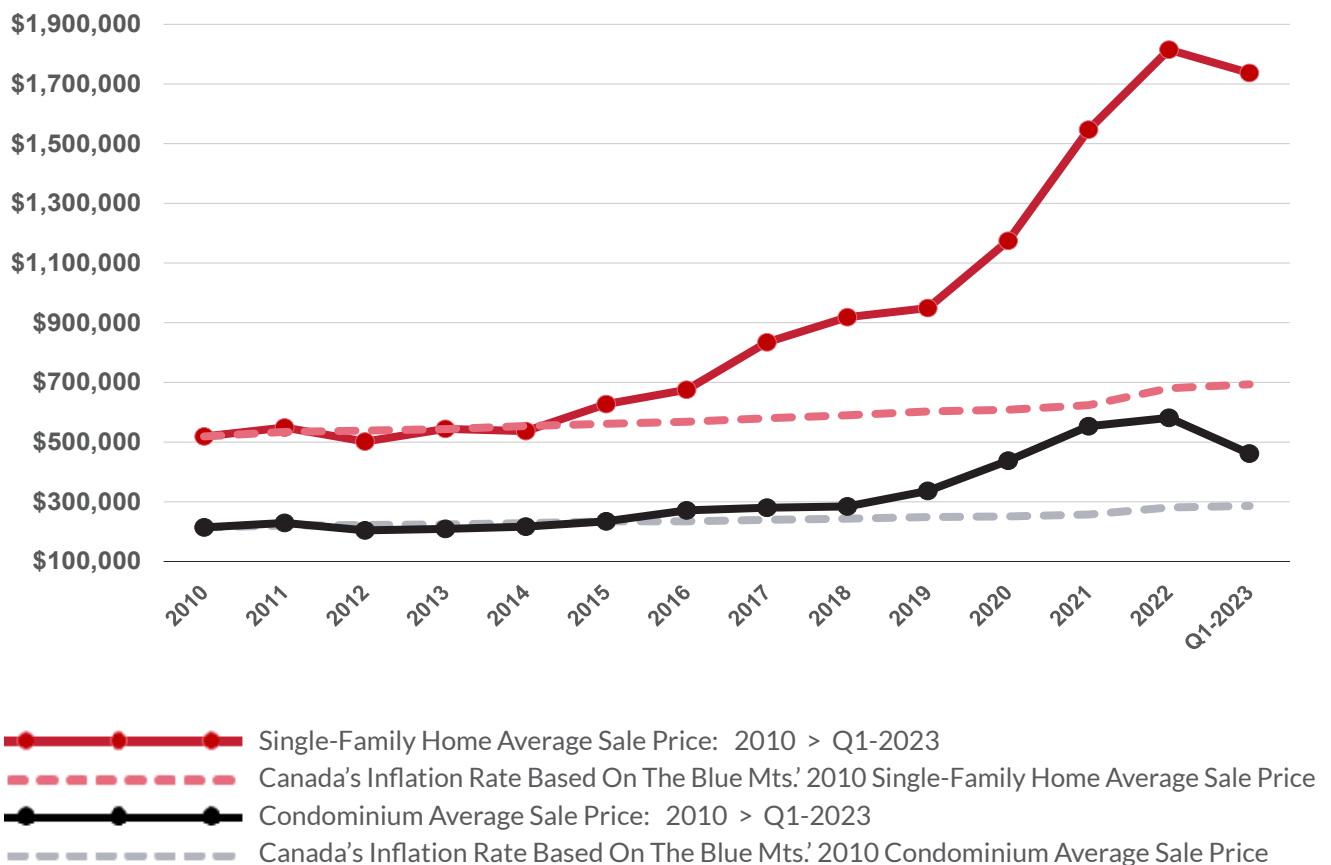
## BIG GAINS OVERALL, BUT WITH A DECLINE IN LATE 2022 AND INTO 2023



The Blue Mts' average sale price for single-family homes in Q1-2023 was **\$1,736,742**; that's down **4%** from 2022, but up **12%** from 2021, **48%** from 2020 and **235%** from 2010. Q1-2023's average condo price of **\$461,630** was down **21%** from 2022 and **17%** from 2021, but up **5%** from 2020 and **116%** from 2010.



From 2010-2014 the average single-family sale price increased at roughly Canada's inflation rate. From 2015 to 2022 the average price rose to **167%** above, but dropped **150%** in Q1-2023. The condo average price was under the inflation rate in 2015 and rose to **107%** above inflation in 2022, before dropping to **61%** in Q1-2023.





# ROYAL LEPAGE LOCATIONS NORTH IN 2022

OUR 10TH STRAIGHT YEAR AS THE REGION'S #1 BROKERAGE

HIGHEST AVERAGE AGENT SALES PRODUCTIVITY IN THE REGION

TWO-AND-A-HALF TIMES THE VOLUME SALES OF OUR CLOSEST REGIONAL COMPETITOR

TWO-AND-A-HALF TIMES THE UNIT SALES OF OUR CLOSEST REGIONAL COMPETITOR

NEARLY FOUR TIMES THE LUXURY HOME SALES OF OUR CLOSEST REGIONAL COMPETITOR

## 2022 Southern Georgian Bay Unit Sales

Royal LePage Locations North	683.5	32.5%	
RE/MAX By The Bay	273.5	13%	
Century 21 Millenium	257.5	12.3%	
RE/MAX Four Seasons	135.5	6.4%	
Chestnut Park	123	5.9%	
Royal LePage RCR	70	3.3%	
RE/MAX At Blue	60	2.9%	
Clairwood	56	2.7%	
Sotheby's	44	2.1%	
Other	399	19%	

# 2022 COMMUNITY SALES

\*\$1,500,000+

## Collingwood

	UNITS	PERCENTAGE
Royal LePage Locations North	265	37%
Century 21 Millenium	103	14.4%
RE/MAX Four Seasons	67.5	9.4%
Chestnut Park	42	5.9%
Clairwood	40	5.6%
Royal LePage RCR	32	4.5%
RE/MAX By The Bay	26	3.6%
Forest Hill	23	3.2%
Engel And Volkers	16	2.2%
Other	91.5	12.8%

## The Blue Mountains

	UNITS	PERCENTAGE
Royal LePage Locations North	173.5	36.6%
Century 21 Millenium	59	12.5%
RE/MAX At Blue	59	12.5%
RE/MAX Four Seasons	41	8.7%
Chestnut Park	38	8%
Royal LePage RCR	20	4.2%
Sothebys	18	3.8%
Clairwood	12	2.5%
Bosley	11	2.3%
Other	42	8.9%

## Meaford

	UNITS	PERCENTAGE
Royal LePage Locations North	73	45.3%
Chestnut Park	14	8.7%
Century 21 Millenium	14	8.7%
Sotheby's	8	5%
RE/MAX Four Seasons	8	5%
RE/MAX Hallmark	7	4.3%
Forest Hill	3	1.9%
Bosley	3	1.9%
RE/MAX By The Bay	3	1.9%
Other	28	17.4%

## Clearview

	UNITS	PERCENTAGE
Royal LePage Locations North	51	32.1%
RE/MAX By The Bay	28	17.6%
Chestnut Park	17	10.7%
Royal LePage RCR	9	5.7%
RE/MAX Four Seasons	7	4.4%
Century 21 Millenium	6.5	4.1%
Forest Hill	3	1.9%
Sotheby's	3	1.9%
Bosley	2	1.3%
Other	32.5	20%

## Grey Highlands

	UNITS	PERCENTAGE
Royal LePage Locations North	12	36.4%
Chestnut Park	7	21.2%
Century 21 Millenium	3	9.1%
Forest Hill	2	6.1%
RE/MAX Four Seasons	2	6.1%
Johnston & Daniel	1	3%
Royal LePage RCR	1	3%
Solid Rock	1	3%
Royal LePage Royal City	1	3%
Other	3	9.1%

## Southern Georgian Bay Luxury Homes\*

	UNITS	PERCENTAGE
Royal LePage Locations North	53	27%
Century 21 Millenium	14	7%
Chestnut Park	13.5	6.9%
RE/MAX Four Seasons	12	6%
Royal LePage RCR	9	4.6%
Sothebys	9	4.6%
Forest Hill	8	4.1%
RE/MAX By The Bay	8	4.1%
Engel & Volkers	5	2.6%
Other	57.5	29.6%



# 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](http://www.locationsnorth.com)*



### COLLINGWOOD

705-445-5520

330 First St.

### THORN BURY

519-599-2136

27 Arthur St.

### MEAFORD

519-538-5755

96 Sykes St.

### WASAGA BEACH

705-429-4800

1249 Mosley St.

### CREEMORE

705-881-9005

154 Mill St.