



Western District

Residential Market Activity

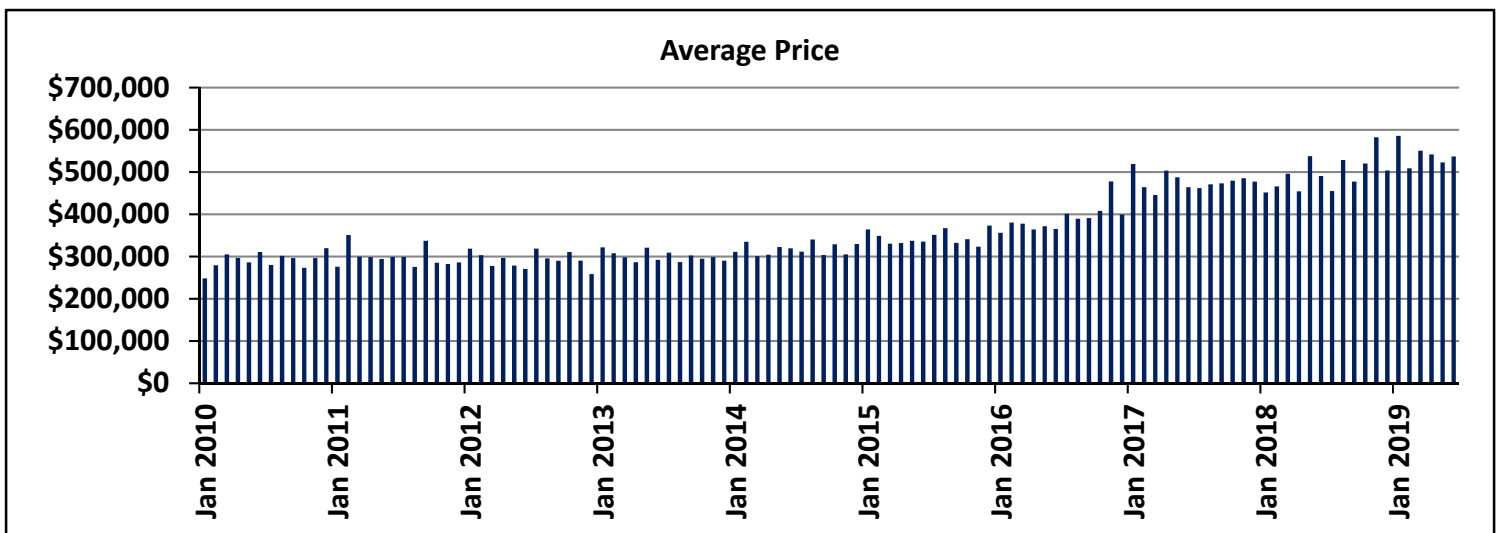
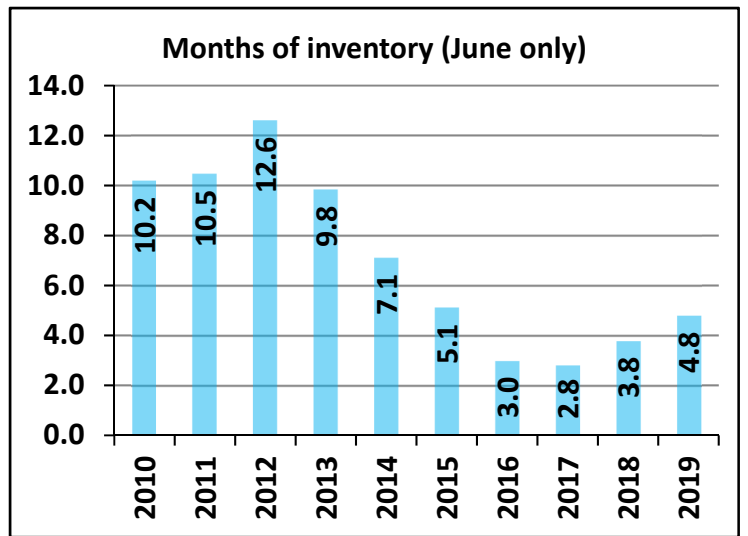
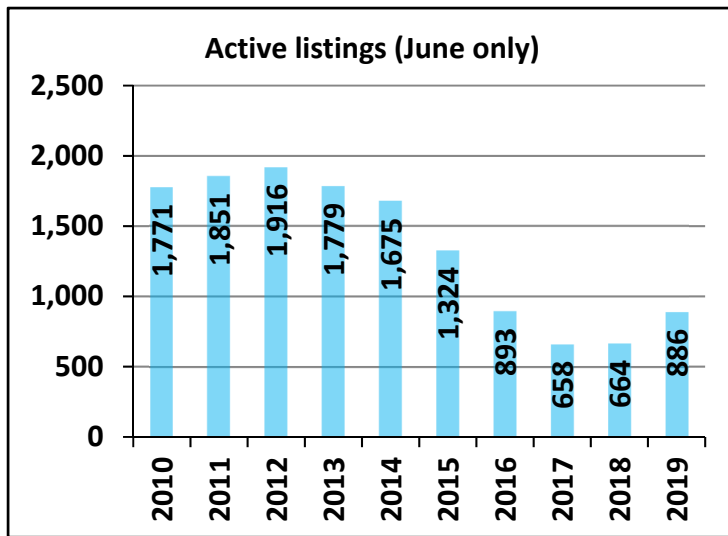
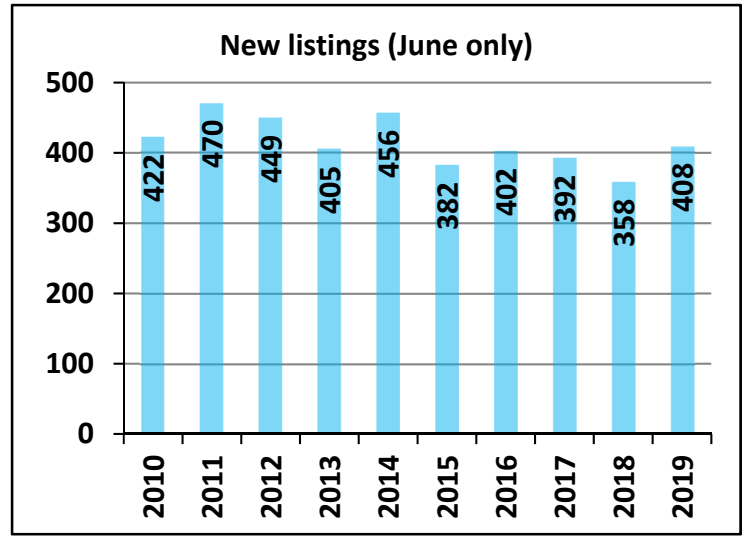
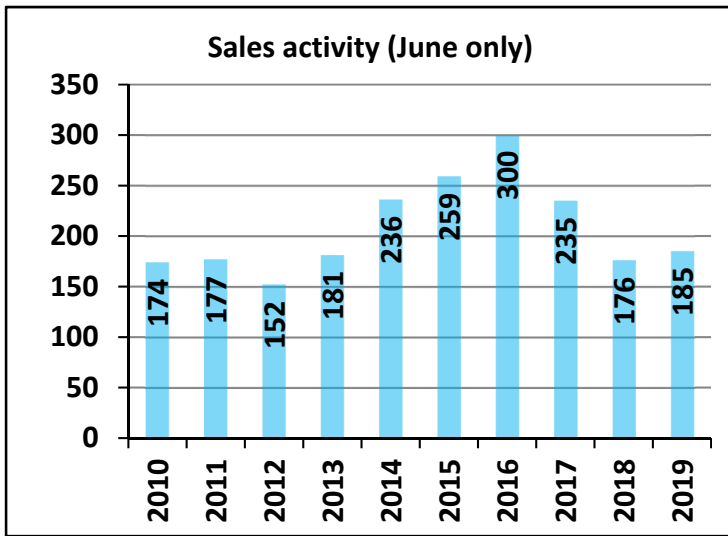
June 2019



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

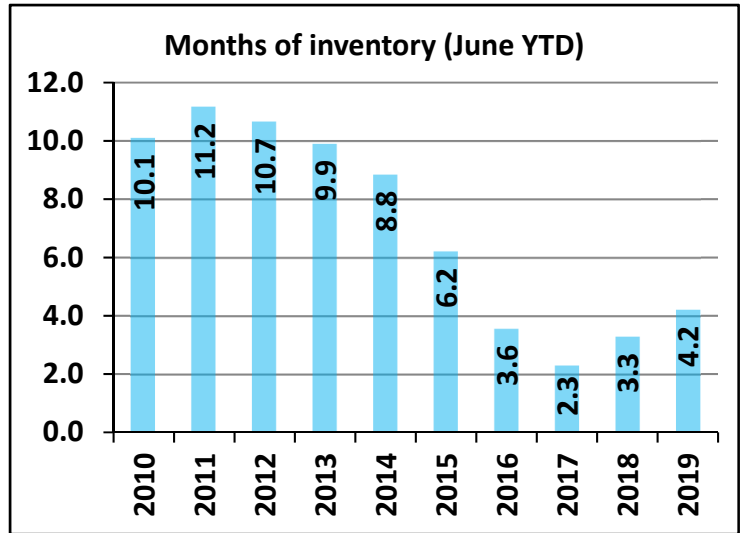
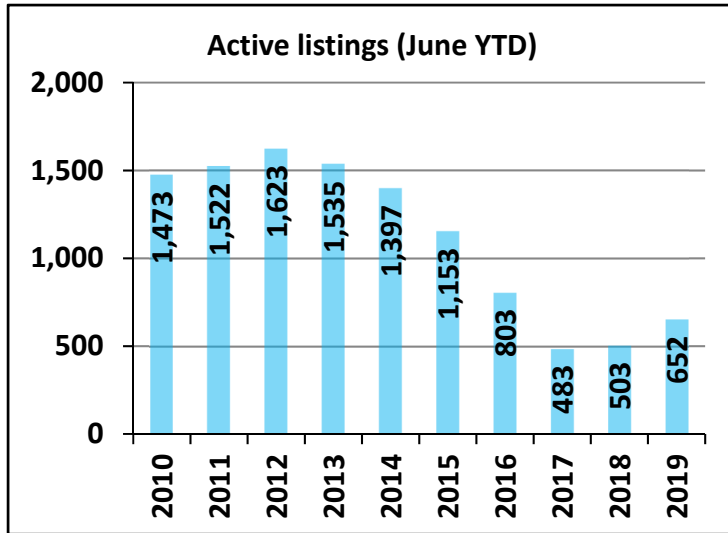
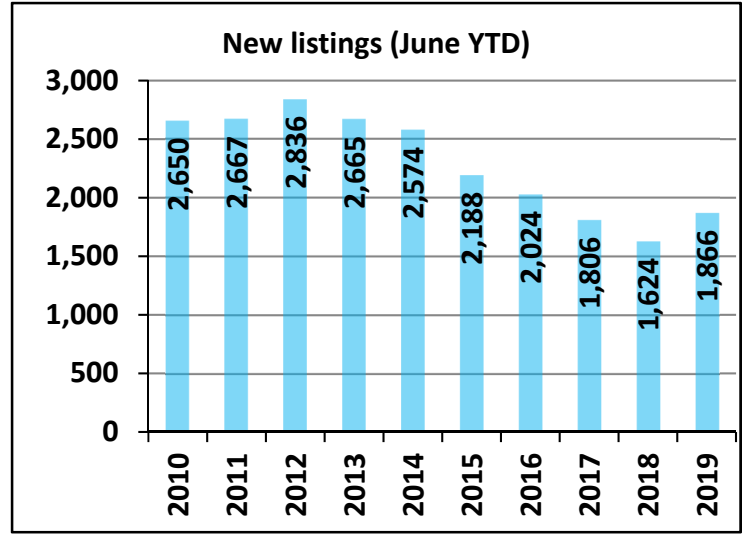
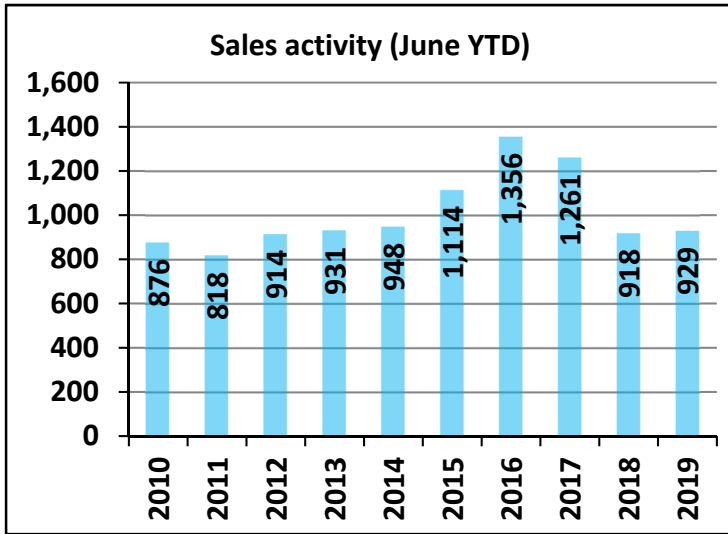
Western District

Residential Market Activity



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Residential Market Activity

Actual	June 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		June 2018	June 2017	June 2016	June 2014	June 2012	June 2009
Sales Activity	185	5.1	-21.3	-38.3	-21.6	21.7	0.5
Dollar Volume	\$99,292,802	15.0	-8.9	-9.4	31.7	141.7	109.2
New Listings	408	14.0	4.1	1.5	-10.5	-9.1	-2.2
Active Listings	886	33.4	34.7	-0.8	-47.1	-53.8	-41.6
Sales to New Listings Ratio¹	45.3	49.2	59.9	74.6	51.8	33.9	44.1
Months of Inventory²	4.8	3.8	2.8	3.0	7.1	12.6	8.2
Average Price	\$536,718	9.4	15.7	47.0	68.0	98.5	108.1

Year-to-date	June 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		June 2018 YTD	June 2017 YTD	June 2016 YTD	June 2014 YTD	June 2012 YTD	June 2009 YTD
Sales Activity	929	1.2	-26.3	-31.5	-2.0	1.6	37.6
Dollar Volume	\$499,676,142	11.7	-17.1	-0.3	67.1	89.8	186.9
New Listings	1,866	14.9	3.3	-7.8	-27.5	-34.2	-15.8
Active Listings³	652	29.6	35.0	-18.8	-53.3	-59.8	-52.5
Sales to New Listings Ratio⁴	49.8	56.5	69.8	67.0	36.8	32.2	30.5
Months of Inventory⁵	4.2	3.3	2.3	3.6	8.8	10.7	12.2
Average Price	\$537,865	10.4	12.5	45.6	70.5	86.8	108.5

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

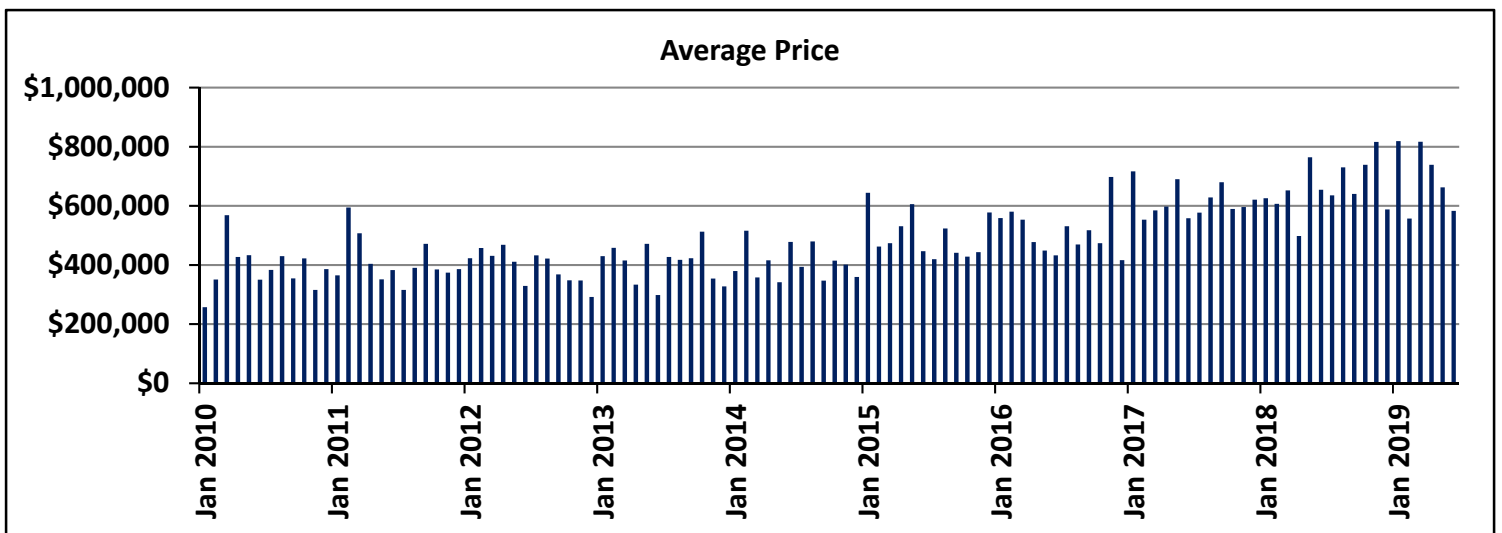
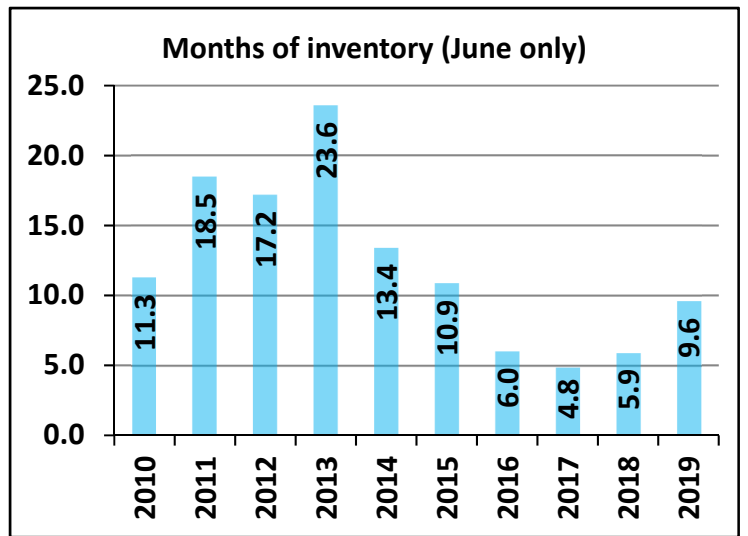
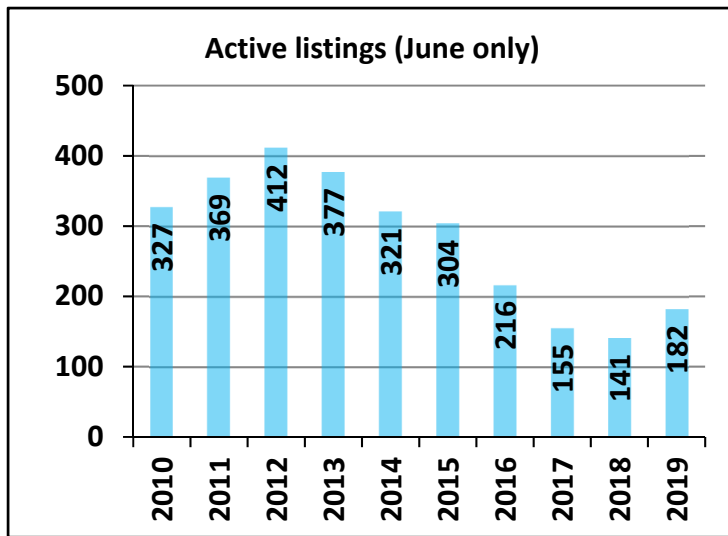
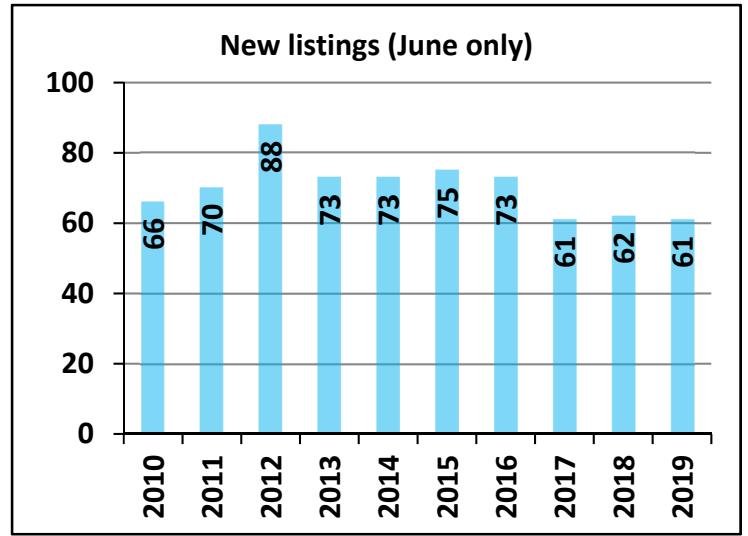
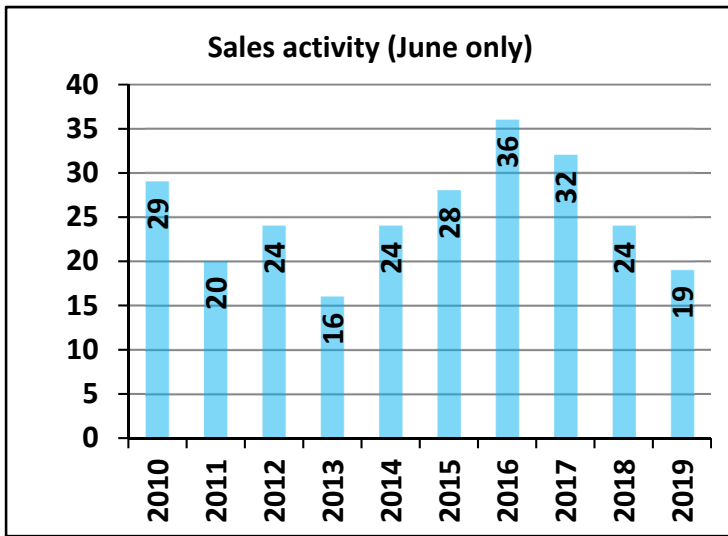
⁴ Sum of sales from January to current month / sum of new listings from January to current month

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

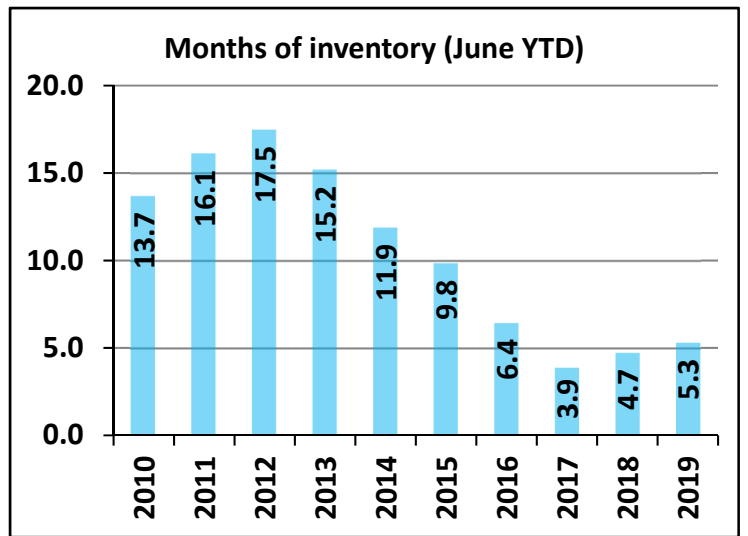
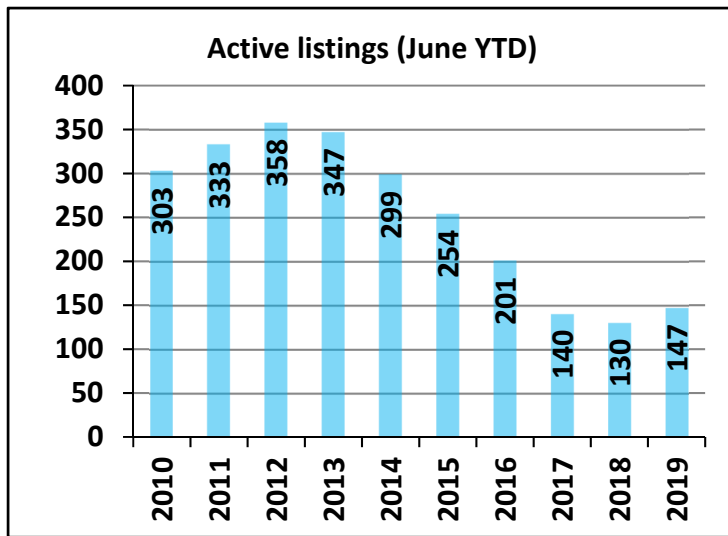
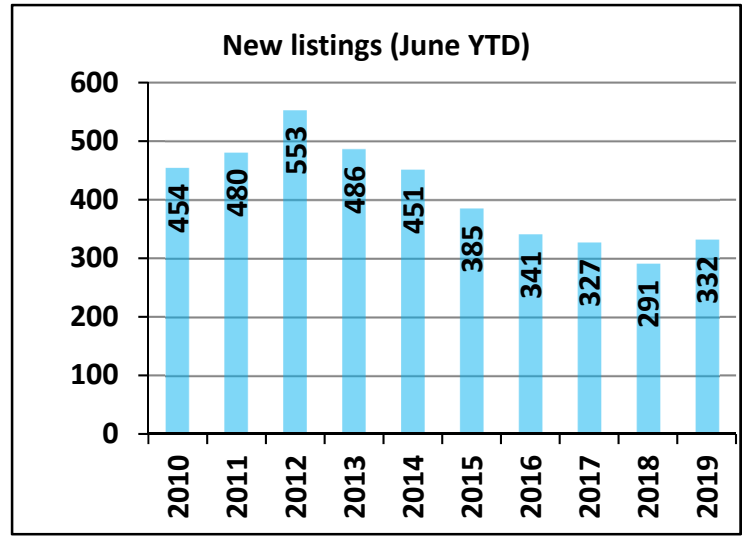
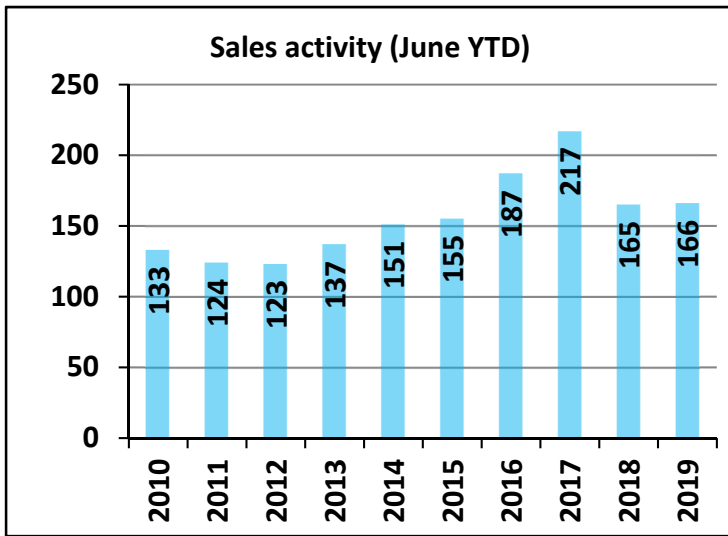
Blue Mountains

Residential Market Activity



Blue Mountains

Residential Market Activity



Blue Mountains

Residential Market Activity

Actual	June 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		June 2018	June 2017	June 2016	June 2014	June 2012	June 2009
Sales Activity	19	-20.8	-40.6	-47.2	-20.8	-20.8	-24.0
Dollar Volume	\$11,076,999	-29.4	-38.0	-28.8	-3.4	40.4	34.6
New Listings	61	-1.6	0.0	-16.4	-16.4	-30.7	-27.4
Active Listings	182	29.1	17.4	-15.7	-43.3	-55.8	-42.6
Sales to New Listings Ratio¹	31.1	38.7	52.5	49.3	32.9	27.3	29.8
Months of Inventory²	9.6	5.9	4.8	6.0	13.4	17.2	12.7
Average Price	\$583,000	-10.9	4.5	34.9	22.0	77.4	77.1

Year-to-date	June 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		June 2018 YTD	June 2017 YTD	June 2016 YTD	June 2014 YTD	June 2012 YTD	June 2009 YTD
Sales Activity	166	0.6	-23.5	-11.2	9.9	35.0	67.7
Dollar Volume	\$116,316,675	10.6	-12.7	25.6	89.2	125.5	227.2
New Listings	332	14.1	1.5	-2.6	-26.4	-40.0	-21.3
Active Listings³	147	13.1	5.0	-26.9	-50.8	-58.9	-52.0
Sales to New Listings Ratio⁴	50.0	56.7	66.4	54.8	33.5	22.2	23.5
Months of Inventory⁵	5.3	4.7	3.9	6.4	11.9	17.5	18.5
Average Price	\$700,703	9.9	14.1	41.4	72.1	67.1	95.1

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

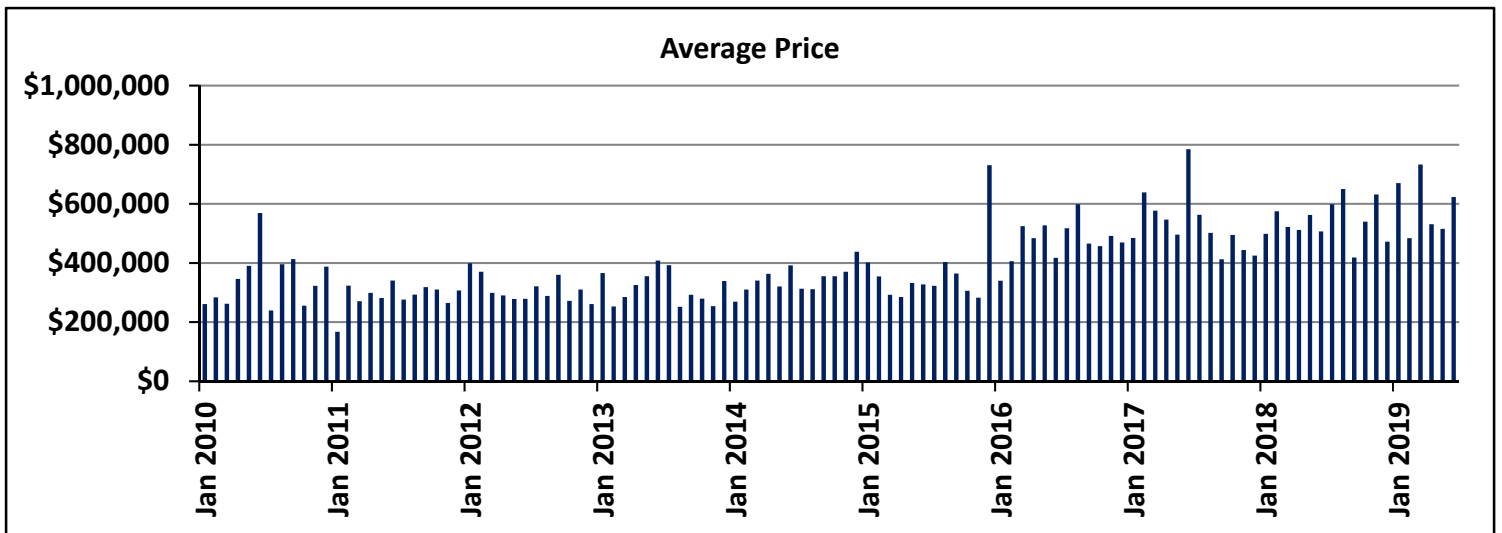
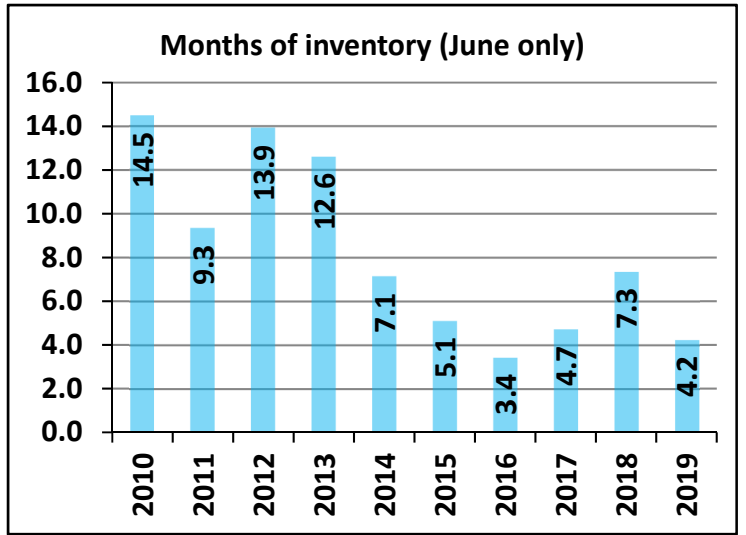
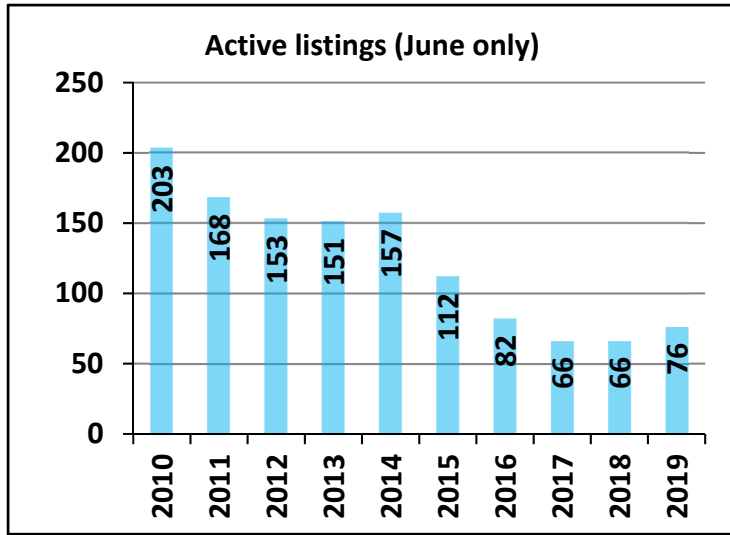
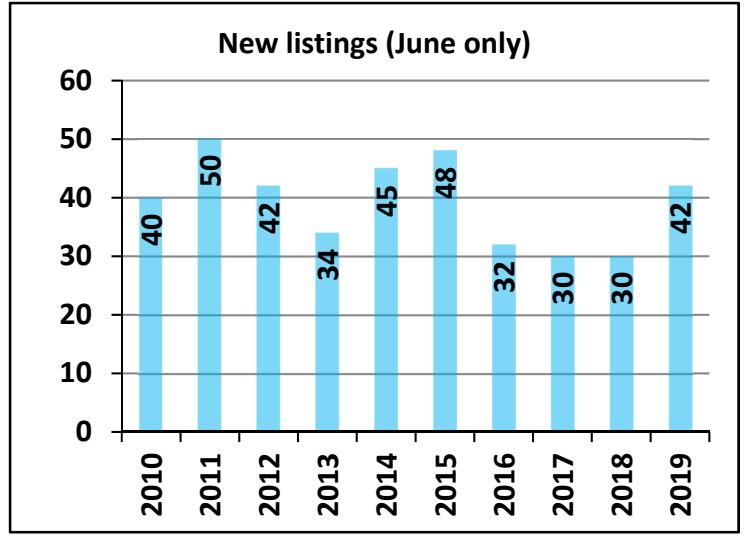
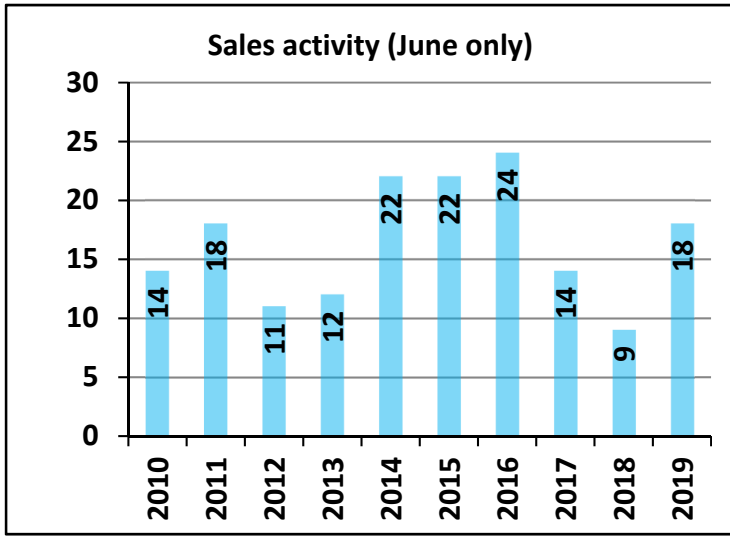
⁴ Sum of sales from January to current month / sum of new listings from January to current month

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

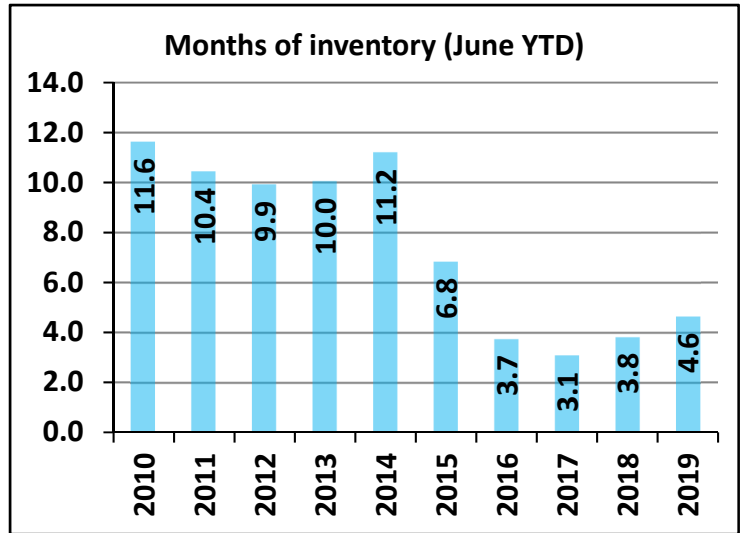
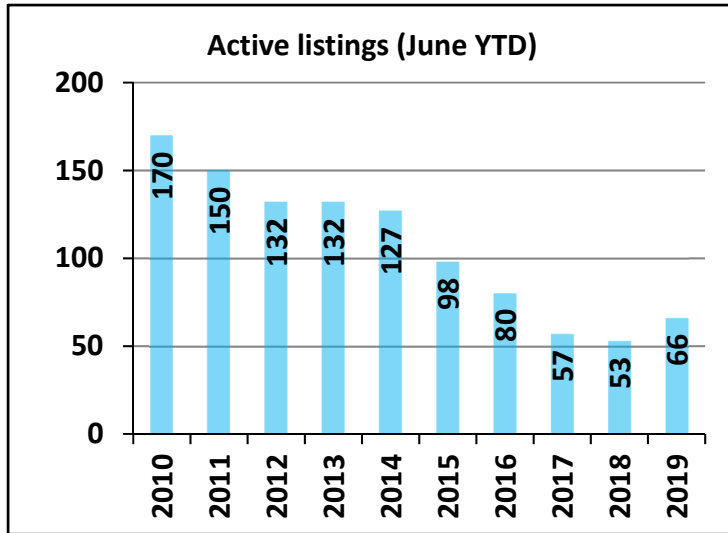
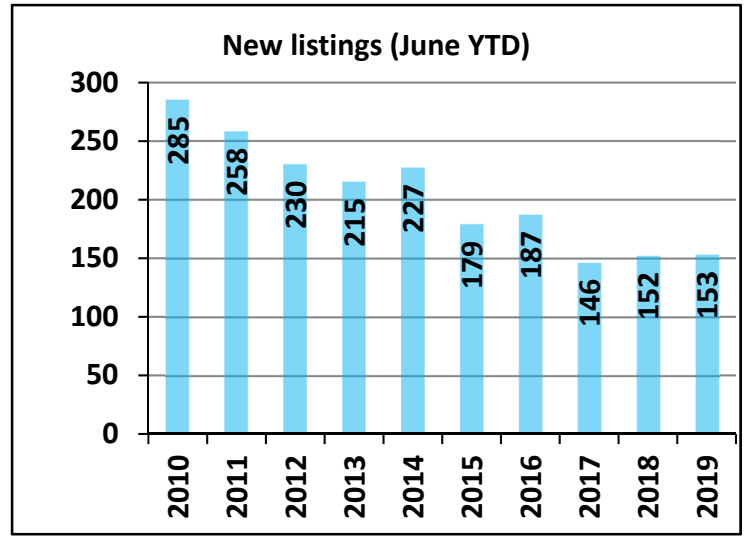
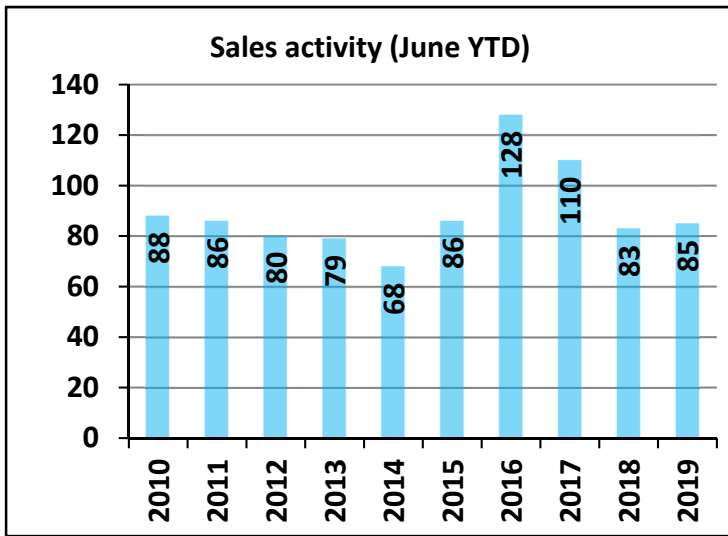
Clearview

Residential Market Activity



Clearview

Residential Market Activity



Clearview

Residential Market Activity

Actual	June 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		June 2018	June 2017	June 2016	June 2014	June 2012	June 2009
Sales Activity	18	100.0	28.6	-25.0	-18.2	63.6	-18.2
Dollar Volume	\$11,212,000	146.0	2.1	12.0	30.1	265.6	116.9
New Listings	42	40.0	40.0	31.3	-6.7	0.0	7.7
Active Listings	76	15.2	15.2	-7.3	-51.6	-50.3	-53.9
Sales to New Listings Ratio¹	42.9	30.0	46.7	75.0	48.9	26.2	56.4
Months of Inventory²	4.2	7.3	4.7	3.4	7.1	13.9	7.5
Average Price	\$622,889	23.0	-20.6	49.3	59.0	123.4	165.1

Year-to-date	June 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		June 2018 YTD	June 2017 YTD	June 2016 YTD	June 2014 YTD	June 2012 YTD	June 2009 YTD
Sales Activity	85	2.4	-22.7	-33.6	25.0	6.3	26.9
Dollar Volume	\$50,211,975	13.9	-20.9	-16.3	111.1	99.9	216.9
New Listings	153	0.7	4.8	-18.2	-32.6	-33.5	-35.2
Active Listings³	66	24.5	15.8	-17.5	-48.0	-50.0	-54.8
Sales to New Listings Ratio⁴	55.6	54.6	75.3	68.4	30.0	34.8	28.4
Months of Inventory⁵	4.6	3.8	3.1	3.7	11.2	9.9	13.1
Average Price	\$590,729	11.2	2.4	26.0	68.9	88.2	149.8

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

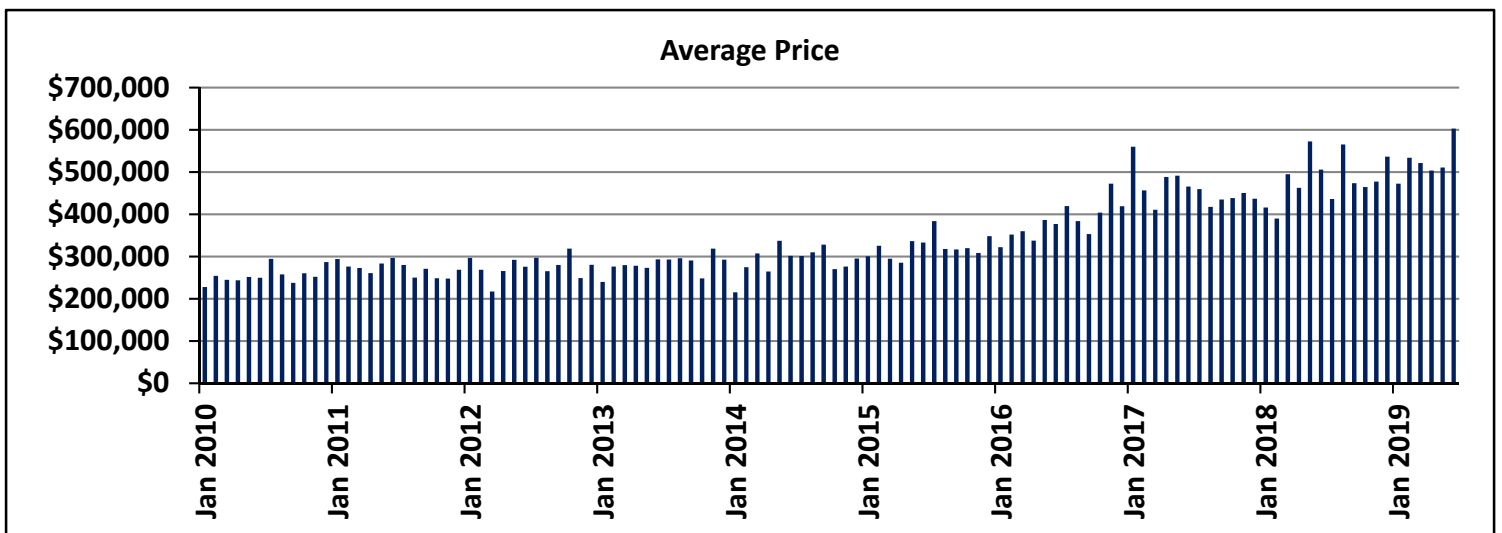
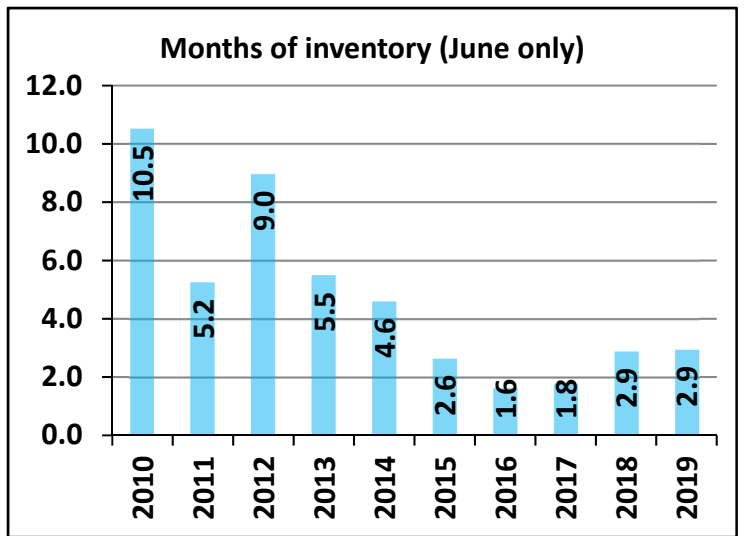
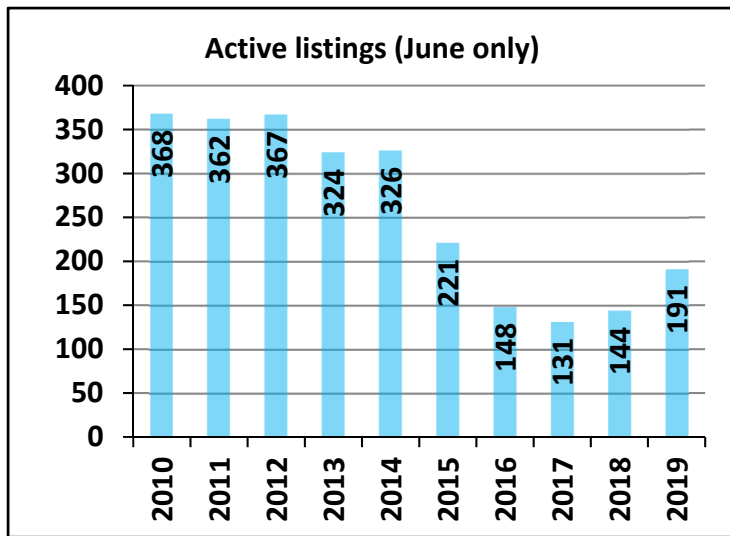
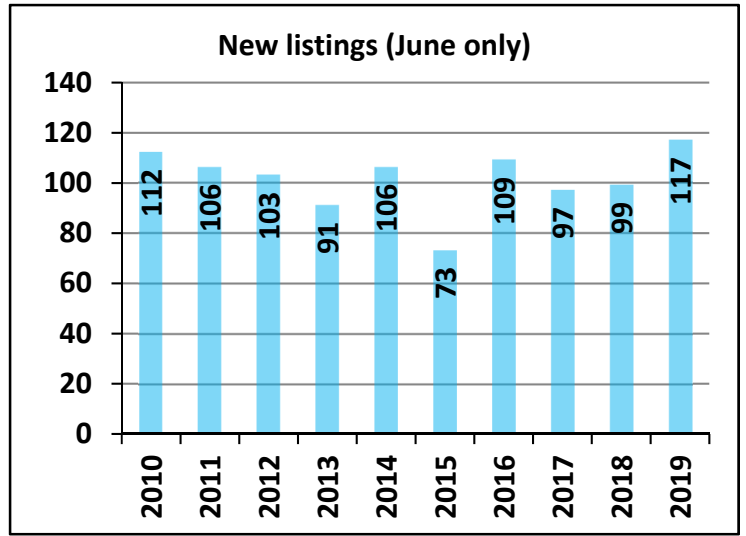
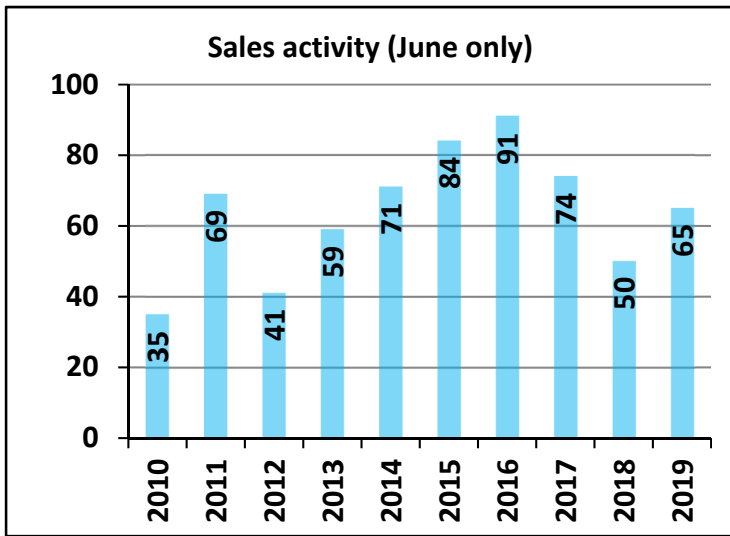
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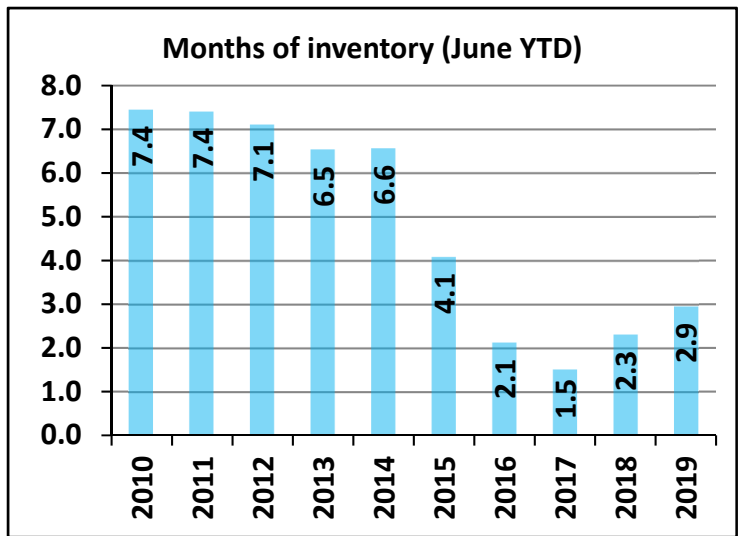
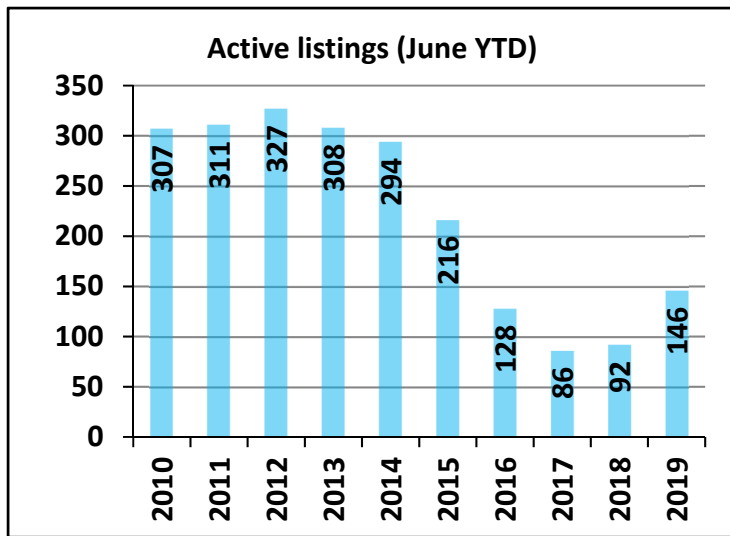
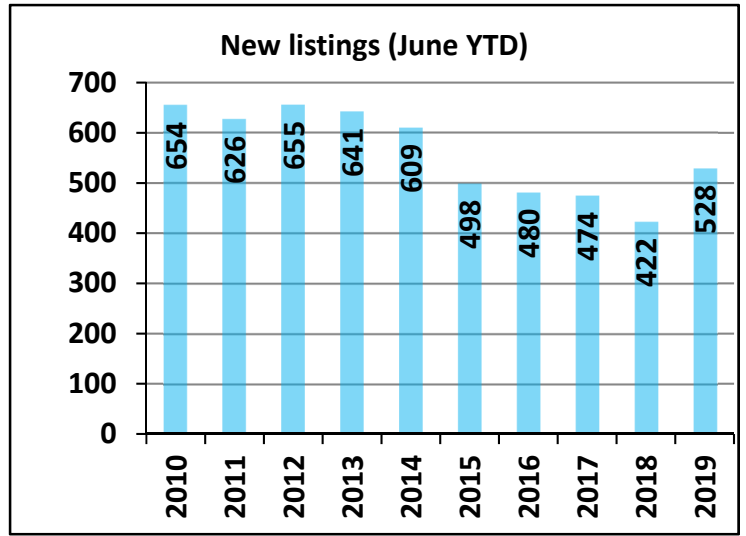
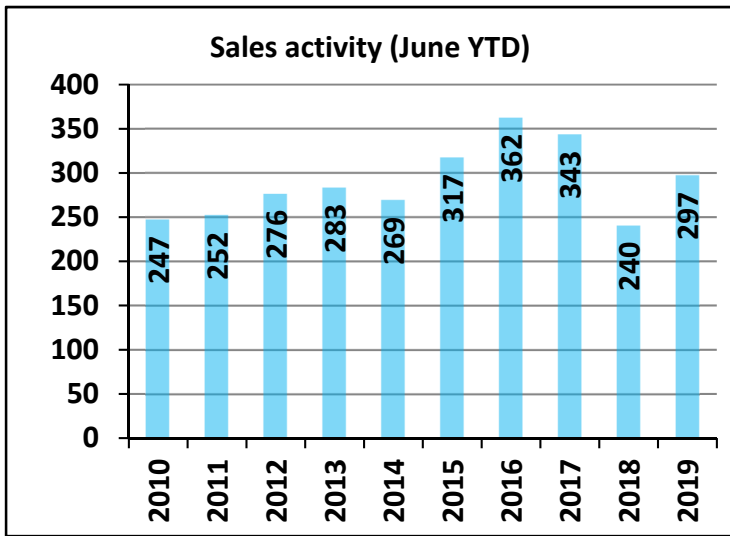
Collingwood

Residential Market Activity



Collingwood

Residential Market Activity



Collingwood

Residential Market Activity

Actual	June 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		June 2018	June 2017	June 2016	June 2014	June 2012	June 2009
Sales Activity	65	30.0	-12.2	-28.6	-8.5	58.5	25.0
Dollar Volume	\$39,184,208	54.9	13.7	14.3	83.0	246.7	213.3
New Listings	117	18.2	20.6	7.3	10.4	13.6	11.4
Active Listings	191	32.6	45.8	29.1	-41.4	-48.0	-38.8
Sales to New Listings Ratio¹	55.6	50.5	76.3	83.5	67.0	39.8	49.5
Months of Inventory²	2.9	2.9	1.8	1.6	4.6	9.0	6.0
Average Price	\$602,834	19.2	29.4	60.0	99.9	118.7	150.6

Year-to-date	June 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		June 2018 YTD	June 2017 YTD	June 2016 YTD	June 2014 YTD	June 2012 YTD	June 2009 YTD
Sales Activity	297	23.8	-13.4	-18.0	10.4	7.6	46.3
Dollar Volume	\$157,818,377	35.3	-2.3	20.8	99.4	112.7	237.3
New Listings	528	25.1	11.4	10.0	-13.3	-19.4	-2.2
Active Listings³	146	58.7	69.8	14.1	-50.3	-55.4	-49.5
Sales to New Listings Ratio⁴	56.3	56.9	72.4	75.4	44.2	42.1	37.6
Months of Inventory⁵	2.9	2.3	1.5	2.1	6.6	7.1	8.5
Average Price	\$531,375	9.3	12.8	47.3	80.6	97.7	130.5

¹ Sales / new listings * 100

² Active listings at month end / monthly sales

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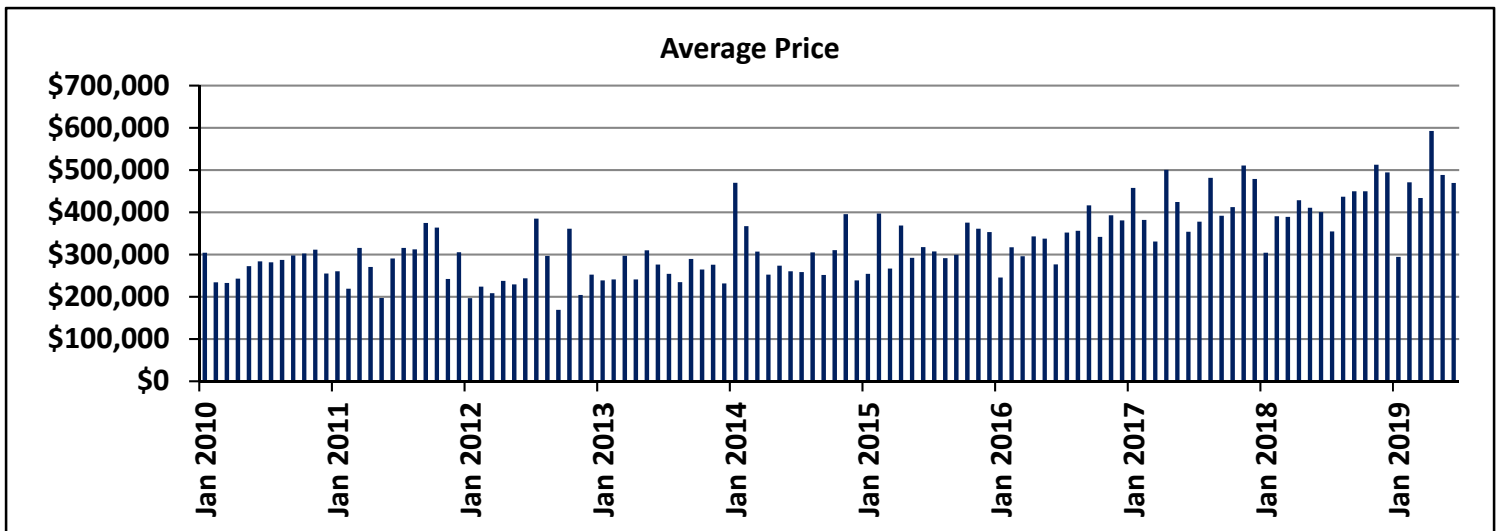
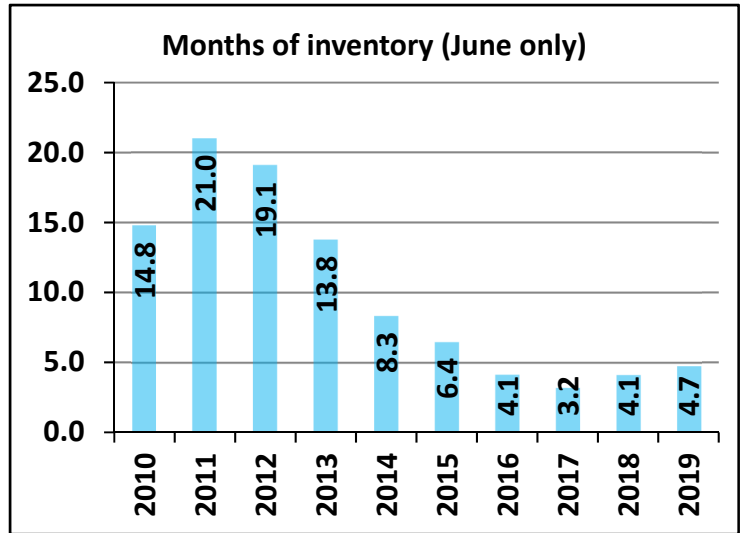
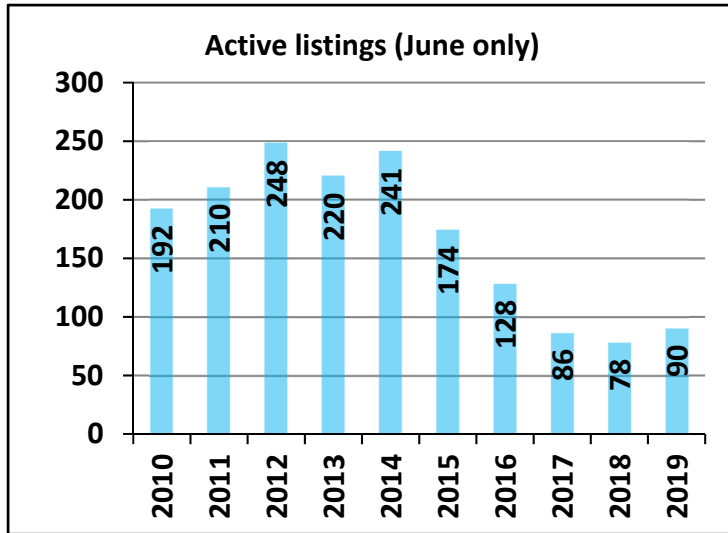
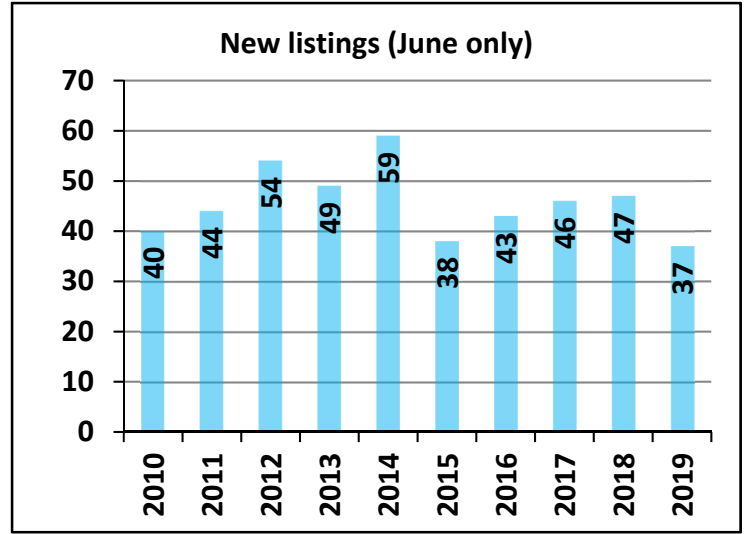
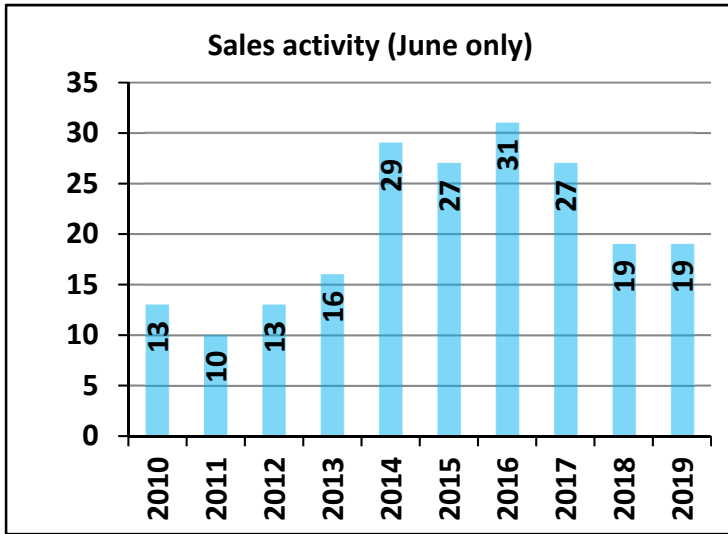
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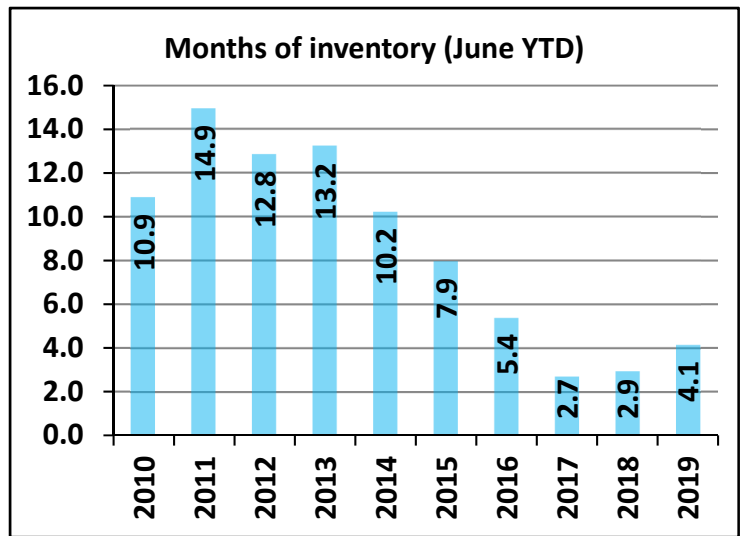
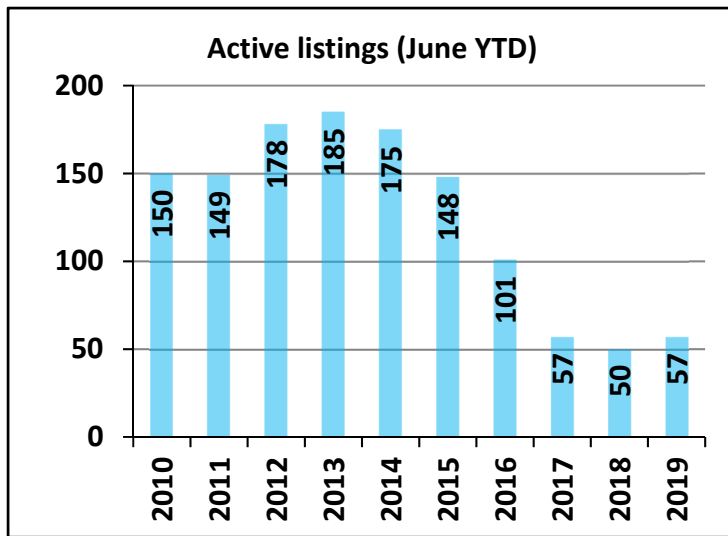
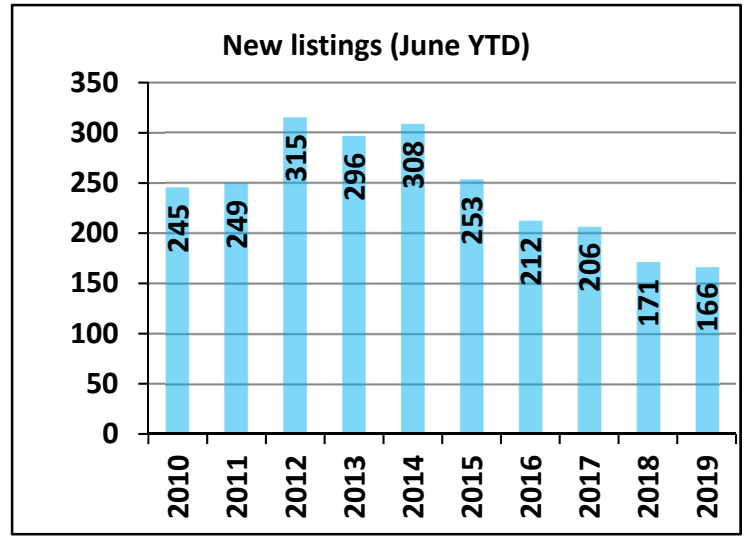
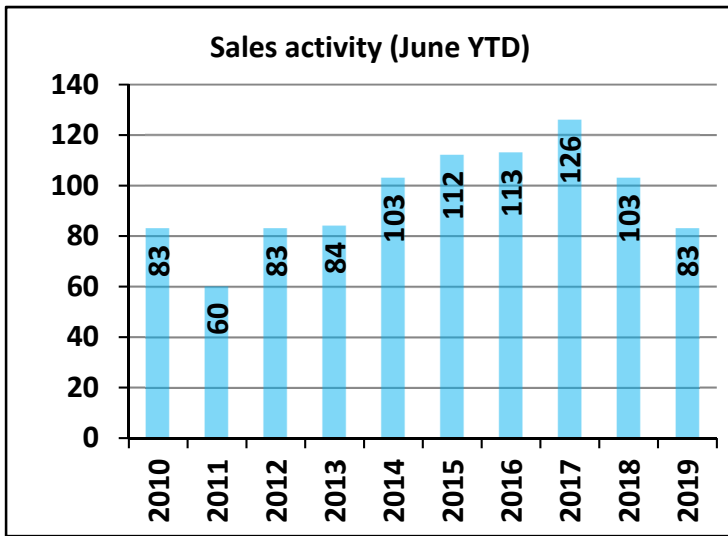
Meaford (Muni)

Residential Market Activity



Meaford (Muni)

Residential Market Activity



Meaford (Muni)

Residential Market Activity

Actual	June 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		June 2018	June 2017	June 2016	June 2014	June 2012	June 2009
Sales Activity	19	0.0	-29.6	-38.7	-34.5	46.2	5.6
Dollar Volume	\$8,918,907	17.2	-6.6	4.1	18.2	181.5	87.7
New Listings	37	-21.3	-19.6	-14.0	-37.3	-31.5	2.8
Active Listings	90	15.4	4.7	-29.7	-62.7	-63.7	-48.9
Sales to New Listings Ratio¹	51.4	40.4	58.7	72.1	49.2	24.1	50.0
Months of Inventory²	4.7	4.1	3.2	4.1	8.3	19.1	9.8
Average Price	\$469,416	17.2	32.7	69.8	80.3	92.6	77.8

Year-to-date	June 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		June 2018 YTD	June 2017 YTD	June 2016 YTD	June 2014 YTD	June 2012 YTD	June 2009 YTD
Sales Activity	83	-19.4	-34.1	-26.5	-19.4	0.0	33.9
Dollar Volume	\$39,874,236	-2.9	-20.9	14.3	35.9	108.8	156.0
New Listings	166	-2.9	-19.4	-21.7	-46.1	-47.3	-27.2
Active Listings³	57	14.0	0.0	-43.6	-67.4	-68.0	-60.1
Sales to New Listings Ratio⁴	50.0	60.2	61.2	53.3	33.4	26.3	27.2
Months of Inventory⁵	4.1	2.9	2.7	5.4	10.2	12.8	13.9
Average Price	\$480,412	20.5	20.0	55.6	68.7	108.8	91.2

¹ Sales / new listings * 100

² Active listings at month end / monthly sales

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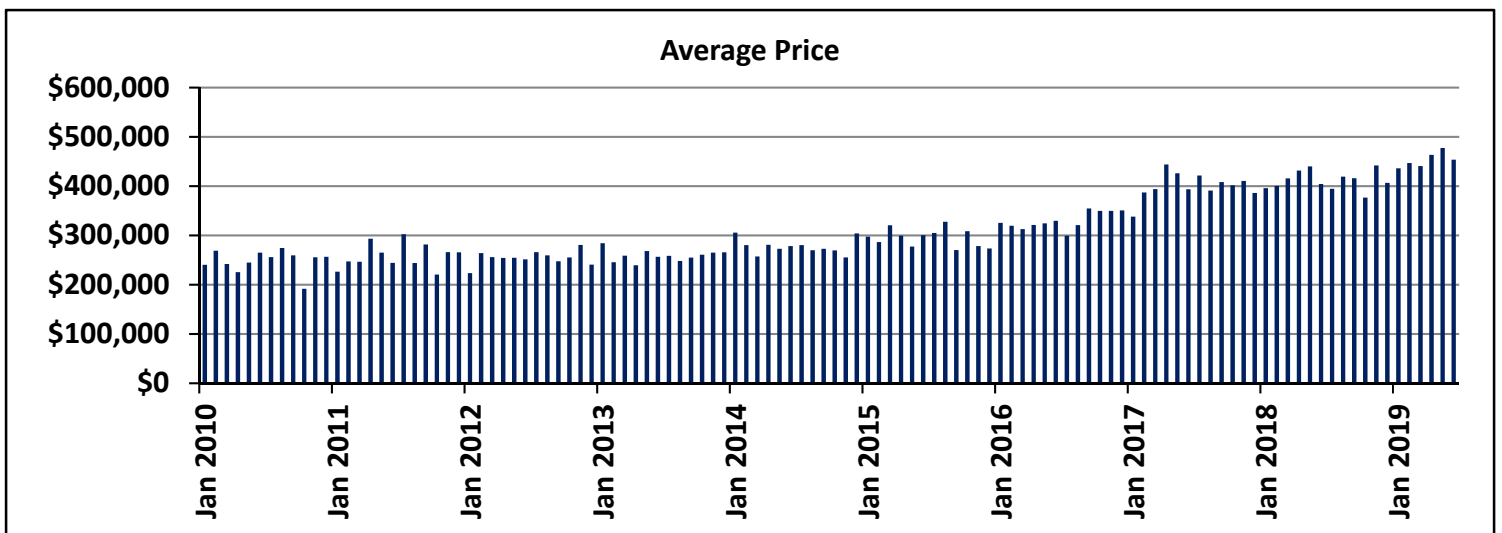
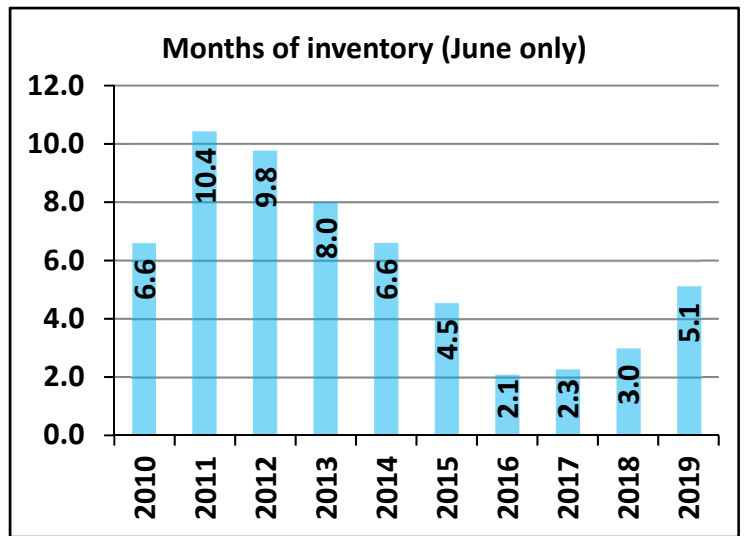
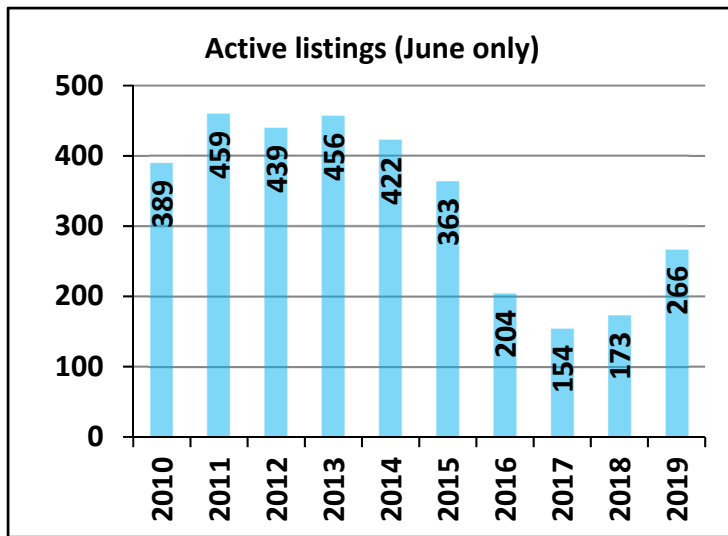
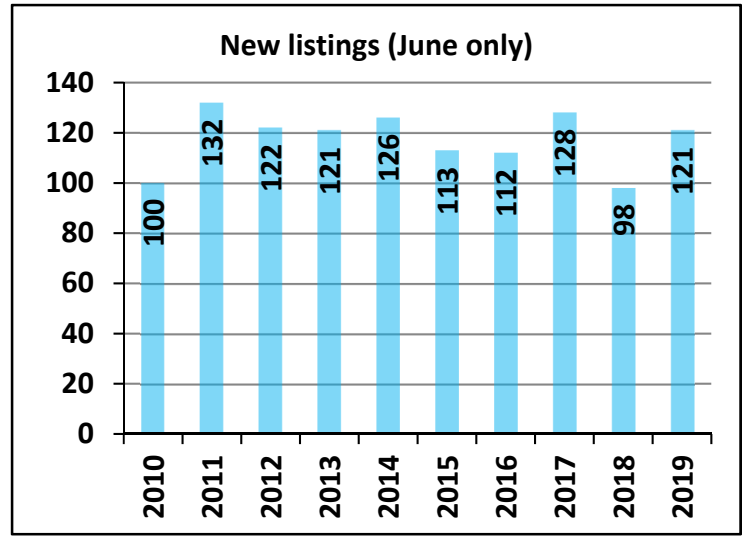
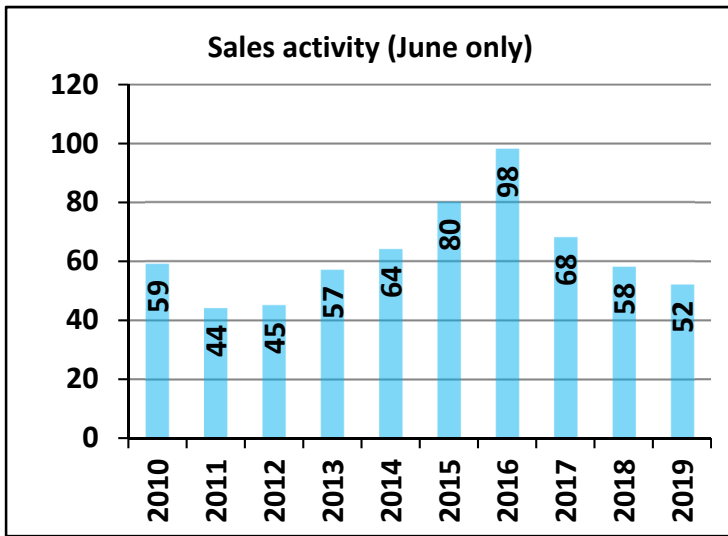
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⁵ Average active listings from January to current month / average sales from January to current month

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

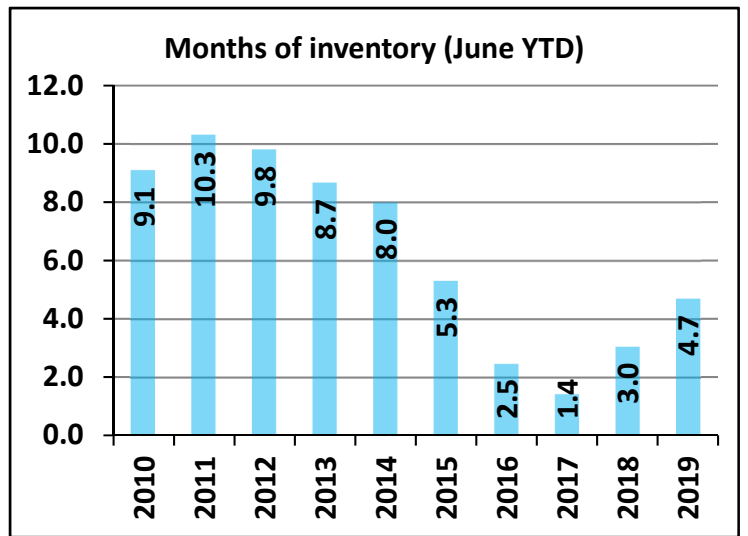
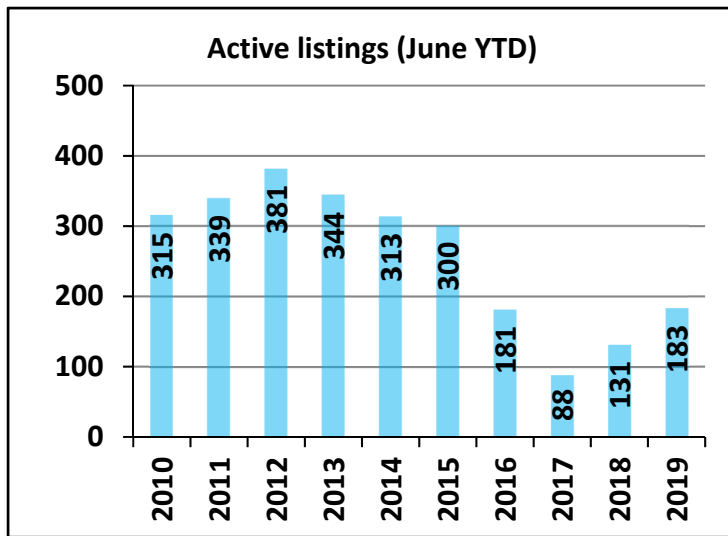
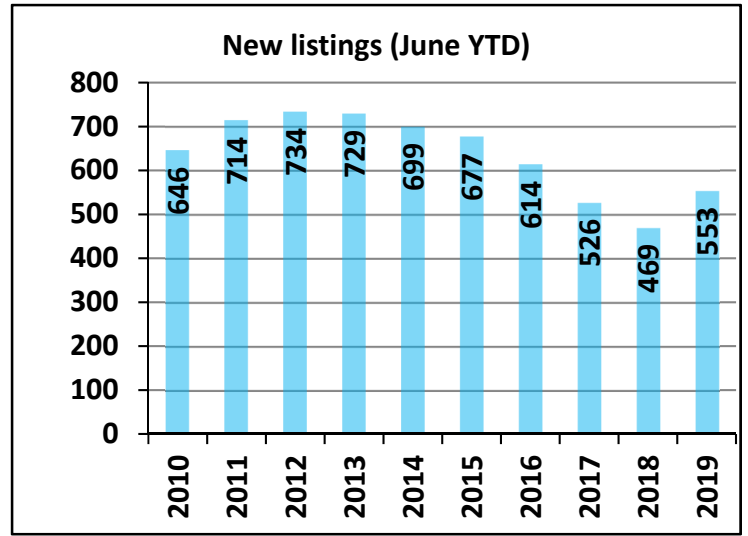
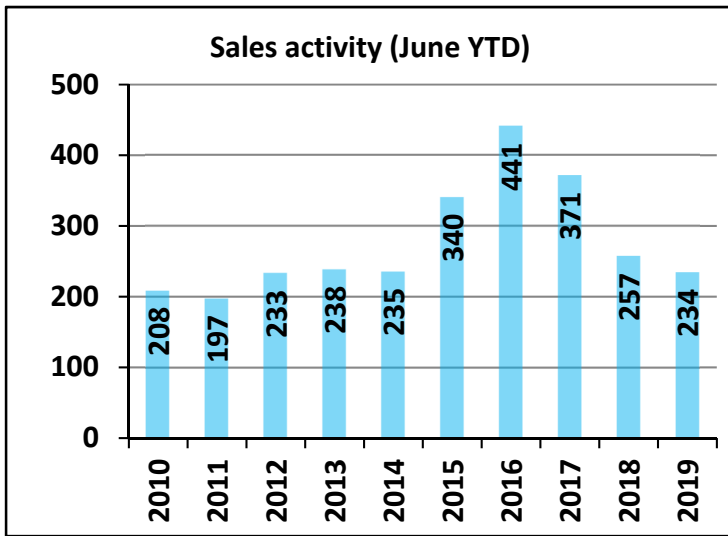
Wasaga Beach

Residential Market Activity



Wasaga Beach

Residential Market Activity



Wasaga Beach

Residential Market Activity

Actual	June 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		June 2018	June 2017	June 2016	June 2014	June 2012	June 2009
Sales Activity	52	-10.3	-23.5	-46.9	-18.8	15.6	20.9
Dollar Volume	\$23,584,288	0.6	-11.9	-26.9	32.5	108.7	132.9
New Listings	121	23.5	-5.5	8.0	-4.0	-0.8	23.5
Active Listings	266	53.8	72.7	30.4	-37.0	-39.4	-24.0
Sales to New Listings Ratio¹	43.0	59.2	53.1	87.5	50.8	36.9	43.9
Months of Inventory²	5.1	3.0	2.3	2.1	6.6	9.8	8.1
Average Price	\$453,544	12.2	15.2	37.7	63.1	80.6	92.6

Year-to-date	June 2019	Compared to ⁶					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		June 2018 YTD	June 2017 YTD	June 2016 YTD	June 2014 YTD	June 2012 YTD	June 2009 YTD
Sales Activity	234	-8.9	-36.9	-46.9	-0.4	0.4	35.3
Dollar Volume	\$106,831,689	-0.9	-29.0	-24.9	65.1	80.6	160.9
New Listings	553	17.9	5.1	-9.9	-20.9	-24.7	-2.8
Active Listings³	183	39.7	108.0	1.1	-41.5	-52.0	-39.0
Sales to New Listings Ratio⁴	42.3	54.8	70.5	71.8	33.6	31.7	30.4
Months of Inventory⁵	4.7	3.0	1.4	2.5	8.0	9.8	10.4
Average Price	\$456,546	8.8	12.5	41.5	65.8	79.9	92.9

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