

# SOUTHERN GEORGIAN BAY REAL ESTATE MARKET REPORT

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## FEBRUARY 2021

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





# OVERVIEW

## A MOMENTOUS START TO THE 2021 SALES YEAR



### RECORD YEAR-TO-DATE SALES VOLUME OF \$259,938,892

Up 64% from 2020's \$158,098,505, with units of 321 up 23% from 2020's 260. New listings of 397 down 16% from one year ago, with the sales/listings ratio of 81% up 26%.



### RECORD FEBRUARY SALES VOLUME OF \$152,315,231

Up 62% from last February's \$93,984,939. Record February units of 192 up 22% from last year's 157. New listings of 255 up 1 listing from a year ago, with the sales/listing ratio of 75% up 13%.



### RECORD YEAR-TO-DATE AVERAGE SALE PRICE OF \$809,778

Up 33% from the \$608,071 of one year ago. Average days-on-market of 25 down 32 days.

# OVERVIEW (cont'd)



## THE DEMAND FOR LISTINGS IS GREATER THAN THE SUPPLY

The Southern Georgian Bay market had a high **102.3%** sale/list price ratio in February. Homes sold in just **22** days on average, down **26** days from a year ago. And there is now just **one month** of inventory. All that, and February's **75%** sales/listings ratio – which is relatively high for the month – add up to a strong **sellers' market**.

Graph 1:

**Southern Georgian Bay MLS® Sales**  
2019 vs. 2020 vs. 2021 (Volume)



Graph 2:

**Southern Georgian Bay MLS® Sales**  
2019 vs. 2020 vs. 2021 (Units)





# THE MARKET IN DETAIL



Table 1:

## Southern Georgian Bay MLS® Sales And Listing Summary

2019 vs. 2020 vs. 2021

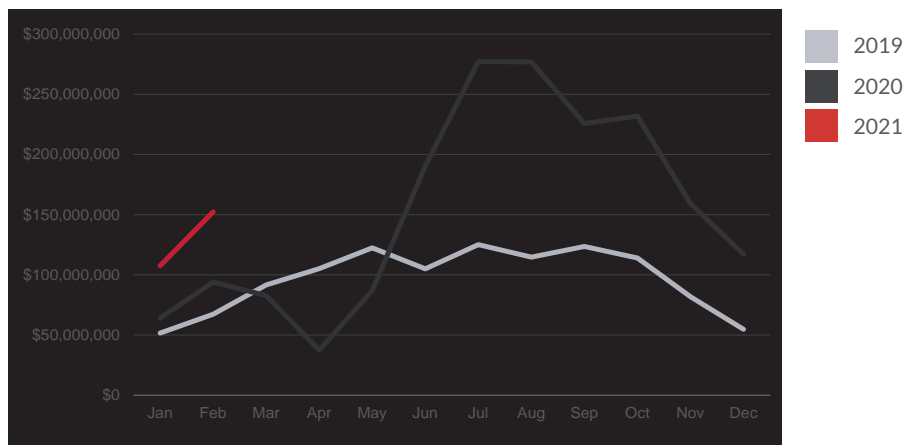
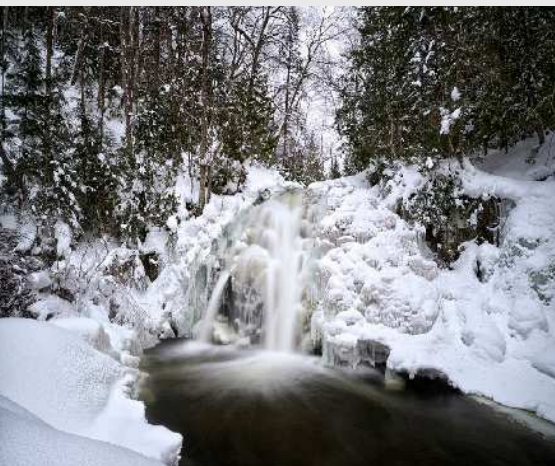
	2019	2020	2021	2020-2021
Year-To-Date (YTD) Volume Sales	\$118,969,536	\$158,098,505	\$259,938,892	<b>+64%</b>
YTD Unit Sales	217	260	321	<b>+23%</b>
YTD New Listings	425	474	397	<b>-16%</b>
YTD Sales/Listings Ratio	51%	55%	81%	<b>+26%</b>
YTD Expired Listings	62	77	21	<b>-73%</b>
February Volume Sales	\$67,276,336	\$93,984,939	\$152,315,231	<b>+62%</b>
February Unit Sales	129	157	192	<b>+22%</b>
February New Listings	213	254	255	<b>+.04%</b>
February Sales/Listings Ratio	61%	62%	75%	<b>+13%</b>
February Expired Listings	26	30	7	<b>-77%</b>
February Average Sale Price	\$521,522	\$598,630	\$793,308	<b>+33%</b>
YTD Sales: Under \$300K	27	22	6	<b>-73%</b>
YTD Sales: \$300K - \$499K	91	108	67	<b>-38%</b>
YTD Sales: \$500K - \$799K	74	77	133	<b>+73%</b>
YTD Sales: \$800K - \$999K	12	28	50	<b>+79%</b>
YTD Sales: \$1M - \$1.499M	6	13	41	<b>+215%</b>
YTD Sales: \$1.5M - \$1.999M	4	10	15	<b>+50%</b>
YTD Sales: \$2M+	3	2	9	<b>+350%</b>
YTD Average Days-On-Market	67	57	25	<b>-56%</b>
YTD Average Sale Price	\$548,247	\$608,071	\$809,778	<b>+33%</b>

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 Mar. 3, 2021.. While deemed to be reliable, Royal LePage Locations North assumes no responsibility for errors and omissions.

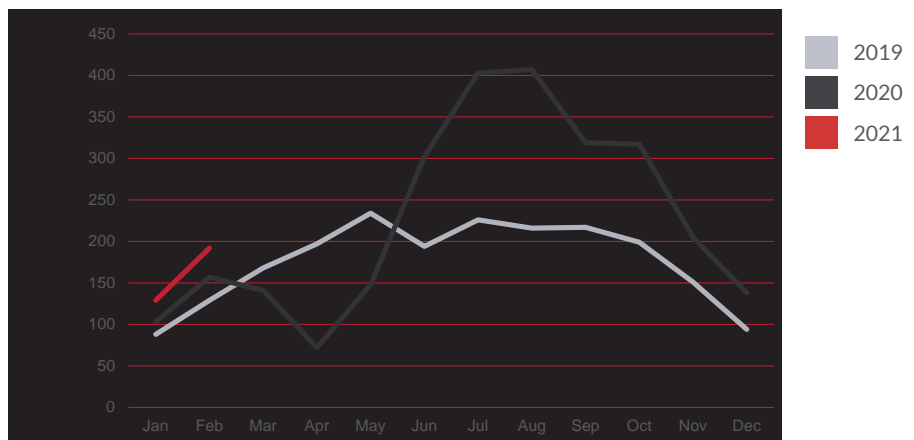
# THE MARKET IN DETAIL (cont'd)

The 2021 Southern Georgian Bay market is performing just as it did during the last half of 2020, with big record volume and unit sales. As **Graph 3** shows, February followed January's new monthly record with its own record, up **62%** from last year's benchmark. On the units side, **Graph 4** shows a similar, though less pronounced, pattern. February's **192** sales were up **26%** from last year (on **16%** fewer listings); and they were up **12%** from 2016's former record of **172**. The biggest story though is that, due to increased sales and prices, units in the \$500K+ bracket are up **91%** from 2020's record! All of this translates very well into the region's year-to-date average sale price of **\$809,778**, which is up **119%, 65%, 73%, 48%** and **33%** from 2016-2020 respectively.

Graph 3:  
**Southern Georgian Bay Monthly MLS® Sales**  
2019 vs. 2020 vs. 2021 (Volume)



Graph 4:  
**Southern Georgian Bay Monthly MLS® Sales**  
2019 vs. 2020 vs. 2021 (Units)



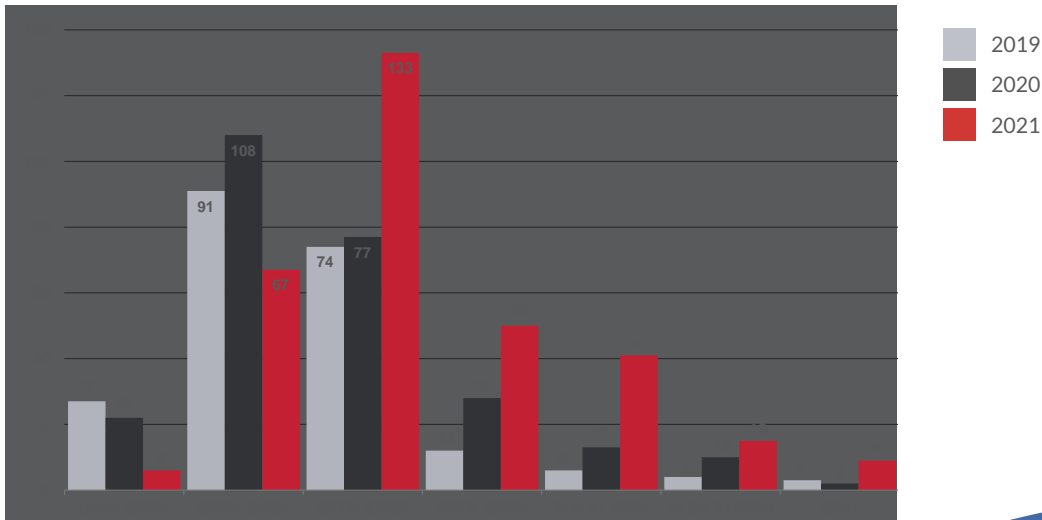
# THE MARKET IN DETAIL (cont'd)

As **Graph 5** shows, 2021 unit sales are up from 2019 in five price ranges and down in two. The \$500K-\$799K, \$800K-\$999K, \$1M-\$1.499M, \$1.5M-\$1.999M and \$2M+ ranges are up **73%**, **79%**, **215%**, **50%** and **350%** respectively. The Under-\$300K and \$300K-\$499K ranges are down **73%** and **38%** respectively. More generally, the Under-\$500K bracket – which accounts for **23%** of 2021's sales – is down **44%** from a year ago. The \$500K- 999K bracket – which accounts for **57%** of all sales – is up **74%**. And the \$1M+ bracket – which accounts for **20%** of all sales – is up **160%**.

Graph 5:

## Southern Georgian Bay MLS® Sales By Price

2019 vs. 2020 vs. 2021 (Units)



# SALES BY PROPERTY TYPE

Graph 6:

**Southern Georgian Bay MLS® Sales By Property Type**  
2019 vs. 2020 vs. 2021 (Dollars and Units)



## 2021 IN DETAIL

### SINGLE-FAMILY HOMES

**DOLLAR SALES:** \$211,638,145  
UP 70% from 2020

**UNIT SALES:** 233  
UP 29% from 2020

**AV. DAYS-ON-MARKET:** 23  
DOWN 40 days from 2020

**AV. SALE PRICE:** \$908,318  
UP 31% from 2020

### CONDOS/TOWNS

**DOLLAR SALES:** \$48,300,747  
UP 45% from 2020

**UNIT SALES:** 88  
UP 10% from 2020

**AV. DAYS-ON-MARKET:** 30  
DOWN 14 days from 2020

**AV. SALE PRICE:** \$548,872  
UP 32% from 2020

### VACANT LAND

**DOLLAR SALES:** \$25,338,615  
UP 316% from 2020

**UNIT SALES:** 40  
UP 48% from 2020

**AV. DAYS-ON-MARKET:** 74  
DOWN 6 days from 2020

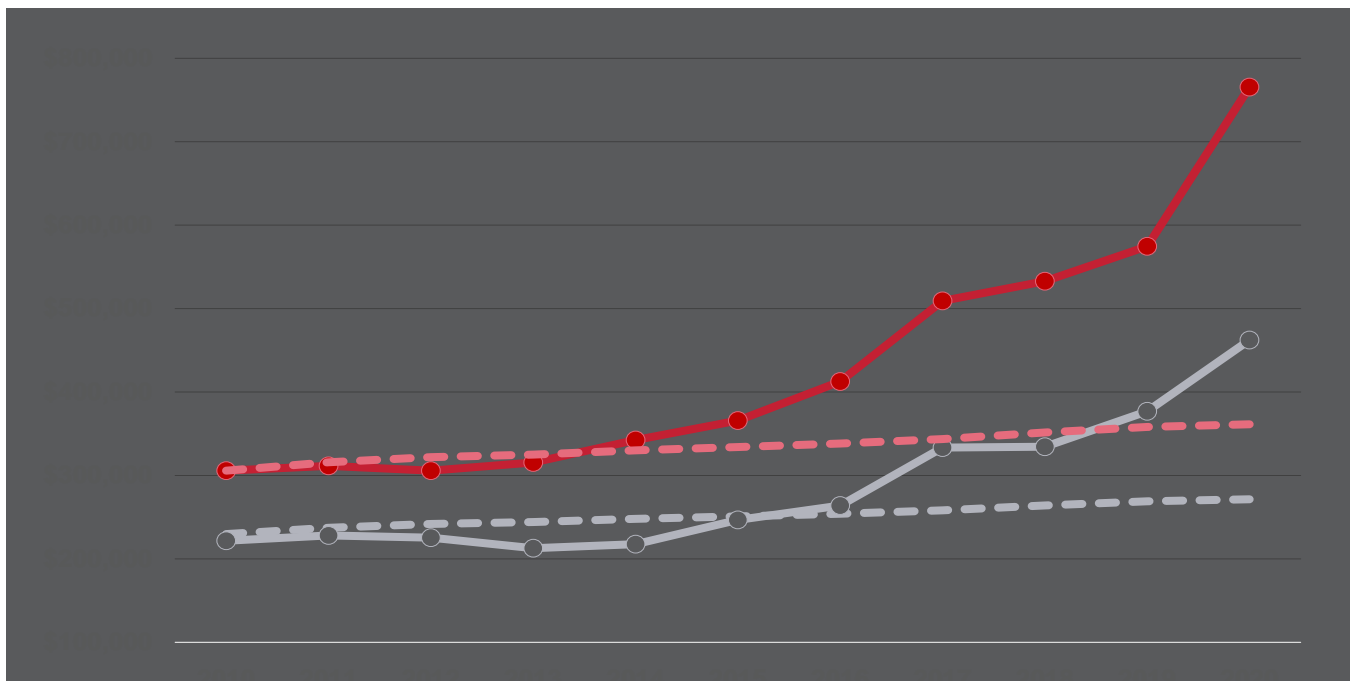
**AV. SALE PRICE:** \$633,465  
UP 181% from 2020

# SOUTHERN GEORGIAN BAY'S AVERAGE SALE PRICES: 2010-2020

## HUGE GAINS, BOTH GENERALLY AND RELATIVE TO INFLATION

↑ SGB's average sale price for single-family homes in 2020 was **\$765,517**: that's up **28%, 44%, 50%, 86% and 150%** from 2019, 2018, 2017, 2016 and 2010 respectively. 2020's average condo price of **\$462,246** was up **23% 38%, 39%, 75% and 108%** from 2019, 2018, 2017, 2016 and 2010 respectively.

↑ From 2010-2013 the average sale price of a single-family home increased at just under Canada's inflation rate and then rose to **112%** above inflation in 2020. Condo prices were under the inflation rate until 2015 before beginning to steadily climb in 2016 and finishing **70%** above inflation in 2020.



- Single-Family Home Average Sale Price: 2010 > 2020
- - - - - Canada's Inflation Rate Based On SGB's 2010 Single-Family Home Average Sale Price
- Condominium Average Sale Price: 2010 > 2020
- - - - - Canada's Inflation Rate Based On SGB's 2010 Condominium Average Sale Price



# ROYAL LEPAGE LOCATIONS NORTH IN 2020

## OUR 8TH STRAIGHT RECORD-BREAKING YEAR



WE BROKE OUR OWN SOUTHERN GEORGIAN BAY  
REGIONAL RECORD FOR ANNUAL MLS SALES VOLUME

With \$604,080,487 – up 91% from 2019 and up over 1000% from 2011

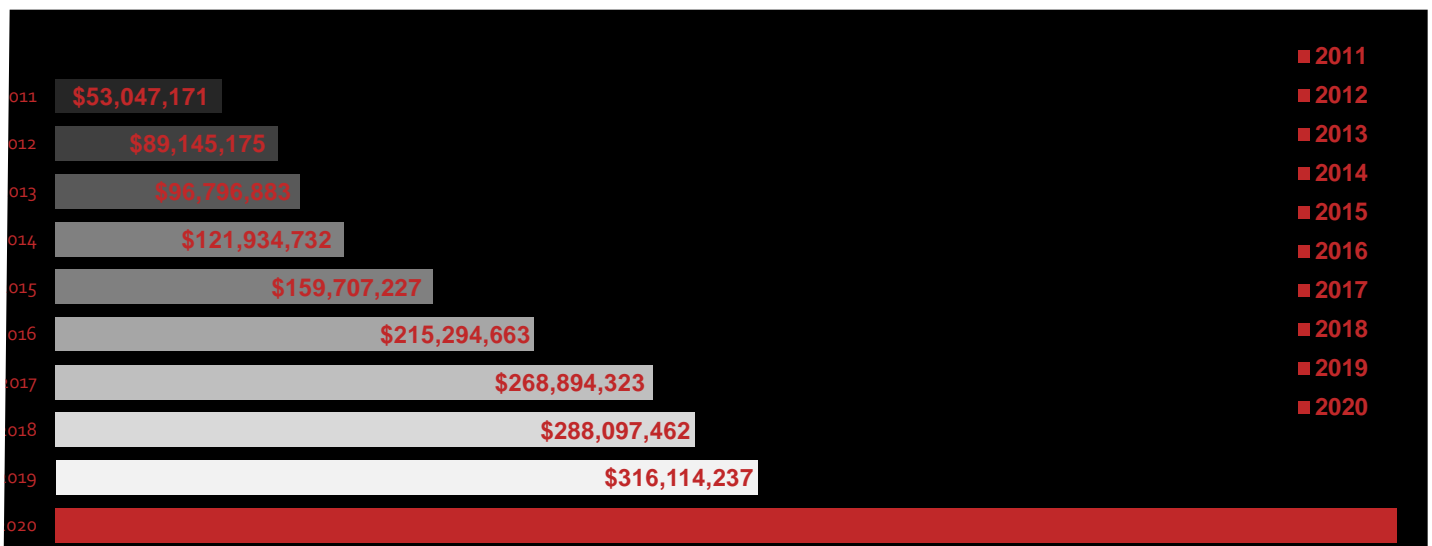


OVERALL WE HAD MORE THAN 4 TIMES THE SALES VOLUME  
OF OUR CLOSEST REGIONAL COMPETITOR



WE WERE #1 IN THE REGIONAL LUXURY HOME MARKET,  
WITH 4 TIMES THE UNIT SALES OF OUR CLOSEST COMPETITOR

### Locations North Sales Volume, 2011 - 2020

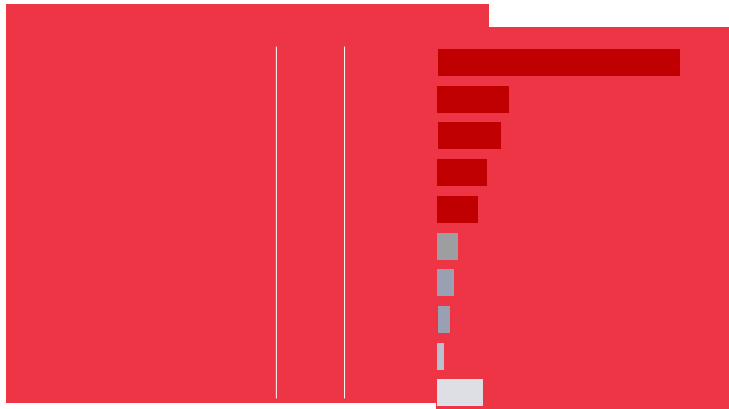


# 2020 UNIT SALES

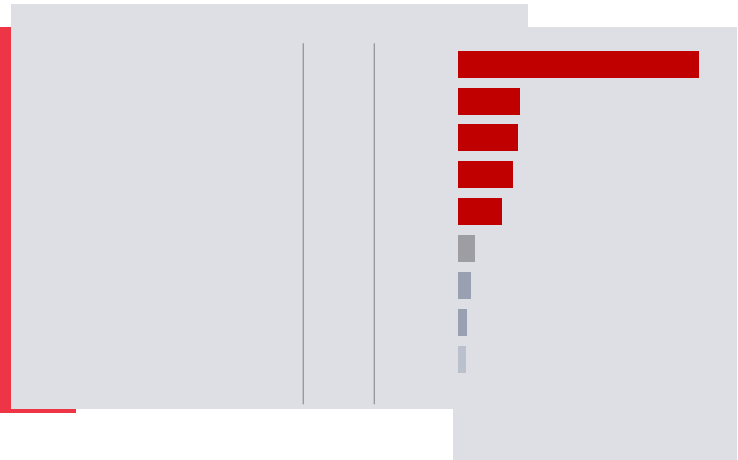
\* Collingwood, The Blue Mts.,  
Wasaga Beach, Meaford,  
Clearview, Grey Highlands

\*\* \$1,000,000+

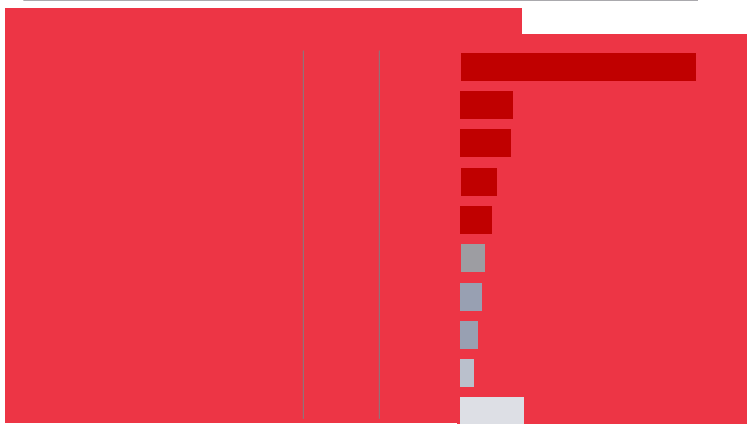
## Collingwood



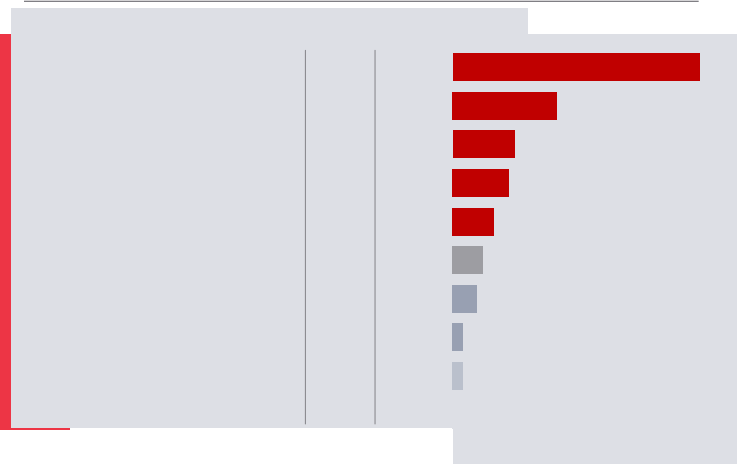
## The Blue Mountains



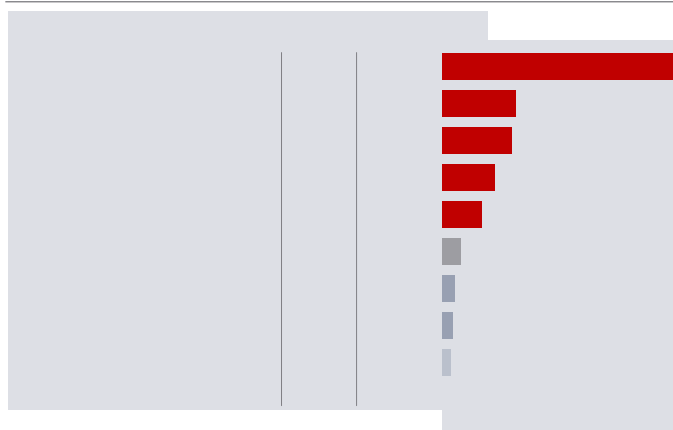
## Meaford



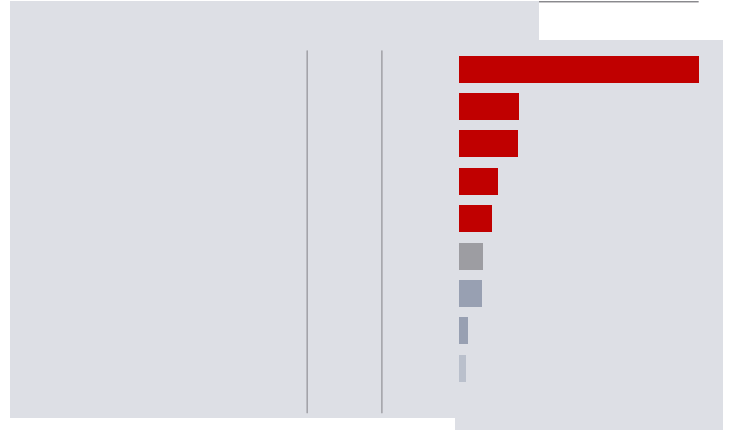
## Clearview



## Southern Georgian Bay (West)\*



## Southern Georgian Bay Luxury Homes\*\*





# PERSONAL PROFESSIONAL PROGRESSIVE

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330 First St.

### THORN BURY

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27 Arthur St.

### CREEMORE

705-881-9005  
154 Mill St.

### CRAIGLEITH

705-445-7799  
209820 Hwy. 26 West.

### MEAFORD

519-538-5755  
96 Sykes St.

### WASAGA BEACH

705-429-4800  
1249 Mosley St.

### STAYNER

705-428-2800  
7458 ON-26, #11.

### WASAGA BEACH

705-617-9969  
1344 Mosley St. Unit 5.