



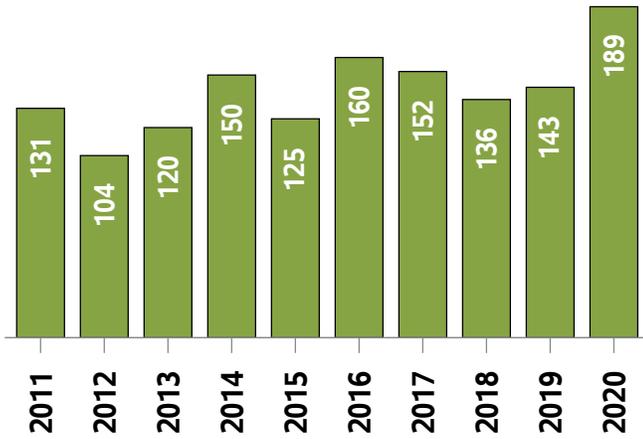
## **Western District Residential Market Activity Report November 2020**



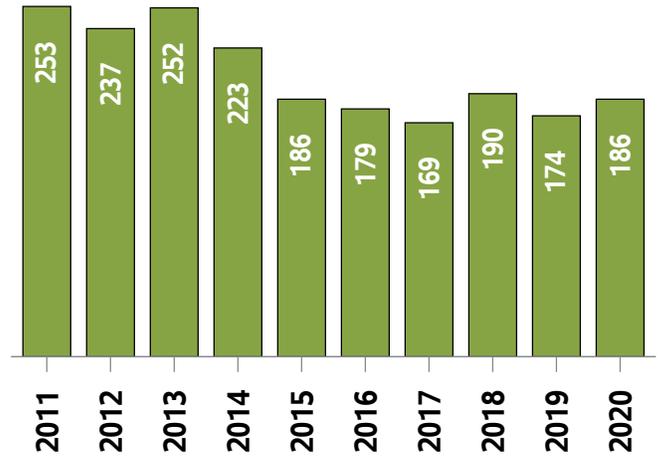
Prepared for the Southern Georgian Bay Association of REALTORS® by the Canadian Real Estate Association

## Western District MLS® Residential Market Activity

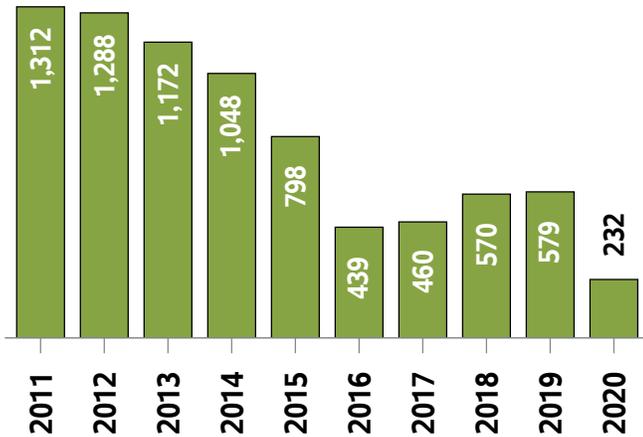
Sales Activity (November only)



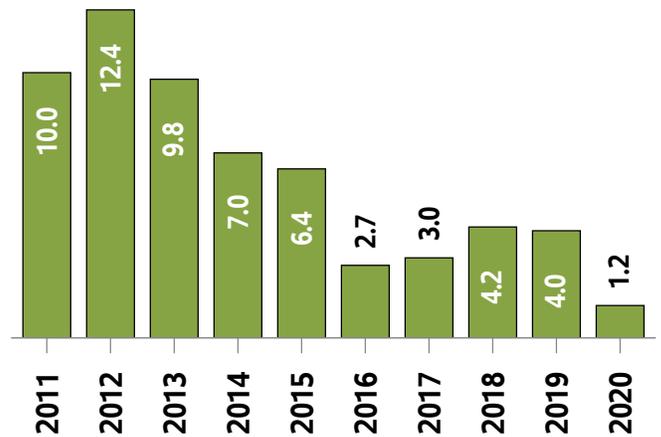
New Listings (November only)



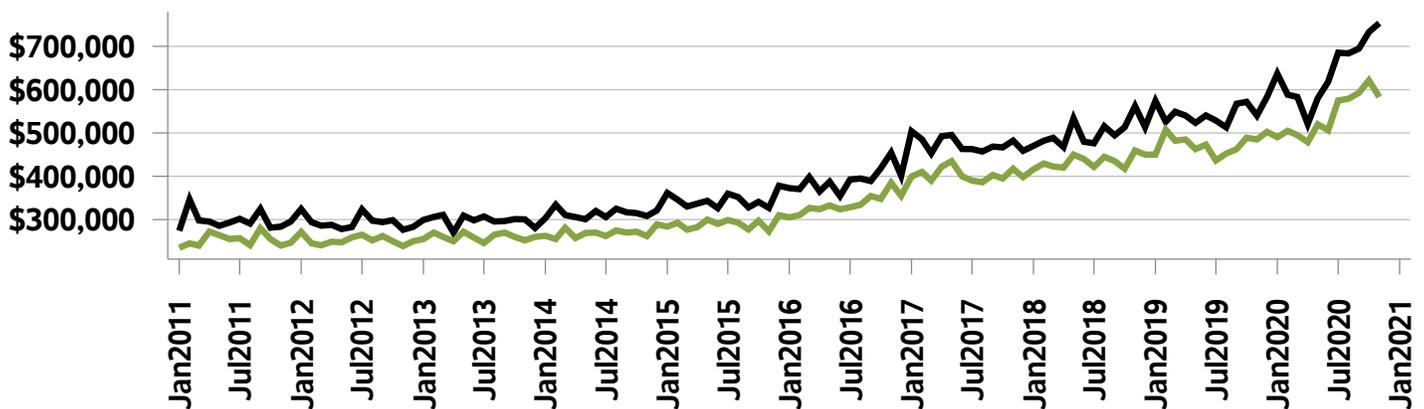
Active Listings (November only)



Months of Inventory (November only)

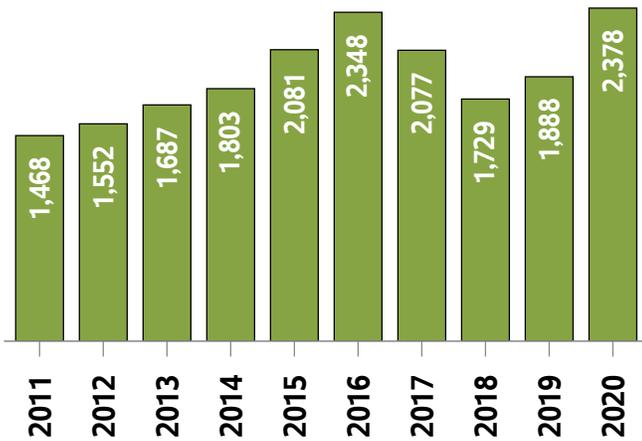


Average Price and Median Price

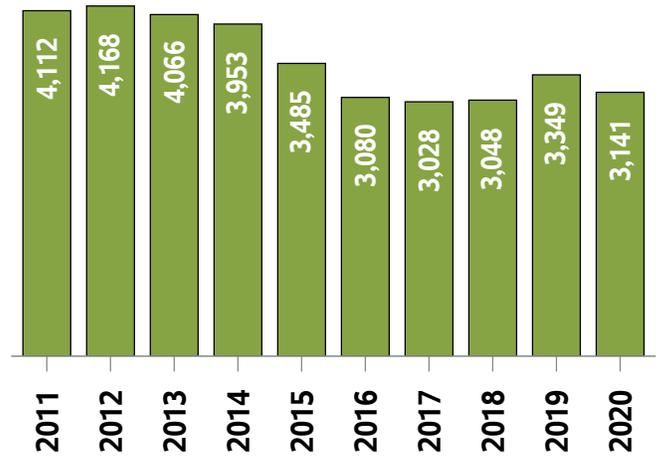


## Western District MLS® Residential Market Activity

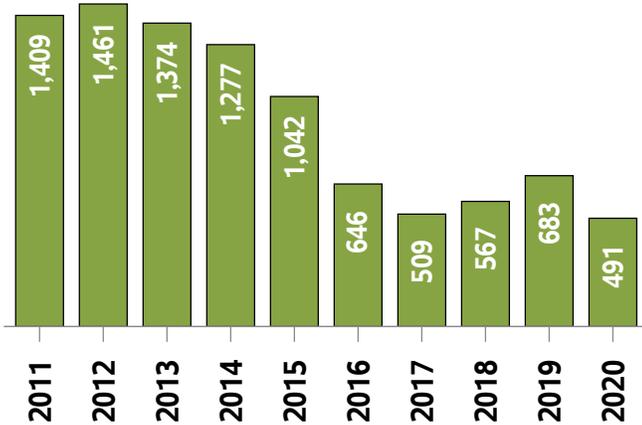
Sales Activity (November Year-to-date)



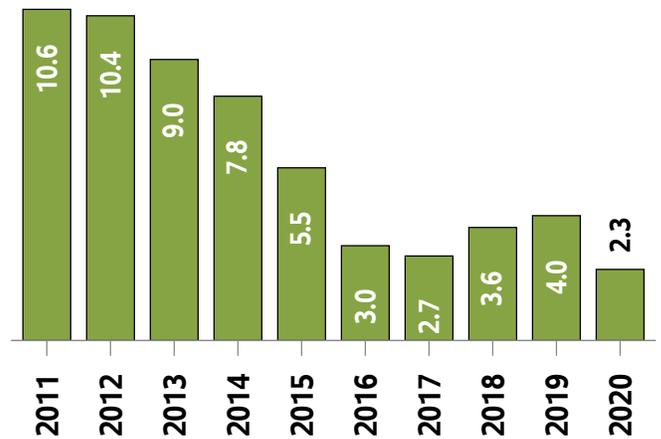
New Listings (November Year-to-date)



Active Listings <sup>1</sup> (November Year-to-date)



Months of Inventory <sup>2</sup> (November Year-to-date)



<sup>1</sup> 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

<sup>2</sup> Average active listings January to the current month/average of sales January to the current month

## Western District MLS® Residential Market Activity

Actual	November 2020	Compared to <sup>6</sup>					
		November 2019	November 2018	November 2017	November 2015	November 2013	November 2010
Sales Activity	189	32.2	39.0	24.3	51.2	57.5	68.8
Dollar Volume	\$142,439,476	84.4	86.4	94.3	248.6	295.0	325.0
New Listings	186	6.9	-2.1	10.1	0.0	-26.2	-25.9
Active Listings	232	-59.9	-59.3	-49.6	-70.9	-80.2	-80.3
Sales to New Listings Ratio <sup>1</sup>	101.6	82.2	71.6	89.9	67.2	47.6	44.6
Months of Inventory <sup>2</sup>	1.2	4.0	4.2	3.0	6.4	9.8	10.5
Average Price	\$753,648	39.5	34.1	56.3	130.5	150.8	151.9
Median Price	\$583,000	20.2	26.9	39.6	113.7	131.3	120.9
Sales to List Price Ratio	99.7	96.9	97.9	97.4	96.0	95.9	95.2
Median Days on Market	16.0	39.0	35.5	43.0	48.0	70.0	60.5
Year-to-date	November 2020	Compared to <sup>6</sup>					
		November 2019	November 2018	November 2017	November 2015	November 2013	November 2010
Sales Activity	2,378	26.0	37.5	14.5	14.3	41.0	61.7
Dollar Volume	\$1,584,828,826	55.0	83.5	60.7	123.7	213.7	270.0
New Listings	3,141	-6.2	3.1	3.7	-9.9	-22.7	-19.3
Active Listings <sup>3</sup>	491	-28.2	-13.5	-3.7	-52.9	-64.3	-62.6
Sales to New Listings Ratio <sup>4</sup>	75.7	56.4	56.7	68.6	59.7	41.5	37.8
Months of Inventory <sup>5</sup>	2.3	4.0	3.6	2.7	5.5	9.0	9.8
Average Price	\$666,455	23.1	33.4	40.3	95.8	122.5	128.9
Median Price	\$555,278	18.1	27.7	37.1	91.5	112.8	124.8
Sales to List Price Ratio	98.9	97.4	97.8	98.8	96.5	95.8	95.7
Median Days on Market	22.0	32.0	27.0	20.0	49.0	59.0	58.0

<sup>1</sup> Sales / new listings \* 100; Compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; Compared to levels from previous periods.

<sup>3</sup> 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.

<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

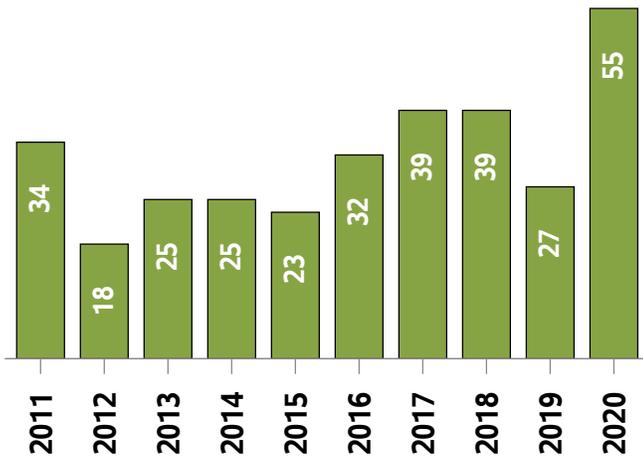
<sup>5</sup> The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

<sup>6</sup> Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

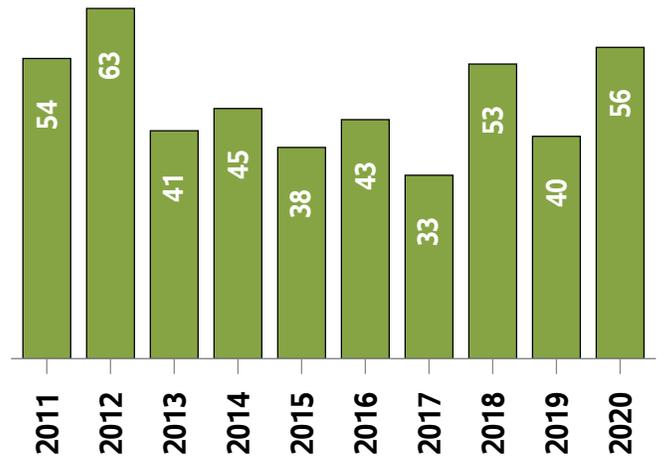
# Blue Mountains

## MLS® Residential Market Activity

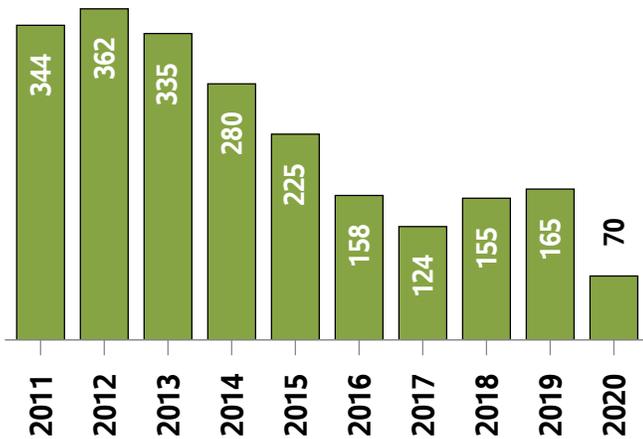
Sales Activity (November only)



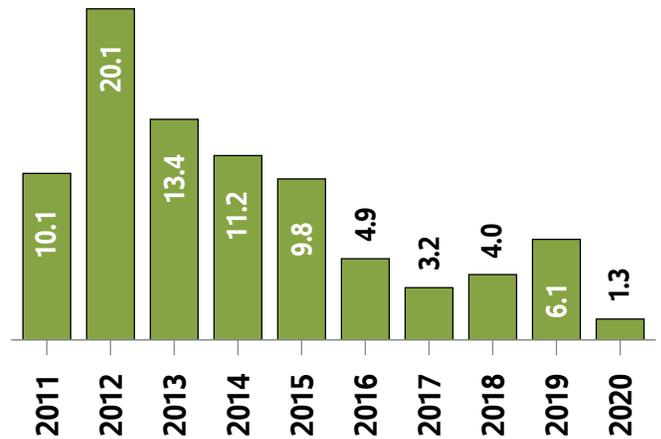
New Listings (November only)



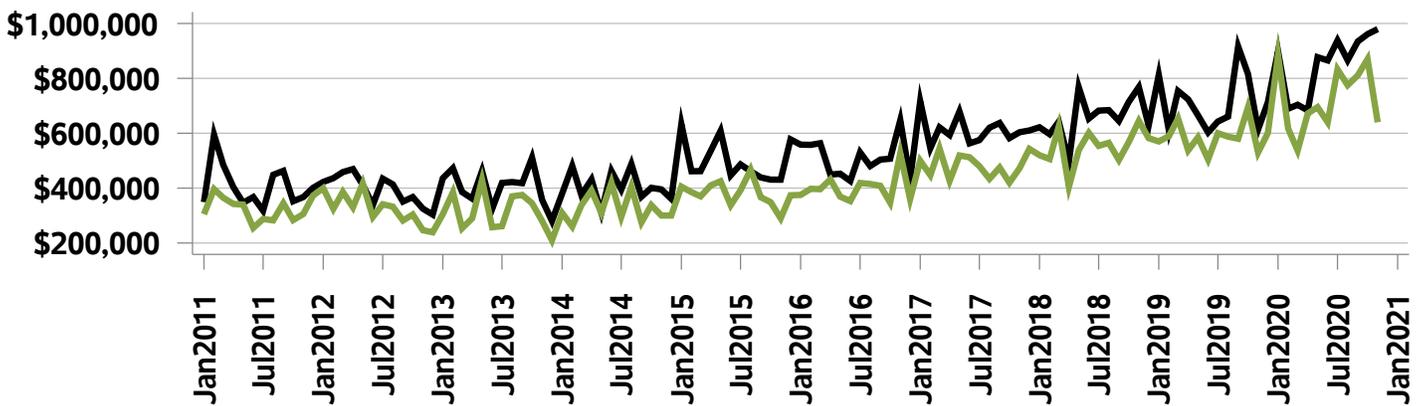
Active Listings (November only)



Months of Inventory (November only)

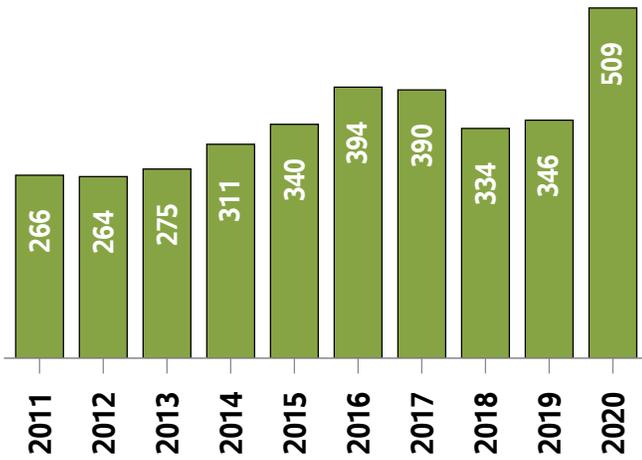


Average Price and Median Price

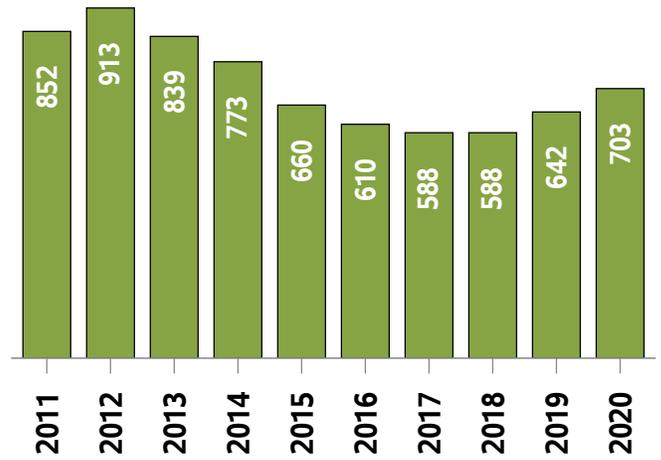


# Blue Mountains MLS® Residential Market Activity

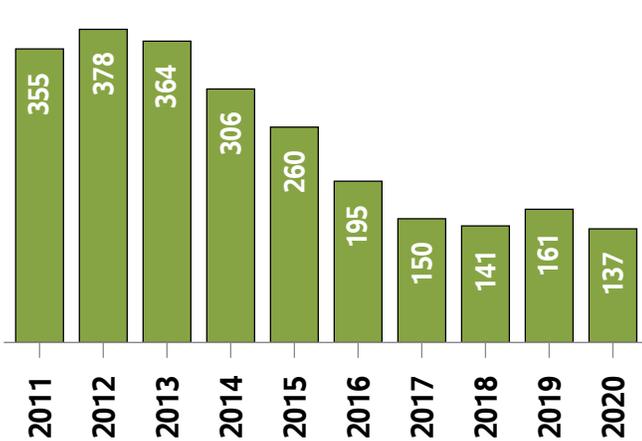
Sales Activity (November Year-to-date)



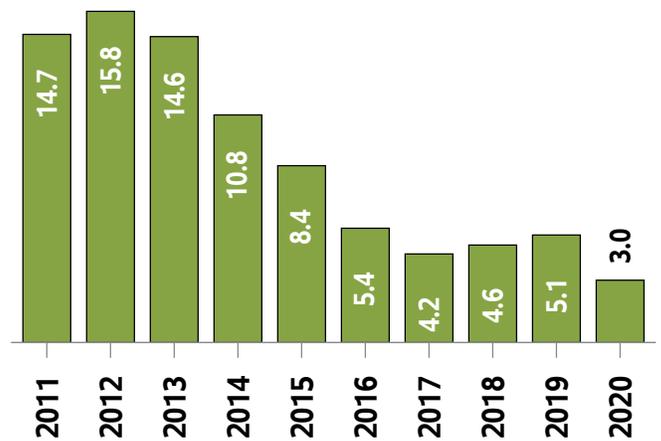
New Listings (November Year-to-date)



Active Listings <sup>1</sup> (November Year-to-date)



Months of Inventory <sup>2</sup> (November Year-to-date)



<sup>1</sup> 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

<sup>2</sup> Average active listings January to the current month/average of sales January to the current month

## Blue Mountains MLS® Residential Market Activity

Actual	November 2020	Compared to <sup>6</sup>					
		November 2019	November 2018	November 2017	November 2015	November 2013	November 2010
Sales Activity	55	103.7	41.0	41.0	139.1	120.0	120.0
Dollar Volume	\$53,870,173	225.1	79.8	128.8	443.9	504.1	583.7
New Listings	56	40.0	5.7	69.7	47.4	36.6	-6.7
Active Listings	70	-57.6	-54.8	-43.5	-68.9	-79.1	-77.8
Sales to New Listings Ratio <sup>1</sup>	98.2	67.5	73.6	118.2	60.5	61.0	41.7
Months of Inventory <sup>2</sup>	1.3	6.1	4.0	3.2	9.8	13.4	12.6
Average Price	\$979,458	59.6	27.5	62.3	127.4	174.6	210.8
Median Price	\$640,000	20.8	-0.8	35.4	120.7	128.6	141.5
Sales to List Price Ratio	98.7	96.1	97.8	97.7	94.7	93.9	94.6
Median Days on Market	29.0	59.0	39.0	48.0	60.0	90.0	61.0
Year-to-date	November 2020	Compared to <sup>6</sup>					
		November 2019	November 2018	November 2017	November 2015	November 2013	November 2010
Sales Activity	509	47.1	52.4	30.5	49.7	85.1	109.5
Dollar Volume	\$452,563,884	81.5	103.0	89.3	176.4	292.2	364.2
New Listings	703	9.5	19.6	19.6	6.5	-16.2	-12.2
Active Listings <sup>3</sup>	137	-14.7	-2.5	-8.1	-47.2	-62.3	-57.0
Sales to New Listings Ratio <sup>4</sup>	72.4	53.9	56.8	66.3	51.5	32.8	30.3
Months of Inventory <sup>5</sup>	3.0	5.1	4.6	4.2	8.4	14.6	14.5
Average Price	\$889,124	23.4	33.2	45.0	84.7	111.9	121.6
Median Price	\$746,000	26.5	36.6	58.9	97.1	126.1	130.2
Sales to List Price Ratio	99.1	97.4	98.0	97.8	95.6	94.5	94.7
Median Days on Market	23.0	37.0	32.0	33.5	70.5	74.0	72.0

<sup>1</sup> Sales / new listings \* 100; Compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; Compared to levels from previous periods.

<sup>3</sup> 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.

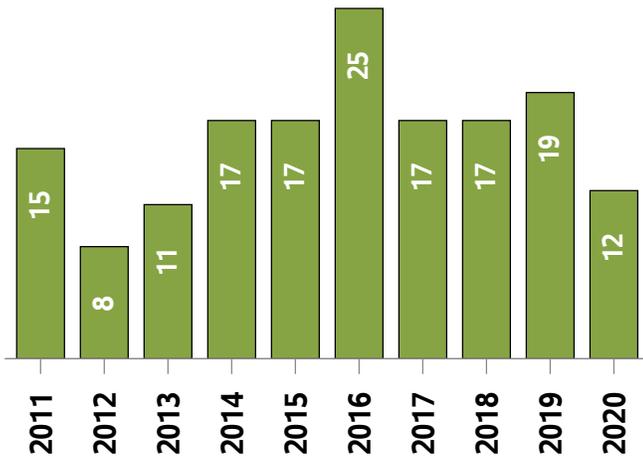
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>5</sup> The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

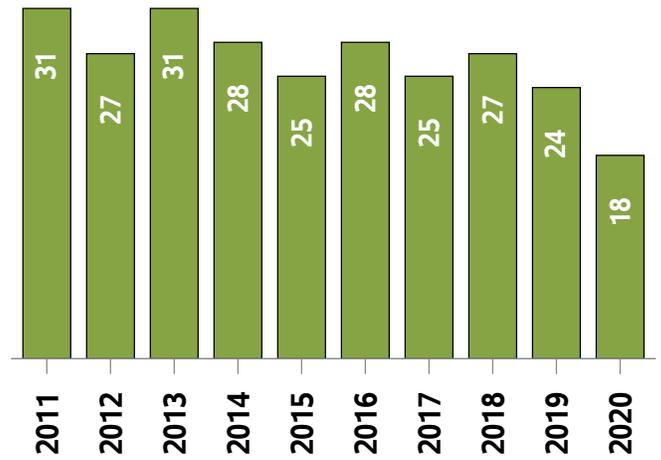
<sup>6</sup> Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

# Clearview MLS® Residential Market Activity

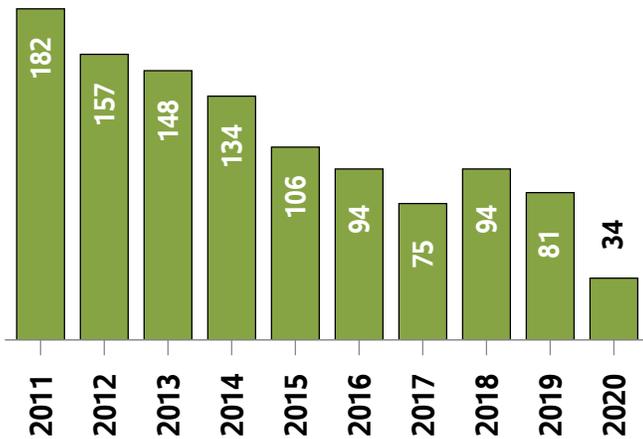
Sales Activity (November only)



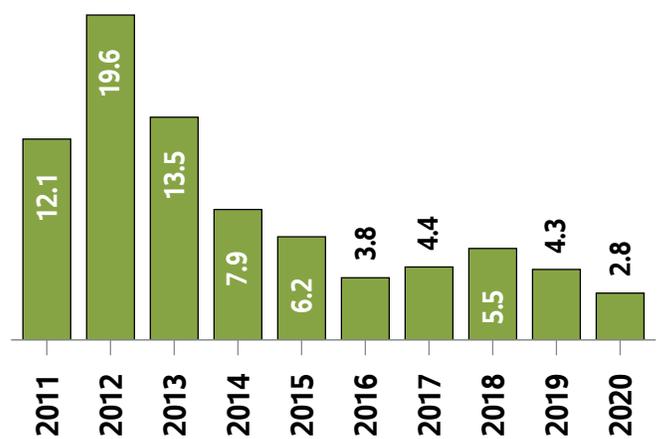
New Listings (November only)



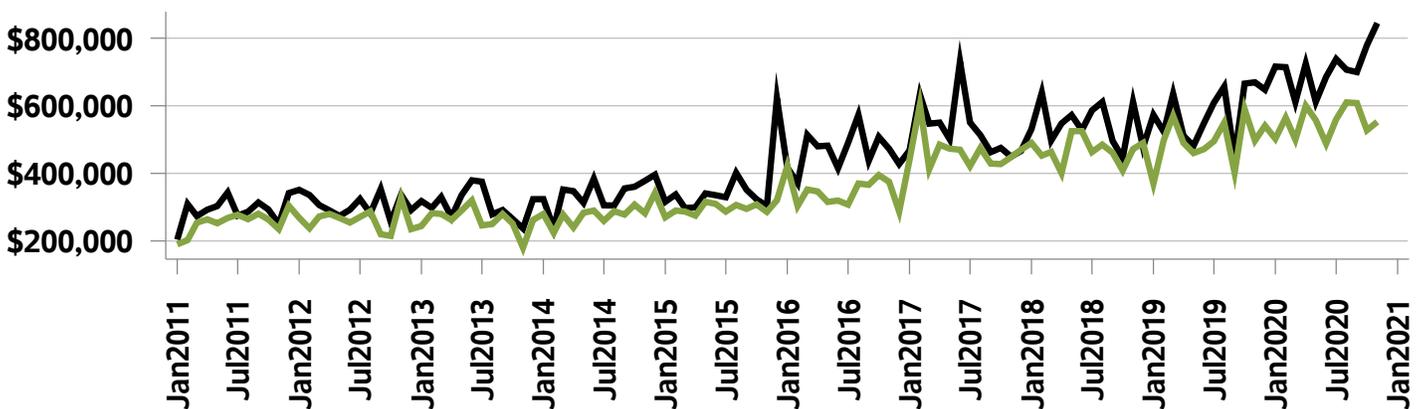
Active Listings (November only)



Months of Inventory (November only)



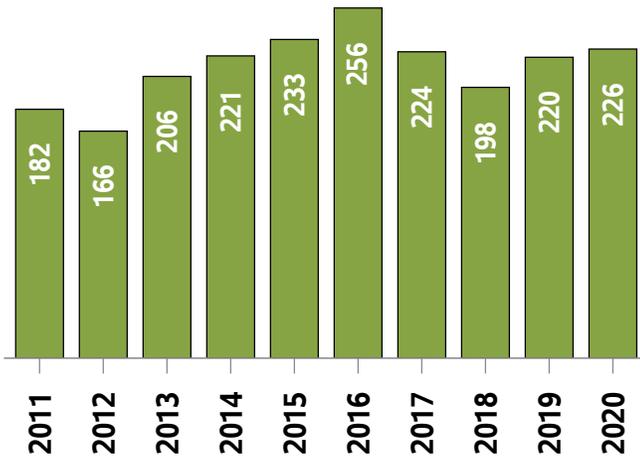
Average Price and Median Price



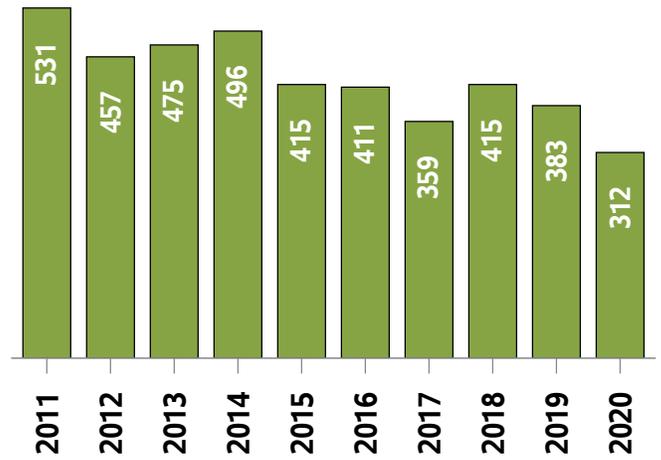
# Clearview

## MLS® Residential Market Activity

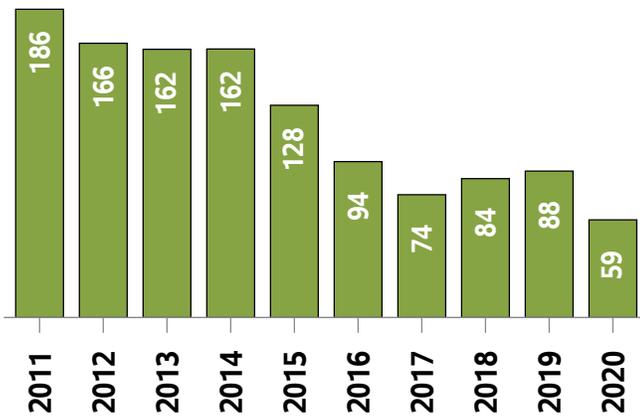
Sales Activity (November Year-to-date)



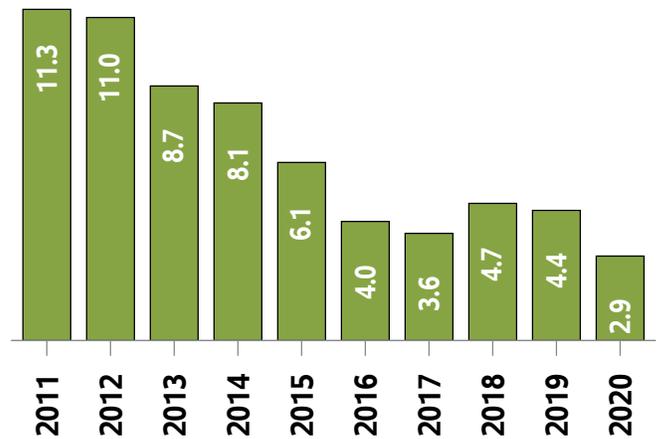
New Listings (November Year-to-date)



Active Listings <sup>1</sup> (November Year-to-date)



Months of Inventory <sup>2</sup> (November Year-to-date)



<sup>1</sup> 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

<sup>2</sup> Average active listings January to the current month/average of sales January to the current month

## Clearview MLS® Residential Market Activity

Actual	November 2020	Compared to <sup>6</sup>					
		November 2019	November 2018	November 2017	November 2015	November 2013	November 2010
Sales Activity	12	-36.8	-29.4	-29.4	-29.4	9.1	-25.0
Dollar Volume	\$10,134,900	-20.3	-2.5	32.6	96.7	288.6	51.6
New Listings	18	-25.0	-33.3	-28.0	-28.0	-41.9	-35.7
Active Listings	34	-58.0	-63.8	-54.7	-67.9	-77.0	-80.5
Sales to New Listings Ratio <sup>1</sup>	66.7	79.2	63.0	68.0	68.0	35.5	57.1
Months of Inventory <sup>2</sup>	2.8	4.3	5.5	4.4	6.2	13.5	10.9
Average Price	\$844,575	26.2	38.2	87.8	178.7	256.2	102.1
Median Price	\$552,500	11.2	17.1	23.3	93.2	206.9	67.4
Sales to List Price Ratio	100.7	96.2	97.5	98.4	96.4	101.6	93.1
Median Days on Market	13.5	39.0	39.0	36.0	31.0	28.0	74.5
Year-to-date	November 2020	Compared to <sup>6</sup>					
		November 2019	November 2018	November 2017	November 2015	November 2013	November 2010
Sales Activity	226	2.7	14.1	0.9	-3.0	9.7	14.7
Dollar Volume	\$161,741,955	27.1	50.6	34.5	109.2	149.1	140.3
New Listings	312	-18.5	-24.8	-13.1	-24.8	-34.3	-38.1
Active Listings <sup>3</sup>	59	-33.3	-29.7	-20.5	-54.0	-63.6	-68.9
Sales to New Listings Ratio <sup>4</sup>	72.4	57.4	47.7	62.4	56.1	43.4	39.1
Months of Inventory <sup>5</sup>	2.9	4.4	4.7	3.6	6.1	8.7	10.6
Average Price	\$715,672	23.7	32.0	33.3	115.7	127.0	109.5
Median Price	\$553,000	12.9	16.2	21.6	90.7	112.7	101.1
Sales to List Price Ratio	98.6	96.8	97.4	98.0	96.4	96.0	95.6
Median Days on Market	24.5	40.0	34.5	24.0	43.0	52.0	61.0

<sup>1</sup> Sales / new listings \* 100; Compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; Compared to levels from previous periods.

<sup>3</sup> 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.

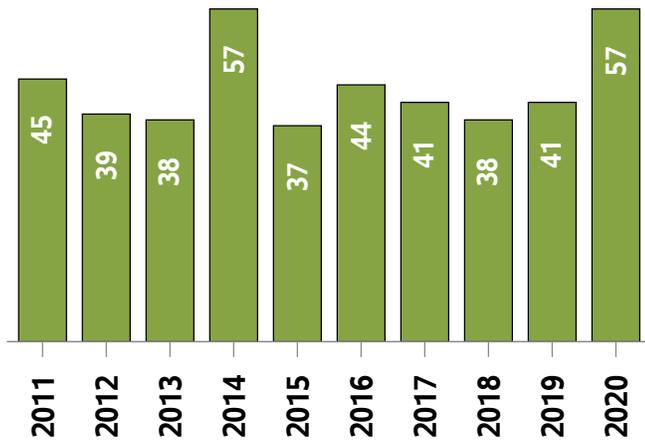
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>5</sup> The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

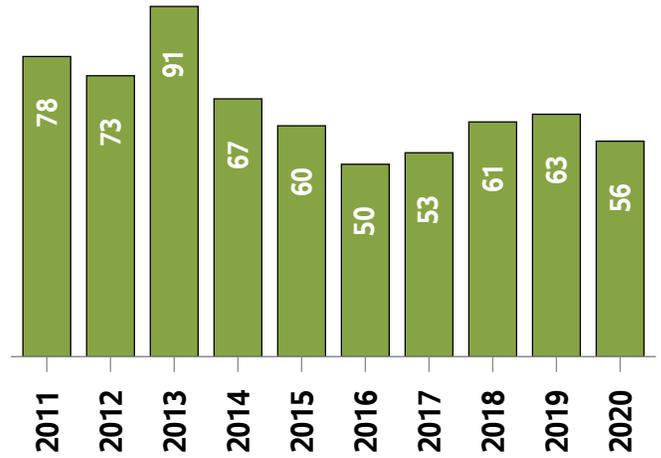
<sup>6</sup> Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

# Collingwood MLS® Residential Market Activity

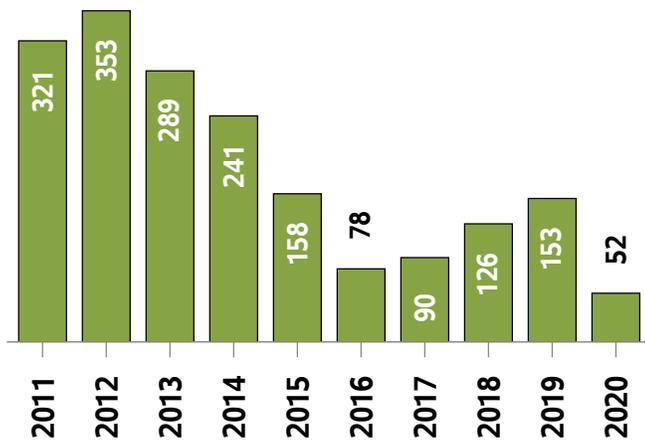
Sales Activity (November only)



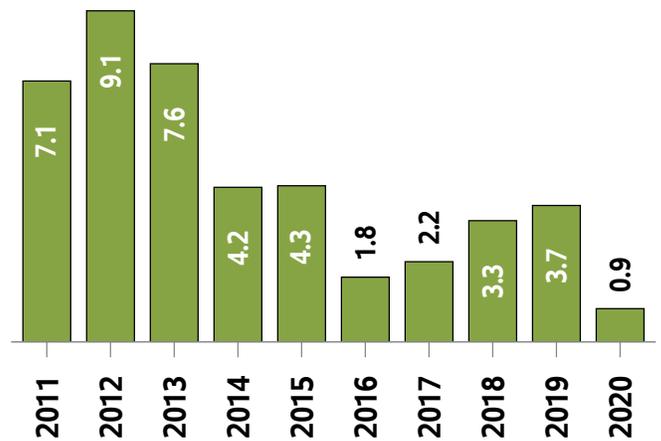
New Listings (November only)



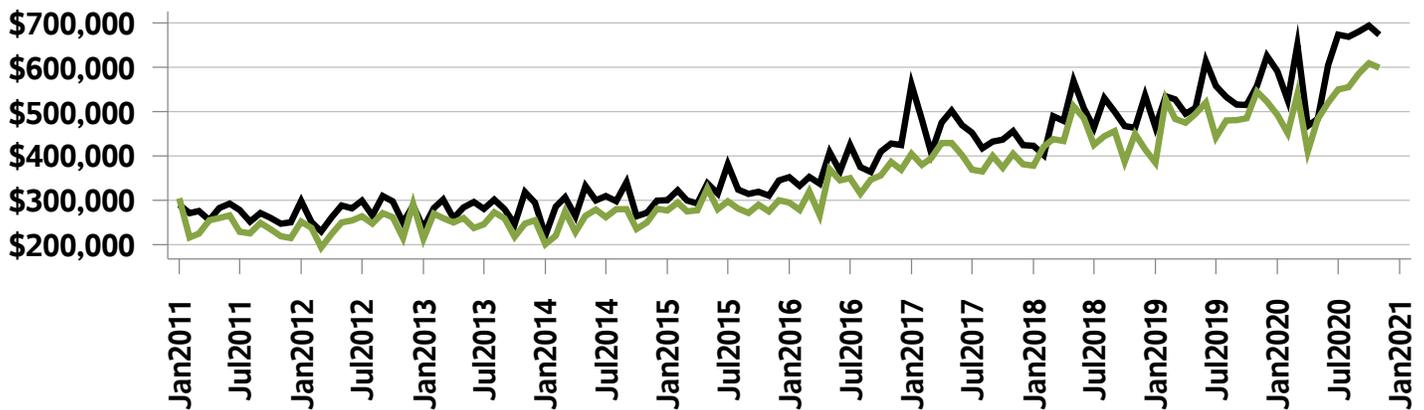
Active Listings (November only)



Months of Inventory (November only)

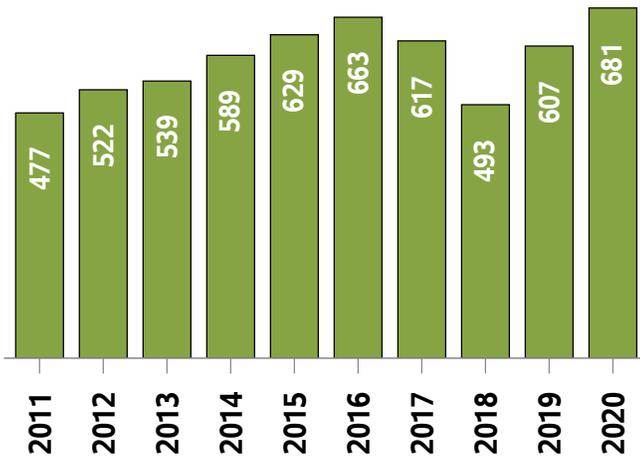


Average Price and Median Price

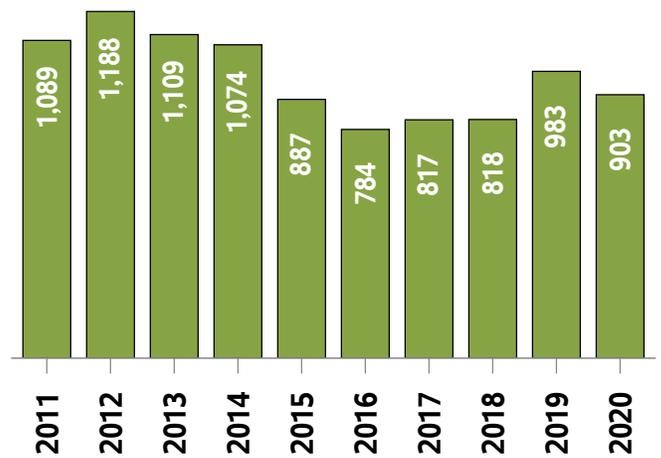


# Collingwood MLS® Residential Market Activity

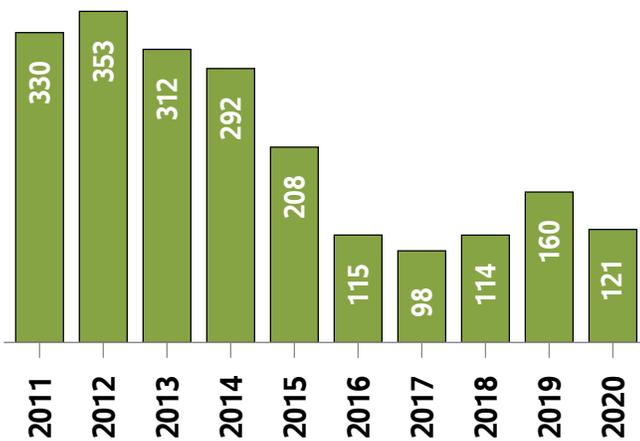
Sales Activity (November Year-to-date)



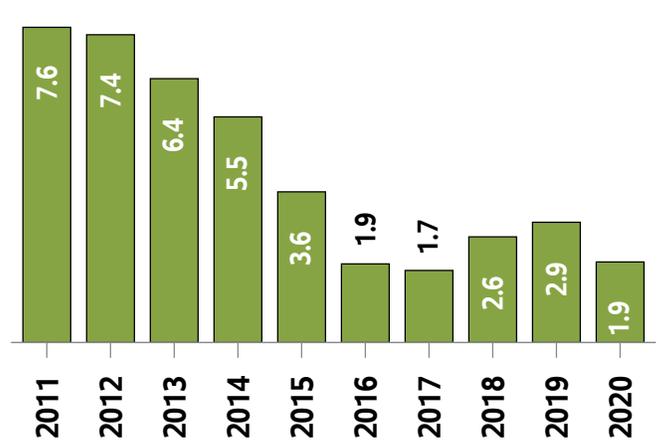
New Listings (November Year-to-date)



Active Listings <sup>1</sup> (November Year-to-date)



Months of Inventory <sup>2</sup> (November Year-to-date)



<sup>1</sup> 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

<sup>2</sup> Average active listings January to the current month/average of sales January to the current month

## Collingwood MLS® Residential Market Activity

Actual	November 2020	Compared to <sup>6</sup>					
		November 2019	November 2018	November 2017	November 2015	November 2013	November 2010
Sales Activity	57	39.0	50.0	39.0	54.1	50.0	46.2
Dollar Volume	\$38,376,888	67.8	117.9	105.3	234.0	217.1	274.9
New Listings	56	-11.1	-8.2	5.7	-6.7	-38.5	-37.1
Active Listings	52	-66.0	-58.7	-42.2	-67.1	-82.0	-82.1
Sales to New Listings Ratio <sup>1</sup>	101.8	65.1	62.3	77.4	61.7	41.8	43.8
Months of Inventory <sup>2</sup>	0.9	3.7	3.3	2.2	4.3	7.6	7.4
Average Price	\$673,279	20.7	45.3	47.6	116.8	111.4	156.5
Median Price	\$599,000	9.9	33.1	47.9	117.8	142.0	157.6
Sales to List Price Ratio	100.8	97.6	98.9	96.6	96.1	95.5	95.8
Median Days on Market	11.0	26.0	20.0	38.0	38.0	58.0	70.0
Year-to-date	November 2020	Compared to <sup>6</sup>					
		November 2019	November 2018	November 2017	November 2015	November 2013	November 2010
Sales Activity	681	12.2	38.1	10.4	8.3	26.3	44.6
Dollar Volume	\$435,731,645	34.5	81.2	54.1	114.9	187.9	264.6
New Listings	903	-8.1	10.4	10.5	1.8	-18.6	-20.4
Active Listings <sup>3</sup>	121	-24.8	5.3	23.3	-42.1	-61.4	-62.5
Sales to New Listings Ratio <sup>4</sup>	75.4	61.7	60.3	75.5	70.9	48.6	41.5
Months of Inventory <sup>5</sup>	1.9	2.9	2.6	1.7	3.6	6.4	7.5
Average Price	\$639,841	19.9	31.2	39.6	98.5	127.8	152.2
Median Price	\$545,000	13.0	23.9	36.6	91.2	118.0	145.5
Sales to List Price Ratio	99.1	97.9	98.6	99.4	96.8	96.1	95.8
Median Days on Market	21.0	25.0	20.0	18.0	42.0	54.0	53.0

<sup>1</sup> Sales / new listings \* 100; Compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; Compared to levels from previous periods.

<sup>3</sup> 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.

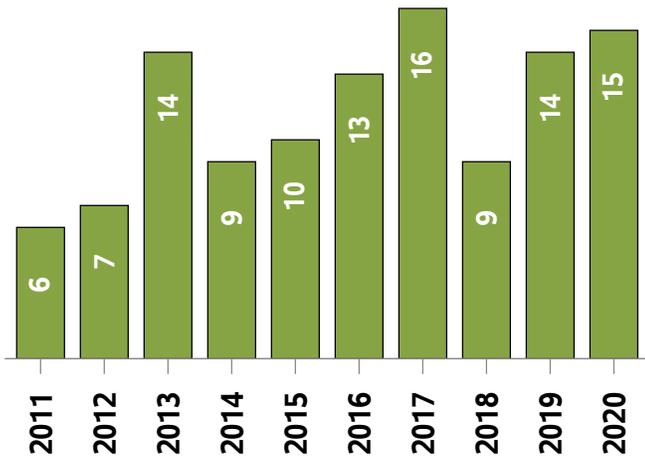
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>5</sup> The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

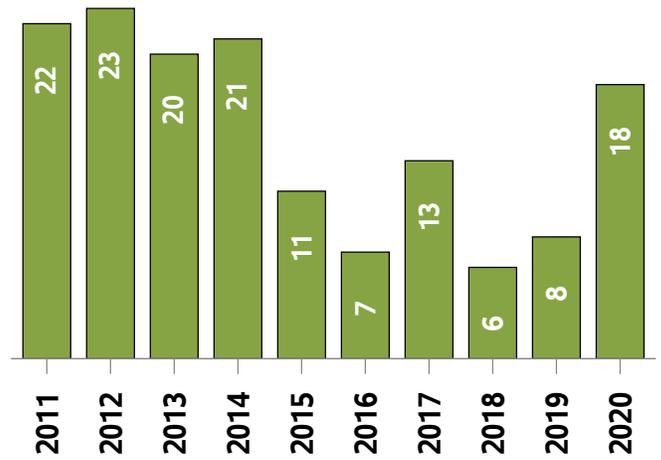
<sup>6</sup> Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

## Meaford (MUNI) MLS® Residential Market Activity

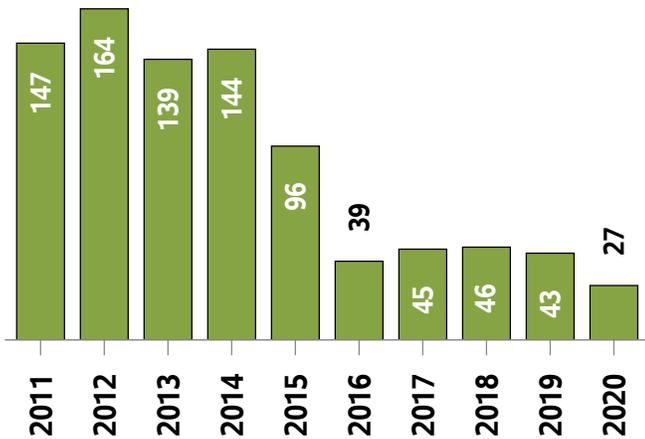
Sales Activity (November only)



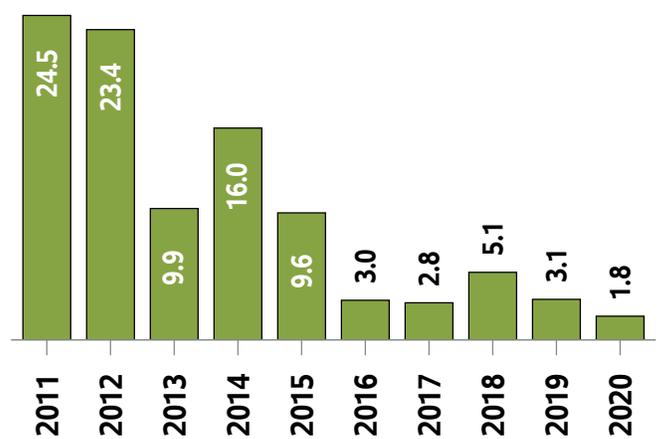
New Listings (November only)



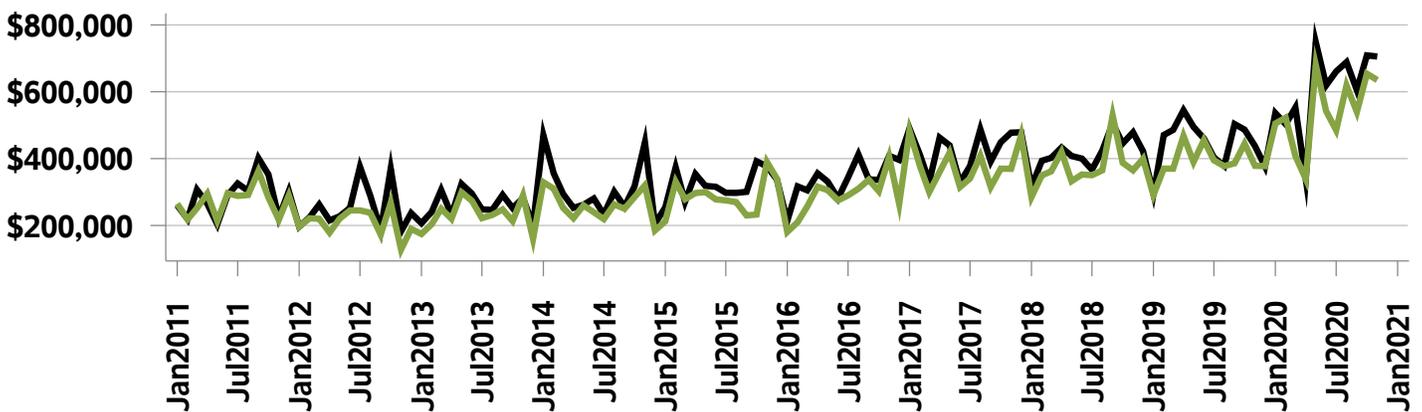
Active Listings (November only)



Months of Inventory (November only)

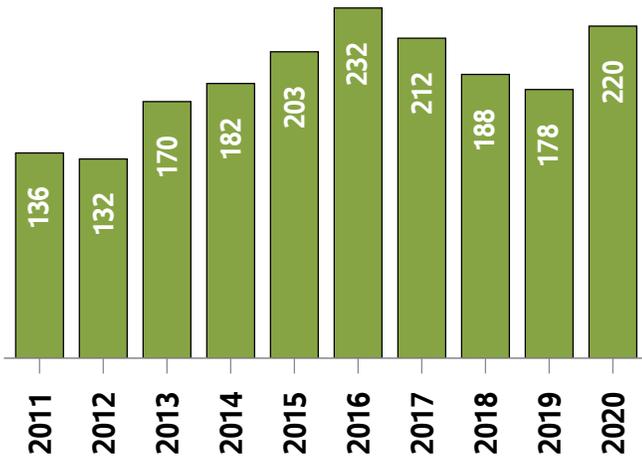


Average Price and Median Price

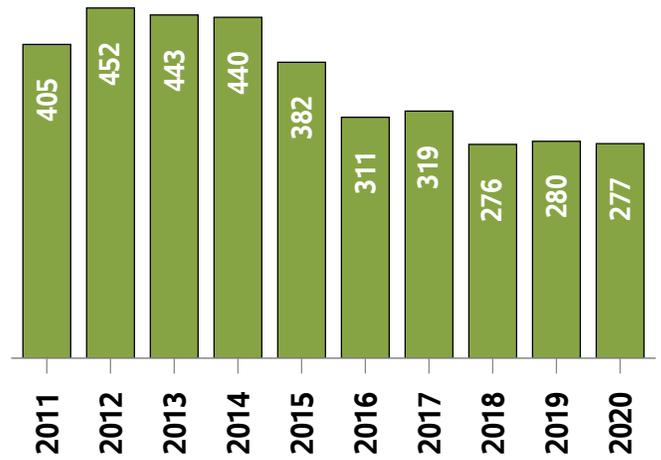


## Meaford (MUNI) MLS® Residential Market Activity

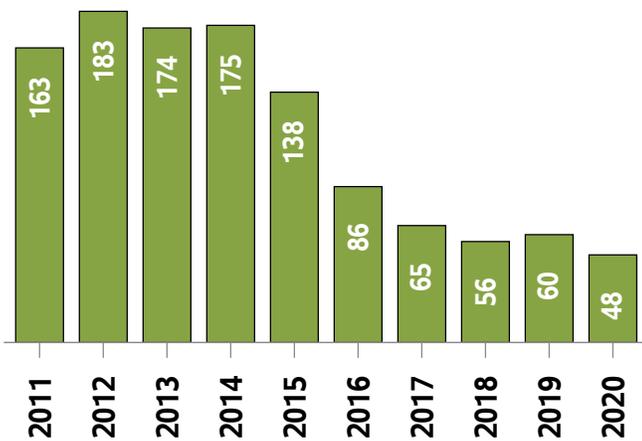
Sales Activity (November Year-to-date)



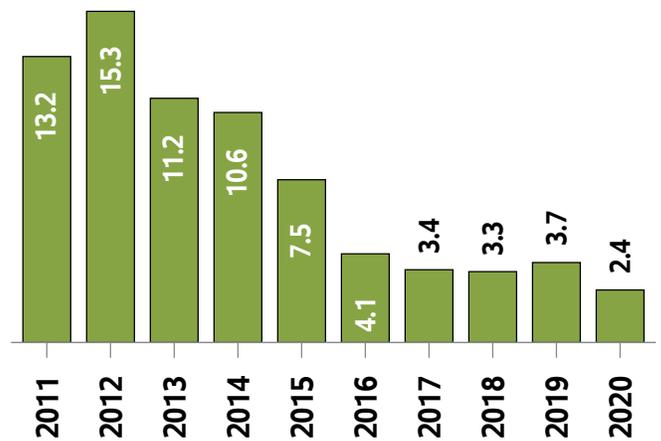
New Listings (November Year-to-date)



Active Listings <sup>1</sup> (November Year-to-date)



Months of Inventory <sup>2</sup> (November Year-to-date)



<sup>1</sup> 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

<sup>2</sup> Average active listings January to the current month/average of sales January to the current month

## Meaford (MUNI) MLS® Residential Market Activity

Actual	November 2020	Compared to <sup>6</sup>					
		November 2019	November 2018	November 2017	November 2015	November 2013	November 2010
Sales Activity	15	7.1	66.7	-6.3	50.0	7.1	114.3
Dollar Volume	\$10,580,500	72.7	145.7	38.5	180.6	168.0	369.2
New Listings	18	125.0	200.0	38.5	63.6	-10.0	-10.0
Active Listings	27	-37.2	-41.3	-40.0	-71.9	-80.6	-78.9
Sales to New Listings Ratio <sup>1</sup>	83.3	175.0	150.0	123.1	90.9	70.0	35.0
Months of Inventory <sup>2</sup>	1.8	3.1	5.1	2.8	9.6	9.9	18.3
Average Price	\$705,367	61.2	47.4	47.7	87.1	150.1	119.0
Median Price	\$635,000	67.8	74.0	71.9	62.8	119.0	136.1
Sales to List Price Ratio	99.3	97.2	98.1	96.3	95.6	95.7	98.3
Median Days on Market	19.0	29.5	48.0	100.0	56.0	113.5	66.0
Year-to-date	November 2020	Compared to <sup>6</sup>					
		November 2019	November 2018	November 2017	November 2015	November 2013	November 2010
Sales Activity	220	23.6	17.0	3.8	8.4	29.4	32.5
Dollar Volume	\$142,818,648	75.8	80.9	63.1	120.5	208.2	212.4
New Listings	277	-1.1	0.4	-13.2	-27.5	-37.5	-26.9
Active Listings <sup>3</sup>	48	-18.8	-13.2	-25.0	-65.0	-72.1	-68.6
Sales to New Listings Ratio <sup>4</sup>	79.4	63.6	68.1	66.5	53.1	38.4	43.8
Months of Inventory <sup>5</sup>	2.4	3.7	3.3	3.4	7.5	11.2	10.2
Average Price	\$649,176	42.2	54.6	57.2	103.5	138.1	135.7
Median Price	\$557,000	39.4	53.9	54.7	102.5	116.7	122.8
Sales to List Price Ratio	98.1	97.0	97.8	97.5	95.1	95.3	95.9
Median Days on Market	27.5	29.0	29.0	23.0	68.0	80.5	75.0

<sup>1</sup> Sales / new listings \* 100; Compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; Compared to levels from previous periods.

<sup>3</sup> 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.

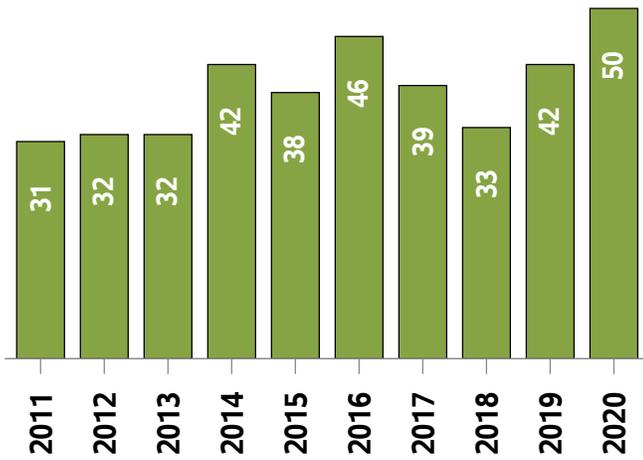
<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>5</sup> The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

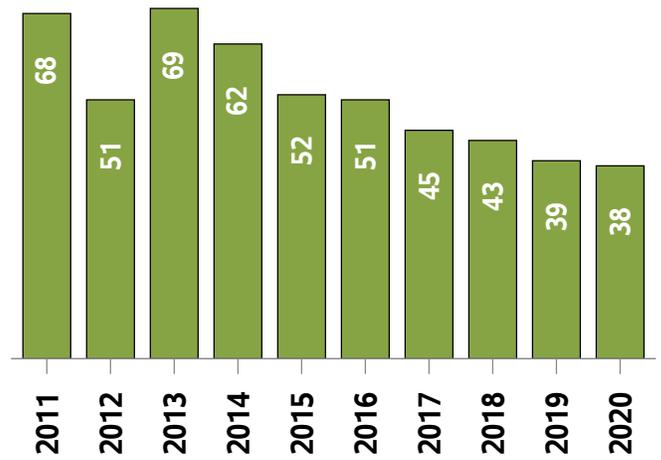
<sup>6</sup> Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.

# Wasaga Beach MLS® Residential Market Activity

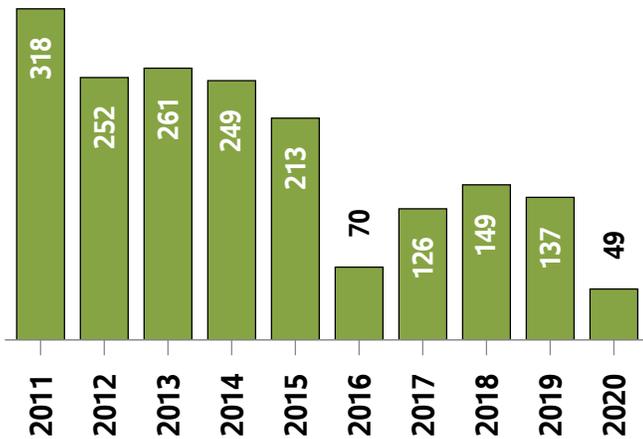
Sales Activity (November only)



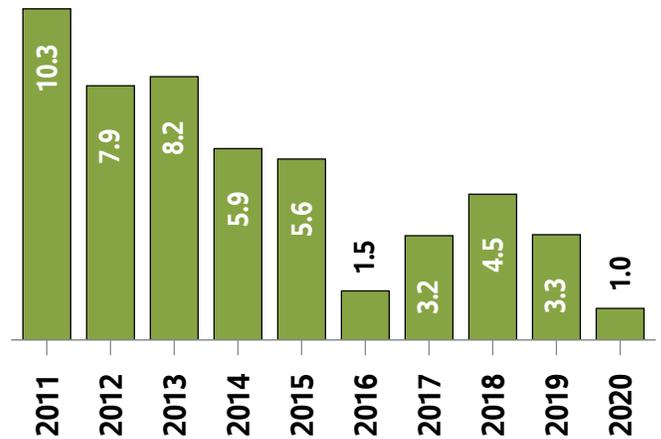
New Listings (November only)



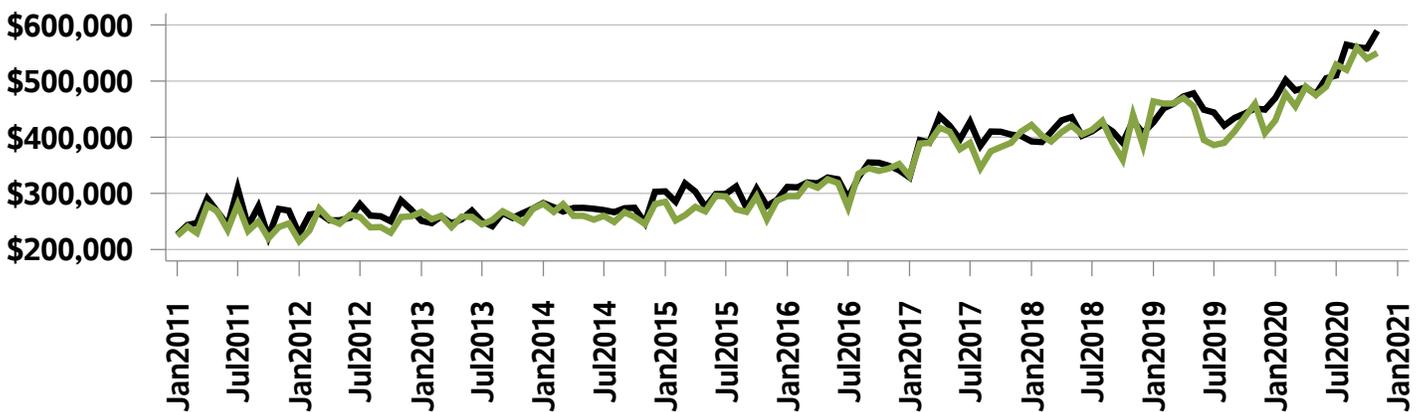
Active Listings (November only)



Months of Inventory (November only)

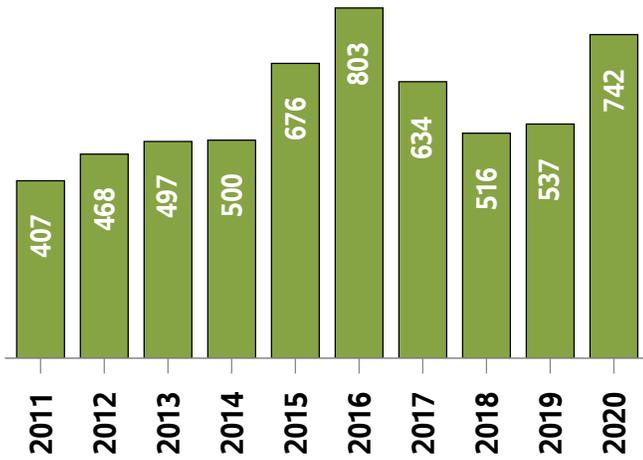


Average Price and Median Price

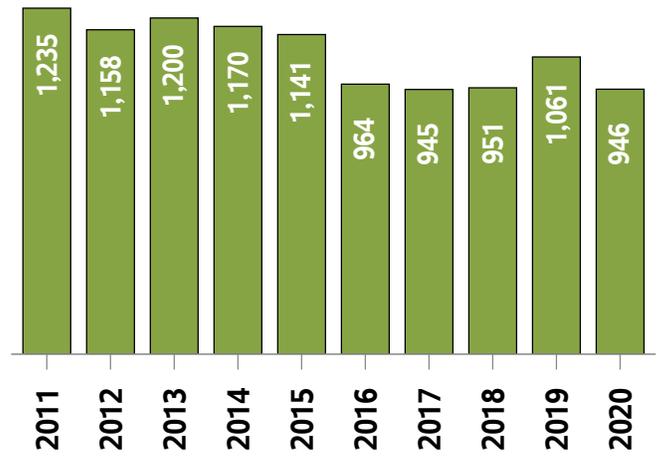


# Wasaga Beach MLS® Residential Market Activity

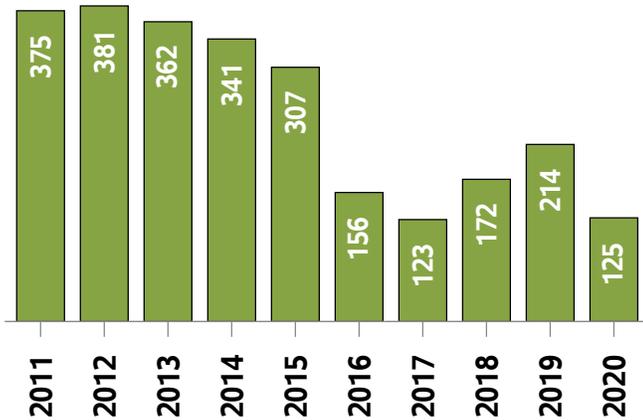
Sales Activity (November Year-to-date)



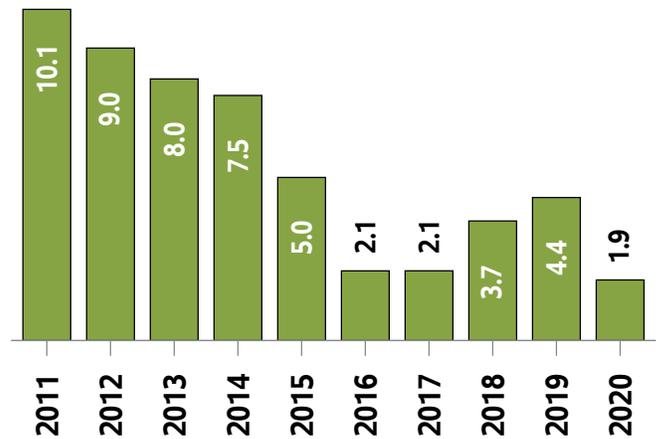
New Listings (November Year-to-date)



Active Listings <sup>1</sup> (November Year-to-date)



Months of Inventory <sup>2</sup> (November Year-to-date)



<sup>1</sup> 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

<sup>2</sup> Average active listings January to the current month/average of sales January to the current month

## Wasaga Beach MLS® Residential Market Activity

Actual	November 2020	Compared to <sup>6</sup>					
		November 2019	November 2018	November 2017	November 2015	November 2013	November 2010
Sales Activity	50	19.0	51.5	28.2	31.6	56.3	100.0
Dollar Volume	\$29,477,015	55.5	108.1	86.8	179.5	247.5	356.7
New Listings	38	-2.6	-11.6	-15.6	-26.9	-44.9	-29.6
Active Listings	49	-64.2	-67.1	-61.1	-77.0	-81.2	-81.7
Sales to New Listings Ratio <sup>1</sup>	131.6	107.7	76.7	86.7	73.1	46.4	46.3
Months of Inventory <sup>2</sup>	1.0	3.3	4.5	3.2	5.6	8.2	10.7
Average Price	\$589,540	30.7	37.4	45.7	112.4	122.4	128.3
Median Price	\$550,000	19.7	25.0	41.0	116.8	121.8	144.4
Sales to List Price Ratio	99.6	97.0	97.1	97.8	96.5	96.1	95.2
Median Days on Market	14.0	39.0	46.0	36.0	45.5	80.5	55.0
Year-to-date	November 2020	Compared to <sup>6</sup>					
		November 2019	November 2018	November 2017	November 2015	November 2013	November 2010
Sales Activity	742	38.2	43.8	17.0	9.8	49.3	88.3
Dollar Volume	\$391,972,694	62.8	83.2	52.7	96.1	208.2	298.5
New Listings	946	-10.8	-0.5	0.1	-17.1	-21.2	-12.1
Active Listings <sup>3</sup>	125	-41.4	-27.1	1.7	-59.2	-65.4	-61.9
Sales to New Listings Ratio <sup>4</sup>	78.4	50.6	54.3	67.1	59.2	41.4	36.6
Months of Inventory <sup>5</sup>	1.9	4.4	3.7	2.1	5.0	8.0	9.2
Average Price	\$528,265	17.8	27.4	30.5	78.7	106.4	111.6
Median Price	\$514,990	19.8	26.3	32.0	86.6	99.6	121.5
Sales to List Price Ratio	99.0	97.3	97.2	99.5	97.1	96.4	96.2
Median Days on Market	20.0	36.0	28.0	15.0	44.0	60.0	52.0

<sup>1</sup> Sales / new listings \* 100; Compared to levels from previous periods.

<sup>2</sup> Active listings at month end / monthly sales; Compared to levels from previous periods.

<sup>3</sup> 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.

<sup>4</sup> Sum of sales from January to current month / sum of new listings from January to current month.

<sup>5</sup> The year-to-date months of inventory figure is calculated as: average active listings from January to current month / average sales from January to current month.

<sup>6</sup> Sales to new listings ratio, months of inventory and median days on market shown as levels; all others calculated as percentage changes.