

# COLLINGWOOD/SOUTHERN GEORGIAN BAY\*

\*Western Region (including Collingwood, Blue Mountains, Clearview, Grey Highlands, Meaford & Wasaga Beach).

## JULY 2018

### AVERAGE SELLING PRICE

RESIDENTIAL, WESTERN REGION

# \$470,817

JULY 2017: \$463,989

SALE PRICE  
CHANGE Y/Y

## +1.47%



# SOLD



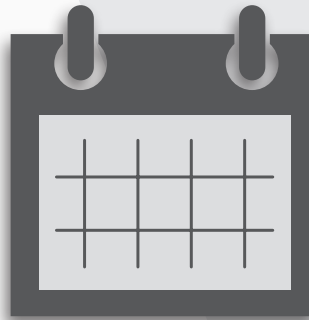
# 301

NEW LISTINGS

JULY 2017: 304  
DOWN 1%

# 47

AVERAGE DAYS  
ON MARKET



PROPERTIES SOLD

# 158

JULY 2017: 165  
DOWN 4.25%

### CONCLUSION

The relaxed, hazy, lazy days of summer seemed to reflect the more measured and steady pace of the real estate market in the Western Region of Southern Georgian Bay this past July. With influences including the usual summer slowdown, an overall lack of urgency compared to the early part of 2017, along with some cautious homeowners fearful about not finding a new home once they sell their existing home, new listing supply remained historically low with 301 new listings reported in July 2018, vs 304 in July 2017, reflecting a marginal 1% decrease year over year. However, the scarcity of new listings did contribute to prices holding at near record highs. The average selling price of a residential home in The Western Region was up slightly 1.47% from last July, \$470,817 vs \$463,989. Likely due in part to the shortage of listings for Buyers to choose from along with the impact of government measures introduced in the spring of 2017 to control the market including the mortgage stress test, sales were down 4.25% year over year in The Western Region with 165 sales in July 2017 vs 158 July 2018. With the continued migration from the Greater Golden Horseshoe (GGH) to The Western Region of Southern Georgian Bay, the market appears to be poised to remain steady throughout the rest of the summer and into the autumn. It's possible we'll see more homes come to market once Sellers feel confident they can sell for the price they need to get in order to purchase their next home.



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