



Southern Georgian Bay home sales reach third best April on record

Residential sales recorded through the MLS® System of the *Southern Georgian Bay Association of REALTORS®* came in well above year-ago levels in April 2015.

Home sales numbered 276 units in April, up 17.4 per cent from the same month in 2014. This was tied for the third best level on record for the month. Year-to-date home sales were running 23.5 per cent ahead of the first four months of 2014 and marked the second best start to any year on record.

The *Southern Georgian Bay Association of REALTORS®* comprises two distinctive markets. Home sales in the Western District which includes Wasaga Beach, Collingwood, Clearview Township, The Blue Mountains, Municipality of Meaford and Grey Highlands increased 4.0 per cent on a year-over-year basis to 184 units. This was the third best month of April on record. On a year-to-date basis home sales were running 18.0 per cent above the same period from last year and marked the second best showing on record.

Home sales in the Eastern District encompassing the Towns of Midland and Penetanguishene, the surrounding communities of Elmvale, Port McNicoll, Victoria Harbour, Coldwater, Port Severn, Honey Harbour and Tiny, Tay, Springwater, Oro-Medonte, Severn and Georgian Bay Townships totaled 92 units in April. This was an increase of 58.6 per cent from last April, and marked the best April in five years. On a year-to-date basis home sales were running 38.2 per cent ahead of the first four months of 2014.

“Sales have been running at historically strong levels for a year now, and that’s drawn supply down to the point that it’s now at a decade low,” said Kevin Woolham, President of the *Southern Georgian Bay Association of REALTORS®*. “That translates into the tightest market conditions in a decade, which are being reflected in the form of some sizeable price gains.”

The number of new residential listings in April 2015 was 612 units, falling 18.9 per cent from a year earlier.

Overall supply continues running below levels from most of the past decade. There were 1,496 active residential listings on the Association’s MLS® System at the end of April 2015, down 23.9 per cent from year-ago levels.

There were 5.4 months of inventory at the end of April, down from 8.4 months at the end of April 2014 and the lowest number of months of inventory since August 2005. This was also below the long-run average for this time of year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The value of all residential transactions in April was \$85.2 million, up 34.3 per cent from a year earlier. This was the highest dollar volume on record for the month of April and marks the first time April volumes have risen above \$80 million.

Sales of all types of properties numbered 318 units in April, an increase of 18.2 per cent compared to the same month in 2014. The total value of all properties sold in April 2015 was \$102.1 million, up 33.8 per cent from last April.

Encompassing several communities along the shores of southern Georgian Bay, approximately 1½ to 2 hours from the Greater Toronto Area, the area is one of Canada's premier four season recreational playgrounds.

The *Southern Georgian Bay Association of REALTORS®* represents close to 500 REALTORS® registered with its member offices. The geographical area served by the Association includes the Towns of Midland and Penetanguishene, the surrounding communities of Elmvale, Port McNicoll, Victoria Harbour, Coldwater, Port Severn, Honey Harbour and Tiny, Tay, Springwater, Oro-Medonte, Severn and Georgian Bay Townships, Wasaga Beach, Collingwood, Clearview Township, The Blue Mountains, Municipality of Meaford and Grey Highlands.

Provided by:



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