

Real Estate in Collingwood & The Blue Mountains

Fall 2009

The Summer that never was has ended. Despite the cool wet summer weather homes in the Georgian Triangle were selling well. Royal LePage Collingwood had the highest volume of sales month ever In July. Canadians, being cautious as we are, waited to see if the sky was truly going to fall before satisfying the desire to purchase they had curbed since last fall. One month is not a trend but you will see from quarterly results and year to date stats that the market is stable. July 2008 showed 171 transactions while July 2009 was the strongest month year to date with 218 properties exchanging hands. Through the quarter we were July 88% of 2008, August 93% and September took us to 95% of 2008 results.

We still have a fabulous inventory of homes with only 31% of those listed seeing an offer.

Car sales and home sales are two of the indicators of a stronger economy and we at Royal LePage are doing our bit with three vehicles purchased or on order. Interestingly enough there are backorders at the dealership for some of the more popular models.

Notable Sales

There were two sales over \$1,000,000 in the third quarter. One was a beautifully built home that had been for sale for 368 days. The seller was able to get 86% of the original asking price and purchaser bought a home that cost \$216 per square foot for a well built, fully landscaped home. It would be impossible to buy a lot and build a home of this quality for anywhere close to the price paid.

The highest priced condo to sell was at Mariners Haven. The unit sold for \$930,000 with the \$57,000 special assessment included in the sale price. The new siding, front entrance stairs and fresh landscaping have been a great improvement to this well planned waterfront condominium development. The ability to park your car in the garage and moor your boat or plane at the dock while enjoying the deep water channel and well protected yacht basin is only available in this truly unique waterfront community.

MLS Statistics

We have had 1,392 completed transactions through MLS year to date versus 1,462 in 2008. The total volume spent is 94% of 2008 volume. We ended July at 88% of 2008 sales, August was 93% year to date and September took us to 95% of the transactions year to date. The strong third quarter was achieved mostly through the over \$500,000 priced home sales. Condo sales were 136 with 95 in Collingwood and 41 in The Blue Mountains.

Cocktail Trivia

What do the following words have in common?

Banana Dresser Grammar Potato Revive Uneven Assess

Who knew?? No single piece of paper can be folded in half more than 7 (seven) times.

What's New?

The Collingwood Council is in the process of planning a face lift for Hurontario Street. The street lamps are in need of repair and part of the process will include moving the restaurant patios to the curb (to enable the patrons to enjoy the exhaust fumes from a closer proximity???) and forcing the wait staff to cross the pedestrian walk way with food and drink in their hands. They have also purchased the former movie theatre for "cultural activities" for a price of \$1,400,000 while continuing to spend money to build our new library/civic offices. The recent sale of the Treemont (purchased in 2006 for \$1,200,000 to build a parking lot in the downtown neighbourhood) to a local businessman (who is doing a fabulous job in restoring the building) for \$100,000 seems to be a loss of \$1,100,000 of our tax dollars. Is anyone paying attention? Will someone please hide the cheque book???

Hot from the Mayor of Red Wing!!!! The recently renovated Ravenna General Store is open under new ownership.

We will soon have a passing lane on First Street. They are ahead of schedule but have been working all summer causing great stress to the owners of business on First Street and the home owners on Second and Third Streets who have had major traffic passing through as an alternative to the stop and go on First Street. The passing lane will allow for a much safer travel route through Collingwood.

The Town of the Blue Mountains is well underway with their new civic building and the medical centre is planned for the western half of the Cidery Building. The round about is finished at the base of Blue Mountain and I caution you to be careful as some drivers get very confused on what to do as they read the signs within the circle.

The Grange Cooking Classes 280 Oak Street, Collingwood 705 444-3044
www.grangecooking.com This would be a great ladies night out or the perfect gift for anyone who would like to be better in the kitchen!!

The Collingwood Tandoori House @ 14 Balsam Street (across from Canadian Tire) in Collingwood 705 444-8020 is a great source for authentic Indian Food. They will make it Mild Medium or Hot and I was told by one client who lived in England and travelled to India several times that it is the best Indian food he had eaten outside of India. Eat in or take it home.

Go to my website www.CollingwoodHomes.ca to see many of the new links. You get the weather, all the ski clubs and golf courses as well as Grey and Simcoe County and the Town Web sites. I have added the many government sites solar power, land transfer tax and many others.

New Developments

The Tanglewood Development at Cranberry (off Cranberry Trail East) is moving along with many of the home owners now moved in. This is a good example of the increased density being passed down to the municipality from the county and provincial governments. The other development at the corner of Highway 26 and Cranberry Trail East is on hold. They have decided to go back and get approval to build bungalows and bungalow lofts.

The Shipyards continue to build and many of the home owners will be moving in there during ski season. We still are unable to sit and enjoy a glass of wine while looking at Georgian Bay. I know it is coming!! The retail portion will bring shops and dining to the waterfront in Collingwood at last.

Perceptions & Observations

The Legacy Condos (Chateau Ridge, Cachet Crossing, Mountain Walk and Sierra Lane) are units that sell in the \$250,000 - \$300,000 price range. The ability to sell these units has been impacted by the condo fees that are in the \$450+ per month range. There is an inability on the part of the \$250,000 purchaser to cover the maintenance costs.

Many people are embracing frugality and our Collingwood magazines have all published routes you and the family can drive to enjoy the breathtaking colours of the season. The Collingwood Farmer's Market makes a great family outing and allows you to pick up some of our locally grown produce and artistic wares. There are always lots to do at the Village at Blue and most of the family friendly activities are free.



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