

Real Estate in Collingwood & the Town of the Blue Mountains

Formerly Facts, Fiction & Rumours

Fall 2001 – Winter 2002

I challenge you to close your eyes and dare to dream what The Georgian Triangle will look like in 5 years time!

Personal Note: If you are receiving this via regular mail (Distribution 5000) and would like it sent via e-mail please contact me at band@squirejohns.com. Lets save trees and money! Back issues are at www.CollingwoodHomes.ca

Intrawest

If you haven't been out to the **Village at Blue Mountain** to see The Grand Georgian, which is now open, please do as it is beautiful. Close your eyes and think of multiple buildings around the 4 acre mill pond. I believe tours are still available through the Discovery Centre 705-445-0085.

The Weider Lodge is under construction and closed in. They are expecting to turn these units (91) over to the buyers in mid 2002. Rumour has it that Intrawest could be gearing up to launch the 3rd building sometime in the Spring called "Seasons at Blue".

In my last letter I reported that the restaurants Indian Motorcycle Club and Look Café, *now changed to Copper Blue's*, would be open by mid December. There is a slight delay and they will be open in mid winter. However, Starbuck's and the smoke/paper shop are open.

MLS Sales – Jan 1, 2001 to December 31, 2001 (source Georgian Triangle RE Board)

Year to date information. Due to a new MLS System reporting as before can't be done but I'll do my best. I will report only single family homes/chalets and condos (except where noted).

Town of the Blue Mountains

- Unit sales - 130 – down 21% Singles and condos
- Listings - 236 – down 10% Singles only
- Prices – Average \$238,775 up 2% Singles only

Town of Collingwood

- Unit sales - 387 – down 6% Singles and condos
- Listings - 458 – up 10% Singles only
- Prices - Average \$154,606 down 1% Singles only

For the reporting region within the Georgian Triangle RE Board reports for Collingwood, Clearview (Creemore) & Town of the Blue Mountains, single and condo sales (729 units) are down 1%. Condo sales (196 units) are down 4%.

Notable Sales

A magnificent 6 bedroom dove tail log home of approx 4500 sf on 50 acres of land sold for \$825,000 located south of Collingwood. A 4 bedroom custom home of about 3500+/- sf with a view of all of Nottawasaga Bay/Collingwood sold for \$750,000. There have been several re-sales in Historic Snowbridge this fall at similar or slightly higher than original prices. A private sale off of Poplar SR of an 8,000 sf house on 33+/- acres has been rumoured at \$1.7M+/- . Of interest, only 16 sales over \$500K have been reported through the MLS System for Clearview, Collingwood and T of BM in 2001. We have been involved in 10 of them! Of the 16 properties 6 are on the waterfront.

Technology/Trends

The whole world is going "Wireless" however, we in this area have a problem with digital phones. Not only that having a "Blackberry" e-mail device will give you problems. When will Roger's and Bell understand that corporate Canada comes to this area all the time? The first one who solves this problem will probably get everyone's business.

Golf, Golf, Golf

Sometimes I think this is the most read section of the newsletter judging from the e-mails and calls I get. **Batteaux Creek** (south of Nottawa) has 150+ members with a final target of 300. Play starts July 02. **The Georgian Bay Club** (Private at Camperdown, 26 & Grey 40) are now clearing the land and have over 100 members. Play is scheduled for Summer 2003. **OslerBrook** has about 165 members and will add an executive 9 to the present 18 holes. Permits have been applied for and are expected in early 2002. **The Bluffs at Lora Bay**, north of Thornbury, is still in the zoning stages.

Cocktail Party Trivia

The expression "Red Tape", when dealing with bureaucracy, comes from just after the American Civil War. War veterans and widows after the war had to travel to Washington DC to collect their pay. They had to deal with a clerk who verified who they were and then had to find their files. This took a considerable amount of time. The files, wait for it, were all wrapped in red tape. (Courtesy of the hit TV show The West Wing)

Condominiums

This includes Collingwood (Cranberry, Lighthouse, Ruperts Landing, Dockside, etc.) and the Town of the Blue Mountains (bottom of Blue Mountain and Thornbury area). At present (Dec. 21st) there are a total of 138 units for sale. 90 units are in the Collingwood area and 48 units in the Town of Blue Mountains, 23 of the units are around the bottom of Blue Mountain.

Location	Ask	Sold	Size	Bed/Bath	Date Closed
Cranberry (Dawson)	\$ 89,900	\$ 85,000	797	2/1	24/Aug/01
Barker Blvd (Cranb)	\$159,000	\$155,000	1066	2/2	17/Sep/01
Ruperts Landing	\$169,900	\$165,000	1152	2/2	03/Oct/01
Mountain Walk	\$219,000	\$205,500	1744	3/3	09/Nov/01
Wintergreen	\$259,000	\$209,000	1647	3/2	26/Oct/01
Lighthouse	\$215,000	\$185,000	1216	2/2	22/Nov/01
Lighthouse (water)	\$329,900	\$315,000	1410	3/2.5	22/Oct/01
Apple Jack	\$139,000	\$125,000	1690	3/2.5	21/Aug/01
Rankins Landing	\$125,000	\$120,000	1001	3/2	30/Nov/01
Dockside	\$214,900	\$200,000	1755	3/3	26/Sep/01

New Developments

There aren't any new developments to report on. However, two new sub divisions off Sleepy Hollow Rd., near Craigleith and Alpine Ski Clubs, are a beehive of construction activity with about 8 new homes under construction. There will be 60 single family homes on upper High St. The building under construction beside Kelsey's Restaurant is a 16,000 sf office building on 3 floors that is divisible into small units and is wired as a "smart building".

Perception/Observation

September 11th has had a profound effect on RE as most homes/chalets that are sold in our area are 2nd homes or vacation and future retirement dwellings. The middle market (\$200K to \$500K) was hit the hardest. On the other hand we have noticed an increase in activity from people who have wanted to get out of the large metropolitan cities and have now moved up their perceived time frames to look at properties in the area. We expect that the spring/summer 2002 market will be very active judging from the calls to date. Hopefully we will have "troughed out" of the decrease in values that we are presently experiencing. The *Georgian Triangle Transportation Study* has been completed and I will deal with this in my next letter. Widening of Mountain Rd., Osler Bluff Rd, Hwy 26, First St, etc.

Contributors to Letter

Many people helped in putting this letter together. We had hoped it to be a snap shot of a constantly moving real estate market at the time of writing (Dec 2001). I would like to thank Karen Poshtar, who is my Real Estate partner, Ian Hawkins and Vel Ivardi (Broker/Owner).

Should you wish any Real Estate information or advice, please call the writer below. Or, e-mail me at the listed e-mail address. *Should you wish to have this newsletter in the future e-mailed to you please let us know and we'll put you on our Electronic Distribution Program.* Published 3 times a year. (Spring, Summer and Fall/Winter). Back issues can be found at www.CollingwoodHomes.ca

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