



# 2026

# FEBRUARY

## THE BLUE MOUNTAINS

## Real Estate Market Report



LOCATIONS **NORTH**  
BROKERAGE

Disclaimer:

Please note that we have recently transitioned to a new board and reporting system. While we strive to ensure that the information provided in this market report is as accurate and up-to-date as possible, there may be occasional discrepancies or errors in the data.

# OVERVIEW

## BUYER'S MARKET

The Blue Mountains real estate market continued to trend firmly in buyer's market territory, with softer pricing and reduced sales activity year-over-year. The median sale price declined 16.04% to \$665,000, while the average sale price dipped 2.57% to \$874,688. Sales volume fell sharply by 35.05% to \$13,995,000, reflecting a 33.33% decrease in unit sales to 16 transactions. At the same time, new listings dropped 18.39%, though inventory levels remain elevated relative to demand. Expired listings declined 46.43%, and with the unit sales-to-listings ratio easing 18.31% to 22.54%, current conditions continue to favour buyers, who benefit from increased choice and negotiating leverage in the marketplace.



### February year-over-year sales volume of \$13,995,000

Down -35.05% from 2025's \$21,546,000 with unit sales of 16 down -33.33% from last February's 24. New listings of 71 are down by -18.39%, with the sales/listing ratio of 22.54% down by -18.31%.



### Year-to-date sales volume of \$47,223,000

Up +10.47% from 2025's \$42,747,000 with unit sales of 40 down -4.76% from 2025's 42. New listings of 155 are down -4.91% from a year ago, with the sales/listing ratio of 25.81% up by +0.15%.



### Year-to-date average sale price of \$1,129,594

Up from \$1,037,792 one year ago with median sale price of \$751,250 down from \$861,000 one year ago. Average days-on-market of 64 down 17 days from last year.

## FEBRUARY NUMBERS

Median Sale Price

**\$665,000**

-16.04%

Average Sale Price

**\$874,688**

-2.57%

Sales Volume

**\$13,995,000**

-35.05%

Unit Sales

**16**

-33.33%

New Listings

**71**

-18.39%

Expired Listings

**15**

-46.43%

Unit Sales/Listings Ratio

**22.54%**

-18.31%

*Year-over-year comparison  
(February 2026 vs. February 2025)*

# THE MARKET IN DETAIL

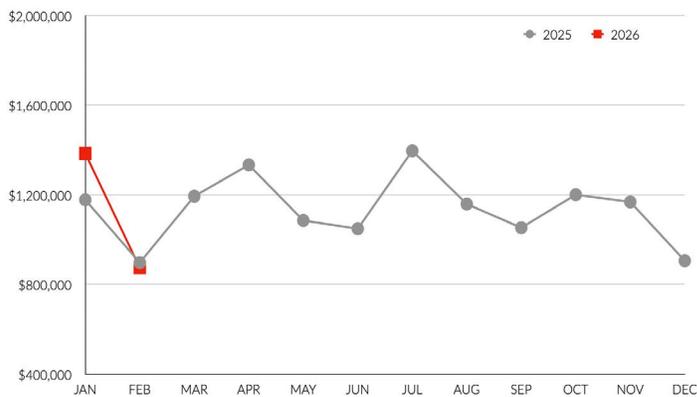
	2024	2025	2026	2025-2026
<b>YTD Volume Sales</b>	\$38,185,428	\$42,747,000	\$47,223,000	+10.47%
<b>YTD Unit Sales</b>	36	42	40	-4.76%
<b>YTD New Listings</b>	144	163	155	-4.91%
<b>YTD Sales/Listings Ratio</b>	25.00%	25.77%	25.81%	+0.15%
<b>YTD Expired Listings</b>	47	64	45	-29.69%
<b>Monthly Volume Sales</b>	\$17,562,428	\$21,546,000	\$13,995,000	-35.05%
<b>Monthly Unit Sales</b>	18	24	16	-33.33%
<b>Monthly New Listings</b>	91	87	71	-18.39%
<b>Monthly Sales/Listings Ratio</b>	19.78%	27.59%	22.54%	-18.31%
<b>Monthly Expired Listings</b>	14	28	15	-46.43%
<b>Monthly Average Sale Price</b>	\$975,690	\$897,750	\$874,688	-2.57%
<b>YTD Sales: \$0-\$199K</b>	0	0	0	No Change
<b>YTD Sales: \$200k-349K</b>	0	1	2	+100%
<b>YTD Sales: \$350K-\$549K</b>	7	6	9	+50%
<b>YTD Sales: \$550K-\$749K</b>	6	7	5	-28.57%
<b>YTD Sales: \$750K-\$999K</b>	3	13	9	-30.77%
<b>YTD Sales: \$1M+</b>	21	12	10	-16.67%
<b>YTD Sales: \$2M+</b>	2	3	7	+133.33%
<b>YTD Average Days-On-Market</b>	70.50	81.00	64.00	-20.99%
<b>YTD Average Sale Price</b>	\$1,060,706	\$1,037,792	\$1,129,594	+8.85%
<b>YTD Median Sale Price</b>	\$1,097,625	\$861,000	\$751,250	-12.75%

The Blue Mountains MLS Sales and Listing Summary  
2024 vs. 2025 vs. 2026

# AVERAGE SALE PRICE

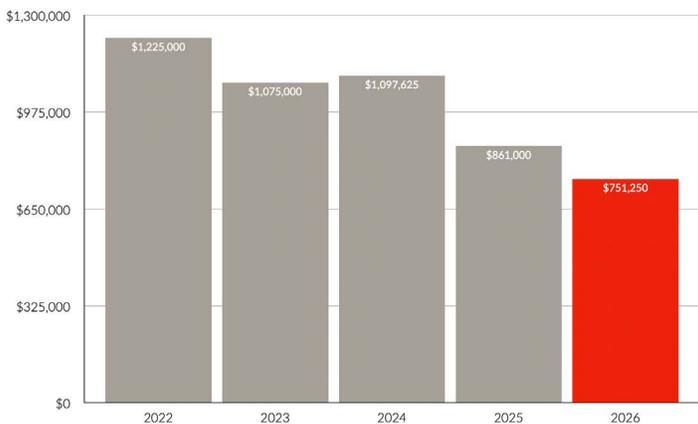


Year-Over-Year

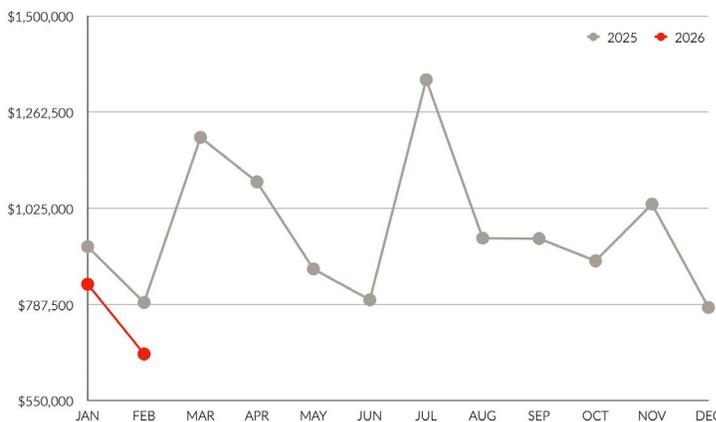


Month-Over-Month 2025 vs. 2026

# MEDIAN SALE PRICE



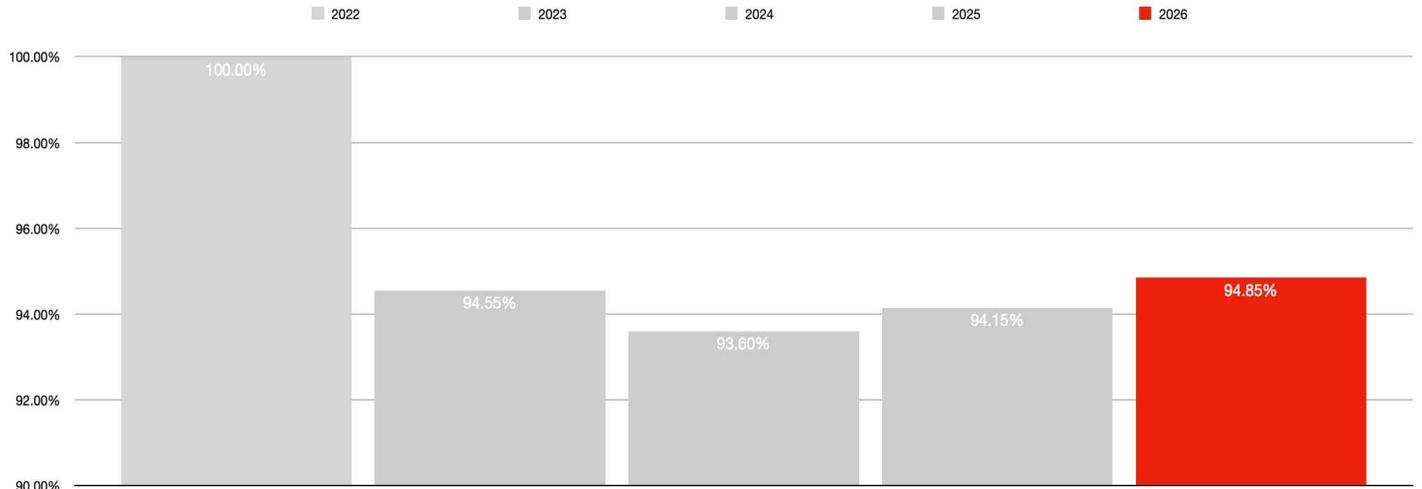
Year-Over-Year



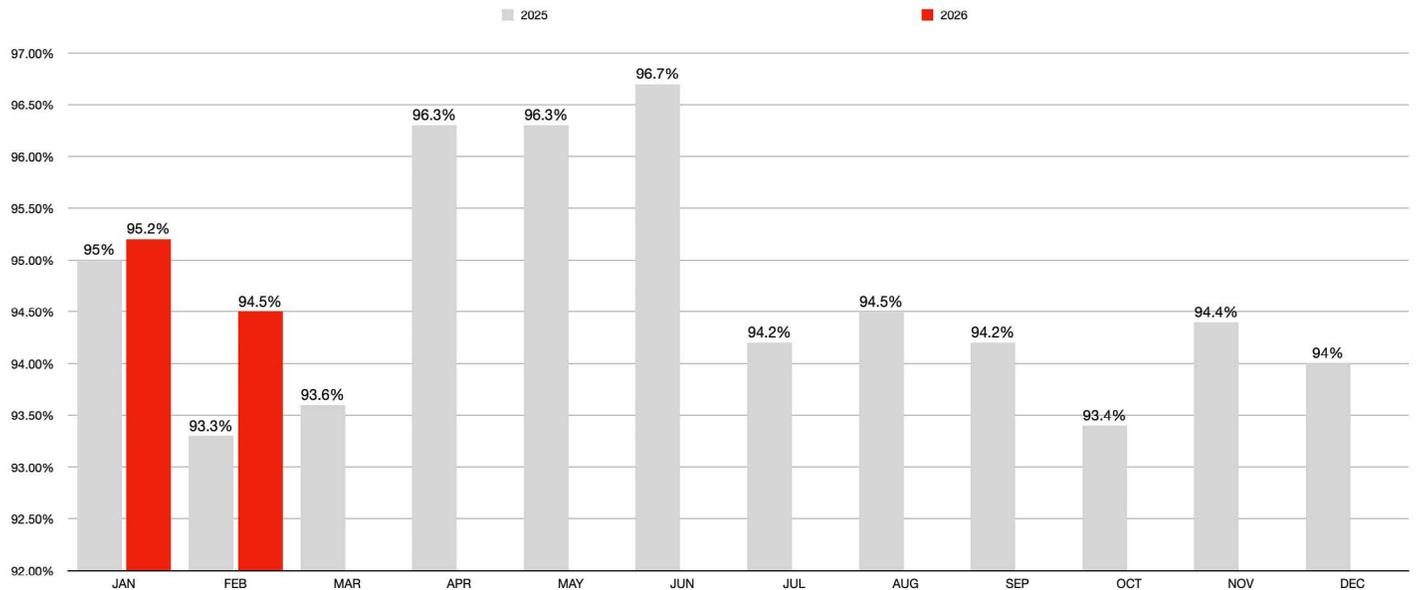
Month-Over-Month 2025 vs. 2026

\* Median sale price is based on residential sales (including freehold and condominiums).

# SALE PRICE VS. LIST PRICE RATIO

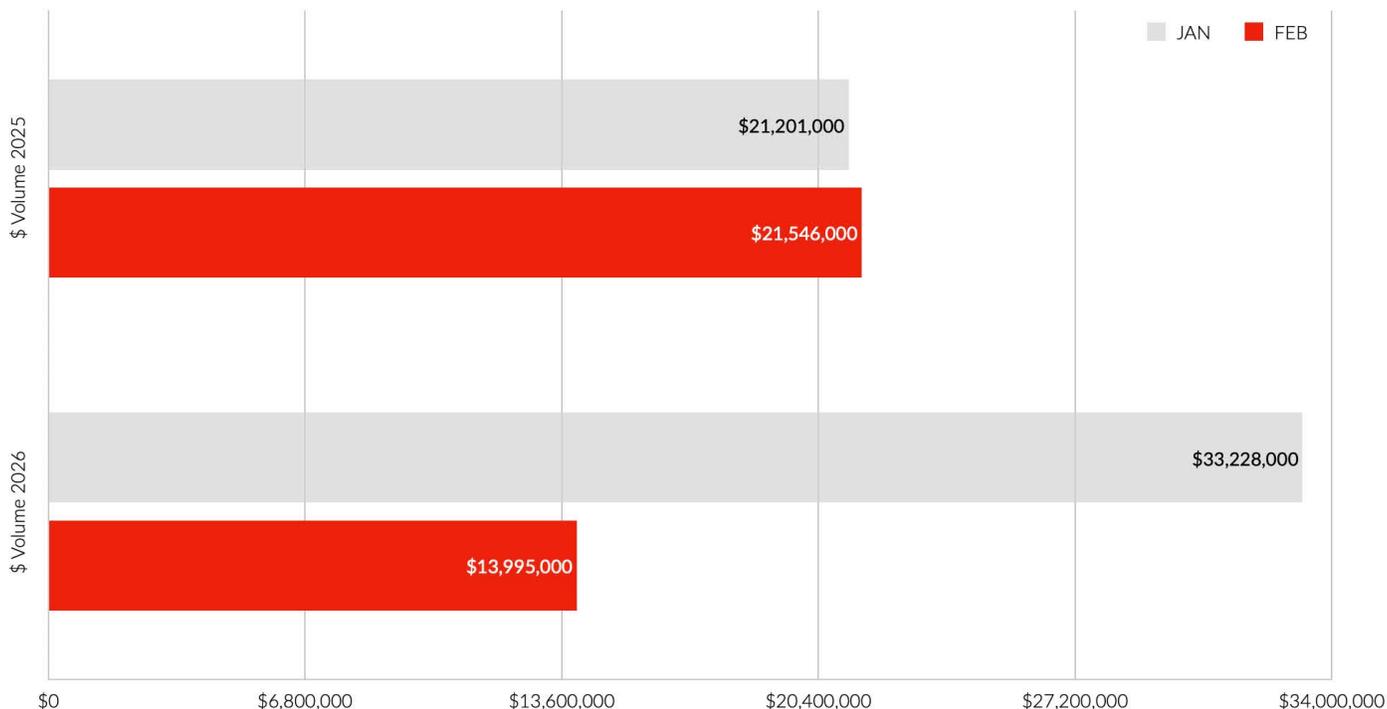


## Year-Over-Year

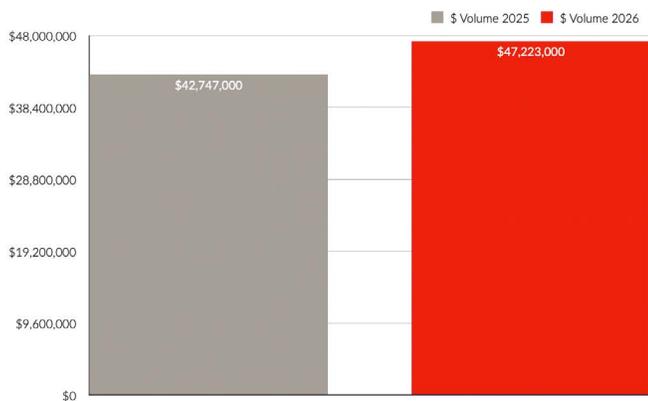


## Month-Over-Month 2025 vs. 2026

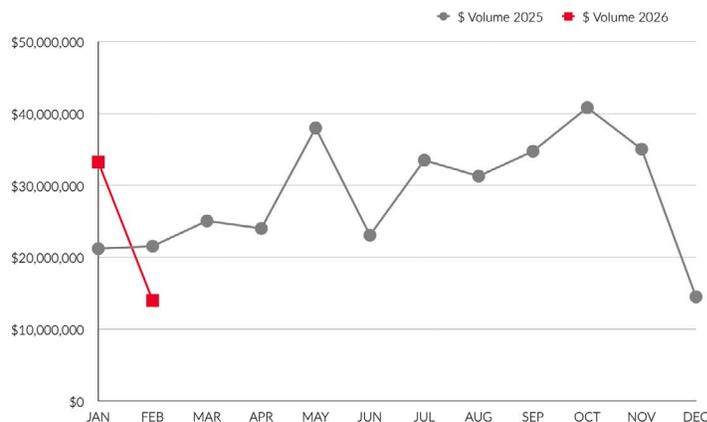
# DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

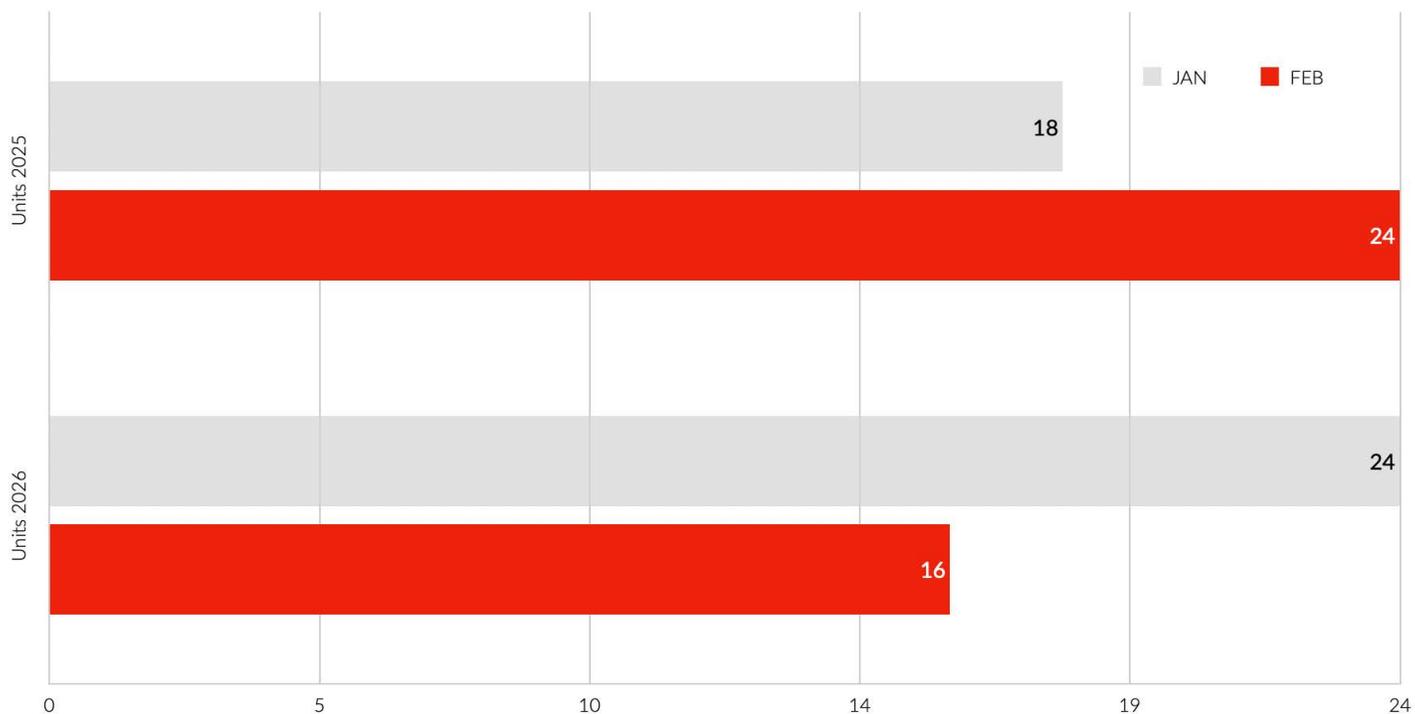


Yearly Totals 2025 vs. 2026

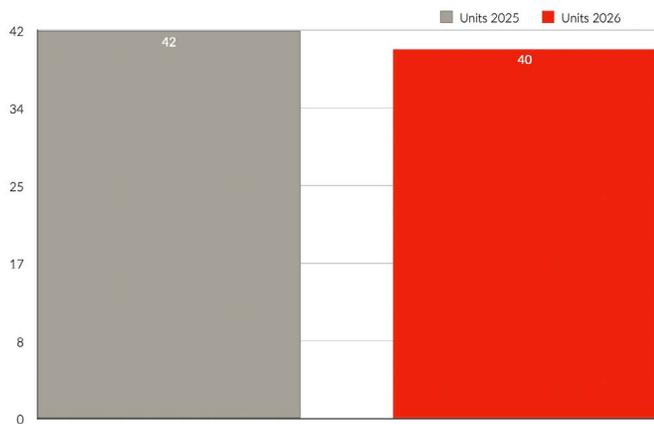


Month vs. Month 2025 vs. 2026

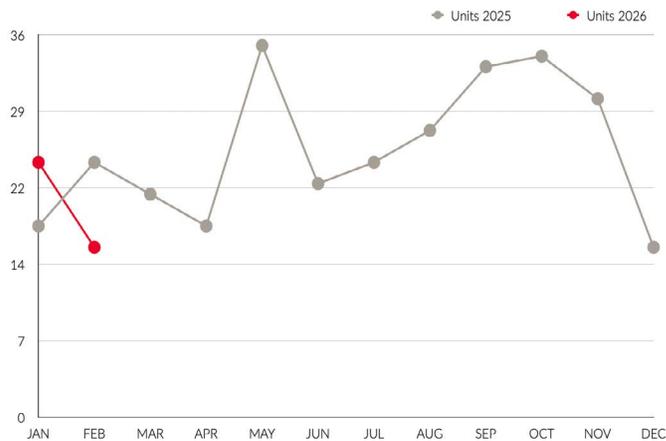
# UNIT SALES



Monthly Comparison 2025 vs. 2026

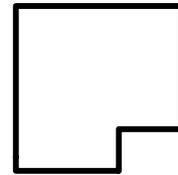


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
YTD Sales Volume	<b>\$37,512,000</b> +6.83%	<b>\$9,711,000</b> +27.24%	<b>\$1,560,000</b> -28.14%
YTD Unit Sales	<b>21</b> -25%	<b>19</b> +35.71%	<b>2</b> -33.33%
YTD Average Sale Price	<b>\$1,786,286</b> +42.43%	<b>\$511,105</b> -6.24%	<b>\$780,000</b> +7.78%
February Sales Volume	<b>\$8,574,000</b> -46.12%	<b>\$5,421,000</b> -3.75%	<b>\$0</b> -100%
February Unit Sales	<b>5</b> -61.54%	<b>11</b> No Change	<b>0</b> -100%

*Year-Over-Year Comparison (2026 vs. 2025)*

# OUR LOCATIONS

## COLLINGWOOD

705-445-5520  
112 Hurontario St, Collingwood

## CREEMORE

705-881-9005  
154 Mill St, Unit B, Creemore

## MEAFORD

519-538-5755  
96 Sykes St N, Meaford

## THORNBURY

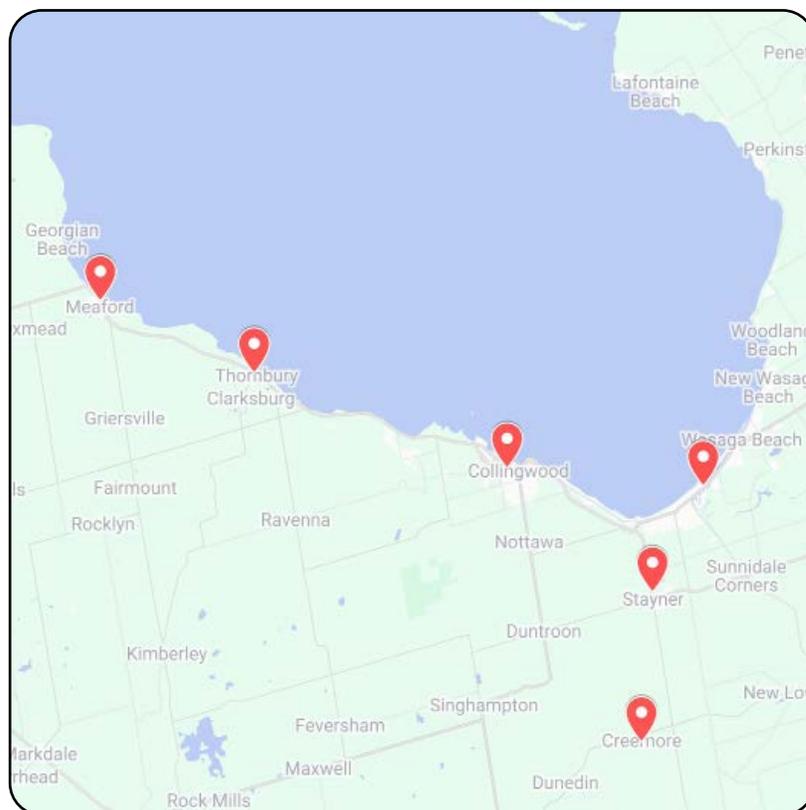
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

705-428-2800  
7458 ON-26 Unit 11, Stayner



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