



2026

FEBRUARY

COLLINGWOOD

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 [Collingwood](#) real estate market remained in buyer's market territory this February, though activity strengthened year-over-year across several key metrics. The median sale price declined 4.38% to \$655,000, while the average sale price increased 4.42% to \$757,721, reflecting shifting dynamics across price segments. Sales volume rose 13.37% to \$28,793,400, supported by an 8.57% increase in unit sales to 38 transactions. New listings edged up 2.27% to 90 properties, while expired listings fell 20.83%, modestly tightening supply. With a unit sales-to-listings ratio of 42.22%, conditions continue to favour buyers, who benefit from balanced inventory levels and ongoing negotiating flexibility despite improved sales momentum year-over-year.



February year-over-year sales volume of \$28,793,400

Up +13.37% from 2025's \$25,398,800 with unit sales of 38 up +8.57% from last February's 35. New listings of 90 are up +2.27% from a year ago, with the sales/listing ratio of 42.22% up 6.16%.



Year-to-date sales volume of \$50,921,400

Down -5.84% from 2025's \$54,079,075 with unit sales of 68 down -1.45% from 2025's 69. New listings of 186 are down -5.1% from a year ago, with the sales/listing ratio of 36.56% up 3.85%.



Year-to-date average sale price of \$747,661

Down from \$784,609 one year ago with median sale price of \$631,750 down from \$653,000 one year ago. Average days-on-market of 62 is down 4 days from last year.

FEBRUARY NUMBERS

Median Sale Price

\$655,000

-4.38%

Average Sale Price

\$757,721

+4.42%

Sales Volume

\$28,793,400

+13.37%

Unit Sales

38

+8.57%

New Listings

90

+2.27%

Expired Listings

19

-20.83%

Unit Sales/Listings Ratio

42.22%

+6.16%

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

THE MARKET IN DETAIL

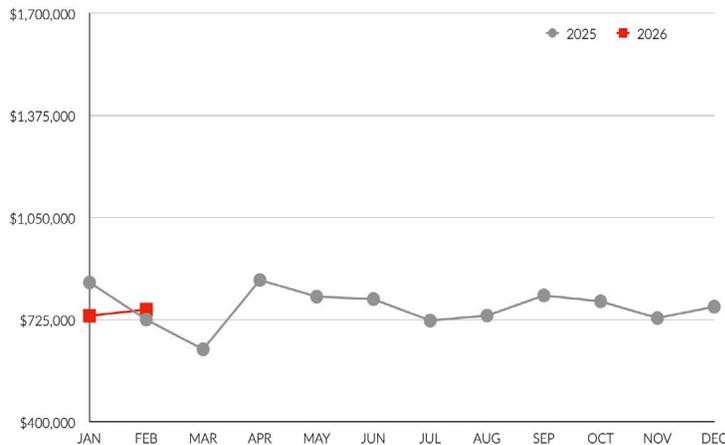
	2024	2025	2026	2025-2026
YTD Volume Sales	\$46,045,800	\$54,079,075	\$50,921,400	-5.84%
YTD Unit Sales	63	69	68	-1.45%
YTD New Listings	180	196	186	-5.1%
YTD Sales/Listings Ratio	35.00%	35.20%	36.56%	+3.85%
YTD Expired Listings	52	57	46	-19.3%
Monthly Volume Sales	\$30,955,400	\$25,398,800	\$28,793,400	+13.37%
Monthly Unit Sales	42	35	38	+8.57%
Monthly New Listings	98	88	90	+2.27%
Monthly Sales/Listings Ratio	42.86%	39.77%	42.22%	+6.16%
Monthly Expired Listings	29	24	19	-20.83%
Monthly Average Sale Price	\$737,033	\$725,680	\$757,721	+4.42%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	5	4	-20%
YTD Sales: \$350K-\$549K	13	20	21	+5%
YTD Sales: \$550K-\$749K	23	21	17	-19.05%
YTD Sales: \$750K-\$999K	19	11	12	+9.09%
YTD Sales: \$1M-\$2M	6	10	14	+40%
YTD Sales: \$2M+	2	3	0	-100%
YTD Average Days-On-Market	53.00	66.00	62.00	-6.06%
YTD Average Sale Price	\$727,812	\$784,609	\$747,661	-4.71%
YTD Median Sale Price	\$1,097,625	\$653,000	\$631,750	-3.25%

Collingwood MLS Sales and Listing Summary
2024 vs. 2025 vs. 2026

AVERAGE SALE PRICE

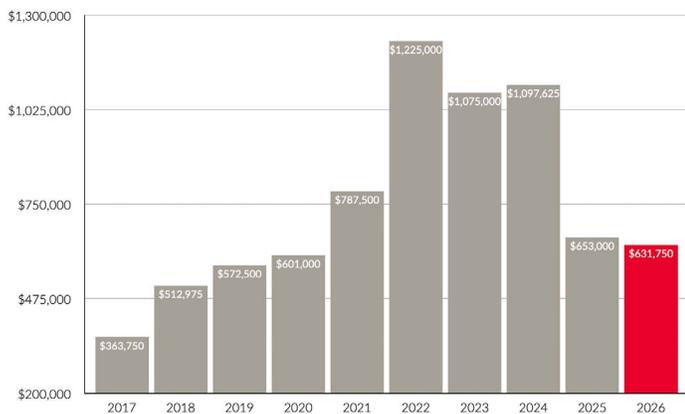


Year-Over-Year

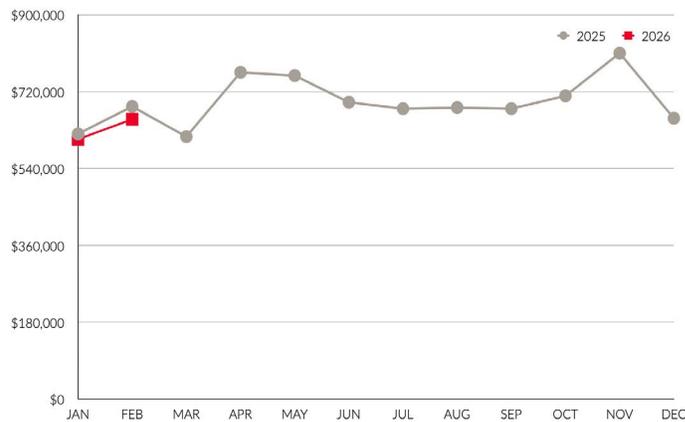


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



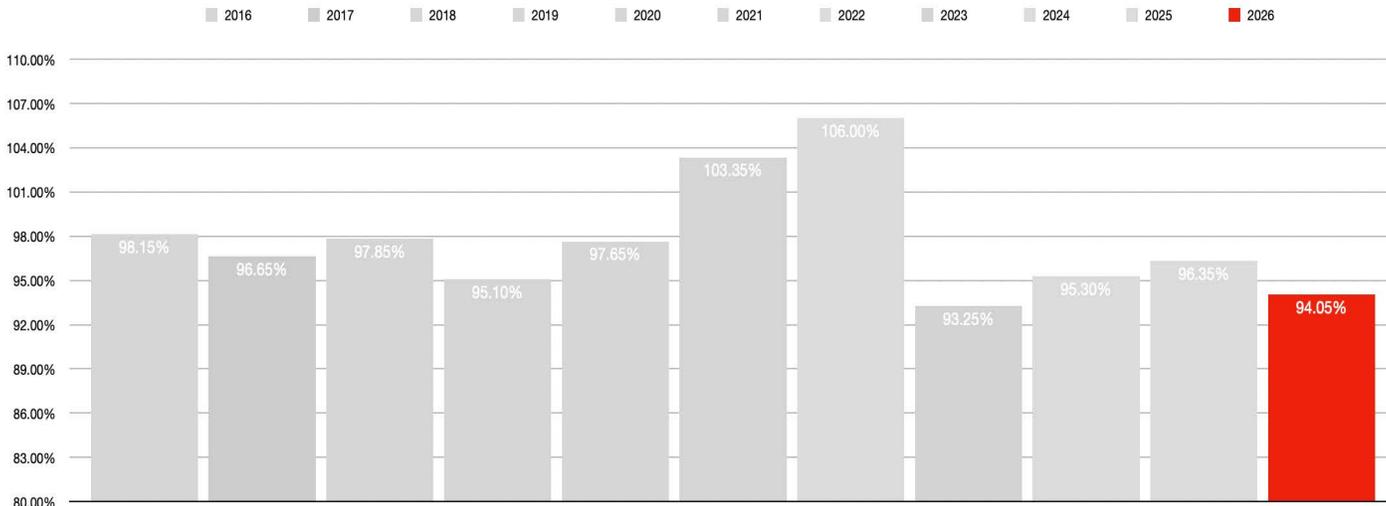
Year-Over-Year



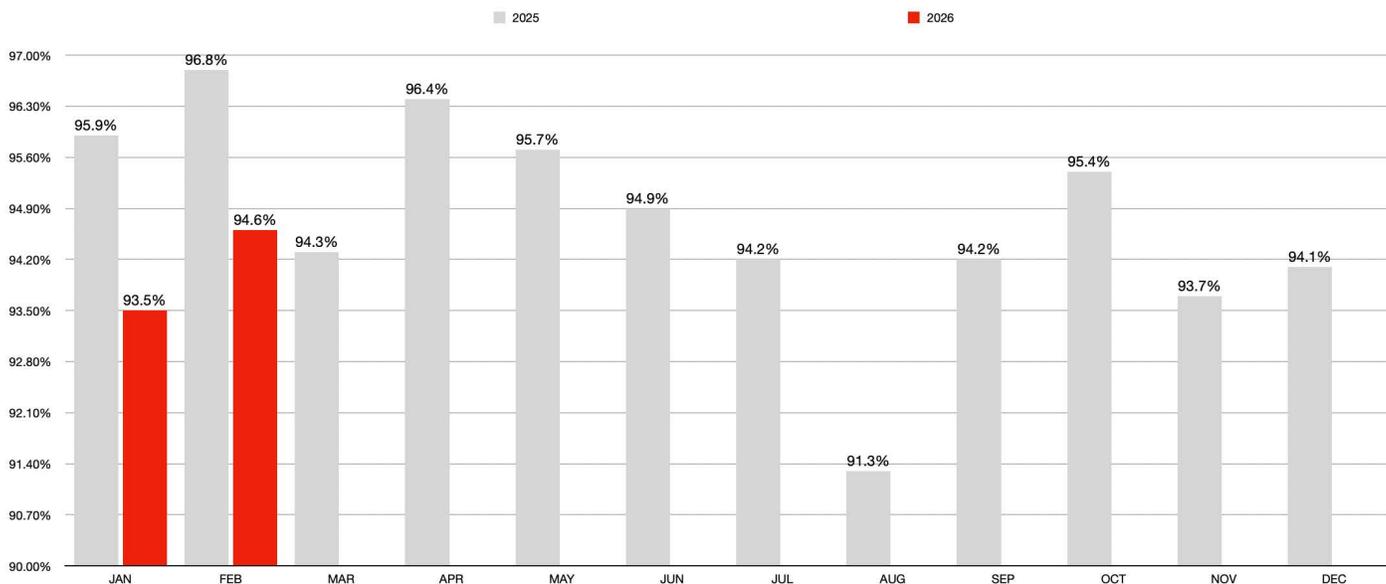
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

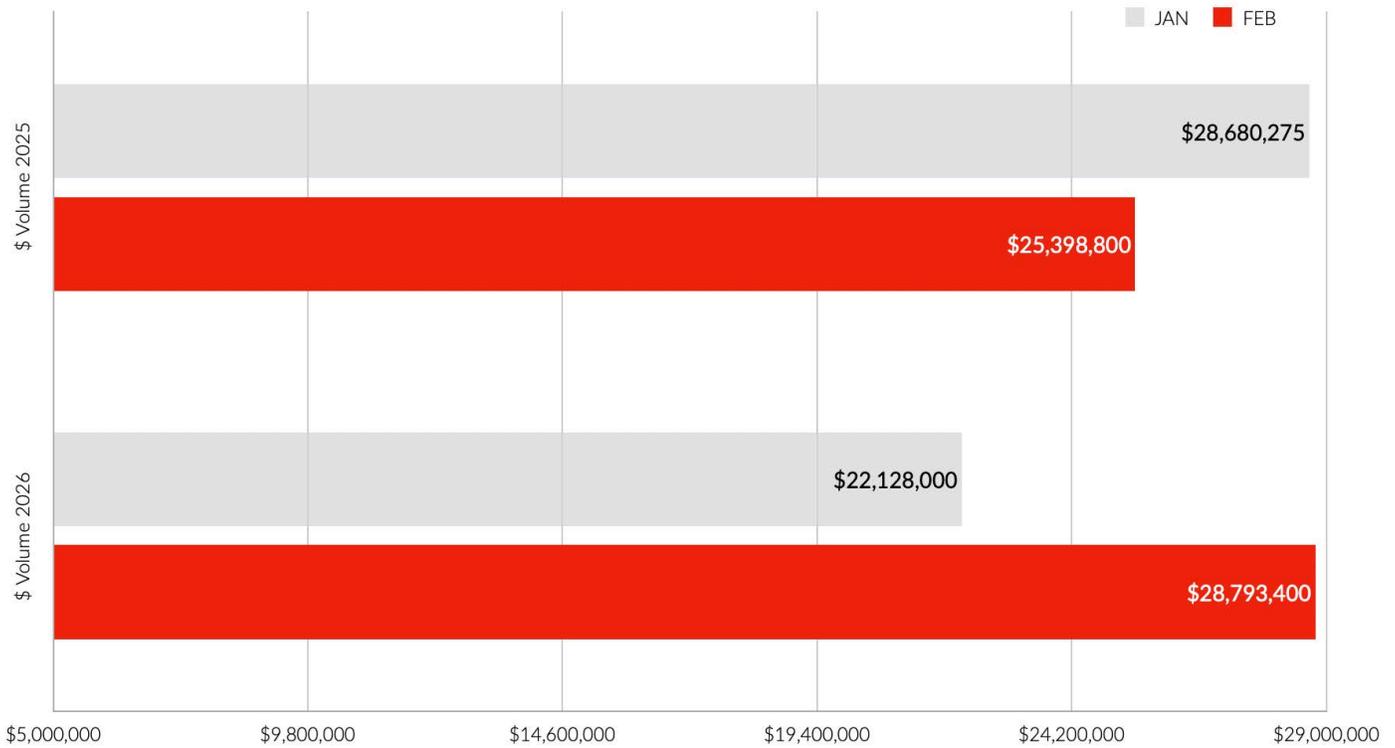


Year-Over-Year

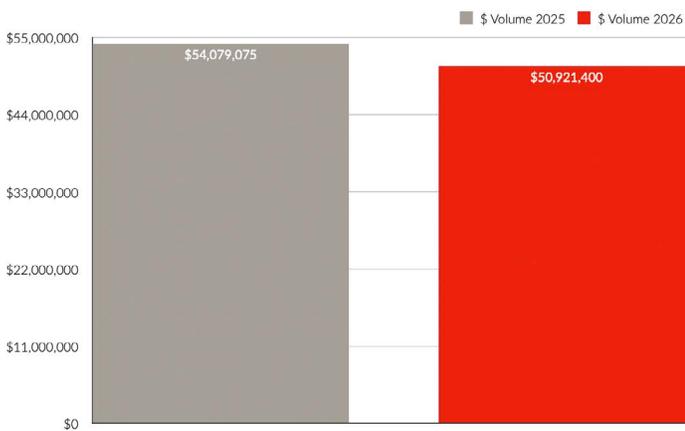


Month-Over-Month 2025 vs. 2026

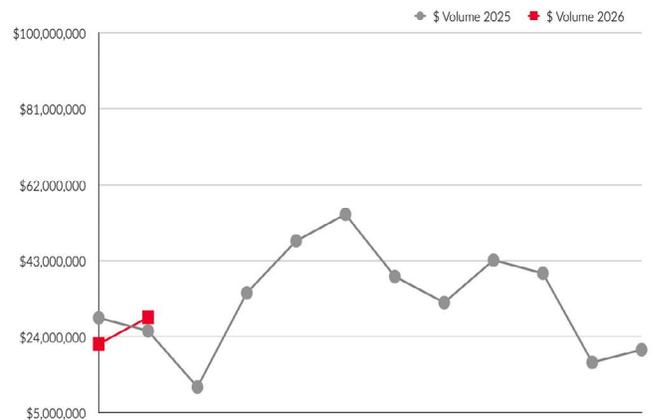
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

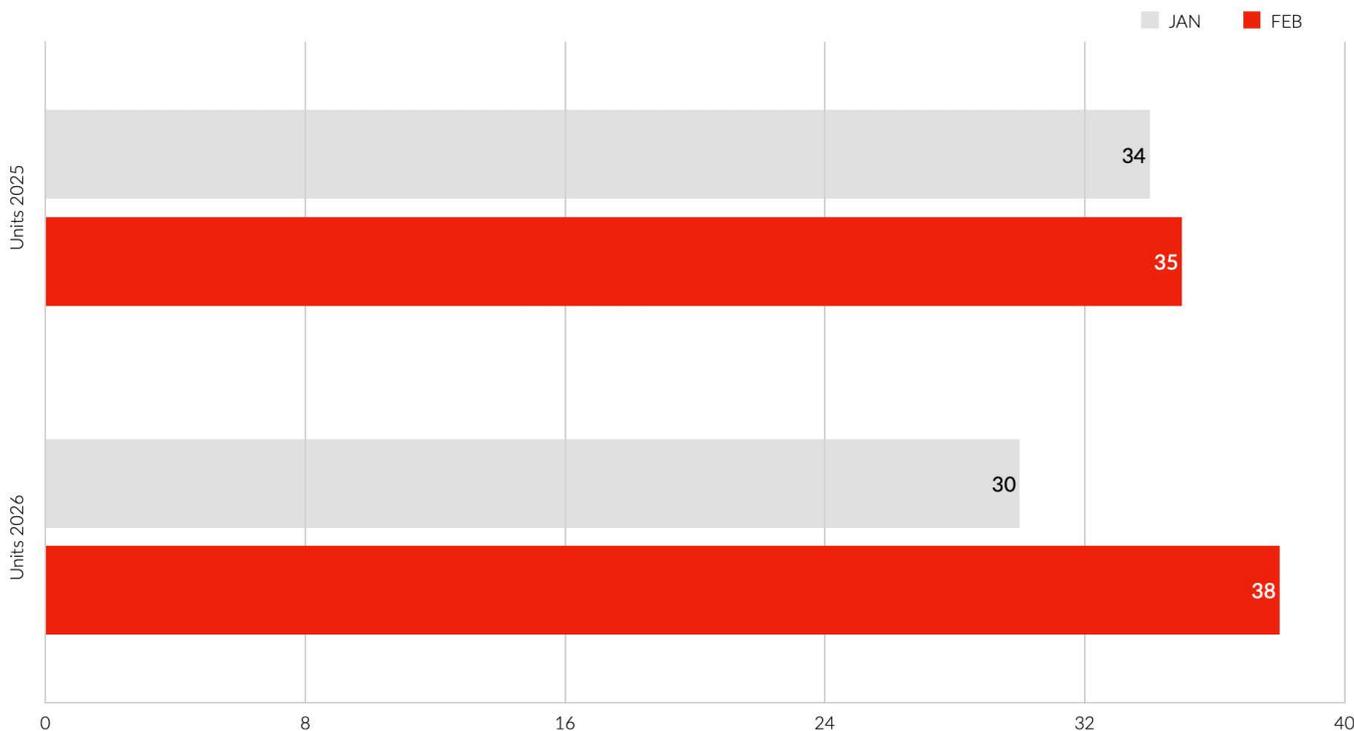


YTD Totals 2025 vs. 2026

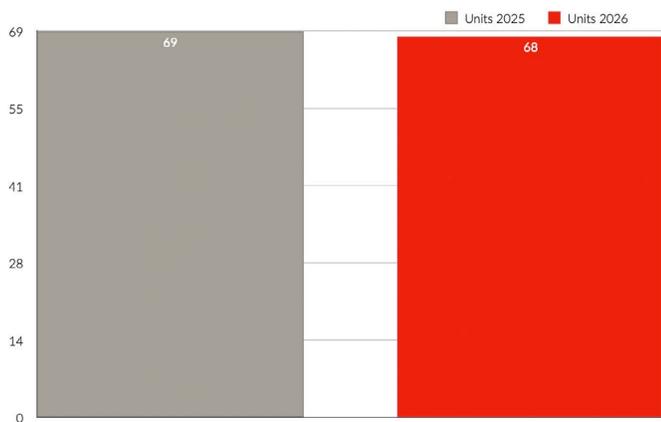


Month vs. Month 2025 vs. 2026

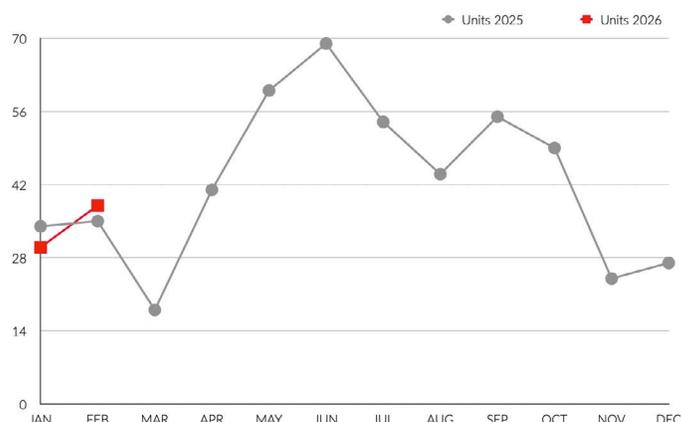
UNIT SALES



Monthly Comparison 2025 vs. 2026

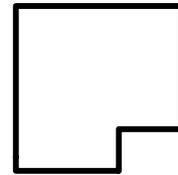


YTD Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$29,829,300 -14.34%	\$21,092,100 +9.52%	\$0 -100%
YTD Unit Sales	36 No Change	32 -3.03%	0 -100%
YTD Average Sale Price	\$828,592 -14.34%	\$659,128 +12.95%	\$0 -100%
February Sales Volume	\$16,817,400 +11.29%	\$11,976,000 +16.42%	\$0 No Change
February Unit Sales	20 +11.11%	18 +5.88%	0 No Change

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

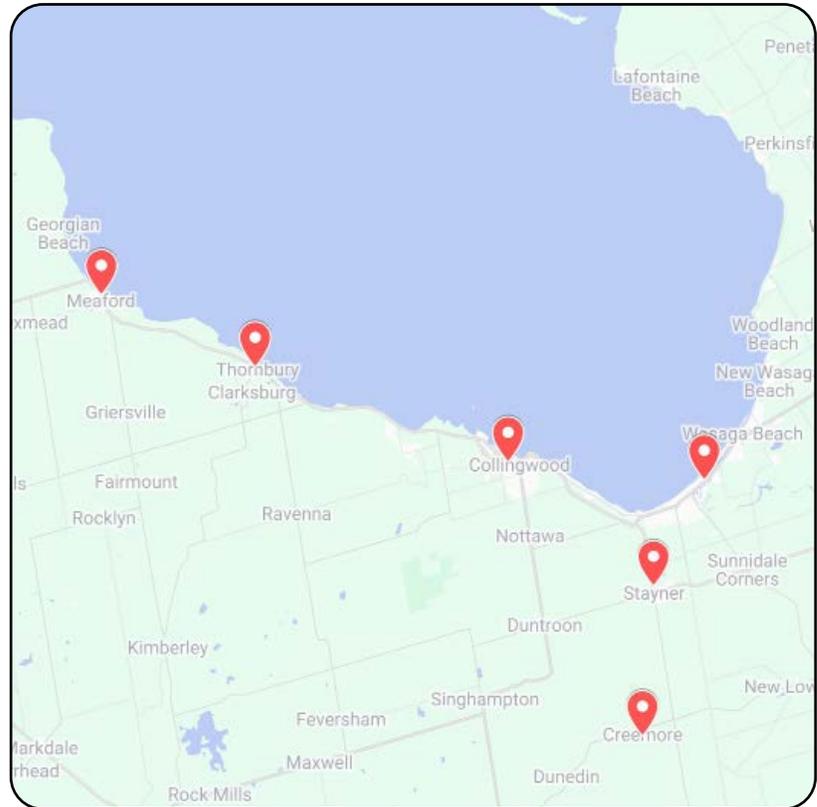
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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