



2026

FEBRUARY

GREY HIGHLANDS

Real Estate Market Report



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

BUYERS MARKET

The [Grey Highlands](#) real estate market remained firmly in buyer's market territory this February, with significantly softer pricing shaping overall conditions. The median sale price declined 39.39% to \$500,000, while the average sale price fell 45.27% to \$466,267. Sales volume also dropped 45.27% to \$4,196,400 year-over-year. Despite the sharp decline in pricing, unit sales held steady at 9 transactions, while new listings also remained unchanged at 27. Expired listings rose 25%, contributing to continued inventory pressure in the market. With the unit sales-to-listings ratio holding at 33.33%, conditions continue to favour buyers, who benefit from greater choice and increased negotiating leverage.

February year-over-year sales volume of \$4,196,400
 Down -45.27% from 2025's \$7,668,000 with unit sales of 9 the same as last February. New listings of 27 are the same as last year, with the sales/listing ratio of 33.33% with no change from last February.

Year-to-date sales volume of \$7,703,400
 Down -49.09% from 2025's \$15,132,000 with unit sales of 15 down from last year's 16. New listings of 54 are up +28.57% from a year ago, with the sales/listing ratio of 27.78% down -27.08%.

Year-to-date average sale price of \$525,384
 Down -45.22% from \$959,143 one year ago with median sale price of \$533,000 down from \$882,500 one year ago. The average days-on-market of 101 is up 15 days from last year.

FEBRUARY NUMBERS

Median Sale Price
\$500,000
 -39.39%

Average Sale Price
\$466,267
 -45.27%

Sales Volume
\$4,196,400
 -45.27%

Unit Sales
9
 No Change

New Listings
27
 No Change

Expired Listings
10
 +25%

Unit Sales/Listings Ratio
33.33%
 No Change

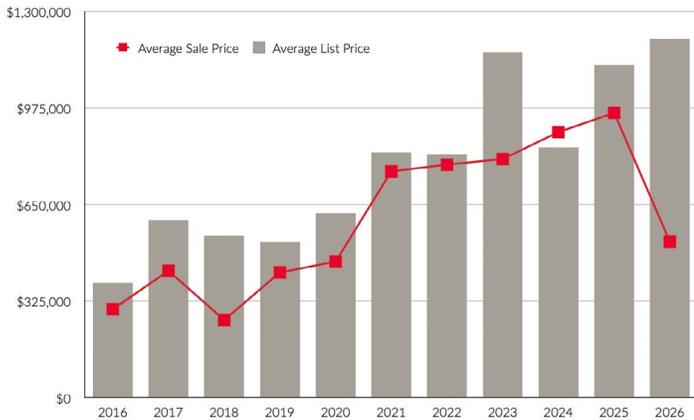
*Year-over-year comparison
 (February 2026 vs. February 2025)*

THE MARKET IN DETAIL

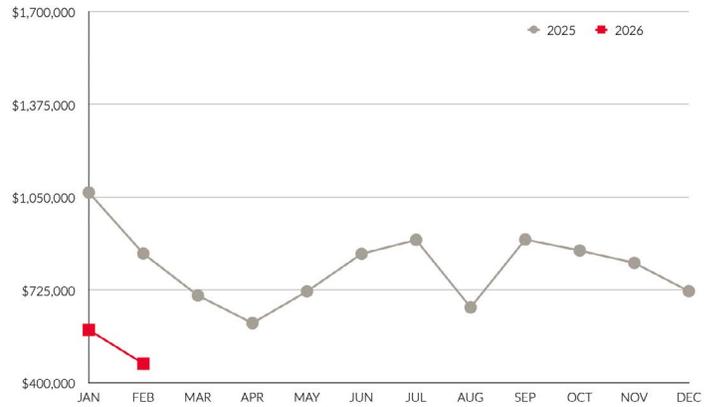
	2024	2025	2026	2025-2026
YTD Volume Sales	\$15,666,400	\$15,132,000	\$7,703,400	-49.09%
YTD Unit Sales	18	16	15	-6.25%
YTD New Listings	48	42	54	+28.57%
YTD Sales/Listings Ratio	37.50%	38.10%	27.78%	-27.08%
YTD Expired Listings	9	15	17	+13.33%
Monthly Volume Sales	\$8,649,900	\$7,668,000	\$4,196,400	-45.27%
Monthly Unit Sales	11	9	9	No Change
Monthly New Listings	32	27	27	No Change
Monthly Sales/Listings Ratio	34.38%	33.33%	33.33%	No Change
Monthly Expired Listings	2	8	10	+25%
Monthly Average Sale Price	\$786,355	\$852,000	\$466,267	-45.27%
YTD Sales: \$0-\$199K	2	0	2	+200%
YTD Sales: \$200k-349K	1	0	2	+200%
YTD Sales: \$350K-\$549K	3	1	3	+200%
YTD Sales: \$550K-\$749K	0	3	6	+100%
YTD Sales: \$750K-\$999K	3	7	1	-85.71%
YTD Sales: \$1M-\$2M	6	5	1	-80%
YTD Sales: \$2M+	1	0	0	No Change
YTD Average Days-On-Market	118.00	85.00	101.00	+18.82%
YTD Average Sale Price	\$894,356	\$959,143	\$525,384	-45.22%
YTD Median Sale Price	\$634,500	\$882,500	\$533,000	-39.6%

Grey Highlands MLS Sales and Listing Summary
2024 vs. 2025 vs. 2026

AVERAGE SALE PRICE

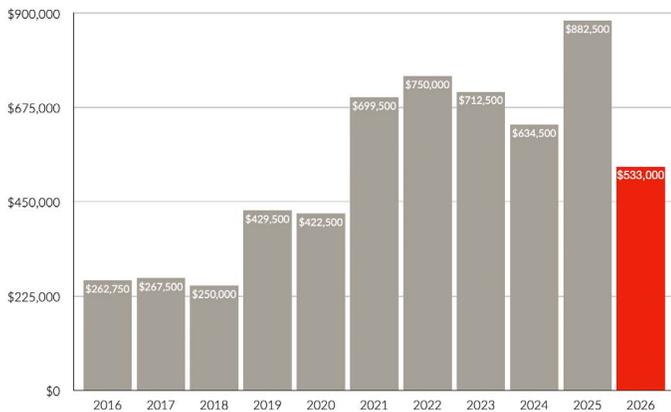


Year-Over-Year

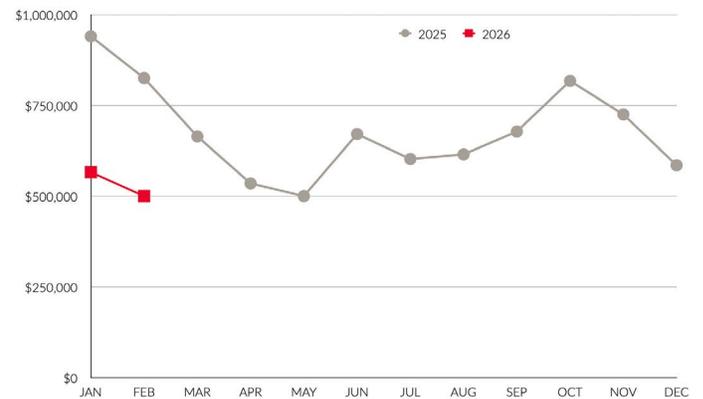


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



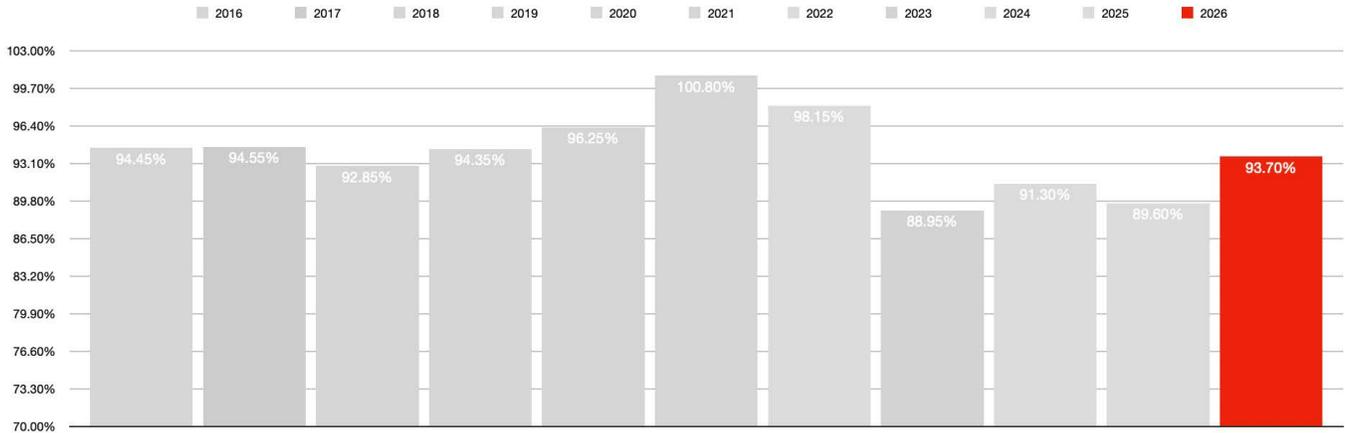
Year-Over-Year



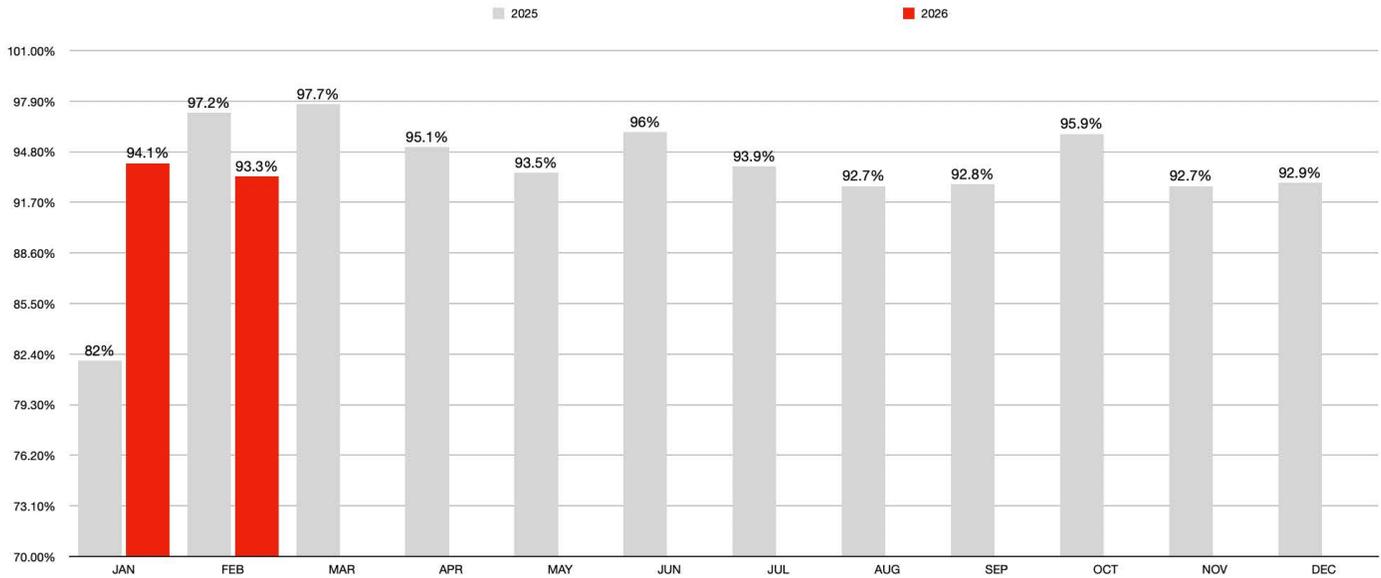
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO



Year-Over-Year

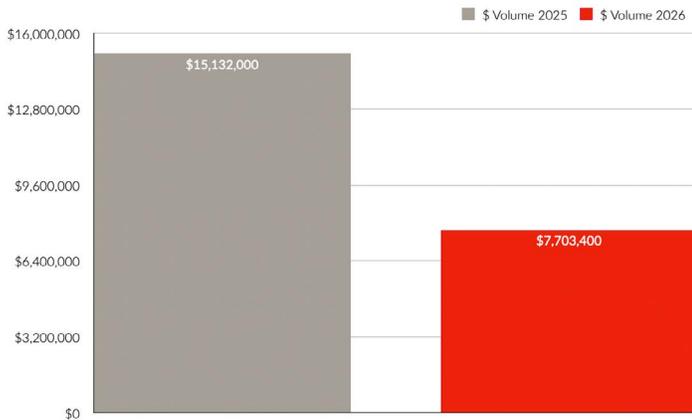


Month-Over-Month 2025 vs. 2026

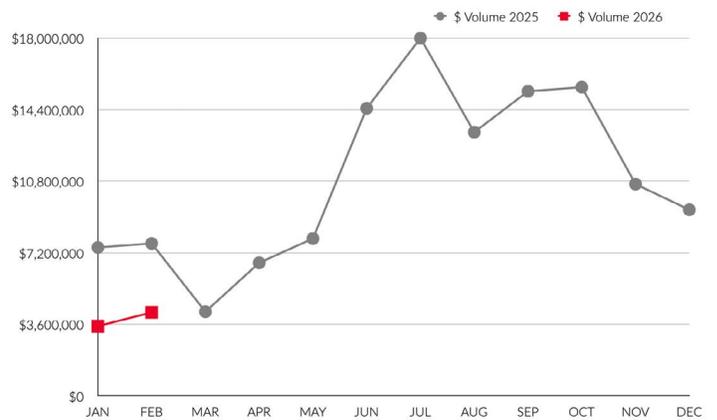
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

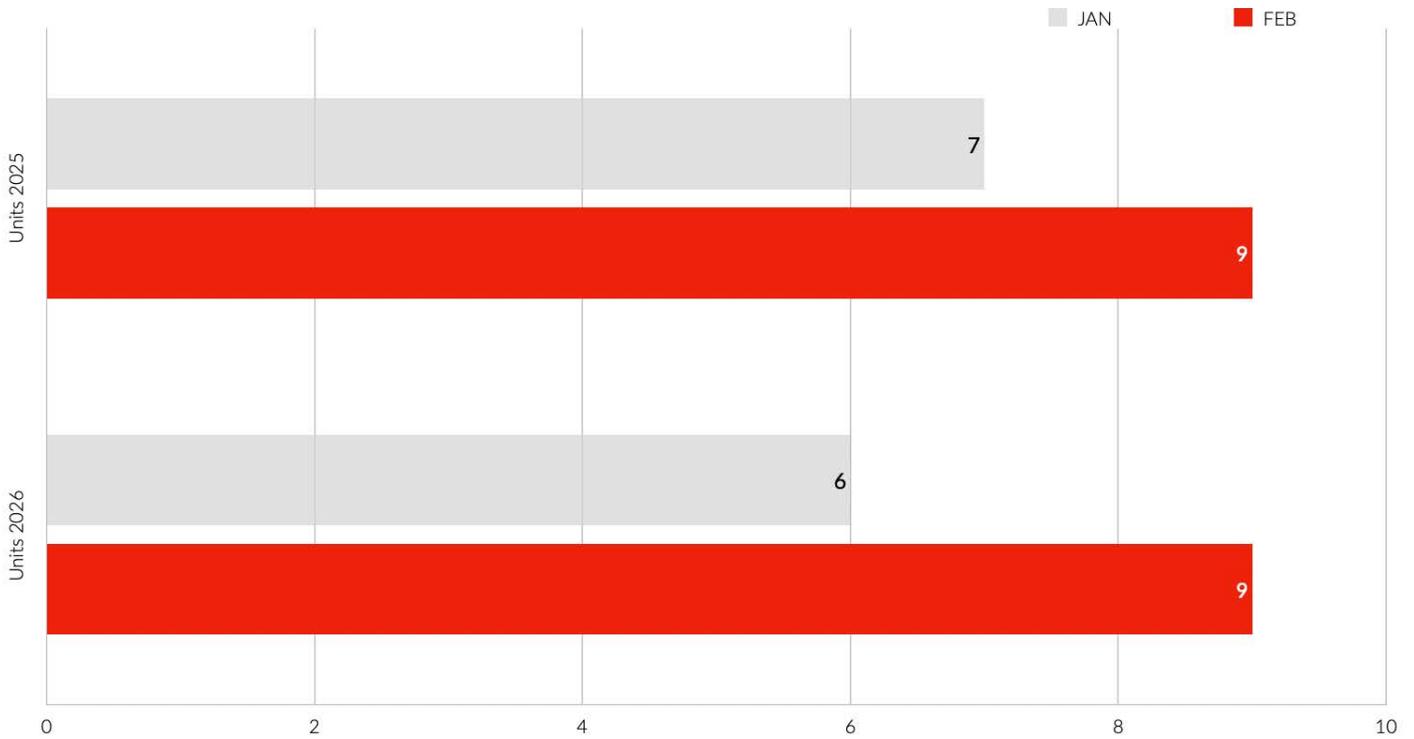


Yearly Totals 2025 vs. 2026

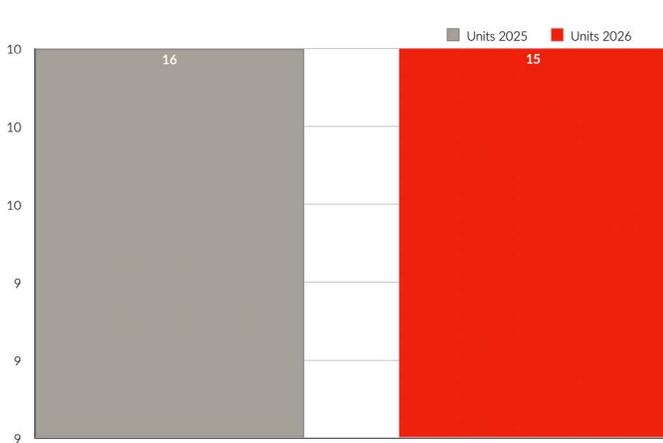


Month vs. Month 2025 vs. 2026

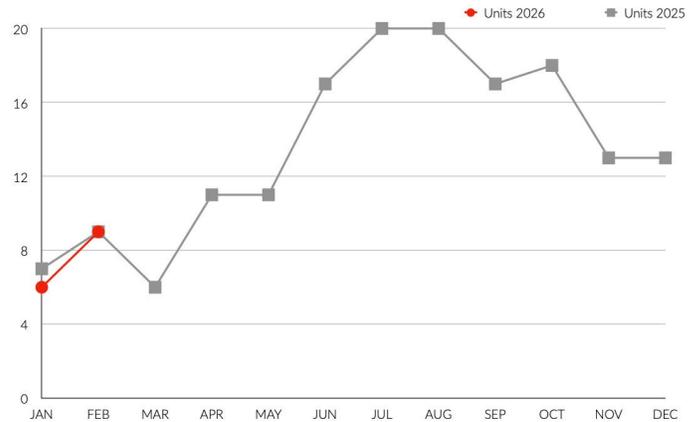
UNIT SALES



Monthly Comparison 2025 vs. 2026

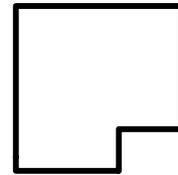


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$7,703,400 -49.09%	\$0 No Change	\$906,500 Up from \$0
YTD Unit Sales	15 -6.25%	0 No Change	3 Up from 0
YTD Average Sale Price	\$513,560 -45.7%	\$0 No Change	\$302,167 Up from 0
February Sales Volume	\$4,196,400 -45.27%	\$0 No Change	\$756,500 Up from \$0
February Unit Sales	9 No Change	0 No Change	2 Up from 0

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

GREY HIGHLANDS

519-538-5755
96 Sykes St N, Grey Highlands

THORNBURY

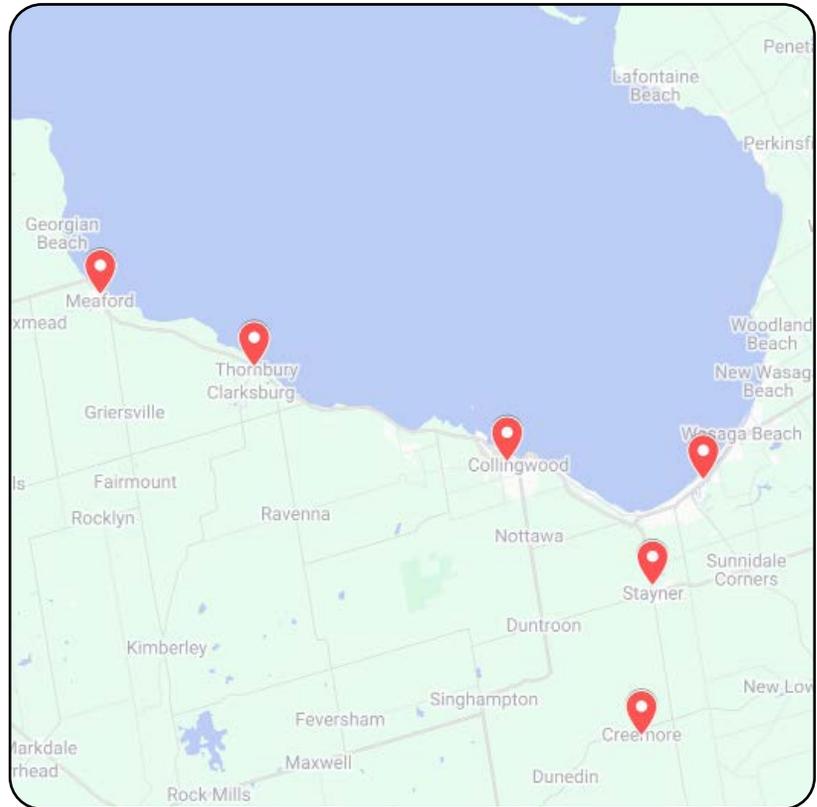
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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