



2025

JANUARY

COLLINGWOOD

Real Estate Market Report



LOCATIONS **NORTH**
BROKERAGE

OVERVIEW

BUYER'S MARKET

The [Collingwood](#) real estate market saw strong activity in January, with notable gains in both unit sales and sales volume. The median sale price dropped by 50.15% to \$621,000, while the average sale price rose by 17.43% to \$843,832, suggesting increased buyer interest in mid-to-higher-priced properties. Sales volume surged by 90.12%, driven by a 61.9% rise in unit sales. New listings increased by 31.71%, while expired listings climbed by 43.48%. With the unit sales-to-listings ratio at 31.48%, the market has shifted into buyer-friendly territory, offering more selection and negotiating power.



January year-over-year sales volume of \$28,690,275

Up 90.12% from 2024's \$15,090,400 with unit sales of 34 up 61.9% from last January's 21. New listings of 108 are up 31.71% from a year ago, with the sales/listing ratio of 31.48% up 22.93%.



Year-to-date sales volume of \$28,690,275

Up 90.21% from 2024's \$15,090,400 with unit sales of 34 up 61.9% from 2024's 21. New listings of 108 are up 31.71% from a year ago, with the sales/listing ratio of 31.48% up 22.93%.



Year-to-date average sale price of \$843,832

Up from \$718,590 one year ago with median sale price of \$621,000 down from \$1,245,750 one year ago. Average days-on-market of 69 is up 7 days from last year.

JANUARY NUMBERS

Median Sale Price

\$621,000

-50.15%

Average Sale Price

\$843,832

+17.43%

Sales Volume

\$28,690,275

+90.12%

Unit Sales

34

+61.9%

New Listings

108

+31.71%

Expired Listings

33

+43.48%

Unit Sales/Listings Ratio

31.48%

+22.93%

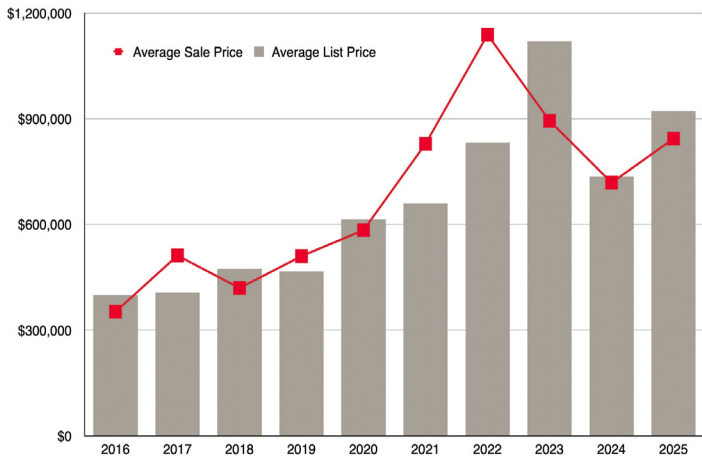
Year-over-year comparison
(January 2025 vs. January 2024)

THE MARKET IN DETAIL

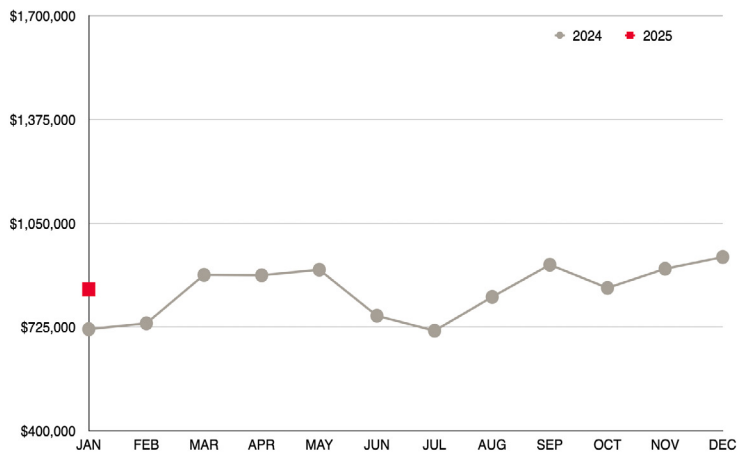
	2023	2024	2025	2024-2025
YTD Volume Sales	\$21,468,300	\$15,090,400	\$28,690,275	+90.12%
YTD Unit Sales	24	21	34	+61.9%
YTD New Listings	77	82	108	+31.71%
YTD Sales/Listings Ratio	31.17%	25.61%	31.48%	+22.93%
YTD Expired Listings	14	23	33	+43.48%
Monthly Volume Sales	\$21,468,300	\$15,090,400	\$28,690,275	+90.12%
Monthly Unit Sales	24	21	34	+61.9%
Monthly New Listings	77	82	108	+31.71%
Monthly Sales/Listings Ratio	31.17%	25.61%	31.48%	+22.93%
Monthly Expired Listings	14	23	33	+43.48%
Monthly Average Sale Price	\$894,513	\$718,590	\$843,832	+17.43%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	4	Up from 0
YTD Sales: \$350K-\$549K	4	6	10	+66.67%
YTD Sales: \$550K-\$749K	7	7	8	+14.29%
YTD Sales: \$750K-\$999K	9	5	5	No Change
YTD Sales: \$1M-\$2M	2	3	5	+66.67%
YTD Sales: \$2M+	4	3	3	No Change
YTD Average Days-On-Market	64.00	64.00	69.00	+7.81%
YTD Average Sale Price	\$894,513	\$718,590	\$843,832	+17.43%
YTD Median Sale Price	\$1,050,000	\$1,245,750	\$621,000	-50.15%

Collingwood MLS Sales and Listing Summary
2023 vs. 2024 vs. 2025

AVERAGE SALE PRICE

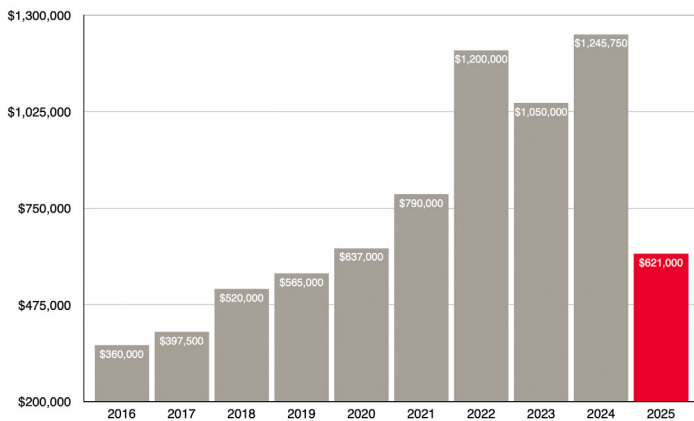


Year-Over-Year

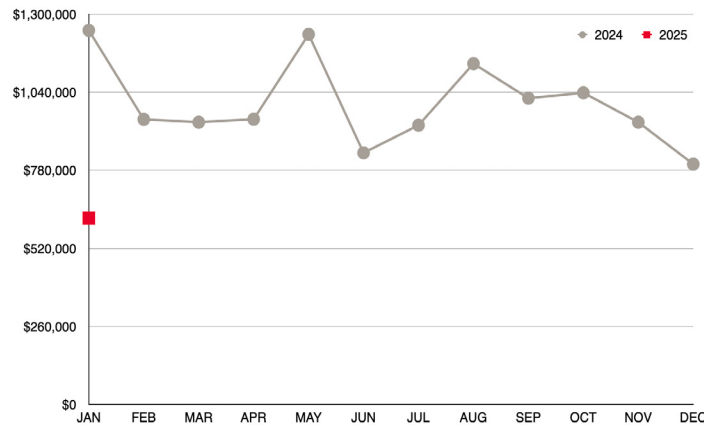


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



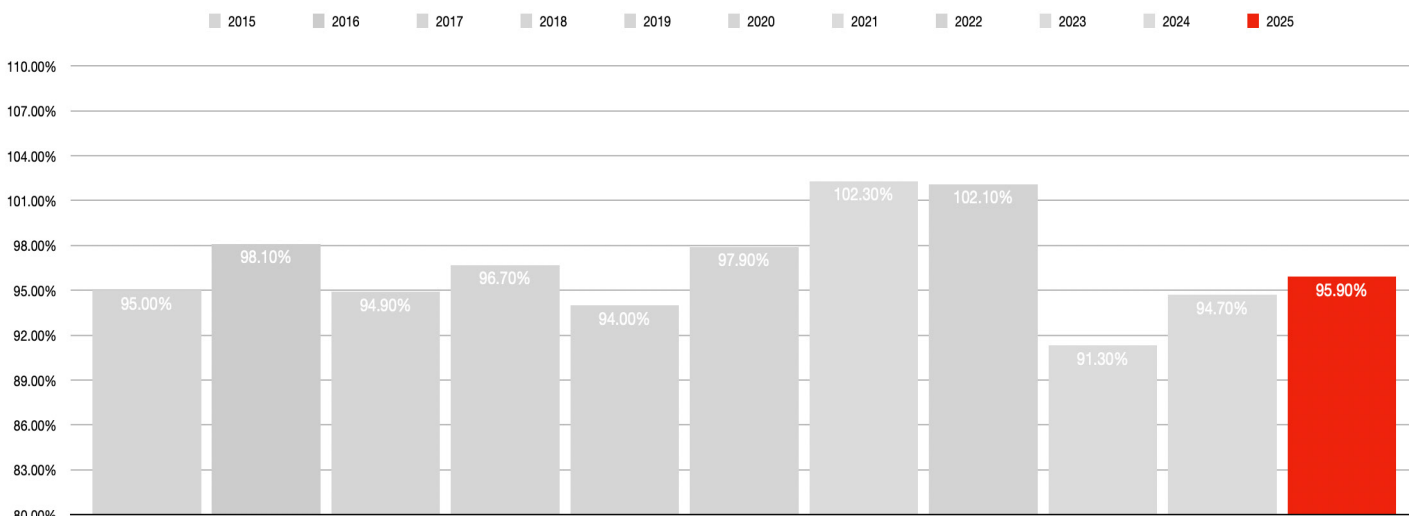
Year-Over-Year



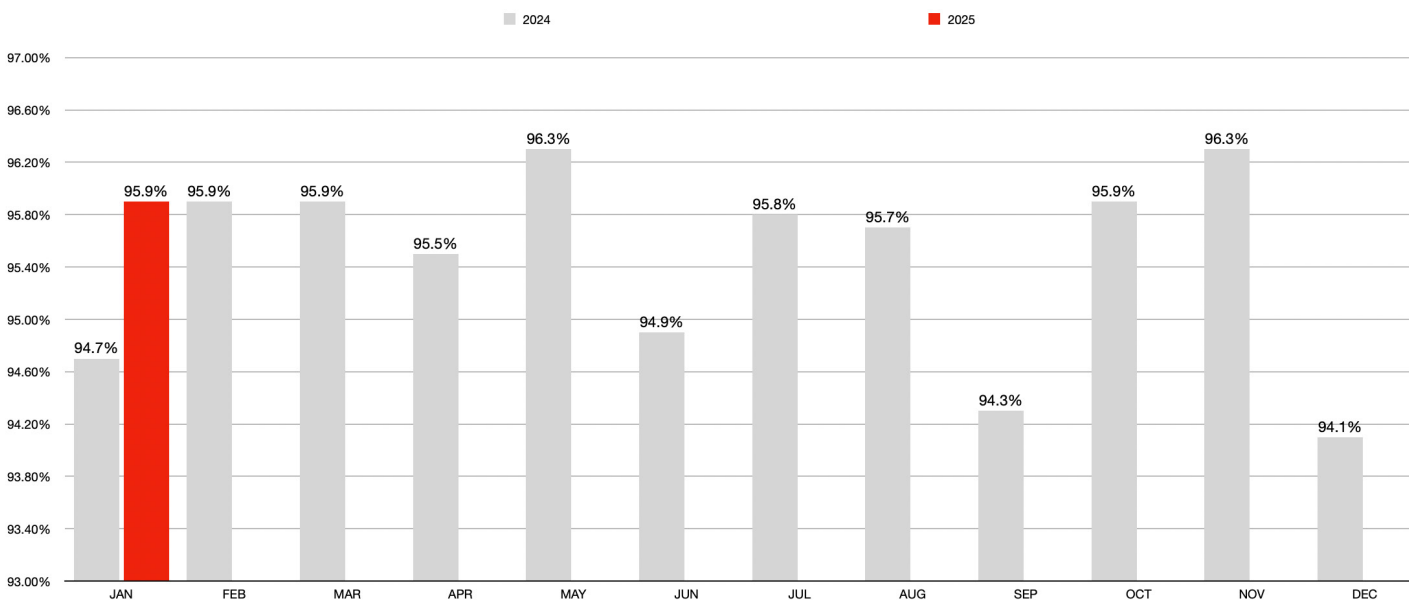
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

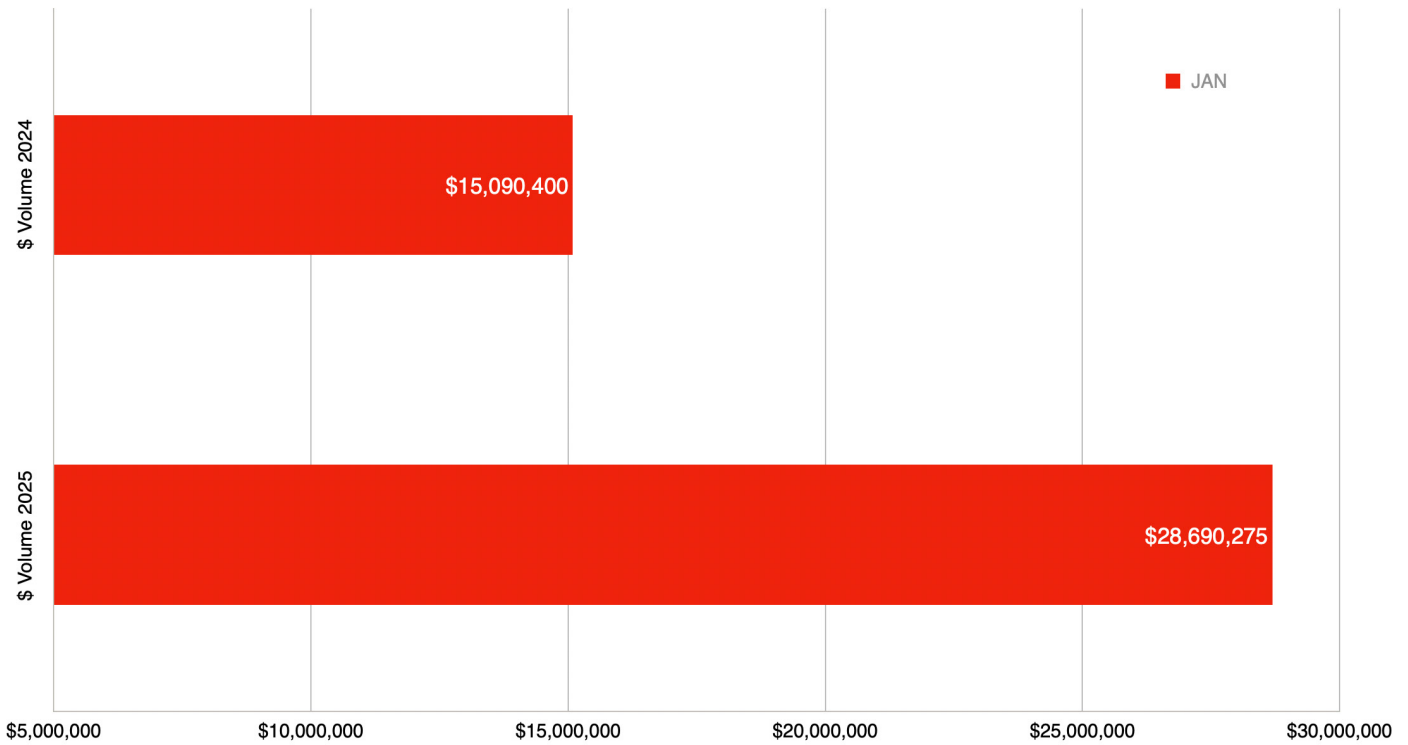


Year-Over-Year

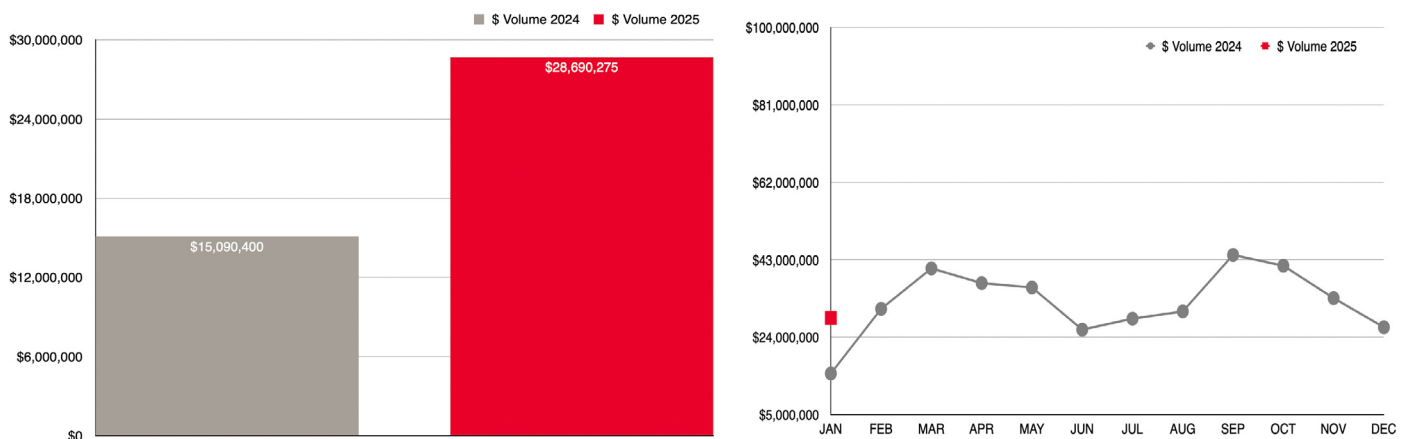


Month-Over-Month 2024 vs. 2025

DOLLAR VOLUME SALES



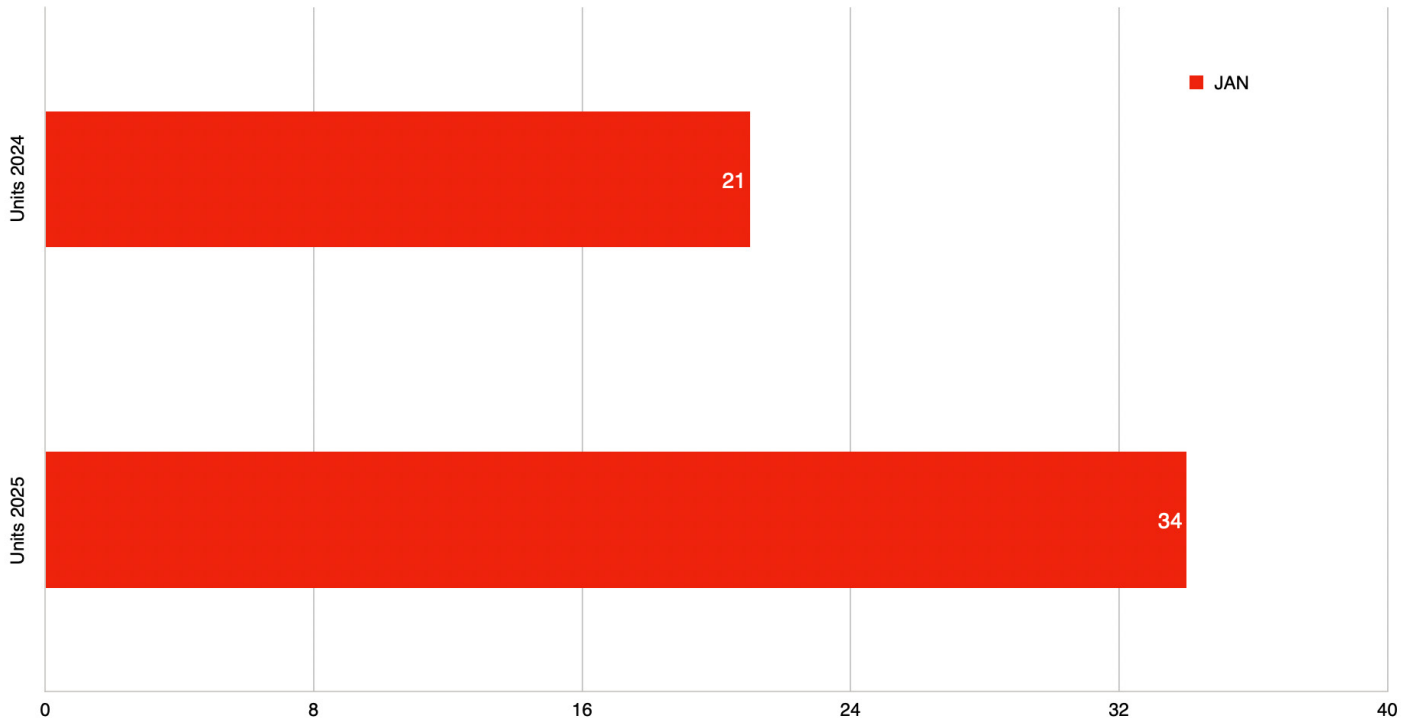
Monthly Comparison 2024 vs. 2025



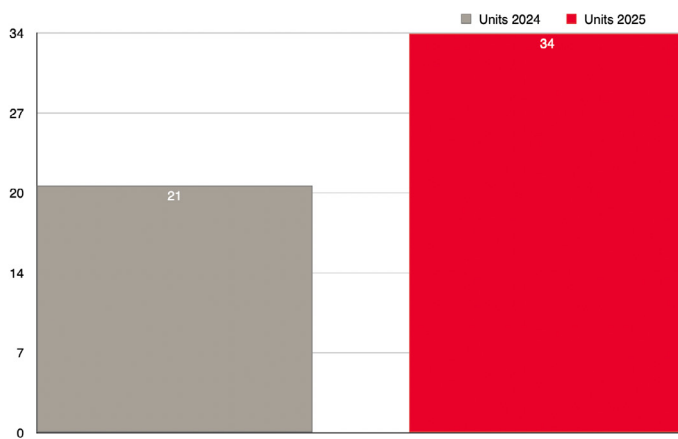
Yearly Totals 2024 vs. 2025

Month vs. Month 2024 vs. 2025

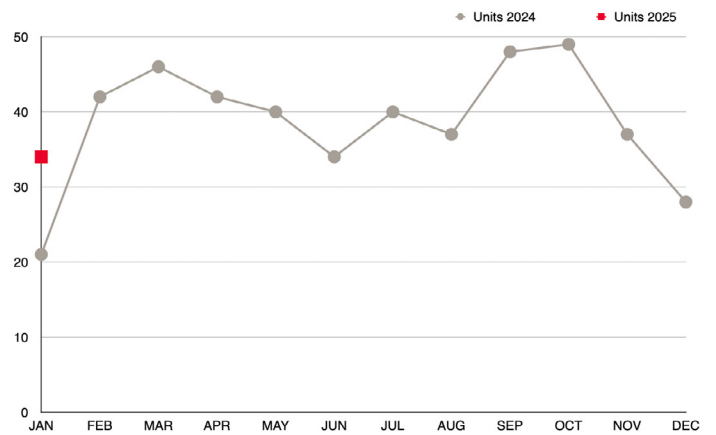
UNIT SALES



Monthly Comparison 2024 vs. 2025

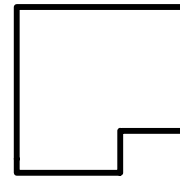


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$19,719,375 +65.35%	\$8,970,900 +183.45%	\$4,000,000 Up from \$0
YTD Unit Sales	18 +12.5%	16 +220%	2 Up from 0
YTD Average Sale Price	\$1,095,521 +46.98%	\$560,681 -11.42%	\$2,000,000 Up from \$0
January Sales Volume	\$19,719,375 +65.35%	\$8,970,900 +183.45%	\$4,000,000 Up from \$0
January Unit Sales	18 +12.5%	16 +220%	2 Up from 0



Year-Over-Year Comparison (2025 vs. 2024)

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

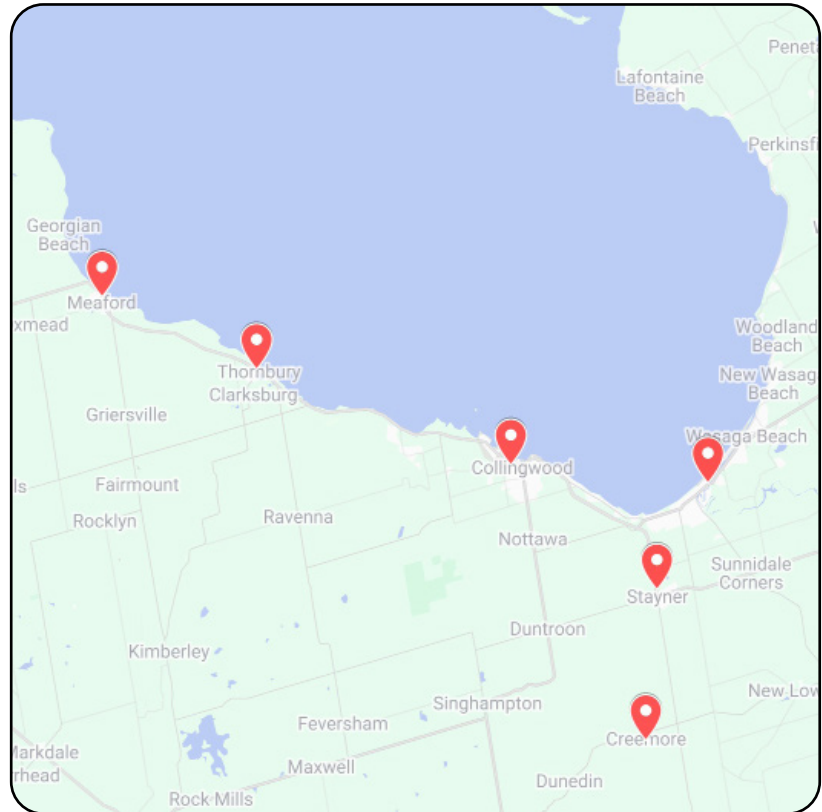
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach


STAYNER

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



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