



2025

JANUARY

GREY HIGHLANDS

Real Estate Market Report



LOCATIONS **NORTH**
BROKERAGE

OVERVIEW

BALANCED MARKET

The [Grey Highlands](#) real estate market remained balanced this January, with steady activity across key metrics. The median sale price surged by 47.1% to \$940,000, while the average sale price saw a modest increase of 6.38% to \$1,066,286. Sales volume also grew by 6.38%, though unit sales held steady year-over-year at 7 transactions. New listings dipped by 6.25%, while expired listings remained unchanged, keeping inventory levels stable. With the unit sales-to-listings ratio rising to 46.67%, the market offers opportunities for both buyers and sellers as conditions remain balanced.



January year-over-year sales volume of \$7,464,000

Up 6.38% from 2024's \$7,016,500 with unit sales of 7 the same as last January. New listings of 15 are down 6.25% from a year ago, with the sales/listing ratio of 46.67% up 6.67%.



Year-to-date sales volume of \$7,464,000

Up 6.38% from 2024's \$7,016,500 with unit sales of 7 the same as in 2024. New listings of 15 are down 6.25% from a year ago, with the sales/listing ratio of 46.67% up 6.67%.



Year-to-date average sale price of \$1,066,286

Up 6.38% from \$1,002,357 one year ago with median sale price of \$940,000 up from \$639,000 one year ago. The average days-on-market is 103 is down 65 days from last year.

JANUARY NUMBERS

Median Sale Price
\$940,000
+47.1%

Average Sale Price
\$1,066,286
+6.38%

Sales Volume
\$7,464,000
+6.38%

Unit Sales
7
No Change

New Listings
15
-6.25%

Expired Listings
7
No Change

Unit Sales/Listings Ratio
46.67%
+6.67%

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

THE MARKET IN DETAIL

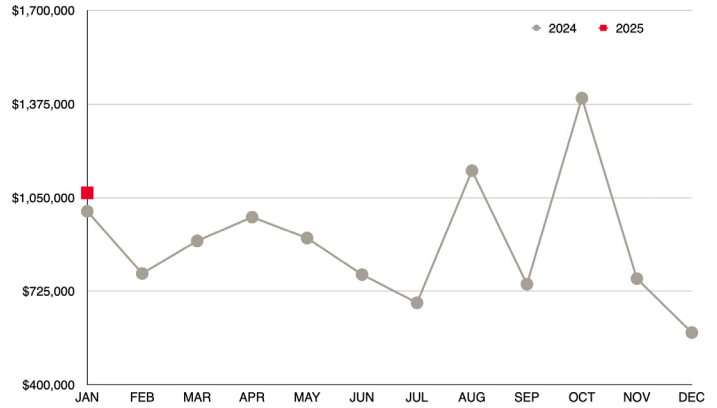
| | 2023 | 2024 | 2025 | 2024-2025 |
|------------------------------|-------------|-------------|-------------|-----------|
| YTD Volume Sales | \$9,360,900 | \$7,016,500 | \$7,464,000 | +6.38% |
| YTD Unit Sales | 12 | 7 | 7 | No Change |
| YTD New Listings | 26 | 16 | 15 | -6.25% |
| YTD Sales/Listings Ratio | 46.15% | 43.75% | 46.67% | +6.67% |
| YTD Expired Listings | 4 | 7 | 7 | No Change |
| Monthly Volume Sales | \$9,360,900 | \$7,016,500 | \$7,464,000 | +6.38% |
| Monthly Unit Sales | 12 | 7 | 7 | No Change |
| Monthly New Listings | 26 | 16 | 15 | -6.25% |
| Monthly Sales/Listings Ratio | 46.15% | 43.75% | 46.67% | +6.67% |
| Monthly Expired Listings | 4 | 7 | 7 | No Change |
| Monthly Average Sale Price | \$780,075 | \$1,002,357 | \$1,066,286 | +6.38% |
| YTD Sales: \$0-\$199K | 0 | 1 | 0 | -100% |
| YTD Sales: \$200k-349K | 1 | 0 | 0 | No Change |
| YTD Sales: \$350K-\$549K | 3 | 1 | 0 | -100.00% |
| YTD Sales: \$550K-\$749K | 0 | 0 | 2 | 200% |
| YTD Sales: \$750K-\$999K | 2 | 1 | 2 | 100.00% |
| YTD Sales: \$1M-\$2M | 4 | 1 | 3 | 200.00% |
| YTD Sales: \$2M+ | 4 | 2 | 0 | -100.00% |
| YTD Average Days-On-Market | 72.00 | 168.00 | 103.00 | -38.69% |
| YTD Average Sale Price | \$780,075 | \$1,002,357 | \$1,066,286 | +6.38% |
| YTD Median Sale Price | \$655,000 | \$639,000 | \$940,000 | +47.1% |

Grey Highlands MLS Sales and Listing Summary
2023 vs. 2024 vs. 2025

AVERAGE SALE PRICE

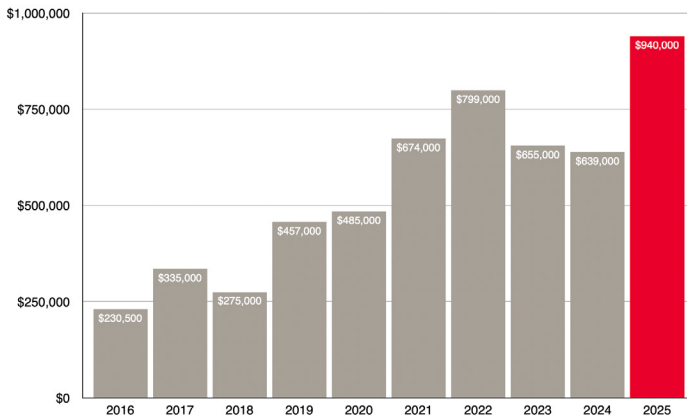


Year-Over-Year

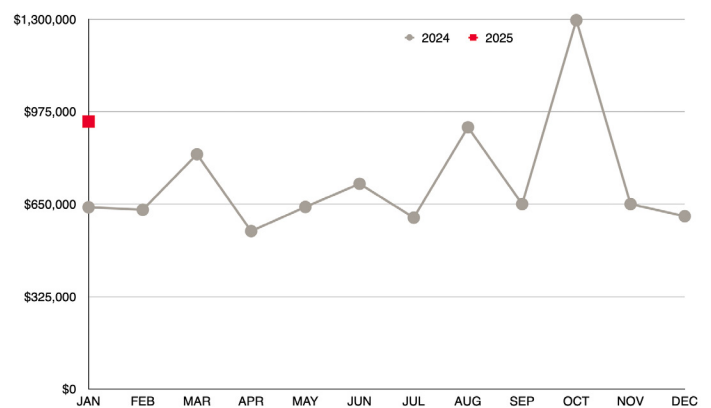


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



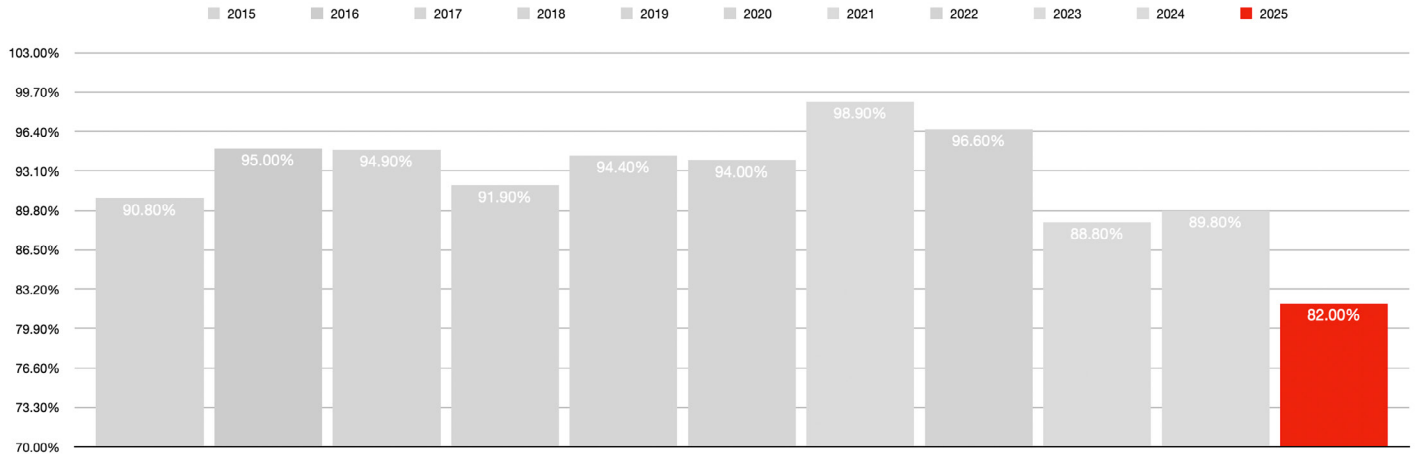
Year-Over-Year



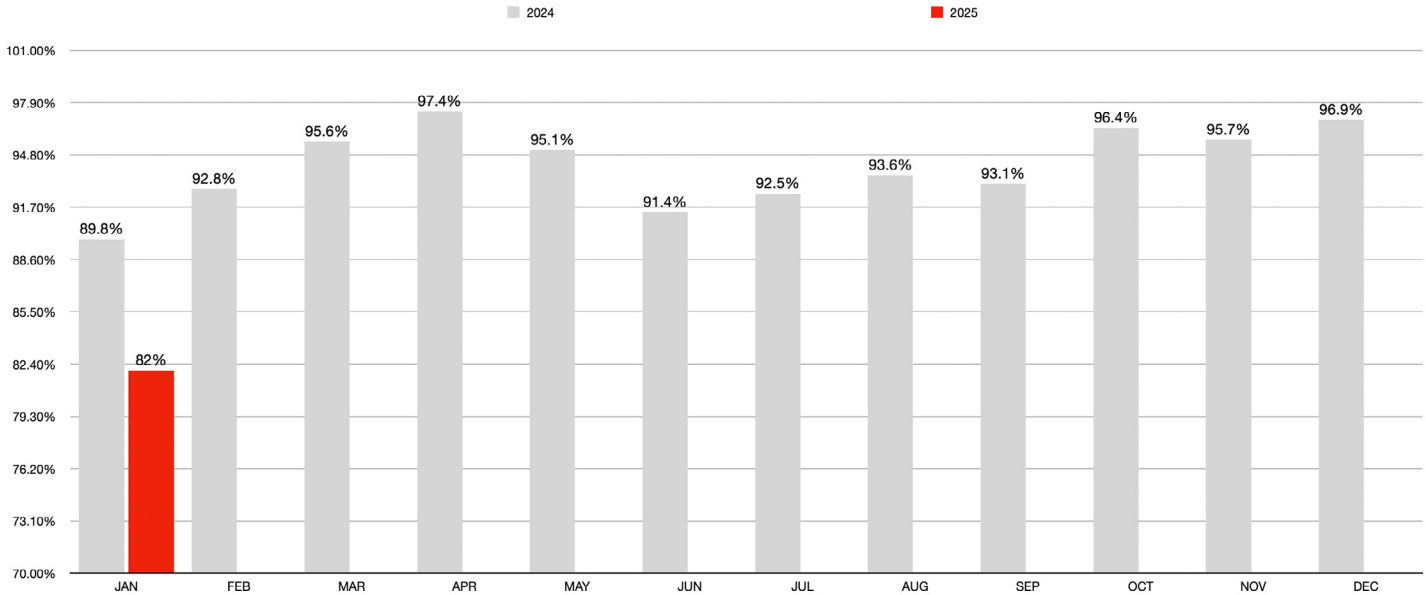
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

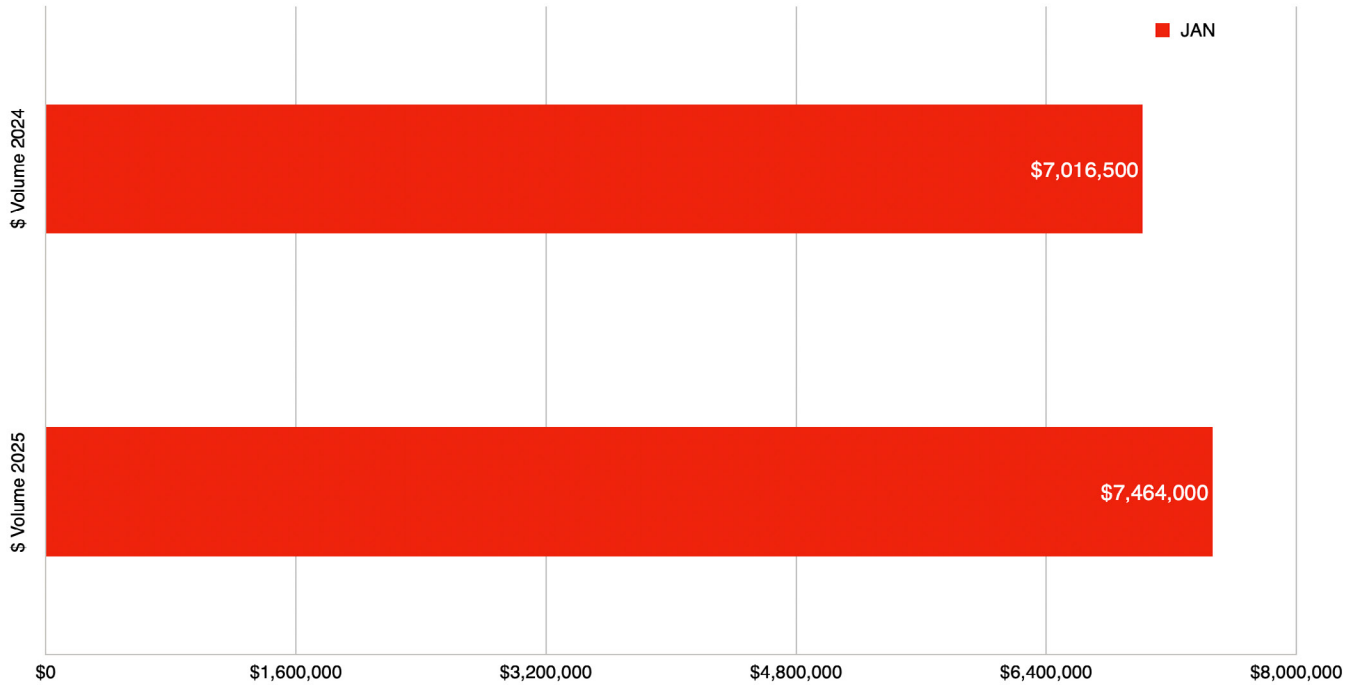


Year-Over-Year

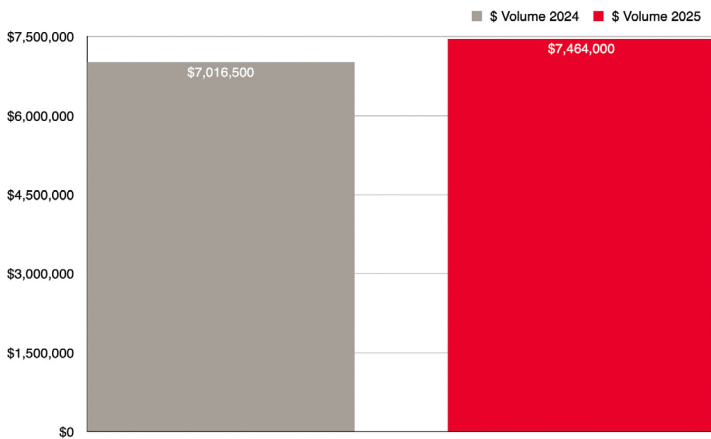


Month-Over-Month 2024 vs. 2025

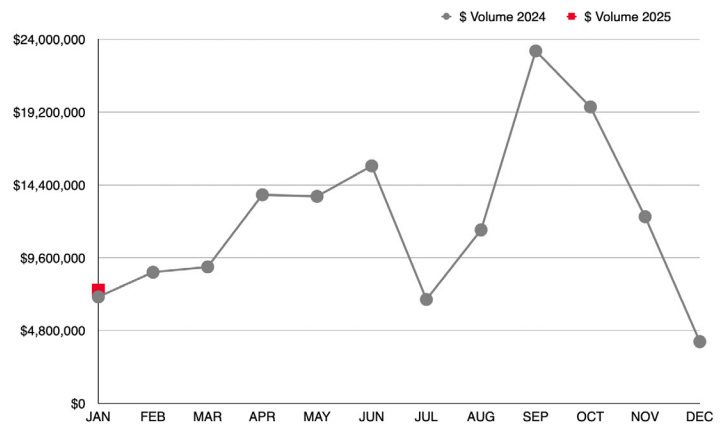
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

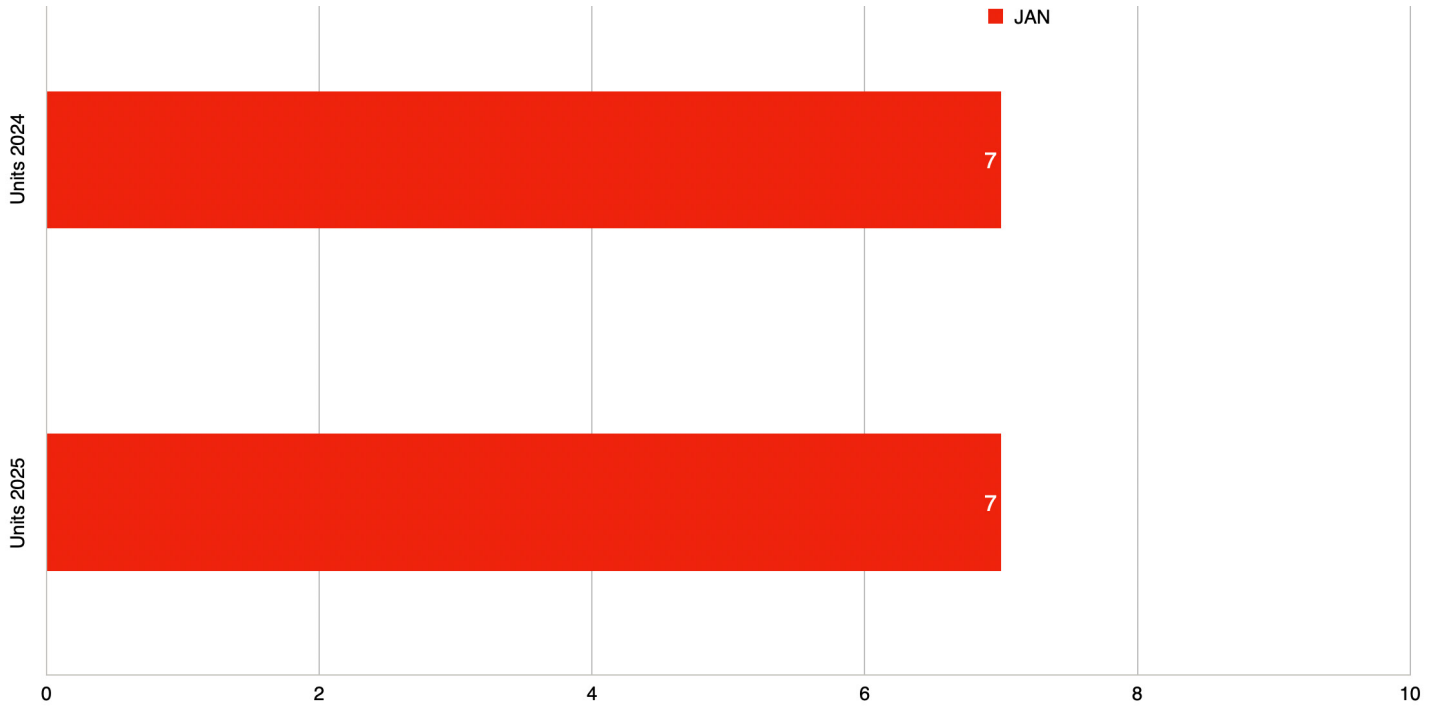


Yearly Totals 2024 vs. 2025

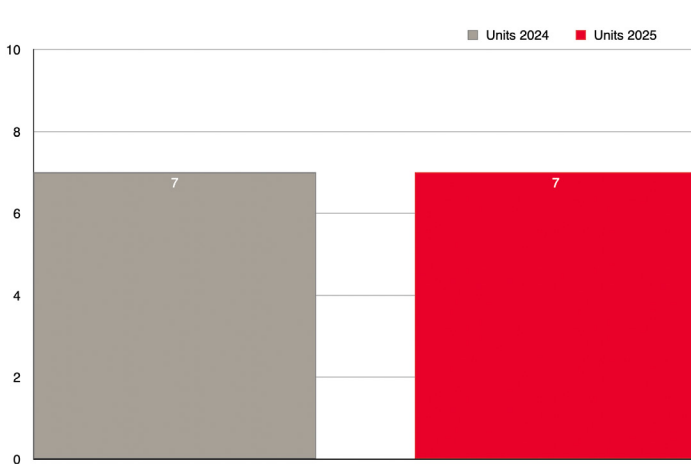


Month vs. Month 2024 vs. 2025

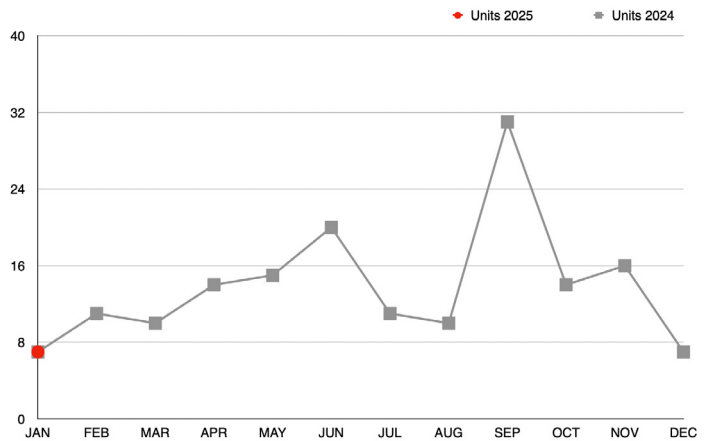
UNIT SALES



Monthly Comparison 2024 vs. 2025

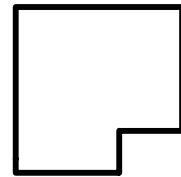


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



| | FREEHOLD | CONDOMINIUM | VACANT LAND |
|------------------------|------------------------|------------------|--------------|
| YTD Sales Volume | \$7,464,000 +19.68% | \$0 No Change | \$0 -100% |
| YTD Unit Sales | 7 +40% | 0 No Change | 0 -100% |
| YTD Average Sale Price | \$1,066,286 -14.51% | \$0 No Change | \$0 -100% |
| January Sales Volume | \$7,464,000 +19.68% | \$0 No Change | \$0 -100% |
| January Unit Sales | 7 +40% | 0 No Change | 0 -100% |



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

GREY HIGHLANDS

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

THORNBURY

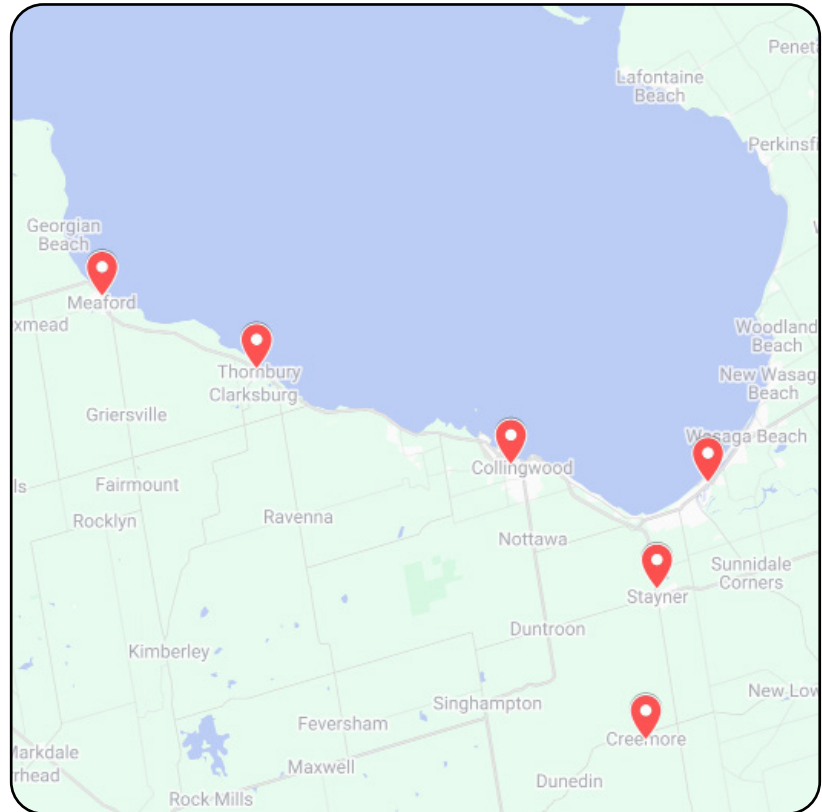
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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