



2025

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](#) real estate market saw notable shifts in February, continuing to favour buyers. The median sale price declined by 16.59% to \$792,000, while the average sale price fell by 8.79% to \$889,955. Despite this, sales volume increased by 11.48%, driven by a 22.22% rise in unit sales to 22 transactions. Meanwhile, new listings dipped by 5.49%, while expired listings doubled, reflecting a slowdown in completed sales. With the unit sales-to-listings ratio at 25.58%, market conditions indicate a more competitive environment for sellers.



February year-over-year sales volume of \$19,579,000

Up 11.48% from 2024's \$17,562,428 with unit sales of 22 up 22.22% from last February's 16. New listings of 86 are down by 5.49%, with the sales/listing ratio of 25.58% up by 29.33%.



Year-to-date sales volume of \$41,905,000

Up 9.74% from 2024's \$38,185,428 with unit sales of 41 up 13.89% from 2024's 36. New listings of 162 are up 12.5% from a year ago, with the sales/listing ratio of 25.31% up 1.23%.



Year-to-date average sale price of \$1,032,504

Down from \$1,060,706 one year ago with median sale price of \$861,000 down from \$1,097,625 one year ago. Average days-on-market of 76.5 up 6 days from last year.

FEBRUARY NUMBERS

Median Sale Price
\$792,000
-16.59%

Average Sale Price
\$889,955
-8.79%

Sales Volume
\$19,579,000
+11.48%

Unit Sales
22
+22.22%

New Listings
86
-5.49%

Expired Listings
28
+100%

Unit Sales/Listings Ratio
25.58%
+29.33%

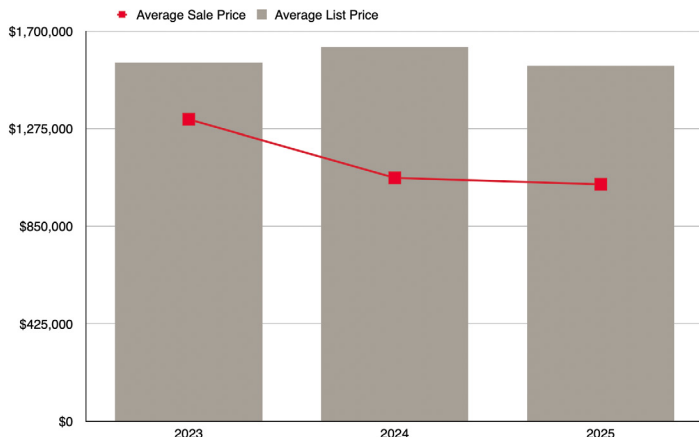
*Year-over-year comparison
(February 2025 vs. February 2024)*

THE MARKET IN DETAIL

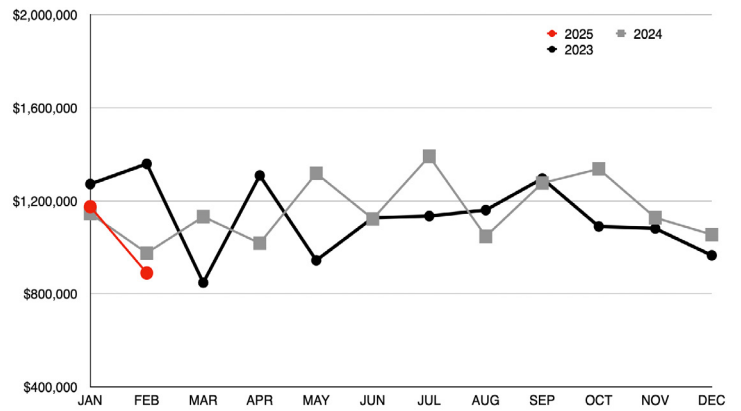
	2023	2024	2025	2024-2025
YTD Volume Sales	\$16,537,500	\$20,623,000	\$22,326,000	+8.26%
YTD Unit Sales	13	18	19	+5.56%
YTD New Listings	54	53	76	+43.4%
YTD Sales/Listings Ratio	34.62%	25.00%	25.31%	+1.23%
YTD Expired Listings	27	47	64	+36.17%
Monthly Volume Sales	\$31,264,000	\$17,562,428	\$19,579,000	+11.48%
Monthly Unit Sales	23	18	22	+22.22%
Monthly New Listings	50	91	86	-5.49%
Monthly Sales/Listings Ratio	46.00%	19.78%	25.58%	+29.33%
Monthly Expired Listings	9	14	28	+100%
Monthly Average Sale Price	\$1,272,115	\$1,145,722	\$1,175,053	+2.56%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	1	0	0	No Change
YTD Sales: \$350K-\$549K	5	7	6	-14.29%
YTD Sales: \$550K-\$749K	7	6	7	+16.67%
YTD Sales: \$750K-\$999K	2	3	13	+333.33%
YTD Sales: \$1M+	15	20	12	-40%
YTD Sales: \$2M+	21	20	3	-85%
YTD Average Days-On-Market	48.50	70.50	76.50	+8.51%
YTD Average Sale Price	\$1,315,710	\$1,060,706	\$1,032,504	-2.66%
YTD Median Sale Price	\$1,075,000	\$1,097,625	\$861,000	-21.56%

The Blue Mountains MLS Sales and Listing Summary
2023 vs. 2024 vs. 2025

AVERAGE SALE PRICE

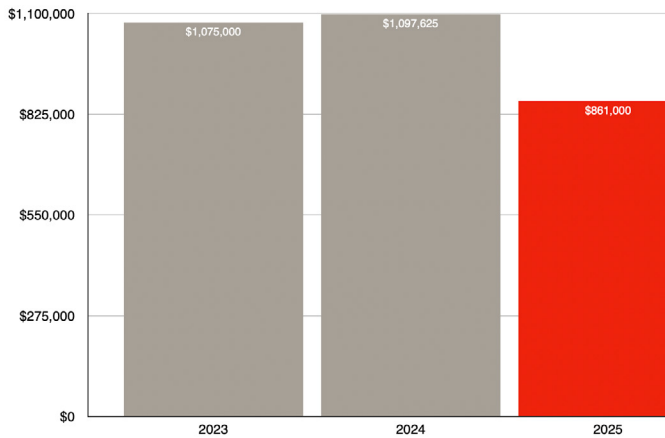


Year-Over-Year

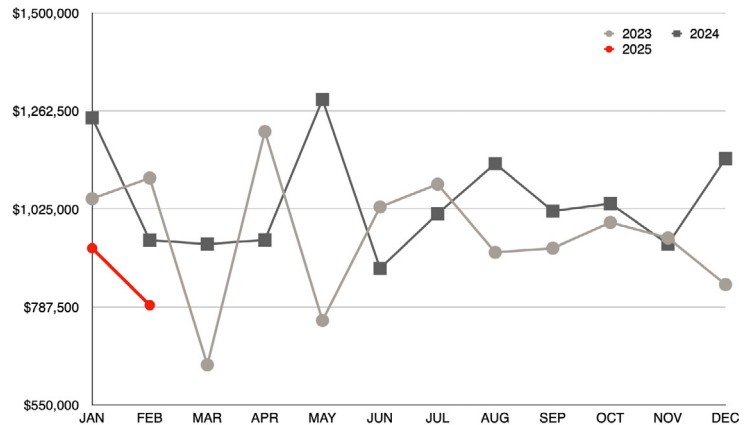


Month-Over-Month 2023 vs. 2024 vs. 2025

MEDIAN SALE PRICE



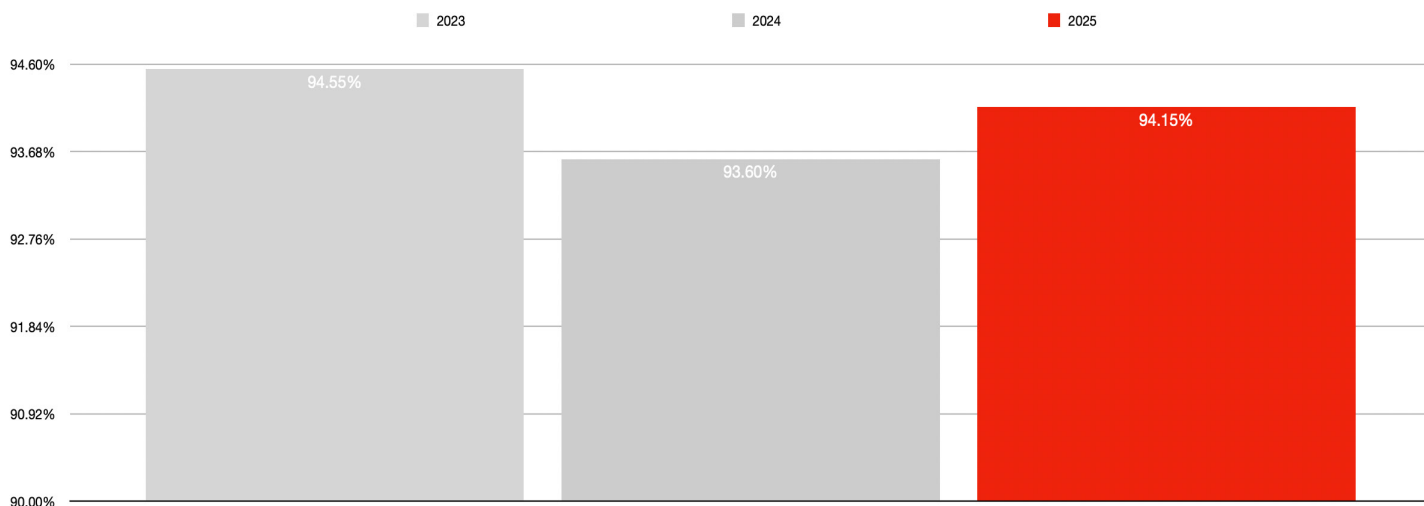
Year-Over-Year



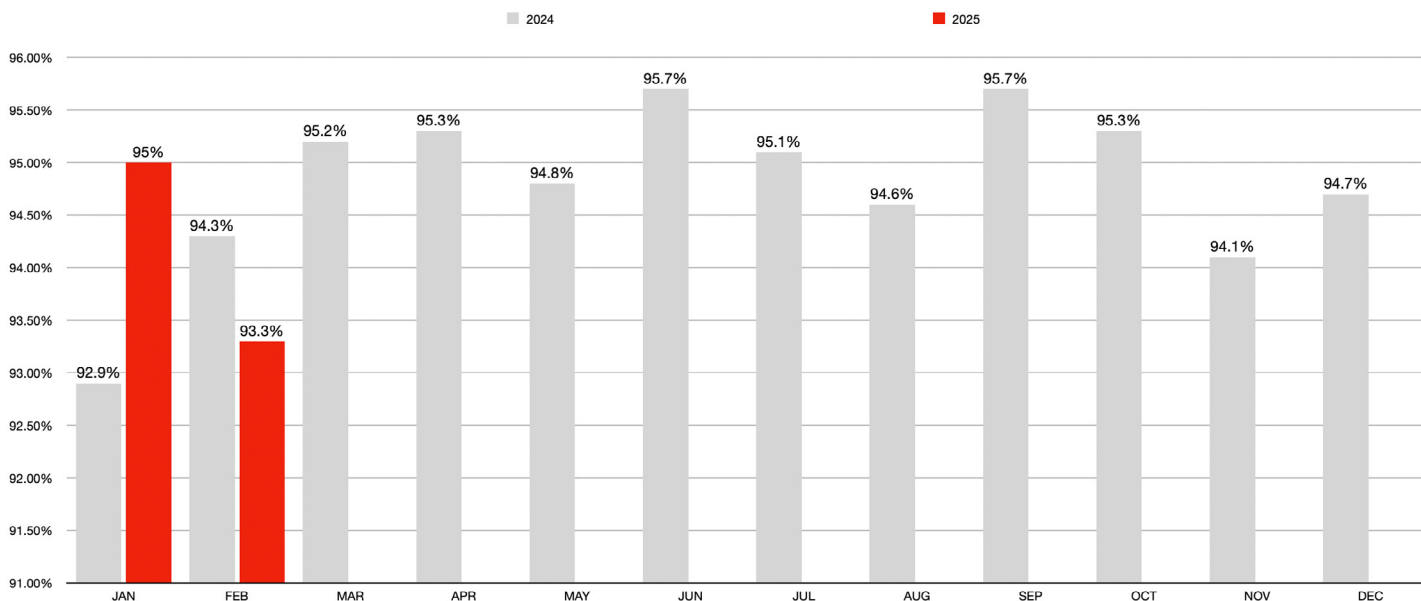
Month-Over-Month 2023 vs. 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

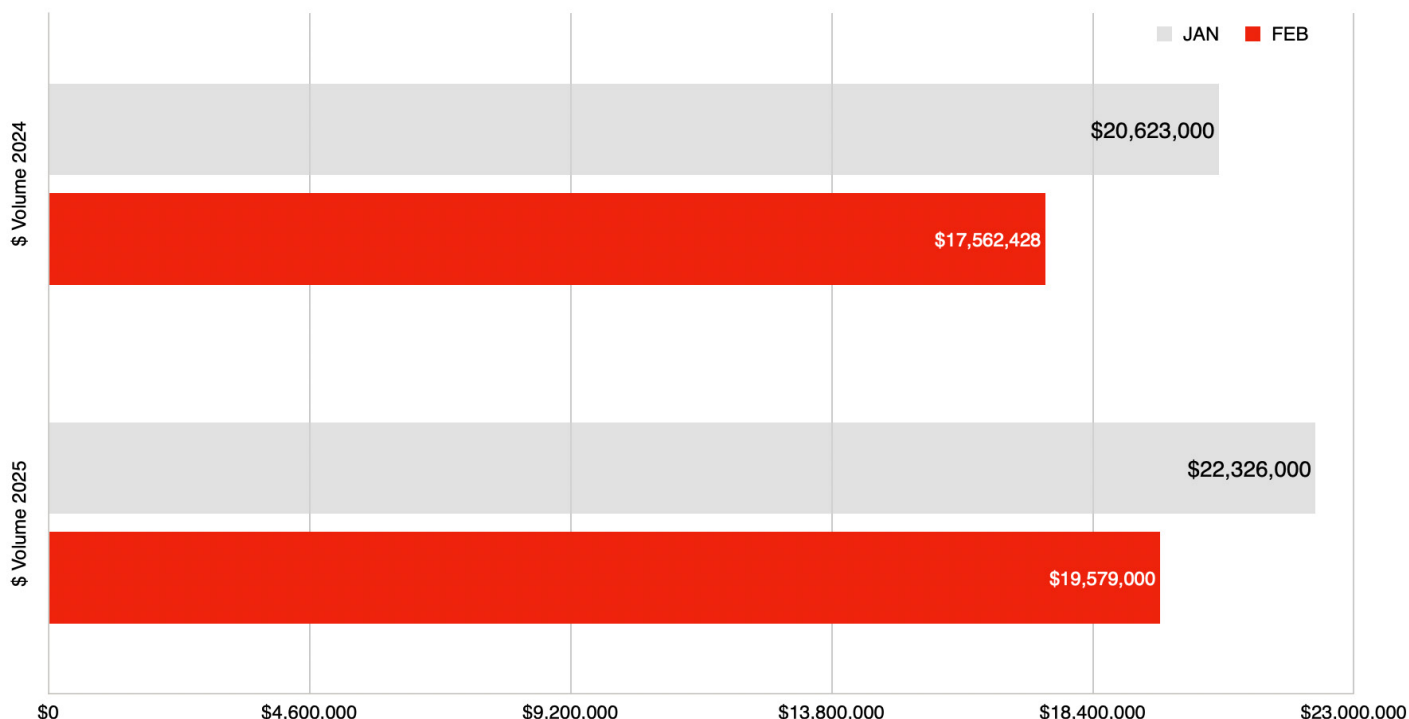


Year-Over-Year

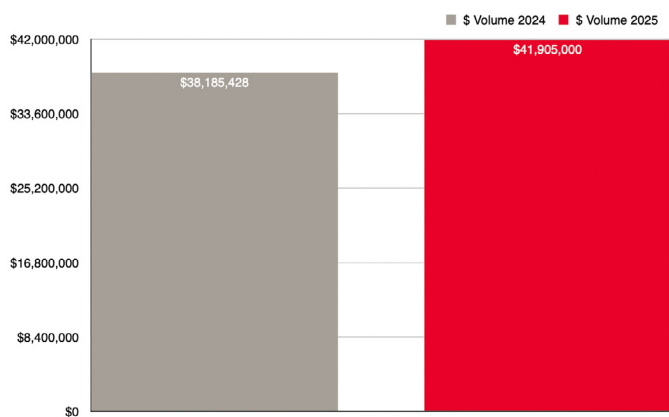


Month-Over-Month 2024 vs. 2025

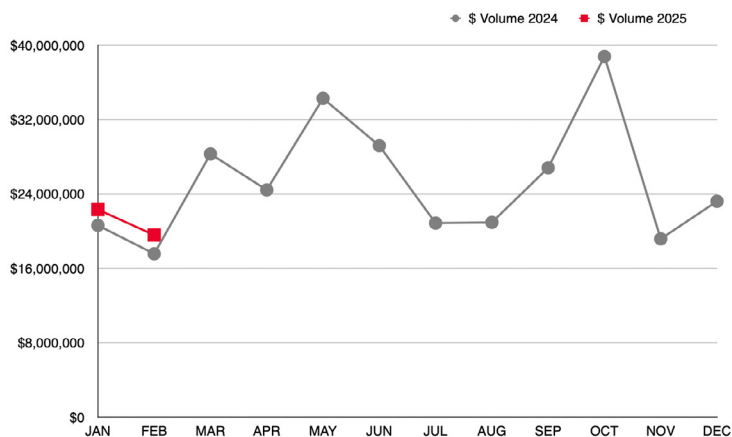
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

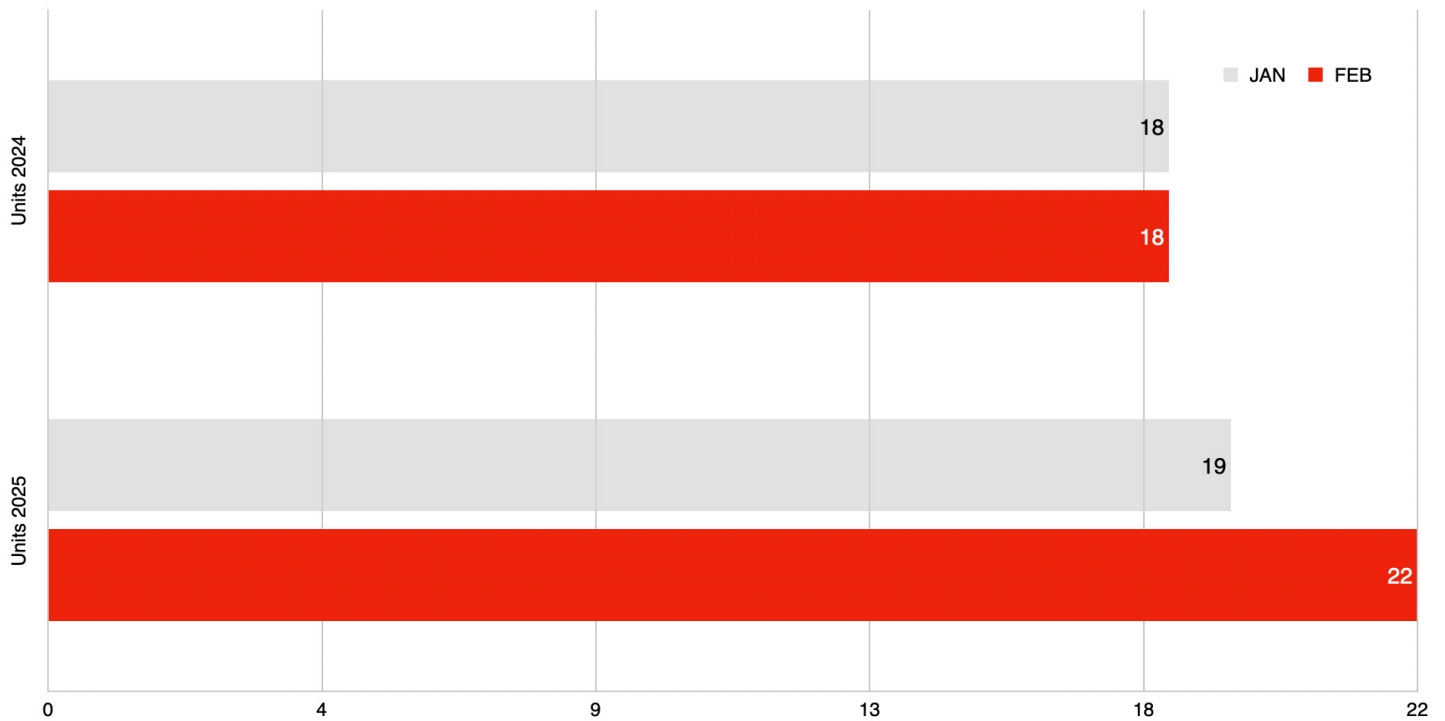


Yearly Totals 2024 vs. 2025

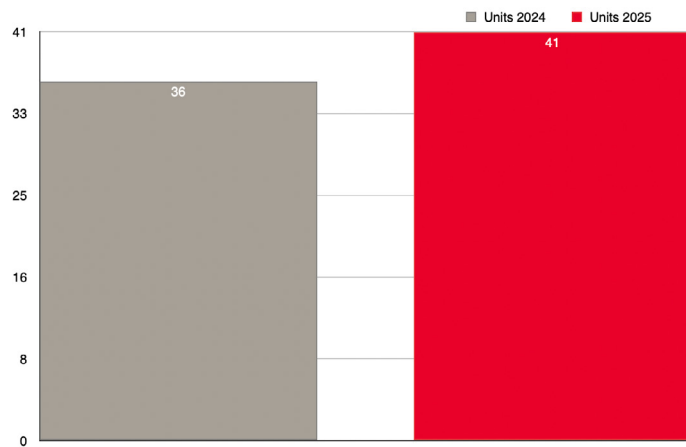


Month vs. Month 2024 vs. 2025

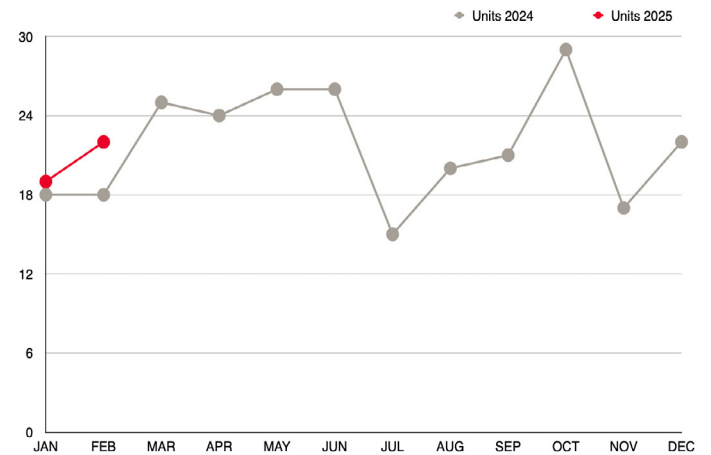
UNIT SALES



Monthly Comparison 2024 vs. 2025

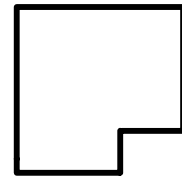


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$34,555,000 +29.8%	\$7,350,000 -8.23%	\$2,171,000 +11.33%
YTD Unit Sales	28 +47.37%	13 No Change	3 +50%
YTD Average Sale Price	\$1,234,107 -11.92%	\$565,385 -8.23%	\$723,667 -25.78%
February Sales Volume	\$14,229,000 +36.47%	\$5,350,000 -3.27%	\$745,000 Up from \$0
February Unit Sales	12 +50%	10 +25%	1 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

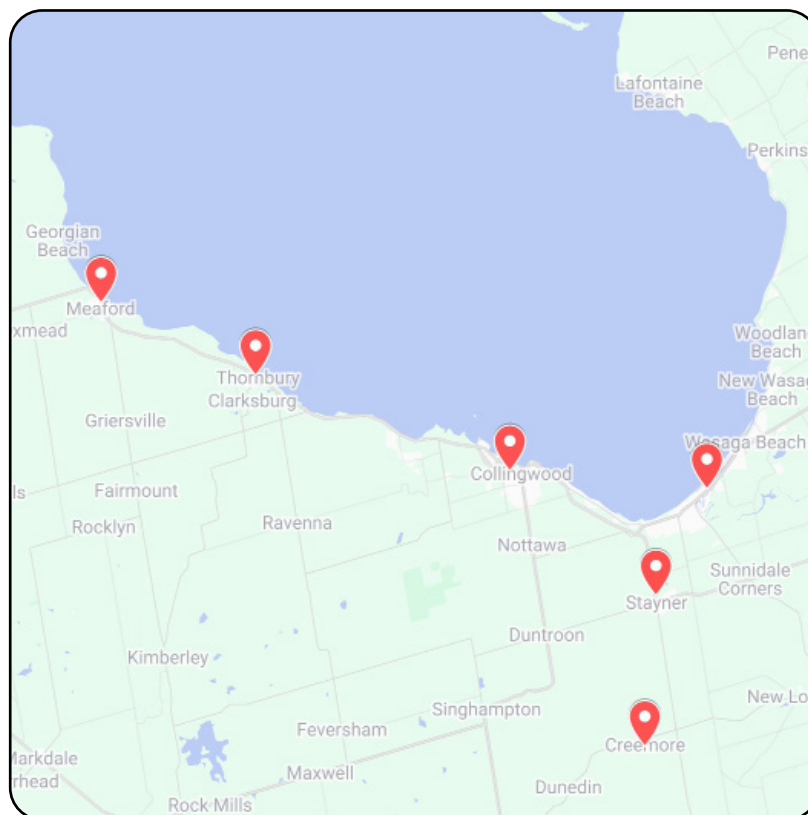
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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