



2025

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 a buyer's market this February but showed signs of moving toward more balanced conditions. The median sale price dropped by 25.49% to \$707,500, while the average sale price held steady, declining just 0.05% to \$736,682. Sales volume fell by 21.47%, with unit sales down 21.43% to 33 transactions. New listings declined by 10.2%, while expired listings dropped by 17.24%, slightly tightening inventory. With the unit sales-to-listings ratio at 37.50%, the market still favours buyers but is gradually inching toward a more balanced state.



February year-over-year sales volume of \$24,310,500

Down 21.47% from 2024's \$30,955,400 with unit sales of 33 down 21.43% from last February's 42. New listings of 88 are down 10.2% from a year ago, with the sales/listing ratio of 37.50% down 12.50%.



Year-to-date sales volume of \$53,000,775

Up 15.1% from 2024's \$46,045,800 with unit sales of 67 up 6.35% from 2024's 63. New listings of 196 are up 8.89% from a year ago, with the sales/listing ratio of 34.18% down 2.33%.



Year-to-date average sale price of \$790,257

Up from \$727,812 one year ago with median sale price of \$664,250 down from \$1,097,625 one year ago. Average days-on-market of 65 is up 12 days from last year.

FEBRUARY NUMBERS

Median Sale Price

\$707,500

-25.49%

Average Sale Price

\$736,682

-0.05%

Sales Volume

\$24,310,500

-21.47%

Unit Sales

33

-21.43%

New Listings

88

-10.2%

Expired Listings

24

-17.24%

Unit Sales/Listings Ratio

37.50%

-12.50%

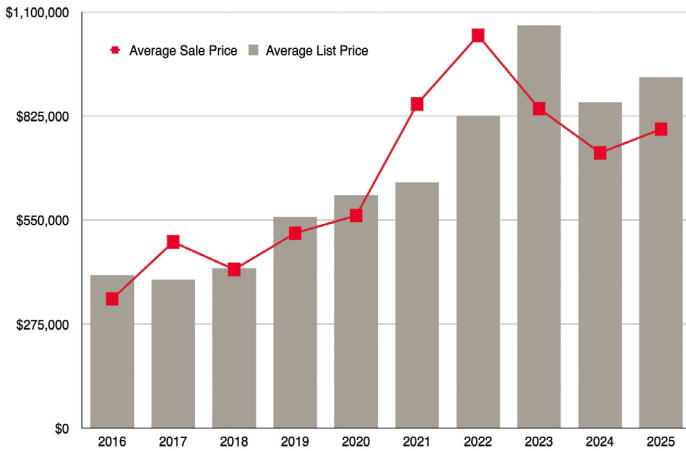
*Year-over-year comparison
(February 2025 vs. February 2024)*

THE MARKET IN DETAIL

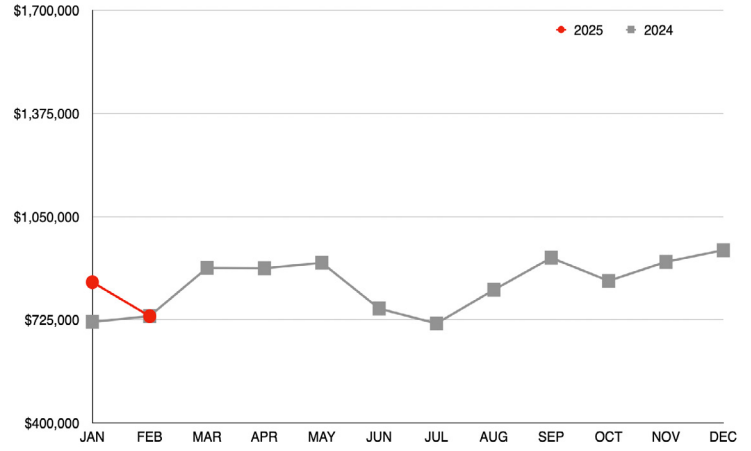
| | 2023 | 2024 | 2025 | 2024-2025 |
|------------------------------|--------------|--------------|--------------|-----------|
| YTD Volume Sales | \$47,696,300 | \$46,045,800 | \$53,000,775 | +15.1% |
| YTD Unit Sales | 57 | 63 | 67 | +6.35% |
| YTD New Listings | 135 | 180 | 196 | +8.89% |
| YTD Sales/Listings Ratio | 42.22% | 35.00% | 34.18% | -2.33% |
| YTD Expired Listings | 23 | 52 | 57 | +9.62% |
| Monthly Volume Sales | \$26,228,000 | \$30,955,400 | \$24,310,500 | -21.47% |
| Monthly Unit Sales | 33 | 42 | 33 | -21.43% |
| Monthly New Listings | 58 | 98 | 88 | -10.2% |
| Monthly Sales/Listings Ratio | 56.90% | 42.86% | 37.50% | -12.5% |
| Monthly Expired Listings | 9 | 29 | 24 | -17.24% |
| 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 | 1 | 0 | 5 | Up 5 |
| YTD Sales: \$350K-\$549K | 9 | 13 | 19 | +46.15% |
| YTD Sales: \$550K-\$749K | 18 | 23 | 20 | -13.04% |
| YTD Sales: \$750K-\$999K | 20 | 19 | 11 | -42.11% |
| YTD Sales: \$1M-\$2M | 6 | 8 | 10 | +25% |
| YTD Sales: \$2M+ | 9 | 8 | 3 | -62.5% |
| YTD Average Days-On-Market | 55.50 | 55.50 | 65.00 | +17.12% |
| YTD Average Sale Price | \$844,651 | \$727,812 | \$790,257 | +8.58% |
| YTD Median Sale Price | \$1,075,000 | \$1,097,625 | \$664,250 | -39.48% |

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

AVERAGE SALE PRICE

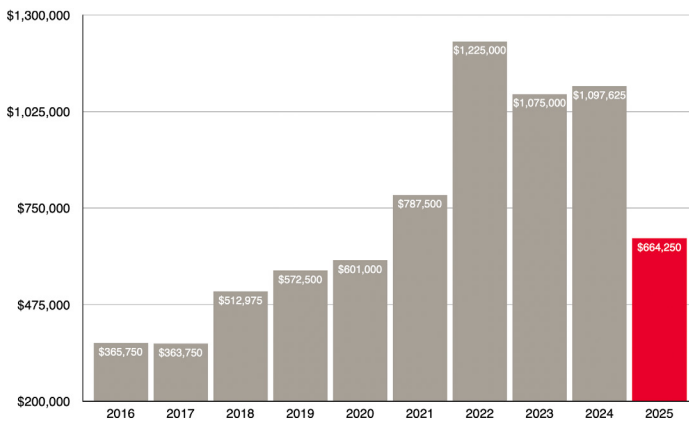


Year-Over-Year

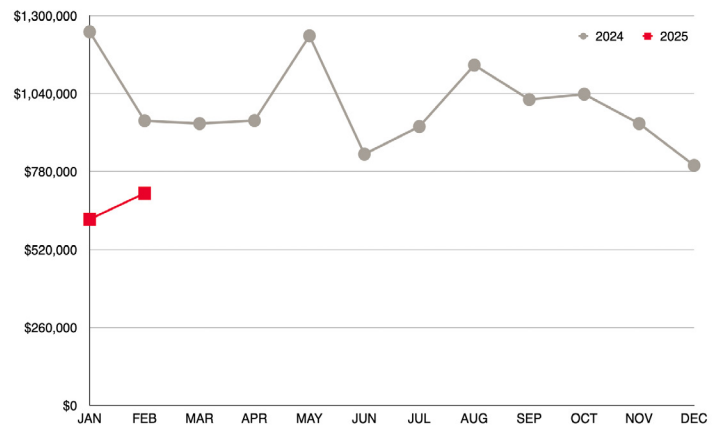


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



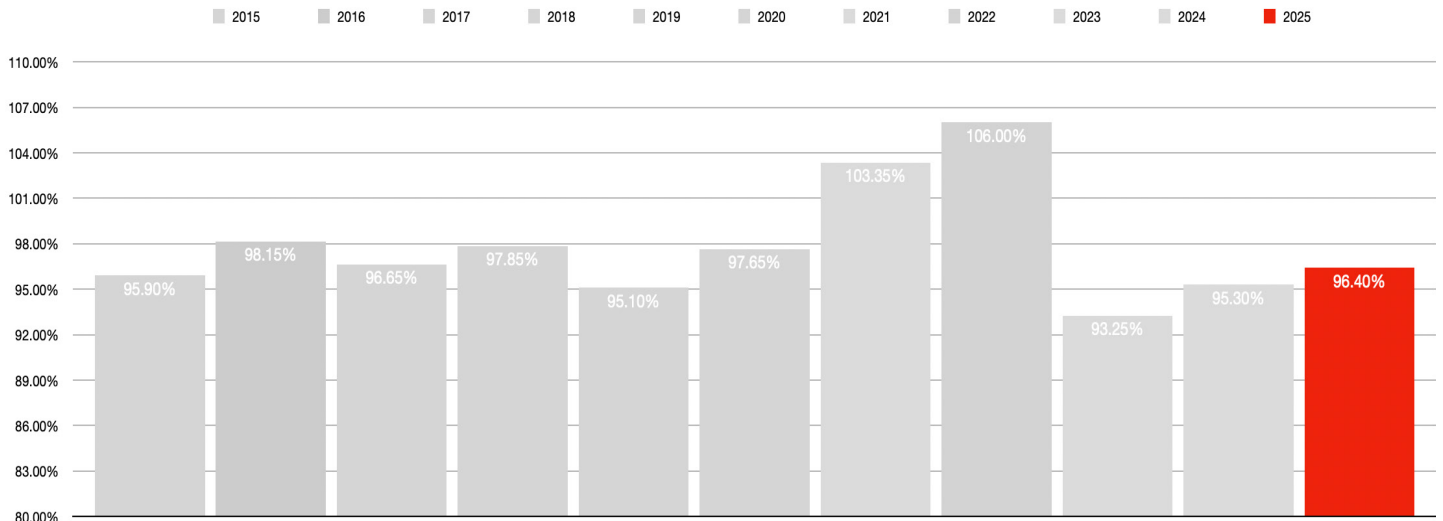
Year-Over-Year



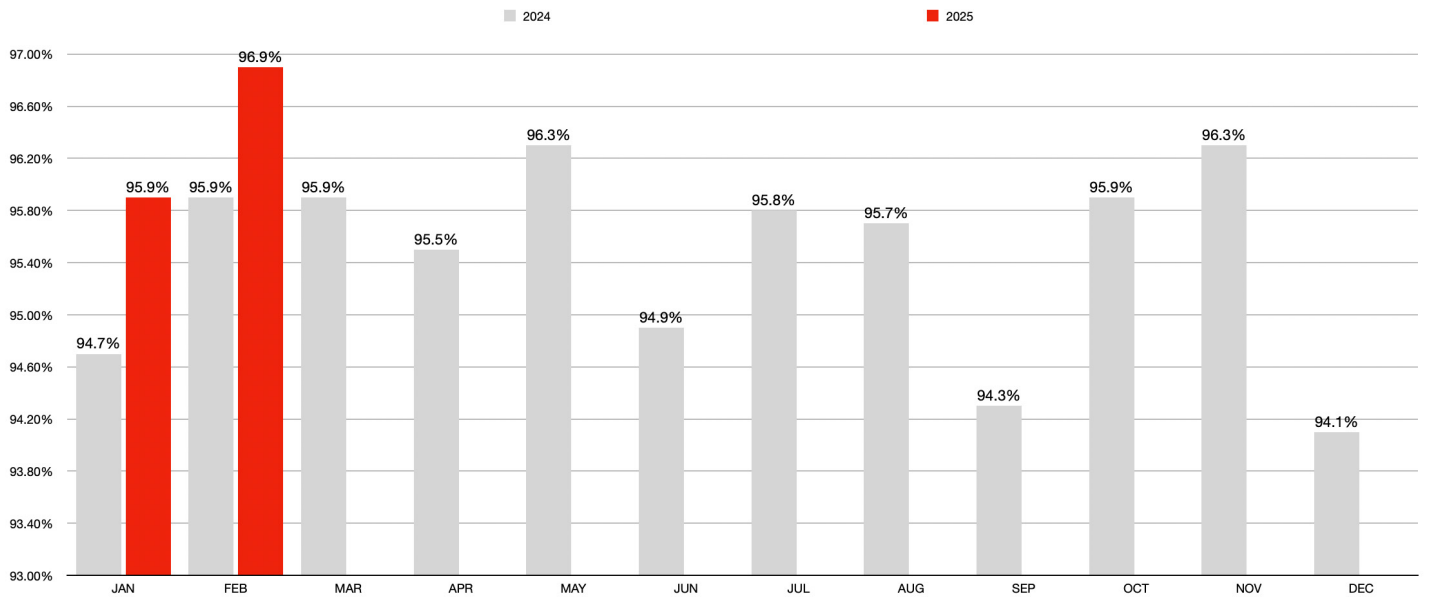
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

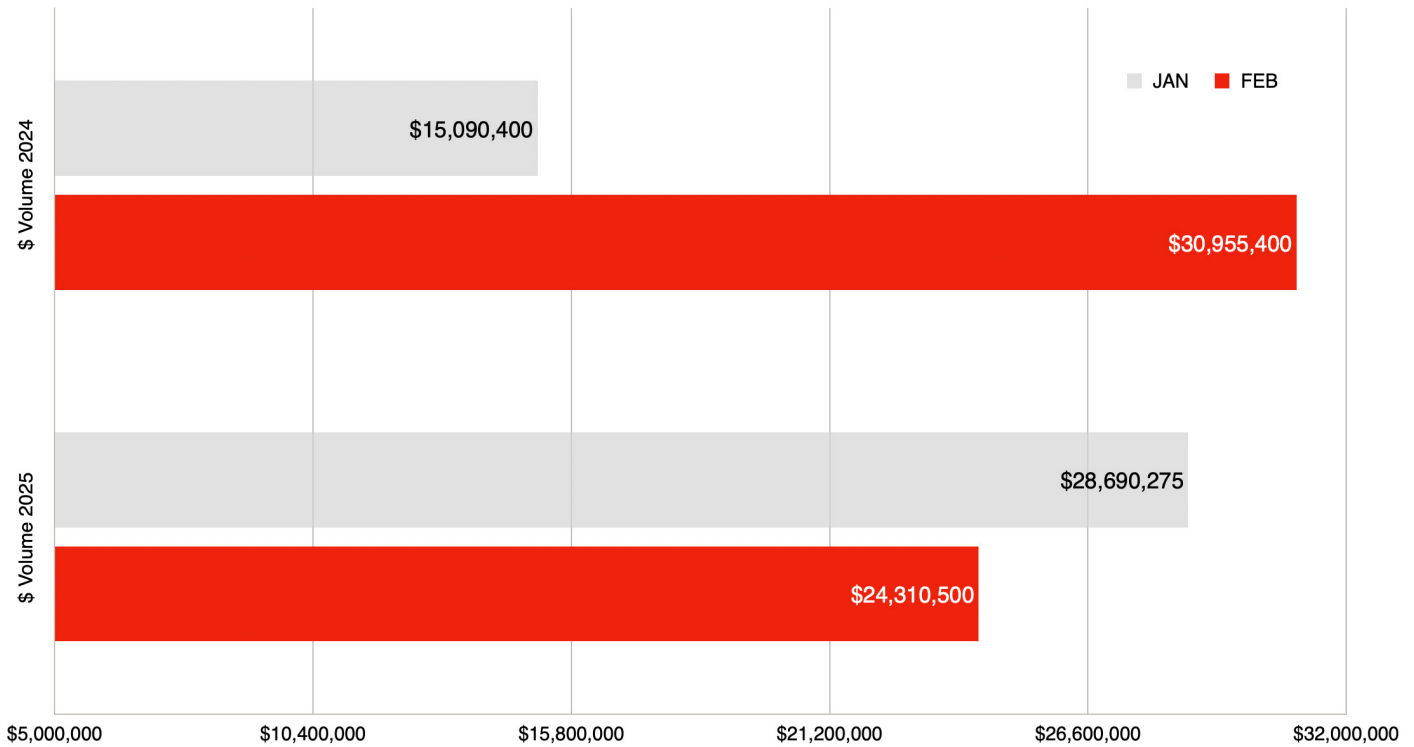


Year-Over-Year

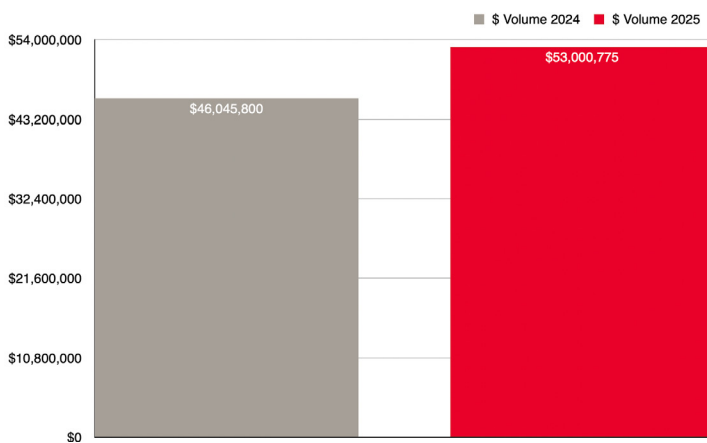


Month-Over-Month 2024 vs. 2025

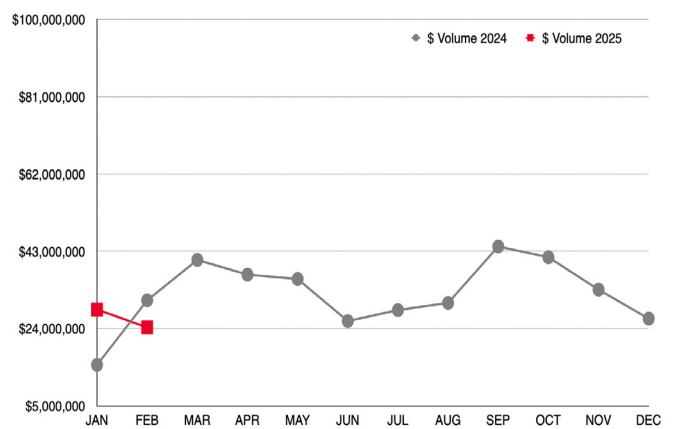
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

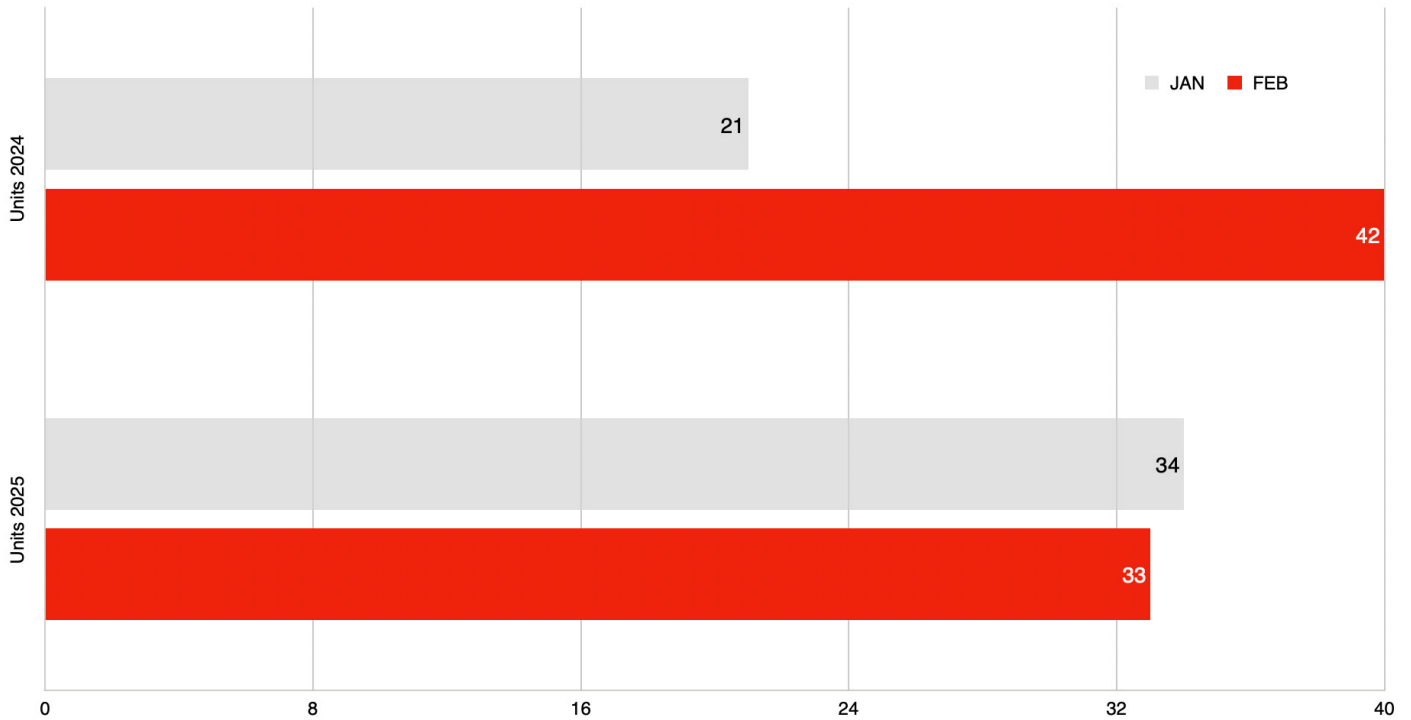


Yearly Totals 2024 vs. 2025

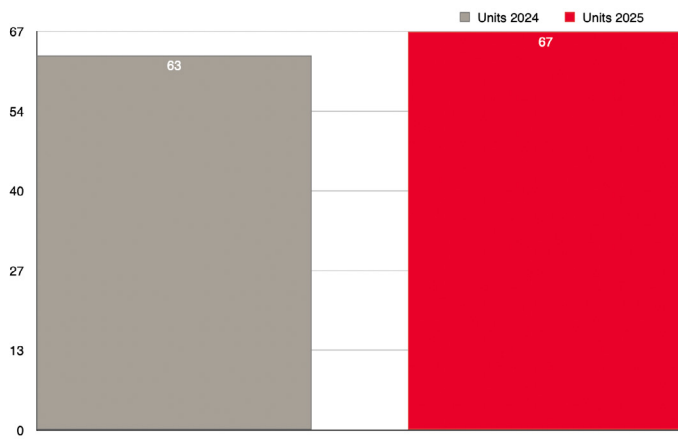


Month vs. Month 2024 vs. 2025

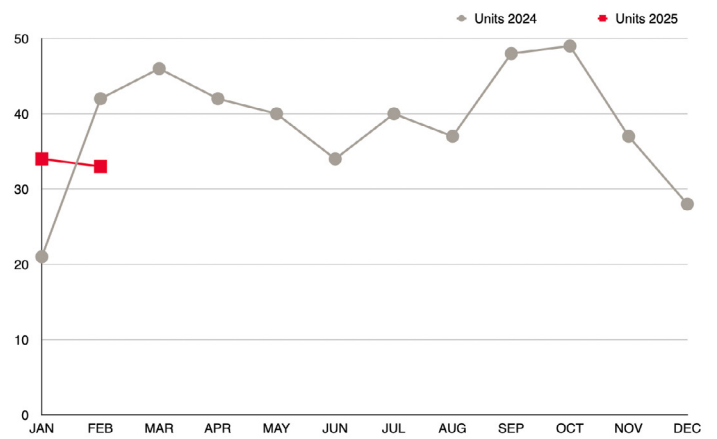
UNIT SALES



Monthly Comparison 2024 vs. 2025

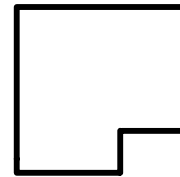


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



| | FREEHOLD | CONDOMINIUM | VACANT LAND |
|------------------------|-------------------------|-------------------------|----------------------------|
| YTD Sales Volume | \$34,162,775 -2.05% | \$18,838,000 +68.67% | \$2,000,000 Up from \$0 |
| YTD Unit Sales | 35 -22.22% | 32 +77.78% | 1 Up from 0 |
| YTD Average Sale Price | \$976,079 +25.94% | \$588,688 -5.12% | \$2,000,000 Up from \$0 |
| February Sales Volume | \$14,443,400 -37.07% | \$9,867,100 +23.28% | \$0 No Change |
| February Unit Sales | 17 -41.38% | 16 +23.08% | 0 No Change |

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

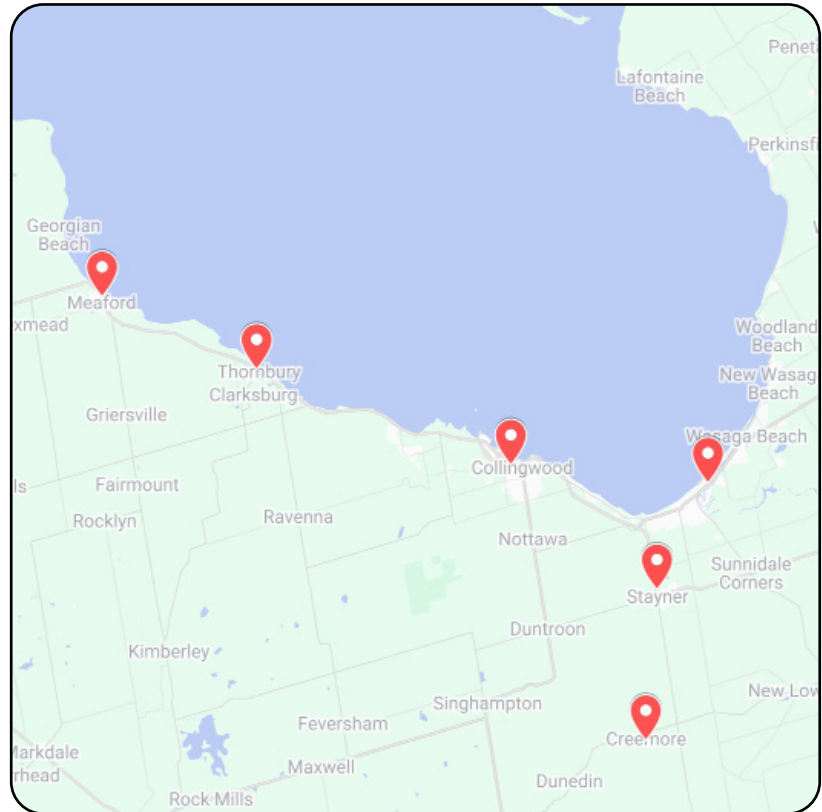
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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