



2025

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

BUYER'S MARKET

The [Grey Highlands](#) real estate market remained in a buyer's market this February, despite rising home prices. The median sale price increased by 26.98% to \$800,000, while the average sale price rose by 7.58% to \$846,000. However, sales volume declined by 21.76%, with unit sales dropping by 27.27% to just 8 transactions. New listings fell by 18.75%, while expired listings surged by 300%, indicating slower sales activity. With the unit sales-to-listings ratio at 30.77%, buyers continue to have the advantage with more choices and stronger negotiation power.

February year-over-year sales volume of \$6,768,000



Down 21.76% from 2024's \$6,768,000 with unit sales of 8 down 27.27% from last February. New listings of 26 are down 18.75% from a year ago, with the sales/listing ratio of 30.77% down 10.49%.

Year-to-date sales volume of \$14,232,000



Down 9.16% from 2024's \$15,666,400 with unit sales of 15 down 16.67% in comparison to 2024. New listings of 41 are down 14.58% from a year ago, with the sales/listing ratio of 36.59% down 2.44%.

Year-to-date average sale price of \$956,143



Up 6.91% from \$894,356 one year ago with median sale price of \$870,000 up from \$634,500 one year ago. The average days-on-market is 89 is down 29 days from last year.

FEBRUARY NUMBERS

Median Sale Price
\$800,000
+26.98%

Average Sale Price
\$846,000
+7.58%

Sales Volume
\$6,768,000
-21.76%

Unit Sales
8
-27.27%

New Listings
26
-18.75%

Expired Listings
8
+300%

Unit Sales/Listings Ratio
30.77%
-10.49%

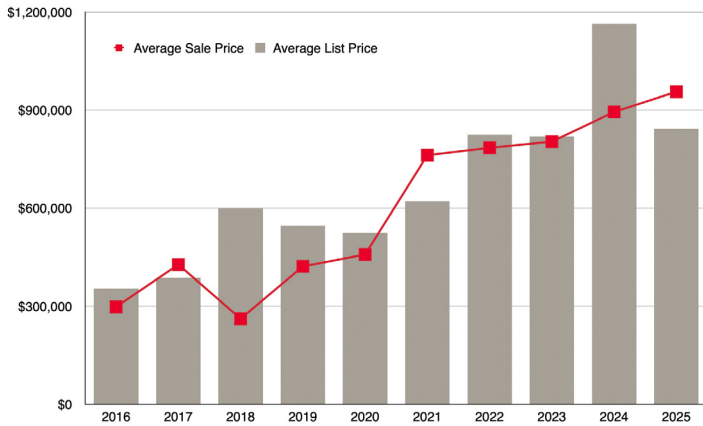
*Year-over-year comparison
(February 2025 vs. February 2024)*

THE MARKET IN DETAIL

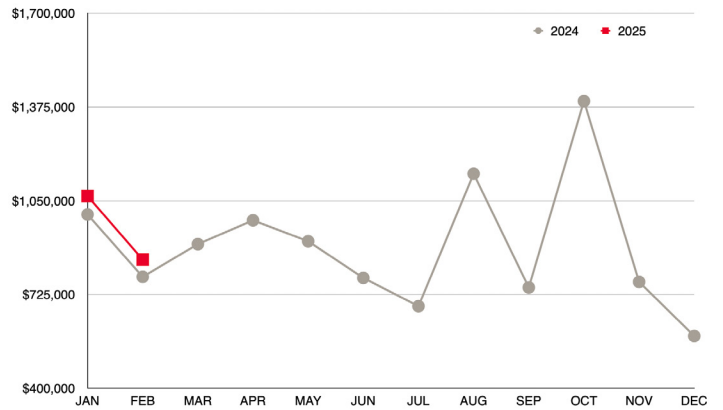
	2023	2024	2025	2024-2025
YTD Volume Sales	\$13,495,900	\$15,666,400	\$14,232,000	-9.16%
YTD Unit Sales	17	18	15	-16.67%
YTD New Listings	43	48	41	-14.58%
YTD Sales/Listings Ratio	39.53%	37.50%	36.59%	-2.44%
YTD Expired Listings	6	9	15	+66.67%
Monthly Volume Sales	\$4,135,000	\$8,649,900	\$6,768,000	-21.76%
Monthly Unit Sales	5	11	8	-27.27%
Monthly New Listings	17	32	26	-18.75%
Monthly Sales/Listings Ratio	29.41%	34.38%	30.77%	-10.49%
Monthly Expired Listings	2	2	8	+300%
Monthly Average Sale Price	\$827,000	\$786,355	\$846,000	+7.58%
YTD Sales: \$0-\$199K	0	2	0	-100%
YTD Sales: \$200k-349K	1	1	0	-100%
YTD Sales: \$350K-\$549K	4	3	1	-66.67%
YTD Sales: \$550K-\$749K	0	0	3	200%
YTD Sales: \$750K-\$999K	4	3	6	100.00%
YTD Sales: \$1M-\$2M	5	4	5	25.00%
YTD Sales: \$2M+	5	5	0	-100.00%
YTD Average Days-On-Market	69.00	118.00	89.00	-24.58%
YTD Average Sale Price	\$803,538	\$894,356	\$956,143	+6.91%
YTD Median Sale Price	\$712,500	\$634,500	\$870,000	+37.12%

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

AVERAGE SALE PRICE

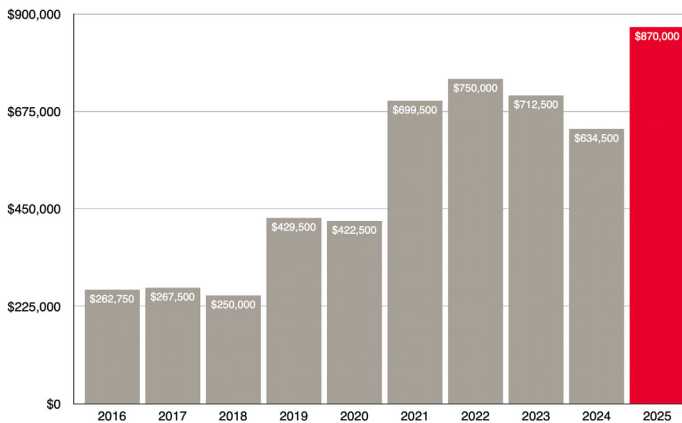


Year-Over-Year

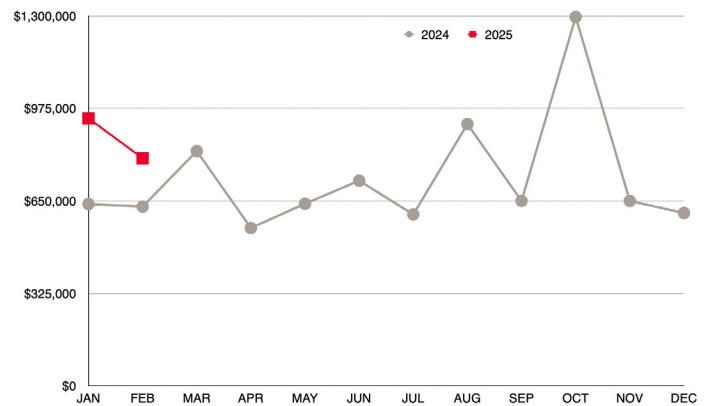


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



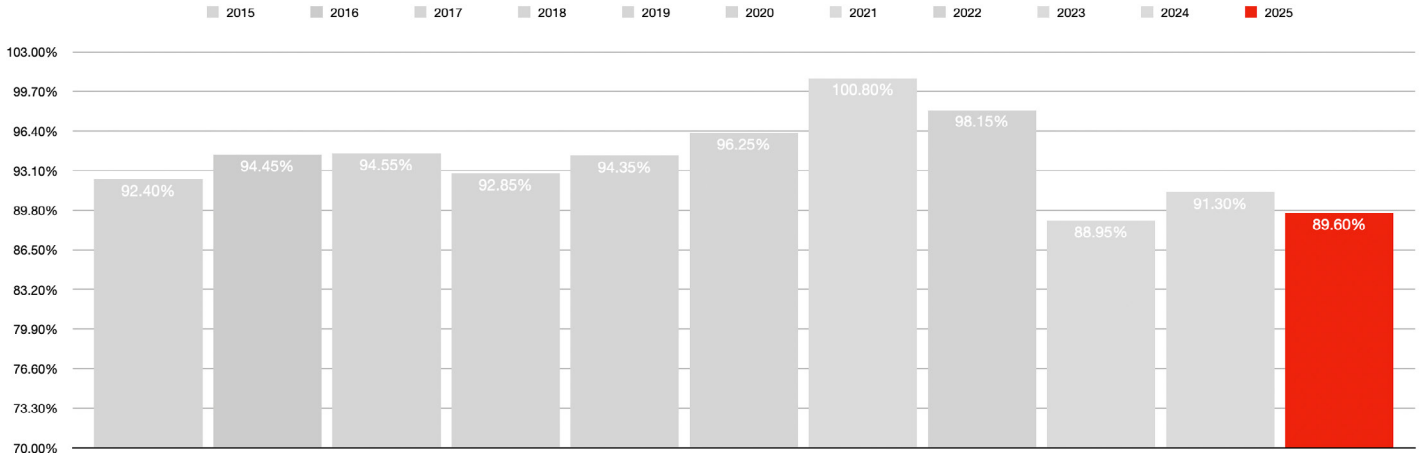
Year-Over-Year



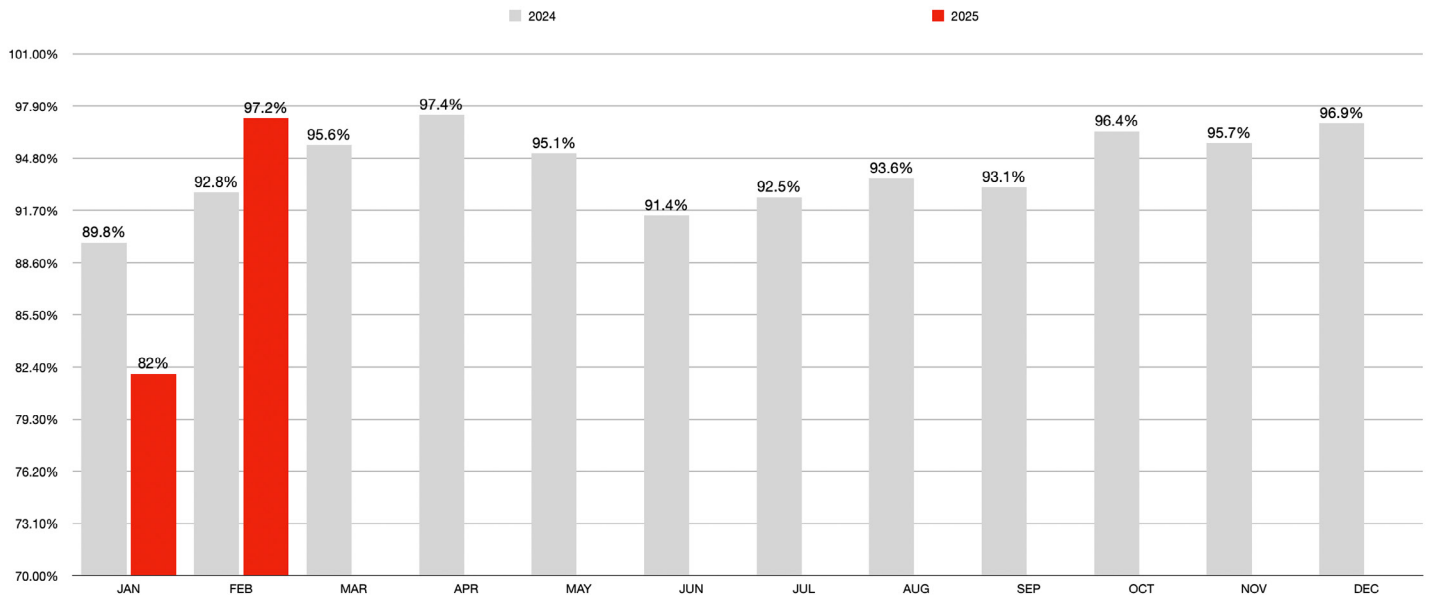
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO



Year-Over-Year

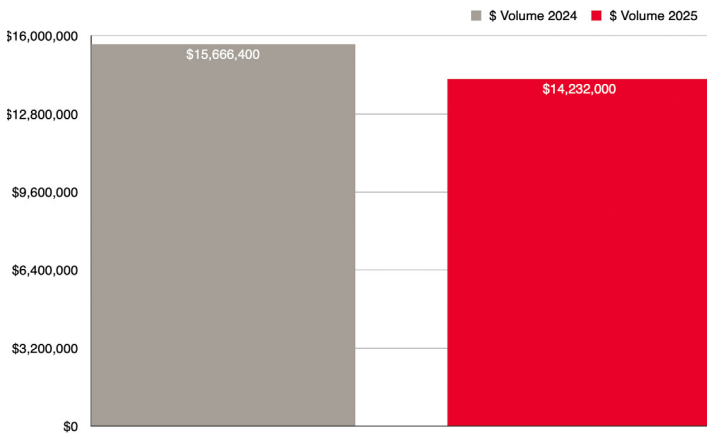


Month-Over-Month 2024 vs. 2025

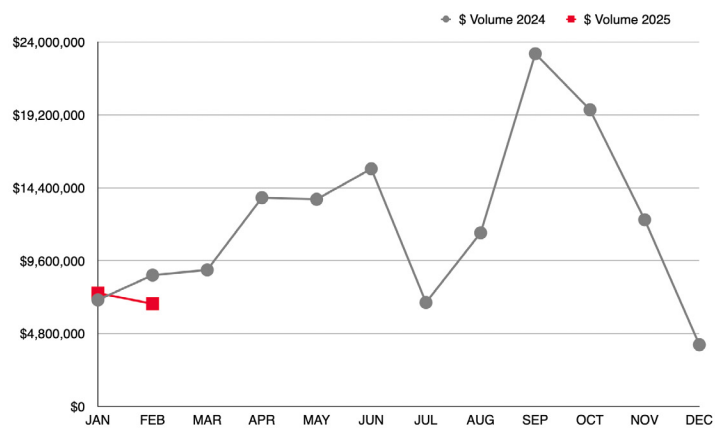
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

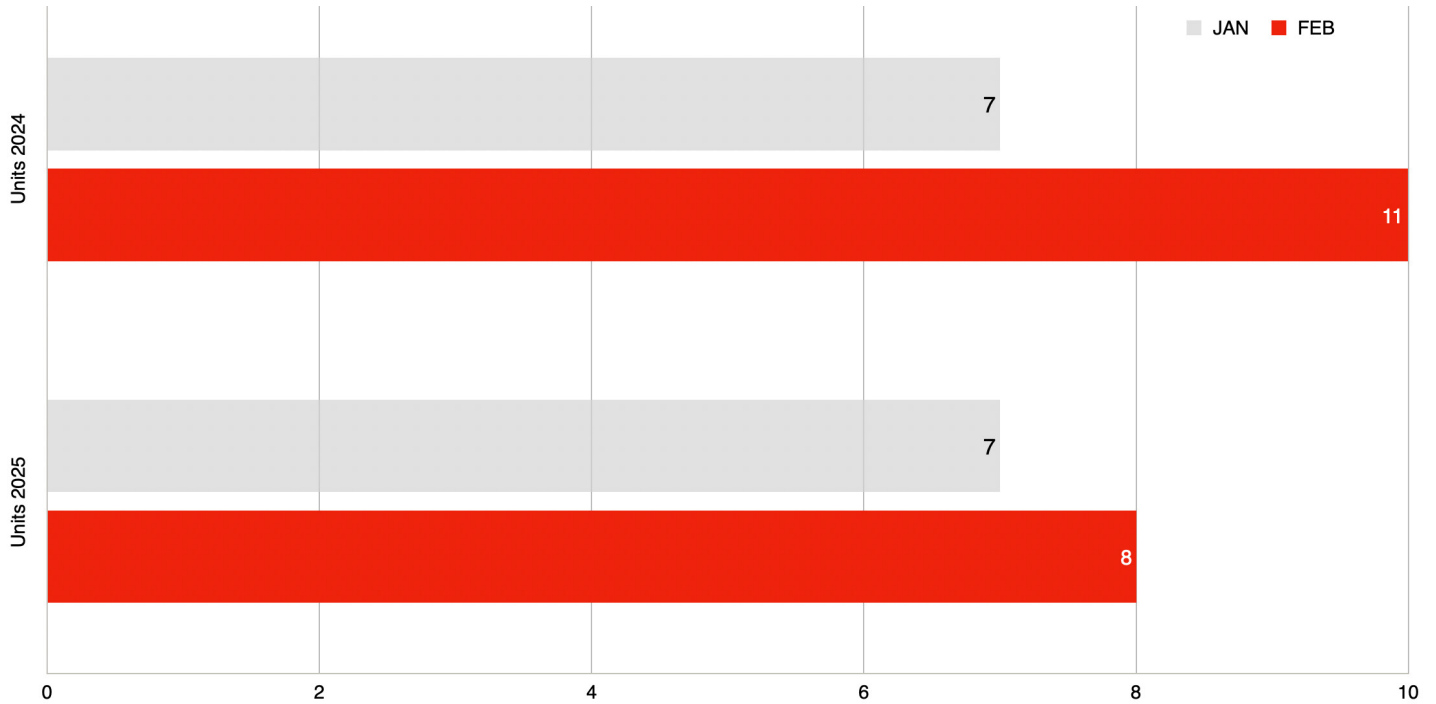


Yearly Totals 2024 vs. 2025

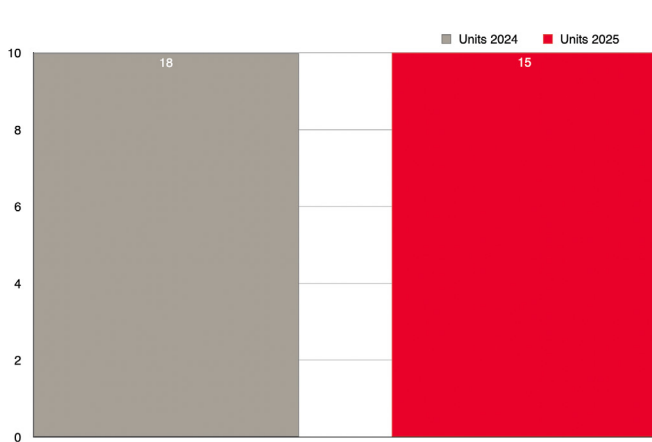


Month vs. Month 2024 vs. 2025

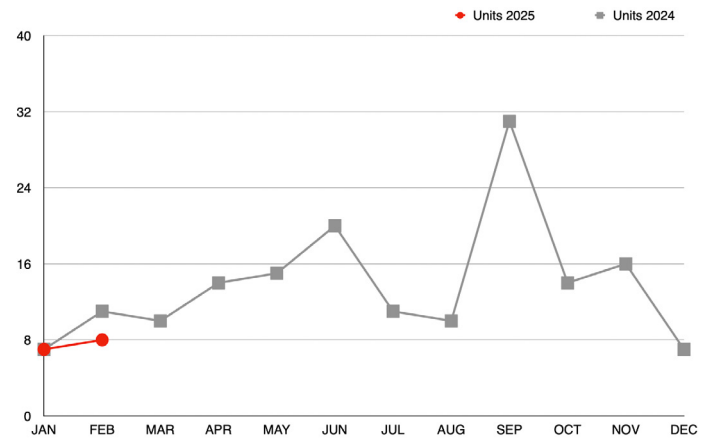
UNIT SALES



Monthly Comparison 2024 vs. 2025

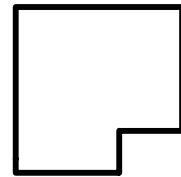


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$14,232,000 -1.76%	\$0 No Change	\$0 -100%
YTD Unit Sales	15 +7.14%	0 No Change	0 -100%
YTD Average Sale Price	\$948,800 -8.31%	\$0 No Change	\$0 -100%
February Sales Volume	\$6,768,000 -17.96%	\$0 No Change	\$0 -100%
February Unit Sales	8 -11.11%	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

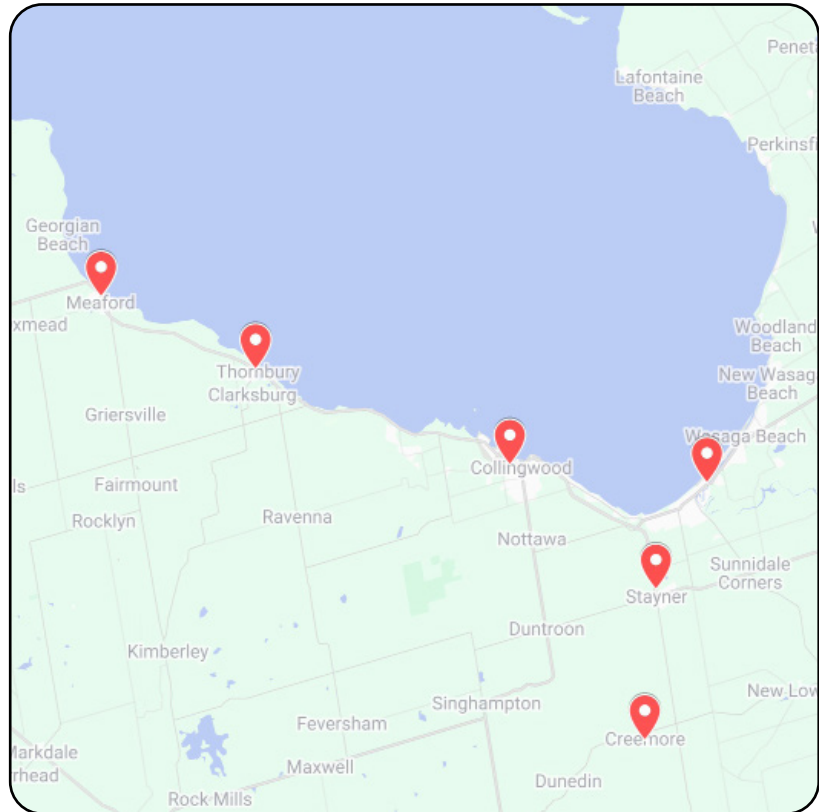
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



/RoyalLePageLocationsNorth

/CollingwoodRealEstate

/LocationsNorth

Helping You Is What We Do.

Find more Real Estate Market Reports for Southern Georgian Bay at:

locationsnorth.com/market-update/