



2025

MARCH

THE BLUE MOUNTAINS 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 Blue Mountains real estate market remained in buyers' territory this March, despite some upward movement in pricing. The median sale price rose by 30.32% to \$1,225,000, and the average sale price increased by 9.18% to \$1,235,819. However, sales volume declined by 12.66%, with unit sales down 16% to 21 transactions. New listings fell by 9.35%, while expired listings surged by 68%, highlighting a growing number of unsold properties. With the unit sales-to-listings ratio at just 21.65%, the market continues to lean in favour of buyers, with increased inventory and softer sales activity.



March year-over-year sales volume of \$24,716,387

Down 12.66% from 2024's \$28,298,500 with unit sales of 21 down 16% from last March's 25. New listings of 97 are down by 9.35%, with the sales/listing ratio of 21.65% down by 7.34%.



Year-to-date sales volume of \$66,621,387

Up 0.21% from 2024's \$66,483,928 with unit sales of 62 up 1.64% from 2024's 61. New listings of 259 are up 3.19% from a year ago, with the sales/listing ratio of 23.94% down 1.50%.



Year-to-date average sale price of \$1,100,276

Up from \$1,084,451 one year ago with median sale price of \$930,000 down from \$949,500 one year ago. Average days-on-market of 74 up 9 days from last year.

MARCH NUMBERS

Median Sale Price
\$1,225,000
+30.32%

Average Sale Price
\$1,235,819
+9.18%

Sales Volume
\$24,716,387
-12.66%

Unit Sales
21
-16%

New Listings
97
-9.35%

Expired Listings
42
+68%

Unit Sales/Listings Ratio
21.65%
-7.34%

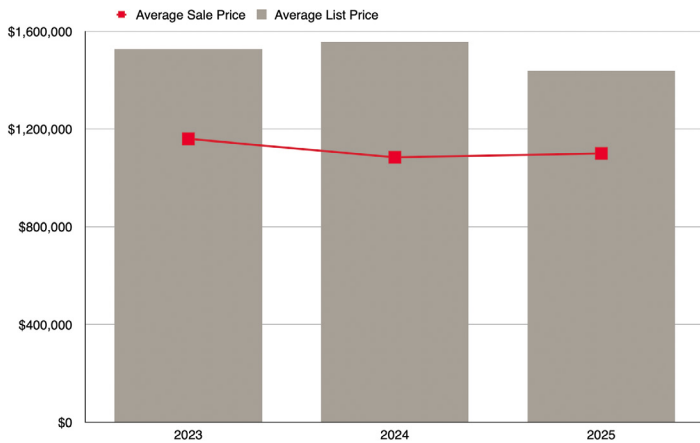
*Year-over-year comparison
(March 2025 vs. March 2024)*

THE MARKET IN DETAIL

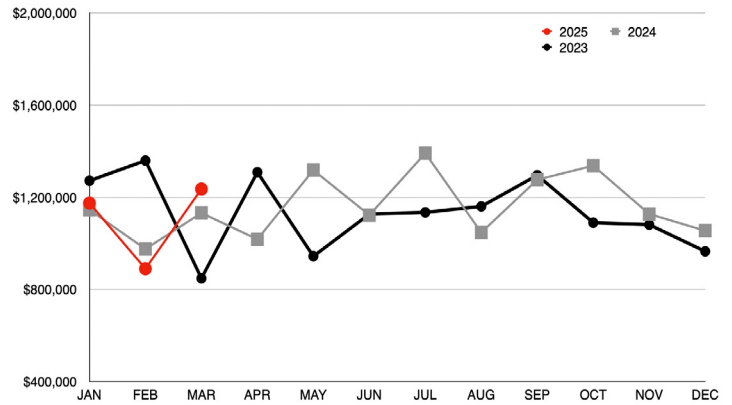
	2023	2024	2025	2024-2025
YTD Volume Sales	\$16,537,500	\$20,623,000	\$22,326,000	+8.26%
YTD Unit Sales	13	18	19	+5.56%
YTD New Listings	54	53	76	+43.4%
YTD Sales/Listings Ratio	37.43%	24.30%	23.94%	-1.5%
YTD Expired Listings	37	72	106	+47.22%
Monthly Volume Sales	\$23,749,500	\$28,298,500	\$24,716,387	-12.66%
Monthly Unit Sales	28	25	21	-16%
Monthly New Listings	67	107	97	-9.35%
Monthly Sales/Listings Ratio	41.79%	23.36%	21.65%	-7.34%
Monthly Expired Listings	10	25	42	+68%
Monthly Average Sale Price	\$848,196	\$1,131,940	\$1,235,819	+9.18%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	7	1	1	No Change
YTD Sales: \$350K-\$549K	11	10	9	-10%
YTD Sales: \$550K-\$749K	10	9	10	+11.11%
YTD Sales: \$750K-\$999K	6	9	14	+55.56%
YTD Sales: \$1M+	20	31	23	-25.81%
YTD Sales: \$2M+	28	32	6	-81.25%
YTD Average Days-On-Market	50.33	65.67	74.33	+13.2%
YTD Average Sale Price	\$1,159,872	\$1,084,451	\$1,100,276	+1.46%
YTD Median Sale Price	\$1,050,000	\$949,500	\$930,000	-2.05%

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

AVERAGE SALE PRICE

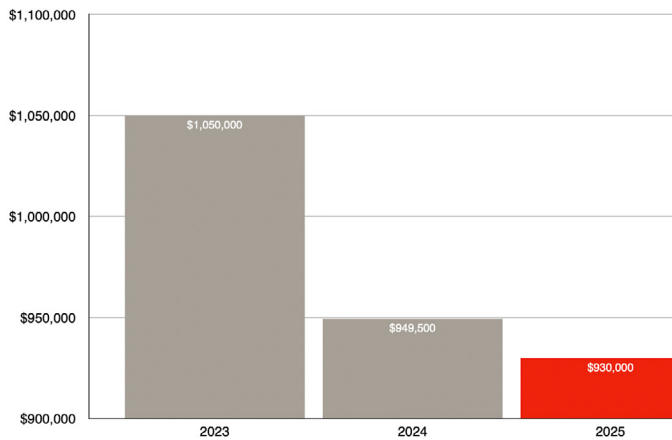


Year-Over-Year

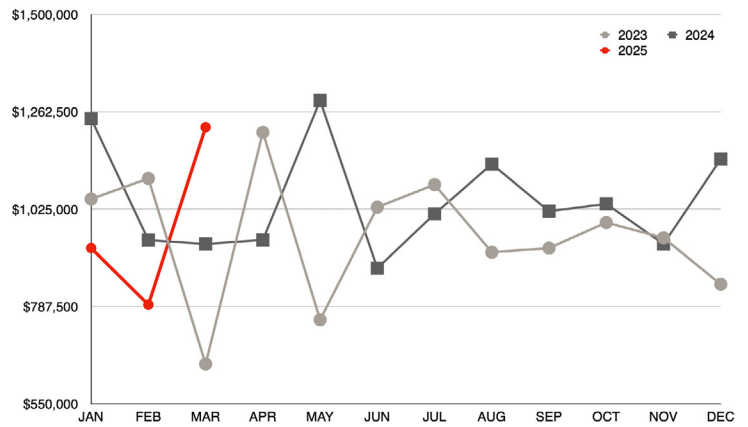


Month-Over-Month 2023 vs. 2024 vs. 2025

MEDIAN SALE PRICE



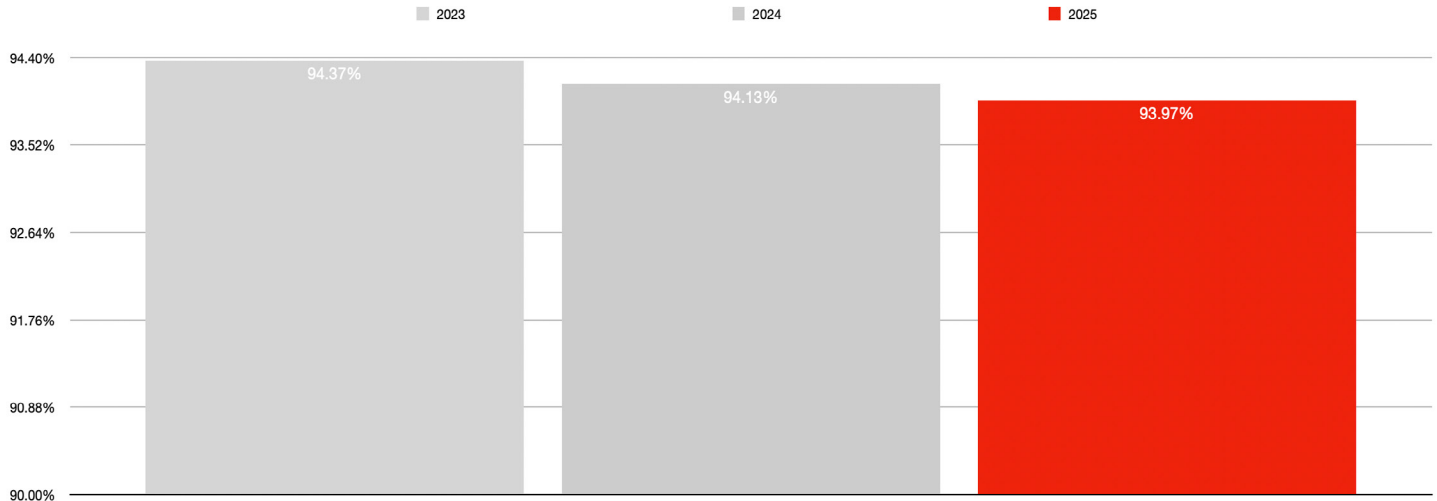
Year-Over-Year



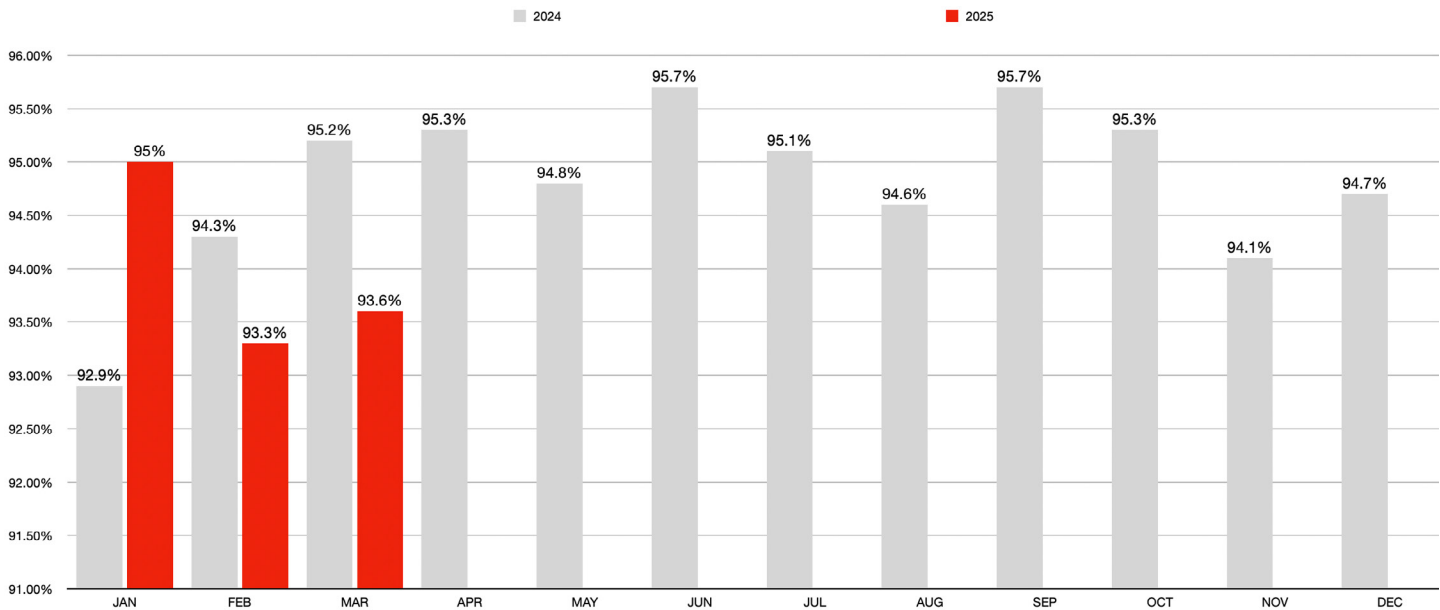
Month-Over-Month 2023 vs. 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

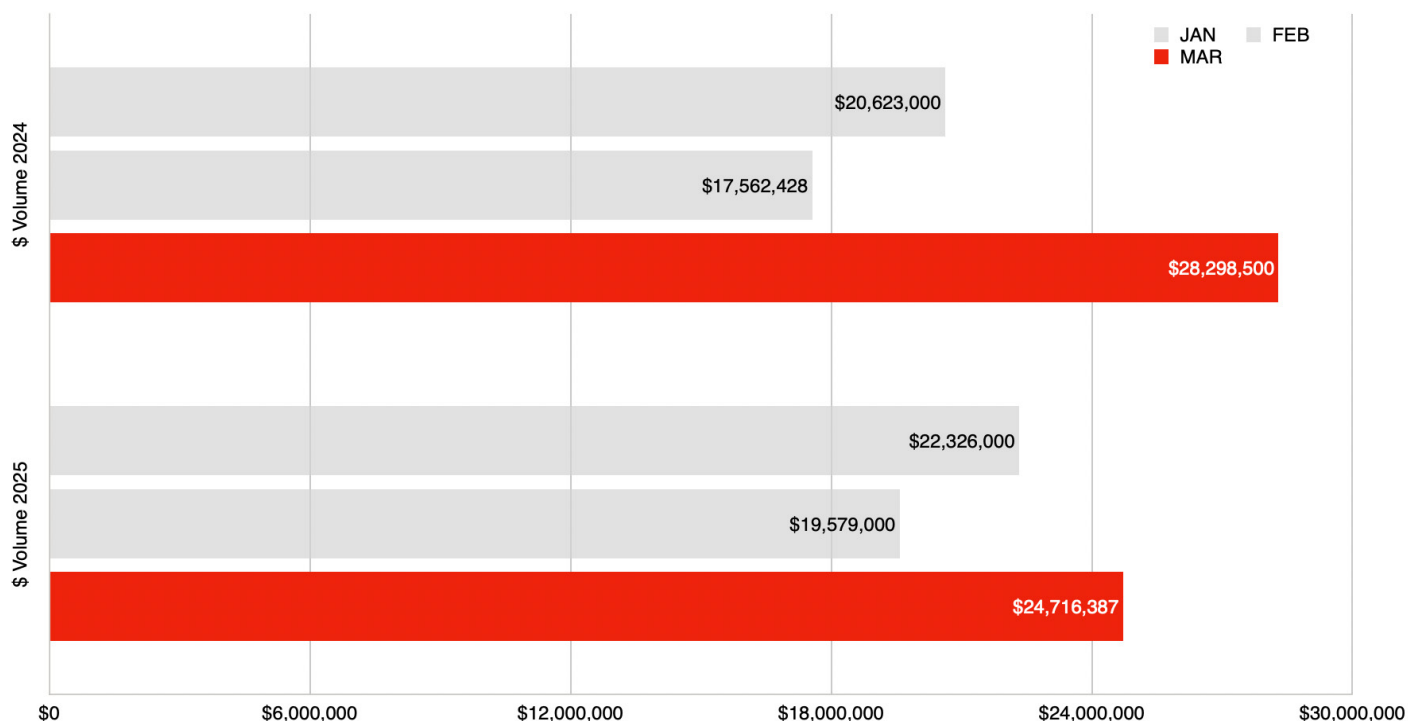


Year-Over-Year

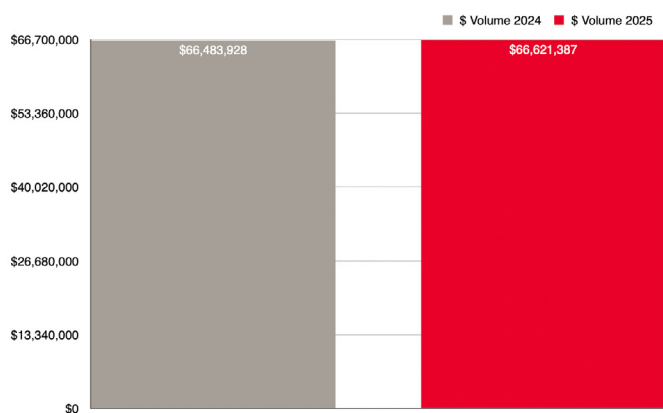


Month-Over-Month 2024 vs. 2025

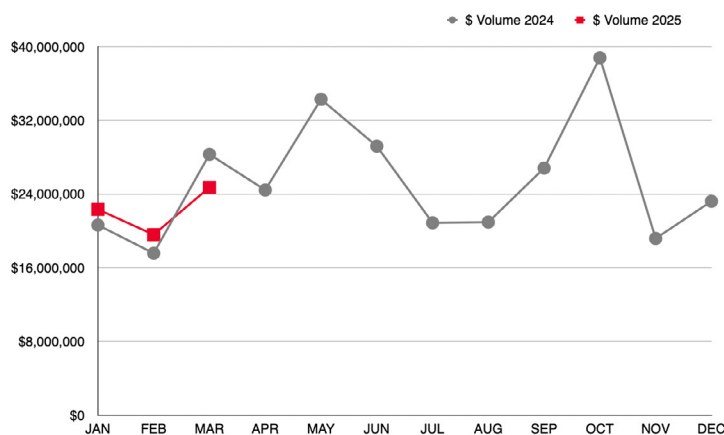
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

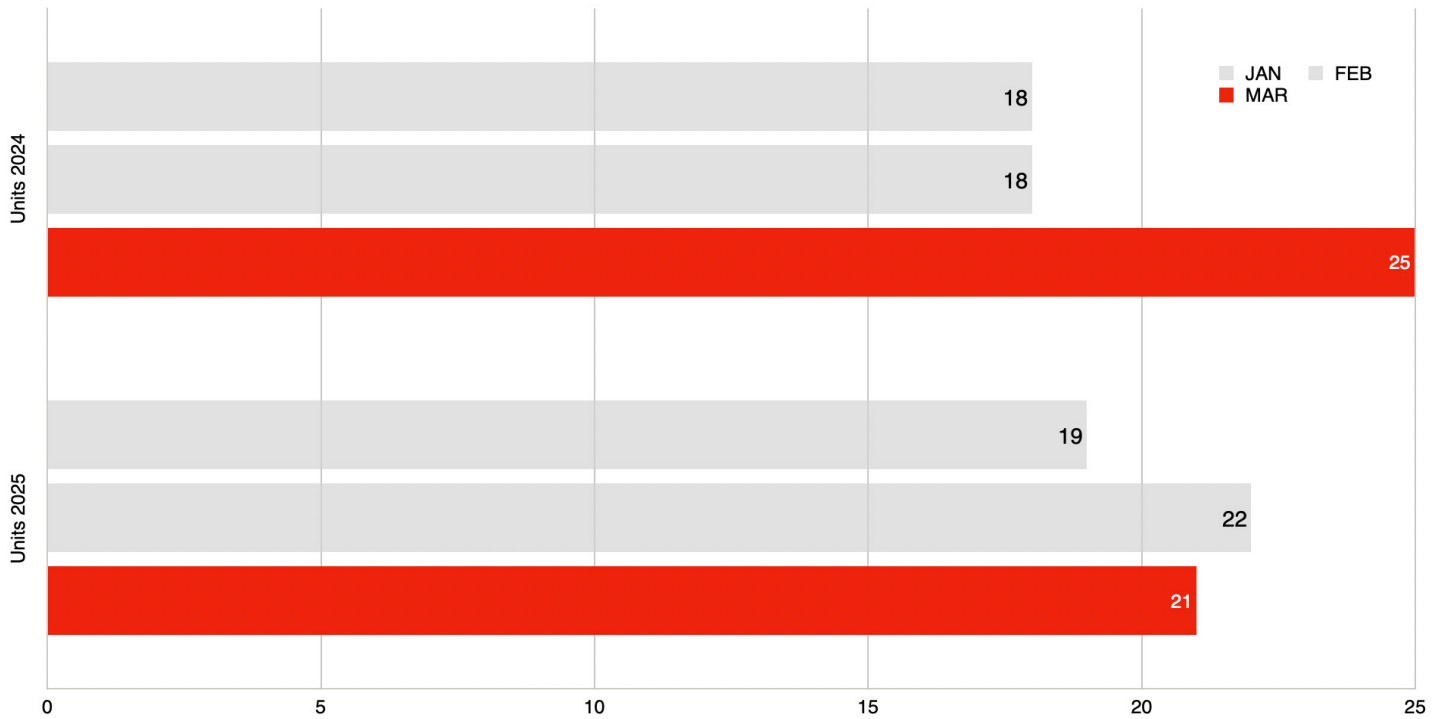


Yearly Totals 2024 vs. 2025

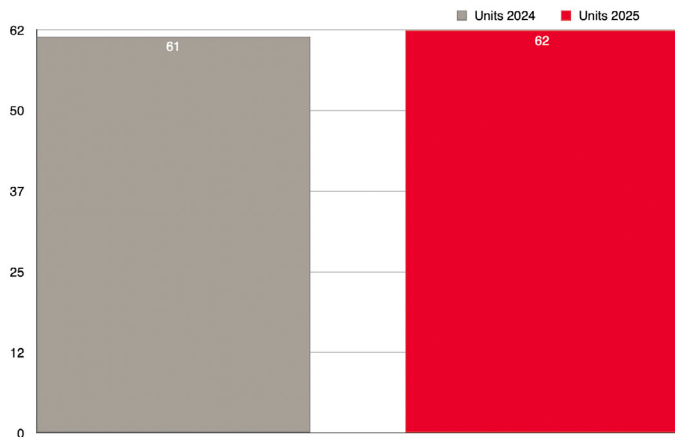


Month vs. Month 2024 vs. 2025

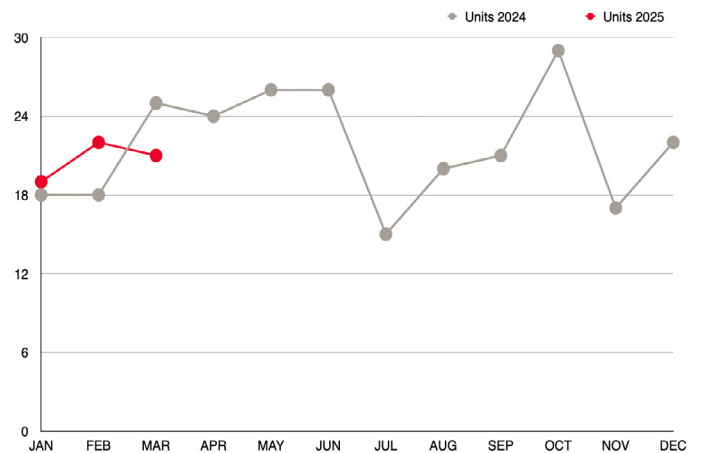
UNIT SALES



Monthly Comparison 2024 vs. 2025

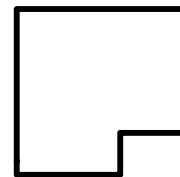


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$53,275,887 +10.62%	\$13,345,500 -4.03%	\$2,171,000 -22.81%
YTD Unit Sales	41 +10.81%	21 +10.53%	3 No Change
YTD Average Sale Price	\$1,299,412 -0.17%	\$635,500 -13.17%	\$723,667 -22.81%
March Sales Volume	\$18,720,887 -13.09%	\$5,995,500 +1.68%	\$0 -100%
March Unit Sales	13 -27.78%	8 +33.33%	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

MEAFORD

519-538-5755
96 Sykes St N, Meaford

THORNBURY

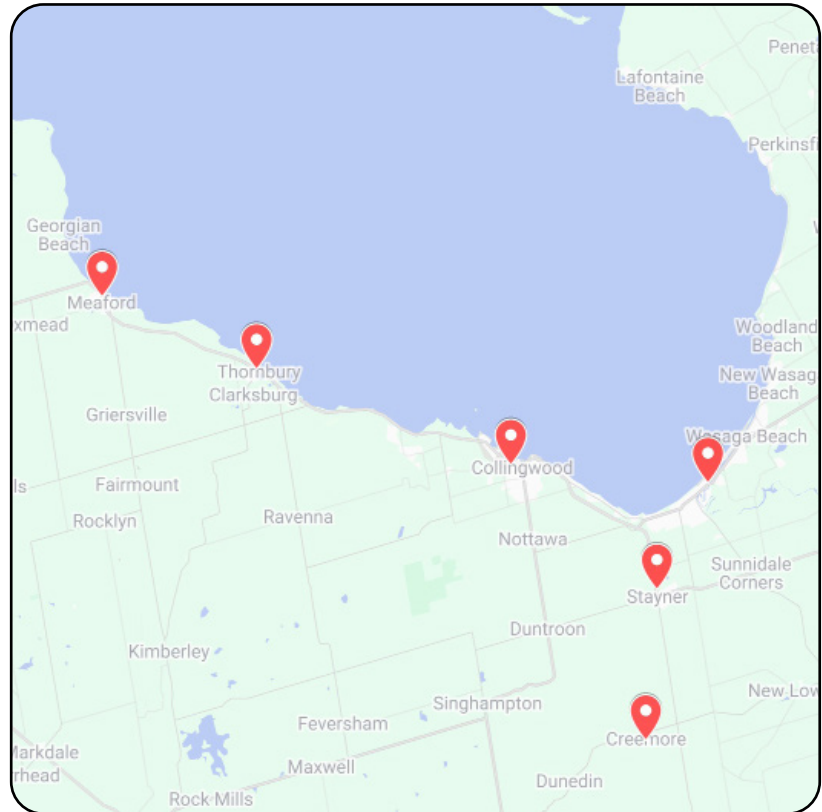
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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