



# 2025

# APRIL

# 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 in April 2025 continued to lean in favour of buyers, showing several key year-over-year declines. The median sale price fell by 18.95% to \$770,000, while the average sale price dipped 3.06% to \$860,380. Sales volume declined by 7.68%, totaling \$34,415,200, and unit sales were down 4.76% with 40 properties sold. Despite the drop in sales activity, new listings surged by 20% to 156, and expired listings also rose by 20% to 24. The unit sales-to-listings ratio dropped to 25.64%, a 20.63% decrease, reinforcing the current buyer-friendly conditions in the market.



### April year-over-year sales volume of \$34,415,200

Down 7.68% from 2024's \$37,276,200 with unit sales of 40 down 4.76% from last April's 42. New listings of 156 are up 20% from a year ago, with the sales/listing ratio of 25.64% down 20.63%.



### Year-to-date sales volume of \$99,852,675

Down 19.61% from 2024's \$124,204,280 with unit sales of 127 down 15.89% from 2024's 151. New listings of 490 are up 17.51% from a year ago, with the sales/listing ratio of 25.92% down 28.42%.



### Year-to-date average sale price of \$765,155

Down from \$807,974 one year ago with median sale price of \$653,000 down from \$949,750 one year ago. Average days-on-market of 58 is up 9 days from last year.

## APRIL NUMBERS

Median Sale Price

**\$770,000**

-18.95%

Average Sale Price

**\$860,380**

-3.06%

Sales Volume

**\$34,415,200**

-7.68%

Unit Sales

**40**

-4.76%

New Listings

**156**

+20%

Expired Listings

**24**

+20%

Unit Sales/Listings Ratio

**25.64%**

-20.63%

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

# THE MARKET IN DETAIL

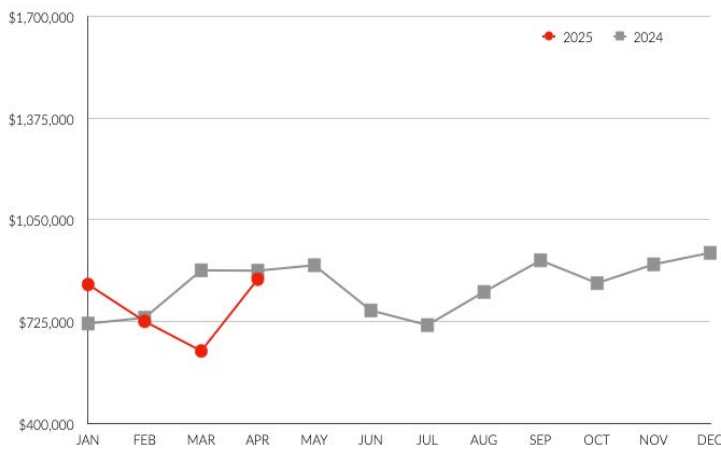
	2023	2024	2025	2024-2025
<b>YTD Volume Sales</b>	\$105,486,099	\$124,204,280	\$99,852,675	-19.61%
<b>YTD Unit Sales</b>	131	151	127	-15.89%
<b>YTD New Listings</b>	338	417	490	+17.51%
<b>YTD Sales/Listings Ratio</b>	38.76%	36.21%	25.92%	-28.42%
<b>YTD Expired Listings</b>	46	92	103	+11.96%
<b>Monthly Volume Sales</b>	\$40,827,499	\$37,276,200	\$34,415,200	-7.68%
<b>Monthly Unit Sales</b>	51	42	40	-4.76%
<b>Monthly New Listings</b>	114	130	156	+20%
<b>Monthly Sales/Listings Ratio</b>	44.74%	32.31%	25.64%	-20.63%
<b>Monthly Expired Listings</b>	8	20	24	+20%
<b>Monthly Average Sale Price</b>	\$800,539	\$887,529	\$860,380	-3.06%
<b>YTD Sales: \$0-\$199K</b>	1	3	1	-66.67%
<b>YTD Sales: \$200k-349K</b>	4	1	7	+600%
<b>YTD Sales: \$350K-\$549K</b>	25	27	29	+7.41%
<b>YTD Sales: \$550K-\$749K</b>	36	44	40	-9.09%
<b>YTD Sales: \$750K-\$999K</b>	41	39	26	-33.33%
<b>YTD Sales: \$1M-\$2M</b>	21	34	21	-38.24%
<b>YTD Sales: \$2M+</b>	24	37	4	-89.19%
<b>YTD Average Days-On-Market</b>	44.75	44.75	58.25	+30.17%
<b>YTD Average Sale Price</b>	\$806,833	\$807,974	\$765,155	-5.3%
<b>YTD Median Sale Price</b>	\$1,075,000	\$949,750	\$653,000	-31.25%

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

# AVERAGE SALE PRICE

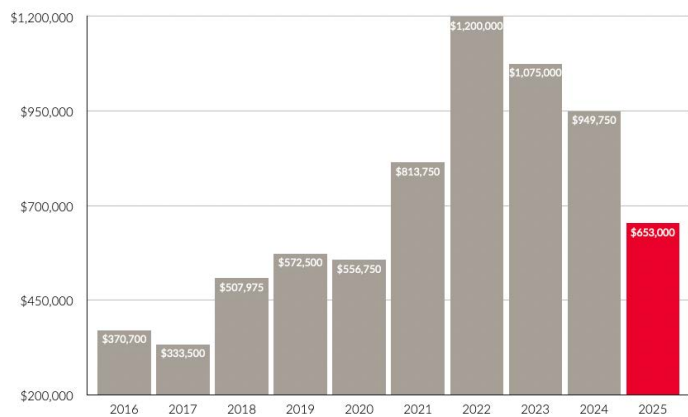


Year-Over-Year

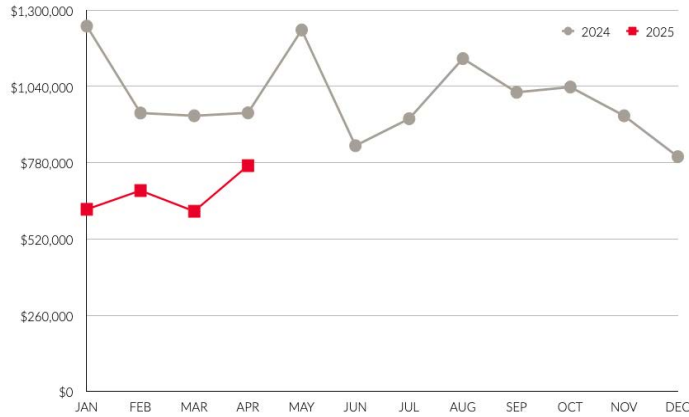


Month-Over-Month 2024 vs. 2025

# MEDIAN SALE PRICE



Year-Over-Year

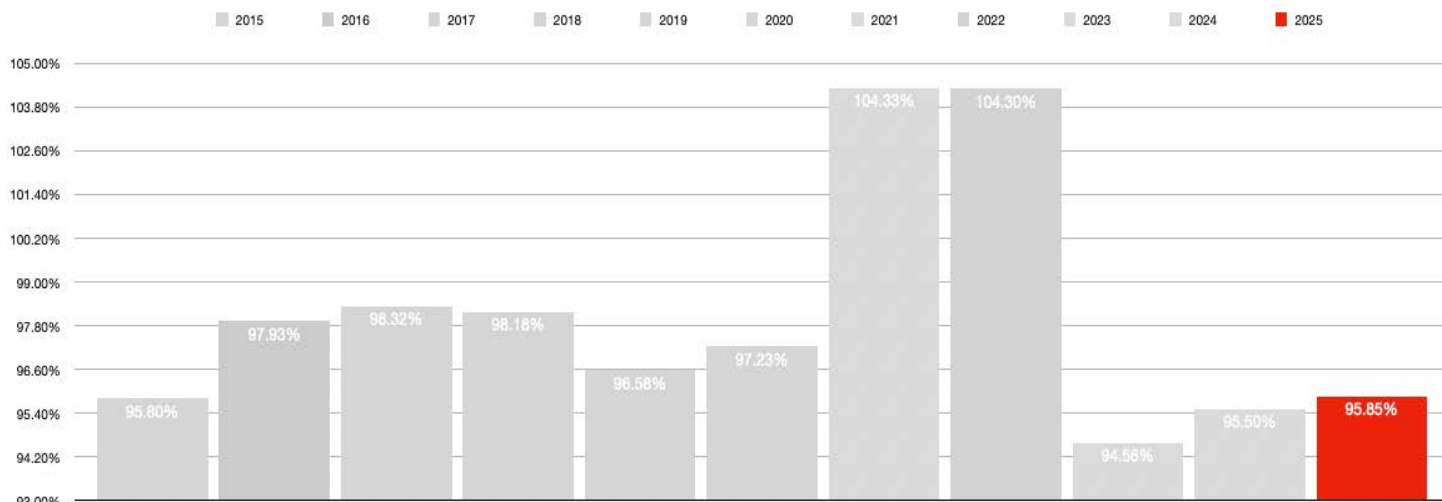


Month-Over-Month 2024 vs. 2025

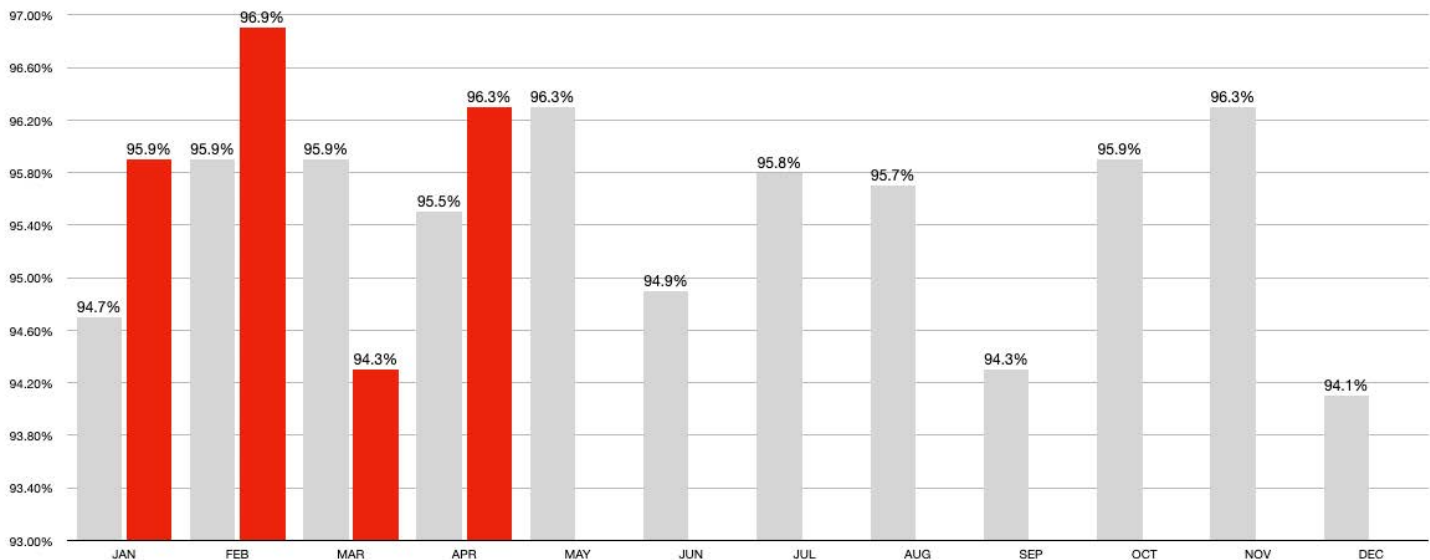
\* Median sale price is based on residential sales (including freehold and condominiums).



# SALE PRICE VS. LIST PRICE RATIO

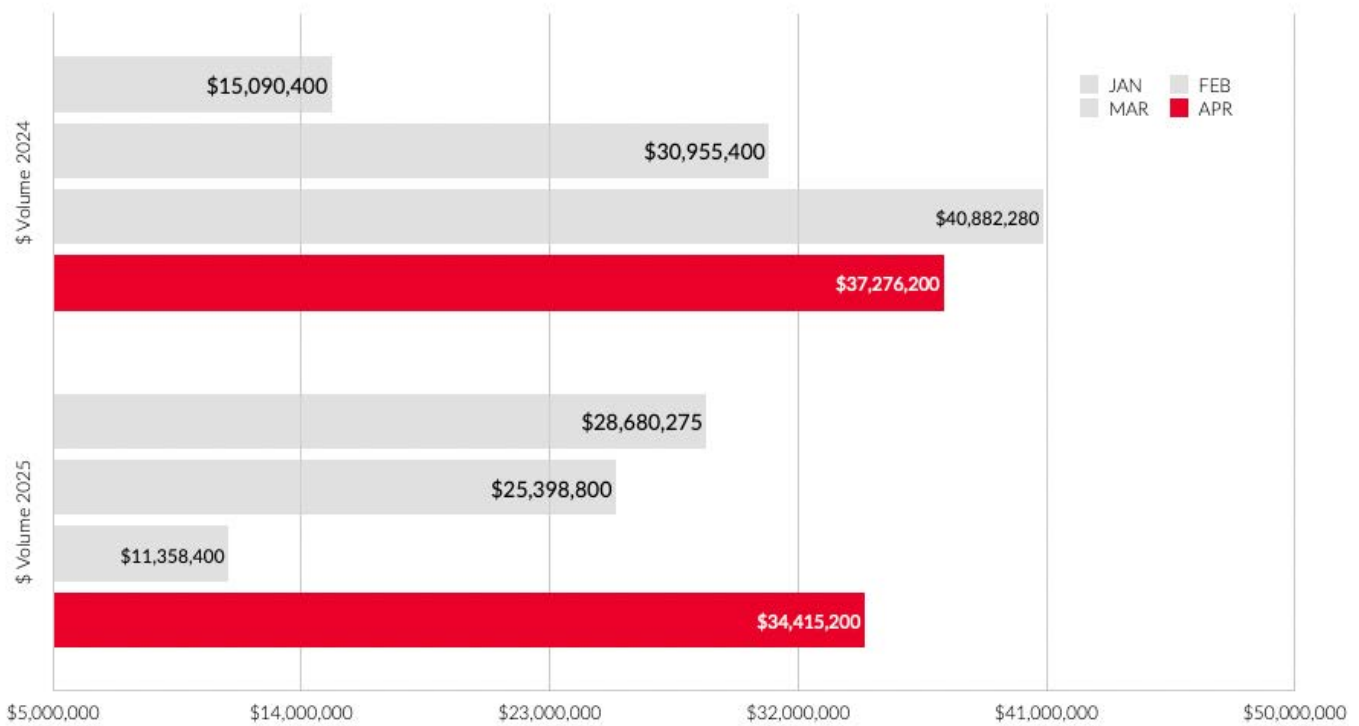


## Year-Over-Year



## Month-Over-Month 2024 vs. 2025

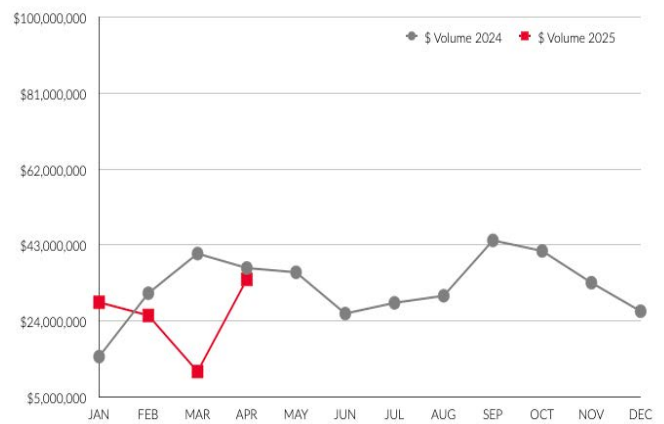
# DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

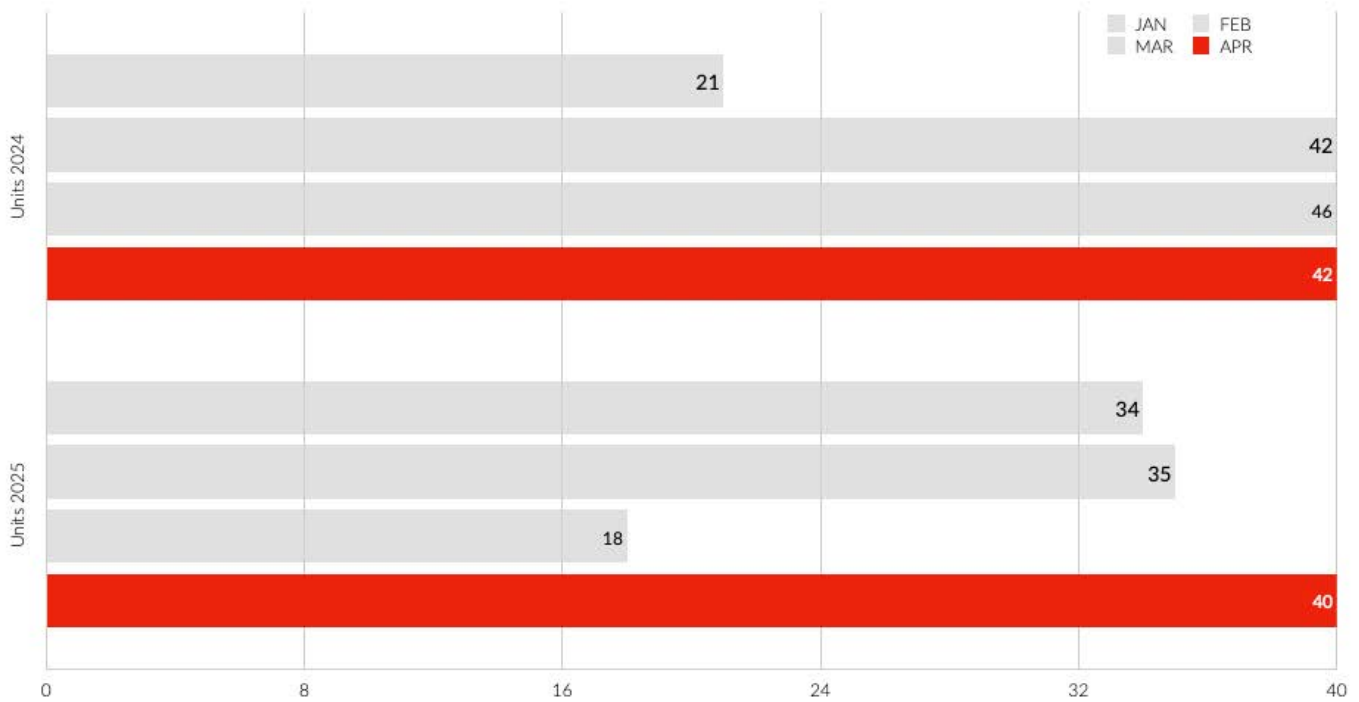


Yearly Totals 2024 vs. 2025

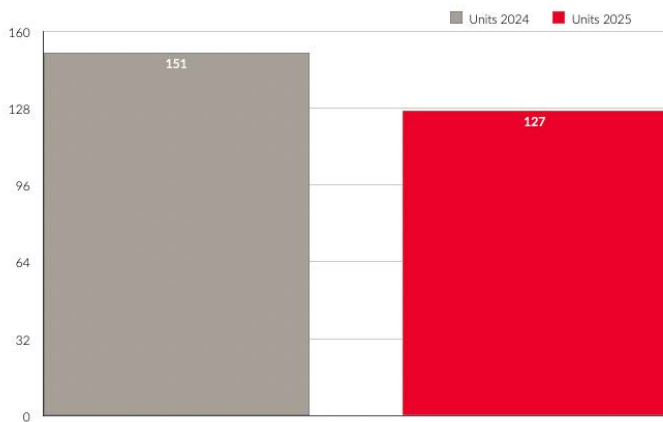


Month vs. Month 2024 vs. 2025

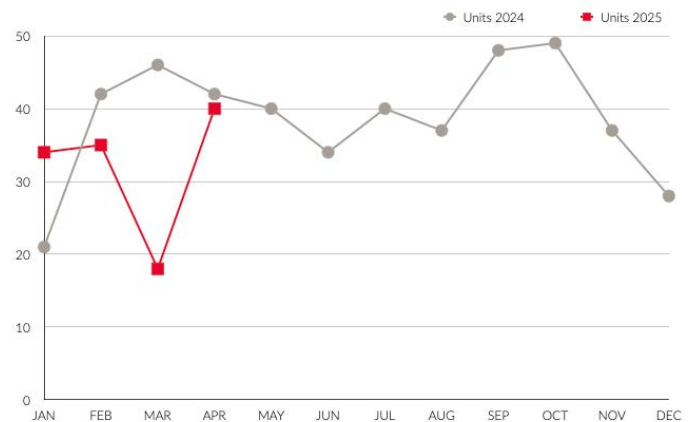
# UNIT SALES



Monthly Comparison 2024 vs. 2025

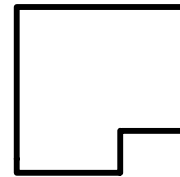


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
YTD Sales Volume	\$68,192,775 -24.77%	\$31,659,900 -2.92%	\$2,000,000 +109.97%
YTD Unit Sales	73 -27%	54 +14.89%	1 -75%
YTD Average Sale Price	\$934,148 +3.06%	\$586,294 -15.5%	\$2,000,000 +739.9%
April Sales Volume	\$27,526,700 +3%	\$6,888,500 -32.34%	\$0 -100%
April Unit Sales	30 +11.11%	10 -23.08%	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

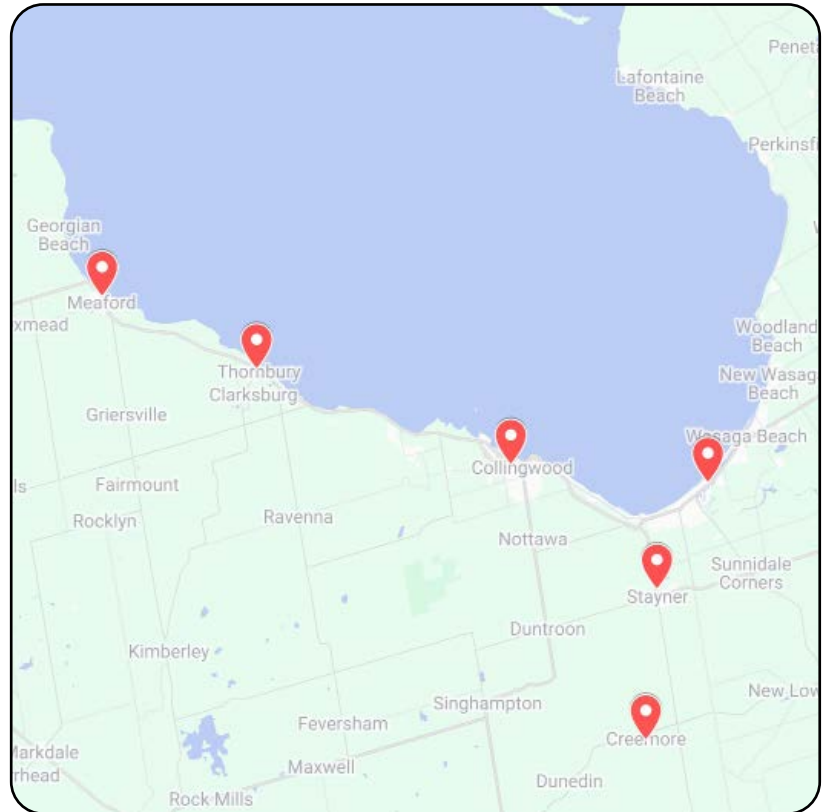
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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