



# 2025

# APRIL

# 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 strongly in buyers' hands this April, as several key indicators reflected a slower pace. The median sale price rose modestly by 8.56% to \$602,500, but the average sale price fell sharply by 37.26% to \$616,190—suggesting that more lower-priced properties made up the bulk of sales. Sales volume dropped by 55.19% to \$6,161,900, with unit sales down 28.57% to just 10 transactions. New listings rose by 12.5%, while expired listings tripled, up 200%, signaling ongoing challenges in closing deals. With a unit sales-to-listings ratio of just 22.22%, down 36.51%, the market clearly continues to favour buyers.

### April year-over-year sales volume of \$6,161,190

Down 55.19% from 2024's 13,749,800 with unit sales of 10 down 28.57% from last April. New listings of 45 are up 12.5% from a year ago, with the sales/listing ratio of 22.22% down by 36.51%.

### Year-to-date sales volume of \$25,524,700

Down 33.55% from 2024's \$38,413,200 with unit sales of 32 down 24% in comparison to 2024. New listings of 105 are down 16.67% from a year ago, with the sales/listing ratio of 30.48% down by 8.57%.

### Year-to-date average sale price of \$808,402

Down 11.9% from \$917,635 one year ago with median sale price of \$744,700 up from \$634,500 one year ago. The average days-on-market is 75, down 13 days from last year.

## APRIL NUMBERS

Median Sale Price

**\$602,500**

+8.56%

Average Sale Price

**\$616,190**

-37.26%

Sales Volume

**\$6,161,900**

-55.19%

Unit Sales

**10**

-28.57%

New Listings

**45**

+12.5%

Expired Listings

**15**

+200%

Unit Sales/Listings Ratio

**22.22%**

-36.51%

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

# THE MARKET IN DETAIL

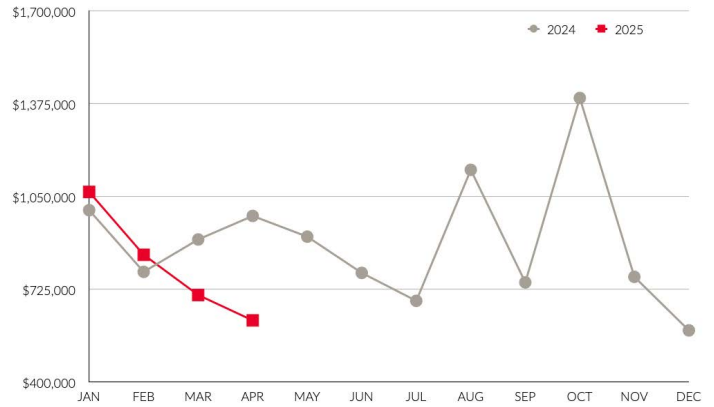
	2023	2024	2025	2024-2025
<b>YTD Volume Sales</b>	\$31,920,400	\$38,413,200	\$25,524,700	-33.55%
<b>YTD Unit Sales</b>	40	42	32	-23.81%
<b>YTD New Listings</b>	87	126	105	-16.67%
<b>YTD Sales/Listings Ratio</b>	45.98%	33.33%	30.48%	-8.57%
<b>YTD Expired Listings</b>	15	19	43	+126.32%
<b>Monthly Volume Sales</b>	\$9,072,000	\$13,749,800	\$6,161,900	-55.19%
<b>Monthly Unit Sales</b>	10	14	10	-28.57%
<b>Monthly New Listings</b>	27	40	45	+12.5%
<b>Monthly Sales/Listings Ratio</b>	37.04%	35.00%	22.22%	-36.51%
<b>Monthly Expired Listings</b>	4	5	15	+200%
<b>Monthly Average Sale Price</b>	\$907,200	\$982,129	\$616,190	-37.26%
<b>YTD Sales: \$0-\$199K</b>	1	2	1	-50%
<b>YTD Sales: \$200k-349K</b>	2	3	4	+33.33%
<b>YTD Sales: \$350K-\$549K</b>	11	11	4	-63.64%
<b>YTD Sales: \$550K-\$749K</b>	0	0	4	200%
<b>YTD Sales: \$750K-\$999K</b>	6	8	12	50.00%
<b>YTD Sales: \$1M-\$2M</b>	12	8	7	-12.50%
<b>YTD Sales: \$2M+</b>	12	11	0	-100.00%
<b>YTD Average Days-On-Market</b>	68.00	87.75	75.00	-14.53%
<b>YTD Average Sale Price</b>	\$808,425	\$917,635	\$808,402	-11.9%
<b>YTD Median Sale Price</b>	\$688,250	\$634,500	\$744,700	+17.37%

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

# AVERAGE SALE PRICE

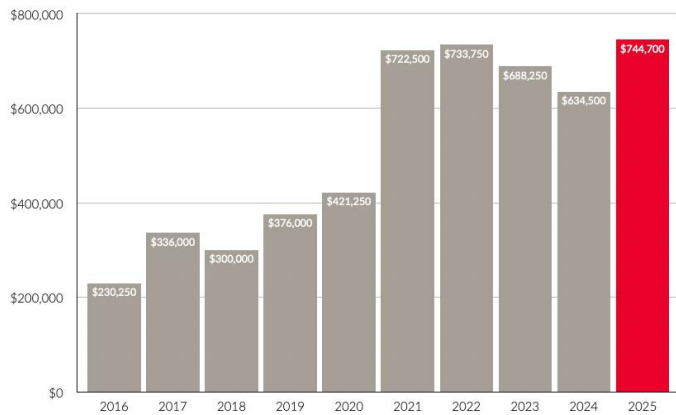


Year-Over-Year

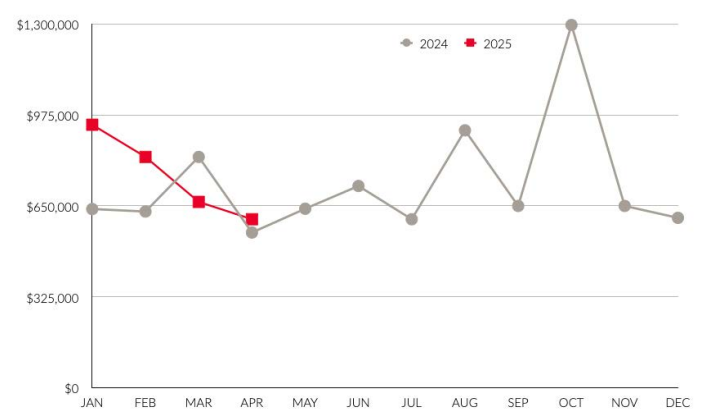


Month-Over-Month 2024 vs. 2025

# MEDIAN SALE PRICE



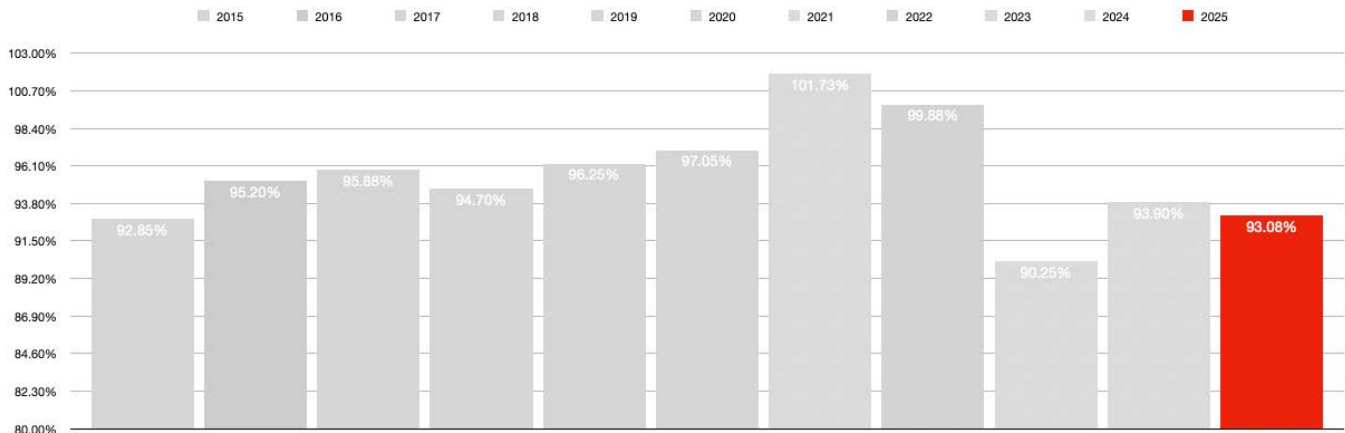
Year-Over-Year



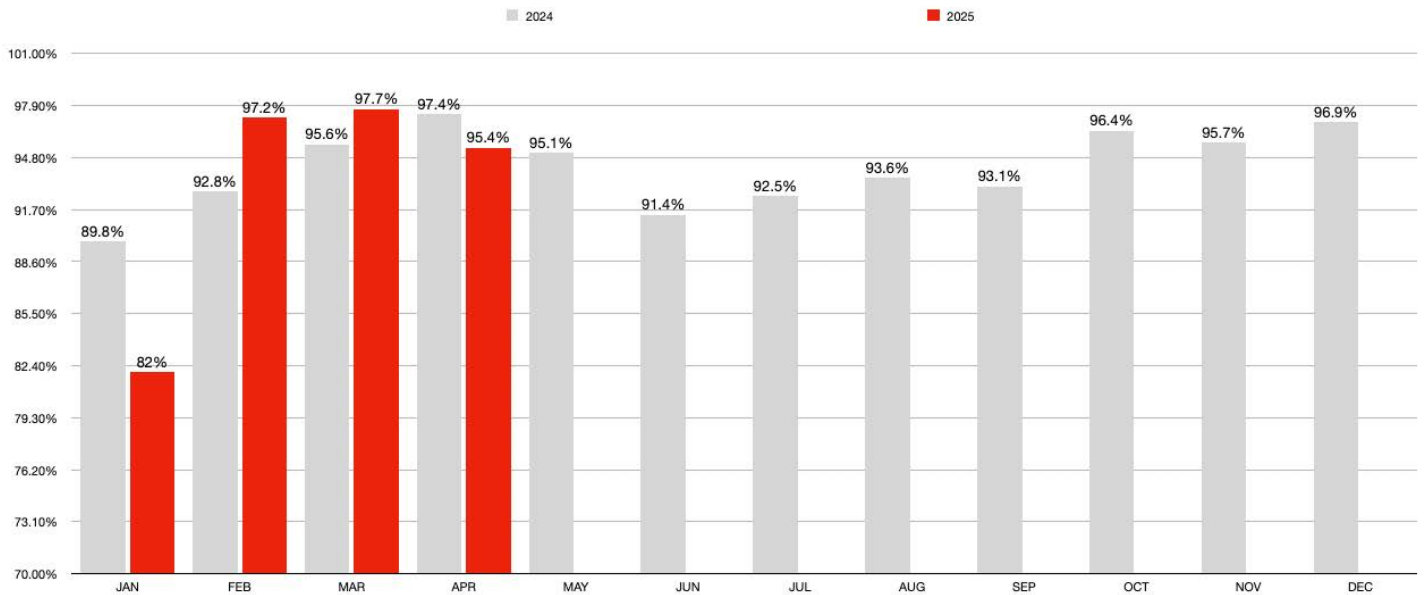
Month-Over-Month 2024 vs. 2025

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

# SALE PRICE VS. LIST PRICE RATIO

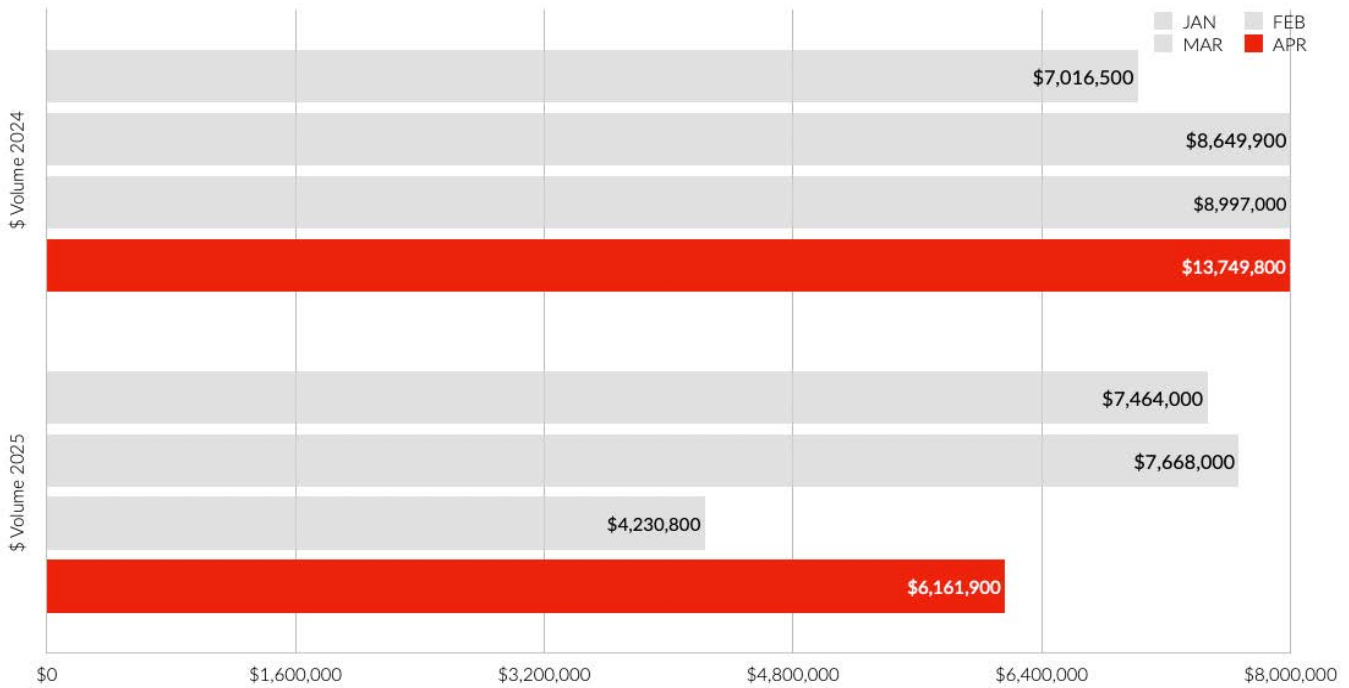


## Year-Over-Year



## Month-Over-Month 2024 vs. 2025

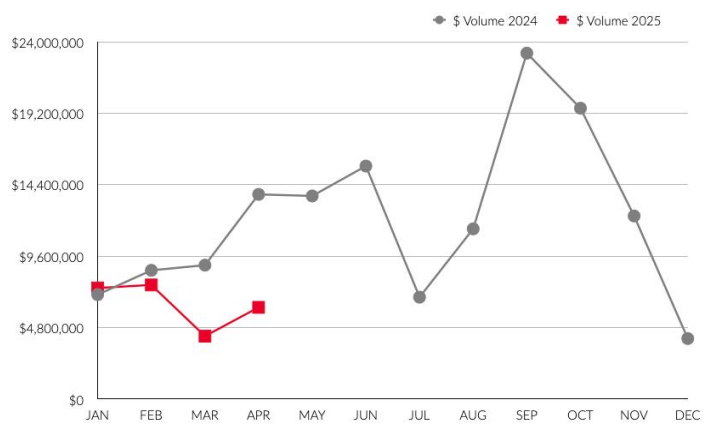
# DOLLAR VOLUME SALES



## Monthly Comparison 2024 vs. 2025

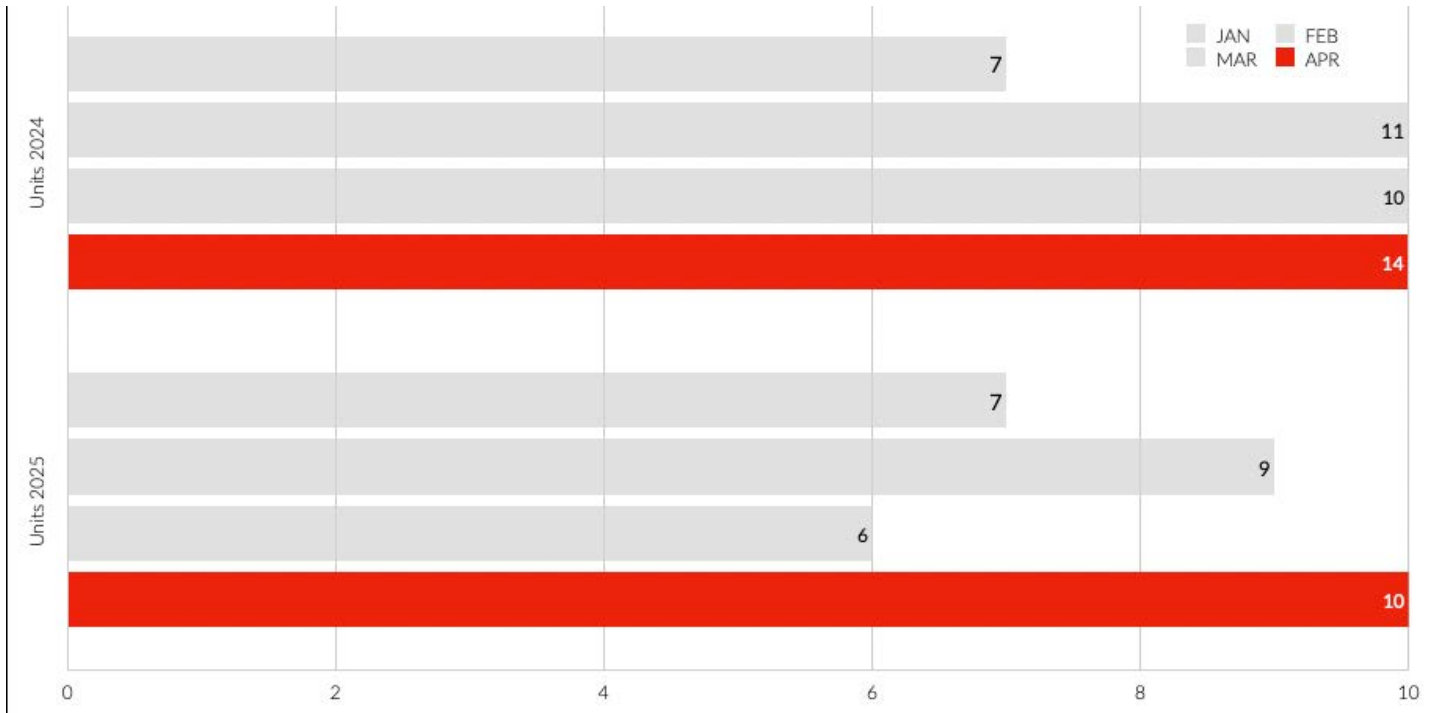


## Yearly Totals 2024 vs. 2025

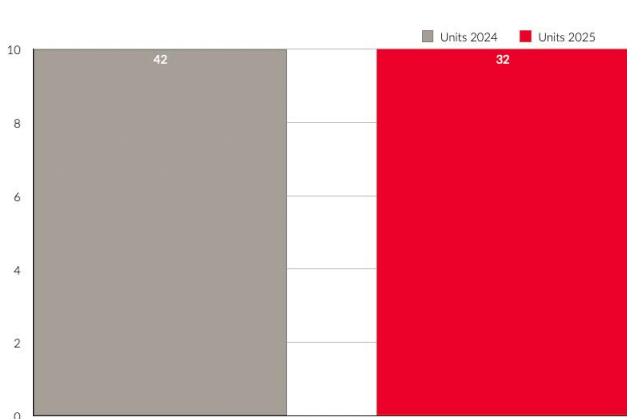


## Month vs. Month 2024 vs. 2025

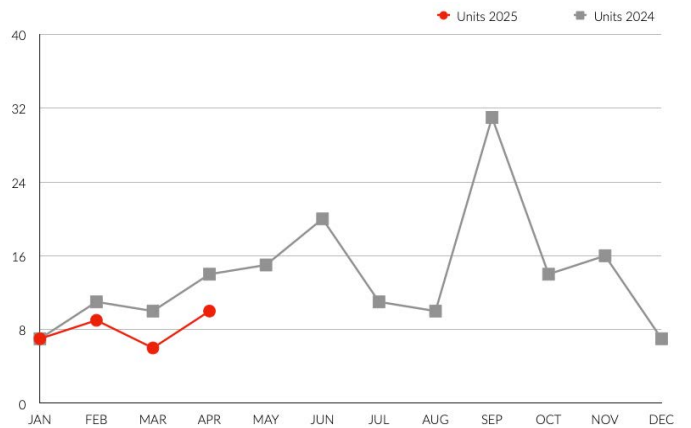
# UNIT SALES



Monthly Comparison 2024 vs. 2025

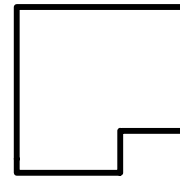


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
YTD Sales Volume	\$25,524,700 -30.68%	\$0 No change	\$972,000 -38.86%
YTD Unit Sales	32 -11.11%	0 No change	4 -33.33%
YTD Average Sale Price	\$797,647 -22.02%	\$0 No change	\$243,000 -8.3%
April Sales Volume	\$6,161,900 -54.49%	\$0 No change	\$660,000 +214.29%
April Unit Sales	10 -23.08%	0 No change	3 +200%



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

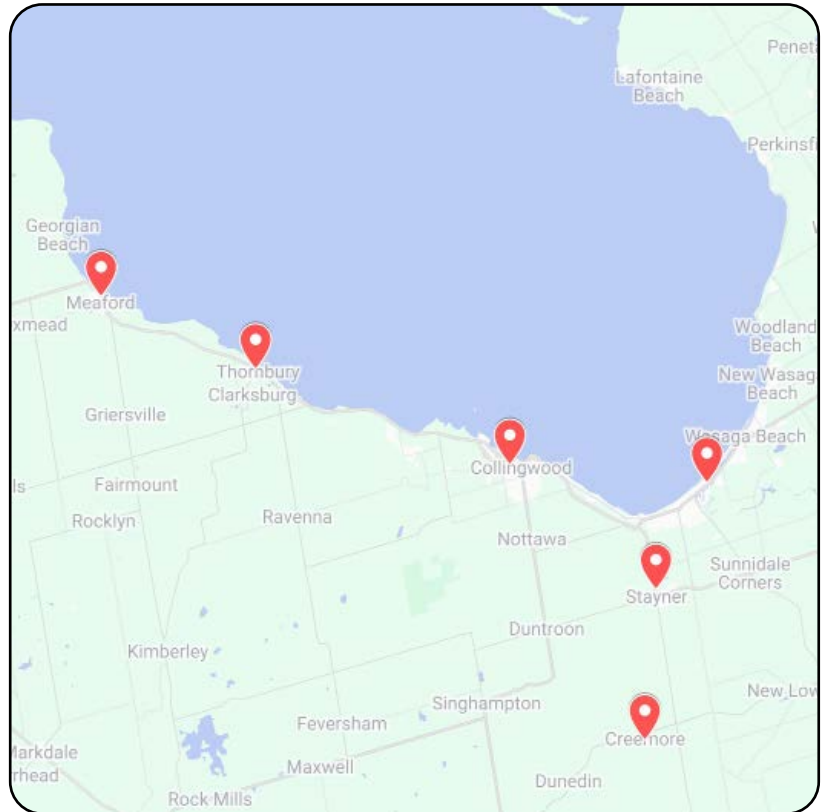
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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