



# 2026

# JANUARY

## 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 continued to lean firmly into buyer's market territory in January. The median sale price declined 10.75% to \$830,000, while the average sale price fell 10.05% to \$1,059,429 year-over-year. Sales volume rose 4.94%, supported by a 16.67% increase in unit sales to 21 properties. Meanwhile, new listings climbed 10.53%, expanding available inventory. With expired listings down 16.67% and the unit sales-to-listings ratio sitting at 25%, conditions clearly favour buyers.



### January year-over-year sales volume of \$22,248,000

Up +4.94% from 2025's \$21,201,000 with unit sales of 21 up +16.67% from last January's 18. New listings of 84 are up by +10.53%, with the sales/listing ratio of 25% up by +5.56%.



### Year-to-date sales volume of \$22,248,000

Up +4.94% from 2025's \$21,201,000 with unit sales of 21 up +16.67% from 2025's 18. New listings of 84 are up +10.53% from a year ago, with the sales/listing ratio of 25% up by +5.56%.



### Year-to-date average sale price of \$1,059,429

Down from \$1,177,833 one year ago with median sale price of \$830,000 down from \$930,000 one year ago. Average days-on-market of 59 down 24 days from last year.

## JANUARY NUMBERS

Median Sale Price

**\$830,000**

-10.75%

Average Sale Price

**\$1,059,429**

-10.05%

Sales Volume

**\$22,248,000**

+4.94%

Unit Sales

**21**

+16.67%

New Listings

**84**

+10.53%

Expired Listings

**30**

-16.67%

Unit Sales/Listings Ratio

**25%**

+5.56%

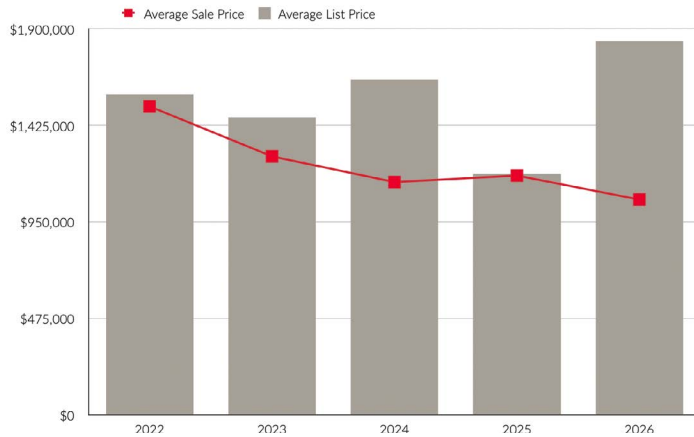
*Year-over-year comparison  
(January 2026 vs. January 2025)*

# THE MARKET IN DETAIL

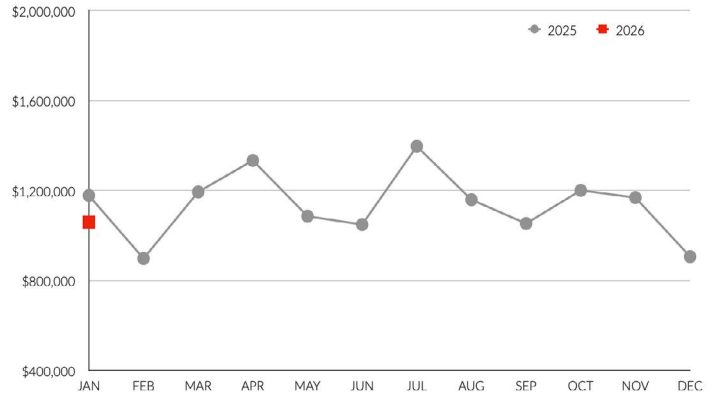
	2024	2025	2026	2025-2026
<b>YTD Volume Sales</b>	\$20,623,000	\$21,201,000	\$22,248,000	+4.94%
<b>YTD Unit Sales</b>	18	18	21	+16.67%
<b>YTD New Listings</b>	53	76	84	+10.53%
<b>YTD Sales/Listings Ratio</b>	33.96%	23.68%	25.00%	+5.56%
<b>YTD Expired Listings</b>	33	36	30	-16.67%
<b>Monthly Volume Sales</b>	\$20,623,000	\$21,201,000	\$22,248,000	+4.94%
<b>Monthly Unit Sales</b>	18	18	21	+16.67%
<b>Monthly New Listings</b>	53	76	84	+10.53%
<b>Monthly Sales/Listings Ratio</b>	33.96%	23.68%	25.00%	+5.56%
<b>Monthly Expired Listings</b>	33	36	30	-16.67%
<b>Monthly Average Sale Price</b>	\$1,145,722	\$1,177,833	\$1,059,429	-10.05%
<b>YTD Sales: \$0-\$199K</b>	0	0	0	No Change
<b>YTD Sales: \$200k-349K</b>	0	0	1	+100%
<b>YTD Sales: \$350K-\$549K</b>	3	1	2	+100%
<b>YTD Sales: \$550K-\$749K</b>	2	2	4	+100%
<b>YTD Sales: \$750K-\$999K</b>	2	8	6	-25%
<b>YTD Sales: \$1M+</b>	14	5	6	+20%
<b>YTD Sales: \$2M+</b>	1	2	3	+50%
<b>YTD Average Days-On-Market</b>	68.00	83.00	59.00	-28.92%
<b>YTD Average Sale Price</b>	\$1,145,722	\$1,177,833	\$1,059,429	-10.05%
<b>YTD Median Sale Price</b>	\$1,245,750	\$930,000	\$830,000	-10.75%

The Blue Mountains MLS Sales and Listing Summary  
2024 vs. 2025 vs. 2026

# AVERAGE SALE PRICE

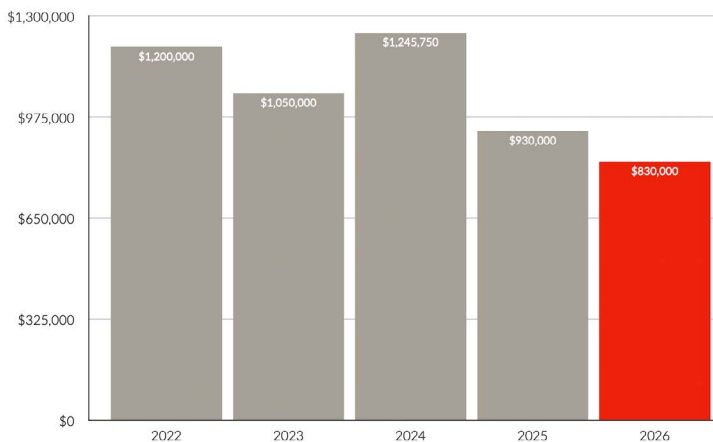


Year-Over-Year

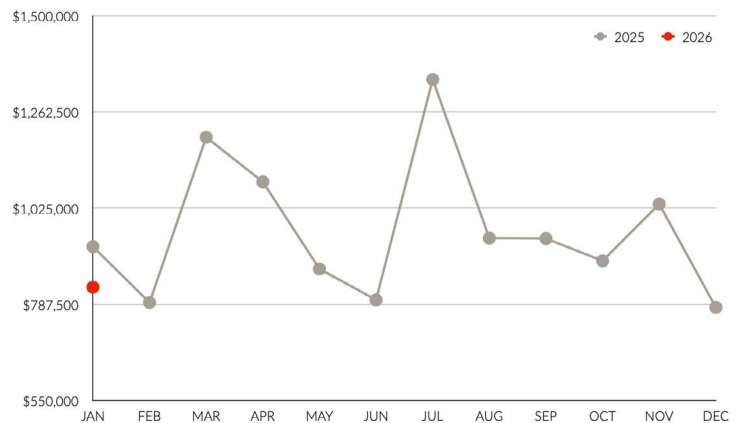


Month-Over-Month 2025 vs. 2026

# MEDIAN SALE PRICE



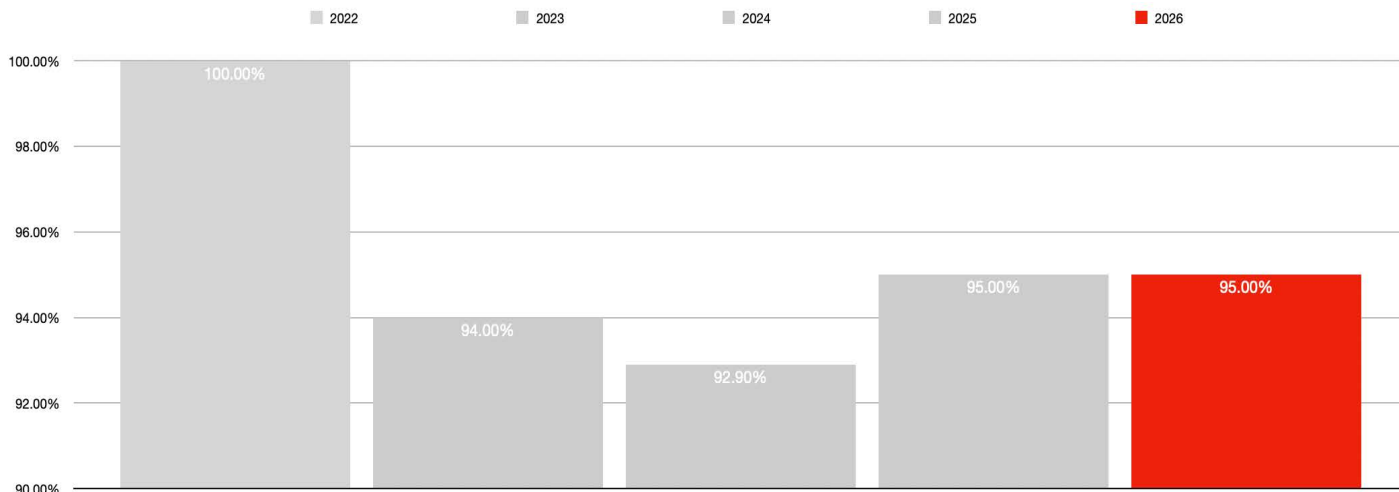
Year-Over-Year



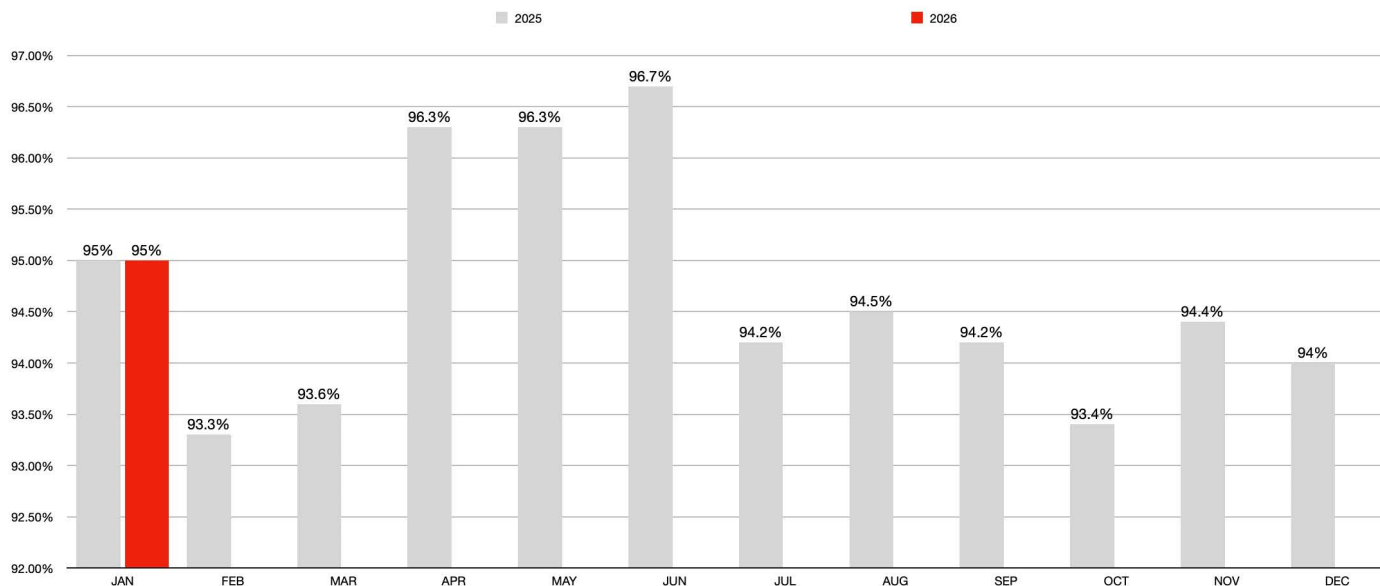
Month-Over-Month 2025 vs. 2026

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

# SALE PRICE VS. LIST PRICE RATIO

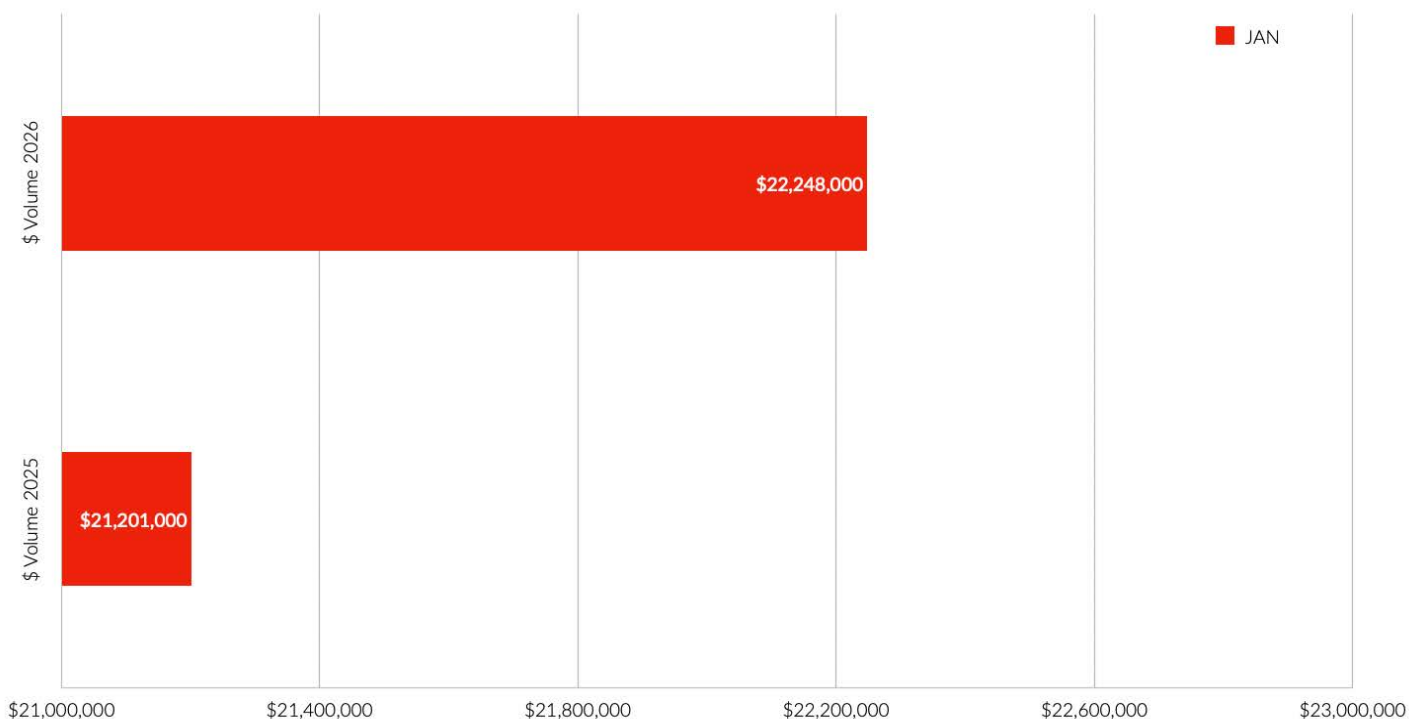


## Year-Over-Year



## Month-Over-Month 2025 vs. 2026

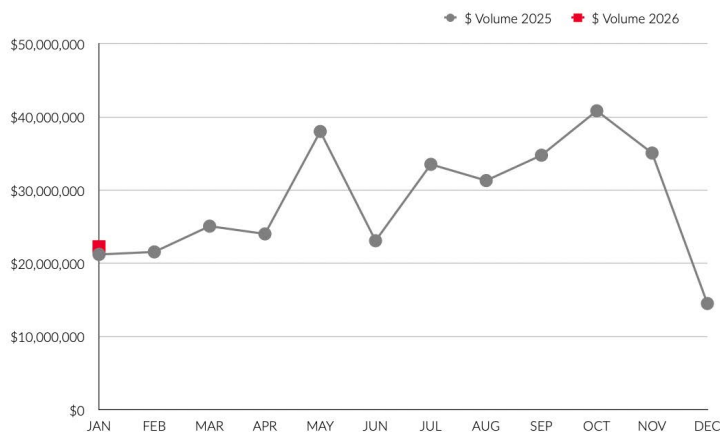
# DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

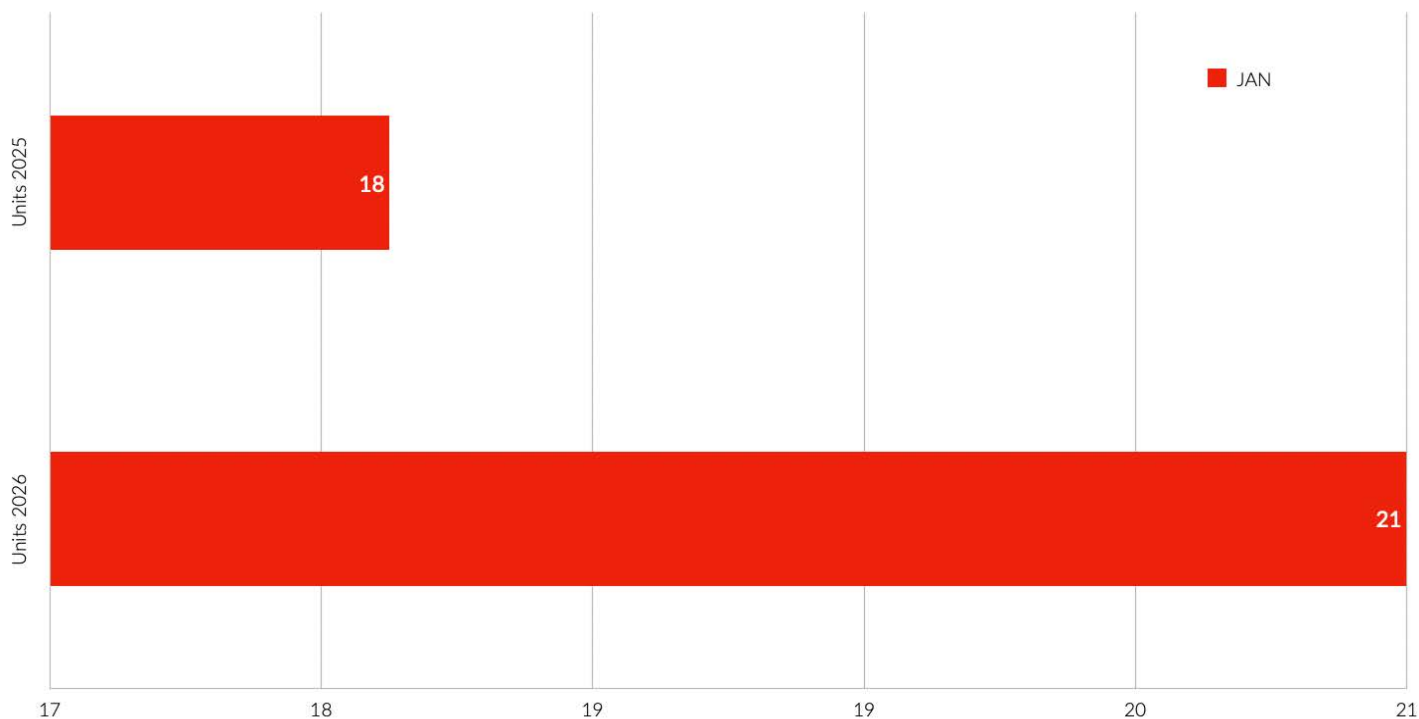


Yearly Totals 2025 vs. 2026

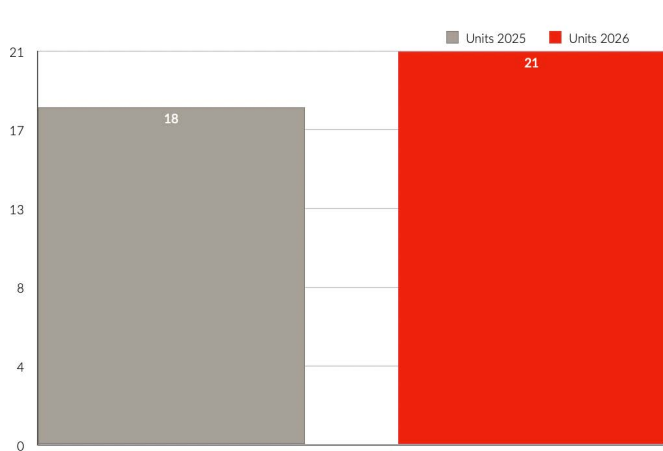


Month vs. Month 2025 vs. 2026

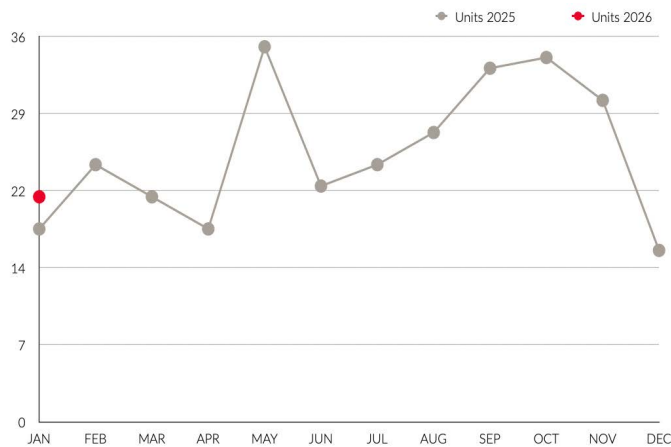
# UNIT SALES



Monthly Comparison 2025 vs. 2026



Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
YTD Sales Volume	\$18,318,000 -4.6%	\$3,930,000 +96.5%	\$1,560,000 +9.4%
YTD Unit Sales	14 -6.67%	7 +133.33%	2 No Change
YTD Average Sale Price	\$1,308,429 +2.22%	\$561,429 -15.79%	\$780,000 +9.4%
January Sales Volume	\$18,318,000 -4.6%	\$3,930,000 +96.5%	\$1,560,000 +9.4%
January Unit Sales	14 -6.67%	7 +133.33%	2 No Change



Year-Over-Year Comparison (2026 vs. 2025)

# 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

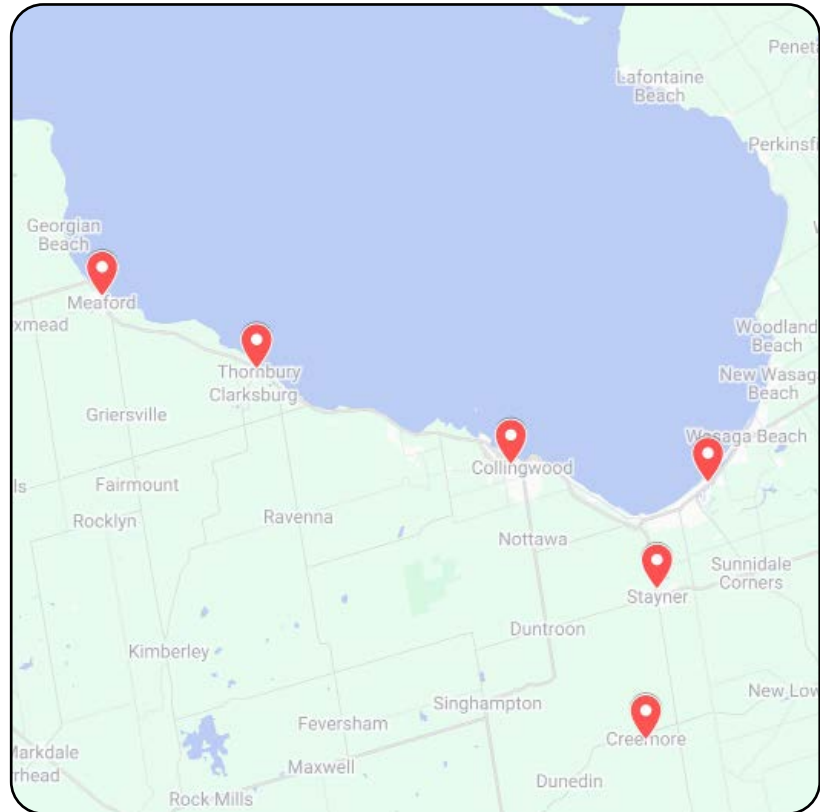
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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