



2026

**FEBRUARY**

**OWEN SOUND**

Real Estate Market Report



LOCATIONS **NORTH**  
BROKERAGE

# OVERVIEW

## BUYER'S MARKET

In Owen Sound, the real estate market continued to favour buyers in February, with increased inventory and strong competition among listings shaping overall conditions. While pricing strengthened year-over-year – with the median sale price rising 11.06% to \$459,500 and the average sale price increasing 3.64% to \$476,225 – sales activity remained relatively modest. Sales volume reached \$7,619,600, up 38.19% from last year, while unit sales increased 33.33% to 16 transactions. At the same time, new listings declined 15.63% to 27, but expired listings surged 85.71%, suggesting that some properties are struggling to find buyers at current price levels. With the unit sales-to-listings ratio sitting at 59.26%, buyers still have meaningful choice and negotiating leverage in the current market environment.

## FEBRUARY NUMBERS

Median Sale Price

**\$459,500**

+11.06%

Average Sale Price

**\$476,225**

+3.64%

Sales Volume

**\$7,619,600**

+38.19%

Unit Sales

**16**

+33.33%

New Listings

**27**

-15.63%

Expired Listings

**13**

+85.71%

Unit Sales/Listings Ratio

**59.26%**

+58.02%

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



### February year-over-year sales volume of \$7,619,600

Up +38.19% from 2025's \$5,513,872 with unit sales of 16 up from last February's 12. New listings of 27 are down -15.63% from a year ago, with the sales/listing ratio of 59.26% up 58.02%.



### Year-to-date sales volume of \$12,315,000

Down -28.83% from 2025's \$17,304,672 with unit sales of 27 down -25% from 2025's 36. New listings of 55 are down -8.33% from a year ago, with the sales/listing ratio of 49.09% down -18.18%.



### Year-to-date average sale price of \$451,540

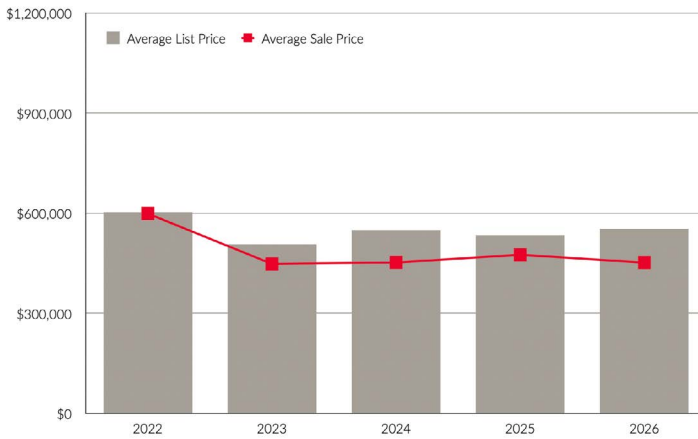
Down -5.02% from \$475,386 one year ago with median sale price of \$447,250 up from \$439,350 one year ago. Average days-on-market of 60 is down 13 days from last year.

# THE MARKET IN DETAIL

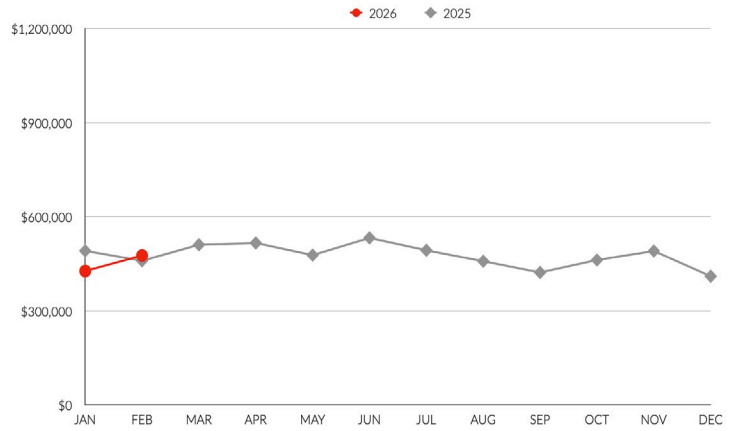
	2024	2025	2026	2025-2026
<b>YTD Volume Sales</b>	\$20,024,800	\$17,304,672	\$12,315,000	-28.83%
<b>YTD Unit Sales</b>	44	36	27	-25%
<b>YTD New Listings</b>	84	60	55	-8.33%
<b>YTD Sales/Listings Ratio</b>	52.38%	60.00%	49.09%	-18.18%
<b>YTD Expired Listings</b>	13	17	20	+17.65%
<b>Monthly Volume Sales</b>	\$13,397,900	\$5,513,872	\$7,619,600	+38.19%
<b>Monthly Unit Sales</b>	29	12	16	+33.33%
<b>Monthly New Listings</b>	39	32	27	-15.63%
<b>Monthly Sales/Listings Ratio</b>	74.36%	37.50%	59.26%	+58.02%
<b>Monthly Expired Listings</b>	8	7	13	+85.71%
<b>Monthly Average Sale Price</b>	\$461,997	\$459,489	\$476,225	+3.64%
<b>YTD Sales: \$0-\$199K</b>	1	0	1	+100%
<b>YTD Sales: \$200k-349K</b>	6	8	7	-12.5%
<b>YTD Sales: \$350K-\$549K</b>	30	17	11	-35.29%
<b>YTD Sales: \$550K-\$749K</b>	5	7	7	No Change
<b>YTD Sales: \$750K-\$999K</b>	2	4	1	-75%
<b>YTD Sales: \$1M+</b>	0	0	0	No Change
<b>YTD Sales: \$2M+</b>	0	0	0	No Change
<b>YTD Average Days-On-Market</b>	55.00	72.50	59.50	-17.93%
<b>YTD Average Sale Price</b>	\$451,895	\$475,386	\$451,540	-5.02%
<b>YTD Median Sale Price</b>	\$422,500	\$439,350	\$447,250	+1.8%

Owen Sound MLS Sales and Listing Summary  
2024 vs. 2025 vs. 2026

# AVERAGE SALE PRICE

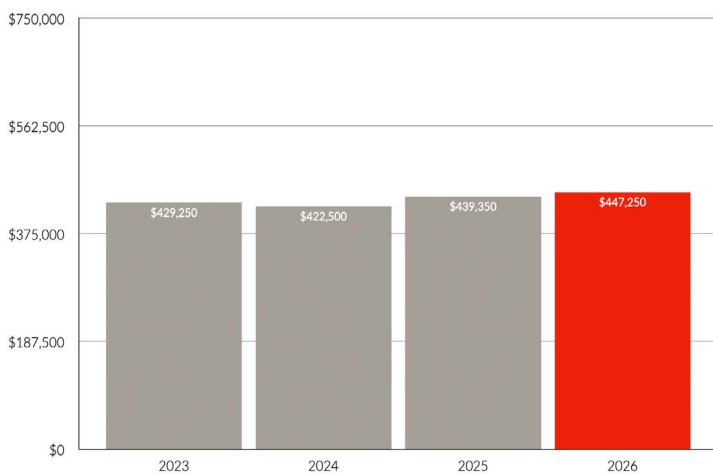


Year-Over-Year

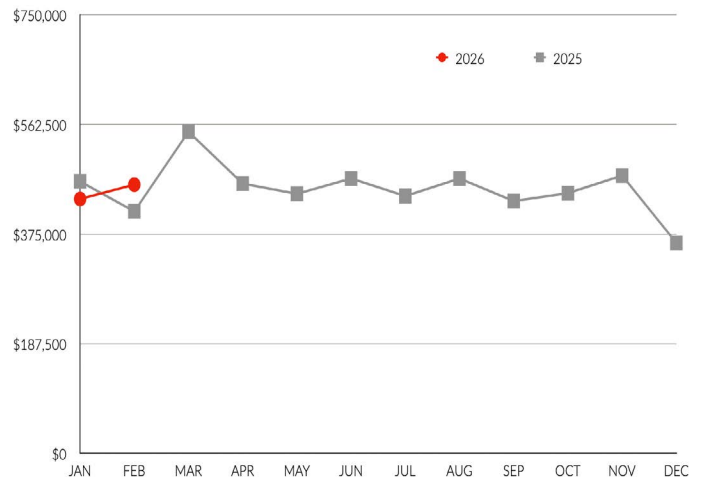


Month-Over-Month 2025 vs. 2026

# MEDIAN SALE PRICE



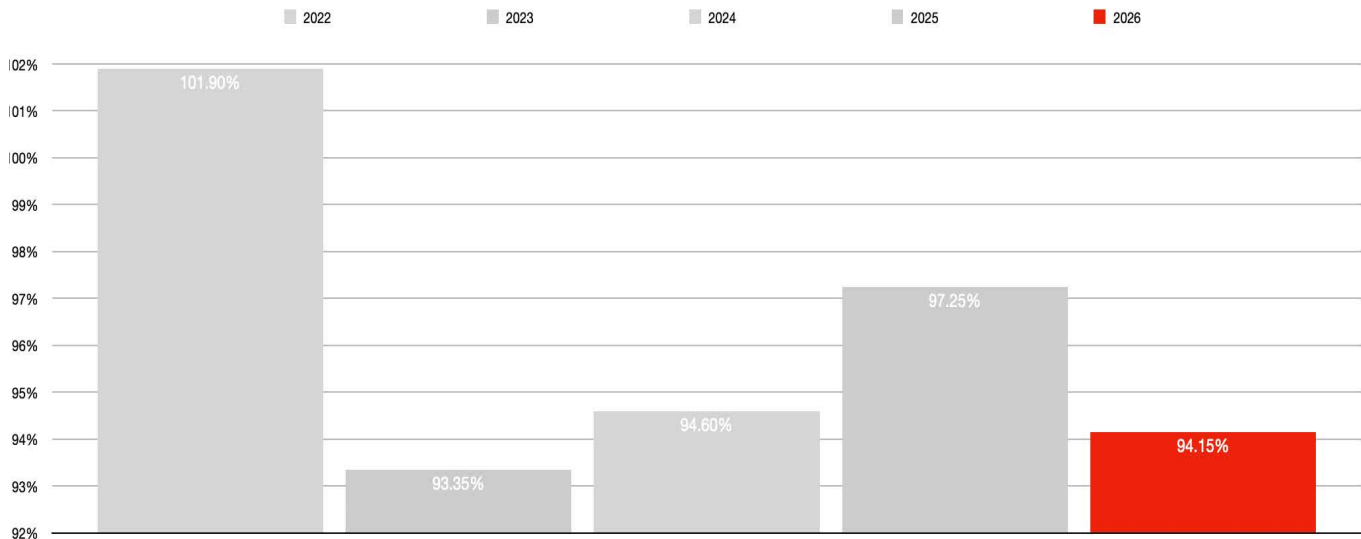
Year-Over-Year



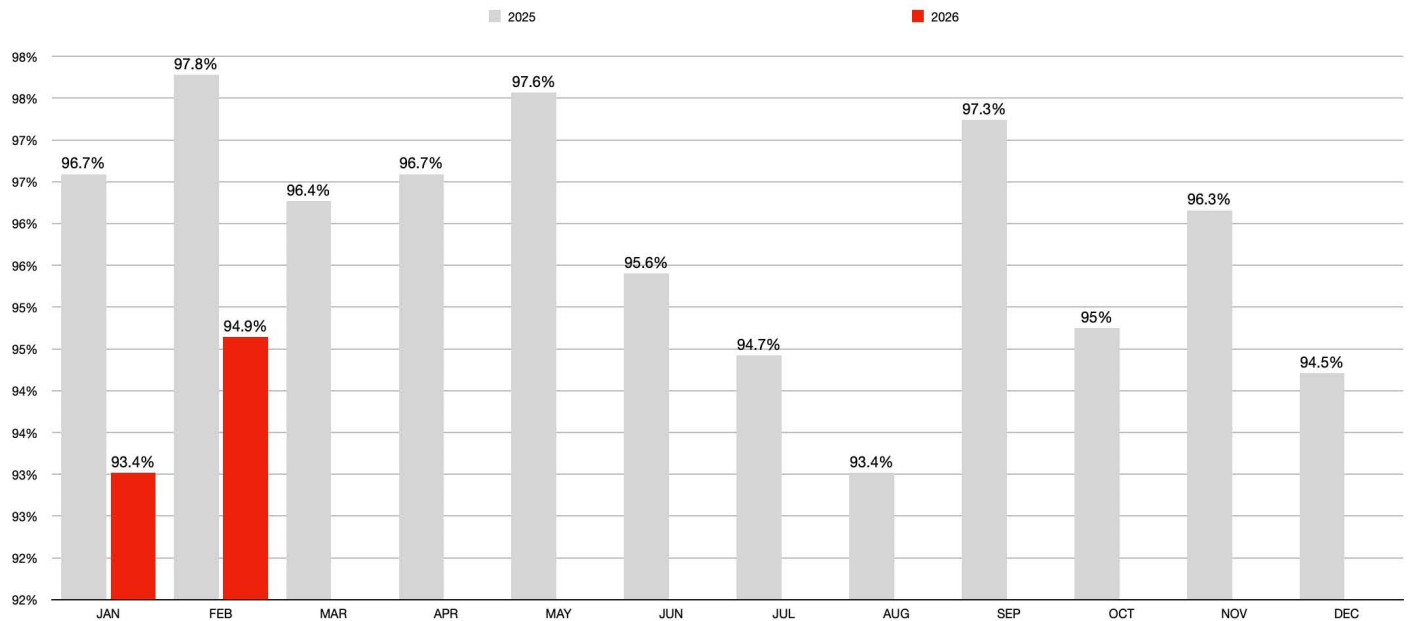
Month-Over-Month 2025 vs. 2026

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

# SALE PRICE VS. LIST PRICE RATIO

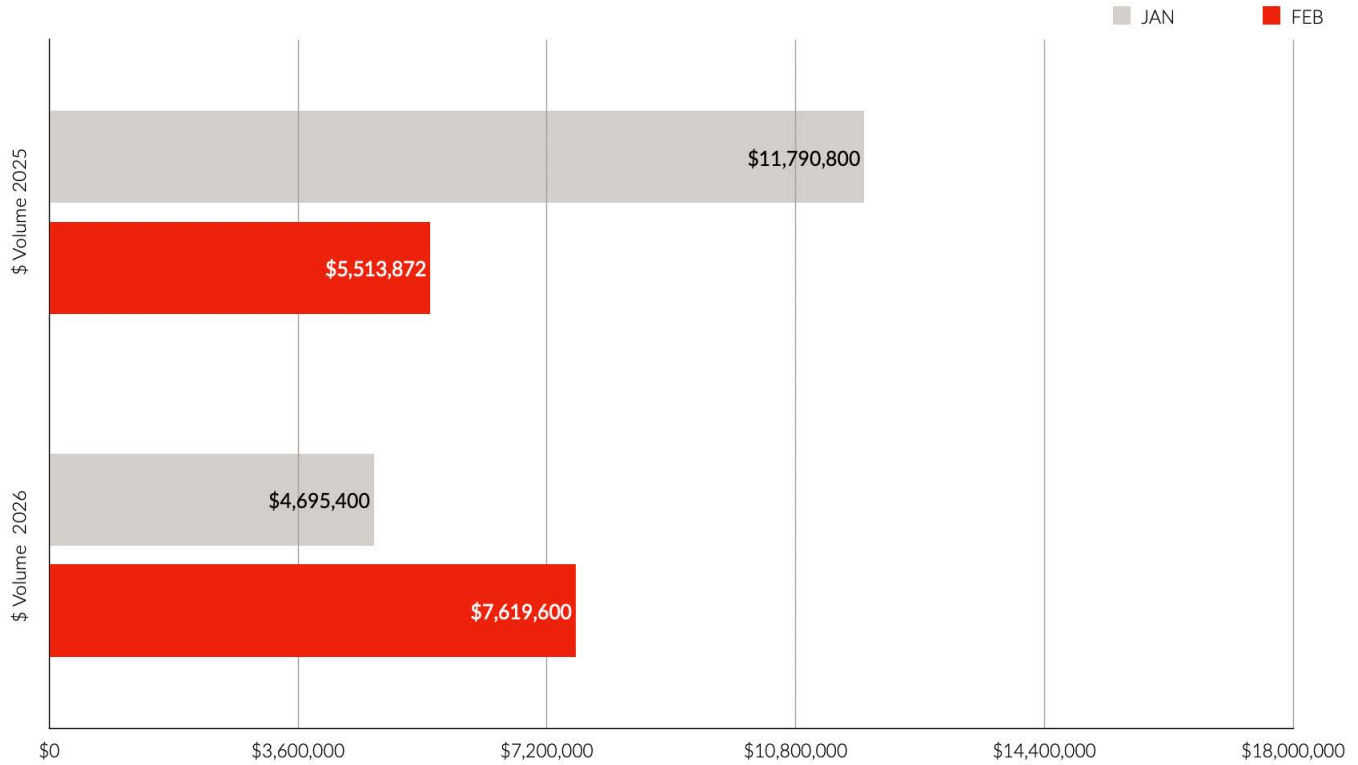


## Year-Over-Year

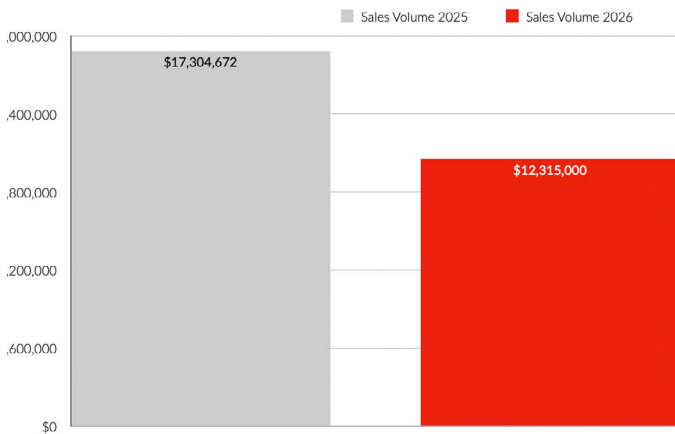


## Month-Over-Month 2025 vs. 2026

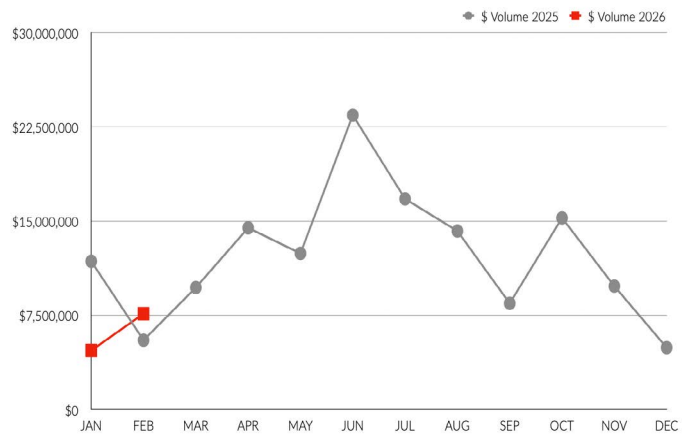
# DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

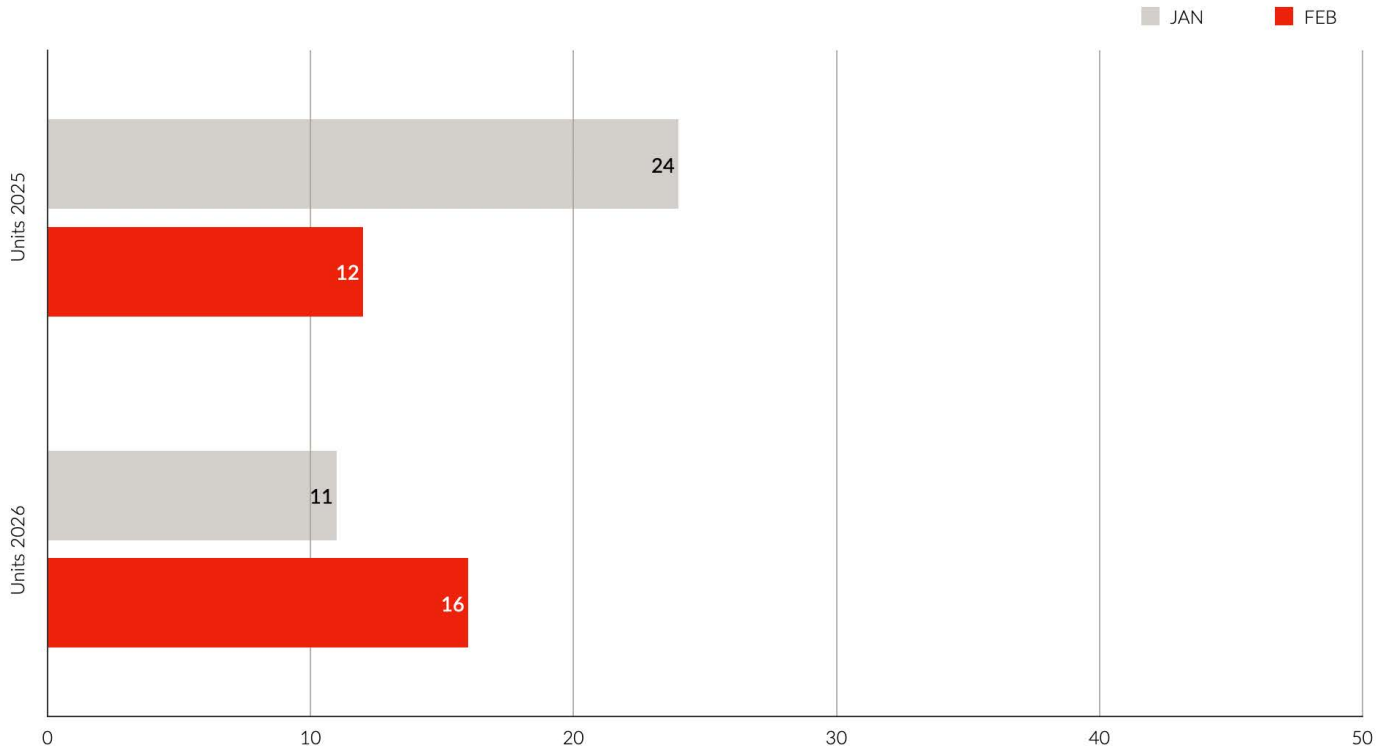


Yearly Totals 2025 vs. 2026

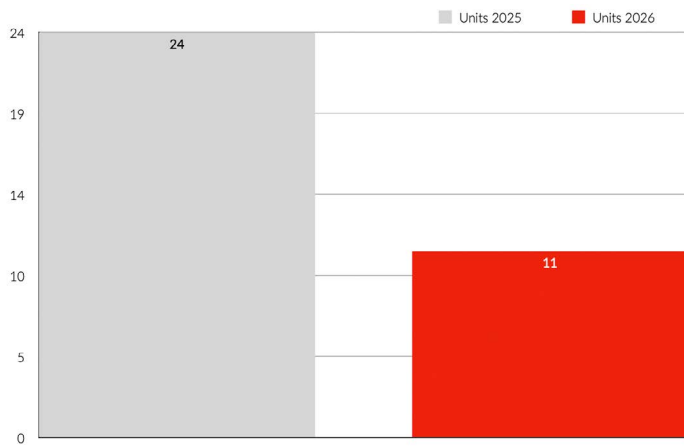


Month vs. Month 2025 vs. 2026

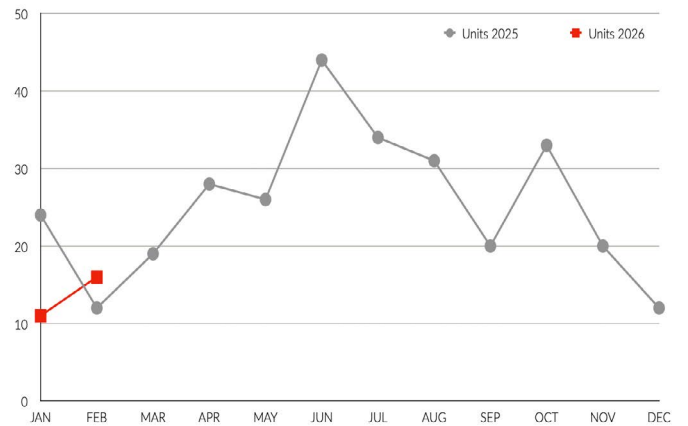
# UNIT SALES



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	 <b>\$10,863,000</b> -20.16%	 <b>\$1,452,000</b> -60.74%	 <b>\$0</b> No Change
YTD Unit Sales	 <b>23</b> -11.54%	 <b>4</b> -60%	 <b>\$0</b> No Change
YTD Average Sale Price	 <b>\$472,304</b> +14.37%	 <b>\$363,000</b> -1.85%	 <b>\$0</b> No Change
February Sales Volume	 <b>\$6,167,600</b> +46.35%	 <b>\$1,452,000</b> +11.74%	 <b>\$0</b> No Change
February Unit Sales	 <b>12</b> +33.33%	 <b>4</b> +33.33%	 <b>\$0</b> 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

## OWEN SOUND

519-538-5755  
96 Sykes St N, Owen Sound

## THORNBURY

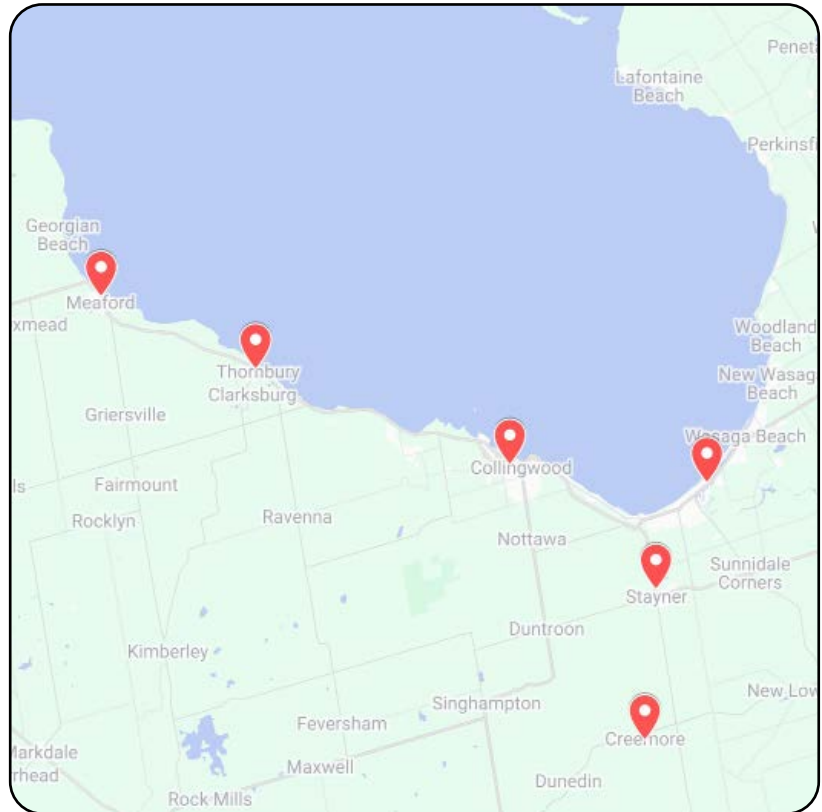
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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