



2026

APRIL

OWEN SOUND

Real Estate Market Report

OVERVIEW

BALANCED MARKET

In [Owen Sound](#), the real estate market shifted into balanced market territory this April, with sales activity softening significantly year-over-year despite mixed pricing trends. The median sale price increased 9.76% to \$506,250, while the average sale price dipped 2.89% to \$501,351, suggesting some variation across price points. Sales volume declined 44.51% to \$8,021,610, alongside a 42.86% decrease in unit sales to 16 transactions, indicating notably softer buyer activity. New listings edged down 5% to 57, while expired listings fell 25% to 3. With the YTD unit sales-to-listings ratio at 46.62%, conditions reflect a more balanced market, offering opportunities for both buyers and sellers depending on pricing, property type, and local demand.

APRIL NUMBERS

Median Sale Price

\$506,250
+9.76%

Average Sale Price

\$501,351
-2.89%

Sales Volume

\$8,021,610
-44.51%

Unit Sales

16
-42.86%

New Listings

57
-5%

Expired Listings

3
-25%

Unit Sales/Listings Ratio

28.07%
-39.85%

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



April year-over-year sales volume of \$8,021,610

Down -44.51% from 2025's \$14,455,711 with unit sales of 16 down from last April's 28. New listings of 57 are down -5% from a year ago, with the sales/listing ratio of 28.07% down -39.85%.



Year-to-date sales volume of \$32,583,010

Down -21.42% from 2025's \$41,463,283 with unit sales of 69 down -16.87% from 2025's 83. New listings of 148 are down -16.38% from a year ago, with the sales/listing ratio of 46.62% down -0.58%.



Year-to-date average sale price of \$468,886

Down -5.17% from \$494,432 one year ago with median sale price of \$454,750 down from \$463,100 one year ago. Average days-on-market of 59 is down 6 days from last year.

THE MARKET IN DETAIL

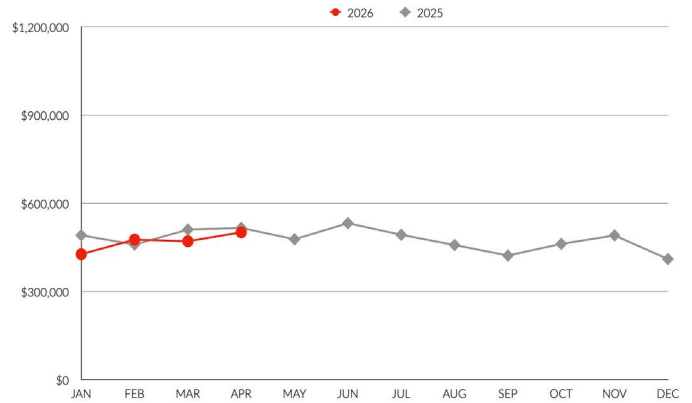
	2024	2025	2026	2025-2026
YTD Volume Sales	\$46,042,700	\$41,463,283	\$32,583,010	-21.42%
YTD Unit Sales	98	83	69	-16.87%
YTD New Listings	185	177	148	-16.38%
YTD Sales/Listings Ratio	52.97%	46.89%	46.62%	-0.58%
YTD Expired Listings	26	24	29	+20.83%
Monthly Volume Sales	\$14,872,900	\$14,455,711	\$8,021,610	-44.51%
Monthly Unit Sales	30	28	16	-42.86%
Monthly New Listings	45	60	57	-5%
Monthly Sales/Listings Ratio	66.67%	46.67%	28.07%	-39.85%
Monthly Expired Listings	5	4	3	-25%
Monthly Average Sale Price	\$495,763	\$516,275	\$501,351	-2.89%
YTD Sales: \$0-\$199K	3	1	1	No Change
YTD Sales: \$200k-349K	12	14	14	No Change
YTD Sales: \$350K-\$549K	63	39	33	-15.38%
YTD Sales: \$550K-\$749K	15	20	16	-20%
YTD Sales: \$750K-\$999K	5	8	5	-37.5%
YTD Sales: \$1M+	0	1	0	-100%
YTD Sales: \$2M+	0	0	0	No Change
YTD Average Days-On-Market	52.50	65.00	59.25	-8.85%
YTD Average Sale Price	\$465,982	\$494,432	\$468,886	-5.17%
YTD Median Sale Price	\$452,500	\$463,100	\$454,750	-1.8%

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

AVERAGE SALE PRICE

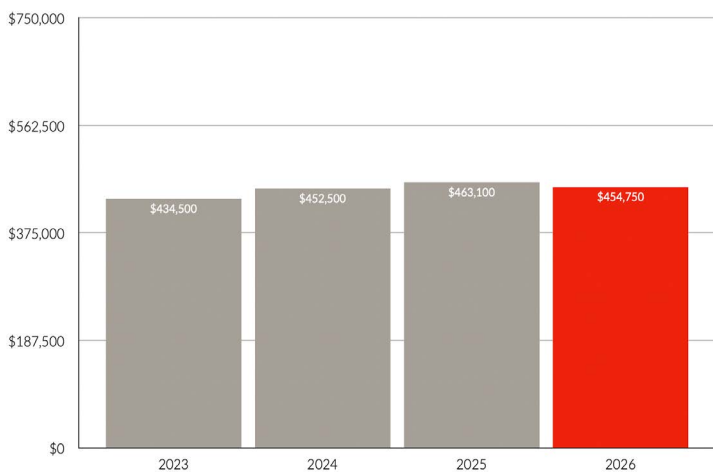


Year-Over-Year

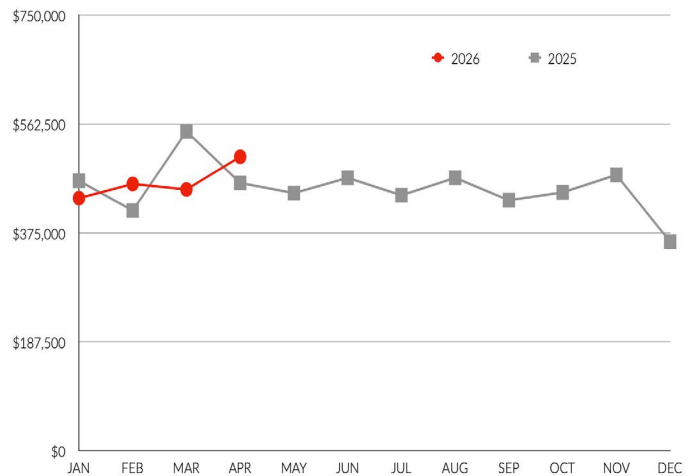


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



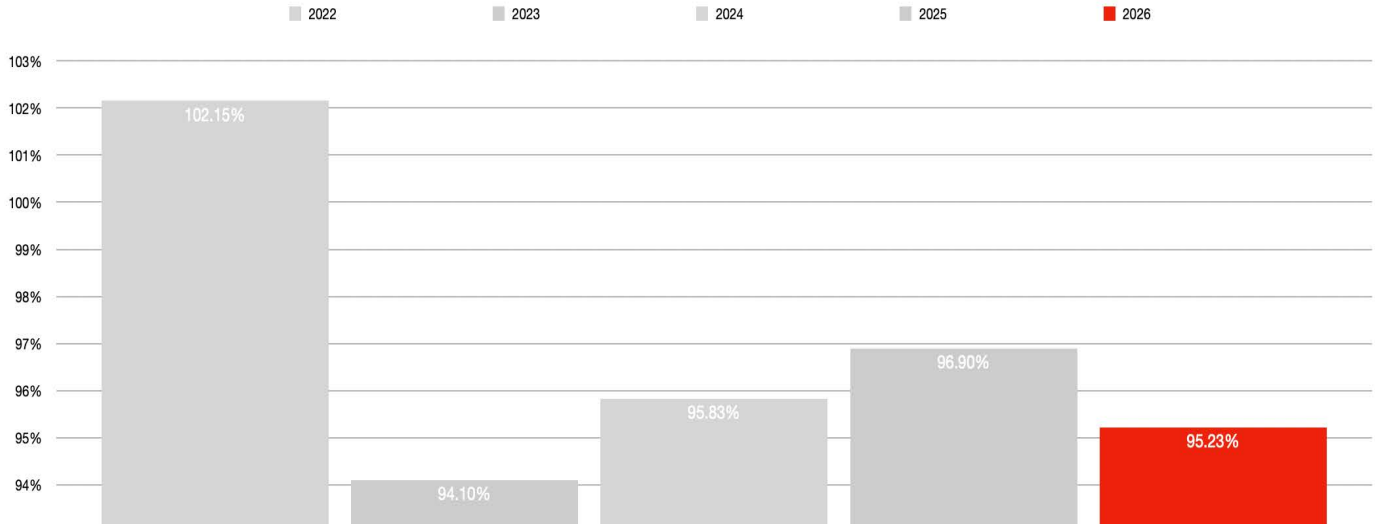
Year-Over-Year



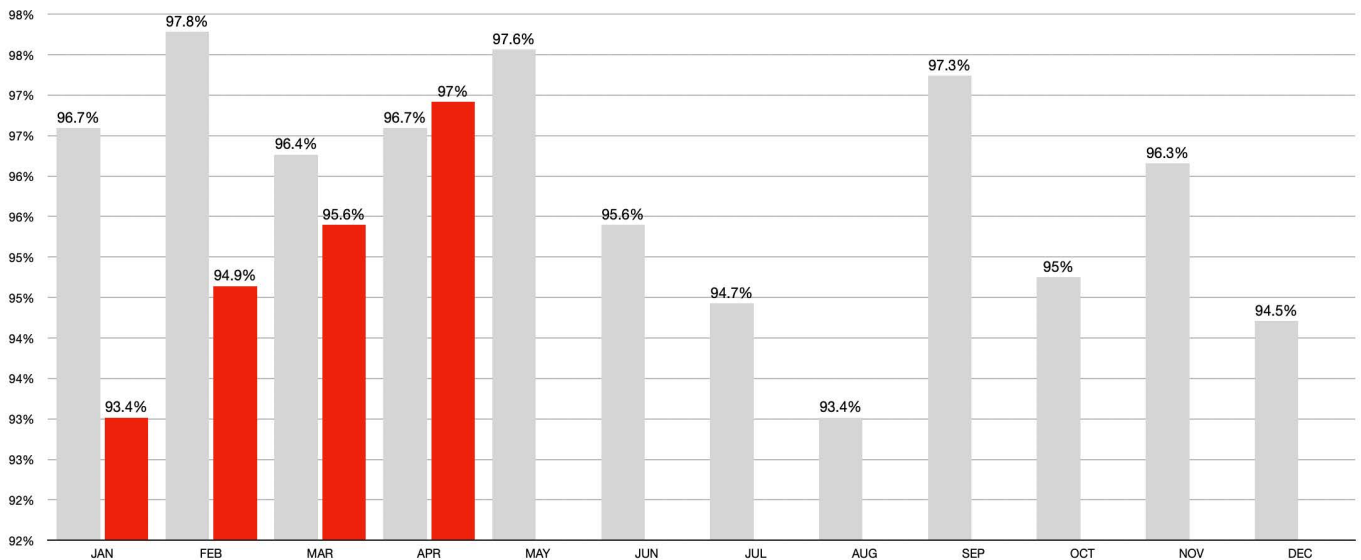
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

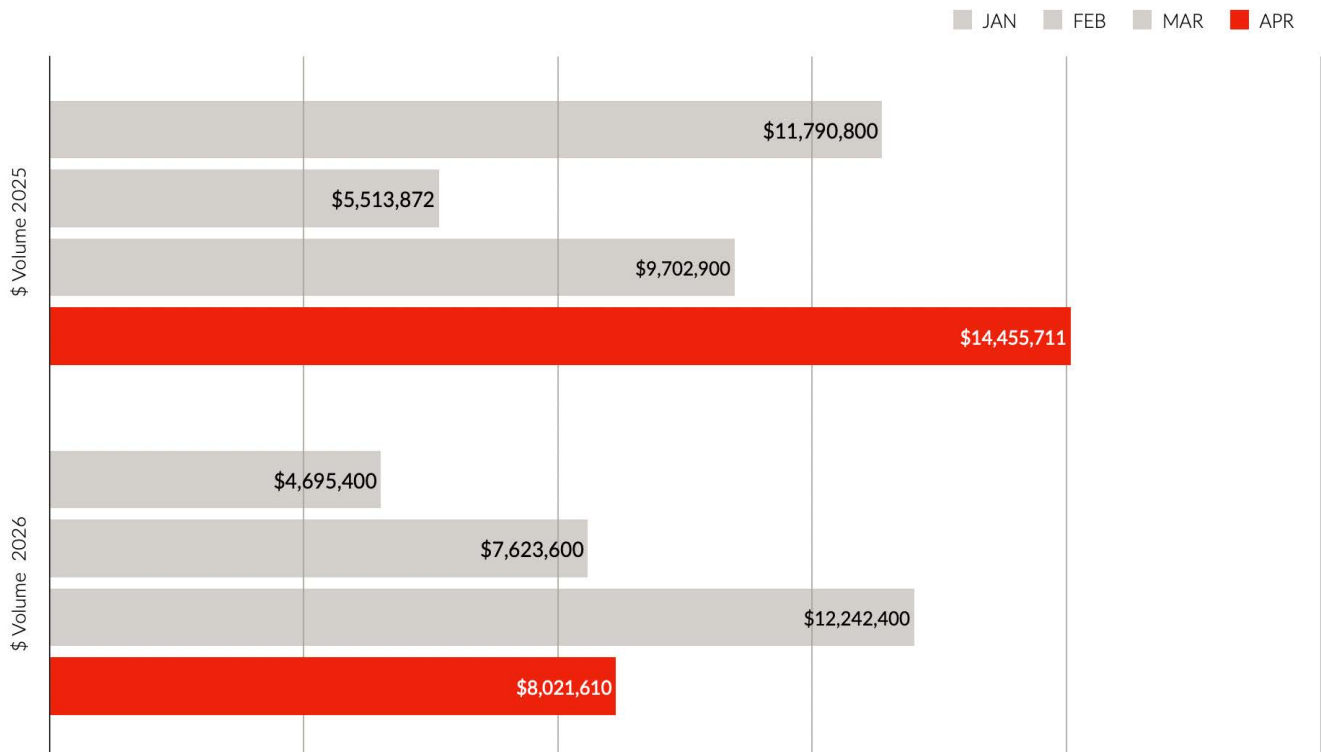


Year-Over-Year

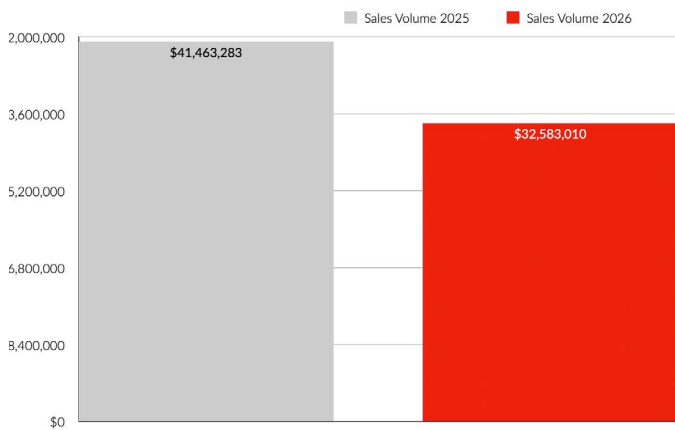


Month-Over-Month 2025 vs. 2026

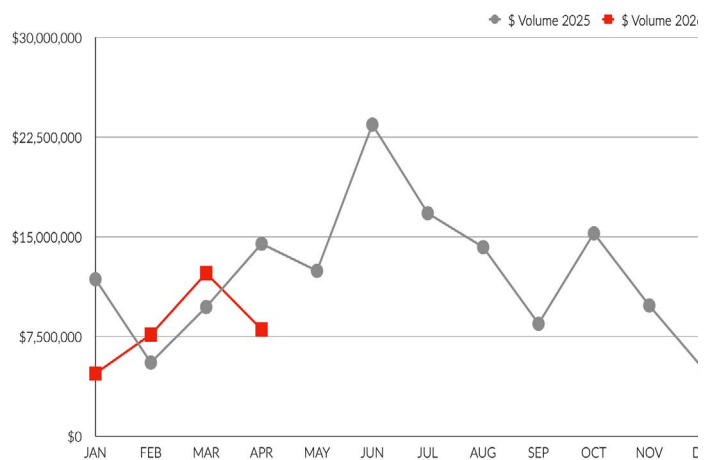
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

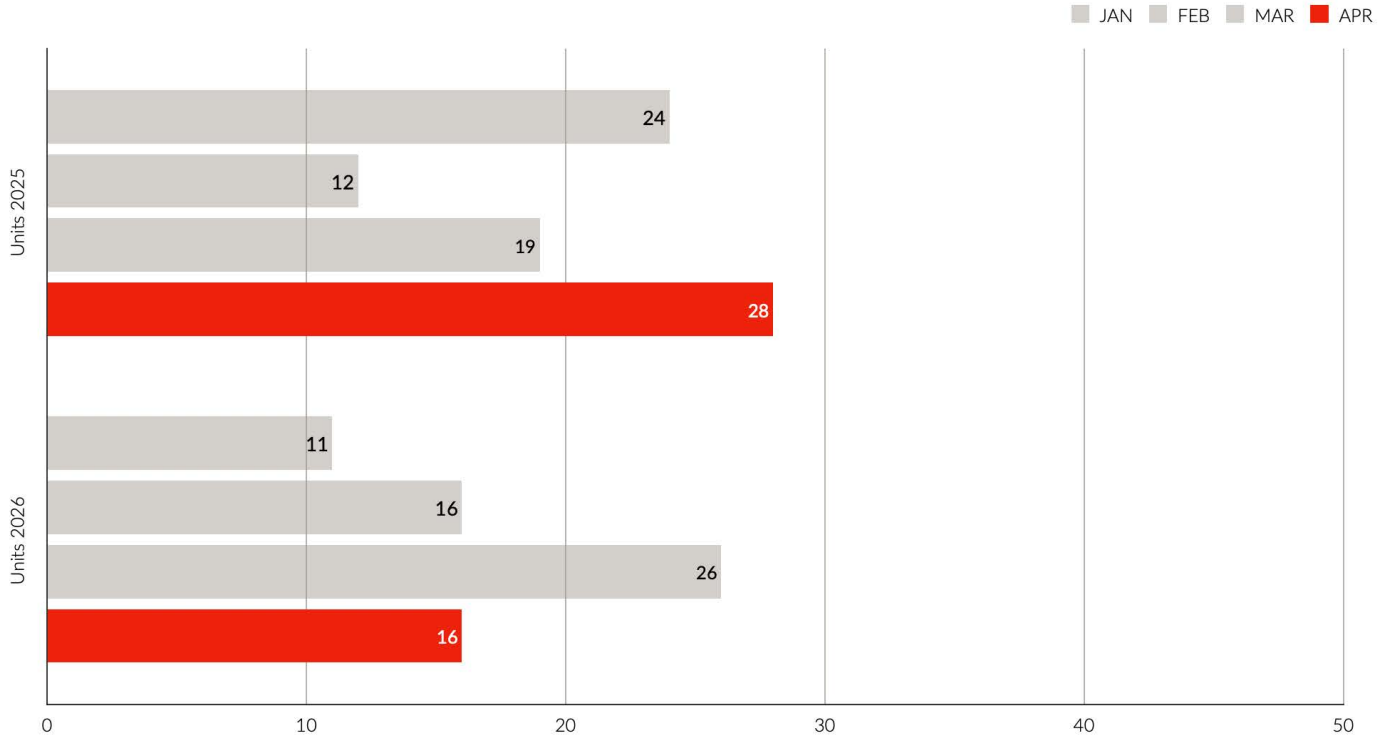


Yearly Totals 2025 vs. 2026

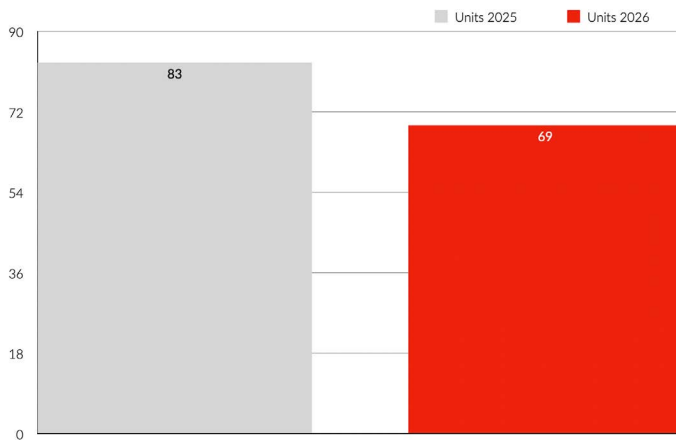


Month vs. Month 2025 vs. 2026

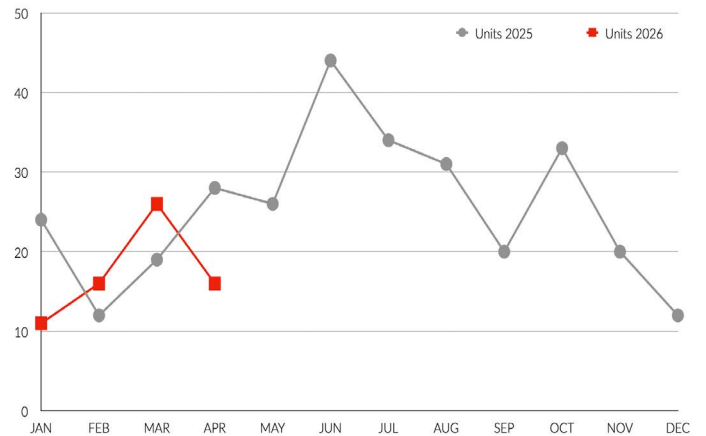
UNIT SALES



Monthly Comparison 2025 vs. 2026

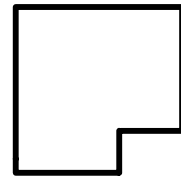


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$30,012,010 -15.91%	\$2,567,000 -55.52%	\$0 No Change
YTD Unit Sales	62 -7.46%	7 -56.25%	0 No Change
YTD Average Sale Price	\$484,065 +12.15%	\$366,714 +1.66%	\$0 No Change
April Sales Volume	\$8,021,610 -36.94%	\$0 -100%	\$0 No Change
April Unit Sales	16 -30.43%	0 -100%	0 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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