



2026

MAY

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** remained in buyer's market territory this May, with sales activity softening while inventory levels continued to provide buyers with ample choice. The median sale price decreased 1.71% year-over-year to \$860,000, while the average sale price declined 14.86% to \$924,403. Sales volume fell 24.59% to \$28,656,500, accompanied by an 11.43% decrease in unit sales to 31 transactions. New listings increased 3.38% to 153, while expired listings declined 21.43% to 22. With the unit sales-to-listings ratio sitting at 20.26%, market conditions continue to favour buyers, offering increased selection and negotiating opportunities across many segments of the market.



May year-over-year sales volume of \$28,656,500

Down -24.59% from 2025's \$38,001,400, with unit sales of 31 down -11.43% from last May's 35. New listings of 153 are up +3.38%, while the sales/listings ratio of 20.26% is down -14.32%.



Year-to-date sales volume of \$133,270,800

Up +2.66% from 2025's \$129,820,587, with unit sales of 114 down -1.72% from 116 one year ago. New listings of 529 are up +0.38% from last year, while the sales/listings ratio of 21.55% is down -2.10%.



Year-to-date average sale price of \$1,173,492

Up +3.14% from \$1,137,726 one year ago, while the median sale price of \$860,000 is down from \$930,000 one year ago. Average days on market of 66 is down from 74 days last year, indicating homes are selling more quickly despite increased inventory.

MAY NUMBERS

Median Sale Price

\$860,000

-1.71%

Average Sale Price

\$924,403

-14.86%

Sales Volume

\$28,656,500

-24.59%

Unit Sales

31

-11.43%

New Listings

153

+3.38%

Expired Listings

22

-21.43%

Unit Sales/Listings Ratio

20.26%

-14.32%

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

THE MARKET IN DETAIL

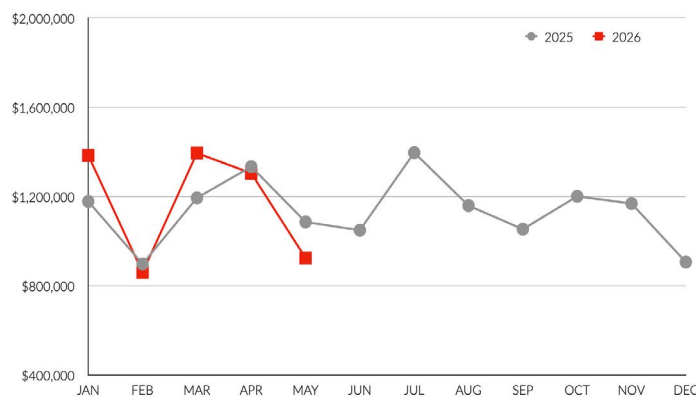
	2024	2025	2026	2025-2026
YTD Volume Sales	\$125,186,828	\$129,820,587	\$133,270,800	+2.66%
YTD Unit Sales	111	116	114	-1.72%
YTD New Listings	506	527	529	+0.38%
YTD Sales/Listings Ratio	21.94%	22.01%	21.55%	-2.1%
YTD Expired Listings	106	167	117	-29.94%
Monthly Volume Sales	\$34,273,500	\$38,001,400	\$28,656,500	-24.59%
Monthly Unit Sales	26	35	31	-11.43%
Monthly New Listings	133	148	153	+3.38%
Monthly Sales/Listings Ratio	19.55%	23.65%	20.26%	-14.32%
Monthly Expired Listings	18	28	22	-21.43%
Monthly Average Sale Price	\$1,318,212	\$1,085,754	\$924,403	-14.86%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	1	3	4	+33.33%
YTD Sales: \$350K-\$549K	12	15	23	+53.33%
YTD Sales: \$550K-\$749K	20	19	17	-10.53%
YTD Sales: \$750K-\$999K	24	27	20	-25.93%
YTD Sales: \$1M+	52	41	34	-17.07%
YTD Sales: \$2M+	13	12	18	+50%
YTD Average Days-On-Market	63.00	74.40	66.40	-10.75%
YTD Average Sale Price	\$1,117,891	\$1,137,726	\$1,173,492	+3.14%
YTD Median Sale Price	\$950,000	\$930,000	\$860,000	-7.53%

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

AVERAGE SALE PRICE

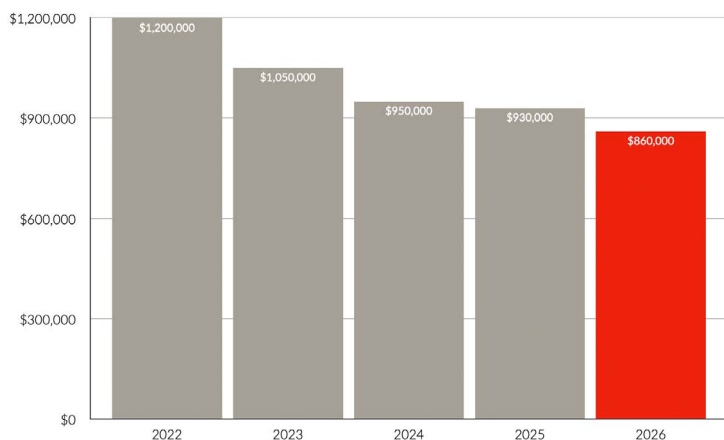


Year-Over-Year

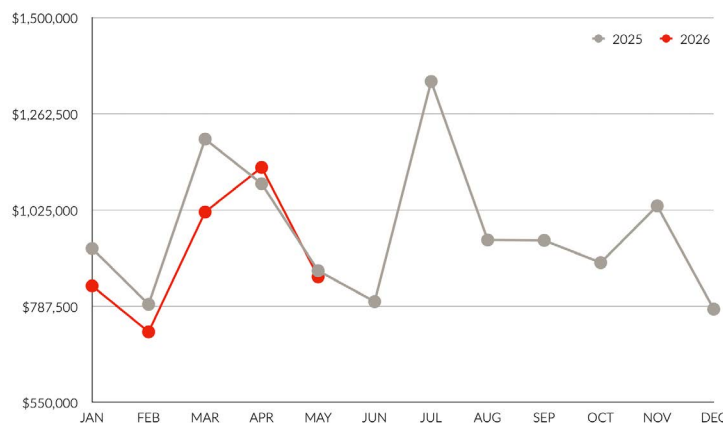


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



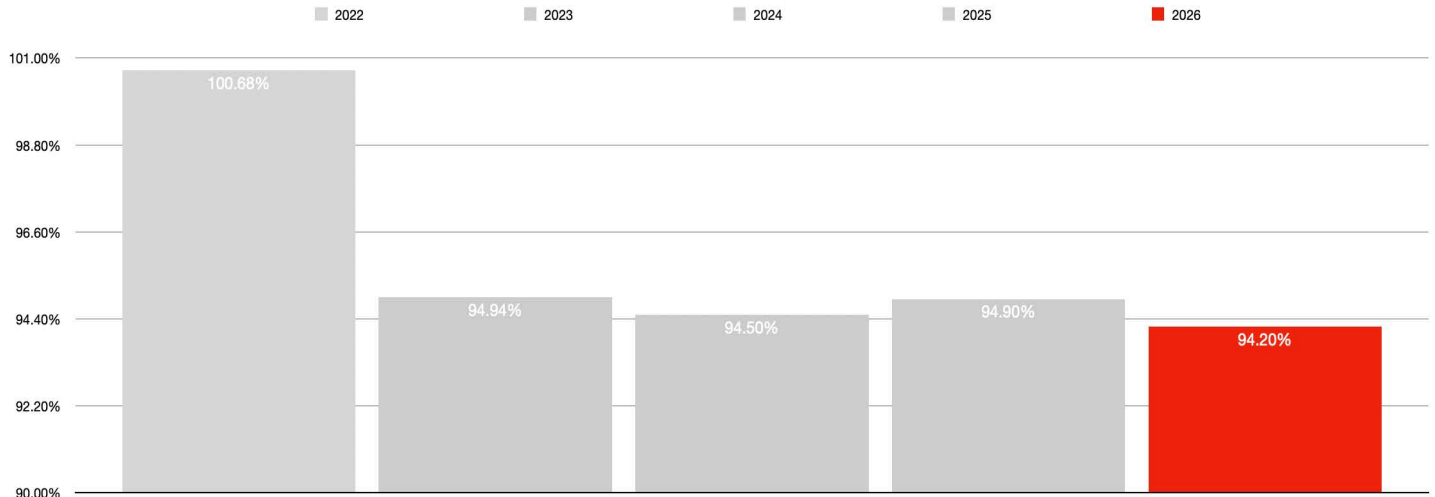
Year-Over-Year



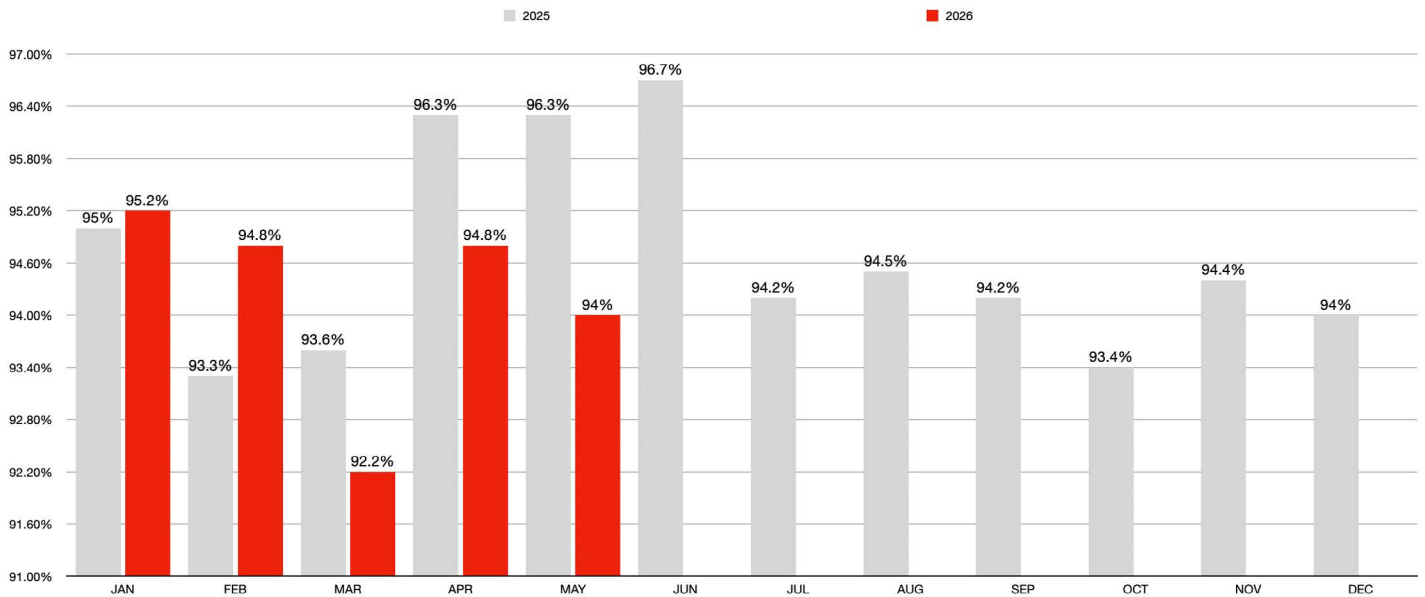
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

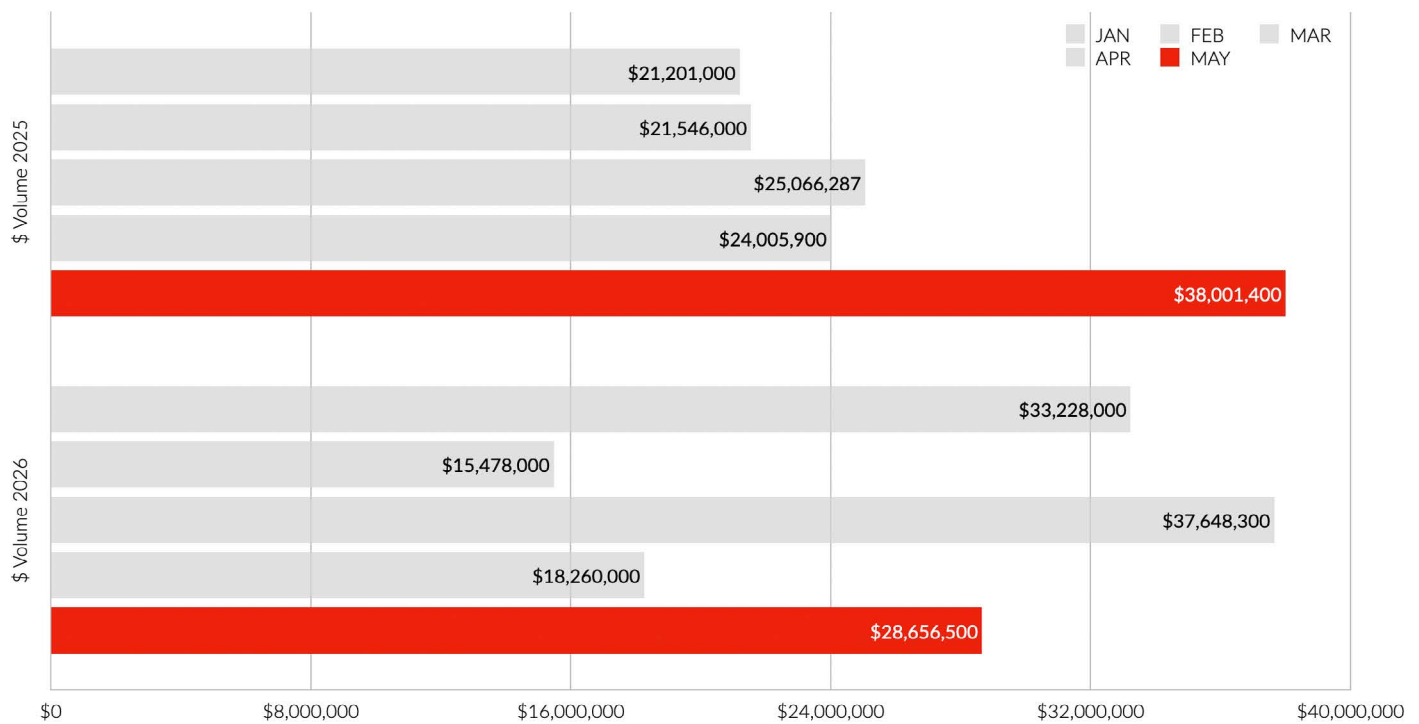


Year-Over-Year

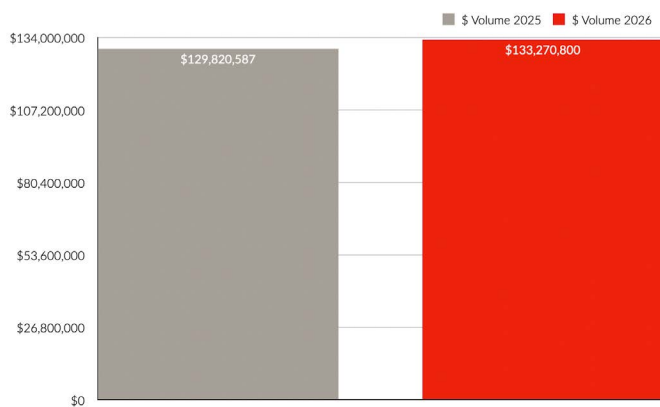


Month-Over-Month 2025 vs. 2026

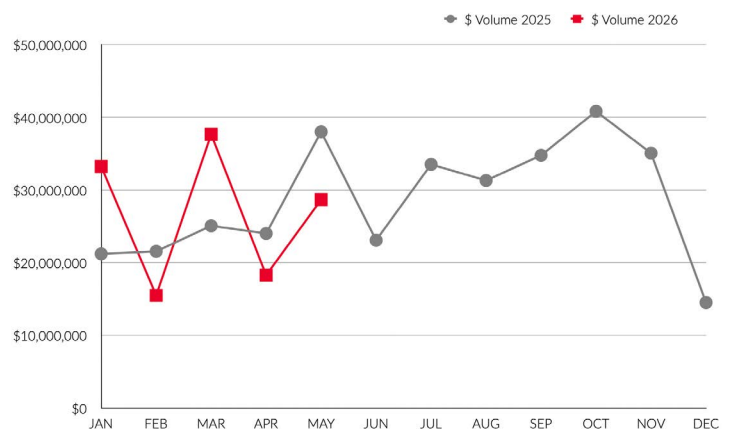
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

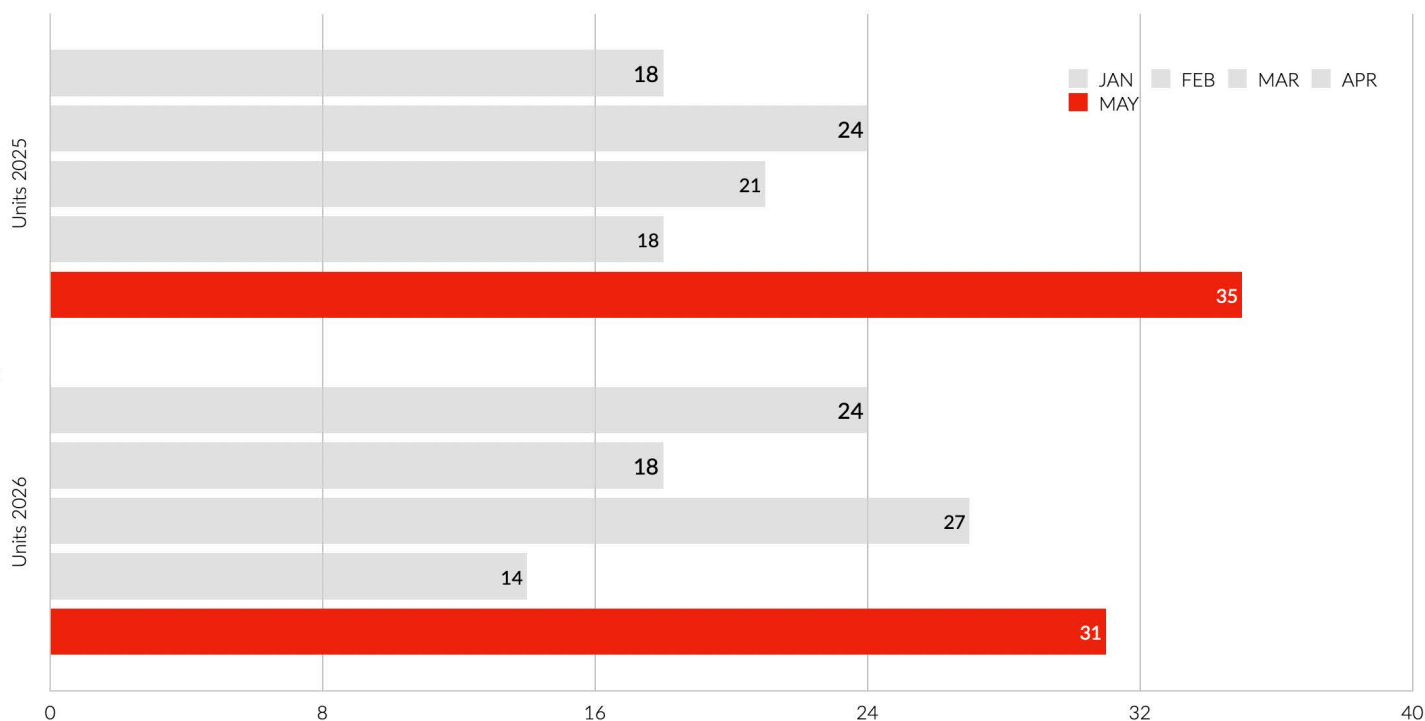


Yearly Totals 2025 vs. 2026

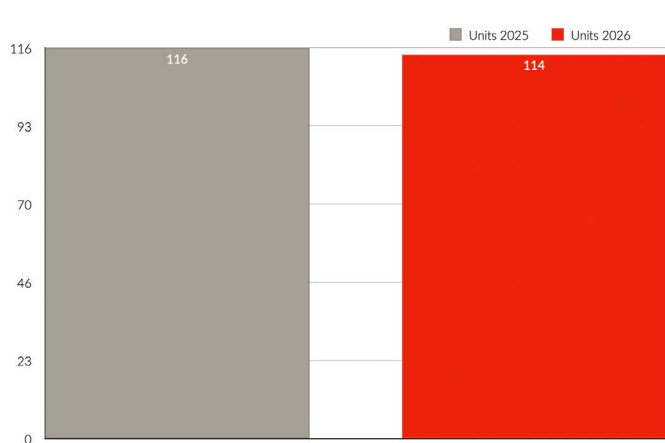


Month vs. Month 2025 vs. 2026

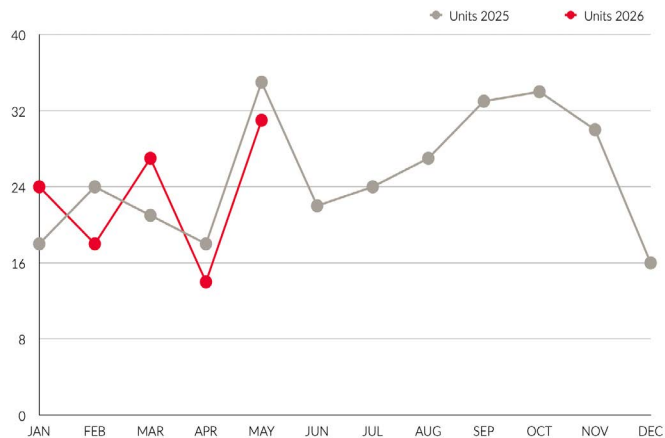
UNIT SALES



Monthly Comparison 2025 vs. 2026



Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$104,946,000 +1.9%	 \$28,324,800 +5.57%	 \$3,600,000 +0.53%
YTD Unit Sales	 66 -12%	 48 +17.07%	 5 No Change
YTD Average Sale Price	 \$1,590,091 +15.79%	 \$590,100 -9.82%	 \$720,000 +0.53%
May Sales Volume	 \$21,431,500 -22.95%	 \$7,225,000 -29.08%	 \$2,040,000 +44.68%
May Unit Sales	 20 -9.09%	 11 -15.38%	 3 +50%



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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