



# 2026

# MAY

# COLLINGWOOD

## Real Estate Market Report



LOCATIONS **NORTH**  
BROKERAGE

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 [Collingwood](#) real estate market remained in buyer's market territory this May, with sales activity softening year-over-year while pricing stayed relatively stable. The median sale price declined 5.58% to \$715,250, while the average sale price edged down 0.36% to \$795,803. Sales volume fell 23.61% to \$36,606,917, alongside a 23.33% decrease in unit sales to 46 transactions. New listings decreased 18.84% to 168, while expired listings declined 31.58% to 26. With the unit sales-to-listings ratio at 27.38%, conditions continue to favour buyers, offering selection and negotiating flexibility despite steadier pricing.



### May year-over-year sales volume of \$36,606,917

Down -23.61% from 2025's \$47,918,966 with unit sales of 46 down -23.33% from last May's 60. New listings of 168 are down -18.84% from a year ago, with the sales/listing ratio of 27.38% down -5.54%.



### Year-to-date sales volume of \$149,978,447

Up +1.16% from 2025's \$148,261,641 with unit sales of 194 up +3.19% from 2025's 188. New listings of 622 are down -11.02% from a year ago, with the sales/listing ratio of 31.19% up +15.97%.



### Year-to-date average sale price of \$766,365

Down -0.48% from \$770,047 one year ago with median sale price of \$660,000 down from \$685,000 one year ago. Average days-on-market of 55 is down 2 days from last year.

## MAY NUMBERS

Median Sale Price

**\$715,250**

-5.58%

Average Sale Price

**\$795,803**

-0.36%

Sales Volume

**\$36,606,917**

-23.61%

Unit Sales

**46**

-23.33%

New Listings

**168**

-18.84%

Expired Listings

**26**

-31.58%

Unit Sales/Listings Ratio

**27.38%**

-5.54%

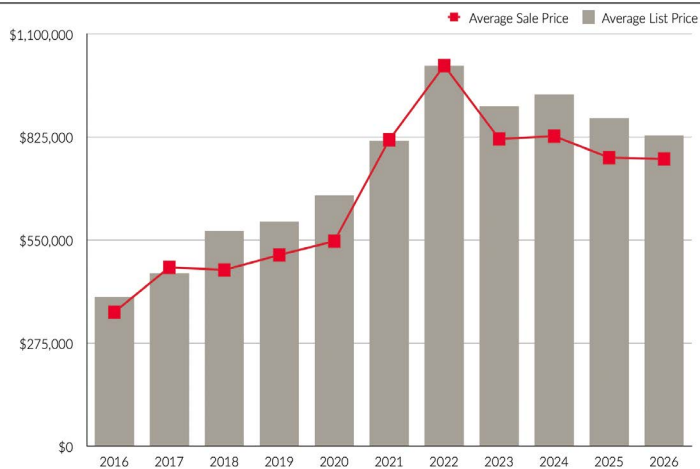
*Year-over-year comparison  
(May 2026 vs. May 2025)*

# THE MARKET IN DETAIL

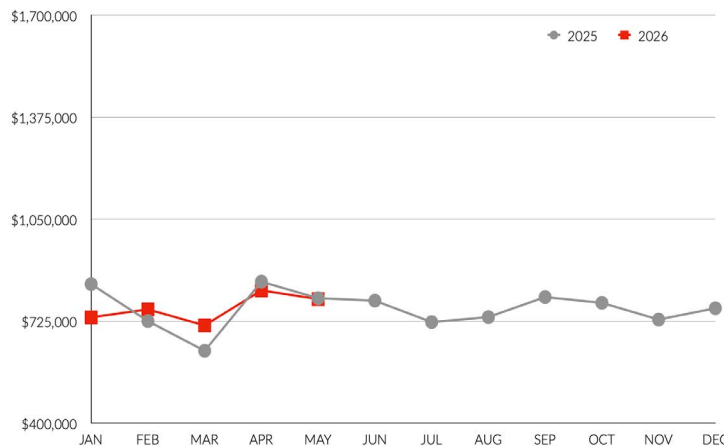
	2024	2025	2026	2025-2026
<b>YTD Volume Sales</b>	\$160,400,168	\$148,261,641	\$149,978,447	+1.16%
<b>YTD Unit Sales</b>	191	188	194	+3.19%
<b>YTD New Listings</b>	580	699	622	-11.02%
<b>YTD Sales/Listings Ratio</b>	32.93%	26.90%	31.19%	+15.97%
<b>YTD Expired Listings</b>	116	141	129	-8.51%
<b>Monthly Volume Sales</b>	\$36,195,888	\$47,918,966	\$36,606,917	-23.61%
<b>Monthly Unit Sales</b>	40	60	46	-23.33%
<b>Monthly New Listings</b>	163	207	168	-18.84%
<b>Monthly Sales/Listings Ratio</b>	24.54%	28.99%	27.38%	-5.54%
<b>Monthly Expired Listings</b>	24	38	26	-31.58%
<b>Monthly Average Sale Price</b>	\$904,897	\$798,649	\$795,803	-0.36%
<b>YTD Sales: \$0-\$199K</b>	3	1	1	No Change
<b>YTD Sales: \$200k-349K</b>	1	11	12	+9.09%
<b>YTD Sales: \$350K-\$549K</b>	34	46	45	-2.17%
<b>YTD Sales: \$550K-\$749K</b>	55	49	57	+16.33%
<b>YTD Sales: \$750K-\$999K</b>	49	45	33	-26.67%
<b>YTD Sales: \$1M-\$2M</b>	47	31	44	+41.94%
<b>YTD Sales: \$2M+</b>	6	6	2	-66.67%
<b>YTD Average Days-On-Market</b>	50.80	57.40	55.40	-3.48%
<b>YTD Average Sale Price</b>	\$827,359	\$770,047	\$766,365	-0.48%
<b>YTD Median Sale Price</b>	\$950,000	\$685,000	\$660,000	-3.65%

Collingwood MLS Sales and Listing Summary  
2024 vs. 2025 vs. 2026

# AVERAGE SALE PRICE

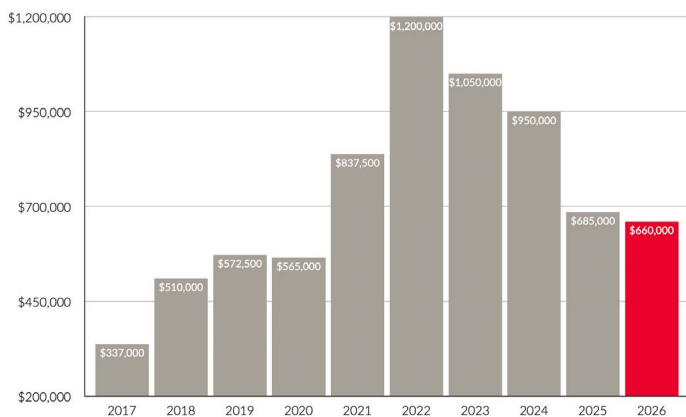


Year-Over-Year

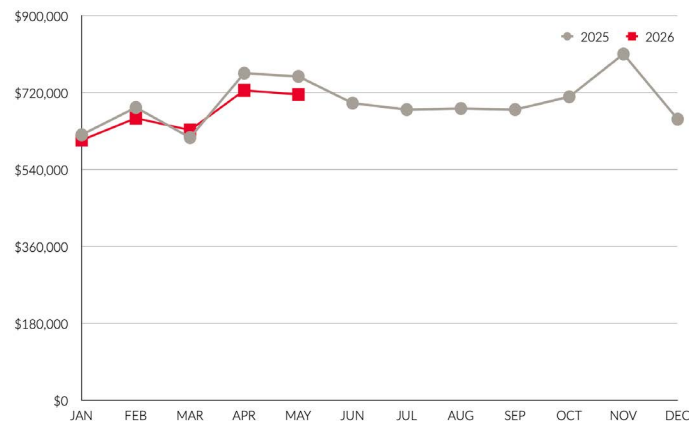


Month-Over-Month 2025 vs. 2026

# MEDIAN SALE PRICE



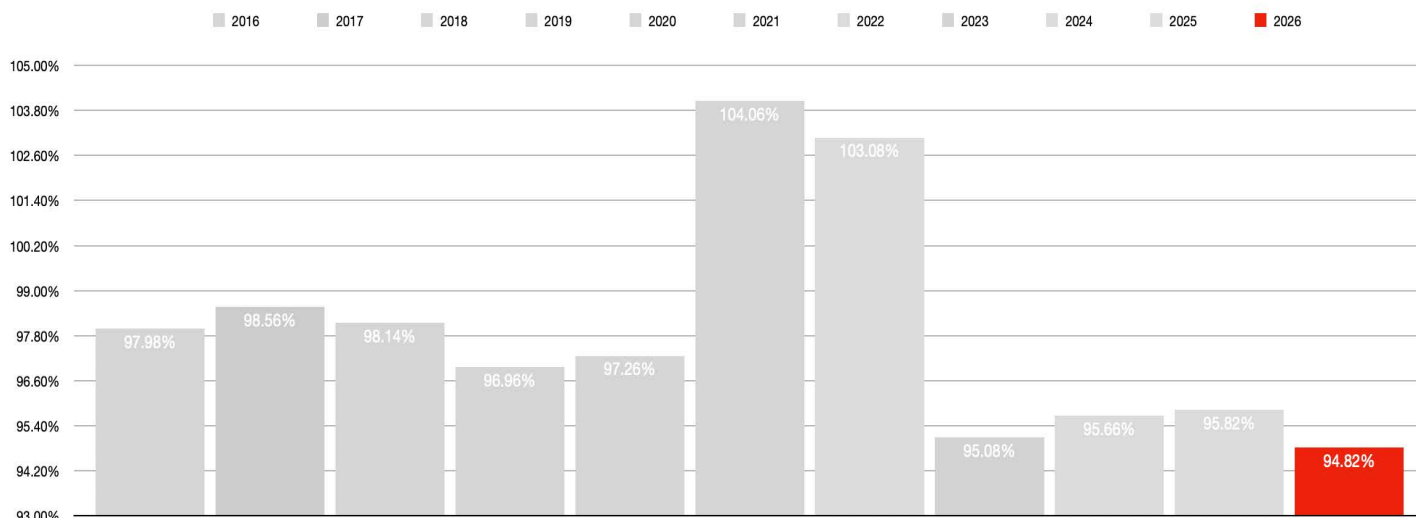
Year-Over-Year



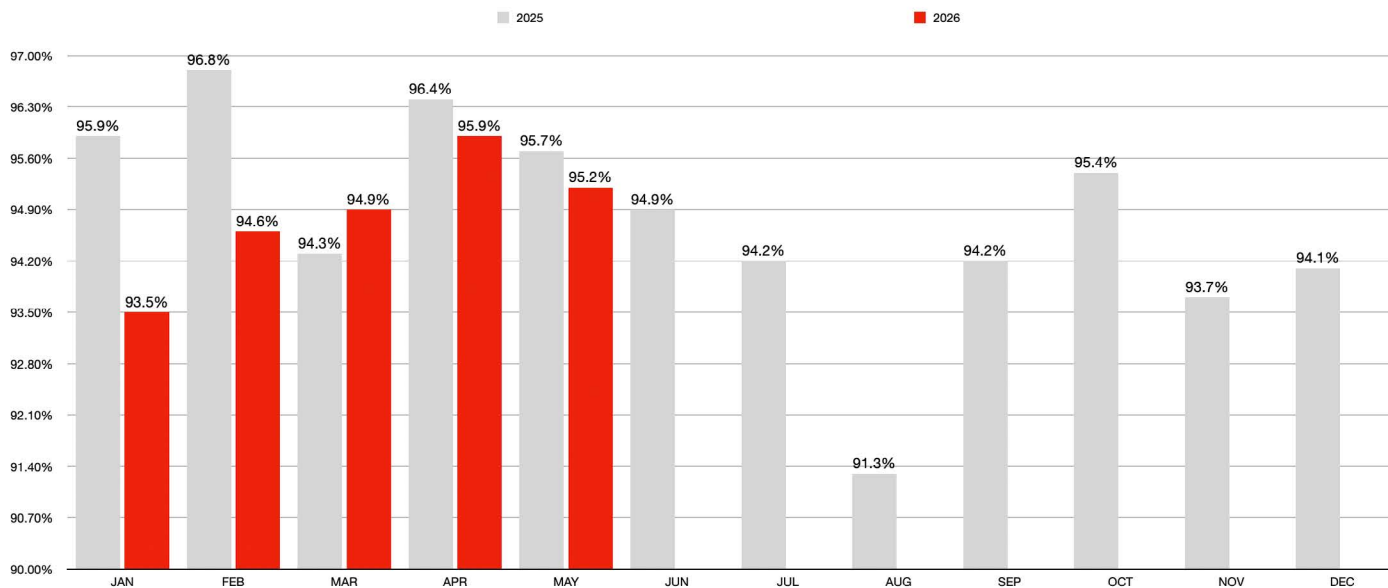
Month-Over-Month 2025 vs. 2026

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

# SALE PRICE VS. LIST PRICE RATIO

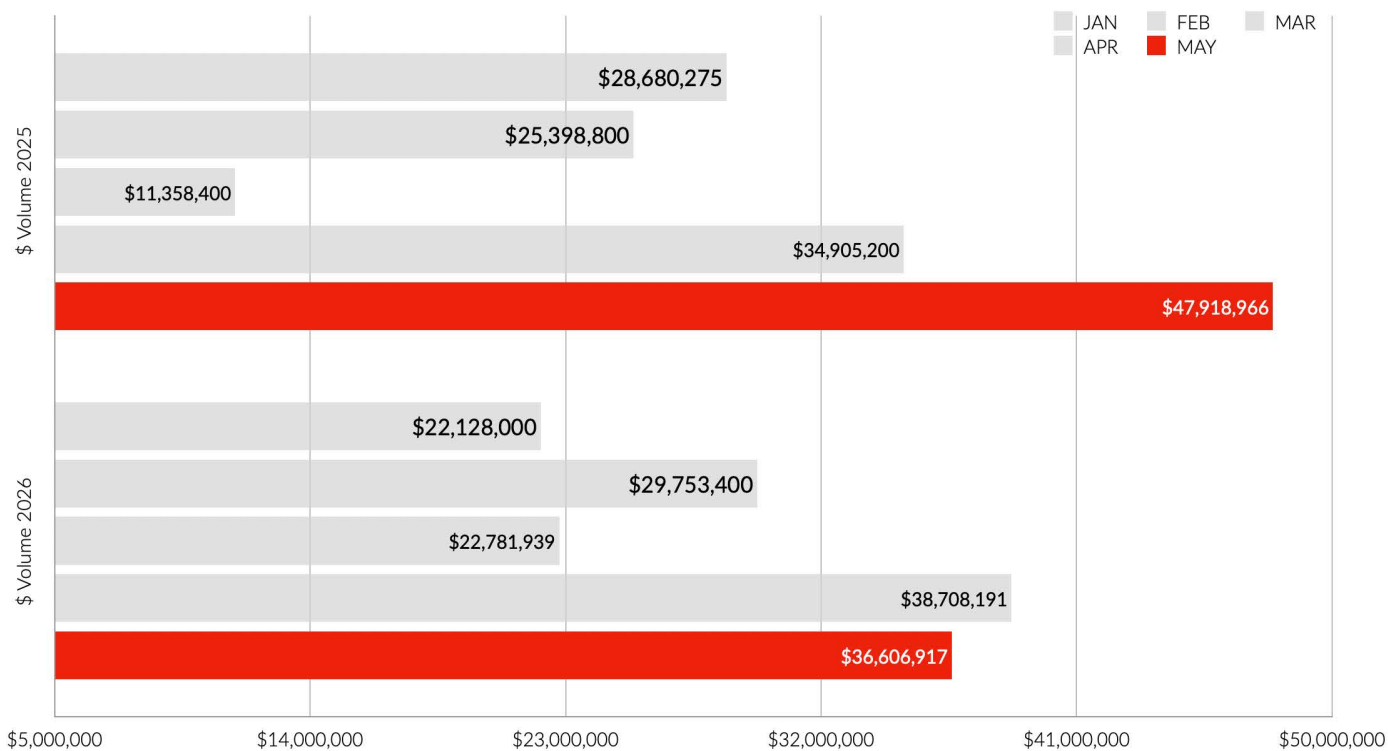


## Year-Over-Year

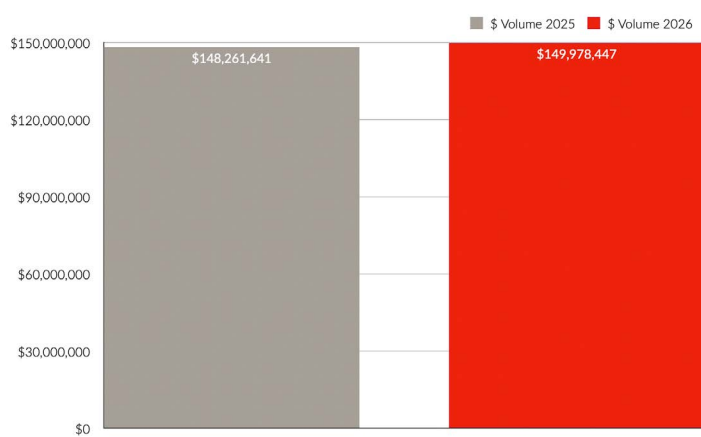


## Month-Over-Month 2025 vs. 2026

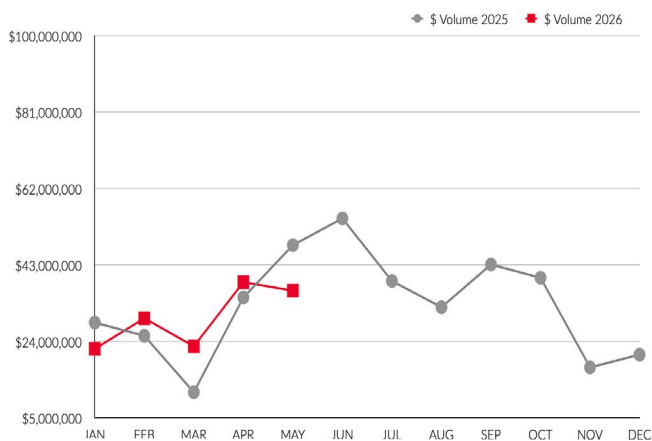
# DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

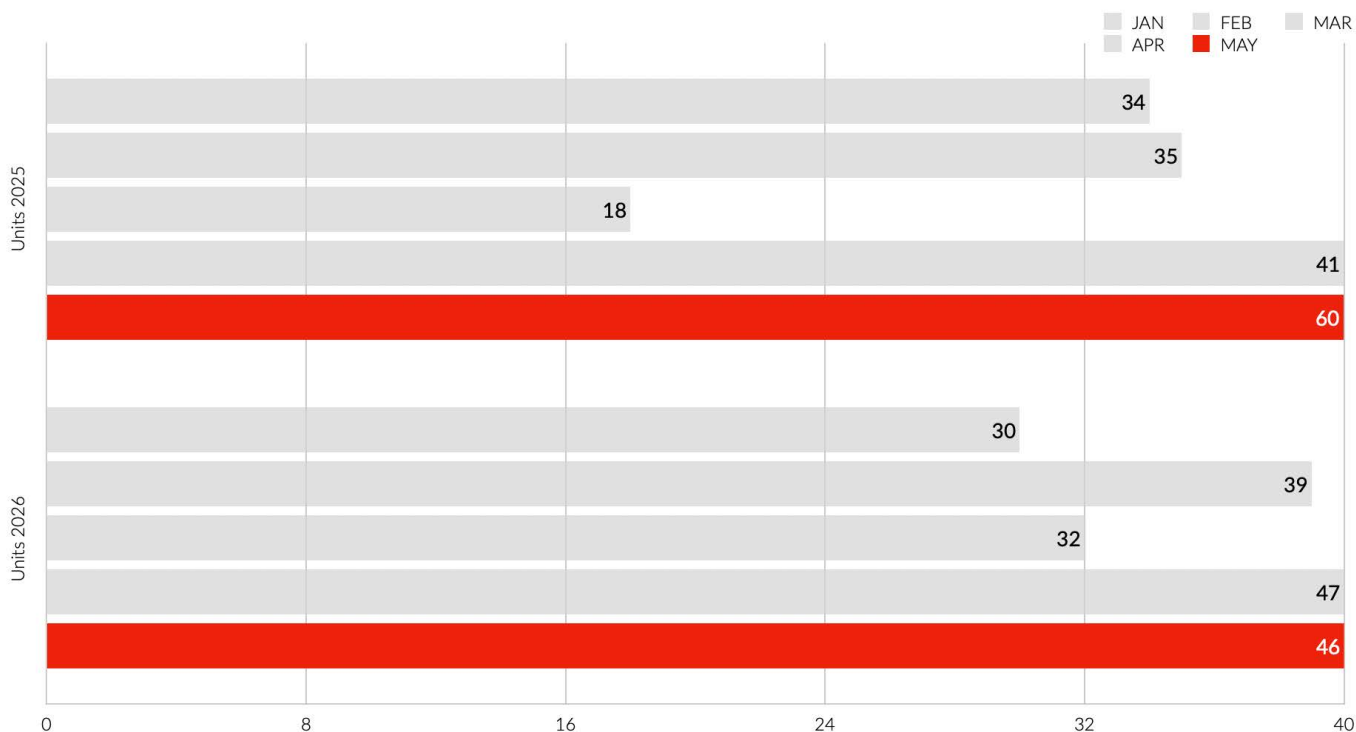


YTD Totals 2025 vs. 2026

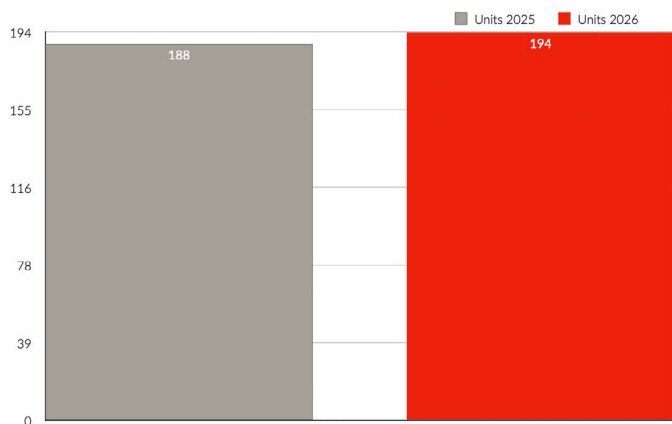


Month vs. Month 2025 vs. 2026

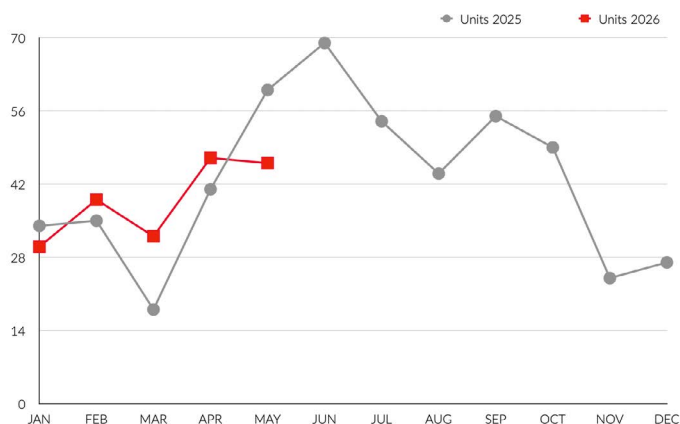
# UNIT SALES



Monthly Comparison 2025 vs. 2026



YTD 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	 \$98,391,948 -2.73%	 \$51,586,499 +9.51%	 \$0 -100%
YTD Unit Sales	 112 +4.67%	 82 +1.23%	 0 -100%
YTD Average Sale Price	 \$878,500 -7.07%	 \$629,104 +8.17%	 0 -100%
May Sales Volume	 \$26,329,499 -20.12%	 \$10,277,418 -31.29%	 \$0 -100%
May Unit Sales	 29 -14.71%	 17 -34.62%	 0 -100%



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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