



2026

MAY

GREY HIGHLANDS

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 [Grey Highlands](#) real estate market remained in buyer's market territory this May, with sales activity and pricing strengthening year-over-year. The median sale price increased 37.4% to \$687,000, while the average sale price rose 23.9% to \$891,500. Sales volume climbed 80.21% to \$14,264,000, supported by a 45.45% increase in unit sales to 16 transactions. New listings edged down 3.45% to 56, while expired listings held steady at 6. With the unit sales-to-listings ratio at 28.57%, conditions continue to favour buyers, though stronger sales activity points to improved movement in the market.



May year-over-year sales volume of \$14,264,000

Up +80.21% from 2025's \$7,915,000 with unit sales of 16 up +45.45% from last May's 11. New listings of 56 are down -3.45% from a year ago, with the sales/listing ratio of 28.57% up +50.65%.



Year-to-date sales volume of \$43,280,400

Up +27.41% from 2025's \$33,969,700 with unit sales of 57 up +29.55% from 2025's 44. New listings of 194 are up +18.29% from a year ago, with the sales/listing ratio of 29.38% up +9.51%.



Year-to-date average sale price of \$716,346

Down -9.35% from \$790,264 one year ago with median sale price of \$566,000 down from \$664,400 one year ago. Average days-on-market of 83 is essentially unchanged from last year.

MAY NUMBERS

Median Sale Price

\$687,000

+37.4%

Average Sale Price

\$891,500

+23.9%

Sales Volume

\$14,264,000

+80.21%

Unit Sales

16

+45.45%

New Listings

56

-3.45%

Expired Listings

6

No Change

Unit Sales/Listings Ratio

28.57%

+50.65%

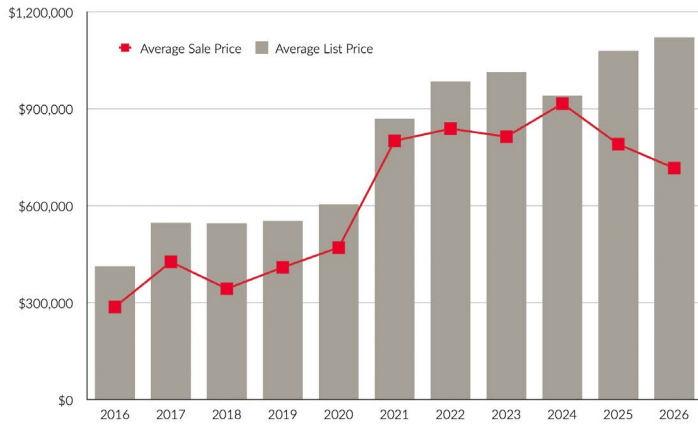
*Year-over-year comparison
(May 2026 vs. May 2025)*

THE MARKET IN DETAIL

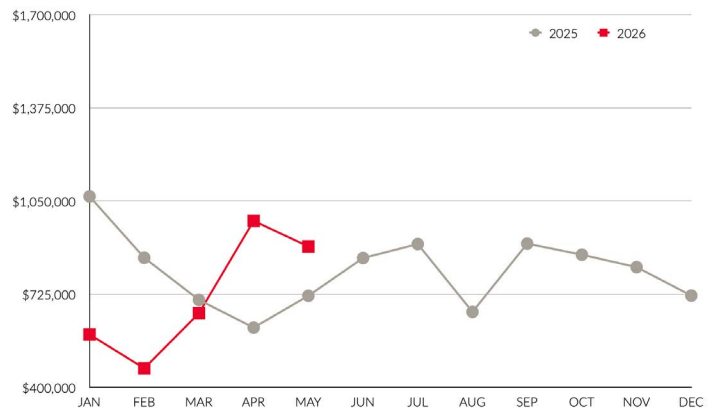
	2024	2025	2026	2025-2026
YTD Volume Sales	\$52,057,215	\$33,969,700	\$43,280,400	+27.41%
YTD Unit Sales	57	44	57	+29.55%
YTD New Listings	191	164	194	+18.29%
YTD Sales/Listings Ratio	29.84%	26.83%	29.38%	+9.51%
YTD Expired Listings	26	49	49	No Change
Monthly Volume Sales	\$13,644,015	\$7,915,000	\$14,264,000	+80.21%
Monthly Unit Sales	15	11	16	+45.45%
Monthly New Listings	65	58	56	-3.45%
Monthly Sales/Listings Ratio	23.08%	18.97%	28.57%	+50.65%
Monthly Expired Listings	7	6	6	No Change
Monthly Average Sale Price	\$909,601	\$719,545	\$891,500	+23.9%
YTD Sales: \$0-\$199K	3	2	2	No Change
YTD Sales: \$200k-349K	3	4	5	+25%
YTD Sales: \$350K-\$549K	14	10	17	+70%
YTD Sales: \$550K-\$749K	2	6	16	+166.67%
YTD Sales: \$750K-\$999K	12	13	5	-61.54%
YTD Sales: \$1M-\$2M	13	8	10	+25%
YTD Sales: \$2M+	4	1	3	+200%
YTD Average Days-On-Market	86.80	83.00	83.20	+0.24%
YTD Average Sale Price	\$916,028	\$790,264	\$716,346	-9.35%
YTD Median Sale Price	\$639,000	\$664,400	\$566,000	-14.81%

Grey Highlands MLS Sales and Listing Summary
2024 vs. 2025 vs. 2026

AVERAGE SALE PRICE

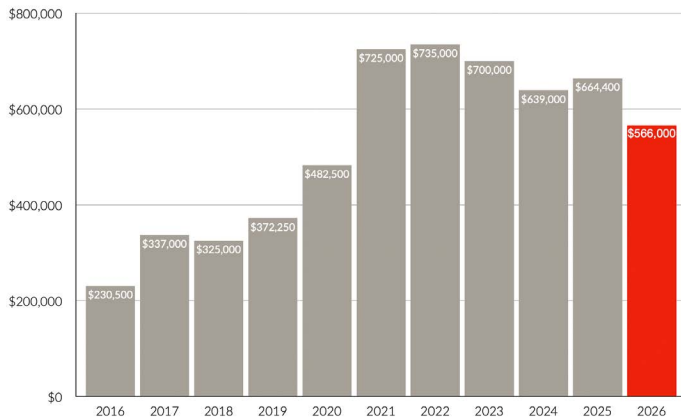


Year-Over-Year

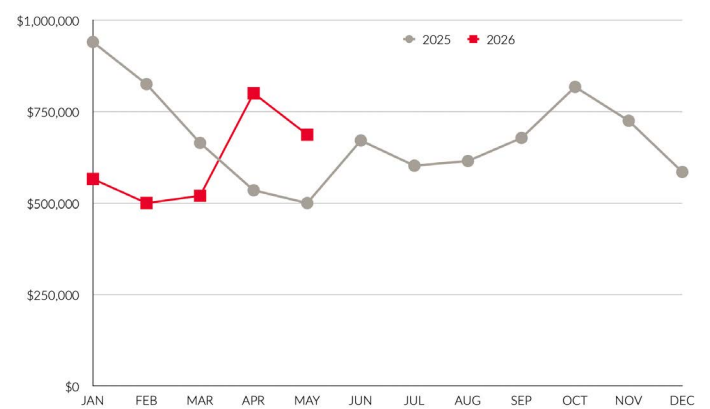


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



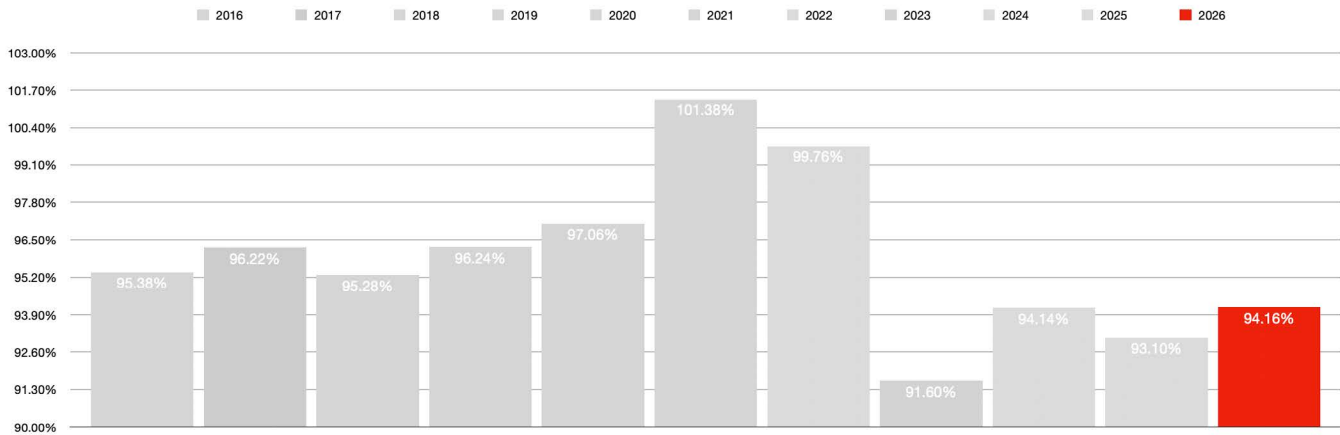
Year-Over-Year



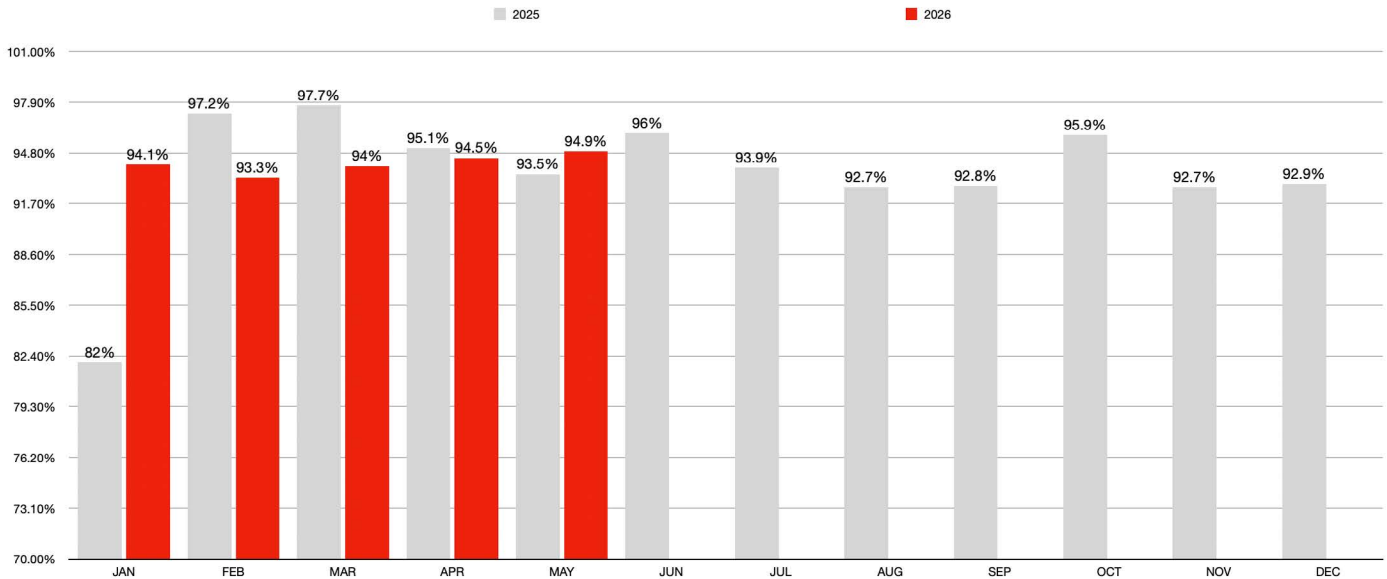
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

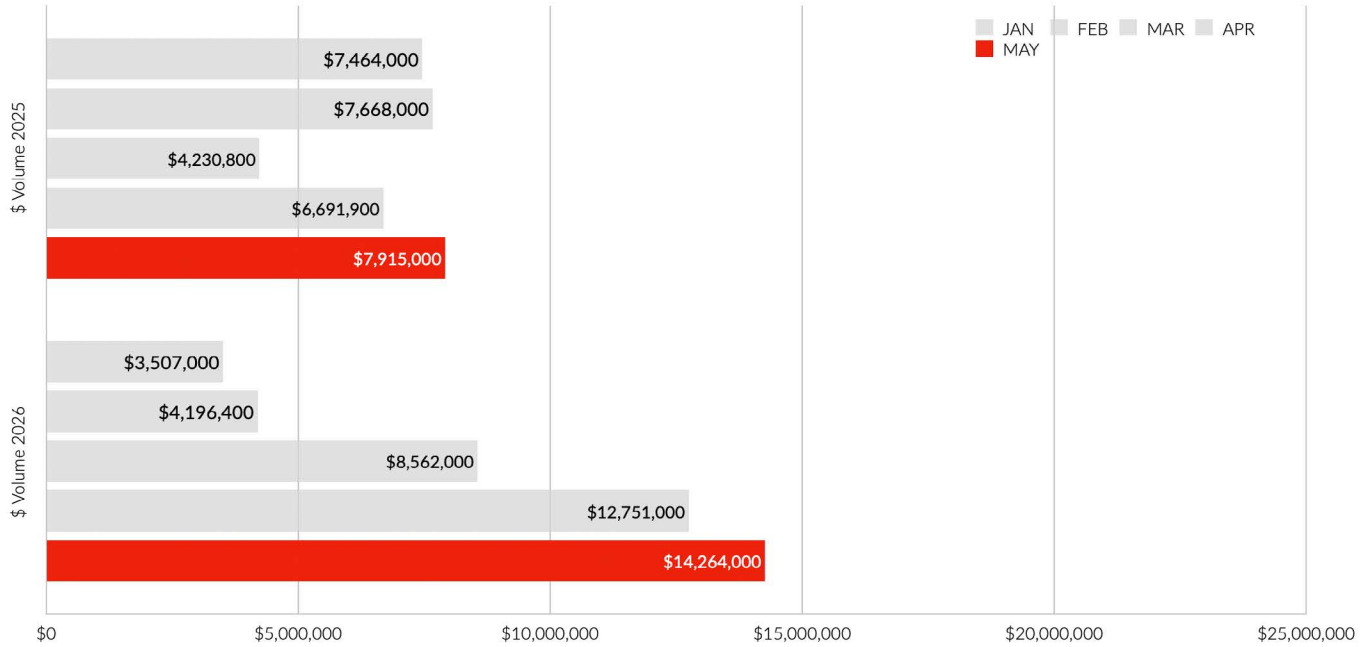


Year-Over-Year

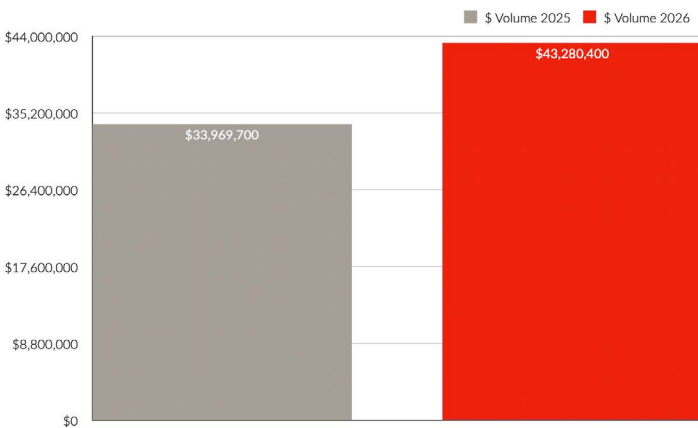


Month-Over-Month 2025 vs. 2026

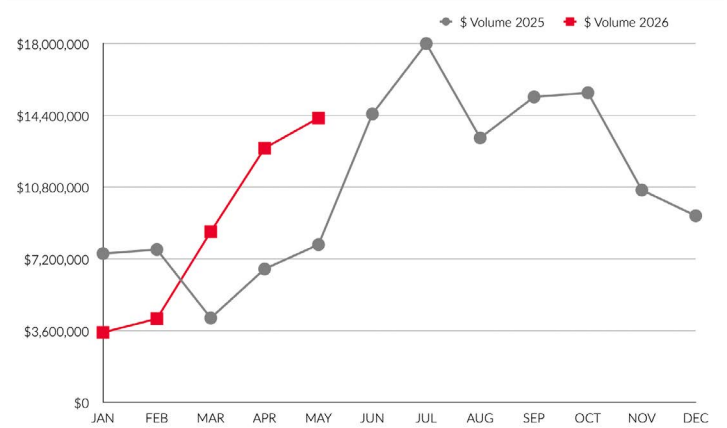
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

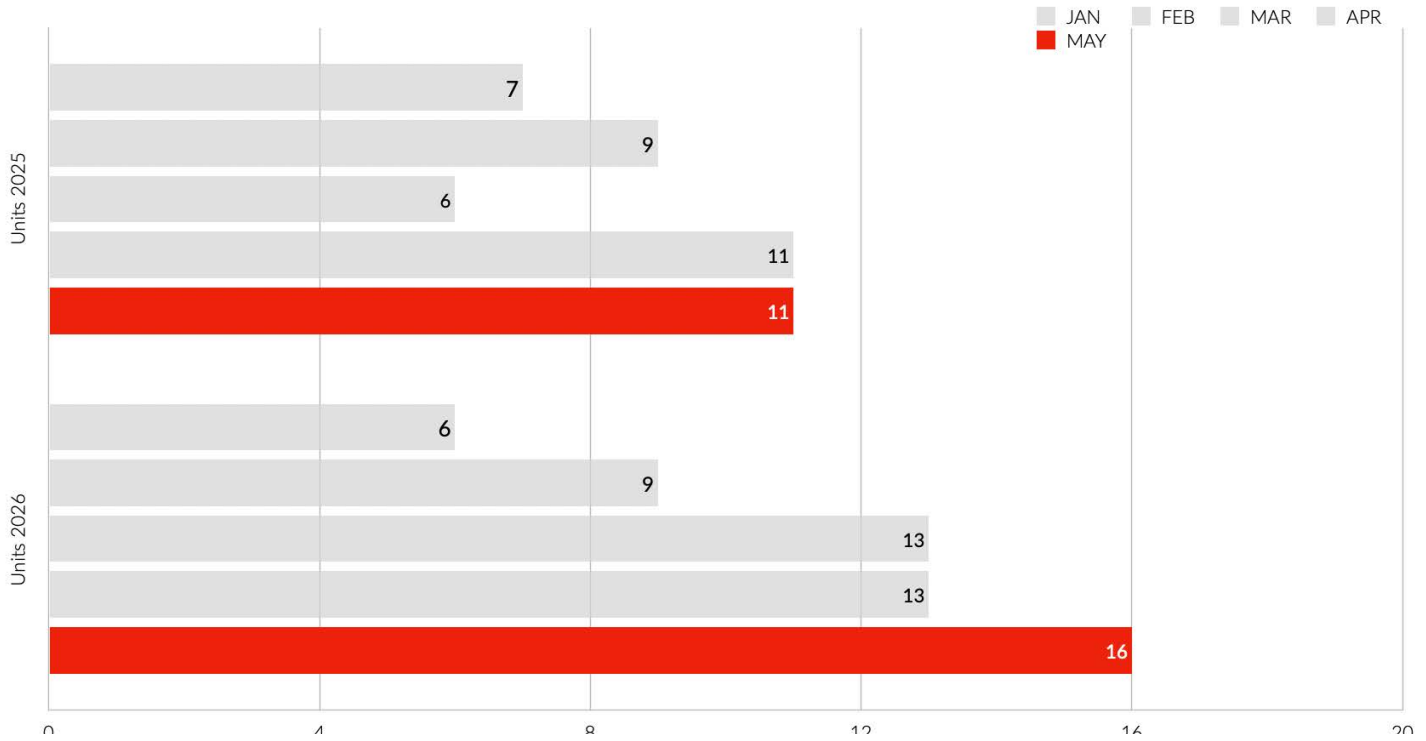


Yearly Totals 2025 vs. 2026

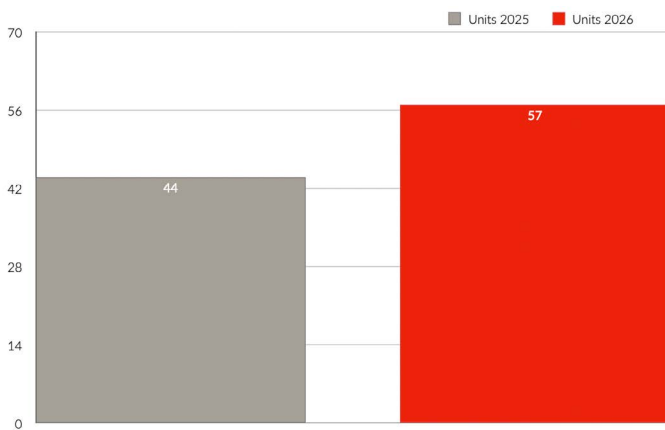


Month vs. Month 2025 vs. 2026

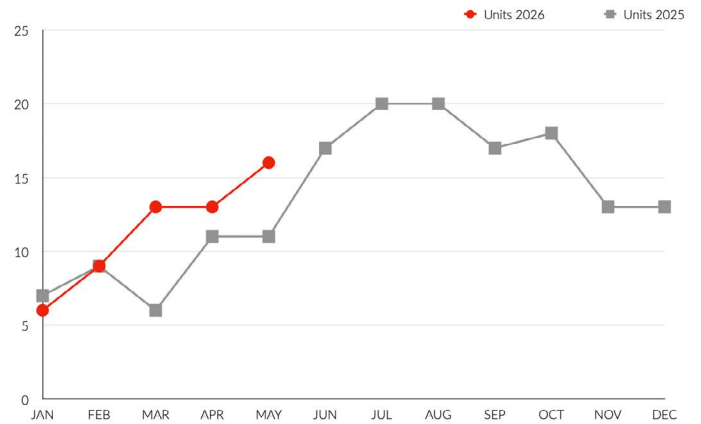
UNIT SALES



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	\$43,280,400 +27.41%	\$0 No Change	\$2,624,500 +40.2%
YTD Unit Sales	57 +29.55%	0 No Change	7 +16.67%
YTD Average Sale Price	\$759,305 -1.65%	\$0 No Change	\$374,929 +20.17%
May Sales Volume	\$14,264,000 +80.21%	\$0 No Change	\$0 -100%
May Unit Sales	16 +45.45%	0 No Change	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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