



2026

**MAY**

**OWEN SOUND**

Real Estate Market Report

# OVERVIEW

## BALANCED MARKET

In [Owen Sound](#), the real estate market remained in balanced market territory this May, with sales activity strengthening year-over-year and pricing showing modest improvement. The median sale price increased 16.28% to \$516,000, while the average sale price rose 3.7% to \$495,300. Sales volume climbed 19.65% to \$14,858,999, supported by a 15.38% increase in unit sales to 30 transactions. New listings increased 5.71% to 74, while expired listings declined 42.86% to 4. With the unit sales-to-listings ratio at 40.54%, conditions reflect a more balanced market, offering opportunities for both buyers and sellers depending on pricing, property type, and local demand.



### May year-over-year sales volume of \$14,858,999

Up +19.65% from 2025's \$12,418,800 with unit sales of 30 up +15.38% from last May's 26. New listings of 74 are up +5.71% from a year ago, with the sales/listing ratio of 40.54% up +9.15%.



### Year-to-date sales volume of \$47,442,009

Down -11.95% from 2025's \$53,882,083 with unit sales of 99 down -9.17% from 2025's 109. New listings of 222 are down -10.12% from a year ago, with the sales/listing ratio of 44.59% up +1.05%.



### Year-to-date average sale price of \$474,169

Down -3.44% from \$491,074 one year ago with median sale price of \$459,500 down from \$461,250 one year ago. Average days-on-market of 55 is down 5 days from last year.

## MAY NUMBERS

Median Sale Price

**\$516,000**

+16.28%

Average Sale Price

**\$495,300**

+3.7%

Sales Volume

**\$14,858,999**

+19.65%

Unit Sales

**30**

+15.38%

New Listings

**74**

+5.71%

Expired Listings

**4**

-42.86%

Unit Sales/Listings Ratio

**40.54%**

+9.15%

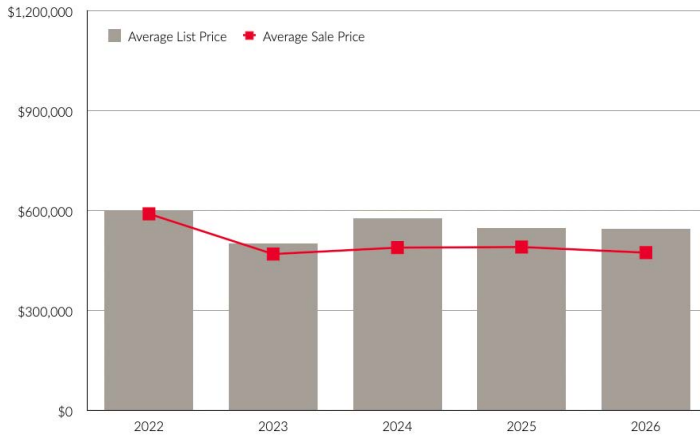
*Year-over-year comparison  
(May 2026 vs. May 2025)*

# THE MARKET IN DETAIL

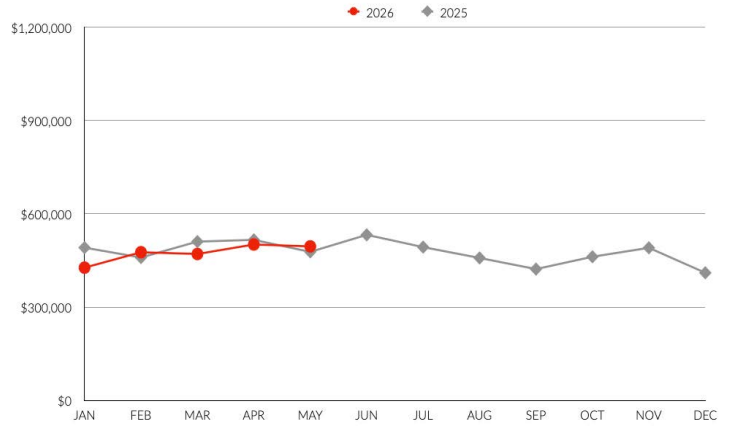
	2024	2025	2026	2025-2026
<b>YTD Volume Sales</b>	\$63,520,900	\$53,882,083	\$47,442,009	-11.95%
<b>YTD Unit Sales</b>	128	109	99	-9.17%
<b>YTD New Listings</b>	259	247	222	-10.12%
<b>YTD Sales/Listings Ratio</b>	49.42%	44.13%	44.59%	+1.05%
<b>YTD Expired Listings</b>	36	31	33	+6.45%
<b>Monthly Volume Sales</b>	\$17,478,200	\$12,418,800	\$14,858,999	+19.65%
<b>Monthly Unit Sales</b>	30	26	30	+15.38%
<b>Monthly New Listings</b>	74	70	74	+5.71%
<b>Monthly Sales/Listings Ratio</b>	40.54%	37.14%	40.54%	+9.15%
<b>Monthly Expired Listings</b>	10	7	4	-42.86%
<b>Monthly Average Sale Price</b>	\$582,607	\$477,646	\$495,300	+3.7%
<b>YTD Sales: \$0-\$199K</b>	3	1	1	No Change
<b>YTD Sales: \$200k-349K</b>	16	16	19	+18.75%
<b>YTD Sales: \$350K-\$549K</b>	76	55	50	-9.09%
<b>YTD Sales: \$550K-\$749K</b>	22	27	24	-11.11%
<b>YTD Sales: \$750K-\$999K</b>	8	9	5	-44.44%
<b>YTD Sales: \$1M+</b>	3	1	0	-100%
<b>YTD Sales: \$2M+</b>	0	0	0	No Change
<b>YTD Average Days-On-Market</b>	51.60	59.60	54.80	-8.05%
<b>YTD Average Sale Price</b>	\$489,307	\$491,074	\$474,169	-3.44%
<b>YTD Median Sale Price</b>	\$470,000	\$461,250	\$459,500	-0.38%

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

# AVERAGE SALE PRICE

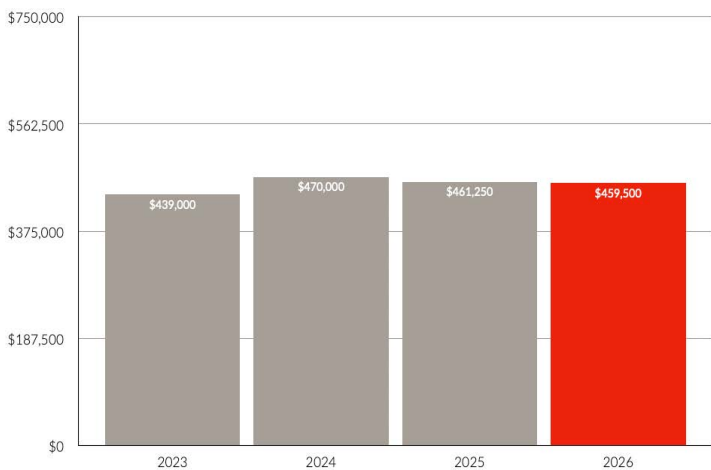


Year-Over-Year

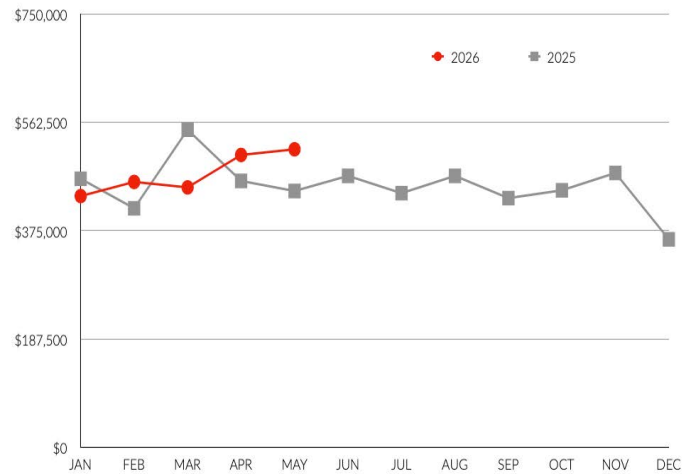


Month-Over-Month 2025 vs. 2026

# MEDIAN SALE PRICE



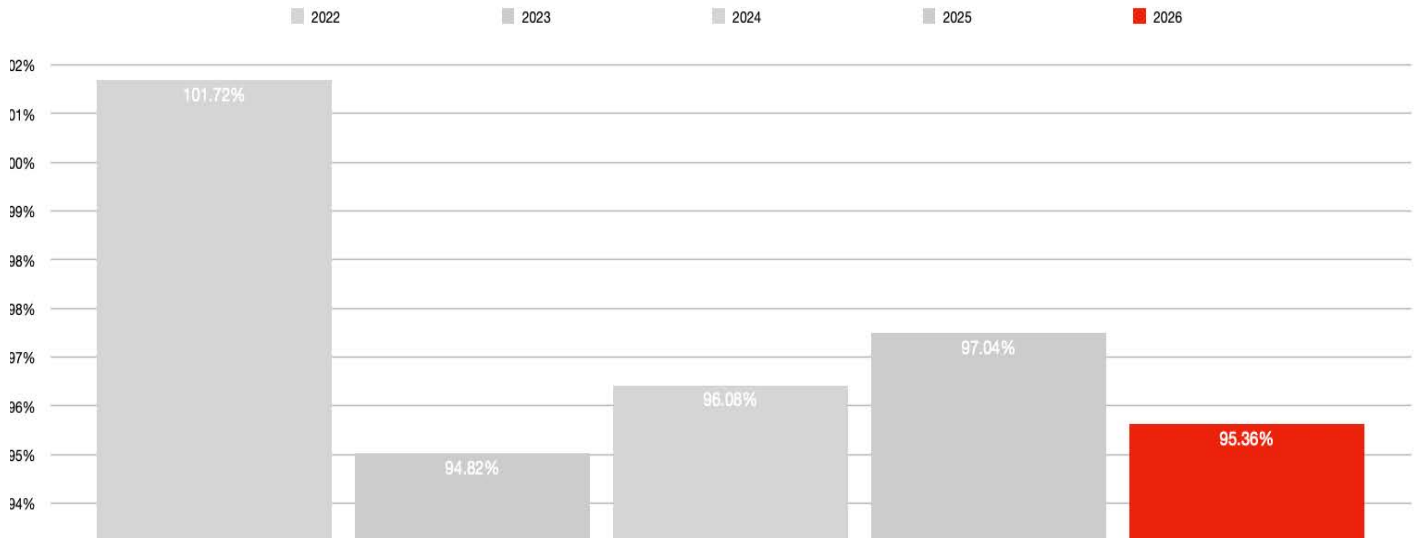
Year-Over-Year



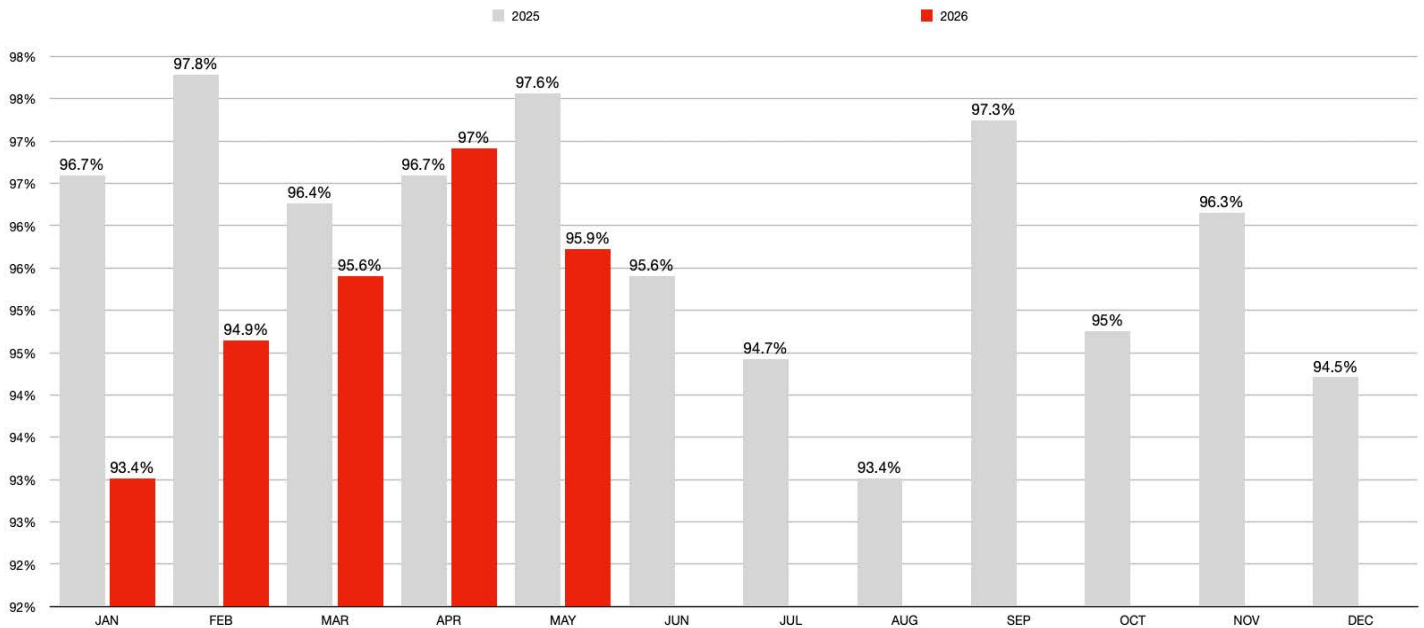
Month-Over-Month 2025 vs. 2026

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

# SALE PRICE VS. LIST PRICE RATIO

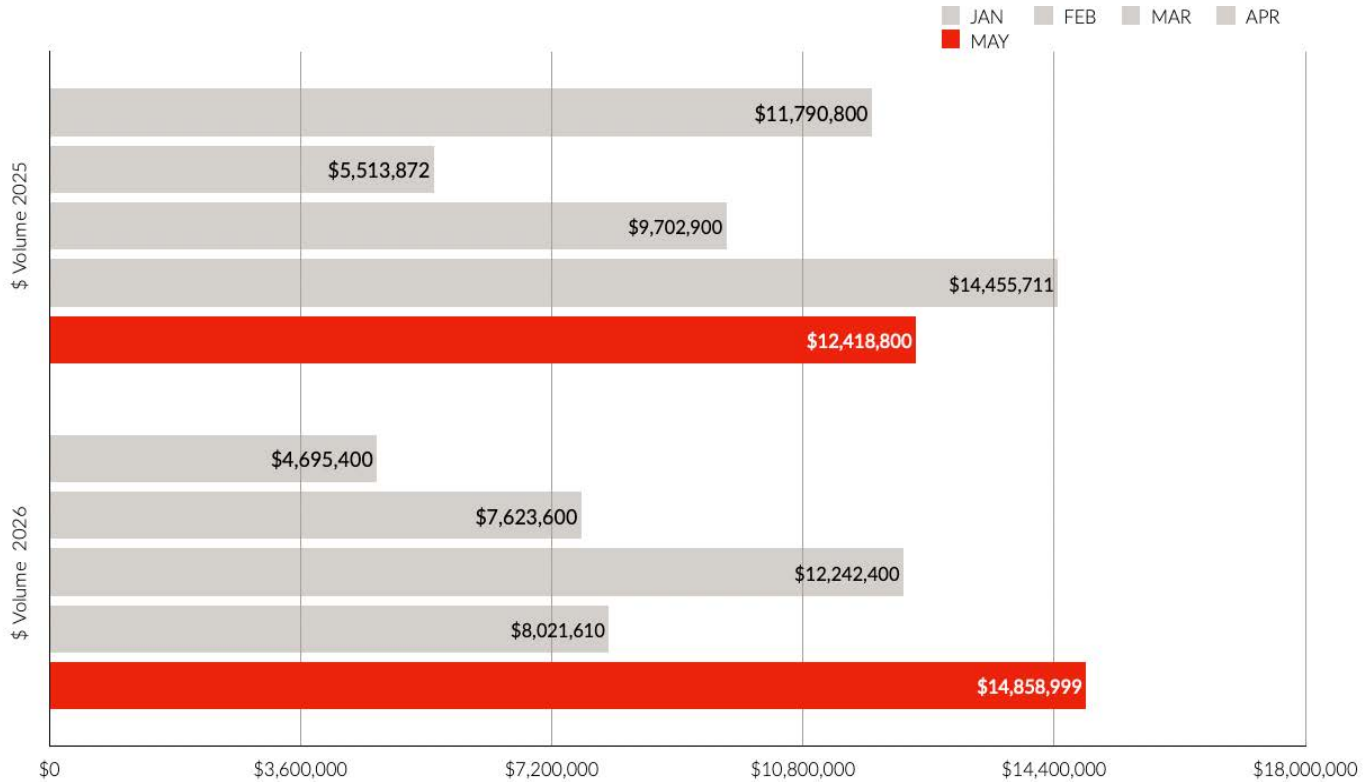


## Year-Over-Year

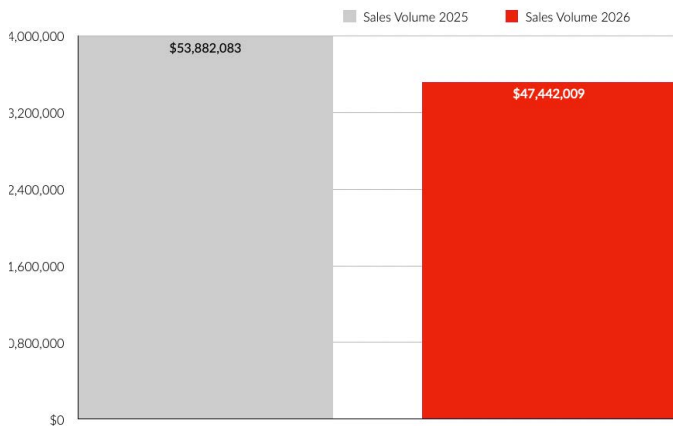


## Month-Over-Month 2025 vs. 2026

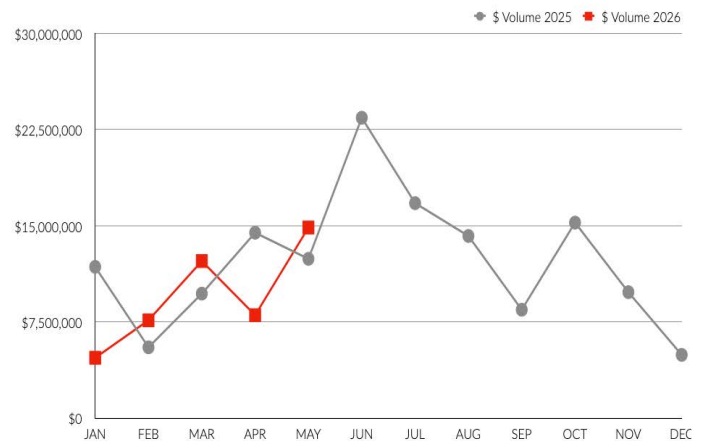
# DOLLAR VOLUME SALES



## Monthly Comparison 2025 vs. 2026

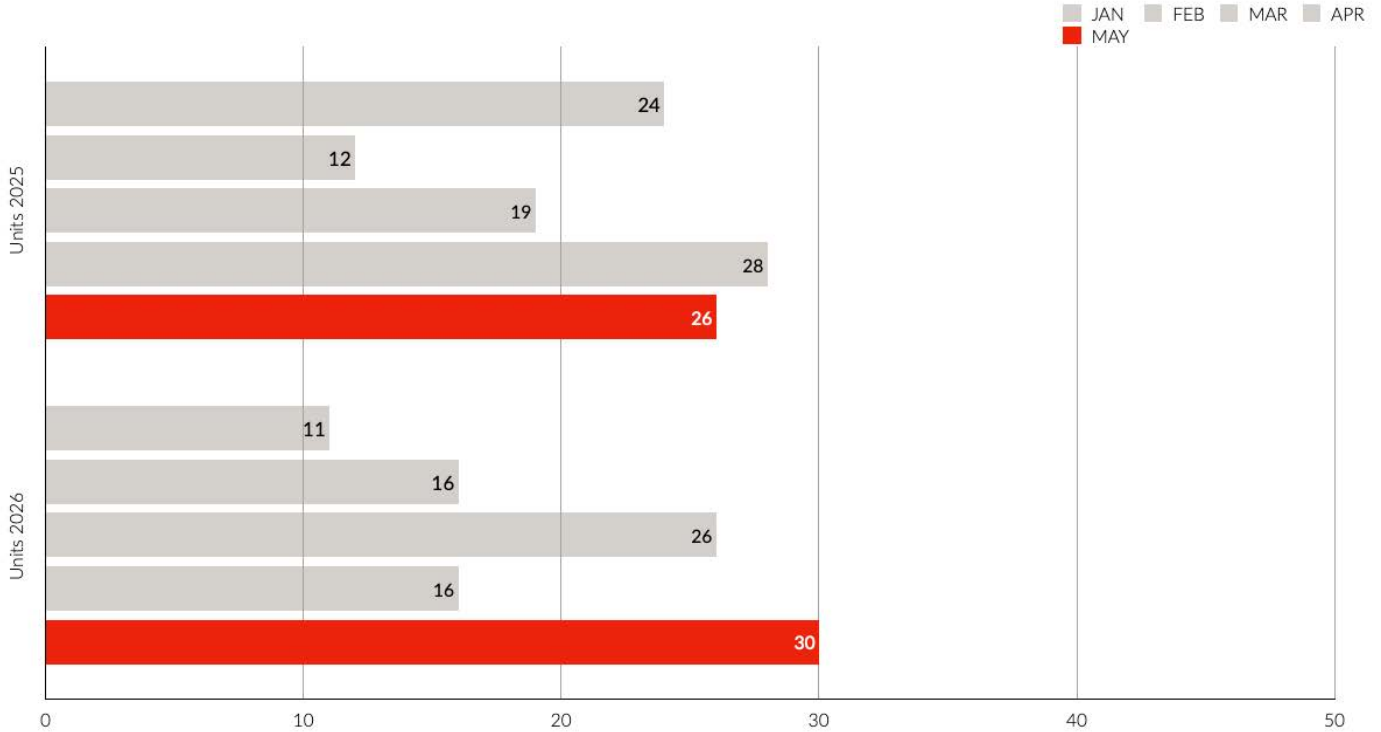


## Yearly Totals 2025 vs. 2026

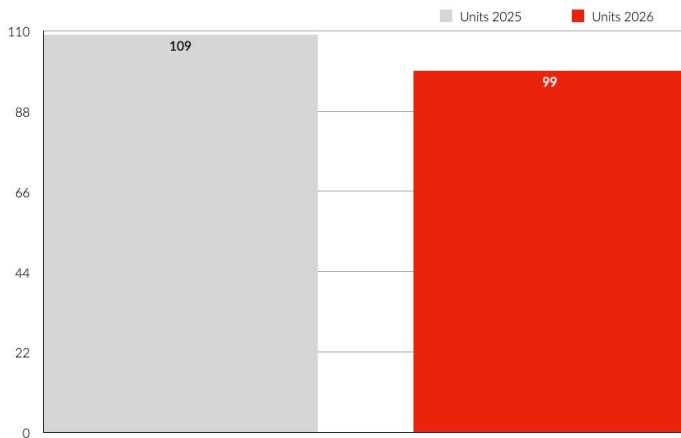


## Month vs. Month 2025 vs. 2026

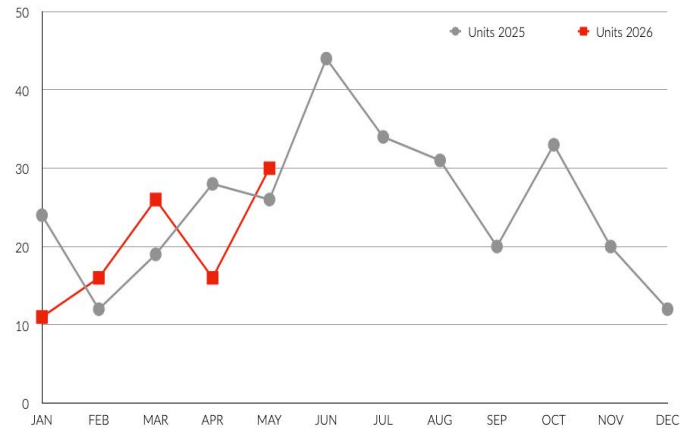
# UNIT SALES



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	\$44,575,009 -4.41%	\$2,867,000 -60.49%	\$0 No Change
YTD Unit Sales	91 +2.25%	8 -60%	0 No Change
YTD Average Sale Price	\$489,791 +4.47%	\$358,375 -1.23%	\$0 No Change
May Sales Volume	\$14,558,999 +33.15%	\$300,000 -79.8%	\$0 No Change
May Unit Sales	29 +31.82%	1 -75%	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**

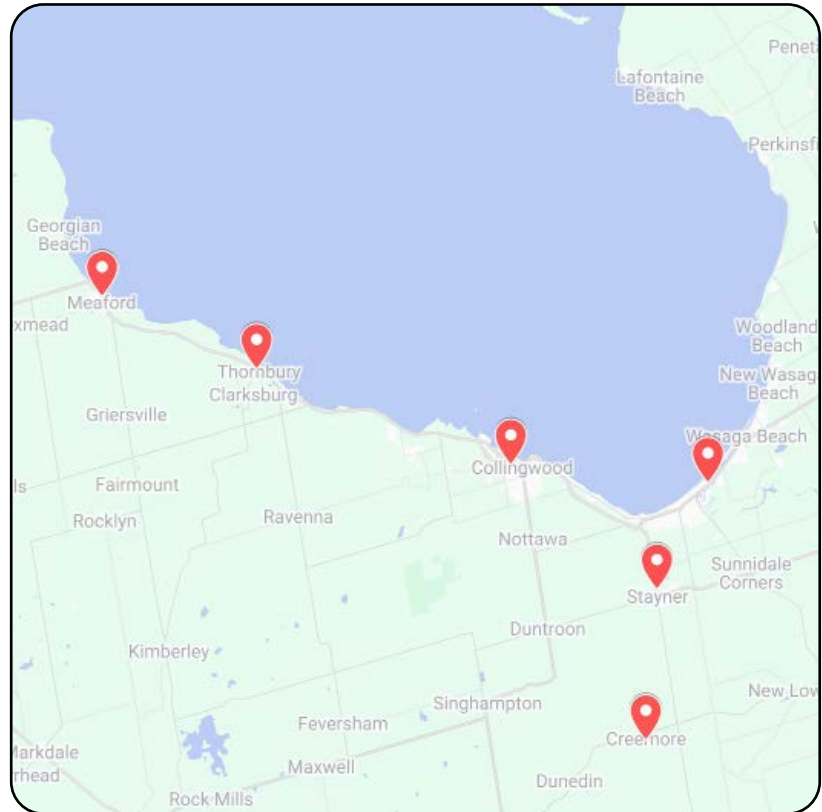
519-599-2136  
27 Arthur St W, Thornbury

## **WASAGA BEACH**

705-429-4800  
1249 Mosley St, Wasaga Beach

## **STAYNER**

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



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