



2026

JUNE

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 June, with sales activity improving year-over-year while overall conditions continued to favour buyers. The median sale price increased 7.82% year-over-year to \$861,250, while the average sale price declined 5.8% to \$987,919. Sales volume rose 2.76% to \$23,710,062, accompanied by a 9.09% increase in unit sales to 24 transactions. New listings decreased 20.45% to 105, while expired listings declined 21.43% to 33. With the unit sales-to-listings ratio sitting at 22.86%, market conditions continue to favour buyers, though sales activity strengthened compared to last June.



June year-over-year sales volume of \$23,710,062

Up +2.76% from 2025's \$23,073,500, with unit sales of 24 up +9.09% from last June's 22. New listings of 105 are down -20.45%, while the sales/listings ratio of 22.86% is up +37.14%.



Year-to-date sales volume of \$156,980,862

Up +2.67% from 2025's \$152,894,087, with unit sales of 138, unchanged from 138 one year ago. New listings of 634 are down -3.79% from last year, while the sales/listings ratio of 21.77% is up +3.94%.



Year-to-date average sale price of \$1,142,563

Up +1.75% from \$1,122,904 one year ago, while the median sale price of \$860,625 is down -4.64% from \$902,500 one year ago. Average days on market of 62.17 is down from 68.33 days last year, indicating homes are selling more quickly despite buyer's market conditions.

JUNE NUMBERS

Median Sale Price

\$861,250

+7.82%

Average Sale Price

\$987,919

-5.8%

Sales Volume

\$23,710,062

+2.76%

Unit Sales

24

+9.09%

New Listings

105

-20.45%

Expired Listings

33

-21.43%

Unit Sales/Listings Ratio

22.86%

+37.14%

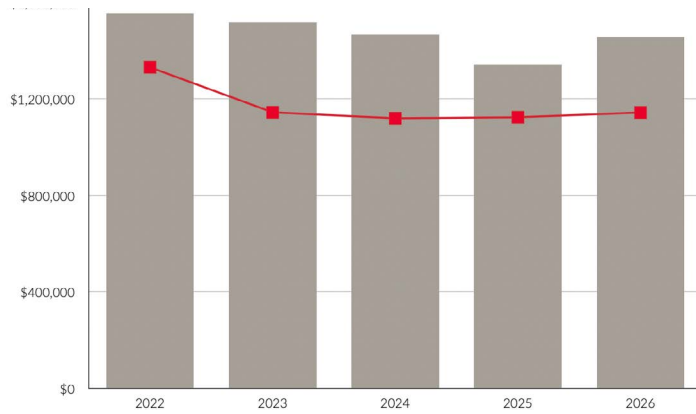
*Year-over-year comparison
(June 2026 vs. June 2025)*

THE MARKET IN DETAIL

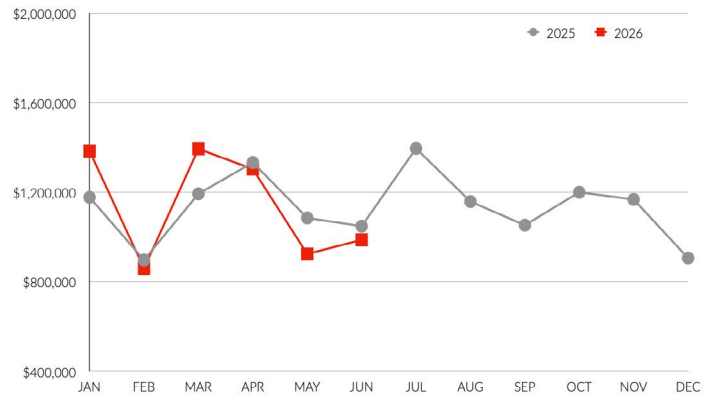
	2024	2025	2026	2025-2026
YTD Volume Sales	\$154,371,903	\$152,894,087	\$156,980,862	+2.67%
YTD Unit Sales	137	138	138	No Change
YTD New Listings	599	659	634	-3.79%
YTD Sales/Listings Ratio	22.87%	20.94%	21.77%	+3.94%
YTD Expired Listings	129	209	150	-28.23%
Monthly Volume Sales	\$29,185,075	\$23,073,500	\$23,710,062	+2.76%
Monthly Unit Sales	26	22	24	+9.09%
Monthly New Listings	93	132	105	-20.45%
Monthly Sales/Listings Ratio	27.96%	16.67%	22.86%	+37.14%
Monthly Expired Listings	23	42	33	-21.43%
Monthly Average Sale Price	\$1,122,503	\$1,048,795	\$987,919	-5.8%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	2	4	6	+50%
YTD Sales: \$350K-\$549K	15	19	29	+52.63%
YTD Sales: \$550K-\$749K	27	23	20	-13.04%
YTD Sales: \$750K-\$999K	28	30	24	-20%
YTD Sales: \$1M+	62	49	41	-16.33%
YTD Sales: \$2M+	16	14	21	+50%
YTD Average Days-On-Market	61.00	68.33	62.17	-9.02%
YTD Average Sale Price	\$1,118,660	\$1,122,904	\$1,142,563	+1.75%
YTD Median Sale Price	\$949,750	\$902,500	\$860,625	-4.64%

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

AVERAGE SALE PRICE

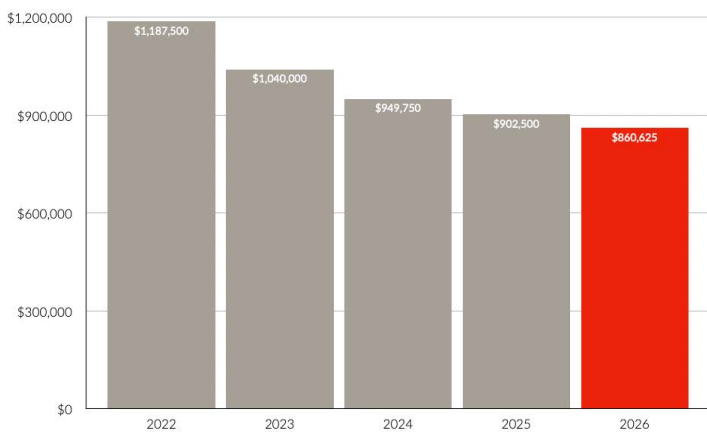


Year-Over-Year

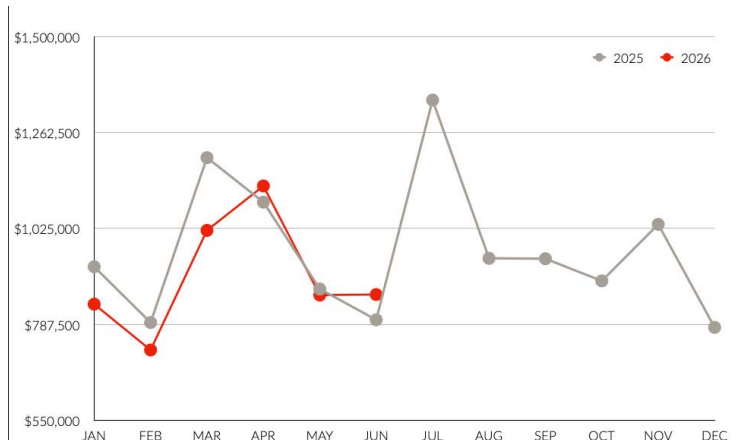


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



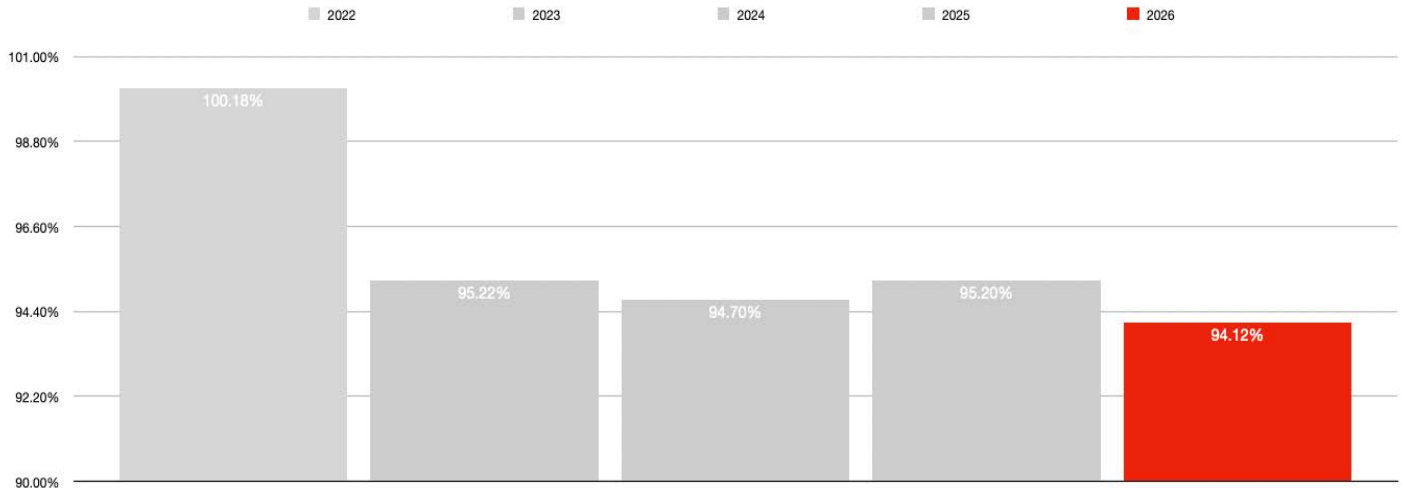
Year-Over-Year



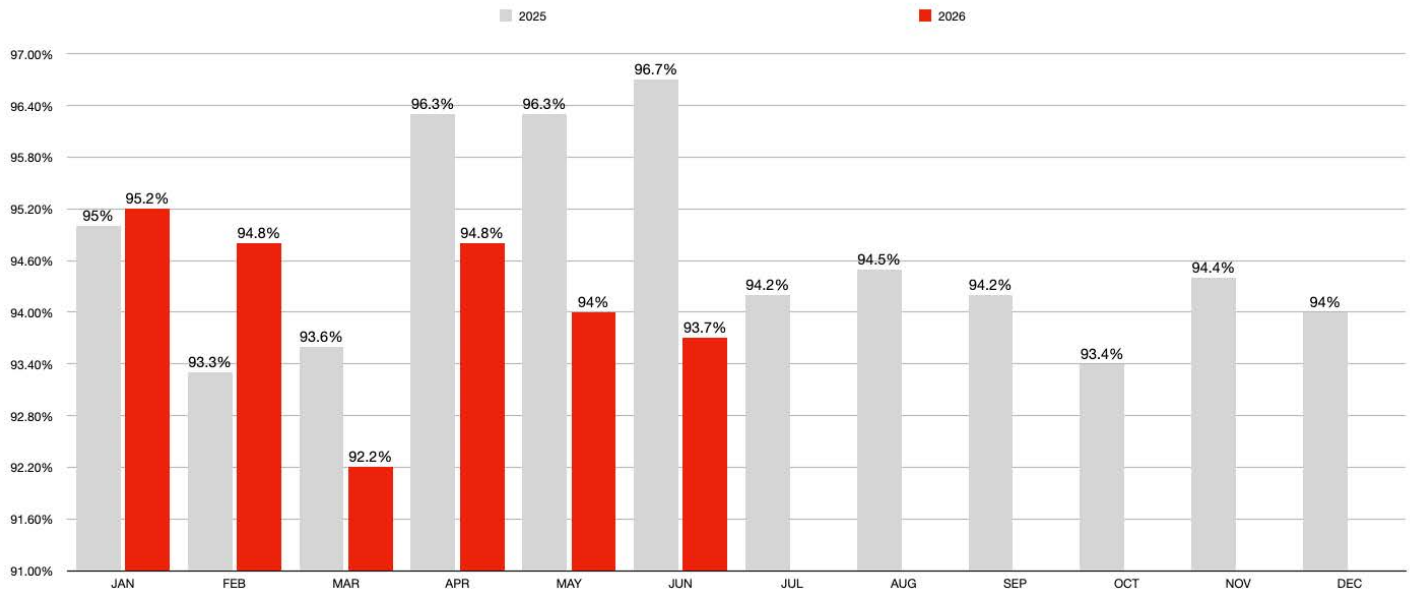
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

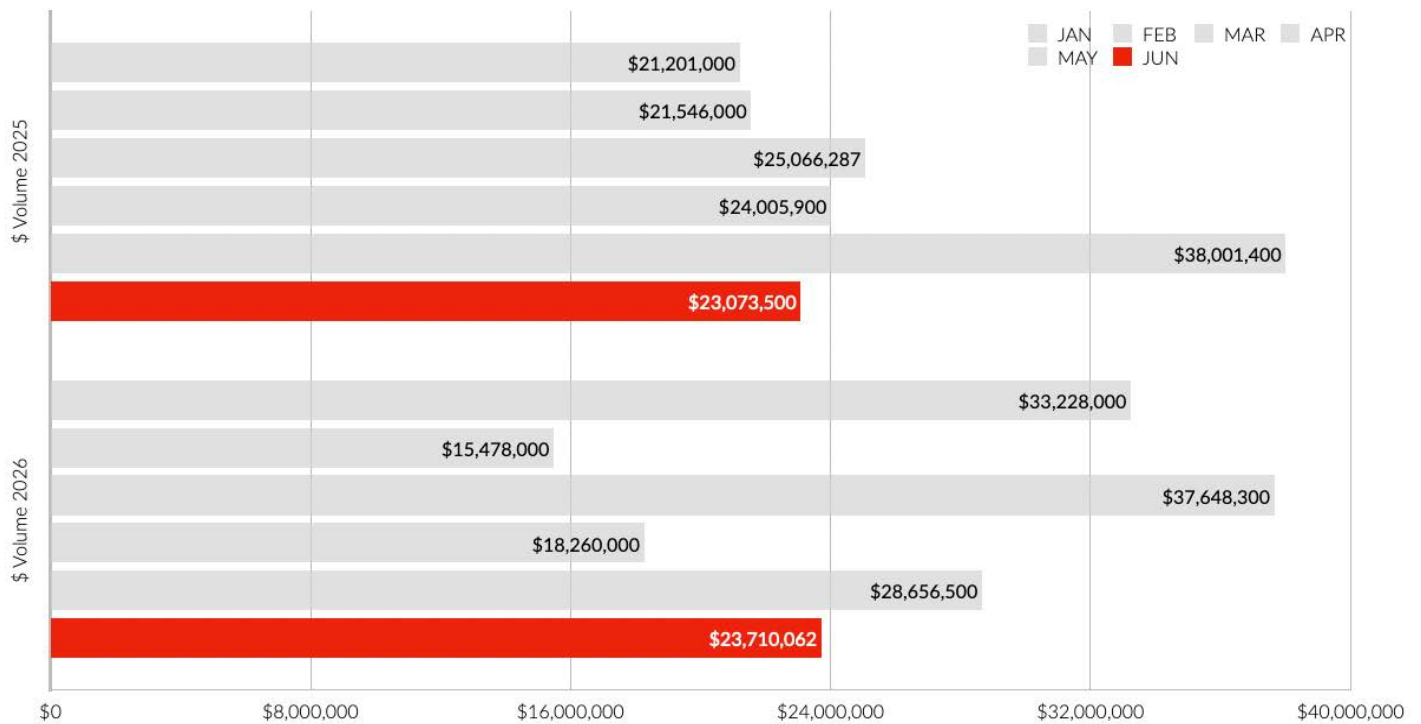


Year-Over-Year

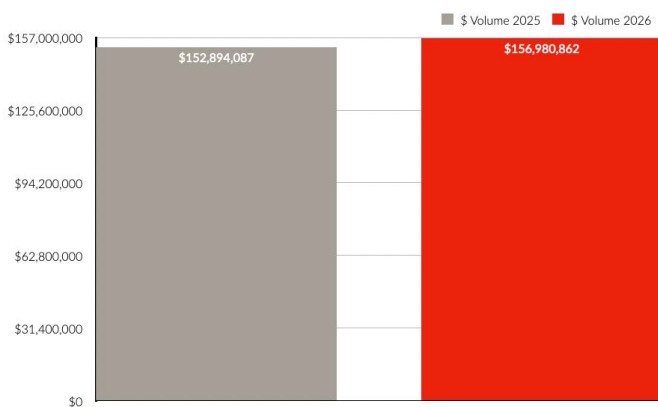


Month-Over-Month 2025 vs. 2026

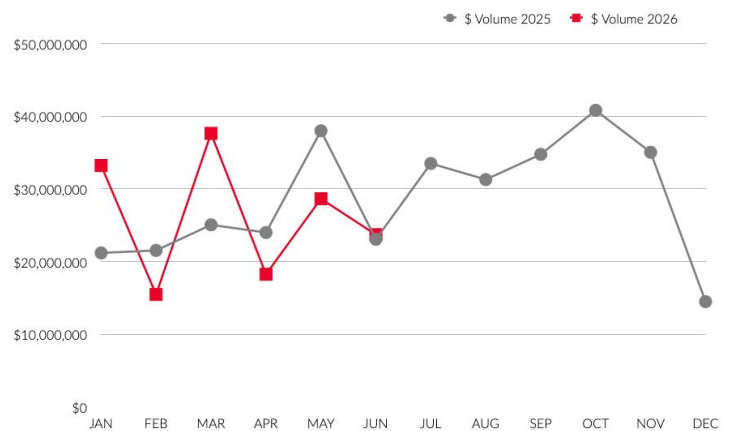
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

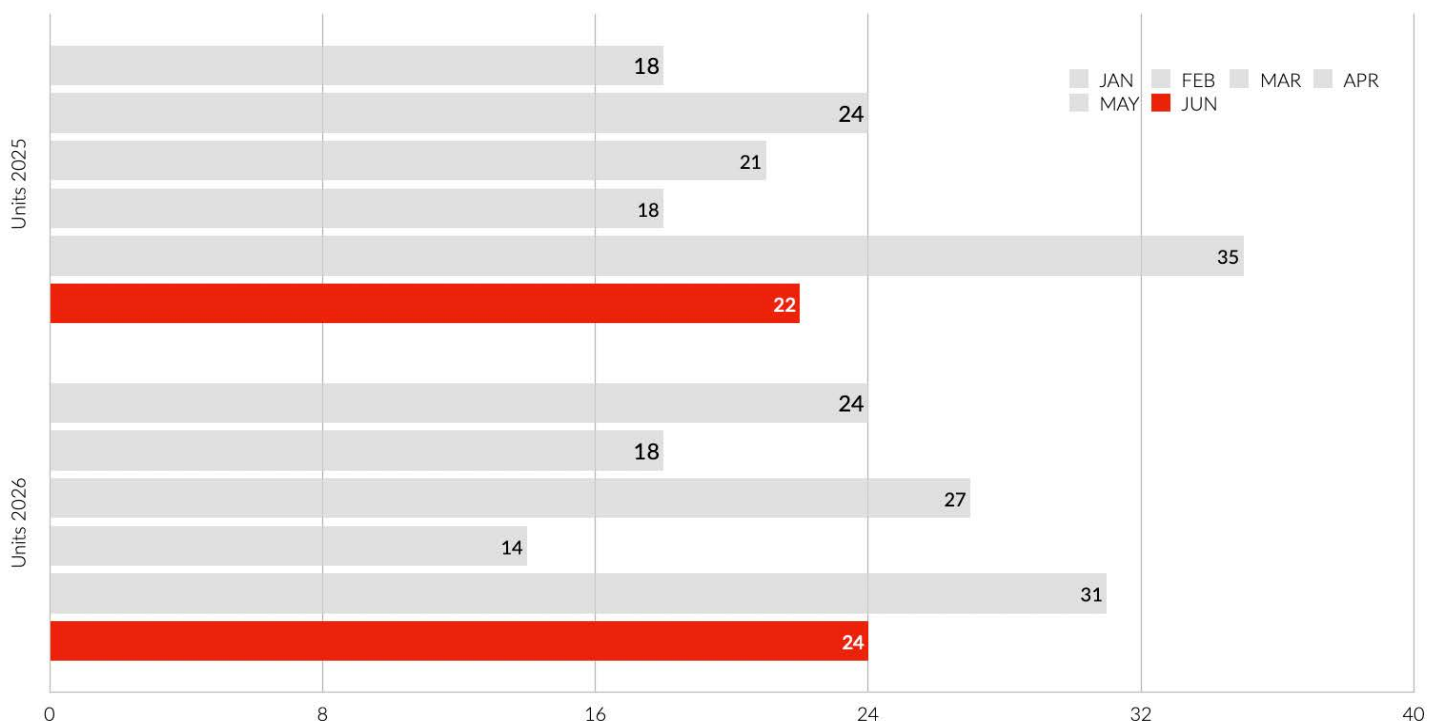


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

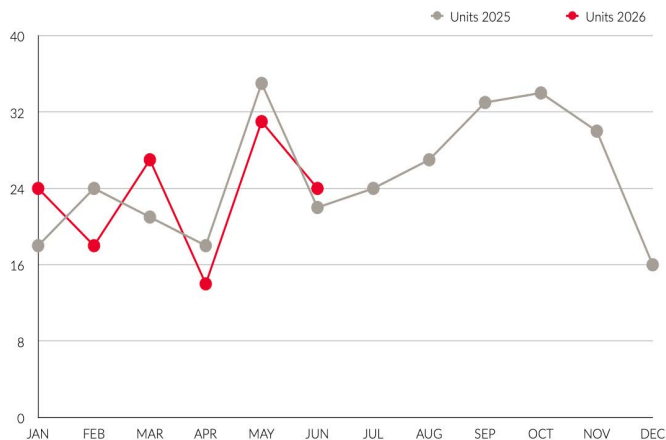
UNIT SALES



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	\$123,418,612 +2.94%	\$33,562,250 +1.7%	\$4,990,112 +14.43%
YTD Unit Sales	80 -8.05%	58 +13.73%	7 +16.67%
YTD Average Sale Price	\$1,542,733 +11.95%	\$578,659 -10.58%	\$712,873 -1.92%
June Sales Volume	\$18,472,612 +9.3%	\$5,237,450 -15.15%	\$1,390,112 +78.22%
June Unit Sales	14 +16.67%	10 No Change	2 +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

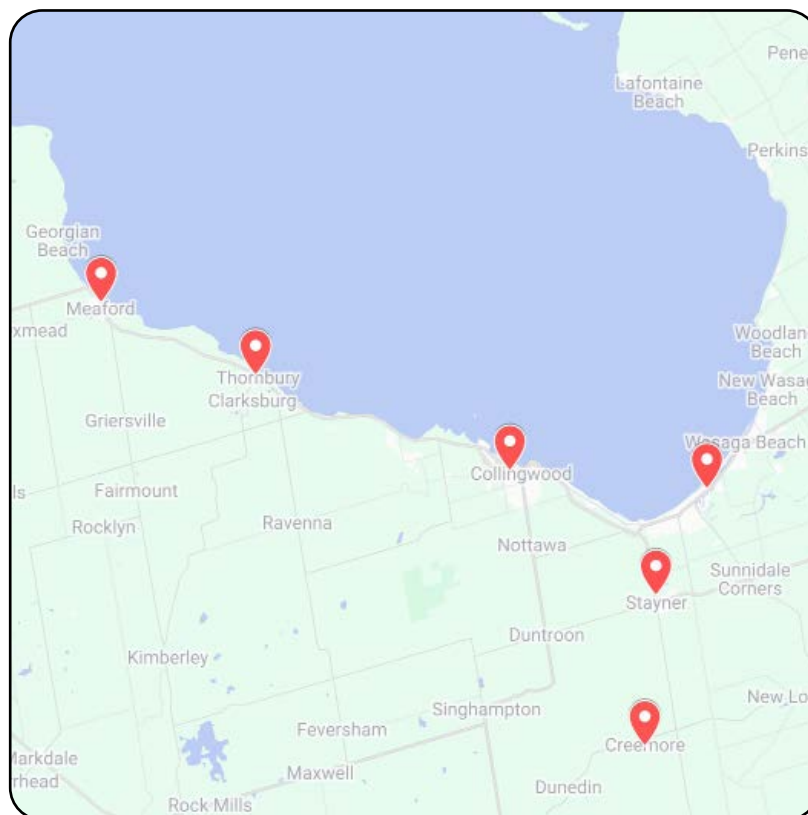
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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