



2026

JUNE

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 June, with sales activity softening year-over-year while pricing showed improvement. The median sale price increased 1.58% to \$706,000, while the average sale price rose 6.23% to \$840,016. Sales volume declined 23.02% to \$42,000,800, alongside a 27.54% decrease in unit sales to 50 transactions. New listings increased 6.43% to 182, while expired listings rose 22.22% to 22. With the unit sales-to-listings ratio at 27.47%, conditions continue to favour buyers, offering selection and negotiating flexibility despite stronger average pricing.



June year-over-year sales volume of \$42,000,800

Down -23.02% from 2025's \$54,562,000 with unit sales of 50 down -27.54% from last June's 69. New listings of 182 are up +6.43% from a year ago, with the sales/listing ratio of 27.47% down -31.92%.



Year-to-date sales volume of \$191,979,247

Down -5.35% from 2025's \$202,823,641 with unit sales of 244 down -5.06% from 2025's 257. New listings of 804 are down -7.59% from a year ago, with the sales/listing ratio of 30.35% up +2.74%.



Year-to-date average sale price of \$778,640

Up +0.66% from \$773,498 one year ago with median sale price of \$683,000 down from \$690,000 one year ago. Average days-on-market of 53.33 is down from 56.50 days last year, indicating homes are selling slightly more quickly despite buyer's market conditions.

JUNE NUMBERS

Median Sale Price

\$706,000

+1.58%

Average Sale Price

\$840,016

+6.23%

Sales Volume

\$42,000,800

-23.02%

Unit Sales

50

-27.54%

New Listings

182

+6.43%

Expired Listings

22

+22.22%

Unit Sales/Listings Ratio

27.47%

-31.92%

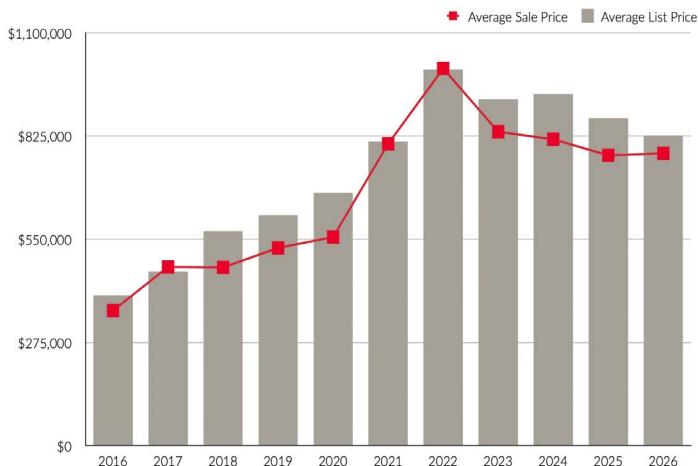
*Year-over-year comparison
(June 2026 vs. June 2025)*

THE MARKET IN DETAIL

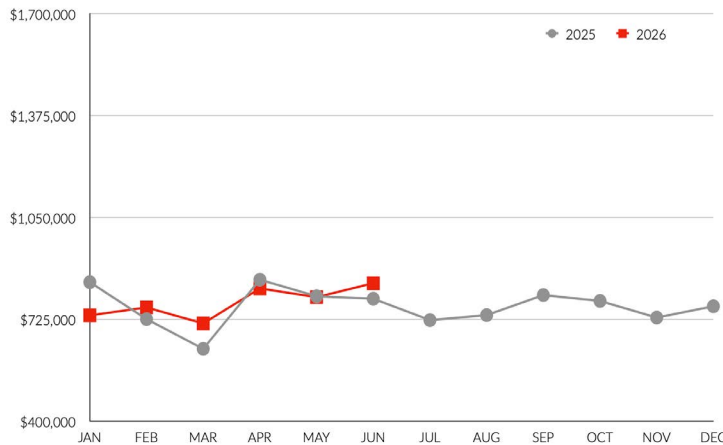
	2024	2025	2026	2025-2026
YTD Volume Sales	\$186,259,068	\$202,823,641	\$191,979,247	-5.35%
YTD Unit Sales	225	257	244	-5.06%
YTD New Listings	706	870	804	-7.59%
YTD Sales/Listings Ratio	31.87%	29.54%	30.35%	+2.74%
YTD Expired Listings	136	159	151	-5.03%
Monthly Volume Sales	\$25,858,900	\$54,562,000	\$42,000,800	-23.02%
Monthly Unit Sales	34	69	50	-27.54%
Monthly New Listings	126	171	182	+6.43%
Monthly Sales/Listings Ratio	26.98%	40.35%	27.47%	-31.92%
Monthly Expired Listings	20	18	22	+22.22%
Monthly Average Sale Price	\$760,556	\$790,754	\$840,016	+6.23%
YTD Sales: \$0-\$199K	3	1	1	No Change
YTD Sales: \$200k-349K	2	12	12	No Change
YTD Sales: \$350K-\$549K	45	64	59	-7.81%
YTD Sales: \$550K-\$749K	64	71	68	-4.23%
YTD Sales: \$750K-\$999K	55	61	46	-24.59%
YTD Sales: \$1M-\$2M	55	41	54	+31.71%
YTD Sales: \$2M+	6	8	4	-50%
YTD Average Days-On-Market	50.33	56.50	53.33	-5.6%
YTD Average Sale Price	\$816,225	\$773,498	\$778,640	+0.66%
YTD Median Sale Price	\$949,750	\$690,000	\$683,000	-1.01%

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

AVERAGE SALE PRICE

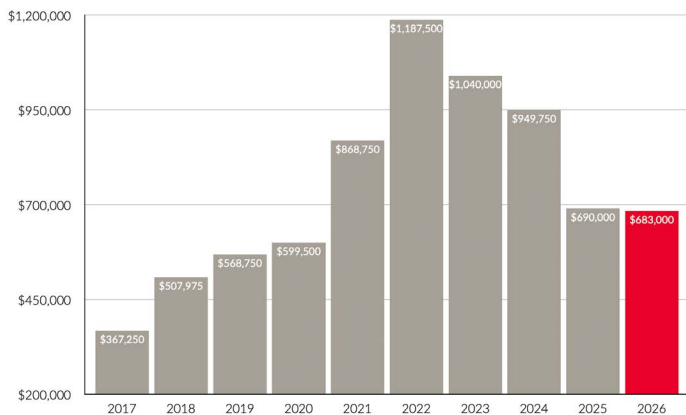


Year-Over-Year

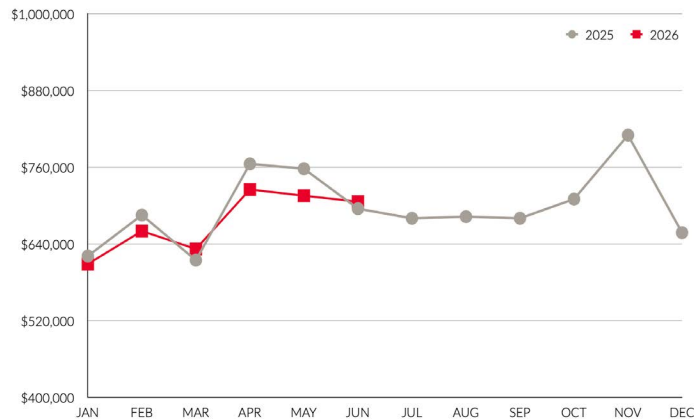


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



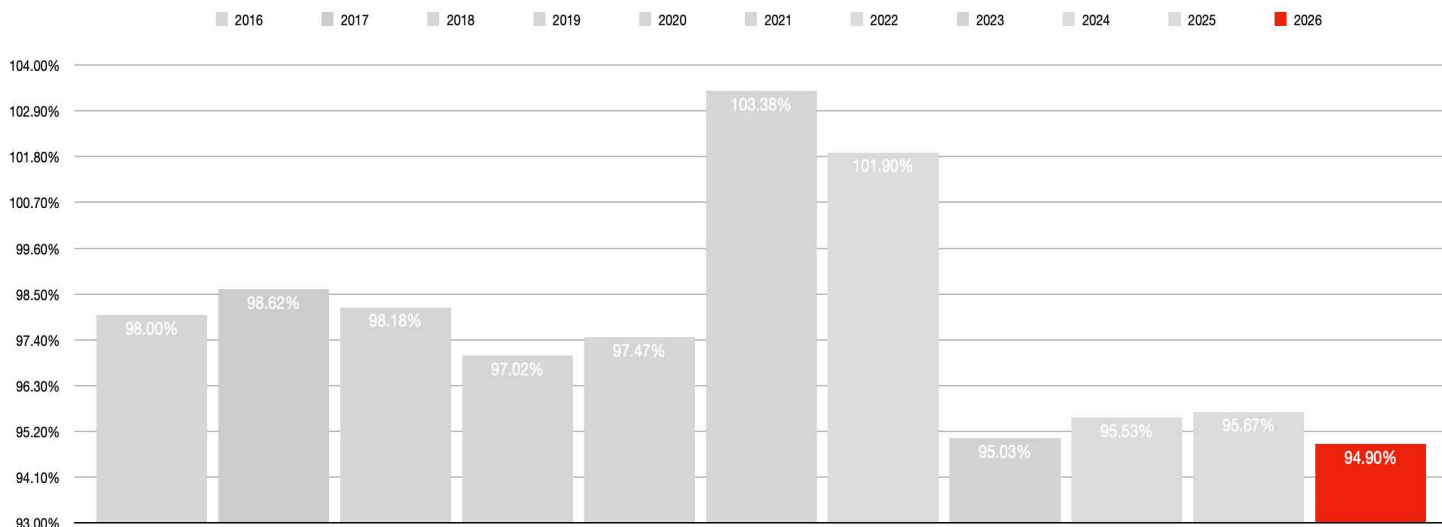
Year-Over-Year



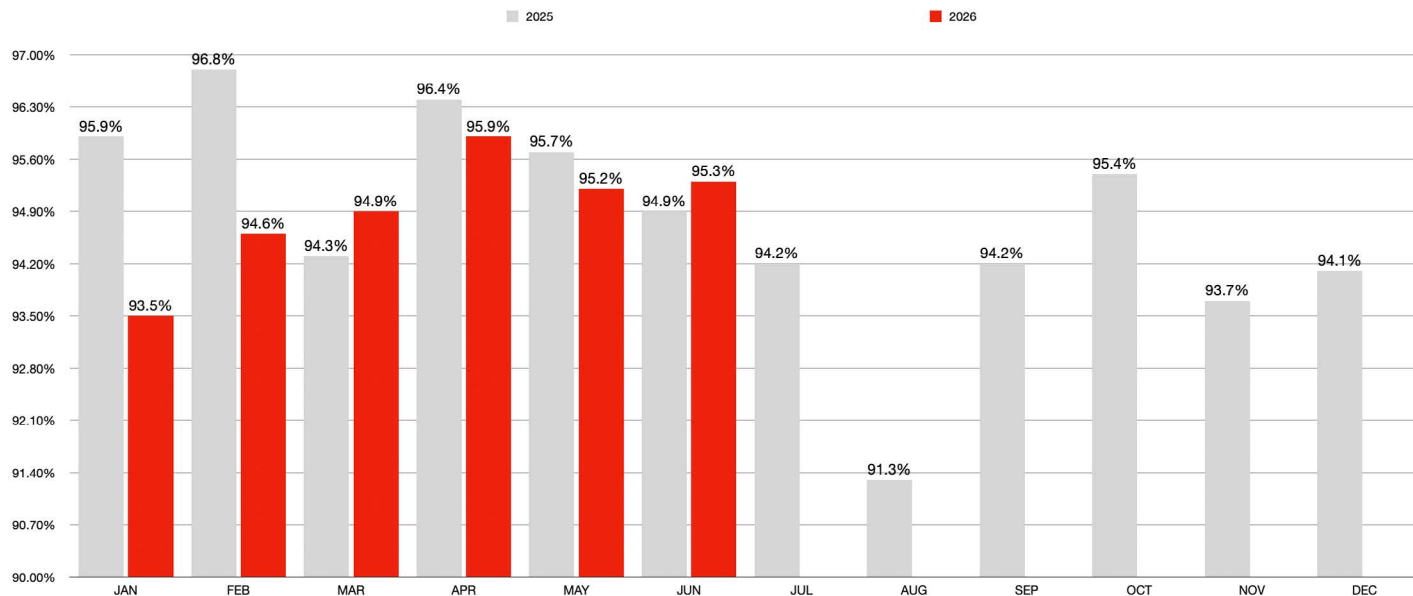
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

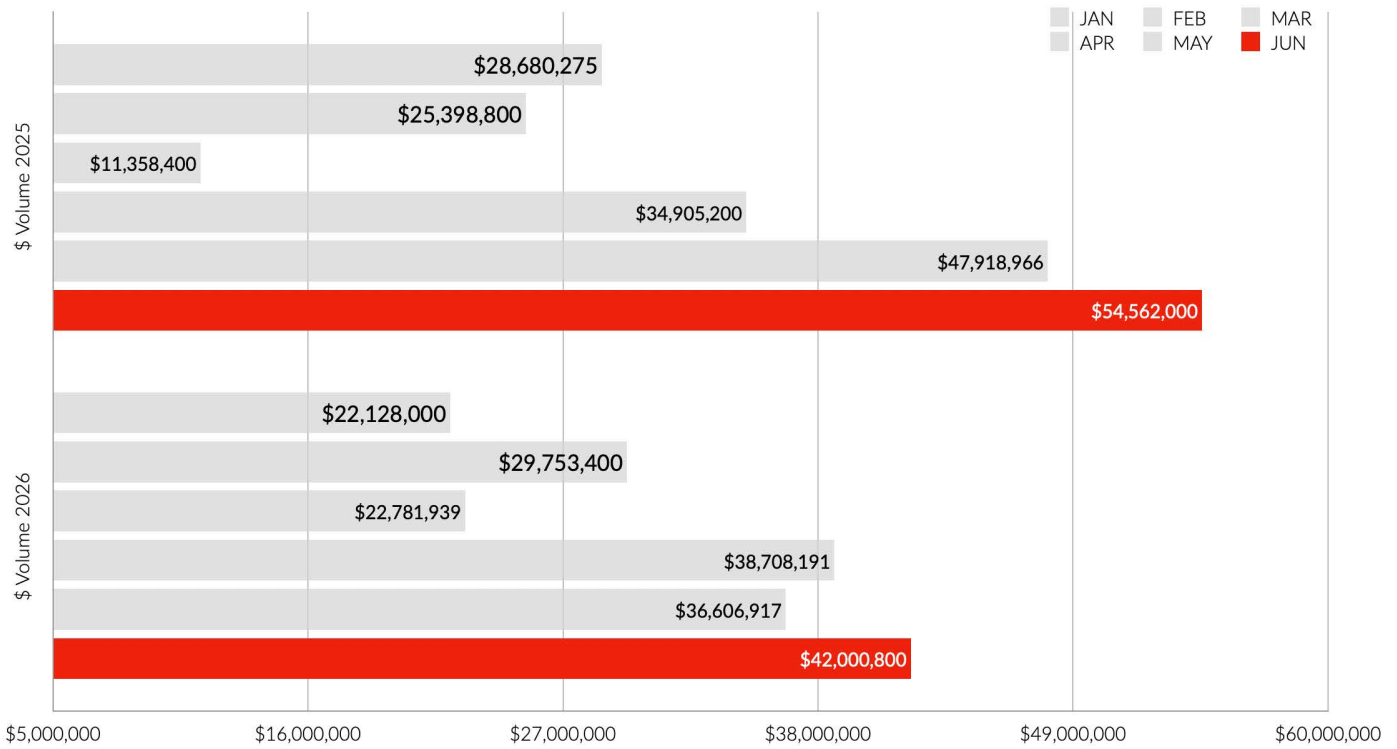


Year-Over-Year

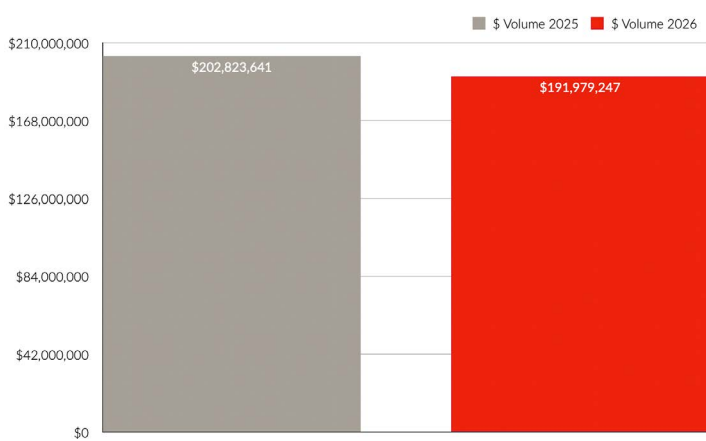


Month-Over-Month 2025 vs. 2026

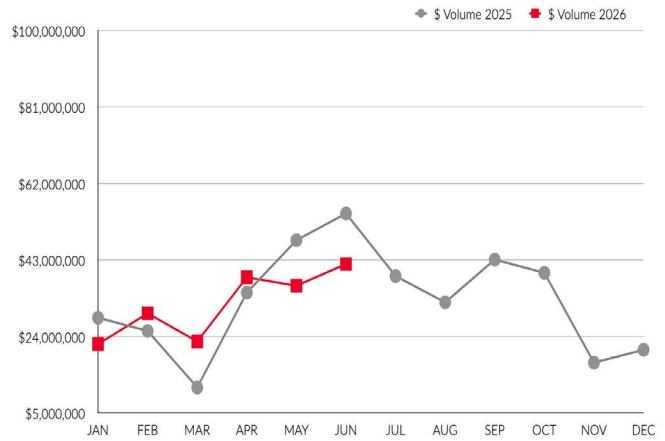
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

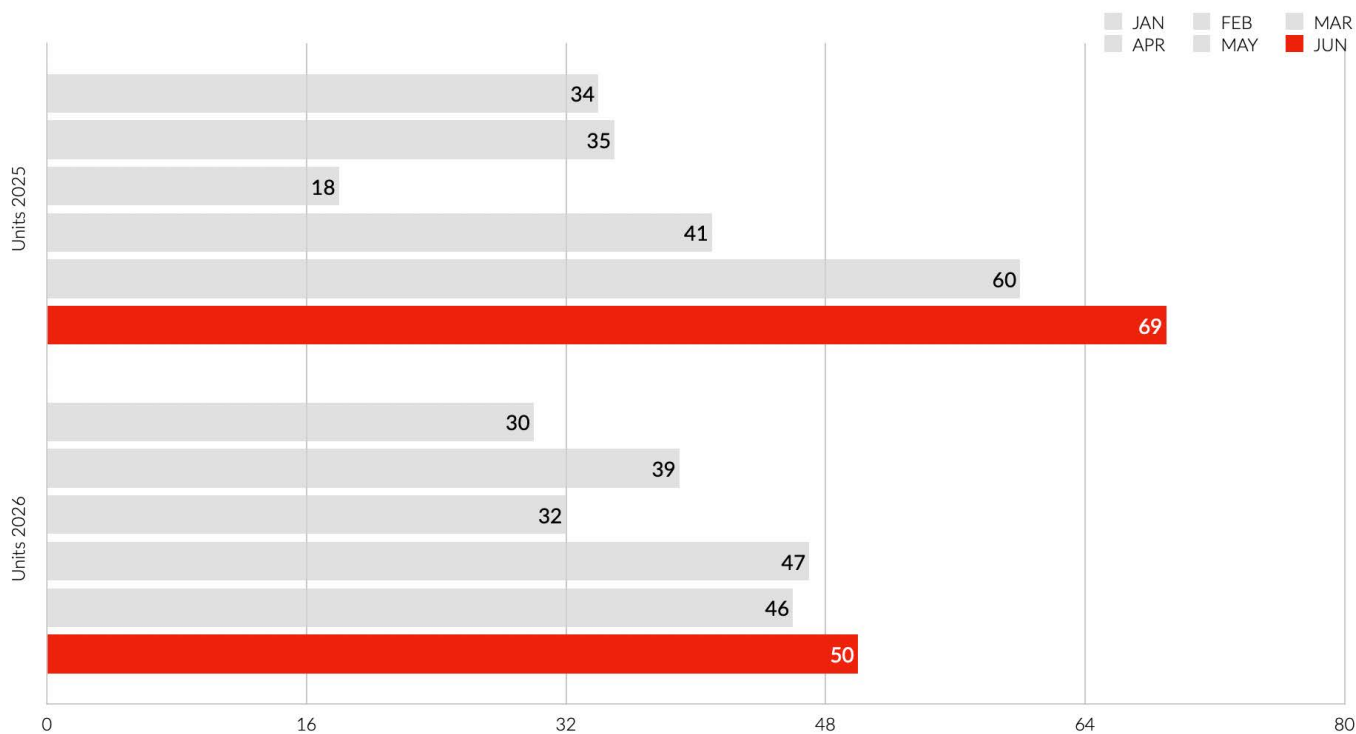


YTD Totals 2025 vs. 2026

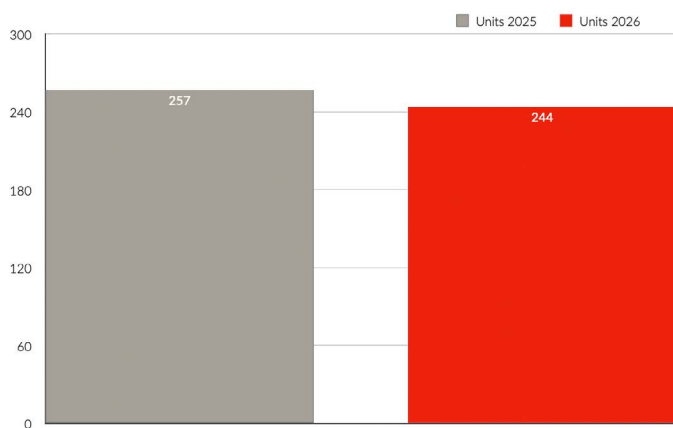


Month vs. Month 2025 vs. 2026

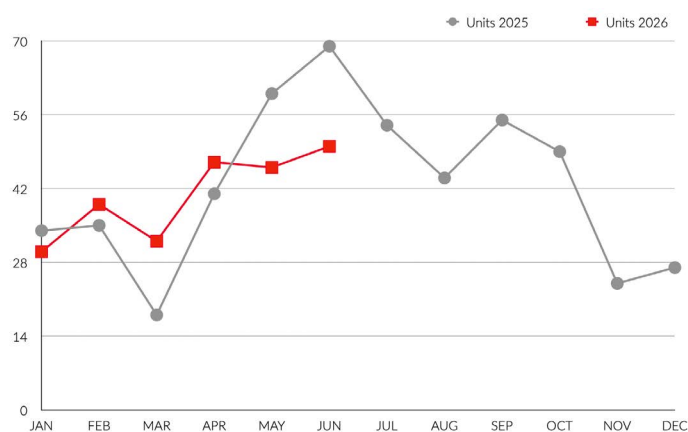
UNIT SALES



Monthly Comparison 2025 vs. 2026



YTD Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$131,434,848 -8.13%	 \$60,544,399 +1.33%	 \$0 -100%
YTD Unit Sales	 145 -6.45%	 99 -2.94%	 0 -100%
YTD Average Sale Price	 \$906,447 -1.8%	 \$611,560 +4.4%	 \$0 -100%
June Sales Volume	 \$33,042,900 -21.17%	 \$8,957,900 -29.15%	 \$0 -100%
June Unit Sales	 33 -31.25%	 17 -19.05%	 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

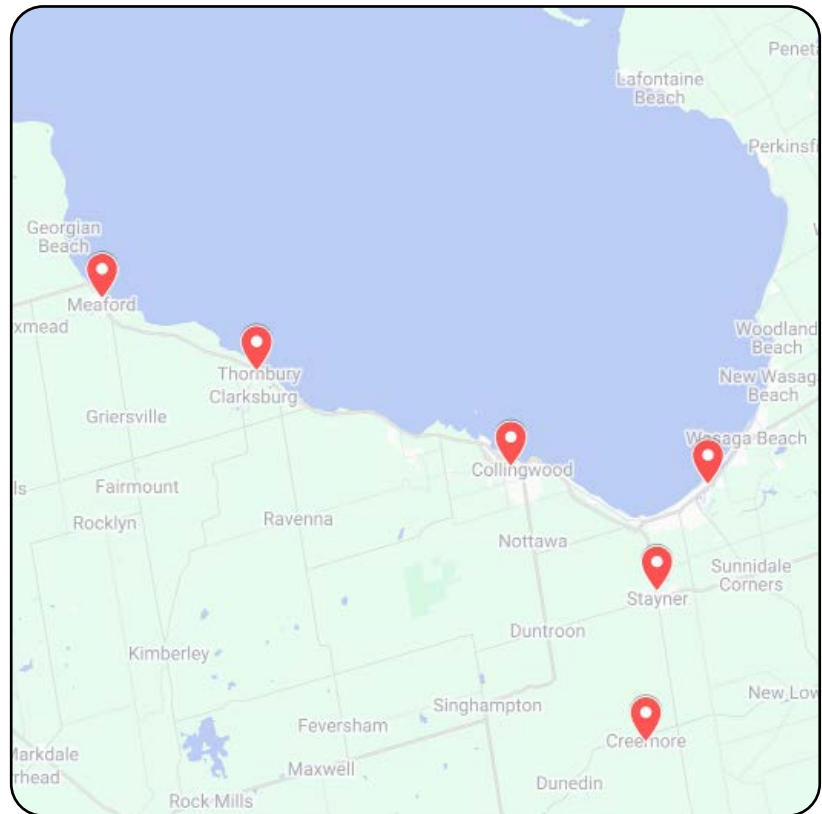
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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