



2026

JUNE

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 June, with sales activity and pricing softening year-over-year. The median sale price declined 8.72% to \$612,500, while the average sale price fell 18.88% to \$690,369. Sales volume decreased 23.65% to \$11,045,903, alongside a 5.88% decrease in unit sales to 16 transactions. New listings edged up 1.72% to 59, while expired listings increased 25% to 5. With the unit sales-to-listings ratio at 27.12%, conditions continue to favour buyers, offering selection and negotiating flexibility across the market.



June year-over-year sales volume of \$11,045,903

Down -23.65% from 2025's \$14,468,000 with unit sales of 16 down -5.88% from last June's 17. New listings of 59 are up +1.72% from a year ago, with the sales/listing ratio of 27.12% down -7.48%.



Year-to-date sales volume of \$54,326,303

Up +12.16% from 2025's \$48,437,700 with unit sales of 73 up +19.67% from 2025's 61. New listings of 253 are up +13.96% from a year ago, with the sales/listing ratio of 28.85% up +5.01%.



Year-to-date average sale price of \$712,016

Down -11.04% from \$800,396 one year ago with median sale price of \$589,250 down -11.75% from \$667,700 one year ago. Average days-on-market of 76.67 is essentially unchanged from 75.50 days last year.

JUNE NUMBERS

Median Sale Price

\$612,500

-8.72%

Average Sale Price

\$690,369

-18.88%

Sales Volume

\$11,045,903

-23.65%

Unit Sales

16

-5.88%

New Listings

59

+1.72%

Expired Listings

5

+25%

Unit Sales/Listings Ratio

27.12%

-7.48%

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

THE MARKET IN DETAIL

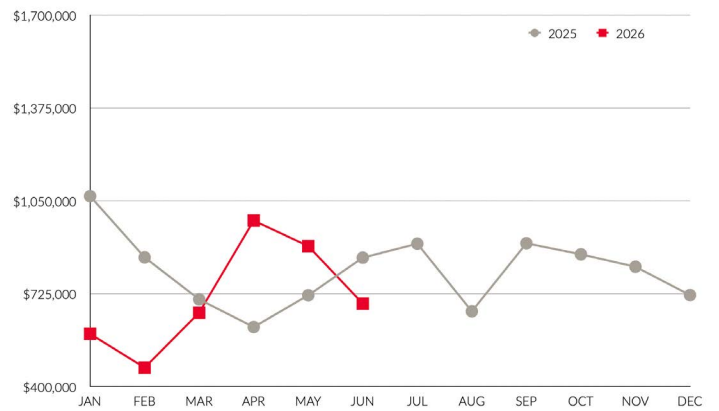
	2024	2025	2026	2025-2026
YTD Volume Sales	\$67,709,715	\$48,437,700	\$54,326,303	+12.16%
YTD Unit Sales	77	61	73	+19.67%
YTD New Listings	233	222	253	+13.96%
YTD Sales/Listings Ratio	33.05%	27.48%	28.85%	+5.01%
YTD Expired Listings	43	53	54	+1.89%
Monthly Volume Sales	\$15,652,500	\$14,468,000	\$11,045,903	-23.65%
Monthly Unit Sales	20	17	16	-5.88%
Monthly New Listings	42	58	59	+1.72%
Monthly Sales/Listings Ratio	47.62%	29.31%	27.12%	-7.48%
Monthly Expired Listings	17	4	5	+25%
Monthly Average Sale Price	\$782,625	\$851,059	\$690,369	-18.88%
YTD Sales: \$0-\$199K	5	2	3	+50%
YTD Sales: \$200k-349K	3	7	8	+14.29%
YTD Sales: \$350K-\$549K	15	12	20	+66.67%
YTD Sales: \$550K-\$749K	2	10	20	+100%
YTD Sales: \$750K-\$999K	18	17	7	-58.82%
YTD Sales: \$1M-\$2M	16	12	12	No Change
YTD Sales: \$2M+	4	2	4	+100%
YTD Average Days-On-Market	80.00	75.50	76.67	+1.55%
YTD Average Sale Price	\$893,795	\$800,396	\$712,016	-11.04%
YTD Median Sale Price	\$639,508	\$667,700	\$589,250	-11.75%

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

AVERAGE SALE PRICE



Year-Over-Year

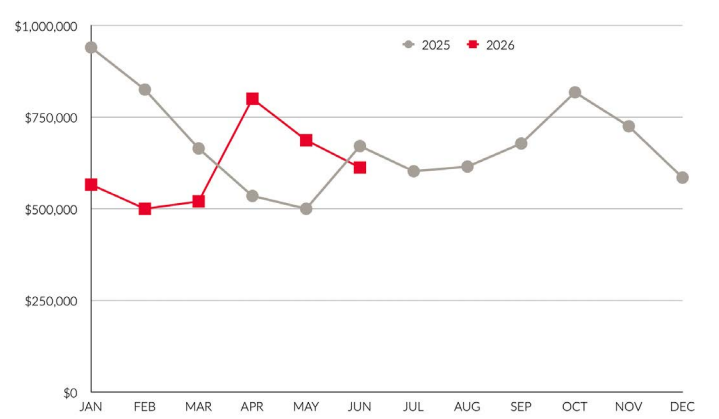


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



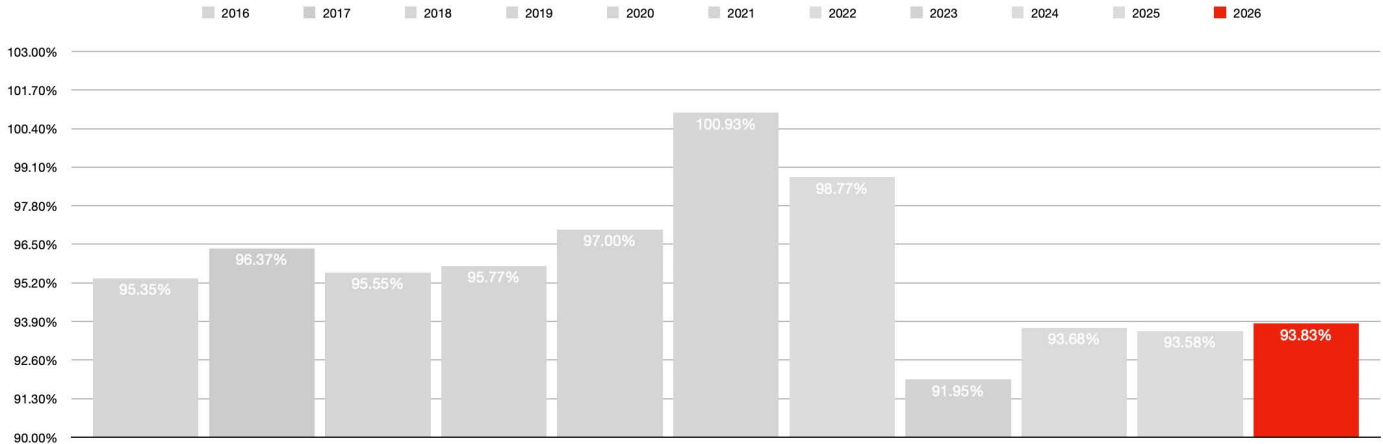
Year-Over-Year



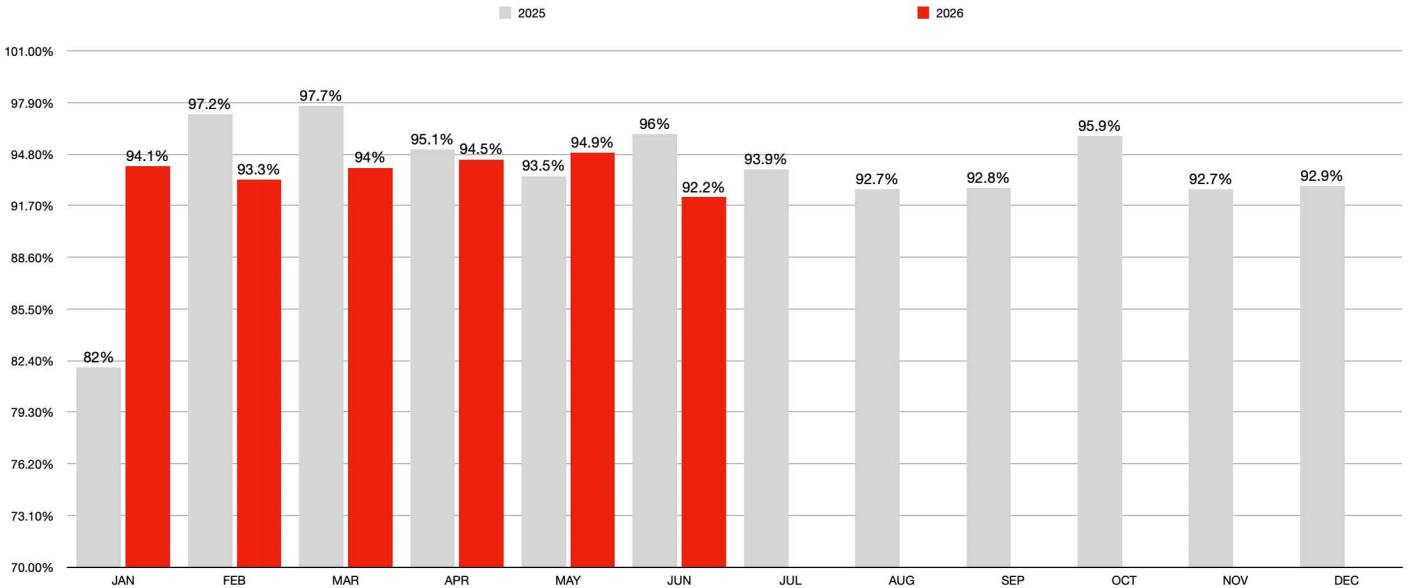
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

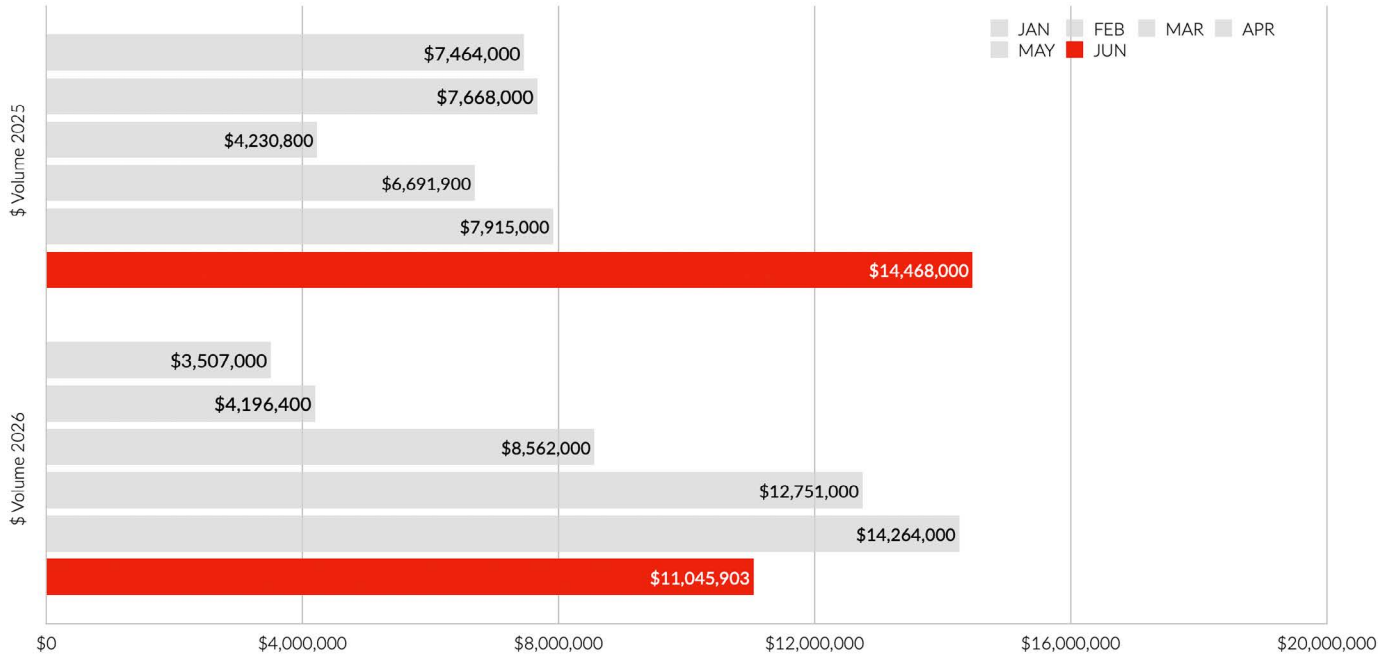


Year-Over-Year

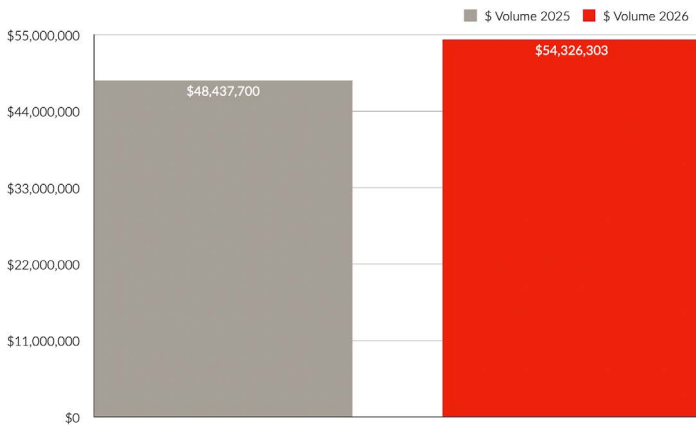


Month-Over-Month 2025 vs. 2026

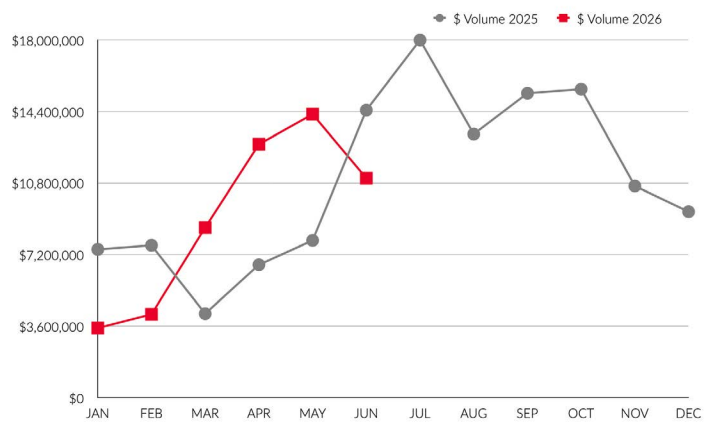
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

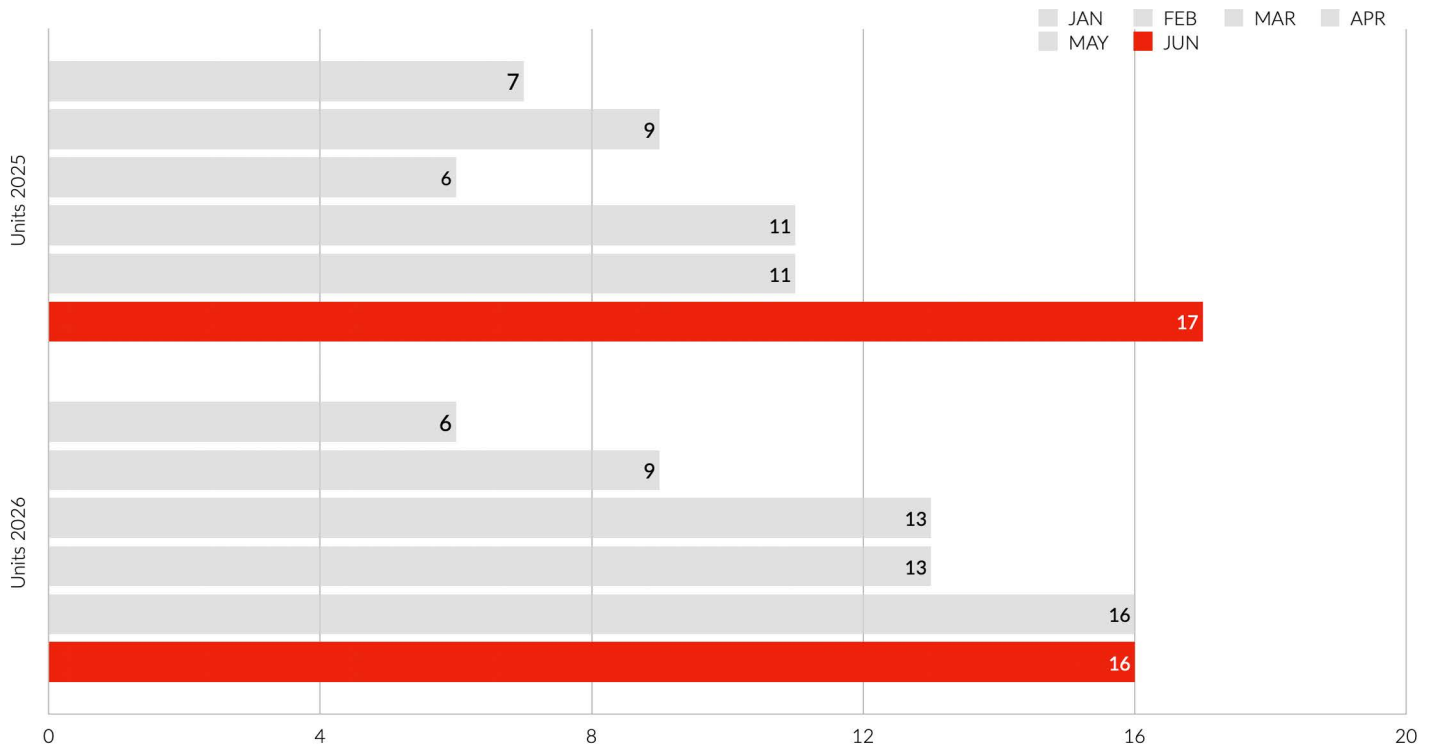


YTD Totals 2025 vs. 2026

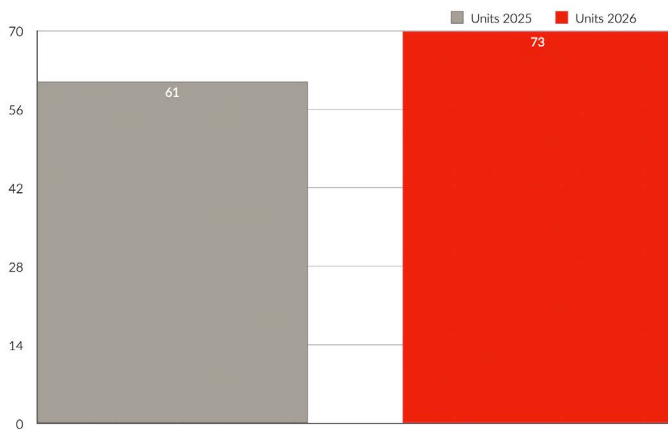


Month vs. Month 2025 vs. 2026

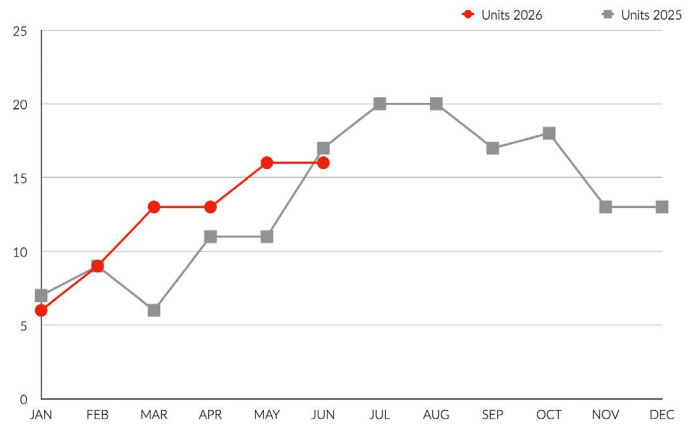
UNIT SALES



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	\$54,326,303 +12.16%	\$0 No Change	\$3,459,500 +10.28%
YTD Unit Sales	73 +19.67%	0 No Change	11 +10%
YTD Average Sale Price	\$744,196 -6.28%	\$0 No Change	\$314,500 +0.26%
June Sales Volume	\$11,045,903 -23.65%	\$0 No Change	\$835,000 -33.99%
June Unit Sales	16 -5.88%	0 No Change	4 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

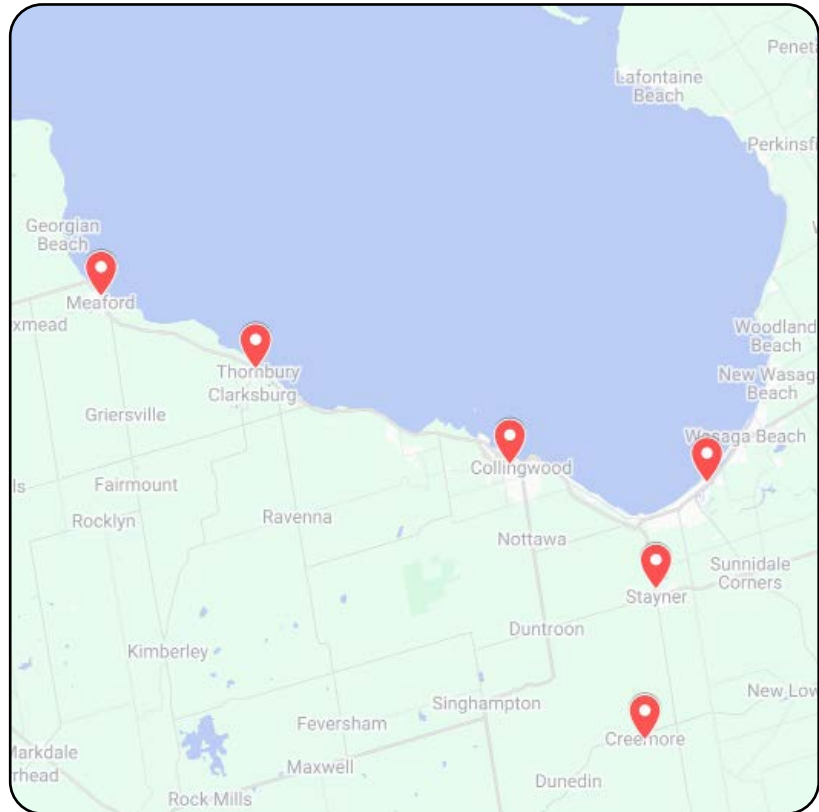
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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