



2026

JUNE

OWEN SOUND

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

BALANCED MARKET

In [Owen Sound](#), the real estate market remained in balanced market territory this June, with sales activity softening year-over-year while new listing activity increased. The median sale price declined 9.15% to \$427,000, while the average sale price fell 10.75% to \$475,169. Sales volume decreased 35.09% to \$15,205,423, alongside a 27.27% decrease in unit sales to 32 transactions. New listings increased 40% to 70, while expired listings declined 40% to 6. With the unit sales-to-listings ratio at 45.71%, conditions reflect a balanced market, offering opportunities for both buyers and sellers depending on pricing, property type, and local demand.

June year-over-year sales volume of \$15,205,423

Down -35.09% from 2025's \$23,426,000 with unit sales of 32 down -27.27% from last June's 44. New listings of 70 are up +40% from a year ago, with the sales/listing ratio of 45.71% up +23.08%.

Year-to-date sales volume of \$62,647,432

Down -18.96% from 2025's \$77,308,083 with unit sales of 131 down -14.38% from 2025's 153. New listings of 292 are down -1.68% from a year ago, with the sales/listing ratio of 44.86% down -12.91%.

Year-to-date average sale price of \$474,335

Down -4.74% from \$497,964 one year ago with median sale price of \$454,750 down -1.8% from \$463,100 one year ago. Average days-on-market of 51.83 is down from 61.17 days last year, indicating homes are selling more quickly year-to-date.

JUNE NUMBERS

Median Sale Price

\$427,000

-9.15%

Average Sale Price

\$475,169

-10.75%

Sales Volume

\$15,205,423

-35.09%

Unit Sales

32

-27.27%

New Listings

70

+40%

Expired Listings

6

-40%

Unit Sales/Listings Ratio

45.71%

+23.08%

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

THE MARKET IN DETAIL

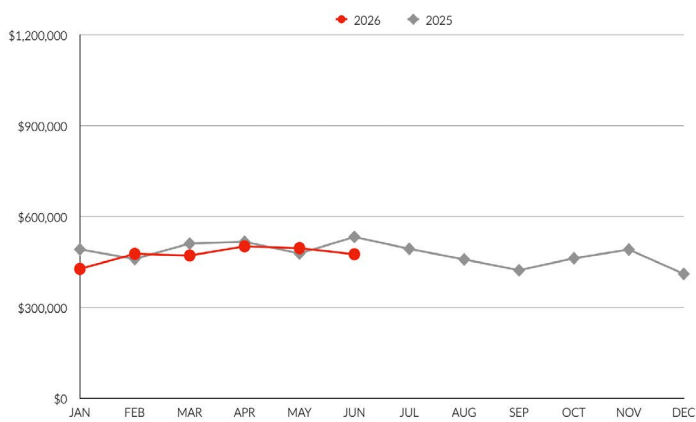
	2024	2025	2026	2025-2026
YTD Volume Sales	\$80,377,400	\$77,308,083	\$62,647,432	-18.96%
YTD Unit Sales	163	153	131	-14.38%
YTD New Listings	320	297	292	-1.68%
YTD Sales/Listings Ratio	50.94%	51.52%	44.86%	-12.91%
YTD Expired Listings	44	41	39	-4.88%
Monthly Volume Sales	\$16,856,500	\$23,426,000	\$15,205,423	-35.09%
Monthly Unit Sales	35	44	32	-27.27%
Monthly New Listings	61	50	70	+40%
Monthly Sales/Listings Ratio	40.54%	37.14%	45.71%	+23.08%
Monthly Expired Listings	8	10	6	-40%
Monthly Average Sale Price	\$481,614	\$532,409	\$475,169	-10.75%
YTD Sales: \$0-\$199K	3	1	1	No Change
YTD Sales: \$200k-349K	20	22	21	-4.55%
YTD Sales: \$350K-\$549K	100	75	71	-5.33%
YTD Sales: \$550K-\$749K	29	40	32	-20%
YTD Sales: \$750K-\$999K	8	13	6	-53.85%
YTD Sales: \$1M+	3	2	0	-100%
YTD Sales: \$2M+	0	0	0	No Change
YTD Average Days-On-Market	49.83	61.17	51.83	-15.26%
YTD Average Sale Price	\$488,025	\$497,964	\$474,335	-4.74%
YTD Median Sale Price	\$485,000	\$463,100	\$454,750	-1.8%

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

AVERAGE SALE PRICE

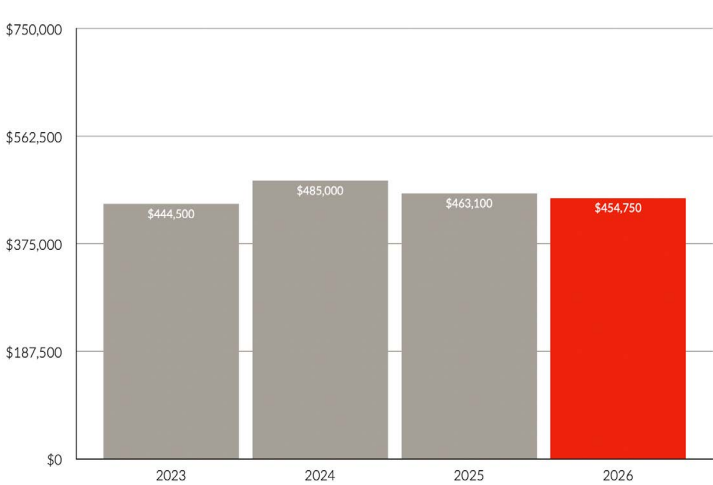


Year-Over-Year

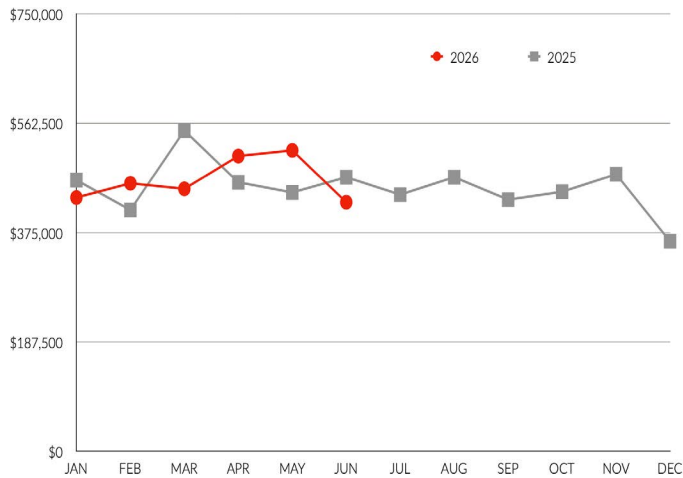


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



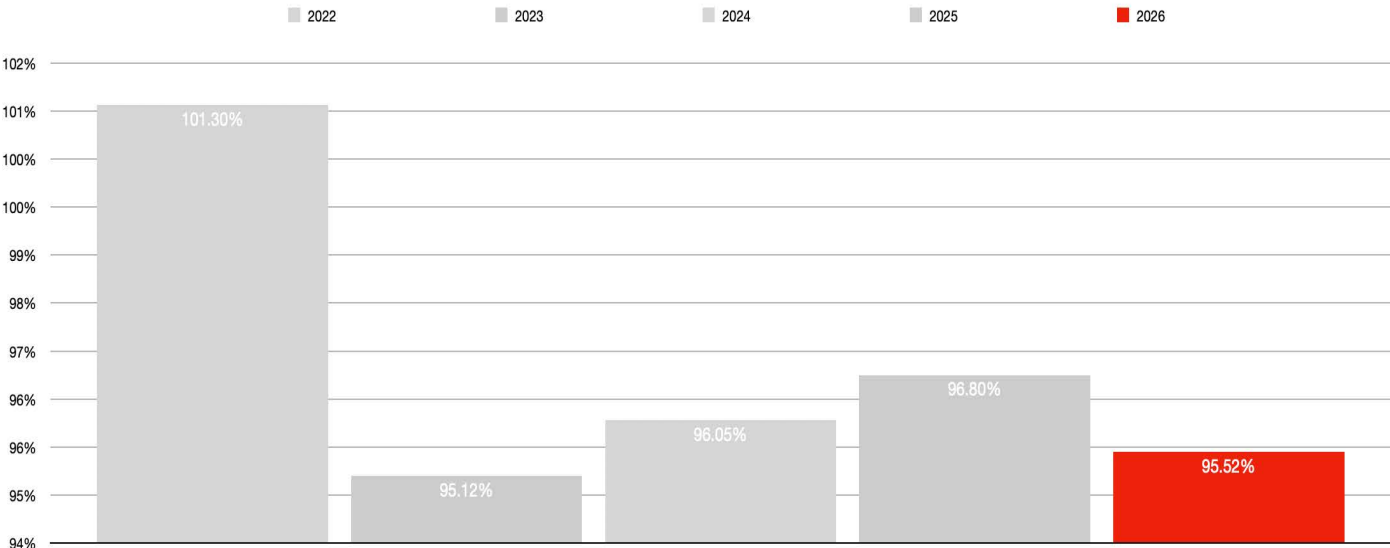
Year-Over-Year



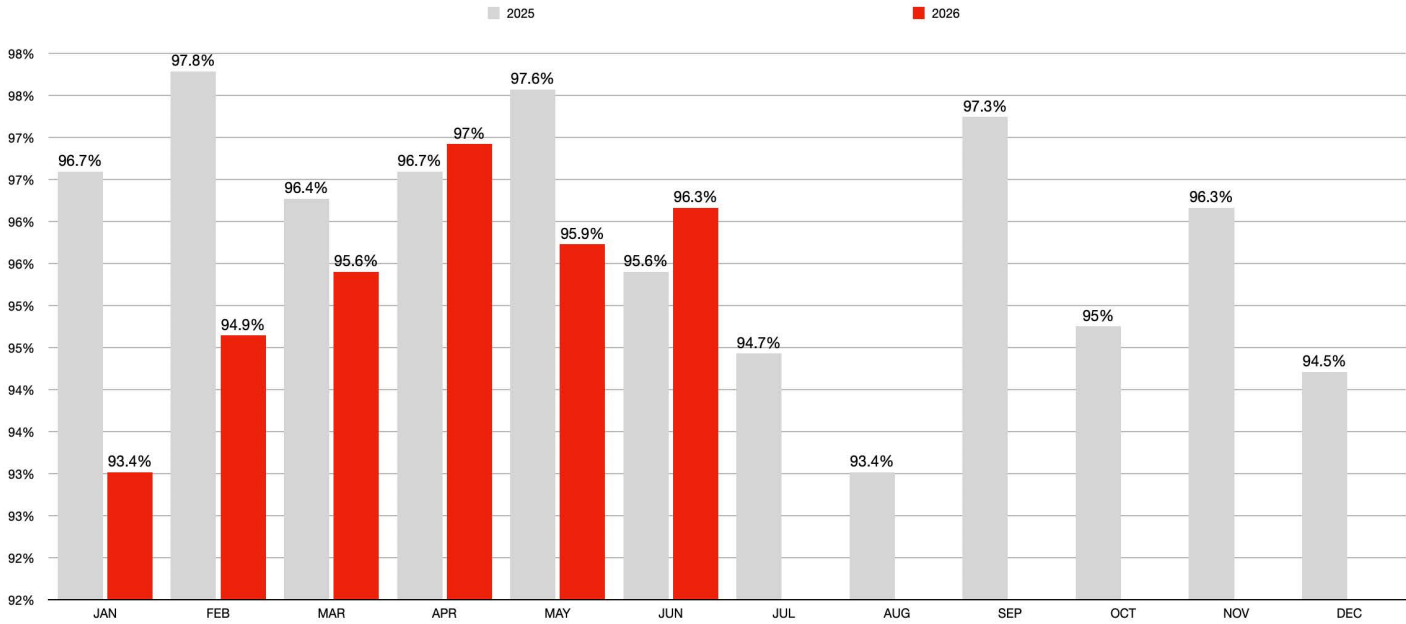
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

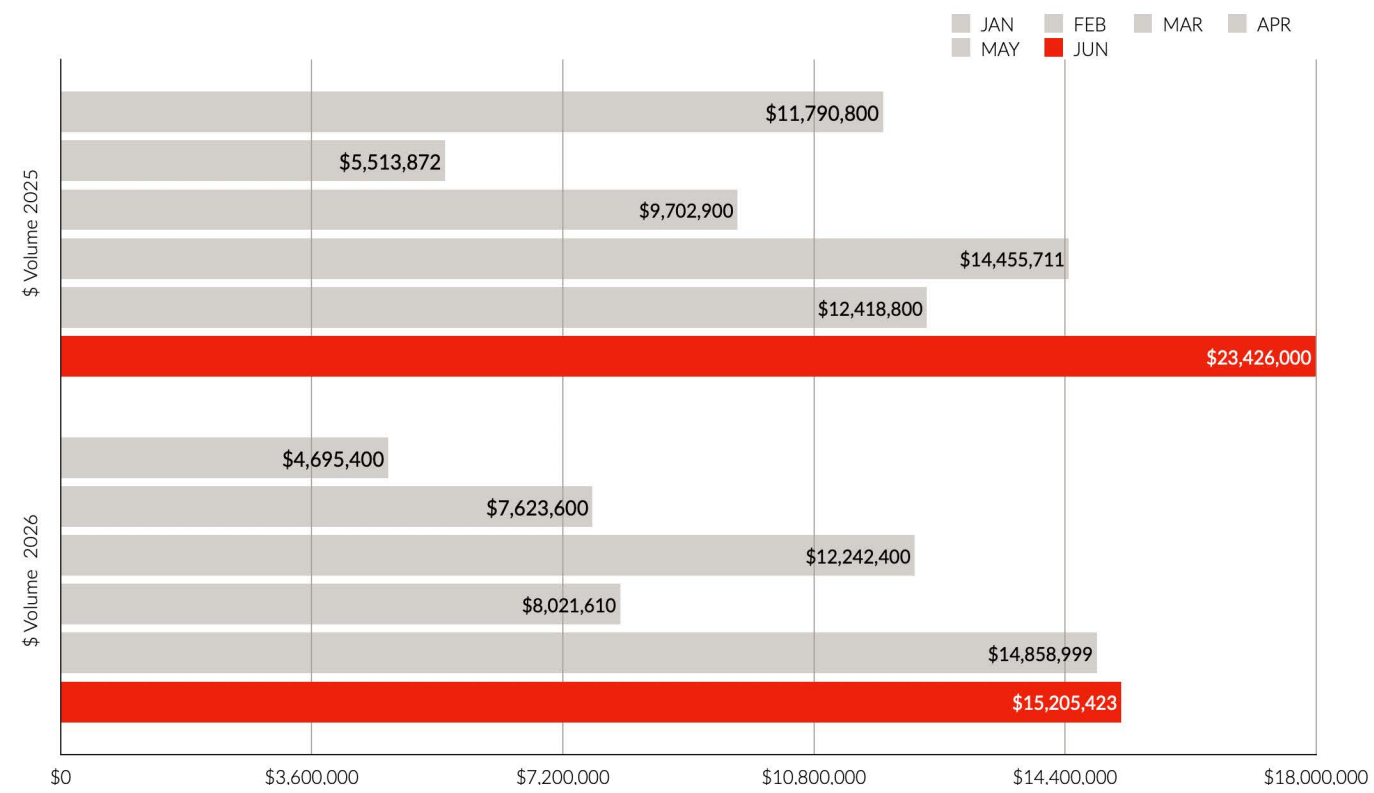


Year-Over-Year

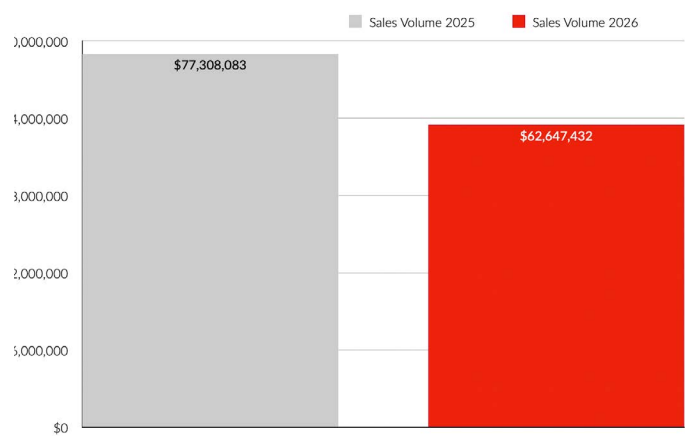


Month-Over-Month 2025 vs. 2026

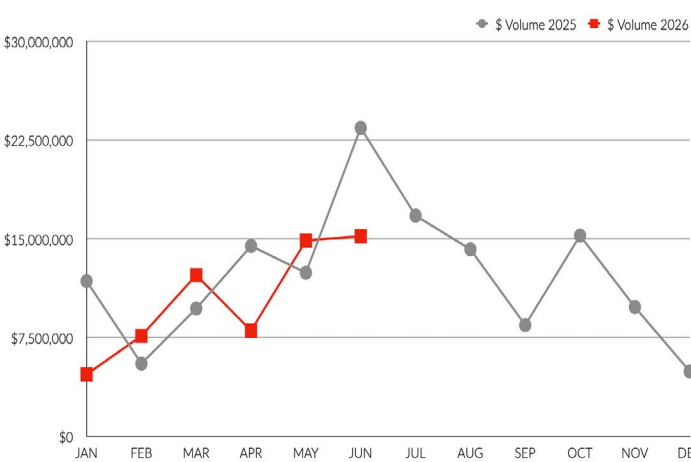
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

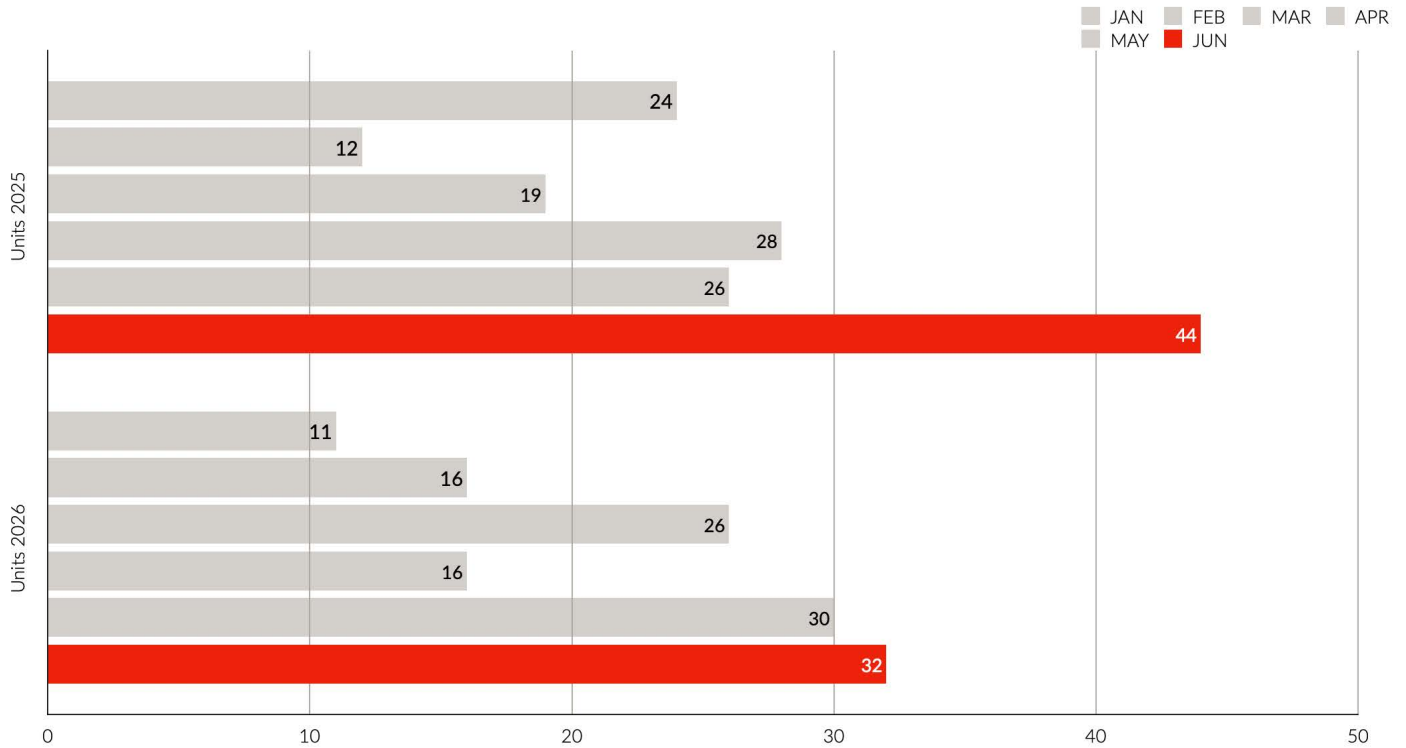


YTD Totals 2025 vs. 2026

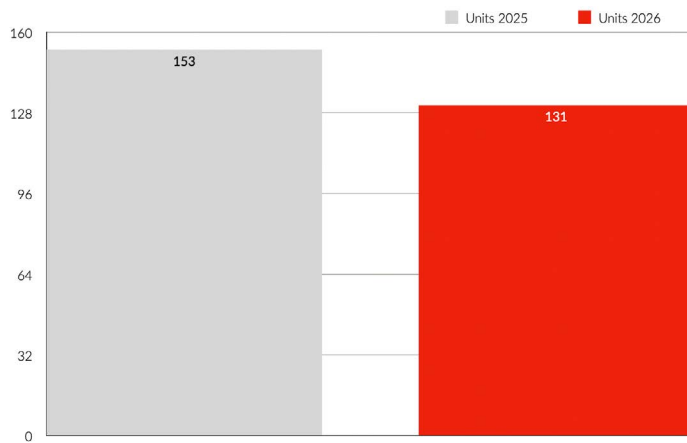


Month vs. Month 2025 vs. 2026

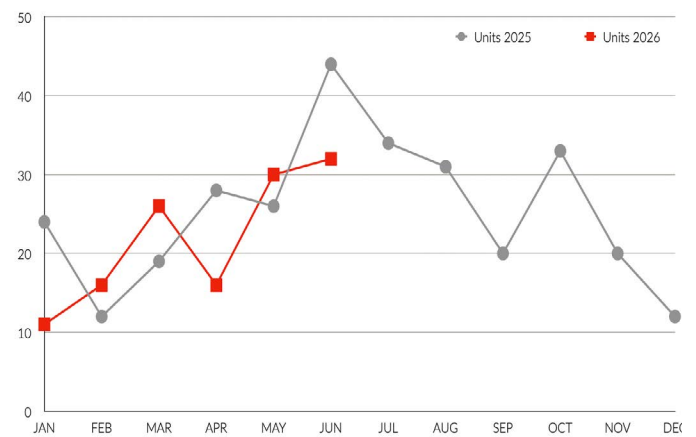
UNIT SALES



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	 \$58,390,432 -13.83%	 \$4,257,000 -55.41%	 \$0 -100%
YTD Unit Sales	 120 -6.98%	 11 -54.17%	 0 -100%
YTD Average Sale Price	 \$486,587 +4.98%	 \$387,000 -2.71%	 0 -100%
June Sales Volume	 \$13,815,423 -34.64%	 \$1,390,000 -39.3%	 \$0 -100%
June Unit Sales	 29 -27.5%	 3 -25%	 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

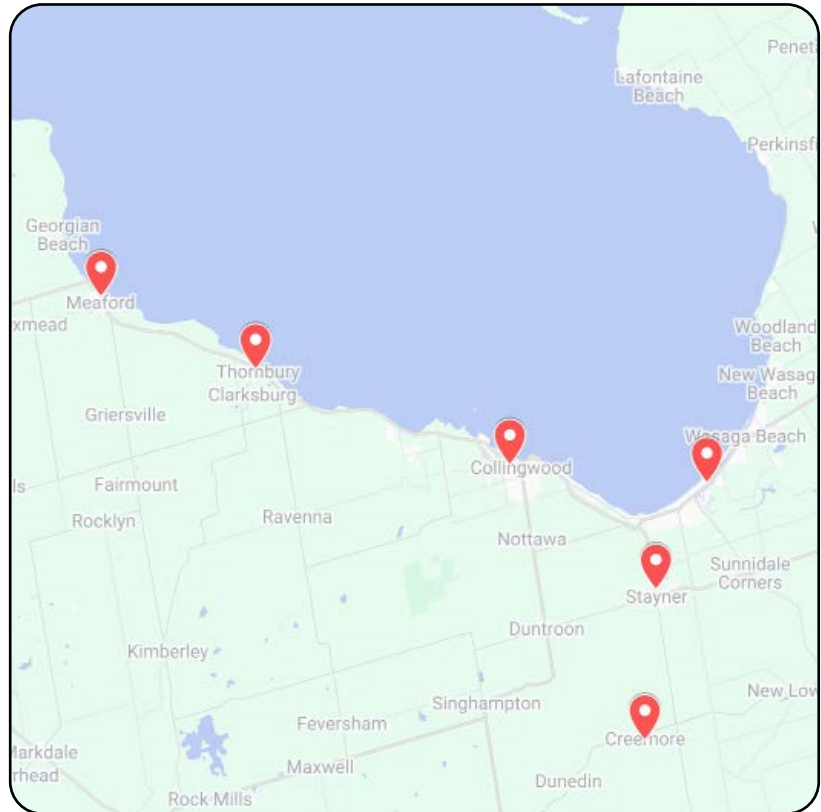
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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