



# 2026

# JUNE

## SOUTHERN

## GEORGIAN BAY

## 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 [Southern Georgian Bay](#) real estate market remained in buyer's market territory this June, with sales activity strengthening year-over-year while pricing continued to soften. The median sale price declined 12.76% to \$632,500, while the average sale price fell 11.79% to \$737,698. Sales volume increased 6.16% to \$200,653,807, supported by a 20.35% increase in unit sales to 272 transactions. New listings increased 4.22% to 890, while expired listings remained unchanged at 133. With the unit sales-to-listings ratio at 30.56%, conditions continue to favour buyers, though stronger sales activity suggests demand picked up compared to last June.

### June year-over-year sales volume of \$200,653,807



Up +6.16% from 2025's \$189,007,049 with unit sales of 272 up +20.35% from last June's 226. New listings of 890 are up +4.22% from a year ago, with the sales/listing ratio of 30.56% up +15.49%.

### Year-to-date sales volume of \$869,718,032



Up +0.86% from 2025's \$862,318,794 with unit sales of 1,116 up +10.28% from 2025's 1,012. New listings of 4,245 are up +3.66% from a year ago, with the sales/listing ratio of 26.29% up +6.38%.

### Year-to-date average sale price of \$783,485



Down -8.84% from \$859,482 one year ago with median sale price of \$638,750 down -12.35% from \$728,750 one year ago. Average days-on-market of 59.0 is essentially unchanged from 59.17 days last year.

## JUNE NUMBERS

Median Sale Price

**\$632,500**

-12.76%

Average Sale Price

**\$737,698**

-11.79%

Sales Volume

**\$200,653,807**

+6.16%

Unit Sales

**272**

+20.35%

New Listings

**890**

+4.22%

Expired Listings

**133**

No Change

Unit Sales/Listings Ratio

**30.56%**

+15.49%

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

# THE MARKET IN DETAIL

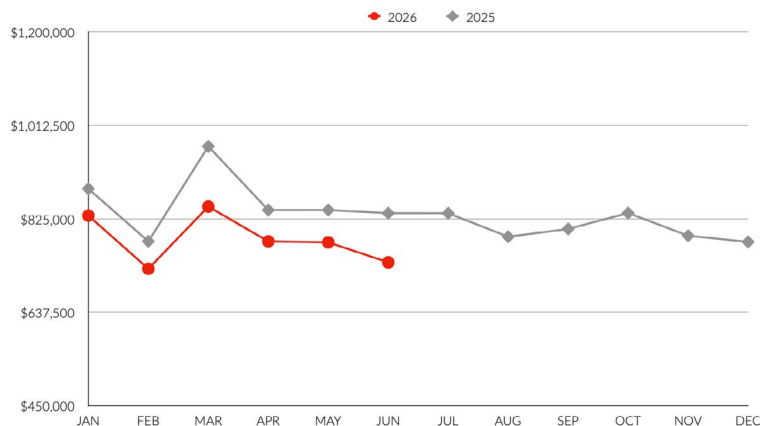
	2024	2025	2026	2025-2026
<b>YTD Volume Sales</b>	\$726,110,123	\$862,318,794	\$869,718,032	+0.86%
<b>YTD Unit Sales</b>	933	1,012	1,116	+10.28%
<b>YTD New Listings</b>	3,151	4,095	4,245	+3.66%
<b>YTD Sales/Listings Ratio</b>	29.61%	24.71%	26.29%	+6.38%
<b>YTD Expired Listings</b>	1,695	865	854	-1.27%
<b>Monthly Volume Sales</b>	\$122,828,625	\$189,007,049	\$200,653,807	+6.16%
<b>Monthly Unit Sales</b>	172	226	272	+20.35%
<b>Monthly New Listings</b>	550	854	890	+4.22%
<b>Monthly Sales/Listings Ratio</b>	31.27%	26.46%	30.56%	+15.49%
<b>Monthly Expired Listings</b>	270	133	133	No Change
<b>Monthly Average Sale Price</b>	\$723,980	\$836,314	\$737,698	-11.79%
<b>YTD Sales: \$0-\$199K</b>	19	23	22	-4.35%
<b>YTD Sales: \$200k-349K</b>	44	43	72	+67.44%
<b>YTD Sales: \$350K-\$549K</b>	238	179	287	+60.34%
<b>YTD Sales: \$550K-\$749K</b>	260	281	335	+19.22%
<b>YTD Sales: \$750K-\$999K</b>	184	253	190	-24.9%
<b>YTD Sales: \$1M+</b>	212	202	169	-16.34%
<b>YTD Sales: \$2M+</b>	43	36	45	+25%
<b>YTD Average Days-On-Market</b>	50.83	59.17	59.00	-0.28%
<b>YTD Average Sale Price</b>	\$775,084	\$859,482	\$783,485	-8.84%
<b>YTD Median Sale Price</b>	\$686,250	\$728,750	\$638,750	-12.35%

Southern Georgian Bay MLS Sales and Listing Summary  
2024 vs. 2025 vs. 2026

# AVERAGE SALE PRICE

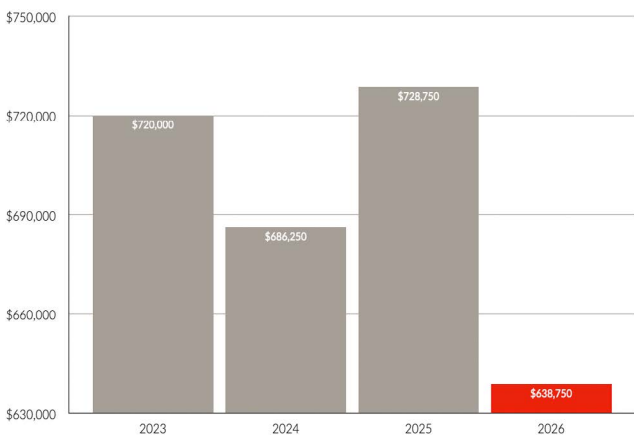


Year-Over-Year

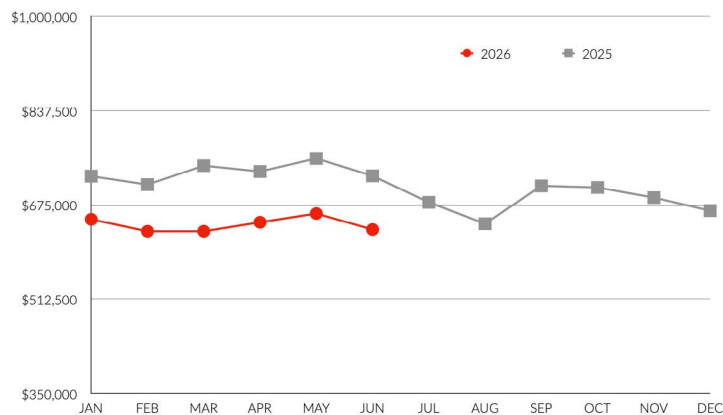


Month-Over-Month 2025 vs. 2026

# MEDIAN SALE PRICE



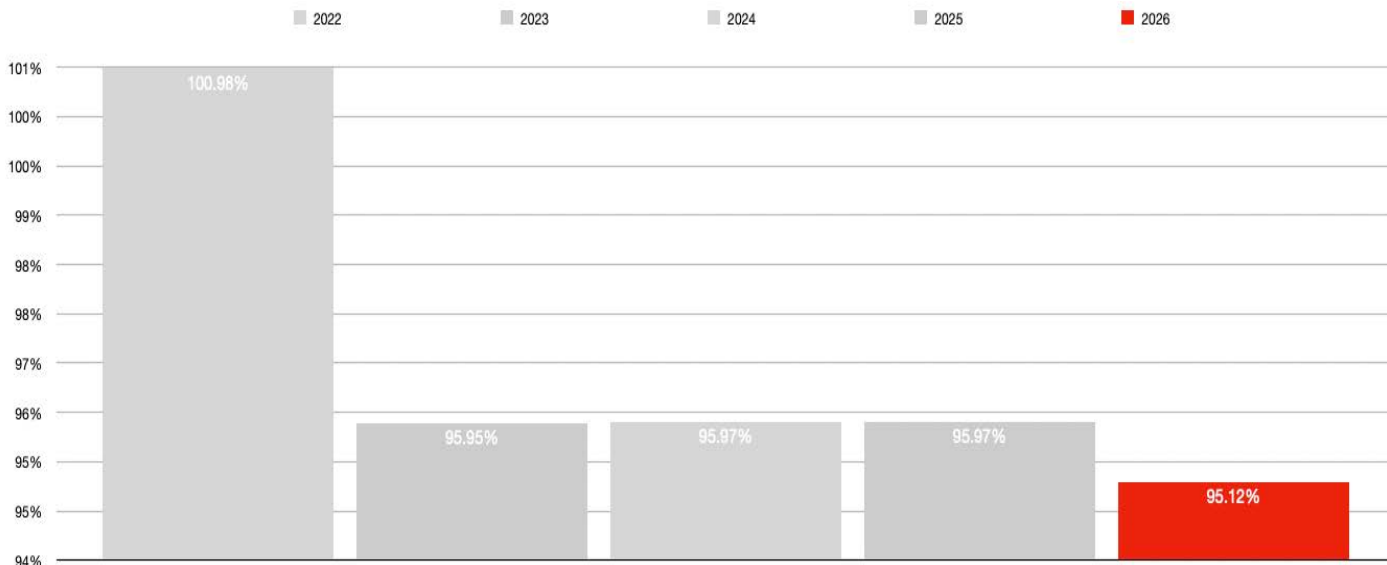
Year-Over-Year



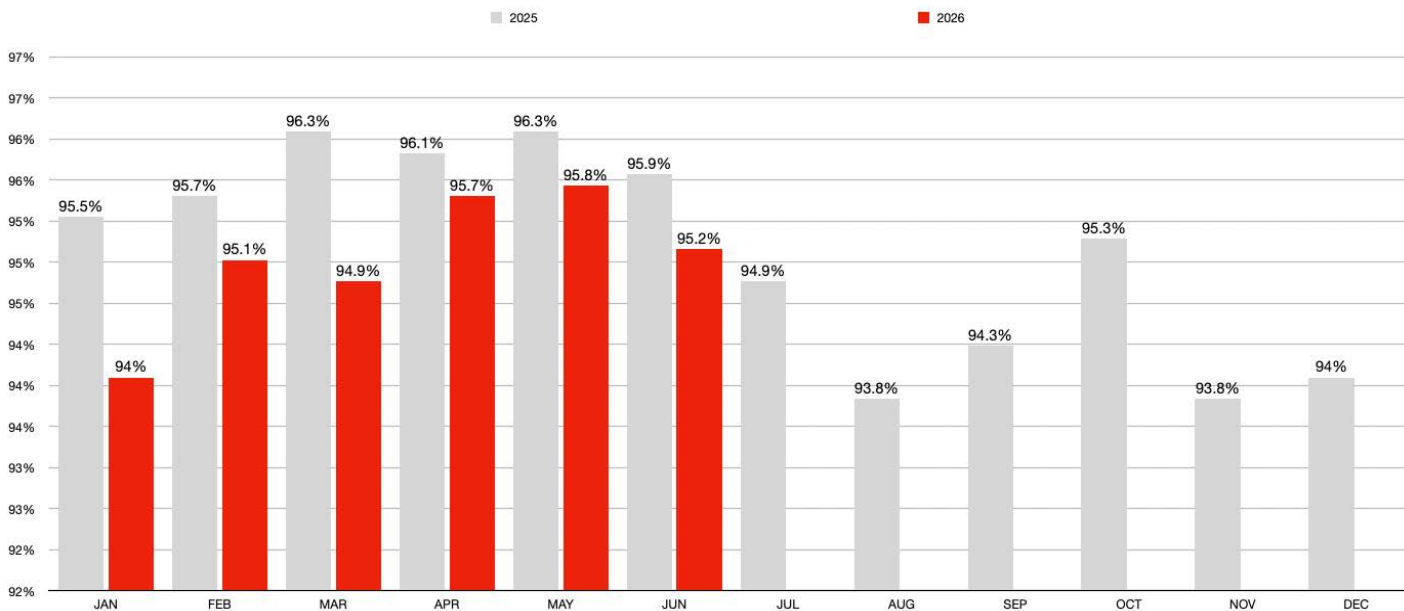
Month-Over-Month 2025 vs. 2026

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

# SALE PRICE VS. LIST PRICE RATIO

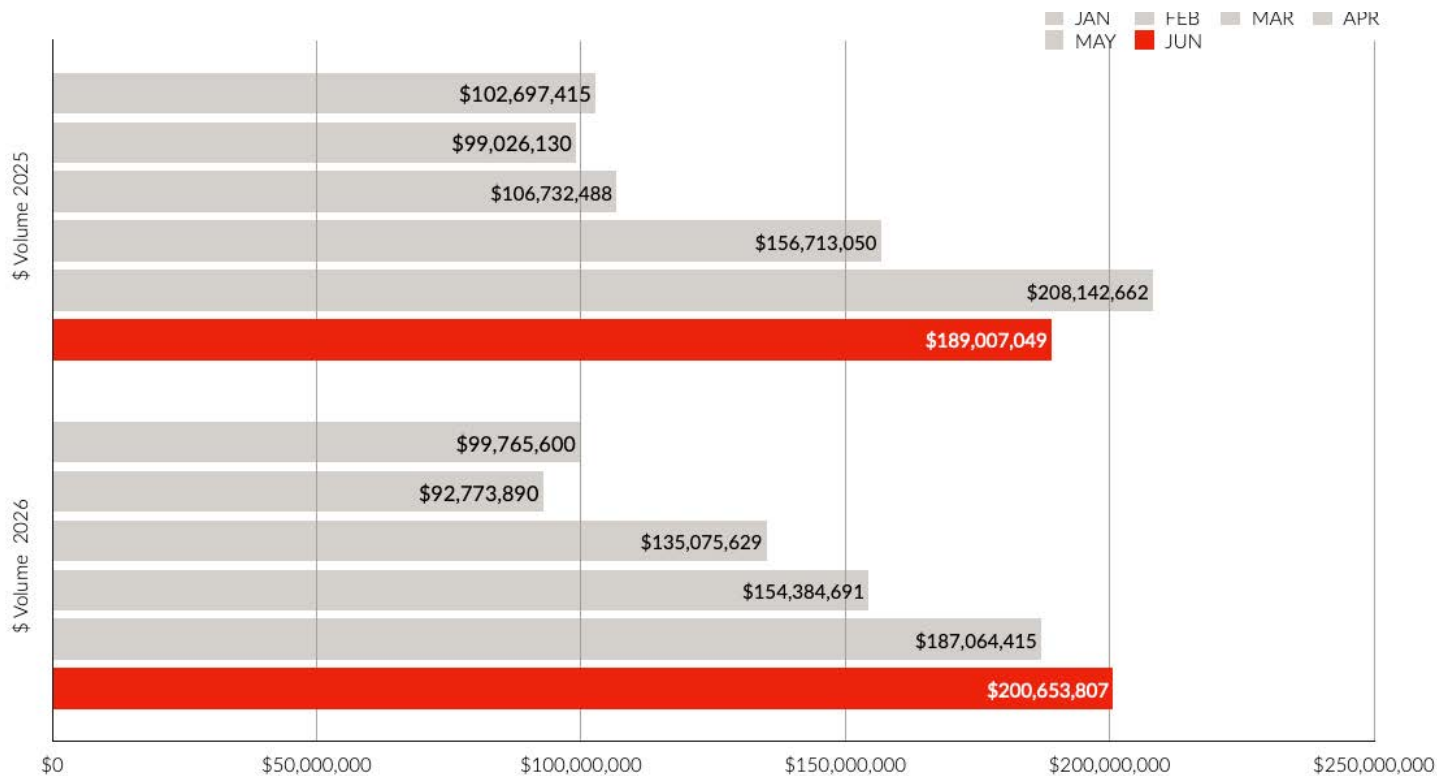


## Year-Over-Year

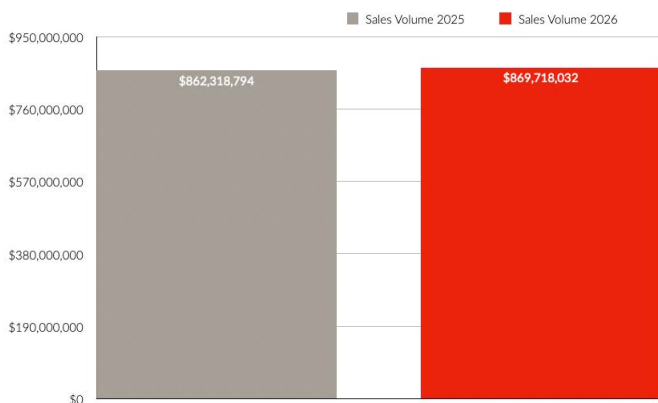


## Month-Over-Month 2025 vs. 2026

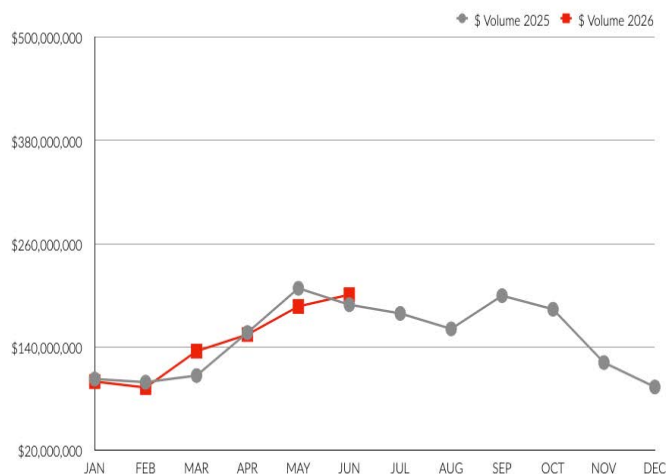
# DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

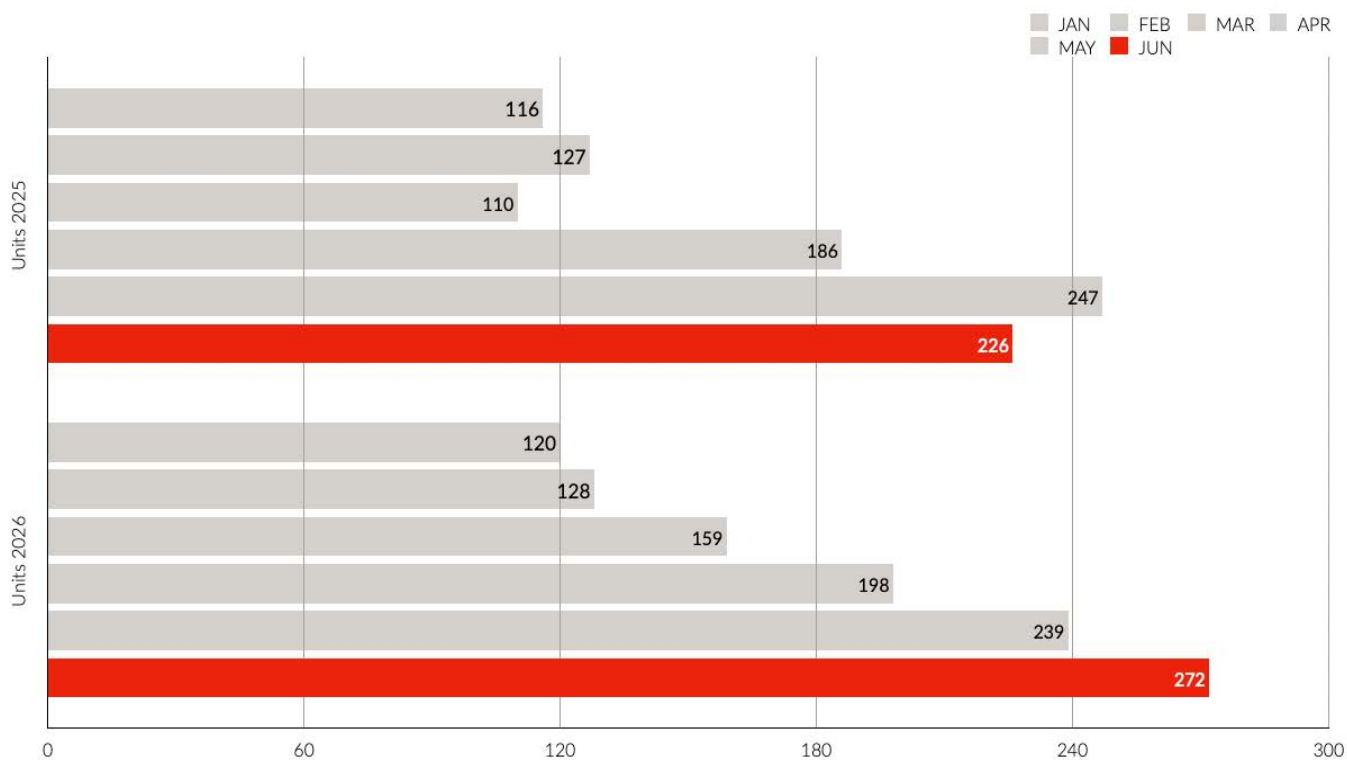


YTD Totals 2025 vs. 2026

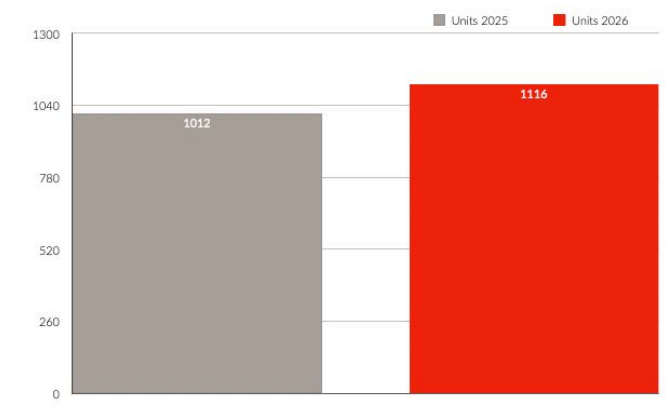


Month vs. Month 2025 vs. 2026

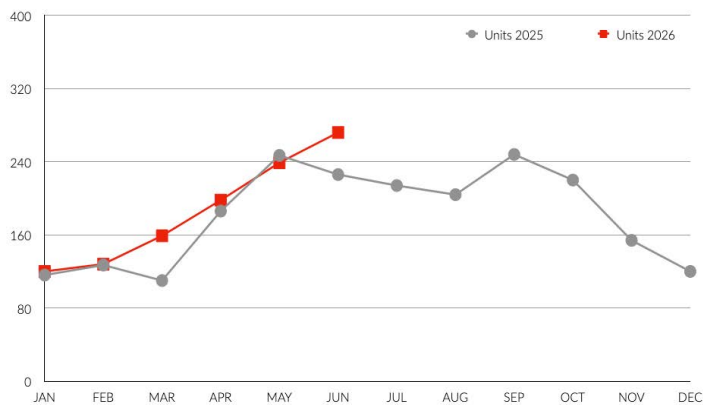
# UNIT SALES



Monthly Comparison 2025 vs. 2026



YTD Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
YTD Sales Volume	 <b>\$764,364,484</b> +1.07%	 <b>\$105,353,549</b> -0.67%	 <b>\$14,043,612</b> -39.36%
YTD Unit Sales	 <b>933</b> +12.14%	 <b>183</b> +1.67%	 <b>36</b> -32.08%
YTD Average Sale Price	 <b>\$819,255</b> +6.43%	 <b>\$575,702</b> -2.3%	 <b>\$390,100.33</b> -10.73%
June Sales Volume	 <b>\$183,519,457</b> +8.77%	 <b>\$17,134,350</b> -15.55%	 <b>\$3,195,112</b> -29.06%
June Unit Sales	 <b>239</b> +24.48%	 <b>33</b> -2.94%	 <b>10</b> -28.57%

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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