2026

JULY

THE BLUE MOUNTAINS

Real Estate Market Report

ROYAL LePAGE 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 Blue Mountains real estate market remained in buyer's market territory this July, with softer sales activity and fewer new listings compared to last year. The median sale price decreased 12.48% year-over-year to $1,175,000, while the average sale price declined 8.49% to $1,277,875. Sales volume fell 23.74% to $25,557,500, accompanied by a 16.67% decrease in unit sales to 20 transactions. New listings declined 12.37% to 85, while expired listings decreased 30.56% to 25. With the unit sales-to-listings ratio sitting at 23.53%, market conditions continue to favour buyers, despite a modest reduction in available new inventory compared to last July.

July year-over-year sales volume of $25,557,500

Down -23.74% from 2025's $33,513,000, with unit sales of 20 down -16.67% from last July's 24. New listings of 85 are down -12.37% from a year ago, with the sales/listings ratio of 23.53% down -4.90%.

Year-to-date sales volume of $182,538,362

Down -2.08% from 2025's $186,407,087, with unit sales of 158 down -2.47% from 2025's 162. New listings of 719 are down -4.89% from a year ago, while the sales/listings ratio of 21.97% is up +2.55%.

Year-to-date average sale price of $1,161,893

Essentially unchanged, down -0.01% from $1,161,972 one year ago, while the median sale price of $861,250 is down -7.39% from $930,000 one year ago. Average days-on-market of 64.43 is also essentially unchanged from 64.14 days last year.

JULY NUMBERS

Median Sale Price
$1,175,000
-12.48%

Average Sale Price
$1,277,875
-8.49%

Sales Volume
$25,557,500
-23.74%

Unit Sales
20
-16.67%

New Listings
85
-12.37%

Expired Listings
25
-30.56%

Unit Sales/Listings Ratio
23.53%
-4.90%

Year-over-year comparison (July 2026 vs. July 2025)

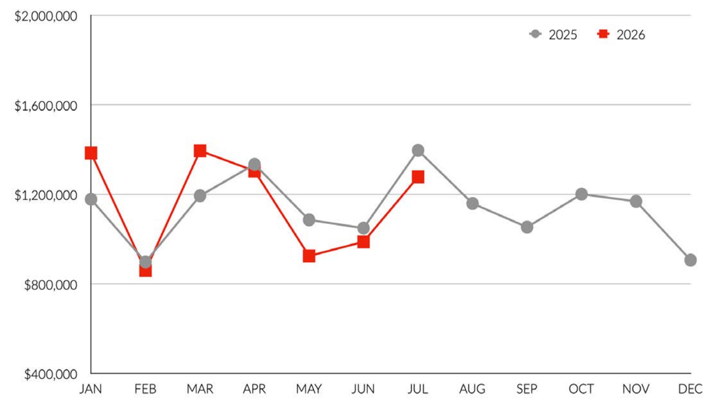
THE MARKET IN **DETAIL**

	2024	2025	2026	2025-2026
YTD Volume Sales	$175,238,903	$186,407,087	$182,538,362	-2.08%
YTD Unit Sales	152	162	158	-2.47%
YTD New Listings	686	756	719	-4.89%
YTD Sales/Listings Ratio	22.16%	21.43%	21.97%	+2.55%
YTD Expired Listings	174	245	175	-28.57%
Monthly Volume Sales	$20,867,000	$33,513,000	$25,557,500	-23.74%
Monthly Unit Sales	15	24	20	-16.67%
Monthly New Listings	87	97	85	-12.37%
Monthly Sales/Listings Ratio	17.24%	24.74%	23.53%	-4.9%
Monthly Expired Listings	45	36	25	-30.56%
Monthly Average Sale Price	$1,391,133	$1,396,375	$1,277,875	-8.49%
YTD Sales: $0-$199K	0	0	0	No Change
YTD Sales: $200k-349K	4	5	6	+20%
YTD Sales: $350K-$549K	16	21	31	+47.62%
YTD Sales: $550K-$749K	27	26	24	-7.69%
YTD Sales: $750K-$999K	33	32	26	-18.75%
YTD Sales: $1M+	67	62	50	-19.35%
YTD Sales: $2M+	21	17	24	+41.18%
YTD Average Days-On-Market	60.86	64.14	64.43	+0.45%
YTD Average Sale Price	$1,157,585	$1,161,972	$1,161,893	-0.01%
YTD Median Sale Price	$950,000	$930,000	$861,250	-7.39%

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

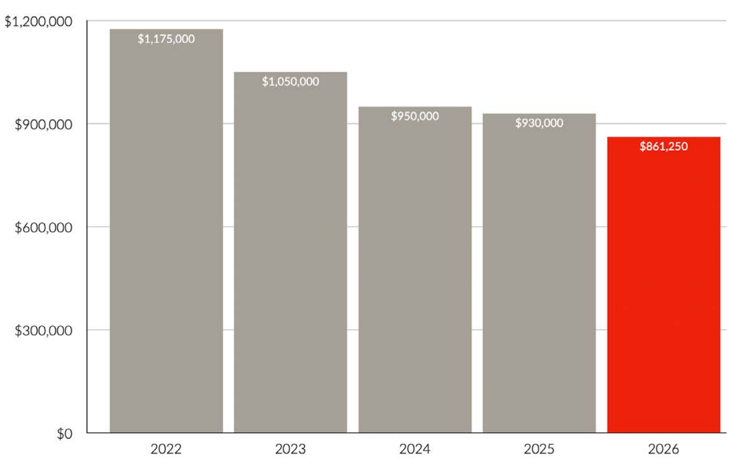
AVERAGE SALE PRICE

Year-Over-Year

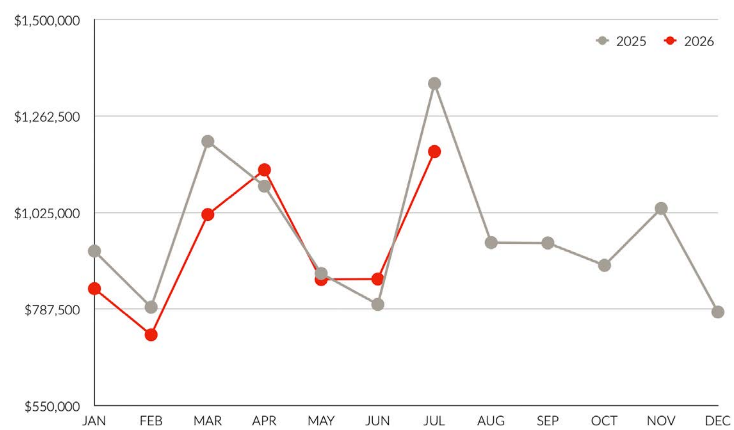


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



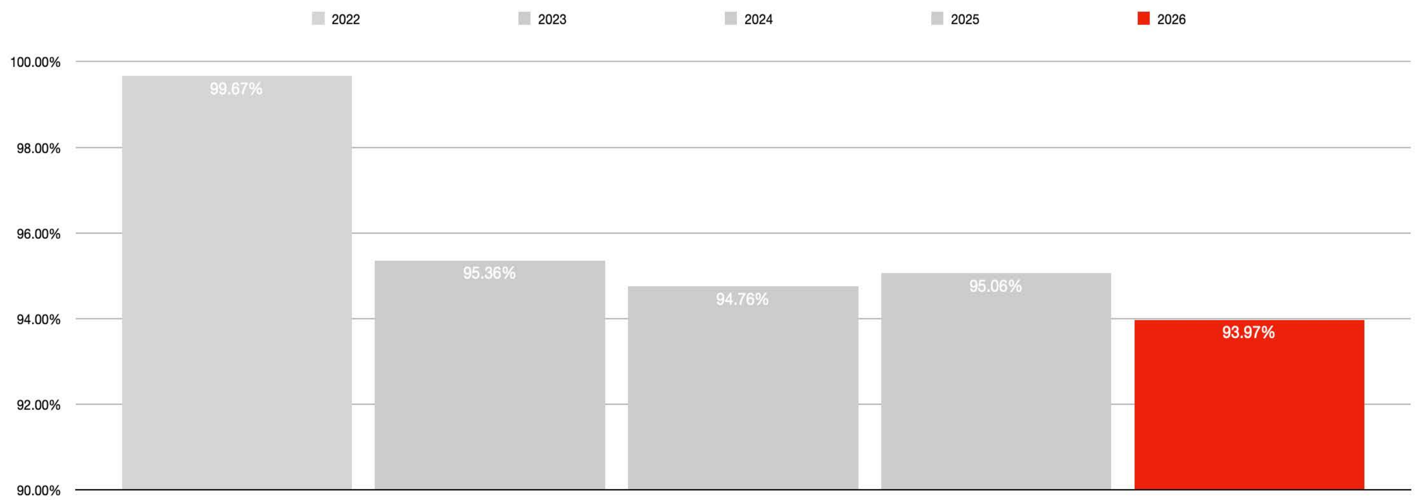
Year-Over-Year



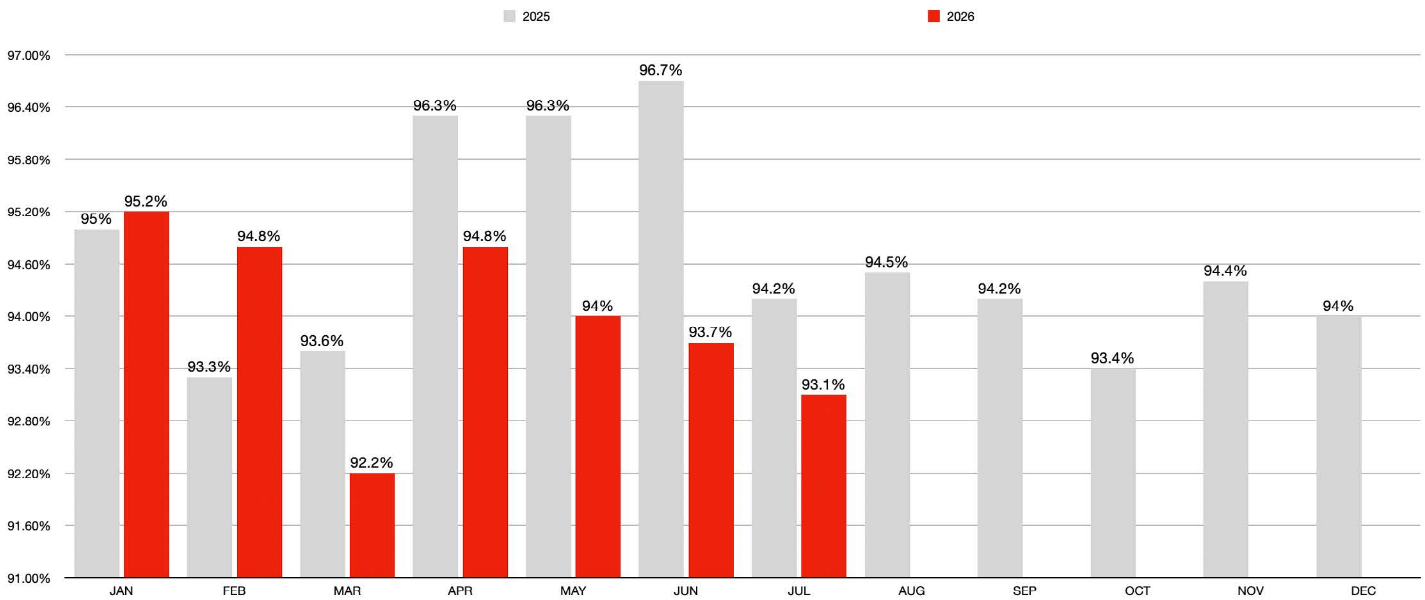
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO



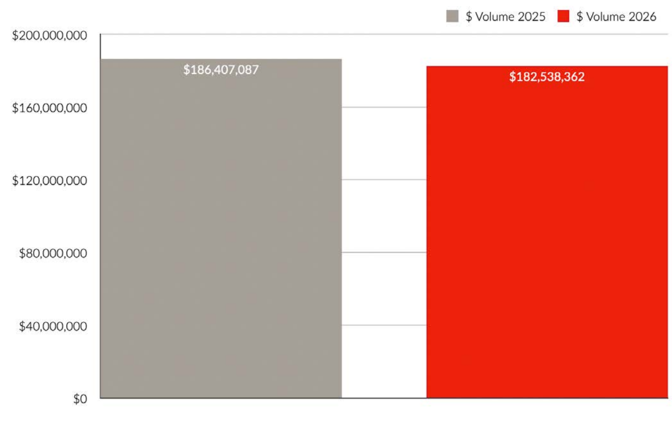
Year-Over-Year



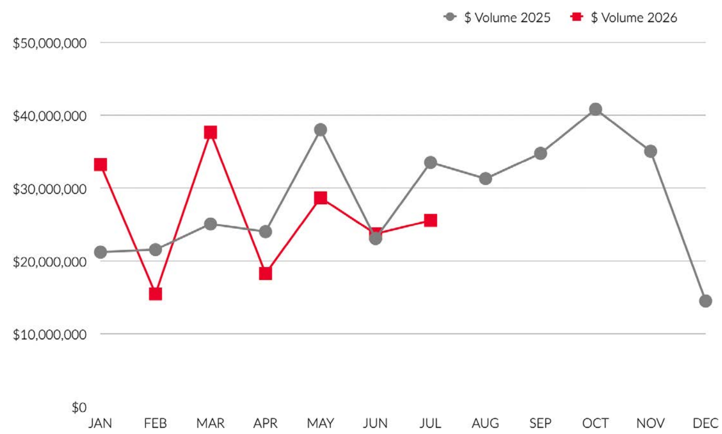
Month-Over-Month 2025 vs. 2026

DOLLAR VOLUME SALES

Monthly Comparison 2025 vs. 2026

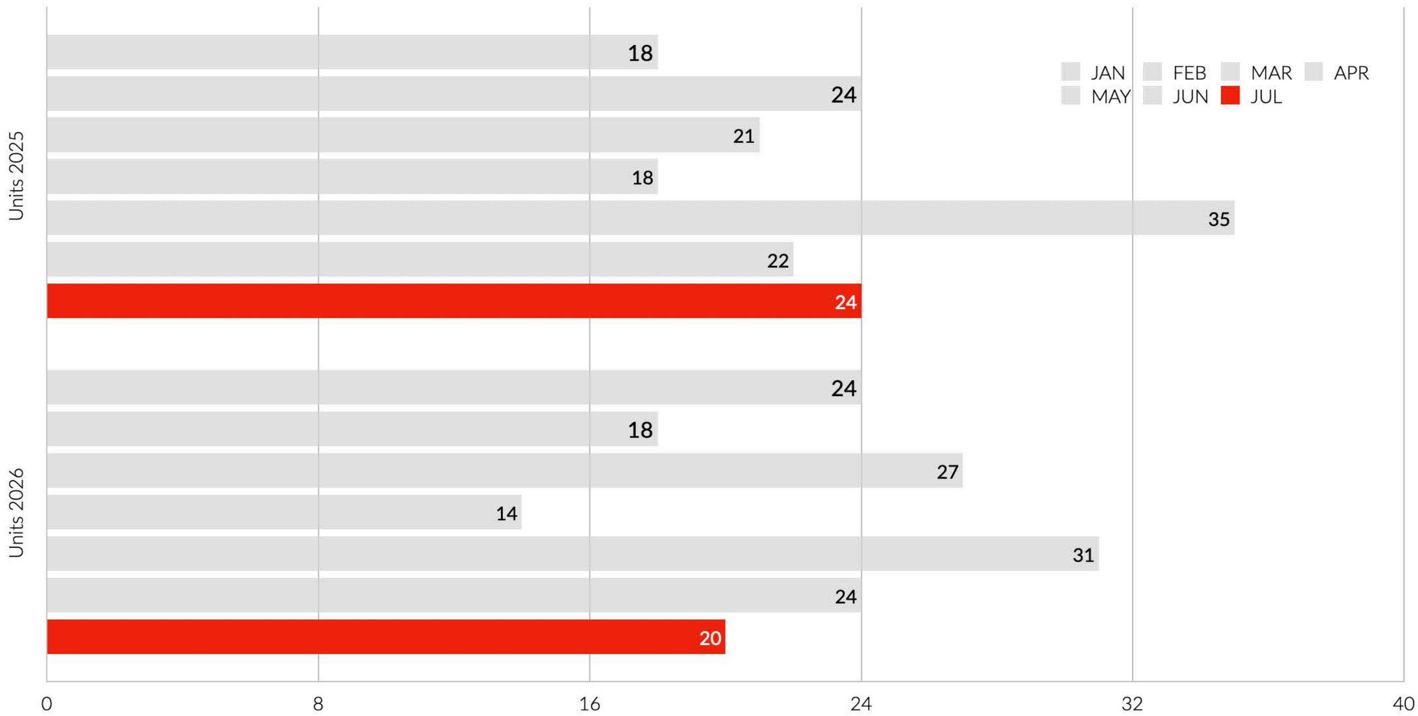


YTD Totals 2025 vs. 2026

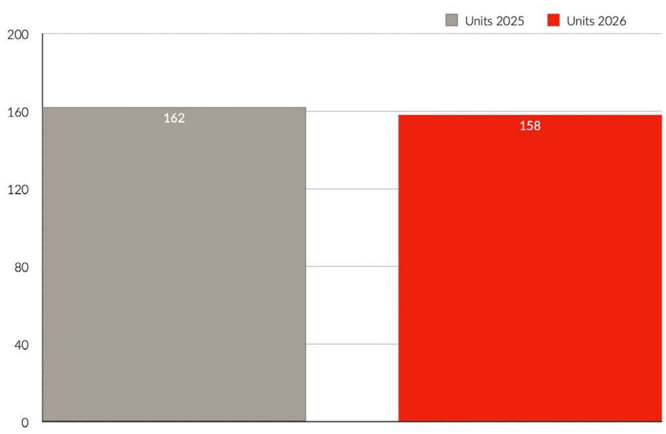


Month vs. Month 2025 vs. 2026

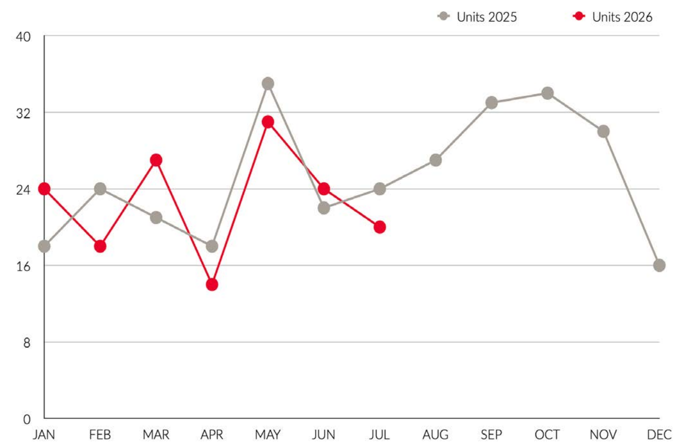
UNIT SALES



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	$145,853,112 -1.48%	$36,685,250 -4.39%	$5,420,112 -10.57%
YTD Unit Sales	96 -8.57%	62 +8.77%	8 +14.29%
YTD Average Sale Price	$1,519,303 +7.76%	$591,698 -12.1%	$677,514 -21.75%
July Sales Volume	$22,434,500 -20.29%	$3,123,000 -41.81%	$430,000 -74.71%
July Unit Sales	16 -11.11%	4 -33.33%	1 No Change

Year-Over-Year Comparison (2026 vs. 2025)

OUR LOCATIONS

COLLINGWOOD
705-445-5520
112 Hurontario St, Collingwood

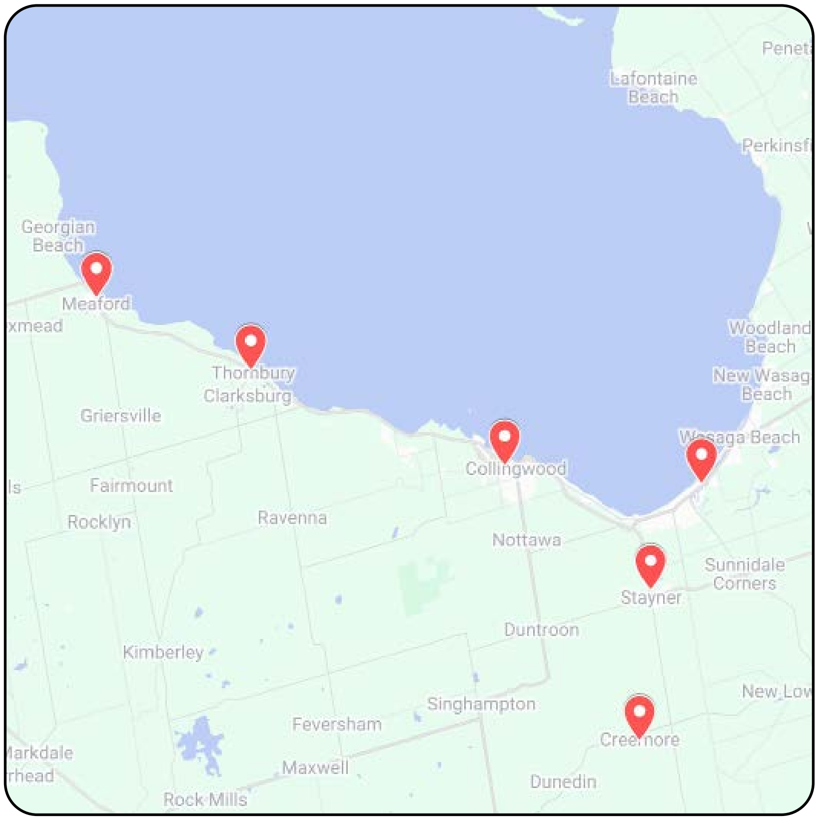
CREEMORE
705-881-9005
154 Mill St, Unit B, Creemore

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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