



2026

JULY

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

In [Collingwood](#), July brought a significant year-over-year increase in sales activity although overall year-to-date conditions continued to favour buyers. The median sale price decreased 2.93% to \$660,000, while the average sale price rose 14.15% to \$824,698. Sales volume increased 35.29% to \$52,780,700, alongside an 18.52% increase in unit sales to 64 transactions. New listings declined 10.85% to 115 properties, while expired listings fell 20.83% to 19. The monthly unit sales-to-listings ratio climbed to 55.65%; however, the year-to-date ratio remained at 33.51%, keeping Collingwood in buyer's market territory overall.



July year-over-year sales volume of \$52,780,700

Up 35.29% from 2025's \$39,014,349, with unit sales of 64 up 18.52% from last July's 54. New listings of 115 are down 10.85% from 129 a year ago, with the monthly sales/listings ratio of 55.65% up 32.95% from 41.86%.



Year-to-date sales volume of \$244,759,947

Up 1.21% from 2025's \$241,837,990, with unit sales of 308 down 0.96% from 2025's 311. New listings of 919 are down 8.01% from 999 a year ago, while the year-to-date sales/listings ratio of 33.51% is up 7.66% from 31.13%.



Year-to-date average sale price of \$785,220

Up 2.48% from \$766,211 one year ago, with the median sale price of \$660,000 down 3.65% from \$685,000. Average days on market of 52.43 is down 8.48% from 57.29 days last year, indicating homes are selling more quickly despite softer year-to-date median pricing.

JULY NUMBERS

Median Sale Price

\$660,000
-2.93%

Average Sale Price

\$824,698
+14.15%

Sales Volume

\$52,780,700
+35.29%

Unit Sales

64
+18.52%

New Listings

115
-10.85%

Expired Listings

19
-20.83%

Unit Sales/Listings Ratio

55.65%
+32.95%

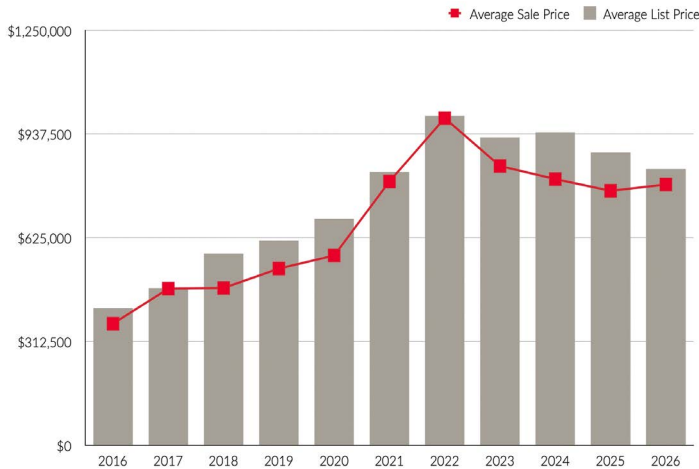
*Year-over-year comparison
(July 2026 vs. July 2025)*

THE MARKET IN DETAIL

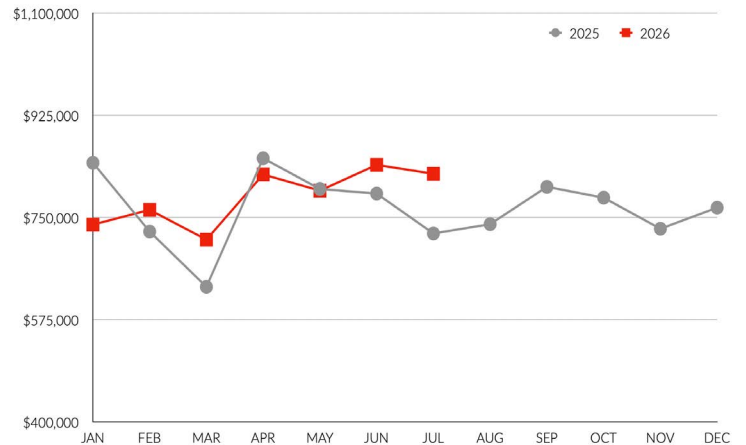
	2024	2025	2026	2025-2026
YTD Volume Sales	\$214,808,068	\$241,837,990	\$244,759,947	+1.21%
YTD Unit Sales	265	311	308	-0.96%
YTD New Listings	825	999	919	-8.01%
YTD Sales/Listings Ratio	32.12%	31.13%	33.51%	+7.66%
YTD Expired Listings	179	183	170	-7.1%
Monthly Volume Sales	\$28,549,000	\$39,014,349	\$52,780,700	+35.29%
Monthly Unit Sales	40	54	64	+18.52%
Monthly New Listings	119	129	115	-10.85%
Monthly Sales/Listings Ratio	33.61%	41.86%	55.65%	+32.95%
Monthly Expired Listings	43	24	19	-20.83%
Monthly Average Sale Price	\$713,725	\$722,488	\$824,698	+14.15%
YTD Sales: \$0-\$199K	3	2	1	-50%
YTD Sales: \$200k-349K	3	12	16	+33.33%
YTD Sales: \$350K-\$549K	60	77	75	-2.6%
YTD Sales: \$550K-\$749K	76	92	88	-4.35%
YTD Sales: \$750K-\$999K	60	73	57	-21.92%
YTD Sales: \$1M-\$2M	62	48	63	+31.25%
YTD Sales: \$2M+	6	8	8	No Change
YTD Average Days-On-Market	50.71	57.29	52.43	-8.48%
YTD Average Sale Price	\$801,582	\$766,211	\$785,220	+2.48%
YTD Median Sale Price	\$949,500	\$685,000	\$660,000	-3.65%

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

AVERAGE SALE PRICE

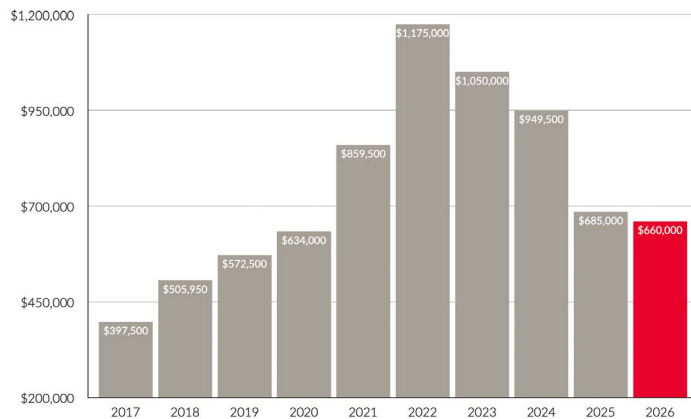


Year-Over-Year

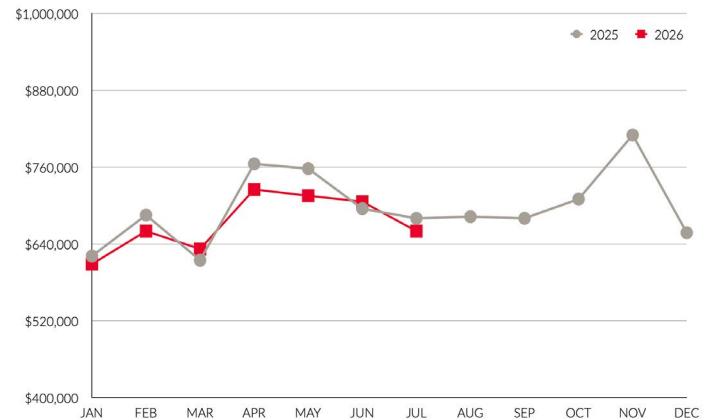


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



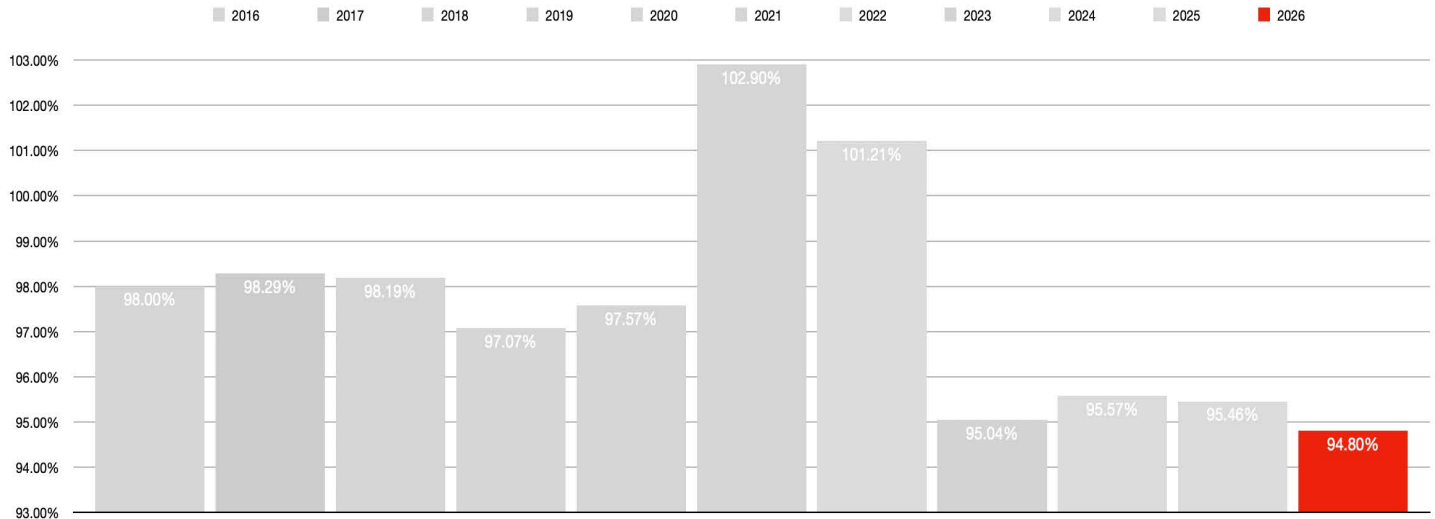
Year-Over-Year



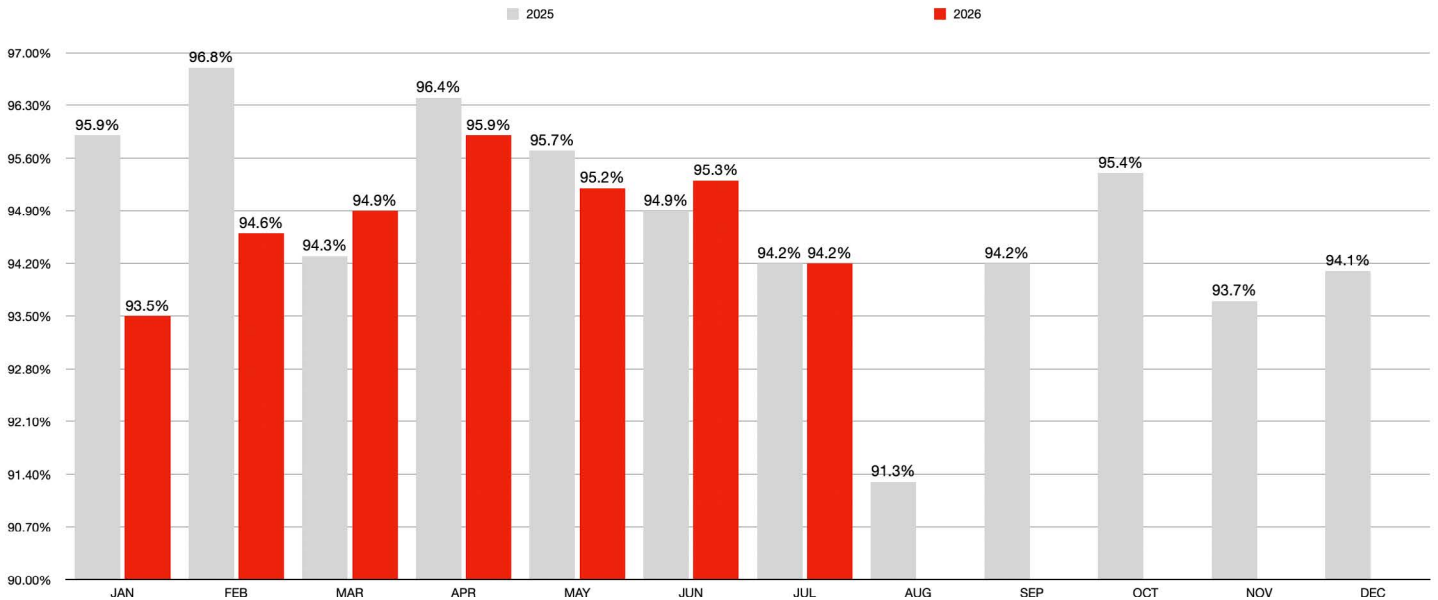
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

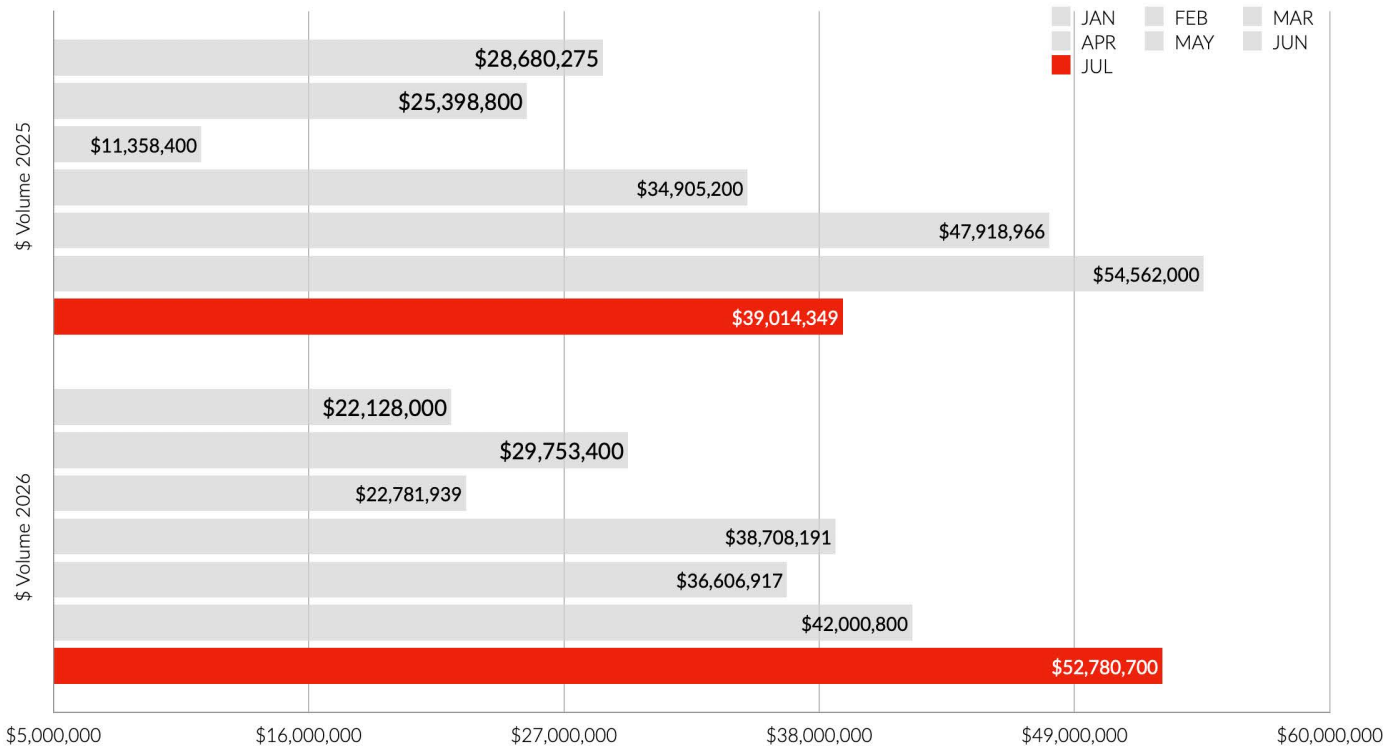


Year-Over-Year

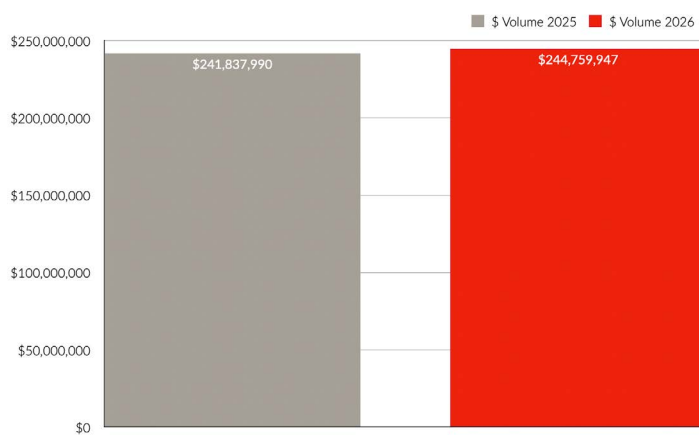


Month-Over-Month 2025 vs. 2026

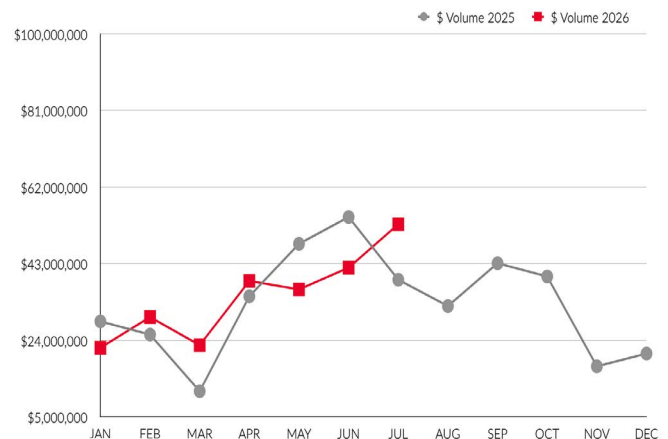
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

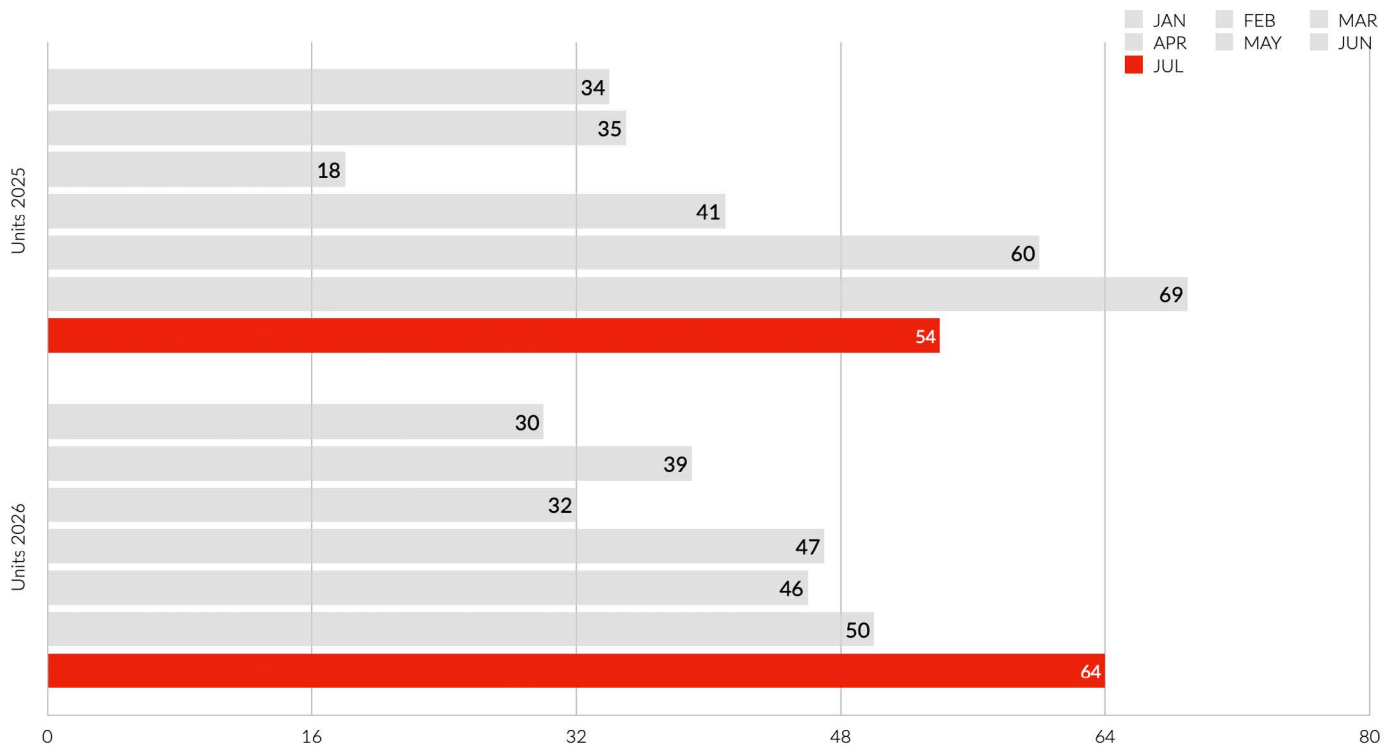


YTD Totals 2025 vs. 2026

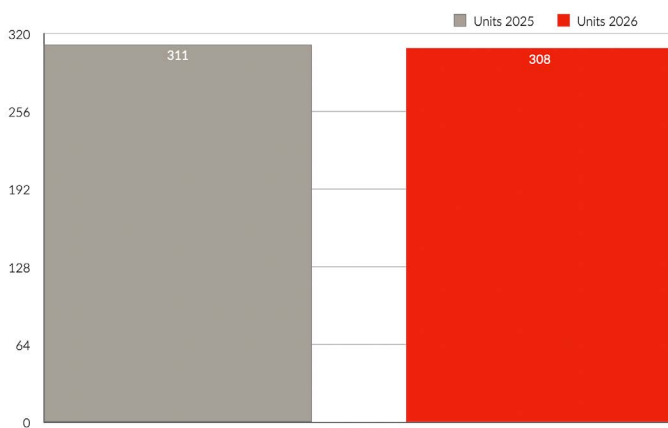


Month vs. Month 2025 vs. 2026

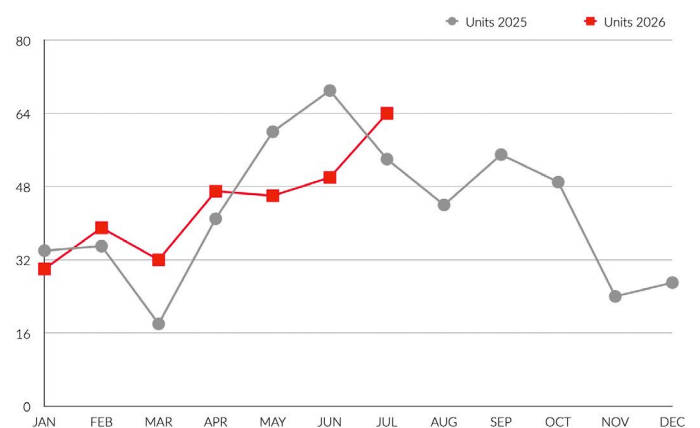
UNIT SALES



Monthly Comparison 2025 vs. 2026

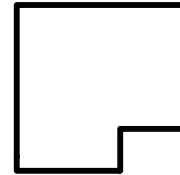


YTD Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$168,945,948 -0.98%	 \$75,813,999 +6.44%	 \$0 -100%
YTD Unit Sales	 184 -2.65%	 124 +1.64%	 0 -100%
YTD Average Sale Price	 \$918,185 +1.72%	 \$611,403 +4.72%	 \$0 -100%
July Sales Volume	 \$37,511,100 +36.22%	 \$15,269,600 +33.05%	 \$0 No Change
July Unit Sales	 39 +14.71%	 25 +25%	 0 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

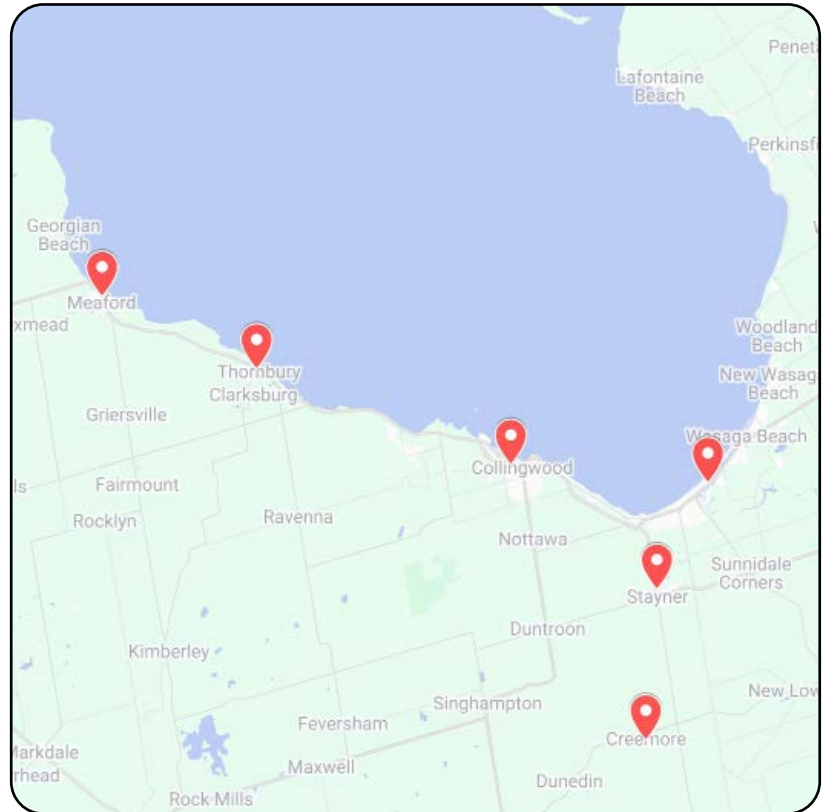
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



/RoyalLePageLocationsNorth



/RLPLocationsNorth



/LocationsNorth

Helping You Is What We Do.

Find more Real Estate Market Reports for Southern Georgian Bay at:

locationsnorth.com/market-update/