2026

AUGUST

THE BLUE MOUNTAINS

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.

ROYAL LEPAGE LOCATIONS NORTH BROKERAGE

OVERVIEW

BUYER'S MARKET

The Blue Mountains real estate market remained in buyer's market territory this August, with sales activity and pricing declining year-over-year despite an increase in new listings. The median sale price decreased 16.40% to $795,000, while the average sale price fell 25.47% to $863,895. Sales volume declined 47.55% to $16,414,000, alongside a 29.63% decrease in unit sales to 19 transactions. New listings increased 9.41% to 93 properties, while expired listings rose 74.19% to 54. The monthly unit sales-to-listings ratio declined to 20.43%, while the year-to-date ratio stood at 21.80%, keeping The Blue Mountains firmly in buyer's market territory.

August year-over-year sales volume of $16,414,000

Down 47.55% from 2025's $31,295,500, with unit sales of 19 down 29.63% from last August's 27. New listings of 93 are up 9.41% from 85 a year ago, while the monthly sales/listings ratio of 20.43% is down 35.68% from 31.76%.

Year-to-date sales volume of $198,952,362

Down 8.61% from 2025's $217,702,587, with unit sales of 177 down 6.35% from 2025's 189. New listings of 812 are down 3.45% from 841 a year ago, while the year-to-date sales/listings ratio of 21.80% is down 3% from 22.47%.

Year-to-date average sale price of $1,124,644

Down 3.18% from $1,161,612 one year ago, with the median sale price of $860,625 down 8.49% from $940,500. Average days on market of 63.38 is down 0.59% from 63.75 days last year, indicating selling time remained essentially unchanged despite softer year-to-date pricing.

AUGUST NUMBERS

Median Sale Price
$795,000
-16.40%

Average Sale Price
$863,895
-25.47%

Sales Volume
$16,414,000
-47.55%

Unit Sales
19
-29.63%

New Listings
93
+9.41%

Expired Listings
54
+74.19%

Unit Sales/Listings Ratio
20.43%
-35.68%

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

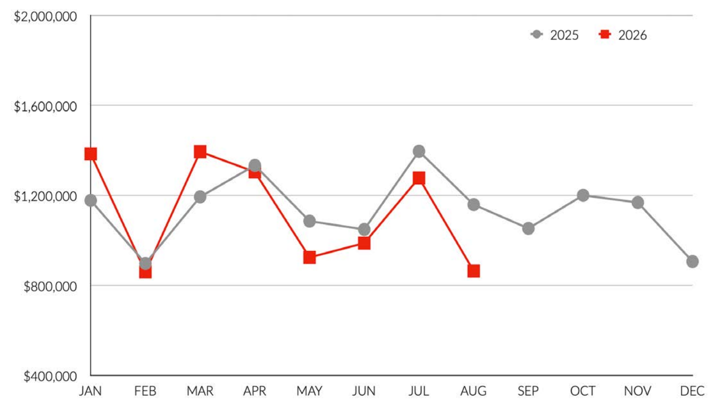
THE MARKET IN **DETAIL**

	2024	2025	2026	2025-2026
YTD Volume Sales	$196,182,303	$217,702,587	$198,952,362	-8.61%
YTD Unit Sales	172	189	177	-6.35%
YTD New Listings	768	841	812	-3.45%
YTD Sales/Listings Ratio	22.40%	22.47%	21.80%	-3%
YTD Expired Listings	218	276	229	-17.03%
Monthly Volume Sales	$20,943,400	$31,295,500	$16,414,000	-47.55%
Monthly Unit Sales	20	27	19	-29.63%
Monthly New Listings	82	85	93	+9.41%
Monthly Sales/Listings Ratio	24.39%	31.76%	20.43%	-35.68%
Monthly Expired Listings	44	31	54	+74.19%
Monthly Average Sale Price	$1,047,170	$1,159,093	$863,895	-25.47%
YTD Sales: $0-$199K	0	0	0	No Change
YTD Sales: $200k-349K	5	6	8	+33.33%
YTD Sales: $350K-$549K	17	26	34	+30.77%
YTD Sales: $550K-$749K	28	31	28	-9.68%
YTD Sales: $750K-$999K	39	36	31	-13.89%
YTD Sales: $1M+	80	71	55	-22.54%
YTD Sales: $2M+	23	20	24	+20%
YTD Average Days-On-Market	63.75	63.75	63.38	-0.59%
YTD Average Sale Price	$1,143,783	$1,161,612	$1,124,644	-3.18%
YTD Median Sale Price	$981,750	$940,500	$860,625	-8.49%

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

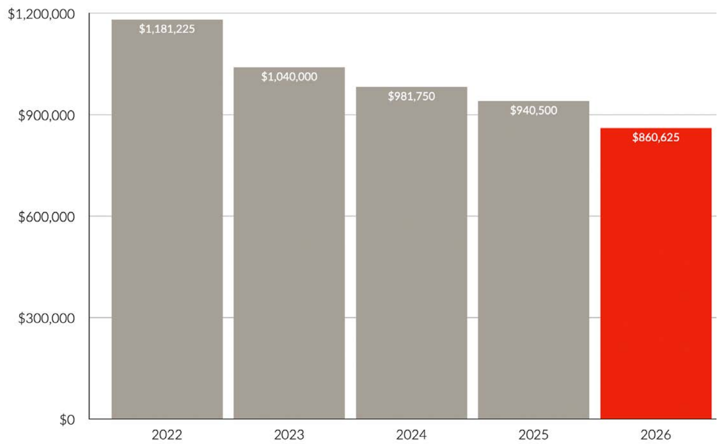
AVERAGE SALE PRICE

Year-Over-Year

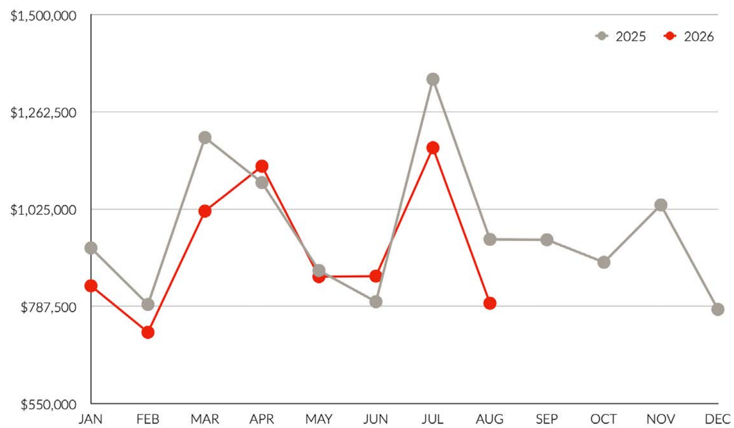


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



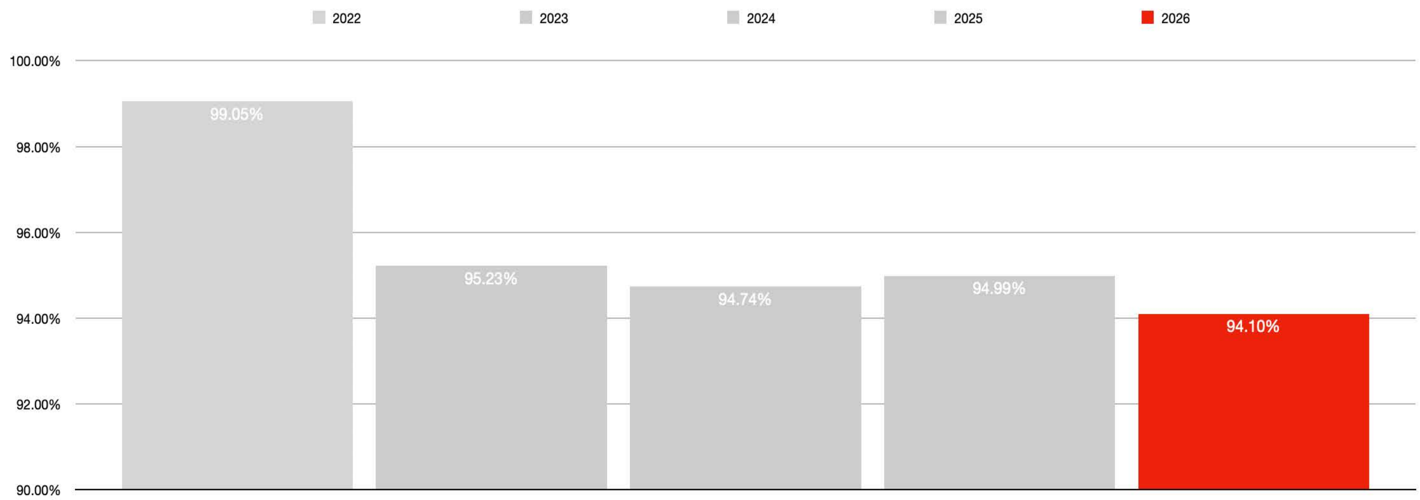
Year-Over-Year



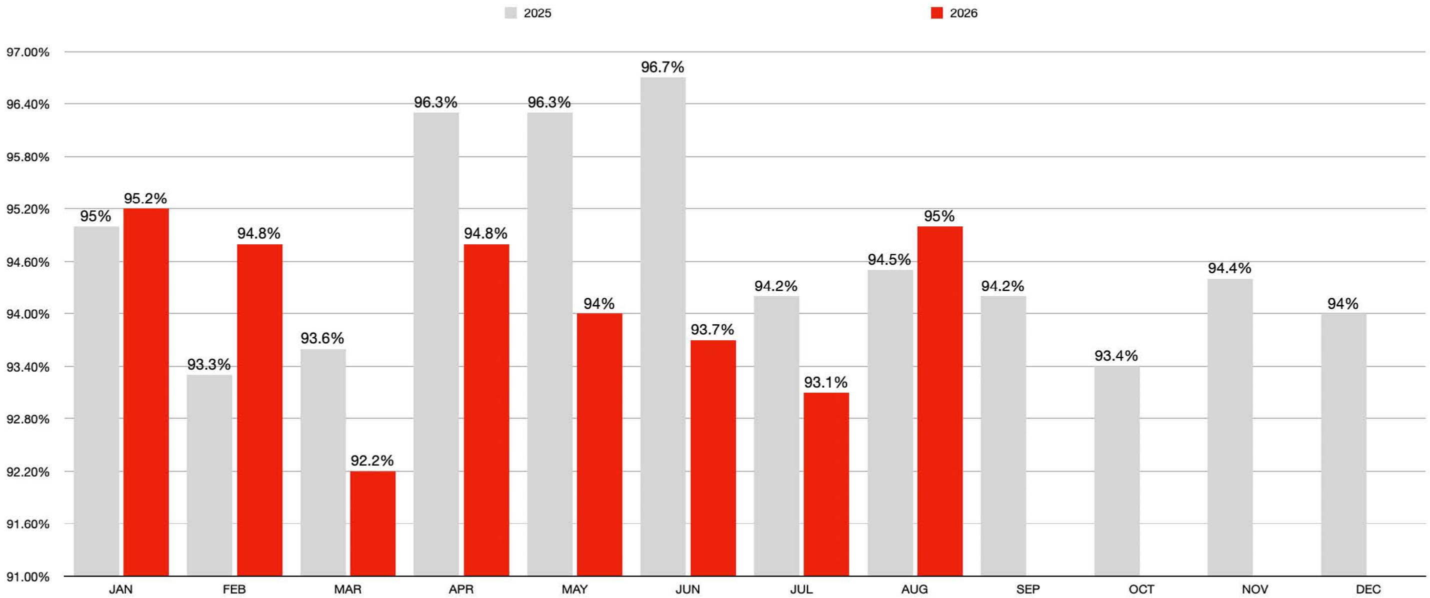
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. **LIST PRICE** RATIO

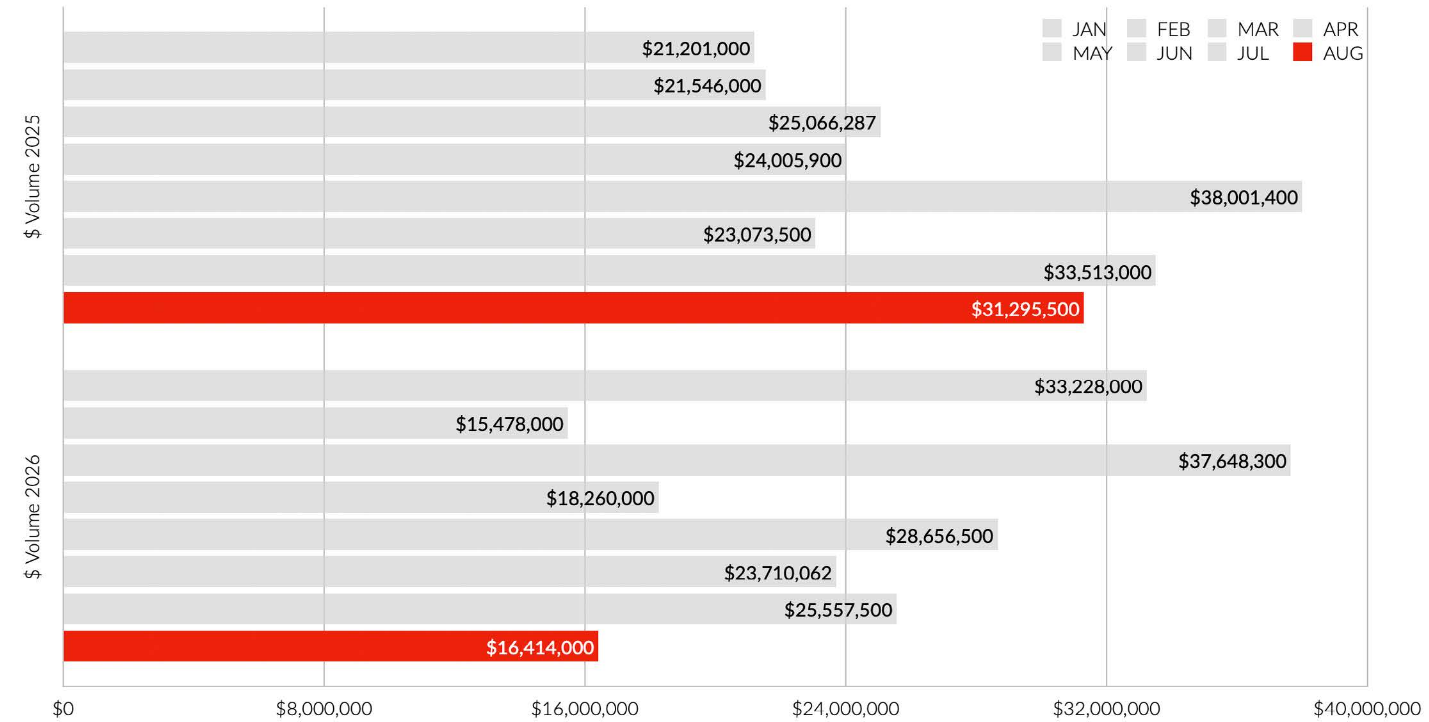


Year-Over-Year

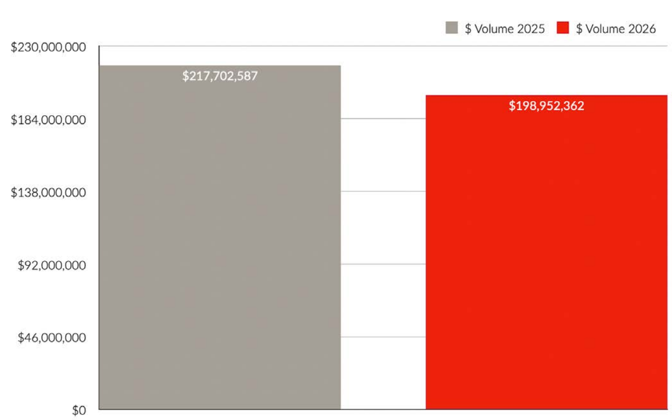


Month-Over-Month 2025 vs. 2026

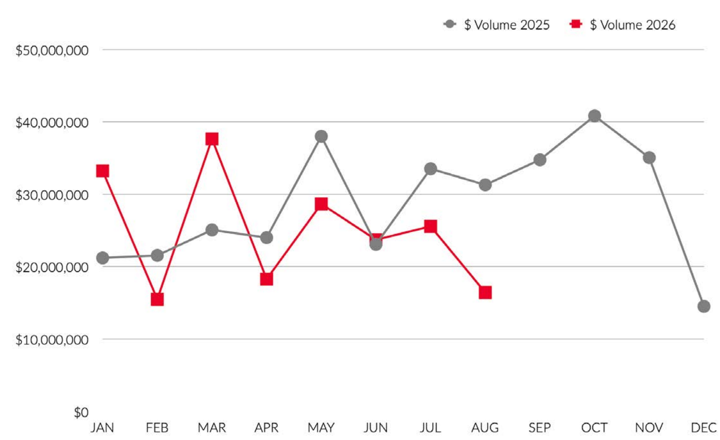
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

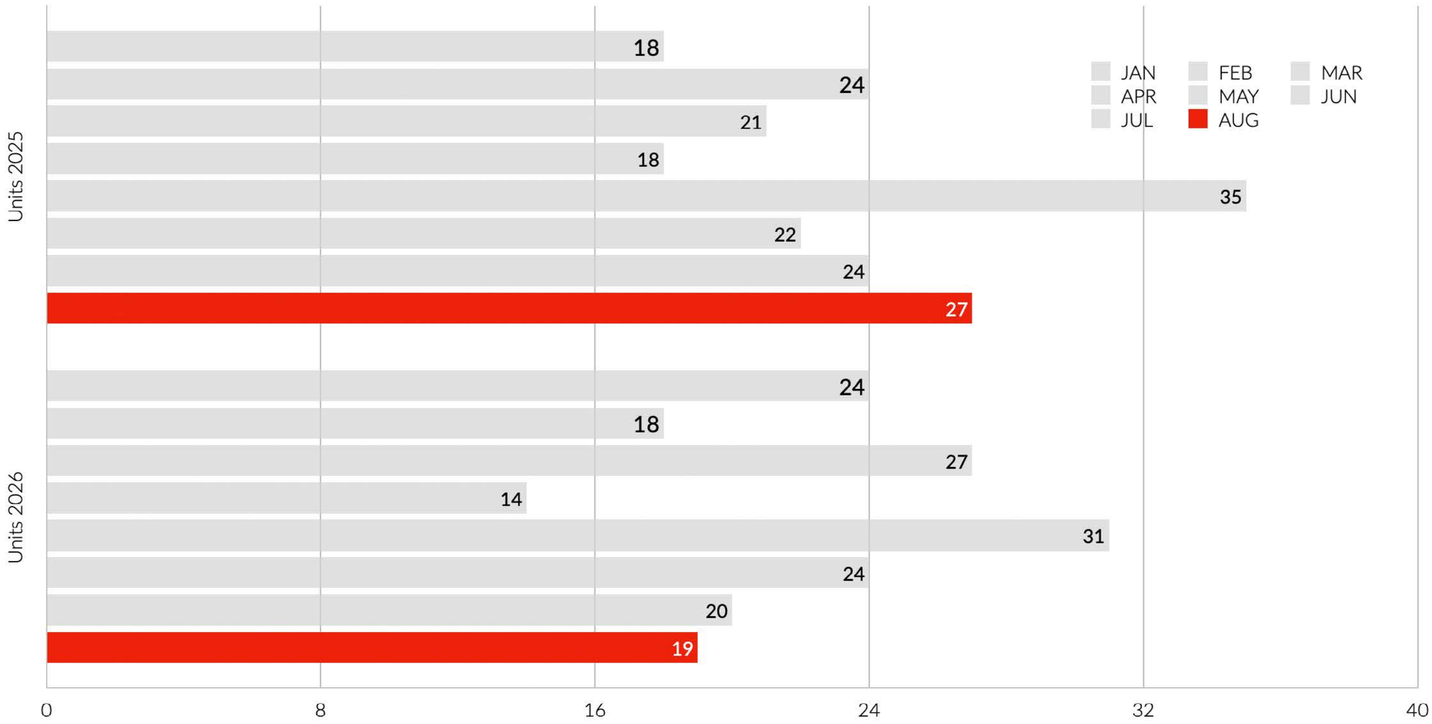


YTD Totals 2025 vs. 2026

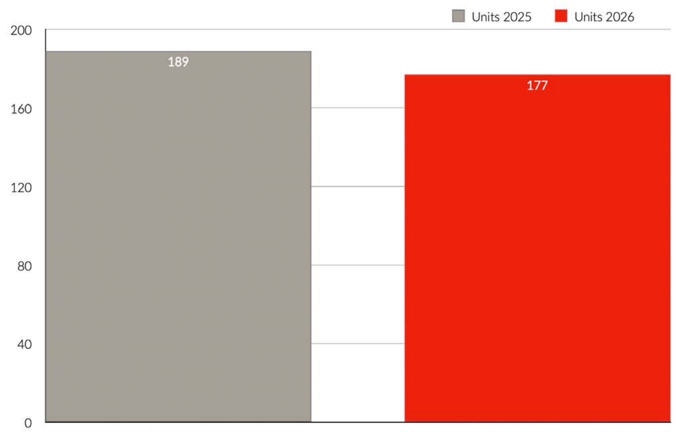


Month vs. Month 2025 vs. 2026

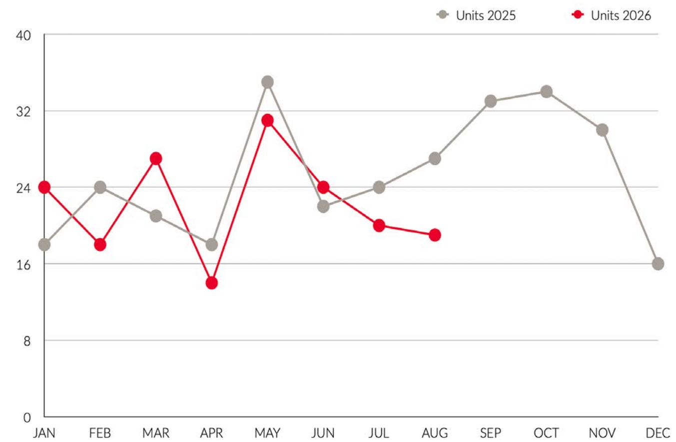
UNIT SALES



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	$159,670,112 -7.88%	$38,882,250 -12.38%	$5,820,112 -3.97%
YTD Unit Sales	109 -9.92%	62 +8.77%	9 +28.57%
YTD Average Sale Price	$1,464,863 +2.26%	$627,133 -19.44%	$646,679 -25.31%
August Sales Volume	$13,817,000 -45.36%	$2,197,000 -63.42%	$400,000 +100%
August Unit Sales	13 -18.75%	5 -54.55%	1 +100%

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

OUR LOCATIONS

COLLINGWOOD
705-445-5520
112 Hurontario St, Collingwood

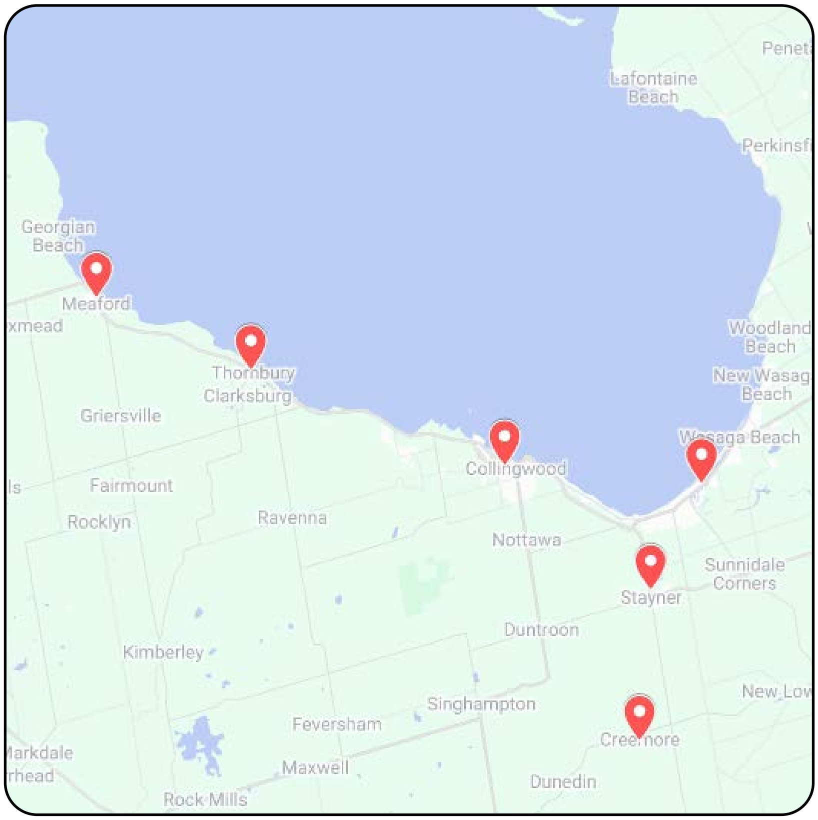
CREEMORE
705-881-9005
154 Mill St, Unit B, Creemore

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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