2026
AUGUST
COLLINGWOOD
Real Estate Market Report

ROYAL LEPAGE LOCATIONS NORTH BROKERAGE

OVERVIEW

BUYER'S MARKET

In Collingwood, August brought softer sales activity and pricing year-over-year, while new listings edged higher and expired listings declined. The median sale price decreased 8.42% to $625,000, while the average sale price fell 0.74% to $732,933. Sales volume declined 12.02% to $28,584,400, alongside an 11.36% decrease in unit sales to 39 transactions. New listings increased 2.7% to 114 properties, while expired listings declined 10.81% to 33. The monthly unit sales-to-listings ratio decreased to 34.21%, while the year-to-date ratio remained at 33.59%, keeping Collingwood in buyer's market territory overall.

August year-over-year sales volume of $28,584,400

Down 12.02% from 2025's $32,489,813, with unit sales of 39 down 11.36% from last August's 44. New listings of 114 are up 2.7% from 111 a year ago, while the monthly sales/listings ratio of 34.21% is down 13.7% from 39.64%.

Year-to-date sales volume of $273,344,347

Down 0.36% from 2025's $274,327,803, with unit sales of 347 down 2.25% from 2025's 355. New listings of 1,033 are down 6.94% from 1,110 a year ago, while the year-to-date sales/listings ratio of 33.59% is up 5.03% from 31.98%.

Year-to-date average sale price of $778,684

Up 2.09% from $762,735 one year ago, while the median sale price of $660,000 is down 3.47% from $683,750. Average days on market of 52.88 is down 9.23% from 58.25 days last year, indicating homes are selling more quickly despite softer year-to-date median pricing.

AUGUST NUMBERS

Median Sale Price
$625,000
-8.42%

Average Sale Price
$732,933
-0.74%

Sales Volume
$28,584,400
-12.02%

Unit Sales
39
-11.36%

New Listings
114
+2.7%

Expired Listings
33
-10.81%

Unit Sales/Listings Ratio
34.21%
-13.7%

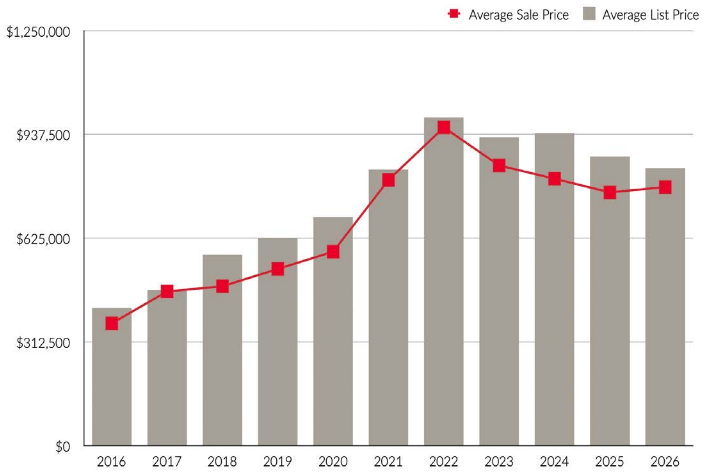
Year-over-year comparison (August 2026 vs. August 2025)

THE MARKET IN **DETAIL**

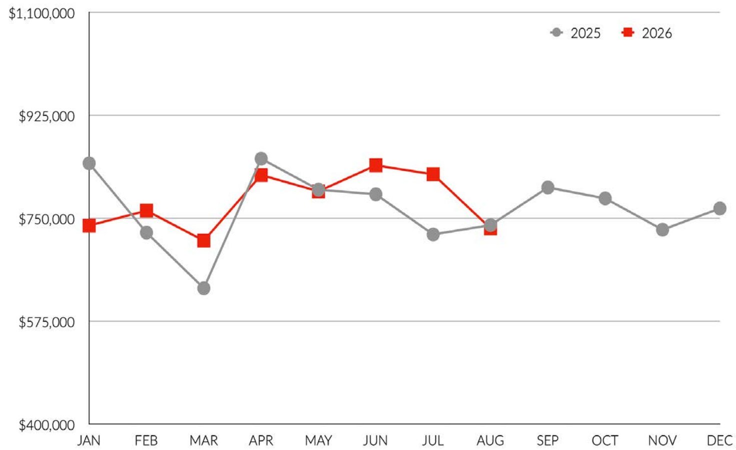
	2024	2025	2026	2025-2026
YTD Volume Sales	$245,134,068	$274,327,803	$273,344,347	-0.36%
YTD Unit Sales	302	355	347	-2.25%
YTD New Listings	938	1,110	1,033	-6.94%
YTD Sales/Listings Ratio	32.20%	31.98%	33.59%	+5.03%
YTD Expired Listings	224	220	203	-7.73%
Monthly Volume Sales	$30,326,000	$32,489,813	$28,584,400	-12.02%
Monthly Unit Sales	37	44	39	-11.36%
Monthly New Listings	113	111	114	+2.7%
Monthly Sales/Listings Ratio	32.74%	39.64%	34.21%	-13.7%
Monthly Expired Listings	45	37	33	-10.81%
Monthly Average Sale Price	$819,622	$738,405	$732,933	-0.74%
YTD Sales: $0-$199K	3	5	2	-60%
YTD Sales: $200k-349K	3	14	19	+35.71%
YTD Sales: $350K-$549K	71	88	83	-5.68%
YTD Sales: $550K-$749K	85	100	104	+4%
YTD Sales: $750K-$999K	69	85	62	-27.06%
YTD Sales: $1M-$2M	67	55	68	+23.64%
YTD Sales: $2M+	8	9	9	No Change
YTD Average Days-On-Market	51.00	58.25	52.88	-9.23%
YTD Average Sale Price	$803,837	$762,735	$778,684	+2.09%
YTD Median Sale Price	$949,750	$683,750	$660,000	-3.47%

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

AVERAGE SALE PRICE

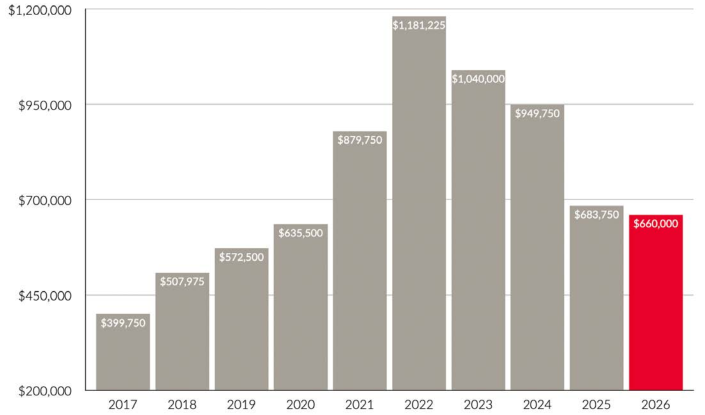


Year-Over-Year

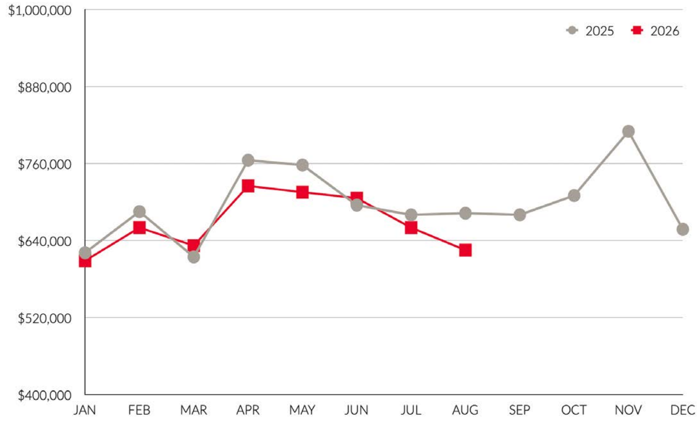


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



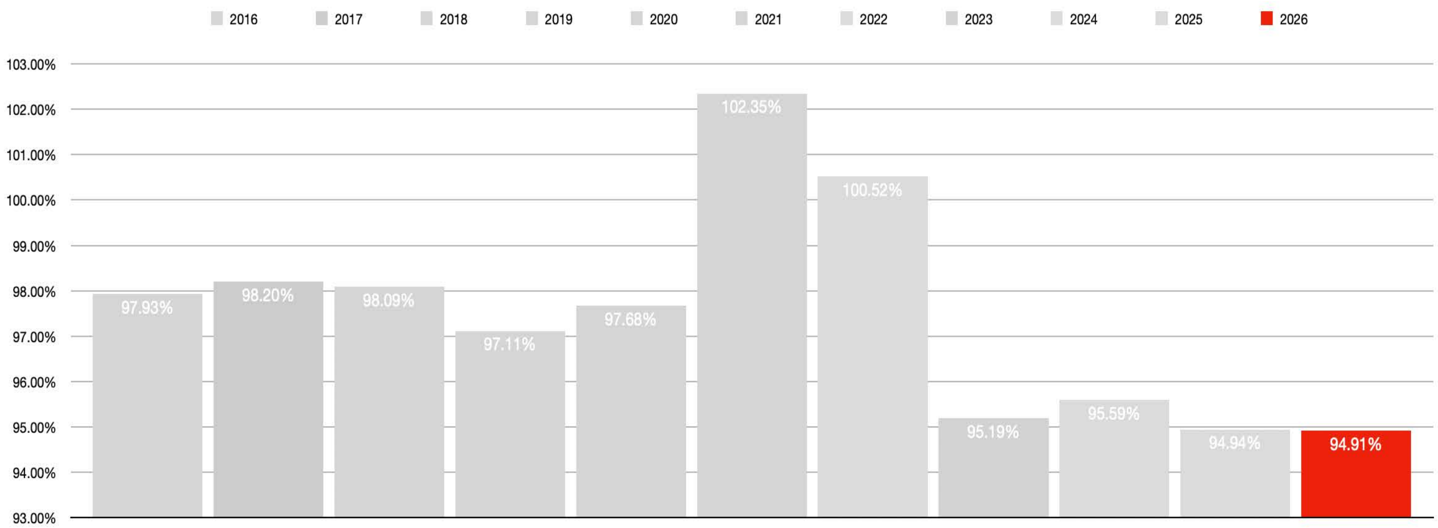
Year-Over-Year



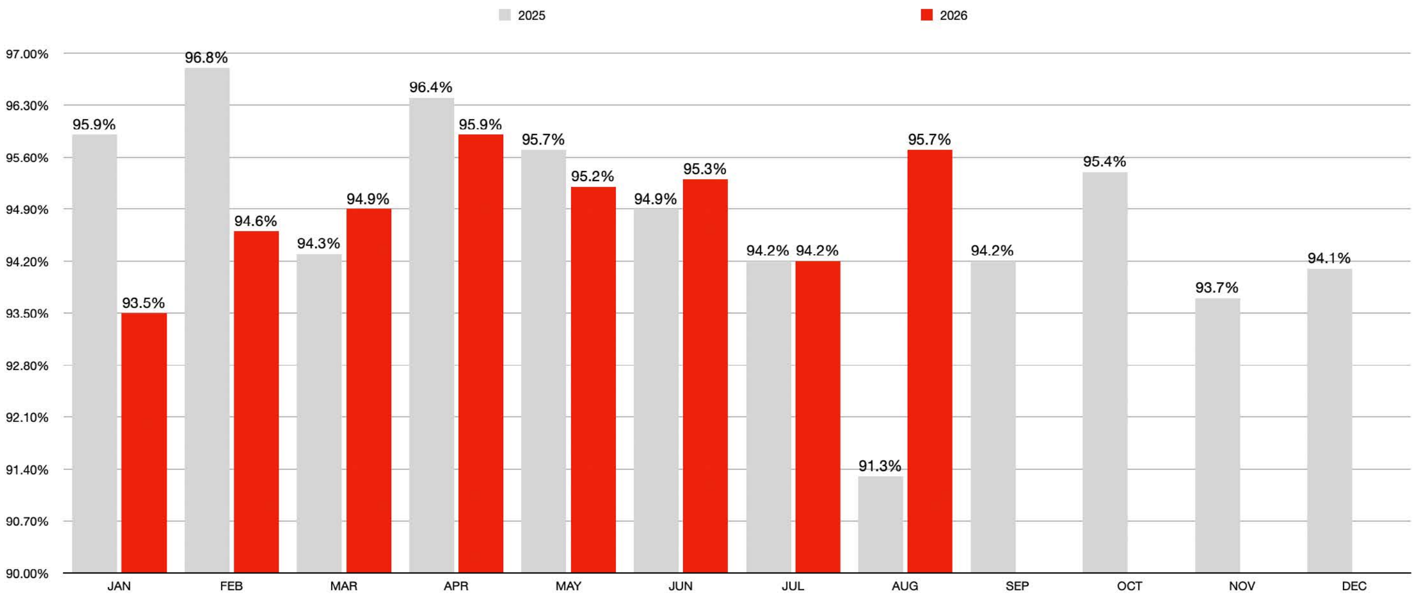
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO



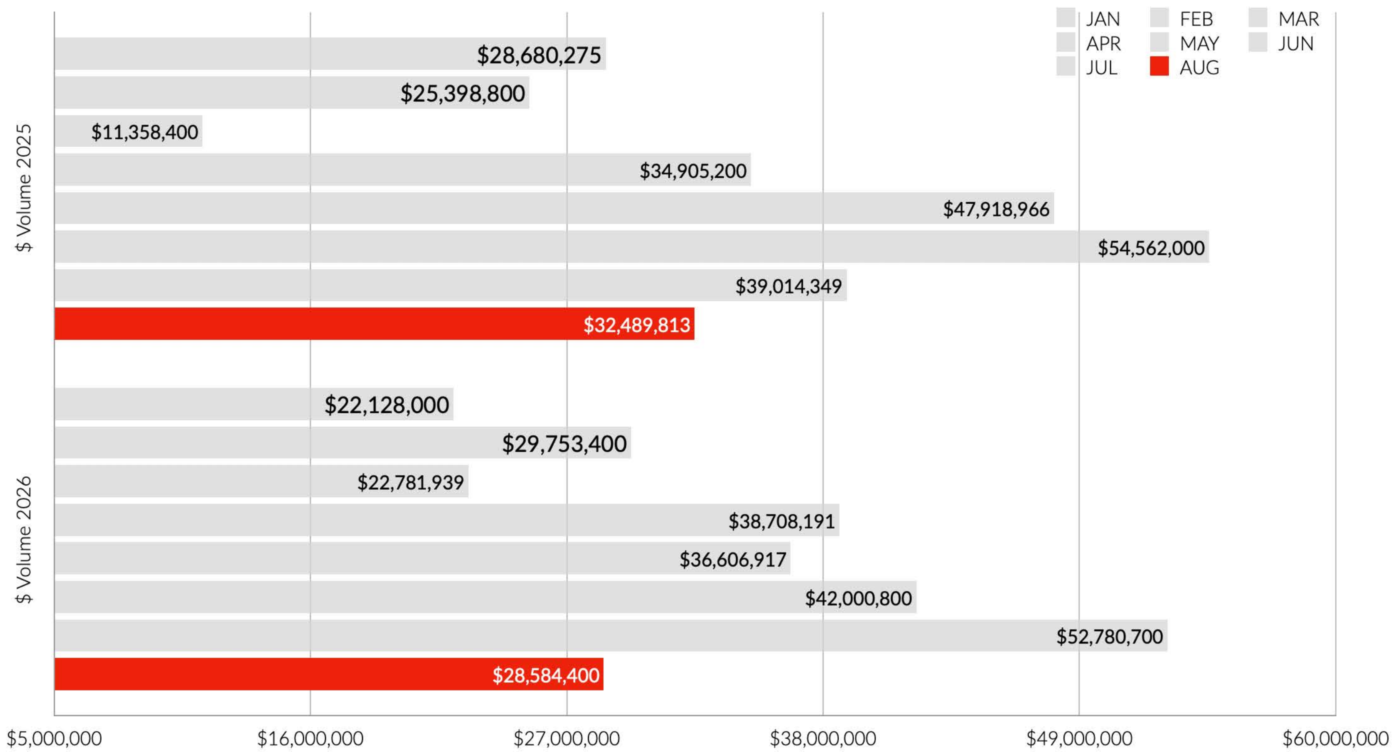
Year-Over-Year



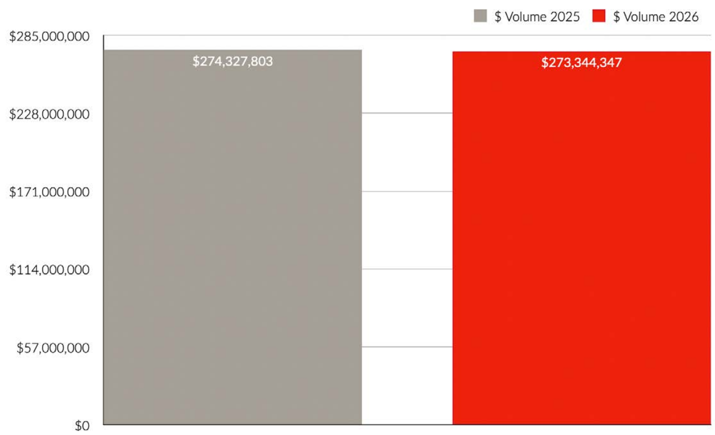
Month-Over-Month 2025 vs. 2026

ROYAL LEPAGE® LOCATIONS NORTH BROKERAGE

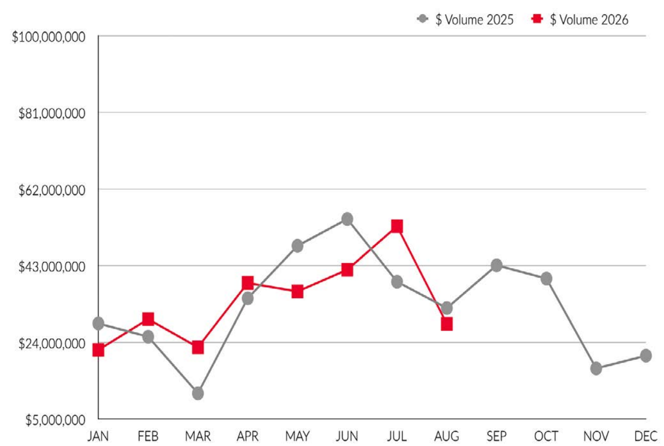
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

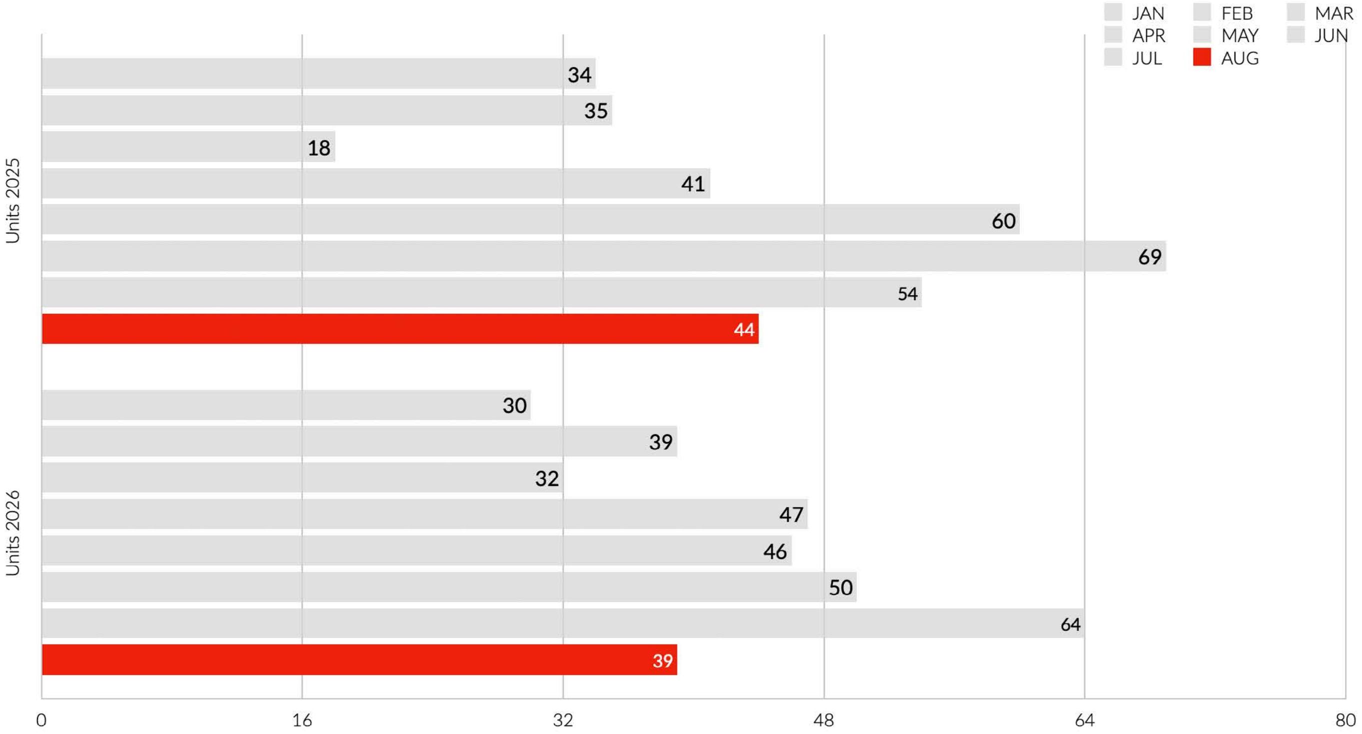


YTD Totals 2025 vs. 2026

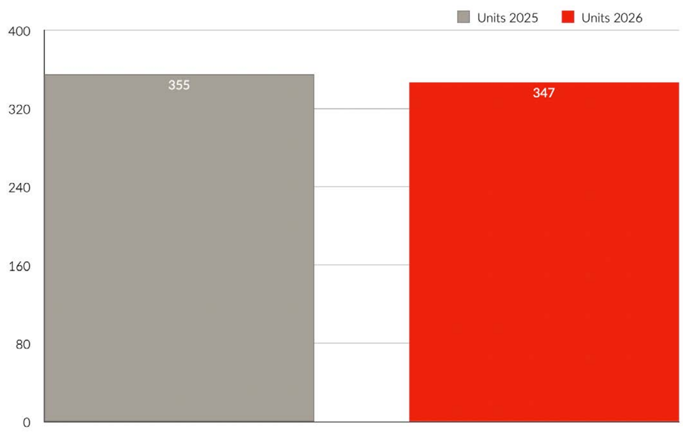


Month vs. Month 2025 vs. 2026

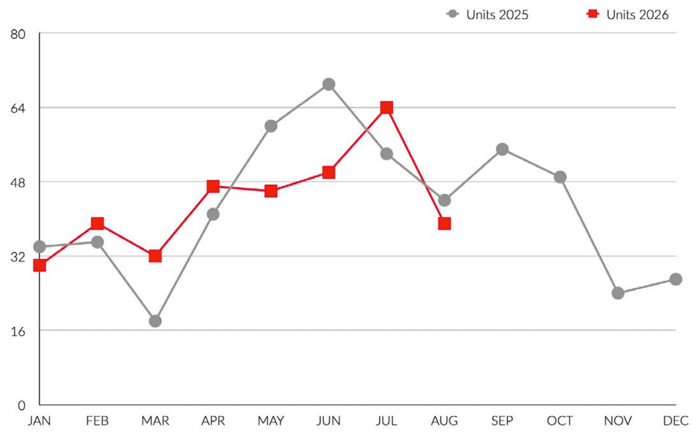
UNIT SALES



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	$188,326,448 -1.91%	$85,017,899 +3.26%	$775,000 -73.99%
YTD Unit Sales	208 -2.35%	139 -2.11%	1 -75%
YTD Average Sale Price	$905,416 +0.45%	$611,640 +5.49%	$775,000 +4.03%
August Sales Volume	$19,380,500 -9.37%	$9,203,900 -17.13%	$775,000 +100%
August Unit Sales	24 No Change	15 -25%	1 +100%

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

OUR LOCATIONS

COLLINGWOOD
705-445-5520
112 Hurontario St, Collingwood

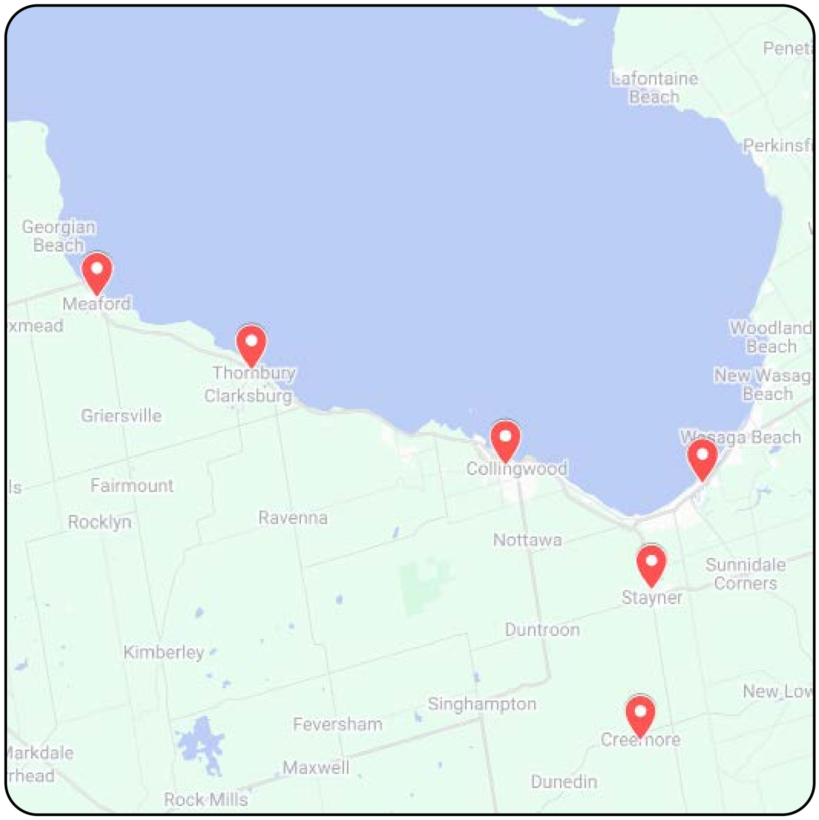
CREEMORE
705-881-9005
154 Mill St, Unit B, Creemore

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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