2026
AUGUST
GREY HIGHLANDS
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 Grey Highlands real estate market remained in buyer's market territory this August, with sales activity and average pricing declining year-over-year despite an increase in the median sale price. The median sale price increased 6.89% to $657,350, while the average sale price declined 7.3% to $614,838. Sales volume decreased 62.92% to $4,918,700, alongside a 60% decrease in unit sales to 8 transactions. New listings remained unchanged at 46 properties, while expired listings declined 27.27% to 8. The monthly unit sales-to-listings ratio fell to 17.39%, while the year-to-date ratio remained at 28.19%, keeping Grey Highlands firmly in buyer's market territory.

August year-over-year sales volume of $4,918,700

Down 62.92% from 2025's $13,264,900, with unit sales of 8 down 60% from last August's 20. New listings of 46 were unchanged from 46 a year ago, while the monthly sales/listings ratio of 17.39% is down 60% from 43.48%.

Year-to-date sales volume of $68,809,003

Down 13.67% from 2025's $79,701,000, with unit sales of 95 down 5.94% from 2025's 101. New listings of 337 are up 9.06% from 309 a year ago, while the year-to-date sales/listings ratio of 28.19% is down 13.76% from 32.69%.

Year-to-date average sale price of $696,260

Down 12.5% from $795,693 one year ago, with the median sale price of $623,750 down 2.49% from $639,700. Average days on market of 75.75 is up 6.88% from 70.88 days last year, indicating homes are taking somewhat longer to sell amid softer year-to-date pricing.

AUGUST NUMBERS

Median Sale Price
$657,350
+6.89%

Average Sale Price
$614,838
-7.3%

Sales Volume
$4,918,700
-62.92%

Unit Sales
8
-60%

New Listings
46
No Change

Expired Listings
8
-27.27%

Unit Sales/Listings Ratio
17.39%
-60%

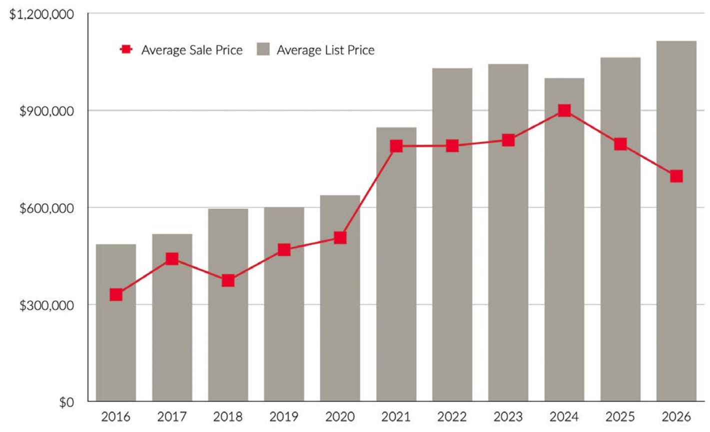
Year-over-year comparison (August 2026 vs. August 2025)

THE MARKET IN **DETAIL**

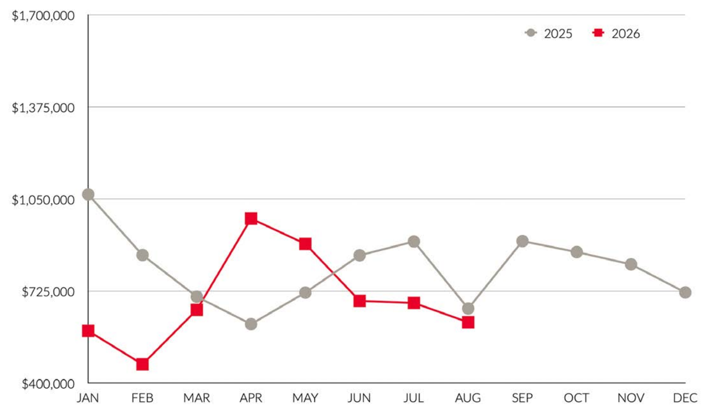
	2024	2025	2026	2025-2026
YTD Volume Sales	$85,992,715	$79,701,000	$68,809,003	-13.67%
YTD Unit Sales	98	101	95	-5.94%
YTD New Listings	295	309	337	+9.06%
YTD Sales/Listings Ratio	33.22%	32.69%	28.19%	-13.76%
YTD Expired Listings	72	70	73	+4.29%
Monthly Volume Sales	$11,436,000	$13,264,900	$4,918,700	-62.92%
Monthly Unit Sales	10	20	8	-60%
Monthly New Listings	35	46	46	No Change
Monthly Sales/Listings Ratio	28.57%	43.48%	17.39%	-60%
Monthly Expired Listings	17	11	8	-27.27%
Monthly Average Sale Price	$1,143,600	$663,245	$614,838	-7.3%
YTD Sales: $0-$199K	6	2	3	+50%
YTD Sales: $200k-349K	3	8	11	+37.5%
YTD Sales: $350K-$549K	18	26	26	No Change
YTD Sales: $550K-$749K	2	21	27	+28.57%
YTD Sales: $750K-$999K	22	24	11	-54.17%
YTD Sales: $1M-$2M	19	17	14	-17.65%
YTD Sales: $2M+	6	4	4	No Change
YTD Average Days-On-Market	75.75	70.88	75.75	+6.88%
YTD Average Sale Price	$898,883	$795,693	$696,260	-12.5%
YTD Median Sale Price	$639,508	$639,700	$623,750	-2.49%

Grey Highlands MLS Sales and Listing Summary
2024 vs. 2025 vs. 2026

AVERAGE SALE PRICE

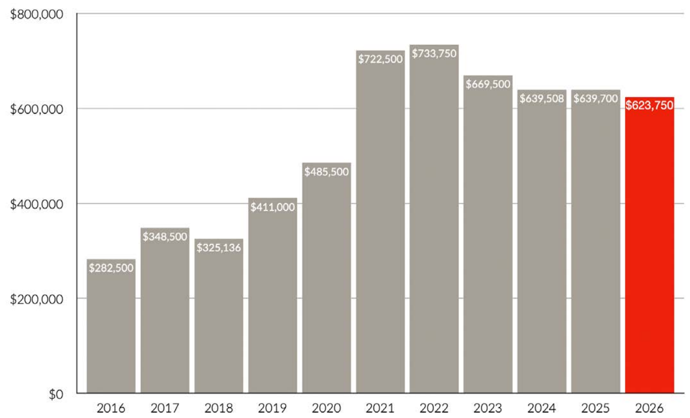


Year-Over-Year

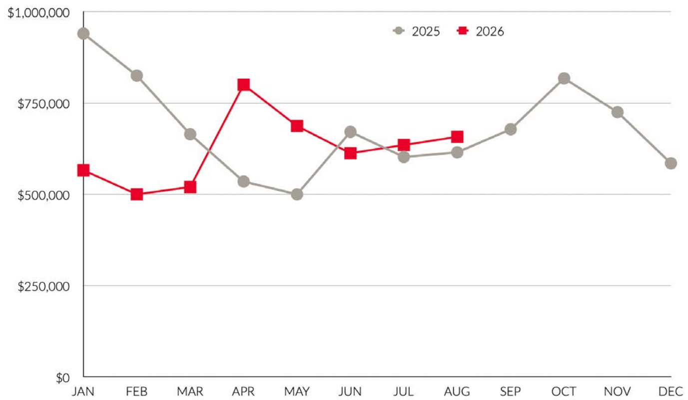


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



Year-Over-Year



Month-Over-Month 2025 vs. 2026

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

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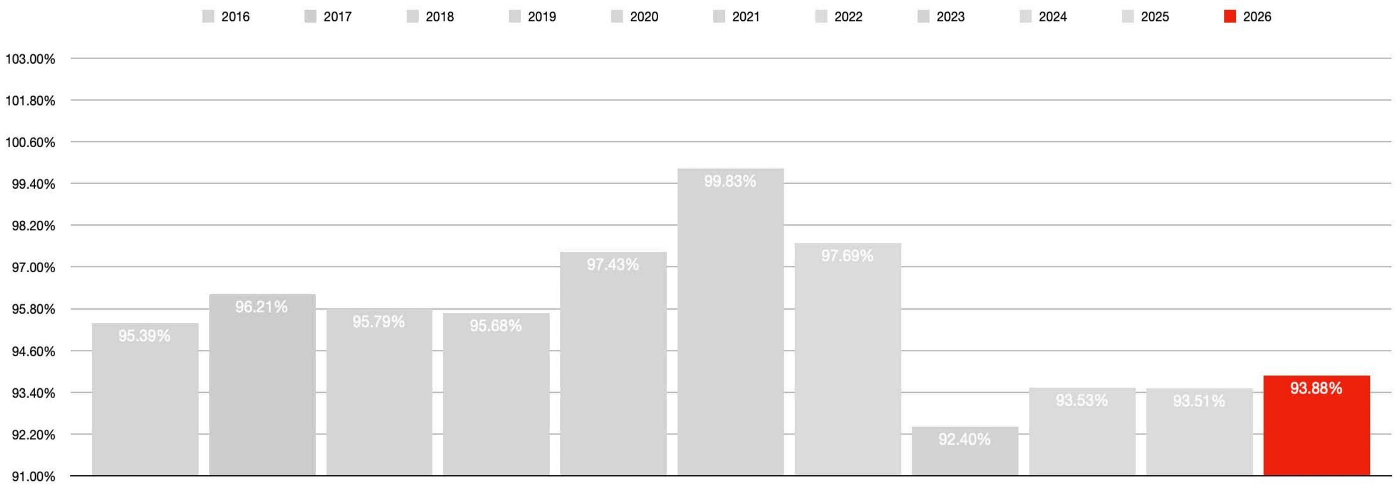
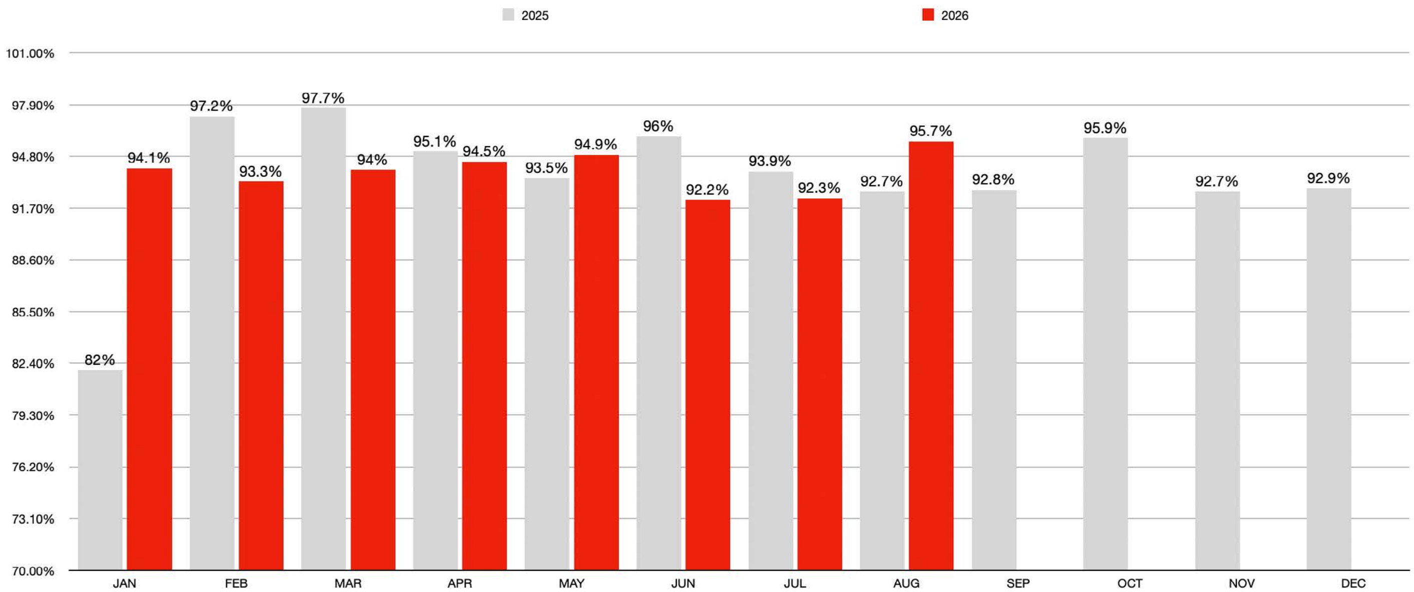
SALE PRICE VS. LIST PRICE RATIO

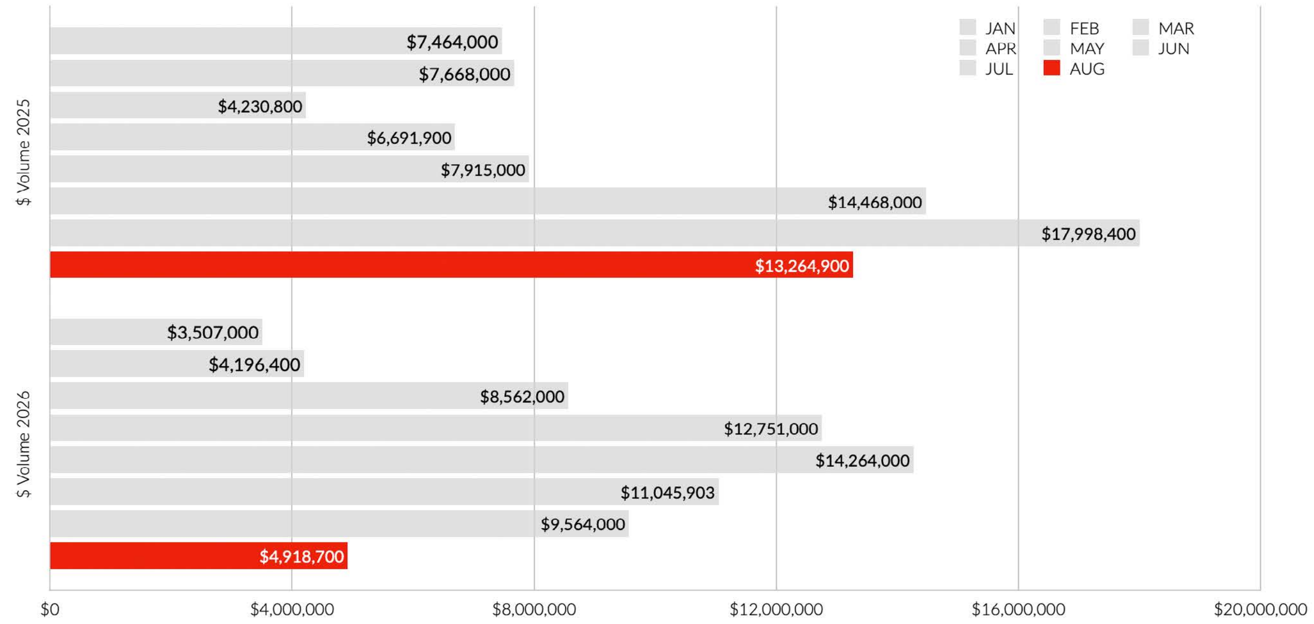


Year-Over-Year

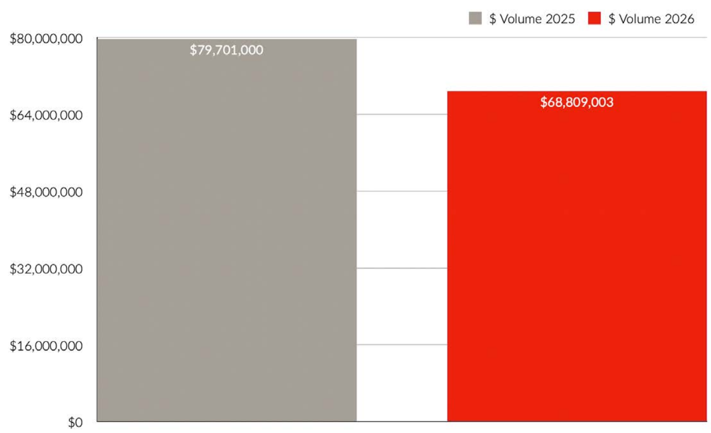


Month-Over-Month 2025 vs. 2026

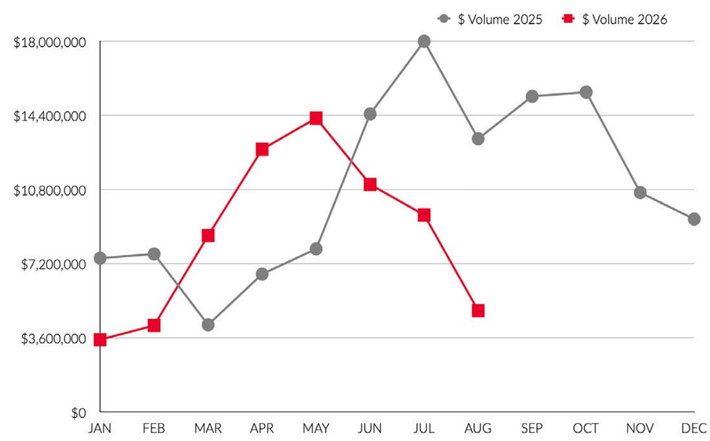
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

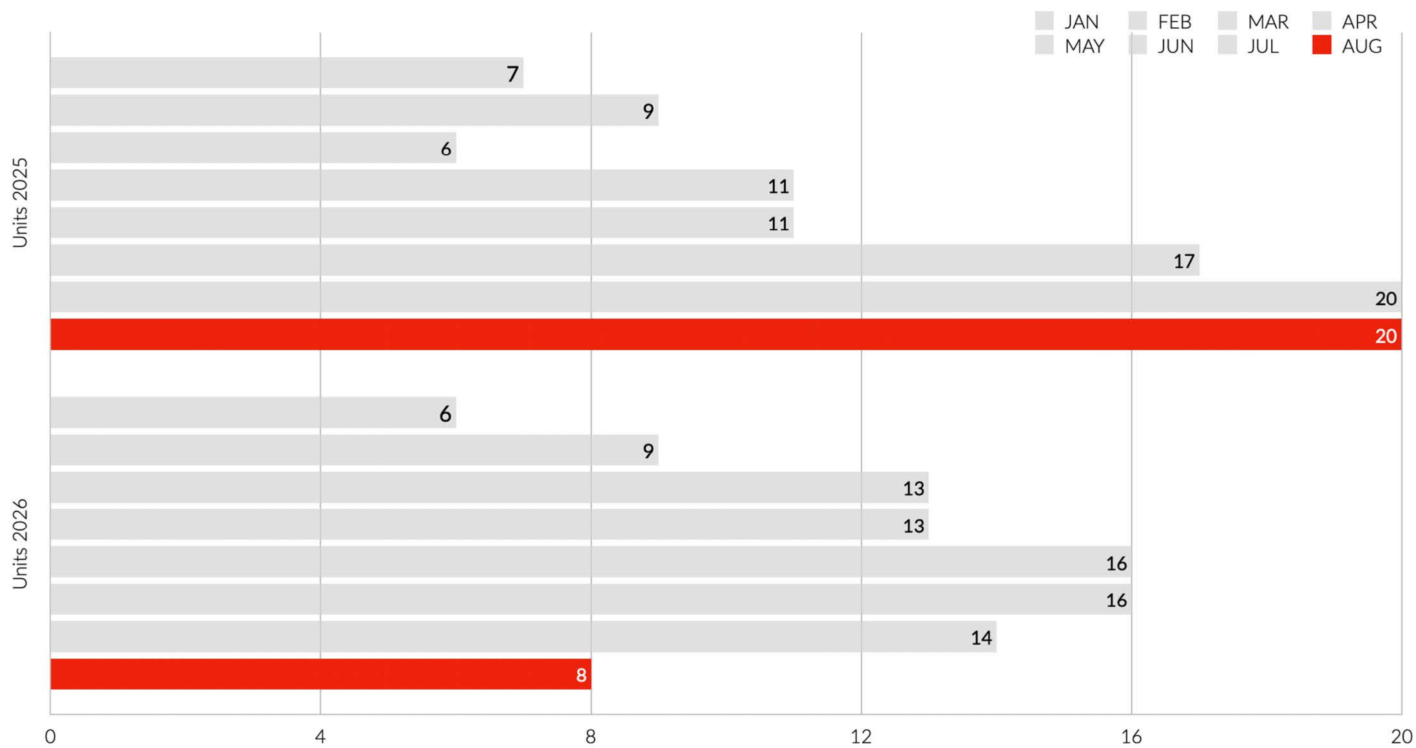


YTD Totals 2025 vs. 2026

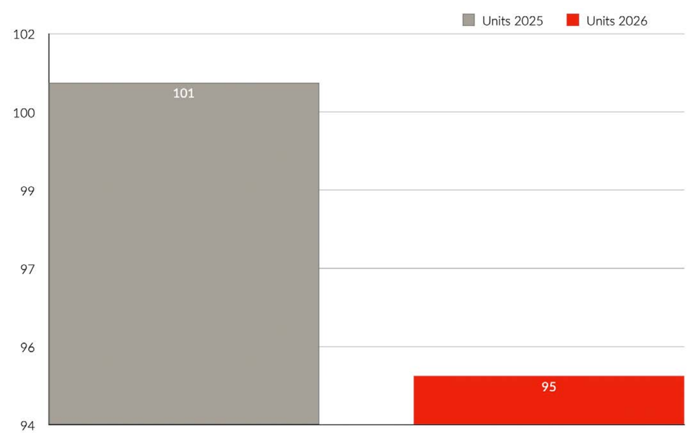


Month vs. Month 2025 vs. 2026

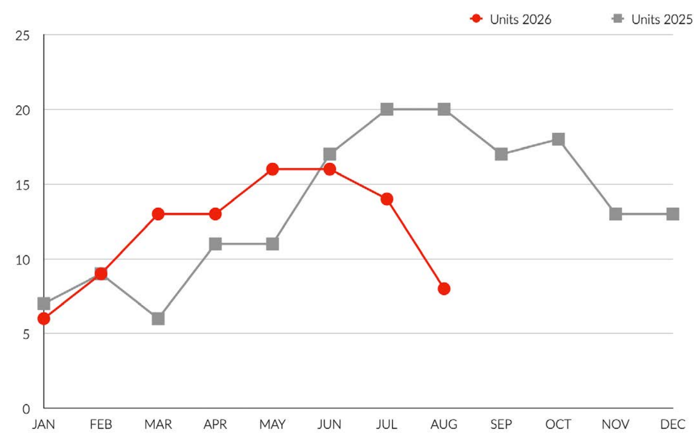
UNIT SALES



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	$68,809,003 -13.67%	$0 No Change	$4,084,500 -42.57%
YTD Unit Sales	95 -5.94%	0 No Change	13 No Change
YTD Average Sale Price	$724,305 -8.21%	$0 No Change	$314,192 -42.57%
August Sales Volume	$4,918,700 -62.92%	$0 No Change	$0 -100%
August Unit Sales	8 -60%	0 No Change	0 -100%

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

OUR LOCATIONS

COLLINGWOOD
705-445-5520
112 Hurontario St, Collingwood

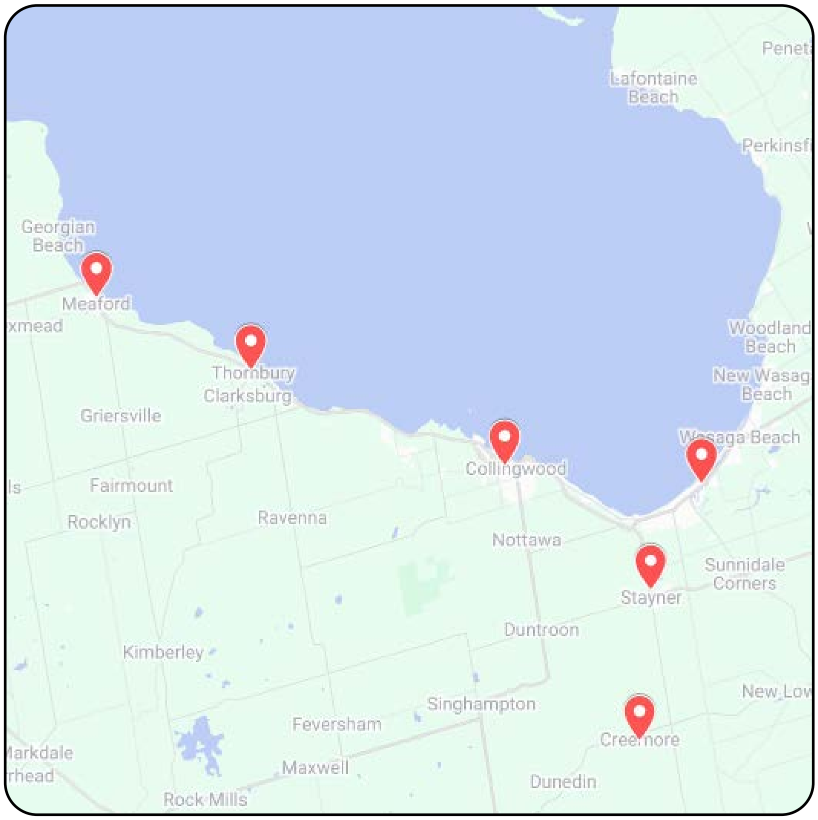
CREEMORE
705-881-9005
154 Mill St, Unit B, Creemore

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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