



2026

AUGUST

OWEN SOUND

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

BALANCED MARKET

In [Owen Sound](#), August brought a notable year-over-year decline in sales activity and pricing, alongside lower new listing activity and an increase in expired listings. The median sale price decreased 7.45% to \$435,000, while the average sale price fell 4.45% to \$437,700. Sales volume declined 53.77% to \$6,565,500, alongside a 51.61% decrease in unit sales to 15 transactions. New listings decreased 6.12% to 46 properties, while expired listings increased 22.22% to 11. The monthly unit sales-to-listings ratio fell to 32.61%; however, the year-to-date ratio remained at 44.31%, keeping Owen Sound in balanced market territory overall.



August year-over-year sales volume of \$6,565,500

Down 53.77% from 2025's \$14,201,000, with unit sales of 15 down 51.61% from last August's 31. New listings of 46 are down 6.12% from 49 a year ago, while the monthly sales/listings ratio of 32.61% is down 48.46% from 63.27%.



Year-to-date sales volume of \$84,603,832

Down 21.86% from 2025's \$108,270,483, with unit sales of 179 down 17.89% from 2025's 218. New listings of 404 are up 0.75% from 401 a year ago, while the year-to-date sales/listings ratio of 44.31% is down 18.5% from 54.36%.



Year-to-date average sale price of \$468,763

Down 4.79% from \$492,358 one year ago, with the median sale price of \$445,000 down 3.91% from \$463,100. Average days on market of 48.38 is down 18.35% from 59.25 days last year, indicating homes are selling more quickly despite softer year-to-date pricing.

AUGUST NUMBERS

Median Sale Price

\$435,000

-7.45%

Average Sale Price

\$437,700

-4.45%

Sales Volume

\$6,565,500

-53.77%

Unit Sales

15

-51.61%

New Listings

46

-6.12%

Expired Listings

11

+22.22%

Unit Sales/Listings Ratio

32.61%

-48.46%

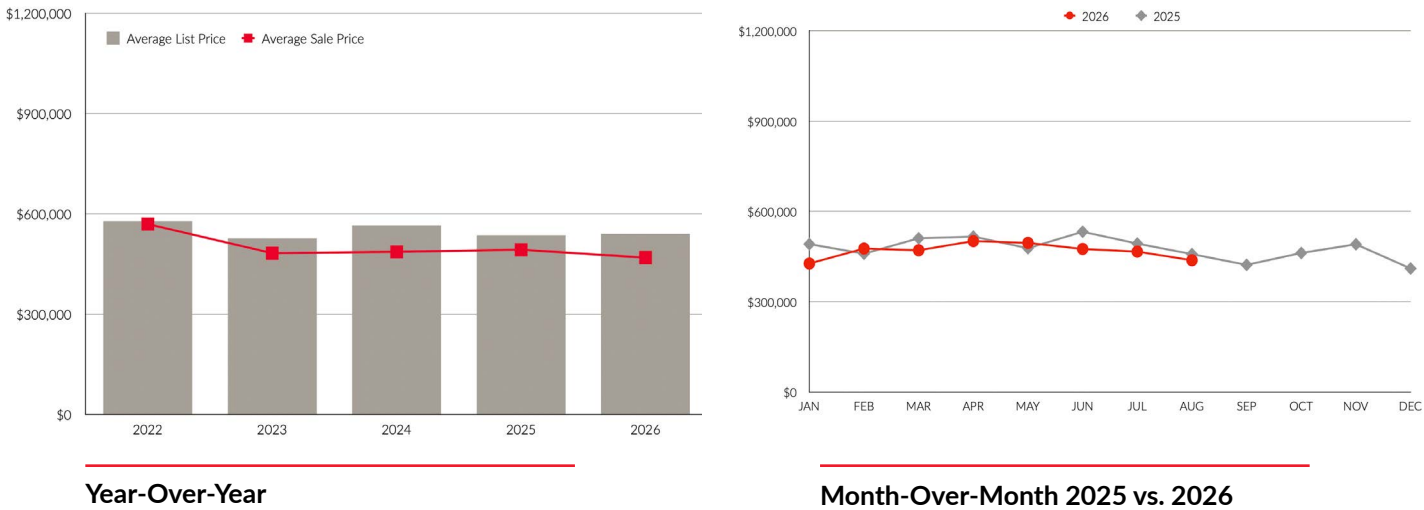
Year-over-year comparison
(August 2026 vs. August 2025)

THE MARKET IN DETAIL

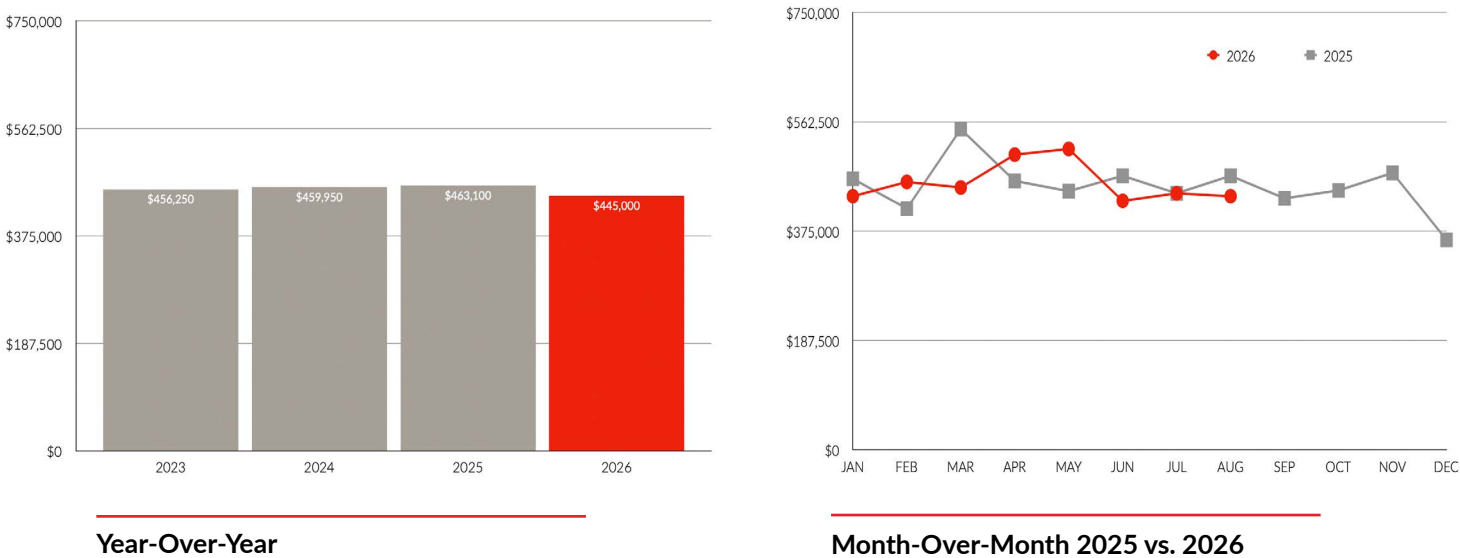
	2024	2025	2026	2025-2026
YTD Volume Sales	\$107,749,800	\$108,270,483	\$84,603,832	-21.86%
YTD Unit Sales	220	218	179	-17.89%
YTD New Listings	440	401	404	+0.75%
YTD Sales/Listings Ratio	50.00%	54.36%	44.31%	-18.5%
YTD Expired Listings	59	60	63	+5%
Monthly Volume Sales	\$13,601,900	\$14,201,000	\$6,565,500	-53.77%
Monthly Unit Sales	29	31	15	-51.61%
Monthly New Listings	69	49	46	-6.12%
Monthly Sales/Listings Ratio	42.03%	63.27%	32.61%	-48.46%
Monthly Expired Listings	9	9	11	+22.22%
Monthly Average Sale Price	\$469,031	\$458,097	\$437,700	-4.45%
YTD Sales: \$0-\$199K	3	1	3	+200%
YTD Sales: \$200k-349K	30	33	27	-18.18%
YTD Sales: \$350K-\$549K	131	114	100	-12.28%
YTD Sales: \$550K-\$749K	42	52	39	-25%
YTD Sales: \$750K-\$999K	10	15	10	-33.33%
YTD Sales: \$1M+	4	3	0	-100%
YTD Sales: \$2M+	0	0	0	No Change
YTD Average Days-On-Market	52.88	59.25	48.38	-18.35%
YTD Average Sale Price	\$486,123	\$492,358	\$468,763	-4.79%
YTD Median Sale Price	\$459,950	\$463,100	\$445,000	-3.91%

Owen Sound MLS Sales and Listing Summary
2024 vs. 2025 vs. 2026

AVERAGE SALE PRICE

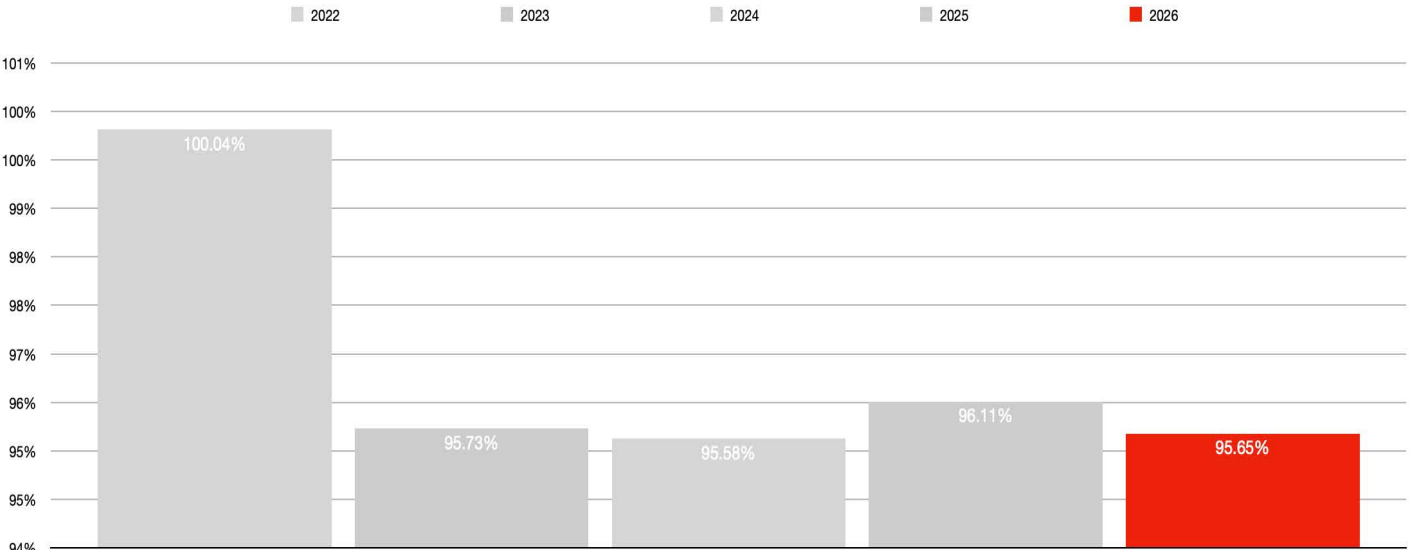


MEDIAN SALE PRICE

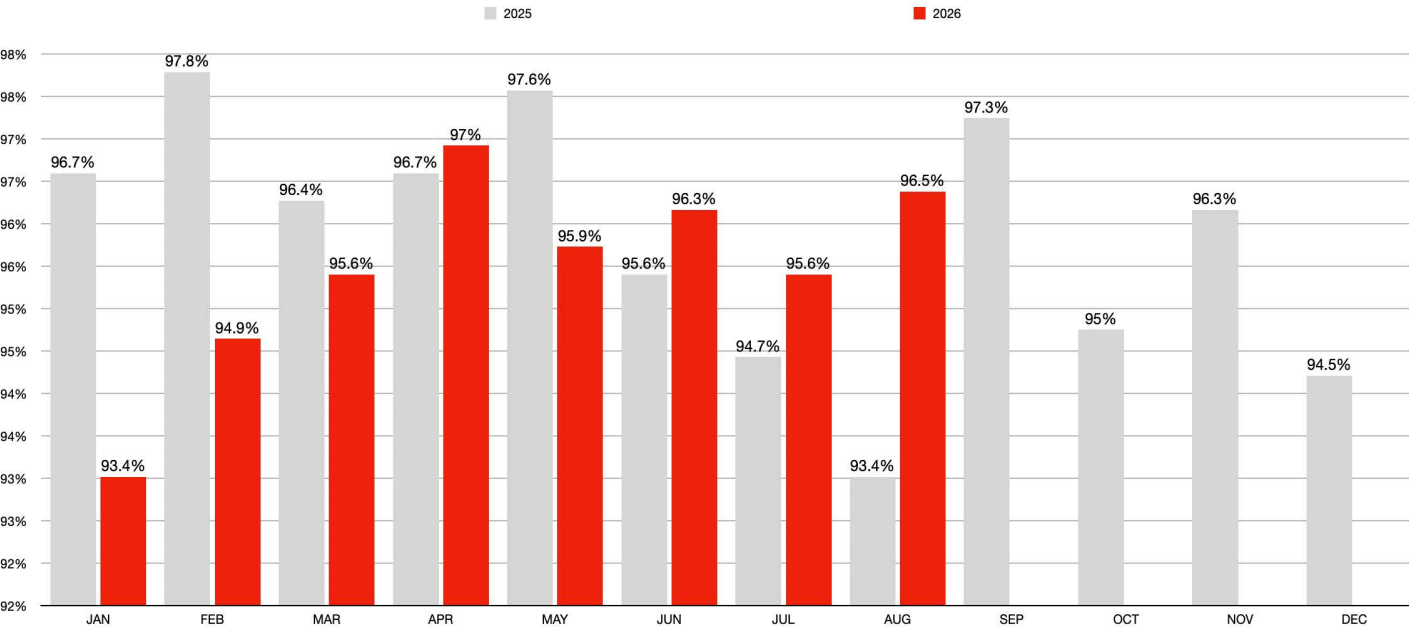


* Median sale price is based on residential sales (including freehold and condominiums).

SALE PRICE VS. LIST PRICE RATIO

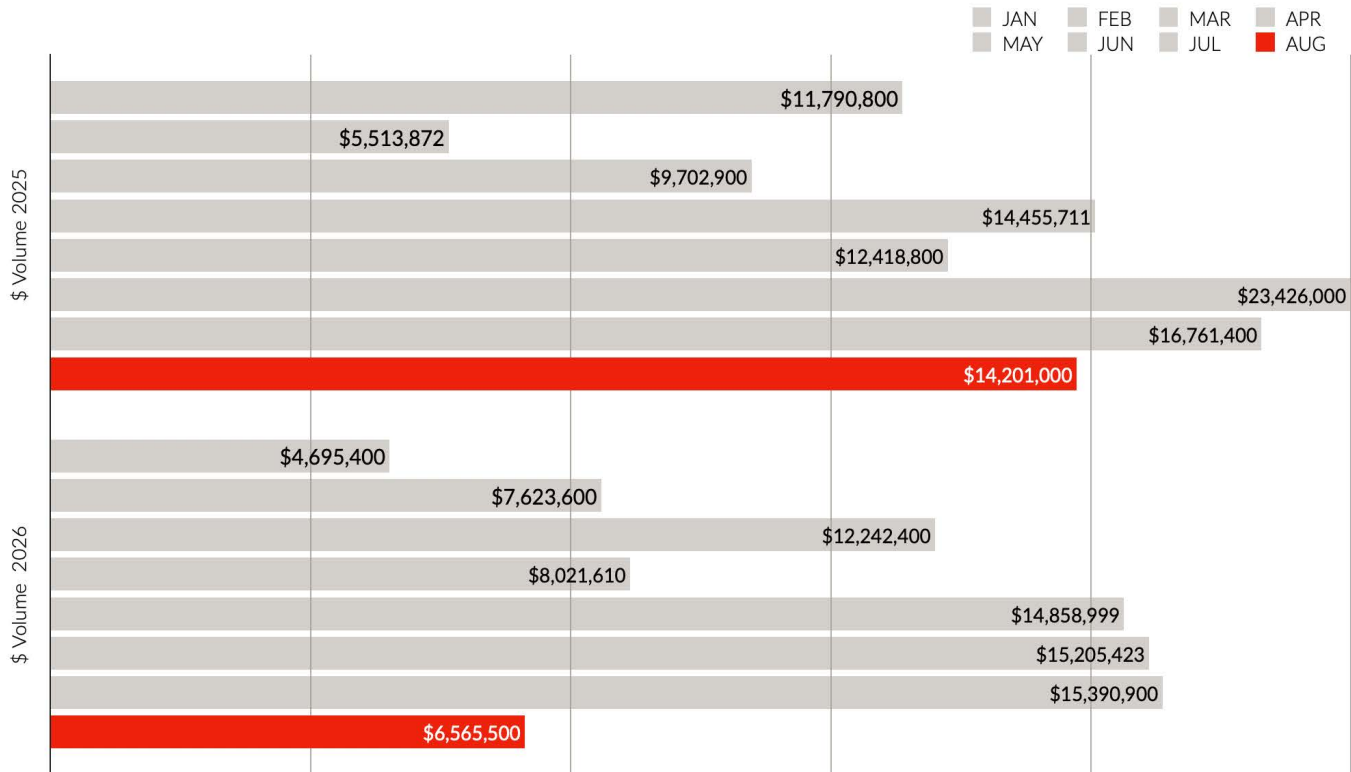


Year-Over-Year

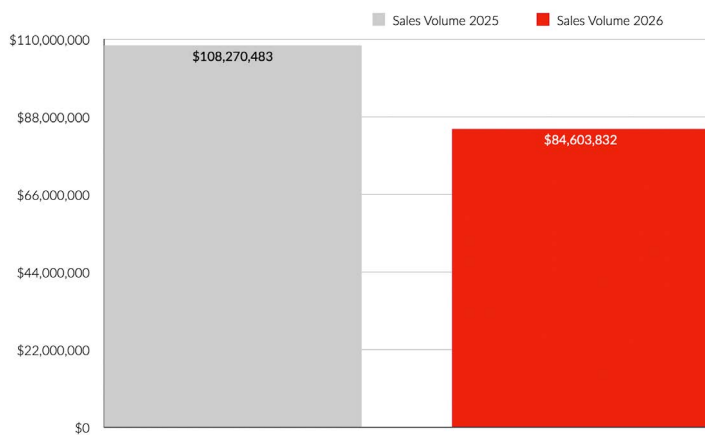


Month-Over-Month 2025 vs. 2026

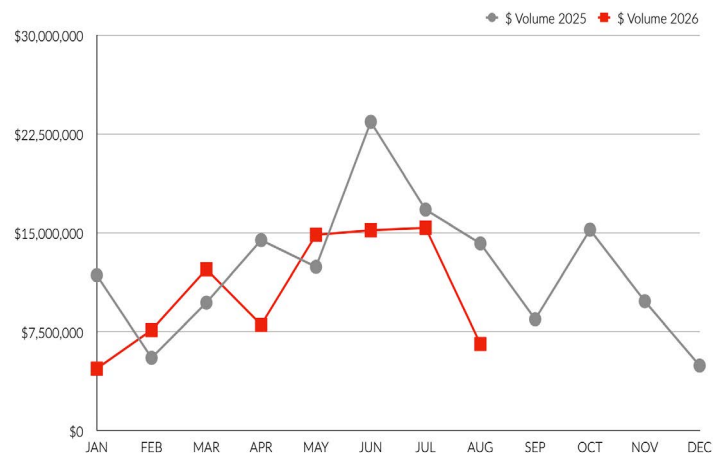
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

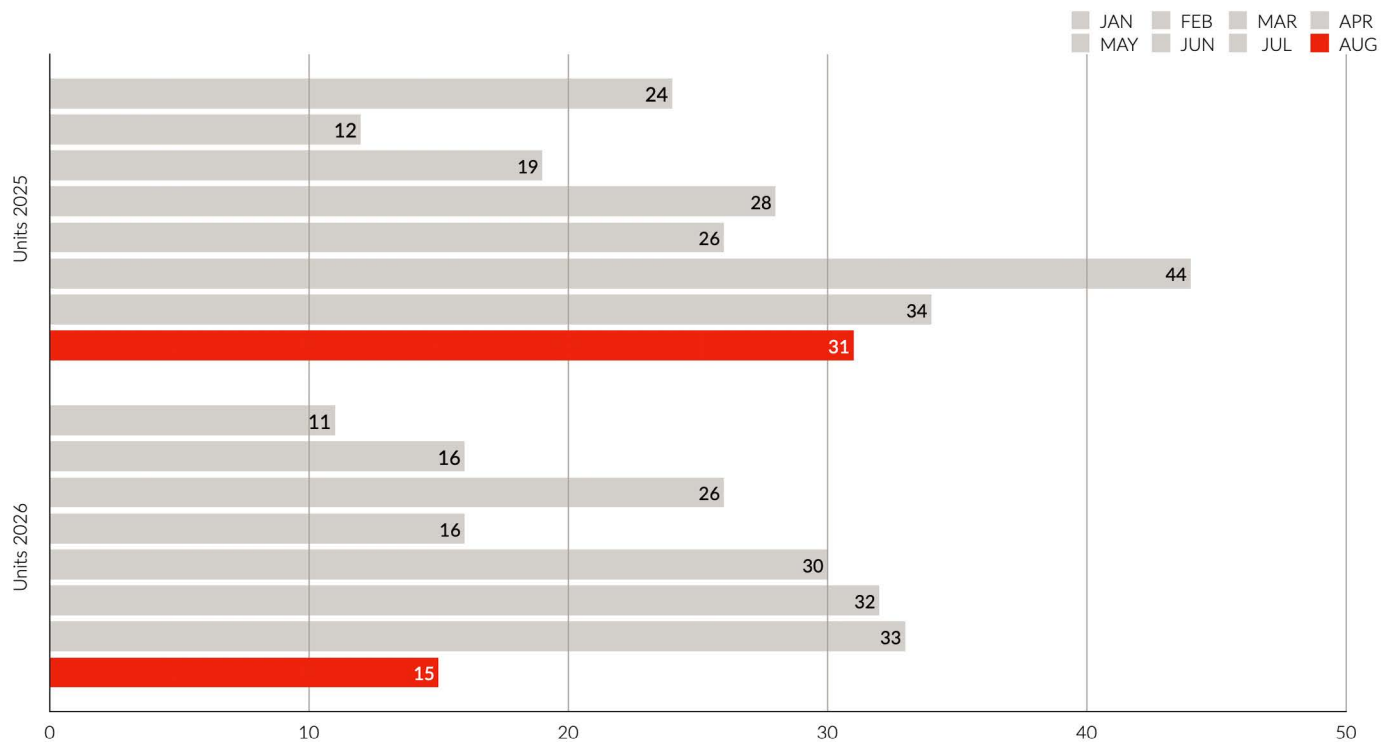


YTD Totals 2025 vs. 2026

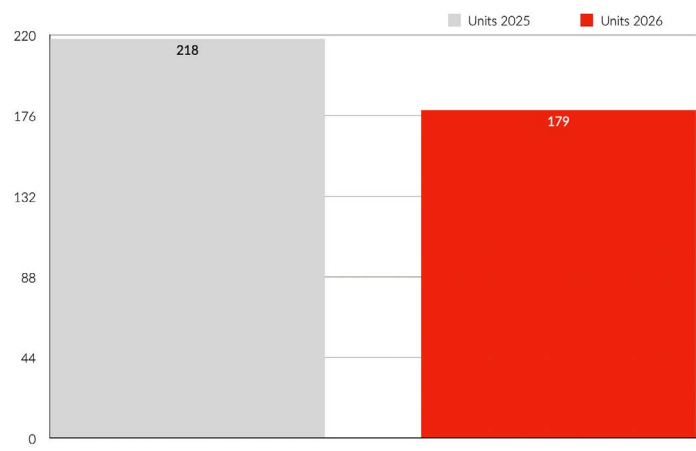


Month vs. Month 2025 vs. 2026

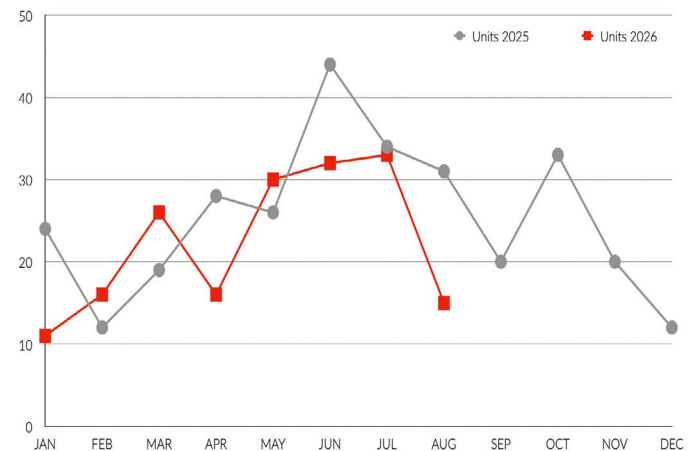
UNIT SALES



Monthly Comparison 2025 vs. 2026

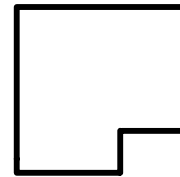


YTD Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$78,261,832 -19.05%	 \$6,342,000 -45.27%	 \$0 -100%
YTD Unit Sales	 162 -14.29%	 17 -41.38%	 0 -100%
YTD Average Sale Price	 \$483,098 +2.98%	 \$373,059 -6.64%	 \$0 -100%
August Sales Volume	 \$6,250,500 -48.59%	 \$315,000 -84.57%	 \$0 No Change
August Unit Sales	 14 -46.15%	 1 -80%	 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

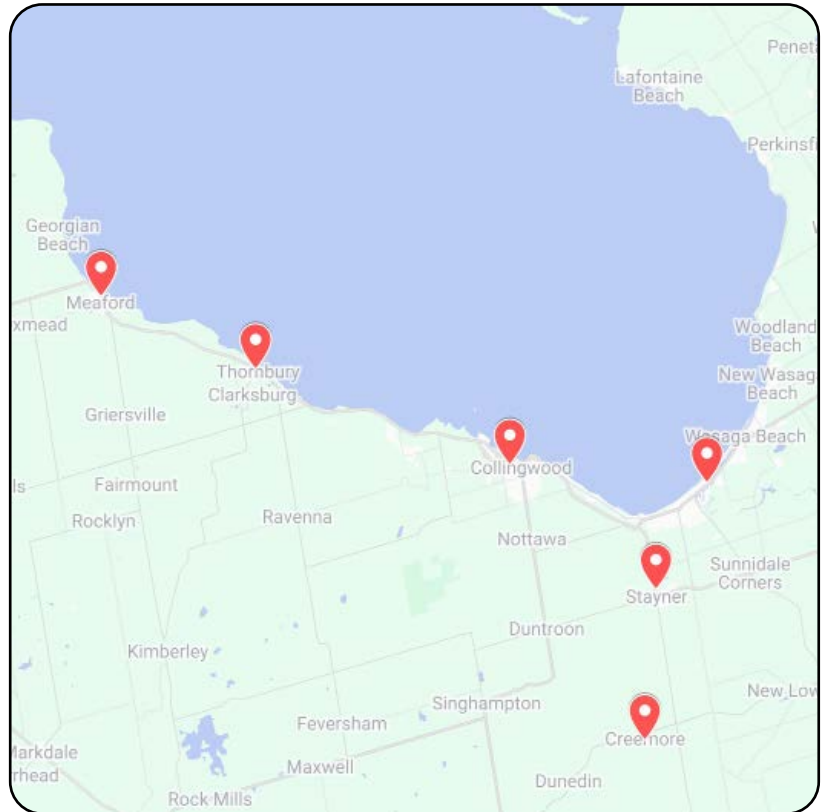
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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