



2026

SEPTEMBER

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.

OVERVIEW

BUYER'S MARKET

The Blue Mountains real estate market remained in buyer's market territory this September, with sales activity declining year-over-year despite stronger pricing and increased new listing activity. The median sale price increased 12.81% to \$1,071,663, while the average sale price rose 24.23% to \$1,308,485. Sales volume declined 32.24% to \$23,552,726, alongside a 45.45% decrease in unit sales to 18 transactions. New listings increased 18.33% to 142 properties, while expired listings declined 1.72% to 57. The monthly unit sales-to-listings ratio fell to 12.68%, while the year-to-date ratio stood at 20.44%, keeping The Blue Mountains firmly in buyer's market territory.

September year-over-year sales volume of \$23,552,726

Down 32.24% from 2025's \$34,759,300, with unit sales of 18 down 45.45% from last September's 33. New listings of 142 are up 18.33% from 120 a year ago, while the monthly sales/listings ratio of 12.68% is down 53.91% from 27.50%.

Year-to-date sales volume of \$222,505,088

Down 11.87% from 2025's \$252,461,887, with unit sales of 195 down 12.16% from 2025's 222. New listings of 954 are down 0.73% from 961 a year ago, while the year-to-date sales/listings ratio of 20.44% is down 11.52% from 23.10%.

Year-to-date average sale price of \$1,145,070

Essentially unchanged, down 0.39% from \$1,149,578 one year ago, while the median sale price of \$861,250 is down 9.34% from \$950,000. Average days on market of 65.22 is down 0.84% from 65.78 days last year, indicating overall average pricing and selling time remained relatively stable despite softer year-to-date median pricing.

SEPTEMBER NUMBERS

Median Sale Price

\$1,071,663
+12.81%

Average Sale Price

\$1,308,485
+24.23%

Sales Volume

\$23,552,726
-32.24%

Unit Sales

18
-45.45%

New Listings

142
+18.33%

Expired Listings

57
-1.72%

Unit Sales/Listings Ratio

12.68%
-53.91%

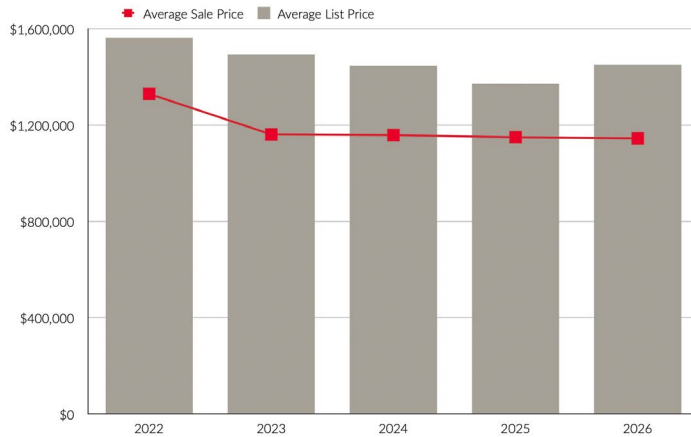
*Year-over-year comparison
(September 2026 vs. September 2025)*

THE MARKET IN DETAIL

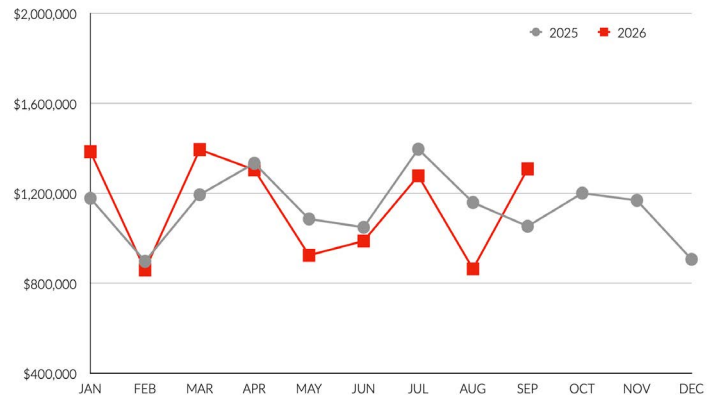
	2024	2025	2026	2025-2026
YTD Volume Sales	\$222,987,553	\$252,461,887	\$222,505,088	-11.87%
YTD Unit Sales	193	222	195	-12.16%
YTD New Listings	871	961	954	-0.73%
YTD Sales/Listings Ratio	22.16%	23.10%	20.44%	-11.52%
YTD Expired Listings	276	334	286	-14.37%
Monthly Volume Sales	\$26,805,250	\$34,759,300	\$23,552,726	-32.24%
Monthly Unit Sales	21	33	18	-45.45%
Monthly New Listings	103	120	142	+18.33%
Monthly Sales/Listings Ratio	20.39%	27.50%	12.68%	-53.91%
Monthly Expired Listings	58	58	57	-1.72%
Monthly Average Sale Price	\$1,276,440	\$1,053,312	\$1,308,485	+24.23%
YTD Sales: \$0-\$199K	0	1	0	-100%
YTD Sales: \$200k-349K	5	7	8	+14.29%
YTD Sales: \$350K-\$549K	19	30	36	+20%
YTD Sales: \$550K-\$749K	31	34	32	-5.88%
YTD Sales: \$750K-\$999K	44	44	34	-22.73%
YTD Sales: \$1M+	89	86	61	-29.07%
YTD Sales: \$2M+	27	21	27	+28.57%
YTD Average Days-On-Market	63.11	65.78	65.22	-0.84%
YTD Average Sale Price	\$1,158,522	\$1,149,578	\$1,145,070	-0.39%
YTD Median Sale Price	\$1,013,500	\$950,000	\$861,250	-9.34%

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

AVERAGE SALE PRICE

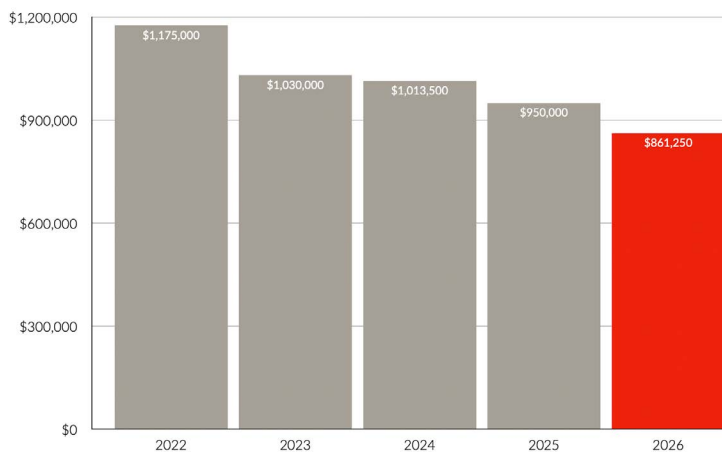


Year-Over-Year

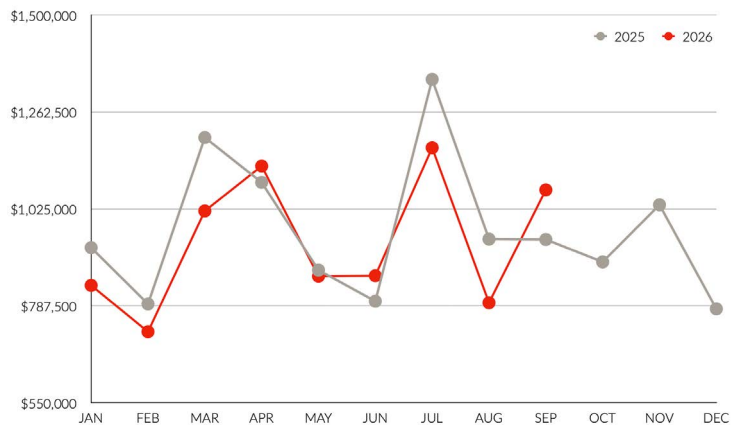


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



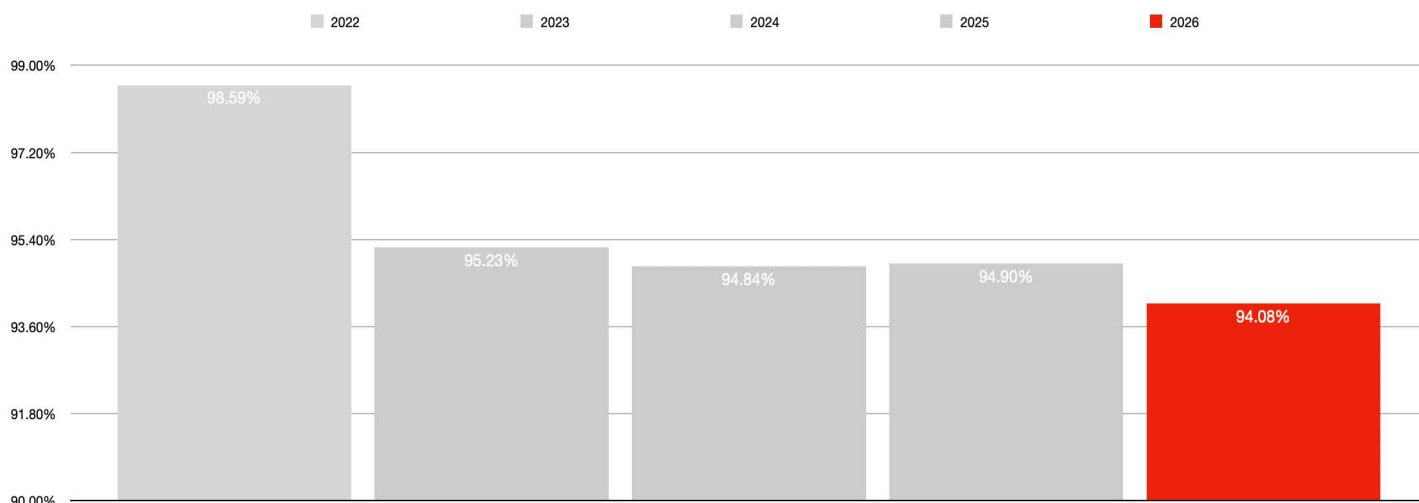
Year-Over-Year



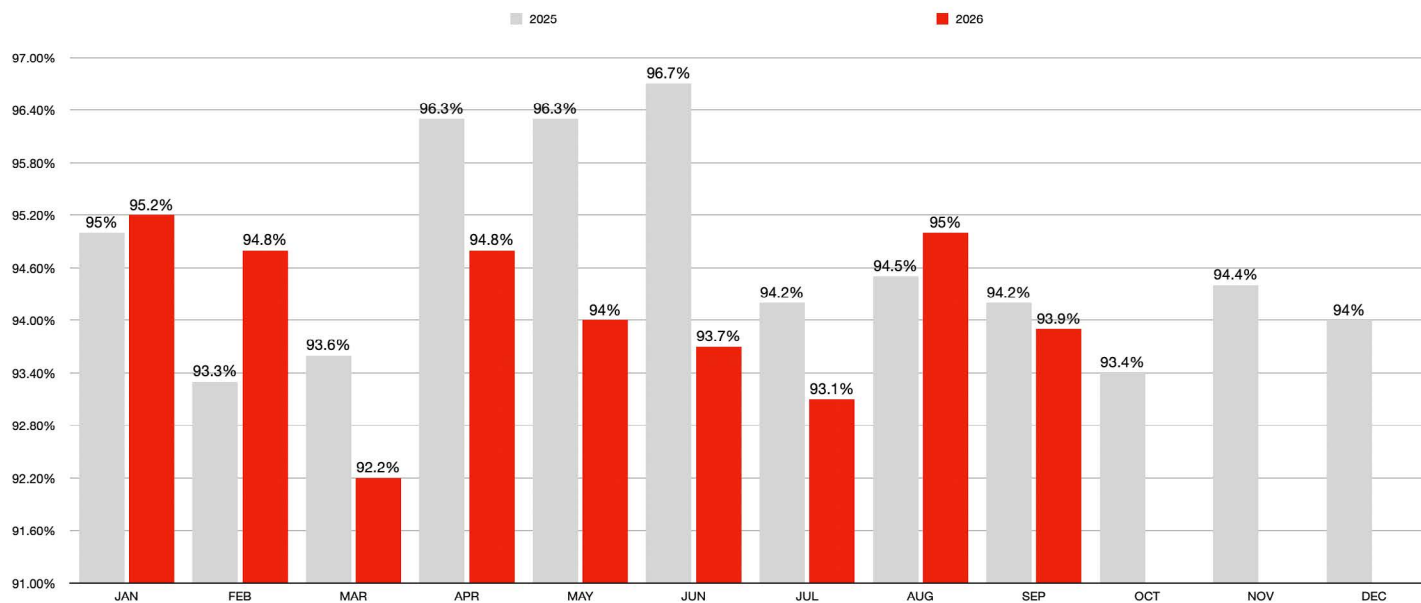
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

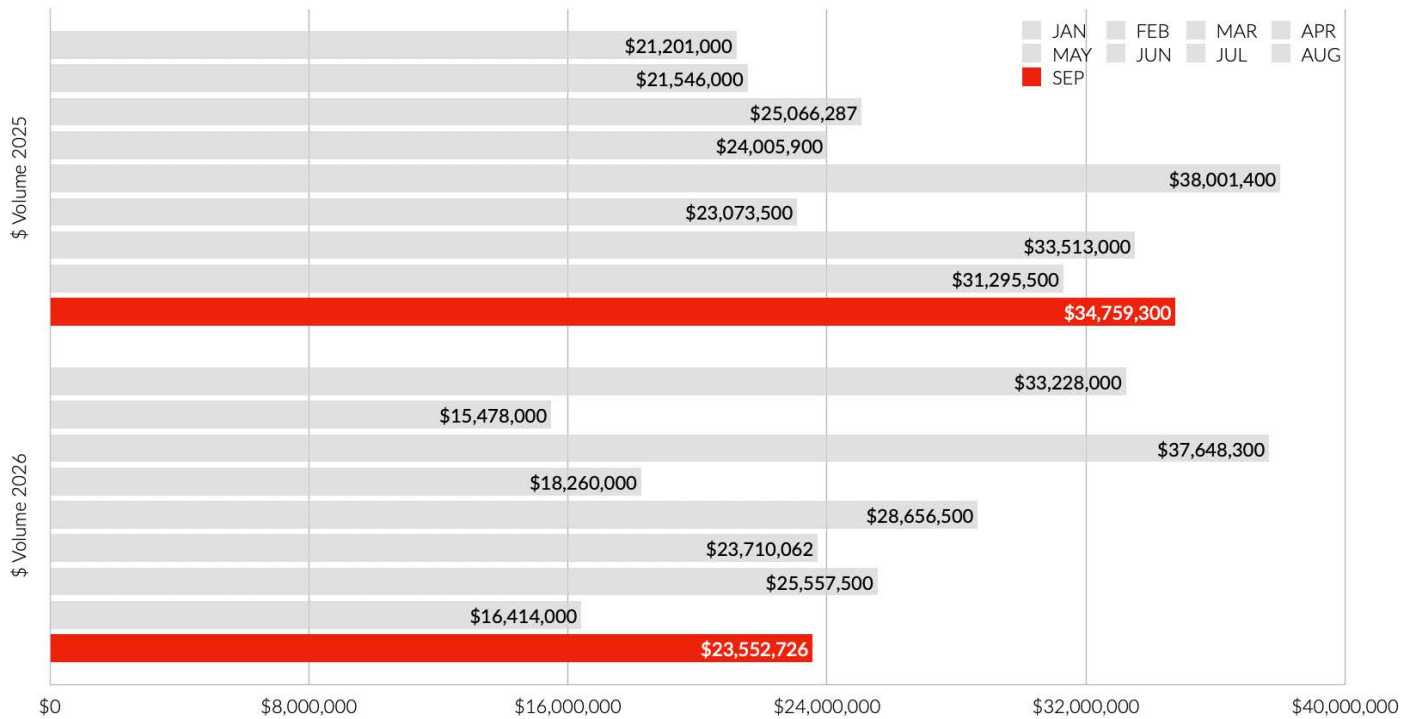


Year-Over-Year

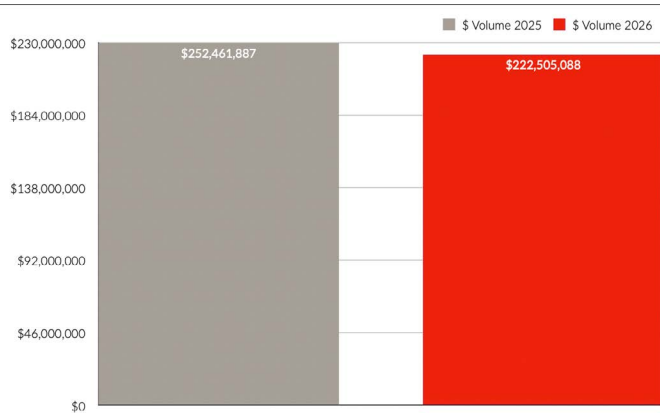


Month-Over-Month 2025 vs. 2026

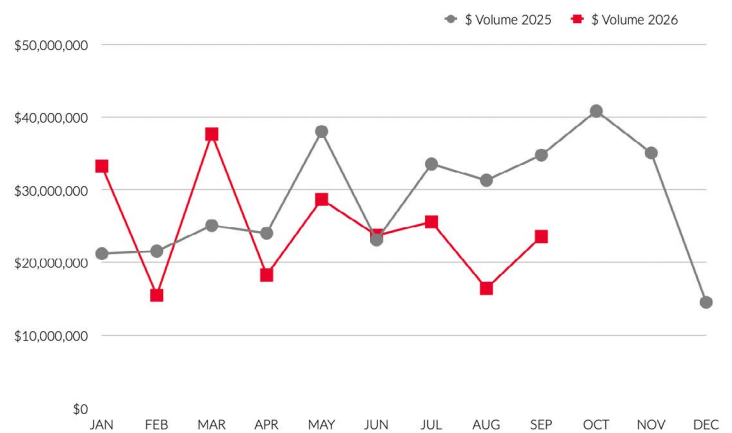
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

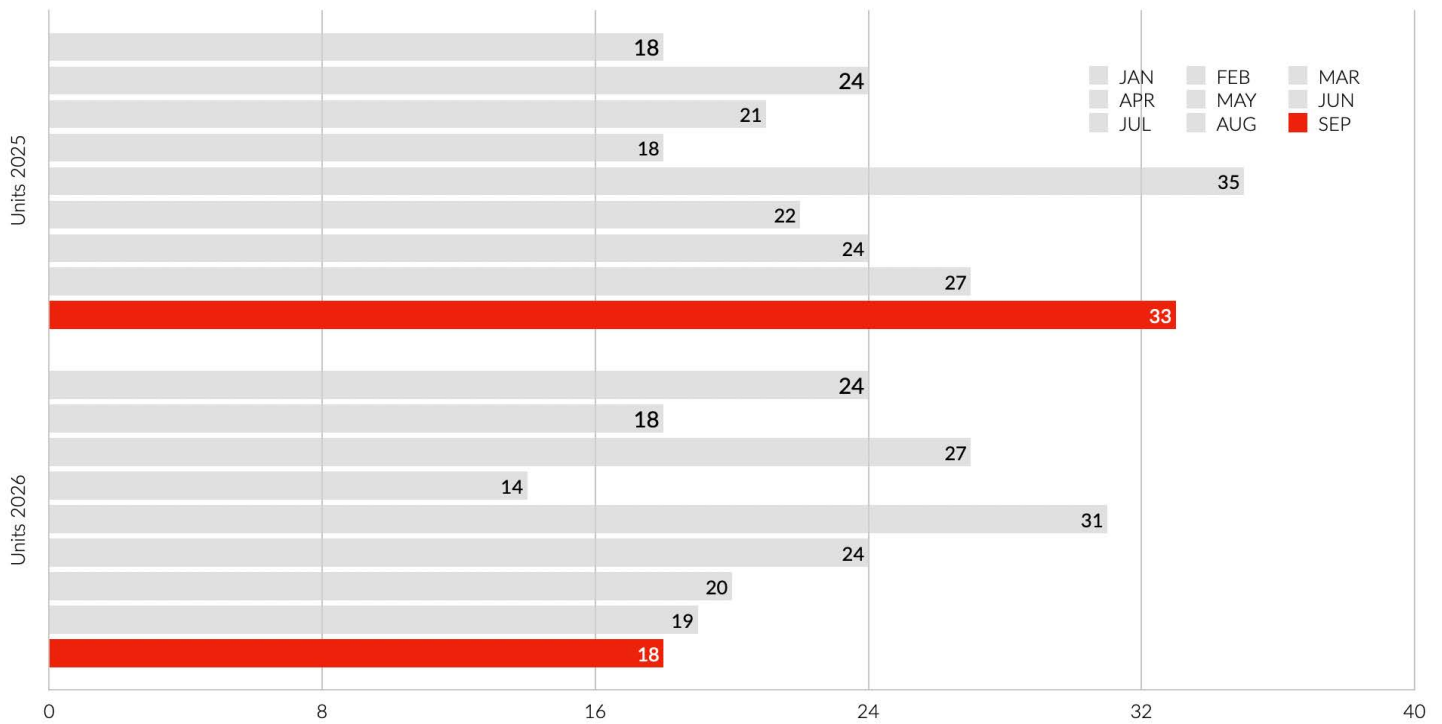


YTD Totals 2025 vs. 2026

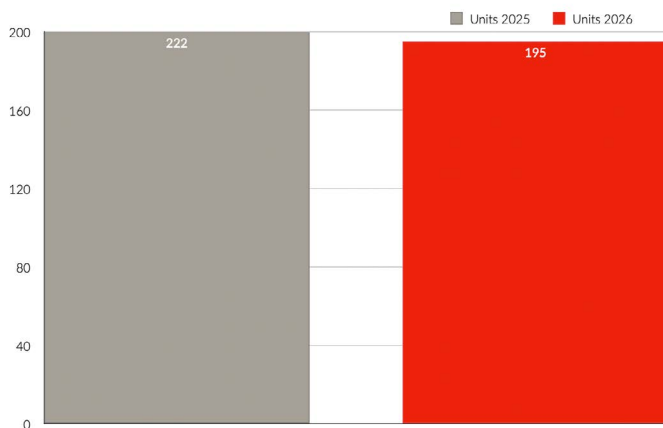


Month vs. Month 2025 vs. 2026

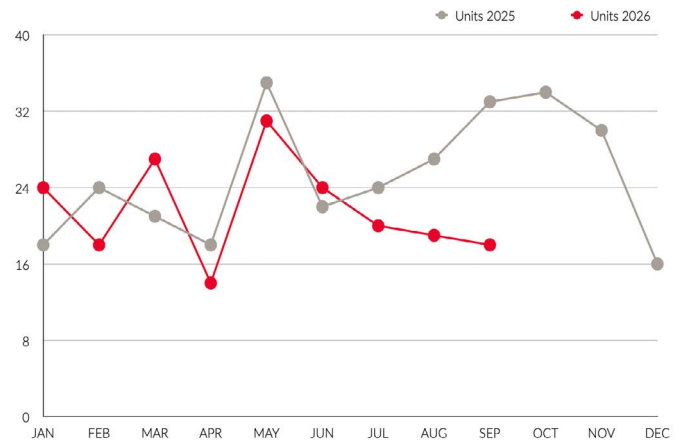
UNIT SALES



Monthly Comparison 2025 vs. 2026

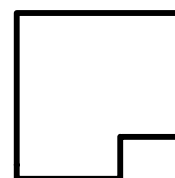


YTD Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$181,717,838 -9.83%	 \$40,387,250 -20.71%	 \$7,245,112 +19.54%
YTD Unit Sales	 125 -13.19%	 69 -11.54%	 11 +57.14%
YTD Average Sale Price	 \$1,453,743 +3.88%	 \$585,322 -10.37%	 \$658,647 -23.93%
September Sales Volume	 \$22,047,726 -21.8%	 \$1,505,000 -77.07%	 \$1,425,000 +100%
September Unit Sales	 16 -30.43%	 2 -80%	 2 +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

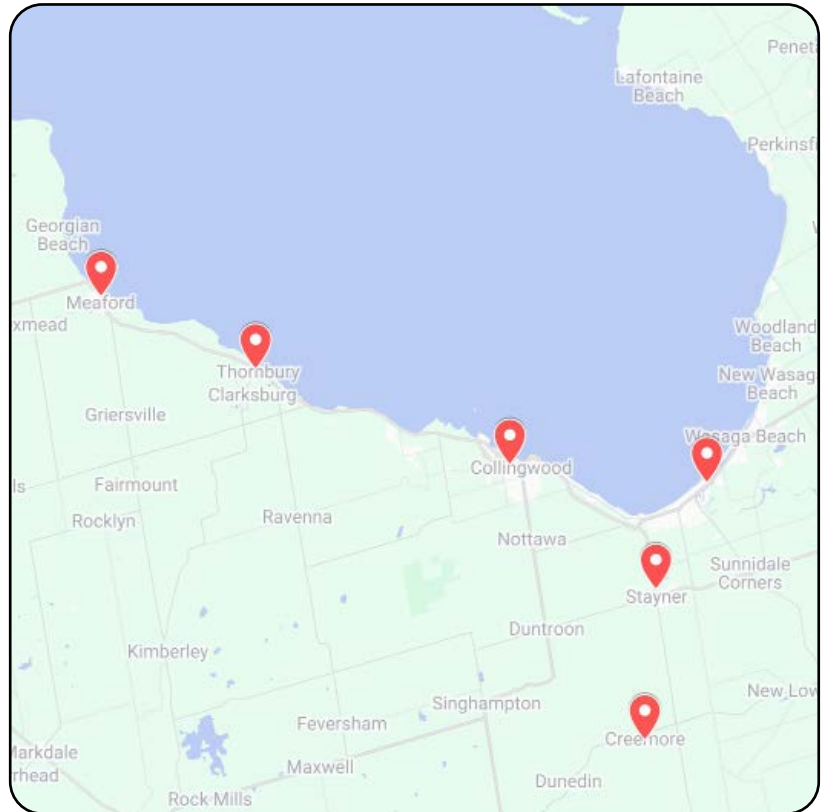
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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