



2026

SEPTEMBER

COLLINGWOOD

Real Estate Market Report



LOCATIONS **NORTH**
BROKERAGE

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

In [Collingwood](#), September brought softer sales activity and fewer new listings year-over-year, while pricing was mixed. The median sale price decreased 11.03% to \$605,000, while the average sale price increased 5.61% to \$847,333. Sales volume declined 25.3% to \$32,198,650, alongside a 30.91% decrease in unit sales to 38 transactions. New listings declined 11.89% to 163 properties, while expired listings decreased 16.67% to 30. The monthly unit sales-to-listings ratio fell to 23.31%, while the year-to-date ratio stood at 32.19%, keeping Collingwood firmly in buyer's market territory.



September year-over-year sales volume of \$32,198,650

Down 25.3% from 2025's \$43,106,700, with unit sales of 38 down 30.91% from last September's 55. New listings of 163 are down 11.89% from 185 a year ago, while the monthly sales/listings ratio of 23.31% is down 21.58% from 29.73%.



Year-to-date sales volume of \$305,542,997

Down 3.75% from 2025's \$317,434,503, with unit sales of 385 down 6.1% from 2025's 410. New listings of 1,196 are down 7.64% from 1,295 a year ago, while the year-to-date sales/listings ratio of 32.19% is up 1.68% from 31.66%.



Year-to-date average sale price of \$786,312

Up 2.5% from \$767,135 one year ago, while the median sale price of \$660,000 is down 3.3% from \$682,500. Average days on market of 54.11 is down 6.35% from 57.78 days last year, indicating homes are selling somewhat more quickly despite softer year-to-date median pricing.

SEPTEMBER NUMBERS

Median Sale Price

\$605,000

-11.03%

Average Sale Price

\$847,333

+5.61%

Sales Volume

\$32,198,650

-25.3%

Unit Sales

38

-30.91%

New Listings

163

-11.89%

Expired Listings

30

-16.67%

Unit Sales/Listings Ratio

23.31%

-21.58%

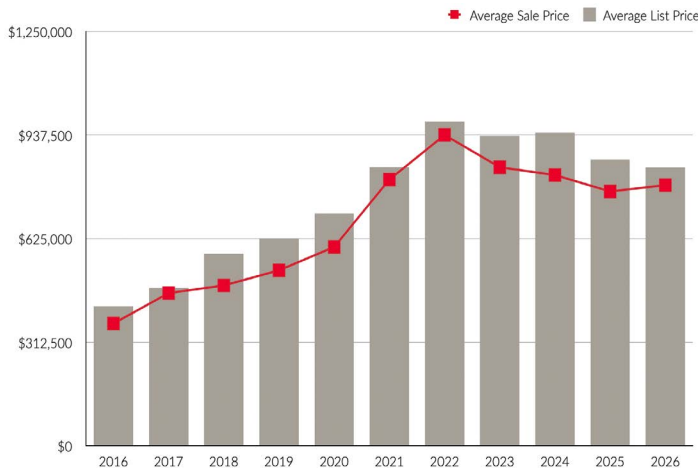
*Year-over-year comparison
(September 2026 vs. September 2025)*

THE MARKET IN DETAIL

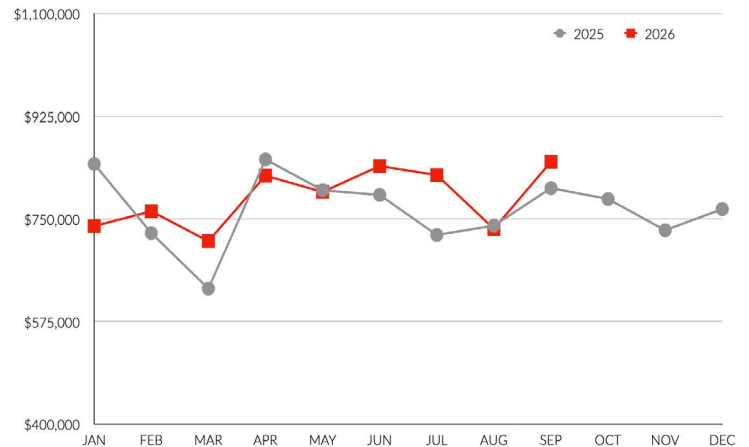
	2024	2025	2026	2025-2026
YTD Volume Sales	\$289,319,248	\$317,434,503	\$305,542,997	-3.75%
YTD Unit Sales	350	410	385	-6.1%
YTD New Listings	1,090	1,295	1,196	-7.64%
YTD Sales/Listings Ratio	32.11%	31.66%	32.19%	+1.68%
YTD Expired Listings	285	256	233	-8.98%
Monthly Volume Sales	\$44,185,180	\$43,106,700	\$32,198,650	-25.3%
Monthly Unit Sales	48	55	38	-30.91%
Monthly New Listings	152	185	163	-11.89%
Monthly Sales/Listings Ratio	31.58%	29.73%	23.31%	-21.58%
Monthly Expired Listings	61	36	30	-16.67%
Monthly Average Sale Price	\$920,525	\$802,331	\$847,333	+5.61%
YTD Sales: \$0-\$199K	3	5	2	-60%
YTD Sales: \$200k-349K	5	16	24	+50%
YTD Sales: \$350K-\$549K	77	103	95	-7.77%
YTD Sales: \$550K-\$749K	102	114	111	-2.63%
YTD Sales: \$750K-\$999K	79	100	67	-33%
YTD Sales: \$1M-\$2M	82	62	74	+19.35%
YTD Sales: \$2M+	11	11	12	+9.09%
YTD Average Days-On-Market	51.78	57.78	54.11	-6.35%
YTD Average Sale Price	\$816,802	\$767,135	\$786,312	+2.5%
YTD Median Sale Price	\$950,000	\$682,500	\$660,000	-3.3%

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

AVERAGE SALE PRICE

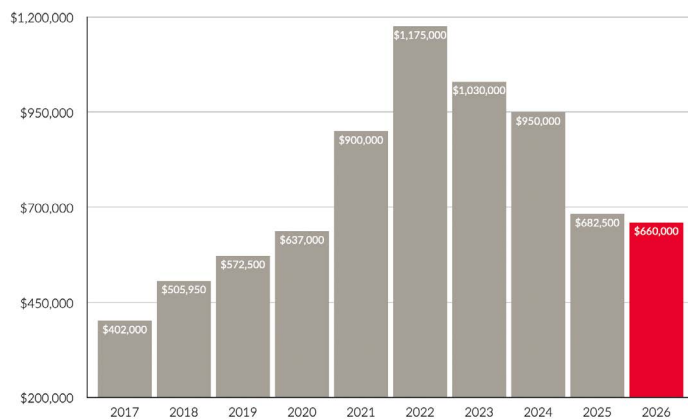


Year-Over-Year

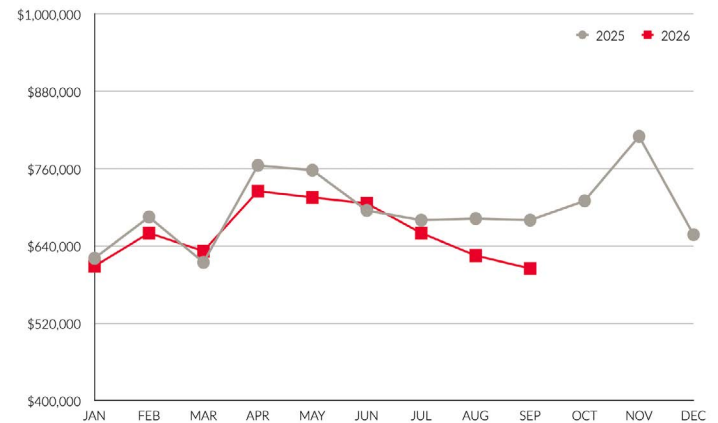


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



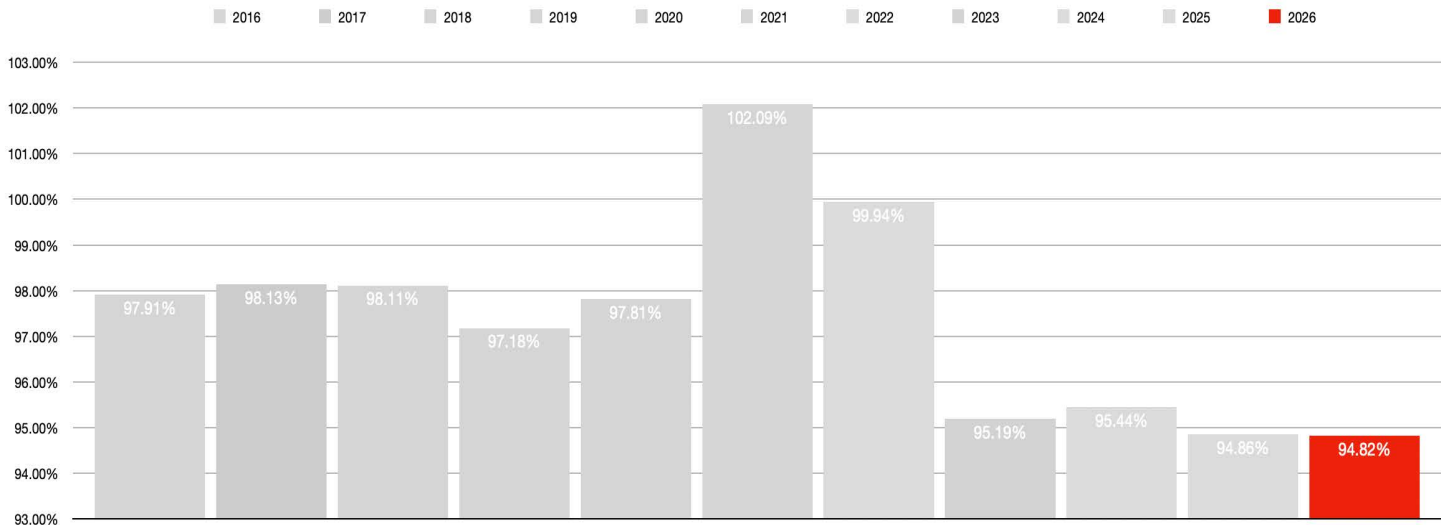
Year-Over-Year



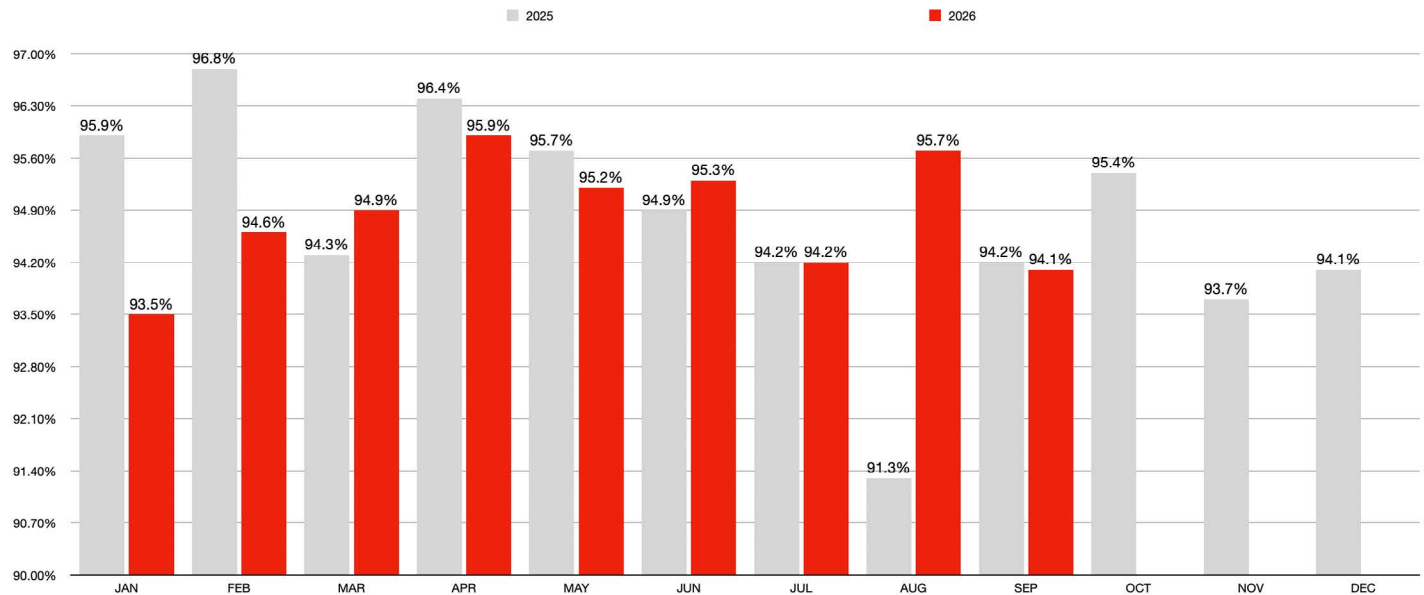
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

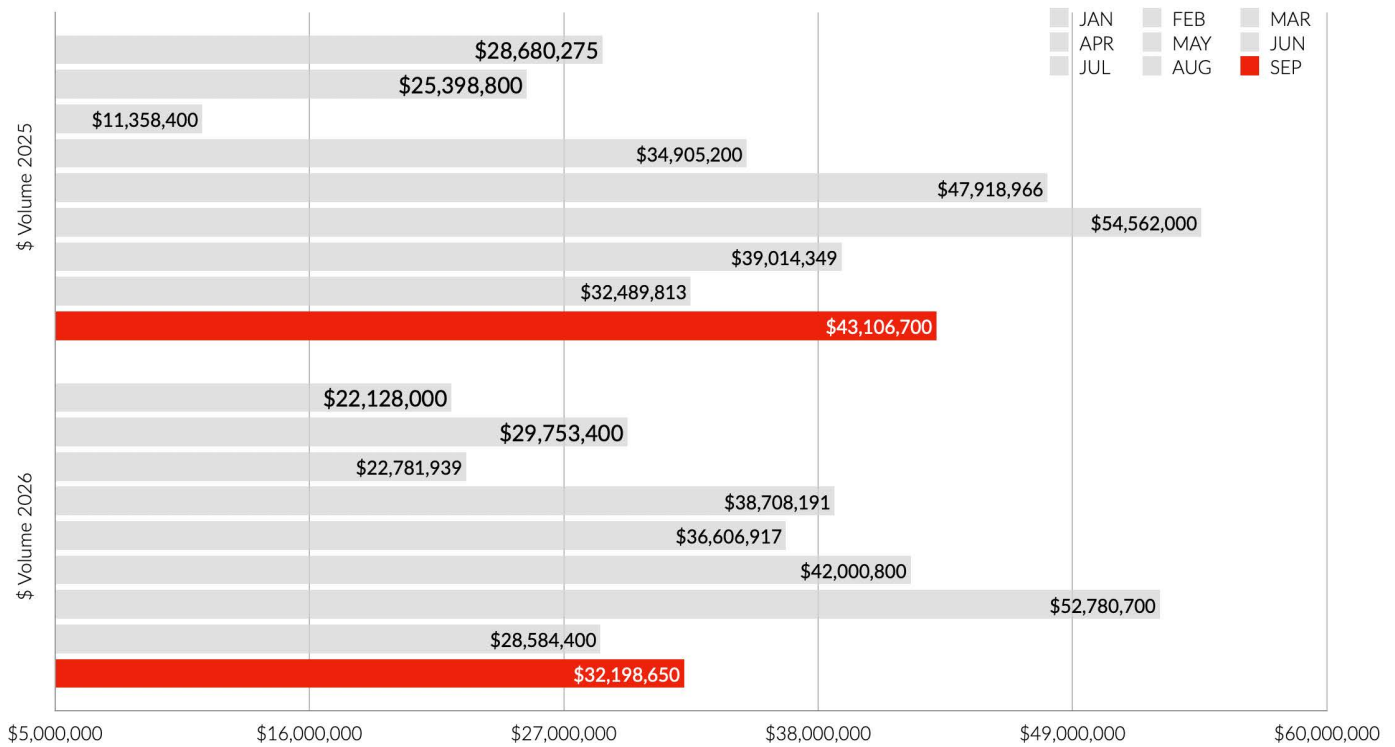


Year-Over-Year

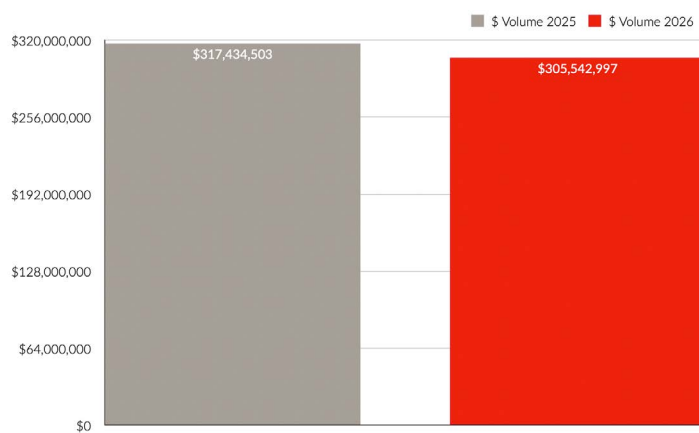


Month-Over-Month 2025 vs. 2026

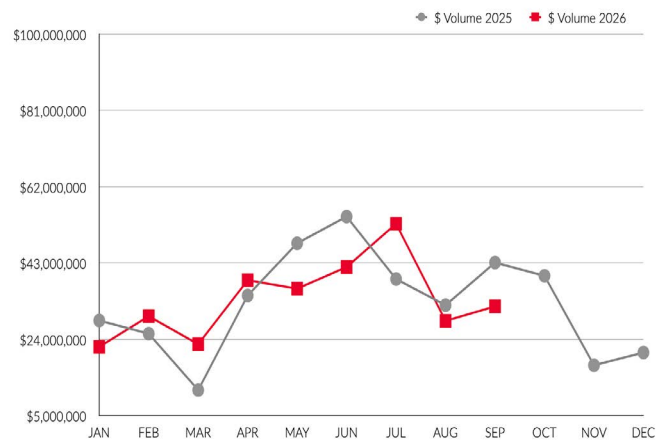
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

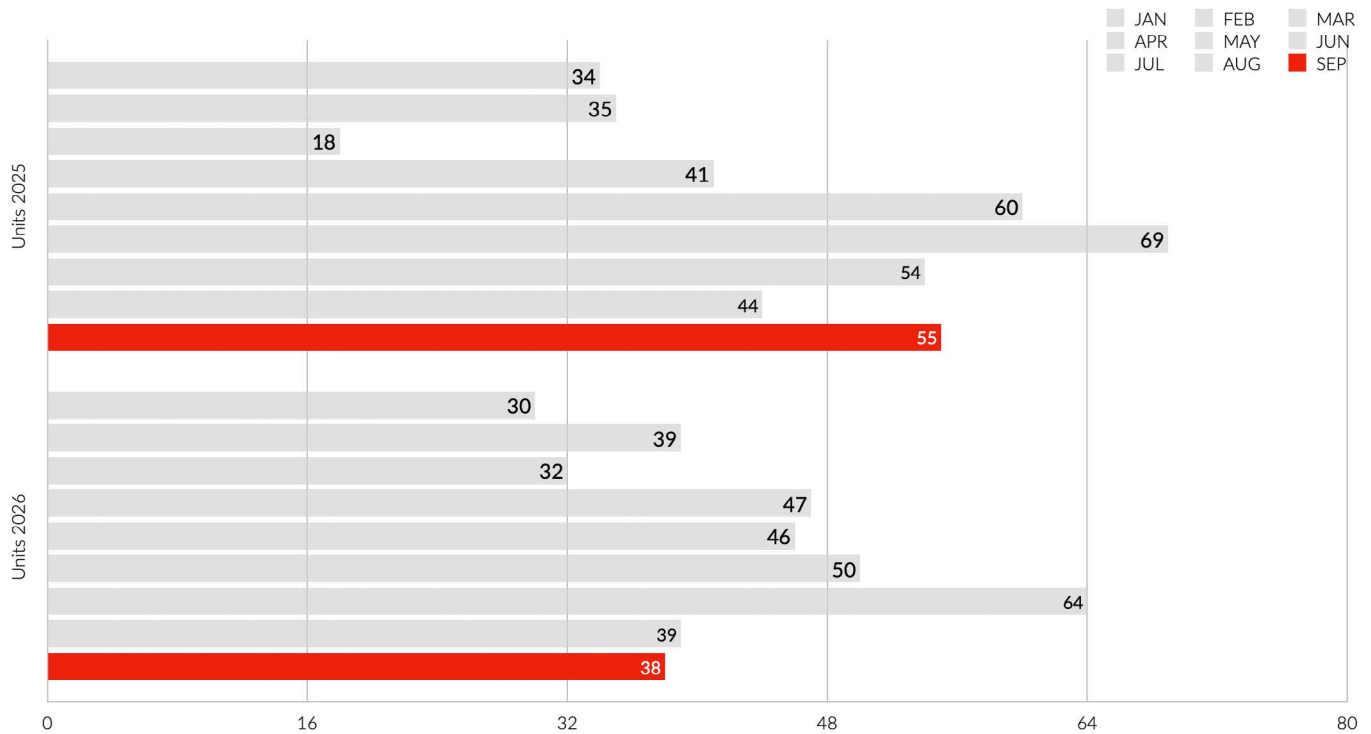


YTD Totals 2025 vs. 2026

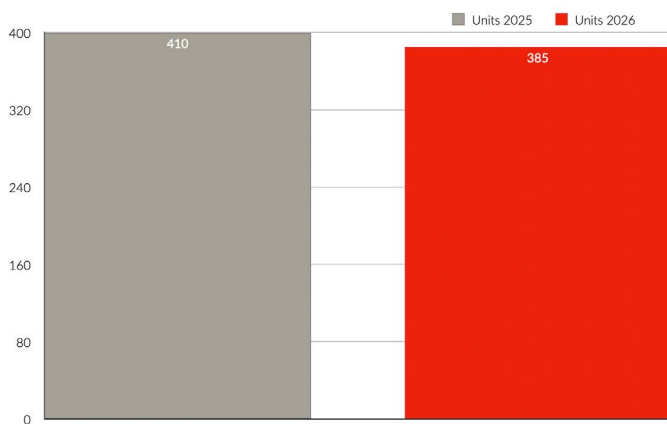


Month vs. Month 2025 vs. 2026

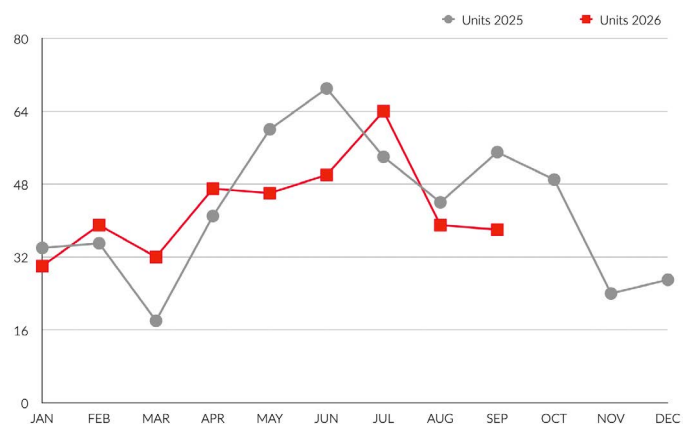
UNIT SALES



Monthly Comparison 2025 vs. 2026

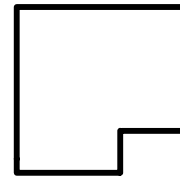


YTD Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$210,829,448 -5.22%	 \$94,713,549 -0.3%	 \$775,000 -73.99%
YTD Unit Sales	 229 -8.03%	 156 -3.11%	 1 -75%
YTD Average Sale Price	 \$920,653 +3.06%	 \$607,138 +2.9%	 \$775,000 +4.03%
September Sales Volume	 \$22,503,000 -26.08%	 \$9,695,650 -23.43%	 \$0 No Change
September Unit Sales	 21 -41.67%	 17 -10.53%	 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

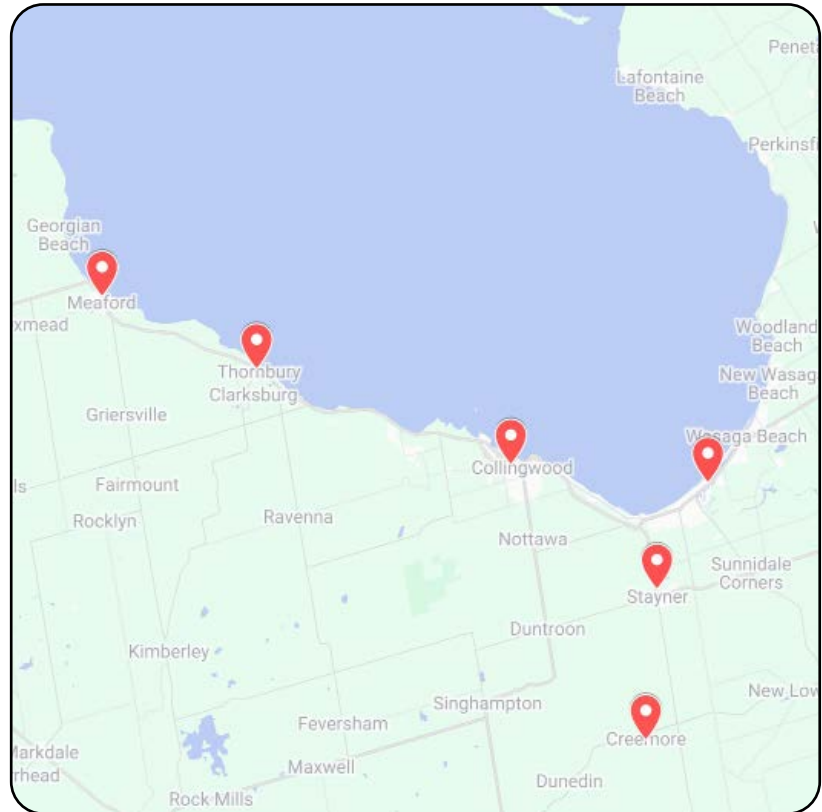
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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