



2026

SEPTEMBER

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](#), September brought stronger sales activity and pricing year-over-year, alongside increases in both new and expired listings. The median sale price increased 8.13% to \$466,500, while the average sale price rose 14.86% to \$485,040. Sales volume increased 43.58% to \$12,126,000, alongside a 25% increase in unit sales to 25 transactions. New listings increased 7.02% to 61 properties, while expired listings rose 160% to 13. The monthly unit sales-to-listings ratio increased to 40.98%, while the year-to-date ratio stood at 43.87%, keeping Owen Sound in balanced market territory overall.



September year-over-year sales volume of \$12,126,000

Up 43.58% from 2025's \$8,445,753, with unit sales of 25 up 25% from last September's 20. New listings of 61 are up 7.02% from 57 a year ago, while the monthly sales/listings ratio of 40.98% is up 16.8% from 35.09%.



Year-to-date sales volume of \$96,729,832

Down 17.12% from 2025's \$116,716,236, with unit sales of 204 down 14.29% from 2025's 238. New listings of 465 are up 1.53% from 458 a year ago, while the year-to-date sales/listings ratio of 43.87% is down 15.58% from 51.97%.



Year-to-date average sale price of \$470,571

Down 2.89% from \$484,572 one year ago, with the median sale price of \$450,000 down 2.44% from \$461,250. Average days on market of 48.56 is down 16.44% from 58.11 days last year, indicating homes are selling more quickly despite slightly softer year-to-date pricing.

SEPTEMBER NUMBERS

Median Sale Price

\$466,500

+8.13%

Average Sale Price

\$485,040

+14.86%

Sales Volume

\$12,126,000

+43.58%

Unit Sales

25

+25%

New Listings

61

+7.02%

Expired Listings

13

+160%

Unit Sales/Listings Ratio

40.98%

+16.8%

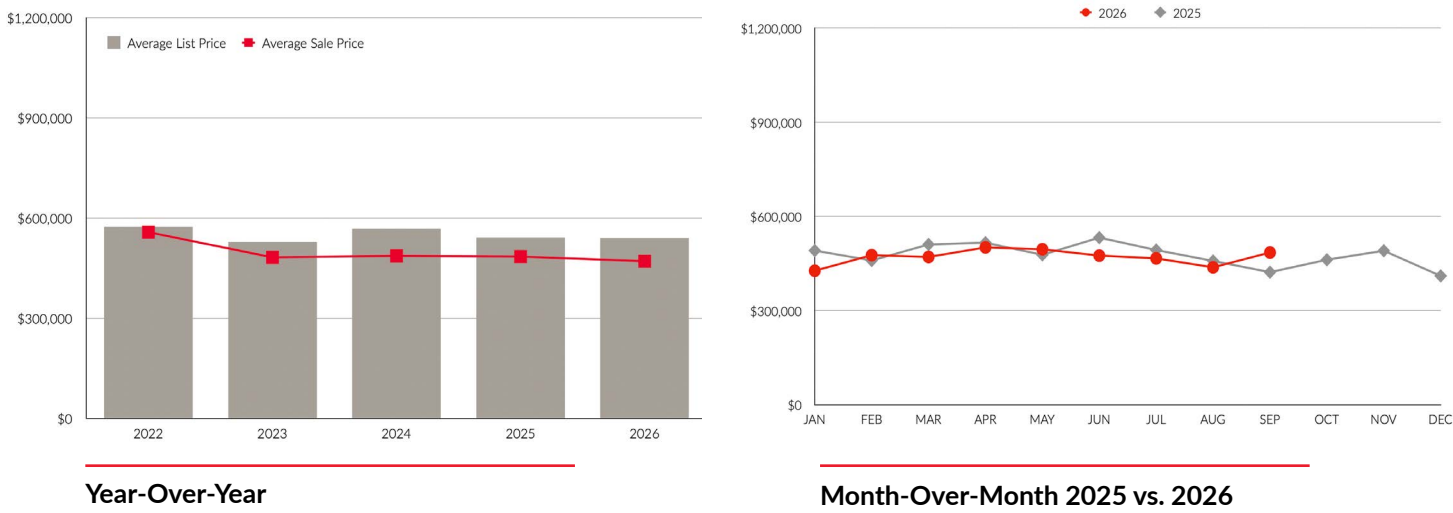
Year-over-year comparison
(September 2026 vs. September 2025)

THE MARKET IN DETAIL

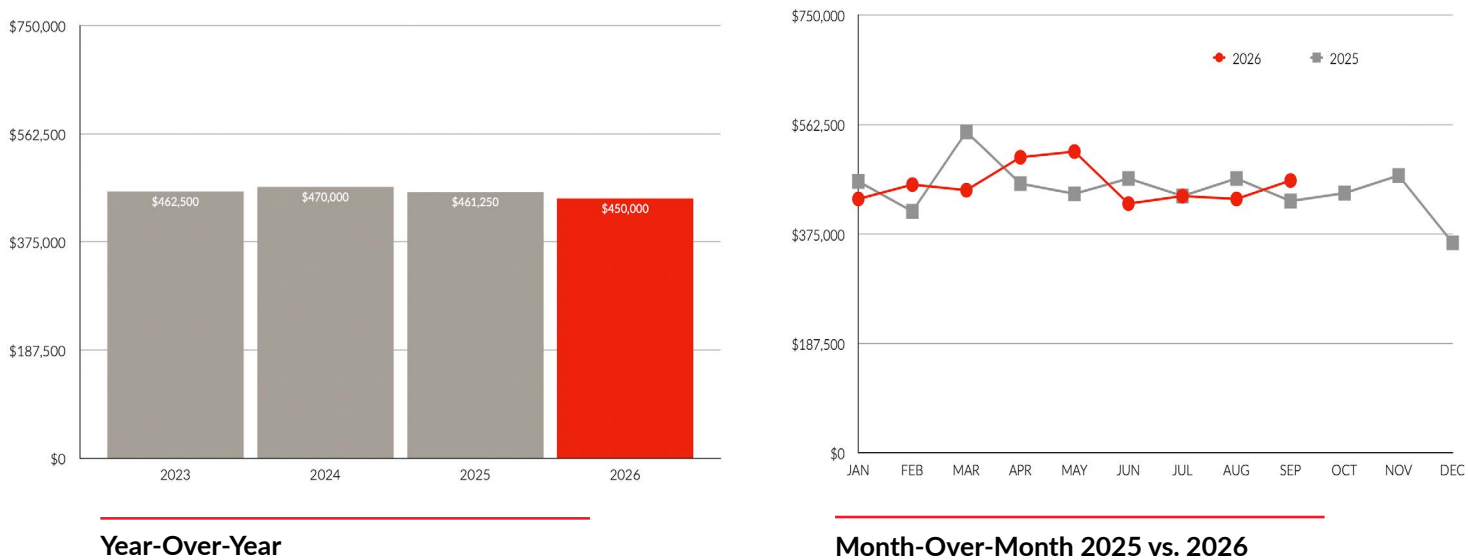
	2024	2025	2026	2025-2026
YTD Volume Sales	\$120,523,700	\$116,716,236	\$96,729,832	-17.12%
YTD Unit Sales	246	238	204	-14.29%
YTD New Listings	496	458	465	+1.53%
YTD Sales/Listings Ratio	49.60%	51.97%	43.87%	-15.58%
YTD Expired Listings	69	65	76	+16.92%
Monthly Volume Sales	\$12,773,900	\$8,445,753	\$12,126,000	+43.58%
Monthly Unit Sales	26	20	25	+25%
Monthly New Listings	56	57	61	+7.02%
Monthly Sales/Listings Ratio	46.43%	35.09%	40.98%	+16.8%
Monthly Expired Listings	10	5	13	+160%
Monthly Average Sale Price	\$491,304	\$422,288	\$485,040	+14.86%
YTD Sales: \$0-\$199K	3	2	3	+50%
YTD Sales: \$200k-349K	36	36	33	-8.33%
YTD Sales: \$350K-\$549K	141	128	110	-14.06%
YTD Sales: \$550K-\$749K	51	54	46	-14.81%
YTD Sales: \$750K-\$999K	11	15	12	-20%
YTD Sales: \$1M+	4	3	0	-100%
YTD Sales: \$2M+	0	0	0	No Change
YTD Average Days-On-Market	53.00	58.11	48.56	-16.44%
YTD Average Sale Price	\$486,699	\$484,572	\$470,571	-2.89%
YTD Median Sale Price	\$470,000	\$461,250	\$450,000	-2.44%

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

AVERAGE SALE PRICE

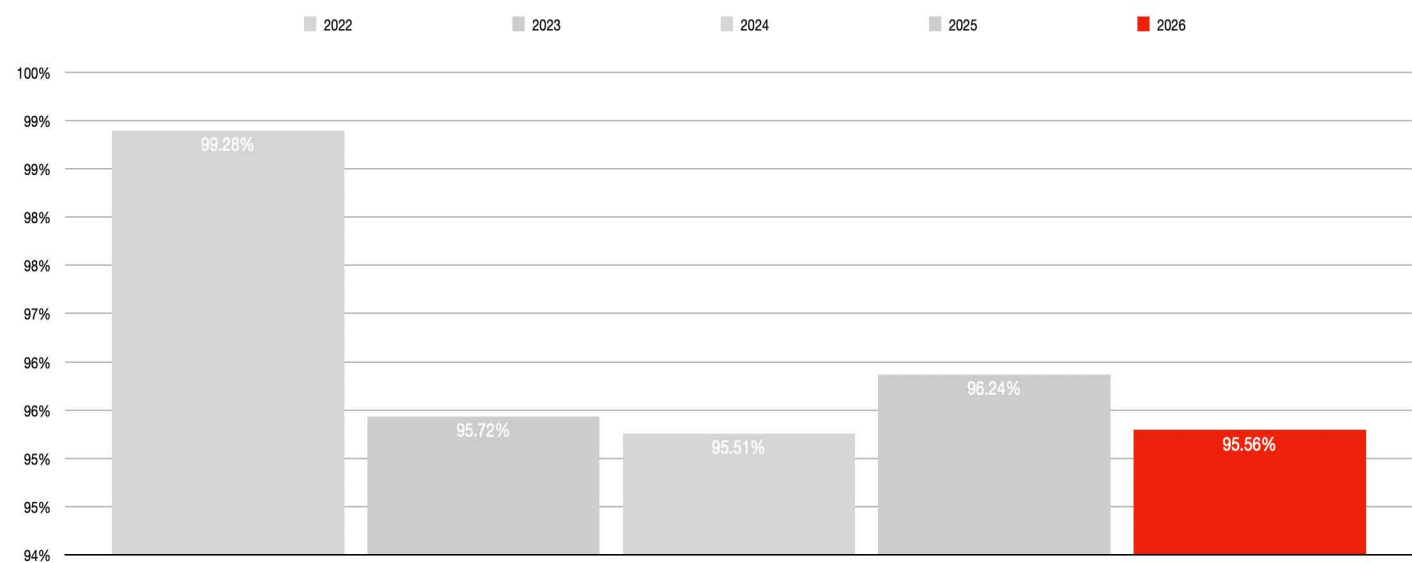


MEDIAN SALE PRICE

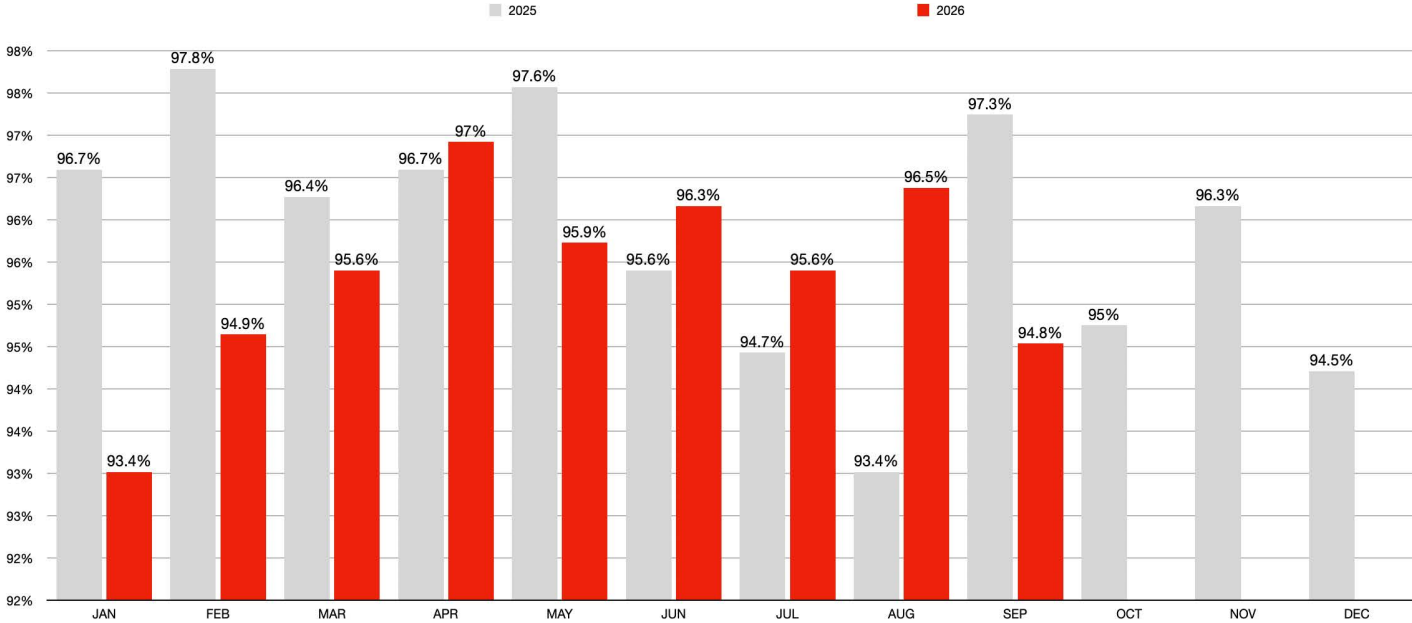


** Median sale price is based on residential sales (including freehold and condominiums).*

SALE PRICE VS. LIST PRICE RATIO

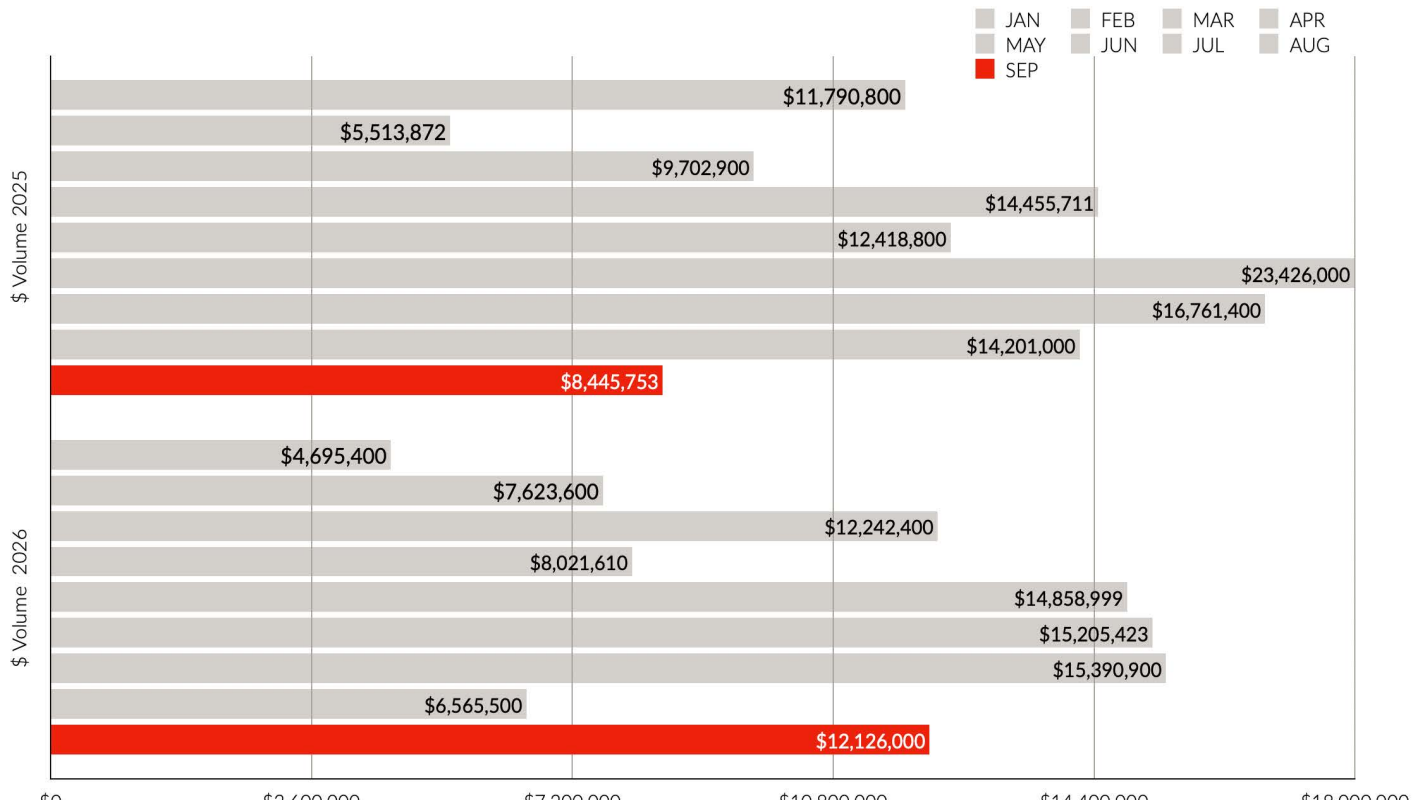


Year-Over-Year

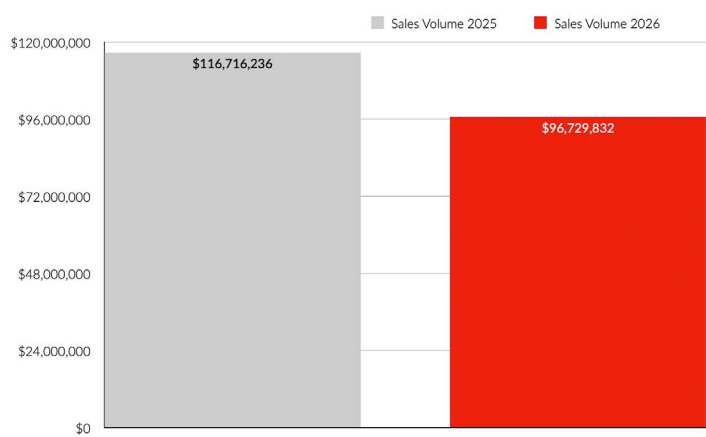


Month-Over-Month 2025 vs. 2026

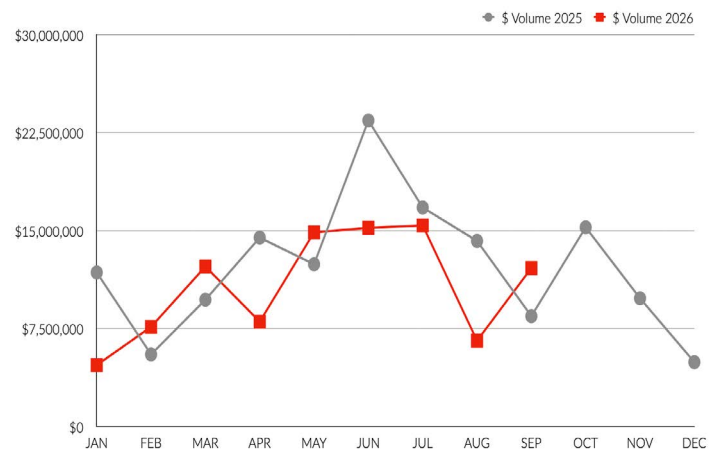
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

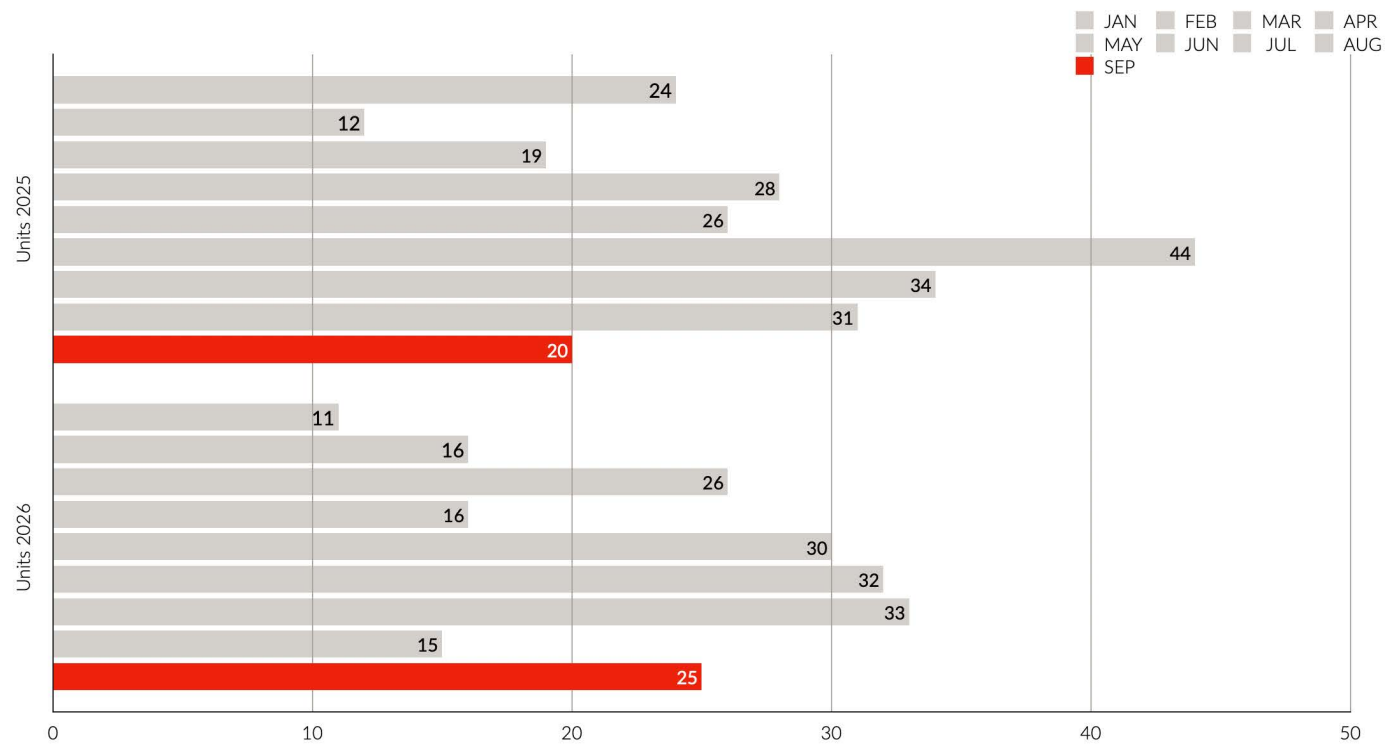


YTD Totals 2025 vs. 2026

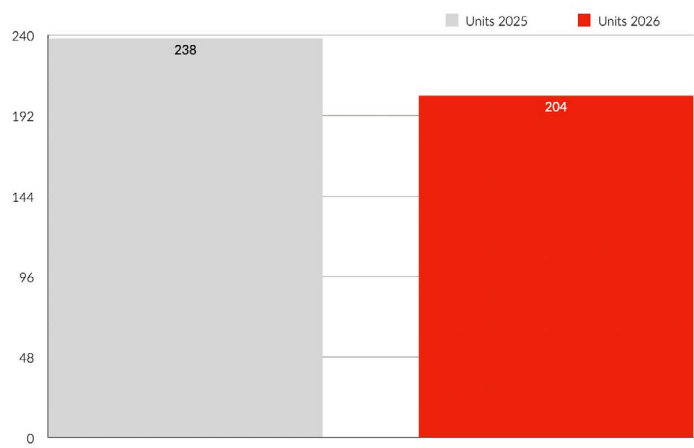


Month vs. Month 2025 vs. 2026

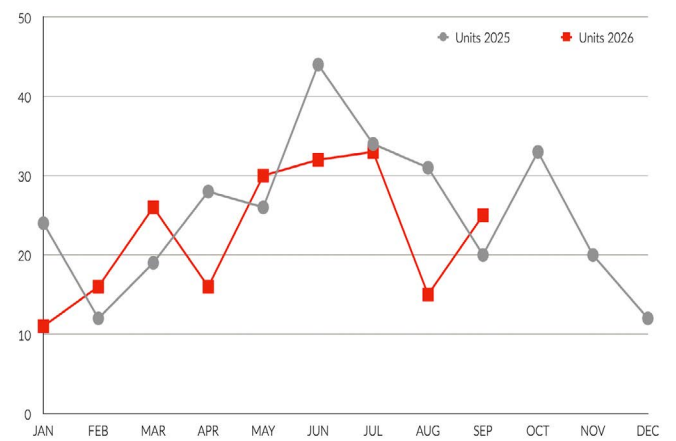
UNIT SALES



Monthly Comparison 2025 vs. 2026

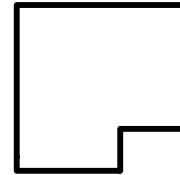


YTD Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$88,651,832 -15.37%	 \$8,078,000 -32.48%	 \$0 -100%
YTD Unit Sales	 182 -12.5%	 22 -26.67%	 0 -100%
YTD Average Sale Price	 \$487,098 +1.32%	 \$367,182 -7.93%	 \$0 -100%
September Sales Volume	 \$10,390,000 +28.75%	 \$1,736,000 +361.7%	 \$0 No Change
September Unit Sales	 20 +5.26%	 5 +400%	 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

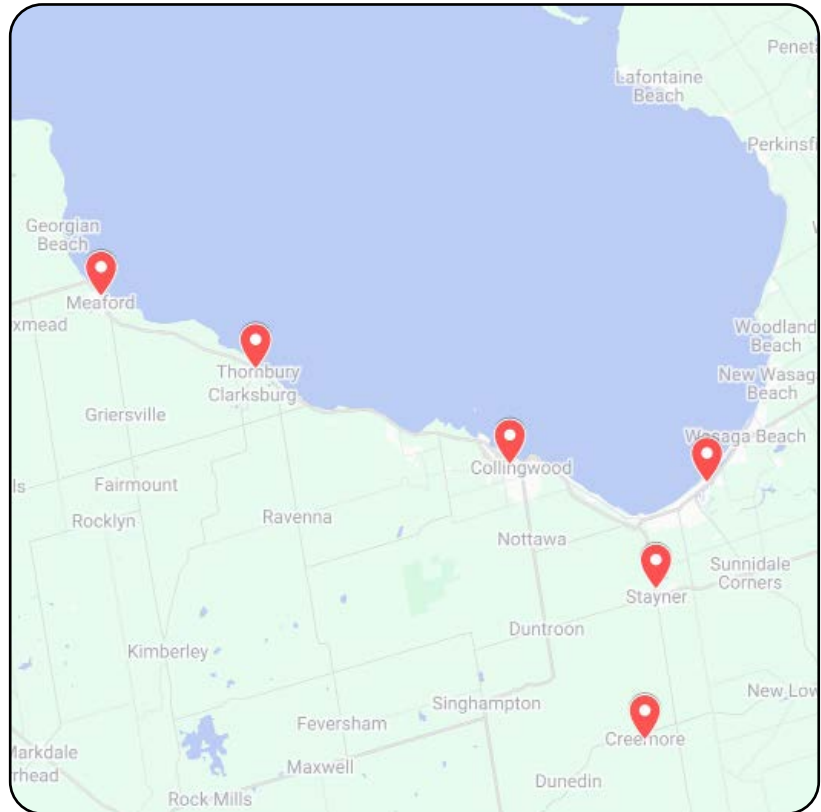
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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