

2026

OCTOBER

THE BLUE MOUNTAINS

Real Estate Market Report

ROYAL LEPAGE® 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

The Blue Mountains real estate market remained in buyer's market territory this October, with sales activity declining year-over-year while pricing was mixed and listing activity softened. The median sale price increased 2.23% to $915,000, while the average sale price decreased 4.96% to $1,141,143. Sales volume declined 41.3% to $23,964,000, alongside a 38.24% decrease in unit sales to 21 transactions. New listings declined 12.98% to 114 properties, while expired listings increased 2.78% to 37. The monthly unit sales-to-listings ratio fell to 18.42%, while the year-to-date ratio stood at 20.22%, keeping The Blue Mountains firmly in buyer's market territory.

October year-over-year sales volume of $23,964,000

Down 41.3% from 2025's $40,824,217, with unit sales of 21 down 38.24% from last October's 34. New listings of 114 are down 12.98% from 131 a year ago, while the monthly sales/listings ratio of 18.42% is down 29.02% from 25.95%.

Year-to-date sales volume of $246,469,088

Down 15.96% from 2025's $293,286,104, with unit sales of 216 down 15.63% from 2025's 256. New listings of 1,068 are down 2.2% from 1,092 a year ago, while the year-to-date sales/listings ratio of 20.22% is down 13.73% from 23.44%.

Year-to-date average sale price of $1,144,678

Down 0.87% from $1,154,692 one year ago, with the median sale price of $888,125 down 5.52% from $940,000. Average days on market of 65.60 is down 1.5% from 66.60 days last year, indicating selling time improved slightly despite softer year-to-date pricing.

OCTOBER NUMBERS

Median Sale Price
$915,000
+2.23%

Average Sale Price
$1,141,143
-4.96%

Sales Volume
$23,964,000
-41.3%

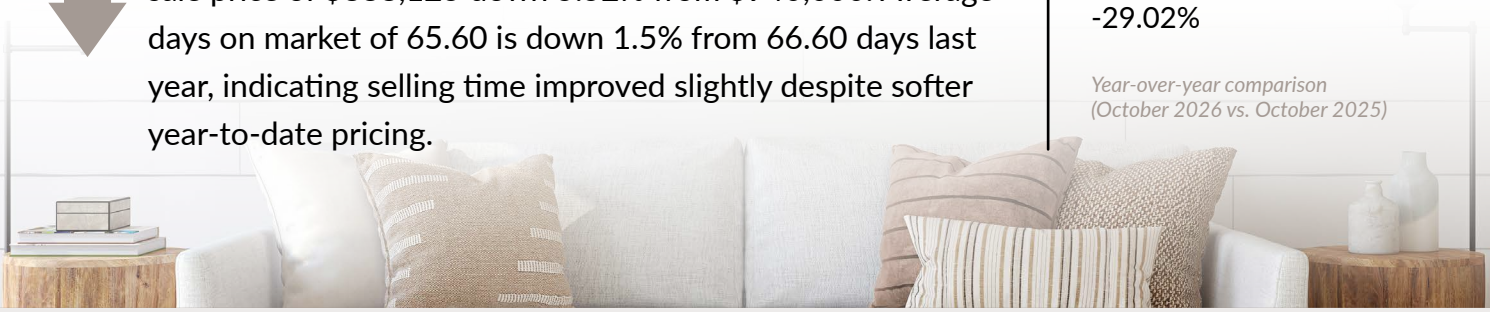
Unit Sales
21
-38.24%

New Listings
114
-12.98%

Expired Listings
37
+2.78%

Unit Sales/Listings Ratio
18.42%
-29.02%

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

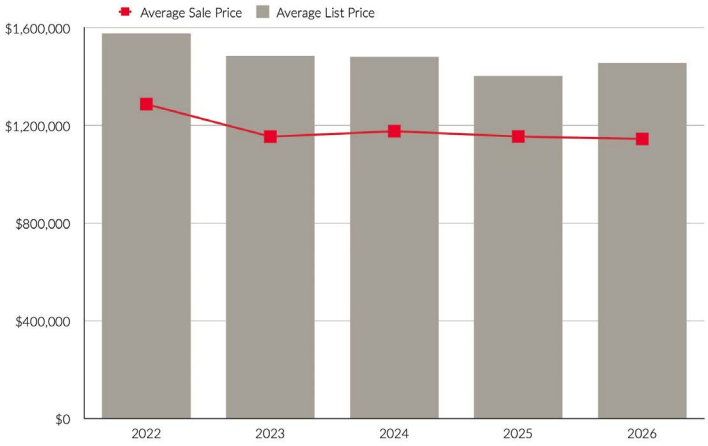


THE MARKET IN **DETAIL**

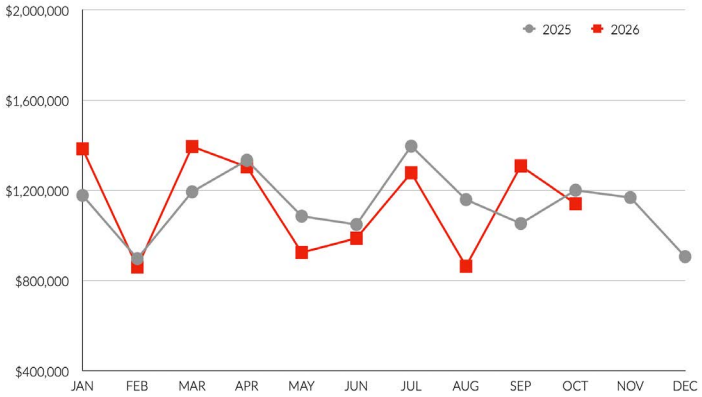
	2024	2025	2026	2025-2026
YTD Volume Sales	$261,764,033	$293,286,104	$246,469,088	-15.96%
YTD Unit Sales	222	256	216	-15.63%
YTD New Listings	977	1,092	1,068	-2.2%
YTD Sales/Listings Ratio	22.72%	23.44%	20.22%	-13.73%
YTD Expired Listings	329	370	323	-12.7%
Monthly Volume Sales	$38,776,480	$40,824,217	$23,964,000	-41.3%
Monthly Unit Sales	29	34	21	-38.24%
Monthly New Listings	106	131	114	-12.98%
Monthly Sales/Listings Ratio	27.36%	25.95%	18.42%	-29.02%
Monthly Expired Listings	53	36	37	+2.78%
Monthly Average Sale Price	$1,337,120	$1,200,712	$1,141,143	-4.96%
YTD Sales: $0-$199K	0	1	0	-100%
YTD Sales: $200k-349K	8	9	10	+11.11%
YTD Sales: $350K-$549K	20	33	37	+12.12%
YTD Sales: $550K-$749K	33	40	37	-7.5%
YTD Sales: $750K-$999K	51	53	38	-28.3%
YTD Sales: $1M+	104	96	67	-30.21%
YTD Sales: $2M+	30	25	30	+20%
YTD Average Days-On-Market	63.40	66.60	65.60	-1.5%
YTD Average Sale Price	$1,176,382	$1,154,692	$1,144,678	-0.87%
YTD Median Sale Price	$1,016,750	$940,000	$888,125	-5.52%

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

AVERAGE SALE PRICE

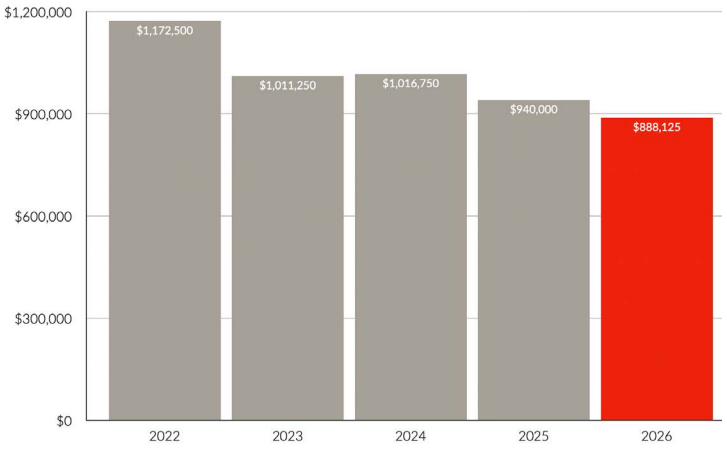


Year-Over-Year

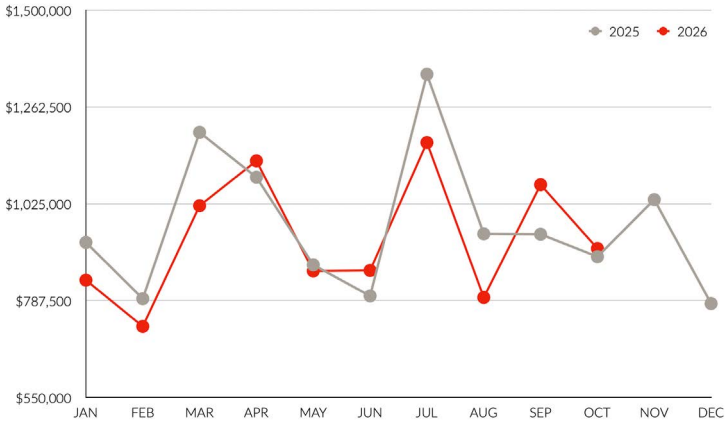


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



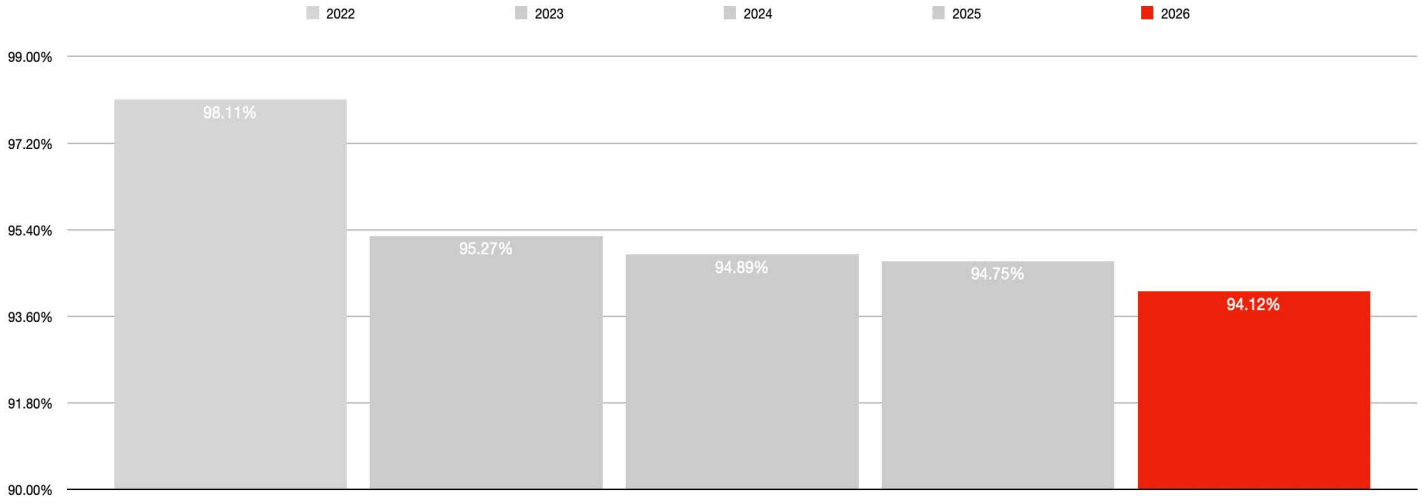
Year-Over-Year



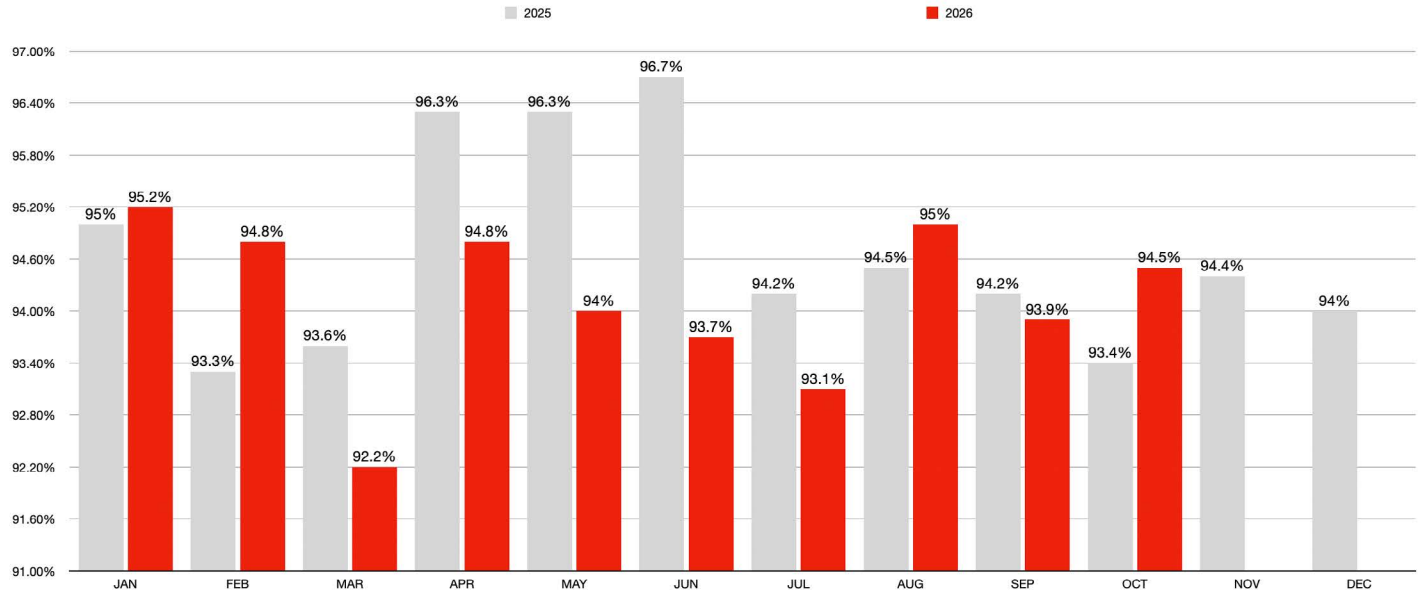
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. **LIST PRICE** RATIO

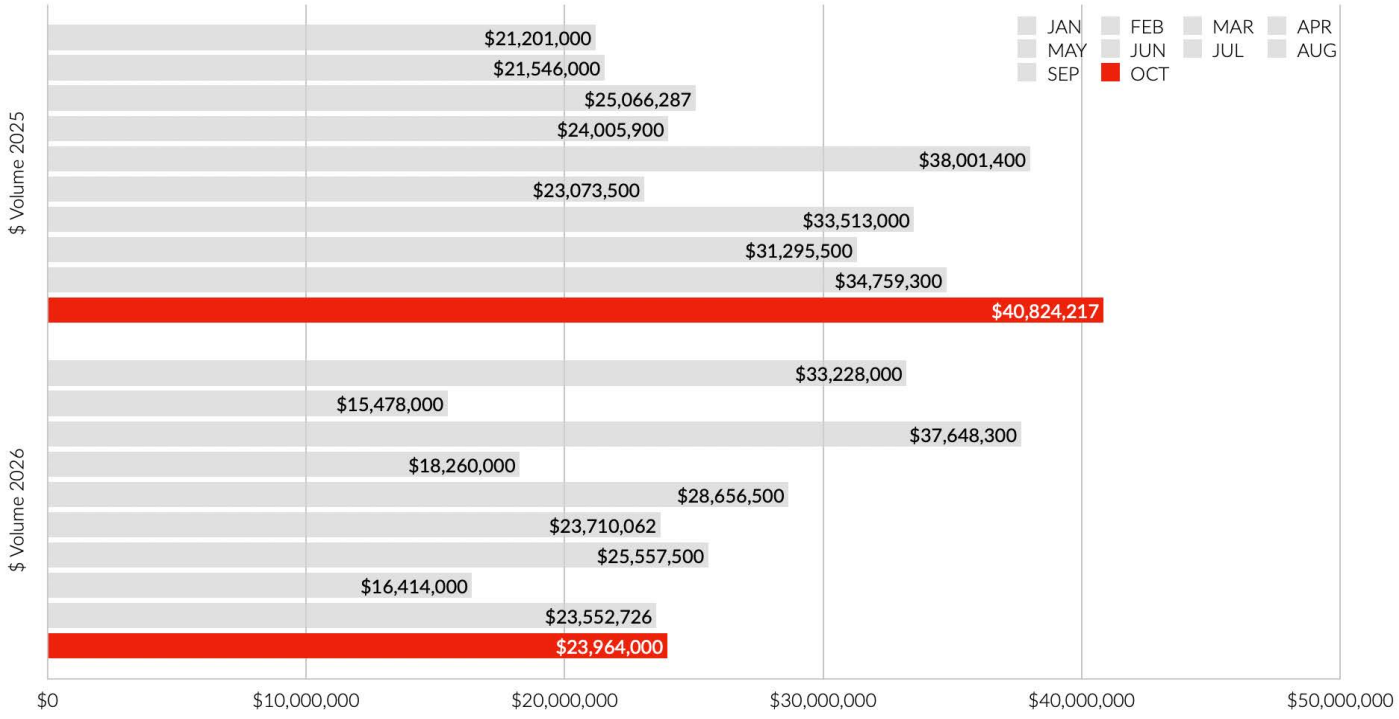


Year-Over-Year

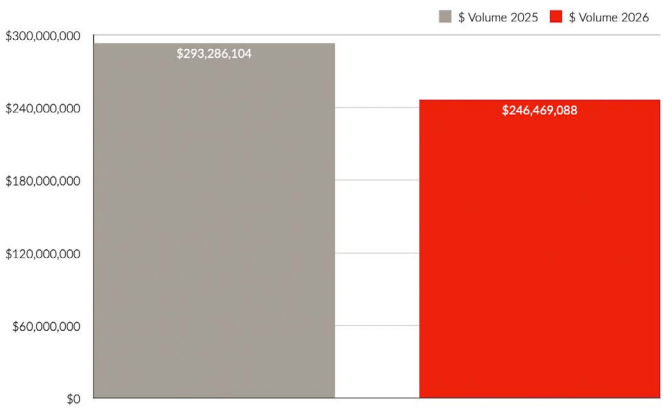


Month-Over-Month 2025 vs. 2026

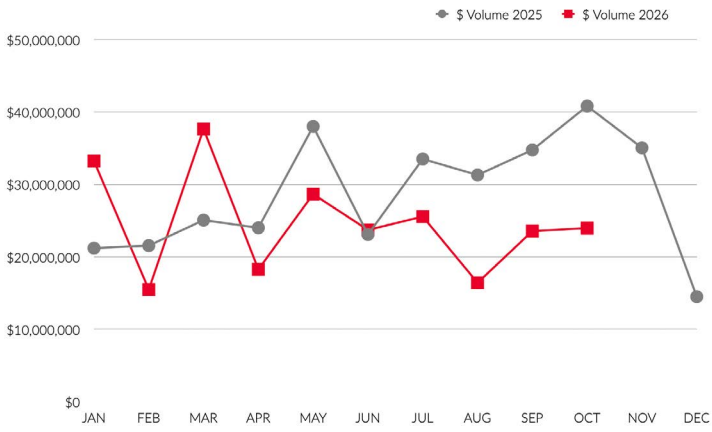
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

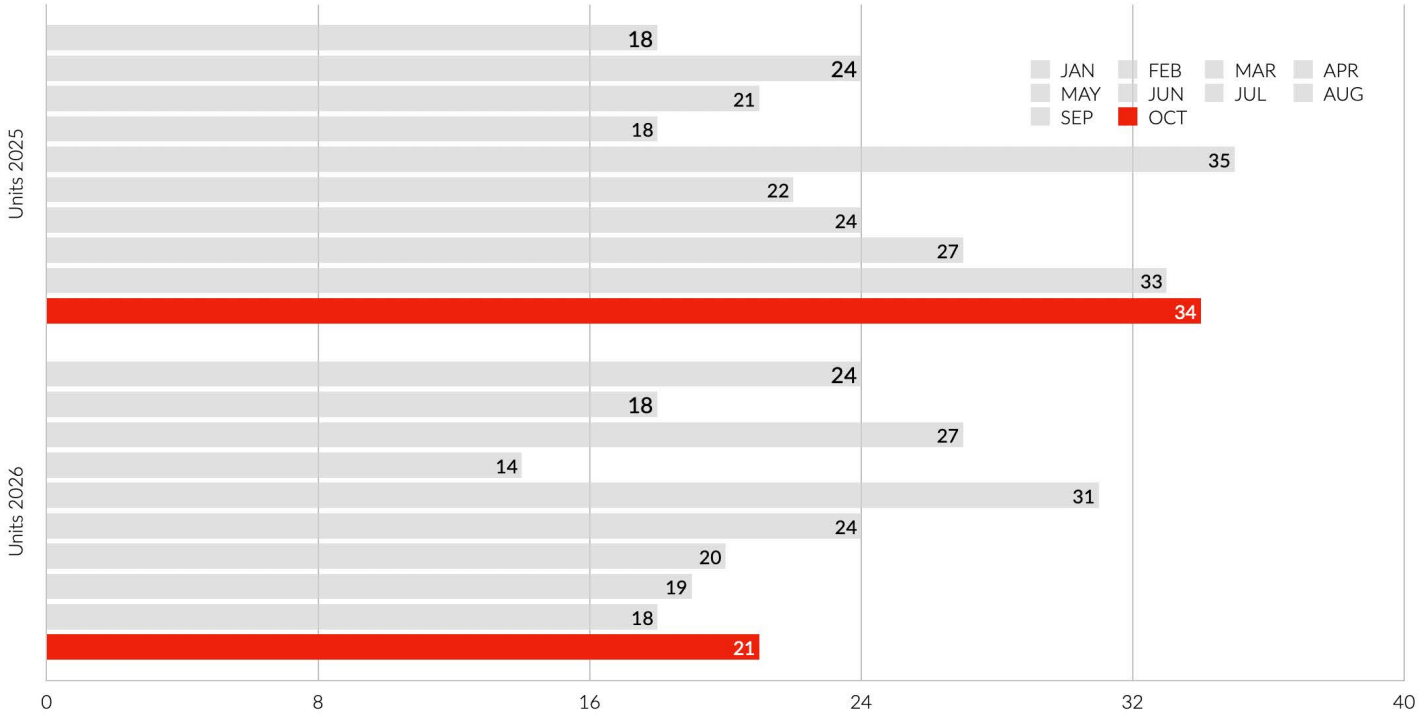


YTD Totals 2025 vs. 2026

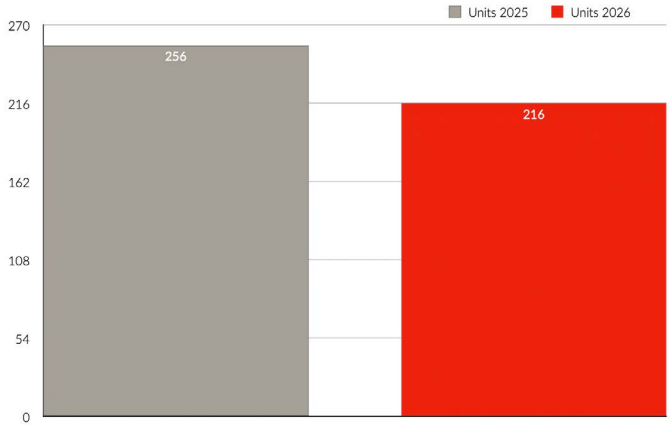


Month vs. Month 2025 vs. 2026

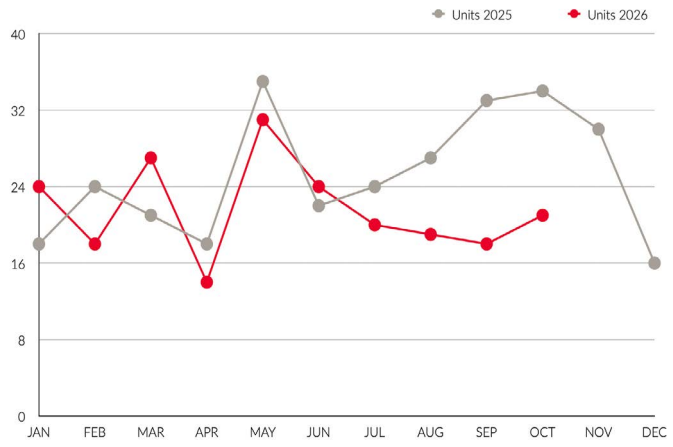
UNIT SALES



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	$204,979,838 -14.11%	$41,089,250 -24.81%	$7,245,112 -7.54%
YTD Unit Sales	144 -16.28%	71 -15.48%	11 +10%
YTD Average Sale Price	$1,423,471 +2.6%	$578,722 -11.04%	$658,647 -15.95%
October Sales Volume	$23,262,000 -37.33%	$702,000 -81.07%	$0 -100%
October Unit Sales	19 -32.14%	2 -66.67%	0 -100%

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



OUR LOCATIONS

COLLINGWOOD
705-445-5520
112 Hurontario St, Collingwood

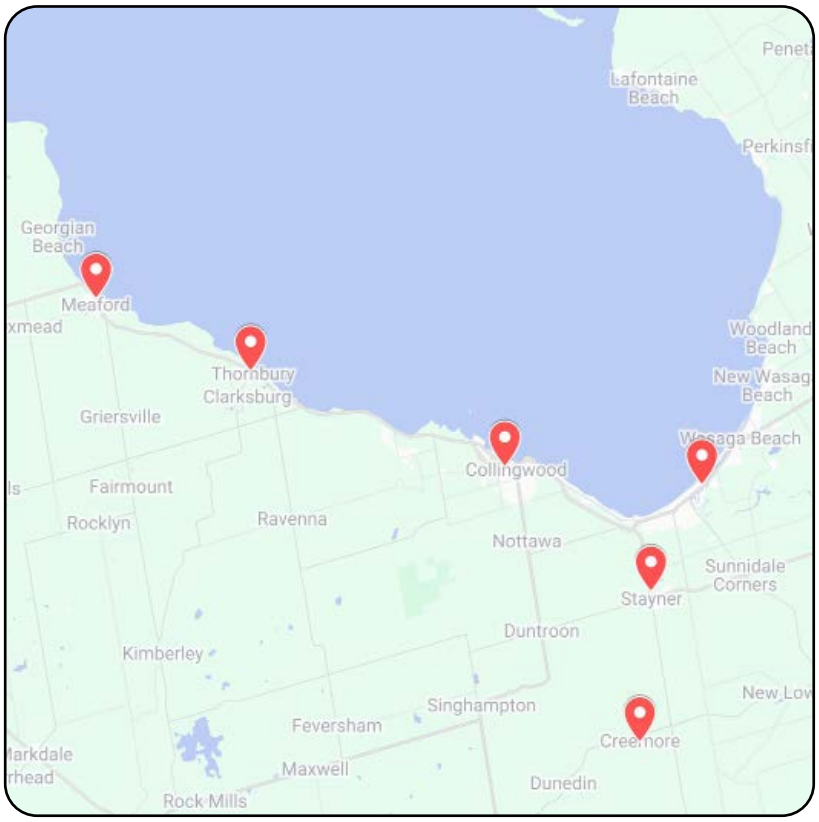
CREEMORE
705-881-9005
154 Mill St, Unit B, Creemore

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



/RoyalLePageLocationsNorth

/RLPLocationsNorth

/LocationsNorth

Helping You Is What We Do.

Find more Real Estate Market Reports for Southern Georgian Bay at:

locationsnorth.com/market-update/