

2026

OCTOBER

OWEN SOUND

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

BALANCED MARKET

In Owen Sound, October brought softer sales activity and pricing year-over-year, alongside lower new listing activity and an increase in expired listings. The median sale price decreased 7.87% to $410,000, while the average sale price fell 5.02% to $438,727. Sales volume declined 36.68% to $9,652,000, alongside a 33.33% decrease in unit sales to 22 transactions. New listings decreased 6% to 47 properties, while expired listings increased 57.14% to 11. The monthly unit sales-to-listings ratio declined to 46.81%, while the year-to-date ratio remained at 44.14%, keeping Owen Sound in balanced market territory overall.

October year-over-year sales volume of $9,652,000

Down 36.68% from 2025's $15,243,000, with unit sales of 22 down 33.33% from last October's 33. New listings of 47 are down 6% from 50 a year ago, while the monthly sales/listings ratio of 46.81% is down 29.08% from 66.00%.

Year-to-date sales volume of $106,381,832

Down 19.38% from 2025's $131,959,236, with unit sales of 226 down 16.61% from 2025's 271. New listings of 512 are up 0.79% from 508 a year ago, while the year-to-date sales/listings ratio of 44.14% is down 17.26% from 53.35%.

Year-to-date average sale price of $467,387

Down 3.09% from $482,306 one year ago, with the median sale price of $445,000 down 1.79% from $453,125. Average days on market of 49.40 is down 13.64% from 57.20 days last year, indicating homes are selling more quickly despite softer year-to-date pricing.

OCTOBER NUMBERS

Median Sale Price
$410,000
-7.87%

Average Sale Price
$438,727
-5.02%

Sales Volume
$9,652,000
-36.68%

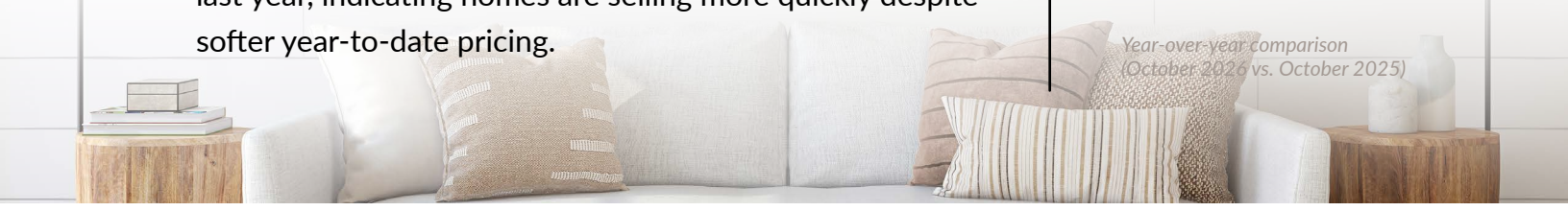
Unit Sales
22
-33.33%

New Listings
47
-6%

Expired Listings
11
+57.14%

Unit Sales/Listings Ratio
46.81%
-29.08%

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



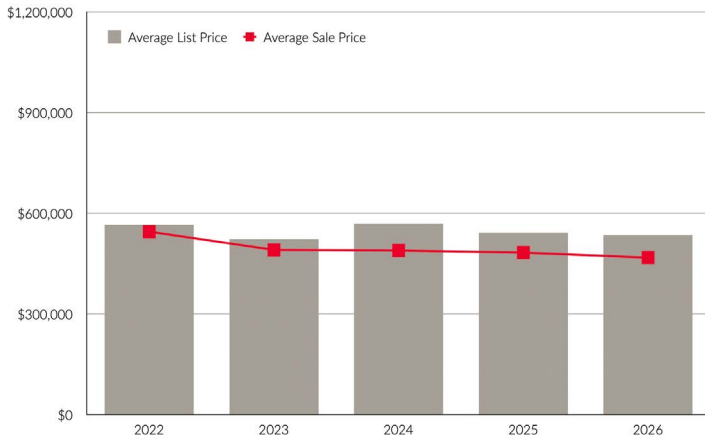
ROYAL LEPAGE® LOCATIONS NORTH BROKERAGE

THE MARKET IN **DETAIL**

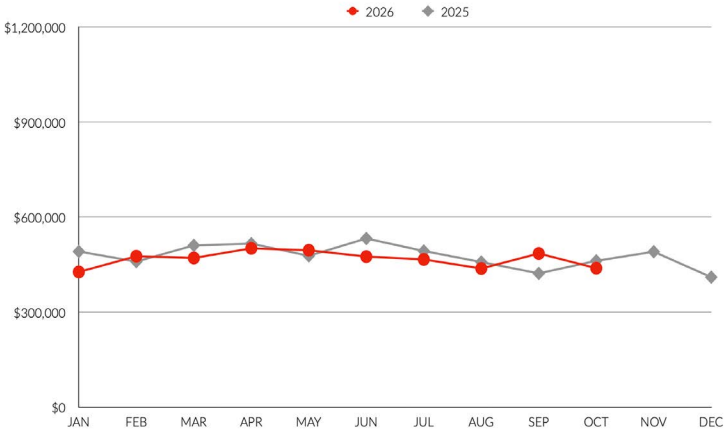
	2024	2025	2026	2025-2026
YTD Volume Sales	$133,622,200	$131,959,236	$106,381,832	-19.38%
YTD Unit Sales	272	271	226	-16.61%
YTD New Listings	546	508	512	+0.79%
YTD Sales/Listings Ratio	49.82%	53.35%	44.14%	-17.26%
YTD Expired Listings	84	72	87	+20.83%
Monthly Volume Sales	$13,098,500	$15,243,000	$9,652,000	-36.68%
Monthly Unit Sales	26	33	22	-33.33%
Monthly New Listings	50	50	47	-6%
Monthly Sales/Listings Ratio	52.00%	66.00%	46.81%	-29.08%
Monthly Expired Listings	15	7	11	+57.14%
Monthly Average Sale Price	$503,788	$461,909	$438,727	-5.02%
YTD Sales: $0-$199K	3	2	3	+50%
YTD Sales: $200k-349K	40	42	37	-11.9%
YTD Sales: $350K-$549K	154	146	125	-14.38%
YTD Sales: $550K-$749K	58	63	48	-23.81%
YTD Sales: $750K-$999K	12	15	13	-13.33%
YTD Sales: $1M+	5	3	0	-100%
YTD Sales: $2M+	0	0	0	No Change
YTD Average Days-On-Market	52.50	57.20	49.40	-13.64%
YTD Average Sale Price	$488,408	$482,306	$467,387	-3.09%
YTD Median Sale Price	$470,000	$453,125	$445,000	-1.79%

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

AVERAGE SALE PRICE

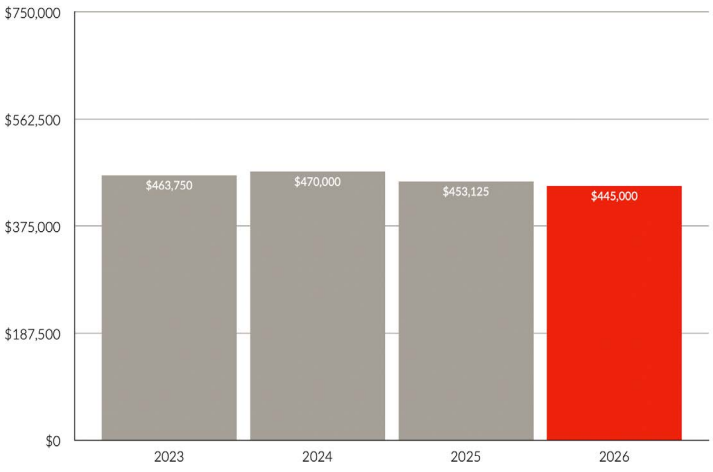


Year-Over-Year

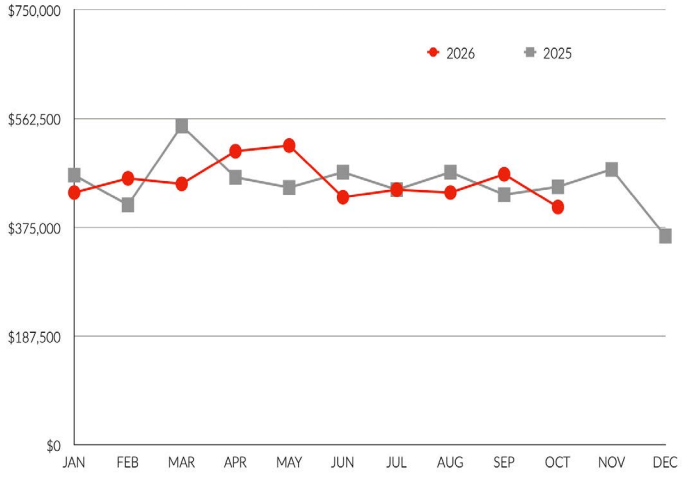


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



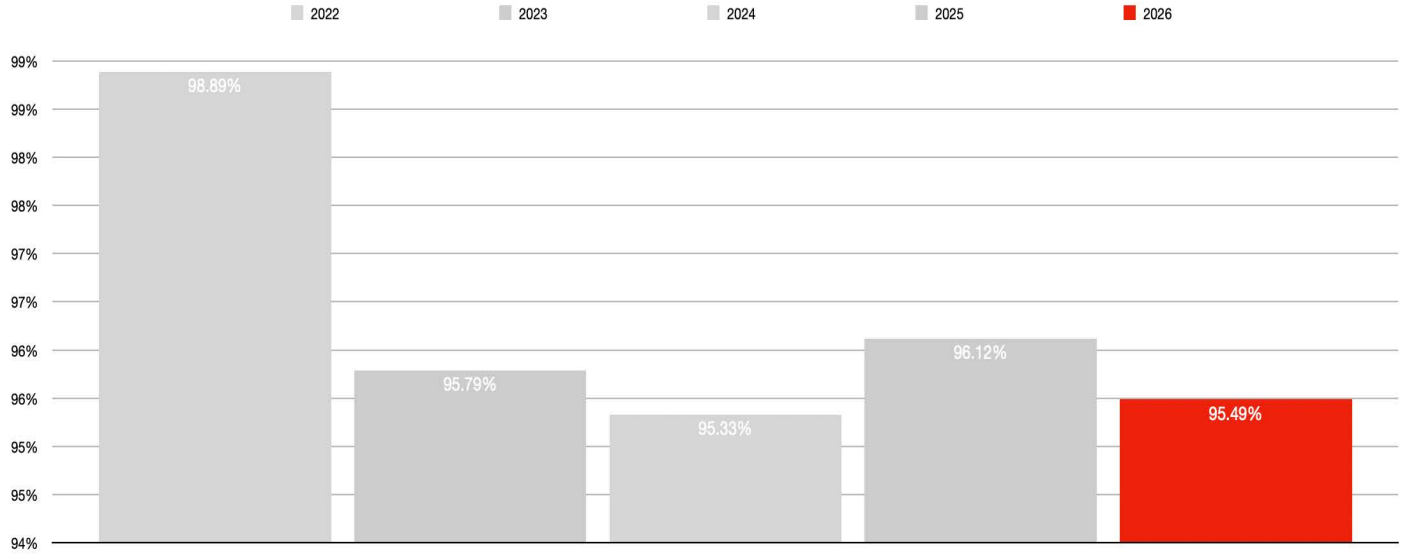
Year-Over-Year



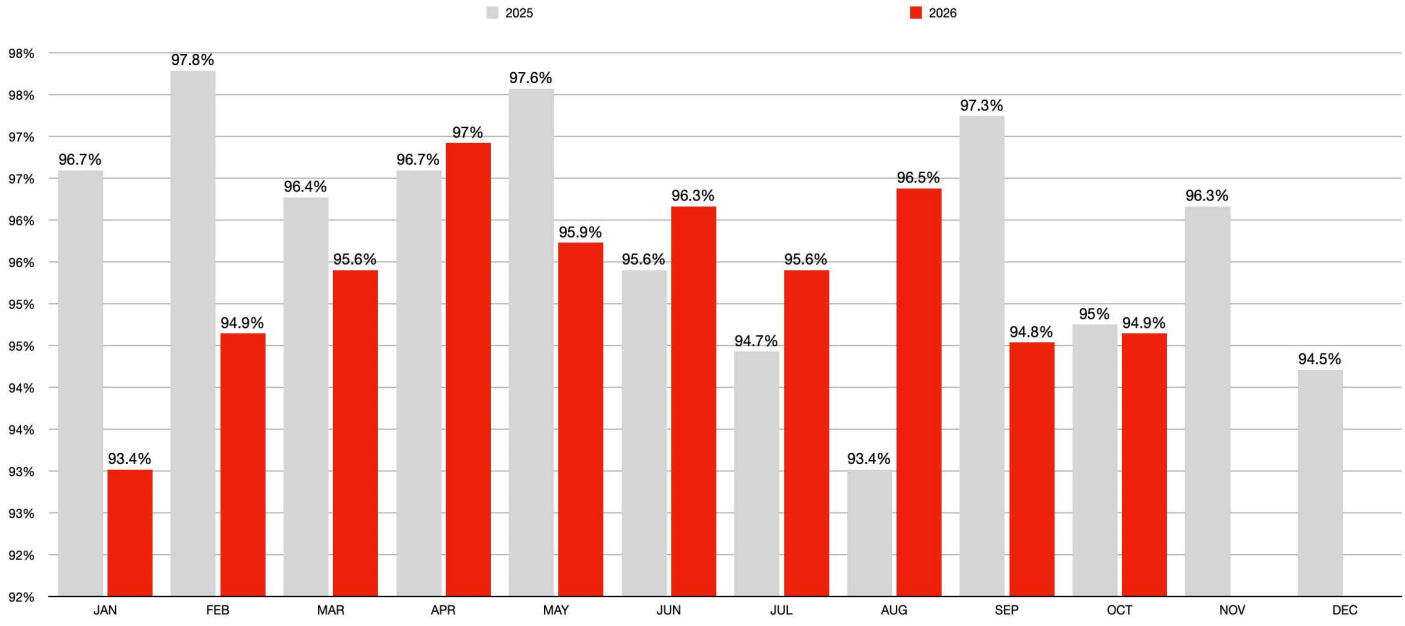
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

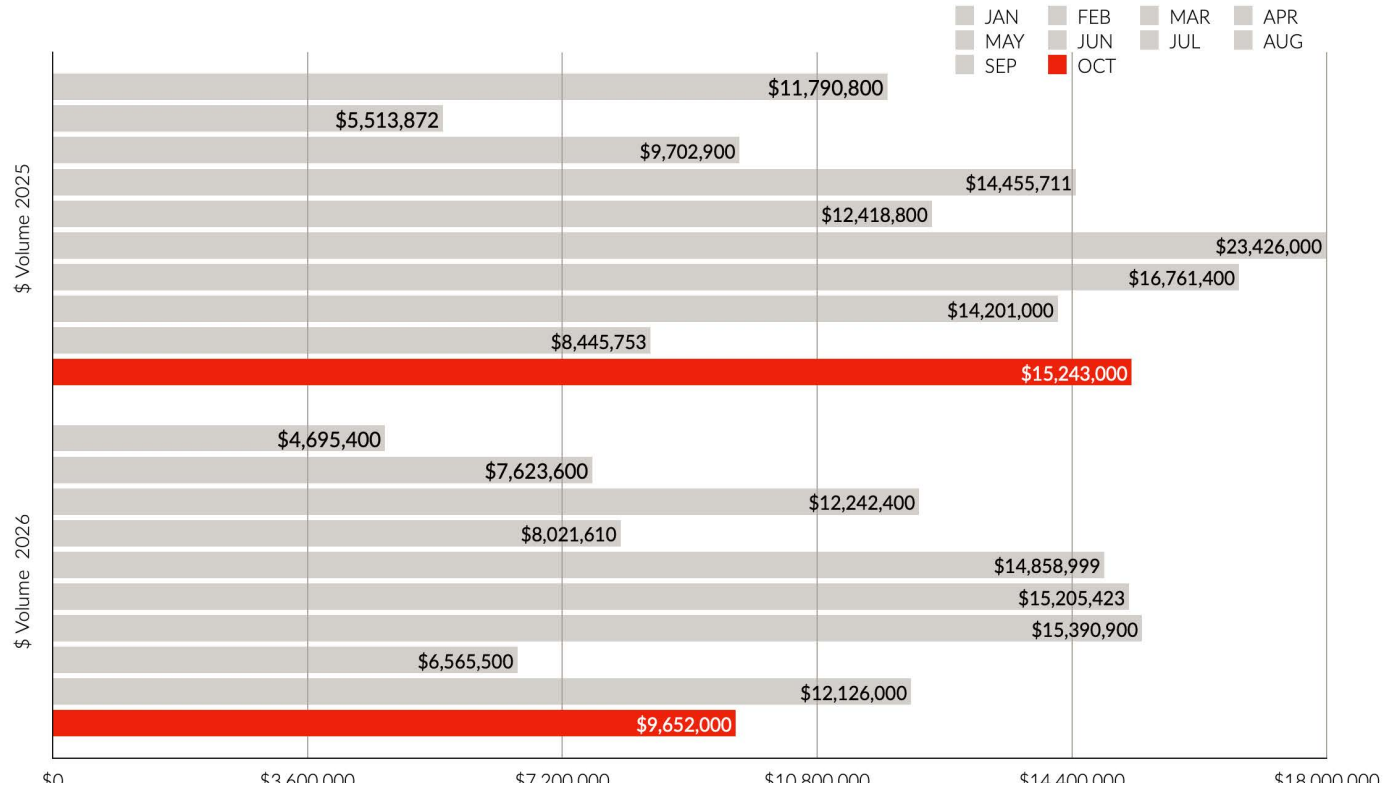


Year-Over-Year

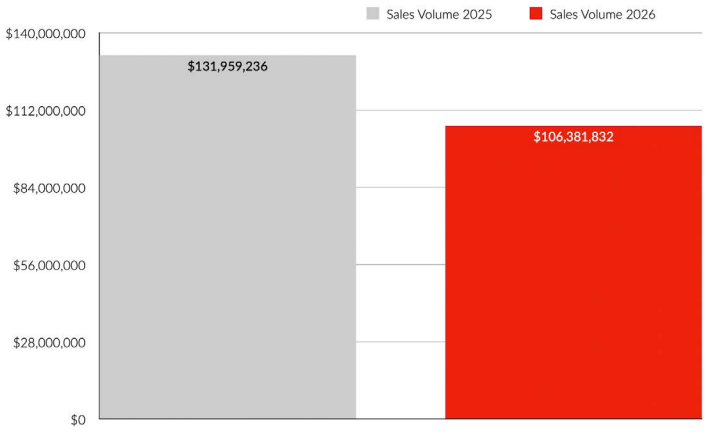


Month-Over-Month 2025 vs. 2026

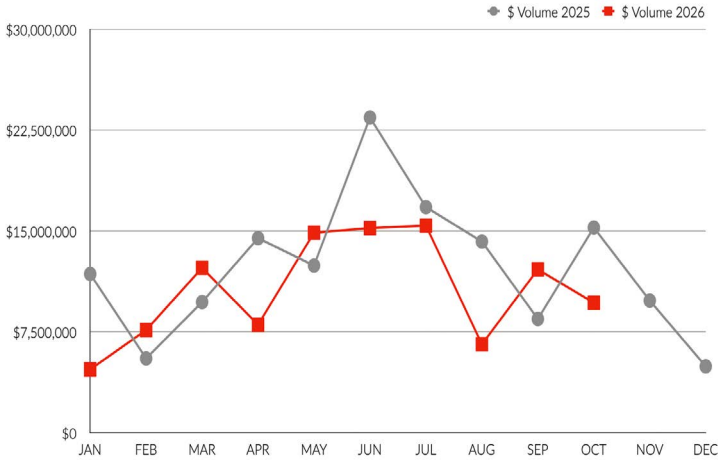
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

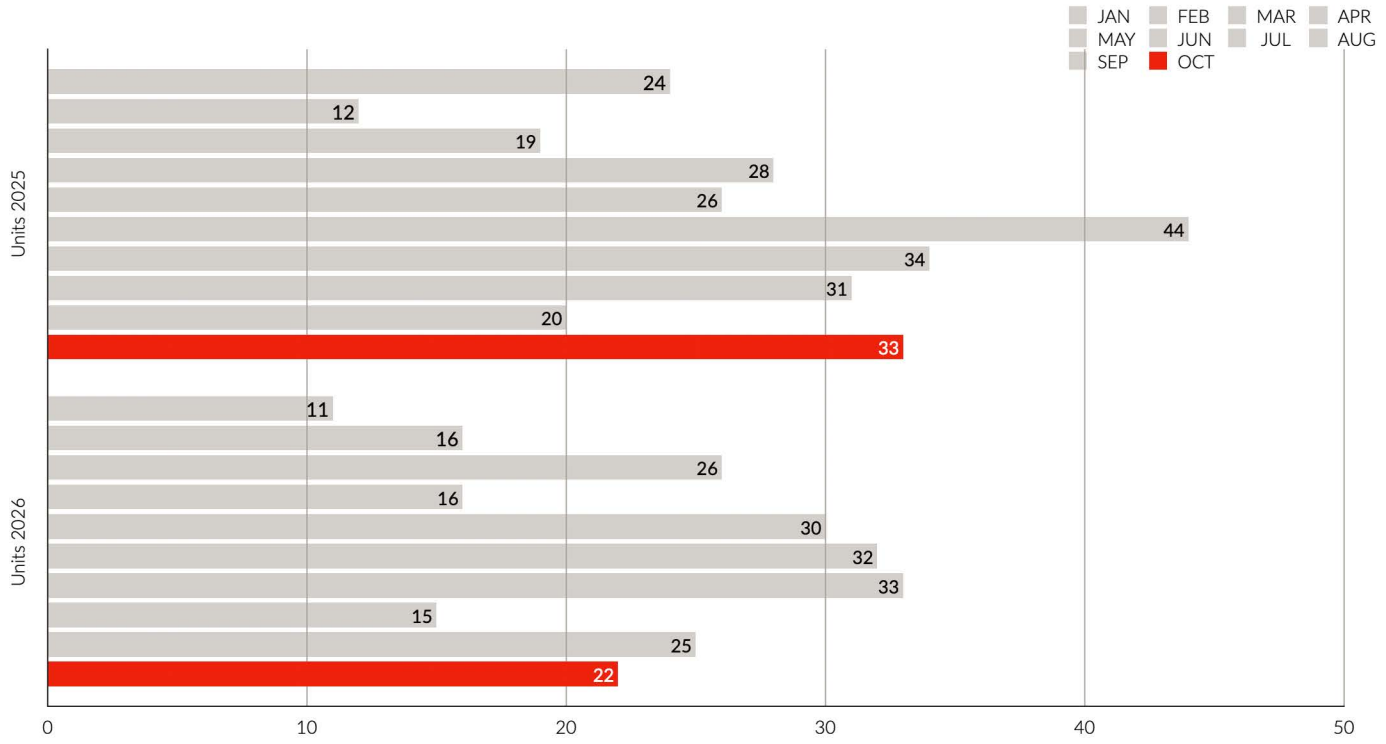


YTD Totals 2025 vs. 2026

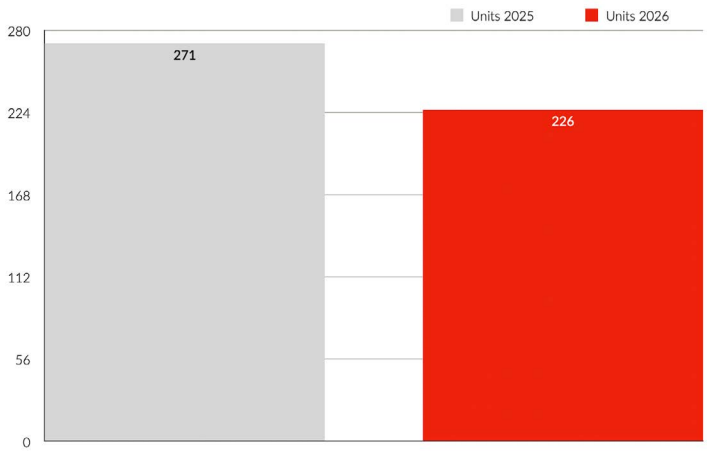


Month vs. Month 2025 vs. 2026

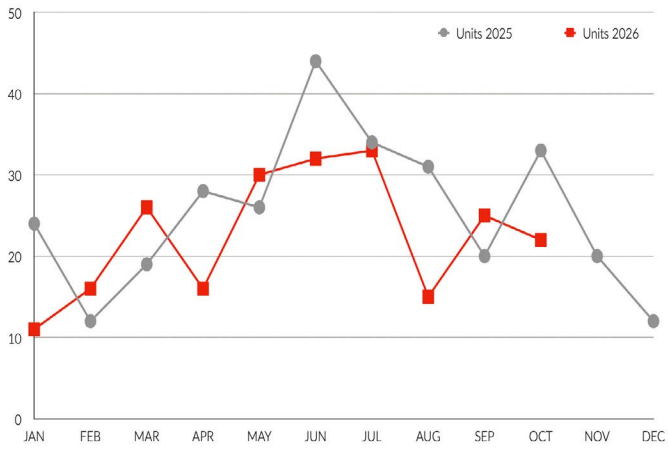
UNIT SALES



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	$97,663,832 -17.24%	$8,718,000 -37.51%	$0 -100%
YTD Unit Sales	202 -14.41%	24 -31.43%	0 -100%
YTD Average Sale Price	$483,484 +0.75%	$363,250 -8.87%	$0 -100%
October Sales Volume	$9,012,000 -32.02%	$640,000 -67.77%	$0 No Change
October Unit Sales	20 -28.57%	2 -60%	0 No Change

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



OUR LOCATIONS

COLLINGWOOD
705-445-5520
112 Hurontario St, Collingwood

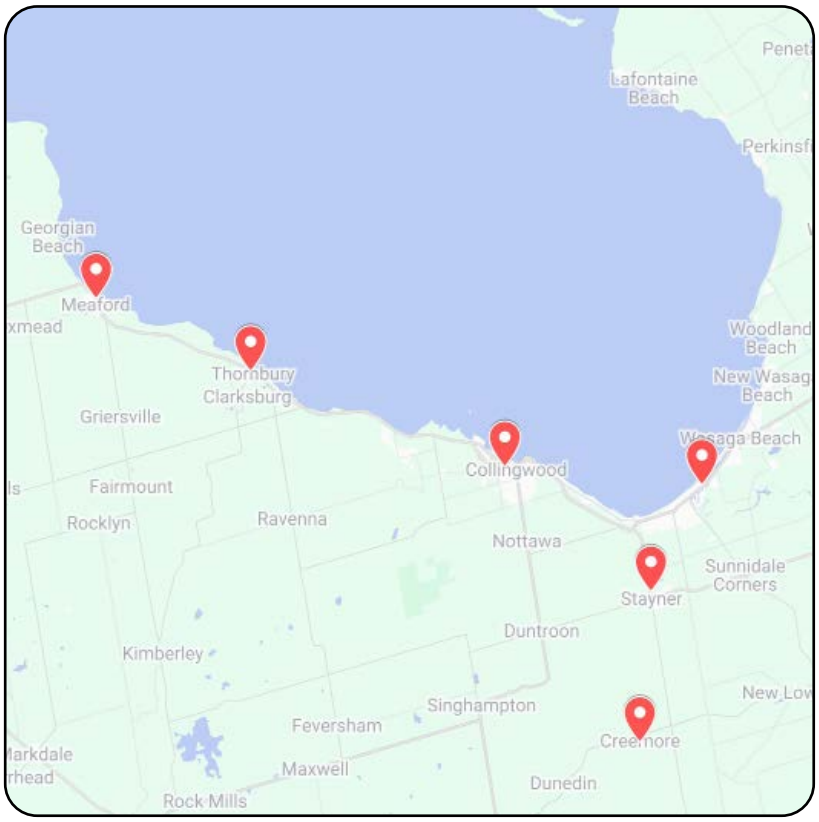
CREEMORE
705-881-9005
154 Mill St, Unit B, Creemore

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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