



# 2026

# APRIL

## THE BLUE MOUNTAINS

### 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

The **Blue Mountains** real estate market remained firmly in buyer's market territory this April, with softened sales activity and elevated listing supply year-over-year. The median sale price increased 3.67% to \$1,130,000, while the average sale price edged down 2.2% to \$1,304,286, showing relatively stable pricing overall with some variation across property types and price points. Sales volume declined 23.94% to \$18,260,000, alongside a 22.22% decrease in unit sales to 14 transactions. New listings rose 5.88% to 126, while expired listings fell 30.3% to 23. With the unit sales-to-listings ratio at 11.11%, conditions continue to favour buyers, offering strong selection and negotiating flexibility across the market.



### April year-over-year sales volume of \$18,260,000

Down -23.94% from 2025's \$24,005,900 with unit sales of 14 down -22.22% from last April's 18. New listings of 126 are up by +5.88%, with the sales/listing ratio of 11.11% down by -26.54%.



### Year-to-date sales volume of \$104,614,300

Up +13.94% from 2025's \$91,819,187 with unit sales of 83 up +2.47% from 2025's 81. New listings of 376 are down -0.79% from a year ago, with the sales/listing ratio of 22.07% up by 3.29%.



### Year-to-date average sale price of \$1,235,764

Up from \$1,150,719 one year ago with median sale price of \$928,750 down from \$1,009,975 one year ago. Average days-on-market of 67 down 13 days from last year.

## APRIL NUMBERS

Median Sale Price

**\$1,130,000**

+3.67%

Average Sale Price

**\$1,304,286**

-2.2%

Sales Volume

**\$18,260,000**

-23.94%

Unit Sales

**14**

-22.22%

New Listings

**126**

+5.88%

Expired Listings

**23**

-30.3%

Unit Sales/Listings Ratio

**11.11%**

-26.54%

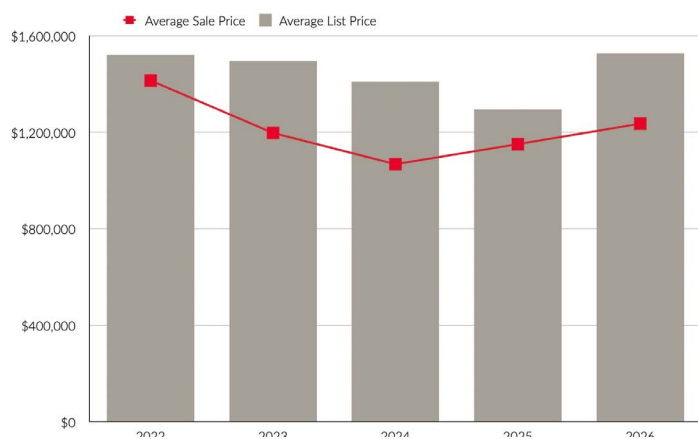
*Year-over-year comparison  
(April 2026 vs. April 2025)*

# THE MARKET IN DETAIL

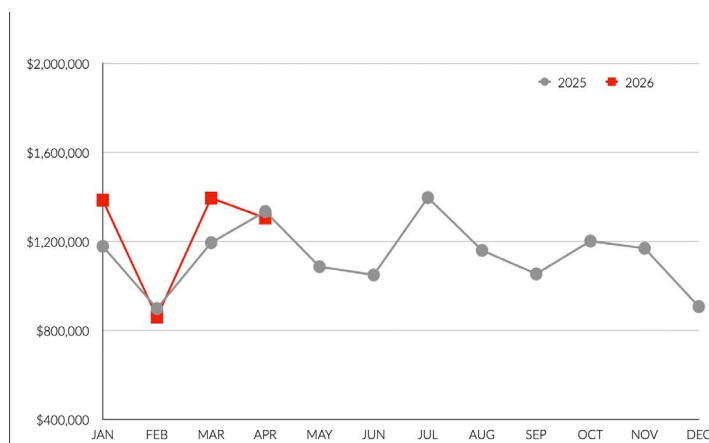
	2024	2025	2026	2025-2026
<b>YTD Volume Sales</b>	\$90,913,328	\$91,819,187	\$104,614,300	+13.94%
<b>YTD Unit Sales</b>	85	81	83	+2.47%
<b>YTD New Listings</b>	373	379	376	-0.79%
<b>YTD Sales/Listings Ratio</b>	22.79%	21.37%	22.07%	+3.29%
<b>YTD Expired Listings</b>	88	139	95	-31.65%
<b>Monthly Volume Sales</b>	\$24,429,400	\$24,005,900	\$18,260,000	-23.94%
<b>Monthly Unit Sales</b>	24	18	14	-22.22%
<b>Monthly New Listings</b>	122	119	126	+5.88%
<b>Monthly Sales/Listings Ratio</b>	19.67%	15.13%	11.11%	-26.54%
<b>Monthly Expired Listings</b>	16	33	23	-30.3%
<b>Monthly Average Sale Price</b>	\$1,017,892	\$1,333,661	\$1,304,286	-2.2%
<b>YTD Sales: \$0-\$199K</b>	0	0	0	No Change
<b>YTD Sales: \$200k-349K</b>	1	3	4	+33.33%
<b>YTD Sales: \$350K-\$549K</b>	11	12	16	+33.33%
<b>YTD Sales: \$550K-\$749K</b>	15	11	9	-18.18%
<b>YTD Sales: \$750K-\$999K</b>	18	18	17	-5.56%
<b>YTD Sales: \$1M+</b>	42	29	22	-24.14%
<b>YTD Sales: \$2M+</b>	7	9	17	+88.89%
<b>YTD Average Days-On-Market</b>	66.50	80.00	67.25	-15.94%
<b>YTD Average Sale Price</b>	\$1,067,811	\$1,150,719	\$1,235,764	+7.39%
<b>YTD Median Sale Price</b>	\$949,750	\$1,009,975	\$928,750	-8.04%

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

# AVERAGE SALE PRICE

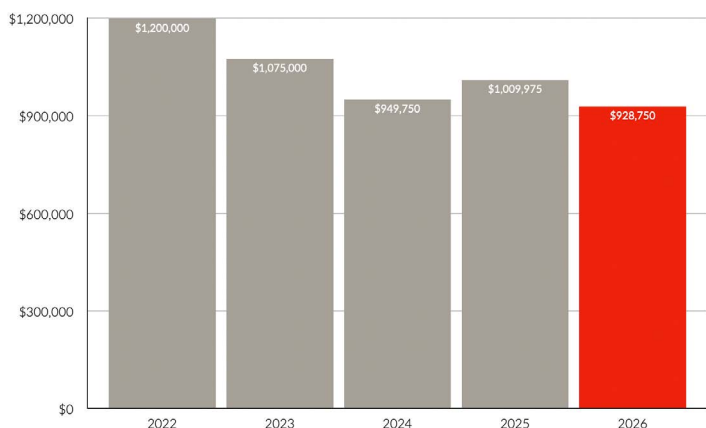


Year-Over-Year

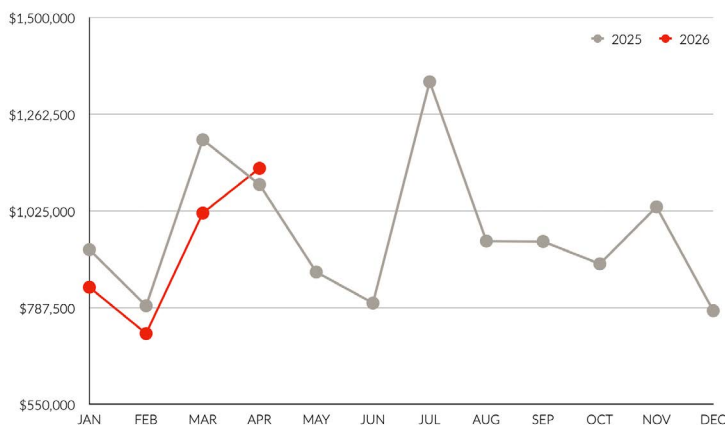


Month-Over-Month 2025 vs. 2026

# MEDIAN SALE PRICE



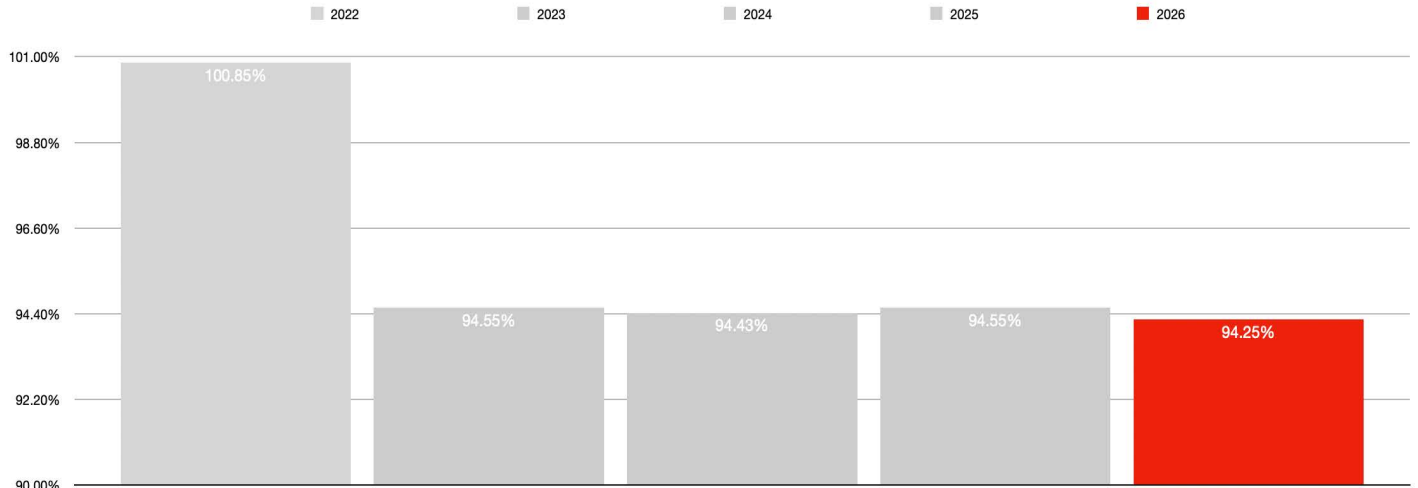
Year-Over-Year



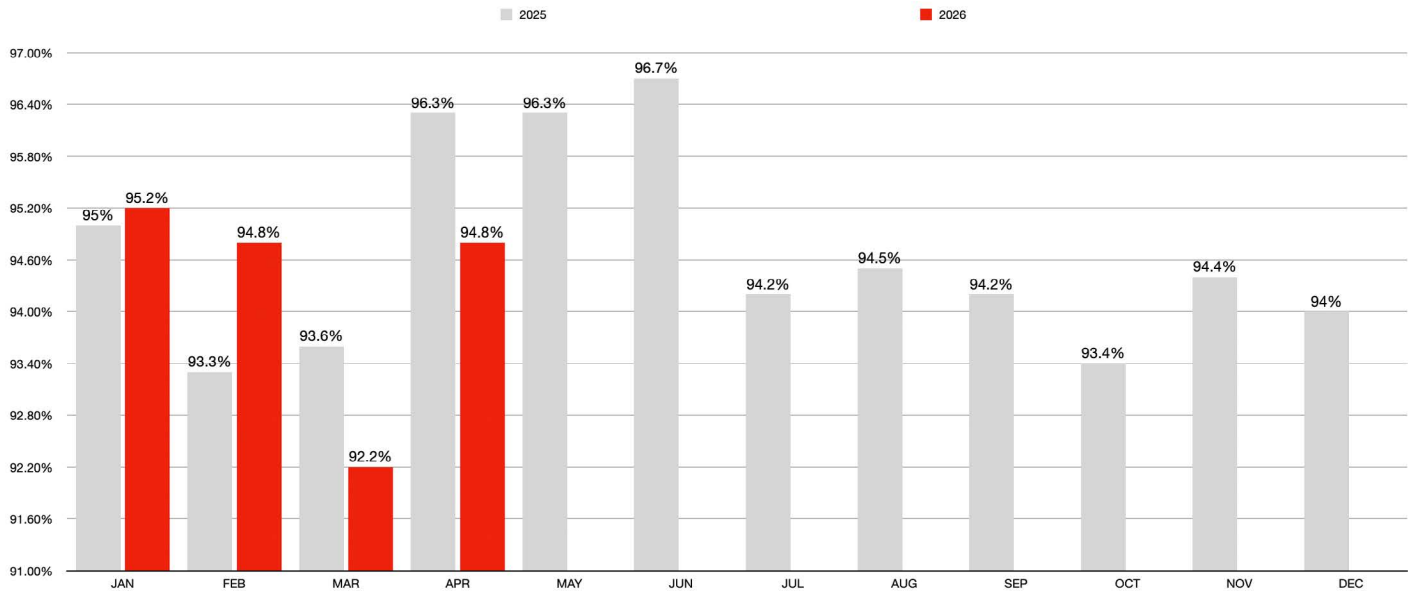
Month-Over-Month 2025 vs. 2026

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

# SALE PRICE VS. LIST PRICE RATIO

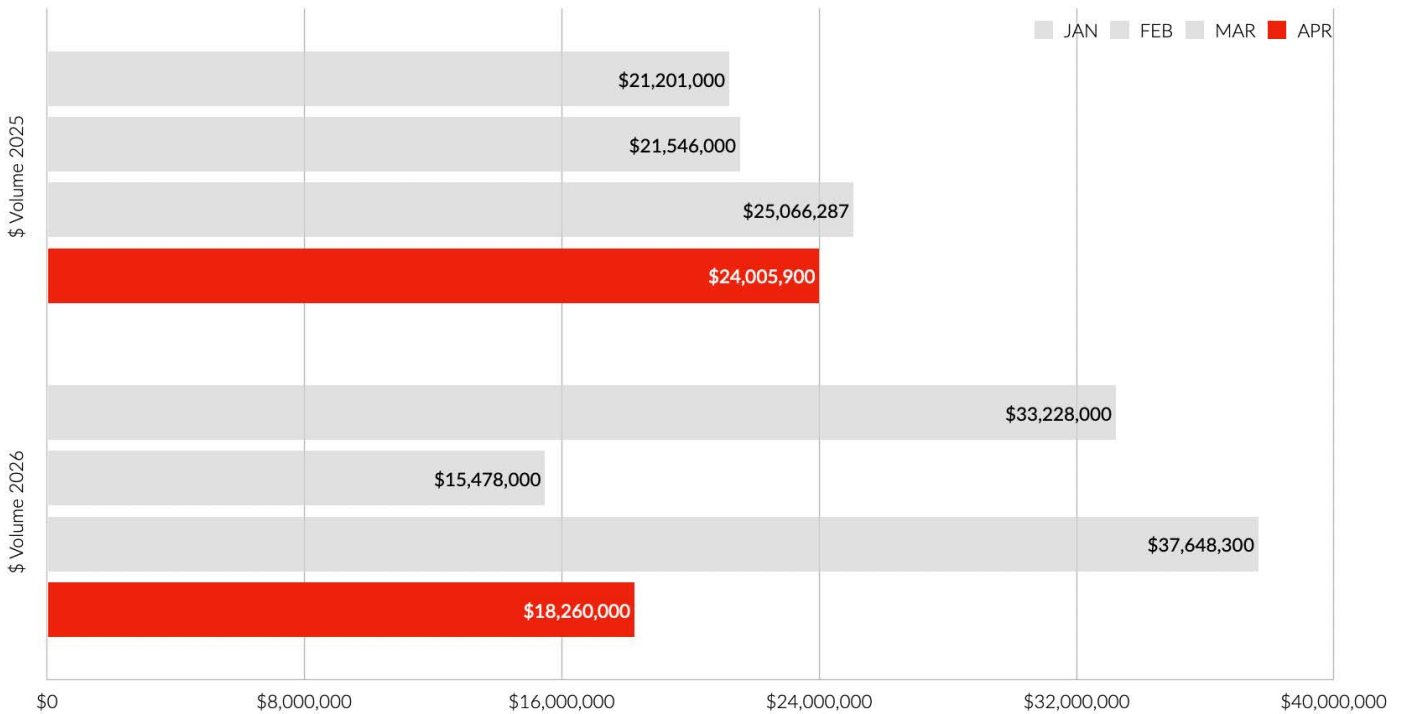


## Year-Over-Year

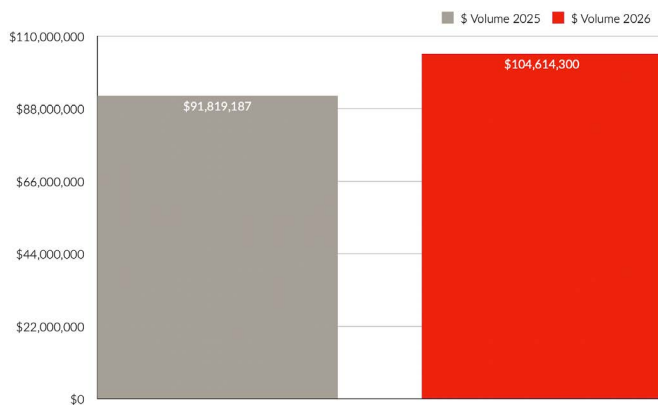


## Month-Over-Month 2025 vs. 2026

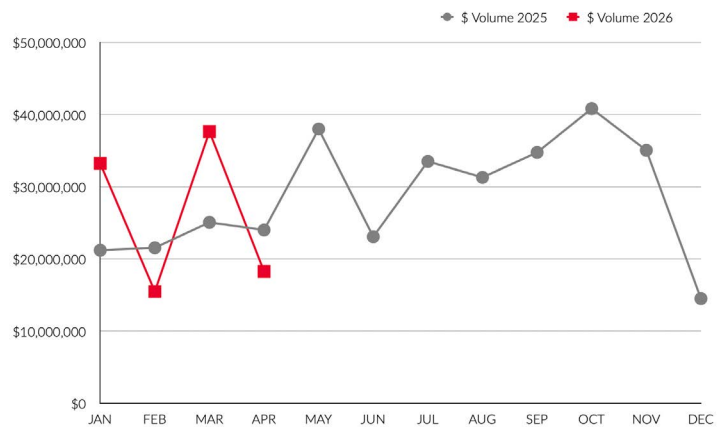
# DOLLAR VOLUME SALES



## Monthly Comparison 2025 vs. 2026

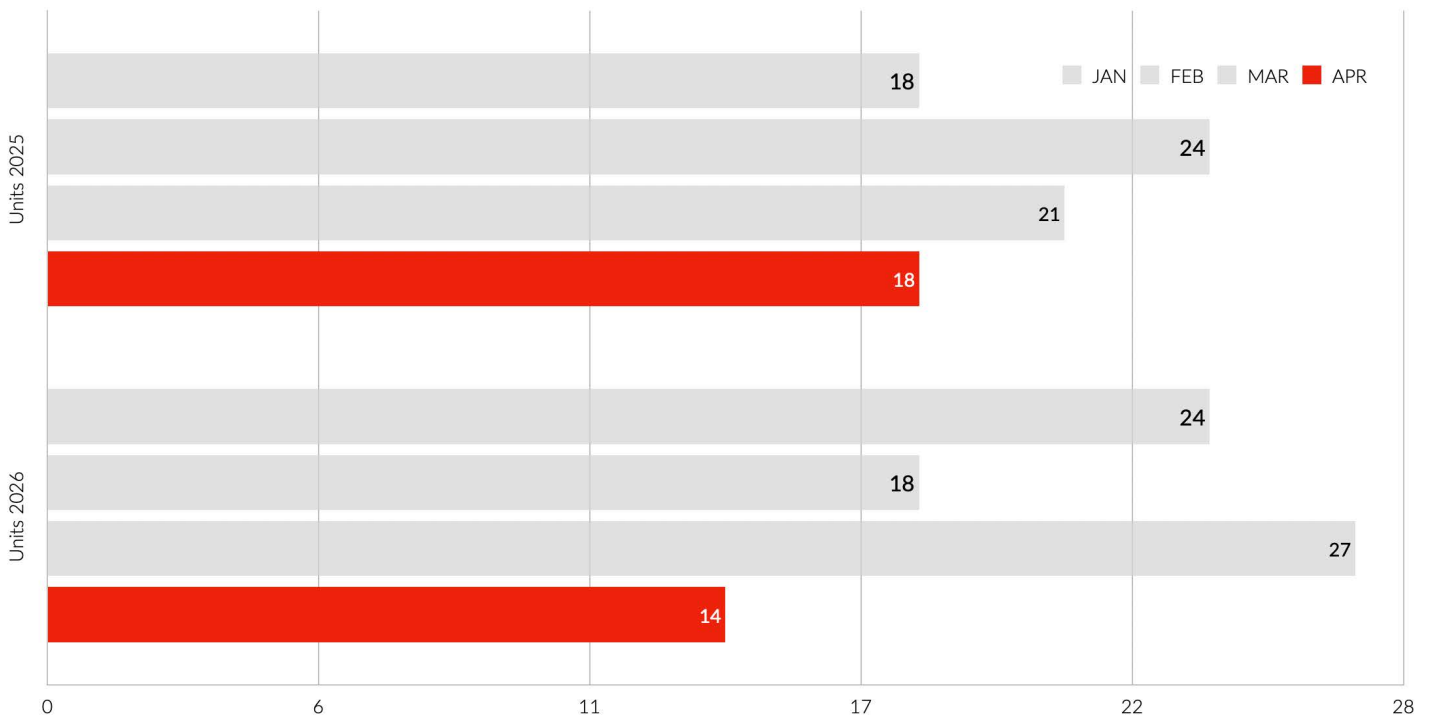


## Yearly Totals 2025 vs. 2026

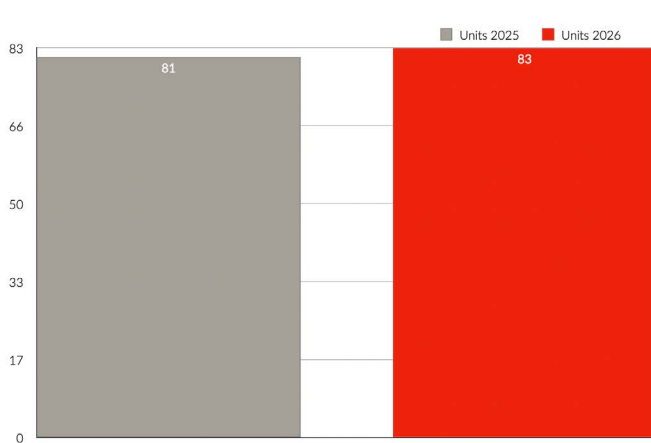


## Month vs. Month 2025 vs. 2026

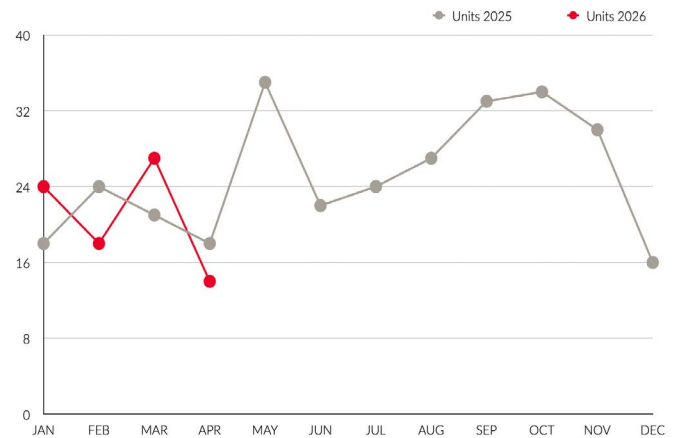
# UNIT SALES



Monthly Comparison 2025 vs. 2026

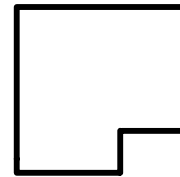


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
YTD Sales Volume	 <b>\$83,514,500</b> +11.09%	 <b>\$21,099,800</b> +26.78%	 <b>\$1,560,000</b> -28.14%
YTD Unit Sales	 <b>46</b> -13.21%	 <b>37</b> +32.14%	 <b>2</b> -33.33%
YTD Average Sale Price	 <b>\$1,815,533</b> +28%	 <b>\$570,265</b> -4.05%	 <b>\$780,000</b> +7.78%
April Sales Volume	 <b>\$13,810,000</b> -35.29%	 <b>\$4,450,000</b> +66.99%	 <b>\$0</b> No Change
April Unit Sales	 <b>8</b> -38.46%	 <b>6</b> +20%	 <b>0</b> 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

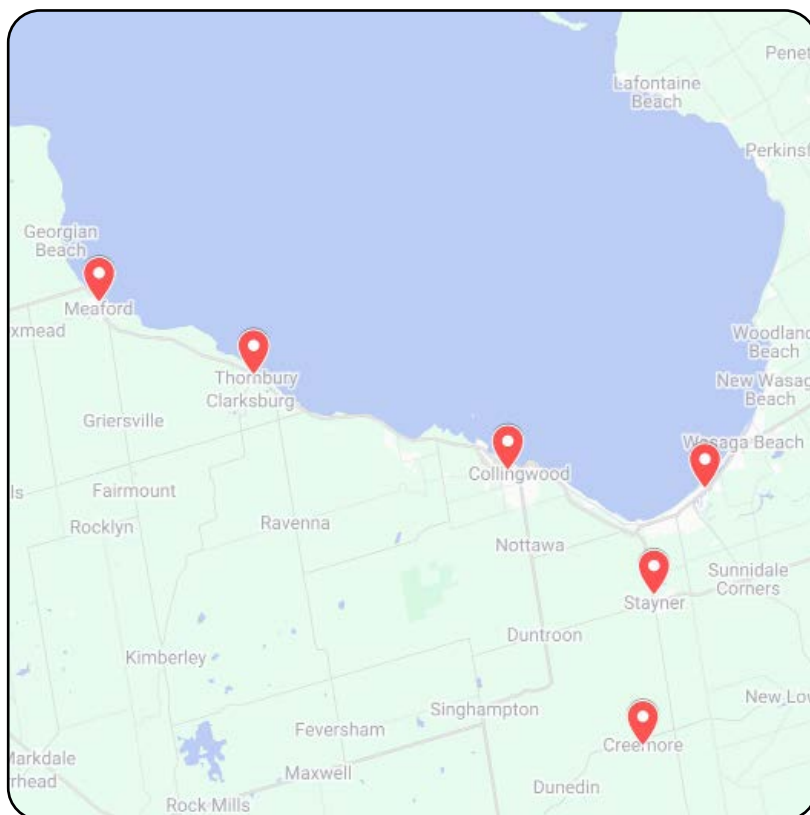
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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