



2026

JANUARY

THE BLUE MOUNTAINS

Real Estate Market Report



LOCATIONS **NORTH**
BROKERAGE

PAUL
AVERY
REAL ESTATE
COLLINGWOOD - GEORGIAN BAY

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 continued to lean firmly into buyer's market territory in January. The median sale price declined 10.75% to \$830,000, while the average sale price fell 10.05% to \$1,059,429 year-over-year. Sales volume rose 4.94%, supported by a 16.67% increase in unit sales to 21 properties. Meanwhile, new listings climbed 10.53%, expanding available inventory. With expired listings down 16.67% and the unit sales-to-listings ratio sitting at 25%, conditions clearly favour buyers.



January year-over-year sales volume of \$22,248,000

Up +4.94% from 2025's \$21,201,000 with unit sales of 21 up +16.67% from last January's 18. New listings of 84 are up by +10.53%, with the sales/listing ratio of 25% up by +5.56%.



Year-to-date sales volume of \$22,248,000

Up +4.94% from 2025's \$21,201,000 with unit sales of 21 up +16.67% from 2025's 18. New listings of 84 are up +10.53% from a year ago, with the sales/listing ratio of 25% up by +5.56%.



Year-to-date average sale price of \$1,059,429

Down from \$1,177,833 one year ago with median sale price of \$830,000 down from \$930,000 one year ago. Average days-on-market of 59 down 24 days from last year.

JANUARY NUMBERS

Median Sale Price

\$830,000

-10.75%

Average Sale Price

\$1,059,429

-10.05%

Sales Volume

\$22,248,000

+4.94%

Unit Sales

21

+16.67%

New Listings

84

+10.53%

Expired Listings

30

-16.67%

Unit Sales/Listings Ratio

25%

+5.56%

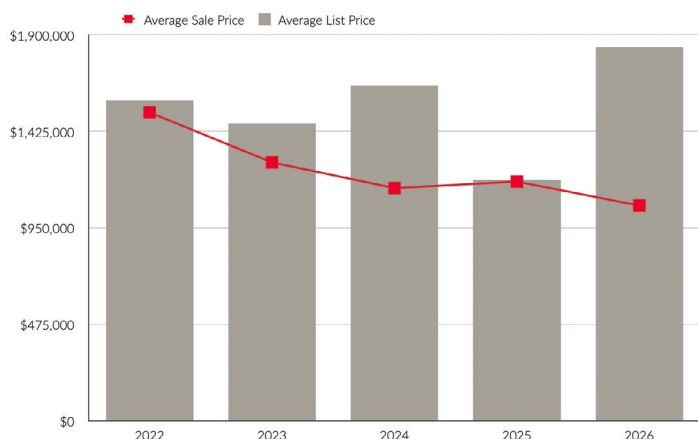
*Year-over-year comparison
(January 2026 vs. January 2025)*

THE MARKET IN DETAIL

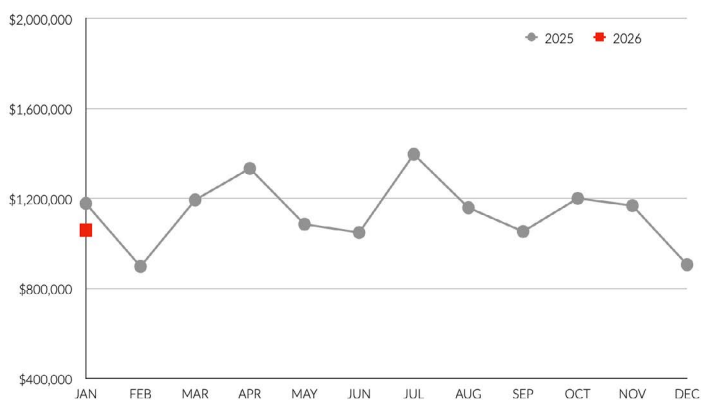
	2024	2025	2026	2025-2026
YTD Volume Sales	\$20,623,000	\$21,201,000	\$22,248,000	+4.94%
YTD Unit Sales	18	18	21	+16.67%
YTD New Listings	53	76	84	+10.53%
YTD Sales/Listings Ratio	33.96%	23.68%	25.00%	+5.56%
YTD Expired Listings	33	36	30	-16.67%
Monthly Volume Sales	\$20,623,000	\$21,201,000	\$22,248,000	+4.94%
Monthly Unit Sales	18	18	21	+16.67%
Monthly New Listings	53	76	84	+10.53%
Monthly Sales/Listings Ratio	33.96%	23.68%	25.00%	+5.56%
Monthly Expired Listings	33	36	30	-16.67%
Monthly Average Sale Price	\$1,145,722	\$1,177,833	\$1,059,429	-10.05%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	1	+100%
YTD Sales: \$350K-\$549K	3	1	2	+100%
YTD Sales: \$550K-\$749K	2	2	4	+100%
YTD Sales: \$750K-\$999K	2	8	6	-25%
YTD Sales: \$1M+	14	5	6	+20%
YTD Sales: \$2M+	1	2	3	+50%
YTD Average Days-On-Market	68.00	83.00	59.00	-28.92%
YTD Average Sale Price	\$1,145,722	\$1,177,833	\$1,059,429	-10.05%
YTD Median Sale Price	\$1,245,750	\$930,000	\$830,000	-10.75%

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

AVERAGE SALE PRICE

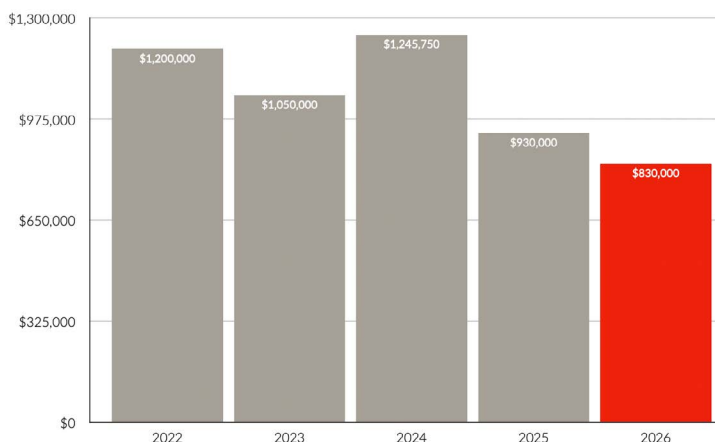


Year-Over-Year

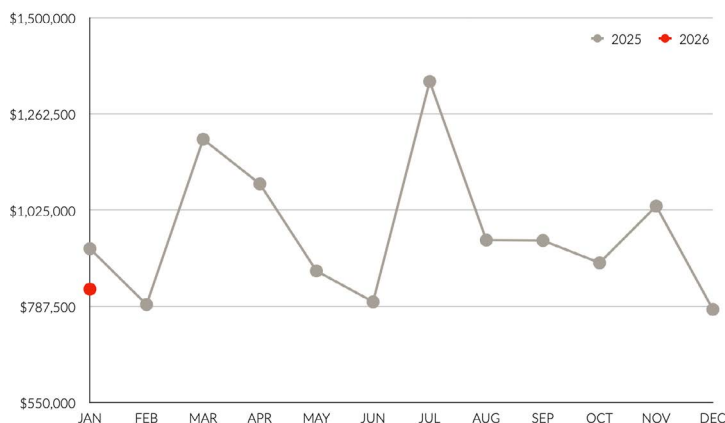


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



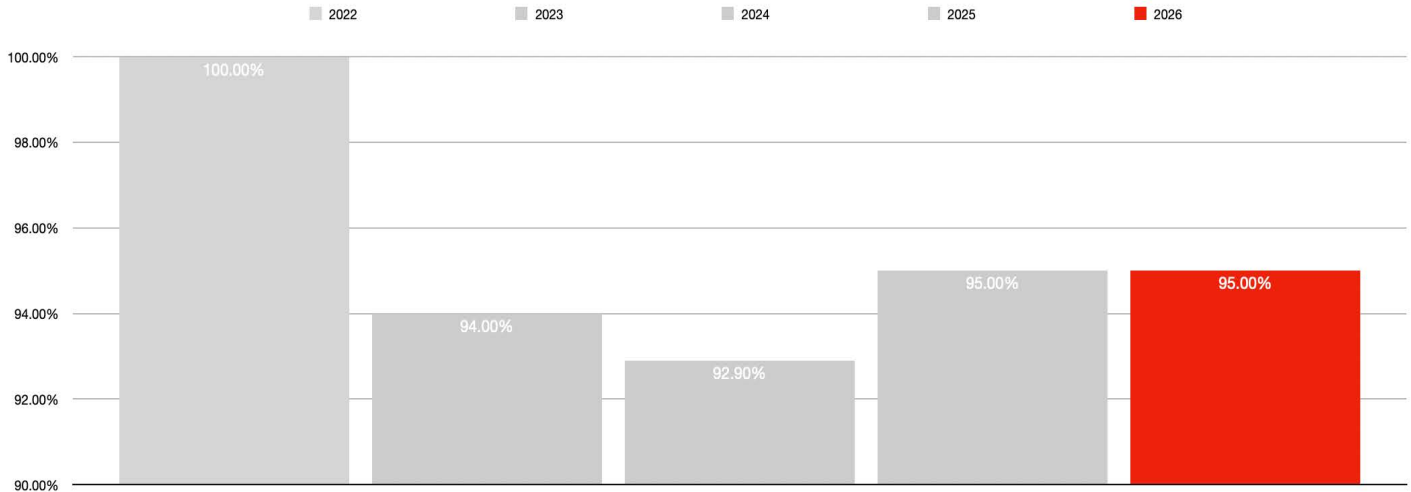
Year-Over-Year



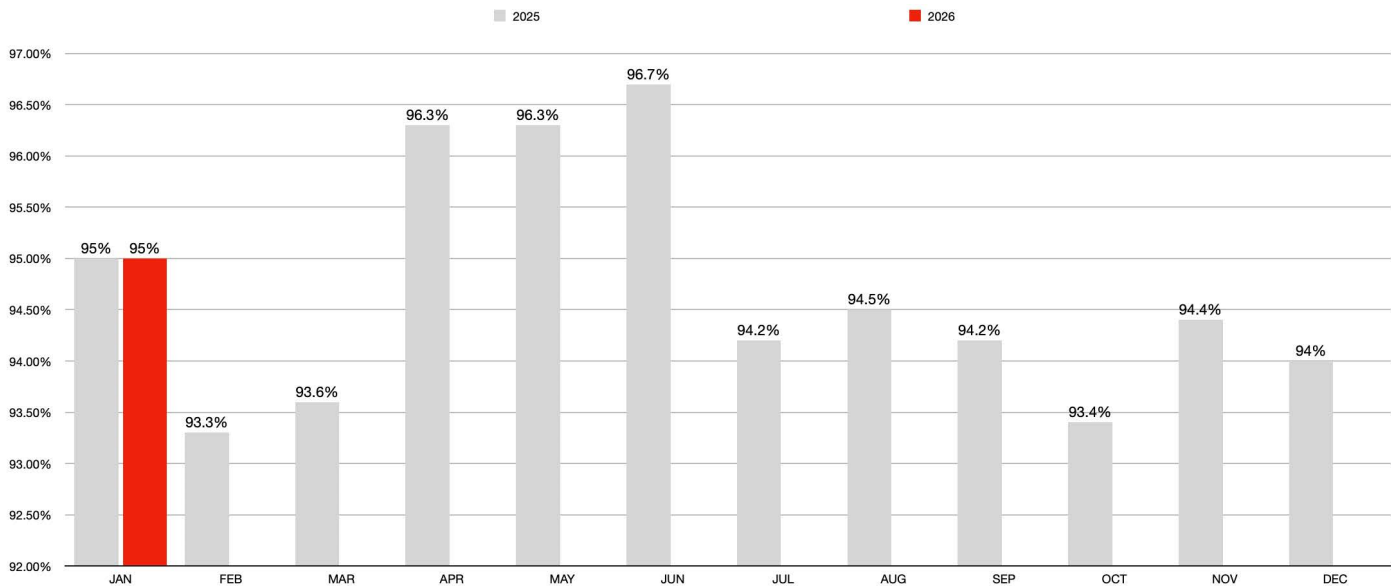
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

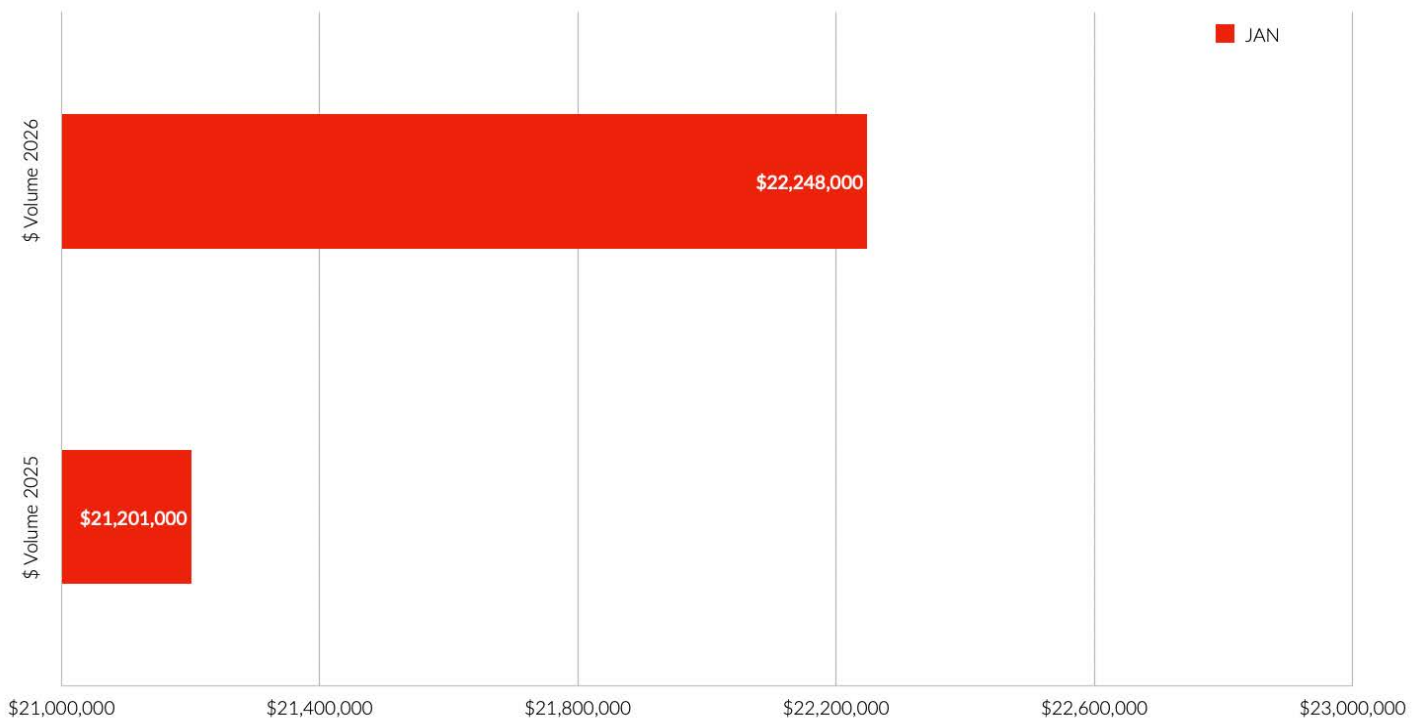


Year-Over-Year

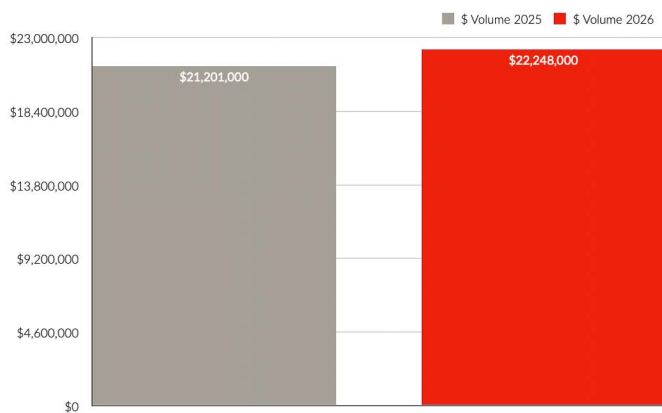


Month-Over-Month 2025 vs. 2026

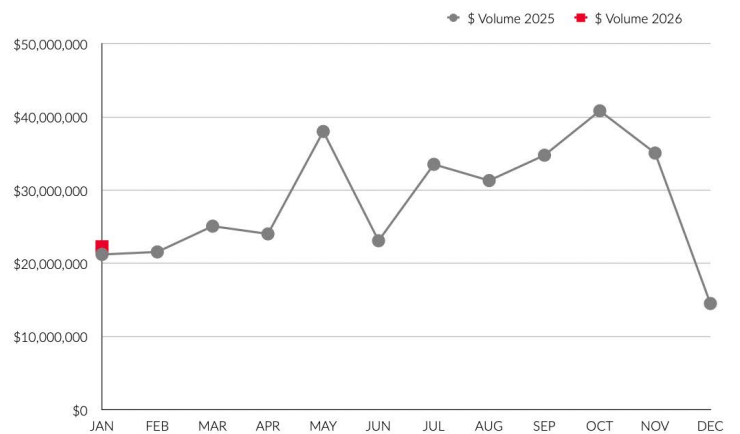
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

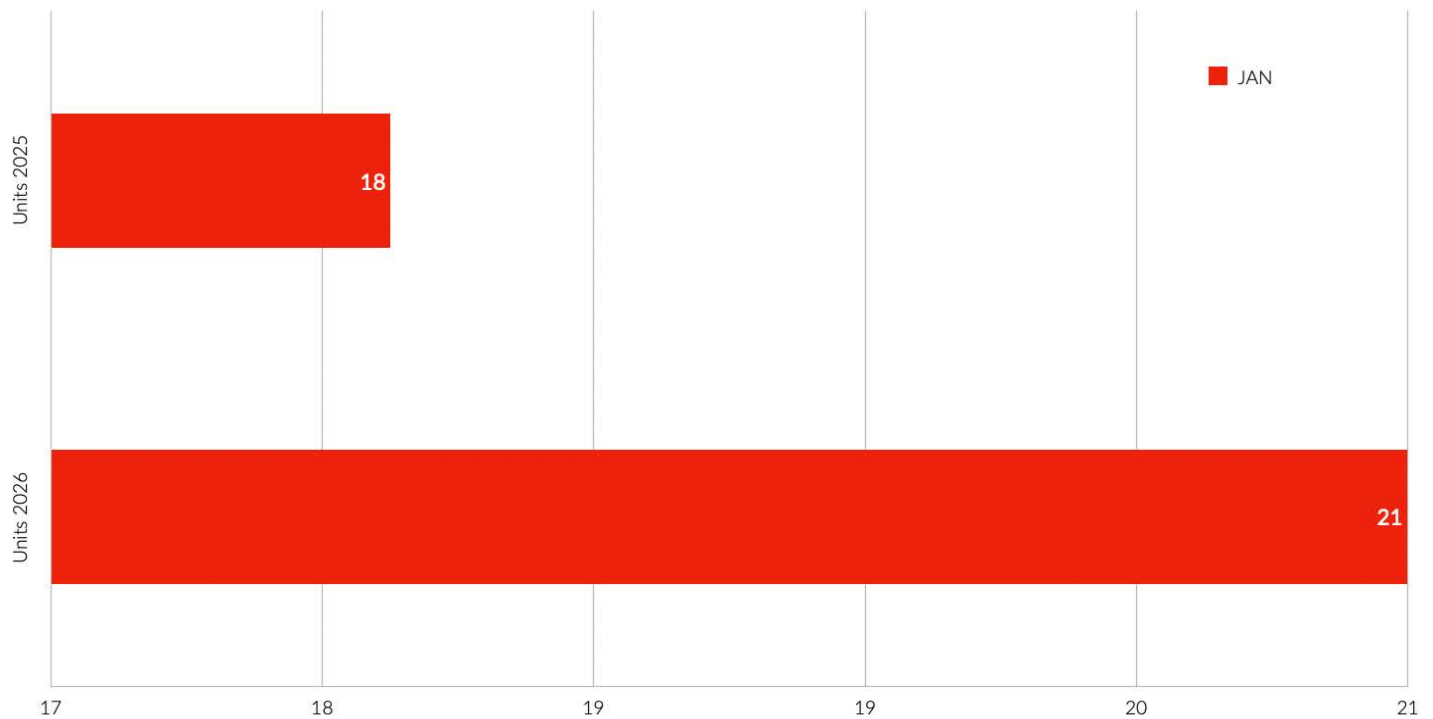


Yearly Totals 2025 vs. 2026

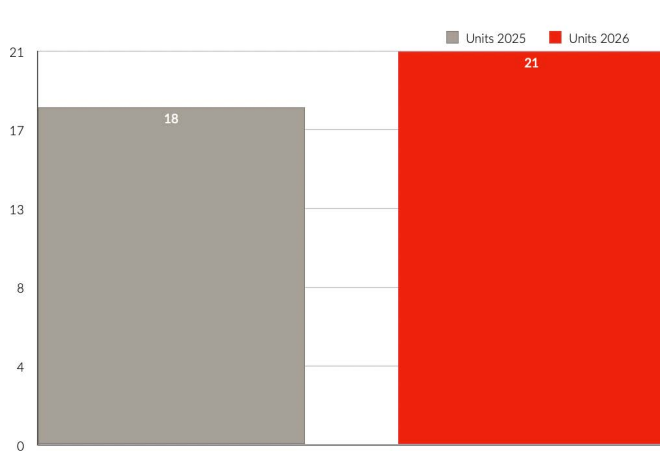


Month vs. Month 2025 vs. 2026

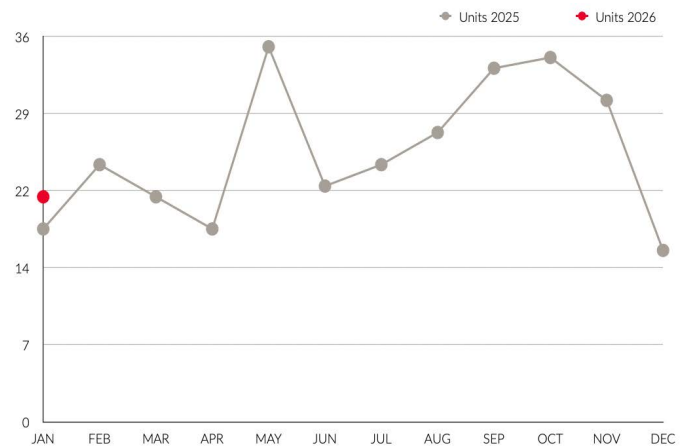
UNIT SALES



Monthly Comparison 2025 vs. 2026

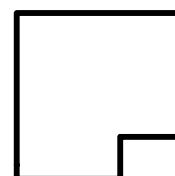


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$18,318,000 -4.6%	\$3,930,000 +96.5%	\$1,560,000 +9.4%
YTD Unit Sales	14 -6.67%	7 +133.33%	2 No Change
YTD Average Sale Price	\$1,308,429 +2.22%	\$561,429 -15.79%	\$780,000 +9.4%
January Sales Volume	\$18,318,000 -4.6%	\$3,930,000 +96.5%	\$1,560,000 +9.4%
January Unit Sales	14 -6.67%	7 +133.33%	2 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

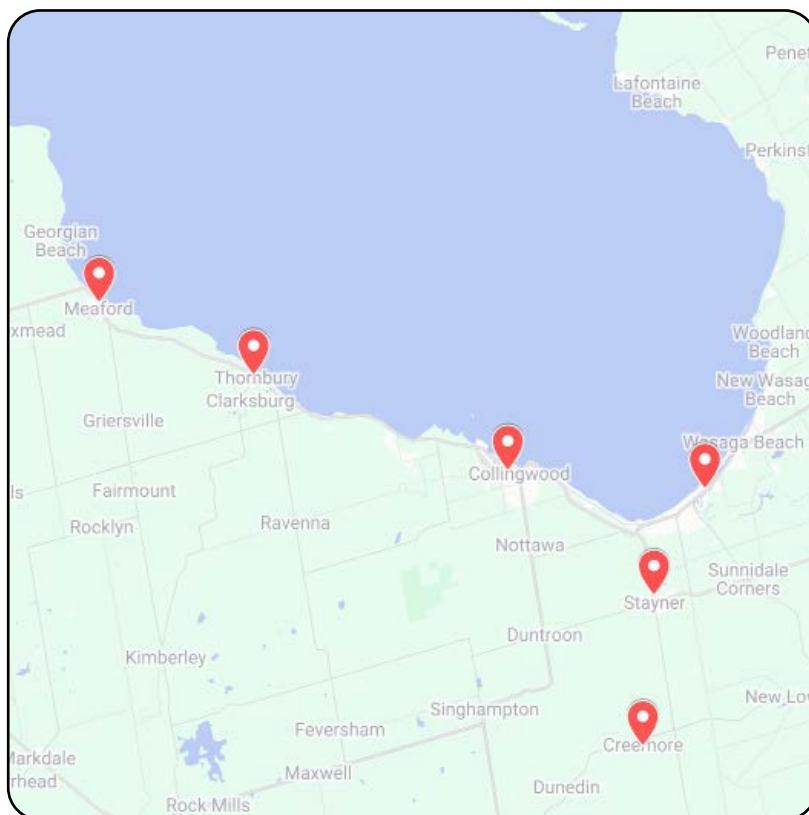
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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