



2026

APRIL

GREY HIGHLANDS

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

BUYER'S MARKET

The [Grey Highlands](#) real estate market remained in buyer's market territory this April, with pricing and sales activity strengthening significantly year-over-year. The median sale price increased 49.53% to \$800,000, while the average sale price rose 61.23% to \$980,846, reflecting notable upward movement across price points. Sales volume climbed 90.54% to \$12,751,000, supported by an 18.18% increase in unit sales to 13 transactions. At the same time, new listings edged up 4.44% to 47, while expired listings declined 26.67% to 11. With the unit sales-to-listings ratio at 27.66%, conditions continue to favour buyers, offering continued selection and negotiating flexibility despite stronger pricing and improved sales activity.



April year-over-year sales volume of \$12,751,000

Up +90.54% from 2025's \$6,691,900 with unit sales of 13 up +18.18% from last April. New listings of 47 are up +4.44% from last year, with the sales/listing ratio of 27.66% up 13.15% from last April.



Year-to-date sales volume of \$29,016,400

Up +11.37% from 2025's \$26,054,700 with unit sales of 41 up from last year's 33. New listings of 138 are up +30.19% from a year ago, with the sales/listing ratio of 29.71% down -4.57%.



Year-to-date average sale price of \$672,557

Down -16.76% from \$807,944 one year ago with median sale price of \$543,000 down from \$744,700 one year ago. The average days-on-market of 89 is up 3 days from last year.

APRIL NUMBERS

Median Sale Price

\$800,000

+49.53%

Average Sale Price

\$980,846

+61.23%

Sales Volume

\$12,751,000

+90.54%

Unit Sales

13

+18.18%

New Listings

47

+4.44%

Expired Listings

11

-26.67%

Unit Sales/Listings Ratio

27.66%

+13.15%

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

THE MARKET IN DETAIL

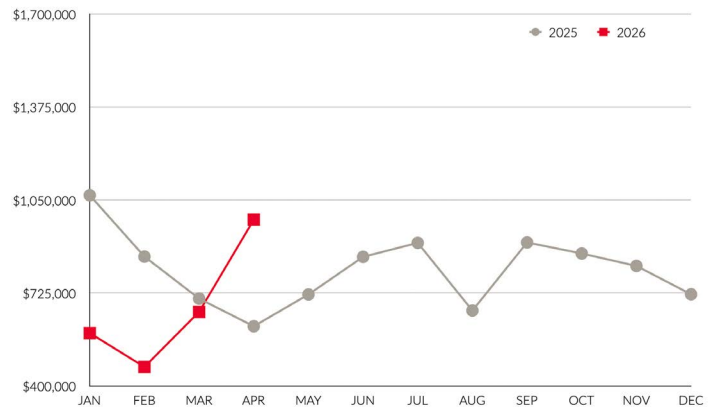
| | 2024 | 2025 | 2026 | 2025-2026 |
|-------------------------------------|--------------|--------------|--------------|-----------|
| YTD Volume Sales | \$38,413,200 | \$26,054,700 | \$29,016,400 | +11.37% |
| YTD Unit Sales | 42 | 33 | 41 | +24.24% |
| YTD New Listings | 126 | 106 | 138 | +30.19% |
| YTD Sales/Listings Ratio | 33.33% | 31.13% | 29.71% | -4.57% |
| YTD Expired Listings | 19 | 43 | 43 | No Change |
| Monthly Volume Sales | \$13,749,800 | \$6,691,900 | \$12,751,000 | +90.54% |
| Monthly Unit Sales | 14 | 11 | 13 | +18.18% |
| Monthly New Listings | 40 | 45 | 47 | +4.44% |
| Monthly Sales/Listings Ratio | 35.00% | 24.44% | 27.66% | +13.15% |
| Monthly Expired Listings | 5 | 15 | 11 | -26.67% |
| Monthly Average Sale Price | \$982,129 | \$608,355 | \$980,846 | +61.23% |
| YTD Sales: \$0-\$199K | 2 | 1 | 2 | +100% |
| YTD Sales: \$200k-349K | 3 | 4 | 4 | No Change |
| YTD Sales: \$350K-\$549K | 11 | 5 | 13 | +160% |
| YTD Sales: \$550K-\$749K | 0 | 4 | 10 | +150% |
| YTD Sales: \$750K-\$999K | 8 | 12 | 3 | -75% |
| YTD Sales: \$1M-\$2M | 11 | 7 | 8 | +14.29% |
| YTD Sales: \$2M+ | 3 | 0 | 2 | +200% |
| YTD Average Days-On-Market | 87.75 | 85.50 | 89.25 | +4.39% |
| YTD Average Sale Price | \$917,635 | \$807,944 | \$672,557 | -16.76% |
| YTD Median Sale Price | \$634,500 | \$744,700 | \$543,000 | -27.08% |

Grey Highlands MLS Sales and Listing Summary
2024 vs. 2025 vs. 2026

AVERAGE SALE PRICE

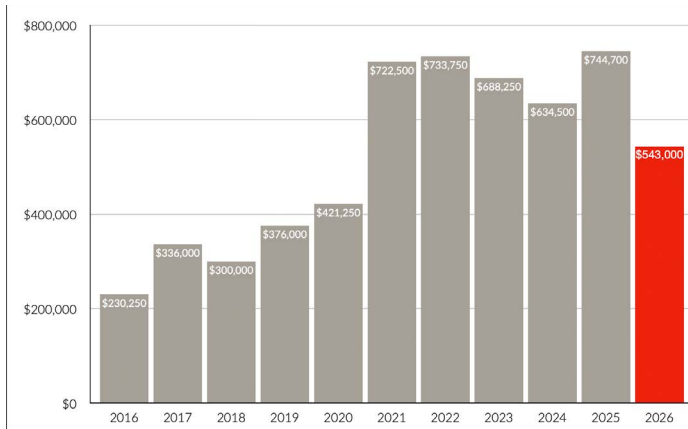


Year-Over-Year

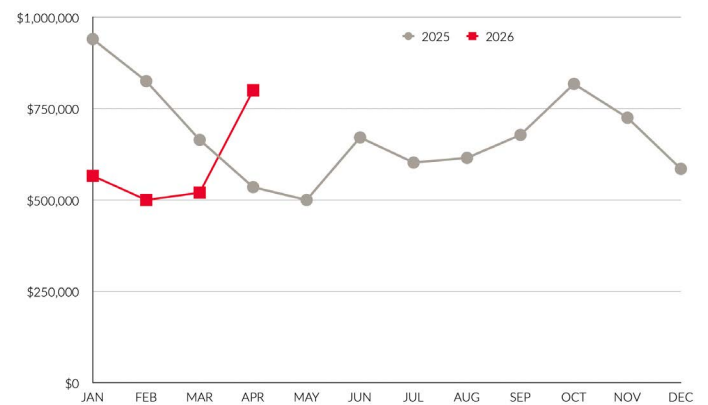


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



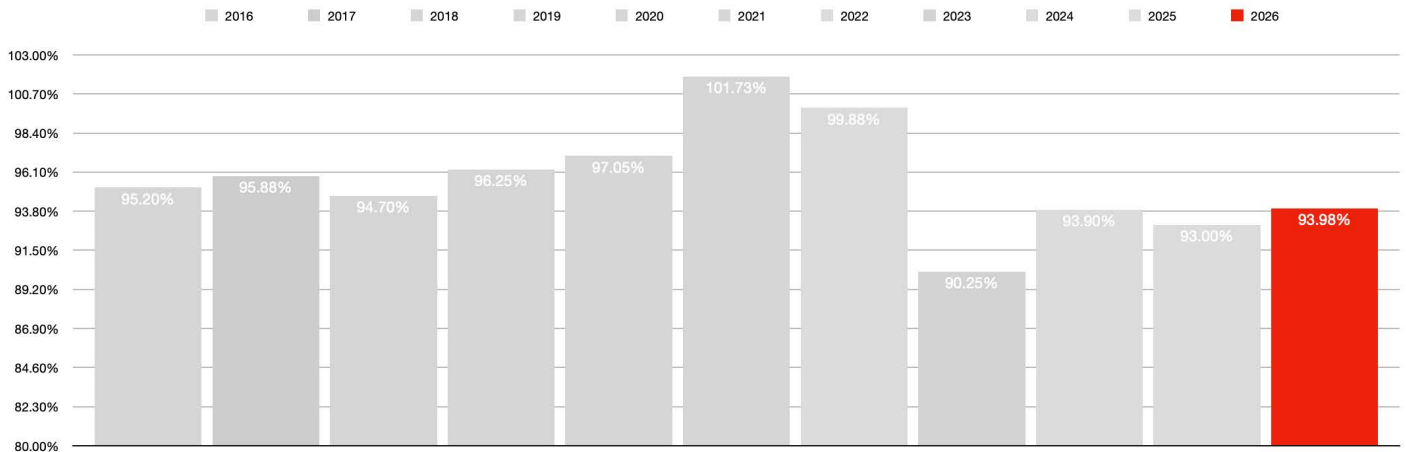
Year-Over-Year



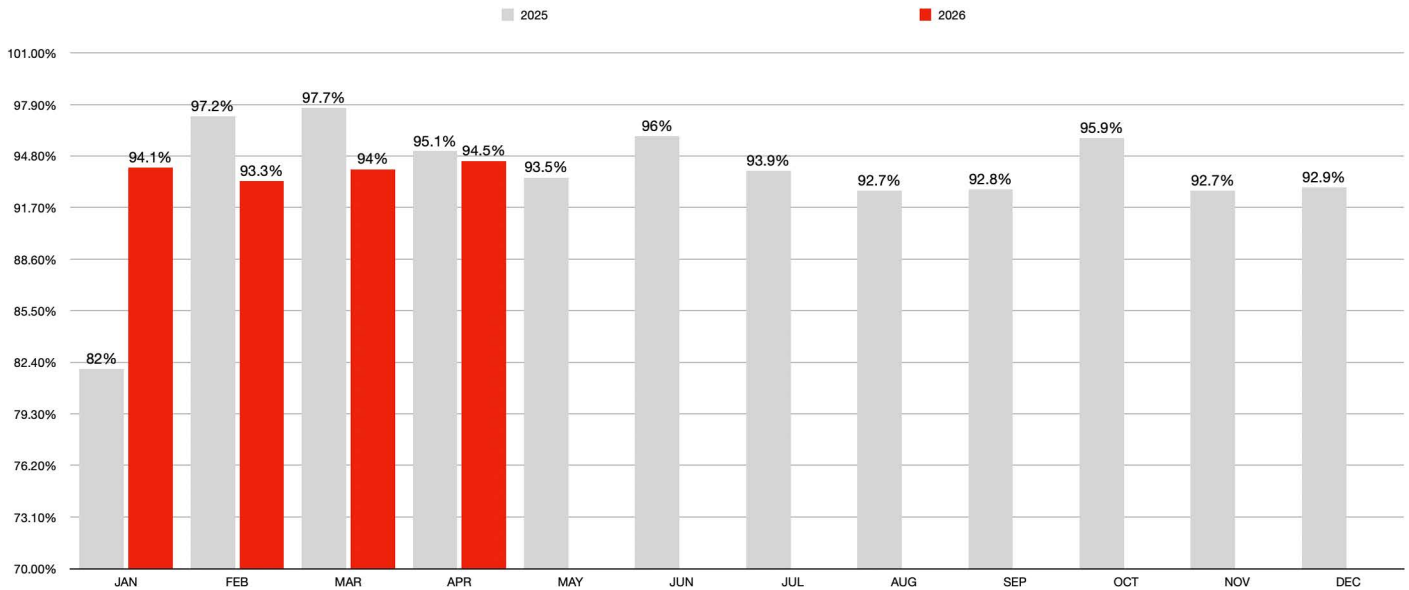
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

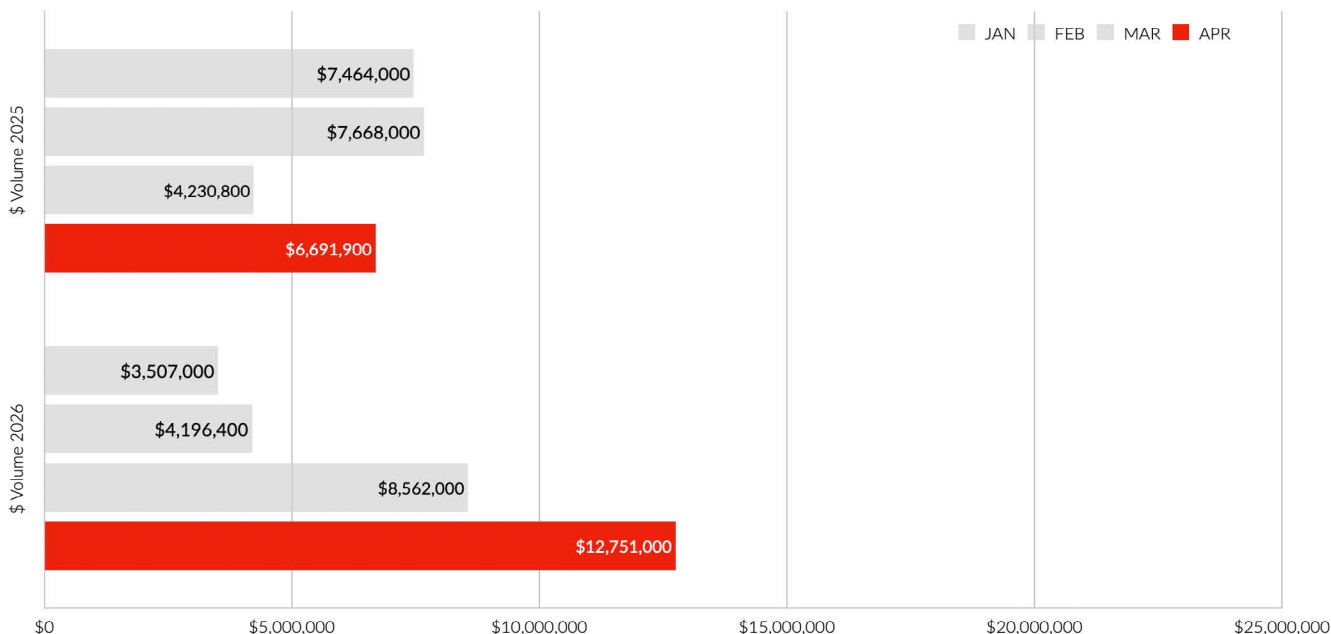


Year-Over-Year

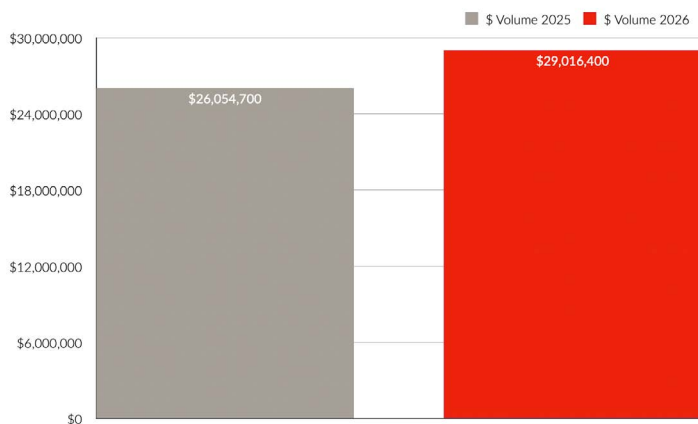


Month-Over-Month 2025 vs. 2026

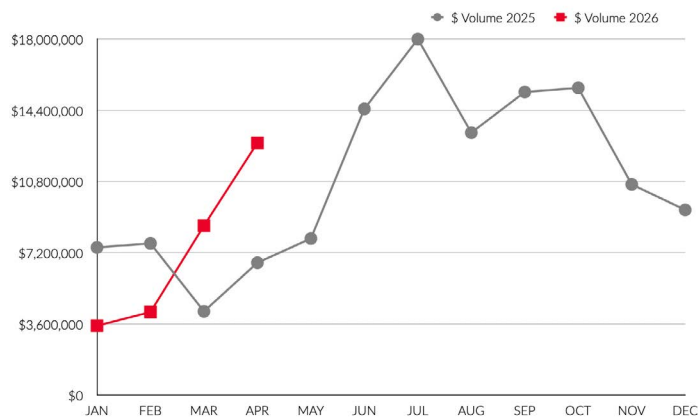
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

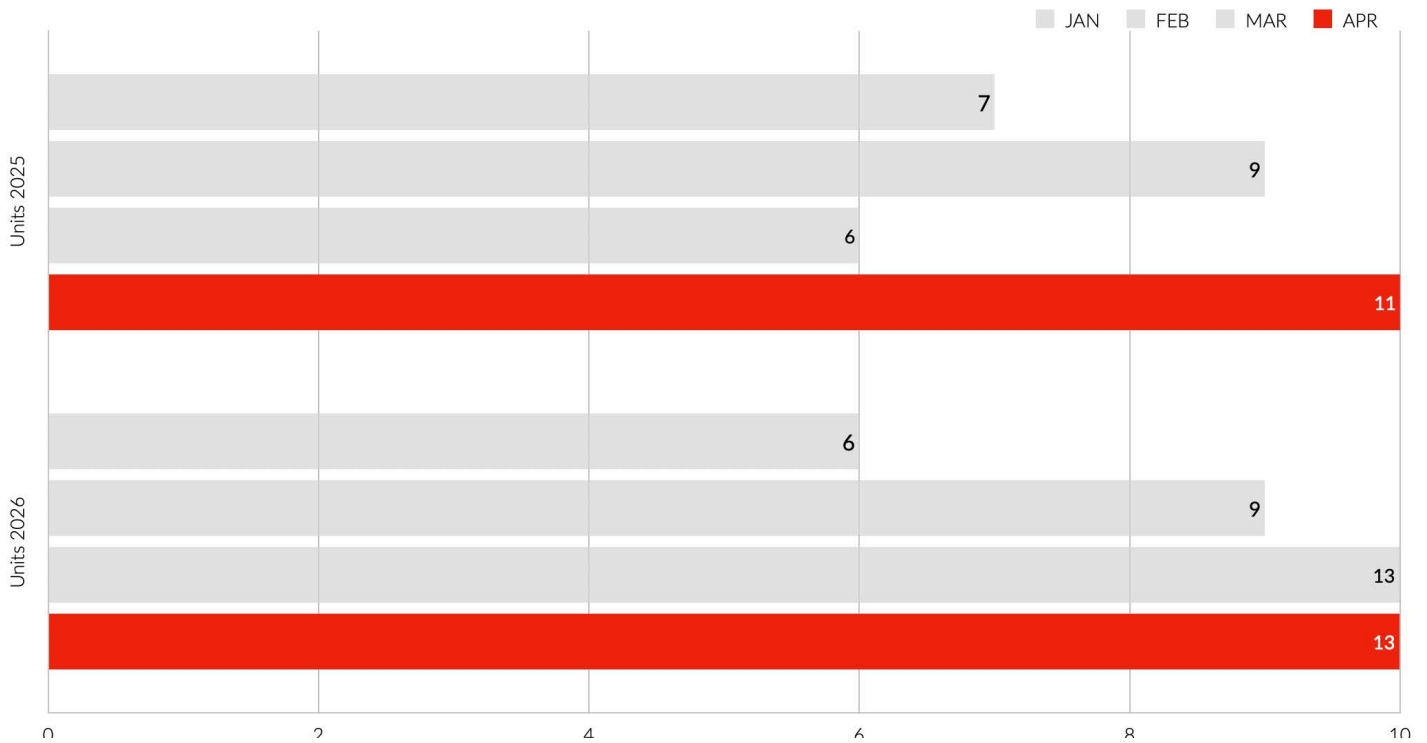


Yearly Totals 2025 vs. 2026

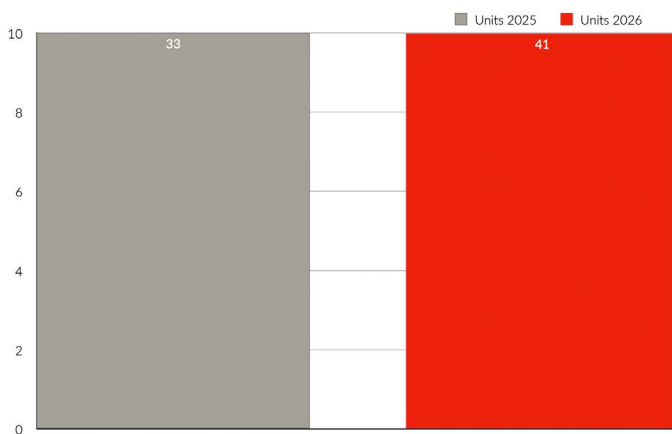


Month vs. Month 2025 vs. 2026

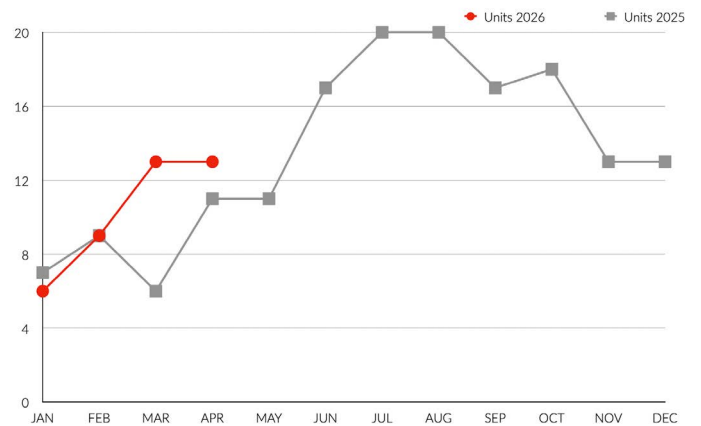
UNIT SALES



Monthly Comparison 2025 vs. 2026

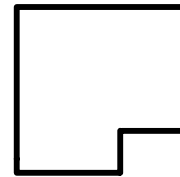


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



| | FREEHOLD | CONDOMINIUM | VACANT LAND |
|------------------------|-------------------------|--------------------|-------------------------|
| YTD Sales Volume | \$29,016,400 +11.37% | \$0 No Change | \$2,624,500 +170.01% |
| YTD Unit Sales | 41 +24.24% | 0 No Change | 7 +75% |
| YTD Average Sale Price | \$707,717 -10.36% | \$0 No Change | \$374,929 +54.29% |
| April Sales Volume | \$12,751,000 +90.54% | \$0 No Change | \$0 -100% |
| April Unit Sales | 13 +18.18% | 0 No Change | 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

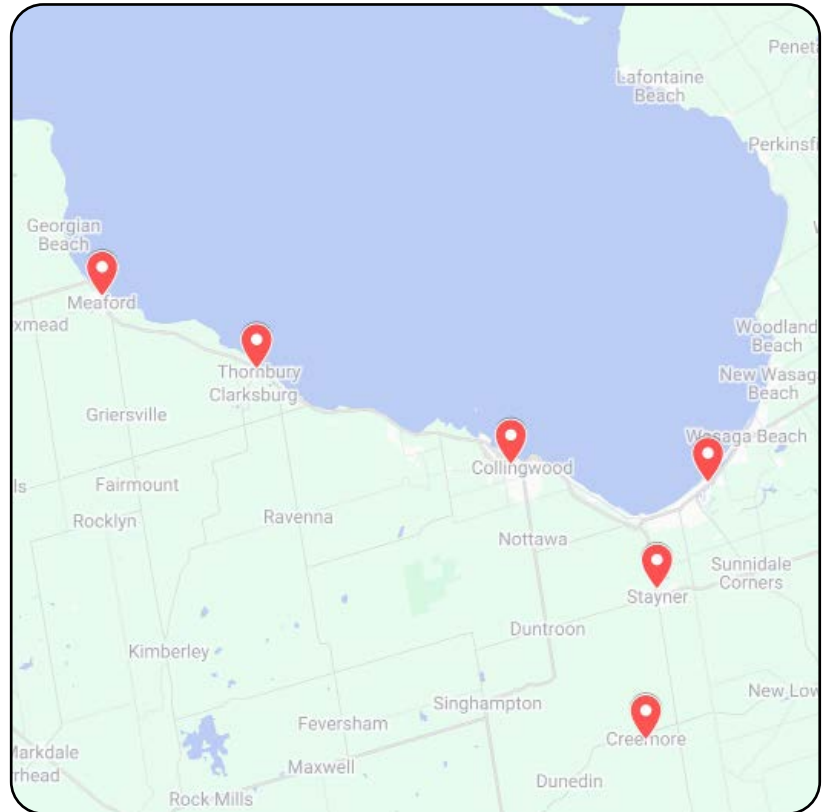
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



 /RoyalLePageLocationsNorth

 /CollingwoodRealEstate

 /LocationsNorth

Helping You Is What We Do.

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

locationsnorth.com/market-update/