2025

MAY

SOUTHERN GEORGIAN BAY

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 Southern Georgian Bay real estate market in May 2025 remained firmly in buyer's market territory, despite a notable increase in activity. The median sale price rose 3.4% year-over-year to $760,000, and the average sale price inched up 0.43% to $845,459. Sales volume climbed 24.13% to $203,755,662, driven by a 23.59% jump in unit sales to 241 properties. New listings surged 34.67% to 975, while expired listings fell 40.15% to 161—reflecting stronger buyer-seller engagement. However, the unit sales-to-listings ratio declined to 24.72%, down 8.23% from last May, highlighting that rising inventory continues to outpace demand and reinforce buyer-friendly conditions.

May year-over-year sales volume of $203,755,662

Up 24.13% from 2024's $164,150,569 with unit sales of 241 up 23.59% from last May's 195. New listings of 975 are up 34.67% from a year ago, with the sales/listing ratio of 24.72% down 8.23%.

Year-to-date sales volume of $653,602,645

Up 8.34% from 2024's $603,281,498 with unit sales of 759 down 0.26% from 2024's 761. New listings of 3,231 are up 24.22% from a year ago, with the sales/listing ratio of 23.49% down 19.71%.

Year-to-date average sale price of $871,427

Up from $785,304 one year ago with median sale price of $742,500 up from $725,000 one year ago. Average days-on-market of 60 is up 8 days from last year.

MAY NUMBERS

Median Sale Price
$760,000
+3.4%

Average Sale Price
$845,459
+0.43%

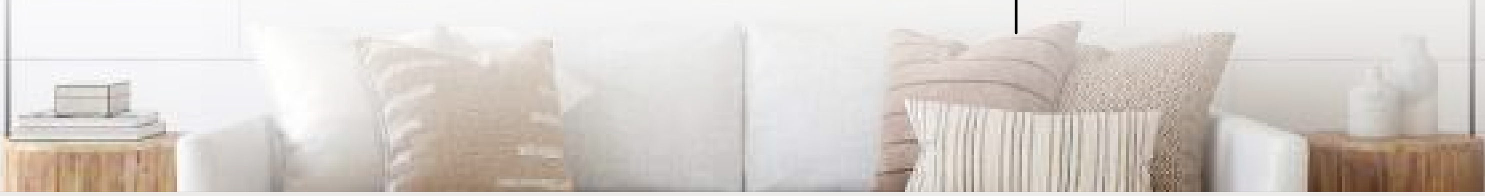
Sales Volume
$203,755,662
+24.13%

Unit Sales
241
+23.59%

New Listings
975
+34.67%

Expired Listings
161
-40.15%

Unit Sales/Listings Ratio
24.72%
-8.23%
Year-over-year comparison (May 2025 vs. May 2024)

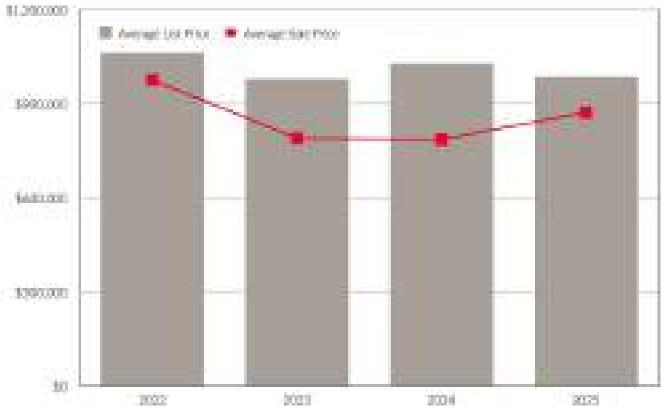


THE MARKET IN **DETAIL**

	2023	2024	2025	2024-2025
YTD Volume Sales	$623,529,044	$603,281,498	$653,602,645	+8.34%
YTD Unit Sales	795	761	759	-0.26%
YTD New Listings	2,119	2,601	3,231	+24.22%
YDT Sales/Listings Ratio	37.52%	29.26%	23.49%	-19.71%
YTD Expired Listings	1,190	1,425	732	-48.63%
Monthly Volume Sales	$175,886,842	$164,150,569	$203,755,662	+24.13%
Monthly Unit Sales	226	195	241	+23.59%
Monthly New Listings	601	724	975	+34.67%
Monthly Sales/Listings Ratio	37.60%	26.93%	24.72%	-8.23%
Monthly Expired Listings	243	269	161	-40.15%
Monthly Average Sale Price	$778,260	$841,798	$845,459	+0.43%
YTD Sales: $0-$199K	6	14	17	+21.43%
YTD Sales: $200k-349K	64	32	29	-9.38%
YTD Sales: $350K-$549K	173	183	133	-27.32%
YTD Sales: $550K-$749K	243	218	202	-7.34%
YTD Sales: $750K-$999K	167	160	199	+24.38%
YTD Sales: $1M+	122	130	155	+19.23%
YTD Sales: $2M+	20	24	27	+12.5%
YTD Average Days-On-Market	48.00	52.20	60.40	+15.71%
YTD Average Sale Price	$788,756	$785,304	$871,427	+10.97%
YTD Median Sale Price	$715,000	$725,000	$742,500	+2.41%

Southern Georgian Bay MLS Sales and Listing Summary
2023 vs. 2024 vs. 2025

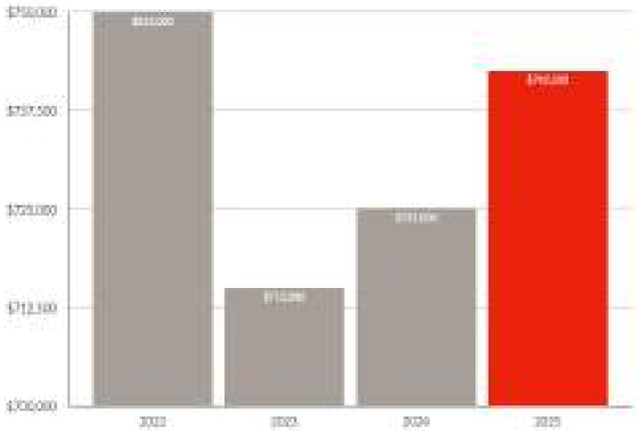
AVERAGE SALE PRICE



Year-Over-Year

Month-Over-Month 2023 vs. 2024 vs. 2025

MEDIAN SALE PRICE

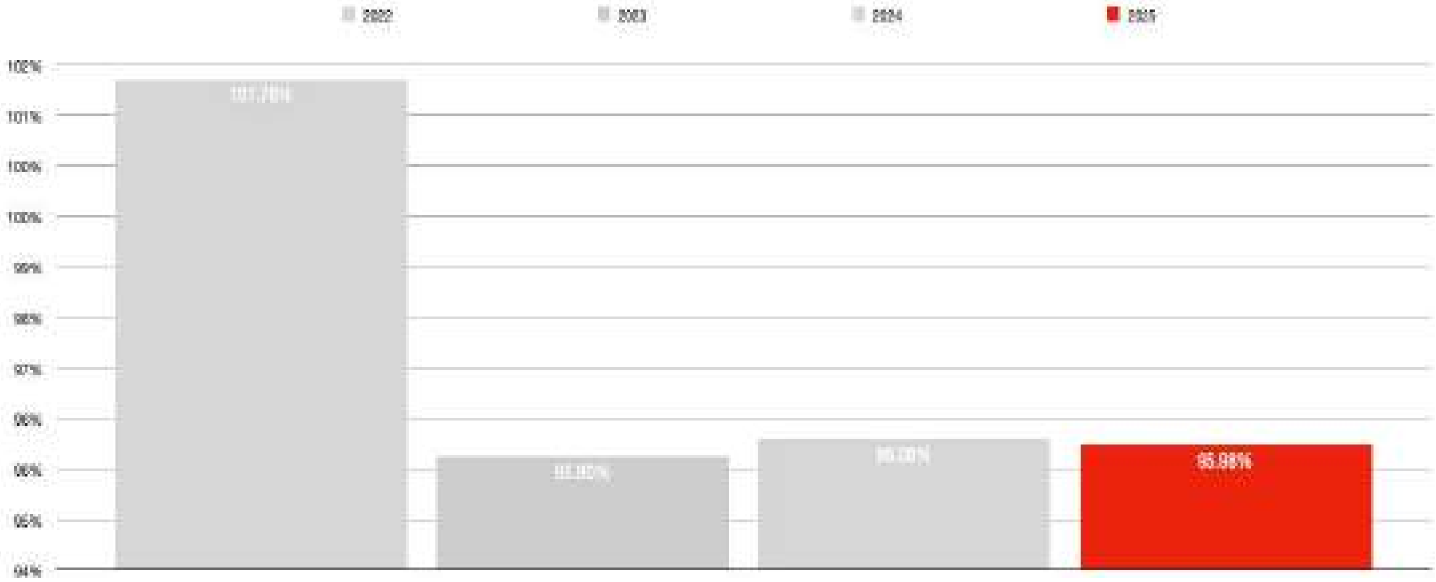


Year-Over-Year

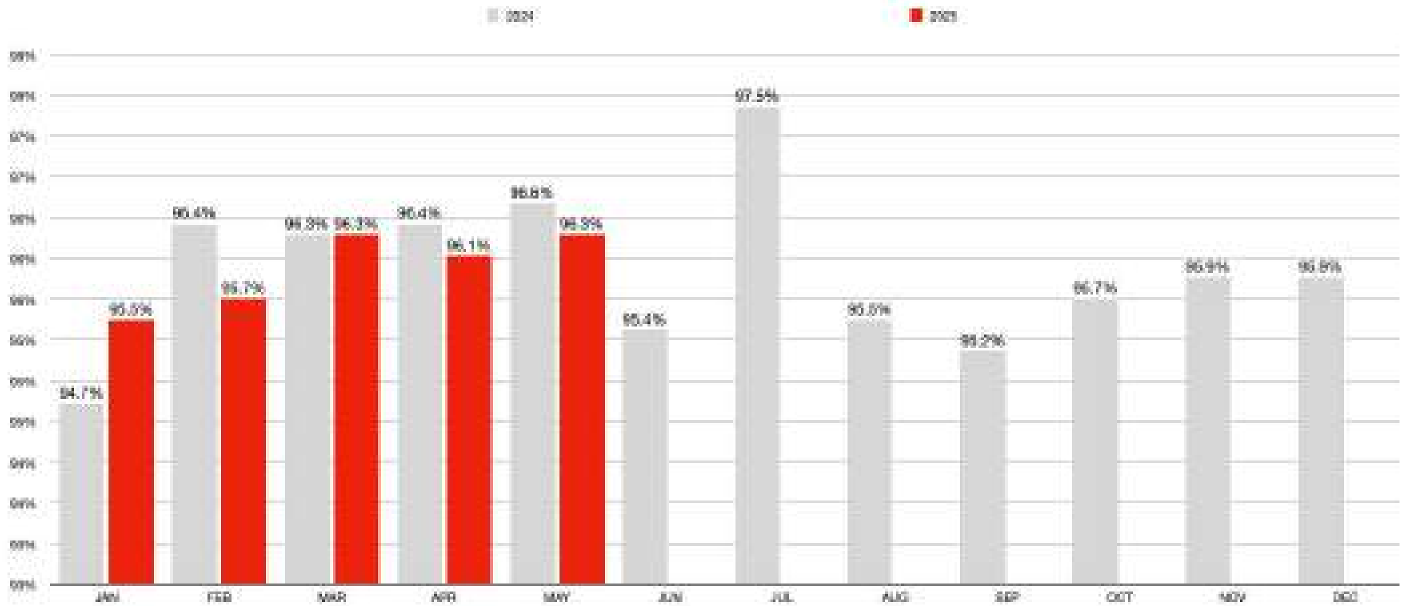
Month-Over-Month 2023 vs. 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO



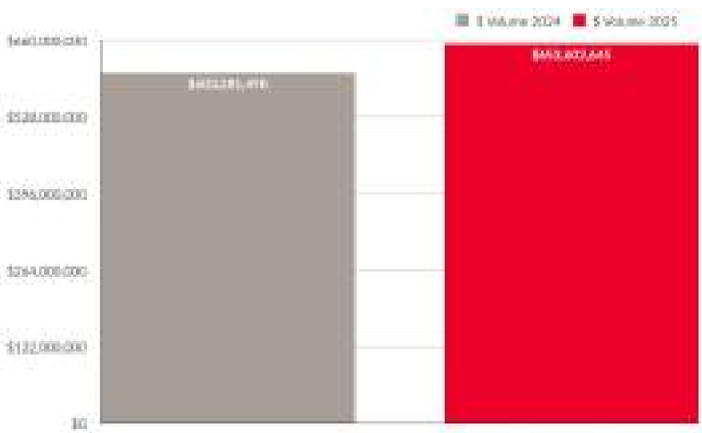
Year-Over-Year



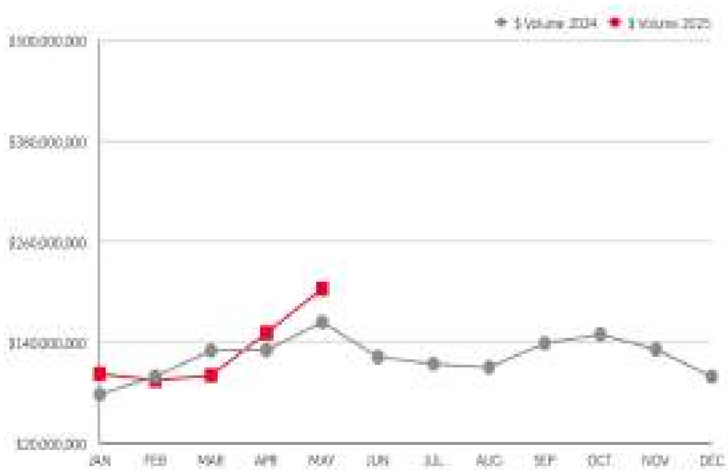
Month-Over-Month 2024 vs. 2025

DOLLAR VOLUME SALES

Monthly Comparison 2024 vs. 2025

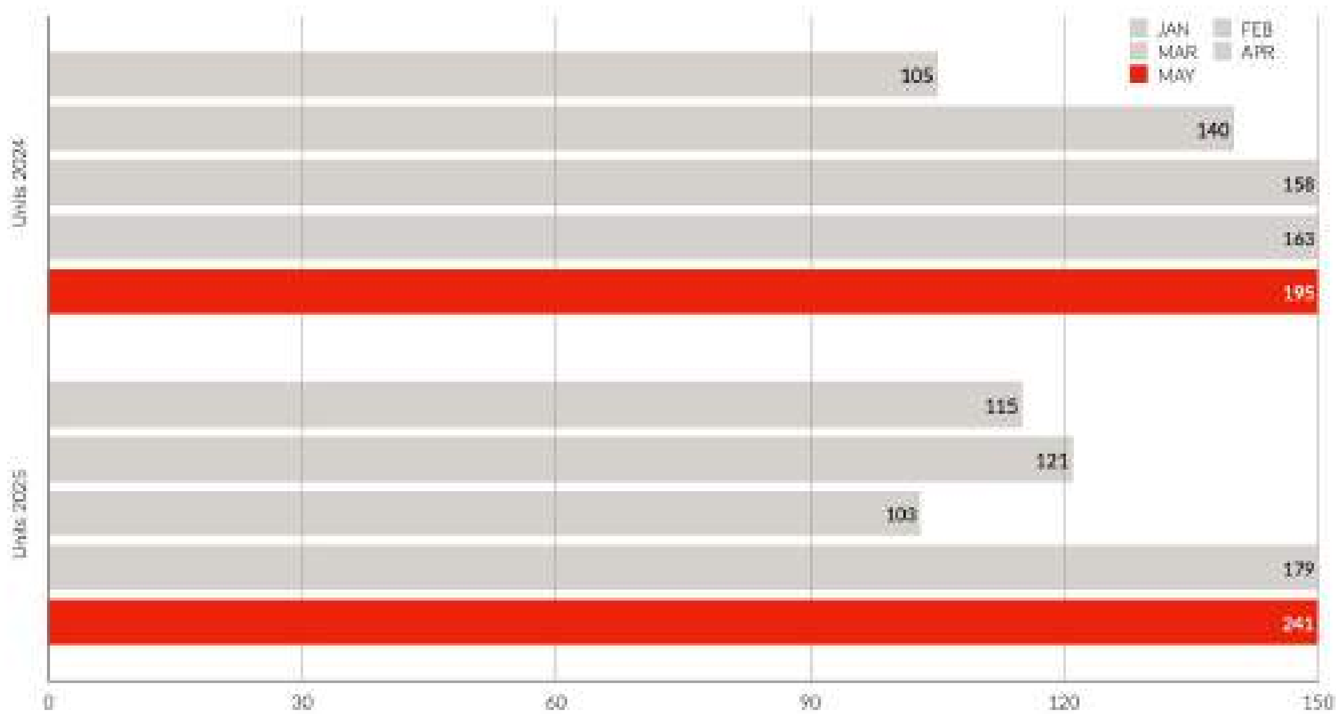


Yearly Totals 2024 vs. 2025

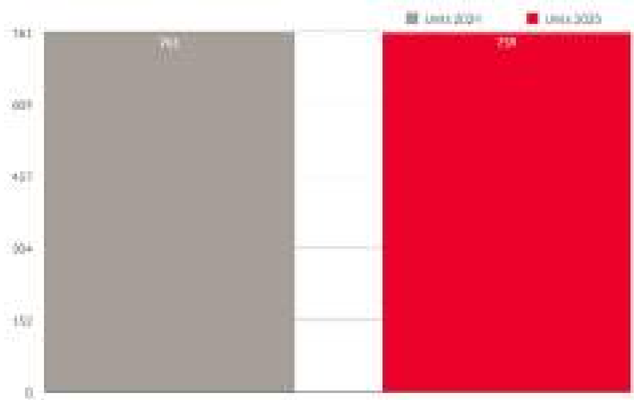


Month vs. Month 2024 vs. 2025

UNIT SALES



Monthly Comparison 2024 vs. 2025



Yearly Totals 2024 vs. 2025

Month vs. Month 2024 vs. 2025

SALES BY **TYPE**

	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	$571,479,245 +16.07%	$82,123,400 +14.87%	$17,905,500 +1.55%
YTD Unit Sales	621 +8.57%	138 +25.45%	38 +15.15%
YTD Average Sale Price	$920,256 +6.91%	$595,097 -8.44%	$471,197.37 -11.81%
May Sales Volume	$176,097,962 +29.66%	$27,657,700 +60.96%	$4,907,500 +28.98%
May Unit Sales	196 +34.25%	45 +60.71%	11 +120%

Year-Over-Year Comparison (2025 vs. 2024)

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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