



2026

APRIL

SOUTHERN

GEORGIAN BAY

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 [Southern Georgian Bay](#) real estate market remained firmly in buyer's market territory this April, with softer pricing year-over-year despite an increase in unit sales. The median sale price declined 11.95% to \$645,000, while the average sale price fell 7.46% to \$779,721, reflecting continued downward pressure on home values. Sales volume edged down 1.49% to \$154,384,691, even as unit sales increased 6.45% to 198 transactions, suggesting buyers are still active but transacting at lower price points overall. New listings rose 6.91% to 820, while expired listings increased slightly by 1.48% to 137. With the unit sales-to-listings ratio at 24.15%, conditions continue to favour buyers, offering ample selection, negotiating flexibility, and more favourable pricing opportunities across the region.



April year-over-year sales volume of \$154,384,691

Down -1.49% from 2025's \$156,713,050 with unit sales of 198 up +6.45% from last April's 186. New listings of 820 are up +6.91% from a year ago, with the sales/listing ratio of 24.15% down -0.43%.



Year-to-date sales volume of \$481,999,810

Up +3.62% from 2025's \$465,169,083 with unit sales of 605 up +12.24% from 2025's 539. New listings of 2,351 are up +3.84% from a year ago, with the sales/listing ratio of 25.73% up 8.09%.



Year-to-date average sale price of \$796,350

Down from \$869,474 one year ago with median sale price of \$637,250 down from \$728,500 one year ago. Average days-on-market of 64 remain unchanged from last year.

APRIL NUMBERS

Median Sale Price

\$645,000

-11.95%

Average Sale Price

\$779,721

-7.46%

Sales Volume

\$154,384,691

-1.49%

Unit Sales

198

+6.45%

New Listings

820

+6.91%

Expired Listings

137

+1.48%

Unit Sales/Listings Ratio

24.15%

-0.43%

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



THE MARKET IN DETAIL

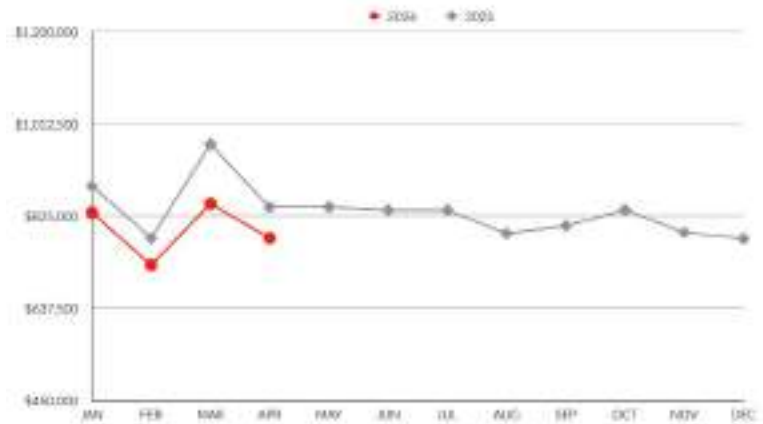
	2024	2025	2026	2025-2026
YTD Volume Sales	\$439,130,929	\$465,169,083	\$481,999,810	+3.62%
YTD Unit Sales	566	539	605	+12.24%
YTD New Listings	1,877	2,264	2,351	+3.84%
YTD Sales/Listings Ratio	30.15%	23.81%	25.73%	+8.09%
YTD Expired Listings	1,156	571	576	+0.88%
Monthly Volume Sales	\$131,104,448	\$156,713,050	\$154,384,691	-1.49%
Monthly Unit Sales	163	186	198	+6.45%
Monthly New Listings	603	767	820	+6.91%
Monthly Sales/Listings Ratio	27.03%	24.25%	24.15%	-0.43%
Monthly Expired Listings	274	135	137	+1.48%
Monthly Average Sale Price	\$804,322	\$842,543	\$779,721	-7.46%
YTD Sales: \$0-\$199K	12	10	11	+10%
YTD Sales: \$200k-349K	26	25	43	+72%
YTD Sales: \$350K-\$549K	139	92	154	+67.39%
YTD Sales: \$550K-\$749K	161	158	176	+11.39%
YTD Sales: \$750K-\$999K	118	128	108	-15.63%
YTD Sales: \$1M+	126	111	86	-22.52%
YTD Sales: \$2M+	27	17	30	+76.47%
YTD Average Days-On-Market	53.25	63.75	63.50	-0.39%
YTD Average Sale Price	\$771,181	\$869,474	\$796,350	-8.41%
YTD Median Sale Price	\$686,250	\$728,500	\$637,250	-12.53%

Southern Georgian Bay MLS Sales and Listing Summary
2024 vs. 2025 vs. 2026

AVERAGE SALE PRICE

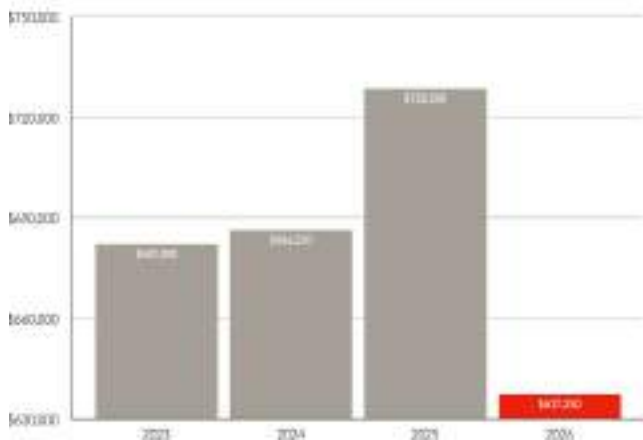


Year-Over-Year



Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



Year-Over-Year



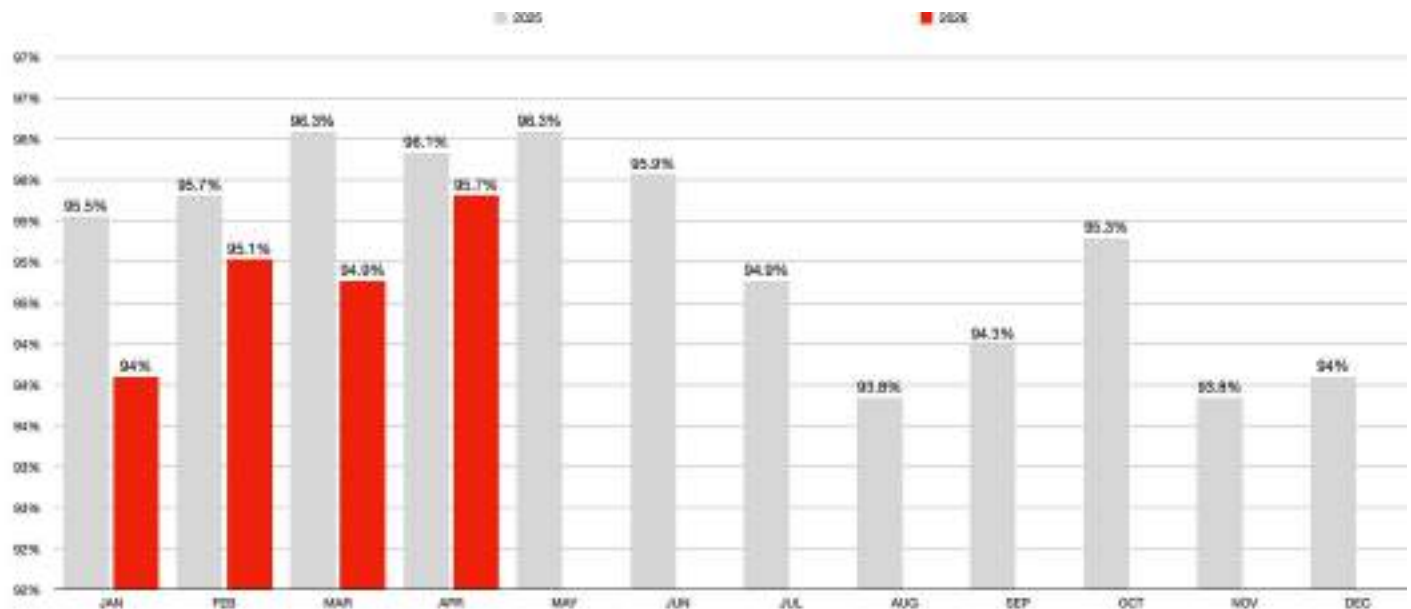
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

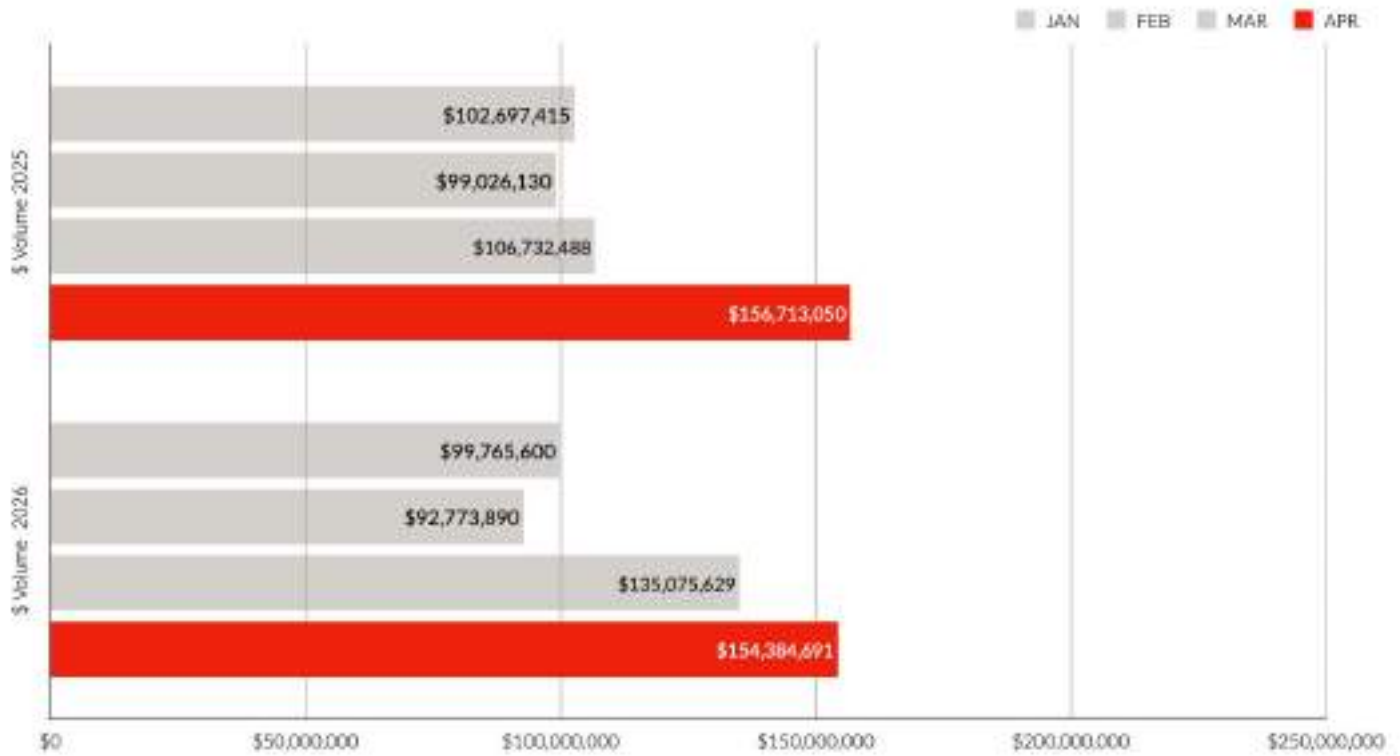


Year-Over-Year

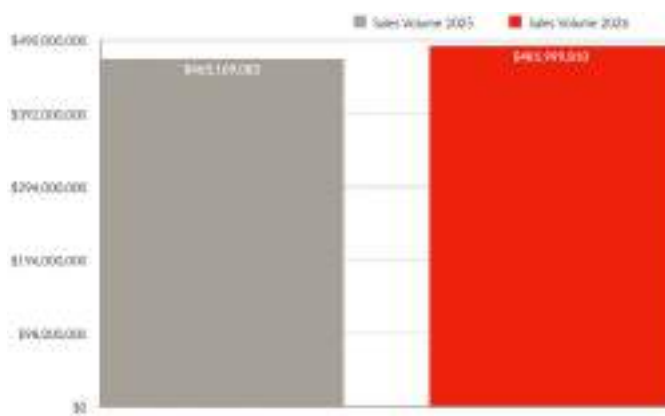


Month-Over-Month 2025 vs. 2026

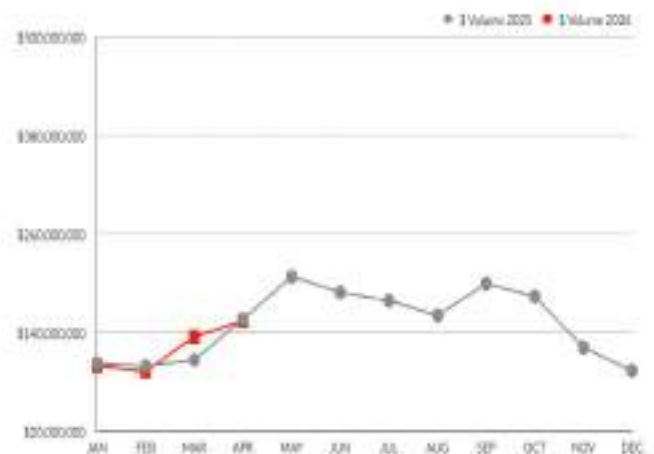
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

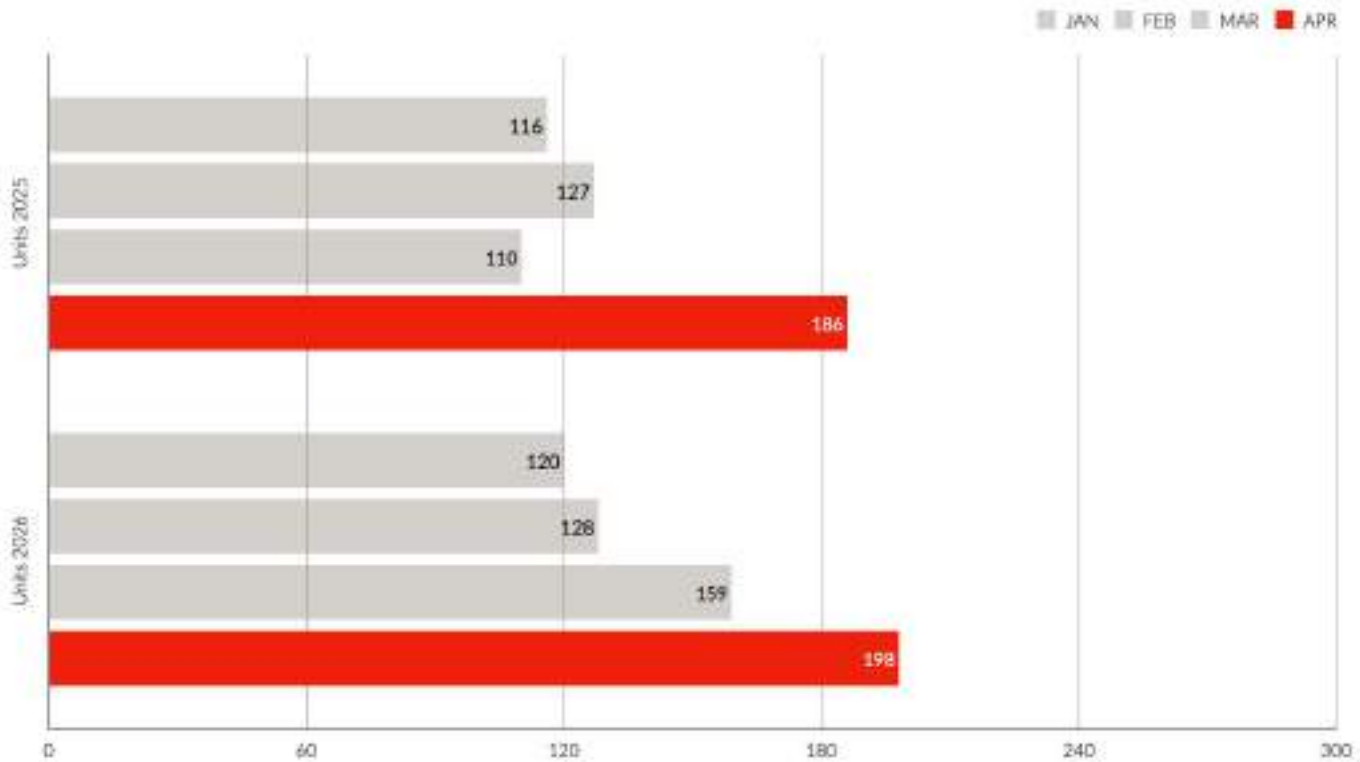


YTD Totals 2025 vs. 2026

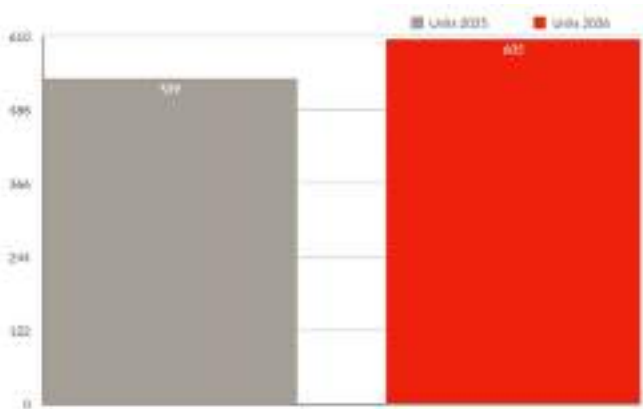


Month vs. Month 2025 vs. 2026

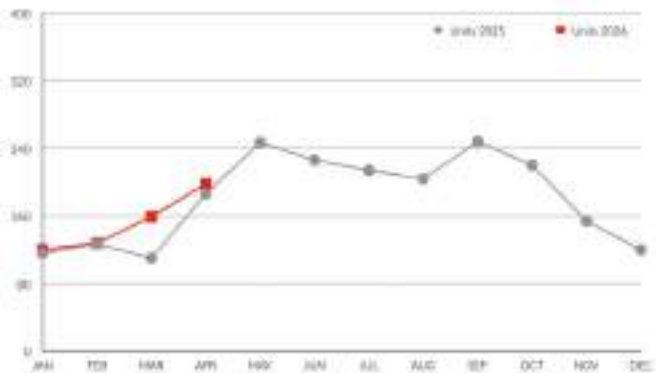
UNIT SALES



Monthly Comparison 2025 vs. 2026

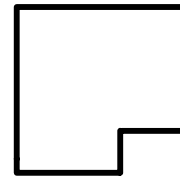


YTD Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$412,563,030 +1.23%	 \$69,436,781 +20.49%	 \$7,293,500 -43.89%
YTD Unit Sales	 486 +10.71%	 119 +19%	 17 -37.04%
YTD Average Sale Price	 \$848,895 +10.92%	 \$583,502 +1.25%	 \$429,029.41 -10.88%
April Sales Volume	 \$134,689,250 -6.58%	 \$19,695,442 +57.13%	 \$799,000 -73.06%
April Unit Sales	 169 +2.42%	 29 +38.1%	 3 -75%

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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