



2026

JUNE

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 in buyer's market territory this June, with sales activity strengthening year-over-year while pricing continued to soften. The median sale price declined 12.76% to \$632,500, while the average sale price fell 11.79% to \$737,698. Sales volume increased 6.16% to \$200,653,807, supported by a 20.35% increase in unit sales to 272 transactions. New listings increased 4.22% to 890, while expired listings remained unchanged at 133. With the unit sales-to-listings ratio at 30.56%, conditions continue to favour buyers, though stronger sales activity suggests demand picked up compared to last June.

June year-over-year sales volume of \$200,653,807



Up +6.16% from 2025's \$189,007,049 with unit sales of 272 up +20.35% from last June's 226. New listings of 890 are up +4.22% from a year ago, with the sales/listing ratio of 30.56% up +15.49%.

Year-to-date sales volume of \$869,718,032



Up +0.86% from 2025's \$862,318,794 with unit sales of 1,116 up +10.28% from 2025's 1,012. New listings of 4,245 are up +3.66% from a year ago, with the sales/listing ratio of 26.29% up +6.38%.

Year-to-date average sale price of \$783,485



Down -8.84% from \$859,482 one year ago with median sale price of \$638,750 down -12.35% from \$728,750 one year ago. Average days-on-market of 59.0 is essentially unchanged from 59.17 days last year.

JUNE NUMBERS

Median Sale Price

\$632,500

-12.76%

Average Sale Price

\$737,698

-11.79%

Sales Volume

\$200,653,807

+6.16%

Unit Sales

272

+20.35%

New Listings

890

+4.22%

Expired Listings

133

No Change

Unit Sales/Listings Ratio

30.56%

+15.49%

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

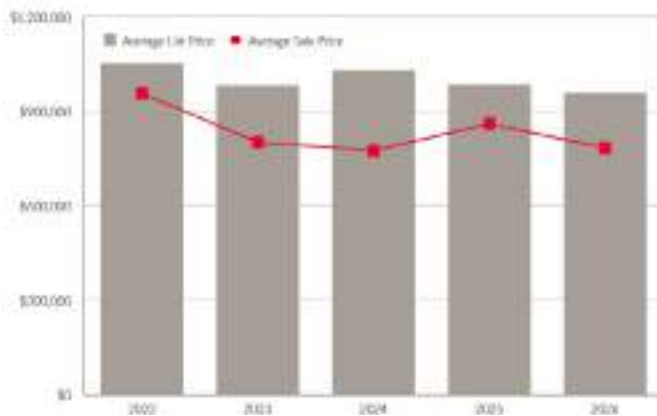


THE MARKET IN DETAIL

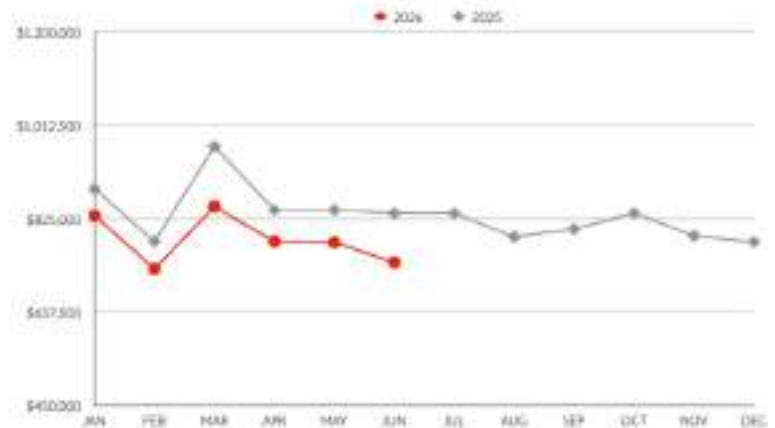
	2024	2025	2026	2025-2026
YTD Volume Sales	\$726,110,123	\$862,318,794	\$869,718,032	+0.86%
YTD Unit Sales	933	1,012	1,116	+10.28%
YTD New Listings	3,151	4,095	4,245	+3.66%
YTD Sales/Listings Ratio	29.61%	24.71%	26.29%	+6.38%
YTD Expired Listings	1,695	865	854	-1.27%
Monthly Volume Sales	\$122,828,625	\$189,007,049	\$200,653,807	+6.16%
Monthly Unit Sales	172	226	272	+20.35%
Monthly New Listings	550	854	890	+4.22%
Monthly Sales/Listings Ratio	31.27%	26.46%	30.56%	+15.49%
Monthly Expired Listings	270	133	133	No Change
Monthly Average Sale Price	\$723,980	\$836,314	\$737,698	-11.79%
YTD Sales: \$0-\$199K	19	23	22	-4.35%
YTD Sales: \$200k-349K	44	43	72	+67.44%
YTD Sales: \$350K-\$549K	238	179	287	+60.34%
YTD Sales: \$550K-\$749K	260	281	335	+19.22%
YTD Sales: \$750K-\$999K	184	253	190	-24.9%
YTD Sales: \$1M+	212	202	169	-16.34%
YTD Sales: \$2M+	43	36	45	+25%
YTD Average Days-On-Market	50.83	59.17	59.00	-0.28%
YTD Average Sale Price	\$775,084	\$859,482	\$783,485	-8.84%
YTD Median Sale Price	\$686,250	\$728,750	\$638,750	-12.35%

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

AVERAGE SALE PRICE

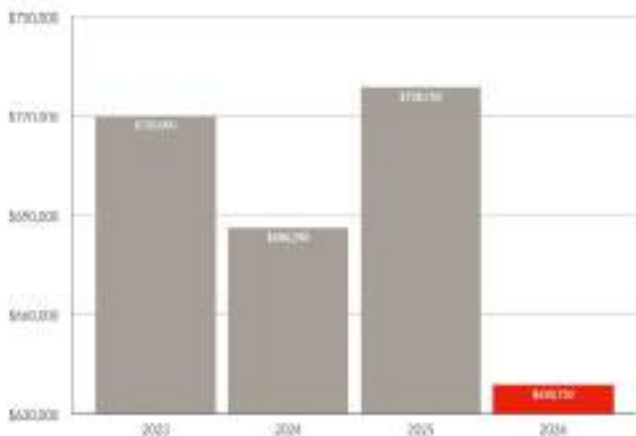


Year-Over-Year

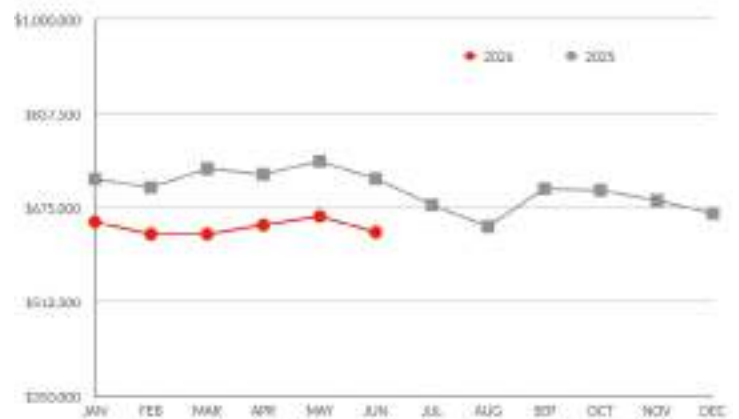


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



Year-Over-Year



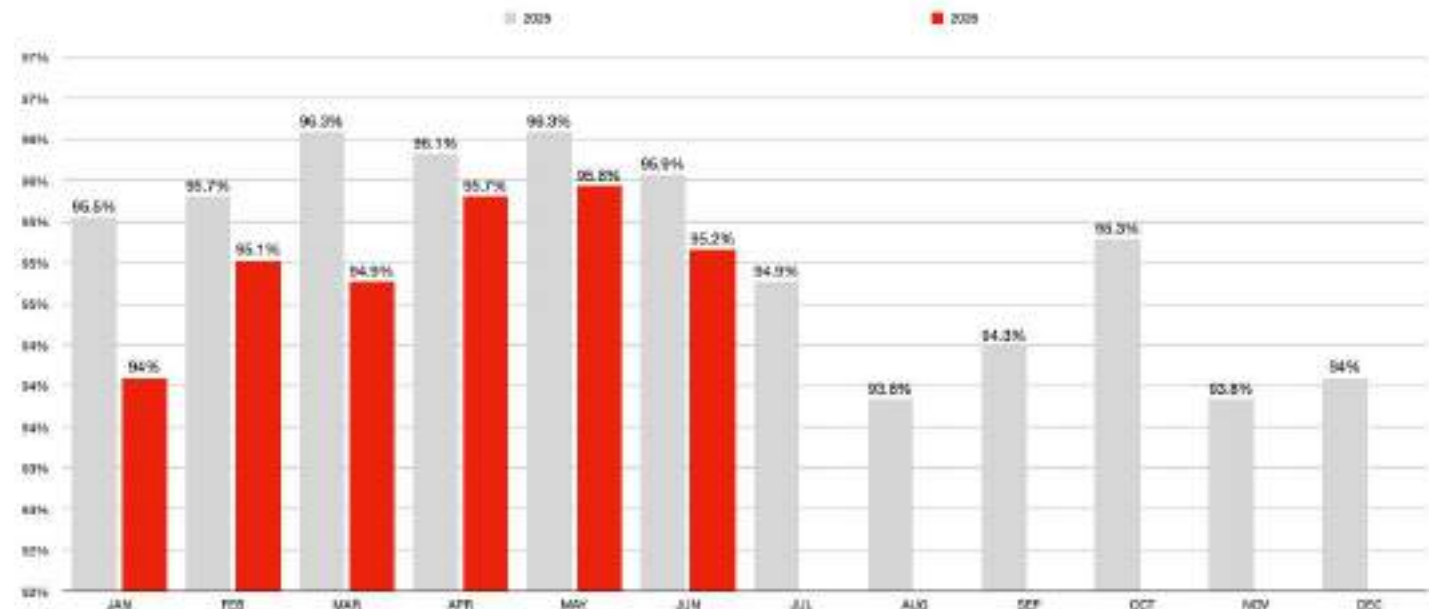
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

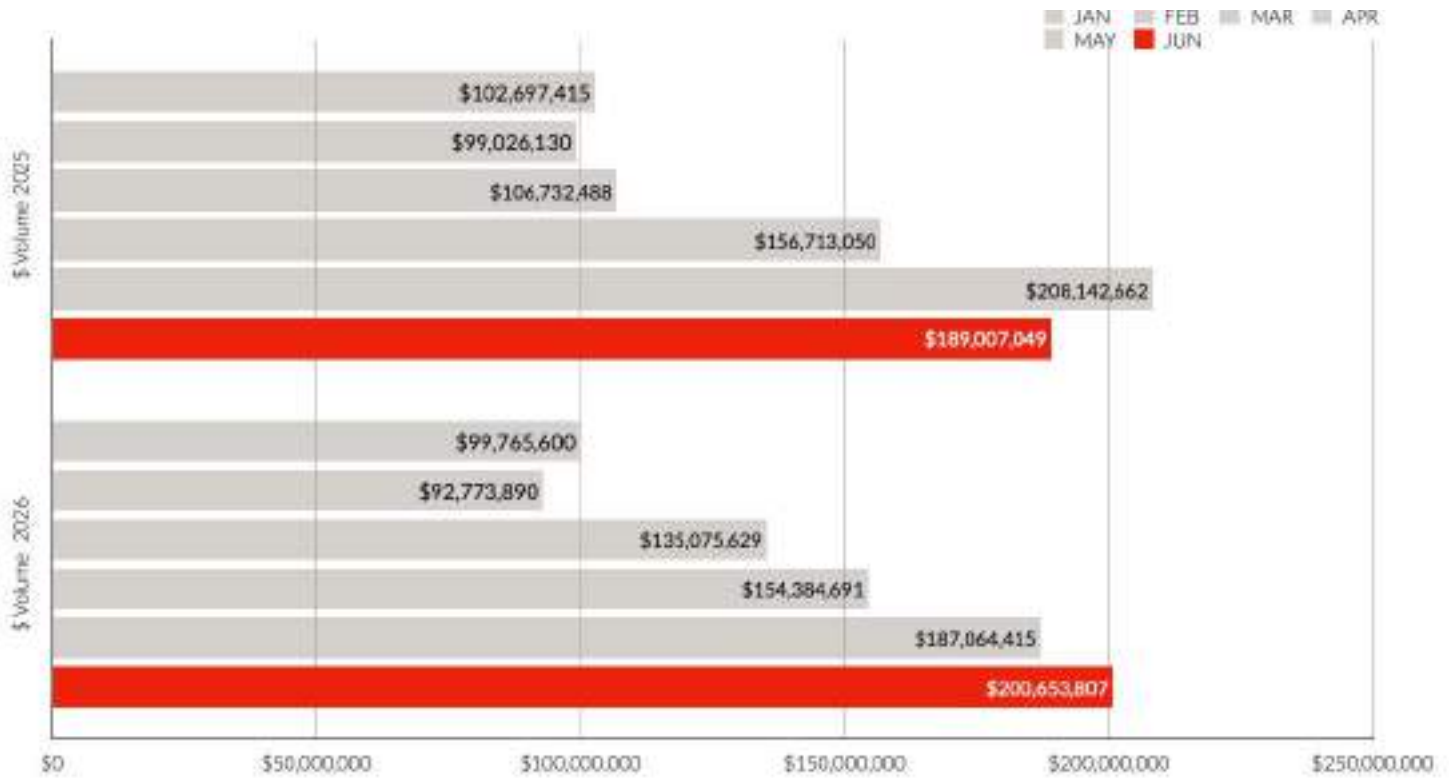


Year-Over-Year

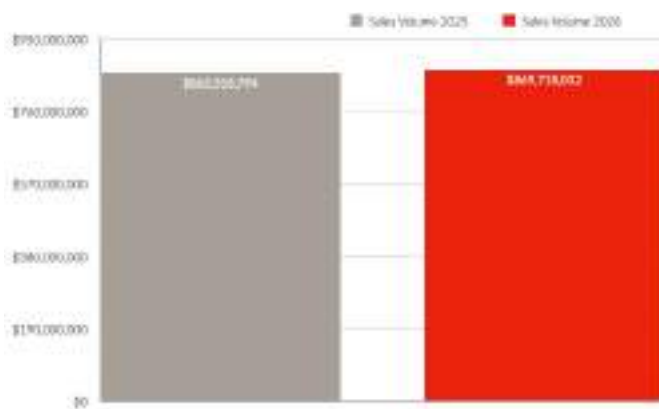


Month-Over-Month 2025 vs. 2026

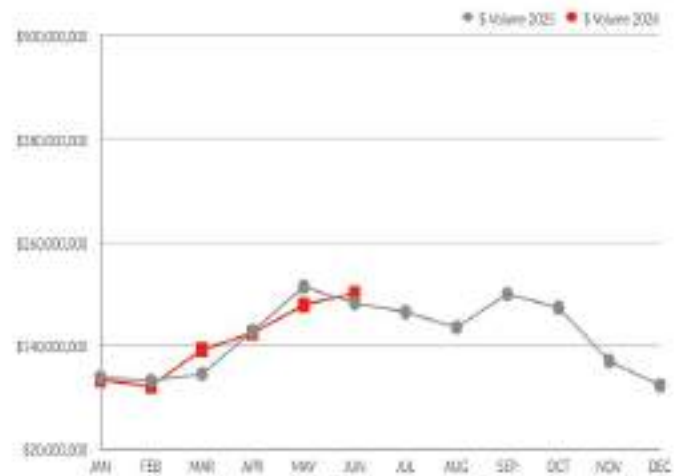
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

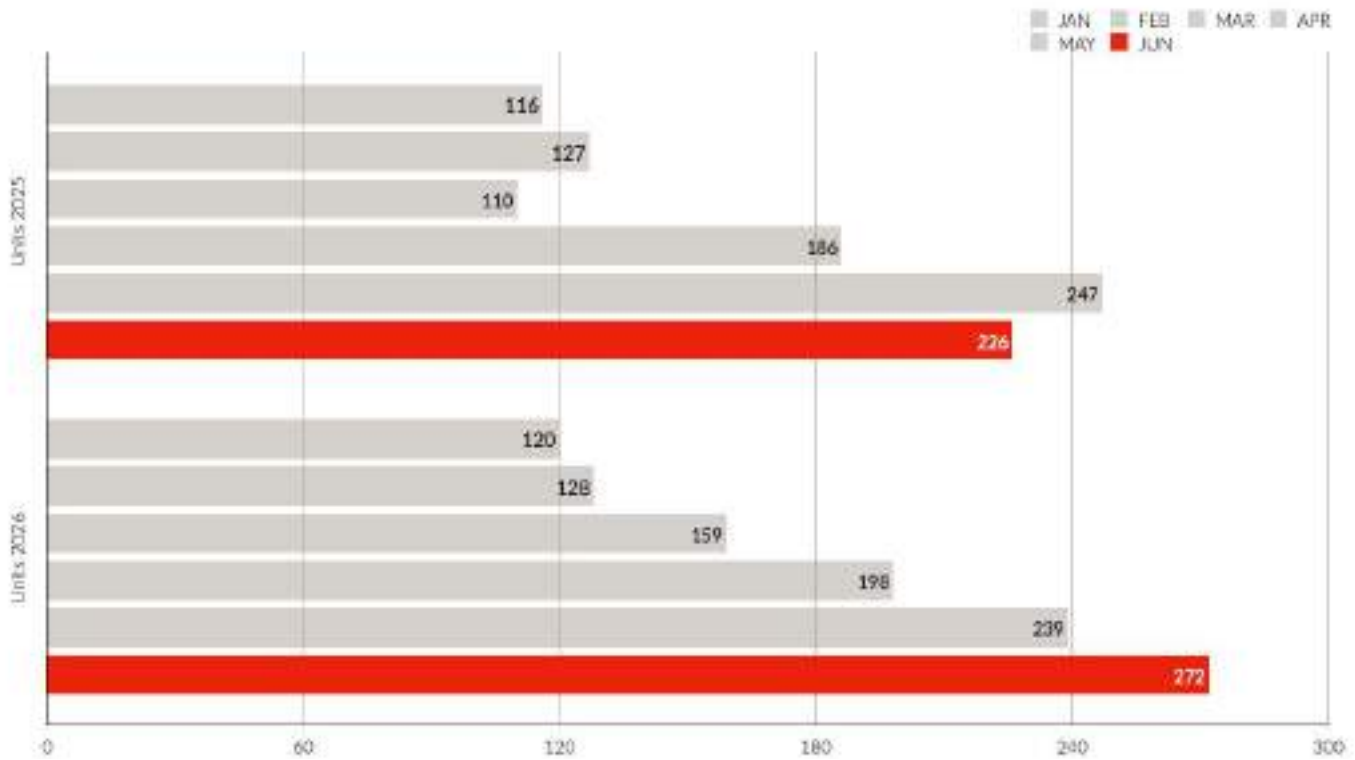


YTD Totals 2025 vs. 2026

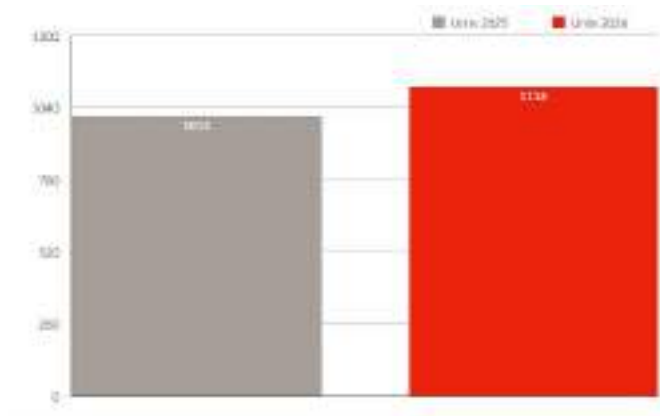


Month vs. Month 2025 vs. 2026

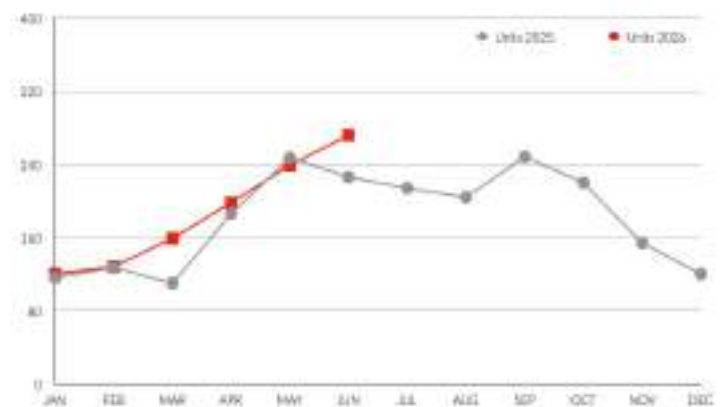
UNIT SALES



Monthly Comparison 2025 vs. 2026

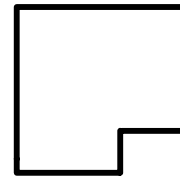


YTD Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$764,364,484 +1.07%	 \$105,353,549 -0.67%	 \$14,043,612 -39.36%
YTD Unit Sales	 933 +12.14%	 183 +1.67%	 36 -32.08%
YTD Average Sale Price	 \$819,255 +6.43%	 \$575,702 -2.3%	 \$390,100.33 -10.73%
June Sales Volume	 \$183,519,457 +8.77%	 \$17,134,350 -15.55%	 \$3,195,112 -29.06%
June Unit Sales	 239 +24.48%	 33 -2.94%	 10 -28.57%

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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