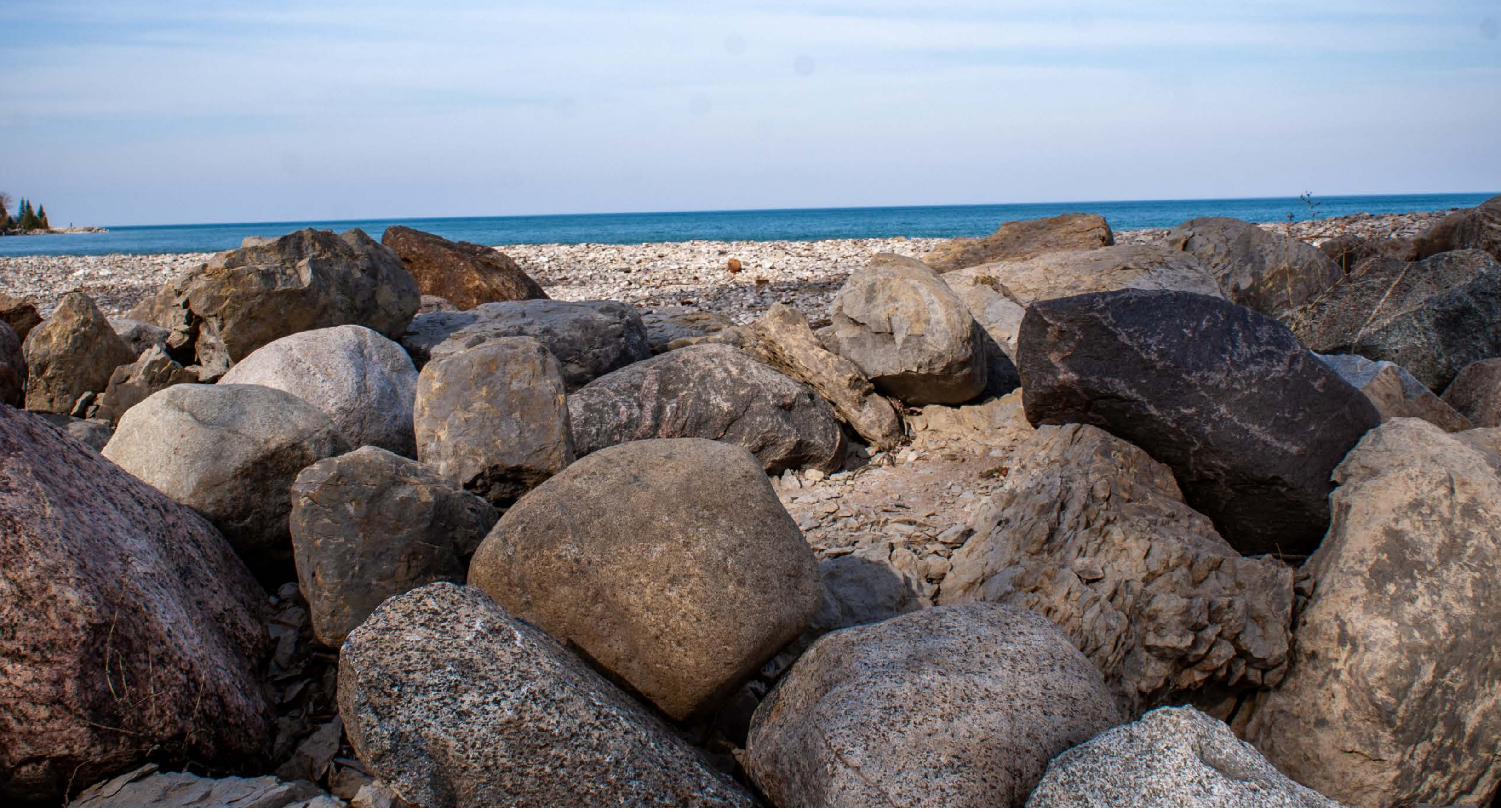


2026

APRIL

THE BLUE MOUNTAINS

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 Blue Mountains real estate market remained firmly in buyer's market territory this April, with softened sales activity and elevated listing supply year-over-year. The median sale price increased 3.67% to $1,130,000, while the average sale price edged down 2.2% to $1,304,286, showing relatively stable pricing overall with some variation across property types and price points. Sales volume declined 23.94% to $18,260,000, alongside a 22.22% decrease in unit sales to 14 transactions. New listings rose 5.88% to 126, while expired listings fell 30.3% to 23. With the unit sales-to-listings ratio at 11.11%, conditions continue to favour buyers, offering strong selection and negotiating flexibility across the market.

April year-over-year sales volume of $18,260,000

Down -23.94% from 2025's $24,005,900 with unit sales of 14 down -22.22% from last April's 18. New listings of 126 are up by +5.88%, with the sales/listing ratio of 11.11% down by -26.54%.

Year-to-date sales volume of $104,614,300

Up +13.94% from 2025's $91,819,187 with unit sales of 83 up +2.47% from 2025's 81. New listings of 376 are down -0.79% from a year ago, with the sales/listing ratio of 22.07% up by 3.29%.

Year-to-date average sale price of $1,235,764

Up from $1,150,719 one year ago with median sale price of $928,750 down from $1,009,975 one year ago. Average days-on-market of 67 down 13 days from last year.

APRIL NUMBERS

Median Sale Price
$1,130,000
+3.67%

Average Sale Price
$1,304,286
-2.2%

Sales Volume
$18,260,000
-23.94%

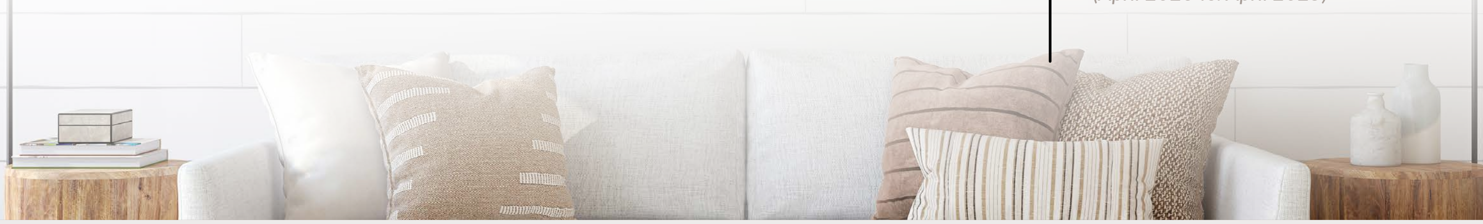
Unit Sales
14
-22.22%

New Listings
126
+5.88%

Expired Listings
23
-30.3%

Unit Sales/Listings Ratio
11.11%
-26.54%

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



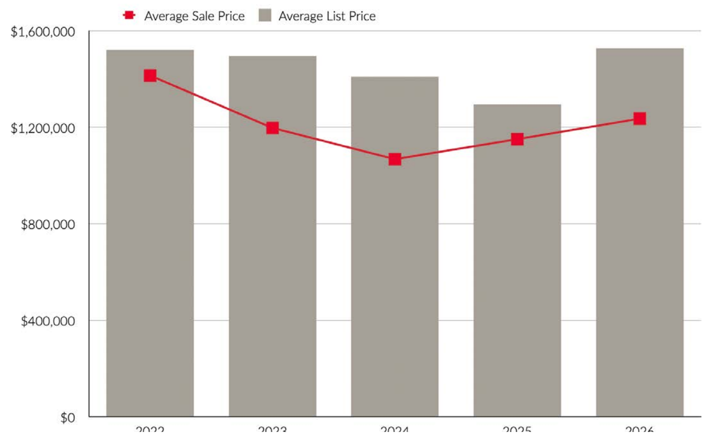
ROYAL LEPAGE | LOCATIONS NORTH BROKERAGE

THE MARKET IN **DETAIL**

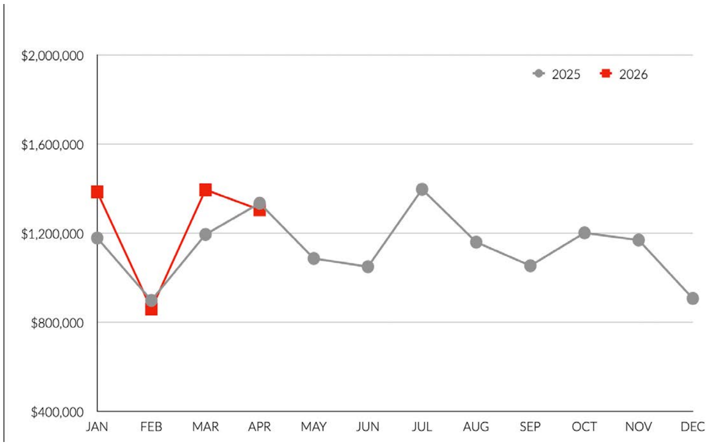
	2024	2025	2026	2025-2026
YTD Volume Sales	$90,913,328	$91,819,187	$104,614,300	+13.94%
YTD Unit Sales	85	81	83	+2.47%
YTD New Listings	373	379	376	-0.79%
YTD Sales/Listings Ratio	22.79%	21.37%	22.07%	+3.29%
YTD Expired Listings	88	139	95	-31.65%
Monthly Volume Sales	$24,429,400	$24,005,900	$18,260,000	-23.94%
Monthly Unit Sales	24	18	14	-22.22%
Monthly New Listings	122	119	126	+5.88%
Monthly Sales/Listings Ratio	19.67%	15.13%	11.11%	-26.54%
Monthly Expired Listings	16	33	23	-30.3%
Monthly Average Sale Price	$1,017,892	$1,333,661	$1,304,286	-2.2%
YTD Sales: $0-$199K	0	0	0	No Change
YTD Sales: $200k-349K	1	3	4	+33.33%
YTD Sales: $350K-$549K	11	12	16	+33.33%
YTD Sales: $550K-$749K	15	11	9	-18.18%
YTD Sales: $750K-$999K	18	18	17	-5.56%
YTD Sales: $1M+	42	29	22	-24.14%
YTD Sales: $2M+	7	9	17	+88.89%
YTD Average Days-On-Market	66.50	80.00	67.25	-15.94%
YTD Average Sale Price	$1,067,811	$1,150,719	$1,235,764	+7.39%
YTD Median Sale Price	$949,750	$1,009,975	$928,750	-8.04%

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

AVERAGE SALE PRICE

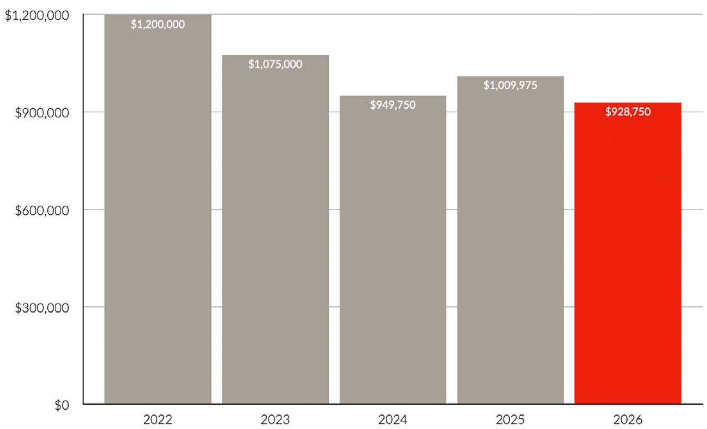


Year-Over-Year

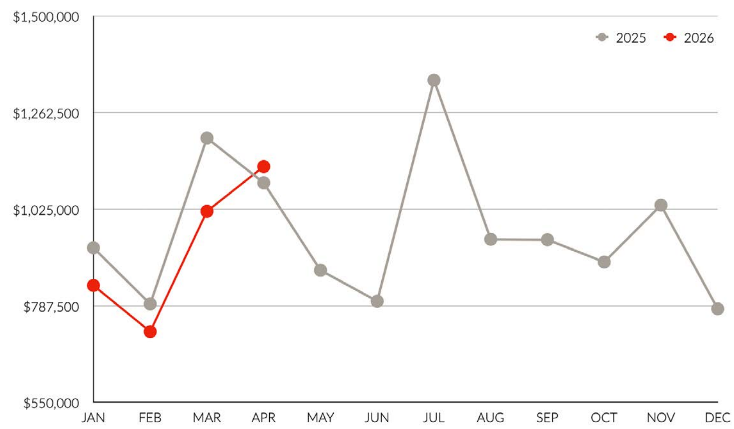


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



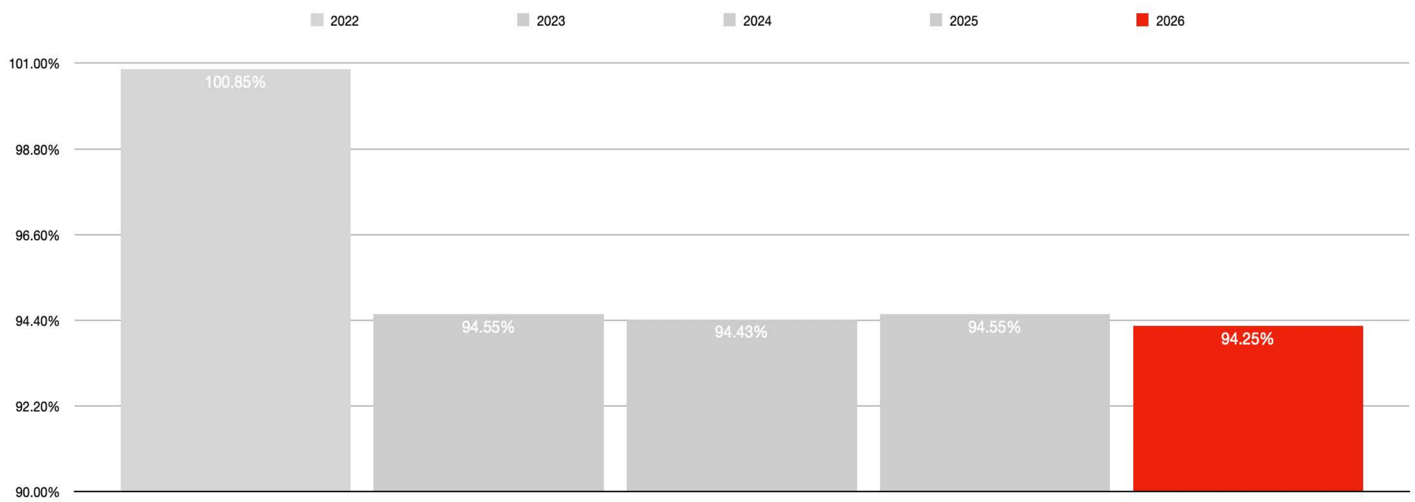
Year-Over-Year



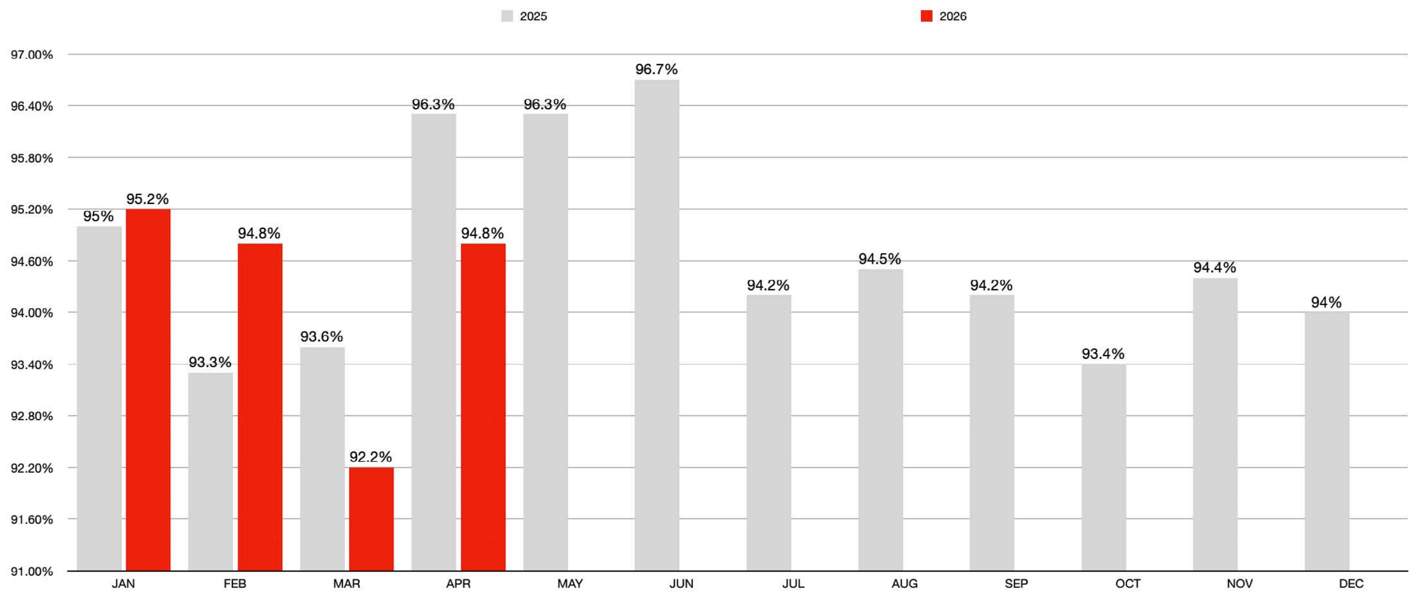
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. **LIST PRICE** RATIO

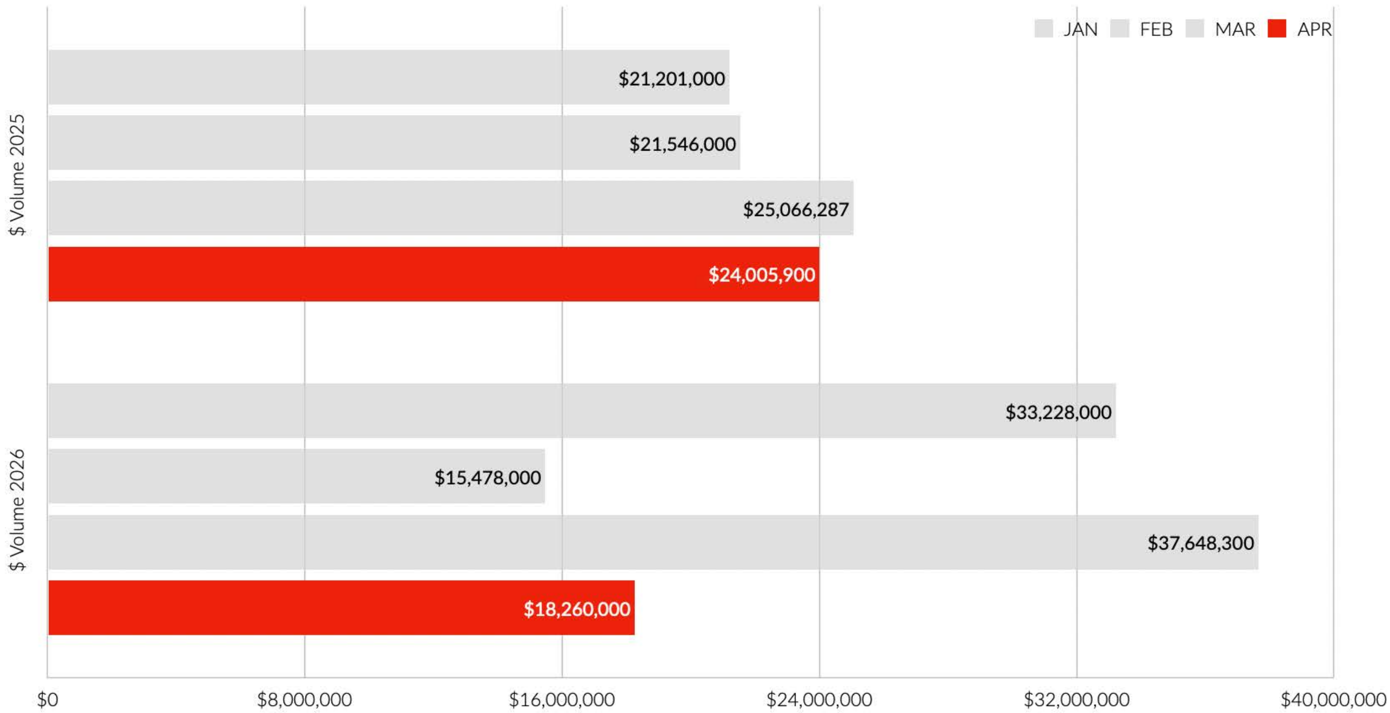


Year-Over-Year

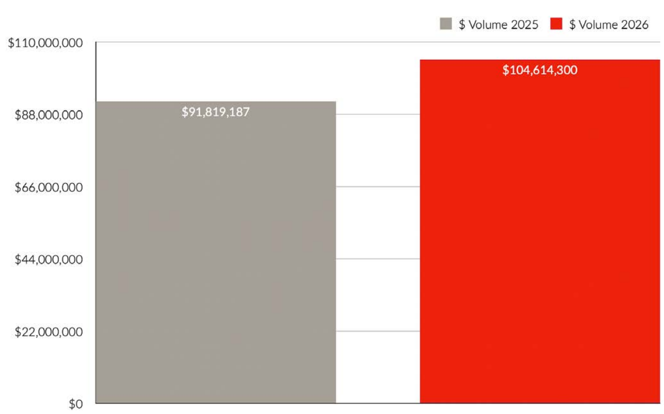


Month-Over-Month 2025 vs. 2026

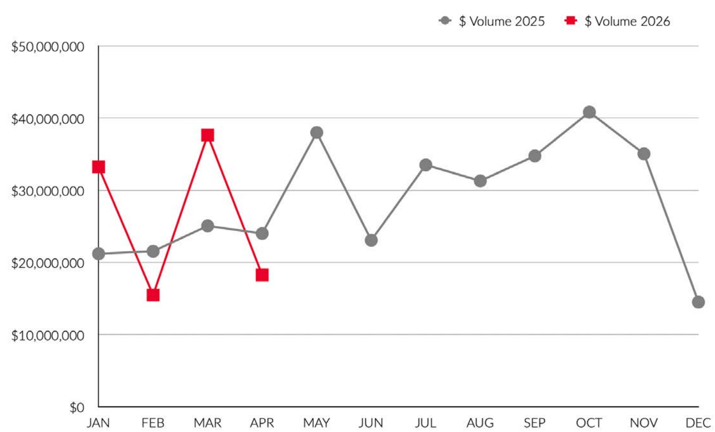
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

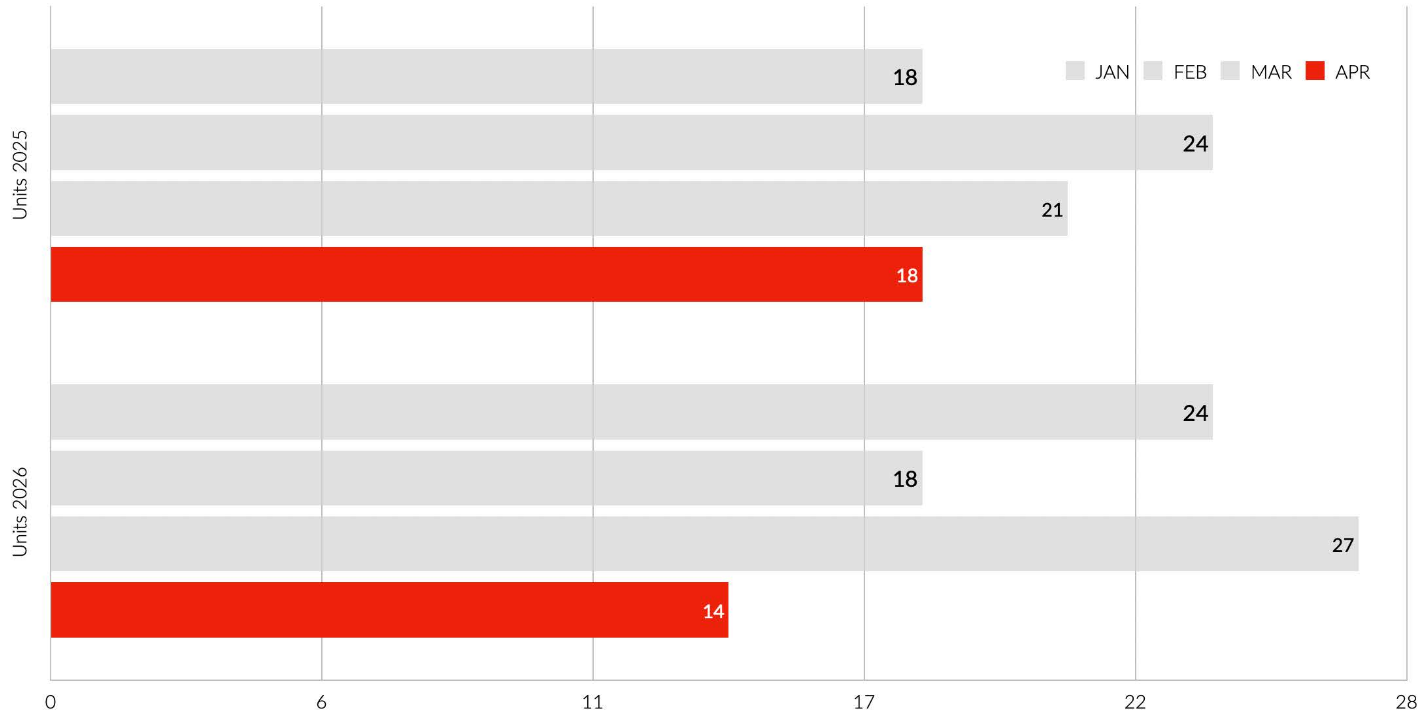


Yearly Totals 2025 vs. 2026

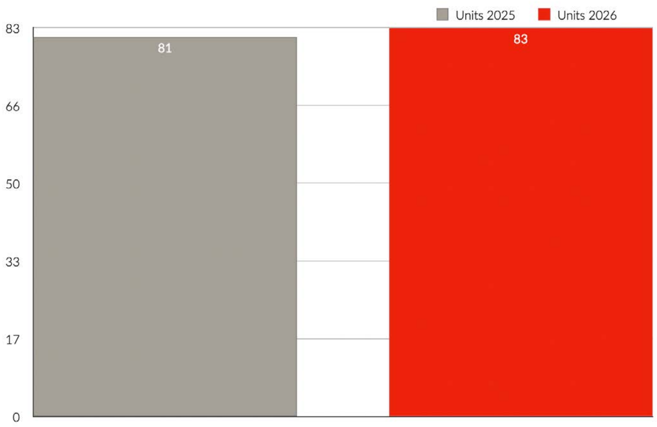


Month vs. Month 2025 vs. 2026

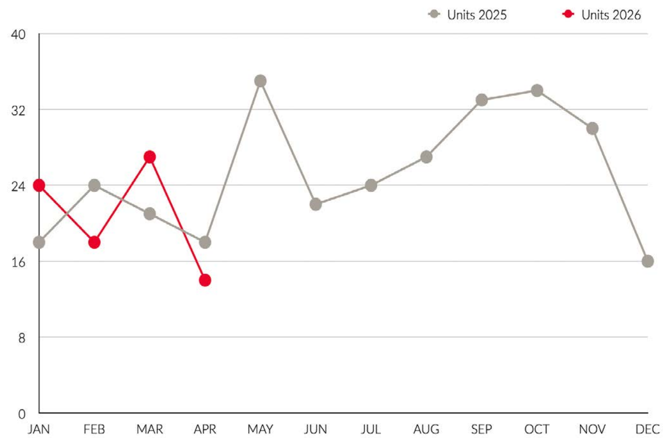
UNIT SALES



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	$83,514,500 +11.09%	$21,099,800 +26.78%	$1,560,000 -28.14%
YTD Unit Sales	46 -13.21%	37 +32.14%	2 -33.33%
YTD Average Sale Price	$1,815,533 +28%	$570,265 -4.05%	$780,000 +7.78%
April Sales Volume	$13,810,000 -35.29%	$4,450,000 +66.99%	$0 No Change
April Unit Sales	8 -38.46%	6 +20%	0 No Change

Year-Over-Year Comparison (2026 vs. 2025)

OUR LOCATIONS

COLLINGWOOD
705-445-5520
112 Hurontario St, Collingwood

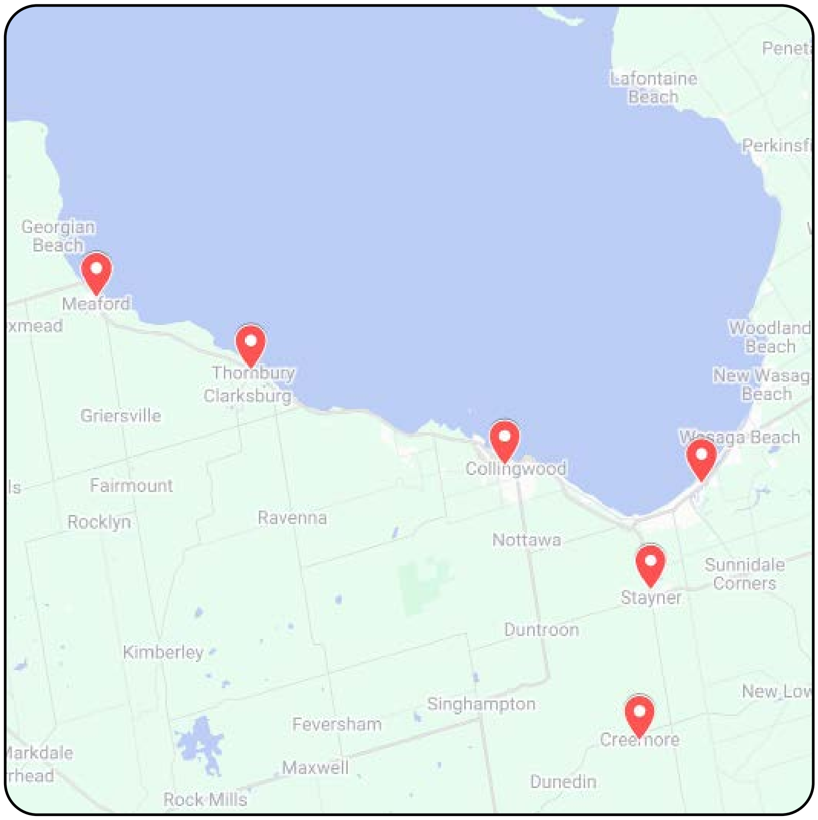
CREEMORE
705-881-9005
154 Mill St, Unit B, Creemore

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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