2025

JUNE

THE BLUE MOUNTAINS

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 June be occasional discrepancies or errors in the data.

OVERVIEW

BUYER'S MARKET

The Blue Mountains real estate market in June 2025 continued to reflect strong buyer's market conditions, with declining prices and growing inventory. The median sale price dropped 11.46% year-over-year to $780,000, while the average sale price declined 7.63% to $1,036,891—pointing to broader price adjustments across the market. Total sales volume fell 18.29% to $23,848,500, as unit sales decreased 11.54% to 23 properties. New listings surged 41.94% to 132, while expired listings rose significantly—up 82.61% to 42—indicating tougher conditions for sellers and increased listing competition. The unit sales-to-listings ratio declined to 17.42%, down 37.67% from June 2024, underscoring slower absorption and increased leverage for buyers navigating a more selective market.

June year-over-year sales volume of $23,848,500

Down 18.29% from 2024's $29,185,075 with unit sales of 23 down 11.54% from last June's 26. New listings of 132 are up by 41.94%, with the sales/listing ratio of 21.09% down by 7.78%.

Year-to-date sales volume of $153,669,087

Down 0.46% from 2024's $154,371,903 with unit sales of 139 up 1.46% from 2024's 137. New listings of 659 are up 10.02% from a year ago, with the sales/listing ratio of 21.09% down 7.78%.

Year-to-date average sale price of $1,120,920

Up from $1,118,660 one year ago with median sale price of $902,500 down from $949,750 one year ago. Average days-on-market of 68 up 7 days from last year.

JUNE NUMBERS

Median Sale Price
$780,000
-11.46%

Average Sale Price
$1,036,891
-7.63%

Sales Volume
$23,848,500
-18.29%

Unit Sales
23
-11.54%

New Listings
132
+41.94%

Expired Listings
42
+82.61%

Unit Sales/Listings Ratio
17.42%
-37.67%

Year-over-year comparison (June 2025 vs. June 2024)

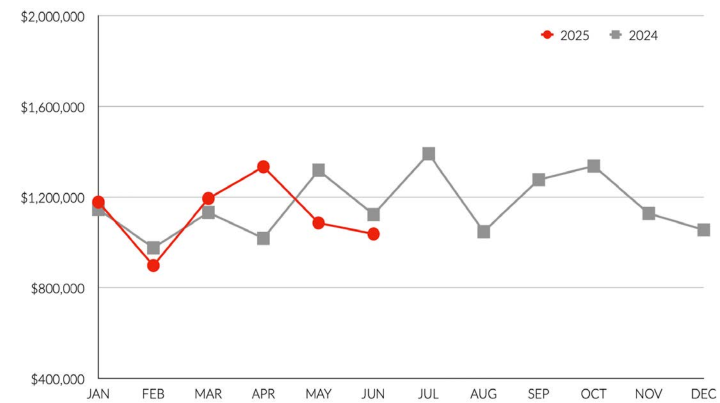
THE MARKET IN **DETAIL**

	2023	2024	2025	2024-2025
YTD Volume Sales	$16,537,500	$20,623,000	$21,201,000	+2.8%
YTD Unit Sales	13	18	18	No Change
YTD New Listings	54	53	76	+43.4%
YTD Sales/Listings Ratio	32.90%	22.87%	21.09%	-7.78%
YTD Expired Listings	81	129	209	+62.02%
Monthly Volume Sales	$36,066,700	$29,185,075	$23,848,500	-18.29%
Monthly Unit Sales	32	26	23	-11.54%
Monthly New Listings	107	93	132	+41.94%
Monthly Sales/Listings Ratio	29.91%	27.96%	17.42%	-37.67%
Monthly Expired Listings	14	23	42	+82.61%
Monthly Average Sale Price	$1,127,084	$1,122,503	$1,036,891	-7.63%
YTD Sales: $0-$199K	0	0	0	
YTD Sales: $200k-349K	10	2	4	+100%
YTD Sales: $350K-$549K	22	15	19	+26.67%
YTD Sales: $550K-$749K	18	27	23	-14.81%
YTD Sales: $750K-$999K	19	28	31	+10.71%
YTD Sales: $1M+	55	54	49	-9.26%
YTD Sales: $2M+	71	65	14	-78.46%
YTD Average Days-On-Market	46.83	61.00	68.17	+11.75%
YTD Average Sale Price	$1,143,309	$1,118,660	$1,120,920	+0.2%
YTD Median Sale Price	$1,040,000	$949,750	$902,500	-4.97%

The Blue Mountains MLS Sales and Listing Summary
2023 vs. 2024 vs. 2025

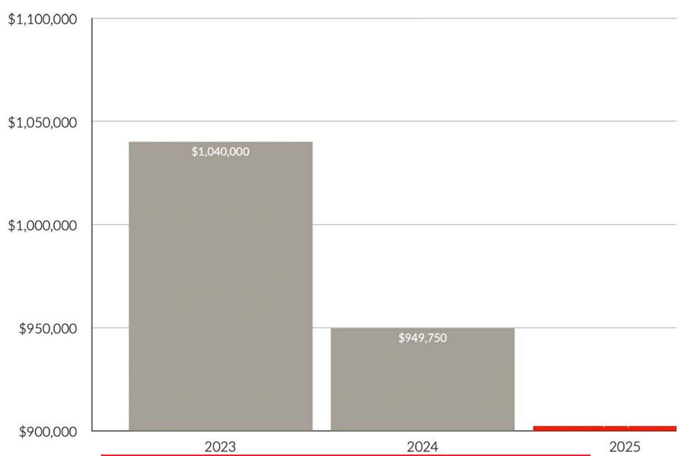
AVERAGE SALE PRICE

Year-Over-Year

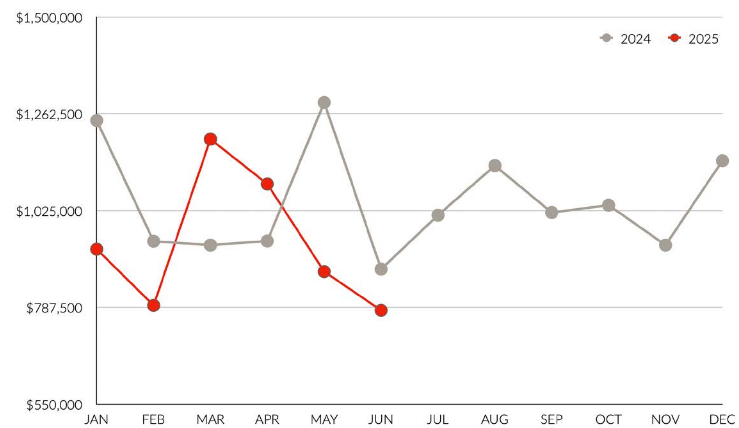


Month-Over-Month 2023 vs. 2024 vs. 2025

MEDIAN SALE PRICE



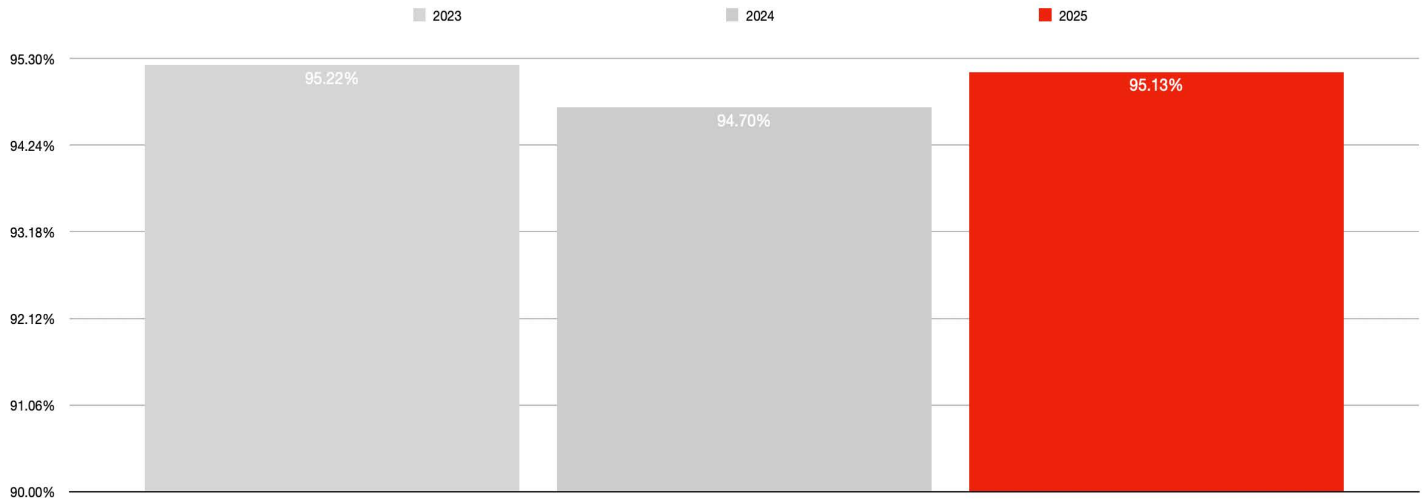
Year-Over-Year



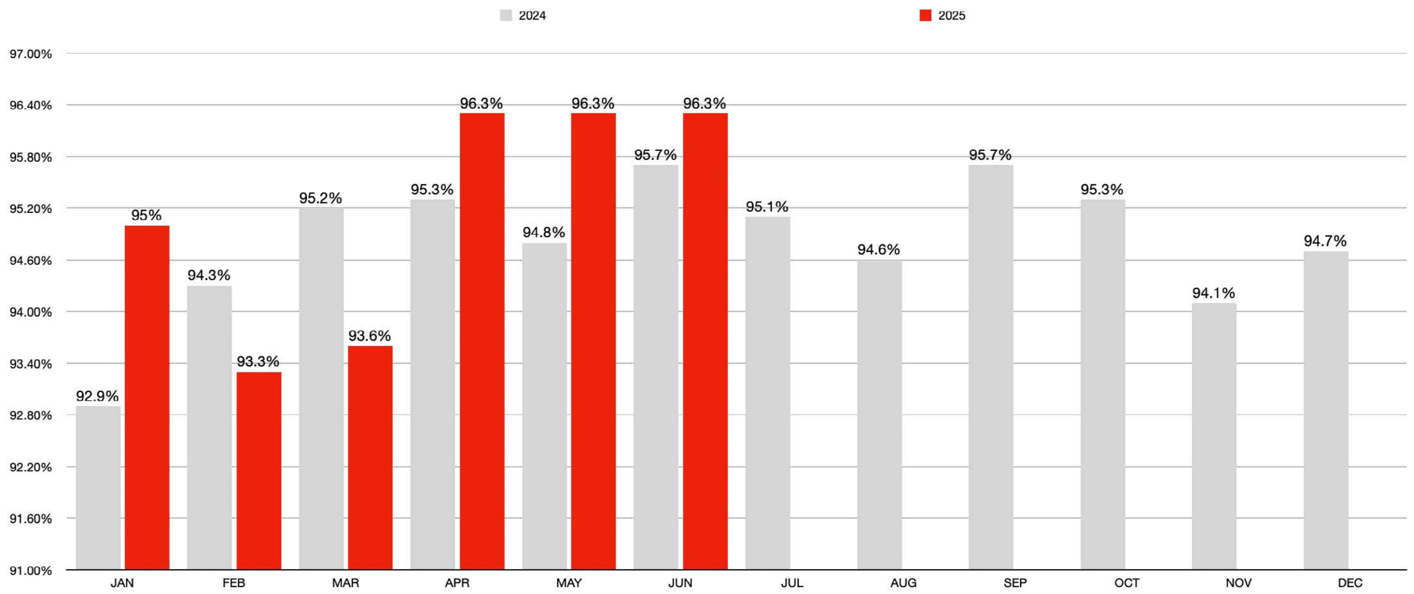
Month-Over-Month 2023 vs. 2024 vs. 2025

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

SALE PRICE VS. **LIST PRICE** RATIO

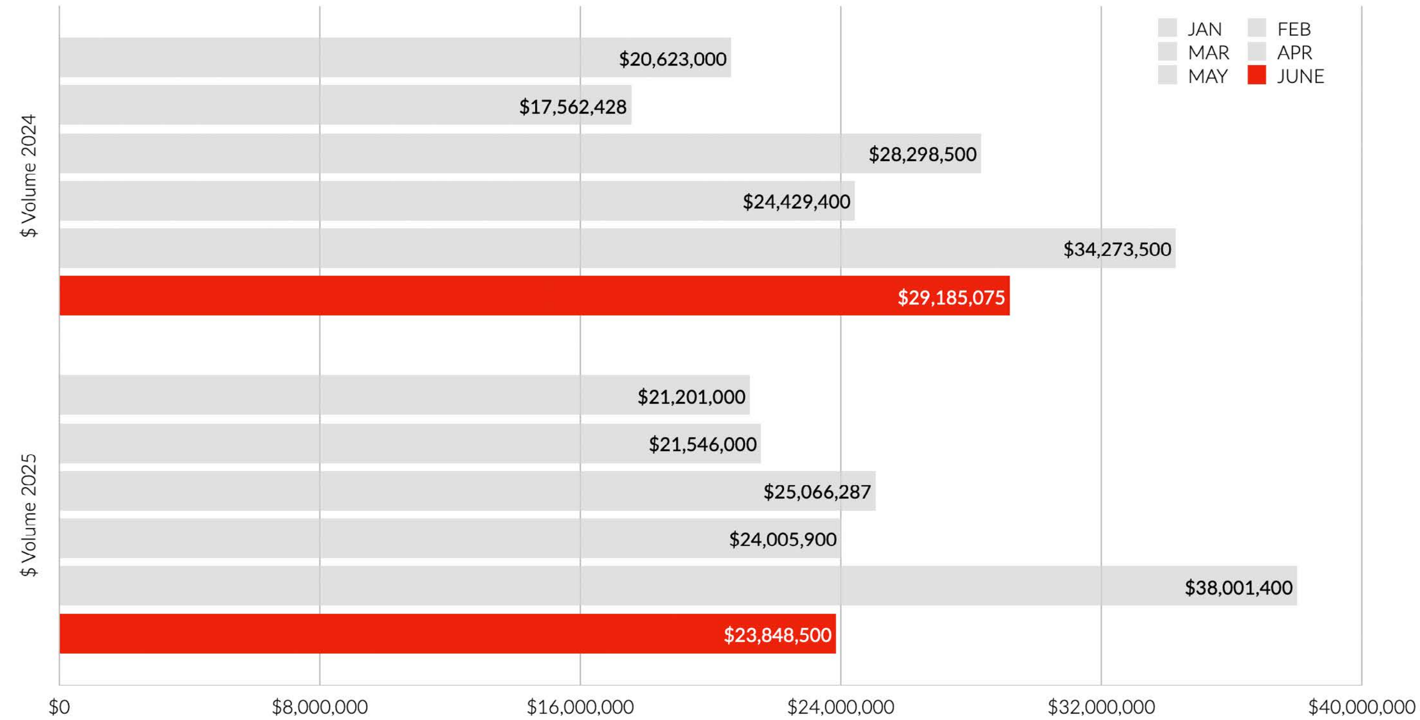


Year-Over-Year

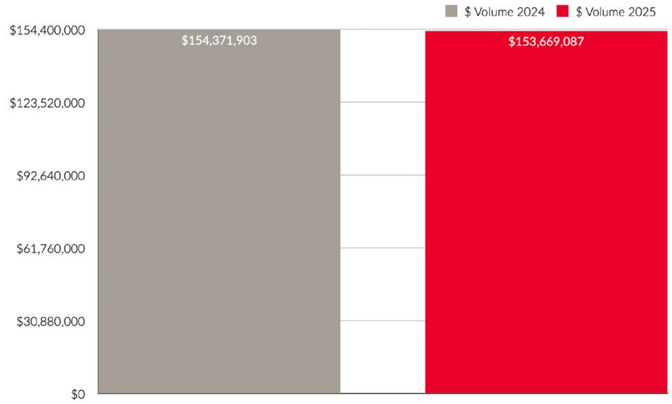


Month-Over-Month 2024 vs. 2025

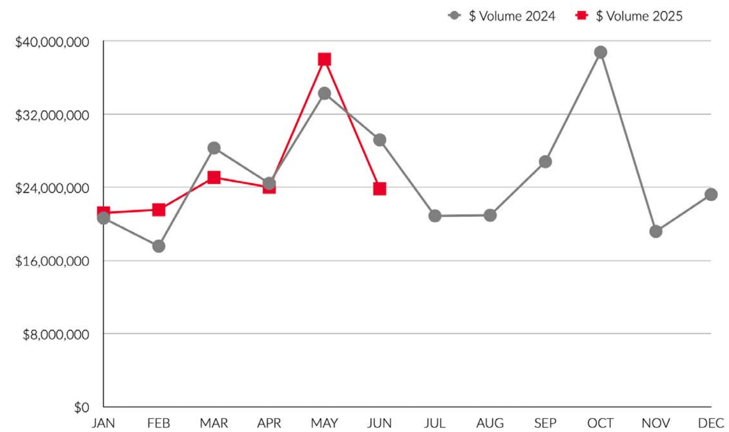
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

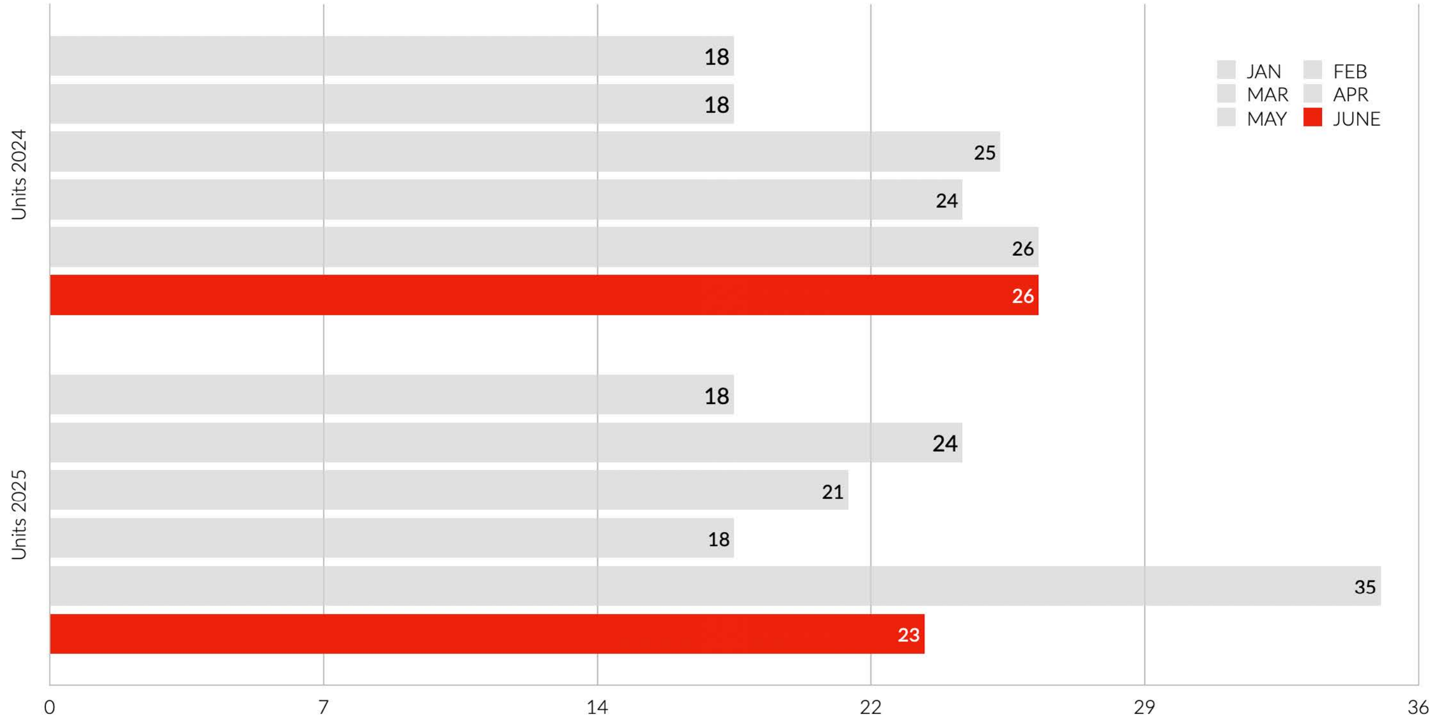


Yearly Totals 2024 vs. 2025

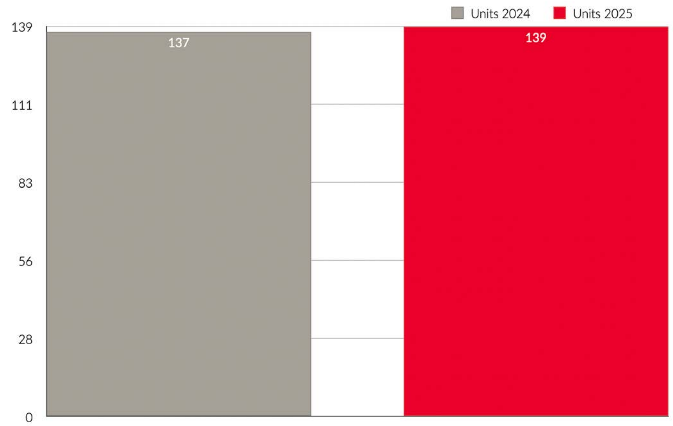


Month vs. Month 2024 vs. 2025

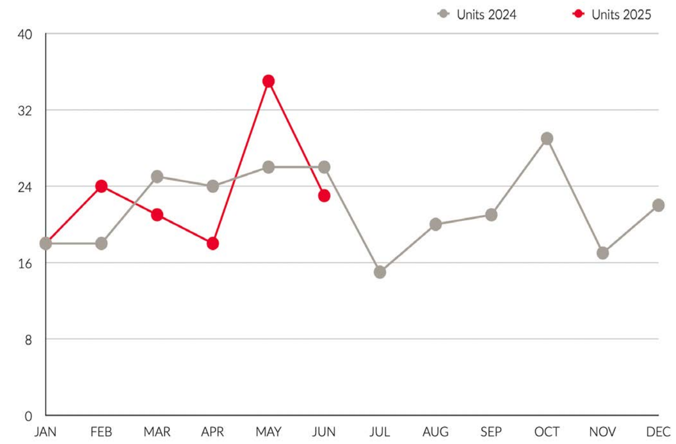
UNIT SALES



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	$120,667,387 +3.98%	$33,001,700 +26.27%	$4,361,000 -50.27%
YTD Unit Sales	88 +1.15%	51 +41.67%	6 -33.33%
YTD Average Sale Price	$1,371,220 +2.8%	$647,092 -10.87%	$726,833 -25.4%
June Sales Volume	$17,676,000 -18.96%	$6,172,500 +40.44%	$780,000 -67.23%
June Unit Sales	13 -27.78%	10 +66.67%	1 No Change

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

OUR LOCATIONS

COLLINGWOOD
705-445-5520
112 Hurontario St, Collingwood

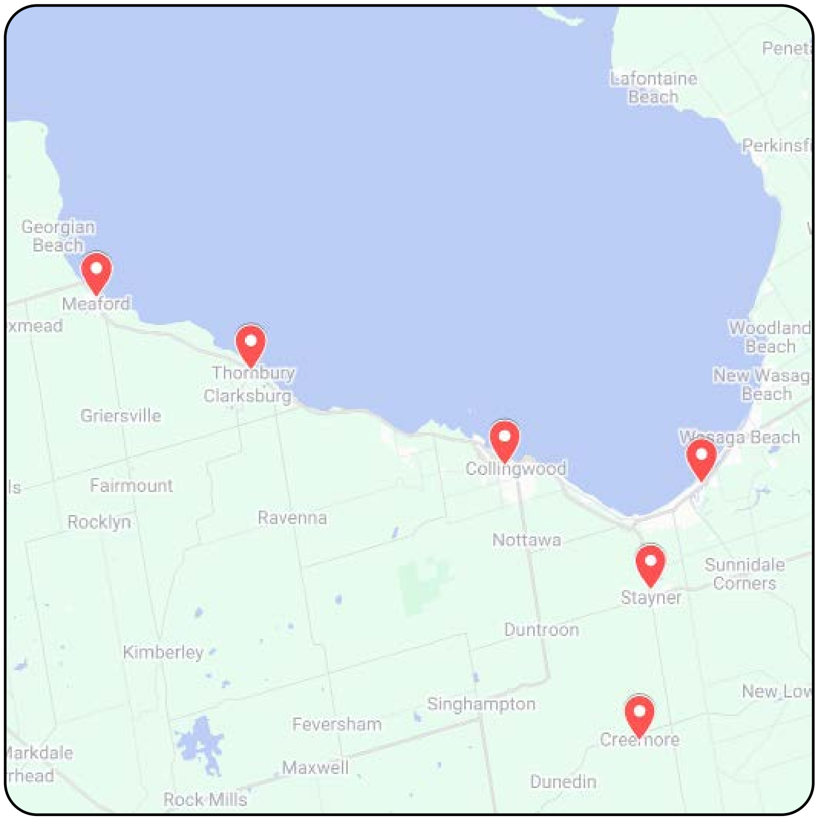
CREEMORE
705-881-9005
154 Mill St, Unit B, Creemore

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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