



2026

MARCH

THE BLUE MOUNTAINS

Real Estate Market Report



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 Blue Mountains real estate market remained in buyer's market territory this March, with mixed trends across pricing and activity year-over-year. The median sale price declined 15% to \$1,020,000, while the average sale price increased 16.82% to \$1,394,381, reflecting variability across property types and price points. Sales volume rose 50.19% to \$37,648,300, supported by a 28.57% increase in unit sales to 27 transactions. New listings edged down 2.06% to 95, while expired listings dropped significantly by 40.48%, modestly tightening supply. With the unit sales-to-listings ratio at 28.42%, conditions continue to favour buyers, who benefit from ongoing selection and negotiating flexibility despite improved sales activity.



March year-over-year sales volume of \$37,648,300

Up +50.19% from 2025's \$25,066,287 with unit sales of 27 up +28.57% from last March's 21. New listings of 95 are down by -2.06%, with the sales/listing ratio of 28.42% up by 31.28%.



Year-to-date sales volume of \$86,354,300

Up +27.34% from 2025's \$67,813,287 with unit sales of 69 up +9.52% from 2025's 63. New listings of 251 are down -3.46% from a year ago, with the sales/listing ratio of 27.49% up by 13.45%.



Year-to-date average sale price of \$1,212,923

Up from \$1,089,739 one year ago with median sale price of \$837,500 down from \$930,000 one year ago. Average days-on-market of 68 down 11 days from last year.

MARCH NUMBERS

Median Sale Price

\$1,020,000
-15%

Average Sale Price

\$1,394,381
+16.82%

Sales Volume

\$37,648,300
+50.19%

Unit Sales

27
+28.57%

New Listings

95
-2.06%

Expired Listings

25
-40.48%

Unit Sales/Listings Ratio

28.42%
+31.28%

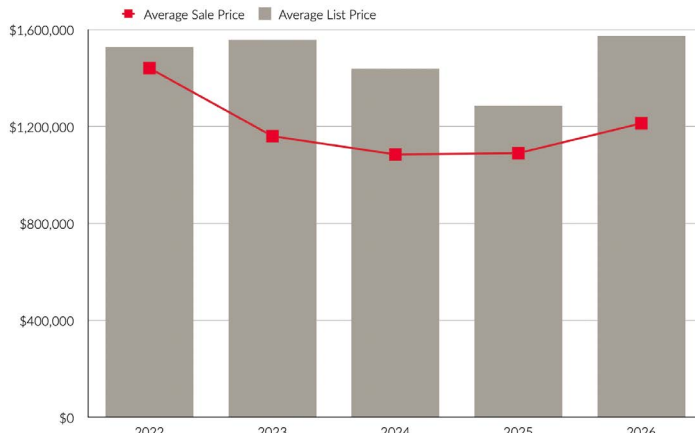
*Year-over-year comparison
(March 2026 vs. March 2025)*

THE MARKET IN DETAIL

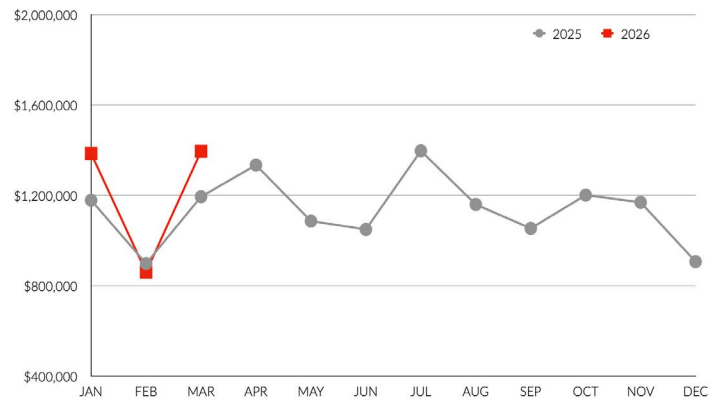
	2024	2025	2026	2025-2026
YTD Volume Sales	\$66,483,928	\$67,813,287	\$86,354,300	+27.34%
YTD Unit Sales	61	63	69	+9.52%
YTD New Listings	251	260	251	-3.46%
YTD Sales/Listings Ratio	24.30%	24.23%	27.49%	+13.45%
YTD Expired Listings	72	106	70	-33.96%
Monthly Volume Sales	\$28,298,500	\$25,066,287	\$37,648,300	+50.19%
Monthly Unit Sales	25	21	27	+28.57%
Monthly New Listings	107	97	95	-2.06%
Monthly Sales/Listings Ratio	23.36%	21.65%	28.42%	+31.28%
Monthly Expired Listings	25	42	25	-40.48%
Monthly Average Sale Price	\$1,131,940	\$1,193,633	\$1,394,381	+16.82%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	1	2	4	+100%
YTD Sales: \$350K-\$549K	10	9	14	+55.56%
YTD Sales: \$550K-\$749K	9	10	8	-20%
YTD Sales: \$750K-\$999K	9	14	14	No Change
YTD Sales: \$1M+	34	23	17	-26.09%
YTD Sales: \$2M+	4	5	14	+180%
YTD Average Days-On-Market	65.67	79.00	67.67	-14.35%
YTD Average Sale Price	\$1,084,451	\$1,089,739	\$1,212,923	+11.3%
YTD Median Sale Price	\$949,500	\$930,000	\$837,500	-9.95%

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

AVERAGE SALE PRICE

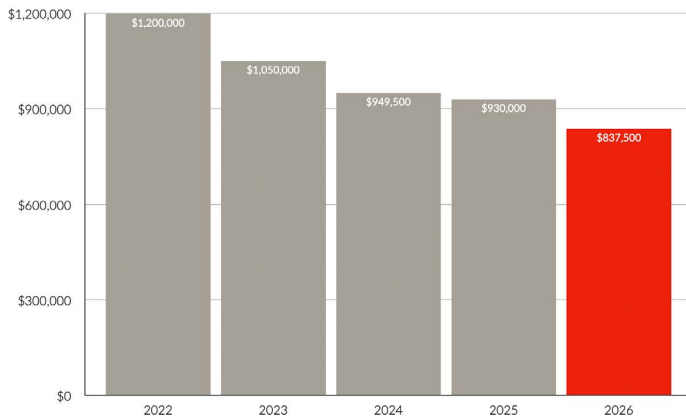


Year-Over-Year

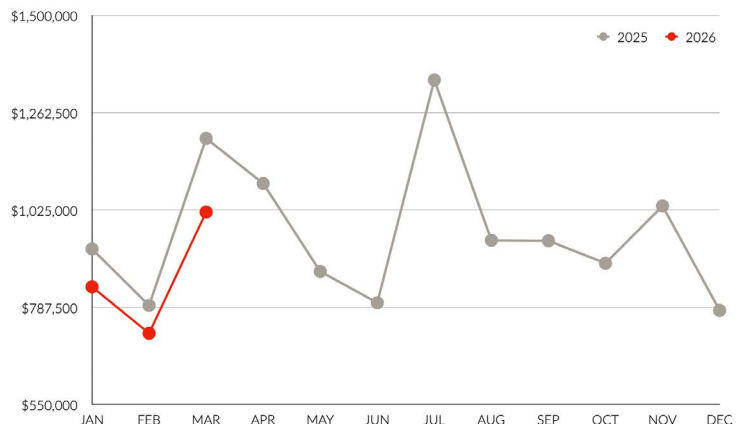


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



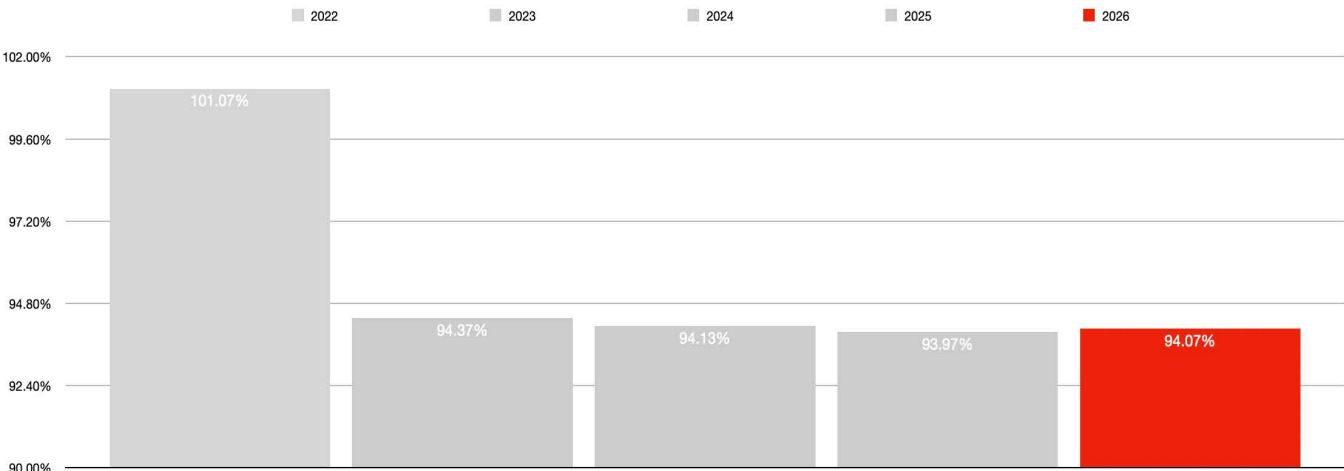
Year-Over-Year



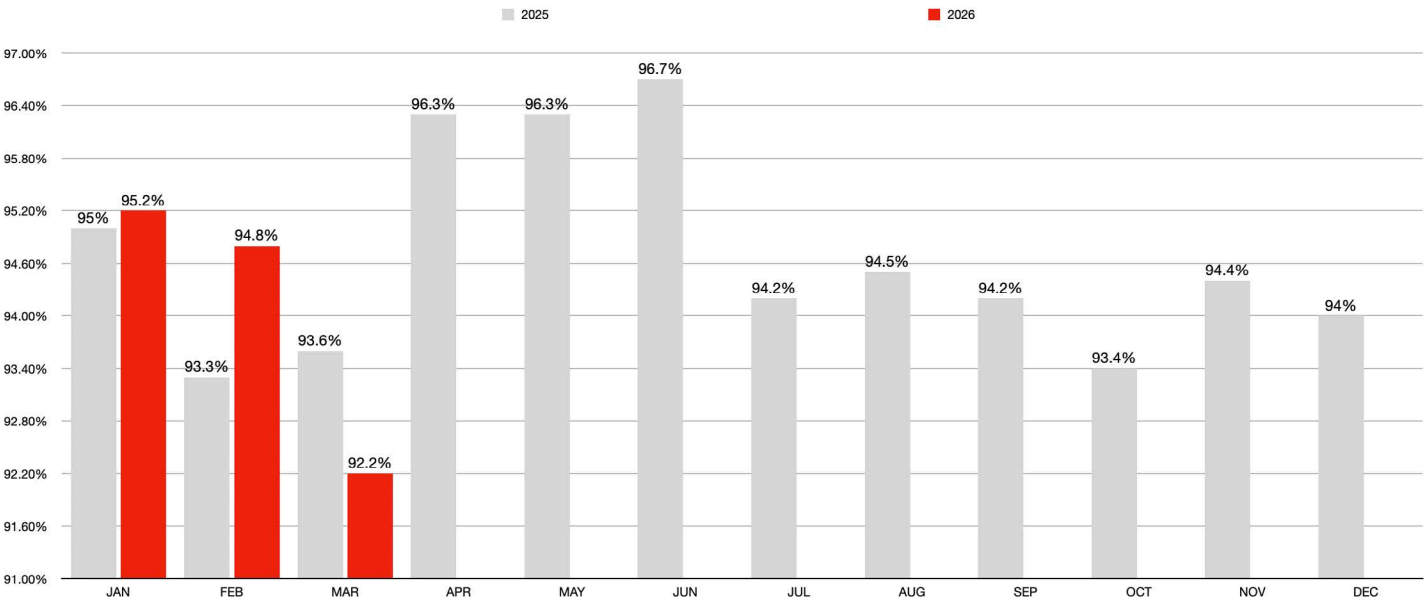
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

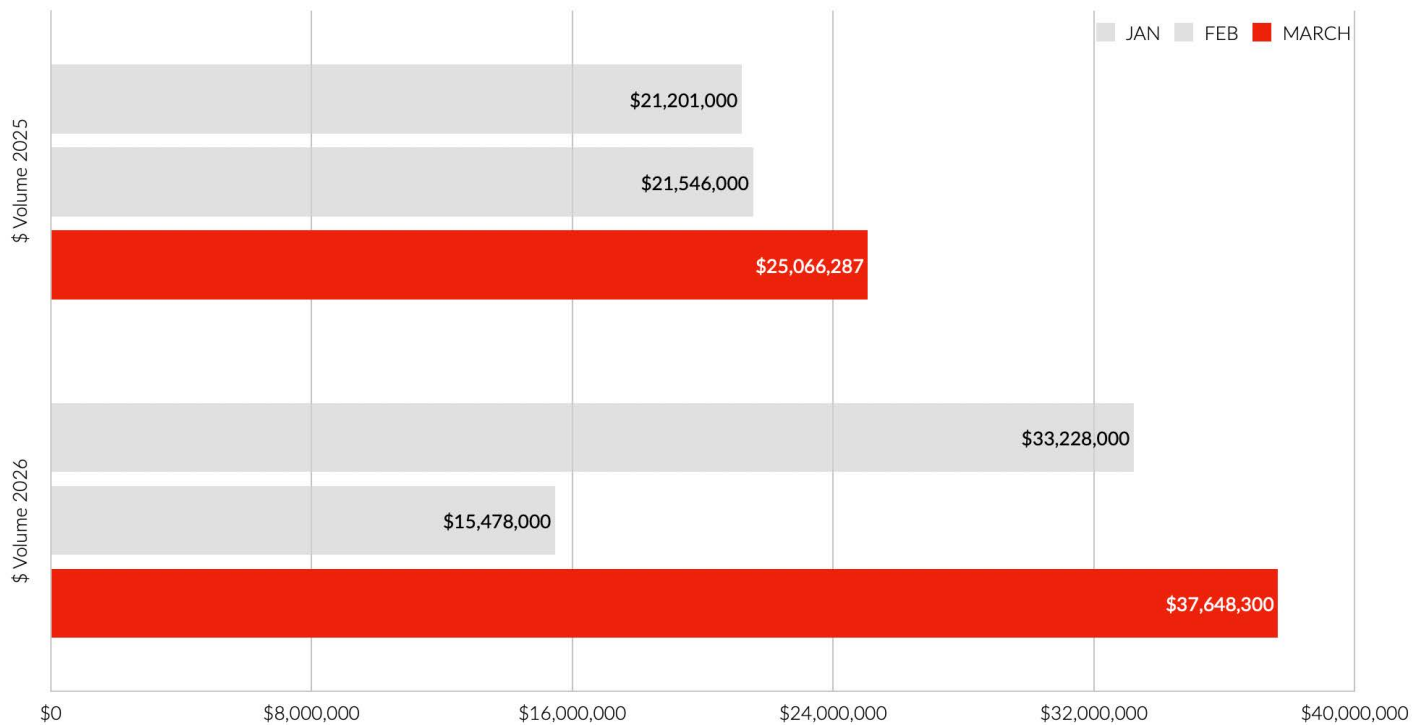


Year-Over-Year



Month-Over-Month 2025 vs. 2026

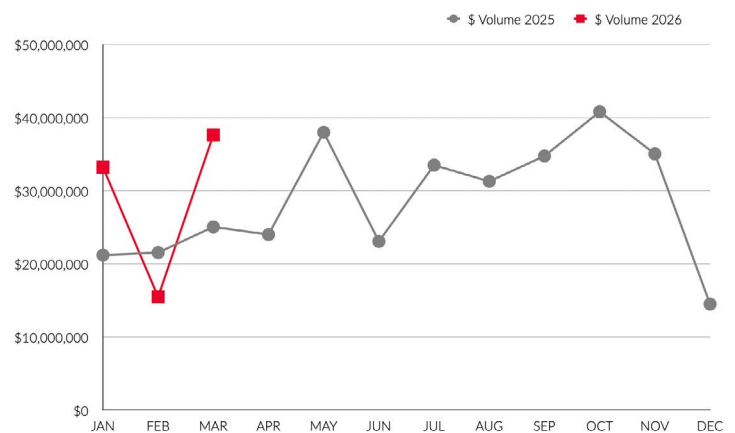
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

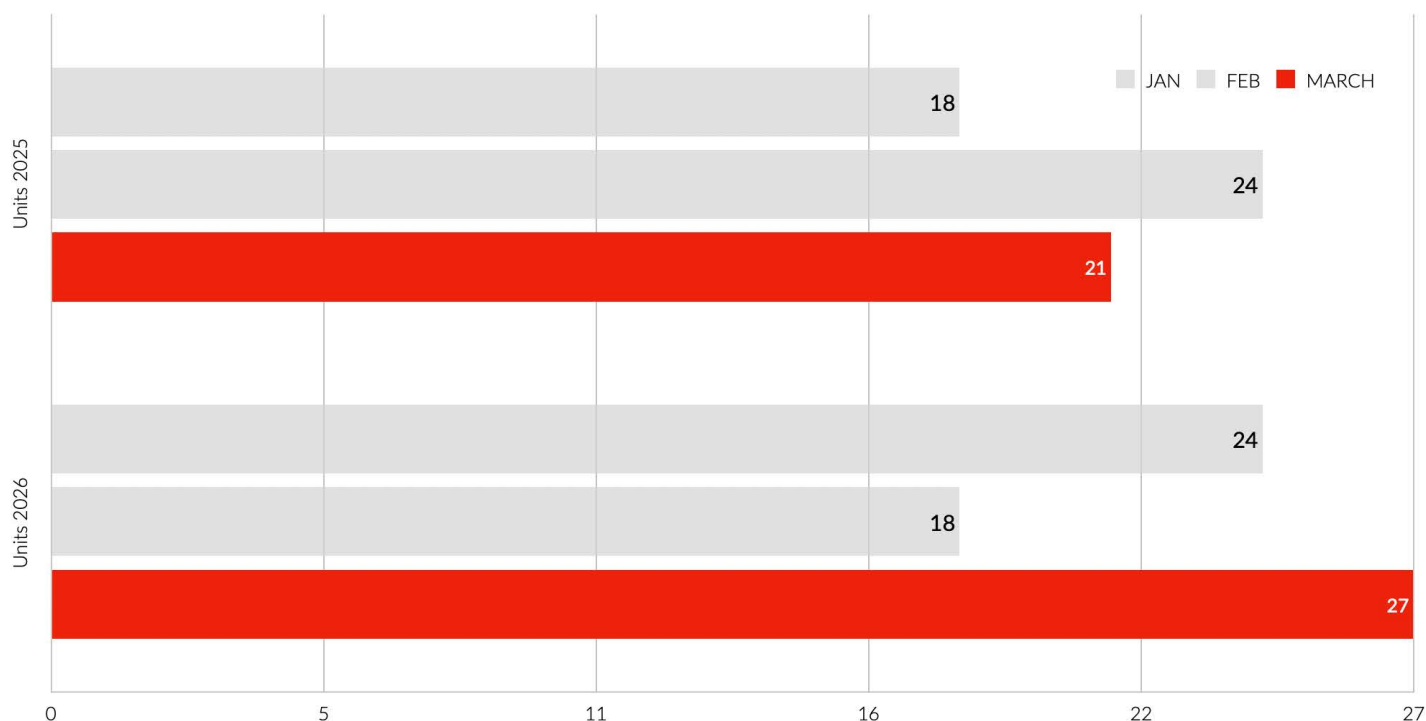


Yearly Totals 2025 vs. 2026

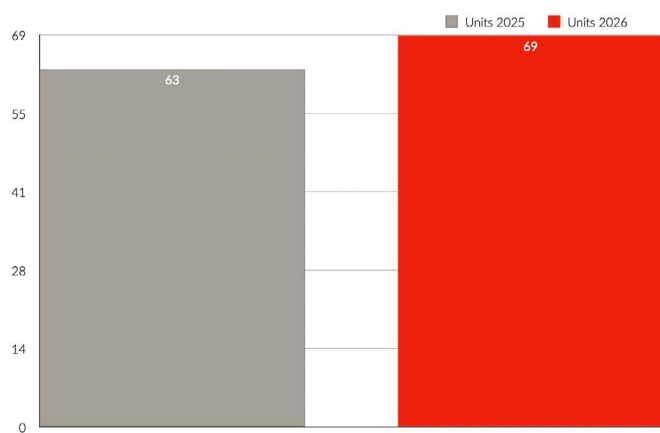


Month vs. Month 2025 vs. 2026

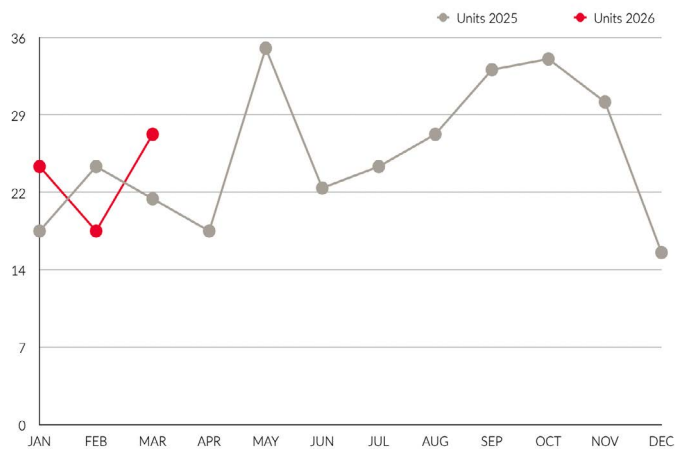
UNIT SALES



Monthly Comparison 2025 vs. 2026

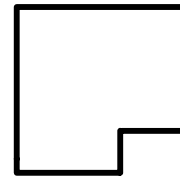


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$69,704,500 +29.48%	 \$16,649,800 +19.12%	 \$1,560,000 -28.14%
YTD Unit Sales	 38 -5%	 31 +34.78%	 2 -33.33%
YTD Average Sale Price	 \$1,834,329 +36.29%	 \$537,090 -11.62%	 \$780,000 +7.78%
March Sales Volume	 \$32,192,500 +71.96%	 \$5,455,800 -14.02%	 \$0 No Change
March Unit Sales	 17 +41.67%	 10 +11.11%	 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

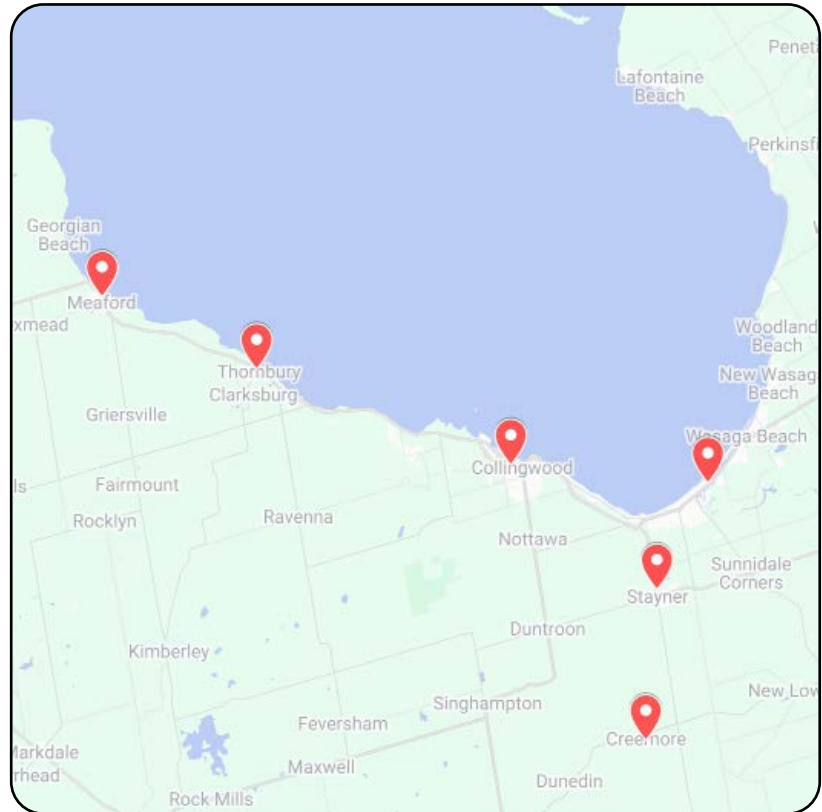
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

705-428-2800
7458 ON-26 Unit 11, Stayner



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