2025

MAY

THE BLUE MOUNTAINS

Real Estate Market Report

ROYAL LEPAGE LOCATIONS NORTH BROKERAGE

OVERVIEW

BUYER'S MARKET

The Blue Mountains real estate market in May 2025 remained favourable to buyers, even as overall activity picked up. The median sale price declined 30.23% year-over-year to $900,000, and the average sale price fell 18.11% to $1,079,419—indicating softening prices across the board. Sales volume rose 7.27% to $36,766,400, supported by a 26.92% increase in unit sales to 33 properties. New listings also climbed 11.28% to 148, while expired listings jumped 55.56% to 28—signaling ongoing challenges in converting listings to sales. The unit sales-to-listings ratio improved to 22.30%, up 14.06% from last May, though buyers continue to benefit from elevated inventory and moderating price trends.

May year-over-year sales volume of $36,766,400

Up 7.27% from 2024's $34,273,500 with unit sales of 33 up 26.92% from last May's 26. New listings of 148 are up by 11.28%, with the sales/listing ratio of 22.30% up by 14.06%.

Year-to-date sales volume of $128,585,587

Up 2.71% from 2024's $125,186,828 with unit sales of 114 up 2.7% from 2024's 111. New listings of 526 are up 3.95% from a year ago, with the sales/listing ratio of 21.67% down 1.2%.

Year-to-date average sale price of $1,142,781

Up from $1,117,891 one year ago with median sale price of $930,000 down from $950,000 one year ago. Average days-on-market of 72 up 9 days from last year.

MAY NUMBERS

Median Sale Price
$900,000
-30.23%

Average Sale Price
$1,079,419
-18.11%

Sales Volume
$36,766,400
+7.27%

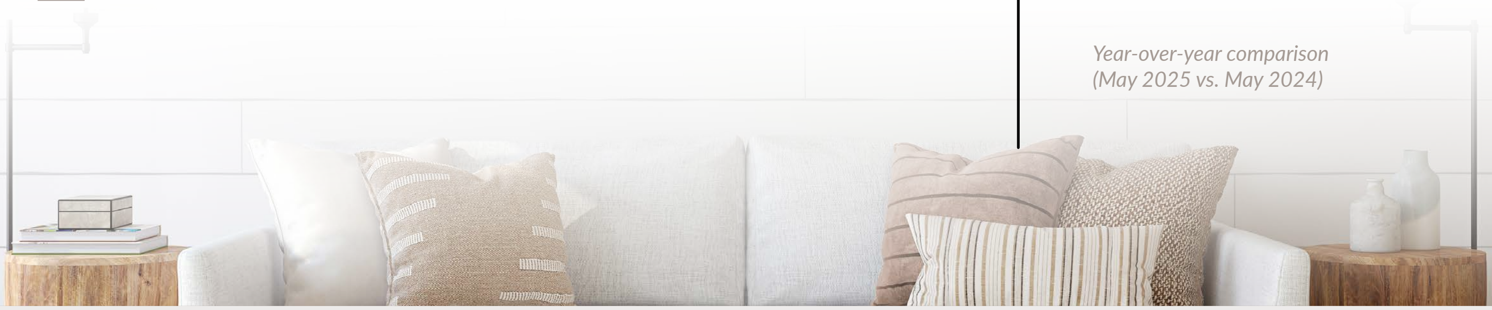
Unit Sales
33
+26.92%

New Listings
148
+11.28%

Expired Listings
28
+55.56%

Unit Sales/Listings Ratio
22.30%
+14.06%

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

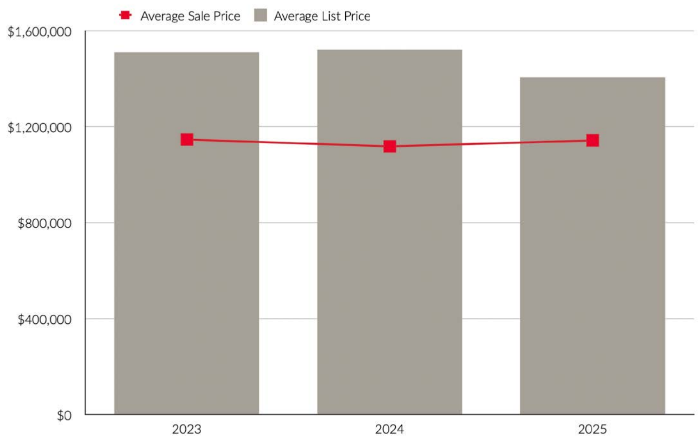


THE MARKET IN **DETAIL**

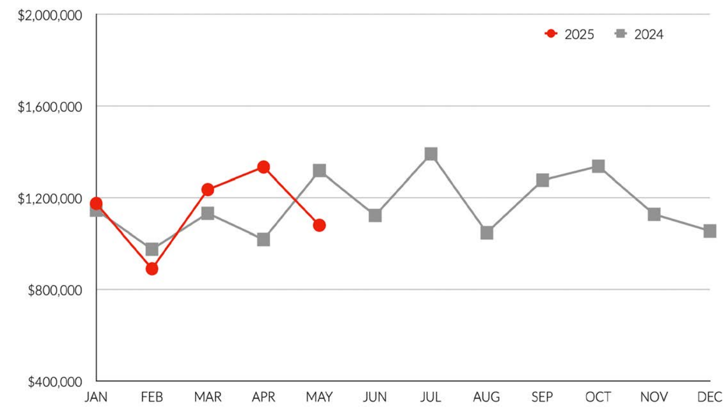
	2023	2024	2025	2024-2025
YTD Volume Sales	$16,537,500	$20,623,000	$21,201,000	+2.8%
YTD Unit Sales	13	18	18	No Change
YTD New Listings	54	53	76	+43.4%
YTD Sales/Listings Ratio	33.80%	21.94%	21.67%	-1.2%
YTD Expired Listings	67	106	167	+57.55%
Monthly Volume Sales	$30,213,000	$34,273,500	$36,766,400	+7.27%
Monthly Unit Sales	32	26	33	+26.92%
Monthly New Listings	106	133	148	+11.28%
Monthly Sales/Listings Ratio	30.77%	19.55%	22.30%	+14.06%
Monthly Expired Listings	13	18	28	+55.56%
Monthly Average Sale Price	$944,156	$1,318,212	$1,079,419	-18.11%
YTD Sales: $0-$199K	0	0	0	
YTD Sales: $200k-349K	9	1	3	+200%
YTD Sales: $350K-$549K	14	11	14	+27.27%
YTD Sales: $550K-$749K	11	15	19	+26.67%
YTD Sales: $750K-$999K	7	18	26	+44.44%
YTD Sales: $1M+	32	38	41	+7.89%
YTD Sales: $2M+	43	40	12	-70%
YTD Average Days-On-Market	48.40	63.00	72.40	+14.92%
YTD Average Sale Price	$1,146,553	$1,117,891	$1,142,781	+2.23%
YTD Median Sale Price	$1,050,000	$950,000	$930,000	-2.11%

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

AVERAGE SALE PRICE

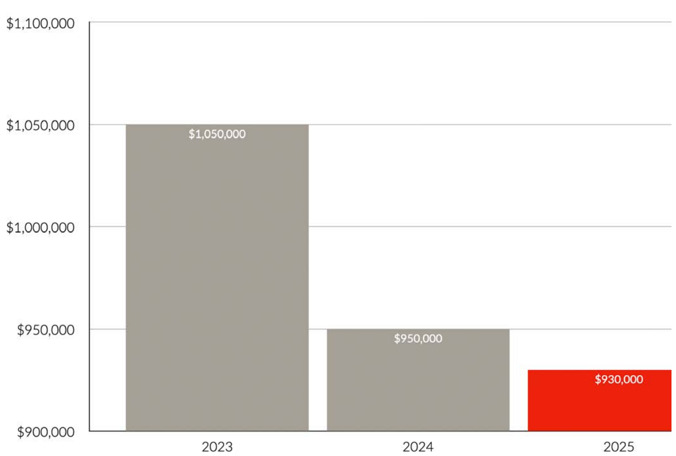


Year-Over-Year

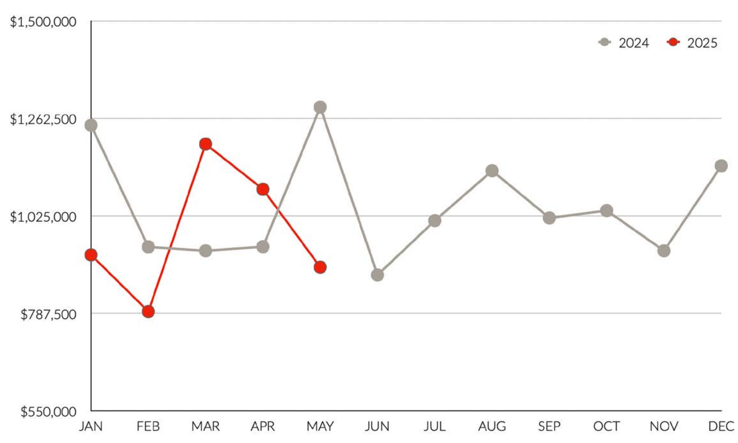


Month-Over-Month 2023 vs. 2024 vs. 2025

MEDIAN SALE PRICE



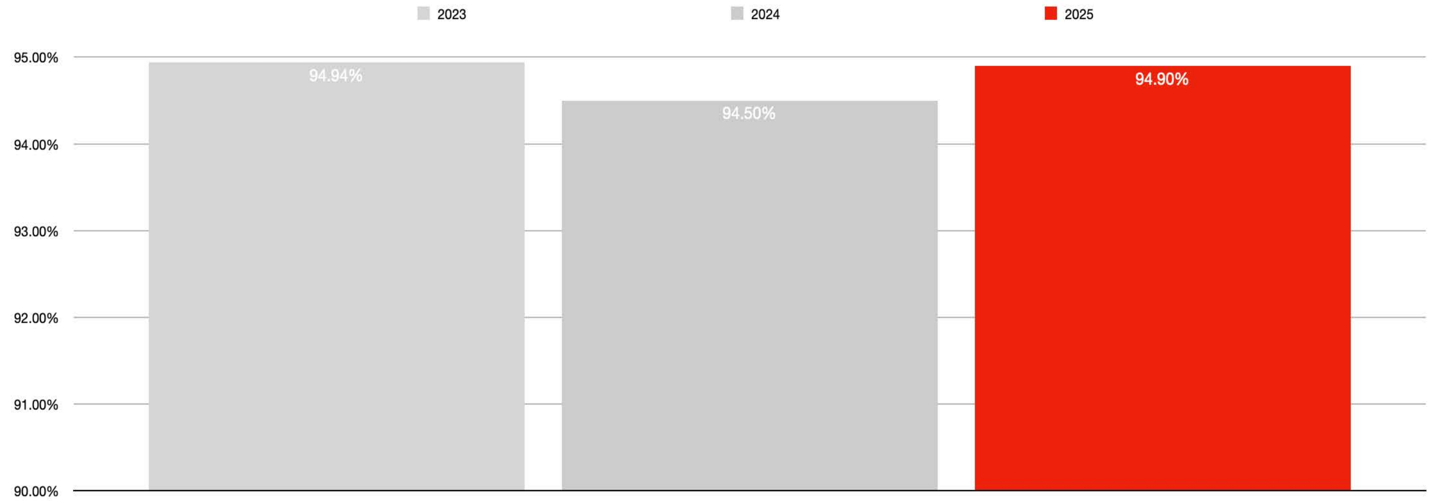
Year-Over-Year



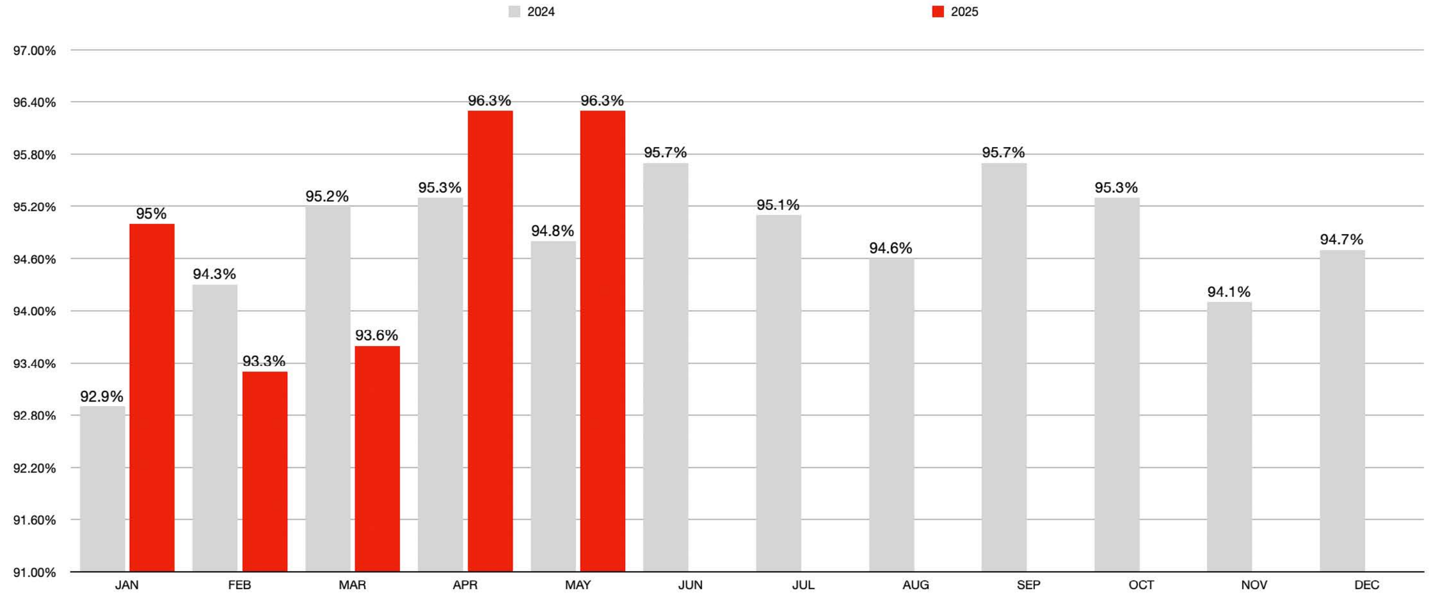
Month-Over-Month 2023 vs. 2024 vs. 2025

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

SALE PRICE VS. **LIST PRICE** RATIO

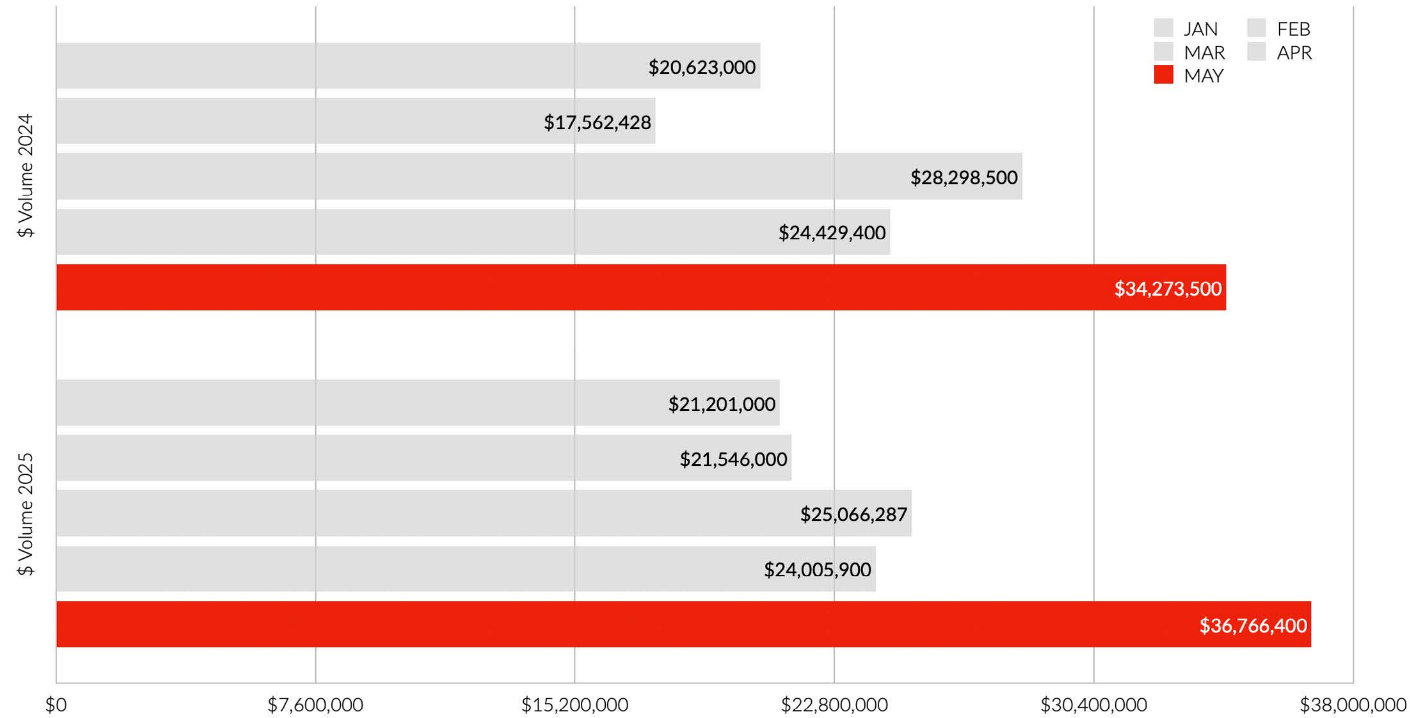


Year-Over-Year

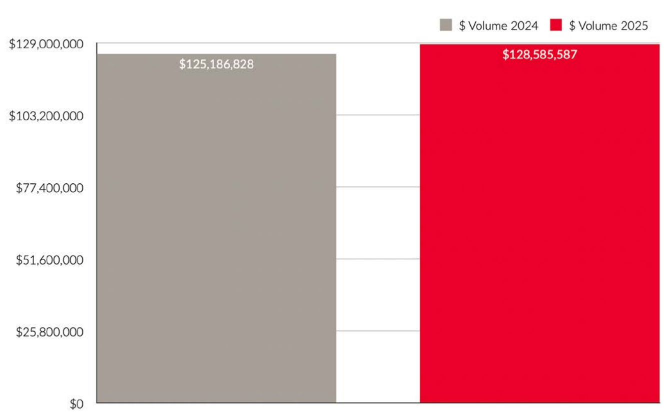


Month-Over-Month 2024 vs. 2025

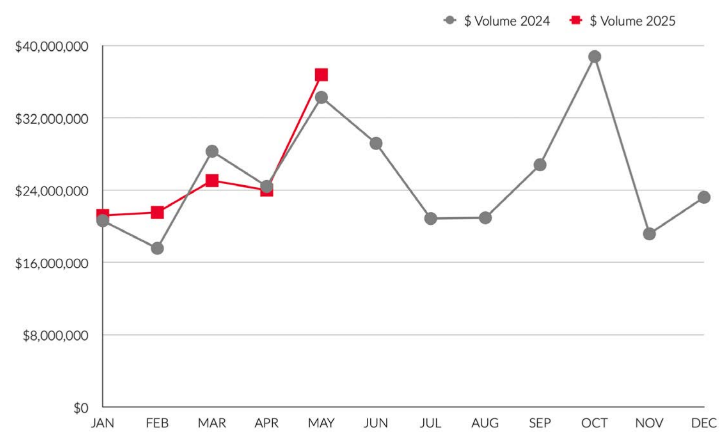
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

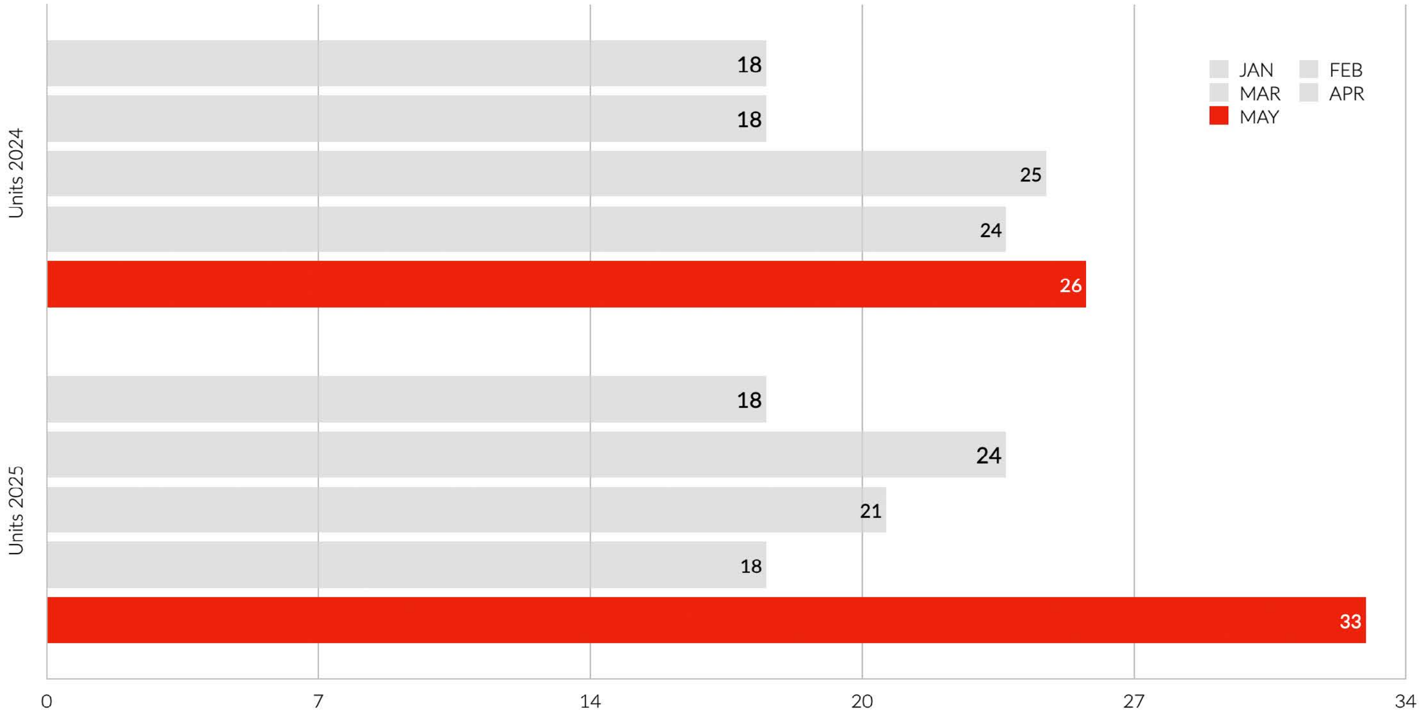


Yearly Totals 2024 vs. 2025

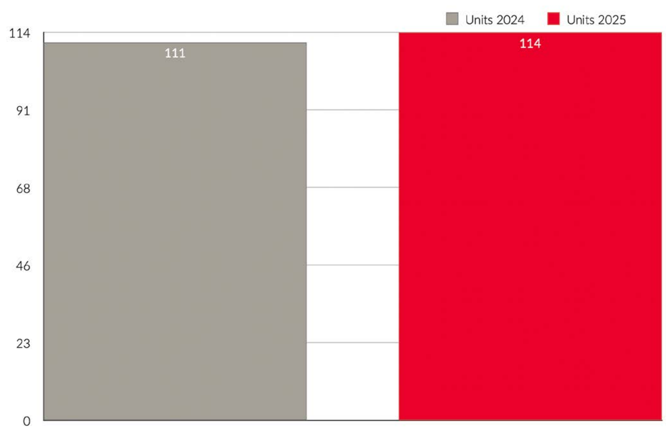


Month vs. Month 2024 vs. 2025

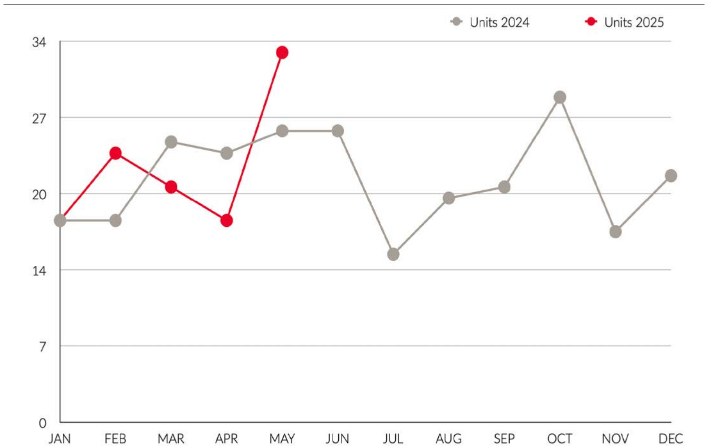
UNIT SALES



Monthly Comparison 2024 vs. 2025



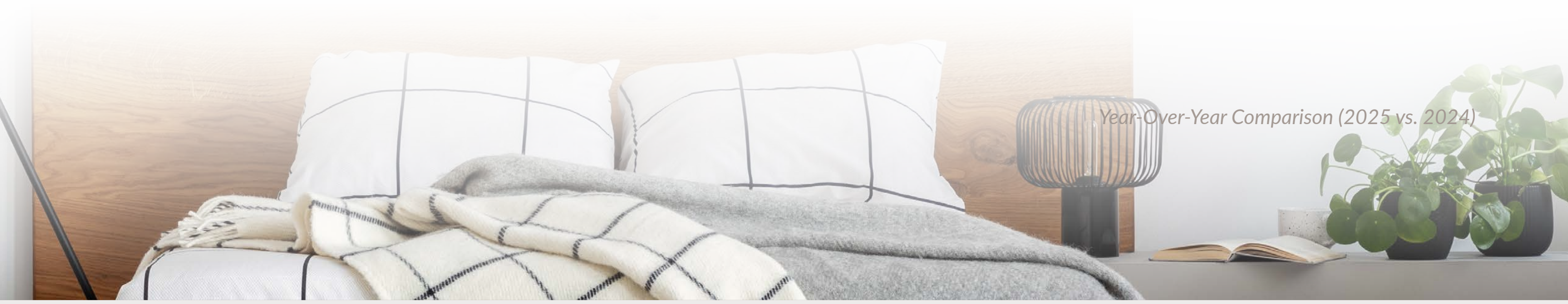
Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY **TYPE**

	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	$102,241,387 +8.5%	$26,344,200 +21.17%	$2,831,000 -55.69%
YTD Unit Sales	74 +7.25%	40 +33.33%	4 -50%
YTD Average Sale Price	$1,381,640 +1.17%	$658,605 -9.12%	$707,750 -11.37%
May Sales Volume	$27,064,400 -3.96%	$9,702,000 +104.99%	$660,000 -12%
May Unit Sales	21 +23.53%	12 +71.43%	1 No Change



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

ROYAL LEPAGE® LOCATIONS NORTH BROKERAGE

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

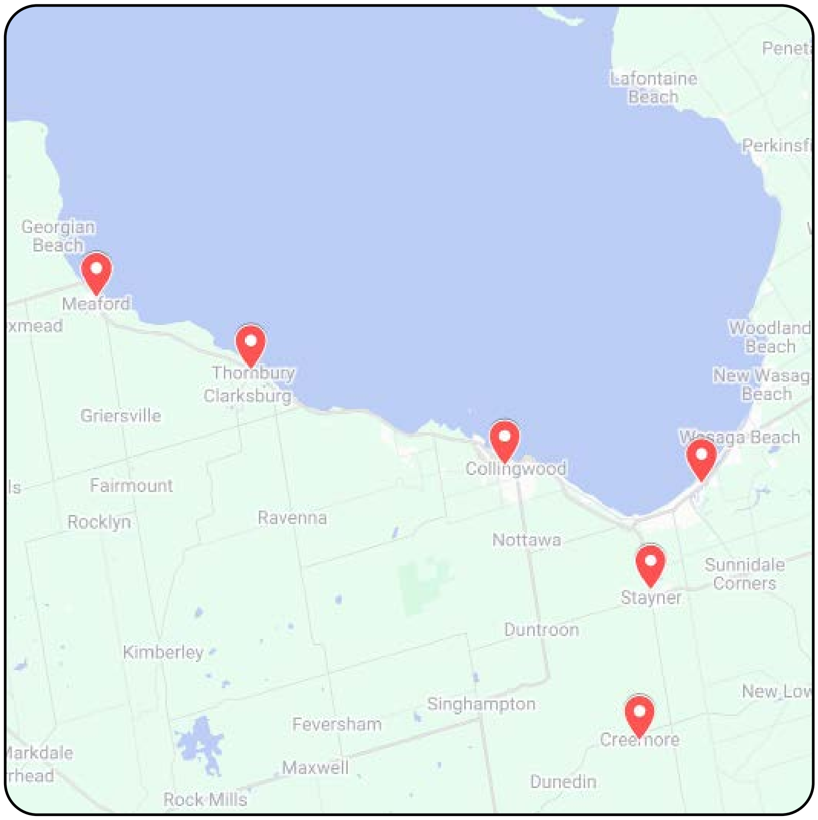
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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