

# 2026

# OCTOBER

## 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 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 October, with sales activity declining year-over-year while pricing was mixed and listing activity softened. The median sale price increased 2.23% to $915,000, while the average sale price decreased 4.96% to $1,141,143. Sales volume declined 41.3% to $23,964,000, alongside a 38.24% decrease in unit sales to 21 transactions. New listings declined 12.98% to 114 properties, while expired listings increased 2.78% to 37. The monthly unit sales-to-listings ratio fell to 18.42%, while the year-to-date ratio stood at 20.22%, keeping The Blue Mountains firmly in buyer's market territory.

### October year-over-year sales volume of $23,964,000

Down 41.3% from 2025's $40,824,217, with unit sales of 21 down 38.24% from last October's 34. New listings of 114 are down 12.98% from 131 a year ago, while the monthly sales/listings ratio of 18.42% is down 29.02% from 25.95%.

### Year-to-date sales volume of $246,469,088

Down 15.96% from 2025's $293,286,104, with unit sales of 216 down 15.63% from 2025's 256. New listings of 1,068 are down 2.2% from 1,092 a year ago, while the year-to-date sales/listings ratio of 20.22% is down 13.73% from 23.44%.

### Year-to-date average sale price of $1,144,678

Down 0.87% from $1,154,692 one year ago, with the median sale price of $888,125 down 5.52% from $940,000. Average days on market of 65.60 is down 1.5% from 66.60 days last year, indicating selling time improved slightly despite softer year-to-date pricing.

## OCTOBER NUMBERS

Median Sale Price
**$915,000**
+2.23%

Average Sale Price
**$1,141,143**
-4.96%

Sales Volume
**$23,964,000**
-41.3%

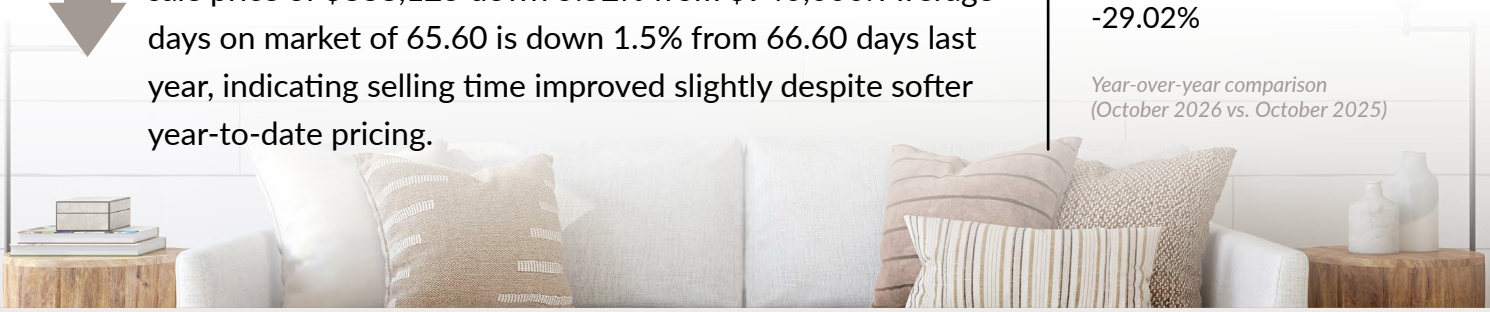
Unit Sales
**21**
-38.24%

New Listings
**114**
-12.98%

Expired Listings
**37**
+2.78%

Unit Sales/Listings Ratio
**18.42%**
-29.02%

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

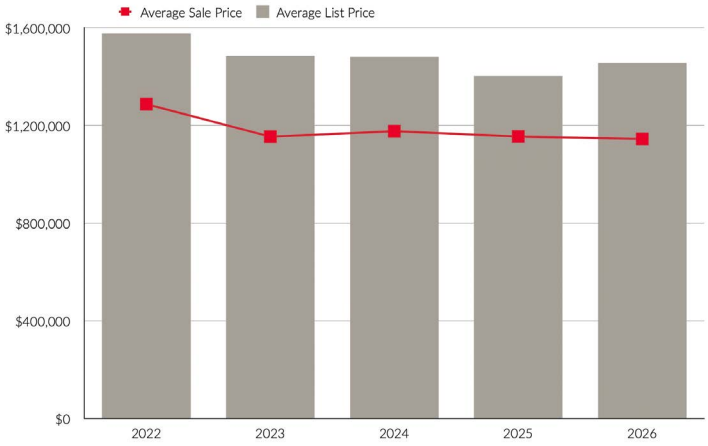


# THE MARKET IN **DETAIL**

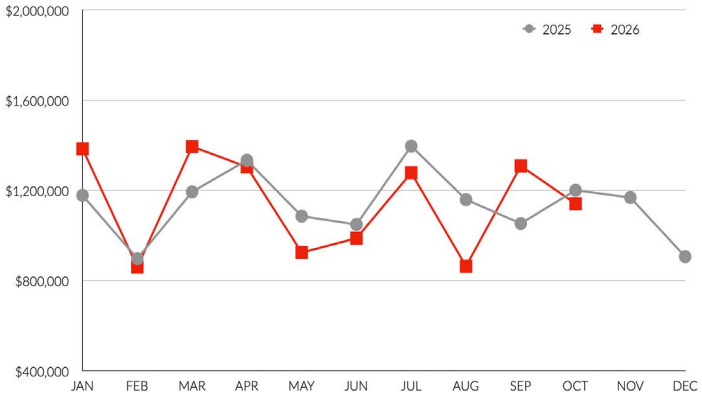
| | 2024 | 2025 | 2026 | 2025-2026 |
|---|---|---|---|---|
| **YTD Volume Sales** | $261,764,033 | $293,286,104 | $246,469,088 | -15.96% |
| **YTD Unit Sales** | 222 | 256 | 216 | -15.63% |
| **YTD New Listings** | 977 | 1,092 | 1,068 | -2.2% |
| **YTD Sales/Listings Ratio** | 22.72% | 23.44% | 20.22% | -13.73% |
| **YTD Expired Listings** | 329 | 370 | 323 | -12.7% |
| **Monthly Volume Sales** | $38,776,480 | $40,824,217 | $23,964,000 | -41.3% |
| **Monthly Unit Sales** | 29 | 34 | 21 | -38.24% |
| **Monthly New Listings** | 106 | 131 | 114 | -12.98% |
| **Monthly Sales/Listings Ratio** | 27.36% | 25.95% | 18.42% | -29.02% |
| **Monthly Expired Listings** | 53 | 36 | 37 | +2.78% |
| **Monthly Average Sale Price** | $1,337,120 | $1,200,712 | $1,141,143 | -4.96% |
| **YTD Sales: $0-$199K** | 0 | 1 | 0 | -100% |
| **YTD Sales: $200k-349K** | 8 | 9 | 10 | +11.11% |
| **YTD Sales: $350K-$549K** | 20 | 33 | 37 | +12.12% |
| **YTD Sales: $550K-$749K** | 33 | 40 | 37 | -7.5% |
| **YTD Sales: $750K-$999K** | 51 | 53 | 38 | -28.3% |
| **YTD Sales: $1M+** | 104 | 96 | 67 | -30.21% |
| **YTD Sales: $2M+** | 30 | 25 | 30 | +20% |
| **YTD Average Days-On-Market** | 63.40 | 66.60 | 65.60 | -1.5% |
| **YTD Average Sale Price** | $1,176,382 | $1,154,692 | $1,144,678 | -0.87% |
| **YTD Median Sale Price** | $1,016,750 | $940,000 | $888,125 | -5.52% |

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

# **AVERAGE** SALE PRICE

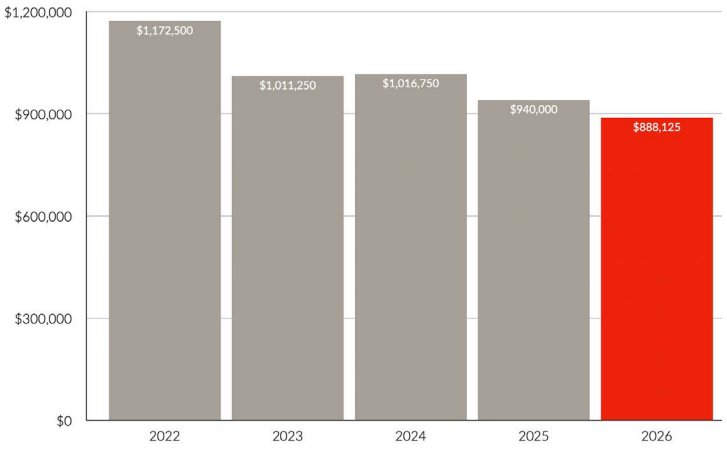



Year-Over-Year

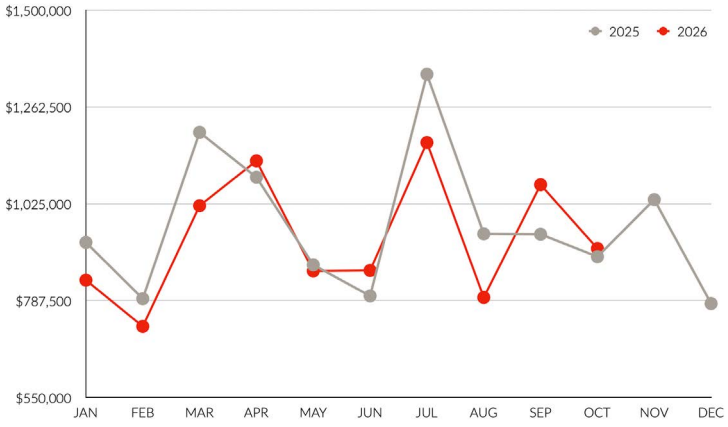



Month-Over-Month 2025 vs. 2026

# **MEDIAN** SALE PRICE



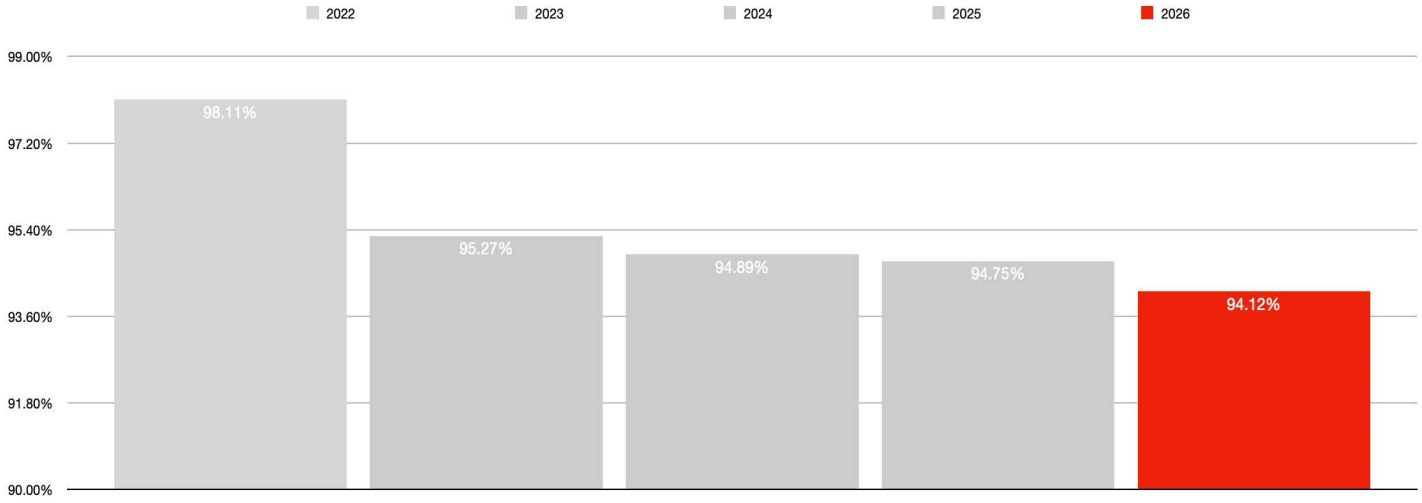

Year-Over-Year



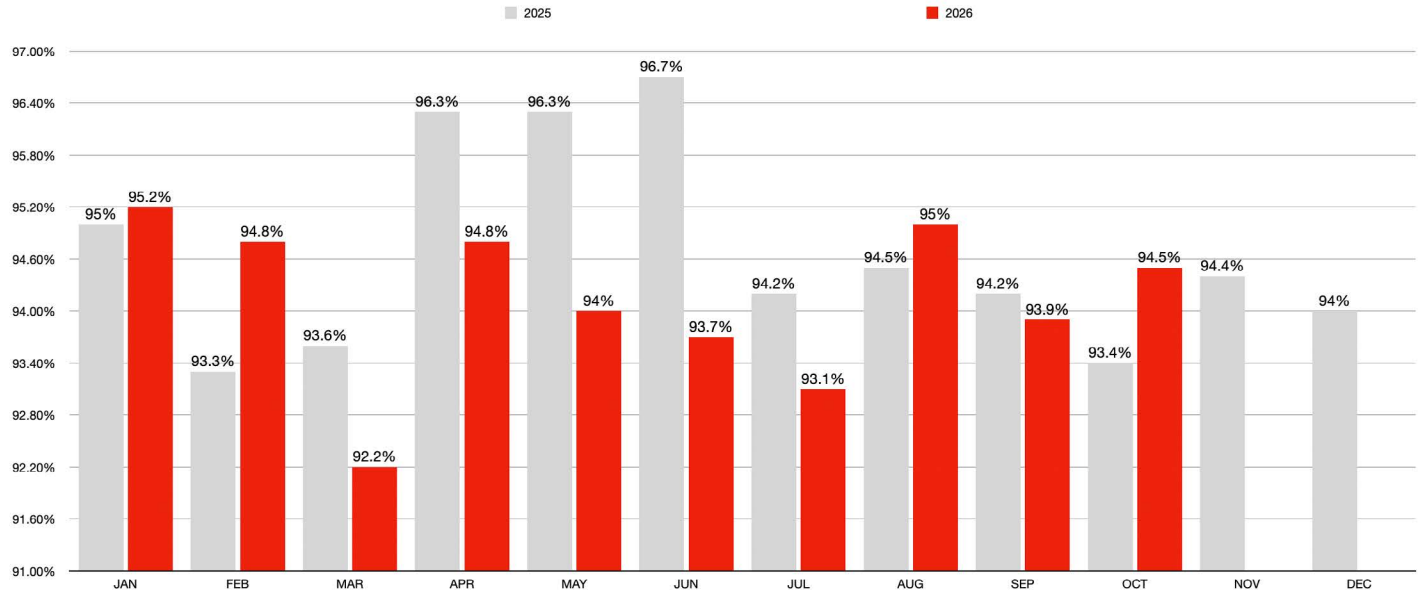

Month-Over-Month 2025 vs. 2026

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

# **SALE PRICE** VS. **LIST PRICE** RATIO

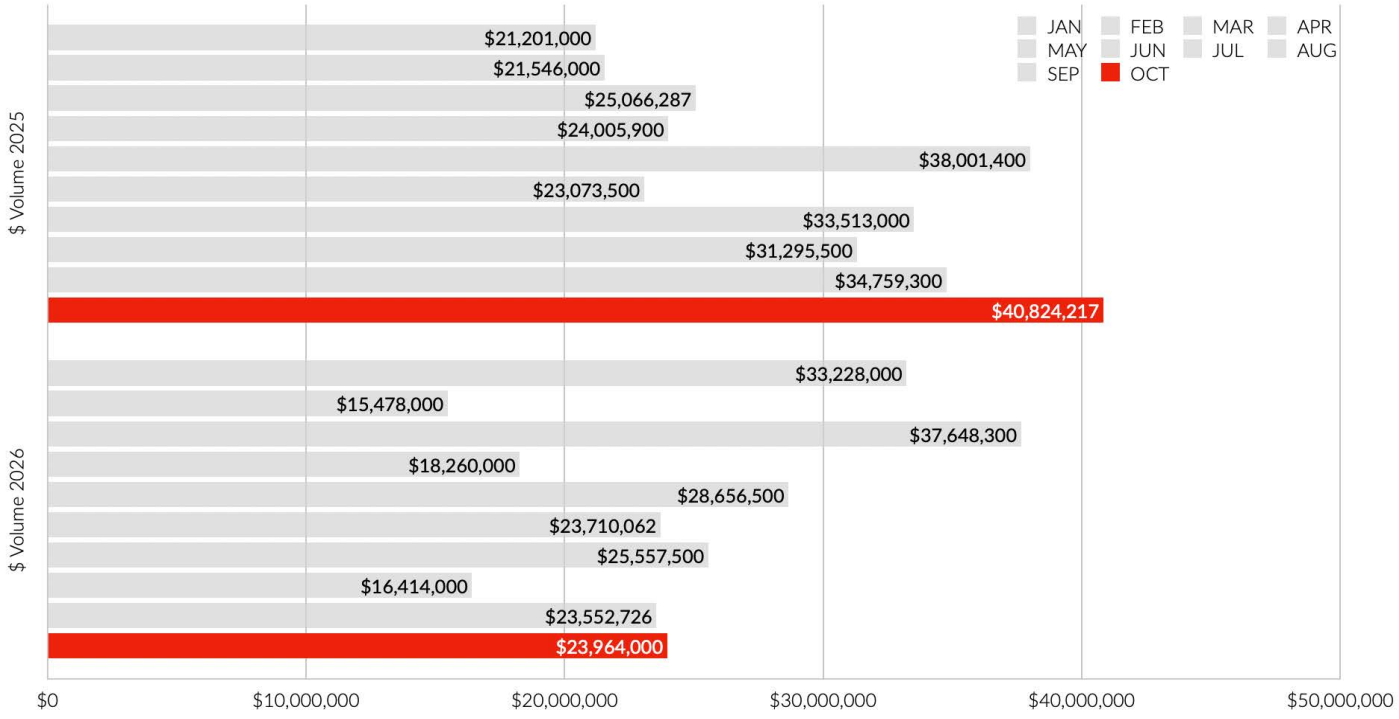



Year-Over-Year

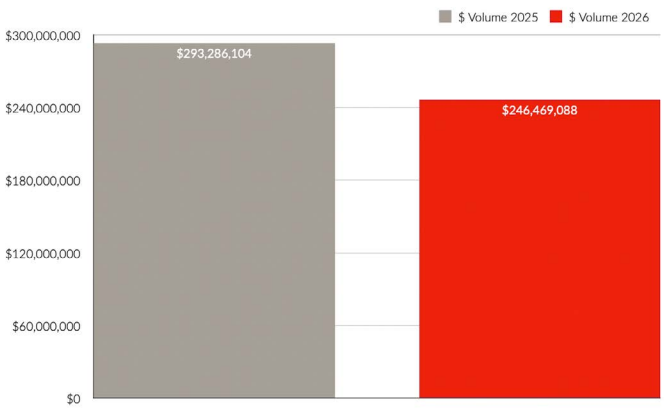



Month-Over-Month 2025 vs. 2026

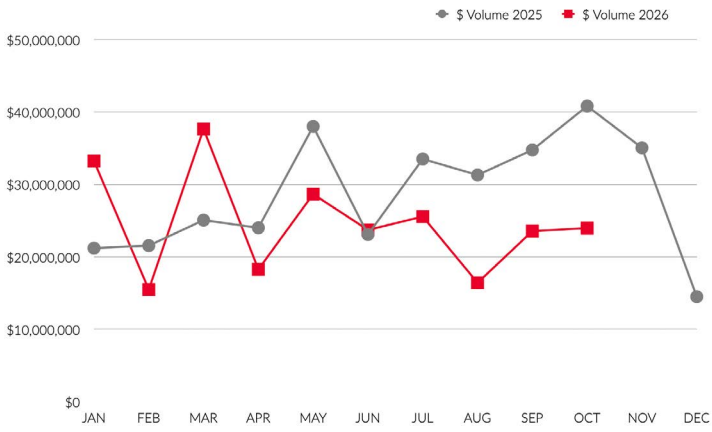
# **DOLLAR** VOLUME SALES




**Monthly Comparison 2025 vs. 2026**

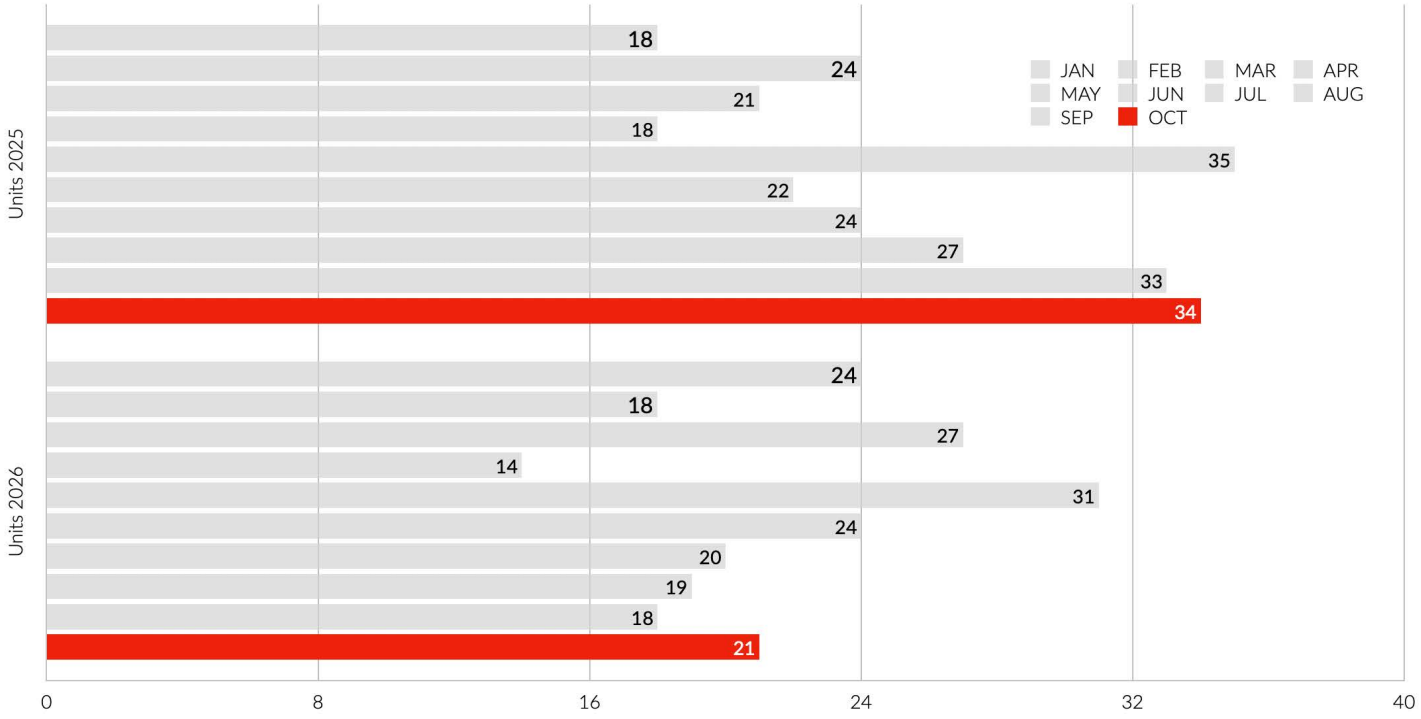



**YTD Totals 2025 vs. 2026**

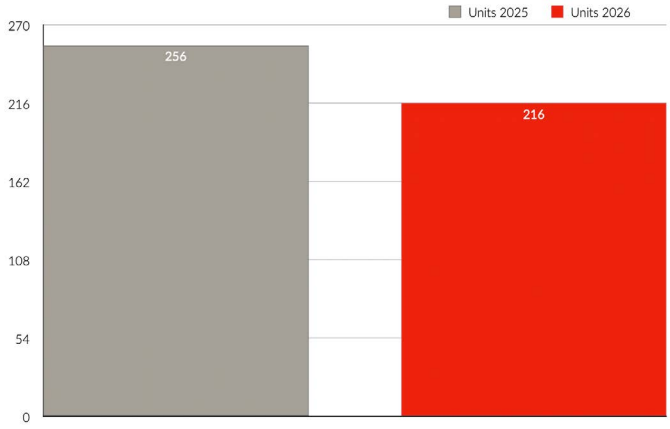



**Month vs. Month 2025 vs. 2026**

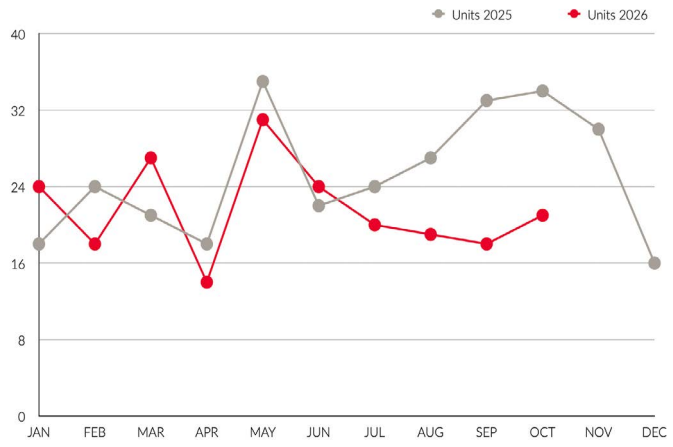
# **UNIT** SALES




## 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 | $204,979,838 -14.11% | $41,089,250 -24.81% | $7,245,112 -7.54% |
| YTD Unit Sales | 144 -16.28% | 71 -15.48% | 11 +10% |
| YTD Average Sale Price | $1,423,471 +2.6% | $578,722 -11.04% | $658,647 -15.95% |
| October Sales Volume | $23,262,000 -37.33% | $702,000 -81.07% | $0 -100% |
| October Unit Sales | 19 -32.14% | 2 -66.67% | 0 -100% |

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



# **OUR** LOCATIONS

### COLLINGWOOD
705-445-5520
112 Hurontario St, Collingwood

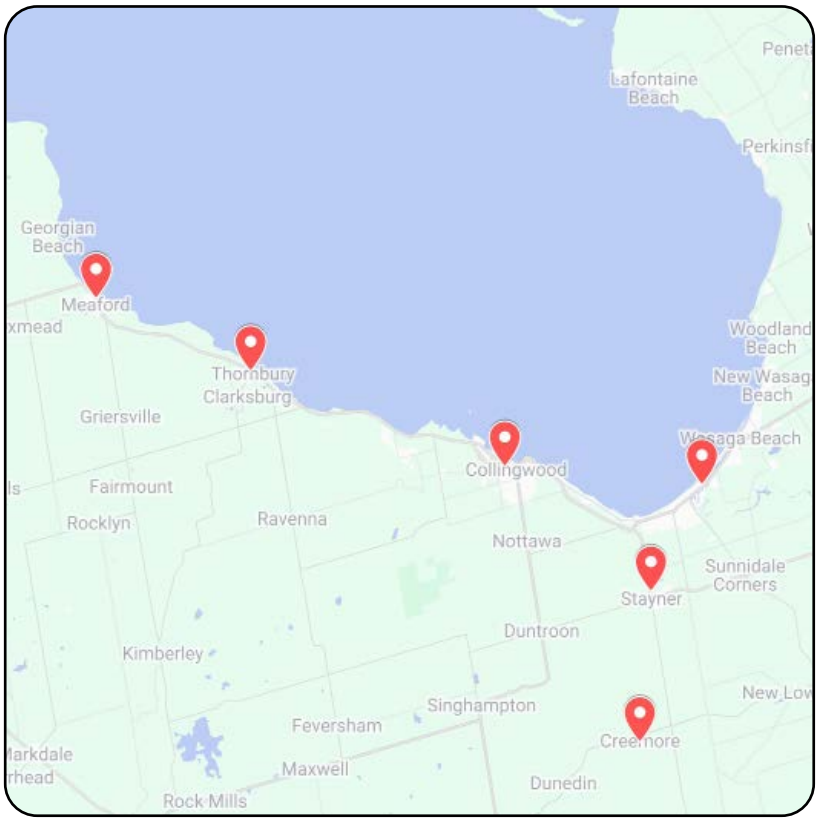
### CREEMORE
705-881-9005
154 Mill St, Unit B, Creemore

### 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




/RoyalLePageLocationsNorth

/RLPLocationsNorth

/LocationsNorth

Helping You Is What We Do.

Find more Real Estate Market Reports for Southern Georgian Bay at:

locationsnorth.com/market-update/