



# 2025

# MAY

# COLLINGWOOD

## 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 Collingwood real estate market in May 2025 remained favourable for buyers, despite increased sales activity across several key indicators. The median sale price dropped 38.74% year-over-year to \$755,000, while the average sale price declined 12.82% to \$788,881. Sales volume rose 28.59% to \$46,543,966, driven by a 47.5% increase in unit sales to 59 properties. Inventory also grew, with new listings up 26.38% to 206 and expired listings rising 58.33% to 38. The unit sales-to-listings ratio improved to 28.64%, up 16.71% from last May—suggesting a modest shift toward stronger buyer engagement, even as market conditions continue to favour buyers.



### May year-over-year sales volume of \$46,543,966

Up 28.59% from 2024's \$36,195,888 with unit sales of 59 up 47.5% from last May's 40. New listings of 206 are up 26.38% from a year ago, with the sales/listing ratio of 28.64% up 16.71%.



### Year-to-date sales volume of \$146,886,641

Down 8.42% from 2024's \$160,400,168 with unit sales of 187 down 2.09% from 2024's 191. New listings of 696 are up 20% from a year ago, with the sales/listing ratio of 26.87% down 18.41%.



### Year-to-date average sale price of \$769,900

Down from \$827,359 one year ago with median sale price of \$685,000 down from \$950,000 one year ago. Average days-on-market of 57 is up 7 days from last year.

## MAY NUMBERS

Median Sale Price

**\$755,000**

-38.74%

Average Sale Price

**\$788,881**

-12.82%

Sales Volume

**\$46,543,966**

+28.59%

Unit Sales

**59**

+47.5%

New Listings

**206**

+26.38%

Expired Listings

**38**

+58.33%

Unit Sales/Listings Ratio

**28.64%**

+16.71%

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

# THE MARKET IN DETAIL

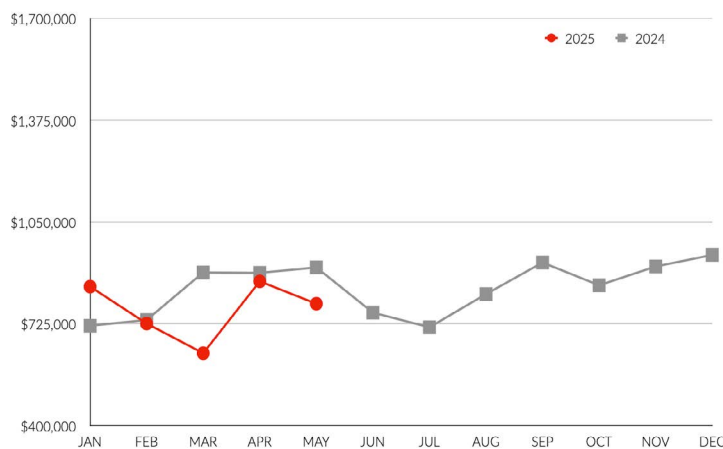
	2023	2024	2025	2024-2025
<b>YTD Volume Sales</b>	\$159,553,899	\$160,400,168	\$146,886,641	-8.42%
<b>YTD Unit Sales</b>	193	191	187	-2.09%
<b>YTD New Listings</b>	503	580	696	+20%
<b>YTD Sales/Listings Ratio</b>	38.37%	32.93%	26.87%	-18.41%
<b>YTD Expired Listings</b>	55	116	141	+21.55%
<b>Monthly Volume Sales</b>	\$54,067,800	\$36,195,888	\$46,543,966	+28.59%
<b>Monthly Unit Sales</b>	62	40	59	+47.5%
<b>Monthly New Listings</b>	165	163	206	+26.38%
<b>Monthly Sales/Listings Ratio</b>	37.58%	24.54%	28.64%	+16.71%
<b>Monthly Expired Listings</b>	9	24	38	+58.33%
<b>Monthly Average Sale Price</b>	\$872,061	\$904,897	\$788,881	-12.82%
<b>YTD Sales: \$0-\$199K</b>	1	3	1	-66.67%
<b>YTD Sales: \$200k-349K</b>	6	1	11	+1,000%
<b>YTD Sales: \$350K-\$549K</b>	33	34	45	+32.35%
<b>YTD Sales: \$550K-\$749K</b>	49	55	49	-10.91%
<b>YTD Sales: \$750K-\$999K</b>	61	49	45	-8.16%
<b>YTD Sales: \$1M-\$2M</b>	40	45	30	-33.33%
<b>YTD Sales: \$2M+</b>	43	49	6	-87.76%
<b>YTD Average Days-On-Market</b>	41.00	41.00	57.40	+40%
<b>YTD Average Sale Price</b>	\$819,878	\$827,359	\$769,900	-6.94%
<b>YTD Median Sale Price</b>	\$1,050,000	\$950,000	\$685,000	-27.89%

Collingwood MLS Sales and Listing Summary  
2023 vs. 2024 vs. 2025

# AVERAGE SALE PRICE

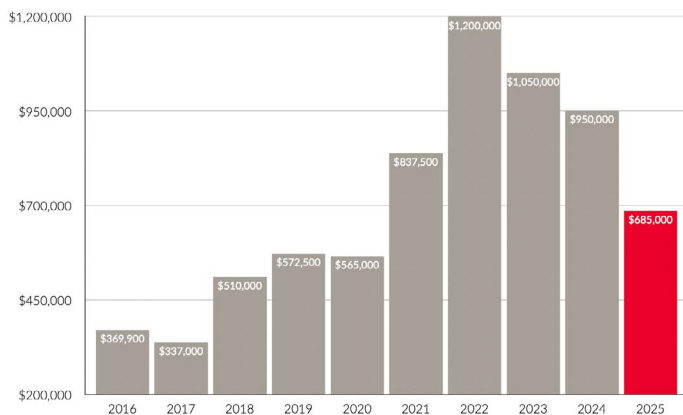


Year-Over-Year

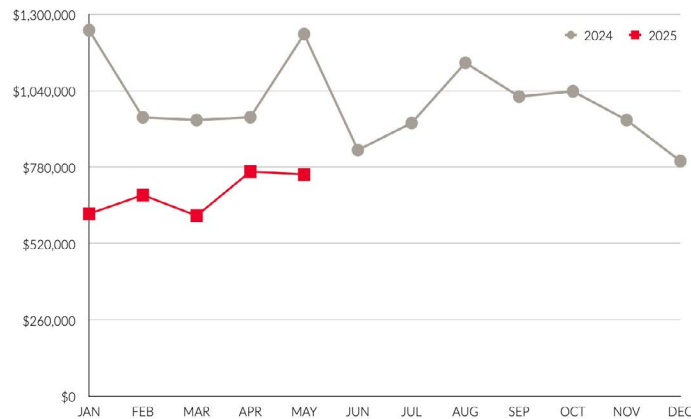


Month-Over-Month 2024 vs. 2025

# MEDIAN SALE PRICE



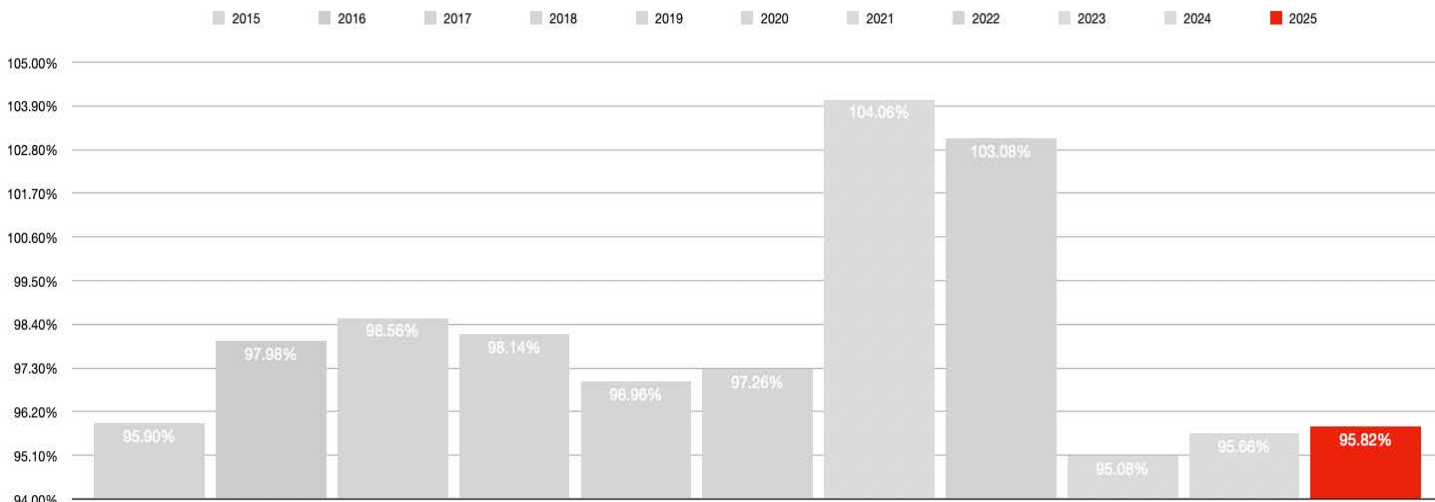
Year-Over-Year



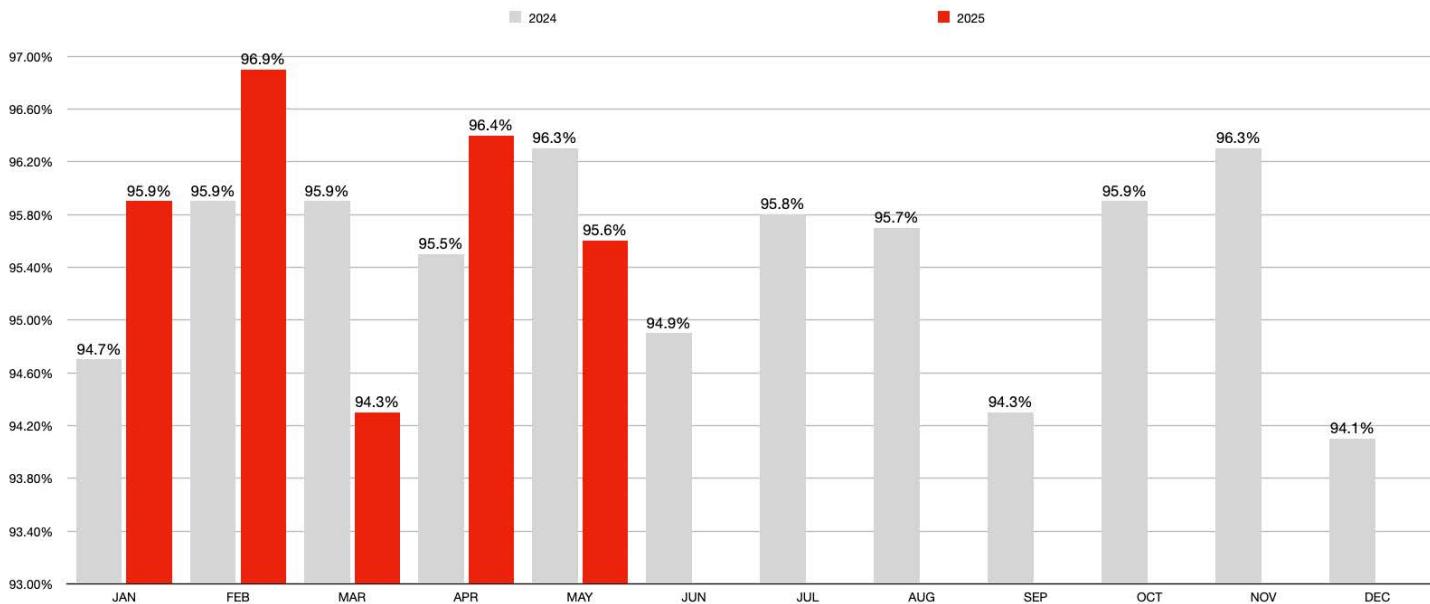
Month-Over-Month 2024 vs. 2025

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

# SALE PRICE VS. LIST PRICE RATIO

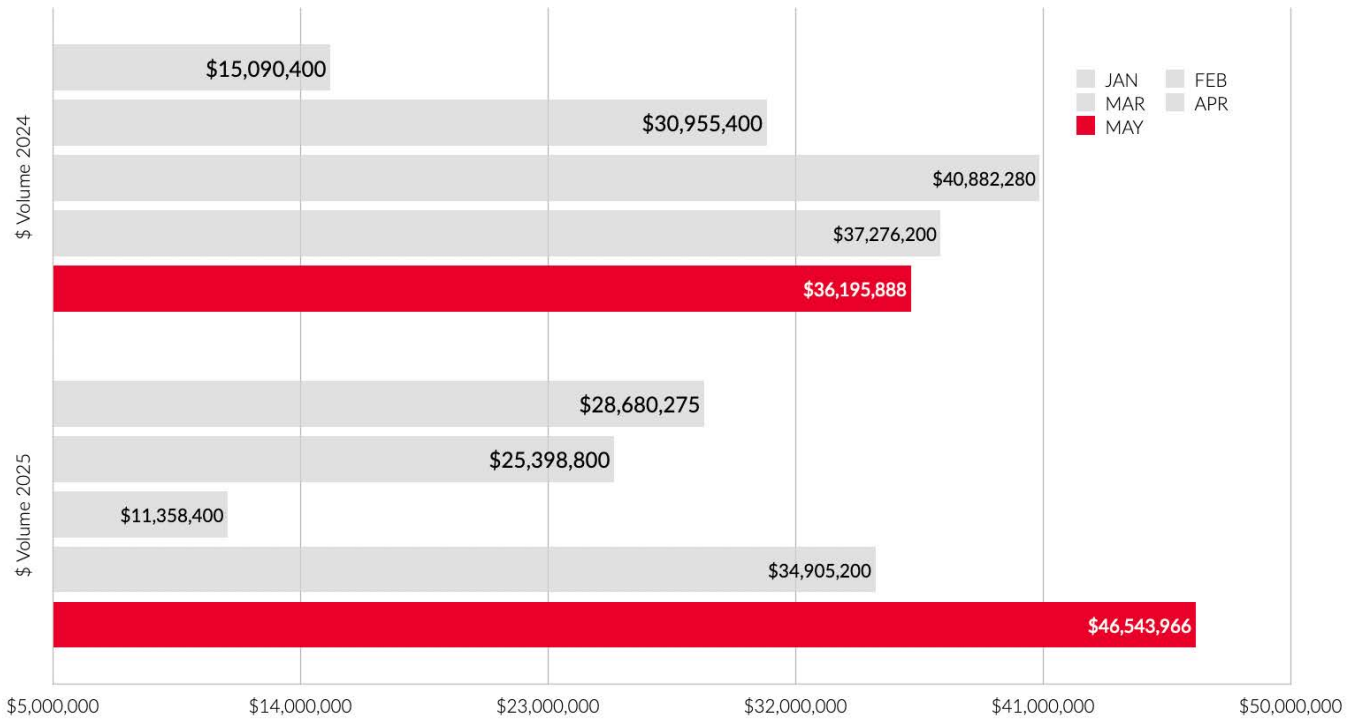


## Year-Over-Year

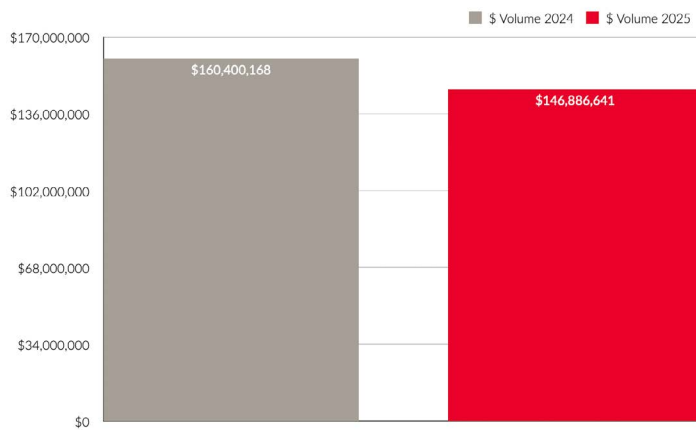


## Month-Over-Month 2024 vs. 2025

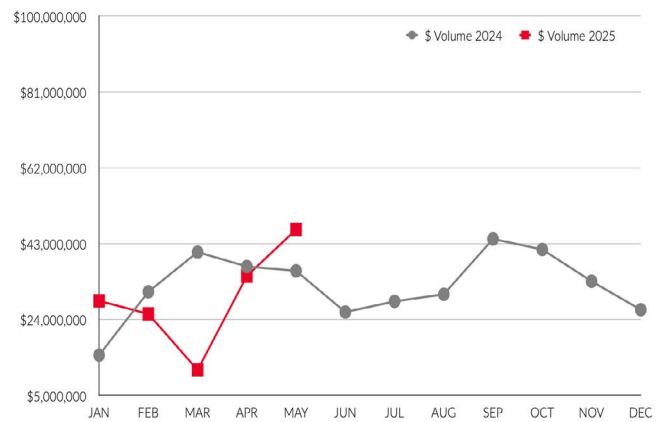
# DOLLAR VOLUME SALES



## Monthly Comparison 2024 vs. 2025

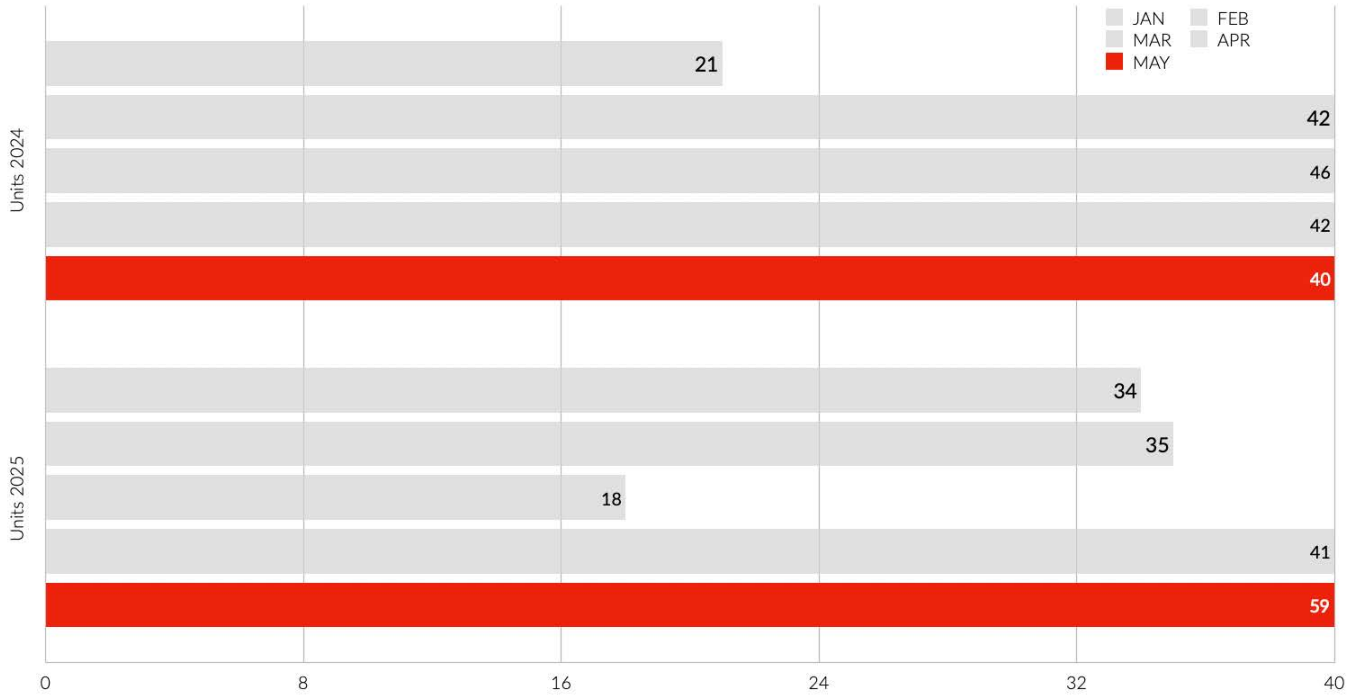


## Yearly Totals 2024 vs. 2025

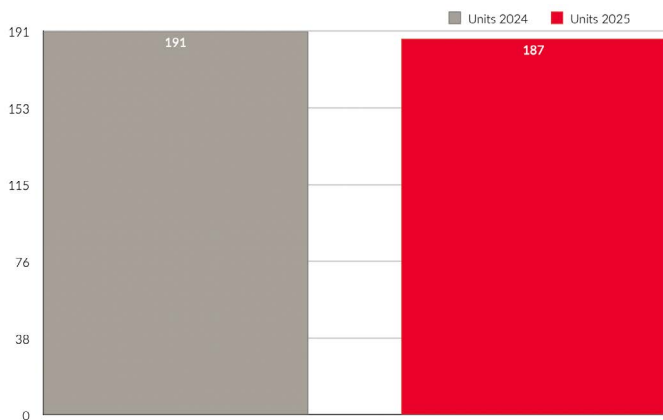


## Month vs. Month 2024 vs. 2025

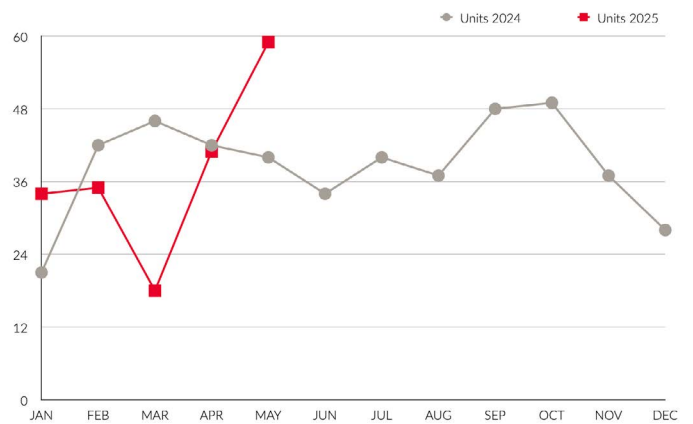
# UNIT SALES



Monthly Comparison 2024 vs. 2025

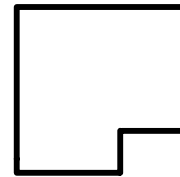


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
YTD Sales Volume	 \$99,779,541 -15.87%	 \$47,107,100 +15.31%	 \$2,310,000 +142.52%
YTD Unit Sales	 106 -16.54%	 81 +35%	 2 -50%
YTD Average Sale Price	 \$941,316 +0.8%	 \$581,569 -14.58%	 \$1,155,000 +385.04%
May Sales Volume	 \$31,586,766 +12.99%	 \$14,957,200 +81.5%	 \$310,000 +100%
May Unit Sales	 33 +22.22%	 26 +100%	 1 +100%

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

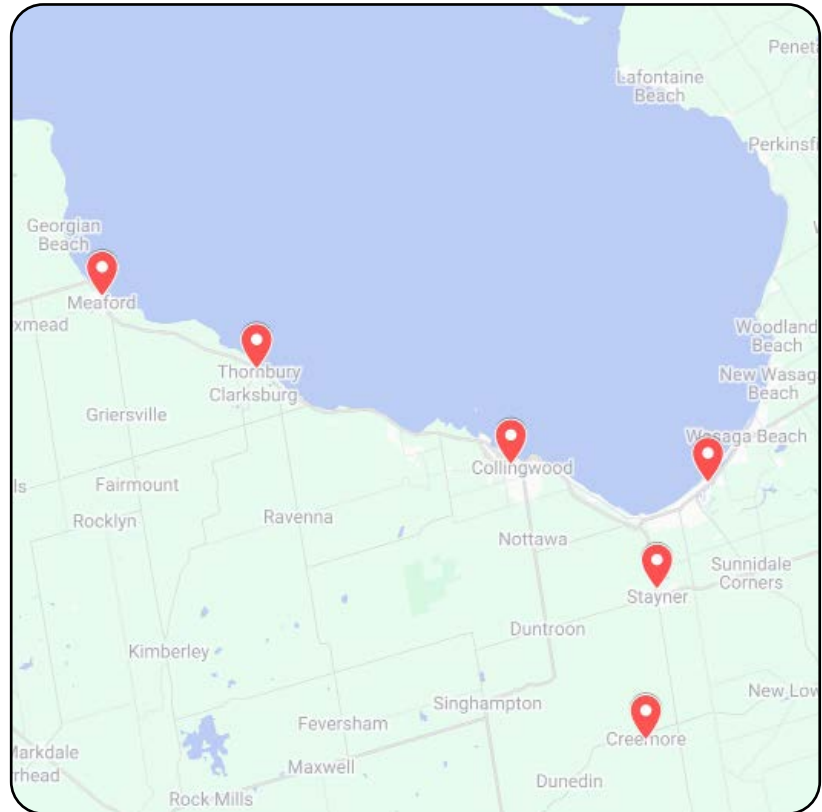
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach


## STAYNER

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



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