



2025 JUNE COLLINGWOOD Real Estate Market Report



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 Collingwood real estate market in June 2025 remained buyer-leaning but edged closer to balance as activity surged. The median sale price declined 17.66% to \$690,000, while the average rose 3.01% to \$783,485. Sales volume more than doubled, up 106.03% to \$53.3 million, driven by a 100% increase in unit sales to 68. New listings rose 35.71% to 171, while expired listings fell 10%. With a unit sales-to-listings ratio of 39.77%, the market sits just on the cusp of balanced conditions.



June year-over-year sales volume of \$53,277,000

Up 106.03% from 2024's \$25,858,900 with unit sales of 68 up 100% from last June's 34. New listings of 171 are up 35.71% from a year ago, with the sales/listing ratio of 39.77% up 47.37%.



Year-to-date sales volume of \$201,538,641

Up 8.2% from 2024's \$186,259,068 with unit sales of 256 up 13.78% from 2024's 225. New listings of 870 are up 23.23% from a year ago, with the sales/listing ratio of 29.43% down 7.67%.



Year-to-date average sale price of \$772,287

Down from \$816,225 one year ago with median sale price of \$687,500 down from \$949,750 one year ago. Average days-on-market of 57 is up 7 days from last year.

JUNE NUMBERS

Median Sale Price

\$690,000

-17.66%

Average Sale Price

\$783,485

+3.01%

Sales Volume

\$53,277,000

+106.03%

Unit Sales

68

+100%

New Listings

171

+35.71%

Expired Listings

18

-10%

Unit Sales/Listings Ratio

39.77%

+47.37%

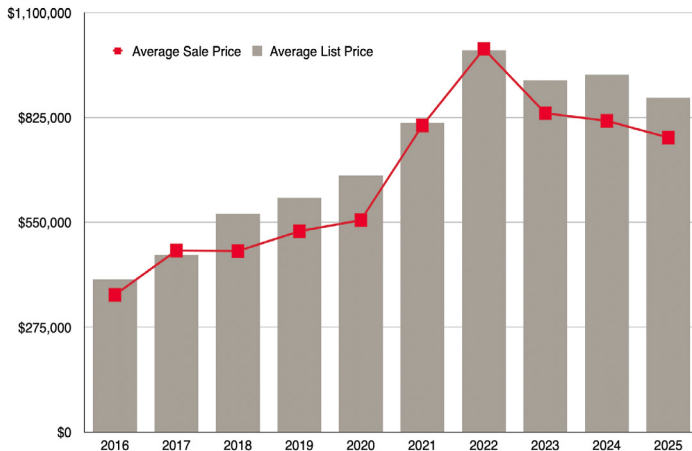
*Year-over-year comparison
(June 2025 vs. June 2024)*

THE MARKET IN DETAIL

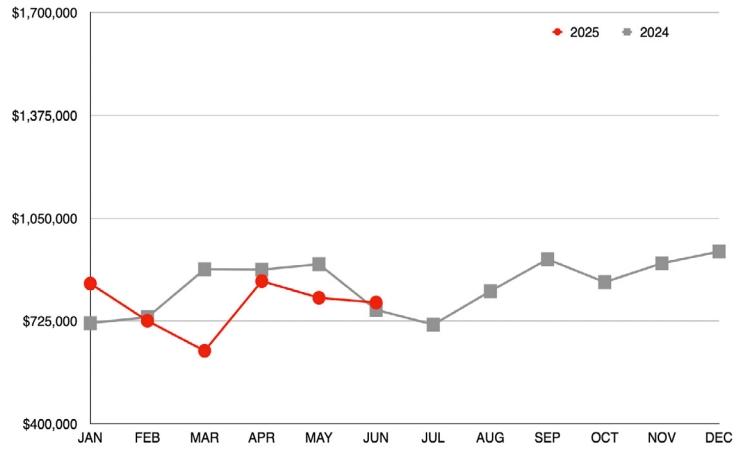
	2023	2024	2025	2024-2025
YTD Volume Sales	\$201,777,199	\$186,259,068	\$201,538,641	+8.2%
YTD Unit Sales	239	225	256	+13.78%
YTD New Listings	651	706	870	+23.23%
YTD Sales/Listings Ratio	36.71%	31.87%	29.43%	-7.67%
YTD Expired Listings	65	136	159	+16.91%
Monthly Volume Sales	\$42,223,300	\$25,858,900	\$53,277,000	+106.03%
Monthly Unit Sales	46	34	68	+100%
Monthly New Listings	148	126	171	+35.71%
Monthly Sales/Listings Ratio	31.08%	26.98%	39.77%	+47.37%
Monthly Expired Listings	10	20	18	-10%
Monthly Average Sale Price	\$872,061	\$904,897	\$798,649	-11.74%
YTD Sales: \$0-\$199K	1	3	1	-66.67%
YTD Sales: \$200k-349K	7	2	12	+500%
YTD Sales: \$350K-\$549K	40	45	64	+42.22%
YTD Sales: \$550K-\$749K	58	64	71	+10.94%
YTD Sales: \$750K-\$999K	77	55	61	+10.91%
YTD Sales: \$1M-\$2M	51	51	40	-21.57%
YTD Sales: \$2M+	56	55	8	-85.45%
YTD Average Days-On-Market	39.83	39.83	56.50	+41.84%
YTD Average Sale Price	\$836,215	\$816,225	\$772,287	-5.38%
YTD Median Sale Price	\$1,040,000	\$949,750	\$687,500	-27.61%

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

AVERAGE SALE PRICE

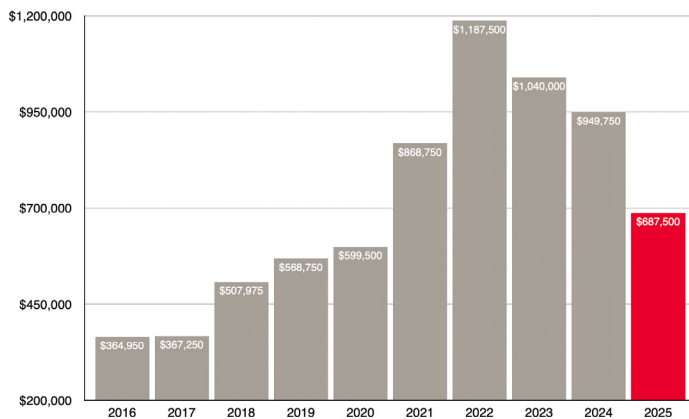


Year-Over-Year

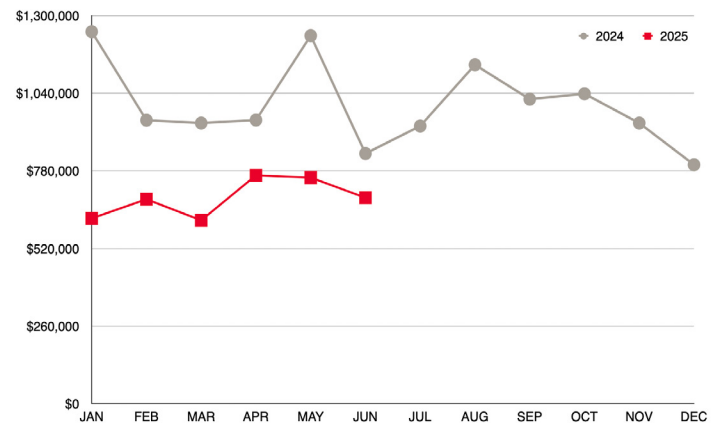


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



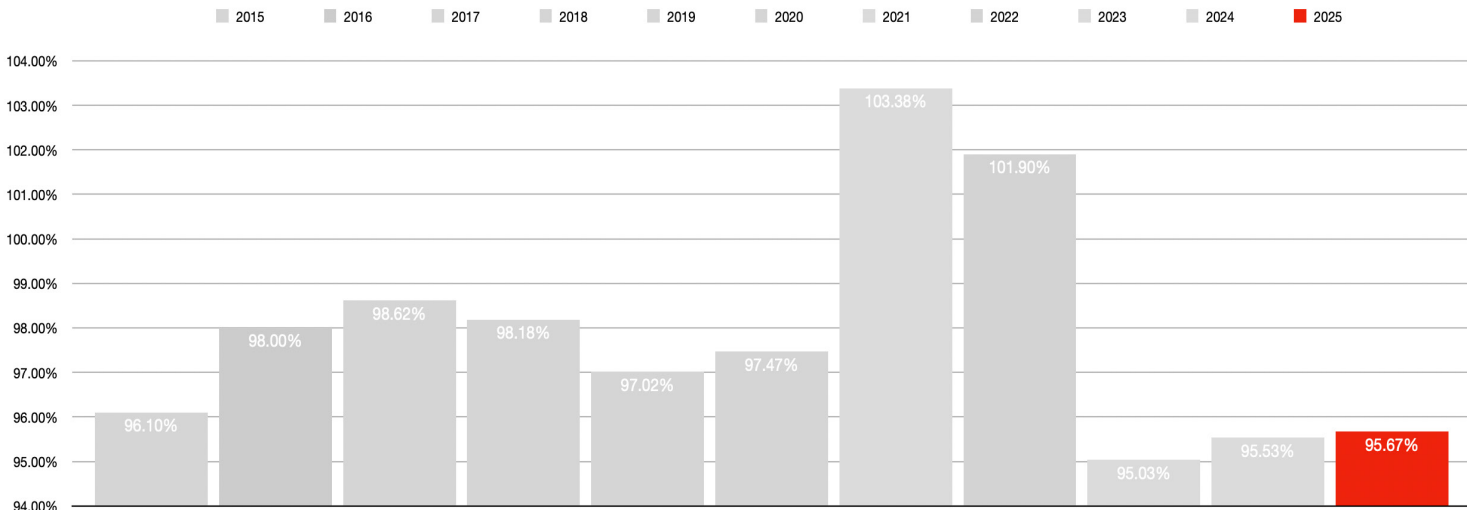
Year-Over-Year



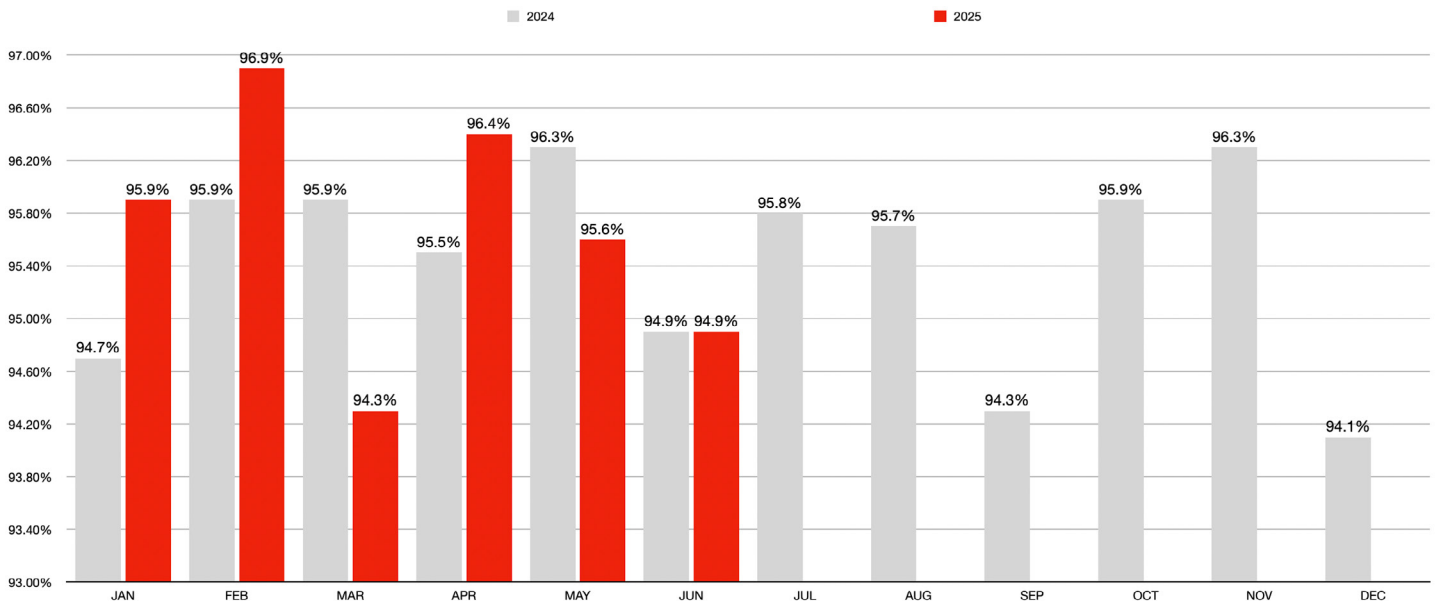
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

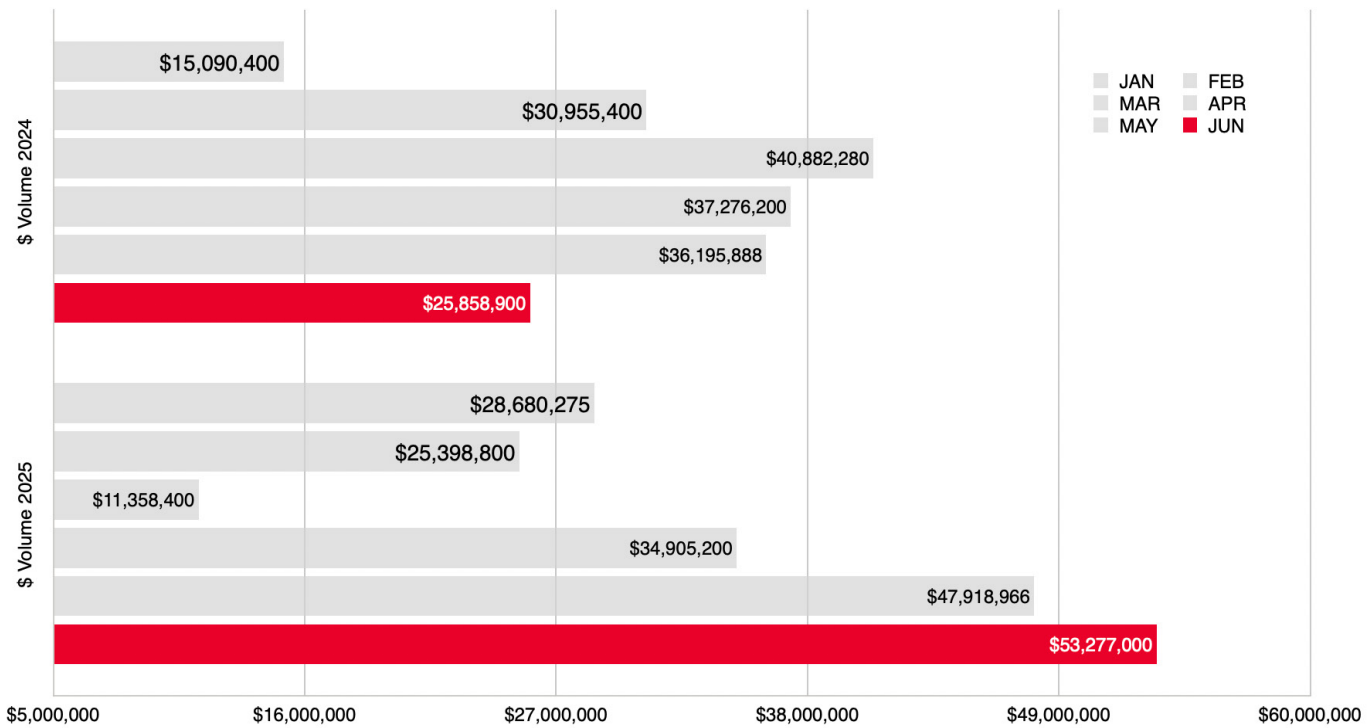


Year-Over-Year

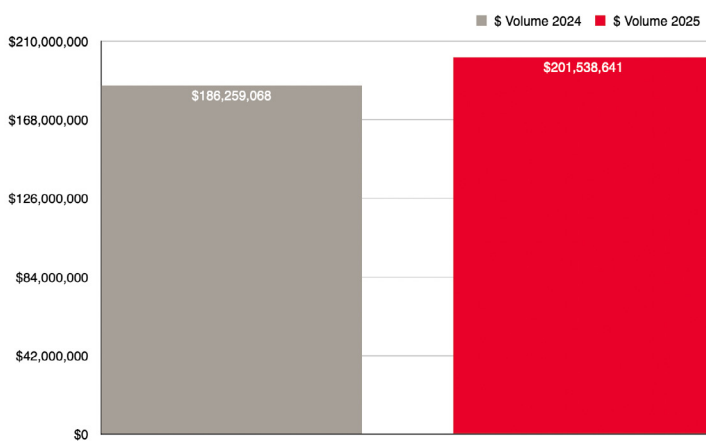


Month-Over-Month 2024 vs. 2025

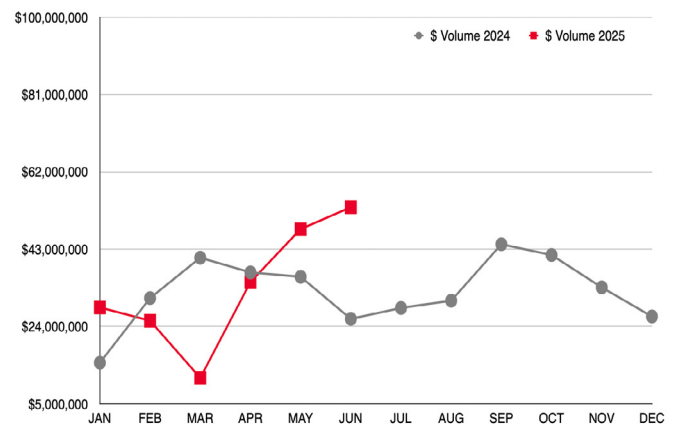
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

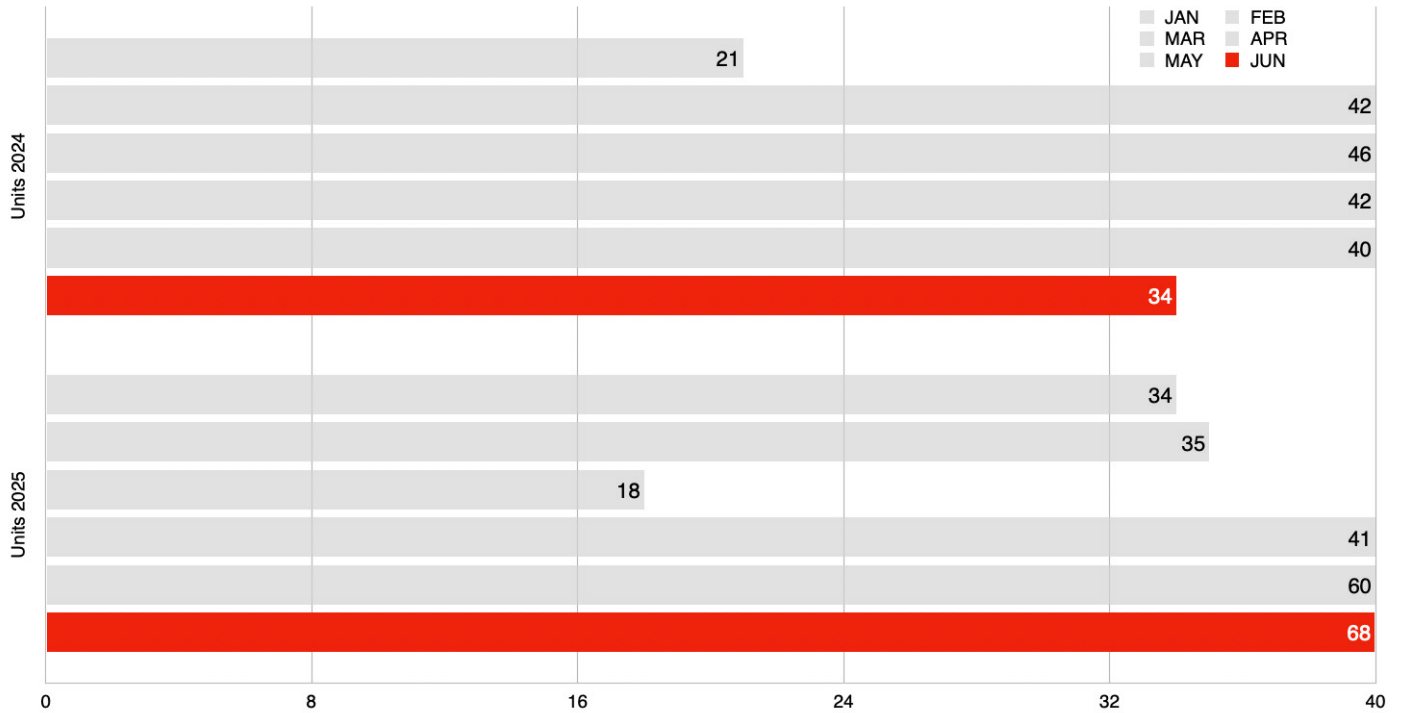


Yearly Totals 2024 vs. 2025

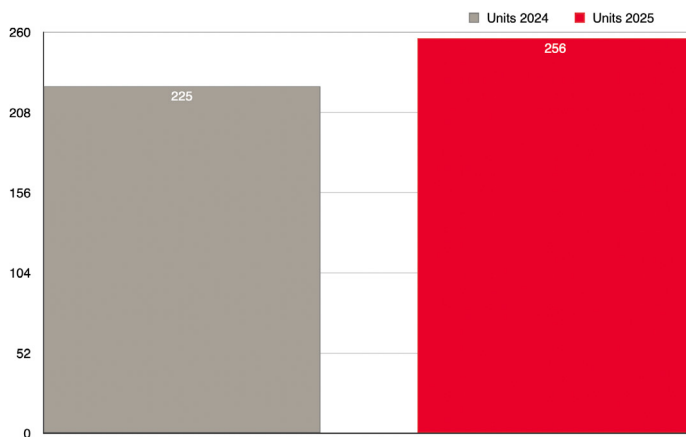


Month vs. Month 2024 vs. 2025

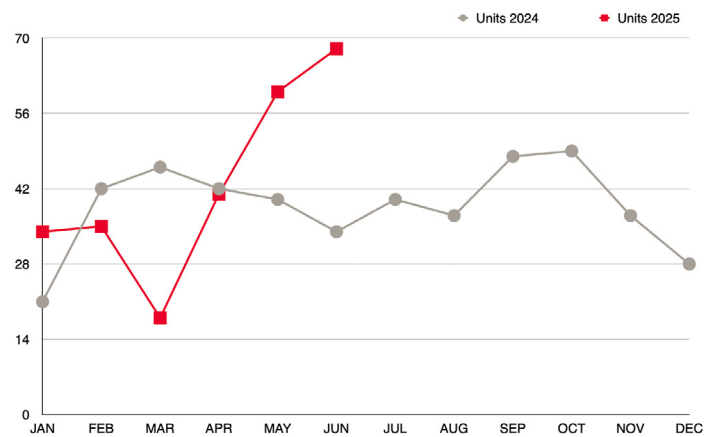
UNIT SALES



Monthly Comparison 2024 vs. 2025

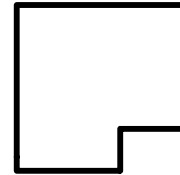


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$141,823,041 +4.53%	 \$59,715,600 +20.32%	 \$2,980,000 +212.86%
YTD Unit Sales	 154 +6.21%	 102 +34.21%	 4 No Change
YTD Average Sale Price	 \$920,929 -1.58%	 \$585,447 -10.35%	 \$745,000 +212.86%
June Sales Volume	 \$40,668,500 +138.09%	 \$12,608,500 +43.64%	 \$670,000 Up from \$0
June Unit Sales	 47 +161.11%	 21 +31.25%	 2 Up from 0

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

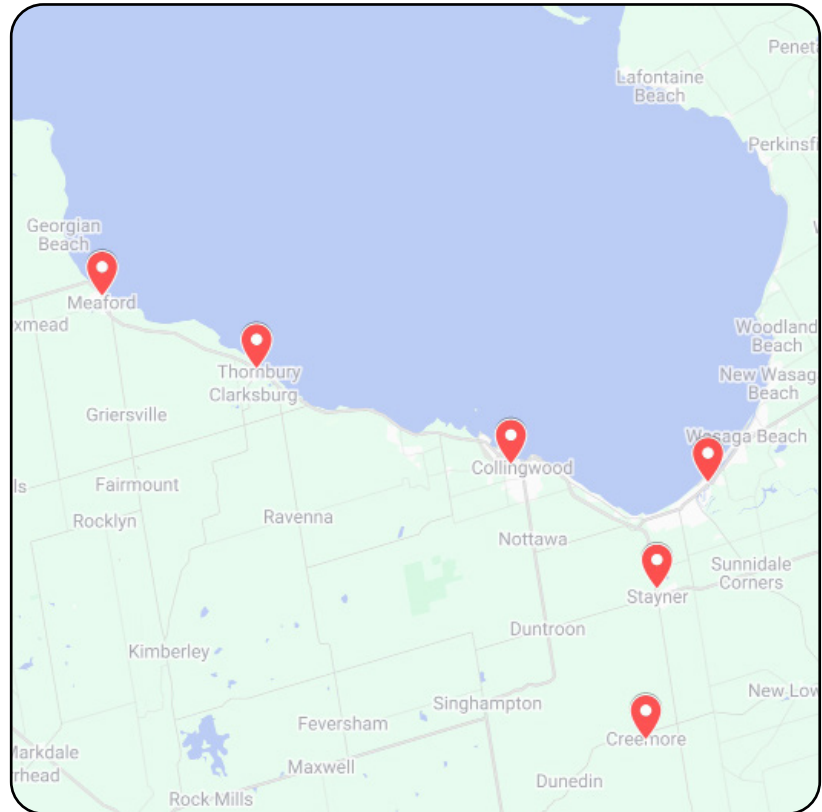
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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