



2026

JANUARY

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 may be occasional discrepancies or errors in the data.

OVERVIEW

BUYER'S MARKET

The [Collingwood](#) real estate market showed continued cooling year-over-year, with softer pricing and reduced sales activity compared to January 2025. The median sale price declined 2.25% to \$607,000, while the average sale price fell 13.16% to \$732,517, reflecting moderation across multiple price points. Sales volume decreased 25.93%, and unit sales were down 14.71% with 29 properties sold. New listings eased 12.04%, while expired listings dropped 18.18%, slightly tightening overall supply. With a unit sales-to-listings ratio of 30.53%, the market remains firmly in buyer's market territory, providing purchasers with increased selection, leverage, and negotiating power.



January year-over-year sales volume of \$21,243,000

Down -25.93% from 2025's \$28,680,275 with unit sales of 29 down -14.71% from last January's 34. New listings of 95 are down -12.04% from a year ago, with the sales/listing ratio of 30.53% down -3.03%.



Year-to-date sales volume of \$21,243,000

Down -25.93% from 2025's \$28,680,275 with unit sales of 29 down -14.71% from 2025's 34. New listings of 95 are down -12.04% from a year ago, with the sales/listing ratio of 30.53% down -3.03%.



Year-to-date average sale price of \$732,517

Down from \$843,538 one year ago with median sale price of \$607,000 down from \$621,000 one year ago. Average days-on-market of 67 is down 2 days from last year.

JANUARY NUMBERS

Median Sale Price

\$607,000

-2.25%

Average Sale Price

\$732,517

-13.16%

Sales Volume

\$21,243,000

-25.93%

Unit Sales

29

-14.71%

New Listings

95

-12.04%

Expired Listings

27

-18.18%

Unit Sales/Listings Ratio

30.53%

-3.03%

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

THE MARKET IN DETAIL

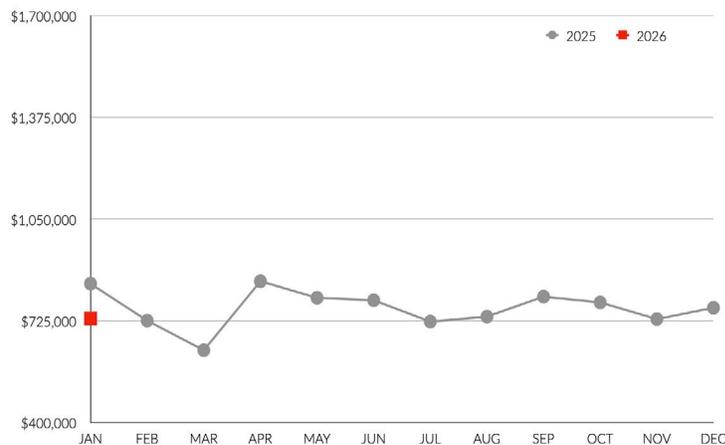
	2024	2025	2026	2025-2026
YTD Volume Sales	\$15,090,400	\$28,680,275	\$21,243,000	-25.93%
YTD Unit Sales	21	34	29	-14.71%
YTD New Listings	82	108	95	-12.04%
YTD Sales/Listings Ratio	25.61%	31.48%	30.53%	-3.03%
YTD Expired Listings	23	33	27	-18.18%
Monthly Volume Sales	\$15,090,400	\$28,680,275	\$21,243,000	-25.93%
Monthly Unit Sales	21	34	29	-14.71%
Monthly New Listings	82	108	95	-12.04%
Monthly Sales/Listings Ratio	25.61%	31.48%	30.53%	-3.03%
Monthly Expired Listings	23	33	27	-18.18%
Monthly Average Sale Price	\$718,590	\$843,538	\$732,517	-13.16%
YTD Sales: \$0-\$199K	0	0	0	No change
YTD Sales: \$200k-349K	0	4	2	-50%
YTD Sales: \$350K-\$549K	6	10	11	+10%
YTD Sales: \$550K-\$749K	7	8	7	-12.5%
YTD Sales: \$750K-\$999K	5	5	2	-60%
YTD Sales: \$1M-\$2M	2	5	7	+40%
YTD Sales: \$2M+	1	3	0	-100%
YTD Average Days-On-Market	64.00	69.00	67.00	-2.9%
YTD Average Sale Price	\$718,590	\$843,538	\$732,517	-13.16%
YTD Median Sale Price	\$1,245,750	\$621,000	\$607,000	-2.25%

Collingwood MLS Sales and Listing Summary
2024 vs. 2025 vs. 2026

AVERAGE SALE PRICE

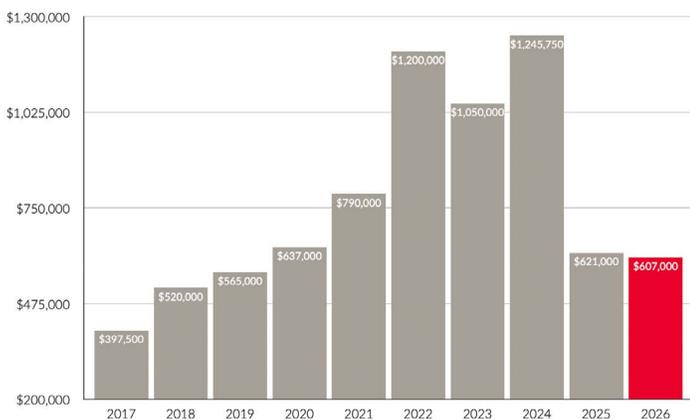


Year-Over-Year

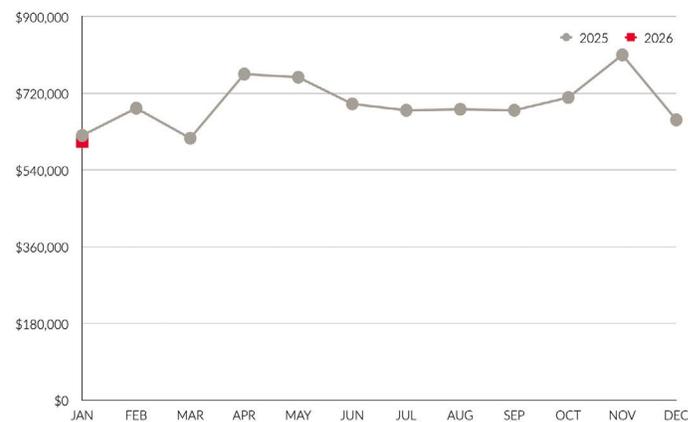


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



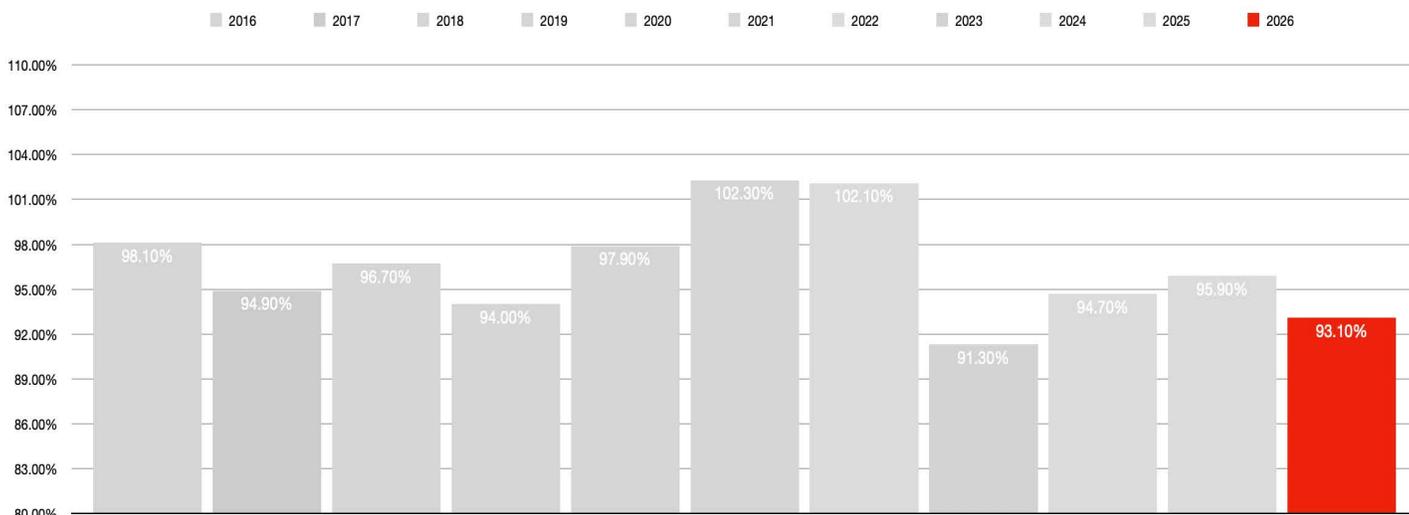
Year-Over-Year



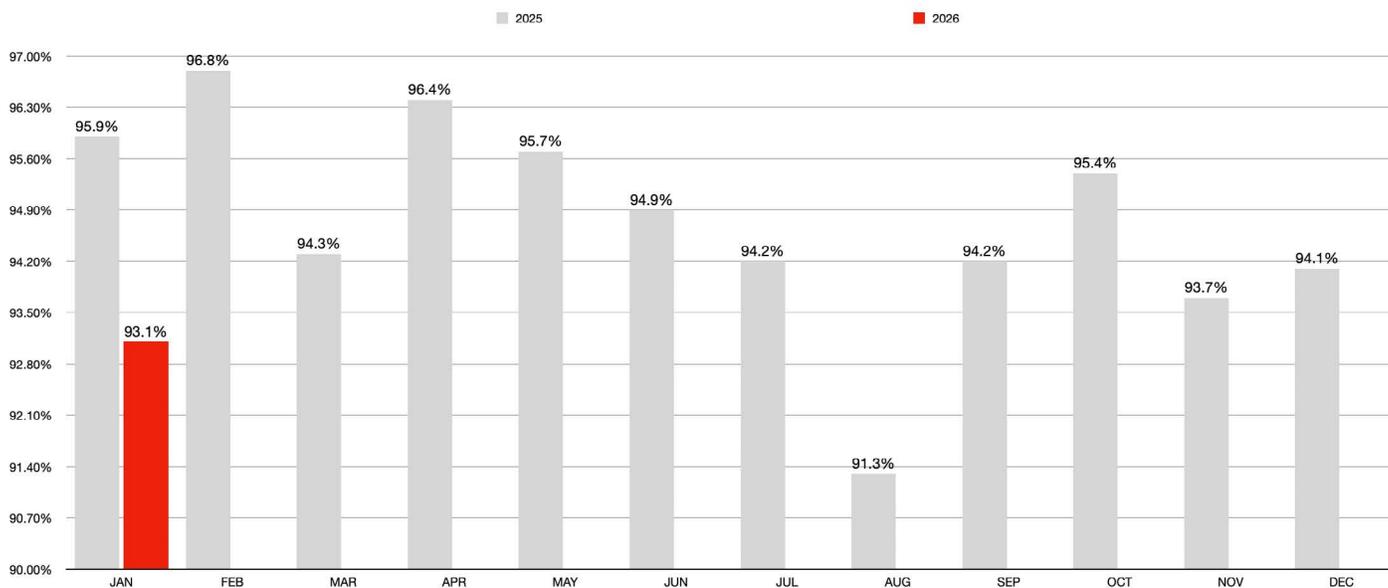
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

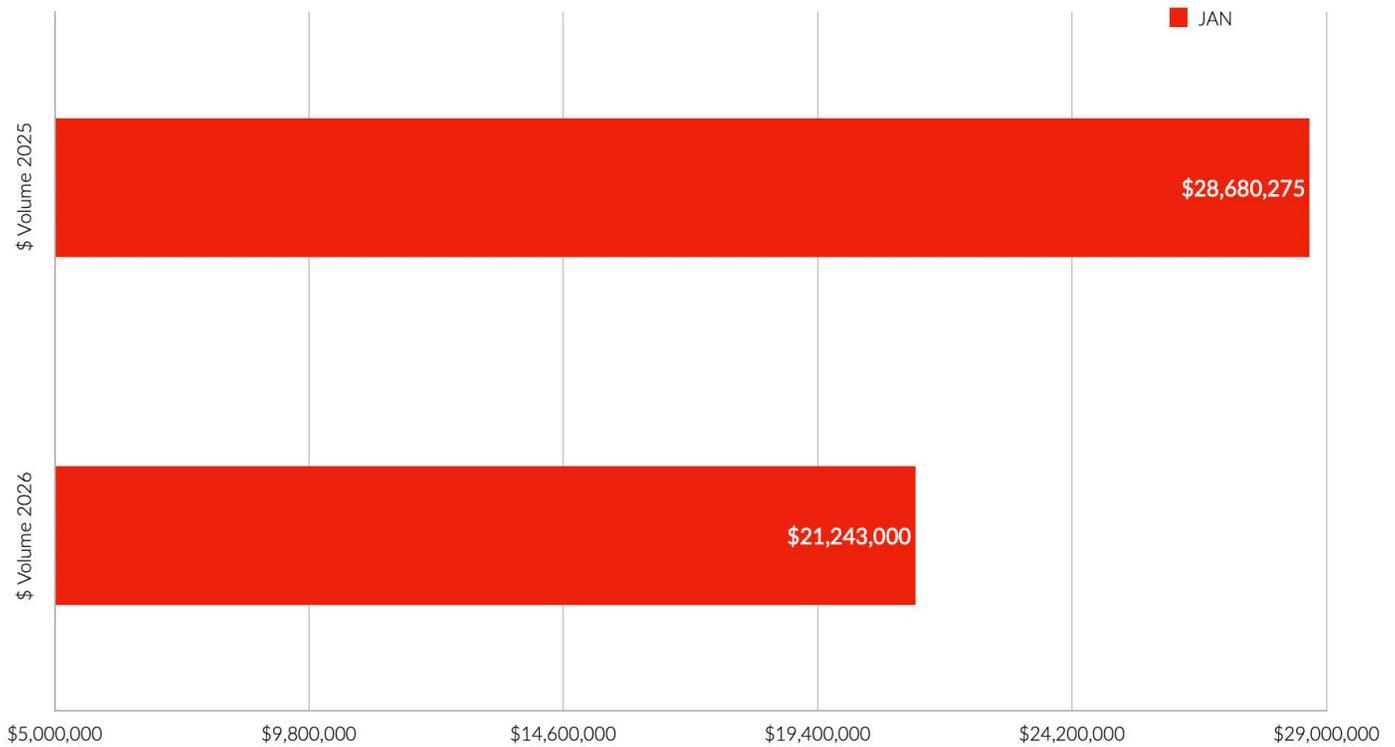


Year-Over-Year



Month-Over-Month 2025 vs. 2026

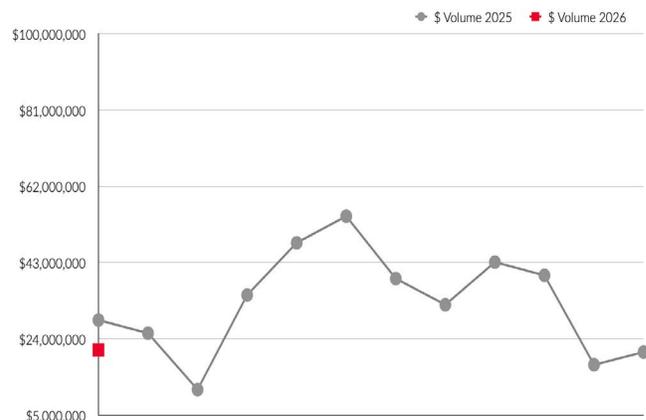
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

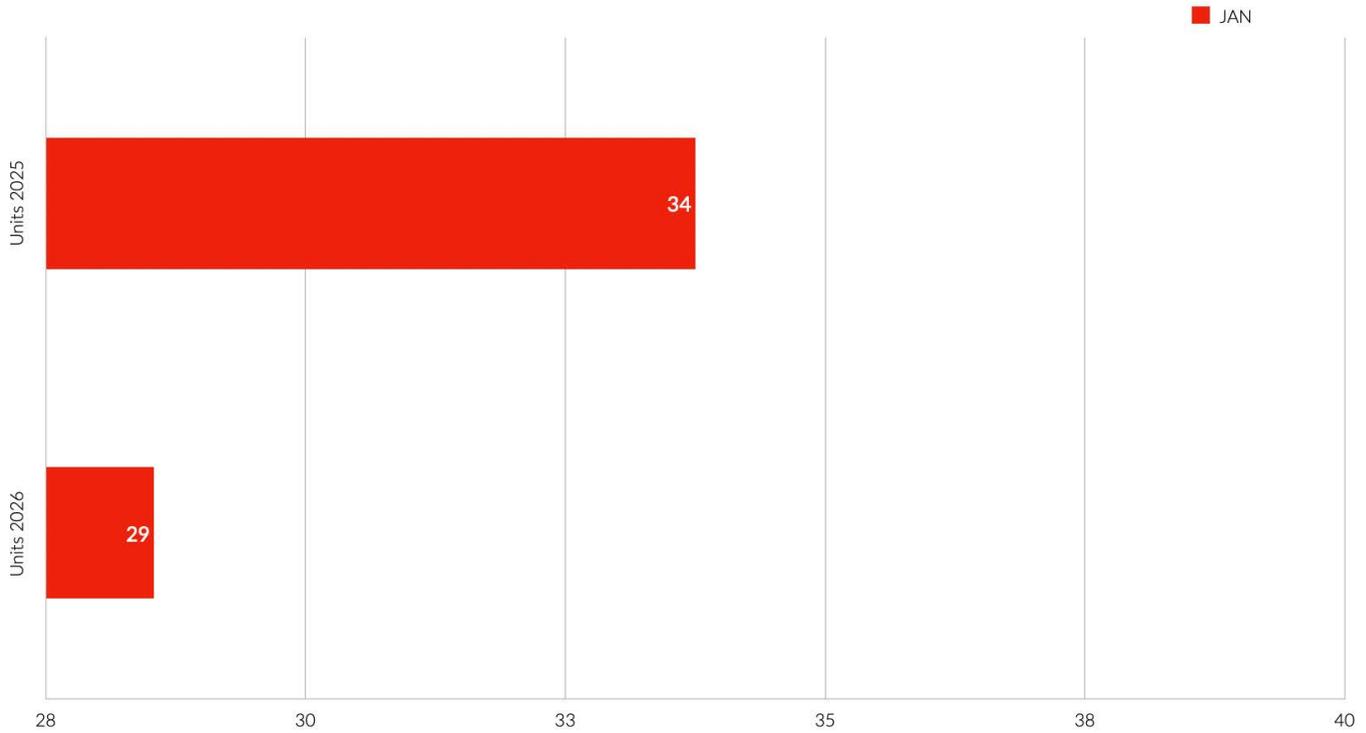


Yearly Totals 2025 vs. 2026

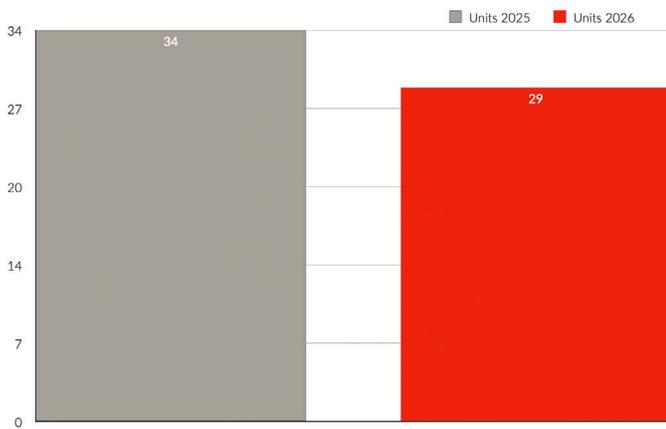


Month vs. Month 2025 vs. 2026

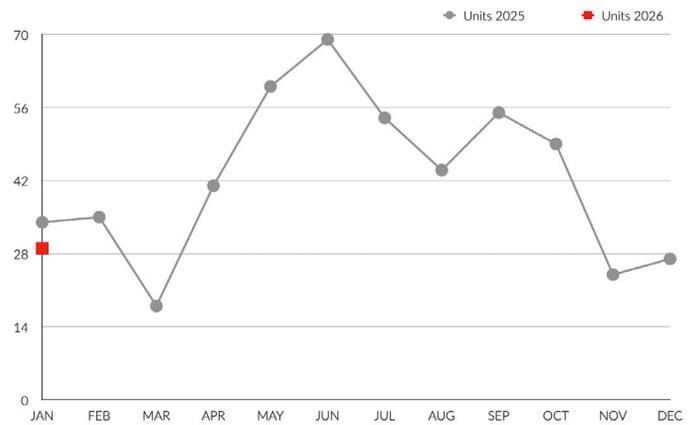
UNIT SALES



Monthly Comparison 2025 vs. 2026

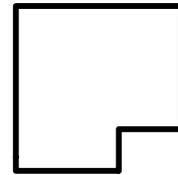


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$12,126,900 -38.47%	 \$9,116,100 +1.62%	 \$0 -100%
YTD Unit Sales	 15 -16.67%	 14 -12.5%	 0 -100%
YTD Average Sale Price	 \$808,460 -26.17%	 \$651,150 +16.14%	 \$0 -100%
January Sales Volume	 \$12,126,900 -38.47%	 \$9,116,100 +1.62%	 \$0 -100%
January Unit Sales	 15 -16.67%	 14 -12.5%	 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

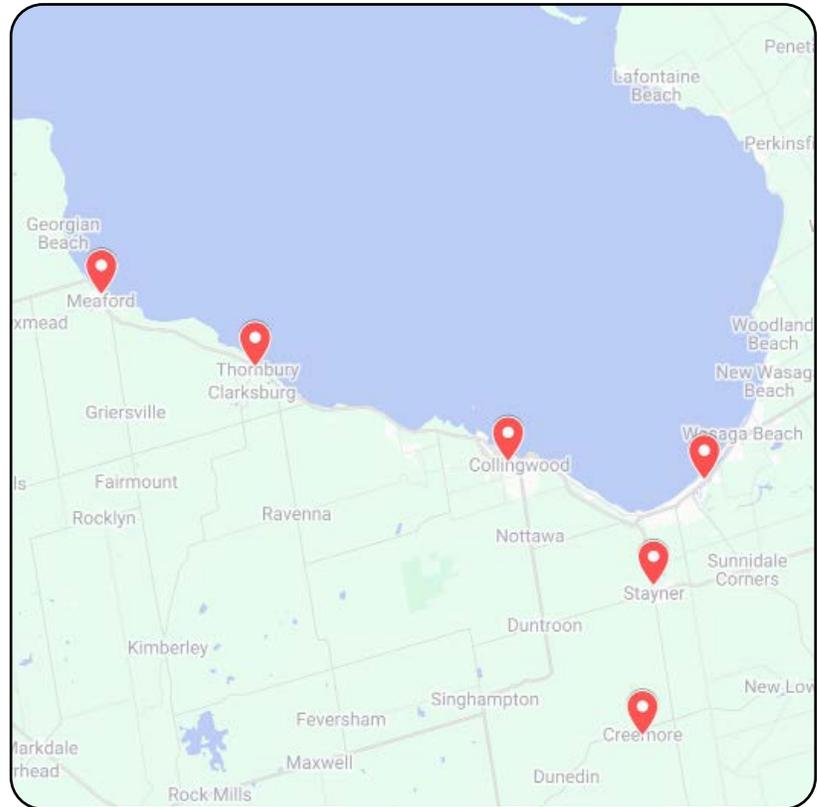
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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