



2026

APRIL

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 remained in buyer's market territory this April, with sales activity strengthening year-over-year despite modest price declines. The median sale price declined 5.23% to \$725,000, while the average sale price edged down 3.26% to \$823,579, reflecting slightly softer pricing compared to April 2025. Sales volume increased 10.9% to \$38,708,191, supported by a 14.63% rise in unit sales to 47 transactions. Meanwhile, new listings held steady at 156, and expired listings remained unchanged at 24. With the unit sales-to-listings ratio at 30.13%, conditions continue to favour buyers, offering strong selection and negotiating flexibility alongside improved sales activity.



April year-over-year sales volume of \$38,708,191

Up +10.9% from 2025's \$34,905,200 with unit sales of 47 up +14.63% from last April's 41. New listings of 156 are the same as last April, with the sales/listing ratio of 30.13% up 14.63%.



Year-to-date sales volume of \$113,371,530

Up +12.98% from 2025's \$100,342,675 with unit sales of 148 up +15.63% from 2025's 128. New listings of 454 are down -7.72% from a year ago, with the sales/listing ratio of 32.60% up 25.30%.



Year-to-date average sale price of \$759,006

Down from \$762,897 one year ago with median sale price of \$646,000 down from \$653,000 one year ago. Average days-on-market of 57 is down 1 day from last year.

APRIL NUMBERS

Median Sale Price

\$725,000

-5.23%

Average Sale Price

\$823,579

-3.26%

Sales Volume

\$38,708,191

+10.9%

Unit Sales

47

+14.63%

New Listings

156

No Change

Expired Listings

24

No Change

Unit Sales/Listings Ratio

30.13%

+14.63%

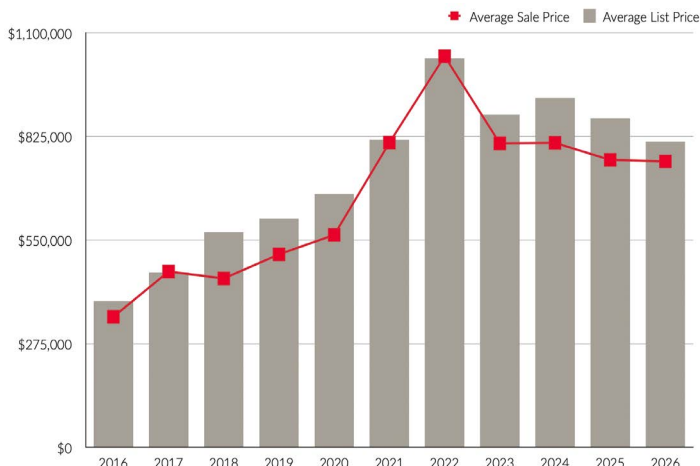
*Year-over-year comparison
(April 2026 vs. April 2025)*

THE MARKET IN DETAIL

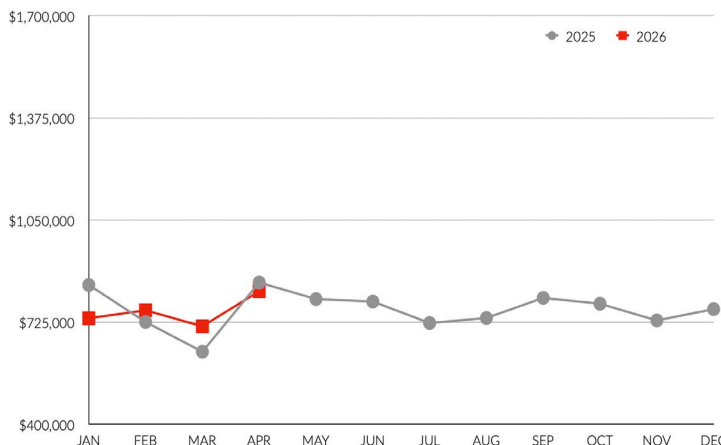
	2024	2025	2026	2025-2026
YTD Volume Sales	\$124,204,280	\$100,342,675	\$113,371,530	+12.98%
YTD Unit Sales	151	128	148	+15.63%
YTD New Listings	417	492	454	-7.72%
YTD Sales/Listings Ratio	36.21%	26.02%	32.60%	+25.3%
YTD Expired Listings	92	103	103	No Change
Monthly Volume Sales	\$37,276,200	\$34,905,200	\$38,708,191	+10.9%
Monthly Unit Sales	42	41	47	+14.63%
Monthly New Listings	130	156	156	No Change
Monthly Sales/Listings Ratio	32.31%	26.28%	30.13%	+14.63%
Monthly Expired Listings	20	24	24	No Change
Monthly Average Sale Price	\$887,529	\$851,346	\$823,579	-3.26%
YTD Sales: \$0-\$199K	3	1	1	No Change
YTD Sales: \$200k-349K	1	7	9	+28.57%
YTD Sales: \$350K-\$549K	27	30	37	+23.33%
YTD Sales: \$550K-\$749K	44	40	43	+7.5%
YTD Sales: \$750K-\$999K	39	26	25	-3.85%
YTD Sales: \$1M-\$2M	35	21	31	+47.62%
YTD Sales: \$2M+	5	4	2	-50%
YTD Average Days-On-Market	49.75	58.00	56.75	-2.16%
YTD Average Sale Price	\$807,974	\$762,897	\$759,006	-0.51%
YTD Median Sale Price	\$949,750	\$653,000	\$646,000	-1.07%

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

AVERAGE SALE PRICE

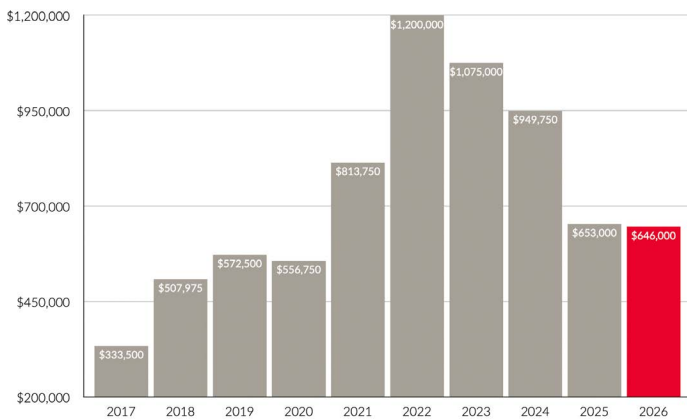


Year-Over-Year

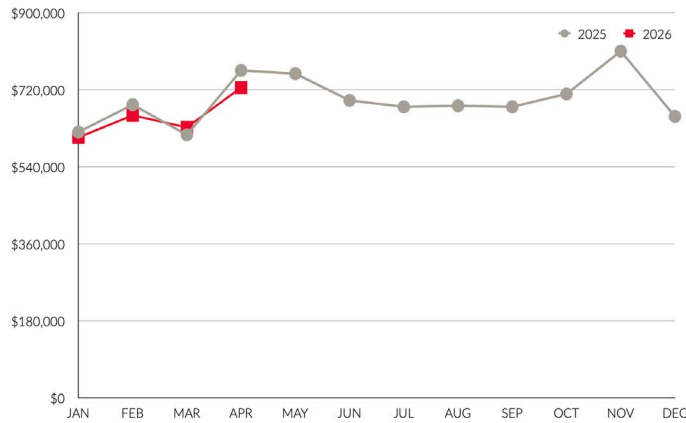


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



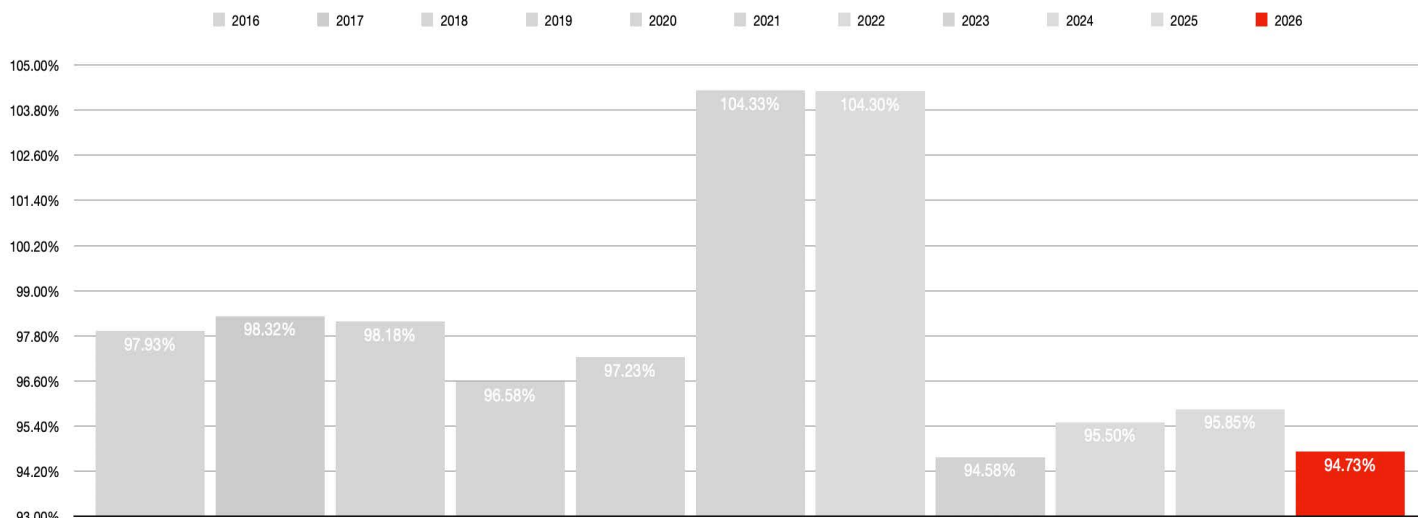
Year-Over-Year



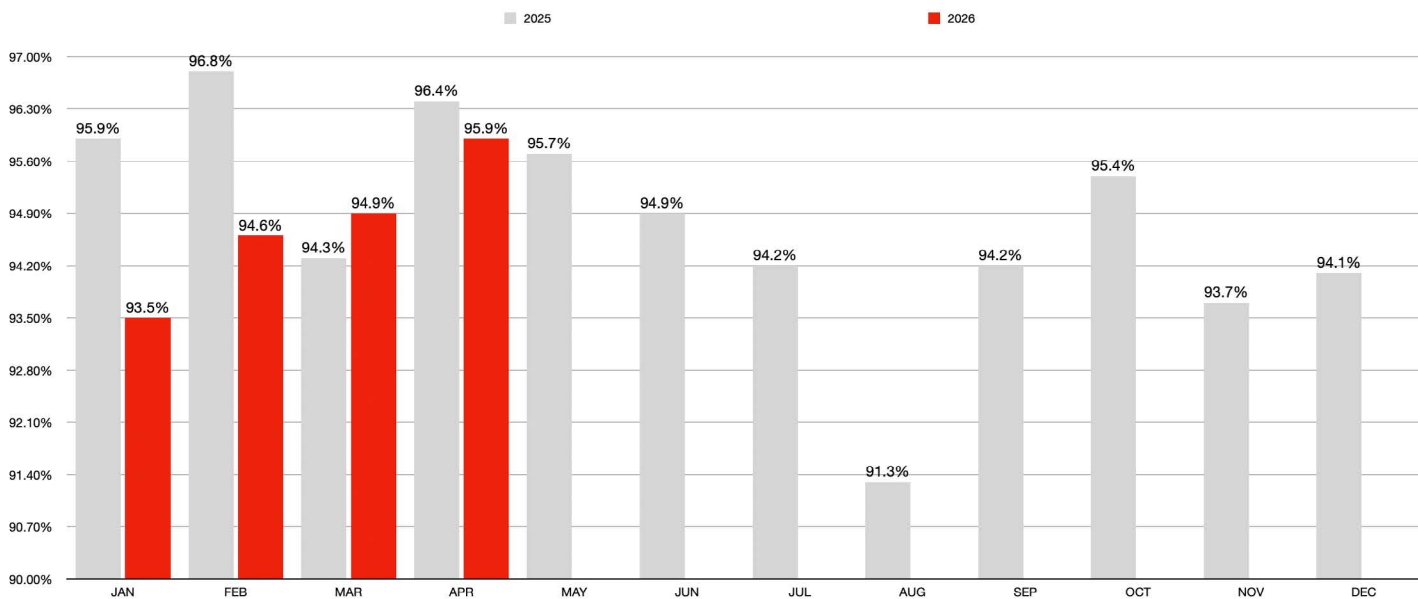
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

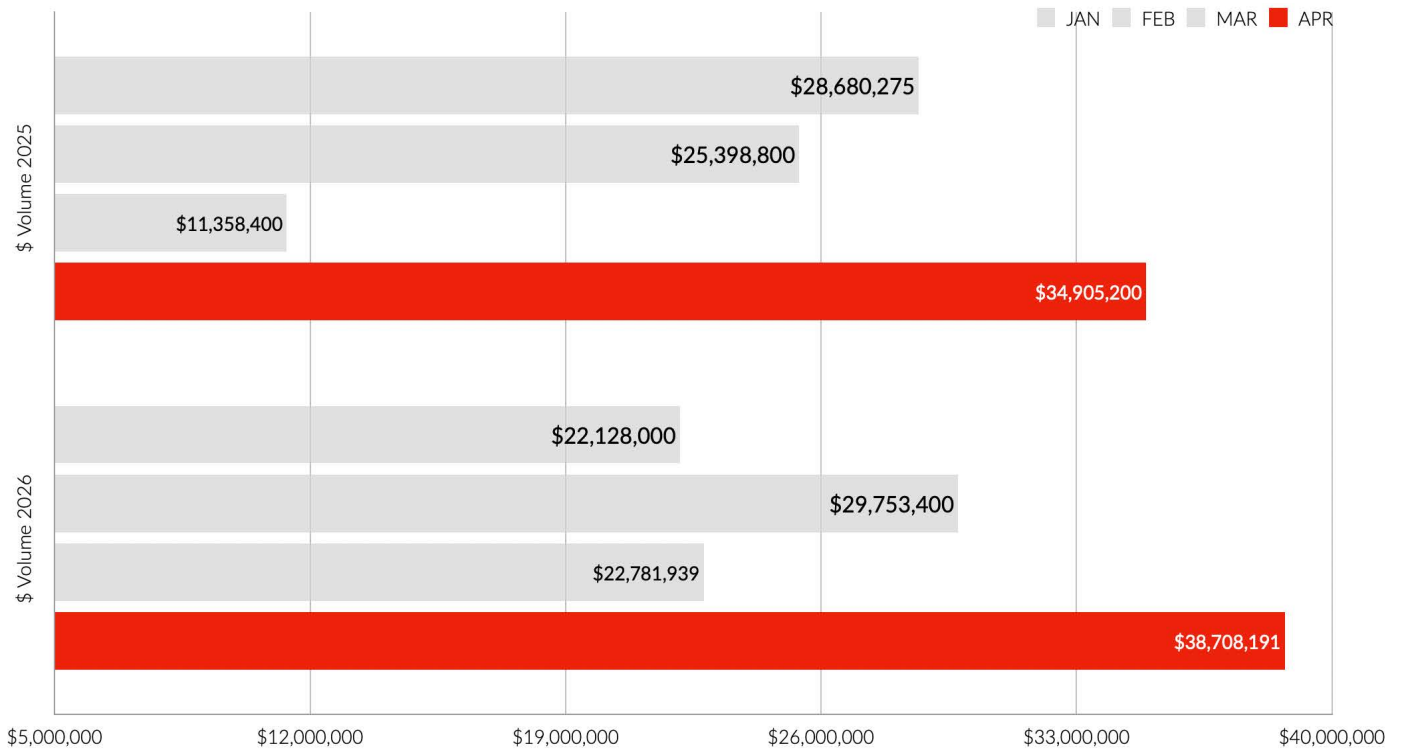


Year-Over-Year



Month-Over-Month 2025 vs. 2026

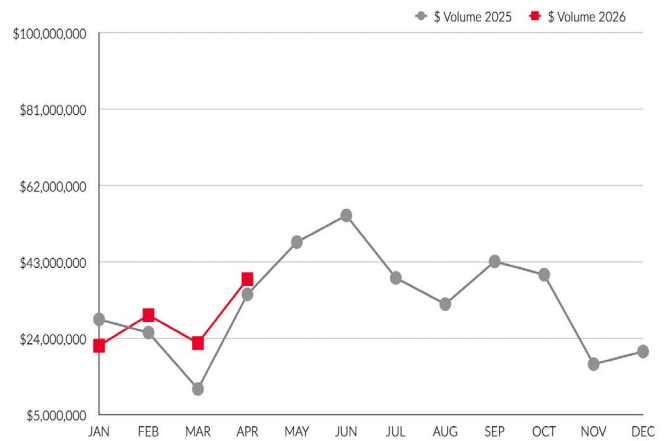
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

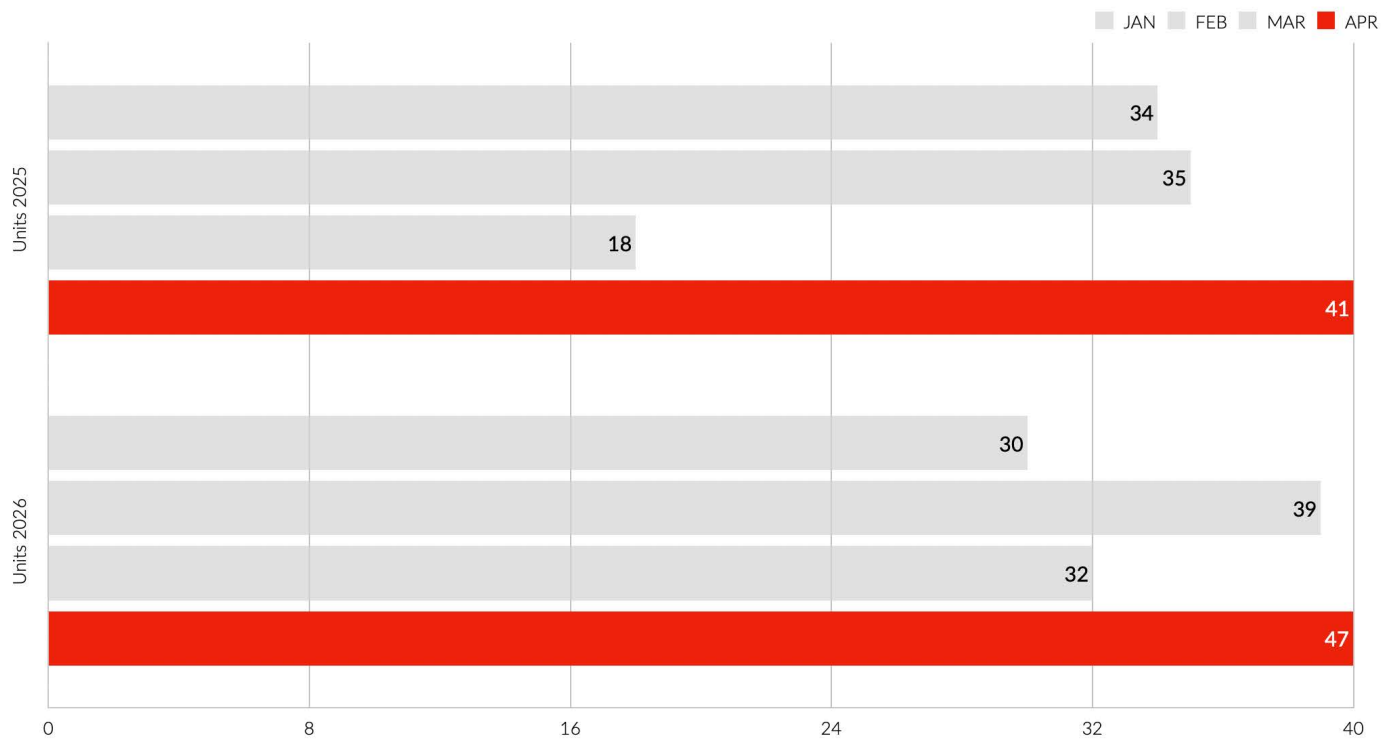


YTD Totals 2025 vs. 2026

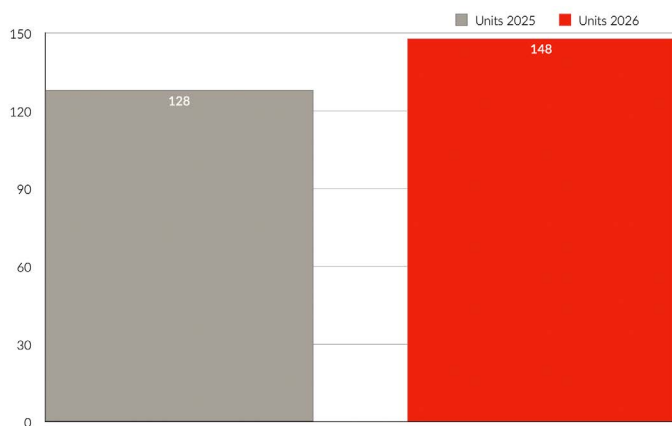


Month vs. Month 2025 vs. 2026

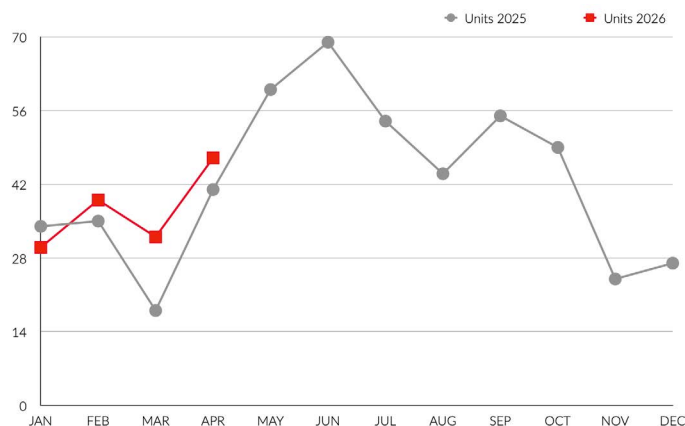
UNIT SALES



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	\$72,062,449 +5.67%	\$41,309,081 +28.49%	\$0 -100%
YTD Unit Sales	83 +13.7%	65 +18.18%	0 -100%
YTD Average Sale Price	\$868,222 -7.06%	\$635,524 +8.72%	\$0 -100%
April Sales Volume	\$25,652,649 -6.81%	\$13,055,542 +76.94%	\$0 No Change
April Unit Sales	29 -3.33%	18 +63.64%	0 No Change

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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