



2025

JUNE

SOUTHERN

GEORGIAN BAY

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 June be occasional discrepancies or errors in the data.

OVERVIEW

BUYER'S MARKET

The Southern Georgian Bay real estate market in June 2025 remained firmly in buyer's market territory, even amid a significant year-over-year surge in activity. The median sale price rose 13.28% to \$725,000, while the average sale price increased 15.74% to \$837,955. Sales volume climbed 50.77% to \$185,188,049, driven by a 28.49% gain in unit sales to 221 properties. New listings jumped 55.27% to 854, while expired listings dropped 50.74% to 133—indicating improved listing engagement. However, the unit sales-to-new listings ratio fell to 25.88%, down 17.25% from June 2024, underscoring that inventory growth continues to outpace demand and sustain buyer-favourable conditions.



June year-over-year sales volume of **\$185,188,049**

Up 50.77% from 2024's \$122,828,625 with unit sales of 221 up 28.49% from last June's 172. New listings of 854 are up 55.27% from a year ago, with the sales/listing ratio of 25.88% down 17.25%.



Year-to-date sales volume of **\$858,521,794**

Up 18.24% from 2024's \$726,110,123 with unit sales of 1007 up 7.93% from 2024's 933. New listings of 4,095 are up 29.96% from a year ago, with the sales/listing ratio of 24.59% down 16.95%.



Year-to-date average sale price of **\$859,770**

Up from \$775,084 one year ago with median sale price of \$728,750 up from \$686,250 one year ago. Average days-on-market of 59 is up 8 days from last year.

JUNE NUMBERS

Median Sale Price

\$725,000

+13.28%

Average Sale Price

\$837,955

+15.74%

Sales Volume

\$185,188,049

+50.77%

Unit Sales

221

+28.49%

New Listings

854

+55.27%

Expired Listings

133

-50.74%

Unit Sales/Listings Ratio

25.88%

-17.25%

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

THE MARKET IN DETAIL

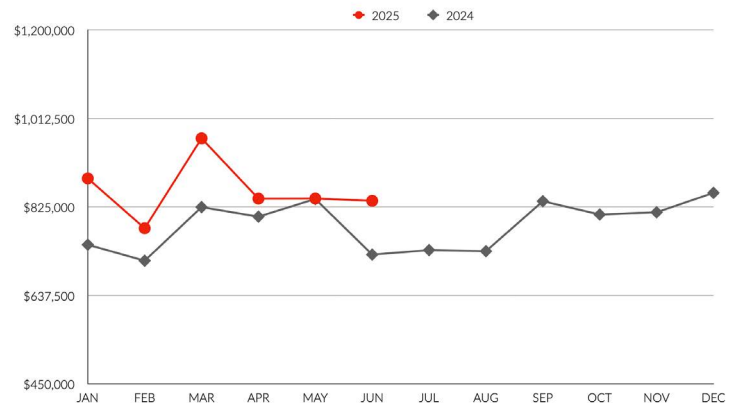
| | 2023 | 2024 | 2025 | 2024-2025 |
|-------------------------------------|---------------|---------------|---------------|-----------|
| YTD Volume Sales | \$822,674,353 | \$726,110,123 | \$858,521,794 | +18.24% |
| YTD Unit Sales | 1,026 | 933 | 1,007 | +7.93% |
| YTD New Listings | 2,783 | 3,151 | 4,095 | +29.96% |
| YTD Sales/Listings Ratio | 36.87% | 29.61% | 24.59% | -16.95% |
| YTD Expired Listings | 1,538 | 1,695 | 865 | -48.97% |
| Monthly Volume Sales | \$199,145,309 | \$122,828,625 | \$185,188,049 | +50.77% |
| Monthly Unit Sales | 231 | 172 | 221 | +28.49% |
| Monthly New Listings | 664 | 550 | 854 | +55.27% |
| Monthly Sales/Listings Ratio | 34.79% | 31.27% | 25.88% | -17.25% |
| Monthly Expired Listings | 348 | 270 | 133 | -50.74% |
| Monthly Average Sale Price | \$862,101 | \$723,980 | \$837,955 | +15.74% |
| YTD Sales: \$0-\$199K | 7 | 19 | 22 | +15.79% |
| YTD Sales: \$200k-349K | 72 | 44 | 43 | -2.27% |
| YTD Sales: \$350K-\$549K | 220 | 238 | 179 | -24.79% |
| YTD Sales: \$550K-\$749K | 307 | 260 | 280 | +7.69% |
| YTD Sales: \$750K-\$999K | 228 | 184 | 252 | +36.96% |
| YTD Sales: \$1M+ | 163 | 157 | 200 | +27.39% |
| YTD Sales: \$2M+ | 29 | 27 | 36 | +33.33% |
| YTD Average Days-On-Market | 45.83 | 50.83 | 59.17 | +16.39% |
| YTD Average Sale Price | \$800,980 | \$775,084 | \$859,770 | +10.93% |
| YTD Median Sale Price | \$720,000 | \$686,250 | \$728,750 | +6.19% |

Southern Georgian Bay MLS Sales and Listing Summary
2023 vs. 2024 vs. 2025

AVERAGE SALE PRICE

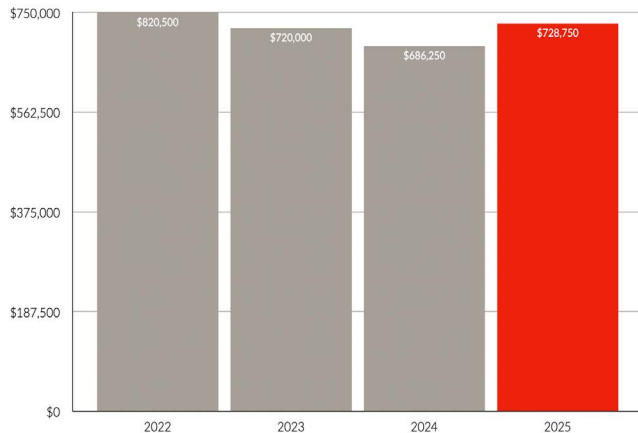


Year-Over-Year

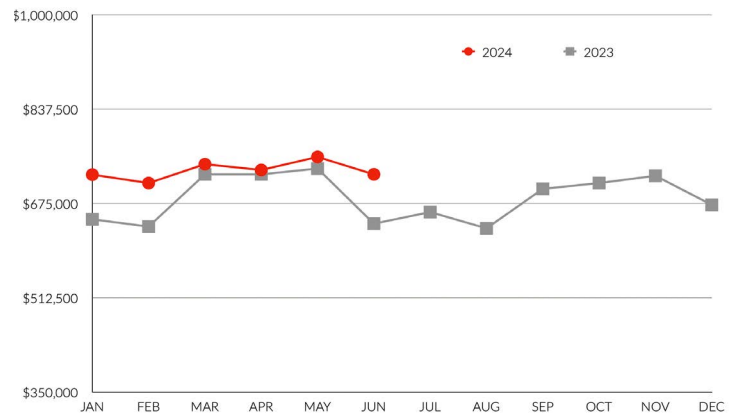


Month-Over-Month 2023 vs. 2024 vs. 2025

MEDIAN SALE PRICE



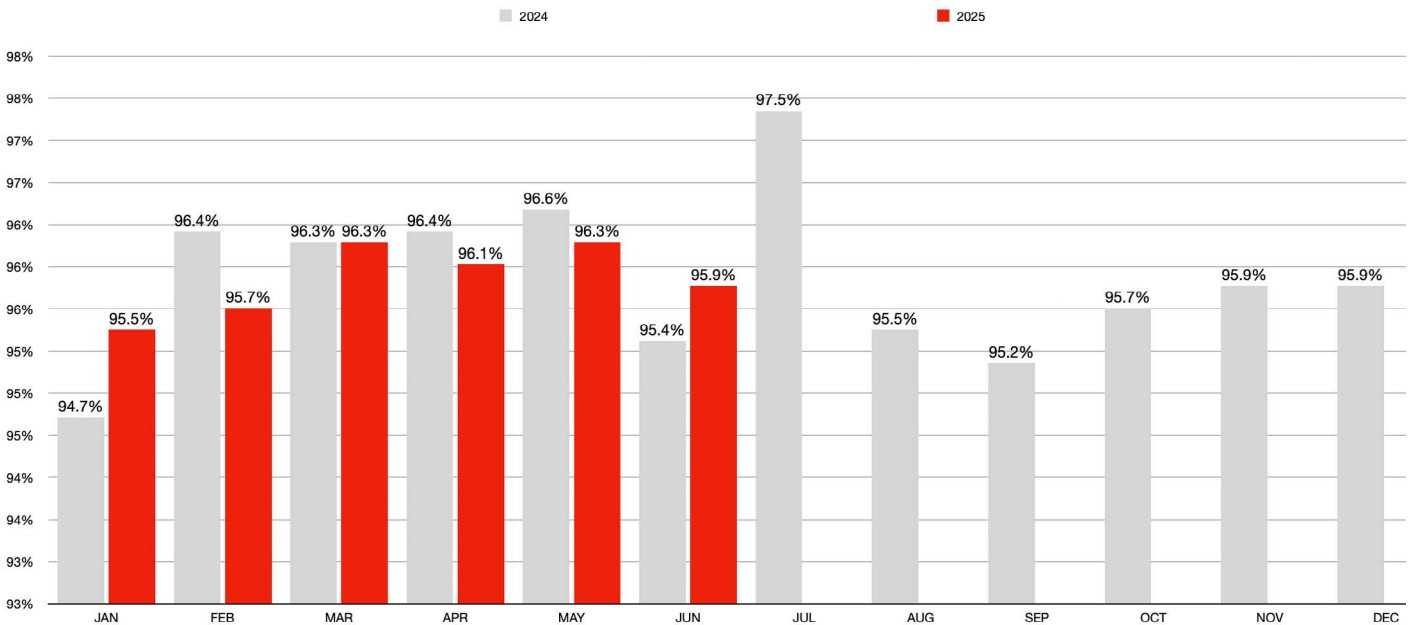
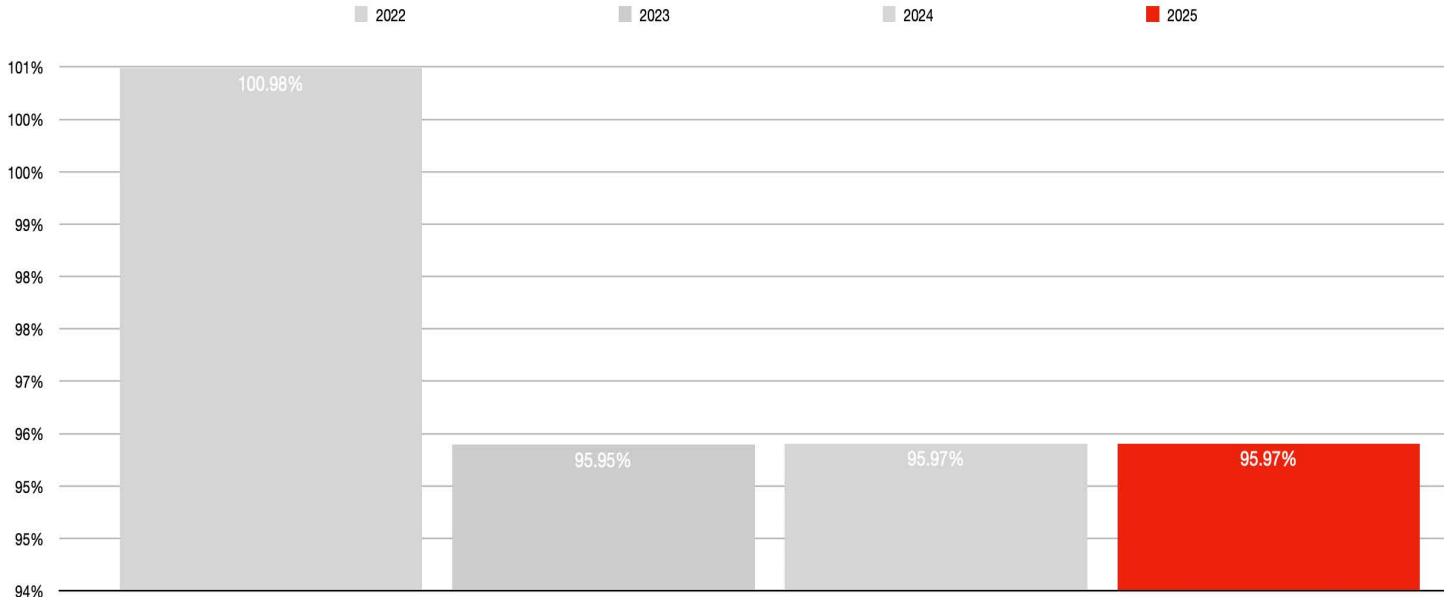
Year-Over-Year



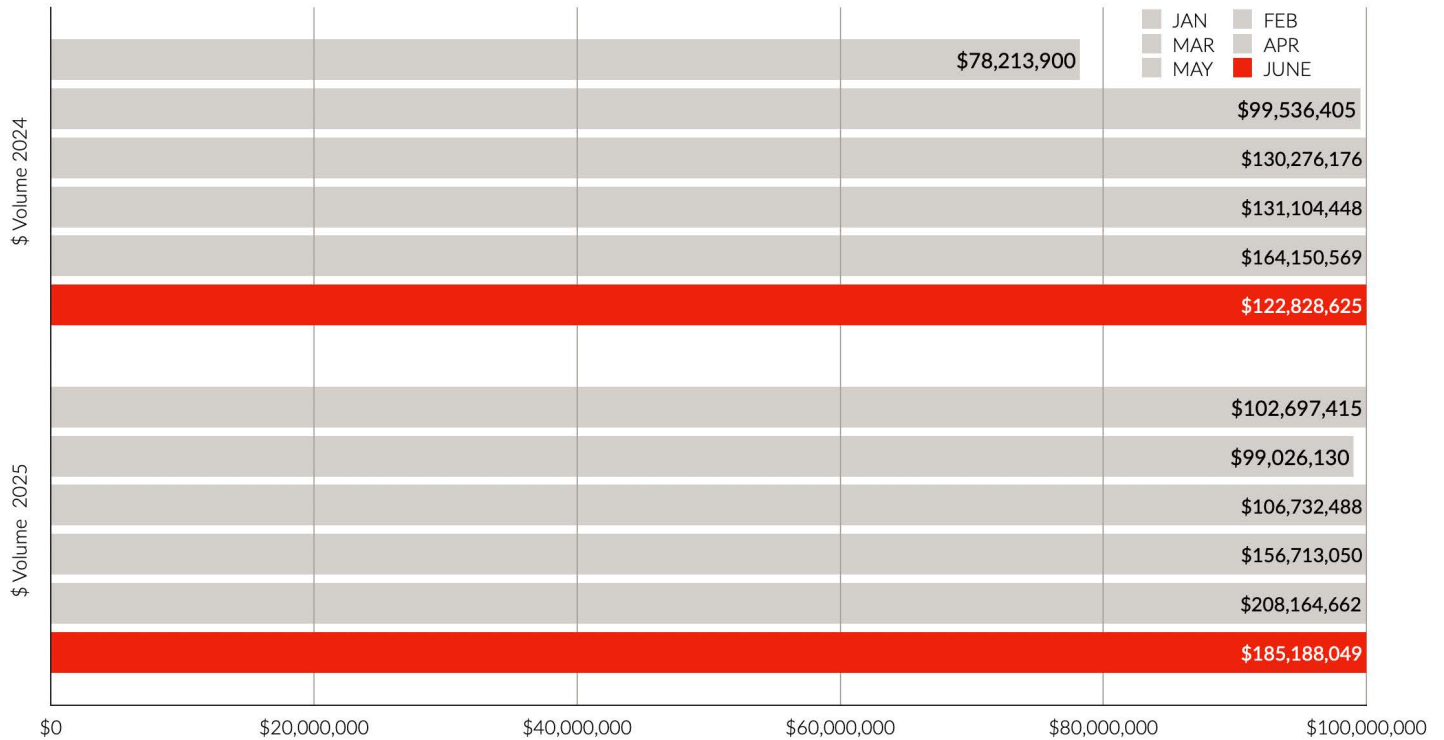
Month-Over-Month 2023 vs. 2024 vs. 2025

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

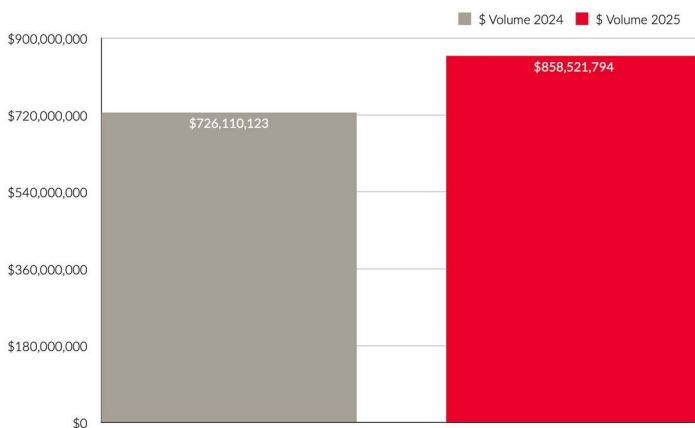
SALE PRICE VS. LIST PRICE RATIO



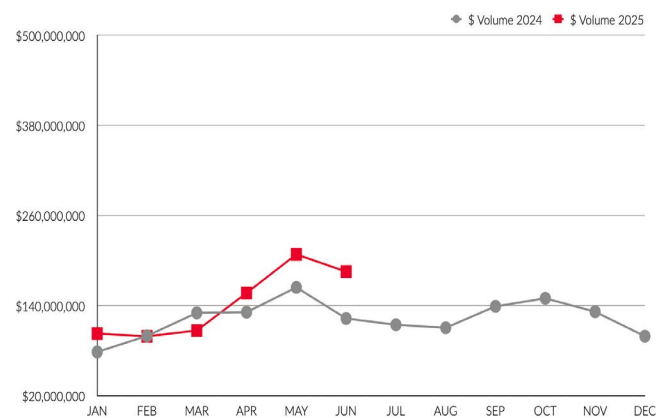
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

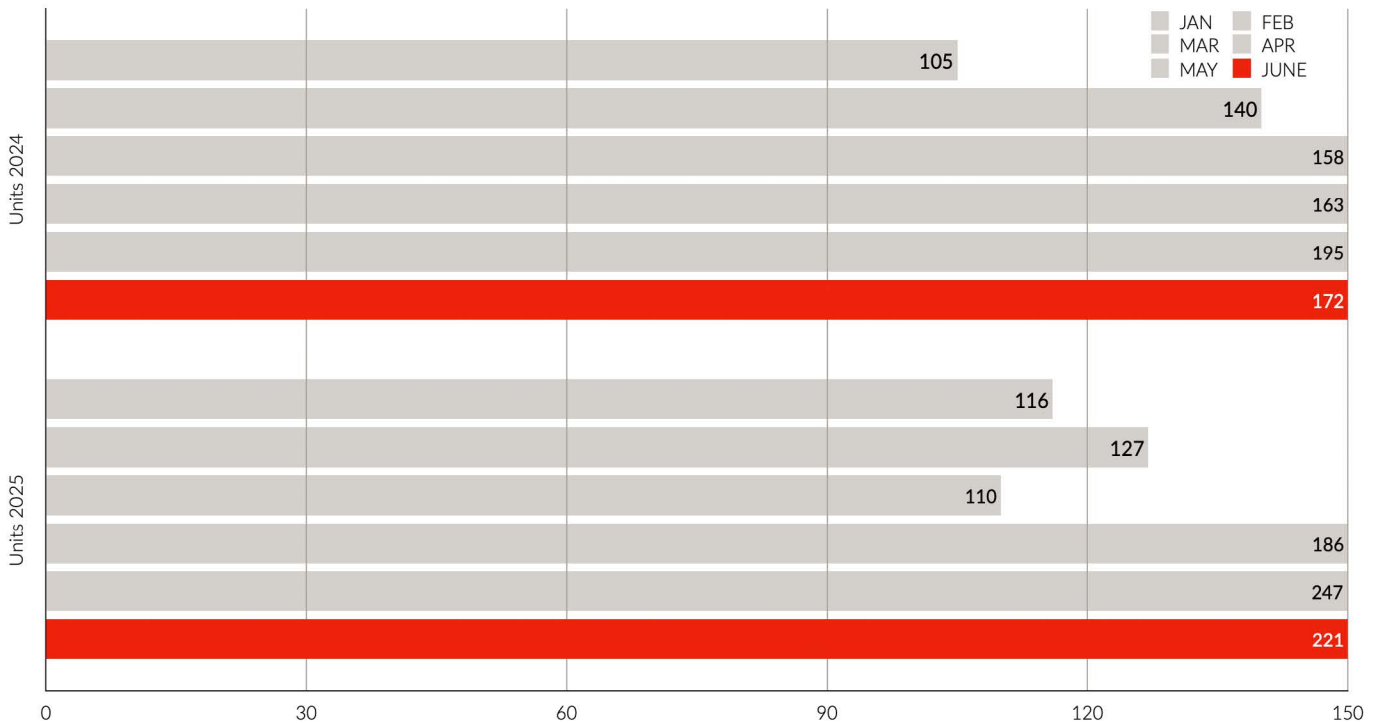


Yearly Totals 2024 vs. 2025

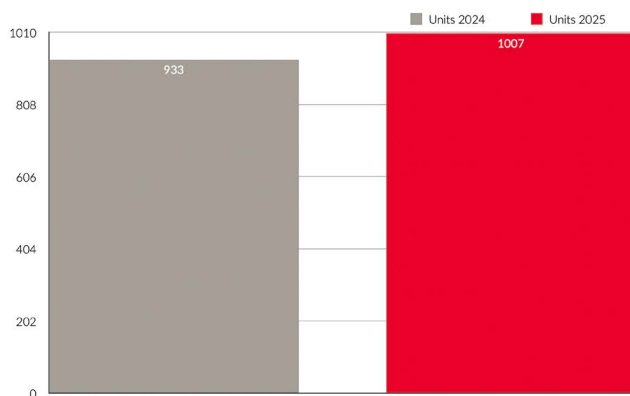


Month vs. Month 2024 vs. 2025

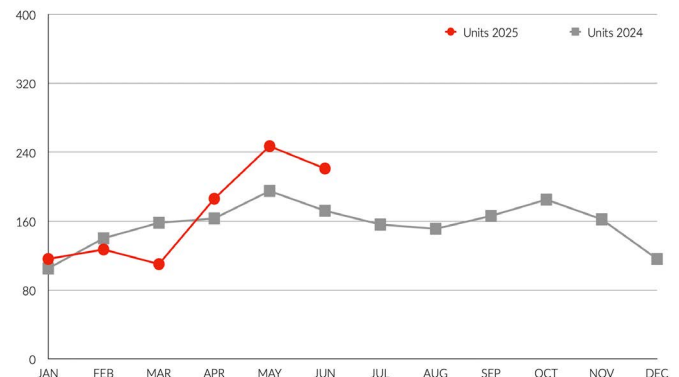
UNIT SALES



Monthly Comparison 2024 vs. 2025

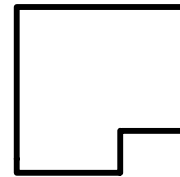

















Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



| | FREEHOLD | CONDOMINIUM | VACANT LAND |
|------------------------|--|---|---|
| YTD Sales Volume |  \$752,494,495 +26.96% |  \$106,027,299 +22.35% |  \$23,000,500 +5.9% |
| YTD Unit Sales |  827 +19.16% |  180 +31.39% |  52 +20.93% |
| YTD Average Sale Price |  \$909,909 +6.54% |  \$589,041 -6.88% |  \$442,317.31 -12.43% |
| June Sales Volume |  \$164,934,050 +64.33% |  \$20,253,999 +33.54% |  \$4,345,000 +6.3% |
| June Unit Sales |  187 +53.28% |  34 +25.93% |  13 +30% |

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

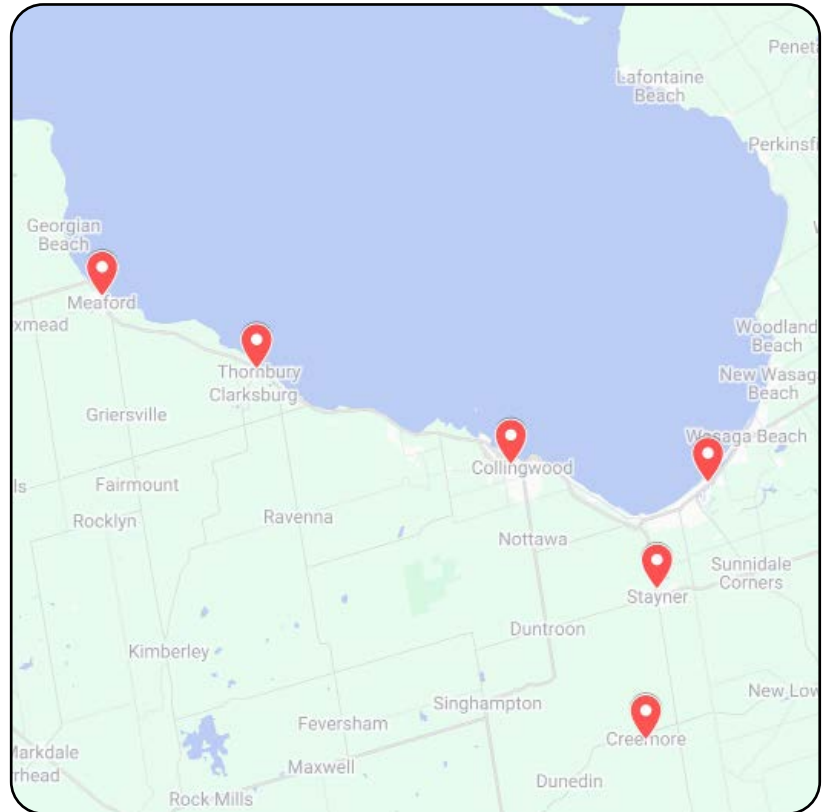
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach


STAYNER

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



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