



2024

**JUNE**

**WASAGA BEACH**

Real Estate Market Report

# OVERVIEW

## BUYER'S MARKET

The real estate market in Wasaga Beach currently favors buyers, marked by a decrease in both sales volume and unit sales. Additionally, average and median sale prices have declined compared to the same period last year. This trend offers buyers a favorable environment with more negotiating power and potentially better deals.



**June year-over-year sales volume of \$34,541,000**

Down 41.63% from 2023's \$59,180,509 with unit sales of 52 down 35% from last June. New listings of 143 are down 15.88% from a year ago, with the sales/listing ratio of 36.36% down 22.73%.



**Year-to-date sales volume of \$173,637,576**

Down 20.92% from 2023's \$219,575,307 with unit sales of 252 down 18.18% from 2023's 308. New listings of 779 up 6.57% a year ago, with the sales/listing ratio of 32.35% down 23.22%.



**Year-to-date average sale price of \$682,607**

Down from \$708,563 one year ago with median sale price of \$730,000 down from \$734,975 one year ago. The average days-on-market is 47.33 which is up by 4.83 days.

## JUNE NUMBERS

Median Sale Price

**\$732,000**

-3.81%

Average Sale Price

**\$664,250**

-10.21%

Sales Volume

**\$34,541,000**

-41.63%

Unit Sales

**52**

-35%

New Listings

**143**

-15.88%

Expired Listings

**43**

+168.75%

Unit Sales/Listings Ratio

**36.36%**

-10.7%

*Year-over-year comparison  
(June 2024 vs. June 2023)*

# THE MARKET IN DETAIL

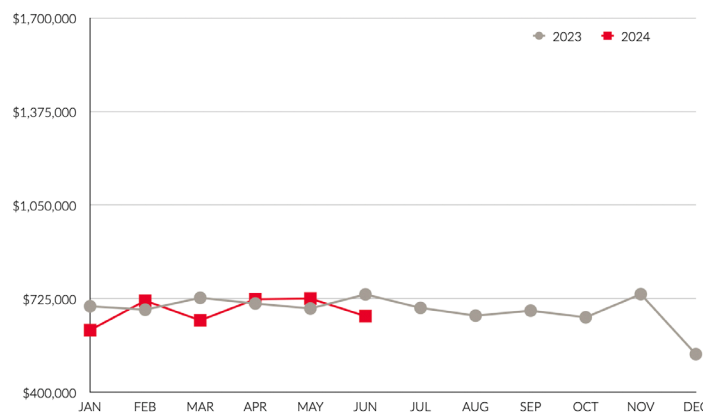
	2022	2023	2024	2023-2024
<b>YTD Volume Sales</b>	\$253,703,922	\$219,575,307	\$173,637,576	-20.92%
<b>YTD Unit Sales</b>	322	308	252	-18.18%
<b>YTD New Listings</b>	643	731	779	+6.57%
<b>YTD Sales/Listings Ratio</b>	50.08%	42.13%	32.35%	-9.78%
<b>YTD Expired Listings</b>	20	87	136	+56.32%
<b>Monthly Volume Sales</b>	\$30,707,050	\$59,180,509	\$34,541,000	-41.63%
<b>Monthly Unit Sales</b>	43	80	52	-35%
<b>Monthly New Listings</b>	123	170	143	-15.88%
<b>Monthly Sales/Listings Ratio</b>	34.96%	47.06%	36.36%	-10.7%
<b>Monthly Expired Listings</b>	7	16	43	+168.75%
<b>Monthly Average Sale Price</b>	\$714,117	\$739,756	\$664,250	-10.21%
<b>YTD Sales: \$0-\$199K</b>	6	3	4	33.33%
<b>YTD Sales: \$200k-349K</b>	10	22	15	-31.82%
<b>YTD Sales: \$350K-\$549K</b>	48	48	47	-2.08%
<b>YTD Sales: \$550K-\$749K</b>	68	123	86	-30.08%
<b>YTD Sales: \$750K-\$999K</b>	123	83	63	-24.10%
<b>YTD Sales: \$1M+</b>	66	27	22	-18.52%
<b>YTD Sales: \$2M+</b>	67	29	24	-17.24%
<b>YTD Average Days-On-Market</b>	38.60	42.50	47.33	+11.37%
<b>YTD Average Sale Price</b>	\$784,397	\$708,563	\$682,607	-3.66%
<b>YTD Median Sale Price</b>	\$837,000	\$734,975	\$730,000	-0.68%

Wasaga Beach MLS Sales and Listing Summary  
2022 vs. 2023 vs. 2024

# AVERAGE SALE PRICE

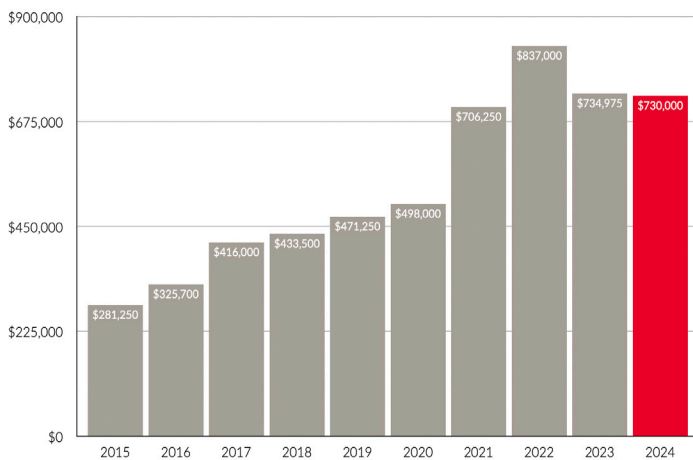


Year-Over-Year

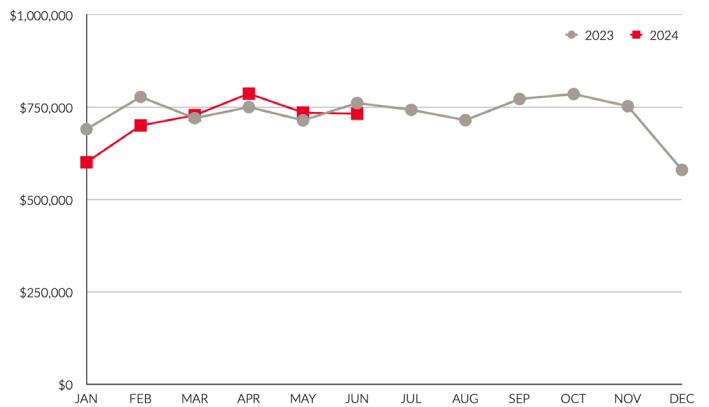


Month-Over-Month 2023 vs. 2024

# MEDIAN SALE PRICE



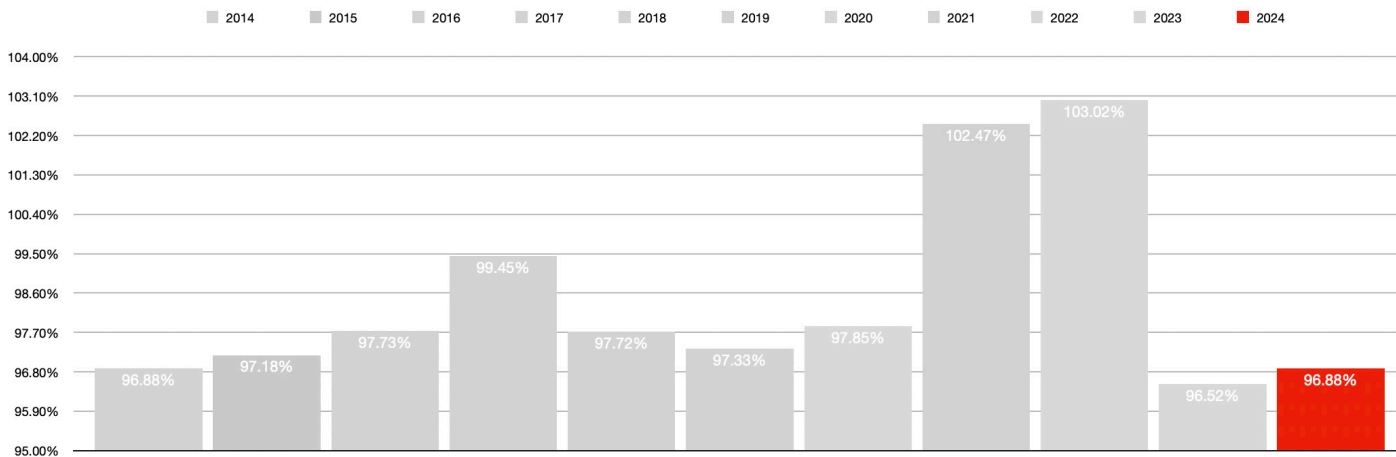
Year-Over-Year



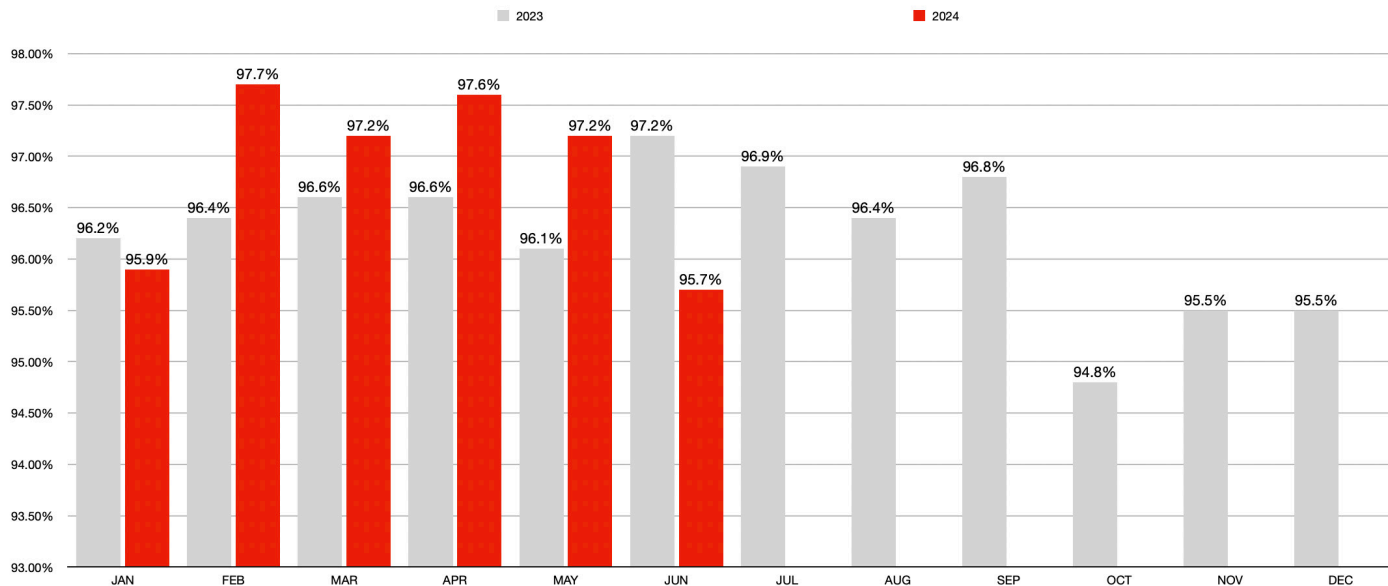
Month-Over-Month 2023 vs. 2024

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

# SALE PRICE VS. LIST PRICE RATIO

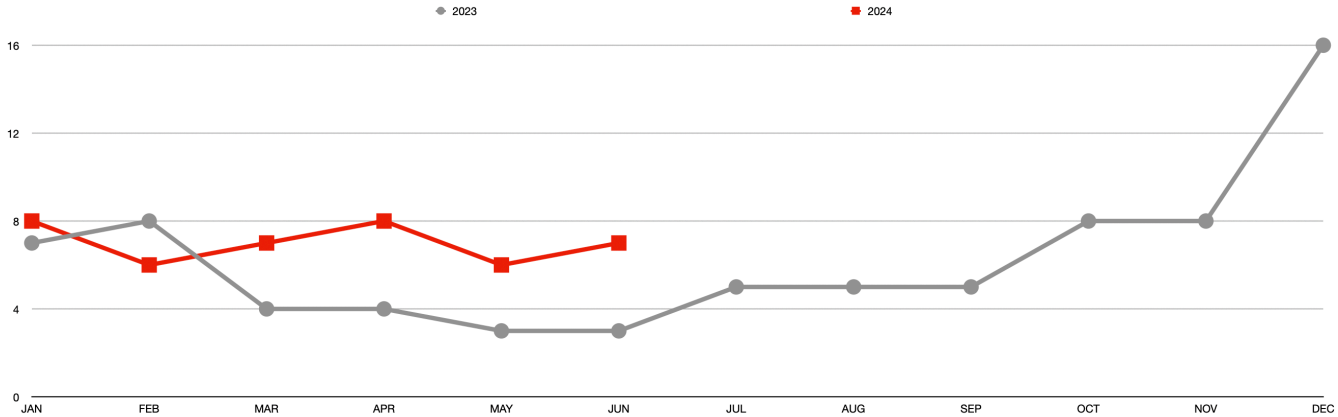


## Year-Over-Year

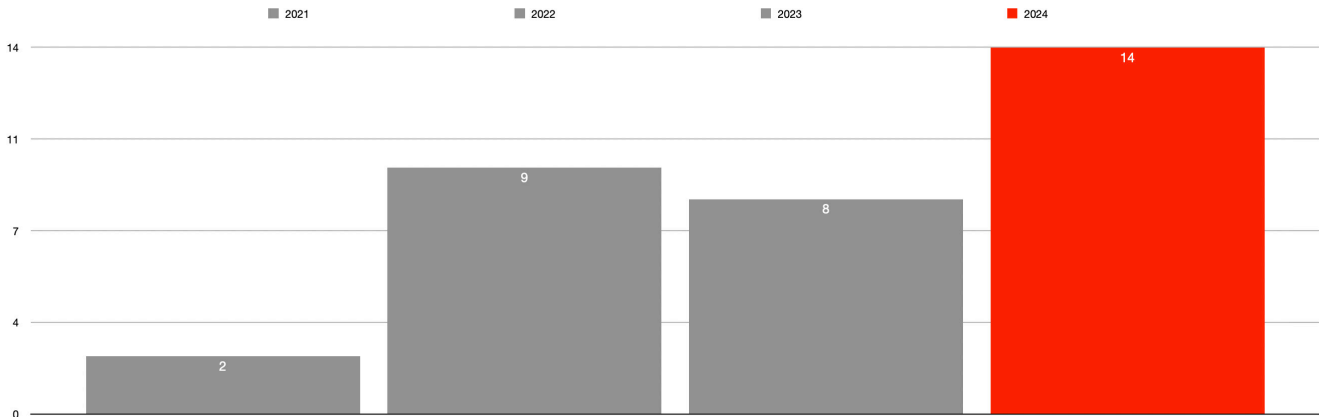


## Month-Over-Month 2023 vs. 2024

# MONTHS OF INVENTORY

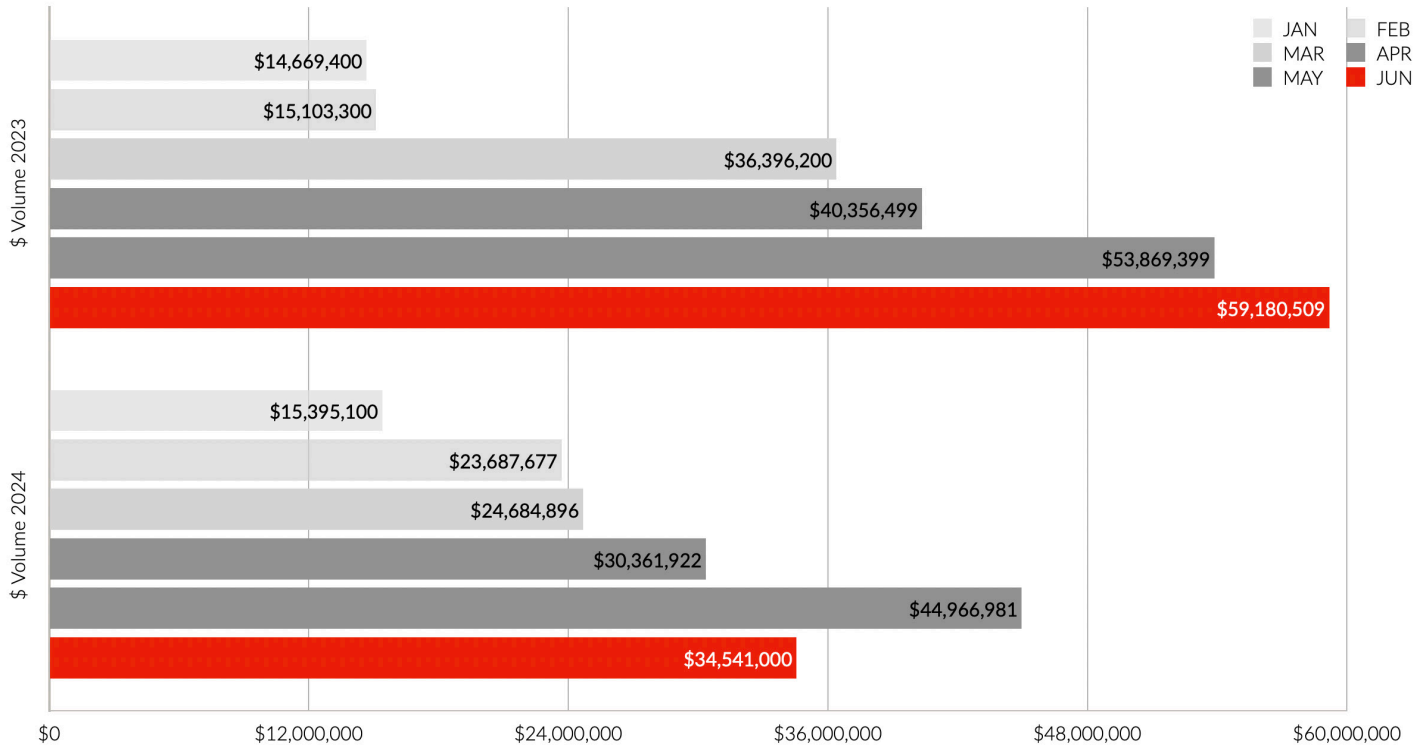


## Month-Over-Month 2023 vs. 2024

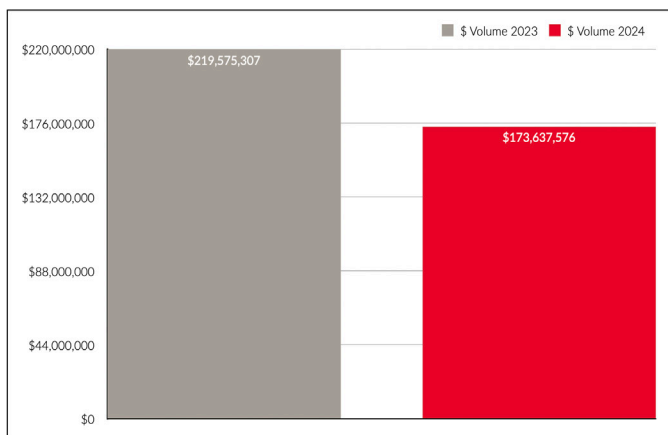


## Year-Over-Year

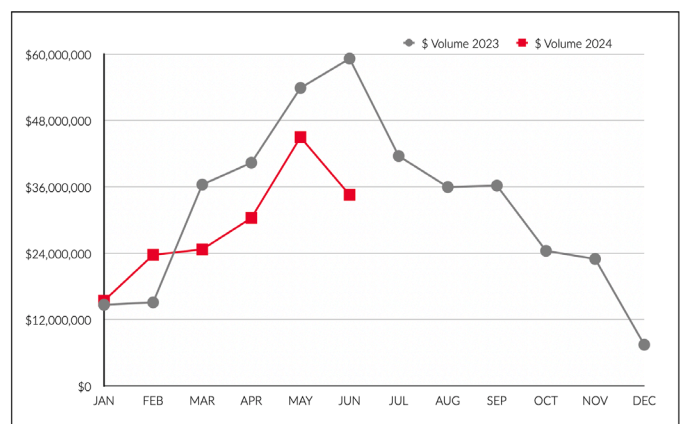
# DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

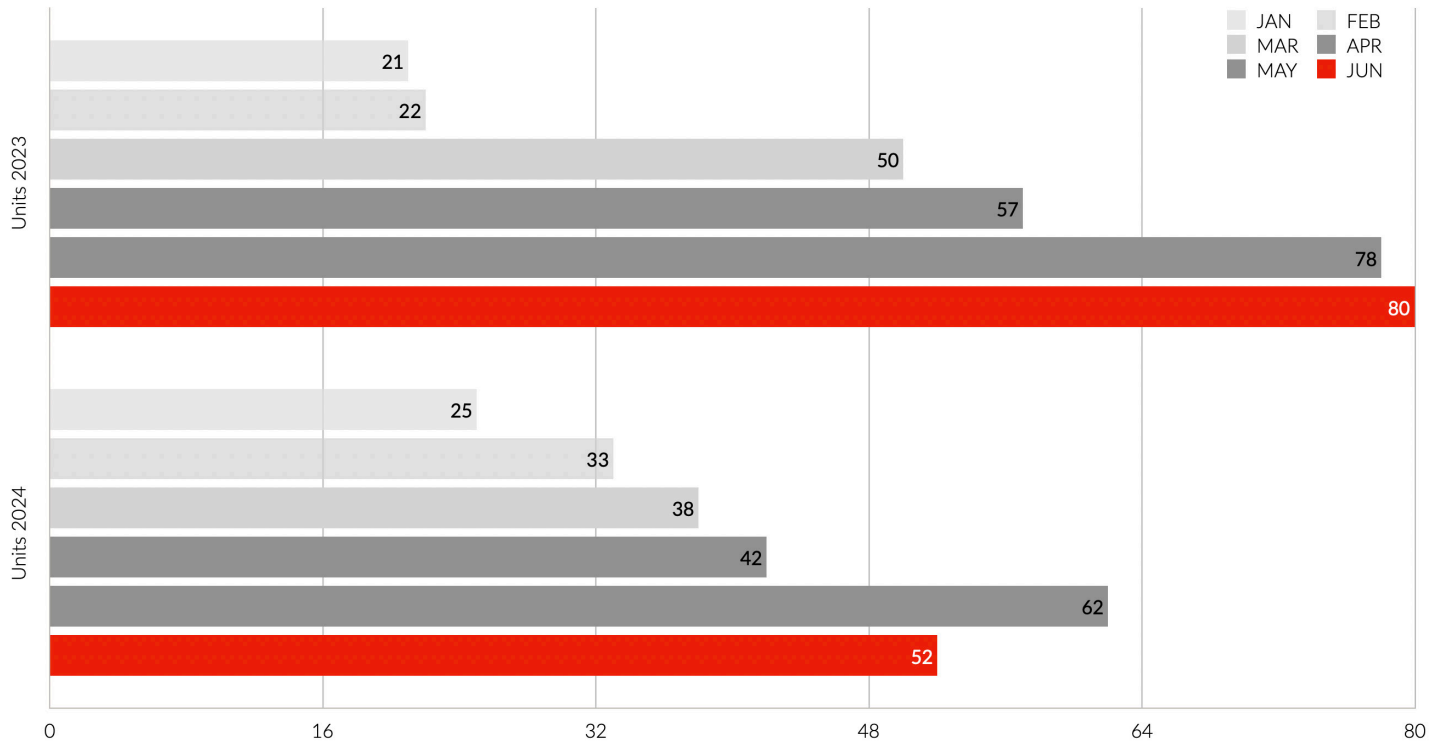


Yearly Totals 2023 vs. 2024

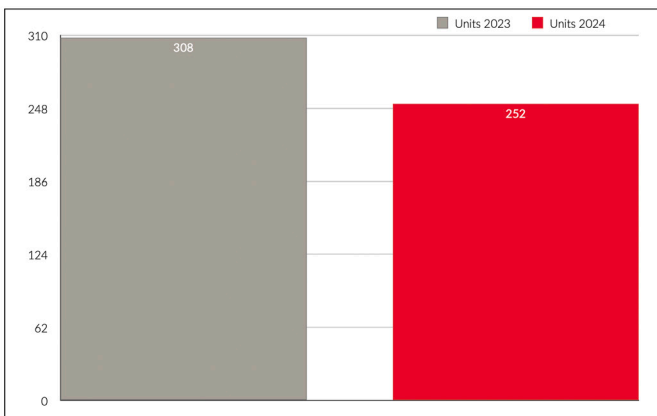


Month vs. Month 2023 vs. 2024

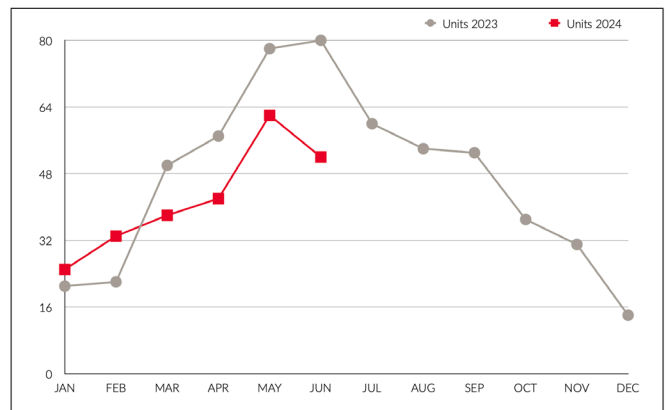
# UNIT SALES



Monthly Comparison 2023 vs. 2024



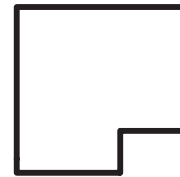
Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024



# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
YTD Sales Volume	\$146,039,379 -23.65%	\$3,824,900 -4.75%	\$3,725,597 +29.64%
YTD Unit Sales	186 -22.18%	9 +12.5%	10 +25%
YTD Average Sale Price	\$785,158 -1.9%	\$424,989 -15.33%	\$372,560 +3.71%
June Sales Volume	\$28,221,000 -46.13%	\$820,000 -23.33%	\$1,047,500 +109.92%
June Unit Sales	35 -46.15%	2 No Change	4 +300%



Year-Over-Year Comparison (2024 vs. 2023)

# OUR LOCATIONS

## COLLINGWOOD

705-445-5520  
330 First St, Collingwood

## CREEMORE

705-881-9005  
154 Mill St, Unit B, Creemore

## MEAFORD

519-538-5755  
96 Sykes St N, Meaford

## THORNBURY

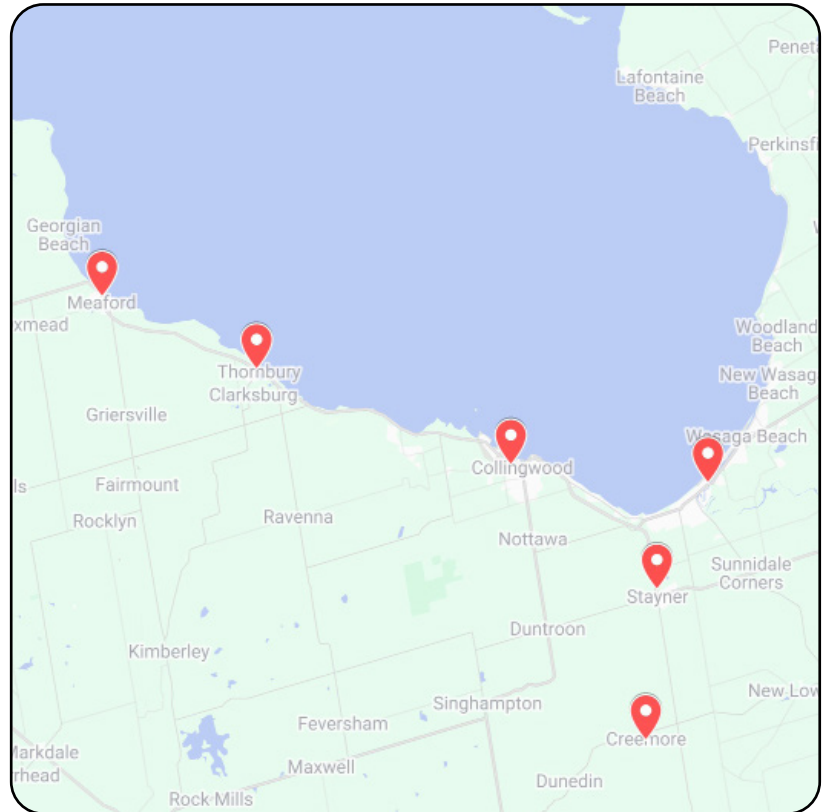
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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