



2024

AUGUST

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 more opportunities to negotiate favorable deals and potentially secure properties at lower prices.



August year-over-year sales volume of \$26,263,849

Down 26.96% from 2023's \$35,958,475 with unit sales of 41 down 24.07% from last August's 54. New listings of 126 are down 5.97% from a year ago, with the sales/listing ratio of 32.54% down 19.25%.



Year-to-date sales volume of \$223,721,325

Down 24.7% from 2023's \$297,105,389 with unit sales of 332 down 21.33% from 2023's 422. New listings of 1,047 up 5.54% a year ago, with the sales/listing ratio of 31.71% down 25.46%.



Year-to-date average sale price of \$668,374

Down from \$701,267 one year ago with median sale price of \$714,000 down from \$731,250 one year ago. The average days-on-market is 46.25 which is up by 2.5 days.

AUGUST NUMBERS

Median Sale Price

\$686,425

-3.93%

Average Sale Price

\$640,582

-3.8%

Sales Volume

\$26,263,849

-26.96%

Unit Sales

41

-24.07%

New Listings

126

-5.97%

Expired Listings

45

+221.43%

Unit Sales/Listings Ratio

32.54%

-19.25%

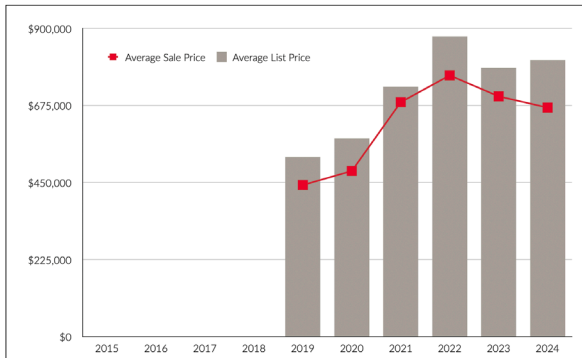
*Year-over-year comparison
(August 2024 vs. August 2023)*

THE MARKET IN DETAIL

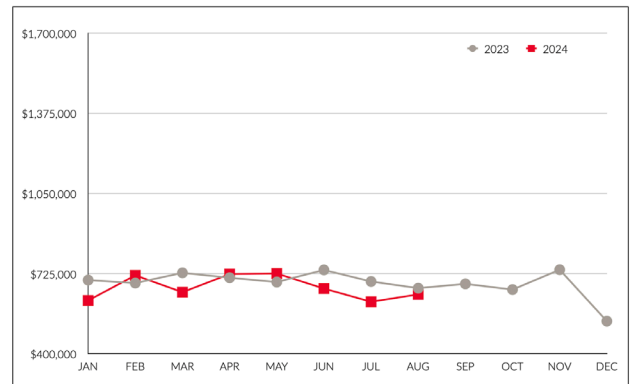
	2022	2023	2024	2023-2024
YTD Volume Sales	\$298,953,922	\$297,105,389	\$223,721,325	-24.7%
YTD Unit Sales	387	422	332	-21.33%
YTD New Listings	859	992	1,047	+5.54%
YTD Sales/Listings Ratio	45.05%	42.54%	31.71%	-25.46%
YTD Expired Listings	52	114	206	+80.7%
Monthly Volume Sales	\$23,764,700	\$35,958,475	\$26,263,849	-26.96%
Monthly Unit Sales	32	54	41	-24.07%
Monthly New Listings	92	134	126	-5.97%
Monthly Sales/Listings Ratio	34.78%	40.30%	32.54%	-19.25%
Monthly Expired Listings	23	14	45	+221.43%
Monthly Average Sale Price	\$742,647	\$665,898	\$640,582	-3.8%
YTD Sales: \$0-\$199K	9	10	7	-30%
YTD Sales: \$200k-349K	14	26	20	-23.08%
YTD Sales: \$350K-\$549K	63	69	66	-4.35%
YTD Sales: \$550K-\$749K	88	166	118	-28.92%
YTD Sales: \$750K-\$999K	138	109	82	-24.77%
YTD Sales: \$1M+	73	40	25	-37.5%
YTD Sales: \$2M+	75	42	27	-35.71%
YTD Average Days-On-Market	22.50	43.75	46.25	+5.71%
YTD Average Sale Price	\$762,513	\$701,267	\$668,374	-4.69%
YTD Median Sale Price	\$837,000	\$731,250	\$714,000	-2.36%

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

AVERAGE SALE PRICE

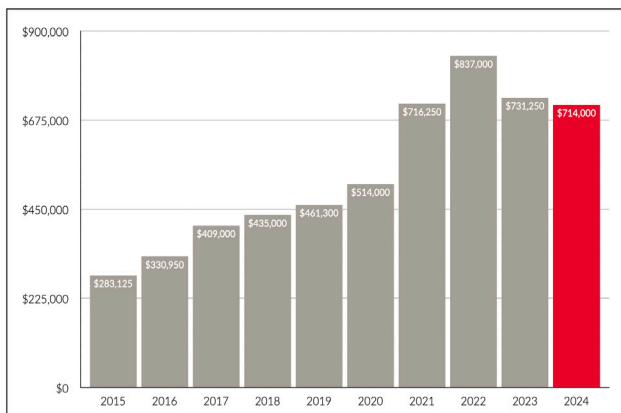


Year-Over-Year

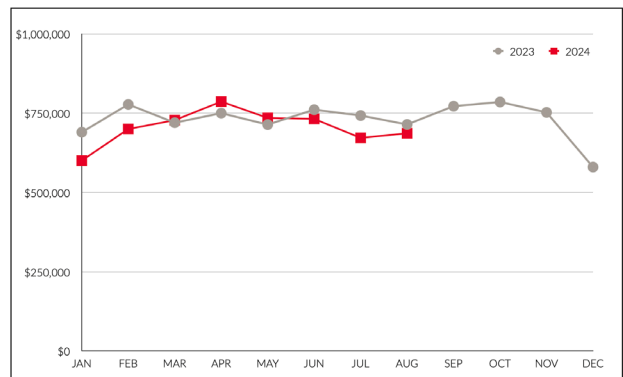


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



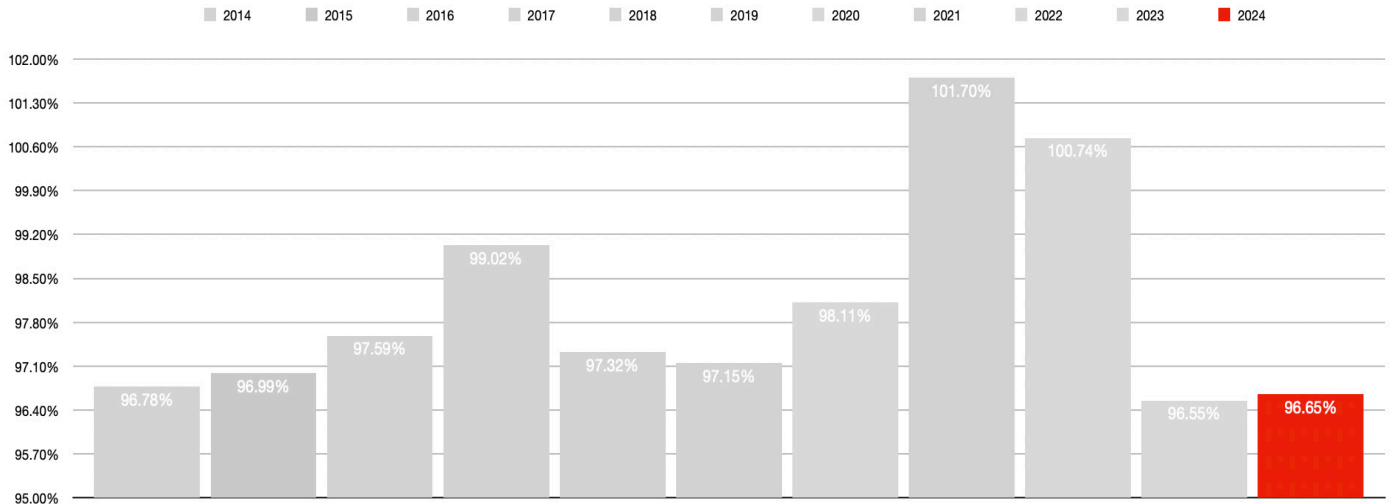
Year-Over-Year



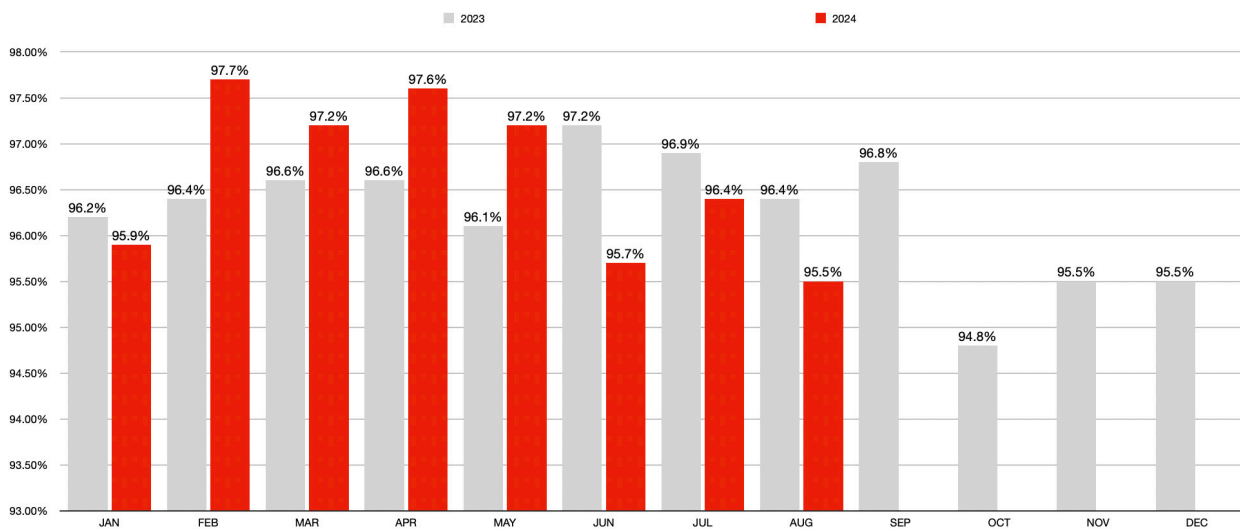
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

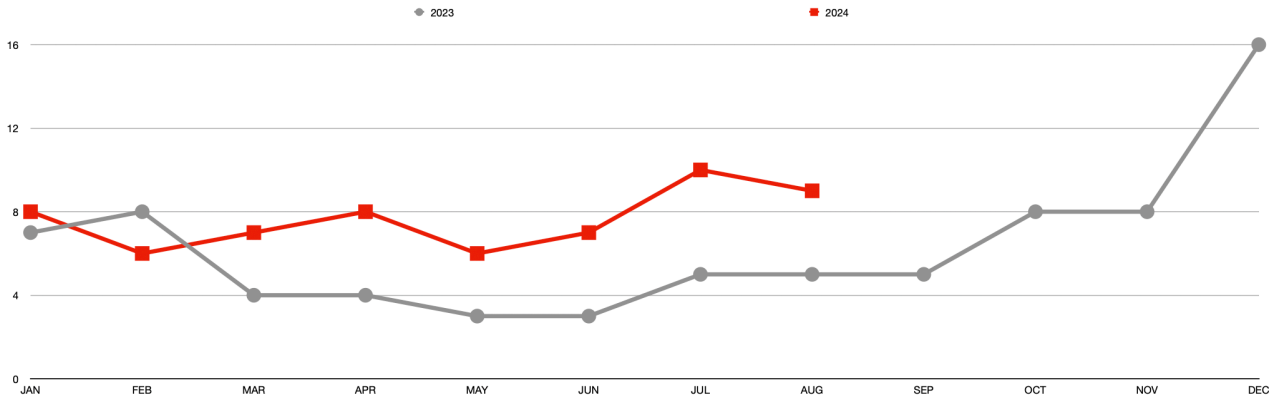


Year-Over-Year

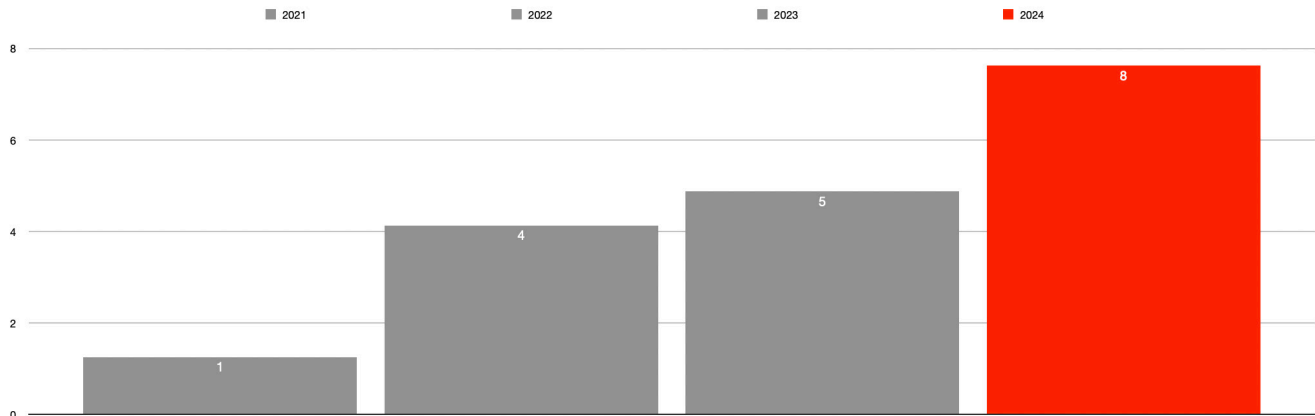


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

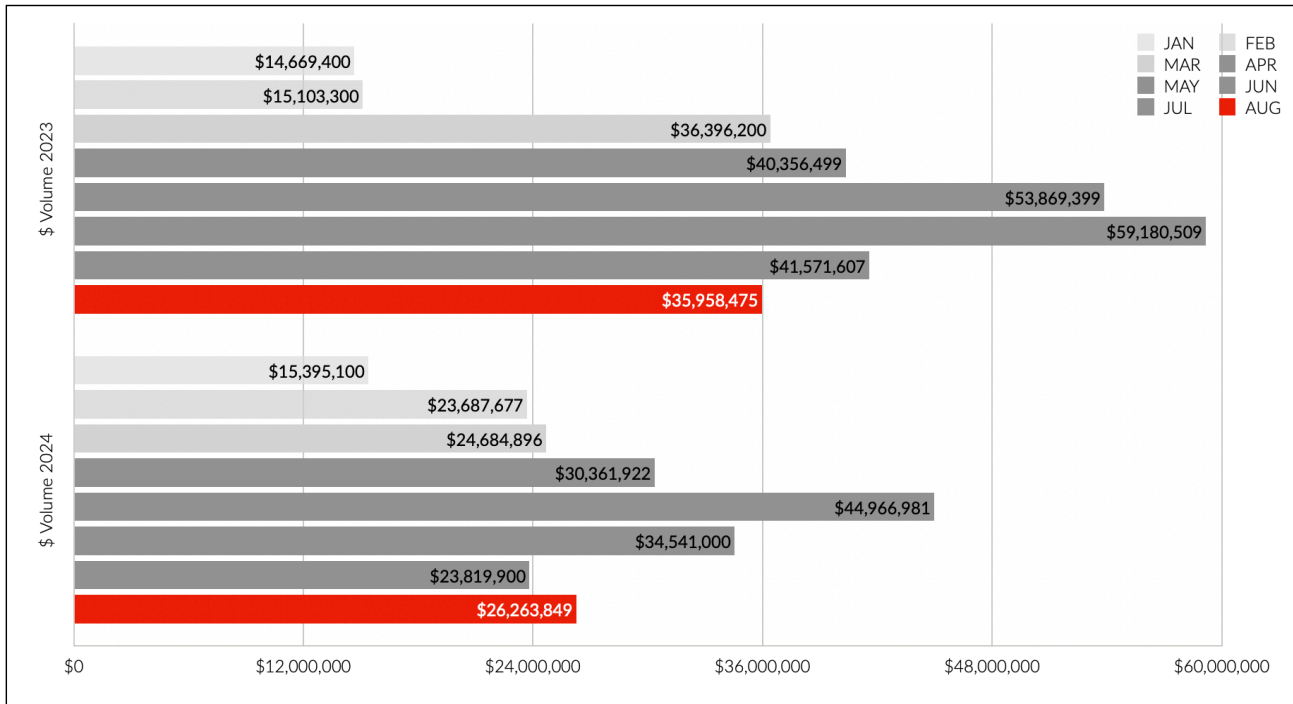


Month-Over-Month 2023 vs. 2024

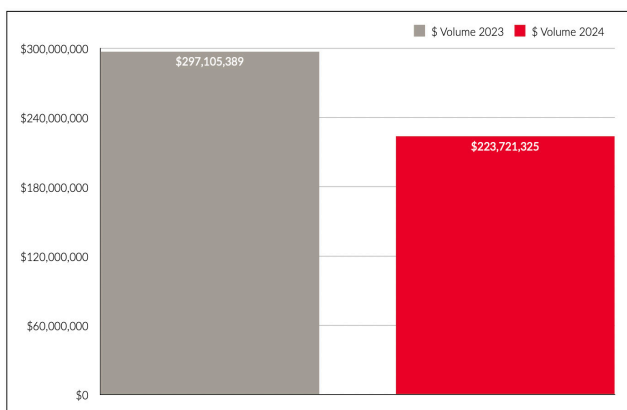


Year-Over-Year

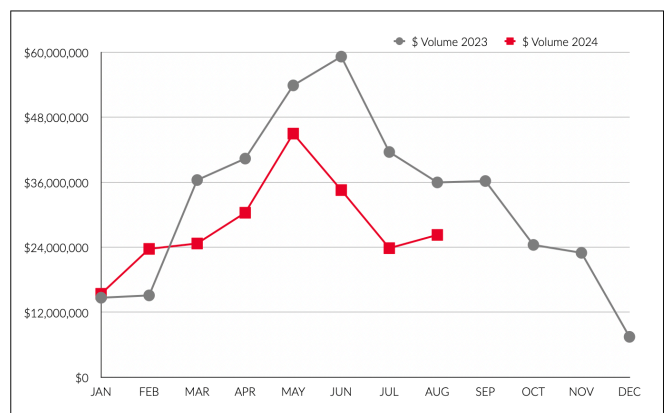
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

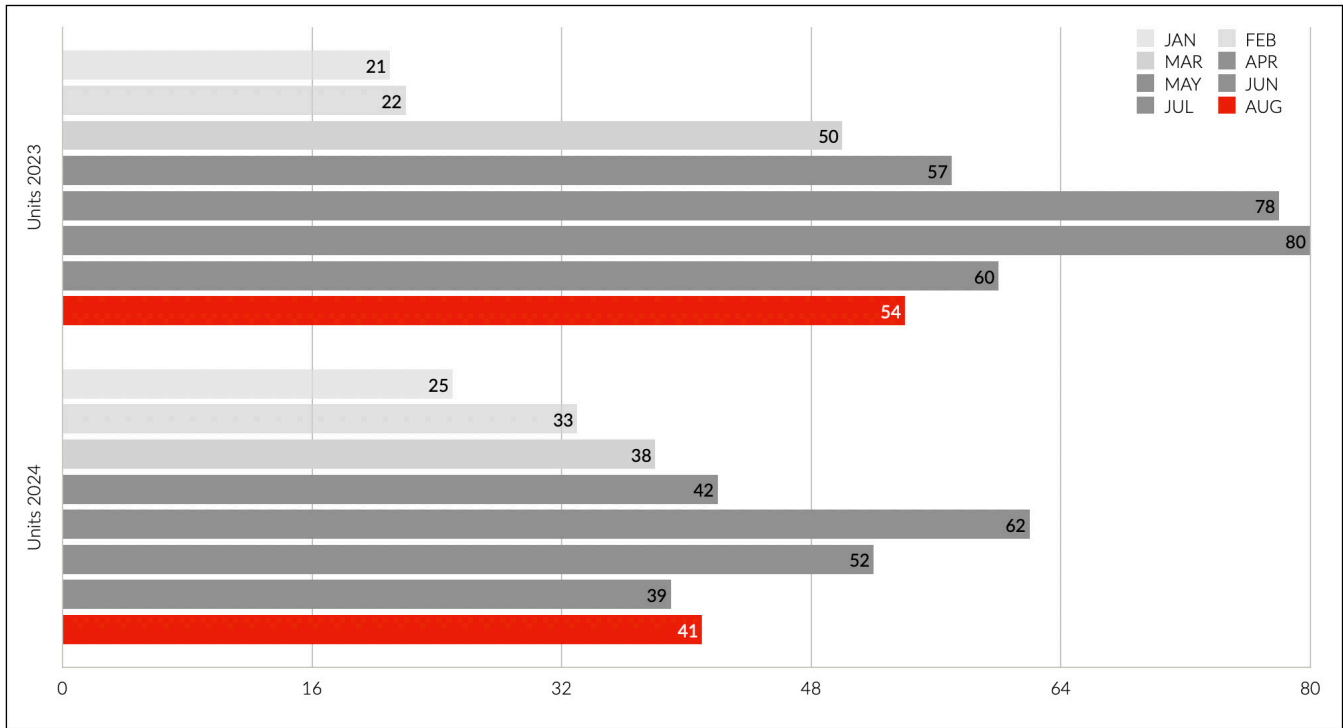


Yearly Totals 2023 vs. 2024

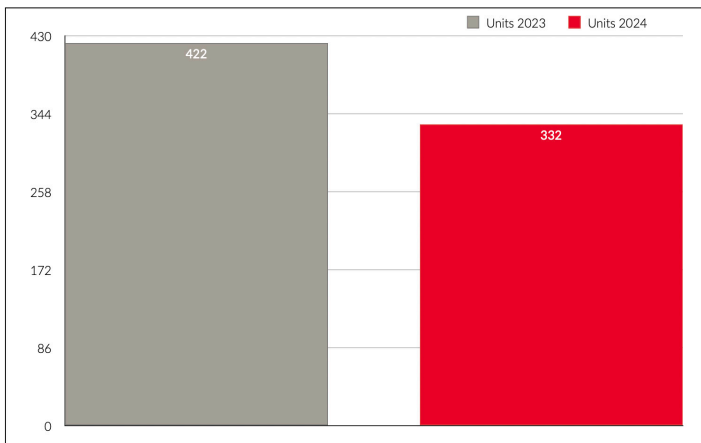


Month vs. Month 2023 vs. 2024

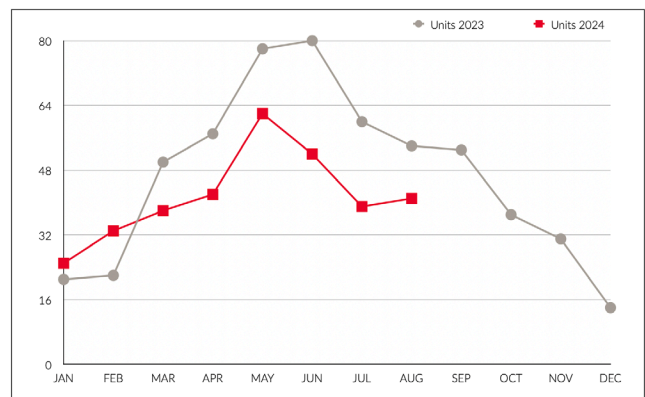
UNIT SALES



Monthly Comparison 2023 vs. 2024

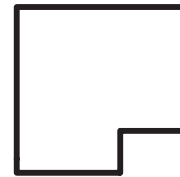


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$188,168,728 -26.43%	\$6,785,900 -3.32%	\$3,725,597 +5.69%
YTD Unit Sales	246 -23.13%	15 No Change	10 No Change
YTD Average Sale Price	\$764,914 -4.3%	\$452,393 -3.32%	\$372,560 +5.69%
August Sales Volume	\$23,128,349 -20.52%	\$505,000 -64.86%	\$0 -100%
August Unit Sales	33 -10.81%	1 -66.67%	0 -100%



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

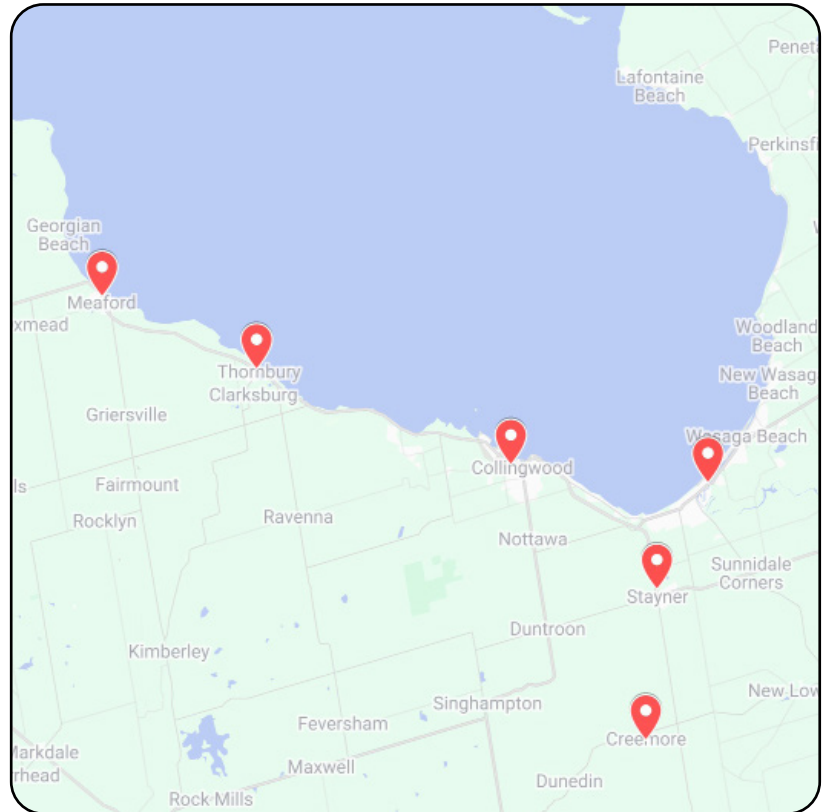
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



 /RoyalLePageLocationsNorth

 /Wasaga BeachRealEstate

 /LocationsNorth

Helping You Is What We Do.

Find more Real Estate Market Reports for Southern Georgian Bay at:

locationsnorth.com/market-update/