



2024

SEPTEMBER

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.



September year-over-year sales volume of \$27,559,099

Down 23.9% from 2023's \$36,215,100 with unit sales of 46 down 13.21% from last September's 53. New listings of 148 are up 4.96% from a year ago, with the sales/listing ratio of 31.08% down 17.31%.



Year-to-date sales volume of \$251,280,424

Down 24.61% from 2023's \$333,320,489 with unit sales of 378 down 20.42% from 2023's 475. New listings of 1,195 up 5.47% a year ago, with the sales/listing ratio of 31.63% down 24.55%.



Year-to-date average sale price of \$671,303

Down from \$699,271 one year ago with median sale price of \$710,000 down from \$742,500 one year ago. The average days-on-market is 48.22 which is up by 4.33 days.

SEPTEMBER NUMBERS

Median Sale Price

\$710,000

-8.03%

Average Sale Price

\$694,733

+1.67%

Sales Volume

\$27,559,099

-23.9%

Unit Sales

46

-13.21%

New Listings

148

+4.96%

Expired Listings

38

+65.22%

Unit Sales/Listings Ratio

31.08%

-17.31%

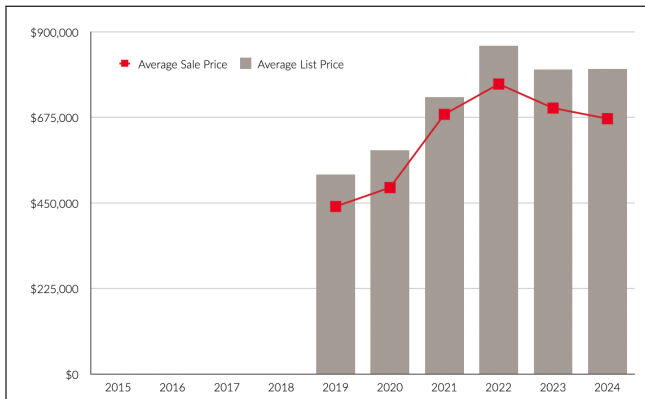
*Year-over-year comparison
(September 2024 vs. September 2023)*

THE MARKET IN DETAIL

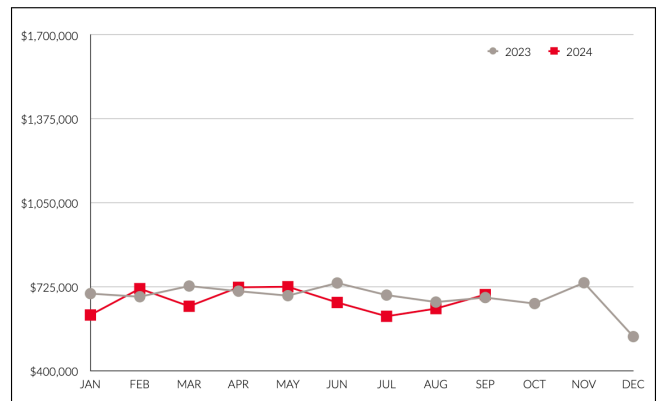
	2022	2023	2024	2023-2024
YTD Volume Sales	\$325,616,922	\$333,320,489	\$251,280,424	-24.61%
YTD Unit Sales	422	475	378	-20.42%
YTD New Listings	984	1,133	1,195	+5.47%
YTD Sales/Listings Ratio	42.89%	41.92%	31.63%	-24.55%
YTD Expired Listings	78	137	244	+78.1%
Monthly Volume Sales	\$26,663,000	\$36,215,100	\$27,559,099	-23.9%
Monthly Unit Sales	35	53	46	-13.21%
Monthly New Listings	125	141	148	+4.96%
Monthly Sales/Listings Ratio	28.00%	37.59%	31.08%	-17.31%
Monthly Expired Listings	26	23	38	+65.22%
Monthly Average Sale Price	\$761,800	\$683,304	\$694,733	+1.67%
YTD Sales: \$0-\$199K	9	12	9	-25%
YTD Sales: \$200k-349K	14	29	25	-13.79%
YTD Sales: \$350K-\$549K	75	87	73	-16.09%
YTD Sales: \$550K-\$749K	102	176	138	-21.59%
YTD Sales: \$750K-\$999K	141	123	94	-23.58%
YTD Sales: \$1M+	78	45	25	-44.44%
YTD Sales: \$2M+	81	48	27	-43.75%
YTD Average Days-On-Market	24.89	43.89	48.22	+9.87%
YTD Average Sale Price	\$762,433	\$699,271	\$671,303	-4%
YTD Median Sale Price	\$815,000	\$742,500	\$710,000	-4.38%

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

AVERAGE SALE PRICE

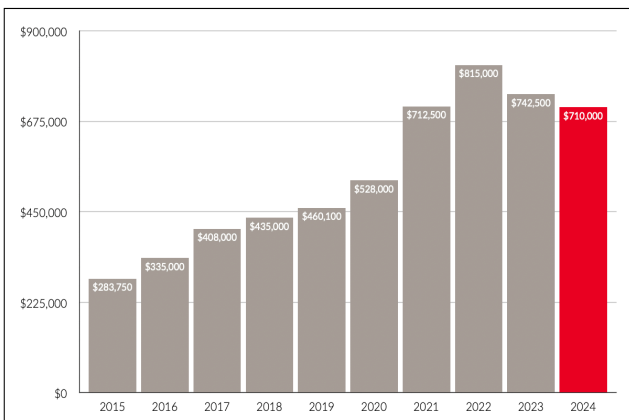


Year-Over-Year

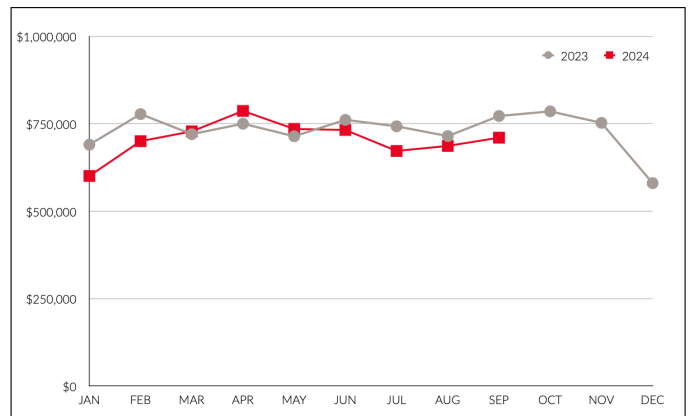


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



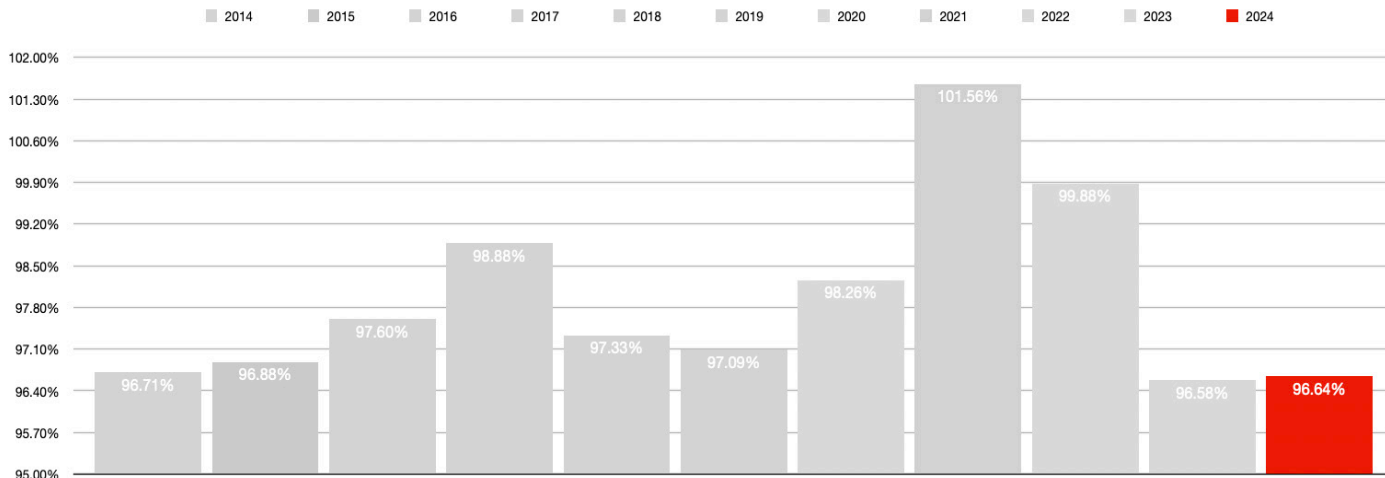
Year-Over-Year



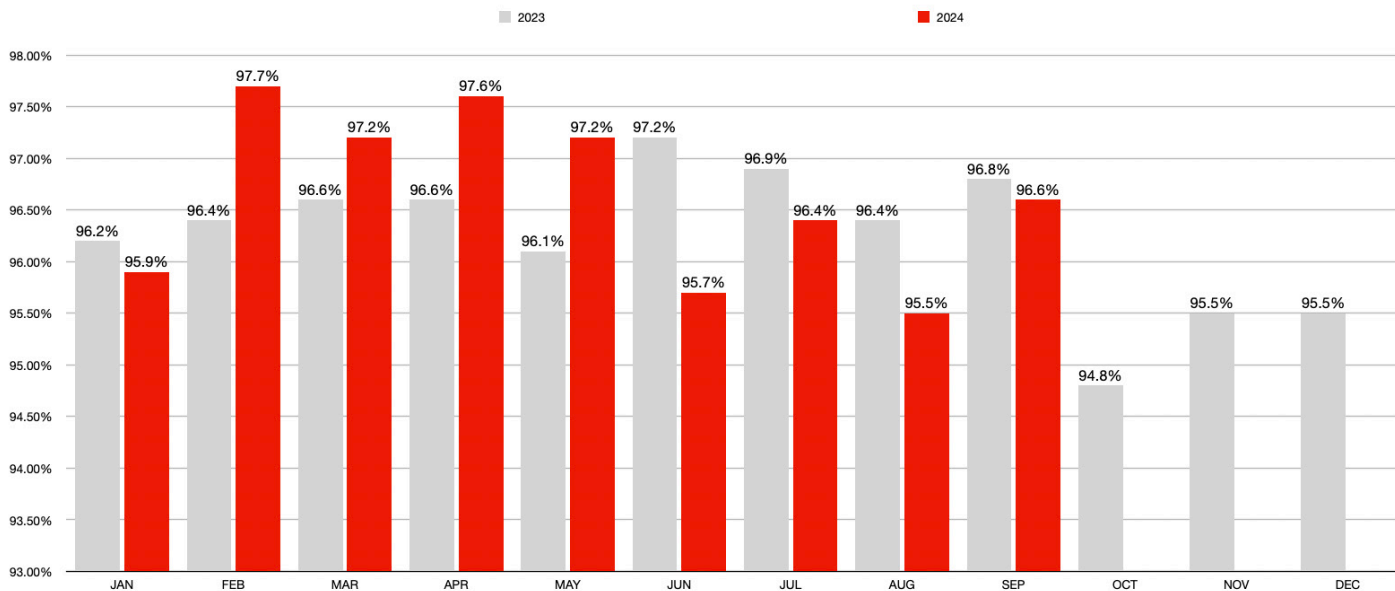
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

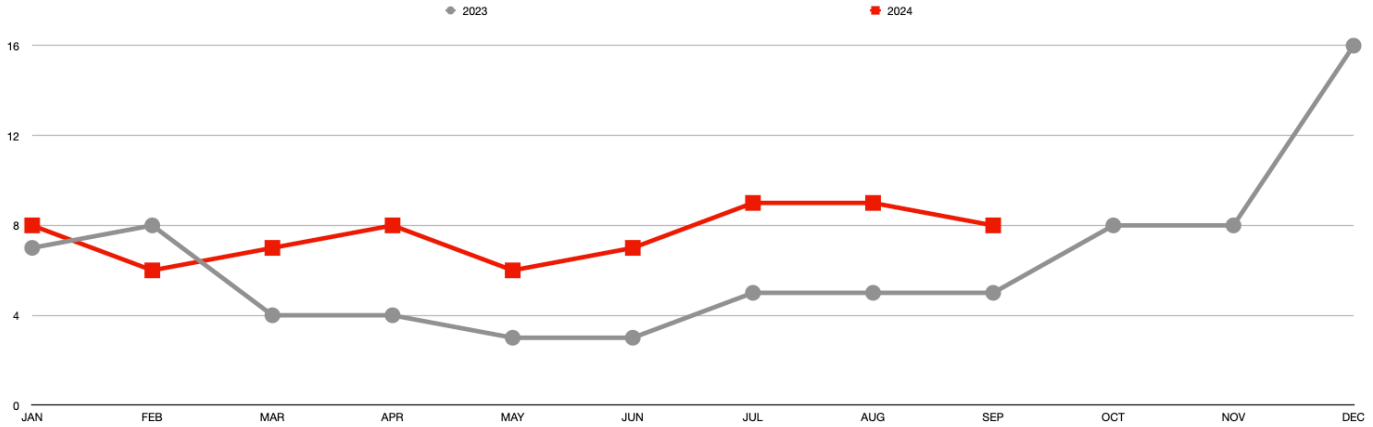


Year-Over-Year

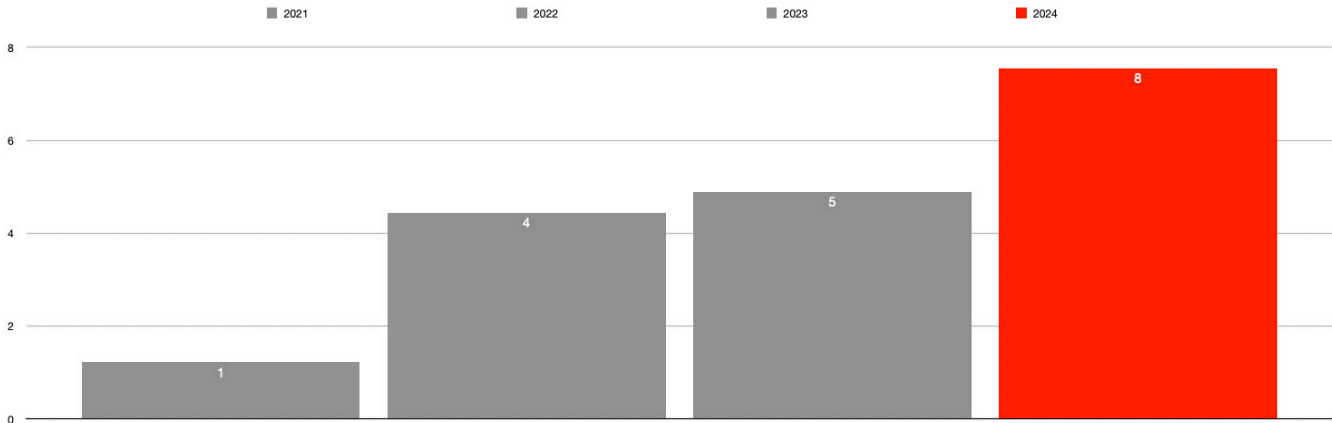


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

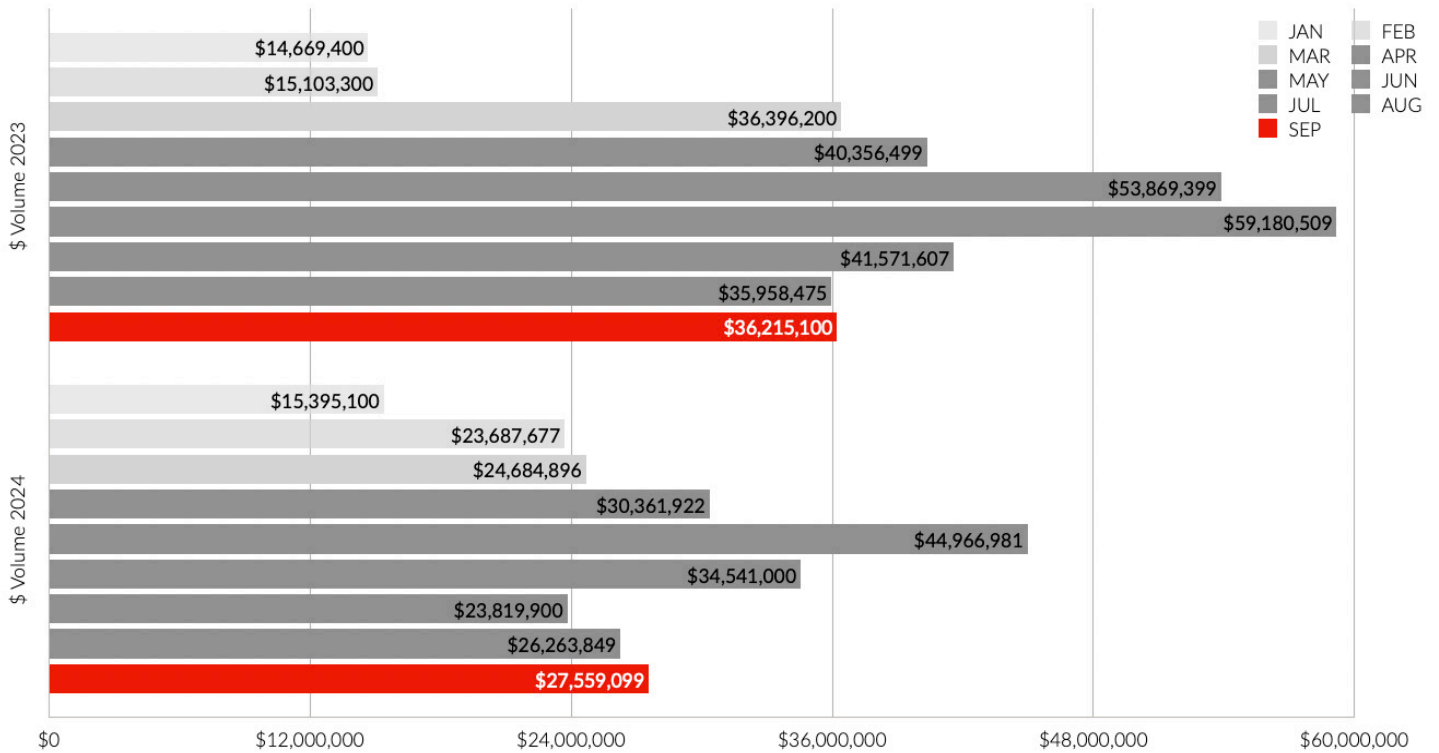


Month-Over-Month 2023 vs. 2024

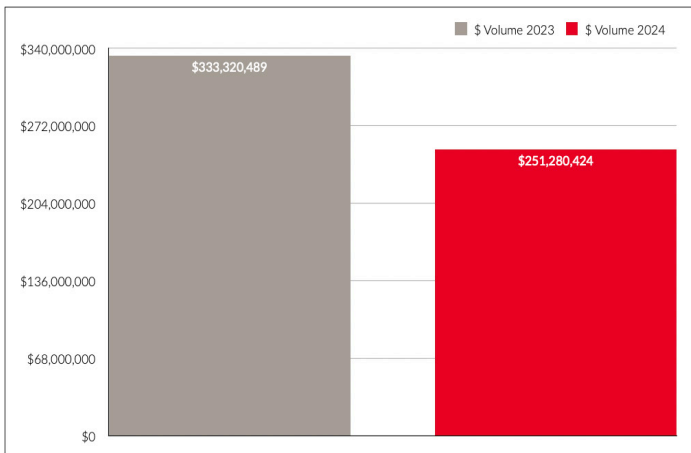


Year-Over-Year

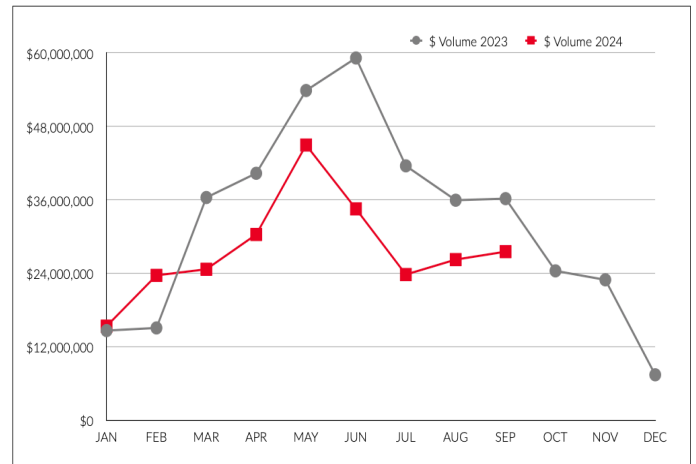
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

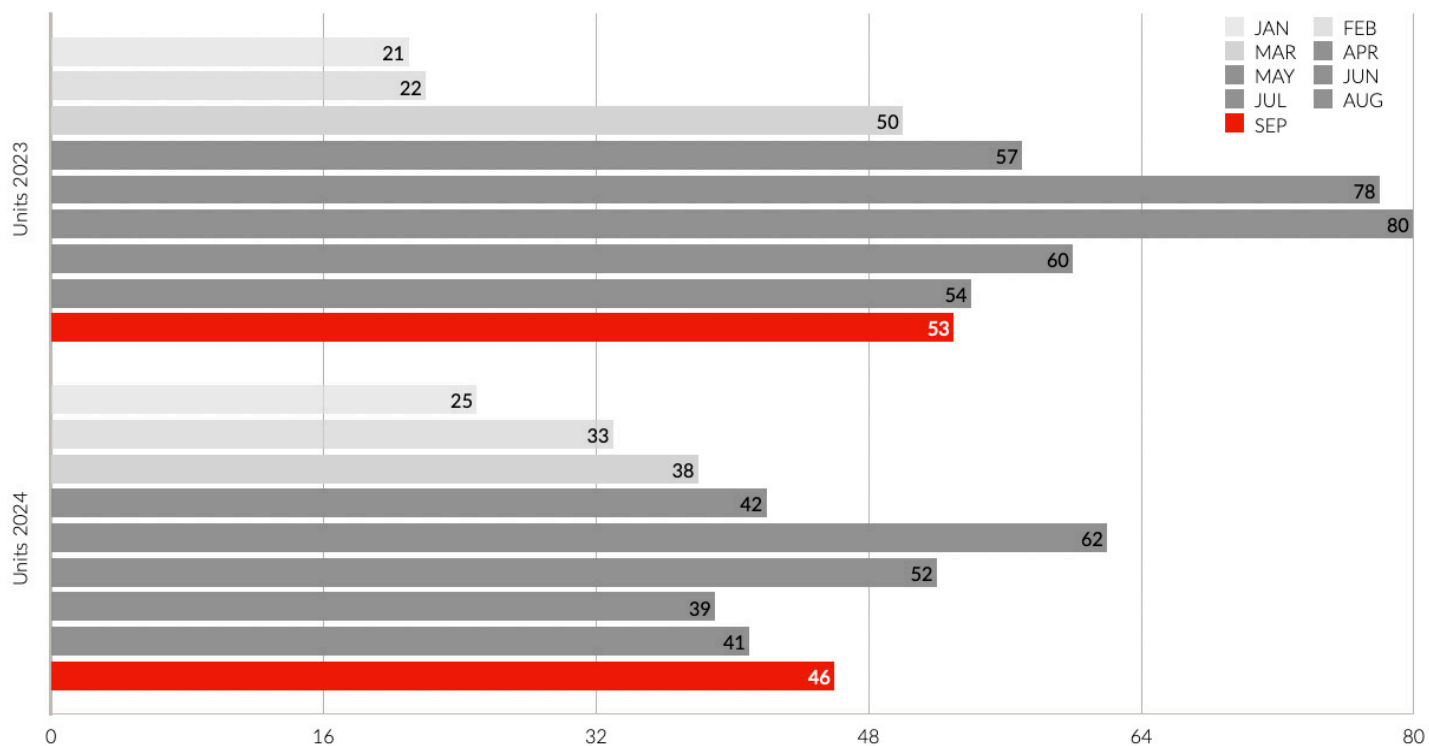


Yearly Totals 2023 vs. 2024

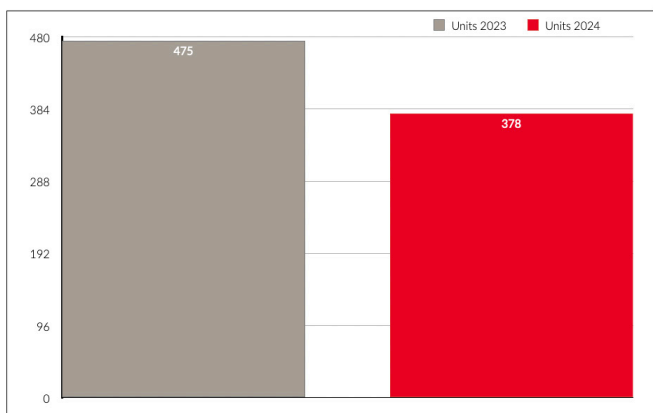


Month vs. Month 2023 vs. 2024

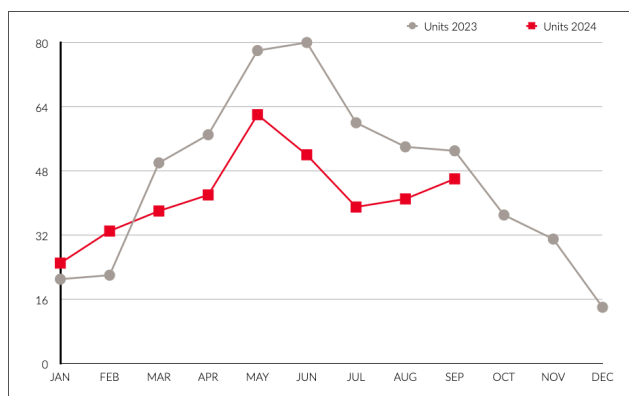
UNIT SALES



Monthly Comparison 2023 vs. 2024

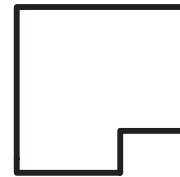


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$210,610,627 -25.29%	\$8,595,400 -18.63%	\$4,033,797 +2.64%
YTD Unit Sales	278 -20.57%	18 -18.18%	11 No Change
YTD Average Sale Price	\$757,592 -5.94%	\$477,522 -0.55%	\$366,709 +2.64%
Sep Sales Volume	\$22,441,899 -14.1%	\$1,809,500 -48.96%	\$308,200 -23.9%
Sep Unit Sales	32 +6.67%	3 -57.14%	1 No Change



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

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

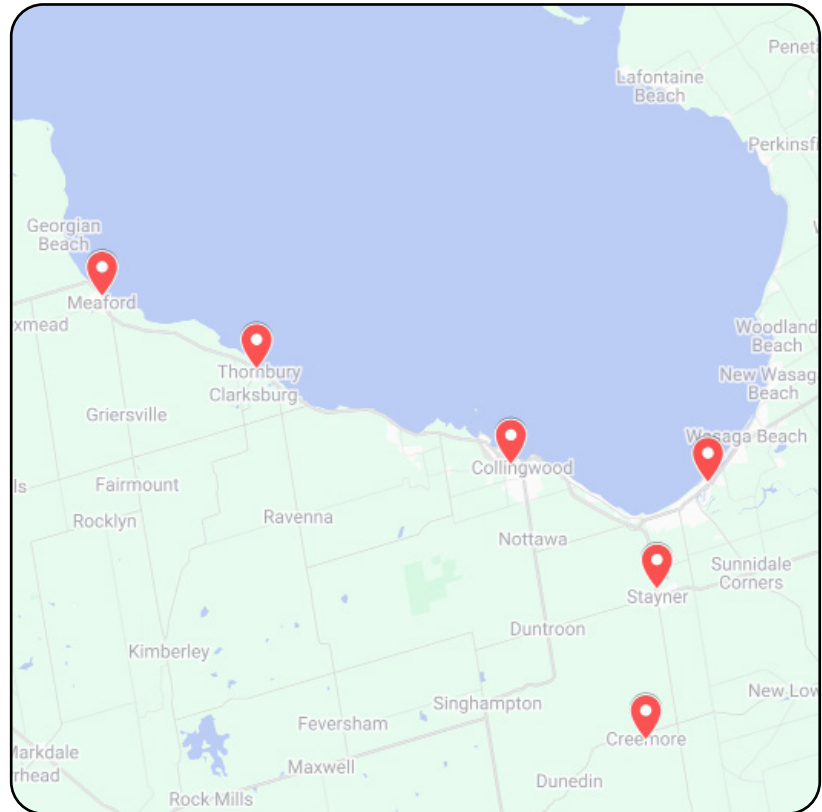
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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