



2024

NOVEMBER

WASAGA BEACH

Real Estate Market Report

OVERVIEW

SELLER'S MARKET

The real estate market in [Wasaga Beach](#) is a seller's market this month, highlighted by an increase in both sales volume and unit sales. However, both the average and median sale prices have declined compared to the same period last year. This trend offers sellers the opportunity to benefit from heightened activity, while buyers may find pricing adjustments more appealing.



November year-over-year sales volume of \$30,707,955

Up 33.76% from 2023's \$22,957,900 with unit sales of 49 up 58.06% from last November's 31. New listings of 77 are down 7.23% from a year ago, with the sales/listing ratio of 63.64% up 70.38%.



Year-to-date sales volume of \$310,557,503

Down 18.42% from 2023's \$380,700,289 with unit sales of 470 down 13.44% from 2023's 543. New listings of 1,372 up 2.54% a year ago, with the sales/listing ratio of 34.26% down 15.59%.



Year-to-date average sale price of \$676,968

Down from \$699,461 one year ago with median sale price of \$710,000 down from \$749,950 one year ago. The average days-on-market is 49.82 which is up by 6.91 days.

NOVEMBER NUMBERS

Median Sale Price

\$695,000

-7.64%

Average Sale Price

\$661,785

-10.64%

Sales Volume

\$30,707,955

+33.76%

Unit Sales

49

+58.06%

New Listings

77

-7.23%

Expired Listings

53

+112%

Unit Sales/Listings Ratio

63.64%

70.38%

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

THE MARKET IN DETAIL

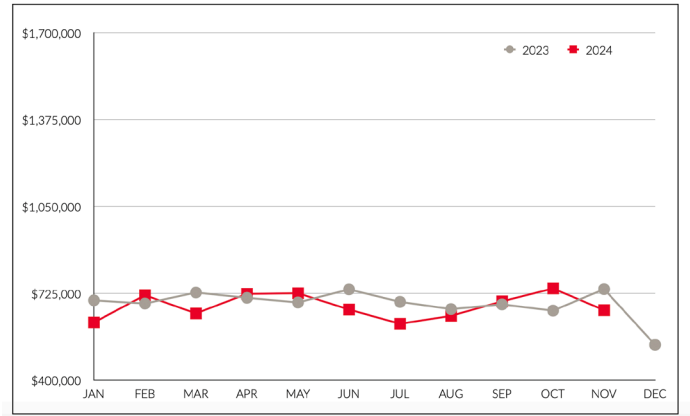
	2022	2023	2024	2023-2024
YTD Volume Sales	\$365,438,472	\$380,700,289	\$310,557,503	-18.42%
YTD Unit Sales	483	543	470	-13.44%
YTD New Listings	1,148	1,338	1,372	+2.54%
YTD Sales/Listings Ratio	42.07%	40.58%	34.26%	-15.59%
YTD Expired Listings	123	190	347	+82.63%
Monthly Volume Sales	\$20,090,500	\$22,957,900	\$30,707,955	+33.76%
Monthly Unit Sales	29	31	49	+58.06%
Monthly New Listings	65	83	77	-7.23%
Monthly Sales/Listings Ratio	44.62%	37.35%	63.64%	+70.38%
Monthly Expired Listings	18	25	53	+112%
Monthly Average Sale Price	\$692,776	\$740,577	\$661,785	-10.64%
YTD Sales: \$0-\$199K	11	14	11	-21.43%
YTD Sales: \$200k-349K	19	37	30	-18.92%
YTD Sales: \$350K-\$549K	83	100	93	-7%
YTD Sales: \$550K-\$749K	129	191	172	-9.95%
YTD Sales: \$750K-\$999K	156	145	121	-16.55%
YTD Sales: \$1M+	82	51	28	-45.1%
YTD Sales: \$2M+	85	56	27	-51.79%
YTD Average Days-On-Market	26.55	42.91	49.82	+16.1%
YTD Average Sale Price	\$742,843	\$699,461	\$676,968	-3.22%
YTD Median Sale Price	\$807,500	\$749,950	\$710,000	-5.33%

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

AVERAGE SALE PRICE

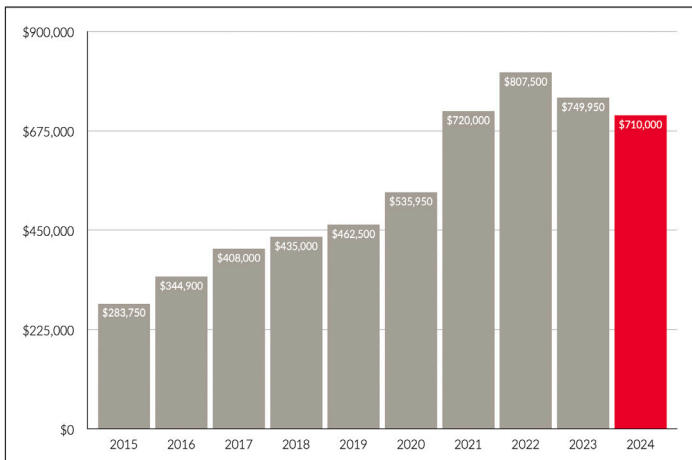


Year-Over-Year

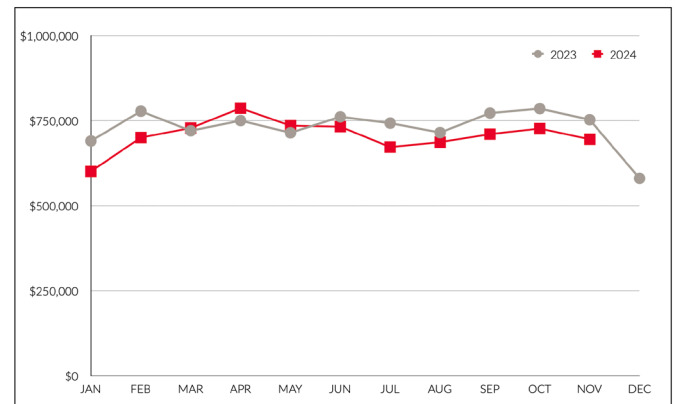


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



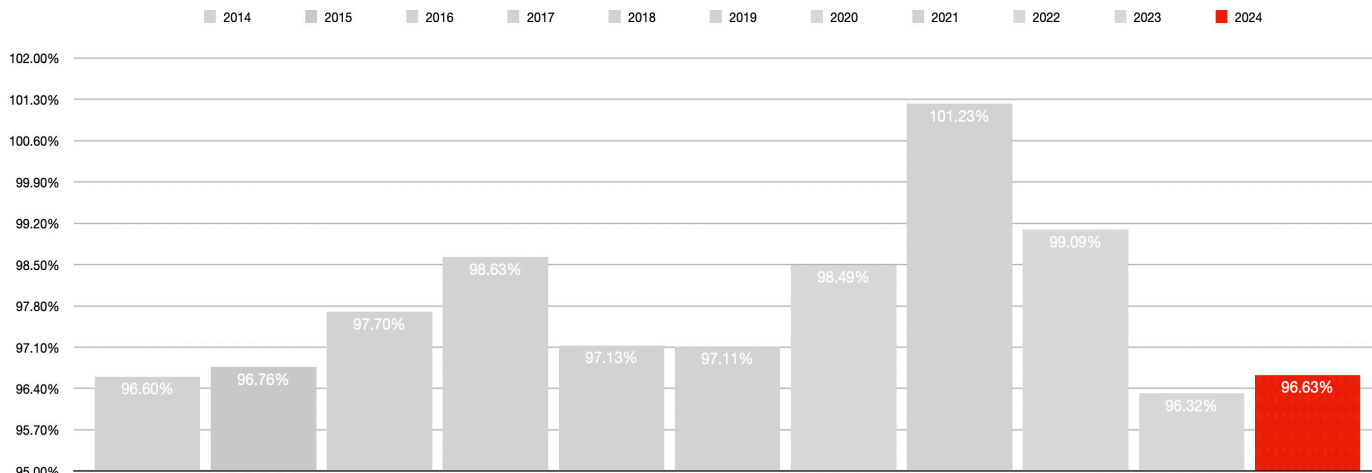
Year-Over-Year



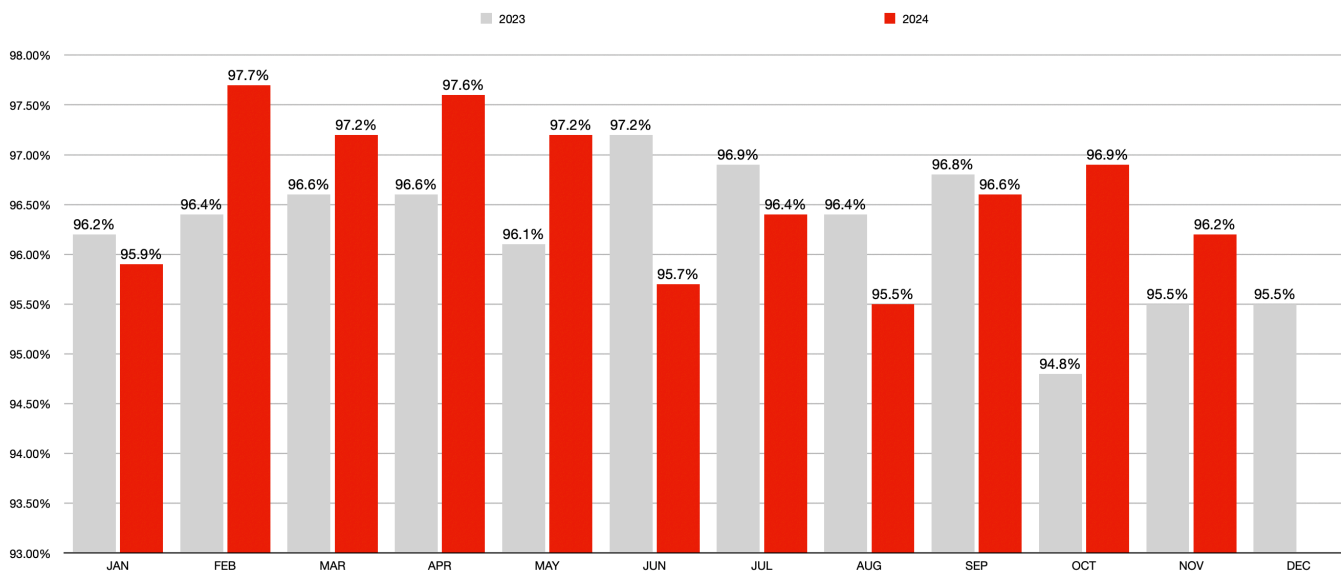
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

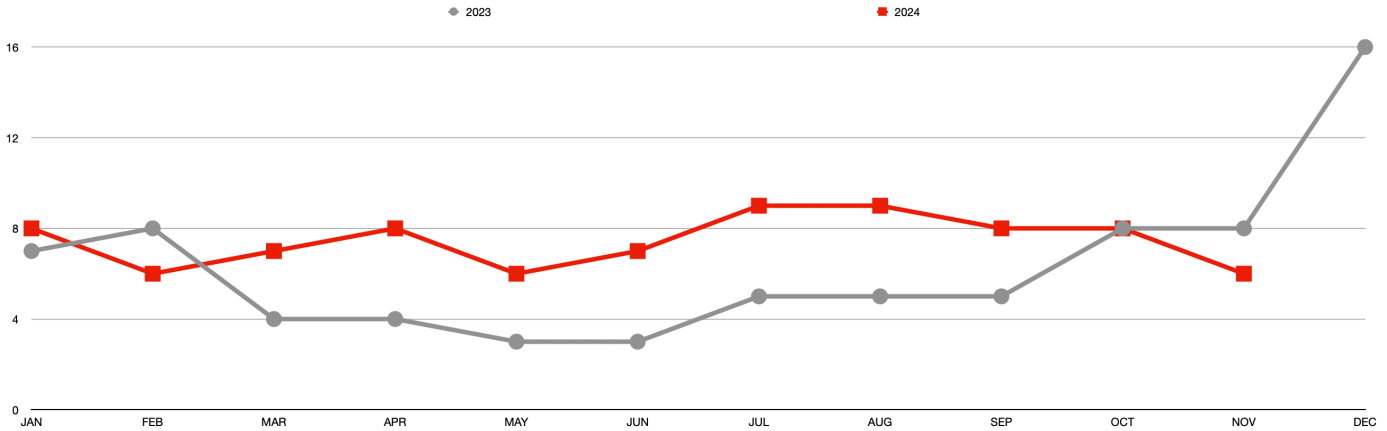


Year-Over-Year

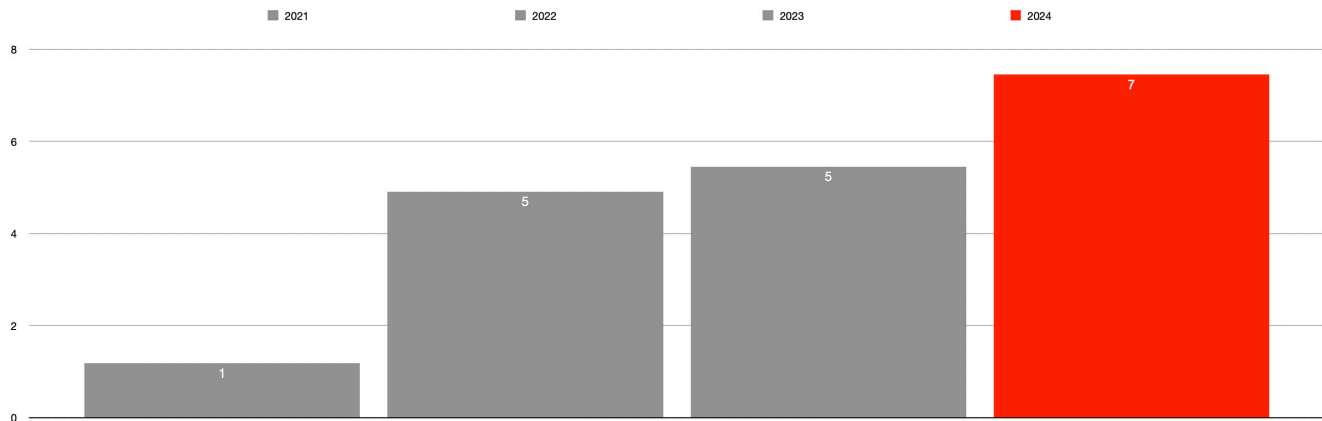


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

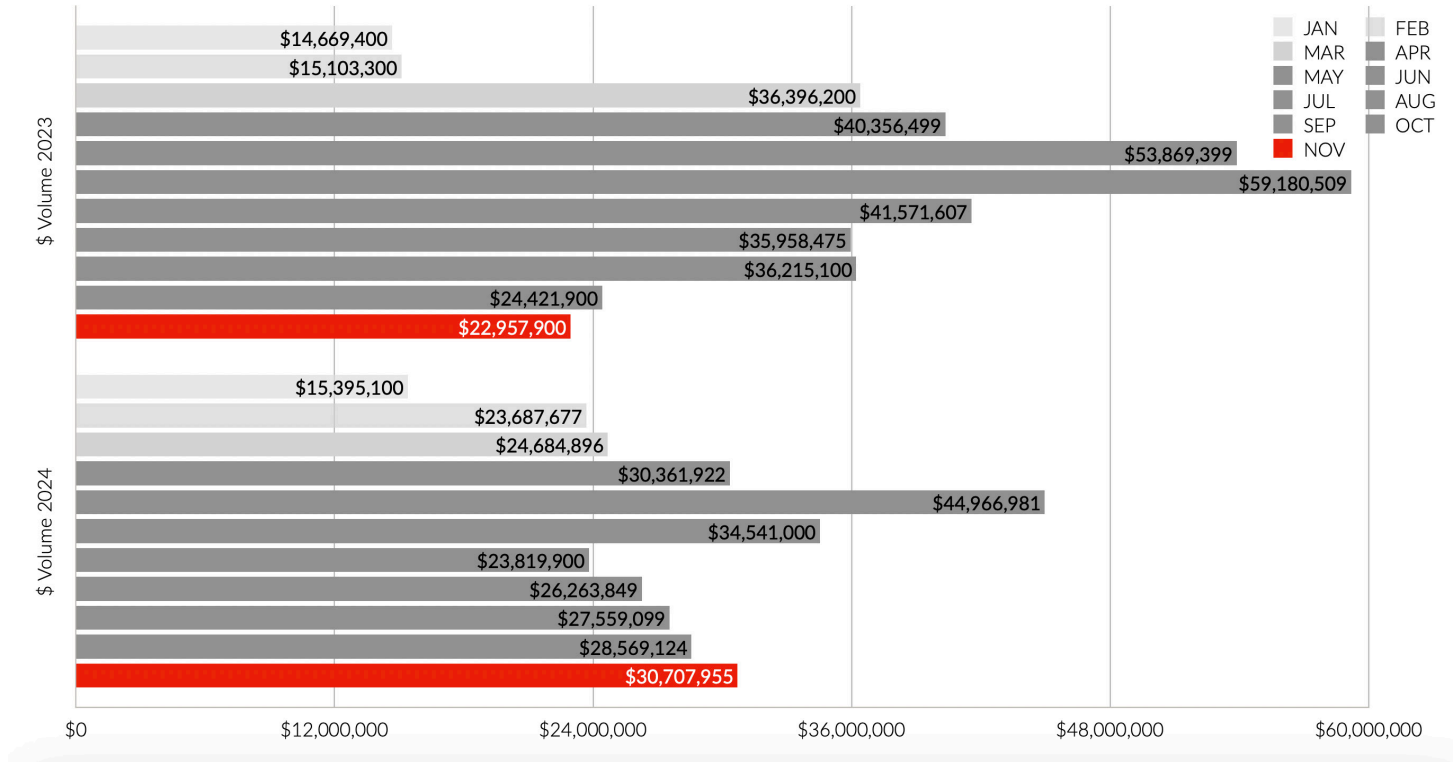


Month-Over-Month 2023 vs. 2024

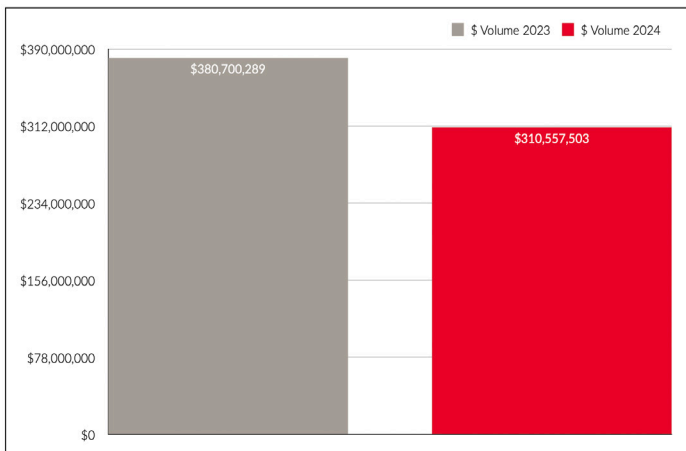


Year-Over-Year

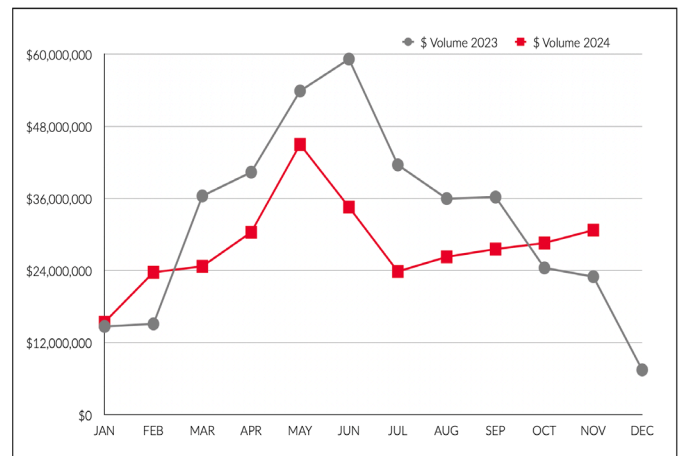
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

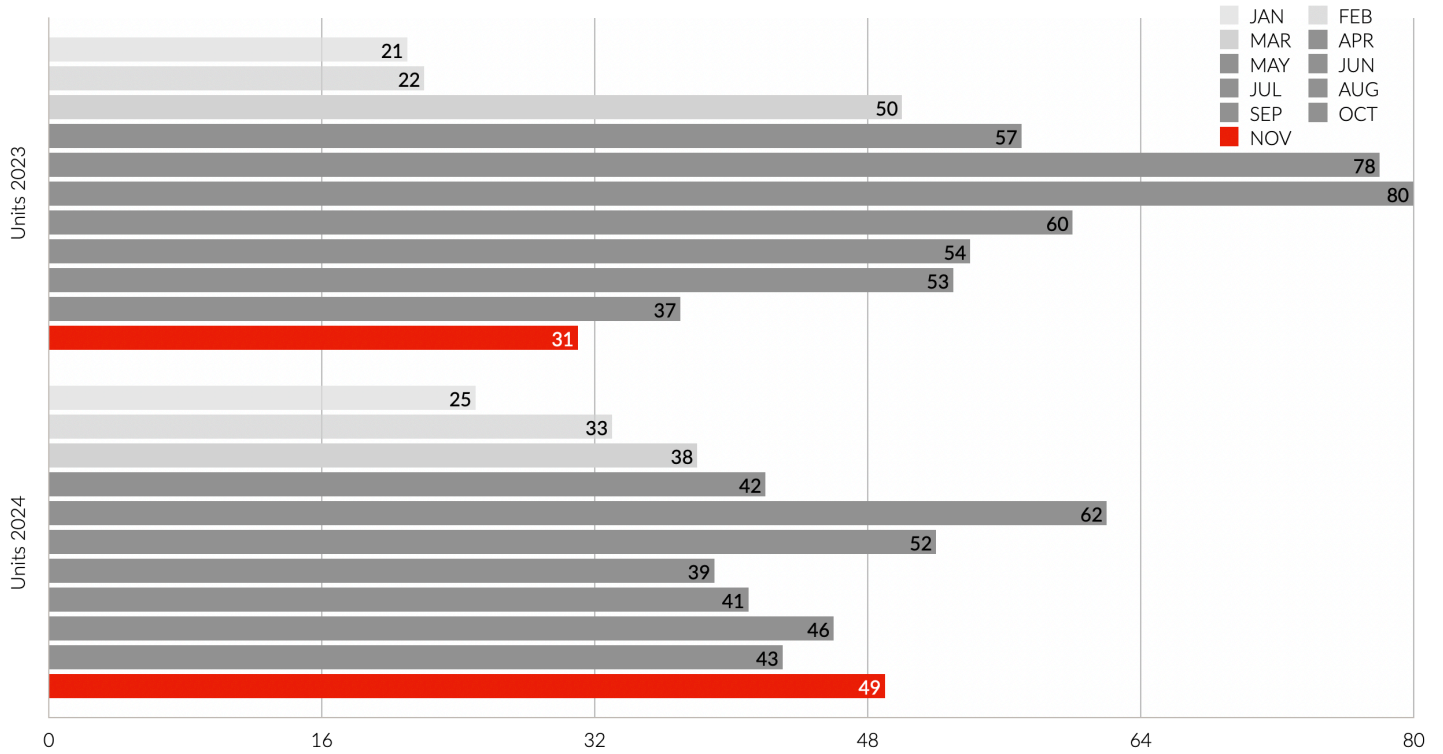


Yearly Totals 2023 vs. 2024

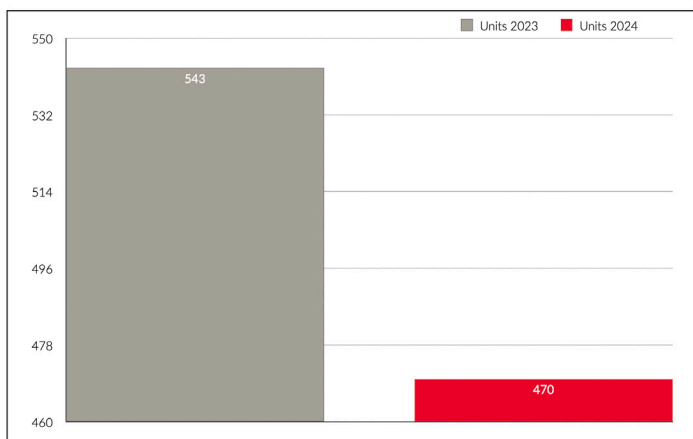


Month vs. Month 2023 vs. 2024

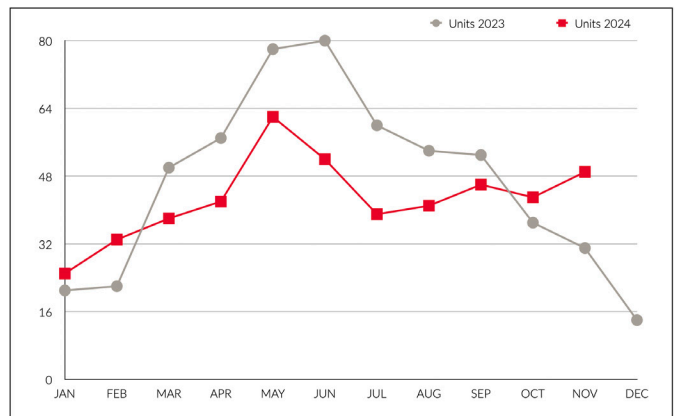
UNIT SALES



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	\$258,216,806 -19.76%	\$12,226,400 -10.07%	\$4,303,797 -7.44%
YTD Unit Sales	343 -13.82%	25 -10.71%	12 -14.29%
YTD Average Sale Price	\$752,819 -6.9%	\$489,056 +0.72%	\$358,650 +7.98%
Nov Sales Volume	\$25,188,455 +31.07%	\$1,734,000 -10.23%	\$270,000 +74.19%
Nov Unit Sales	36 +56.52%	4 No Change	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

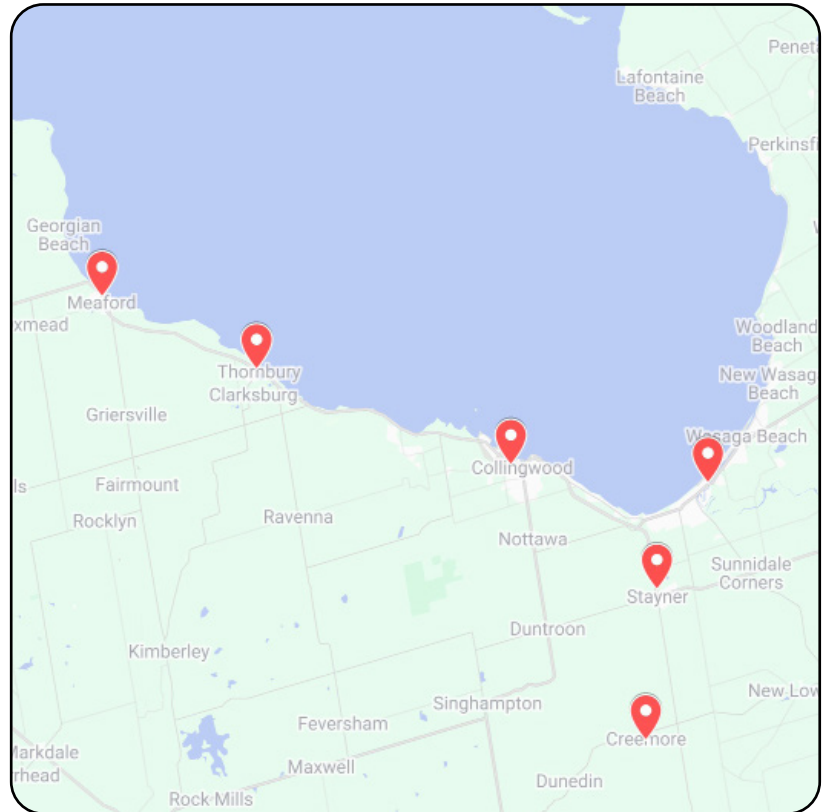
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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