



2024

DECEMBER

WASAGA BEACH

Real Estate Market Report

OVERVIEW

SELLER'S MARKET

The real estate market in [Wasaga Beach](#) is a balanced market leaning towards a seller's market this month, marked 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 opportunities for buyers while still favoring sellers in terms of overall market activity.



December year-over-year sales volume of \$16,191,880

Up 117.34% from 2023's \$7,450,100 with unit sales of 27 up 92.86% from last December's 14. New listings of 45 are down 22.41% from a year ago, with the sales/listing ratio of 60% up 148.57%.



Year-to-date sales volume of \$326,749,383

Down 15.82% from 2023's \$388,150,389 with unit sales of 497 down 10.77% from 2023's 557. New listings of 1,417 up 1.5% a year ago, with the sales/listing ratio of 35.07% down 12.09%.



Year-to-date average sale price of \$670,529

Down from \$685,518 one year ago with median sale price of \$705,000 down from \$746,225 one year ago. The average days-on-market is 51.67 which is up by 7.75 days.

DECEMBER NUMBERS

Median Sale Price

\$610,000

+5.17%

Average Sale Price

\$599,699

+12.69%

Sales Volume

\$16,191,880

+117.34%

Unit Sales

27

+92.86%

New Listings

45

-22.41%

Expired Listings

44

+12.82%

Unit Sales/Listings Ratio

60%

148.57%

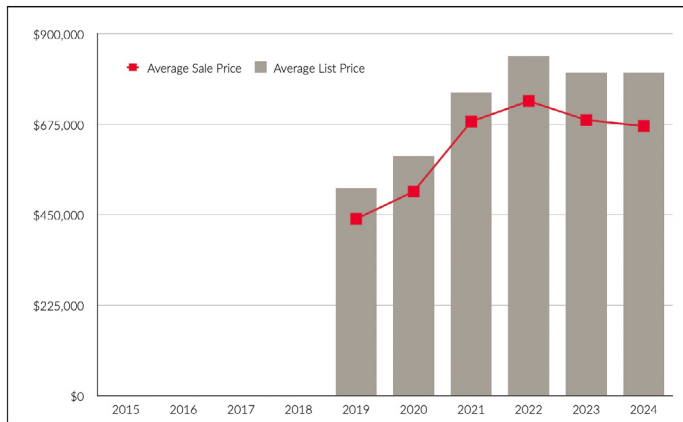
*Year-over-year comparison
(December 2024 vs. December 2023)*

THE MARKET IN DETAIL

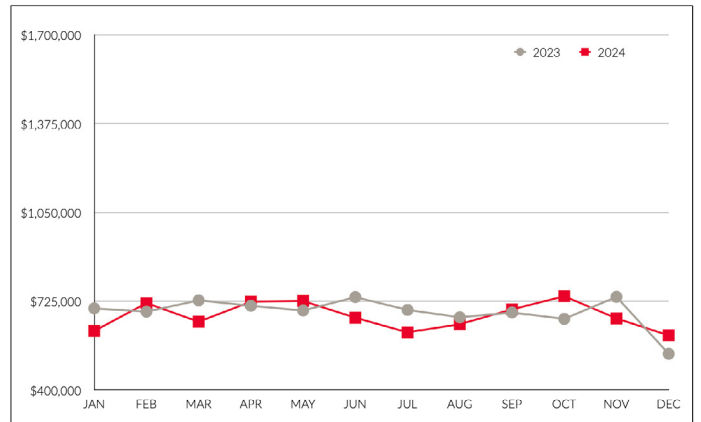
	2022	2023	2024	2023-2024
YTD Volume Sales	\$379,067,972	\$388,150,389	\$326,749,383	-15.82%
YTD Unit Sales	505	557	497	-10.77%
YTD New Listings	1,184	1,396	1,417	+1.5%
YTD Sales/Listings Ratio	42.65%	39.90%	35.07%	-12.09%
YTD Expired Listings	168	229	391	+70.74%
Monthly Volume Sales	\$13,629,500	\$7,450,100	\$16,191,880	+117.34%
Monthly Unit Sales	22	14	27	+92.86%
Monthly New Listings	36	58	45	-22.41%
Monthly Sales/Listings Ratio	61.11%	24.14%	60.00%	+148.57%
Monthly Expired Listings	45	39	44	+12.82%
Monthly Average Sale Price	\$619,523	\$532,150	\$599,699	+12.69%
YTD Sales: \$0-\$199K	11	14	11	-21.43%
YTD Sales: \$200k-349K	20	38	33	-13.16%
YTD Sales: \$350K-\$549K	88	106	101	-4.72%
YTD Sales: \$550K-\$749K	141	196	182	-7.14%
YTD Sales: \$750K-\$999K	160	147	126	-14.29%
YTD Sales: \$1M-\$2M	82	51	29	-43.14%
YTD Sales: \$2M+	85	56	27	-51.79%
YTD Average Days-On-Market	28.25	43.92	51.67	+17.65%
YTD Average Sale Price	\$732,566	\$685,518	\$670,529	-2.19%
YTD Median Sale Price	\$790,000	\$746,225	\$705,000	-5.52%

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

AVERAGE SALE PRICE

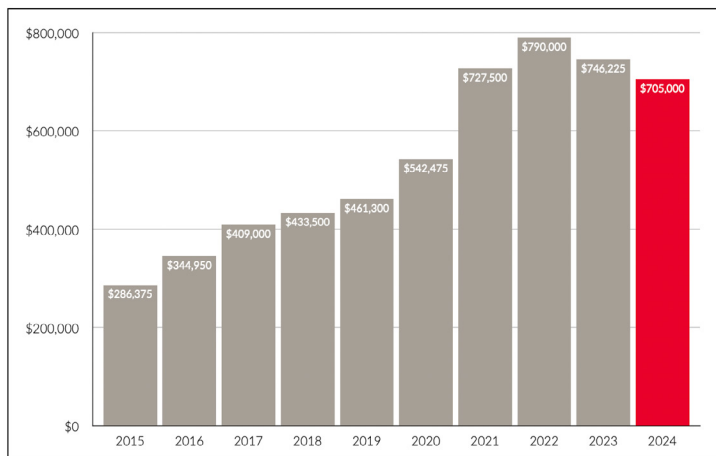


Year-Over-Year

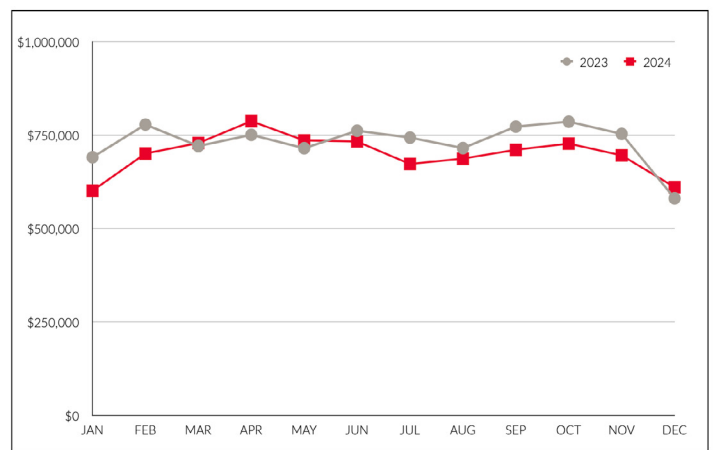


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



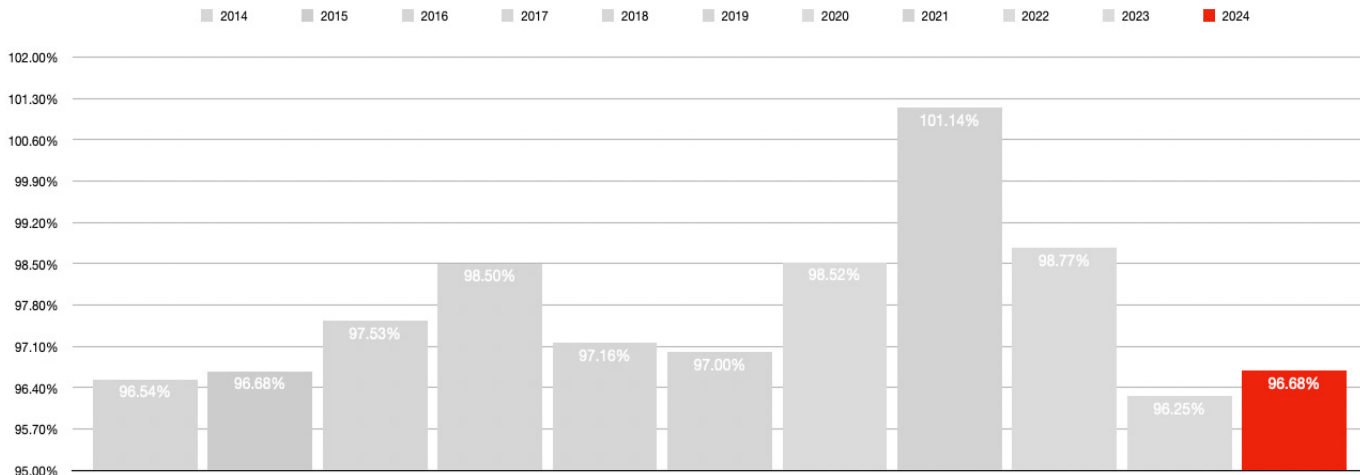
Year-Over-Year



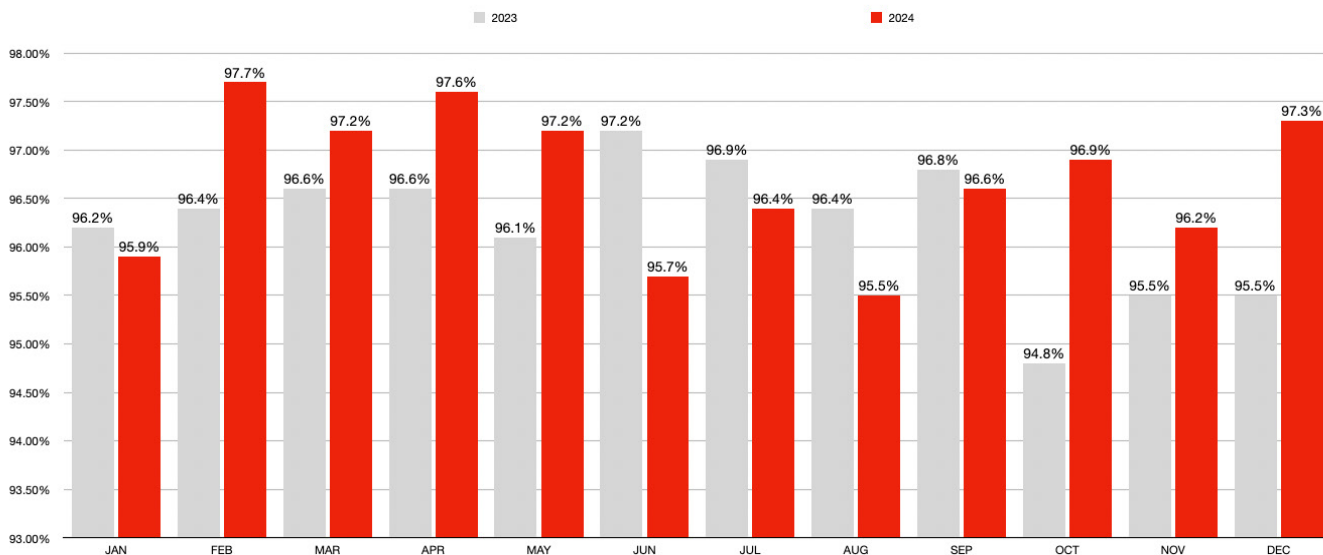
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

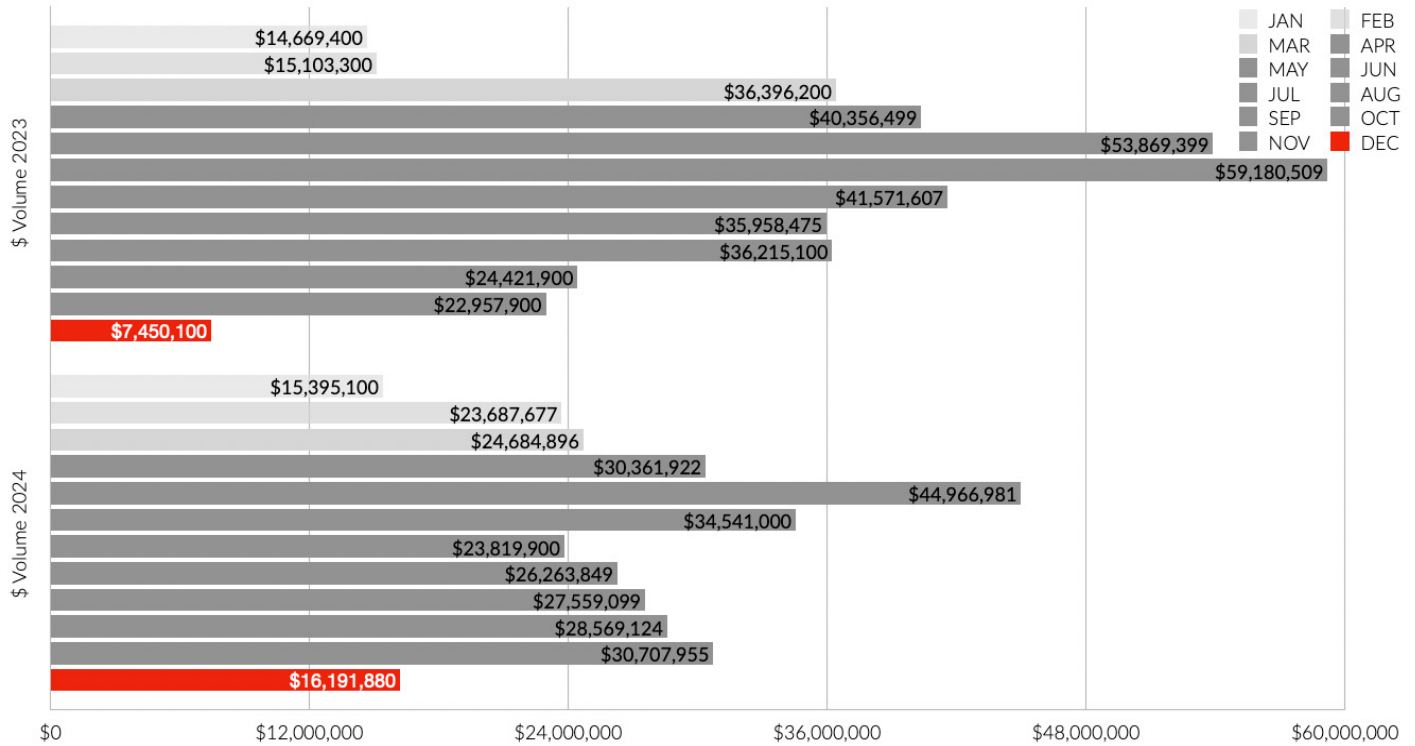


Year-Over-Year

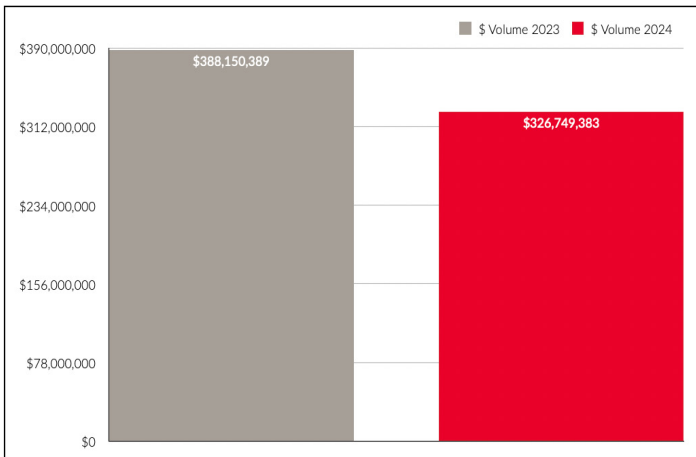


Month-Over-Month 2023 vs. 2024

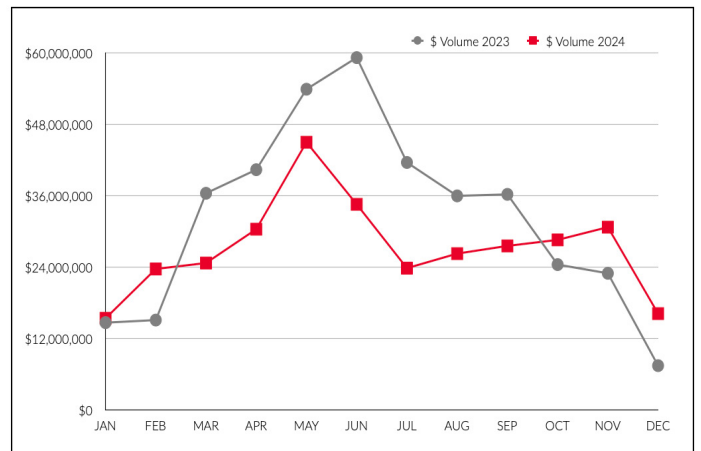
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

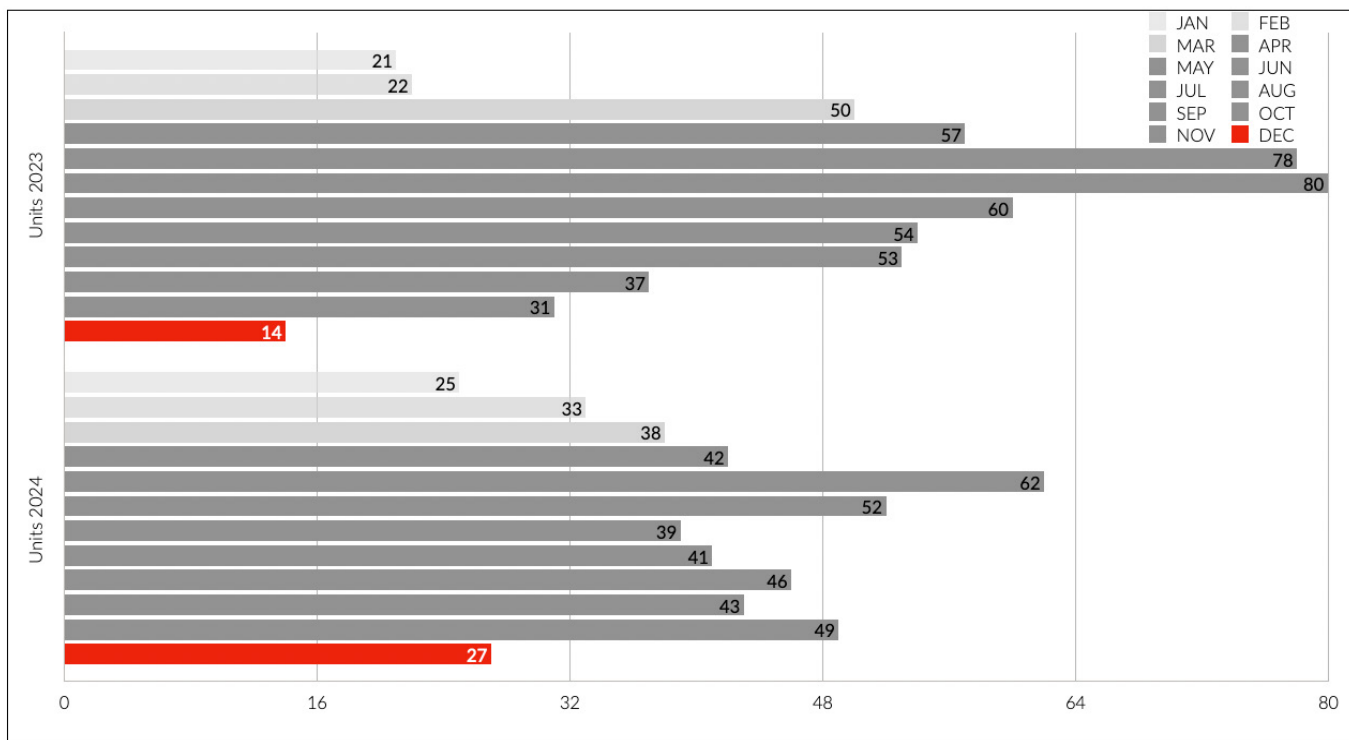


Yearly Totals 2023 vs. 2024

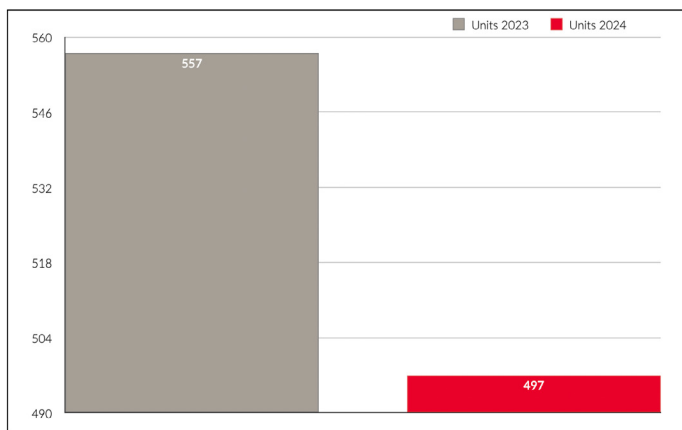


Month vs. Month 2023 vs. 2024

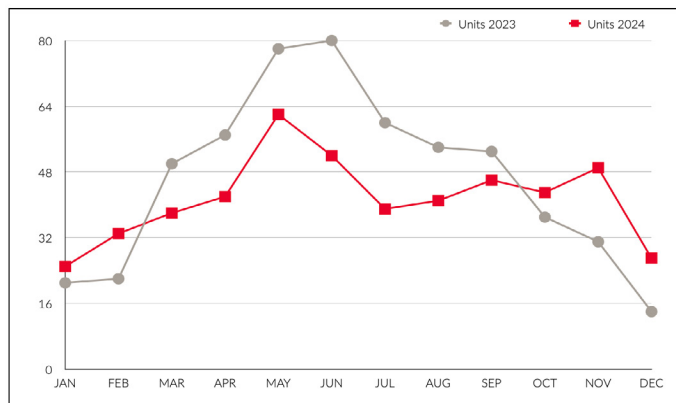
UNIT SALES



Monthly Comparison 2023 vs. 2024

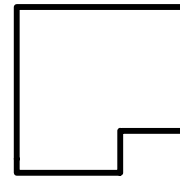


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$273,528,686 -16.56%	\$13,106,400 -7.7%	\$4,303,797 -7.44%
YTD Unit Sales	368 -10.02%	27 -6.9%	12 -14.29%
YTD Average Sale Price	\$743,284 -7.27%	\$485,422 -0.87%	\$358,650 +7.98%
December Sales Volume	\$15,311,880 +154.77%	\$880,000 +45.45%	\$0 No change
December Unit Sales	25 +127.27%	2 +100%	0 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

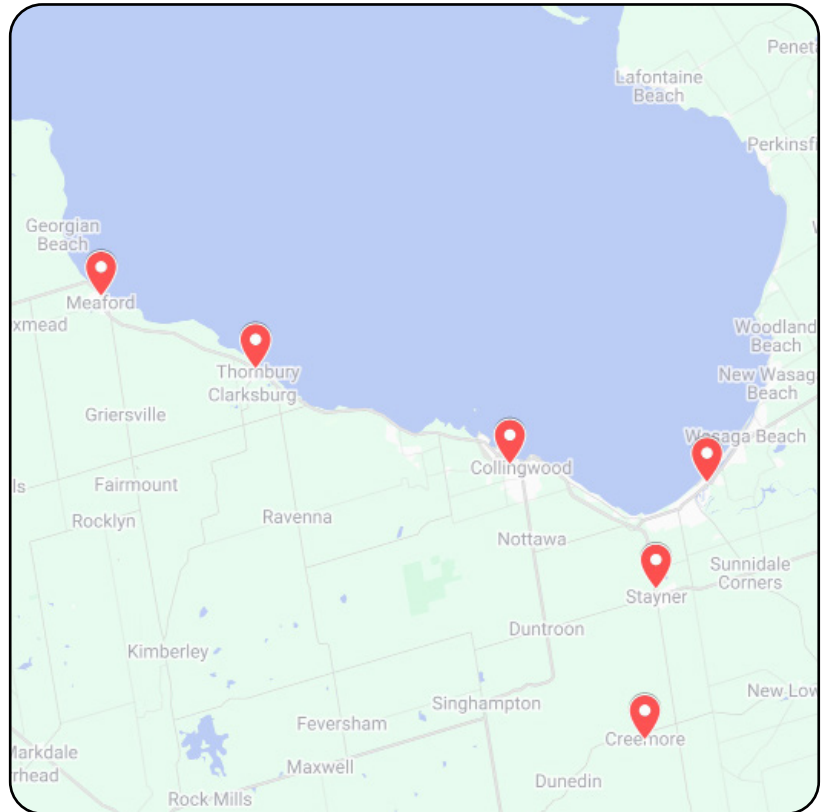
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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