



2025

JANUARY

WASAGA BEACH

Real Estate Market Report



LOCATIONS **NORTH**
BROKERAGE

OVERVIEW

BUYER'S MARKET

The [Wasaga Beach](#) real estate market has shifted into a buyer's market, with growing inventory creating more opportunities. The median sale price dipped 3.84% to \$577,450, while the average price rose 8.57% to \$668,579. Sales volume increased by 4.23%, but unit sales fell 4% amid a 47.37% rise in new listings. With more properties available and a slower sales pace, buyers have greater flexibility and room to negotiate.



January year-over-year sales volume of \$16,045,900

Up 4.23% from 2024's \$15,395,100 with unit sales of 24 down 4% from last January's 25. New listings of 112 are up 47.37% from a year ago, with the sales/listing ratio of 21.43% down 34.86%.



Year-to-date sales volume of \$16,045,900

Up 4.23% from 2024's \$15,395,100 with unit sales of 24 down by one from 2024's 25. New listings of 112 up 47.37% a year ago, with the sales/listing ratio of 21.43% down 34.86%.



Year-to-date average sale price of \$668,579

Up from \$615,804 one year ago with median sale price of \$577,450 down from \$600,500 one year ago. The average days-on-market is 63 which is up by 18 days.

JANUARY NUMBERS

Median Sale Price

\$577,450

-3.84%

Average Sale Price

\$668,579

+8.57%

Sales Volume

\$16,045,900

+4.23%

Unit Sales

24

-4%

New Listings

112

+47.37%

Expired Listings

43

+22.86%

Unit Sales/Listings Ratio

21.43%

-34.86%

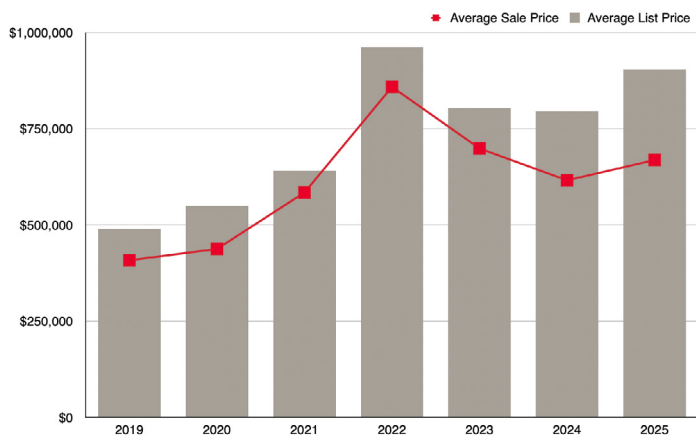
Year-over-year comparison
(January 2025 vs. January 2024)

THE MARKET IN DETAIL

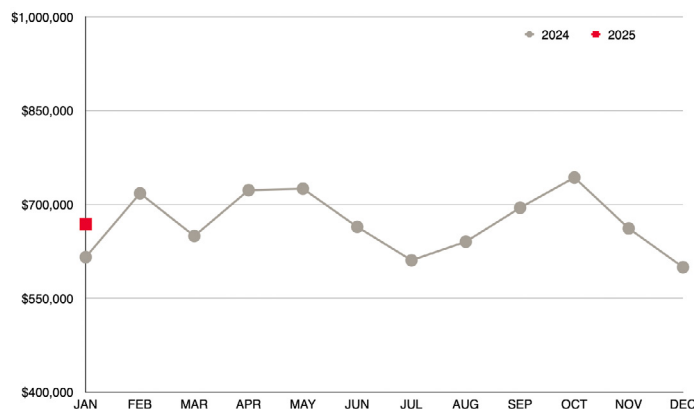
	2023	2024	2025	2024-2025
YTD Volume Sales	\$14,669,400	\$15,395,100	\$16,045,900	+4.23%
YTD Unit Sales	21	25	24	-4%
YTD New Listings	73	76	112	+47.37%
YTD Sales/Listings Ratio	28.77%	32.89%	21.43%	-34.86%
YTD Expired Listings	20	35	43	+22.86%
Monthly Volume Sales	\$14,669,400	\$15,395,100	\$16,045,900	+4.23%
Monthly Unit Sales	21	25	24	-4%
Monthly New Listings	73	76	112	+47.37%
Monthly Sales/Listings Ratio	28.77%	32.89%	21.43%	-34.86%
Monthly Expired Listings	20	35	43	+22.86%
Monthly Average Sale Price	\$698,543	\$615,804	\$668,579	+8.57%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	2	2	1	-50%
YTD Sales: \$350K-\$549K	3	9	7	-22.22%
YTD Sales: \$550K-\$749K	8	6	10	+66.67%
YTD Sales: \$750K-\$999K	6	7	4	-42.86%
YTD Sales: \$1M+	2	1	2	+100%
YTD Sales: \$2M+	2	1	0	-100%
YTD Average Days-On-Market	48.00	45.00	63.00	+40%
YTD Average Sale Price	\$698,543	\$615,804	\$668,579	+8.57%
YTD Median Sale Price	\$690,000	\$600,500	\$577,450	-3.84%

Wasaga Beach MLS Sales and Listing Summary
2023 vs. 2024 vs. 2025

AVERAGE SALE PRICE

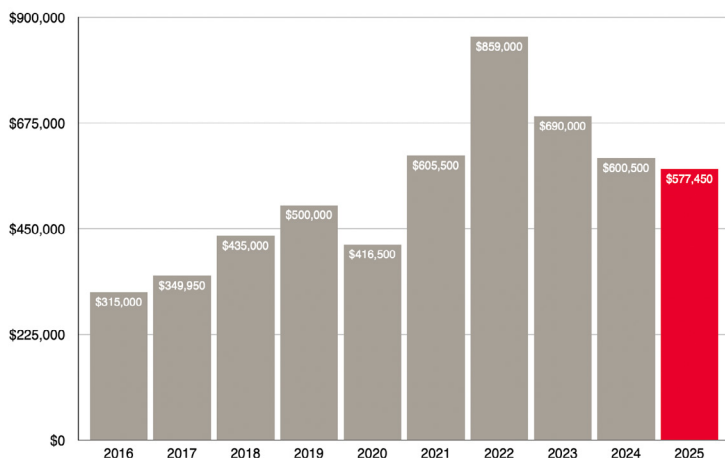


Year-Over-Year

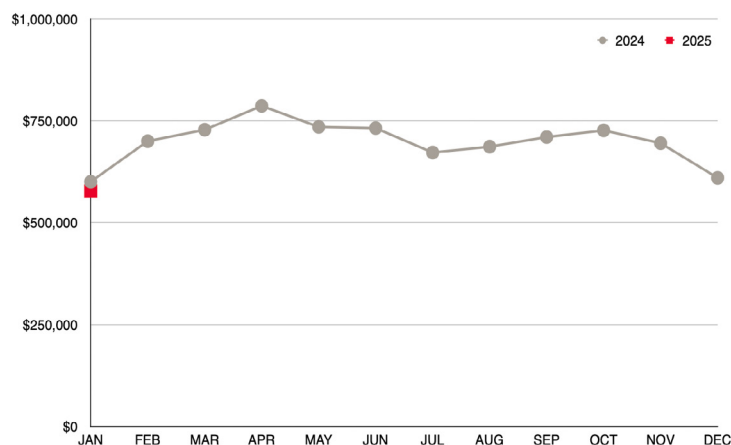


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



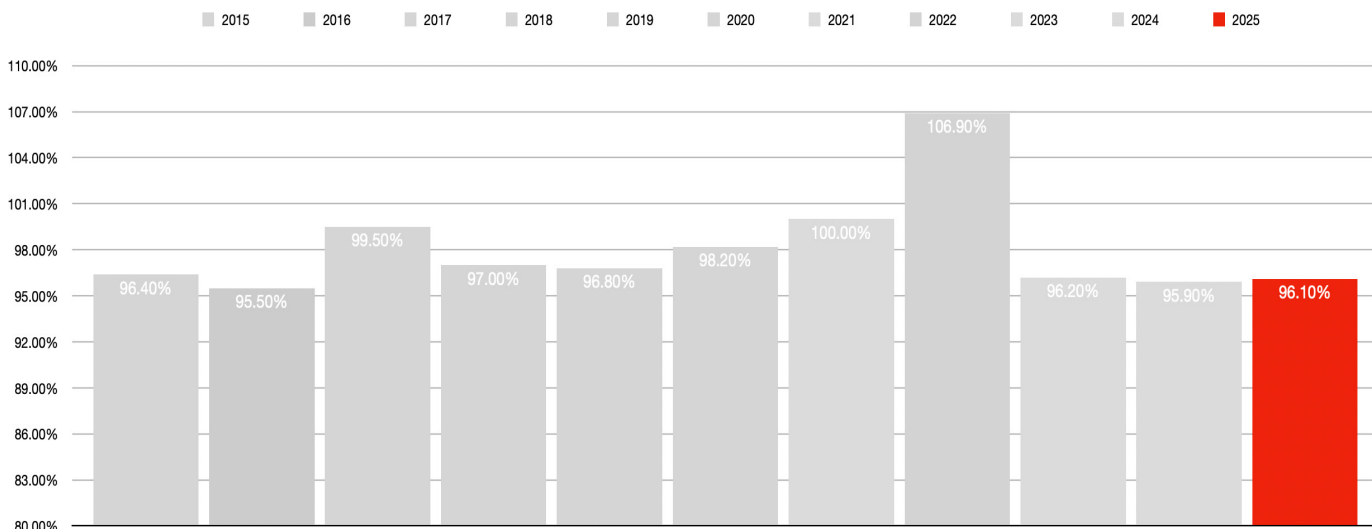
Year-Over-Year



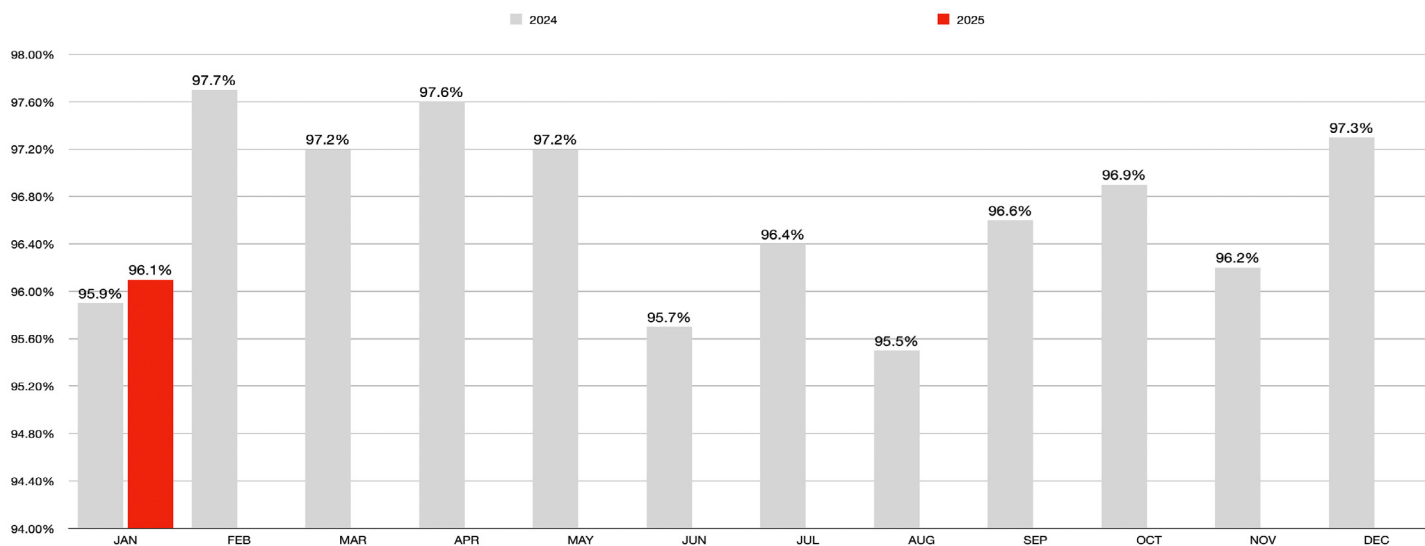
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

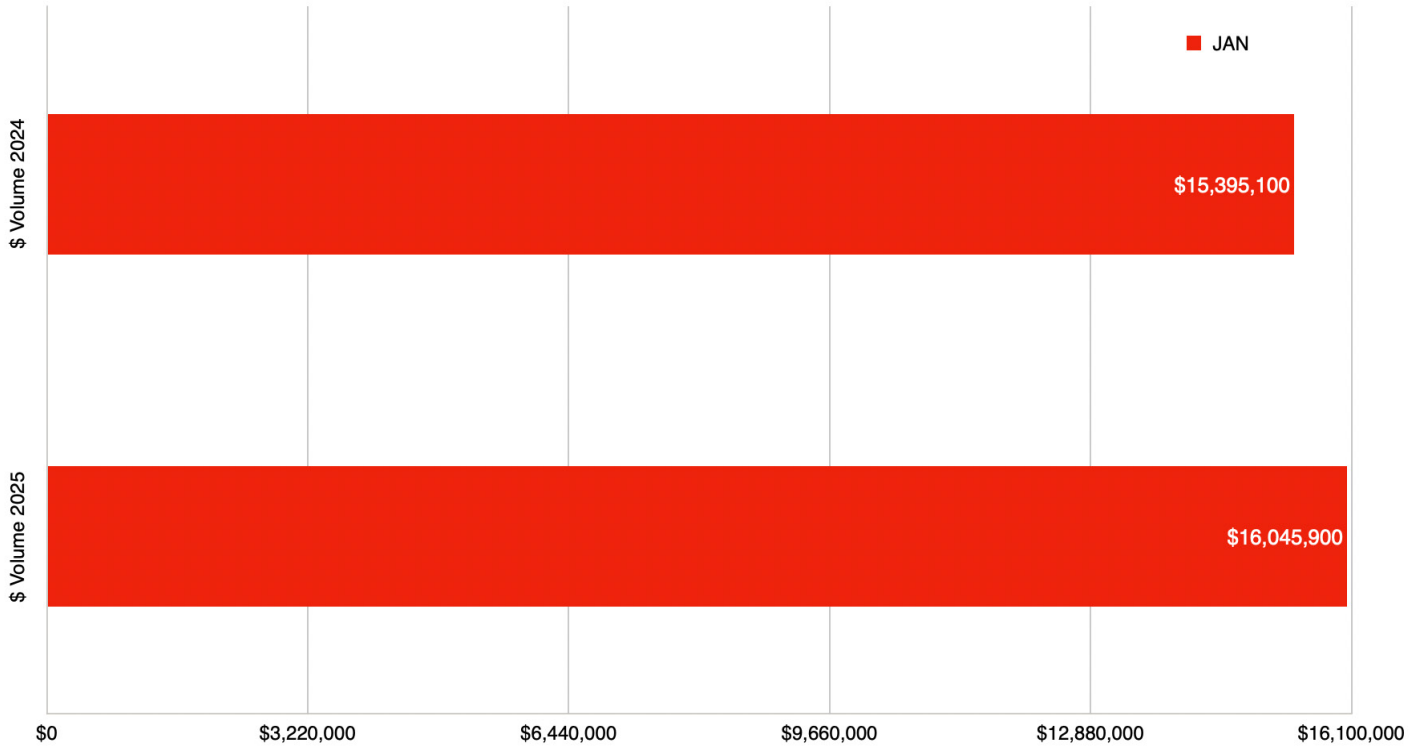


Year-Over-Year

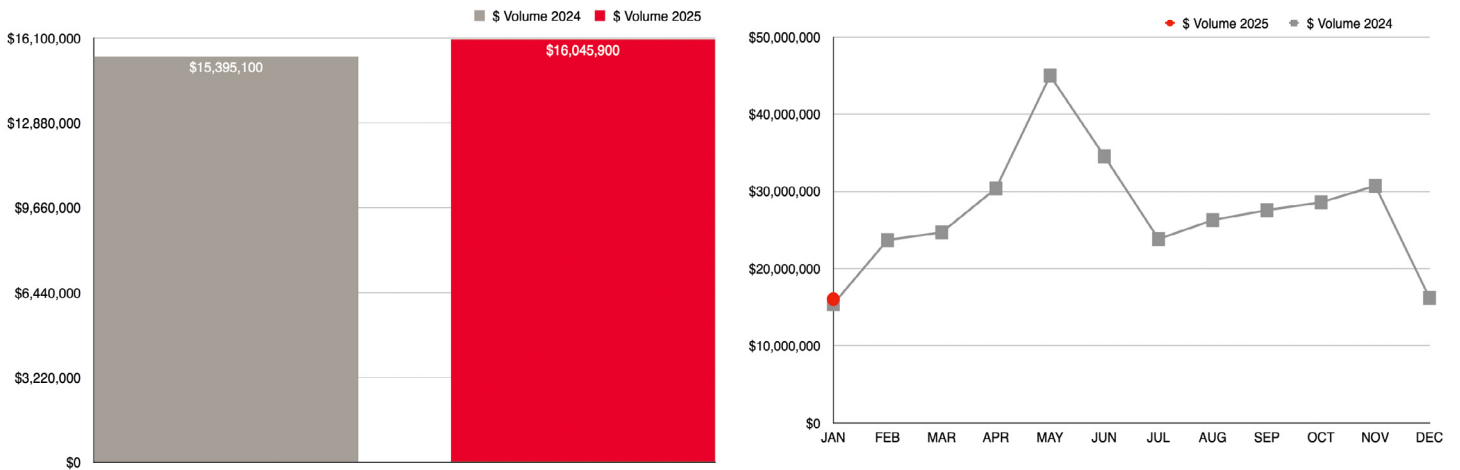


Month-Over-Month 2024 vs. 2025

DOLLAR VOLUME SALES



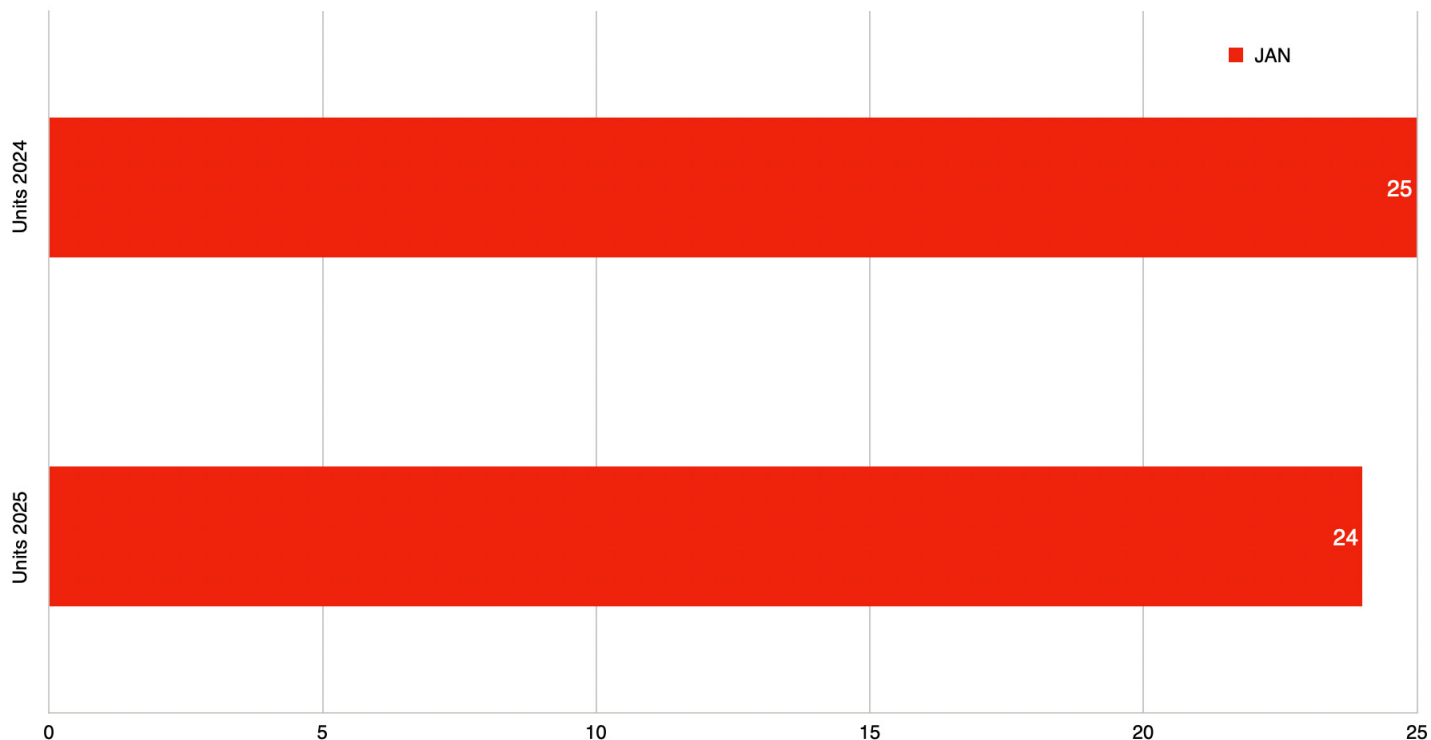
Monthly Comparison 2024 vs. 2025



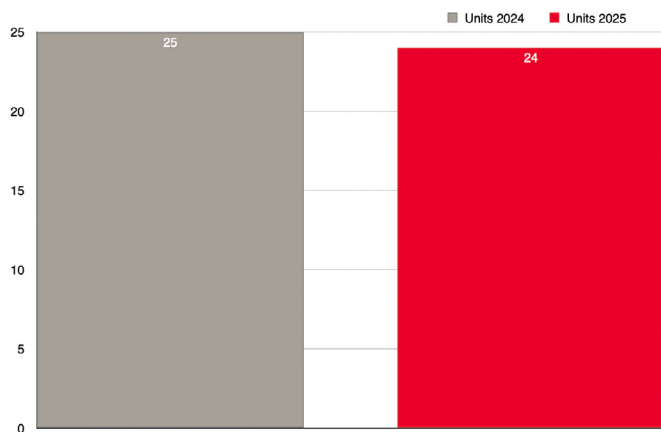
Yearly Totals 2024 vs. 2025

Month vs. Month 2024 vs. 2025

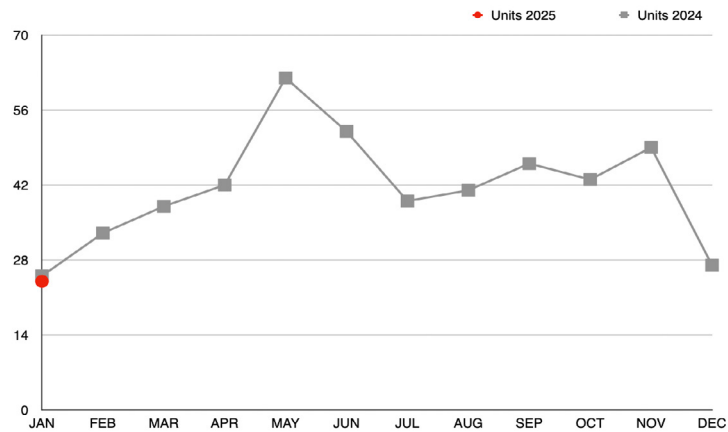
UNIT SALES



Monthly Comparison 2024 vs. 2025

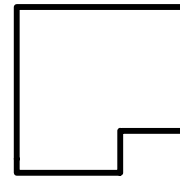


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$14,623,400 +15.75%	\$1,422,500 +77.81%	\$0 No Change
YTD Unit Sales	21 +16.67%	3 +50%	0 No Change
YTD Average Sale Price	\$696,352 -0.79%	\$474,167 +18.54%	\$0 No Change
January Sales Volume	\$14,623,400 +15.75%	\$1,422,500 +77.81%	\$0 No Change
January Unit Sales	21 +16.67%	3 +50%	0 No Change



Year-Over-Year Comparison (2025 vs. 2024)

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

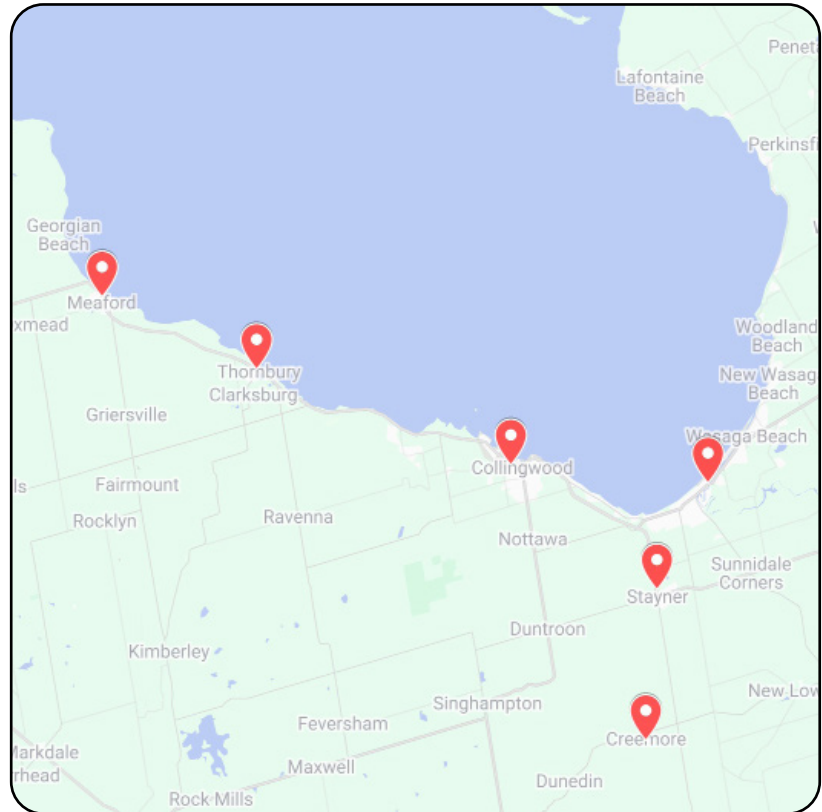
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH


705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



 /RoyalLePageLocationsNorth

 /CollingwoodRealEstate

 /LocationsNorth

Helping You Is What We Do.

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

locationsnorth.com/market-update/