



2025

FEBRUARY

WASAGA BEACH

Real Estate Market Report



Disclaimer:

Please note that we have recently transitioned to a new board and reporting system. While we strive to ensure that the information provided in this market report is as accurate and up-to-date as possible, there may be occasional discrepancies or errors in the data.

OVERVIEW

BUYER'S MARKET

The [Wasaga Beach](#) real estate market remained in a buyer's market this February, with declining prices and increased inventory. The median sale price fell by 4.29% to \$670,000, while the average sale price declined by 4.17% to \$687,843. Sales volume also dropped by 4.17%, while unit sales remained unchanged at 33 transactions. New listings surged by 33.77%, and expired listings rose by 50%, further increasing available inventory. With the unit sales-to-listings ratio at 32.04%, buyers continue to have the advantage.



February year-over-year sales volume of \$22,698,830

Down 4.17% from 2024's \$23,687,677 with unit sales of 33, which are the same as last February. New listings of 103 are up 33.77% from a year ago, with the sales/listing ratio of 32.04% down 25.24%.



Year-to-date sales volume of \$38,744,730

Down 0.86% from 2024's \$39,082,777 with unit sales of 57 down by one from 2024's 58. New listings of 215 up 40.52% a year ago, with the sales/listing ratio of 26.51% down 30.06%.



Year-to-date average sale price of \$678,211

Up from \$666,806 one year ago with median sale price of \$623,725 down from \$650,250 one year ago. The average days-on-market is 68.5 which is up by 23 days.

FEBRUARY NUMBERS

Median Sale Price

\$670,000

-4.29%

Average Sale Price

\$687,843

-4.17%

Sales Volume

\$22,698,830

-4.17%

Unit Sales

33

No Change

New Listings

103

+33.77%

Expired Listings

24

+50%

Unit Sales/Listings Ratio

32.04%

-25.24%

Year-over-year comparison

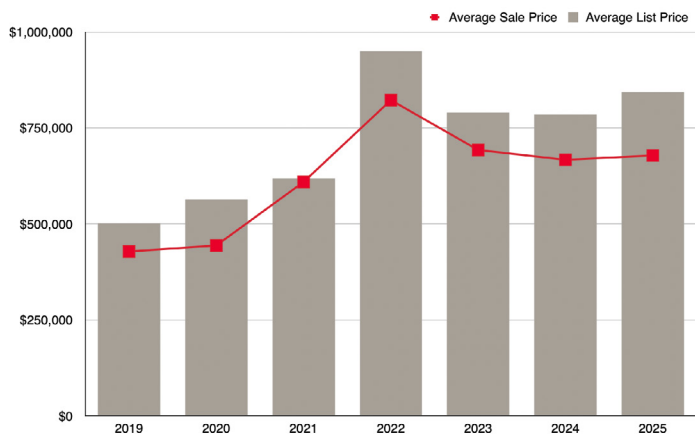
(February 2025 vs. February 2024)

THE MARKET IN DETAIL

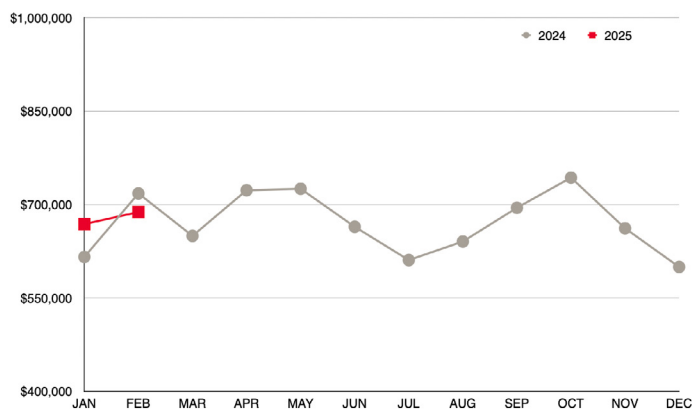
	2023	2024	2025	2024-2025
YTD Volume Sales	\$29,772,700	\$39,082,777	\$38,744,730	-0.86%
YTD Unit Sales	43	58	57	-1.72%
YTD New Listings	156	153	215	+40.52%
YTD Sales/Listings Ratio	27.56%	37.91%	26.51%	-30.06%
YTD Expired Listings	31	51	67	+31.37%
Monthly Volume Sales	\$15,103,300	\$23,687,677	\$22,698,830	-4.17%
Monthly Unit Sales	22	33	33	No Change
Monthly New Listings	83	77	103	+33.77%
Monthly Sales/Listings Ratio	26.51%	42.86%	32.04%	-25.24%
Monthly Expired Listings	11	16	24	+50%
Monthly Average Sale Price	\$686,514	\$717,808	\$687,843	-4.17%
YTD Sales: \$0-\$199K	2	0	1	Up 1
YTD Sales: \$200k-349K	3	2	2	No Change
YTD Sales: \$350K-\$549K	8	15	12	-20%
YTD Sales: \$550K-\$749K	12	23	24	+4.35%
YTD Sales: \$750K-\$999K	13	15	14	-6.67%
YTD Sales: \$1M+	5	2	4	+100%
YTD Sales: \$2M+	5	3	0	-100%
YTD Average Days-On-Market	47.50	45.50	68.50	+50.55%
YTD Average Sale Price	\$692,529	\$666,806	\$678,211	+1.71%
YTD Median Sale Price	\$733,750	\$650,250	\$623,725	-4.08%

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

AVERAGE SALE PRICE

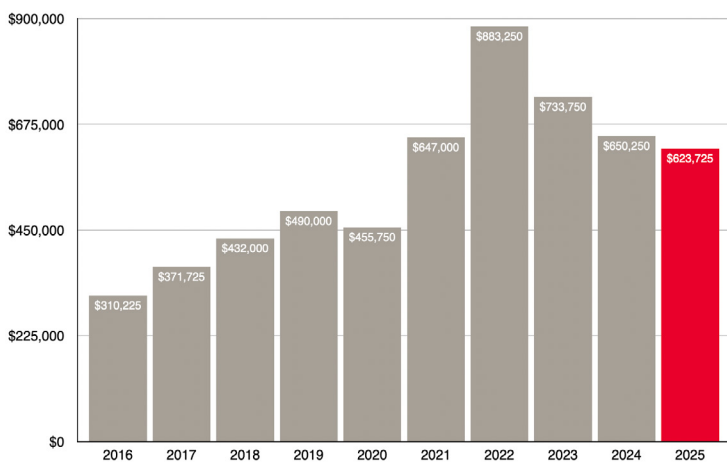


Year-Over-Year

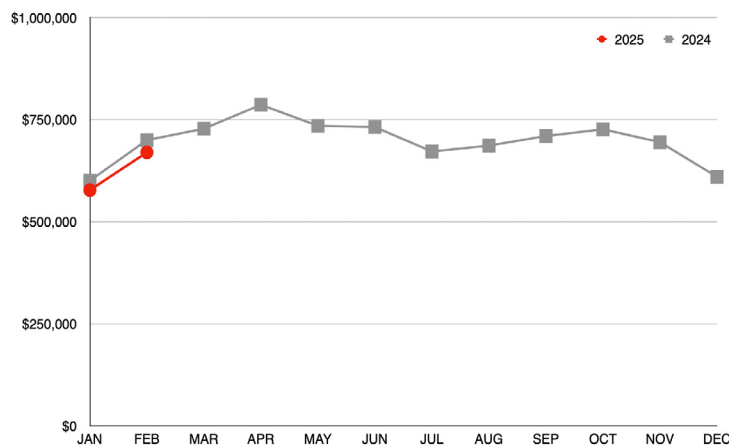


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



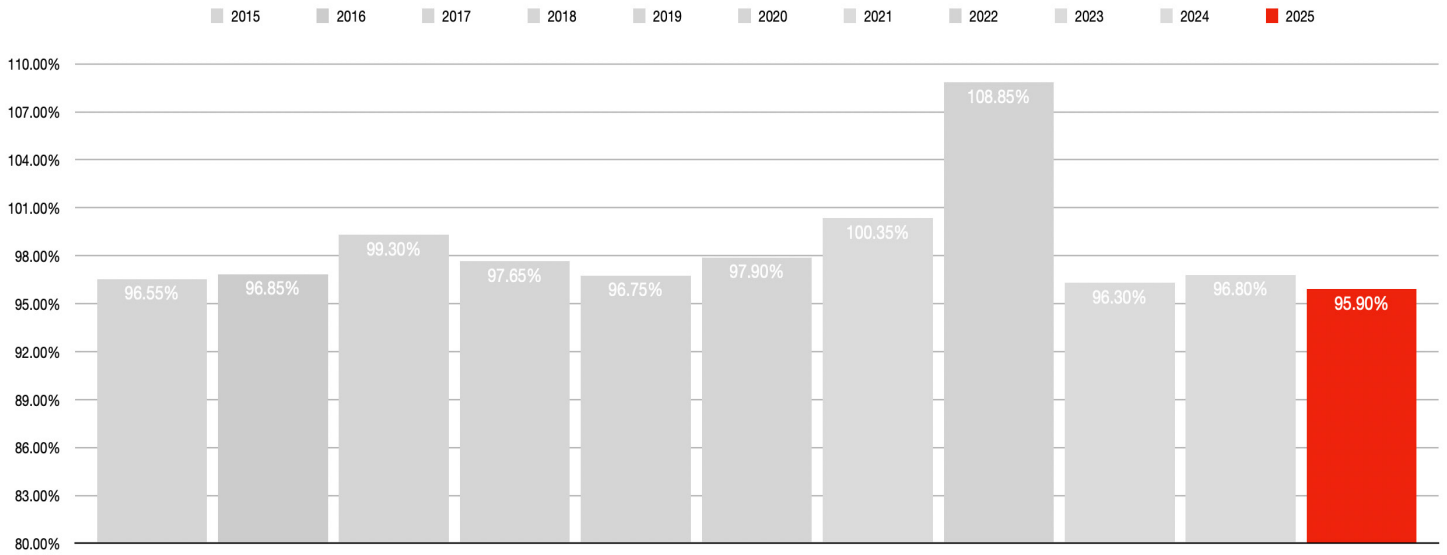
Year-Over-Year



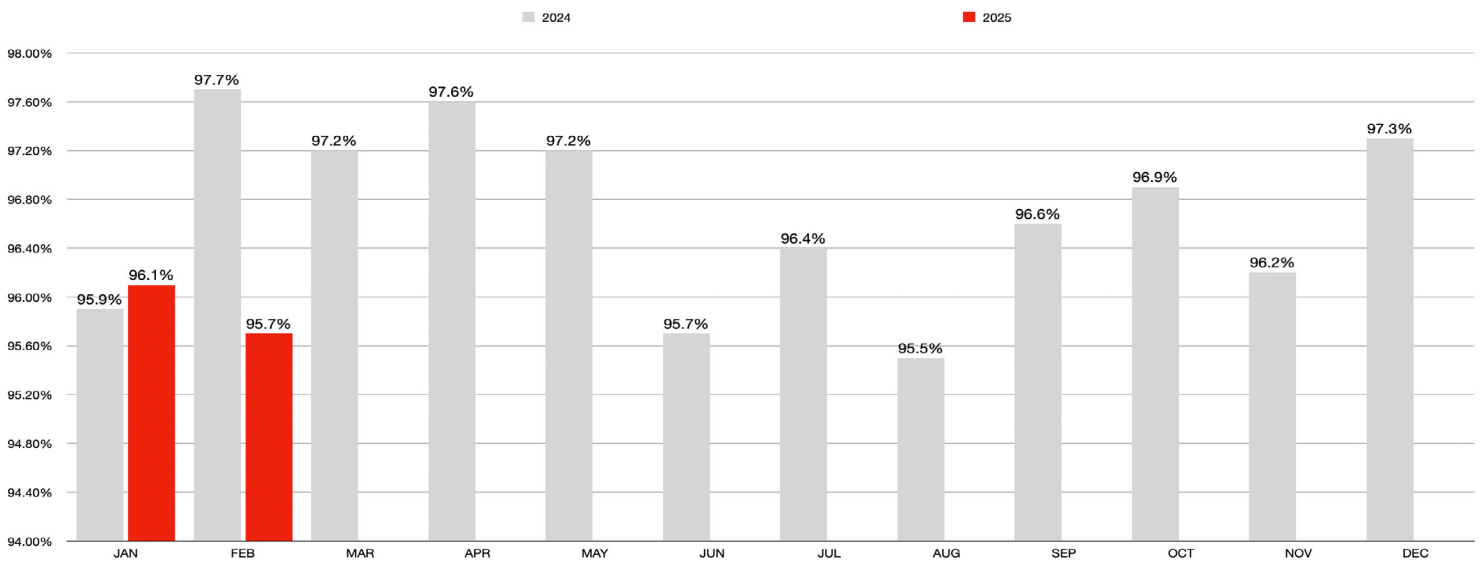
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

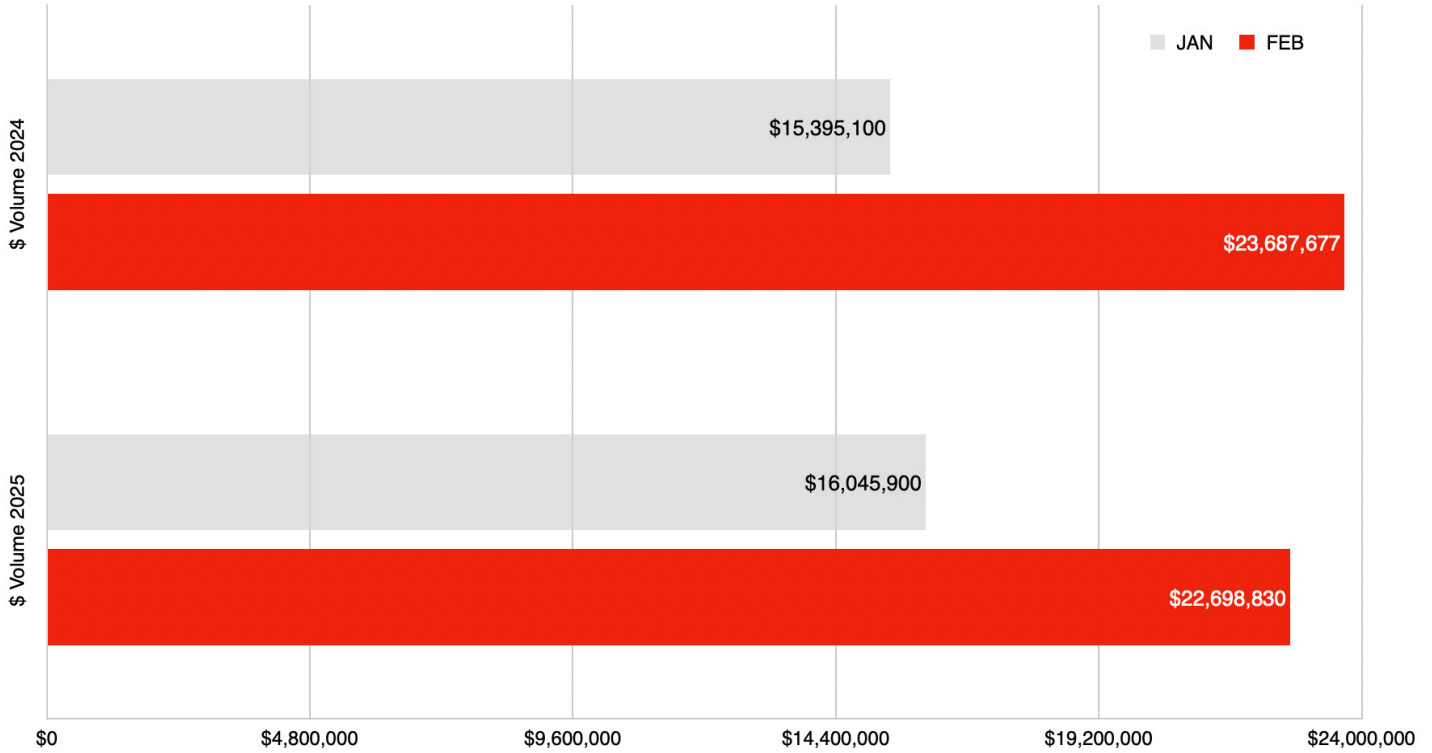


Year-Over-Year

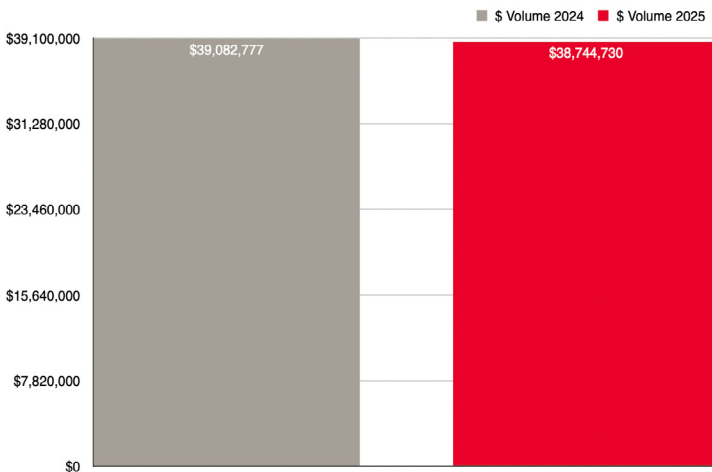


Month-Over-Month 2024 vs. 2025

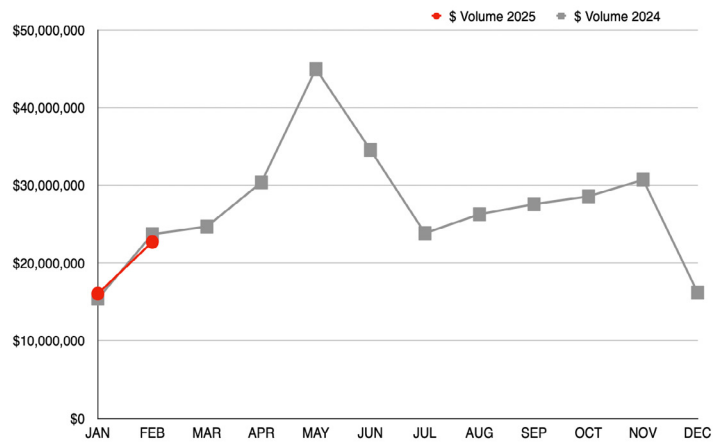
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

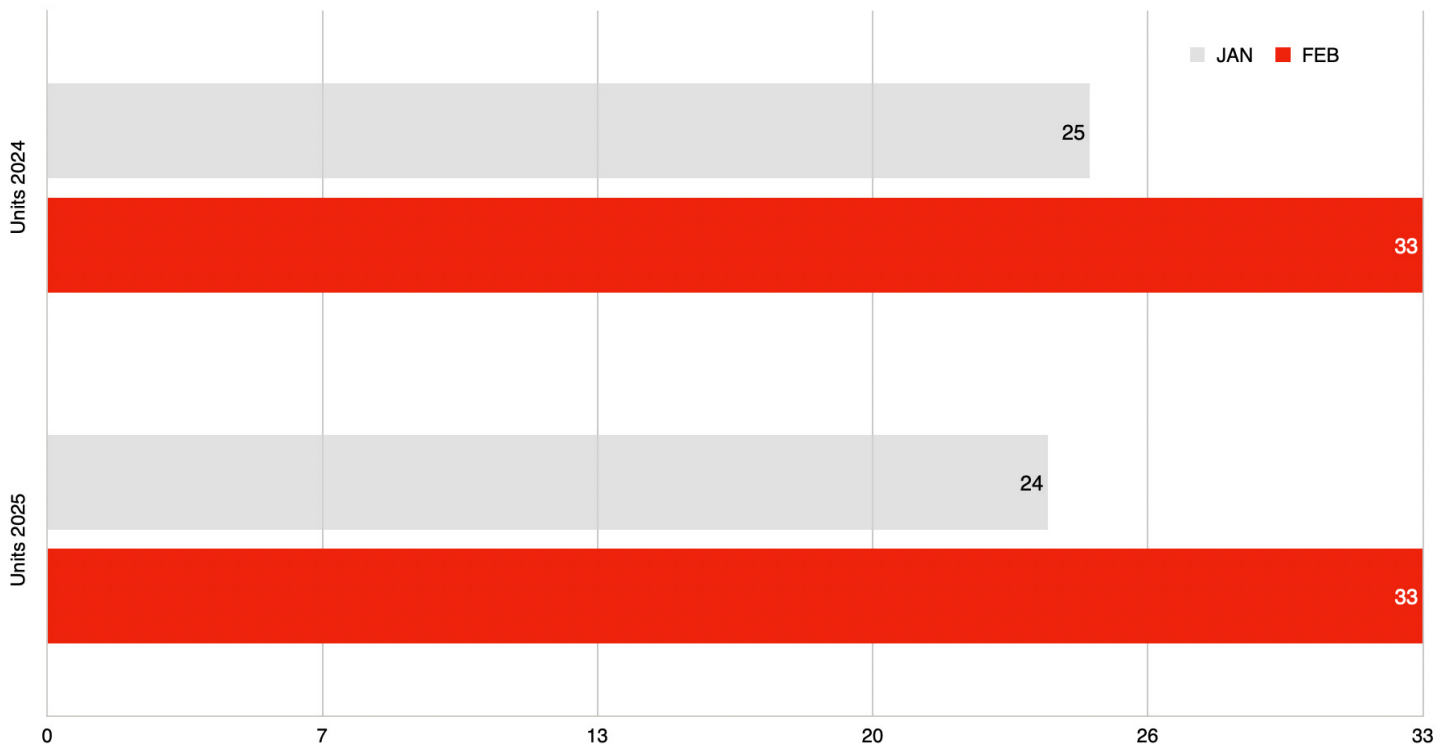


Yearly Totals 2024 vs. 2025

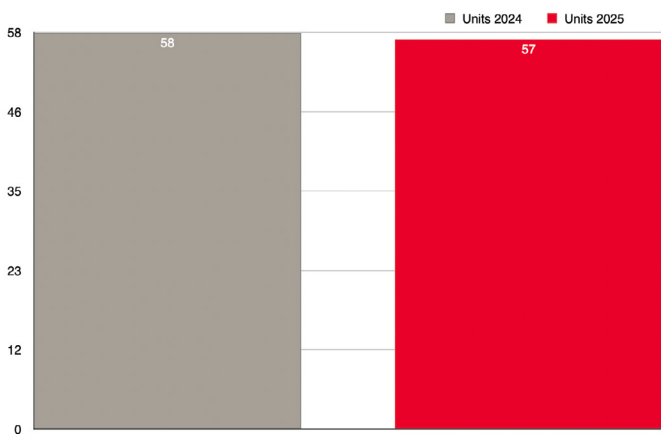


Month vs. Month 2024 vs. 2025

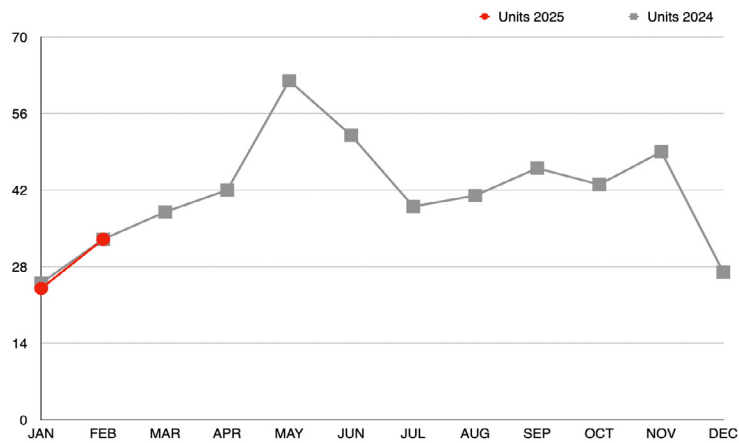
UNIT SALES



Monthly Comparison 2024 vs. 2025

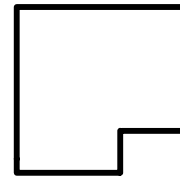


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$37,322,230 +11.92%	\$1,422,500 -11.25%	\$415,000 Up from \$0
YTD Unit Sales	54 +20%	3 -25%	1 Up from 0
YTD Average Sale Price	\$691,152 -6.73%	\$474,167 +18.33%	\$415,000 Up from \$0
February Sales Volume	\$22,698,830 +9.59%	\$0 -100%	\$415,000 Up from \$0
February Unit Sales	33 +22.22%	0 -100%	1 Up from 0



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

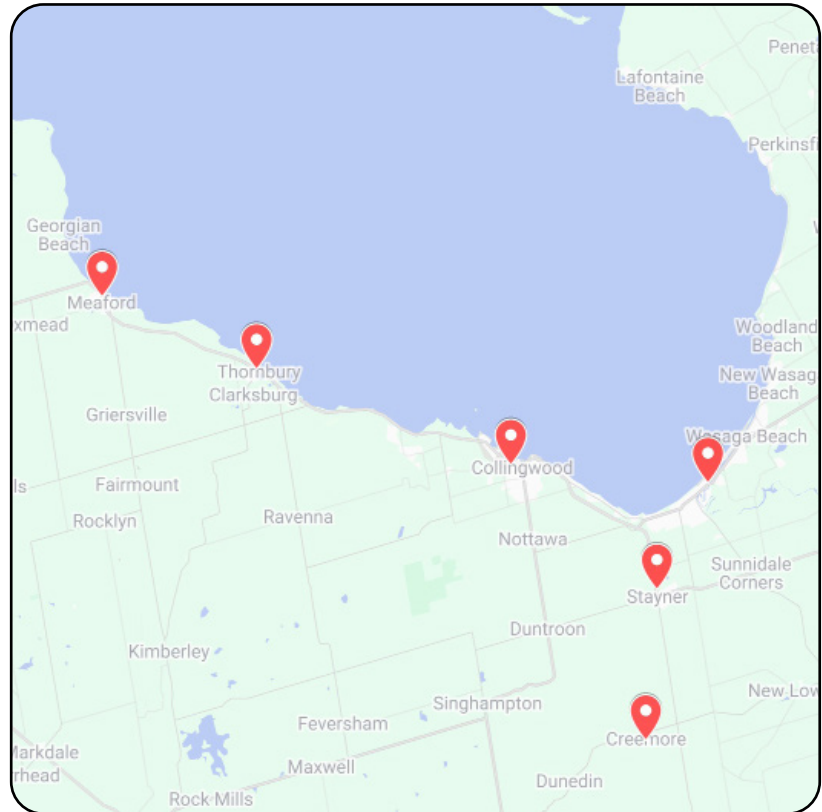
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach


STAYNER

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



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