



2025

MARCH

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](#) the real estate market showed signs of a buyer's market in March, with declining prices and lower sales activity. The median sale price fell by 22.73% to \$562,500, while the average sale price decreased by 2.42% to \$633,900. Despite the drop in prices, sales volume plunged by 46.07%, totaling \$13,311,900, with unit sales down by 44.74%. New listings rose by 33.33%, and expired listings surged by 111.11%, contributing to an increase in inventory. With the unit sales-to-listings ratio at 11.41%, market conditions are clearly favoring buyers.

March year-over-year sales volume of \$13,311,900

Down 46.07% from 2024's \$24,684,896 with unit sales of 21. New listings of 184 are up 33.33% from a year ago, with the sales/listing ratio of 11.41% down 58.55%.

Year-to-date sales volume of \$52,056,630

Down 18.37% from 2024's \$63,767,673 with unit sales of 78 down from 2024's 96. New listings of 399 up 37.11% a year ago, with the sales/listing ratio of 11.41% down 58.55%.

Year-to-date average sale price of \$663,441

Up from \$661,072 one year ago with median sale price of \$577,450 down from \$700,000 one year ago. The average days-on-market is 61 which is up by 53 days.

MARCH NUMBERS

Median Sale Price

\$562,500

-22.73%

Average Sale Price

\$633,900

-2.42%

Sales Volume

\$13,311,900

-46.07%

Unit Sales

21

-44.74%

New Listings

184

+33.33%

Expired Listings

19

+111.11%

Unit Sales/Listings Ratio

11.41%

-58.55%

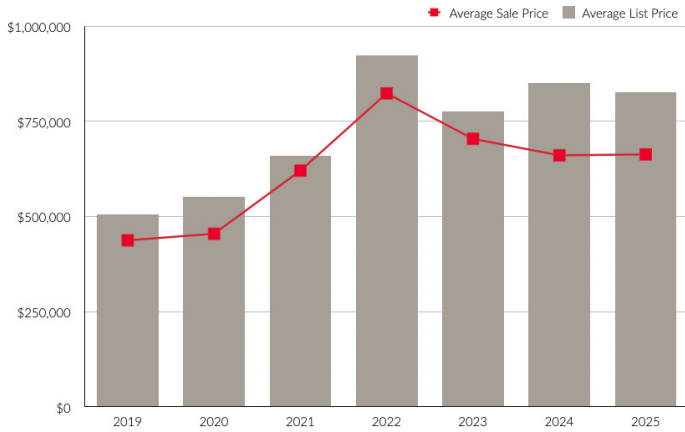
*Year-over-year comparison
(March 2025 vs. March 2024)*

THE MARKET IN DETAIL

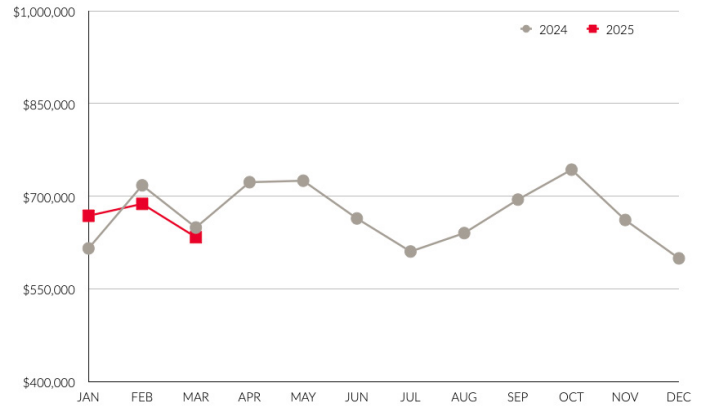
	2023	2024	2025	2024-2025
YTD Volume Sales	\$66,168,900	\$63,767,673	\$52,056,630	-18.37%
YTD Unit Sales	93	96	78	-18.75%
YTD New Listings	277	291	399	+37.11%
YTD Sales/Listings Ratio	33.57%	32.99%	19.55%	-40.74%
YTD Expired Listings	50	60	86	+43.33%
Monthly Volume Sales	\$36,396,200	\$24,684,896	\$13,311,900	-46.07%
Monthly Unit Sales	50	38	21	-44.74%
Monthly New Listings	121	138	184	+33.33%
Monthly Sales/Listings Ratio	41.32%	27.54%	11.41%	-58.55%
Monthly Expired Listings	19	9	19	+111.11%
Monthly Average Sale Price	\$727,924	\$649,603	\$633,900	-2.42%
YTD Sales: \$0-\$199K	2	1	1	No Change
YTD Sales: \$200k-349K	5	6	2	-66.67%
YTD Sales: \$350K-\$549K	18	19	20	+5.26%
YTD Sales: \$550K-\$749K	34	39	33	-15.38%
YTD Sales: \$750K-\$999K	25	23	16	-30.43%
YTD Sales: \$1M+	8	4	6	+50%
YTD Sales: \$2M+	9	5	0	-100%
YTD Average Days-On-Market	45.00	53.33	61.33	+15%
YTD Average Sale Price	\$704,327	\$661,072	\$663,441	+0.36%
YTD Median Sale Price	\$720,000	\$700,000	\$577,450	-17.51%

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

AVERAGE SALE PRICE

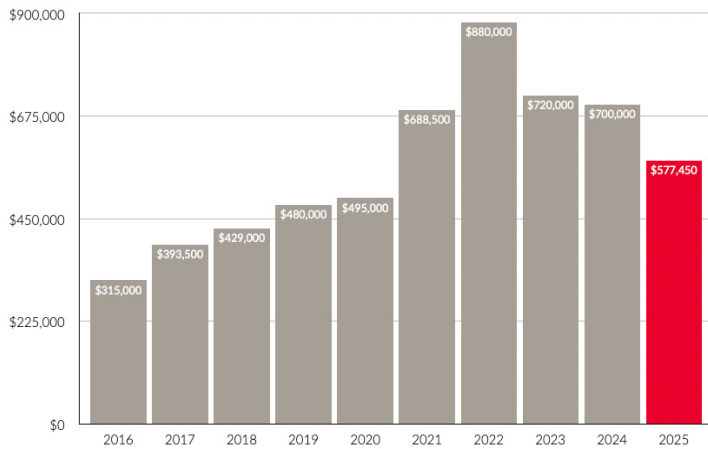


Year-Over-Year

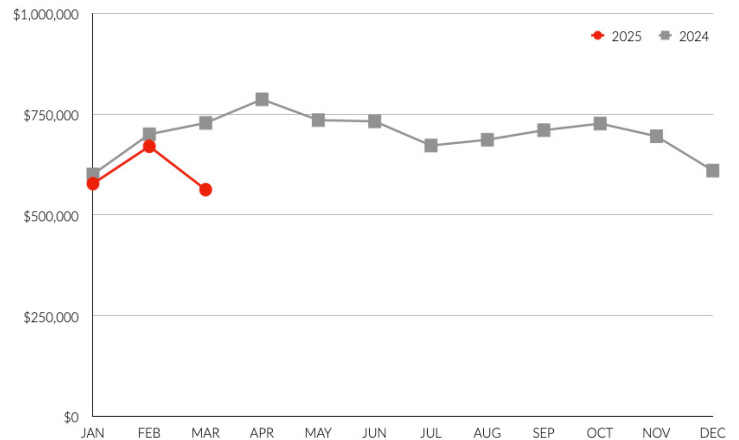


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



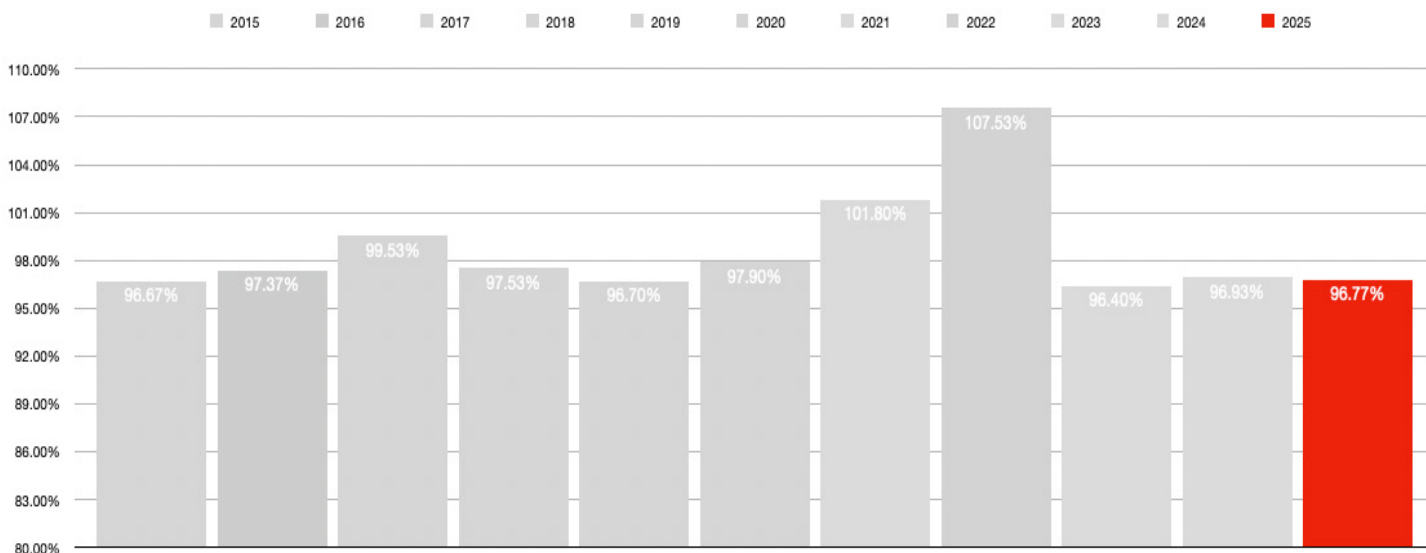
Year-Over-Year



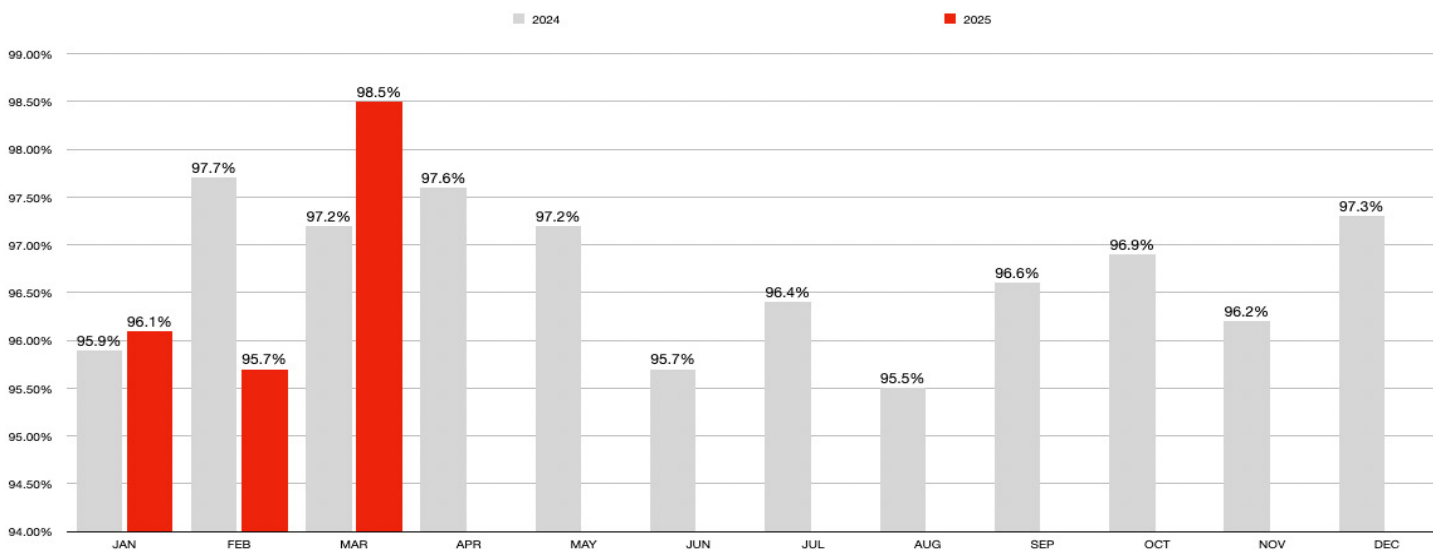
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

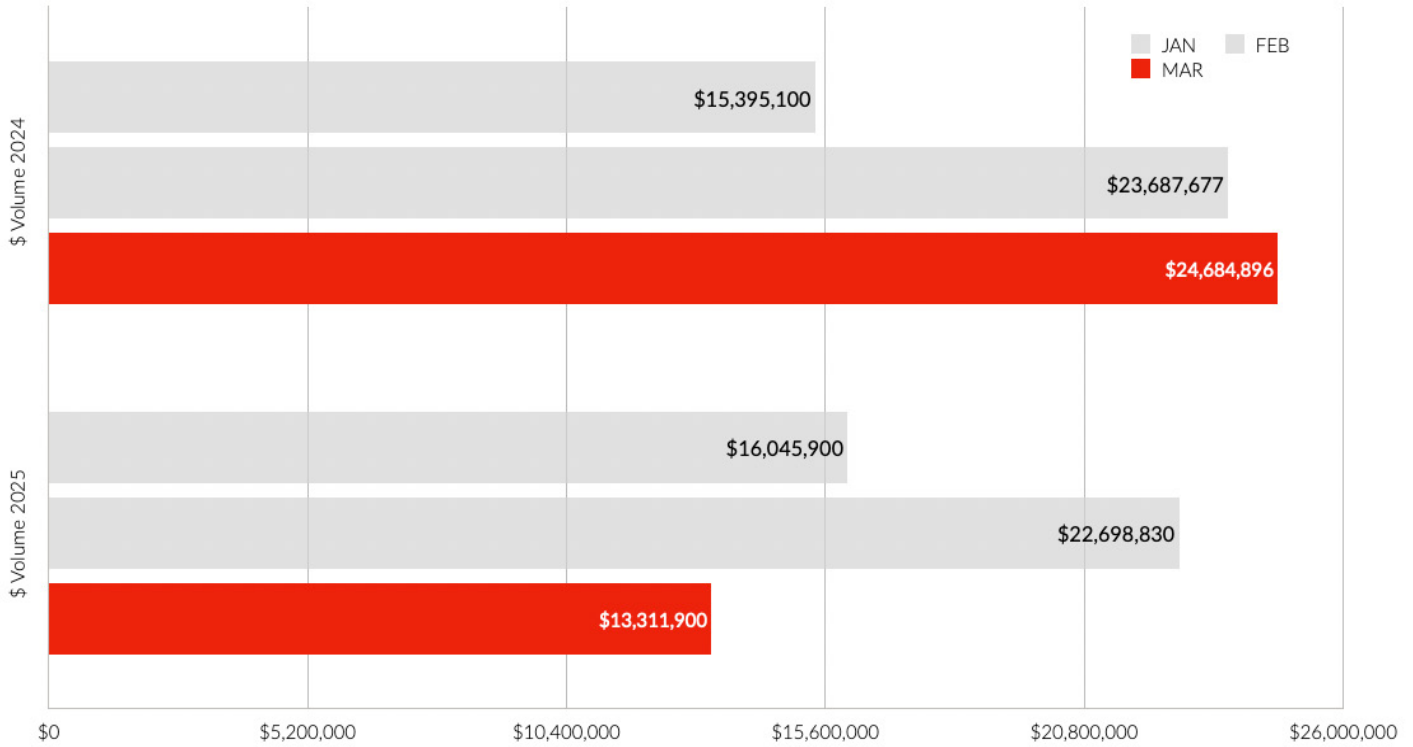


Year-Over-Year

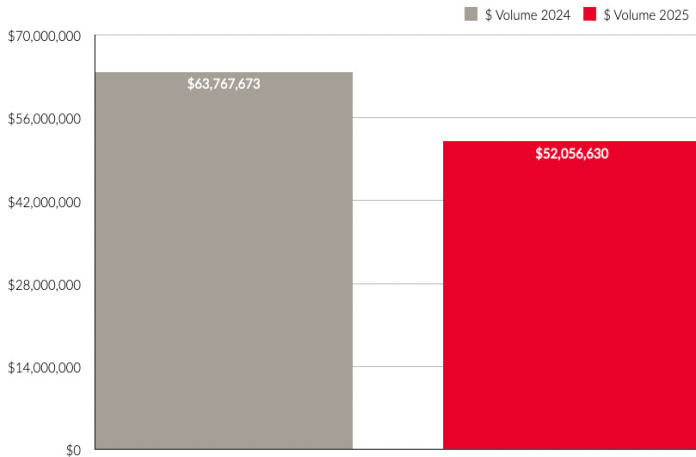


Month-Over-Month 2024 vs. 2025

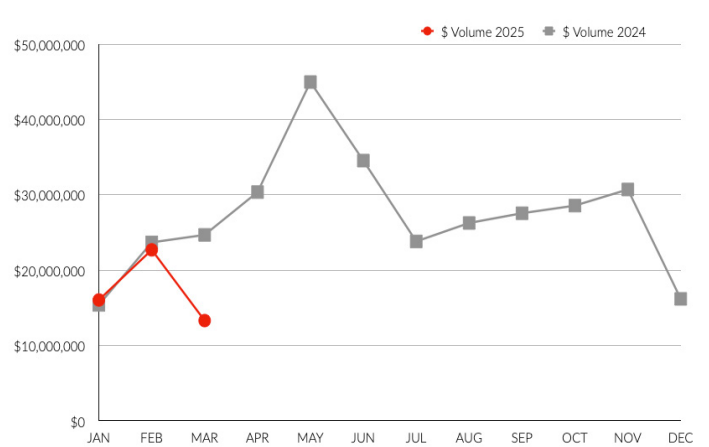
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

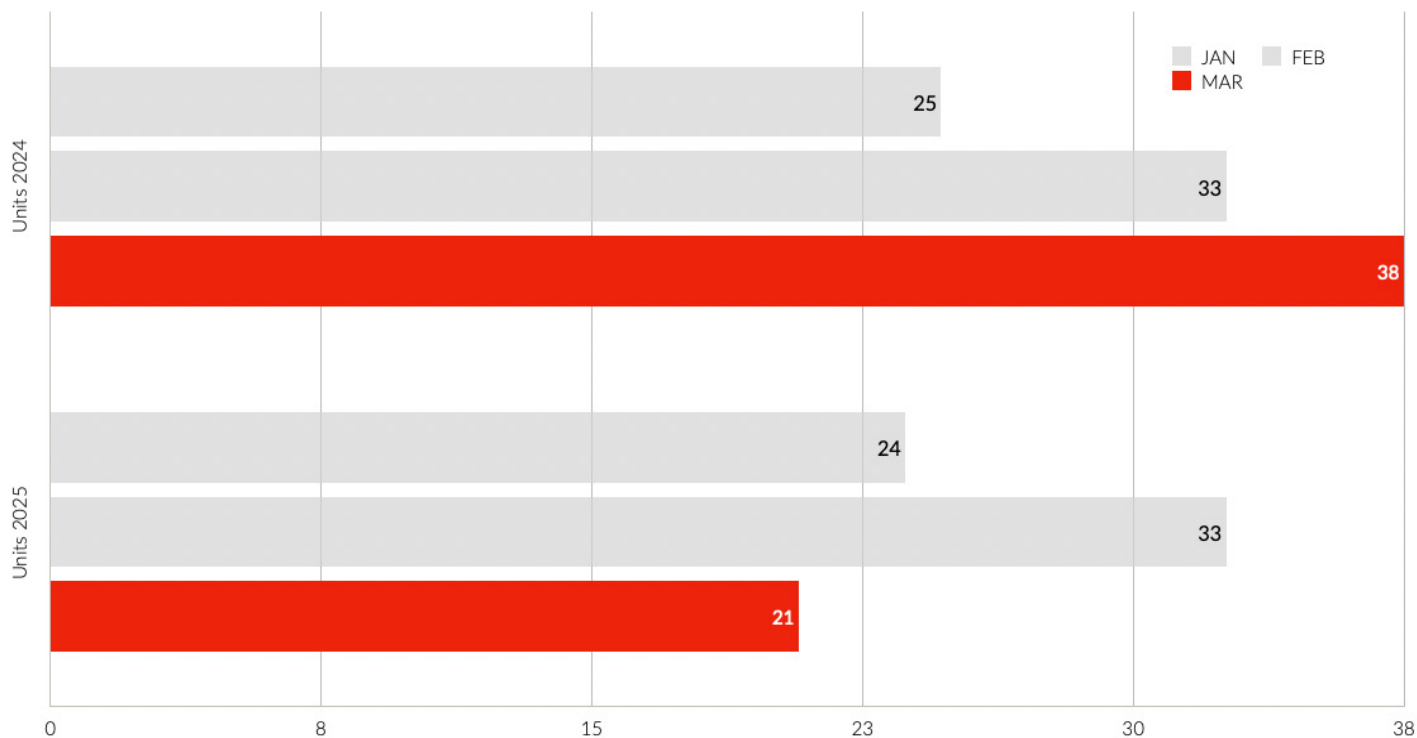


Yearly Totals 2024 vs. 2025

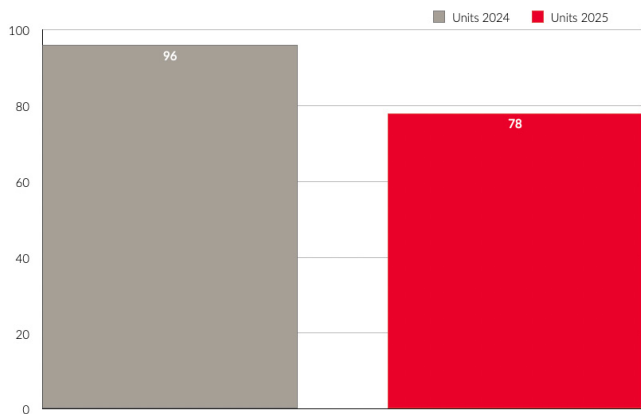


Month vs. Month 2024 vs. 2025

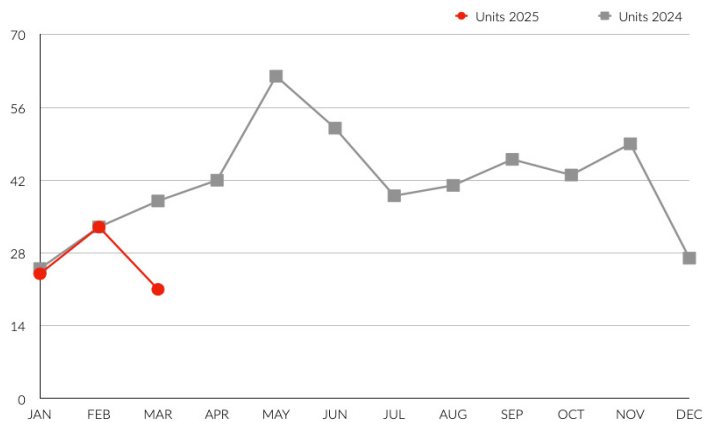
UNIT SALES



Monthly Comparison 2024 vs. 2025

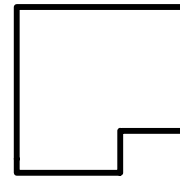


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$49,631,630 -7.94%	\$2,893,000 +80.49%	\$415,000 -81.66%
YTD Unit Sales	73 No Change	6 +50%	1 -80%
YTD Average Sale Price	\$679,885 -7.94%	\$482,167 +20.32%	\$415,000 -8.31%
March Sales Volume	\$12,309,400 -40.15%	\$1,002,500 Up from \$0	\$0 -100%
March Unit Sales	19 -32.14%	2 Up from 0	0 -100%



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

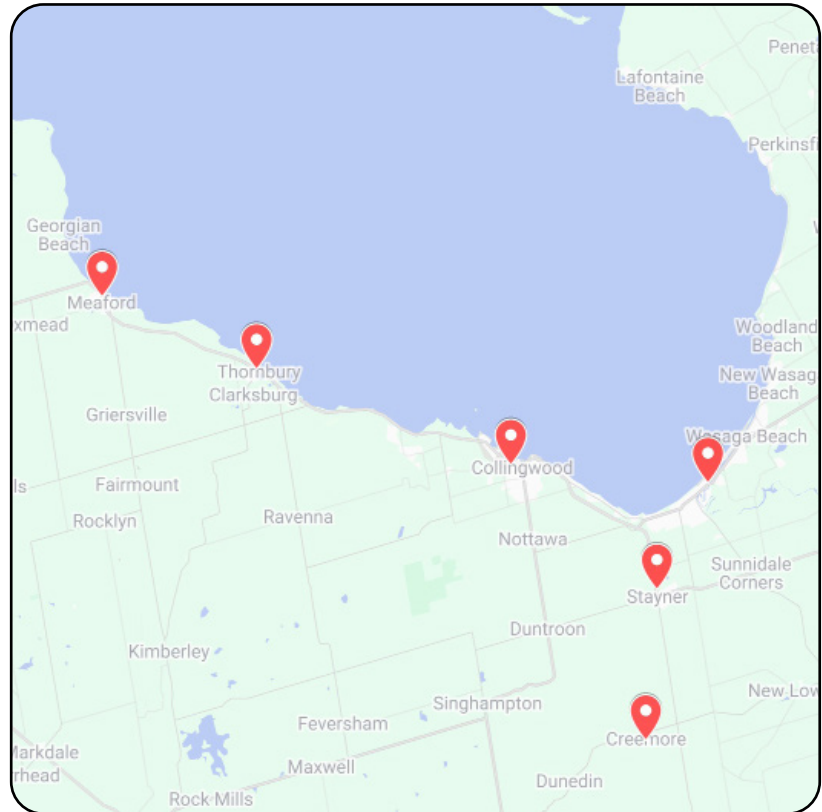
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach


STAYNER

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



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