



# 2025

# APRIL

# 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 in April 2025 showed mixed signals but continued to lean in favour of buyers due to growing inventory. The median sale price declined by 11% to \$700,000, and the average sale price dipped 4.85% to \$687,840. However, sales activity picked up, with sales volume rising 20.07% to \$36,455,500 and unit sales increasing 26.19% to 53 properties. New listings surged by 32.35%, while expired listings more than doubled, up 107.14%, indicating that inventory is growing faster than demand. With a unit sales-to-listings ratio of 23.56%, down 4.66%, the market remains tilted toward buyers despite the uptick in transactions.



### April year-over-year sales volume of \$36,455,500

Up 20.07% from 2024's \$30,361,922 with unit sales of 53. New listings of 225 are up 32.35% from a year ago, with the sales/listing ratio of 23.56% down 4.66%.



### Year-to-date sales volume of \$90,532,630

Down 3.82% from 2024's \$94,129,595 with unit sales of 135 down from 2024's 138. New listings of 624 up 35.36% a year ago, with the sales/listing ratio of 21.63% down 27.73%.



### Year-to-date average sale price of \$664,287

Down from \$676,530 one year ago with median sale price of \$622,450 down from \$714,000 one year ago. The average days-on-market is 58 which is up by 8 days.

## APRIL NUMBERS

Median Sale Price

**\$700,000**

-11%

Average Sale Price

**\$687,840**

-4.85%

Sales Volume

**\$36,455,500**

+20.07%

Unit Sales

**53**

+26.19%

New Listings

**225**

+32.35%

Expired Listings

**29**

+107.14%

Unit Sales/Listings Ratio

**23.56%**

-4.66%

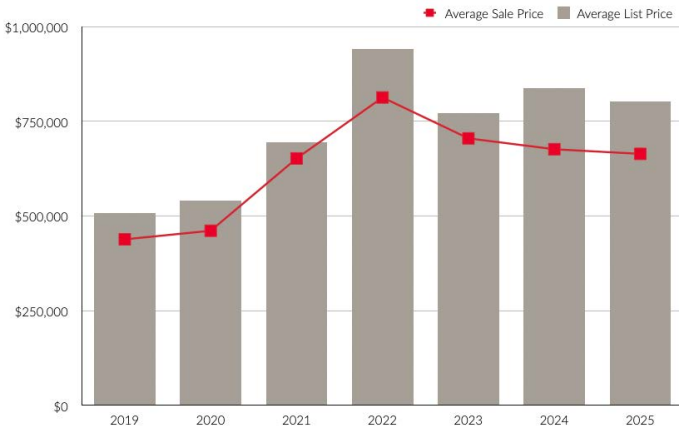
*Year-over-year comparison  
(April 2025 vs. April 2024)*

# THE MARKET IN DETAIL

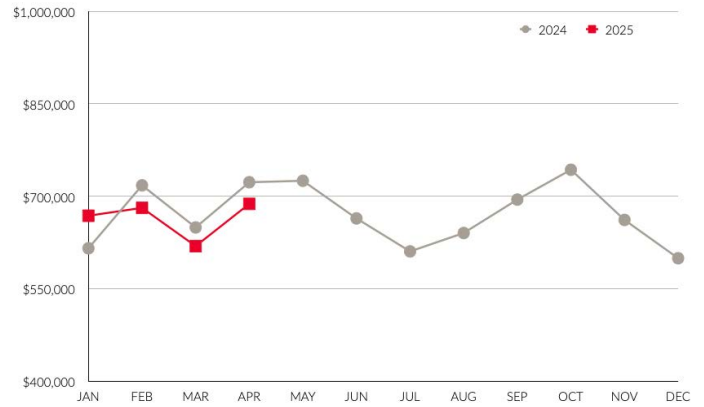
	2023	2024	2025	2024-2025
<b>YTD Volume Sales</b>	\$106,525,399	\$94,129,595	\$90,532,630	-3.82%
<b>YTD Unit Sales</b>	150	138	135	-2.17%
<b>YTD New Listings</b>	404	461	624	+35.36%
<b>YTD Sales/Listings Ratio</b>	37.13%	29.93%	21.63%	-27.73%
<b>YTD Expired Listings</b>	57	74	115	+55.41%
<b>Monthly Volume Sales</b>	\$40,356,499	\$30,361,922	\$36,455,500	+20.07%
<b>Monthly Unit Sales</b>	57	42	53	+26.19%
<b>Monthly New Listings</b>	127	170	225	+32.35%
<b>Monthly Sales/Listings Ratio</b>	44.88%	24.71%	23.56%	-4.66%
<b>Monthly Expired Listings</b>	7	14	29	+107.14%
<b>Monthly Average Sale Price</b>	\$708,009	\$722,903	\$687,840	-4.85%
<b>YTD Sales: \$0-\$199K</b>	2	2	2	No Change
<b>YTD Sales: \$200k-349K</b>	9	7	6	-14.29%
<b>YTD Sales: \$350K-\$549K</b>	27	27	31	+14.81%
<b>YTD Sales: \$550K-\$749K</b>	57	52	54	+3.85%
<b>YTD Sales: \$750K-\$999K</b>	41	38	30	-21.05%
<b>YTD Sales: \$1M+</b>	13	8	12	+50%
<b>YTD Sales: \$2M+</b>	14	9	0	-100%
<b>YTD Average Days-On-Market</b>	44.75	50.25	58.00	+15.42%
<b>YTD Average Sale Price</b>	\$705,248	\$676,530	\$664,287	-1.81%
<b>YTD Median Sale Price</b>	\$734,975	\$714,000	\$622,450	-12.82%

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

# AVERAGE SALE PRICE

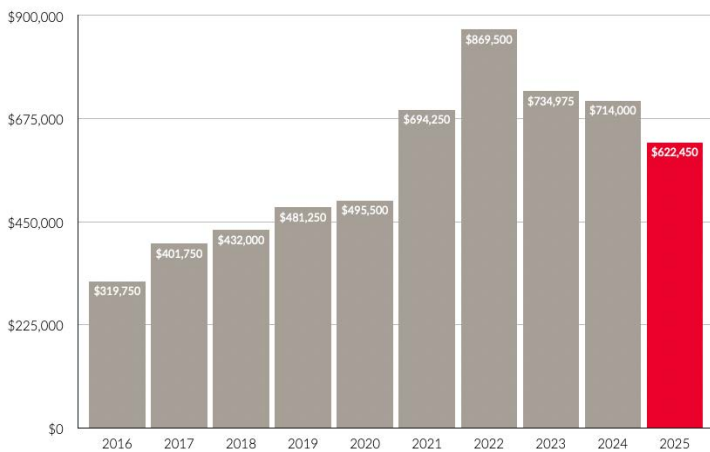


Year-Over-Year

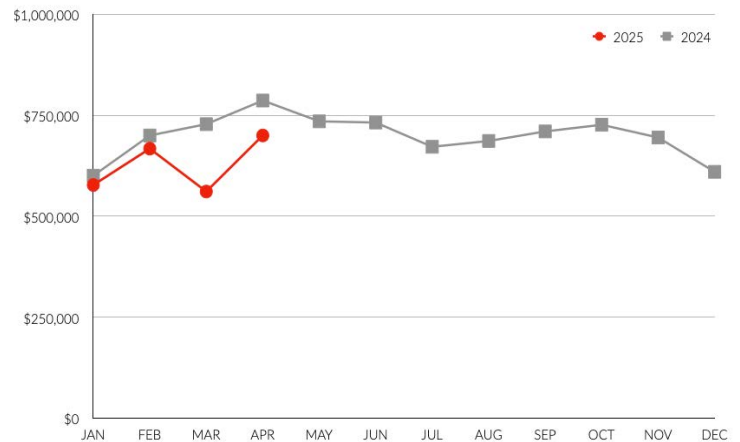


Month-Over-Month 2024 vs. 2025

# MEDIAN SALE PRICE



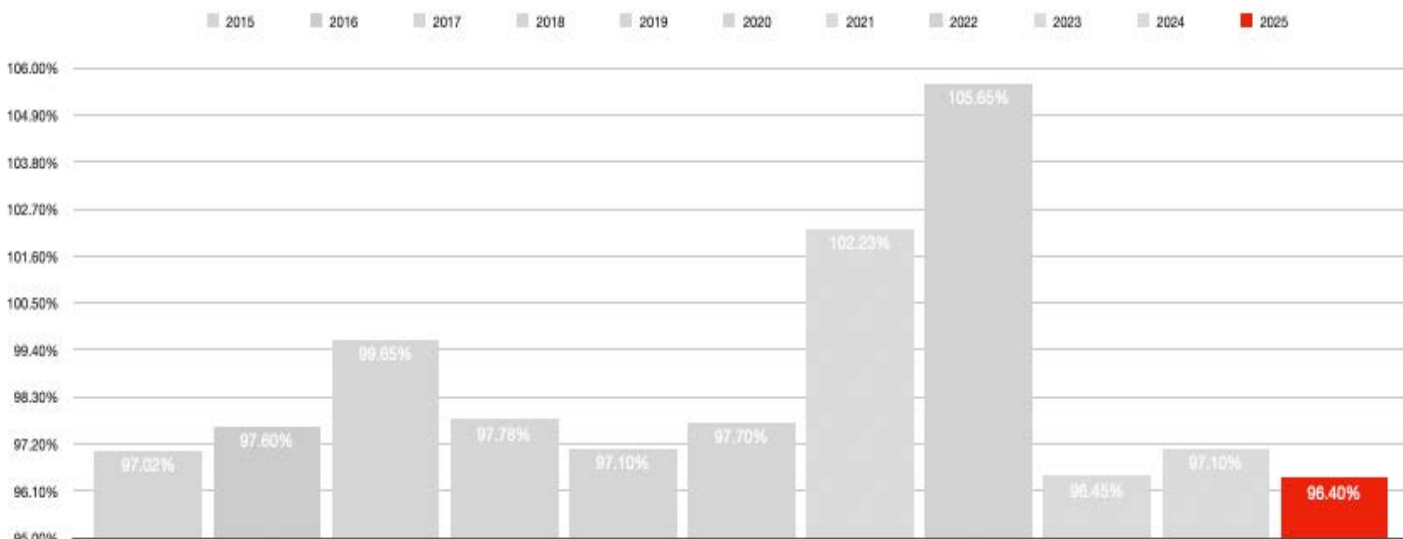
Year-Over-Year



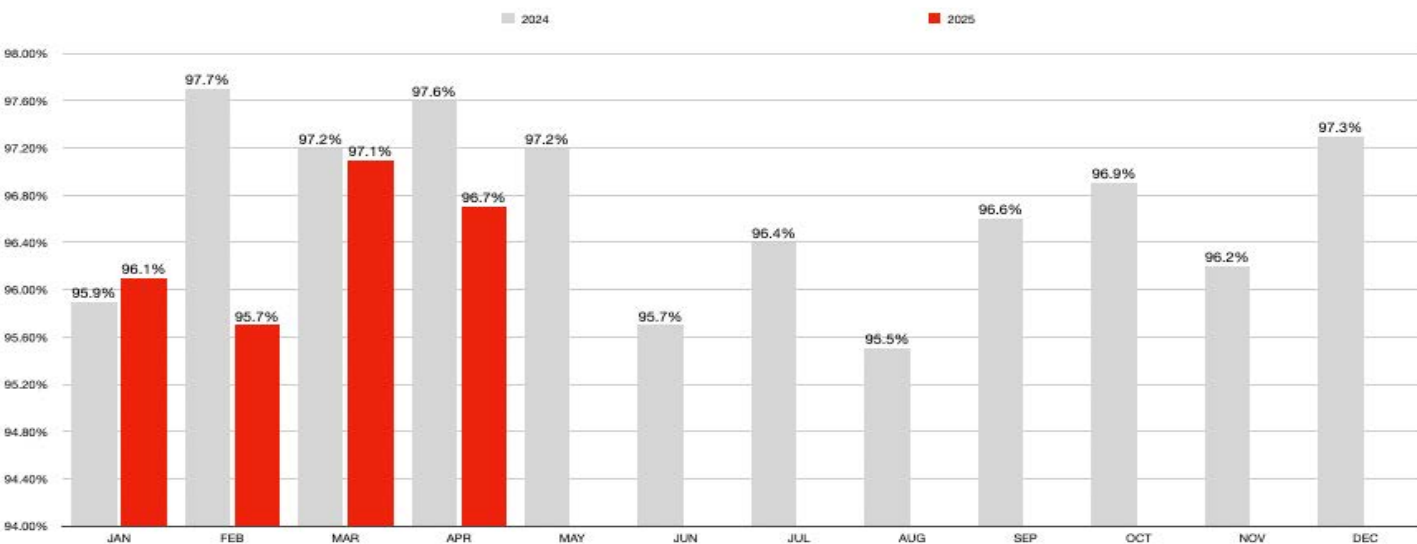
Month-Over-Month 2024 vs. 2025

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

# SALE PRICE VS. LIST PRICE RATIO

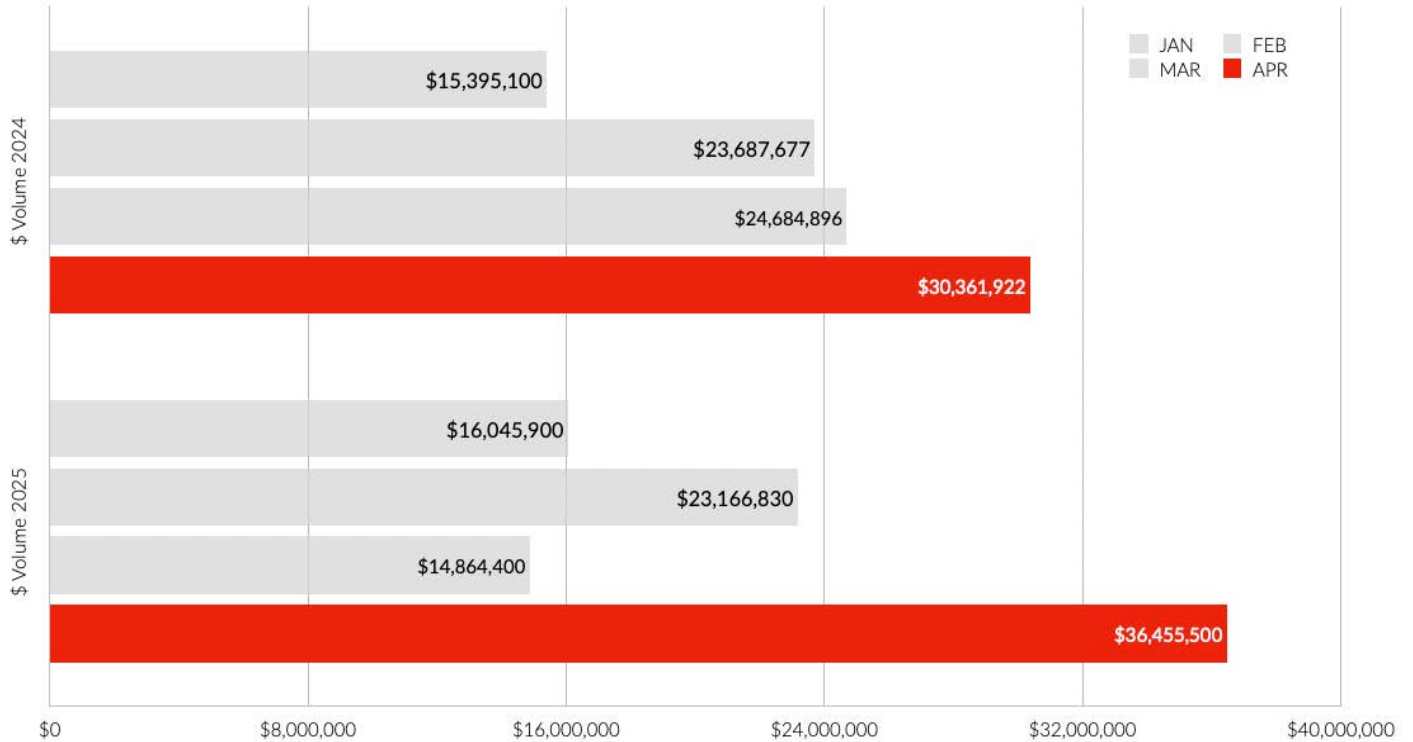


## Year-Over-Year



## Month-Over-Month 2024 vs. 2025

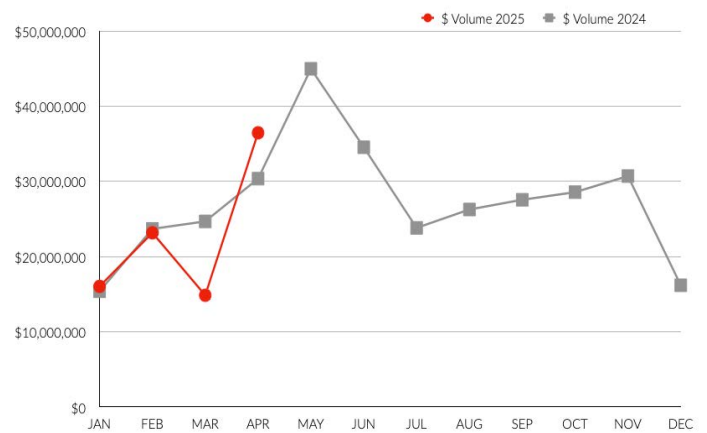
# DOLLAR VOLUME SALES



## Monthly Comparison 2024 vs. 2025

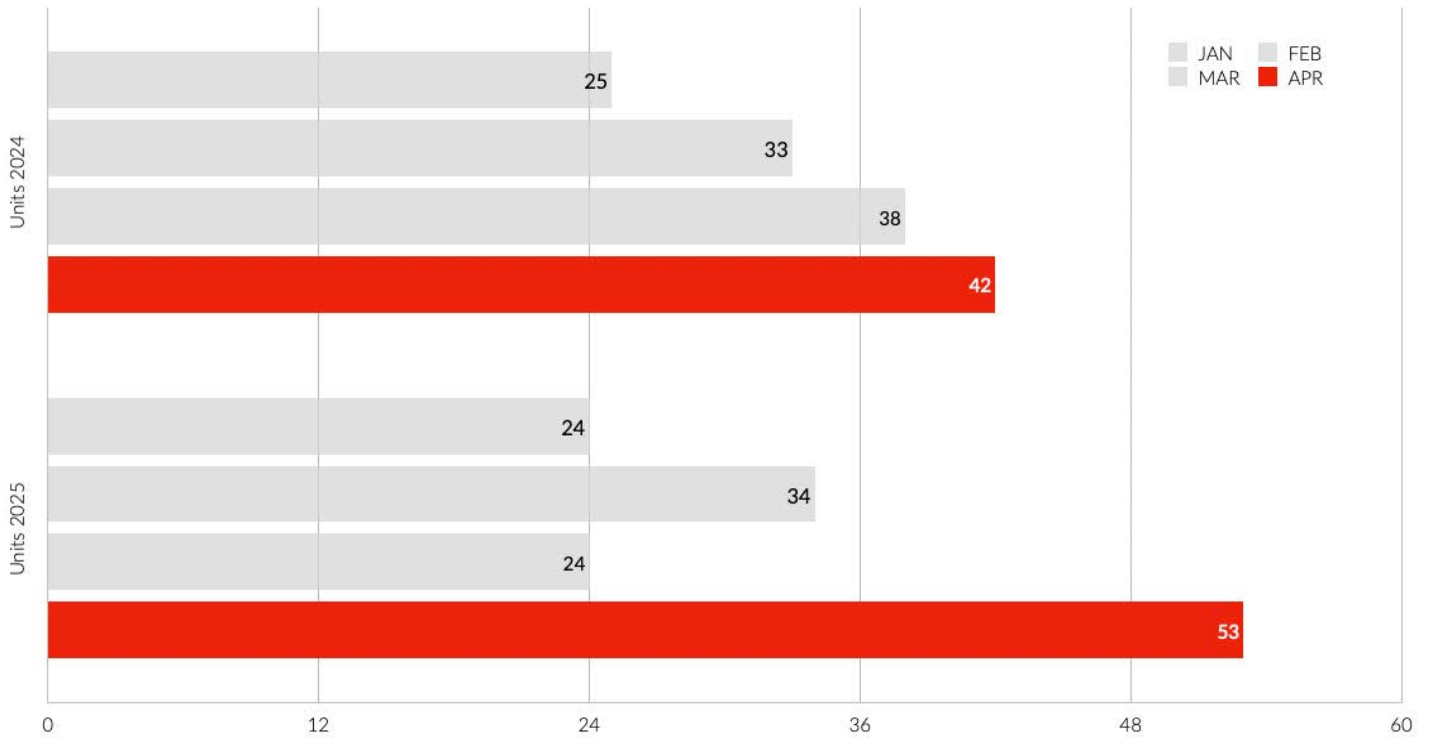


## Yearly Totals 2024 vs. 2025

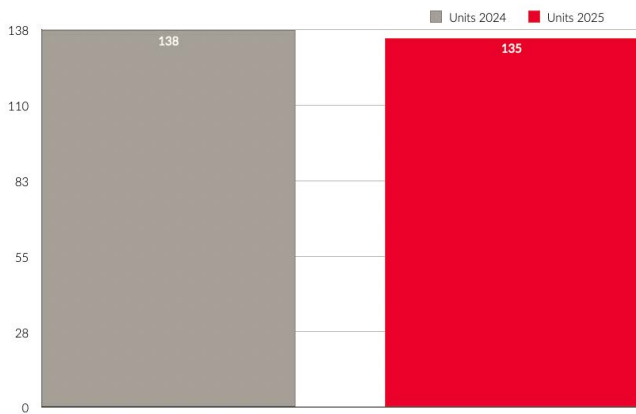


## Month vs. Month 2024 vs. 2025

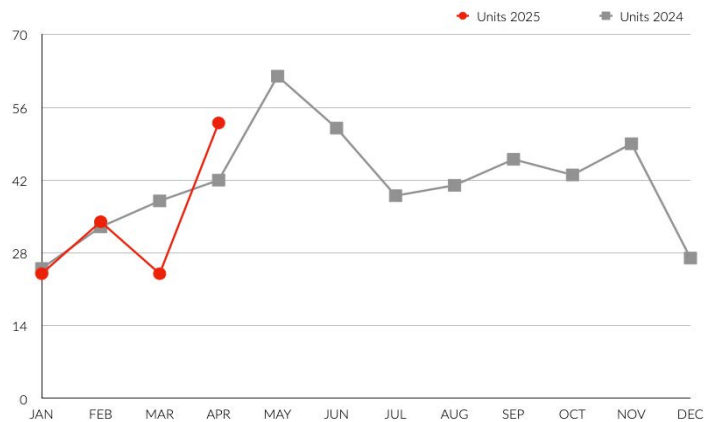
# UNIT SALES



Monthly Comparison 2024 vs. 2025

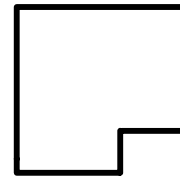


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

# SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$85,808,630 +5.94%	\$4,724,000 +194.72%	\$825,000 -69.19%
YTD Unit Sales	125 +16.82%	10 +150%	3 -50%
YTD Average Sale Price	\$686,469 -9.32%	\$472,400 +17.89%	\$275,000 -38.39%
April Sales Volume	\$34,624,500 +27.83%	\$1,831,000 +108%	\$410,000 -1.2%
April Unit Sales	49 +44.12%	4 +400%	2 +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

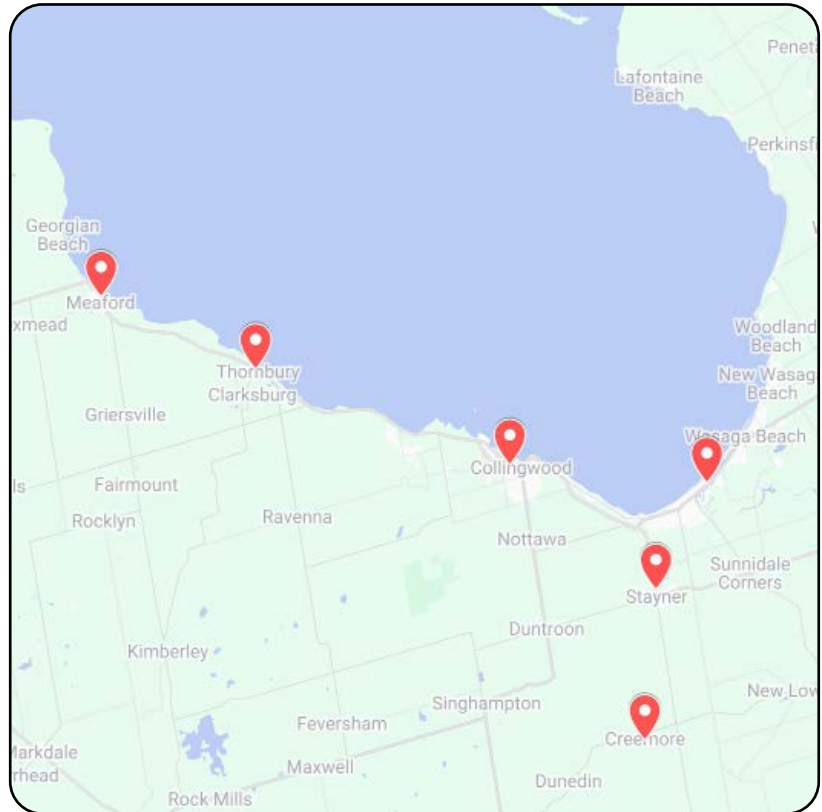
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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