



2025

OCTOBER

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 October 2025 remained firmly in buyer's market territory, as growing supply continued to outweigh demand. The median sale price declined 12.59% year-over-year to \$635,000, while the average sale price slipped 12.18% to \$652,618, indicating continued downward pressure on prices. Sales volume increased 25.64% to \$35.9 million, supported by a 27.91% rise in unit sales to 55 properties. New listings jumped 49% to 149, and expired listings rose 24% to 62, highlighting more competition among sellers and longer selling times. The sales-to-new-listings ratio eased to 36.91%, down 14.16% from October 2024, underscoring that Wasaga Beach continues to favour buyers as inventory builds and market conditions remain soft.



October year-over-year sales volume of \$35,894,000

Up +25.64% from 2024's \$28,569,124 with unit sales of 55 up +27.91% from 2024's 43. New listings of 149 are up +49% from a year ago, with the sales/listing ratio of 36.91% down -14.16%.



Year-to-date sales volume of \$323,522,294

Up +15.61% from 2024's \$279,849,548 with unit sales of 487 up +15.68% from 2024's 421. New listings of 1,829 are up +41.24% from a year ago, with the sales/listing ratio of 26.63% down -18.10%.



Year-to-date average sale price of \$662,032

Down -2.43% from one year ago with median sale price of \$645,000 down from \$718,250 one year ago. The average days-on-market of 50 is up 1 day from last year.

OCTOBER NUMBERS

Median Sale Price

\$635,000

-12.59%

Average Sale Price

\$652,618

-12.18%

Sales Volume

\$35,894,000

+25.64%

Unit Sales

55

+27.91%

New Listings

149

+49%

Expired Listings

62

+24%

Unit Sales/Listings Ratio

36.91%

-14.16%

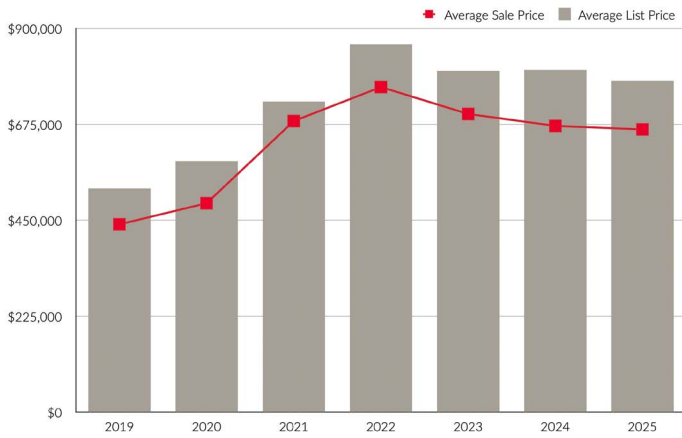
*Year-over-year comparison
(October 2025 vs. October 2024)*

THE MARKET IN DETAIL

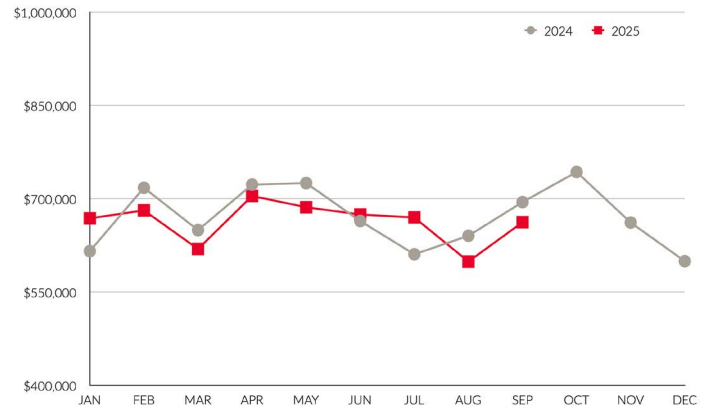
	2023	2024	2025	2024-2025
YTD Volume Sales	\$357,742,389	\$279,849,548	\$323,522,294	+15.61%
YTD Unit Sales	512	421	487	+15.68%
YTD New Listings	1,255	1,295	1,829	+41.24%
YTD Sales/Listings Ratio	40.80%	32.51%	26.63%	-18.1%
YTD Expired Listings	165	294	438	+48.98%
Monthly Volume Sales	\$24,421,900	\$28,569,124	\$35,894,000	+25.64%
Monthly Unit Sales	37	43	55	+27.91%
Monthly New Listings	122	100	149	+49%
Monthly Sales/Listings Ratio	30.33%	43.00%	36.91%	-14.16%
Monthly Expired Listings	28	50	62	+24%
Monthly Average Sale Price	\$660,051	\$743,140	\$652,618	-12.18%
YTD Sales: \$0-\$199K	13	11	15	+36.36%
YTD Sales: \$200k-349K	35	26	23	-11.54%
YTD Sales: \$350K-\$549K	93	83	112	+34.94%
YTD Sales: \$550K-\$749K	183	152	187	+23.03%
YTD Sales: \$750K-\$999K	138	106	107	+0.94%
YTD Sales: \$1M+	49	36	43	+19.44%
YTD Sales: \$2M+	6	1	1	No Change
YTD Average Days-On-Market	43.50	48.60	50.00	+2.88%
YTD Average Sale Price	\$695,349	\$678,486	\$662,032	-2.43%
YTD Median Sale Price	\$746,225	\$718,250	\$645,000	-10.2%

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

AVERAGE SALE PRICE

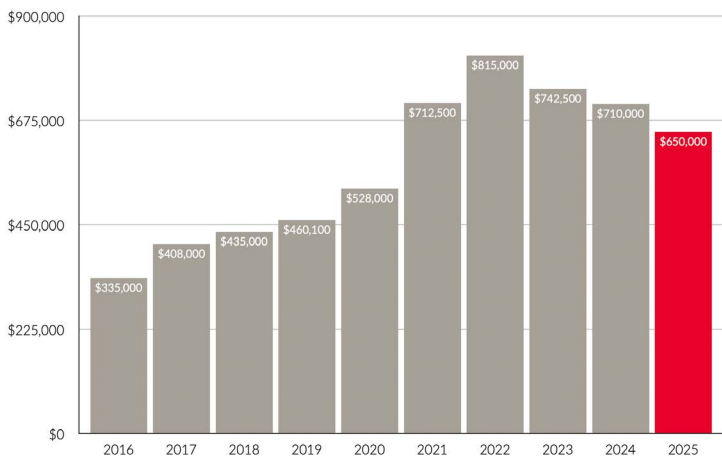


Year-Over-Year

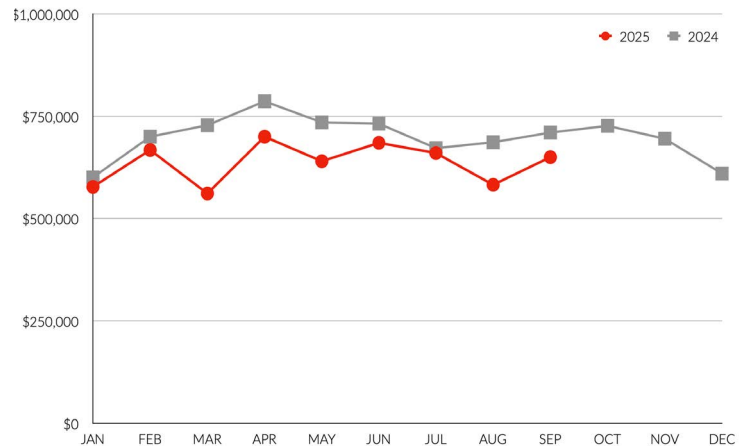


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



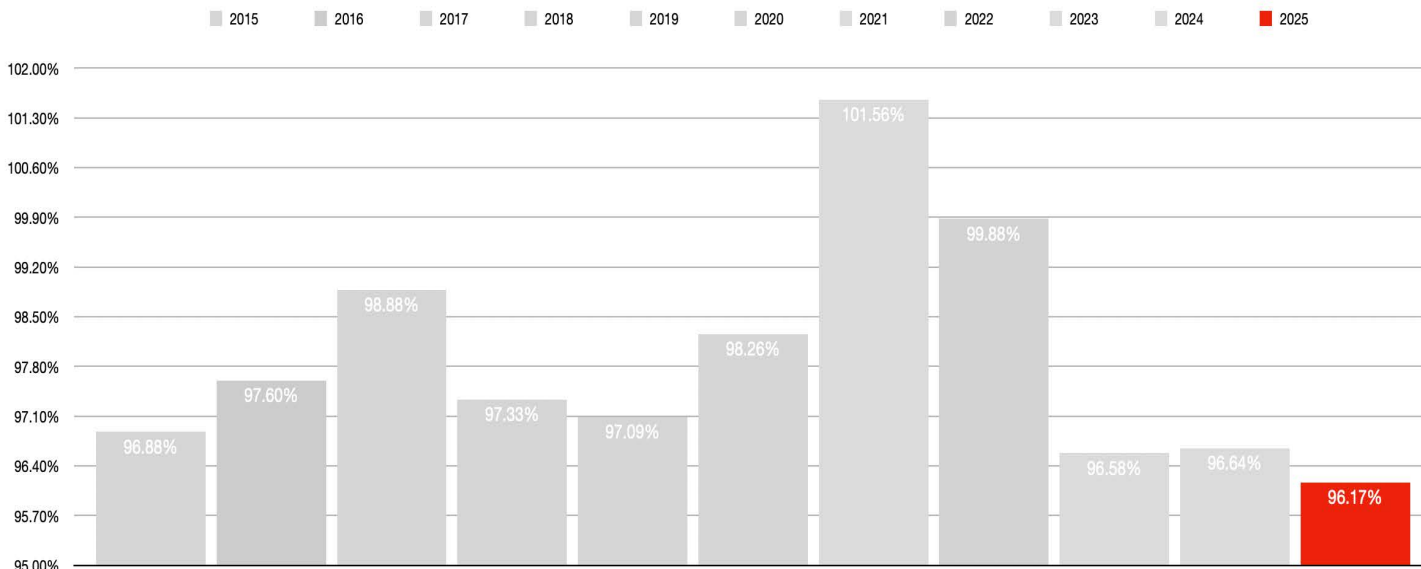
Year-Over-Year



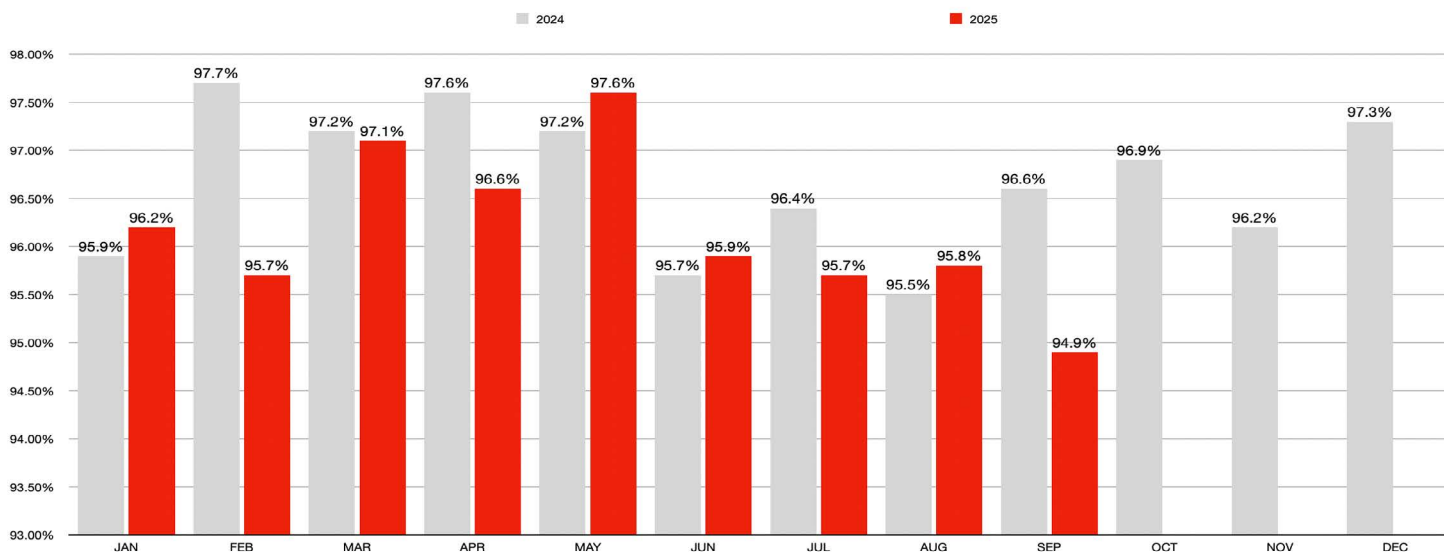
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

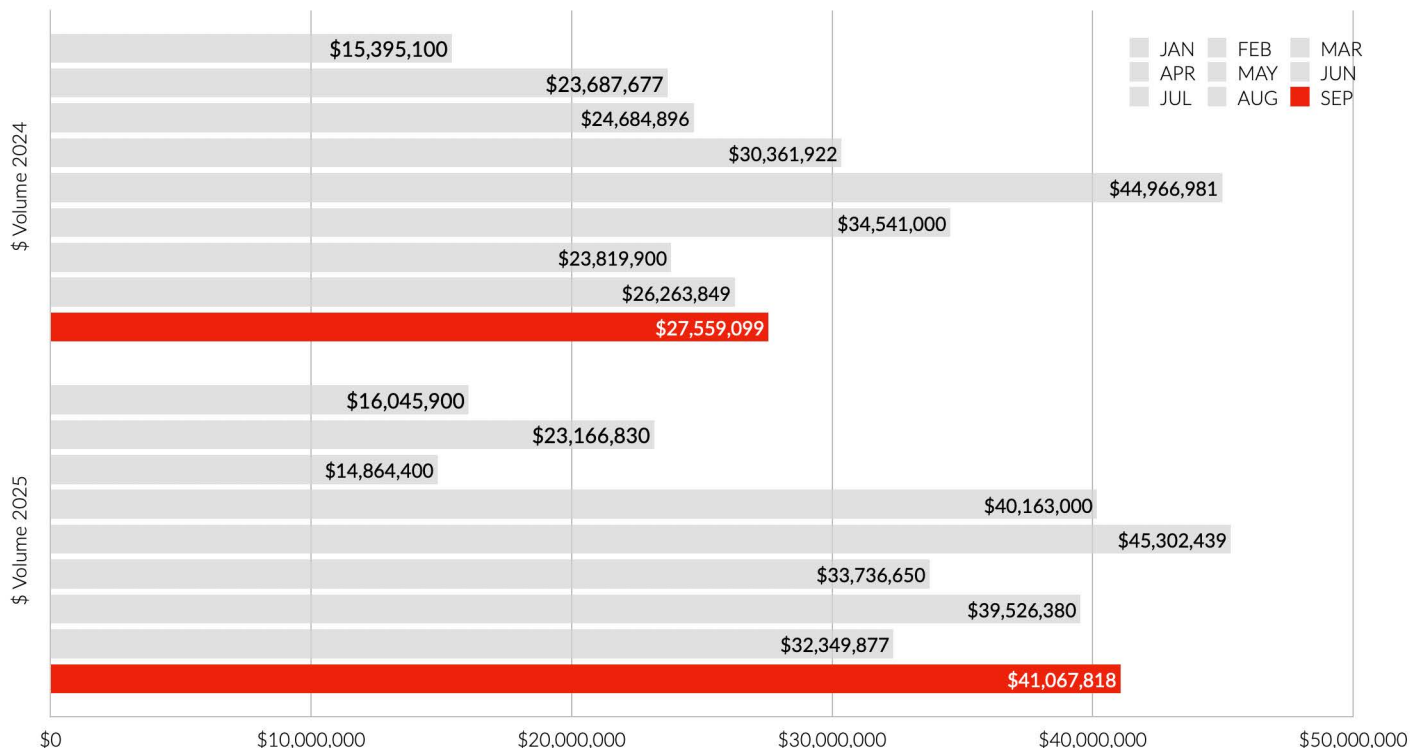


Year-Over-Year



Month-Over-Month 2024 vs. 2025

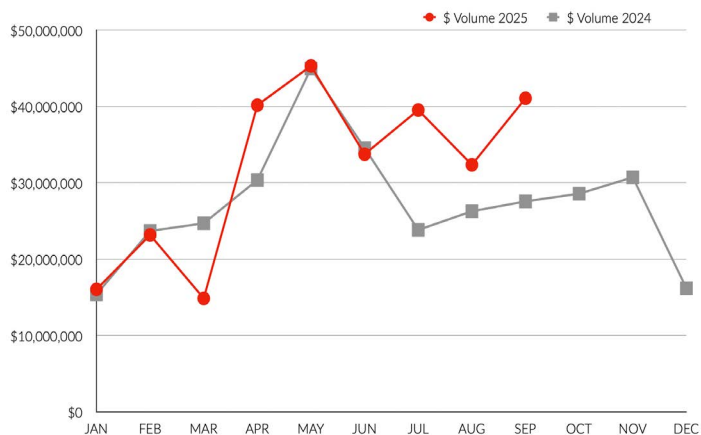
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

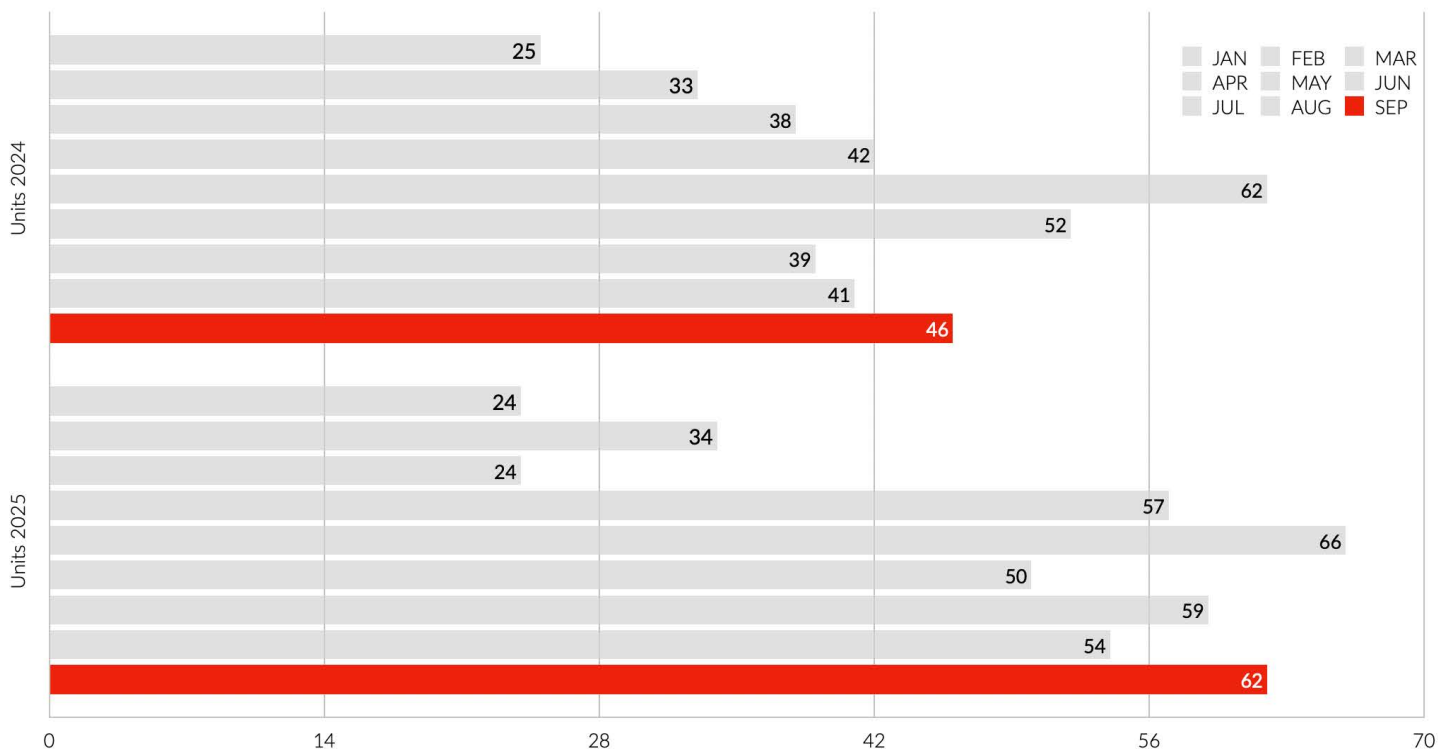


Yearly Totals 2024 vs. 2025

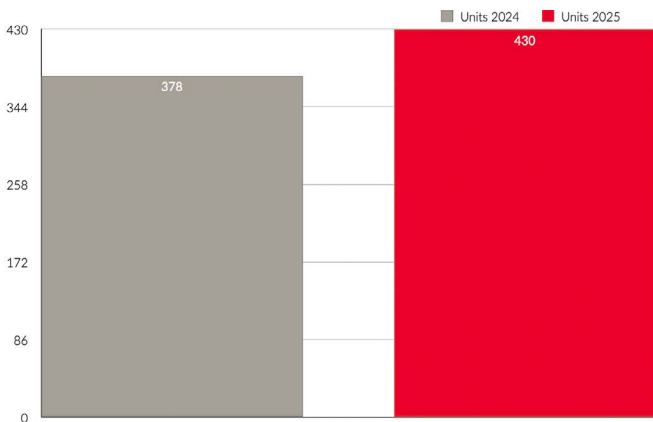


Month vs. Month 2024 vs. 2025

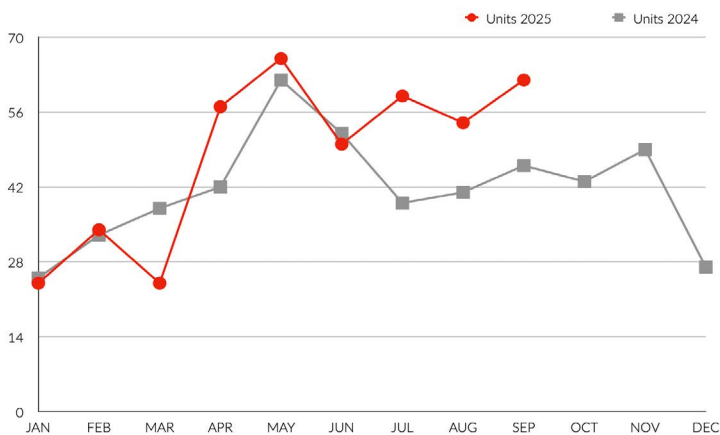
UNIT SALES



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	 \$307,263,894 +31.86%	 \$16,258,400 +54.95%	 \$3,171,000 -21.39%
YTD Unit Sales	 454 +47.88%	 33 +57.14%	 10 -9.09%
YTD Average Sale Price	 \$676,793 -10.84%	 \$492,679 -1.39%	 \$317,100 -13.53%
October Sales Volume	 \$33,869,000 +51.08%	 \$2,025,000 +6.75%	 \$415,000 Up from \$0
October Unit Sales	 51 +75.86%	 4 +33.33%	 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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