



# 2026

# MAY

# 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 buyer's market territory this May, with sales activity and average pricing strengthening slightly year-over-year while new listing activity softened. The median sale price decreased 1.25% to \$632,000, while the average sale price rose 5.3% to \$722,793. Sales volume increased 6.9% to \$48,427,099, supported by a 1.52% increase in unit sales to 67 transactions. New listings edged down 1.67% to 235, while expired listings declined 40% to 27. With the unit sales-to-listings ratio at 28.51%, conditions continue to favour buyers, though improved sales activity suggests steady demand in the market.

### May year-over-year sales volume of \$48,427,099

Up +6.9% from 2025's \$45,302,439 with unit sales of 67 up +1.52% from last May's 66. New listings of 235 are down -1.67% from a year ago, with the sales/listing ratio of 28.51% up +3.24%.

### Year-to-date sales volume of \$143,088,561

Up +2.54% from 2025's \$139,542,569 with unit sales of 209 up +1.95% from 2025's 205. New listings of 863 are down -0.23% from a year ago, with the sales/listing ratio of 24.22% up +2.19%.

### Year-to-date average sale price of \$683,087

Up +1.64% from \$672,064 one year ago with median sale price of \$635,000 down from \$640,000 one year ago. Average days-on-market of 60 is up 6 days from last year.

## MAY NUMBERS

Median Sale Price

**\$632,000**

-1.25%

Average Sale Price

**\$722,793**

+5.3%

Sales Volume

**\$48,427,099**

+6.9%

Unit Sales

**67**

+1.52%

New Listings

**235**

-1.67%

Expired Listings

**27**

-40%

Unit Sales/Listings Ratio

**28.51%**

+3.24%

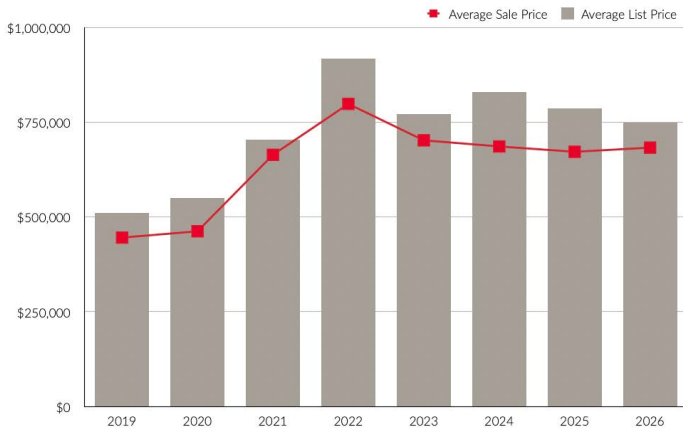
*Year-over-year comparison  
(May 2026 vs. May 2025)*

# THE MARKET IN DETAIL

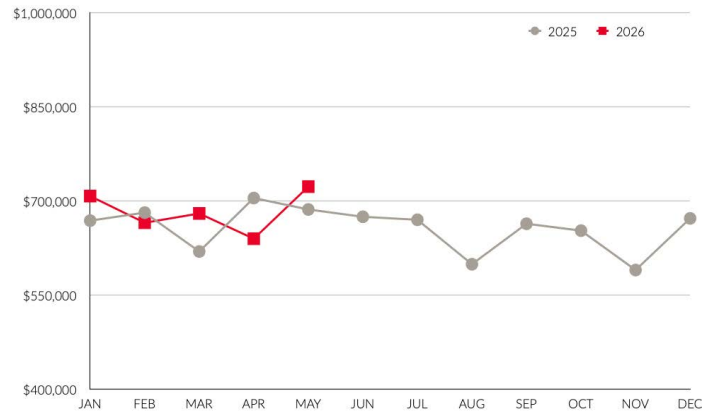
	2024	2025	2026	2025-2026
<b>YTD Volume Sales</b>	\$139,096,576	\$139,542,569	\$143,088,561	+2.54%
<b>YTD Unit Sales</b>	200	205	209	+1.95%
<b>YTD New Listings</b>	636	865	863	-0.23%
<b>YTD Sales/Listings Ratio</b>	31.45%	23.70%	24.22%	+2.19%
<b>YTD Expired Listings</b>	93	196	155	-20.92%
<b>Monthly Volume Sales</b>	\$44,966,981	\$45,302,439	\$48,427,099	+6.9%
<b>Monthly Unit Sales</b>	62	66	67	+1.52%
<b>Monthly New Listings</b>	175	239	235	-1.67%
<b>Monthly Sales/Listings Ratio</b>	35.43%	27.62%	28.51%	+3.24%
<b>Monthly Expired Listings</b>	19	45	27	-40%
<b>Monthly Average Sale Price</b>	\$725,274	\$686,401	\$722,793	+5.3%
<b>YTD Sales: \$0-\$199K</b>	3	4	7	+75%
<b>YTD Sales: \$200k-349K</b>	9	7	10	+42.86%
<b>YTD Sales: \$350K-\$549K</b>	43	48	48	No Change
<b>YTD Sales: \$550K-\$749K</b>	73	77	83	+7.79%
<b>YTD Sales: \$750K-\$999K</b>	52	49	41	-16.33%
<b>YTD Sales: \$1M+</b>	18	20	17	-15%
<b>YTD Sales: \$2M+</b>	1	0	3	+300%
<b>YTD Average Days-On-Market</b>	48.40	53.60	60.00	+11.94%
<b>YTD Average Sale Price</b>	\$686,278	\$672,064	\$683,087	+1.64%
<b>YTD Median Sale Price</b>	\$728,000	\$640,000	\$635,000	-0.78%

Wasaga Beach MLS Sales and Listing Summary  
2024 vs. 2025 vs. 2026

# AVERAGE SALE PRICE

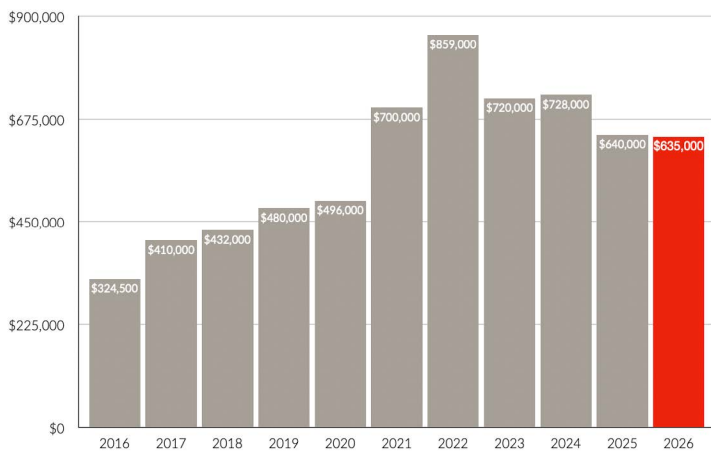


Year-Over-Year

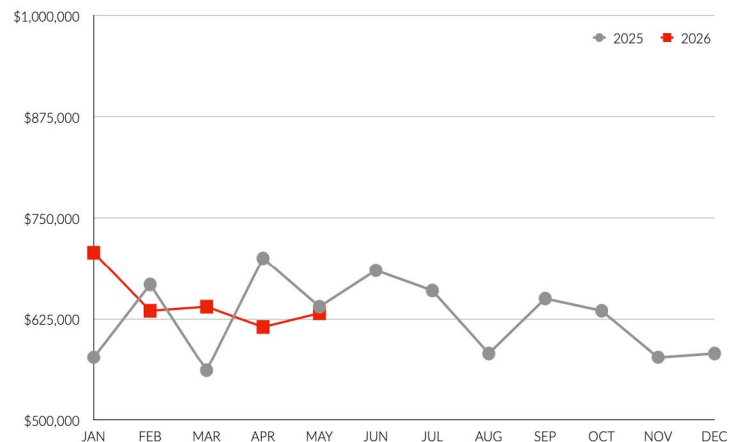


Month-Over-Month 2025 vs. 2026

# MEDIAN SALE PRICE



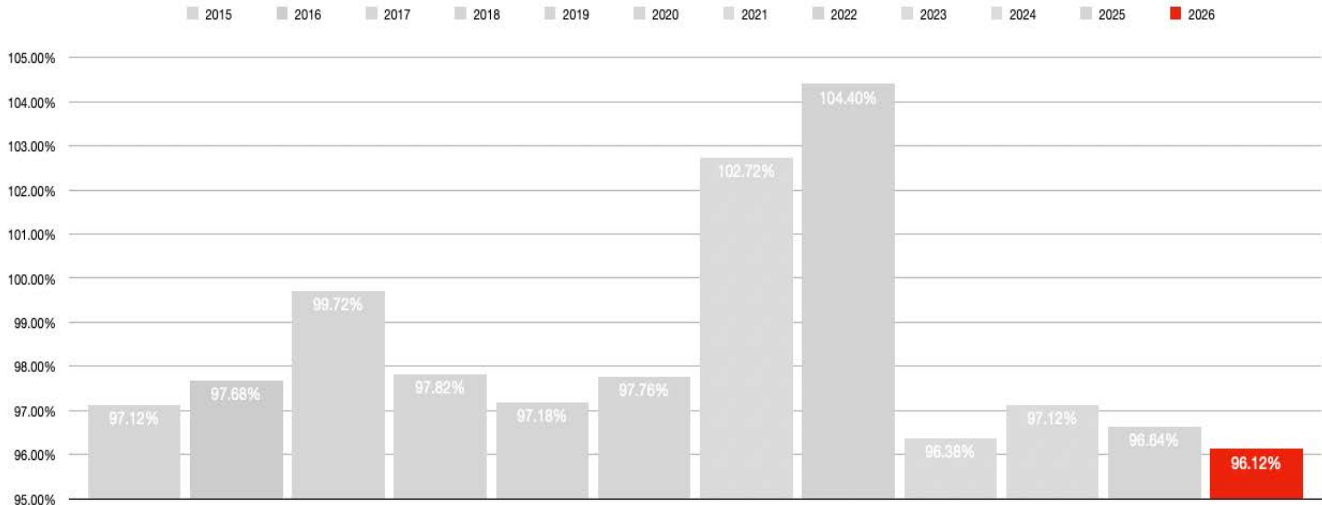
Year-Over-Year



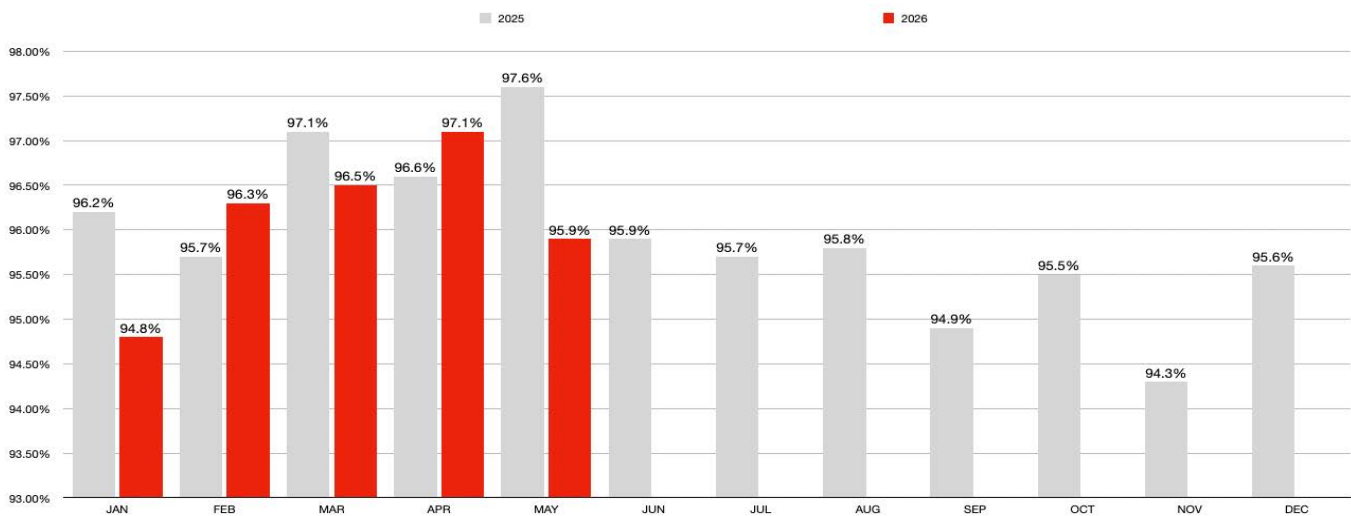
Month-Over-Month 2025 vs. 2026

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

# SALE PRICE VS. LIST PRICE RATIO

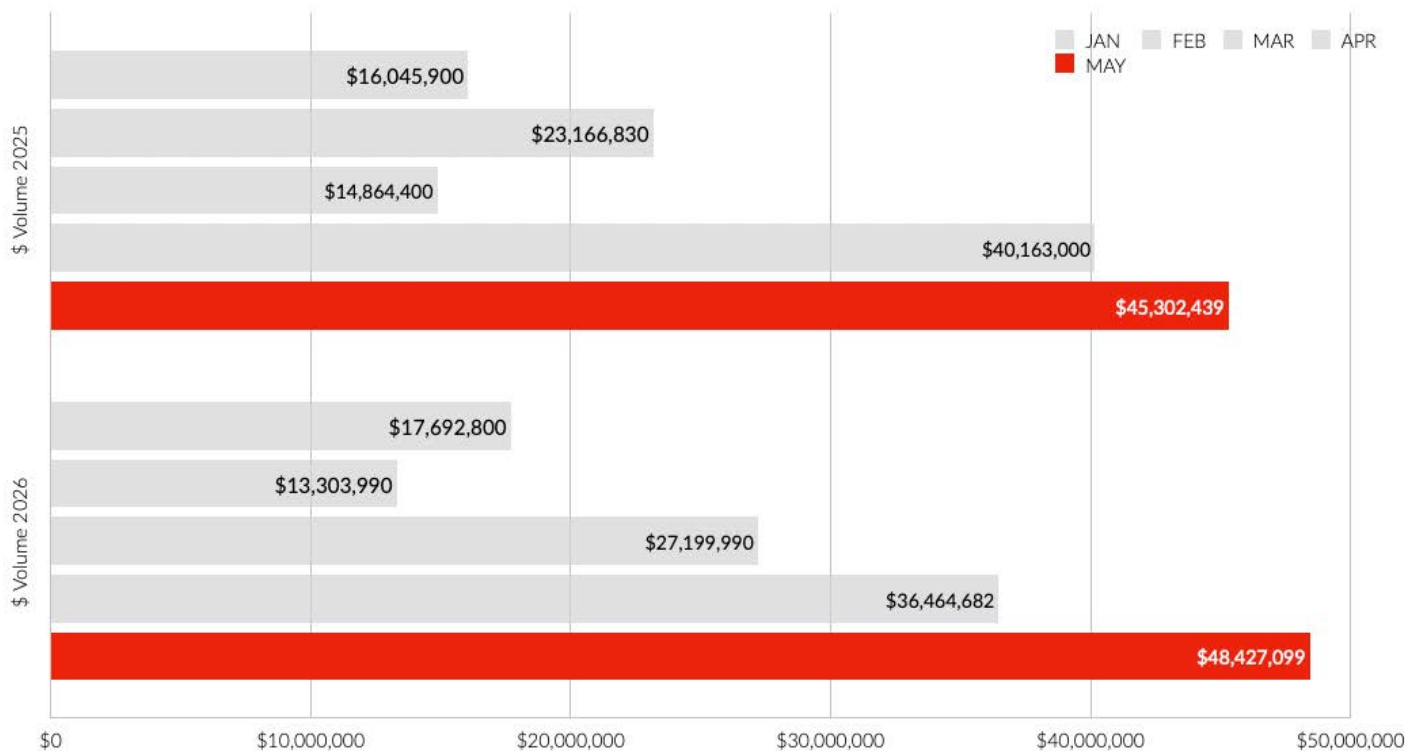


## Year-Over-Year

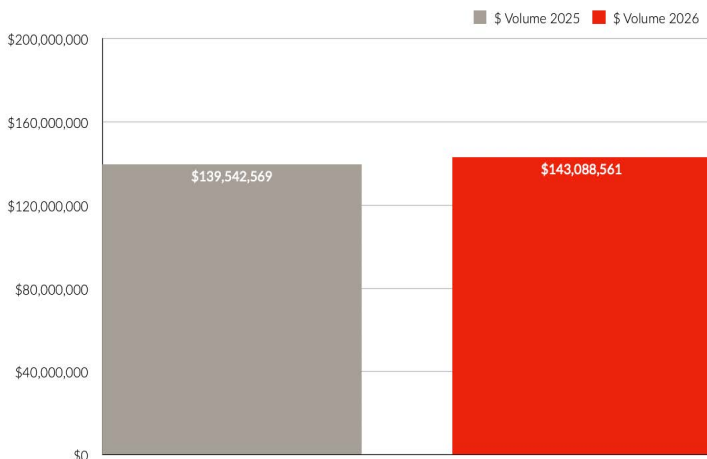


## Month-Over-Month 2025 vs. 2026

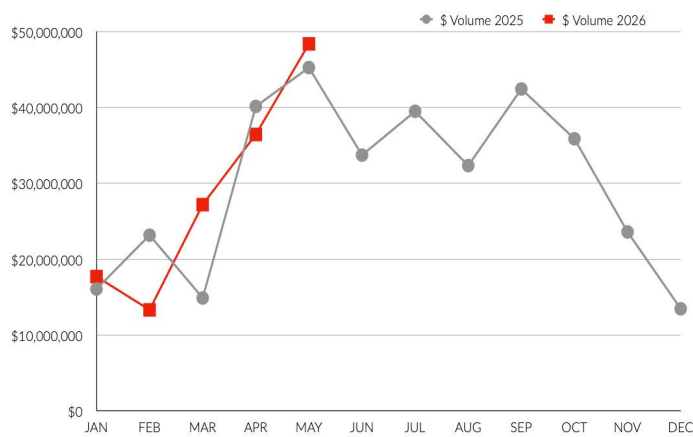
# DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

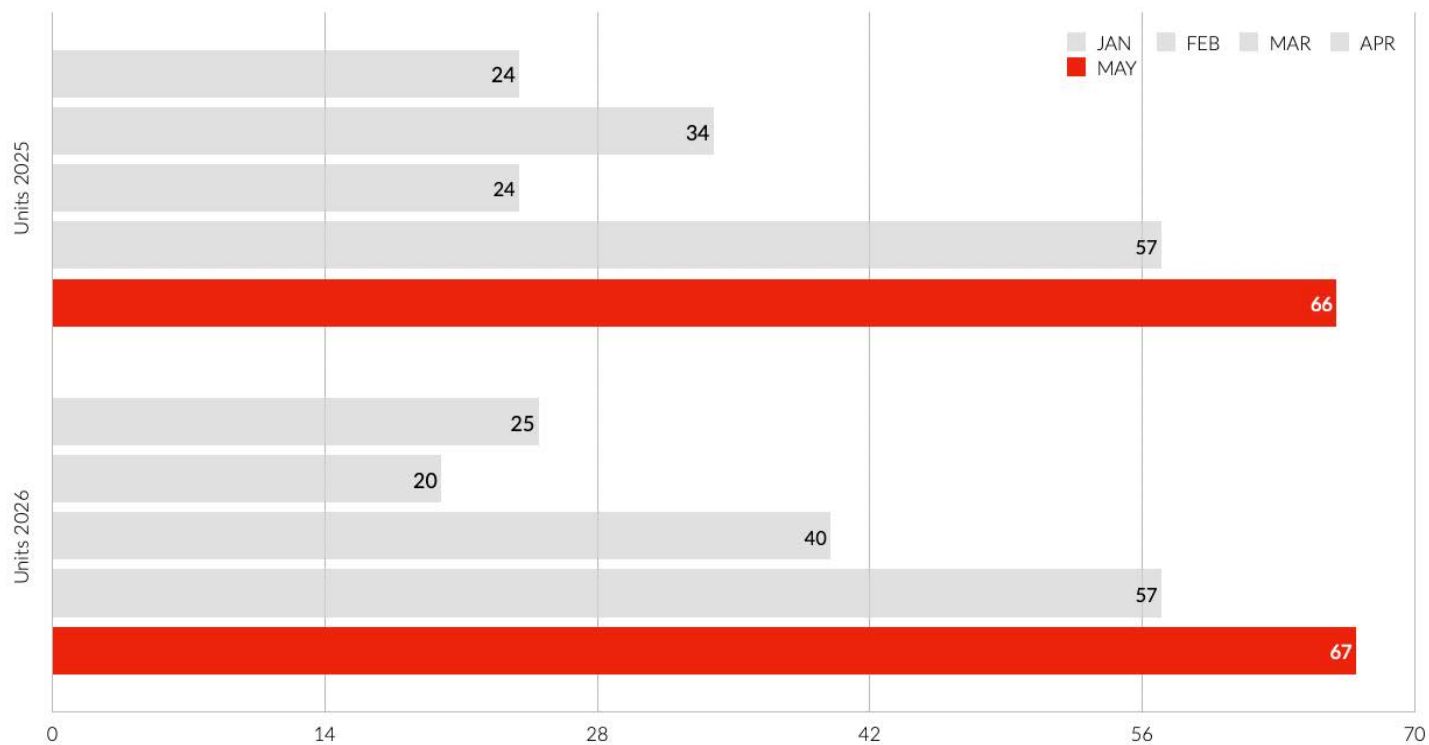


Yearly Totals 2025 vs. 2026

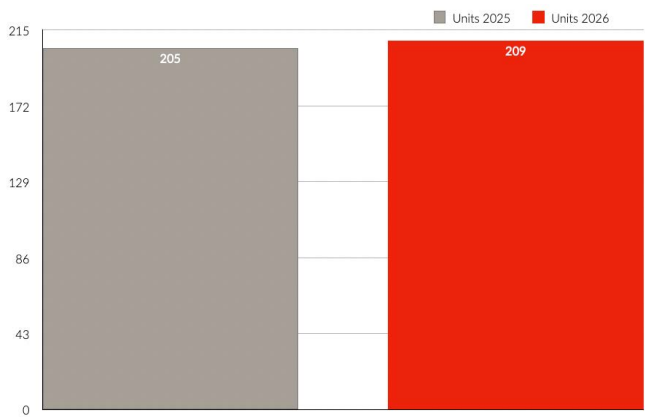


Month vs. Month 2025 vs. 2026

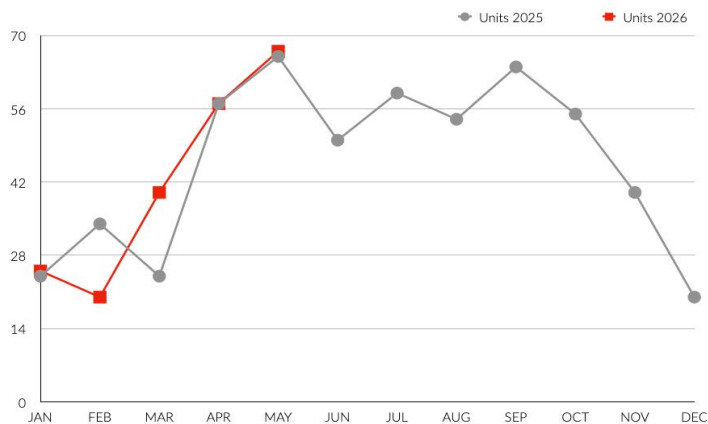
# UNIT SALES



Monthly Comparison 2025 vs. 2026



Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

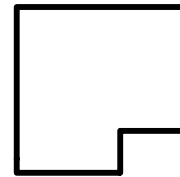
# SALES BY TYPE



## FREEHOLD



## CONDOMINIUM



## VACANT LAND

	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$140,003,561 +6.1%	\$3,085,000 -59.34%	\$414,000 -49.82%
YTD Unit Sales	202 +6.88%	7 -56.25%	2 -33.33%
YTD Average Sale Price	\$693,087 -0.73%	\$440,714 -7.07%	\$207,000 -24.73%
May Sales Volume	\$47,882,099 +11.1%	\$545,000 -75.27%	\$65,000 +100%
May Unit Sales	66 +8.2%	1 -80%	1 +100%

Year-Over-Year Comparison (2026 vs. 2025)

# 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

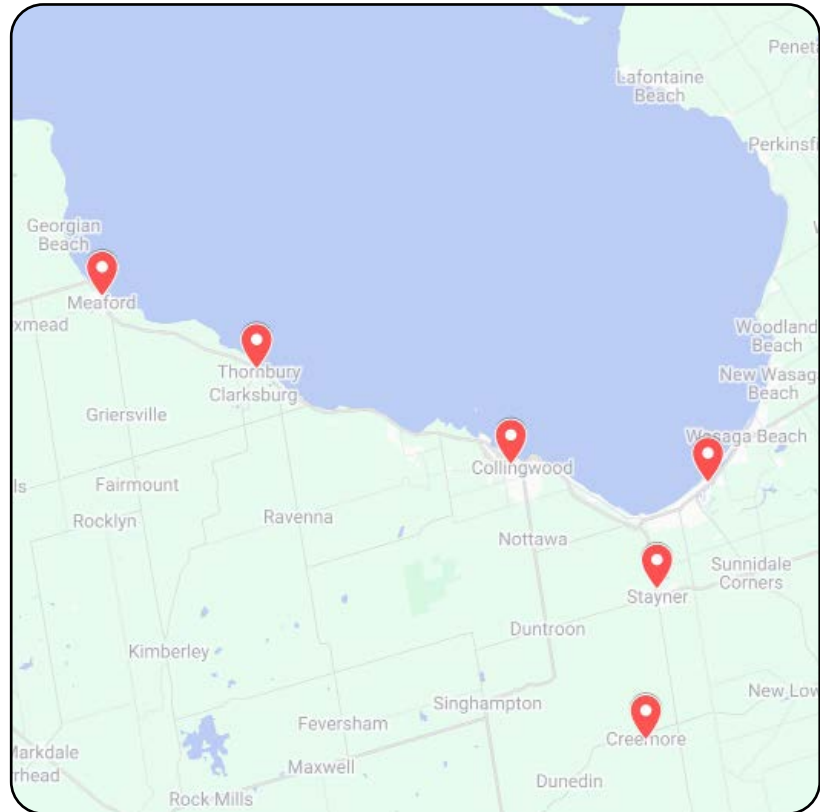
519-599-2136  
27 Arthur St W, Thornbury

## 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/](https://locationsnorth.com/market-update/)