



2026

JUNE

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 June, with sales activity strengthening sharply year-over-year while pricing softened modestly. The median sale price decreased 4.74% to \$652,500, while the average sale price edged down 2.22% to \$659,781. Sales volume climbed 79.92% to \$60,699,869, supported by an 84% increase in unit sales to 92 transactions. New listings decreased 2.73% to 214, while expired listings rose 11.54% to 29. With the unit sales-to-listings ratio at 42.99%, conditions reflect a buyers market, with stronger buyer activity compared to last June.

June year-over-year sales volume of \$60,699,869

Up +79.92% from 2025's \$33,736,650 with unit sales of 92 up +84% from last June's 50. New listings of 214 are down -2.73% from a year ago, with the sales/listing ratio of 42.99% up +89.16%.

Year-to-date sales volume of \$203,788,430

Up +17.61% from 2025's \$173,279,219 with unit sales of 301 up +18.04% from 2025's 255. New listings of 1,077 are down -0.74% from a year ago, with the sales/listing ratio of 27.95% up +18.92%.

Year-to-date average sale price of \$679,203

Up +1% from \$672,509 one year ago with median sale price of \$637,500 down -2.48% from \$653,725 one year ago. Average days-on-market of 57.83 is up from 51.00 days last year, indicating homes are taking longer to sell year-to-date despite stronger overall sales activity.

JUNE NUMBERS

Median Sale Price

\$652,500

-4.74%

Average Sale Price

\$659,781

-2.22%

Sales Volume

\$60,699,869

+79.92%

Unit Sales

92

+84%

New Listings

214

-2.73%

Expired Listings

29

+11.54%

Unit Sales/Listings Ratio

42.99%

+89.16%

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

THE MARKET IN DETAIL

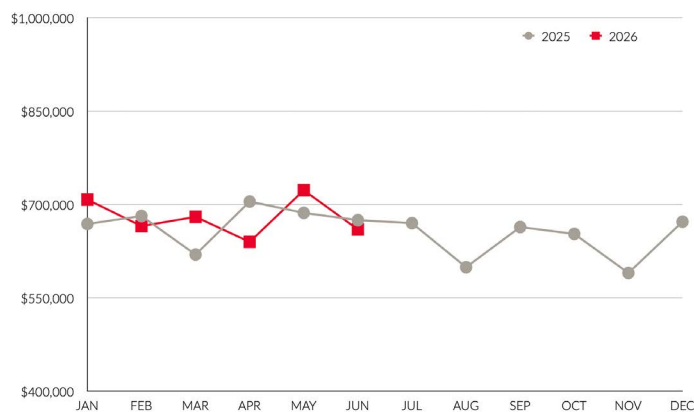
	2024	2025	2026	2025-2026
YTD Volume Sales	\$173,637,576	\$173,279,219	\$203,788,430	+17.61%
YTD Unit Sales	252	255	301	+18.04%
YTD New Listings	779	1,085	1,077	-0.74%
YTD Sales/Listings Ratio	32.35%	23.50%	27.95%	+18.92%
YTD Expired Listings	136	222	184	-17.12%
Monthly Volume Sales	\$34,541,000	\$33,736,650	\$60,699,869	+79.92%
Monthly Unit Sales	52	50	92	+84%
Monthly New Listings	143	220	214	-2.73%
Monthly Sales/Listings Ratio	36.36%	22.73%	42.99%	+89.16%
Monthly Expired Listings	43	26	29	+11.54%
Monthly Average Sale Price	\$664,250	\$674,733	\$659,781	-2.22%
YTD Sales: \$0-\$199K	4	8	13	+62.5%
YTD Sales: \$200k-349K	15	10	12	+20%
YTD Sales: \$350K-\$549K	47	55	68	+23.64%
YTD Sales: \$550K-\$749K	86	97	119	+22.68%
YTD Sales: \$750K-\$999K	63	60	62	+3.33%
YTD Sales: \$1M+	26	25	24	-4%
YTD Sales: \$2M+	1	0	3	+300%
YTD Average Days-On-Market	47.33	51.00	57.83	+13.4%
YTD Average Sale Price	\$682,607	\$672,509	\$679,203	+1%
YTD Median Sale Price	\$730,000	\$653,725	\$637,500	-2.48%

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

AVERAGE SALE PRICE

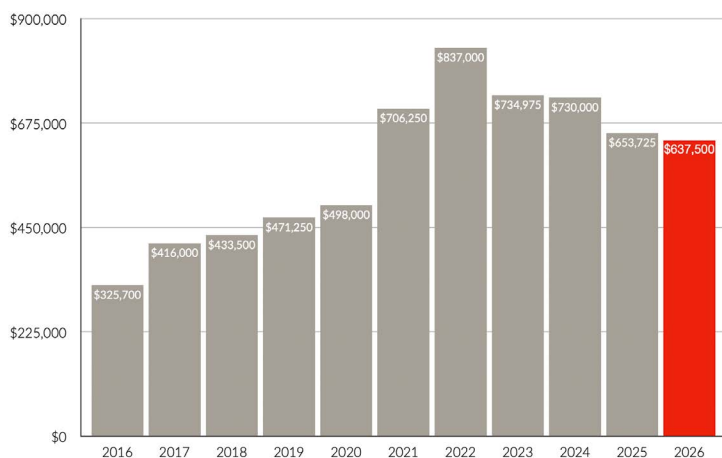


Year-Over-Year

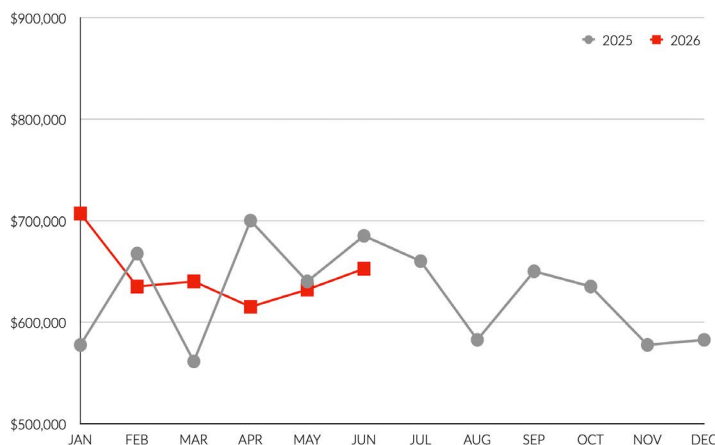


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



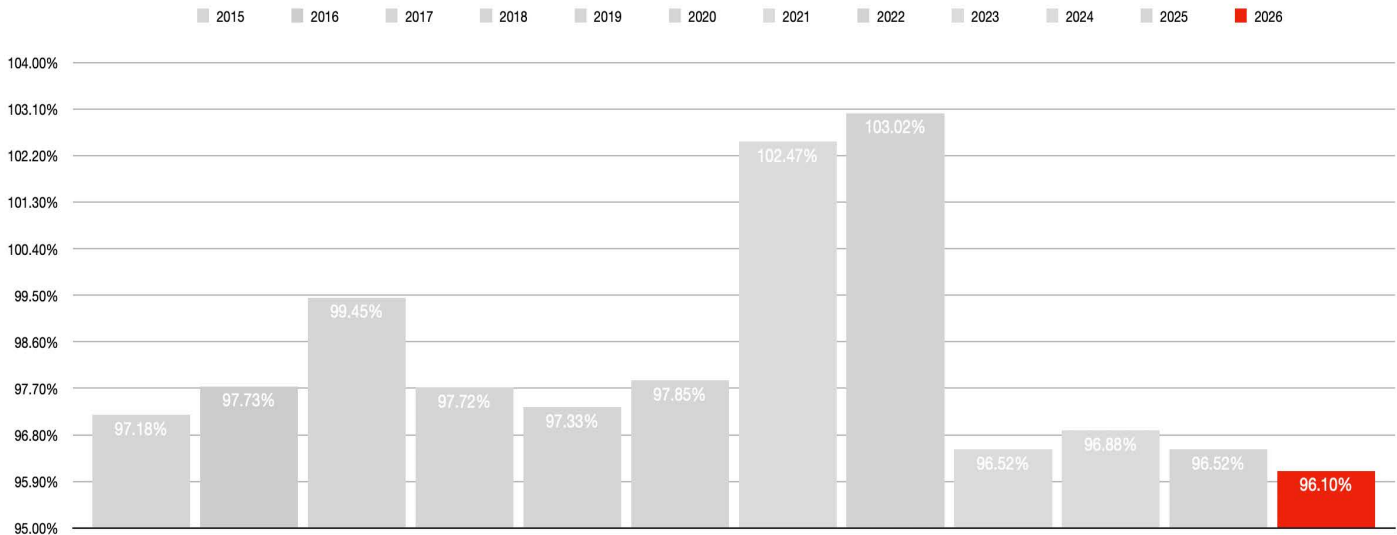
Year-Over-Year



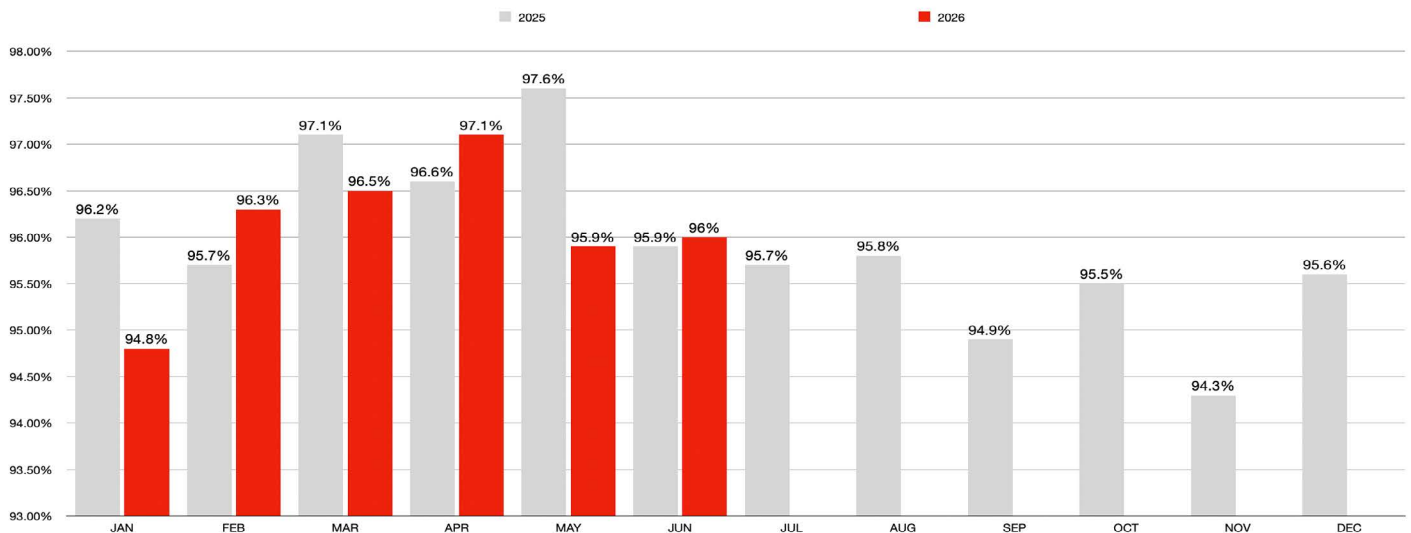
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

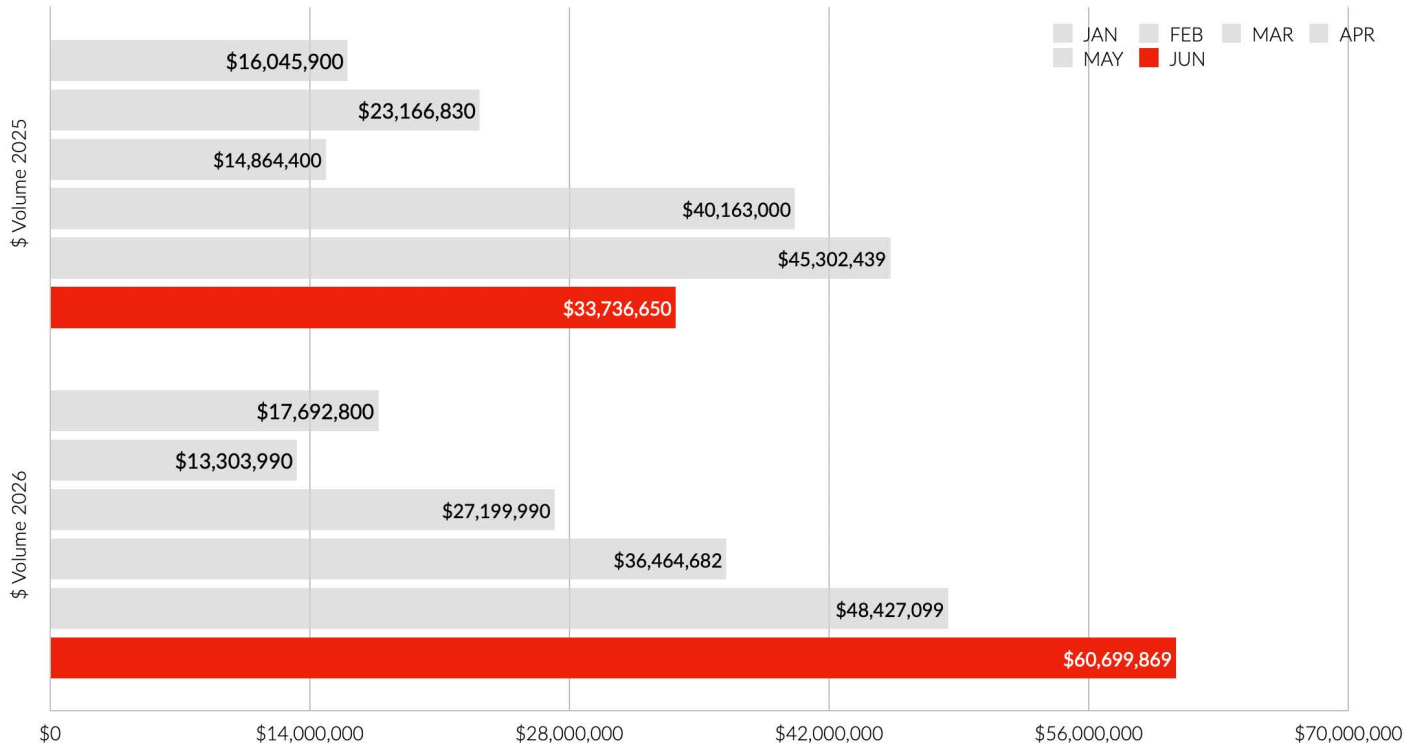


Year-Over-Year

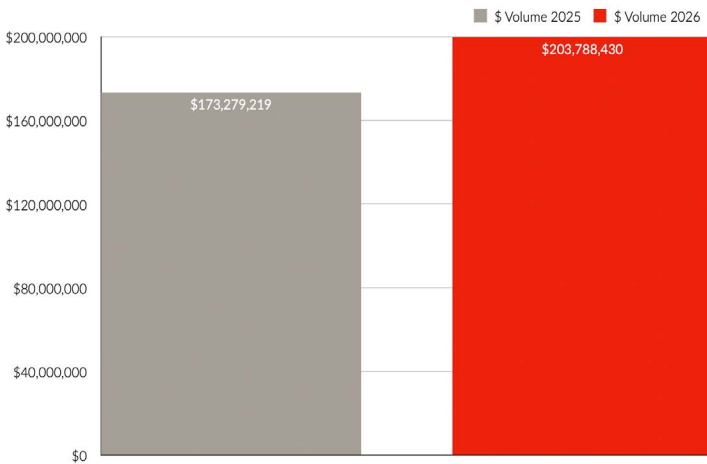


Month-Over-Month 2025 vs. 2026

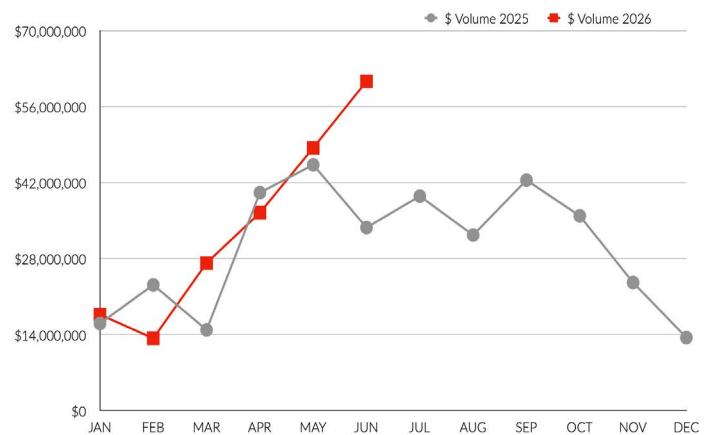
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

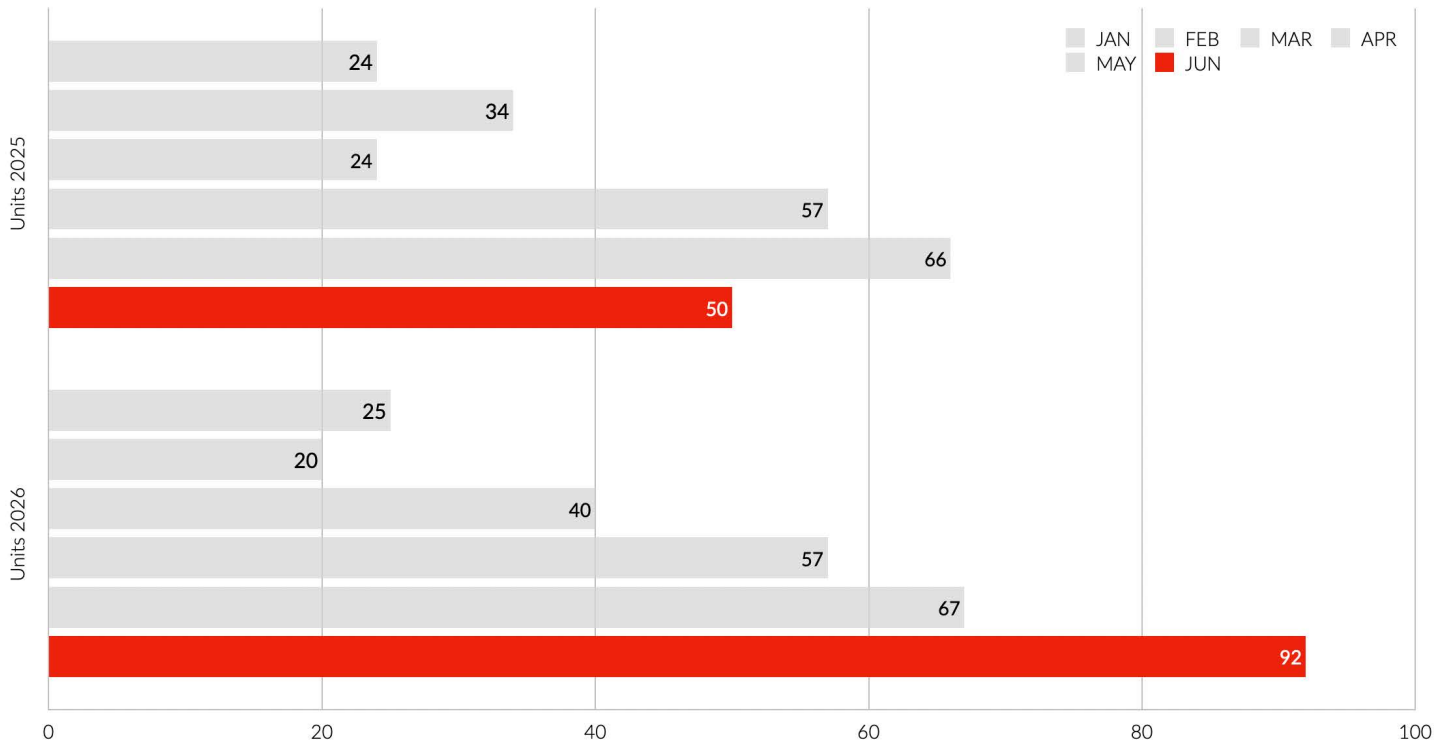


YTD Totals 2025 vs. 2026

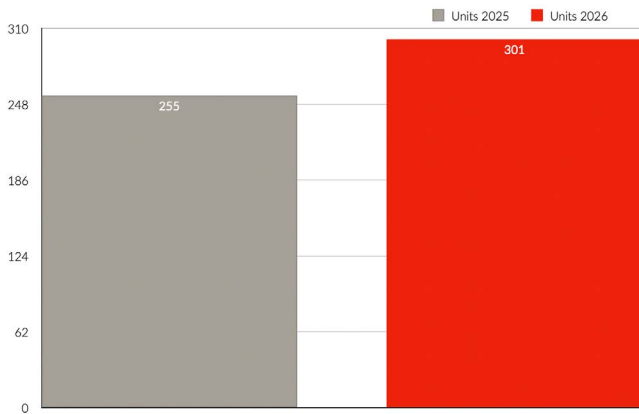


Month vs. Month 2025 vs. 2026

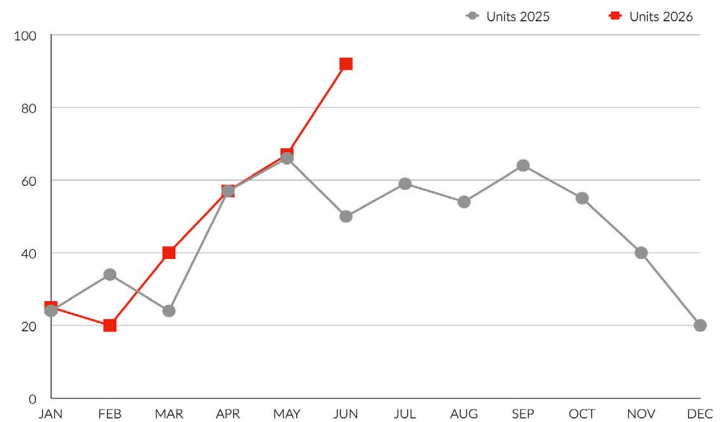
UNIT SALES



Monthly Comparison 2025 vs. 2026



YTD Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

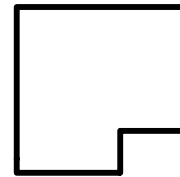
SALES BY TYPE



FREEHOLD



CONDOMINIUM



VACANT LAND

YTD Sales Volume	\$200,033,430 +21.05%	\$3,755,000 -53.22%	\$414,000 -64.59%
YTD Unit Sales	293 +23.11%	8 -52.94%	2 -60%
YTD Average Sale Price	\$682,708 -1.67%	\$469,375 -0.6%	\$207,000 -11.46%
June Sales Volume	\$60,029,869 +80.29%	\$670,000 +52.27%	\$0 -100%
June Unit Sales	91 +85.71%	1 No Change	0 -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



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