



2026

AUGUST

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 August, with sales activity and pricing declining year-over-year despite a stronger sales-to-listings ratio. The median sale price decreased 0.64% to \$578,750, while the average sale price fell 5.8% to \$564,310. Sales volume declined 12.78% to \$28,215,483, alongside a 7.41% decrease in unit sales to 50 transactions. New listings declined 26.09% to 153 properties, while expired listings decreased 46.55% to 31. The monthly unit sales-to-listings ratio increased to 32.68%; however, the year-to-date ratio remained at 27.79%, keeping Wasaga Beach firmly in buyer's market territory overall.



August year-over-year sales volume of \$28,215,483

Down 12.78% from 2025's \$32,349,877, with unit sales of 50 down 7.41% from last August's 54. New listings of 153 are down 26.09% from 207 a year ago, while the monthly sales/listings ratio of 32.68% is up 25.27% from 26.09%.



Year-to-date sales volume of \$257,128,293

Up 4.88% from 2025's \$245,155,476, with unit sales of 393 up 6.79% from 2025's 368. New listings of 1,414 are down 5.23% from 1,492 a year ago, while the year-to-date sales/listings ratio of 27.79% is up 12.68% from 24.66%.



Year-to-date average sale price of \$654,716

Down 1.25% from \$663,008 one year ago, with the median sale price of \$633,500 down 2.54% from \$650,000. Average days on market of 55.25 is up 13.33% from 48.75 days last year, indicating homes are taking longer to sell amid modestly softer year-to-date pricing.

AUGUST NUMBERS

Median Sale Price

\$578,750

-0.64%

Average Sale Price

\$564,310

-5.8%

Sales Volume

\$28,215,483

-12.78%

Unit Sales

50

-7.41%

New Listings

153

-26.09%

Expired Listings

31

-46.55%

Unit Sales/Listings Ratio

32.68%

+25.27%

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

THE MARKET IN DETAIL

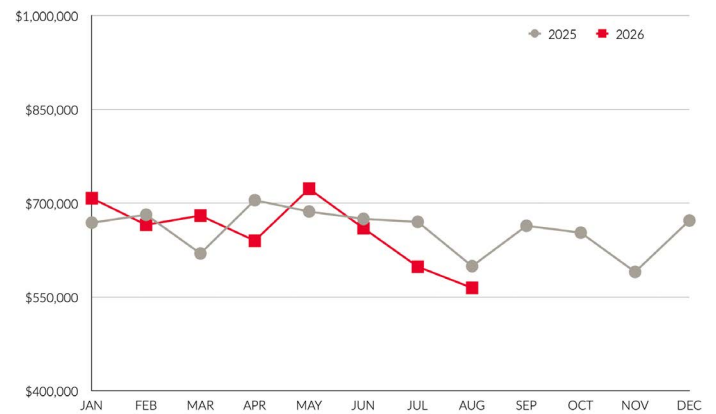
	2024	2025	2026	2025-2026
YTD Volume Sales	\$223,721,325	\$245,155,476	\$257,128,293	+4.88%
YTD Unit Sales	332	368	393	+6.79%
YTD New Listings	1,047	1,492	1,414	-5.23%
YTD Sales/Listings Ratio	31.71%	24.66%	27.79%	+12.68%
YTD Expired Listings	206	325	261	-19.69%
Monthly Volume Sales	\$26,263,849	\$32,349,877	\$28,215,483	-12.78%
Monthly Unit Sales	41	54	50	-7.41%
Monthly New Listings	126	207	153	-26.09%
Monthly Sales/Listings Ratio	32.54%	26.09%	32.68%	+25.27%
Monthly Expired Listings	45	58	31	-46.55%
Monthly Average Sale Price	\$640,582	\$599,072	\$564,310	-5.8%
YTD Sales: \$0-\$199K	7	12	19	+58.33%
YTD Sales: \$200k-349K	20	16	21	+31.25%
YTD Sales: \$350K-\$549K	66	84	91	+8.33%
YTD Sales: \$550K-\$749K	118	143	154	+7.69%
YTD Sales: \$750K-\$999K	82	80	78	-2.5%
YTD Sales: \$1M+	30	33	27	-18.18%
YTD Sales: \$2M+	1	0	3	+300%
YTD Average Days-On-Market	46.25	48.75	55.25	+13.33%
YTD Average Sale Price	\$668,374	\$663,008	\$654,716	-1.25%
YTD Median Sale Price	\$714,000	\$650,000	\$633,500	-2.54%

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

AVERAGE SALE PRICE

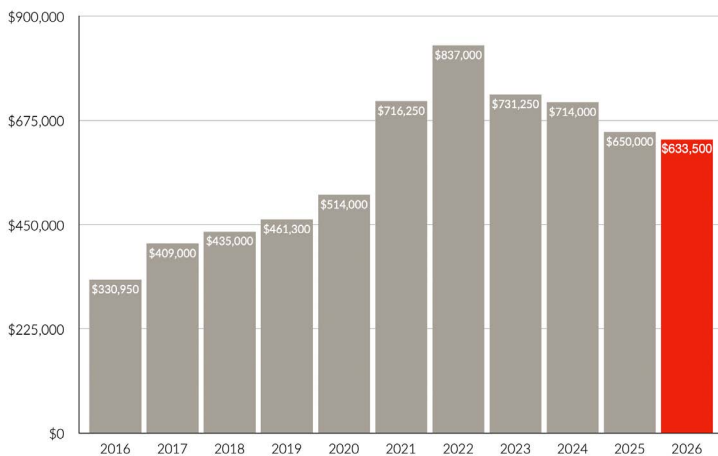


Year-Over-Year

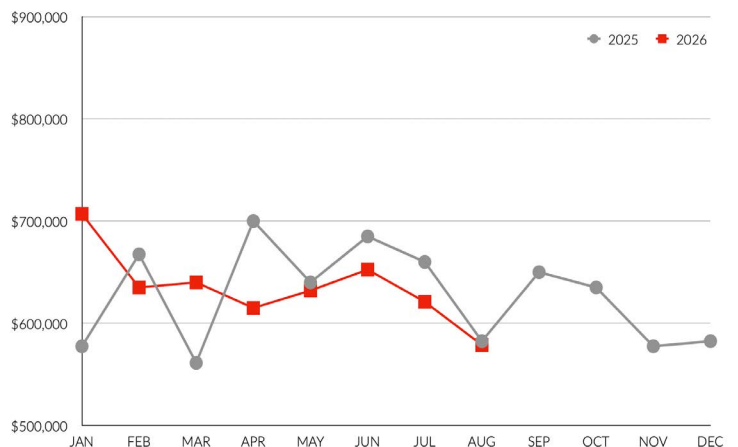


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



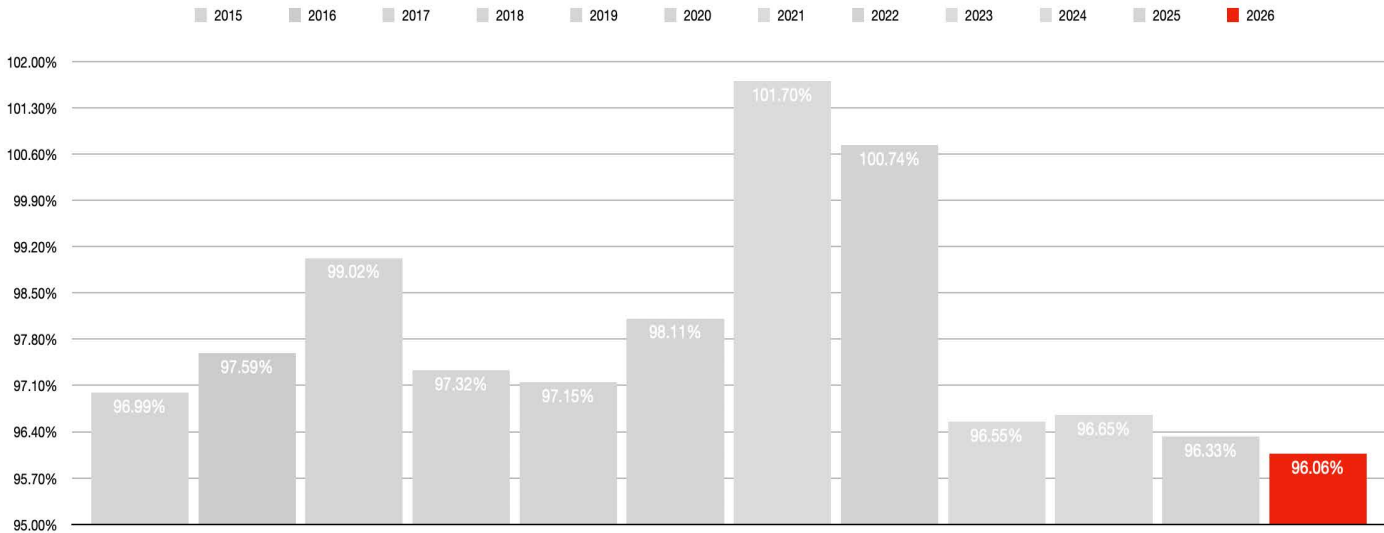
Year-Over-Year



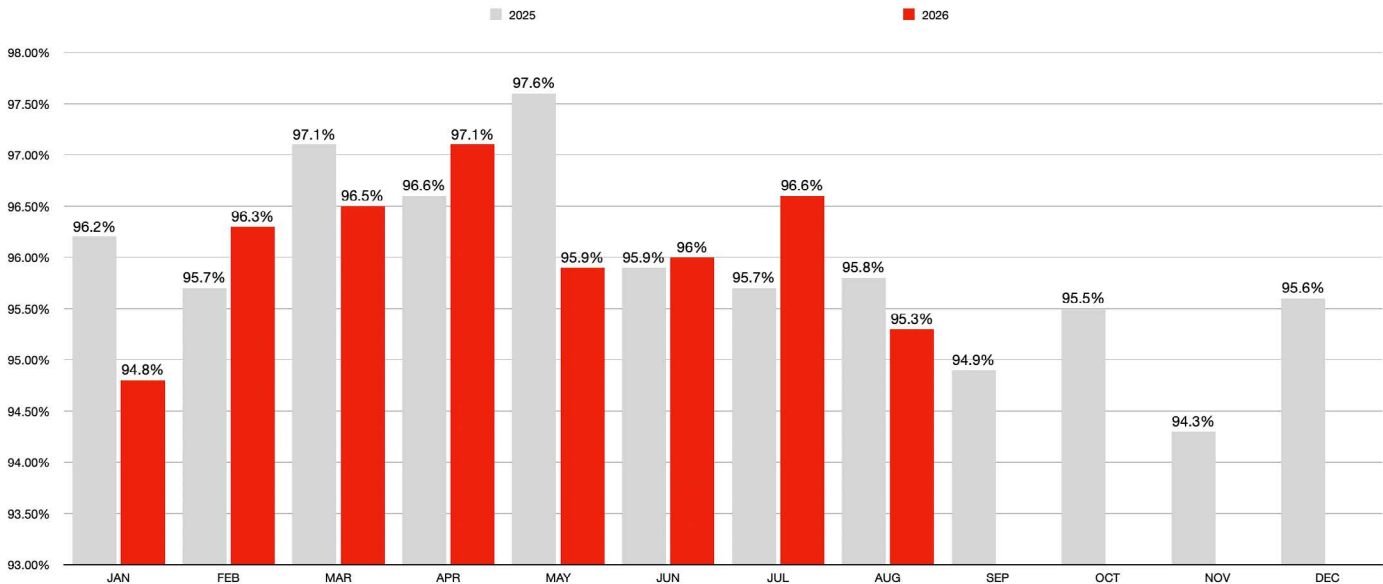
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

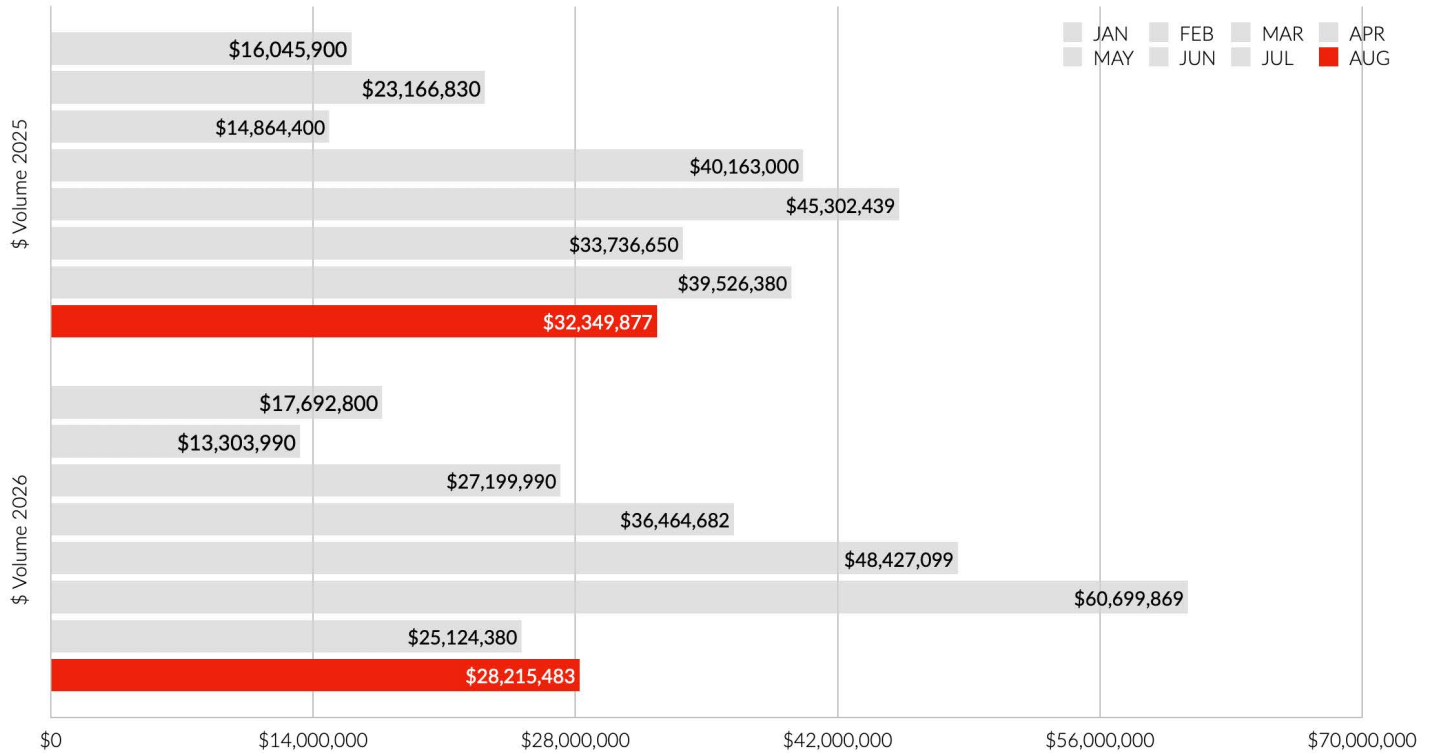


Year-Over-Year

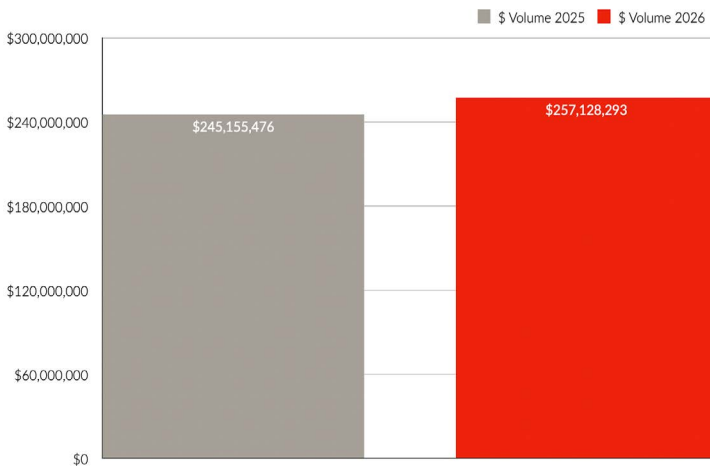


Month-Over-Month 2025 vs. 2026

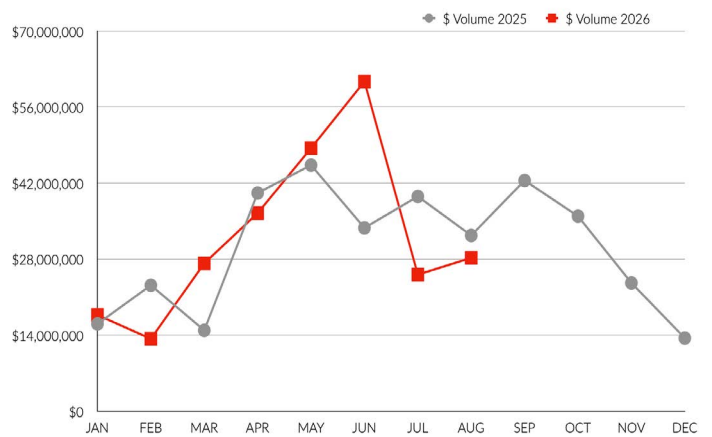
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

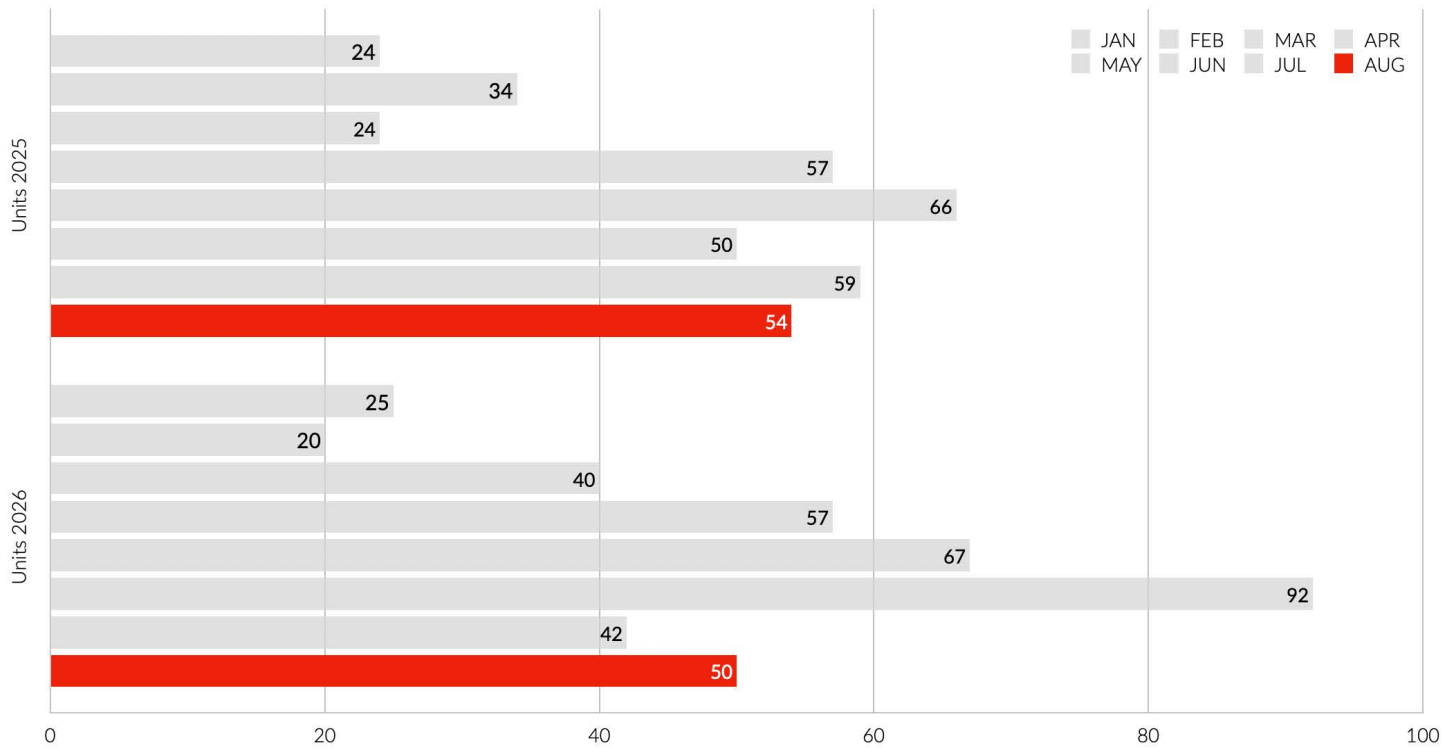


YTD Totals 2025 vs. 2026

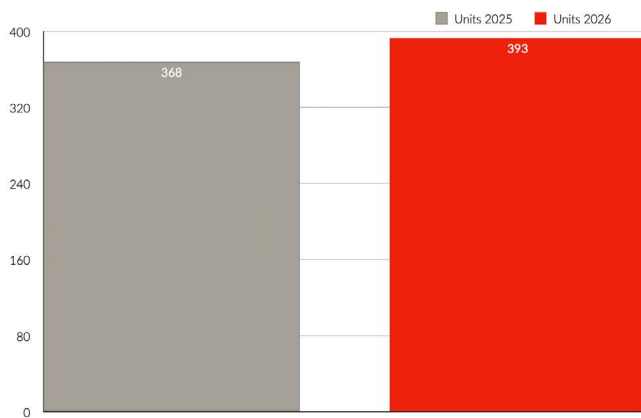


Month vs. Month 2025 vs. 2026

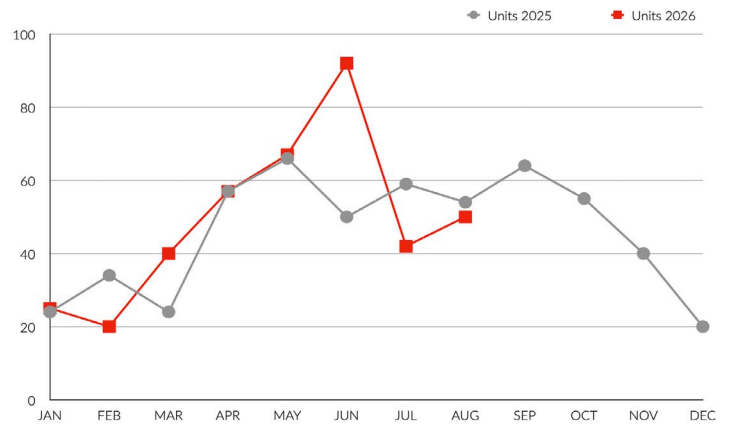
UNIT SALES



Monthly Comparison 2025 vs. 2026



YTD Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

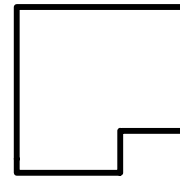
SALES BY TYPE



FREEHOLD



CONDOMINIUM



VACANT LAND

YTD Sales Volume	 \$251,764,293 +7.62%	 \$5,364,000 -52.16%	 \$874,000 -62.51%
YTD Unit Sales	 382 +10.72%	 11 -52.17%	 5 -37.5%
YTD Average Sale Price	 \$659,069 -2.81%	 \$487,636 +0.04%	 \$174,800 -40.01%
August Sales Volume	 \$27,186,483 -13.45%	 \$1,029,000 +9.82%	 \$0 -100%
August Unit Sales	 48 -7.69%	 2 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

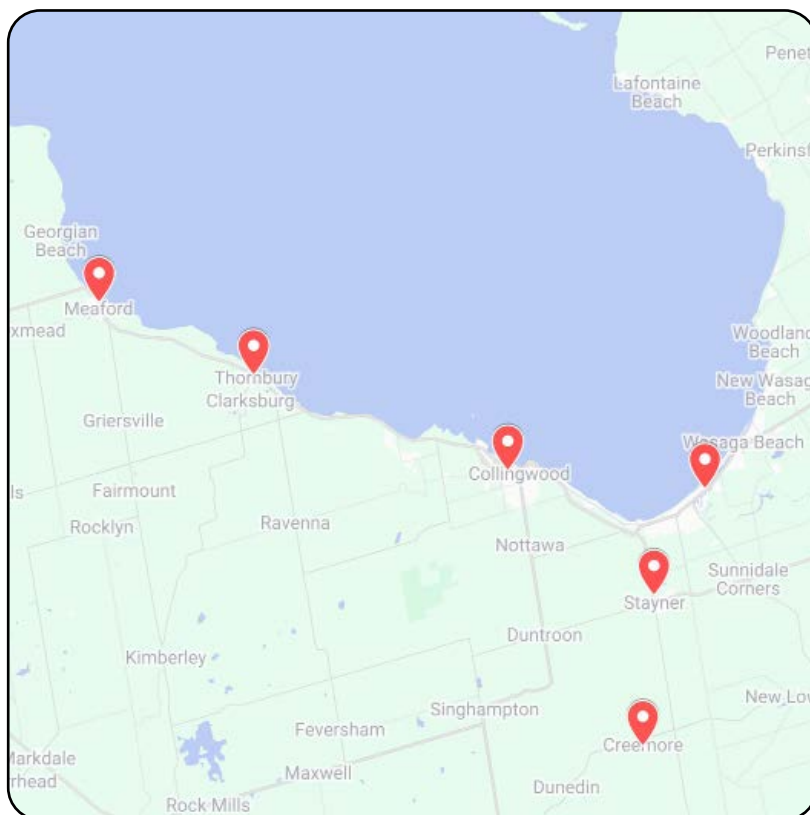
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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