



2026

SEPTEMBER

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 September, with sales activity and median pricing declining year-over-year while the average sale price increased. The median sale price decreased 10.38% to \$582,500, while the average sale price rose 10.77% to \$735,095. Sales volume declined 29.04% to \$30,138,900, alongside a 35.94% decrease in unit sales to 41 transactions. New listings declined 11.17% to 167 properties, while expired listings edged down 1.96% to 50. The monthly unit sales-to-listings ratio fell to 24.55%, while the year-to-date ratio stood at 27.45%, keeping Wasaga Beach firmly in buyer's market territory overall.



September year-over-year sales volume of \$30,138,900

Down 29.04% from 2025's \$42,472,818, with unit sales of 41 down 35.94% from last September's 64. New listings of 167 are down 11.17% from 188 a year ago, while the monthly sales/listings ratio of 24.55% is down 27.88% from 34.04%.



Year-to-date sales volume of \$287,267,193

Down 0.13% from 2025's \$287,628,294, despite unit sales of 434 being up 0.46% from 2025's 432. New listings of 1,581 are down 5.89% from 1,680 a year ago, while the year-to-date sales/listings ratio of 27.45% is up 6.75% from 25.71%.



Year-to-date average sale price of \$663,647

Essentially unchanged, edging up 0.09% from \$663,078 one year ago, while the median sale price of \$632,000 is down 2.77% from \$650,000. Average days on market of 54.22 is up 9.66% from 49.44 days last year, indicating homes are taking somewhat longer to sell despite year-to-date average pricing remaining relatively stable.

SEPTEMBER NUMBERS

Median Sale Price

\$582,500

-10.38%

Average Sale Price

\$735,095

+10.77%

Sales Volume

\$30,138,900

-29.04%

Unit Sales

41

-35.94%

New Listings

167

-11.17%

Expired Listings

50

-1.96%

Unit Sales/Listings Ratio

24.55%

-27.88%

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

THE MARKET IN DETAIL

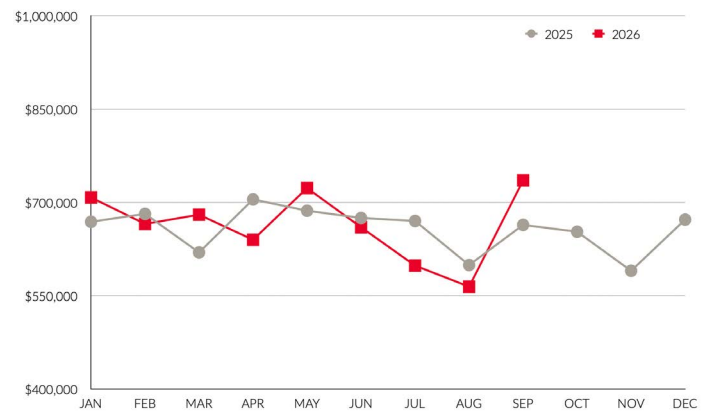
	2024	2025	2026	2025-2026
YTD Volume Sales	\$251,280,424	\$287,628,294	\$287,267,193	-0.13%
YTD Unit Sales	378	432	434	+0.46%
YTD New Listings	1,195	1,680	1,581	-5.89%
YTD Sales/Listings Ratio	31.63%	25.71%	27.45%	+6.75%
YTD Expired Listings	244	376	311	-17.29%
Monthly Volume Sales	\$27,559,099	\$42,472,818	\$30,138,900	-29.04%
Monthly Unit Sales	46	64	41	-35.94%
Monthly New Listings	148	188	167	-11.17%
Monthly Sales/Listings Ratio	31.08%	34.04%	24.55%	-27.88%
Monthly Expired Listings	38	51	50	-1.96%
Monthly Average Sale Price	\$694,733	\$663,638	\$735,095	+10.77%
YTD Sales: \$0-\$199K	9	14	19	+35.71%
YTD Sales: \$200k-349K	25	21	23	+9.52%
YTD Sales: \$350K-\$549K	73	97	106	+9.28%
YTD Sales: \$550K-\$749K	138	167	167	No Change
YTD Sales: \$750K-\$999K	94	94	85	-9.57%
YTD Sales: \$1M+	33	38	29	-23.68%
YTD Sales: \$2M+	1	1	5	+400%
YTD Average Days-On-Market	48.22	49.44	54.22	+9.66%
YTD Average Sale Price	\$671,303	\$663,078	\$663,647	+0.09%
YTD Median Sale Price	\$710,000	\$650,000	\$632,000	-2.77%

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

AVERAGE SALE PRICE

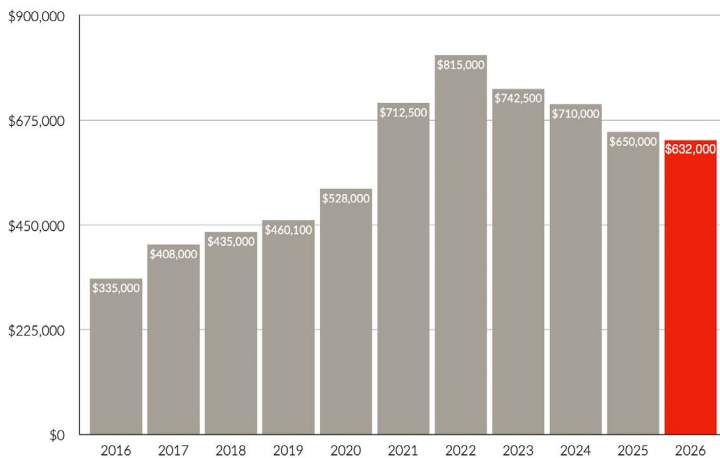


Year-Over-Year

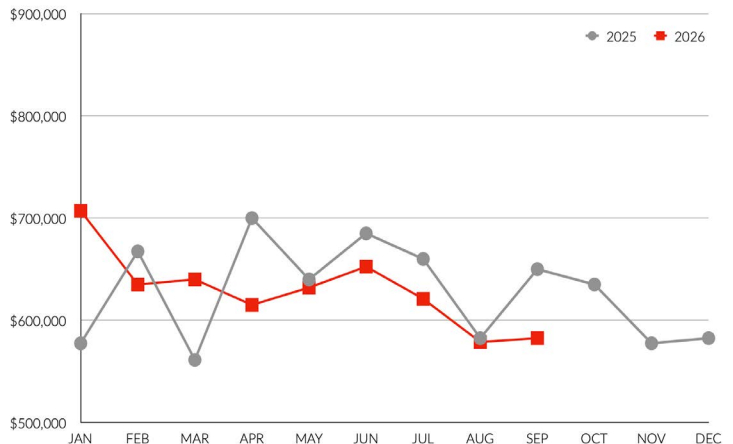


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



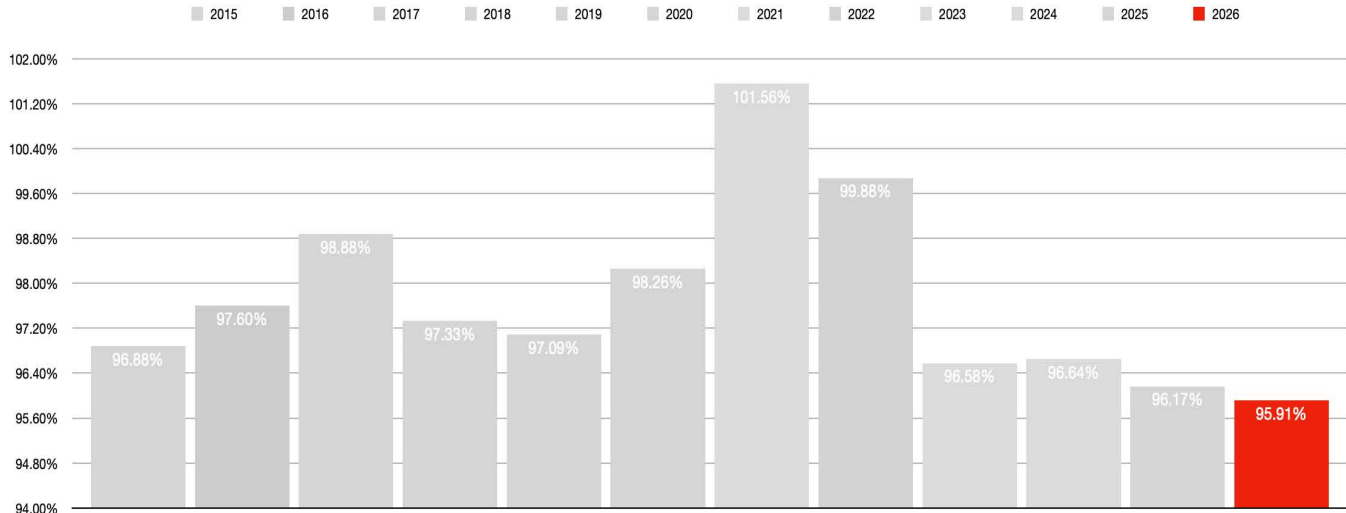
Year-Over-Year



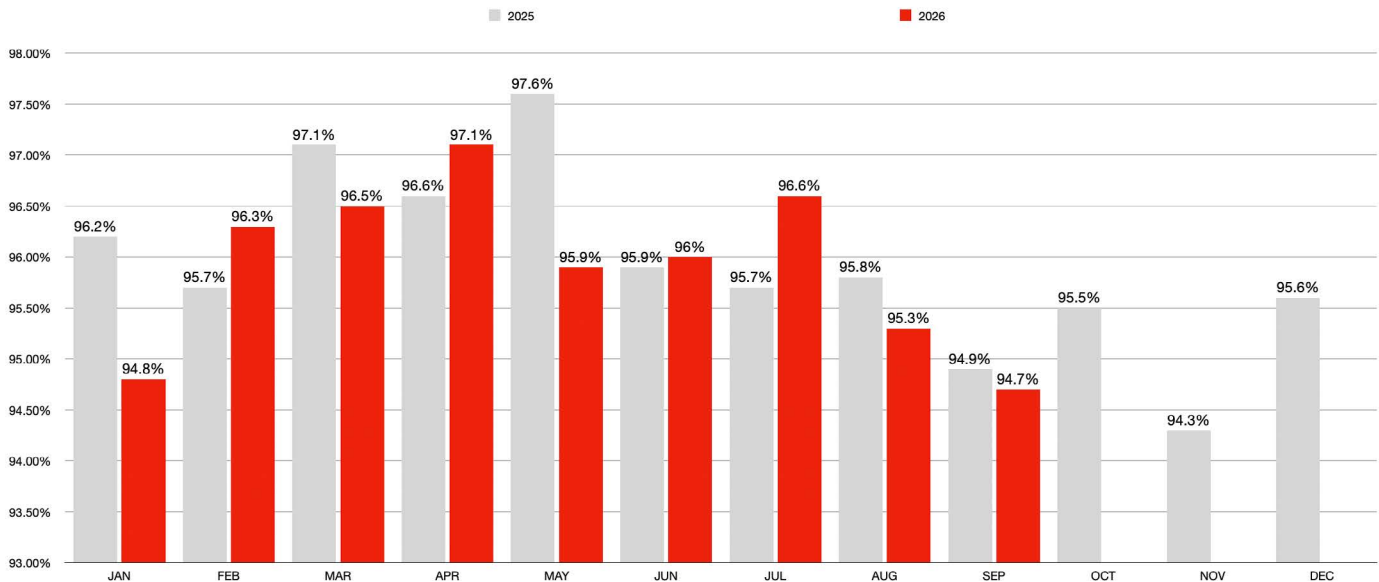
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

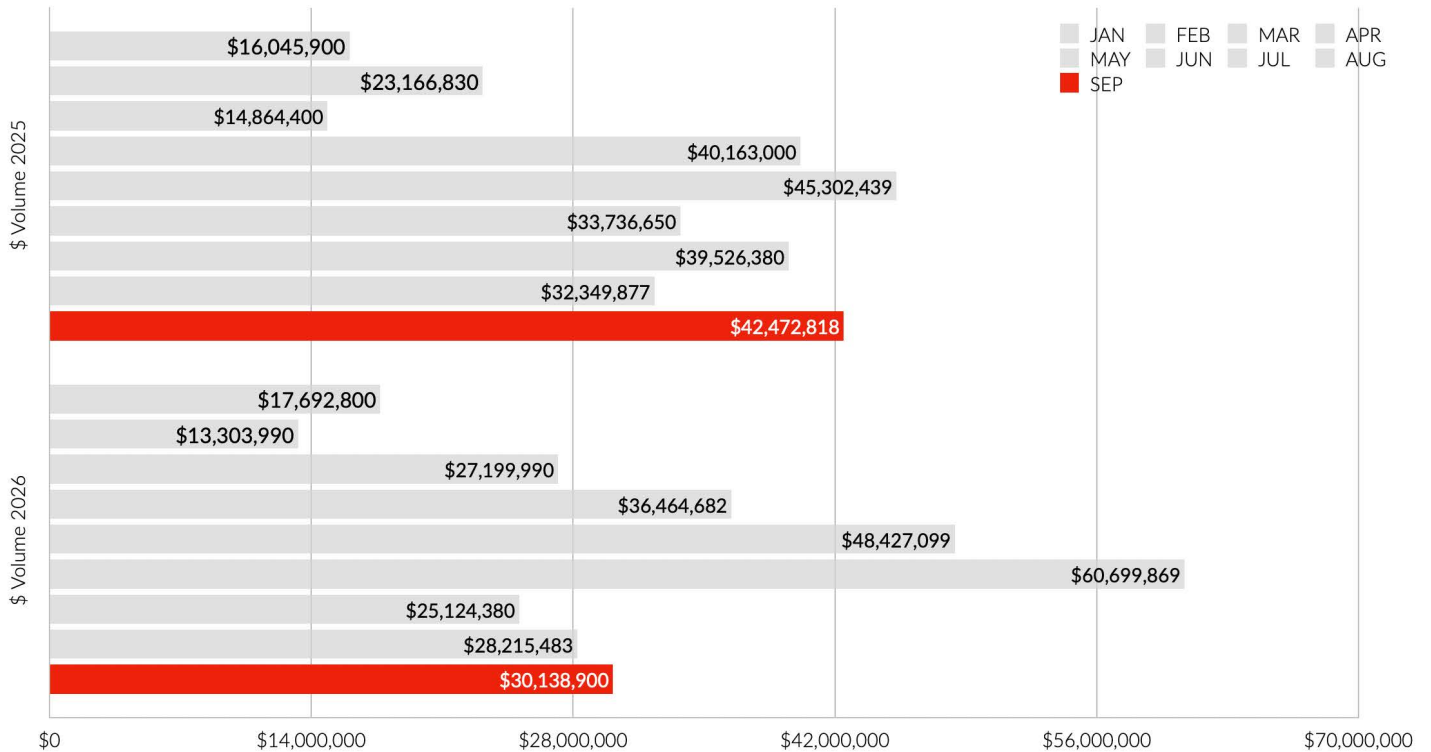


Year-Over-Year

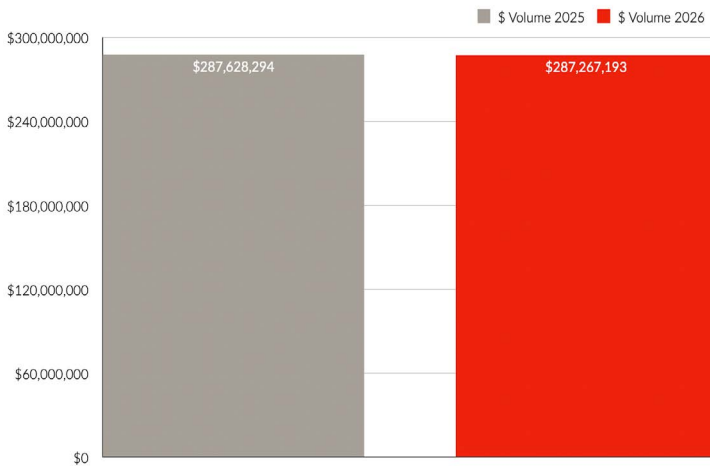


Month-Over-Month 2025 vs. 2026

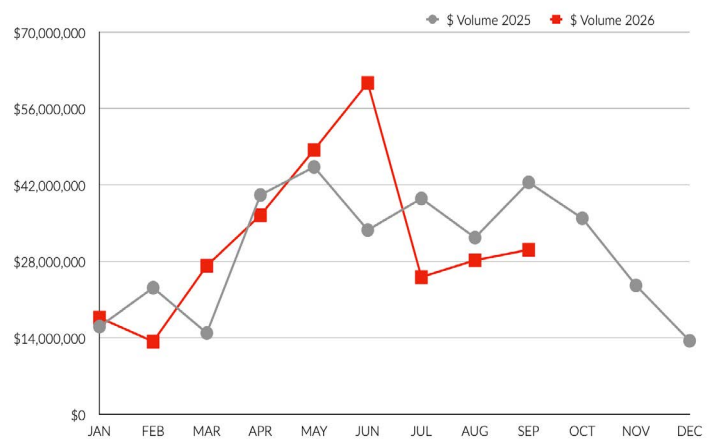
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

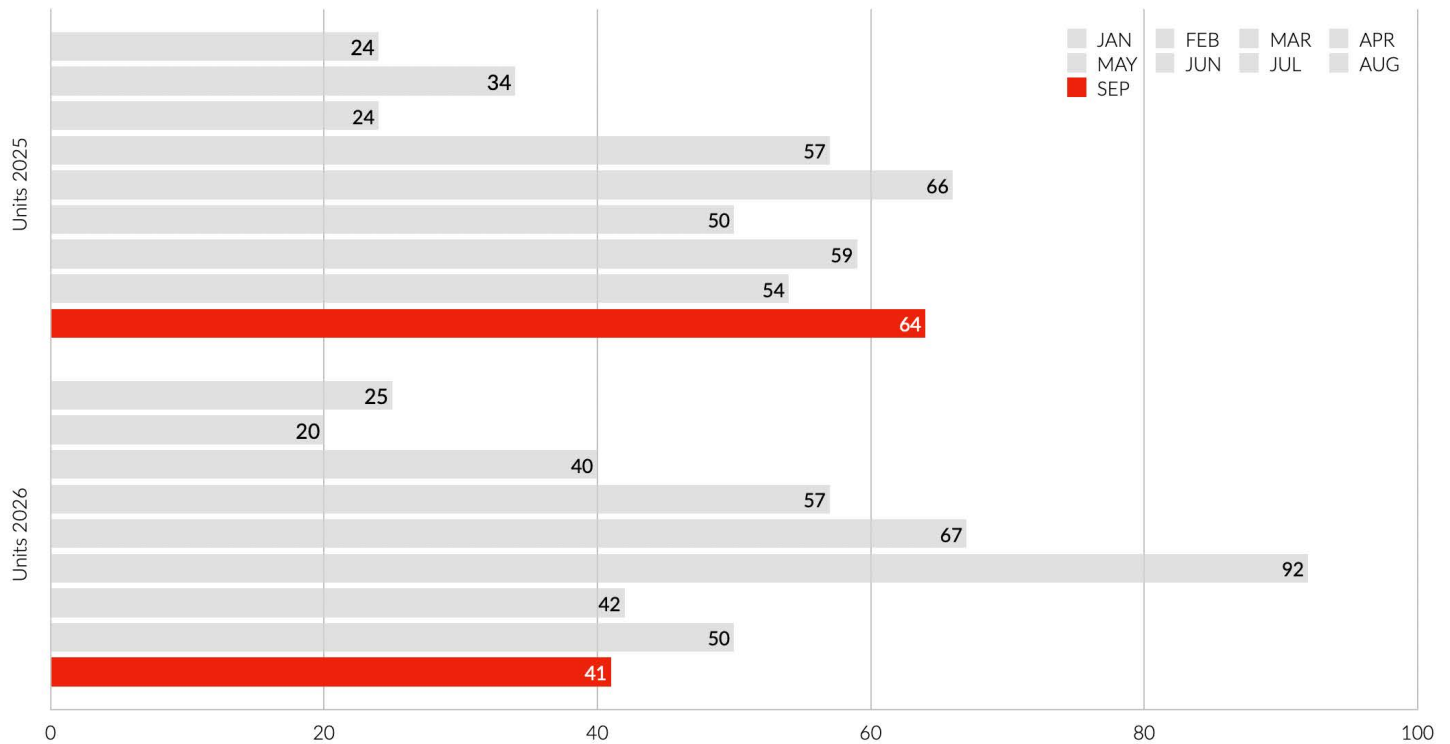


YTD Totals 2025 vs. 2026

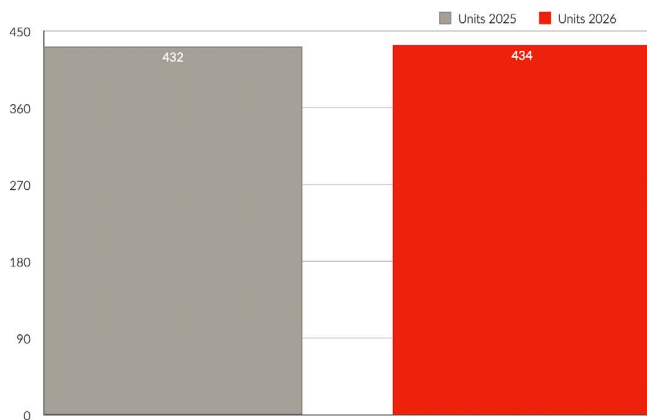


Month vs. Month 2025 vs. 2026

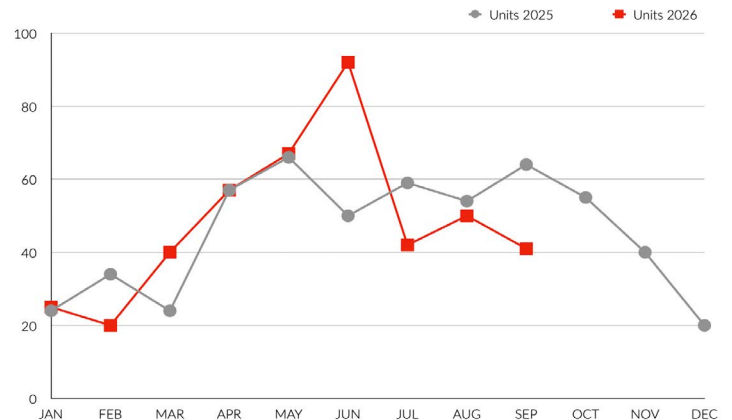
UNIT SALES



Monthly Comparison 2025 vs. 2026



YTD Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

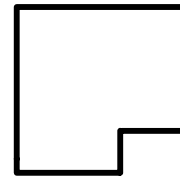
SALES BY TYPE



FREEHOLD



CONDOMINIUM



VACANT LAND

YTD Sales Volume	 \$280,565,193 +2.62%	 \$6,702,000 -52.91%	 \$874,000 -68.29%
YTD Unit Sales	 420 +4.22%	 14 -51.72%	 5 -44.44%
YTD Average Sale Price	 \$668,012 -1.53%	 \$478,714 -2.46%	 \$174,800 -42.92%
September Sales Volume	 \$28,800,900 -27%	 \$1,338,000 -55.72%	 \$0 -100%
September Unit Sales	 38 -34.48%	 3 -50%	 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

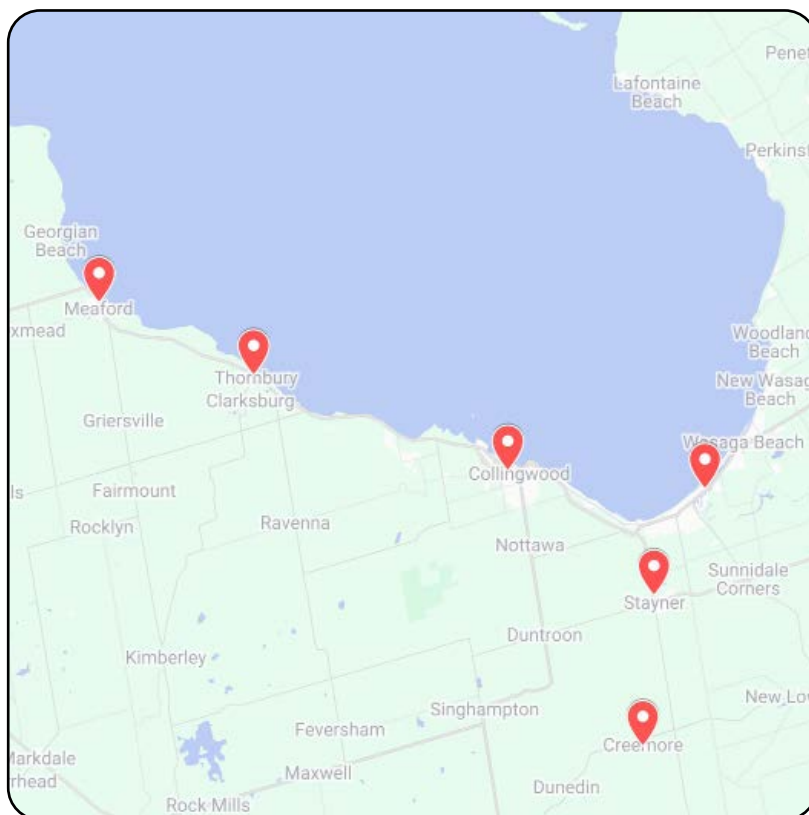
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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