

2026
OCTOBER
WASAGA BEACH
Real Estate Market Report

ROYAL LEPAGE® LOCATIONS NORTH BROKERAGE

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 October, with sales activity and pricing declining year-over-year while new listing activity also softened. The median sale price decreased 3.94% to $610,000, while the average sale price edged down 1.33% to $643,941. Sales volume declined 17.48% to $29,621,290, alongside a 16.36% decrease in unit sales to 46 transactions. New listings declined 18.12% to 122 properties, while expired listings increased 22.58% to 76. The monthly unit sales-to-listings ratio increased slightly to 37.70%; however, the year-to-date ratio remained at 28.19%, keeping Wasaga Beach firmly in buyer's market territory overall.

October year-over-year sales volume of $29,621,290

Down 17.48% from 2025's $35,894,000, with unit sales of 46 down 16.36% from last October's 55. New listings of 122 are down 18.12% from 149 a year ago, while the monthly sales/listings ratio of 37.70% is up 2.15% from 36.91%.

Year-to-date sales volume of $316,888,483

Down 2.05% from 2025's $323,522,294, with unit sales of 480 down 1.44% from 2025's 487. New listings of 1,703 are down 6.89% from 1,829 a year ago, while the year-to-date sales/listings ratio of 28.19% is up 5.85% from 26.63%.

Year-to-date average sale price of $661,676

Essentially unchanged, edging down 0.05% from $662,032 one year ago, while the median sale price of $626,500 is down 2.87% from $645,000. Average days on market of 54.00 is up 8% from 50.00 days last year, indicating homes are taking somewhat longer to sell while year-to-date average pricing has remained relatively stable.

OCTOBER NUMBERS

Median Sale Price
$610,000
-3.94%

Average Sale Price
$643,941
-1.33%

Sales Volume
$29,621,290
-17.48%

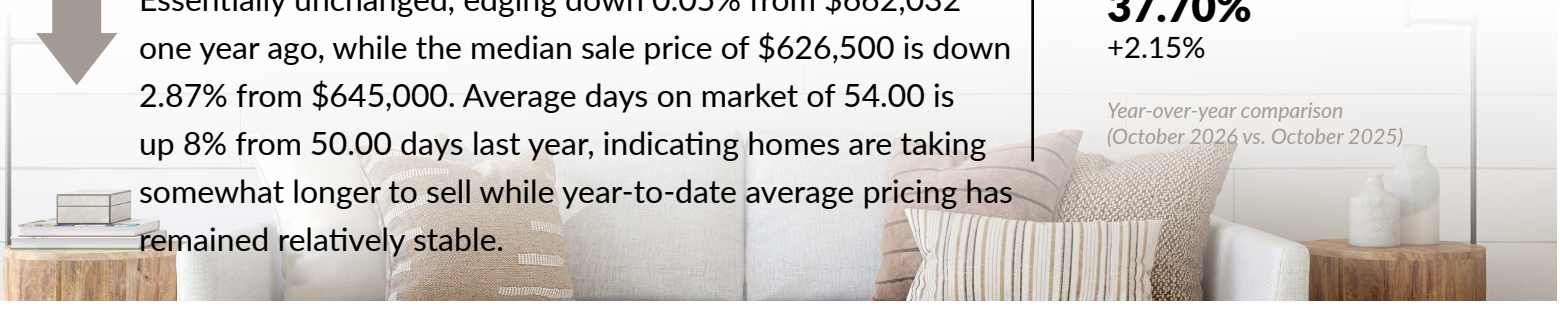
Unit Sales
46
-16.36%

New Listings
122
-18.12%

Expired Listings
76
+22.58%

Unit Sales/Listings Ratio
37.70%
+2.15%

Year-over-year comparison (October 2026 vs. October 2025)



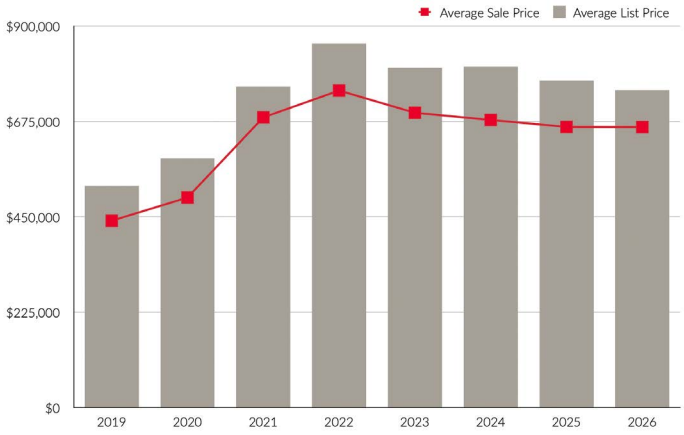
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THE MARKET IN **DETAIL**

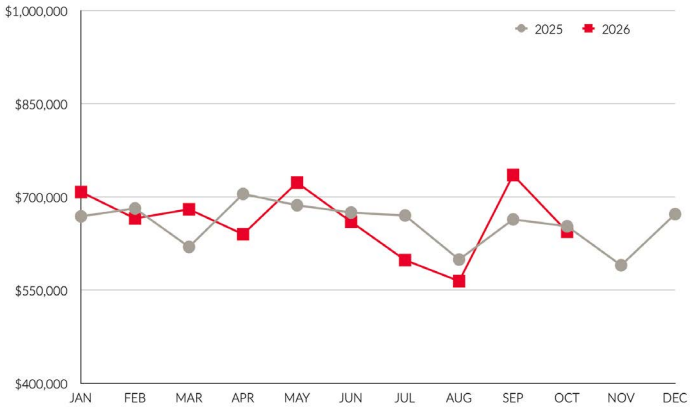
	2024	2025	2026	2025-2026
YTD Volume Sales	$279,849,548	$323,522,294	$316,888,483	-2.05%
YTD Unit Sales	421	487	480	-1.44%
YTD New Listings	1,295	1,829	1,703	-6.89%
YTD Sales/Listings Ratio	32.51%	26.63%	28.19%	+5.85%
YTD Expired Listings	294	438	387	-11.64%
Monthly Volume Sales	$28,569,124	$35,894,000	$29,621,290	-17.48%
Monthly Unit Sales	43	55	46	-16.36%
Monthly New Listings	100	149	122	-18.12%
Monthly Sales/Listings Ratio	43.00%	36.91%	37.70%	+2.15%
Monthly Expired Listings	50	62	76	+22.58%
Monthly Average Sale Price	$743,140	$652,618	$643,941	-1.33%
YTD Sales: $0-$199K	11	15	19	+26.67%
YTD Sales: $200k-349K	26	23	28	+21.74%
YTD Sales: $350K-$549K	83	112	119	+6.25%
YTD Sales: $550K-$749K	152	187	183	-2.14%
YTD Sales: $750K-$999K	106	106	96	-9.43%
YTD Sales: $1M+	36	43	29	-32.56%
YTD Sales: $2M+	1	1	6	+500%
YTD Average Days-On-Market	48.60	50.00	54.00	+8%
YTD Average Sale Price	$678,486	$662,032	$661,676	-0.05%
YTD Median Sale Price	$718,250	$645,000	$626,500	-2.87%

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

AVERAGE SALE PRICE

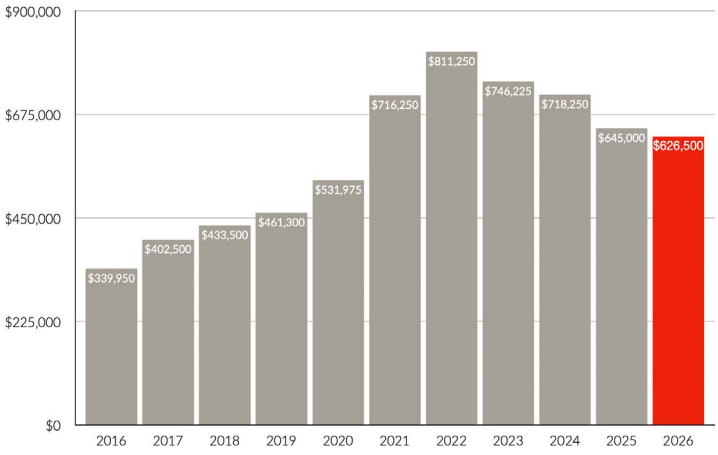


Year-Over-Year

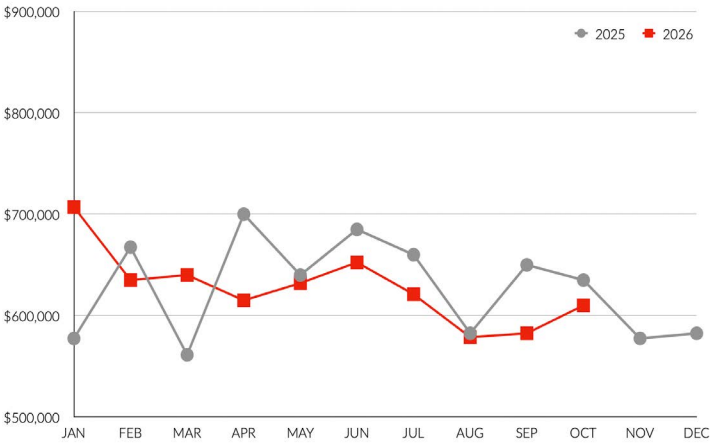


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



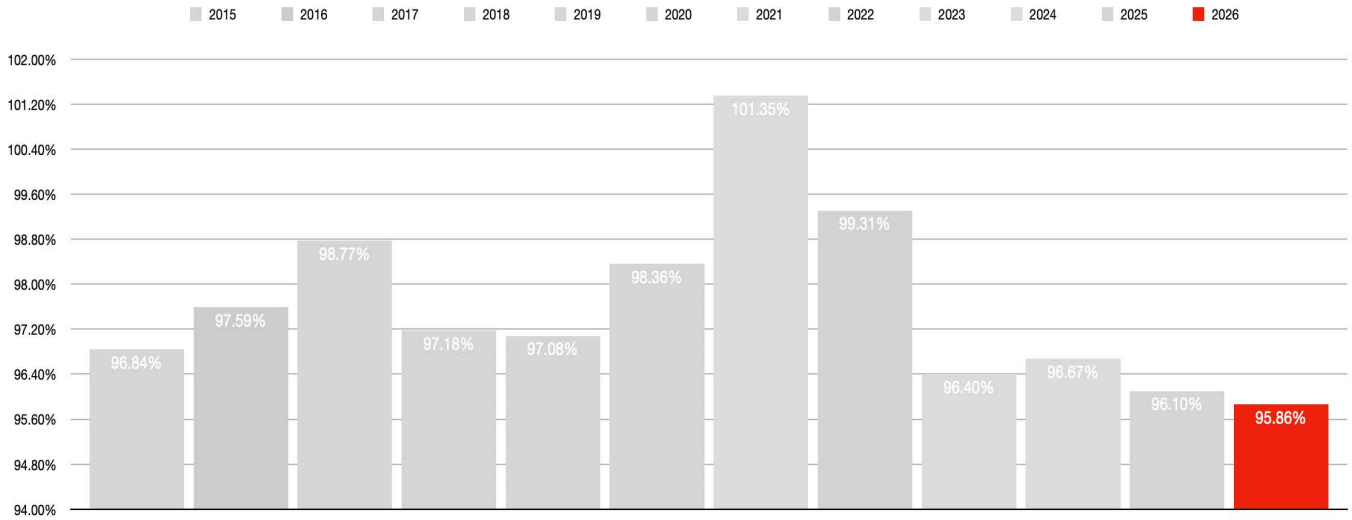
Year-Over-Year



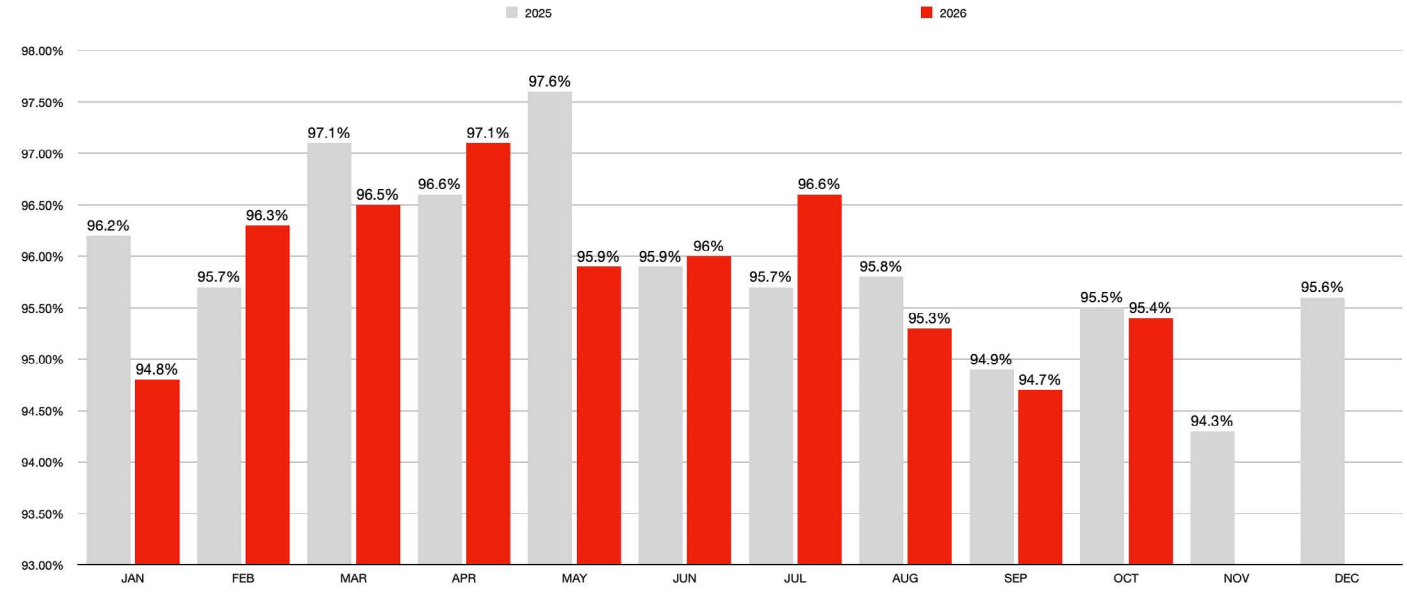
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. **LIST PRICE** RATIO

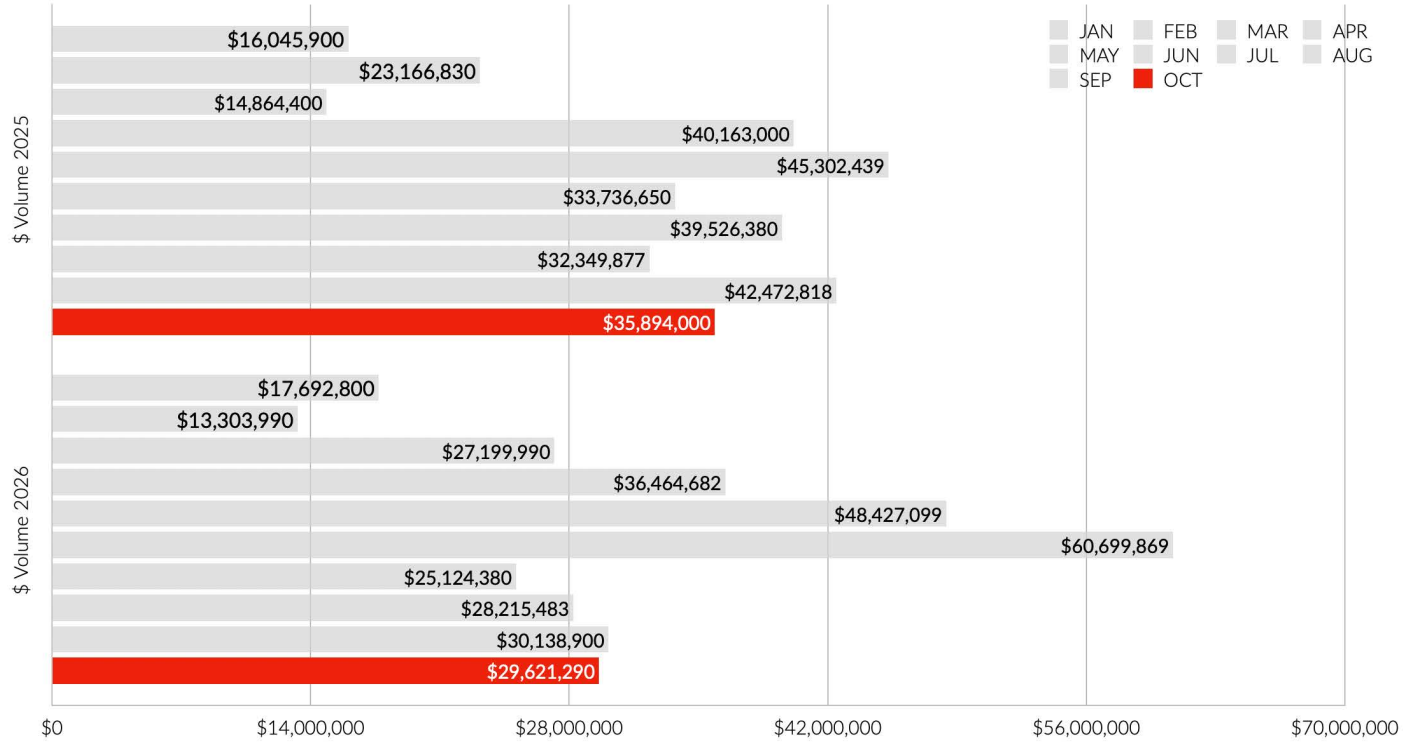


Year-Over-Year

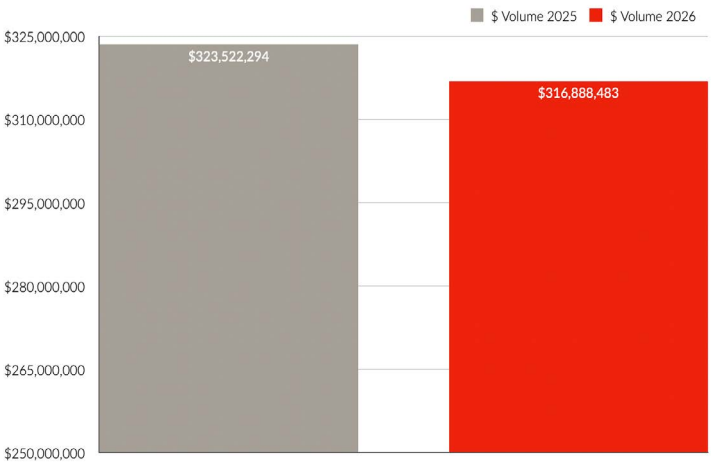


Month-Over-Month 2025 vs. 2026

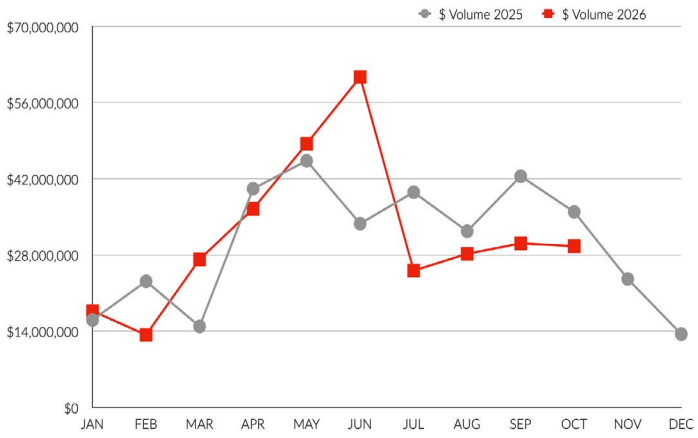
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

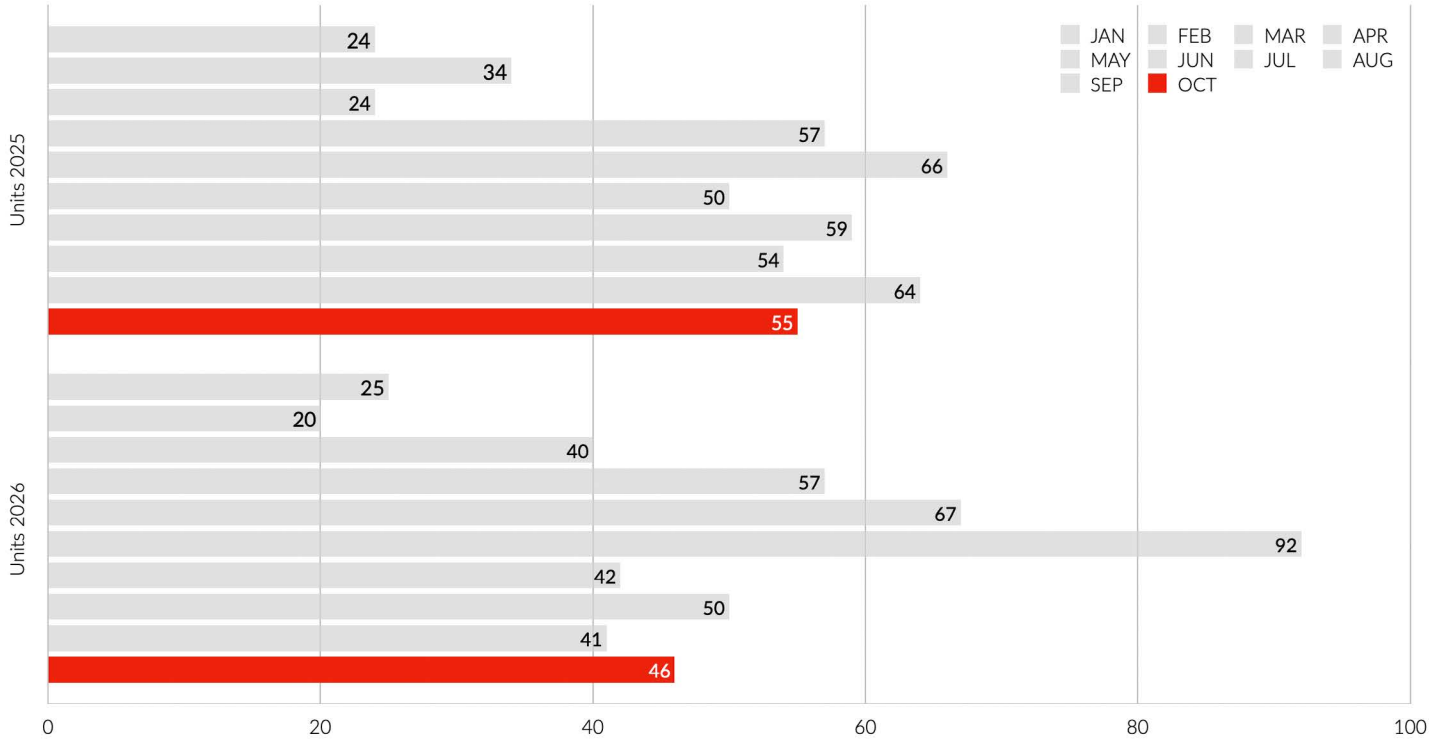


YTD Totals 2025 vs. 2026

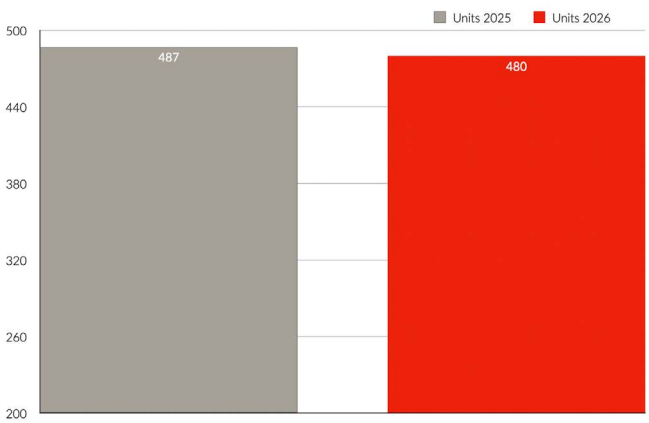


Month vs. Month 2025 vs. 2026

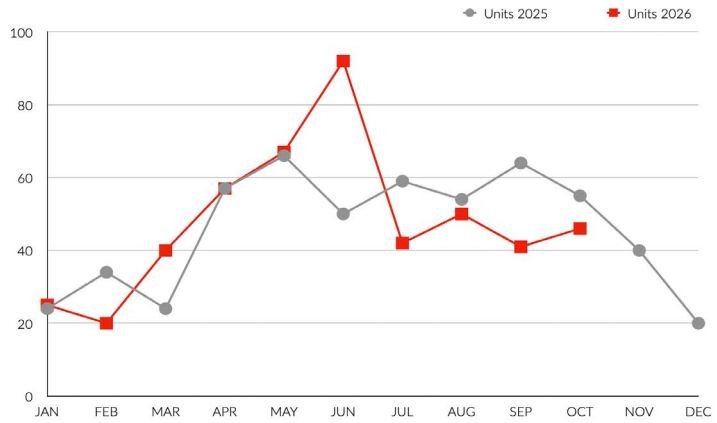
UNIT SALES



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	$308,921,483 +0.54%	$7,967,000 -51%	$1,279,000 -59.67%
YTD Unit Sales	463 +1.98%	17 -48.48%	7 -30%
YTD Average Sale Price	$667,217 -1.41%	$468,647 -4.88%	$182,714 -42.38%
October Sales Volume	$28,356,290 -16.28%	$1,265,000 -37.53%	$405,000 -2.41%
October Unit Sales	43 -15.69%	3 -25%	2 +100%



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

OUR LOCATIONS

COLLINGWOOD
705-445-5520
112 Hurontario St, Collingwood

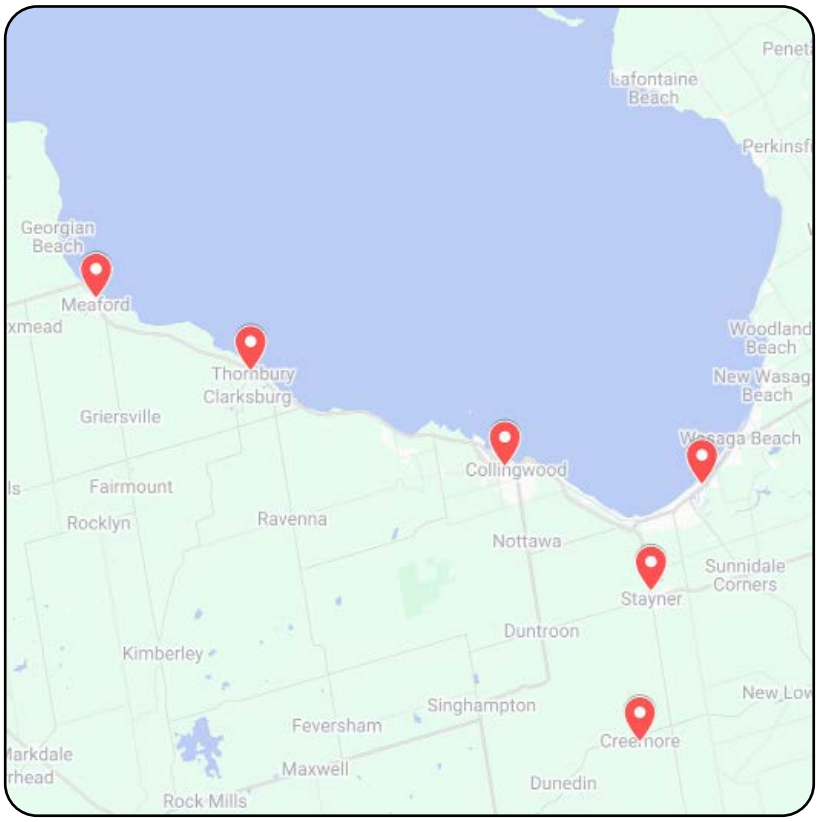
CREEMORE
705-881-9005
154 Mill St, Unit B, Creemore

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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