



2026

APRIL

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 firmly in buyer's market territory this April, with softer pricing and steady unit sales year-over-year. The median sale price declined 12.14% to \$615,000, while the average sale price fell 9.21% to \$639,731, reflecting downward pressure on values compared to last year. Sales volume also decreased 9.21% to \$36,464,682, while unit sales held steady at 57 transactions. New listings edged up 1.33% to 229, while expired listings declined 29.73% to 26. With the unit sales-to-listings ratio at 24.89%, conditions continue to favour buyers, offering ample selection and continued negotiating flexibility.



April year-over-year sales volume of \$36,464,682

Down -9.21% from 2025's \$40,163,000 with unit sales of 57 the same as last year's April. New listings of 229 are up +1.33% from a year ago, with the sales/listing ratio of 24.89% down -1.31%.



Year-to-date sales volume of \$94,661,462

Up +0.45% from 2025's \$94,240,130 with unit sales of 142 up +2.16% from 2025's 139. New listings of 628 are up +0.32% from a year ago, with the sales/listing ratio of 22.61% up 1.83%.



Year-to-date average sale price of \$673,161

Up from \$668,480 one year ago with median sale price of \$637,500 up from \$622,450 one year ago. The average days-on-market of 58 is the same as last year.

APRIL NUMBERS

Median Sale Price

\$615,000

-12.14%

Average Sale Price

\$639,731

-9.21%

Sales Volume

\$36,464,682

-9.21%

Unit Sales

57

No Change

New Listings

229

+1.33%

Expired Listings

26

-29.73%

Unit Sales/Listings Ratio

24.89%

-1.31%

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

THE MARKET IN DETAIL

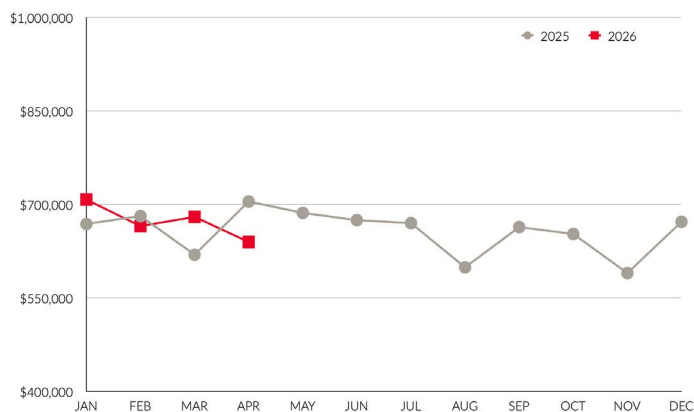
	2024	2025	2026	2025-2026
YTD Volume Sales	\$94,129,595	\$94,240,130	\$94,661,462	+0.45%
YTD Unit Sales	138	139	142	+2.16%
YTD New Listings	461	626	628	+0.32%
YTD Sales/Listings Ratio	29.93%	22.20%	22.61%	+1.83%
YTD Expired Listings	74	151	128	-15.23%
Monthly Volume Sales	\$30,361,922	\$40,163,000	\$36,464,682	-9.21%
Monthly Unit Sales	42	57	57	No Change
Monthly New Listings	170	226	229	+1.33%
Monthly Sales/Listings Ratio	24.71%	25.22%	24.89%	-1.31%
Monthly Expired Listings	14	37	26	-29.73%
Monthly Average Sale Price	\$722,903	\$704,614	\$639,731	-9.21%
YTD Sales: \$0-\$199K	2	2	4	+100%
YTD Sales: \$200K-349K	7	6	7	+16.67%
YTD Sales: \$350K-\$549K	27	31	36	+16.13%
YTD Sales: \$550K-\$749K	52	56	55	-1.79%
YTD Sales: \$750K-\$999K	38	30	30	No Change
YTD Sales: \$1M+	11	14	8	-42.86%
YTD Sales: \$2M+	1	0	2	+200%
YTD Average Days-On-Market	50.25	57.75	58.25	+0.87%
YTD Average Sale Price	\$676,530	\$668,480	\$673,161	+0.7%
YTD Median Sale Price	\$714,000	\$622,450	\$637,500	+2.42%

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

AVERAGE SALE PRICE

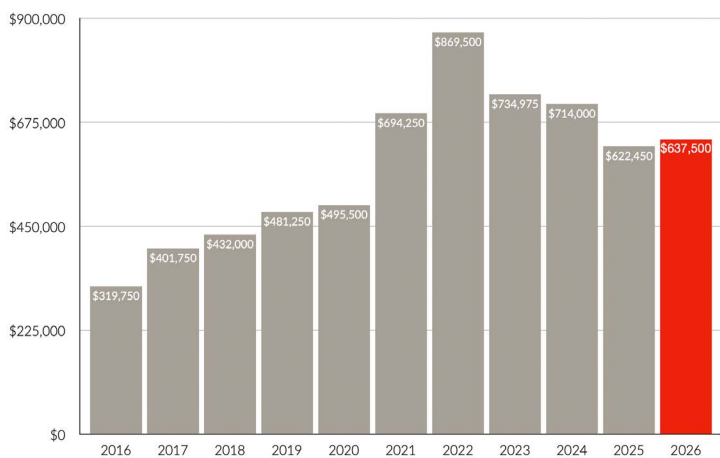


Year-Over-Year

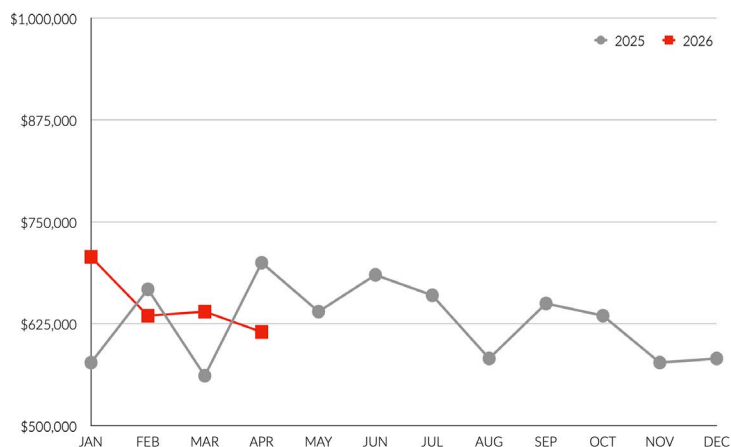


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



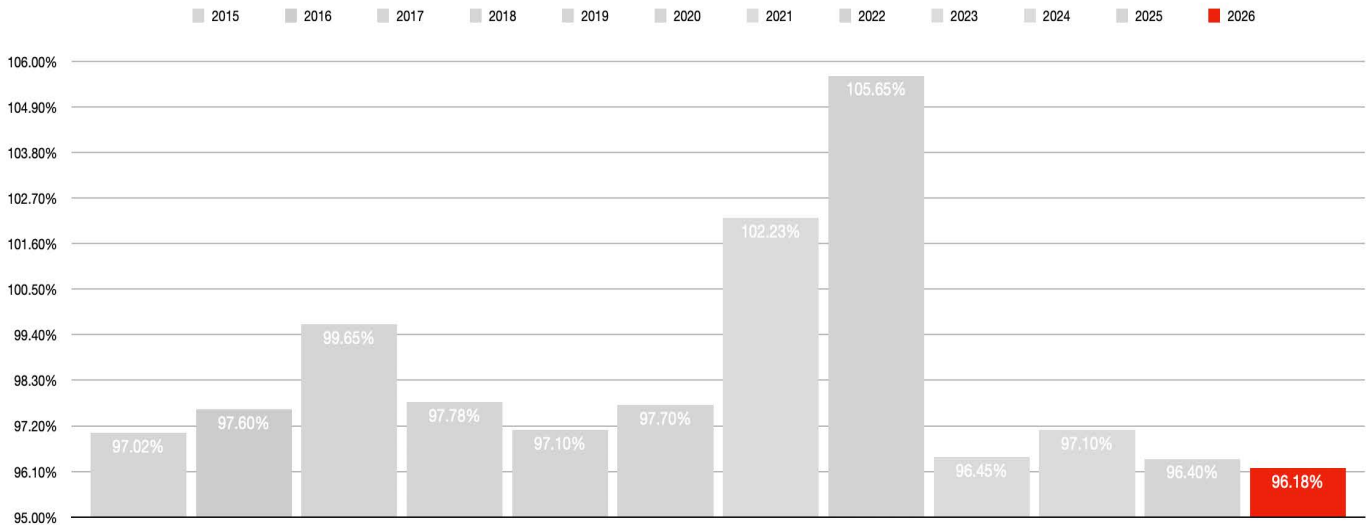
Year-Over-Year



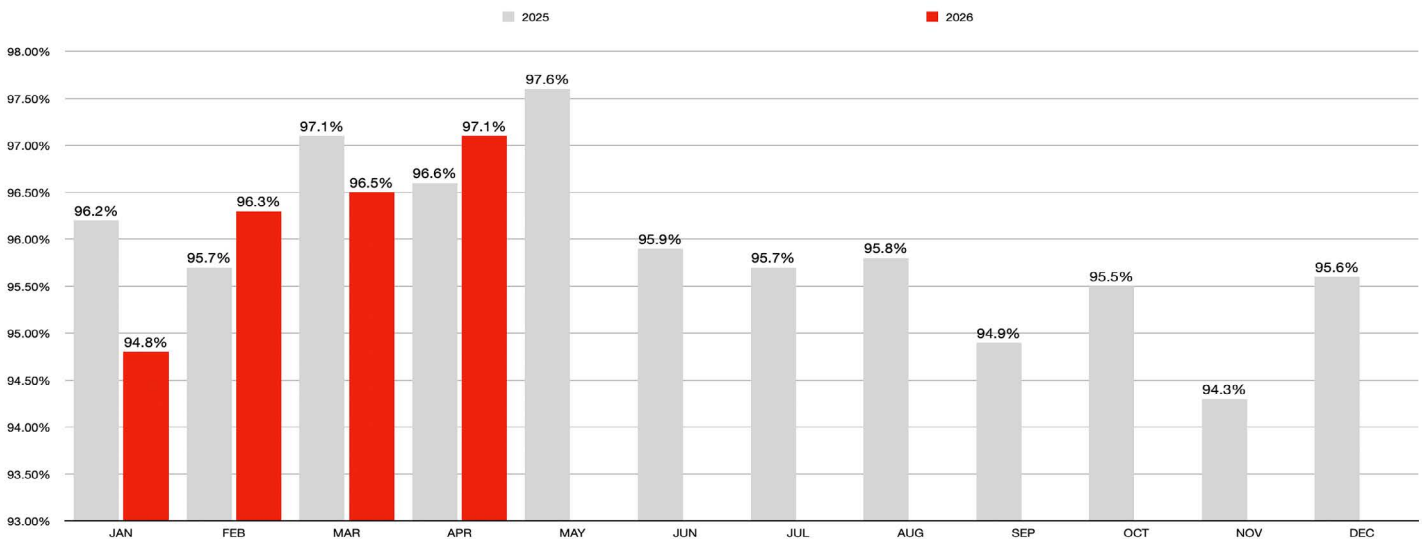
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

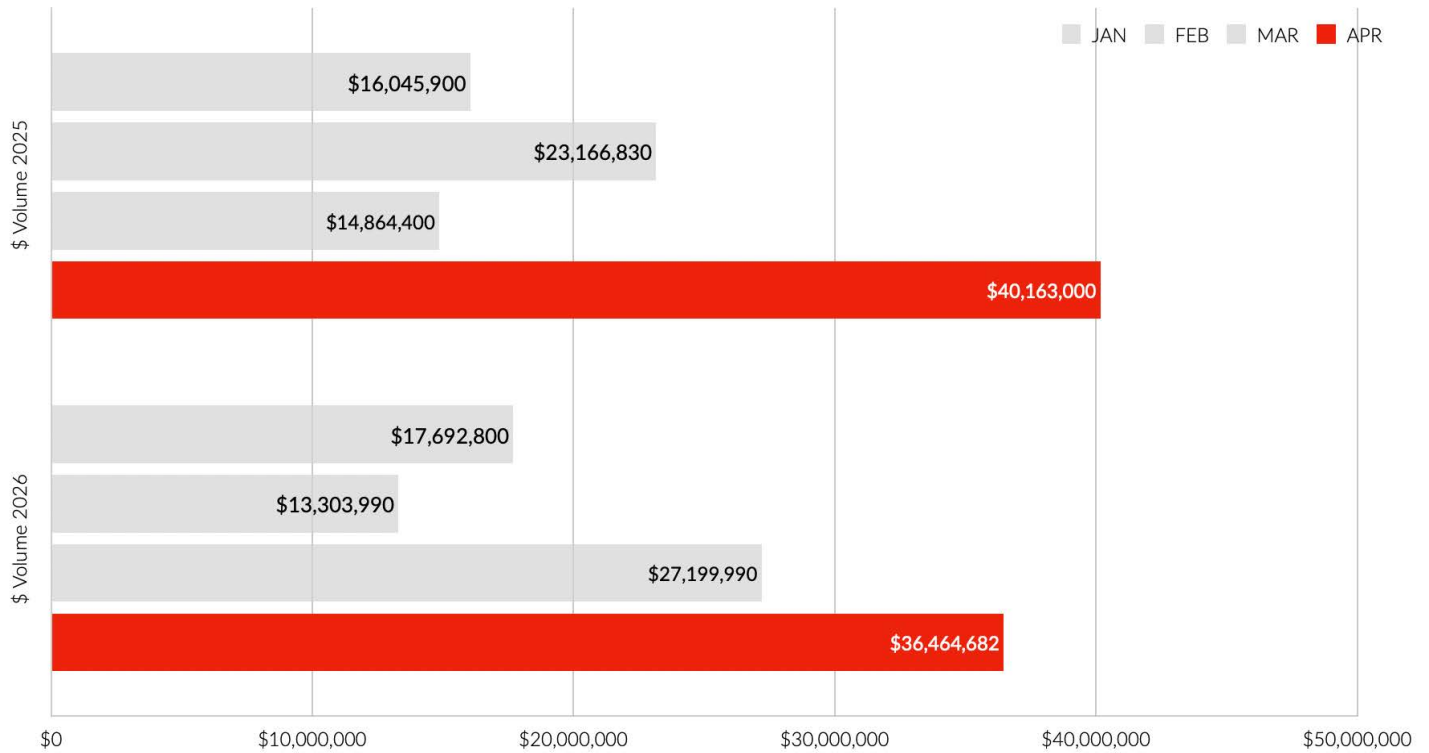


Year-Over-Year

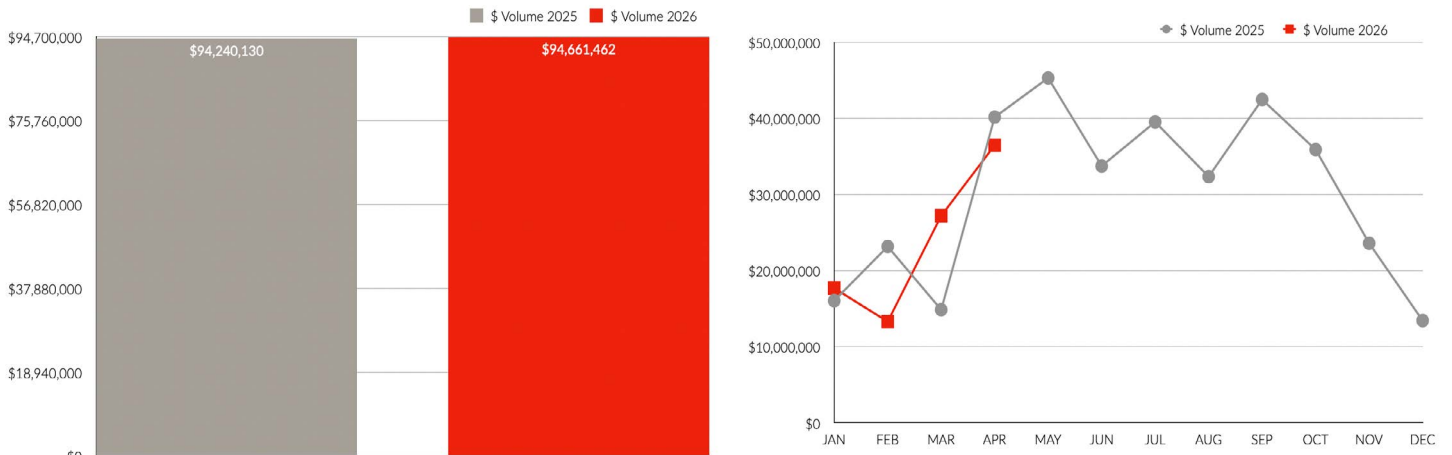


Month-Over-Month 2025 vs. 2026

DOLLAR VOLUME SALES



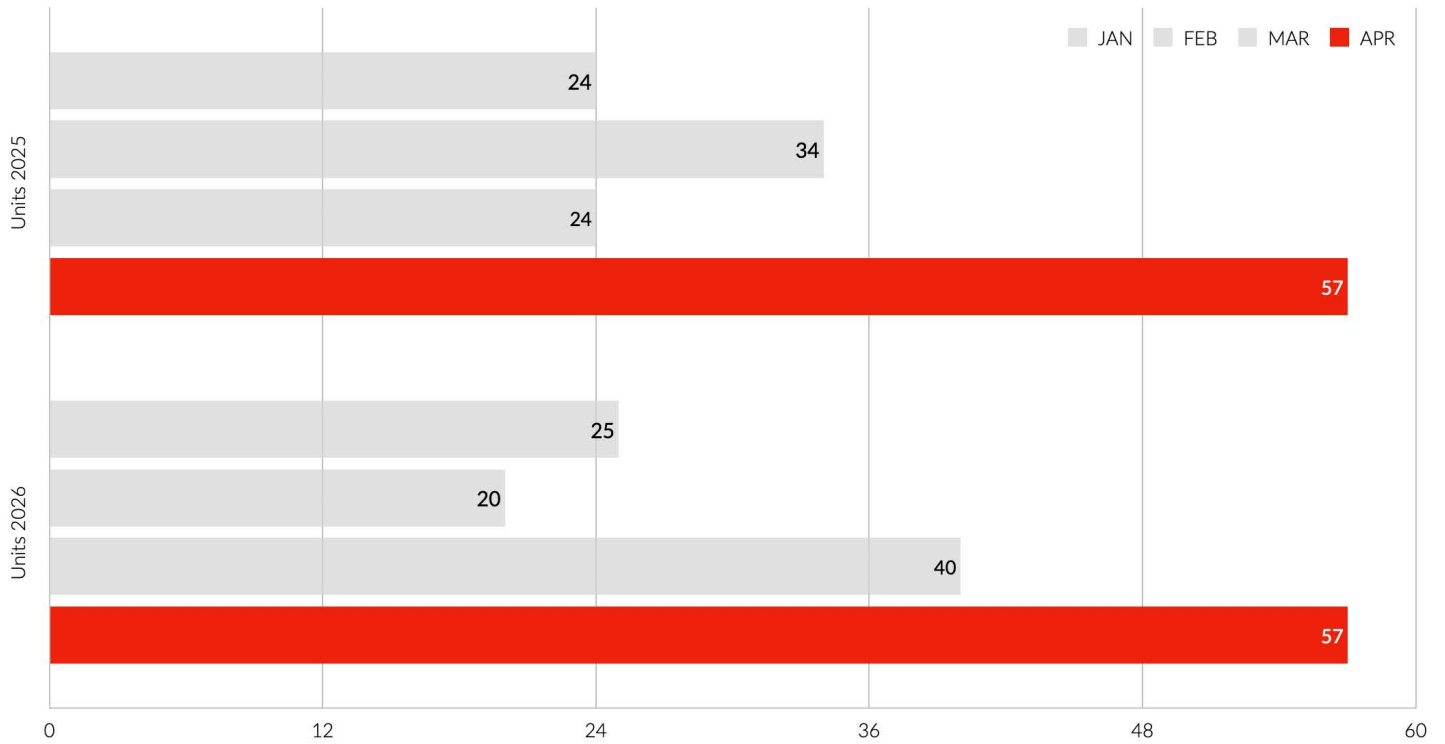
Monthly Comparison 2025 vs. 2026



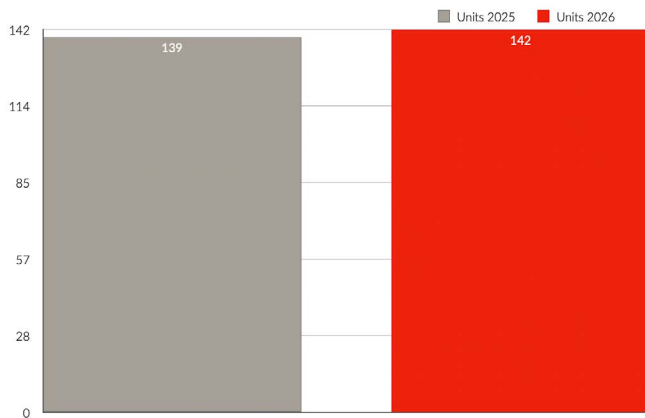
Yearly Totals 2025 vs. 2026

Month vs. Month 2025 vs. 2026

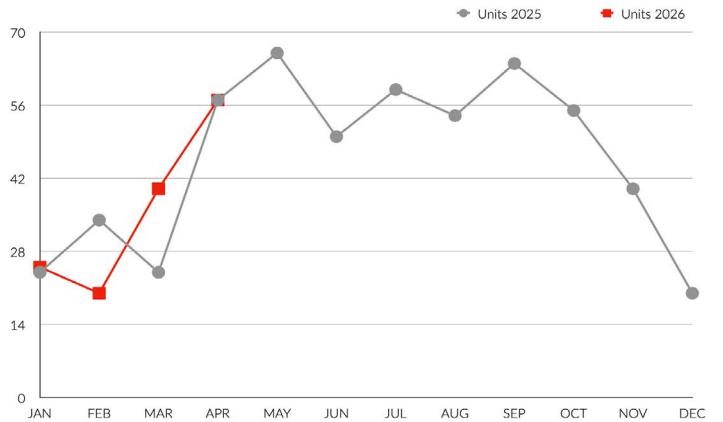
UNIT SALES



Monthly Comparison 2025 vs. 2026



Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

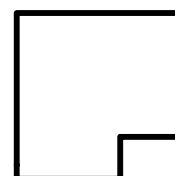
SALES BY TYPE



FREEHOLD



CONDOMINIUM



VACANT LAND

YTD Sales Volume	\$92,121,462 +3.67%	\$2,540,000 -52.82%	\$349,000 -57.7%
YTD Unit Sales	136 +6.25%	6 -45.45%	1 -66.67%
YTD Average Sale Price	\$677,364 -2.42%	\$423,333 -13.51%	\$349,000 +26.91%
April Sales Volume	\$35,414,682 -5.99%	\$1,050,000 -57.85%	\$349,000 -14.88%
April Unit Sales	55 +5.77%	2 -60%	1 -50%

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

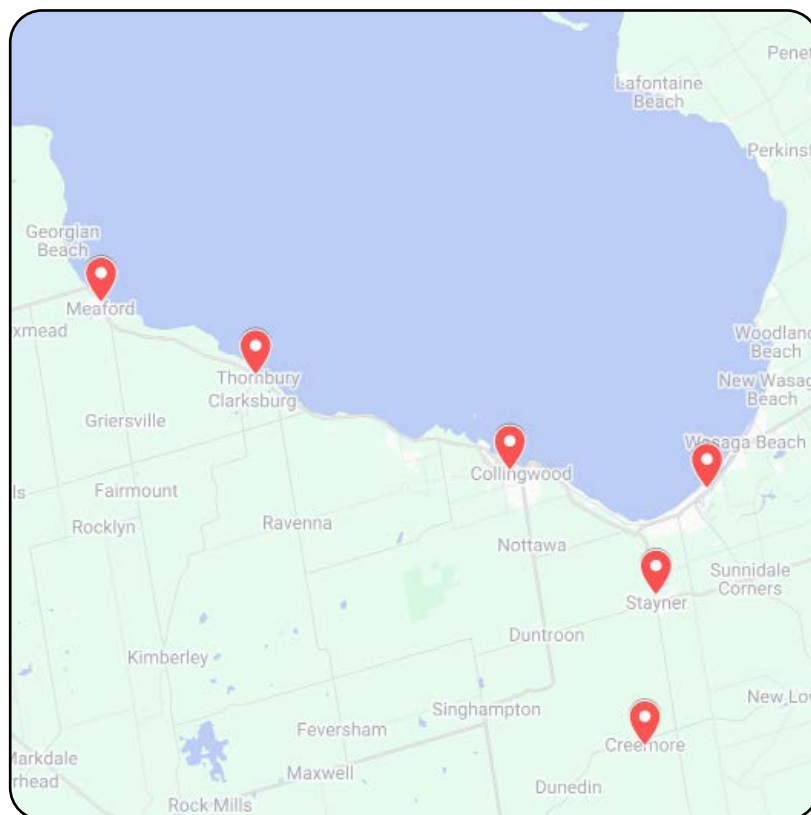
519-599-2136
27 Arthur St W, Thornbury

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/