



2025

DECEMBER

WASAGA BEACH

Real Estate Market Report



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 experienced softer conditions this December, with sales activity moderating year-over-year while pricing trends showed mixed movement. The median sale price declined 4.51% to \$582,500, while the average sale price increased 12.08% to \$672,170, suggesting a smaller number of higher-value transactions influencing overall pricing. Sales volume decreased 16.97% to \$13.44 million, driven by a 25.93% drop in unit sales to 20 properties. Inventory levels edged slightly higher, with new listings up 2.22% to 46, while expired listings rose sharply by 90.91% to 84, highlighting growing challenges for sellers in the current environment. With the sales-to-new listings ratio falling to 43.48%—down 27.54% year-over-year—the market remains firmly in buyer's-market territory as we move into the winter season.



December year-over-year sales volume of \$13,443,390

Down -16.97% from 2024's \$16,191,880 with unit sales of 20 down -25.93% from 2024's 27. New listings of 46 are up +2.22% from a year ago, with the sales/listing ratio of 43.48% down -27.54%.



Year-to-date sales volume of \$360,559,164

Up +10.35% from 2024's \$326,749,383 with unit sales of 547 up +10.06% from 2024's 497. New listings of 1,983 are up +39.94% from a year ago, with the sales/listing ratio of 27.58% down -21.35%.



Year-to-date average sale price of \$656,861

Down -2.04% from one year ago with median sale price of \$637,500 down from \$705,000 one year ago. The average days-on-market of 52 is the same as December of last year.

DECEMBER NUMBERS

Median Sale Price

\$582,500

-4.51%

Average Sale Price

\$672,170

+12.08%

Sales Volume

\$13,443,390

-16.97%

Unit Sales

20

-25.93%

New Listings

46

+2.22%

Expired Listings

84

+90.91%

Unit Sales/Listings Ratio

43.48%

-27.54%

*Year-over-year comparison
(December 2025 vs. December 2024)*

THE MARKET IN DETAIL

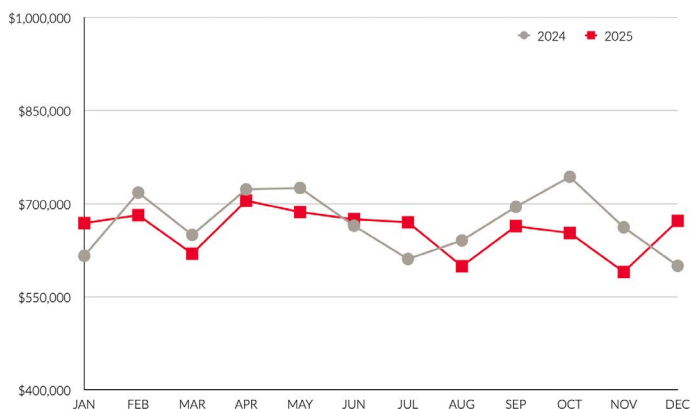
	2023	2024	2025	2024-2025
YTD Volume Sales	\$388,150,389	\$326,749,383	\$360,559,164	+10.35%
YTD Unit Sales	557	497	547	+10.06%
YTD New Listings	1,396	1,417	1,983	+39.94%
YTD Sales/Listings Ratio	39.90%	35.07%	27.58%	-21.35%
YTD Expired Listings	229	391	578	+47.83%
Monthly Volume Sales	\$7,450,100	\$16,191,880	\$13,443,390	-16.97%
Monthly Unit Sales	14	27	20	-25.93%
Monthly New Listings	58	45	46	+2.22%
Monthly Sales/Listings Ratio	24.14%	60.00%	43.48%	-27.54%
Monthly Expired Listings	39	44	84	+90.91%
Monthly Average Sale Price	\$532,150	\$599,699	\$672,170	+12.08%
YTD Sales: \$0-\$199K	14	11	17	+54.55%
YTD Sales: \$200k-349K	38	33	28	-15.15%
YTD Sales: \$350K-\$549K	106	101	128	+26.73%
YTD Sales: \$550K-\$749K	196	182	209	+14.84%
YTD Sales: \$750K-\$999K	147	126	117	-7.14%
YTD Sales: \$1M+	55	38	47	+23.68%
YTD Sales: \$2M+	7	1	1	No Change
YTD Average Days-On-Market	43.92	51.67	52.33	+1.29%
YTD Average Sale Price	\$685,518	\$670,529	\$656,861	-2.04%
YTD Median Sale Price	\$746,225	\$705,000	\$637,500	-9.57%

Wasaga Beach MLS Sales and Listing Summary
2023 vs. 2024 vs. 2025

AVERAGE SALE PRICE

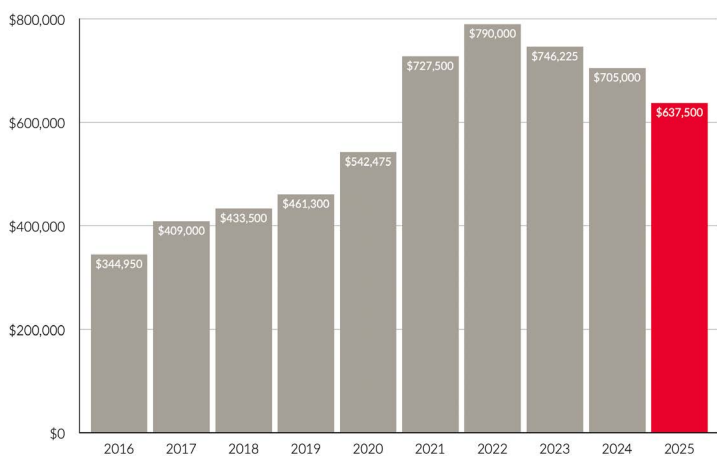


Year-Over-Year

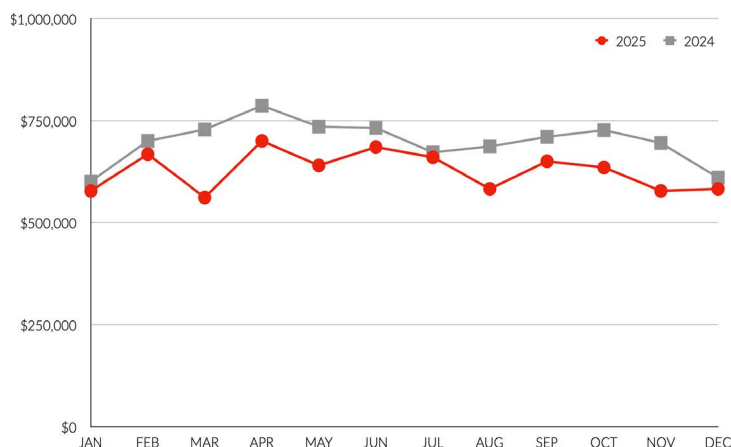


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



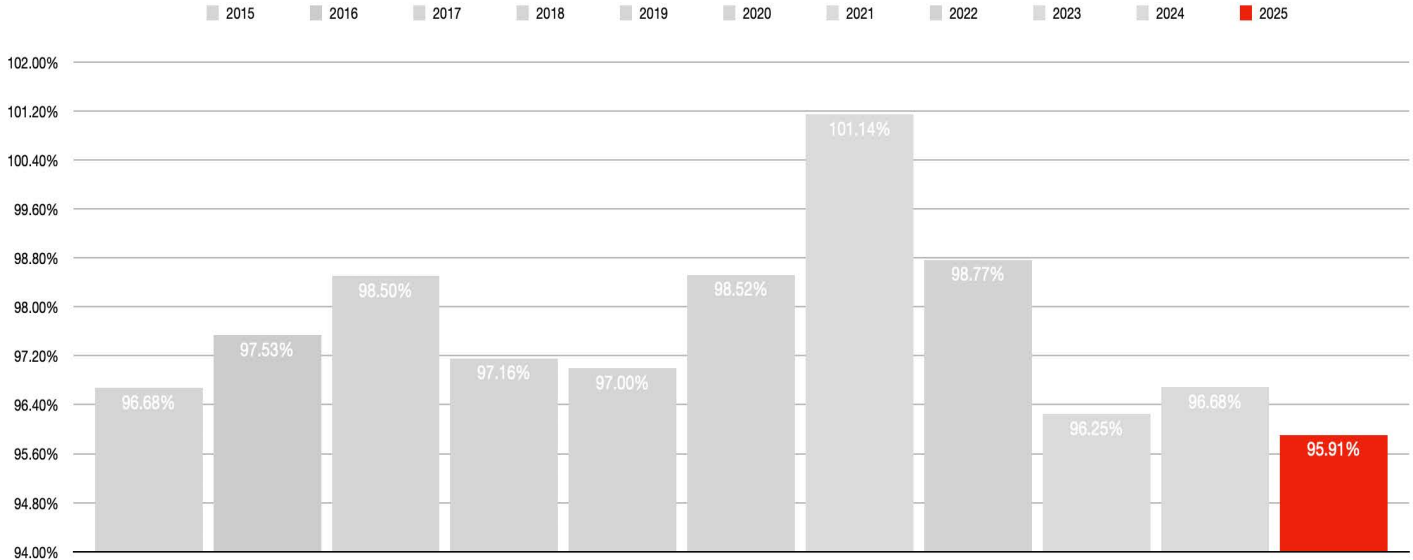
Year-Over-Year



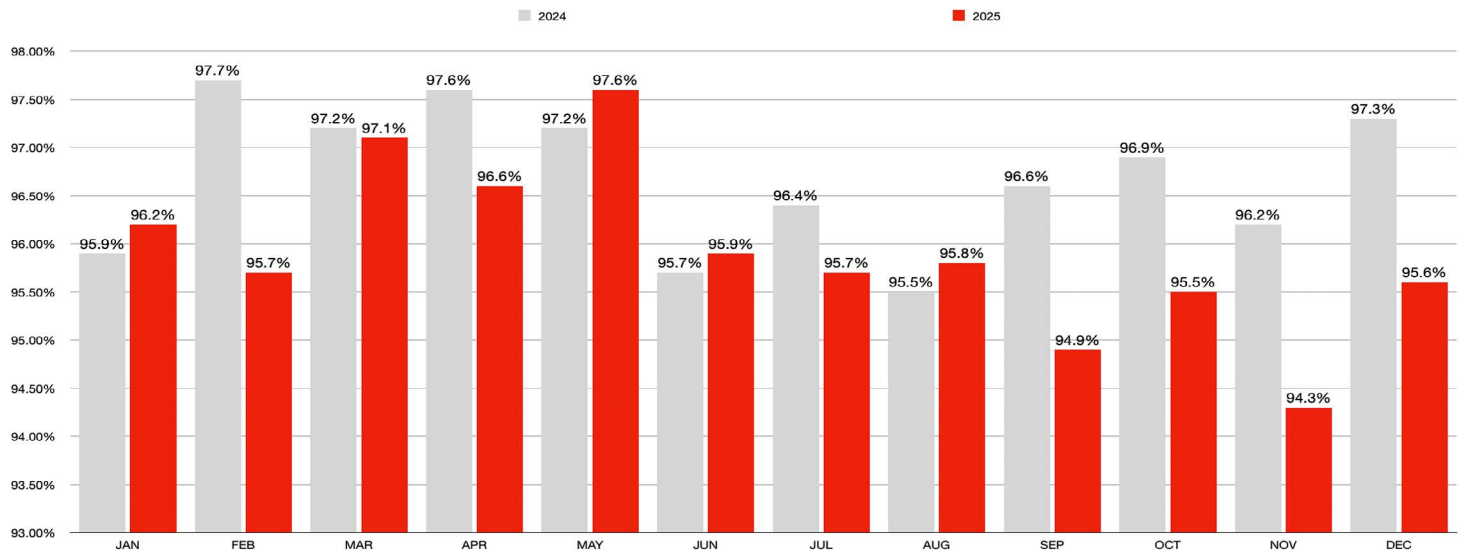
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

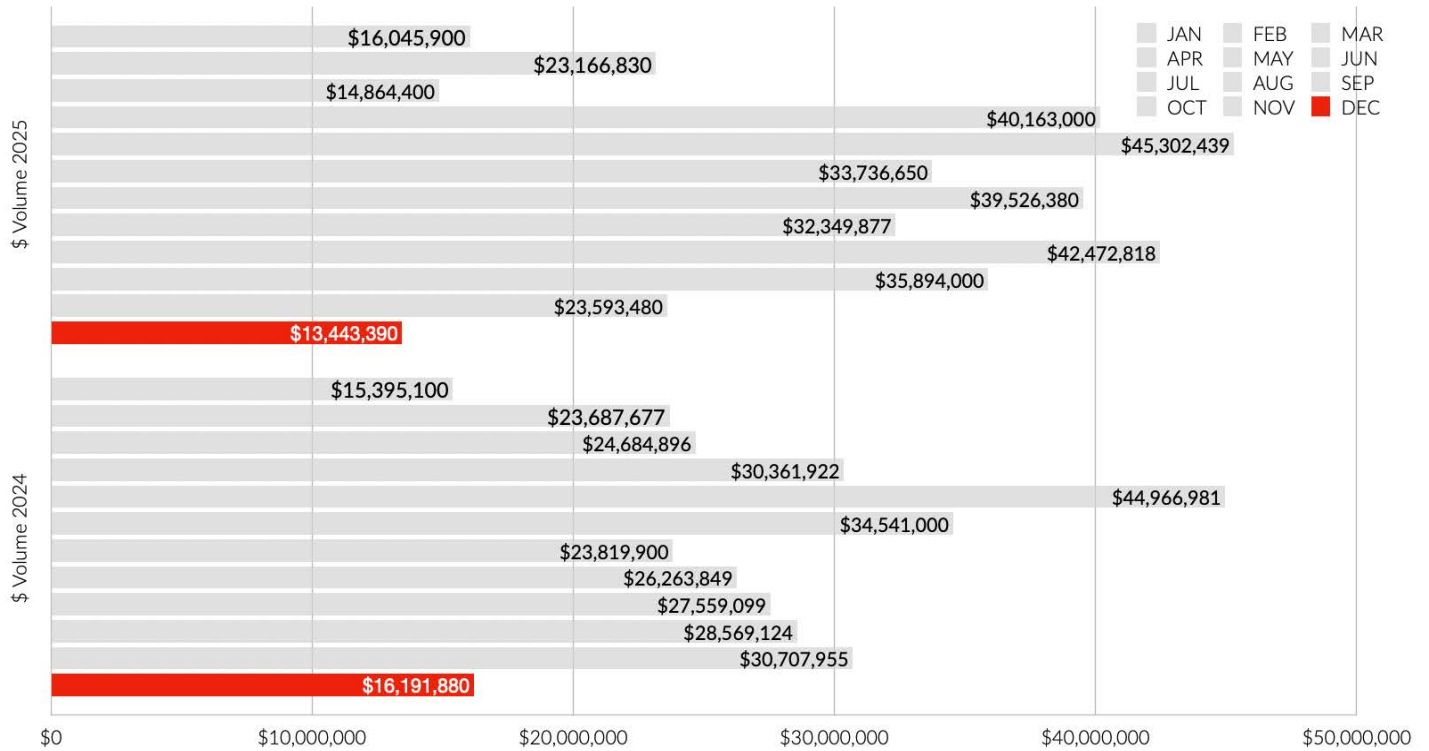


Year-Over-Year

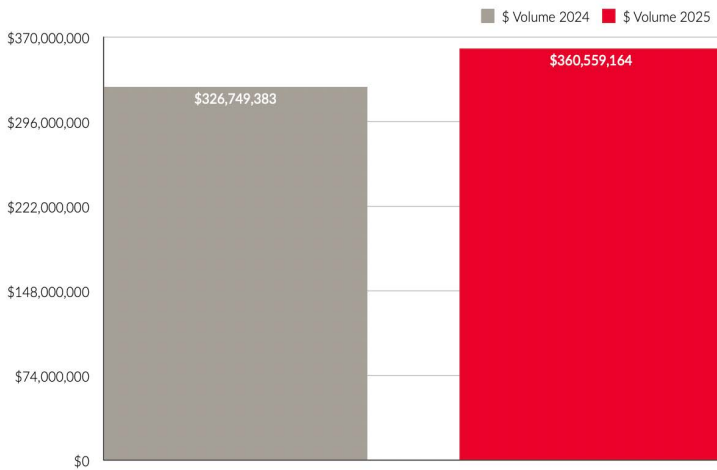


Month-Over-Month 2024 vs. 2025

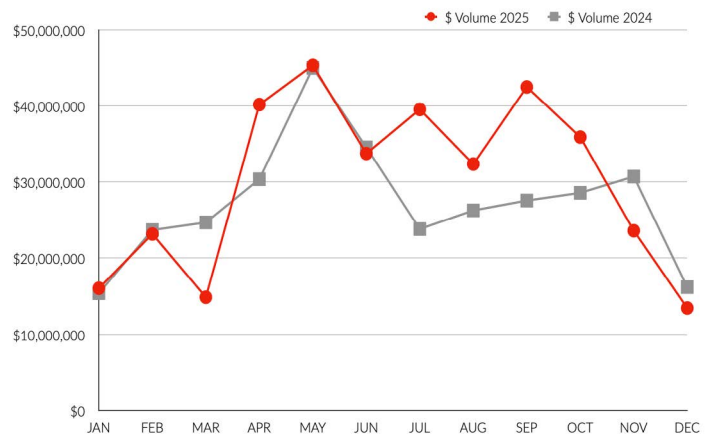
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

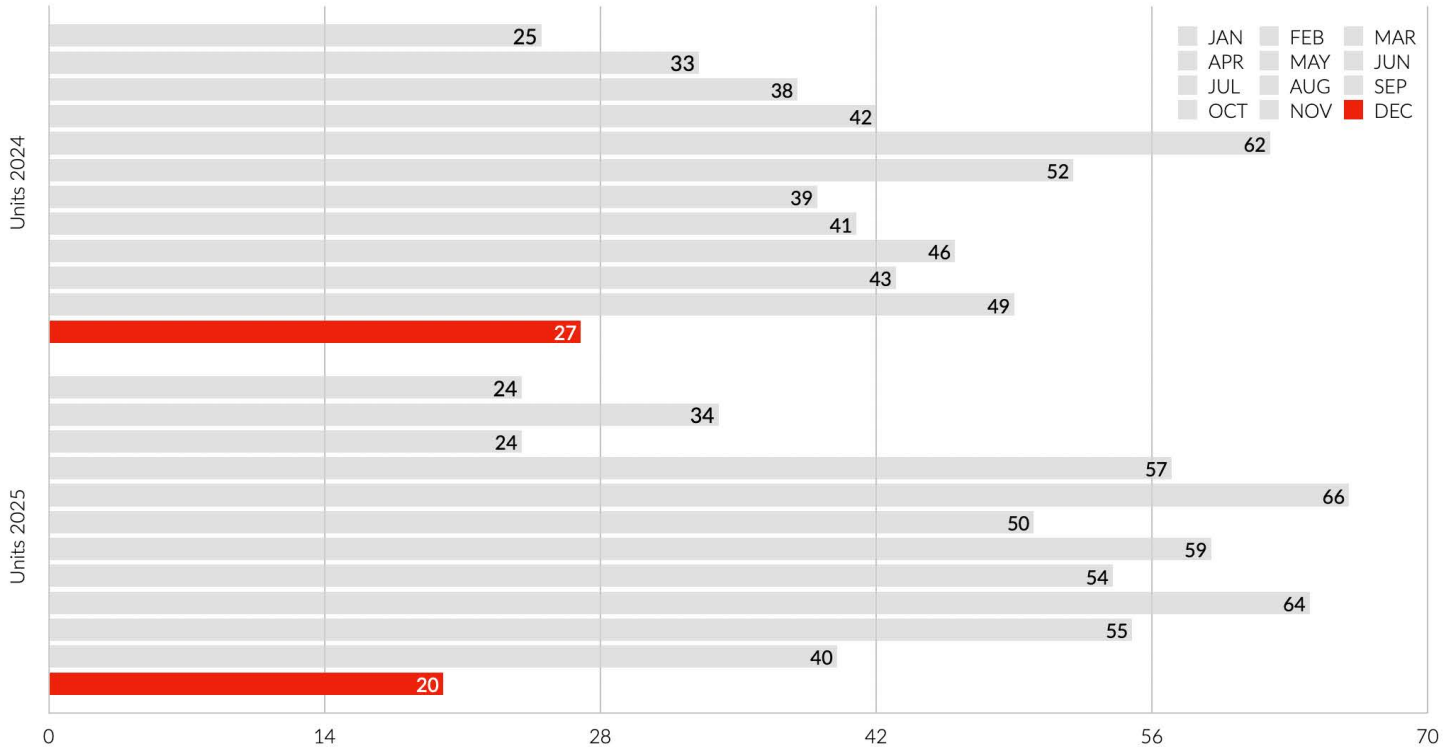


Yearly Totals 2024 vs. 2025

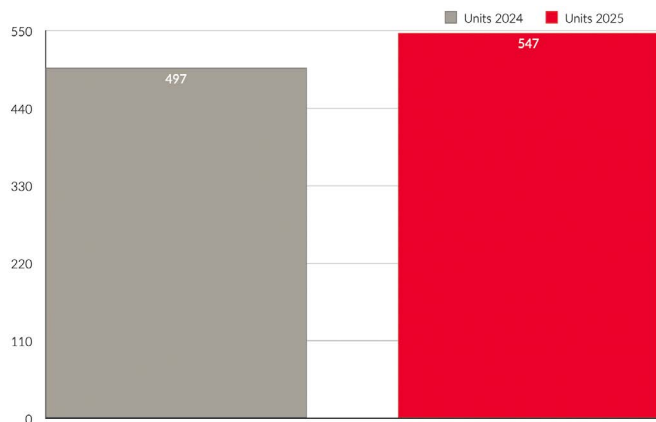


Month vs. Month 2024 vs. 2025

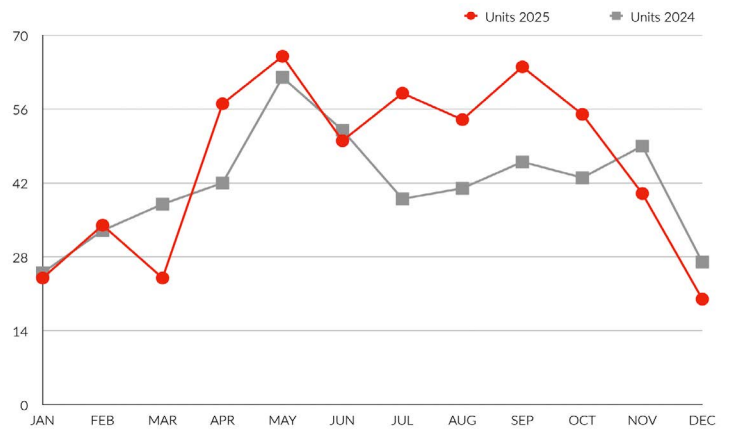
UNIT SALES



Monthly Comparison 2024 vs. 2025

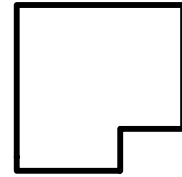


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$342,258,764 +25.13%	\$18,300,400 +39.63%	\$4,846,000 +12.6%
YTD Unit Sales	510 +38.59%	37 +37.04%	12 No Change
YTD Average Sale Price	\$671,096 -9.71%	\$494,605 +1.89%	\$403,833 +12.6%
December Sales Volume	\$12,858,390 -16.02%	\$585,000 -33.52%	\$1,453,000 Up from \$0
December Unit Sales	19 -24%	1 -50%	1 Up from 0

Year-Over-Year Comparison (2025 vs. 2024)

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

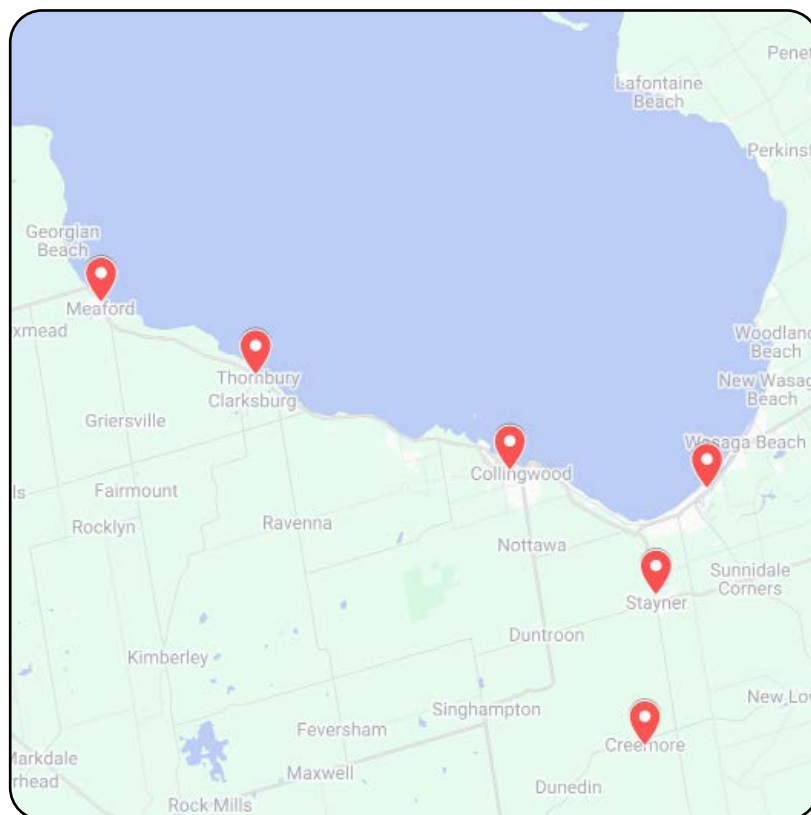
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach


STAYNER

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



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