



# 2026

# MARCH

# 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 remained firmly in buyer's market territory this March, despite notable year-over-year gains in sales activity and pricing. The median sale price rose 14.03% to \$640,000, while the average sale price increased 9.79% to \$680,000, indicating strengthening values compared to last year. Sales activity surged, with sales volume climbing 82.99% to \$27,199,990 and unit sales jumping 66.67% to 40 transactions. However, inventory levels remain elevated, as new listings only dipped slightly by 3.80% while expired listings decreased 3.33%. With the unit sales-to-listings ratio at 22.60%, conditions continue to favour buyers, who still benefit from ample selection and ongoing negotiating power.



### March year-over-year sales volume of \$27,199,990

Up +82.99% from 2025's \$14,864,400 with unit sales of 40 up +66.67% from last March's 24. New listings of 177 are down -3.8% from a year ago, with the sales/listing ratio of 22.60% up 73.26%.



### Year-to-date sales volume of \$58,196,780

Up +7.62% from 2025's \$54,077,130 with unit sales of 85 up +3.66% from last March's 82. New listings of 399 are down -0.25% from a year ago, with the sales/listing ratio of 21.30% up 3.92%.



### Year-to-date average sale price of \$684,304

Up from \$656,435 one year ago with median sale price of \$640,000 up from \$577,450 one year ago. The average days-on-market of 63 is up one day from last year.

## MARCH NUMBERS

Median Sale Price

**\$640,000**

+14.03%

Average Sale Price

**\$680,000**

+9.79%

Sales Volume

**\$27,199,990**

+82.99%

Unit Sales

**40**

+66.67%

New Listings

**177**

-3.8%

Expired Listings

**29**

-3.33%

Unit Sales/Listings Ratio

**22.60%**

+73.26%

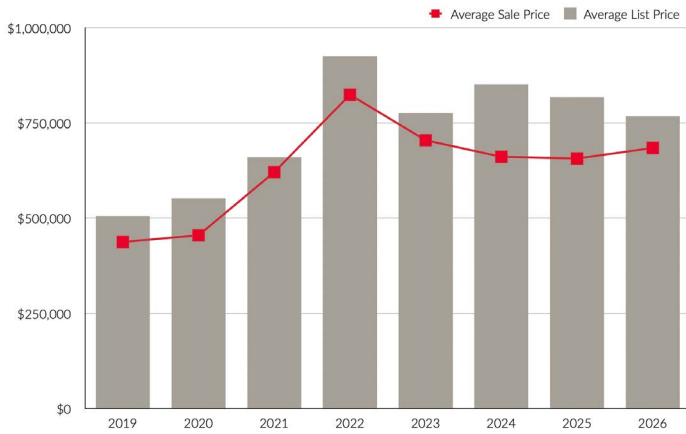
*Year-over-year comparison  
(March 2026 vs. March 2025)*

# THE MARKET IN DETAIL

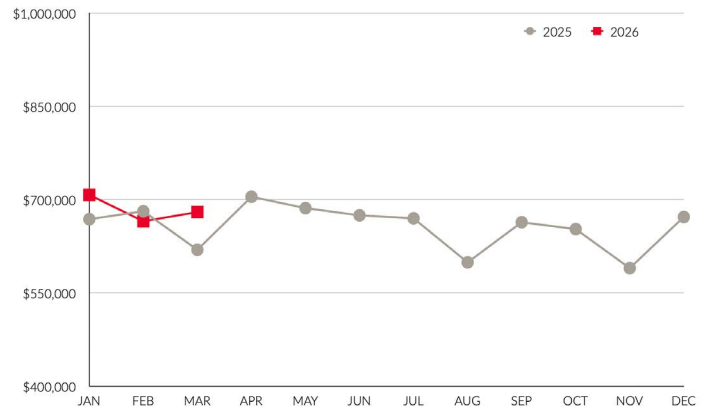
	2024	2025	2026	2025-2026
<b>YTD Volume Sales</b>	\$63,767,673	\$54,077,130	\$58,196,780	+7.62%
<b>YTD Unit Sales</b>	96	82	85	+3.66%
<b>YTD New Listings</b>	291	400	399	-0.25%
<b>YTD Sales/Listings Ratio</b>	32.99%	20.50%	21.30%	+3.92%
<b>YTD Expired Listings</b>	60	114	98	-14.04%
<b>Monthly Volume Sales</b>	\$24,684,896	\$14,864,400	\$27,199,990	+82.99%
<b>Monthly Unit Sales</b>	38	24	40	+66.67%
<b>Monthly New Listings</b>	138	184	177	-3.8%
<b>Monthly Sales/Listings Ratio</b>	27.54%	13.04%	22.60%	+73.26%
<b>Monthly Expired Listings</b>	9	30	29	-3.33%
<b>Monthly Average Sale Price</b>	\$649,603	\$619,350	\$680,000	+9.79%
<b>YTD Sales: \$0-\$199K</b>	1	1	1	No Change
<b>YTD Sales: \$200k-349K</b>	6	3	3	No Change
<b>YTD Sales: \$350K-\$549K</b>	19	21	22	+4.76%
<b>YTD Sales: \$550K-\$749K</b>	39	34	34	No Change
<b>YTD Sales: \$750K-\$999K</b>	23	17	18	+5.88%
<b>YTD Sales: \$1M+</b>	5	6	6	No Change
<b>YTD Sales: \$2M+</b>	1	0	1	+100%
<b>YTD Average Days-On-Market</b>	53.33	62.00	62.67	+1.08%
<b>YTD Average Sale Price</b>	\$661,072	\$656,435	\$684,304	+4.25%
<b>YTD Median Sale Price</b>	\$700,000	\$577,450	\$640,000	+10.83%

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

# AVERAGE SALE PRICE

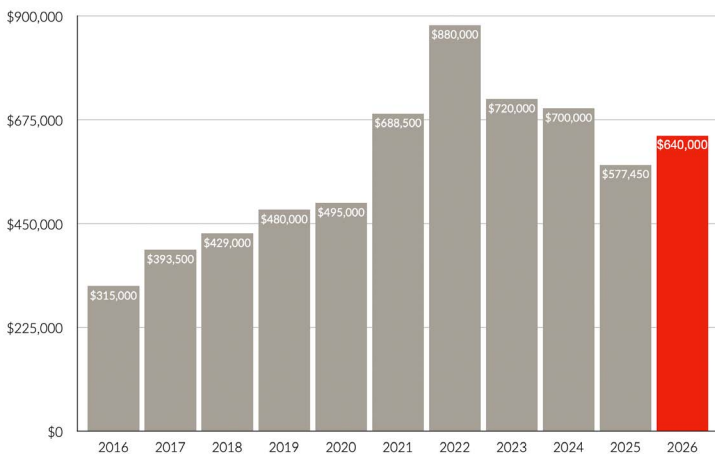


Year-Over-Year

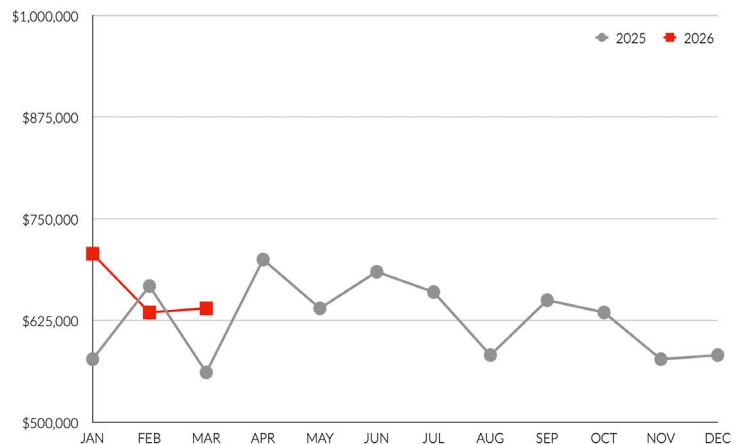


Month-Over-Month 2025 vs. 2026

# MEDIAN SALE PRICE



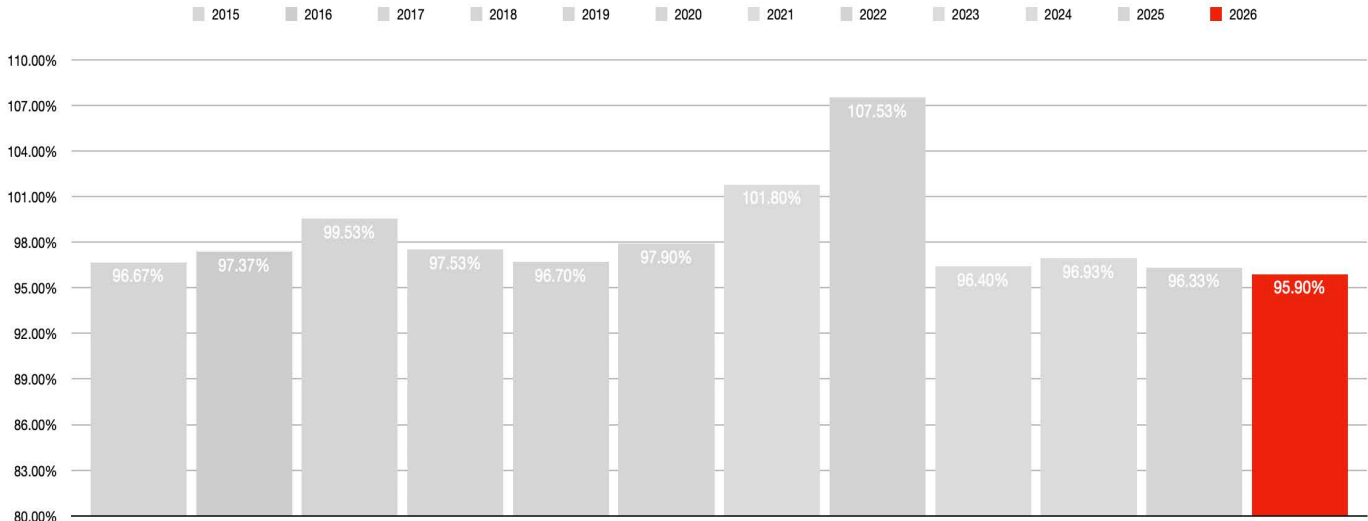
Year-Over-Year



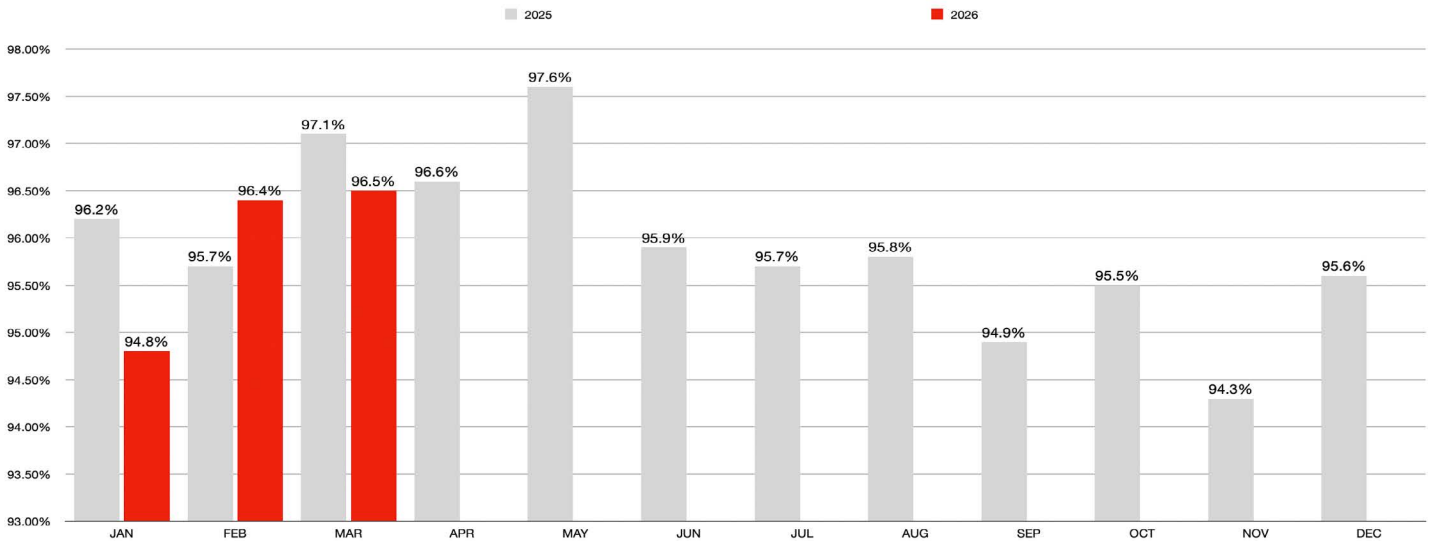
Month-Over-Month 2025 vs. 2026

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

# SALE PRICE VS. LIST PRICE RATIO

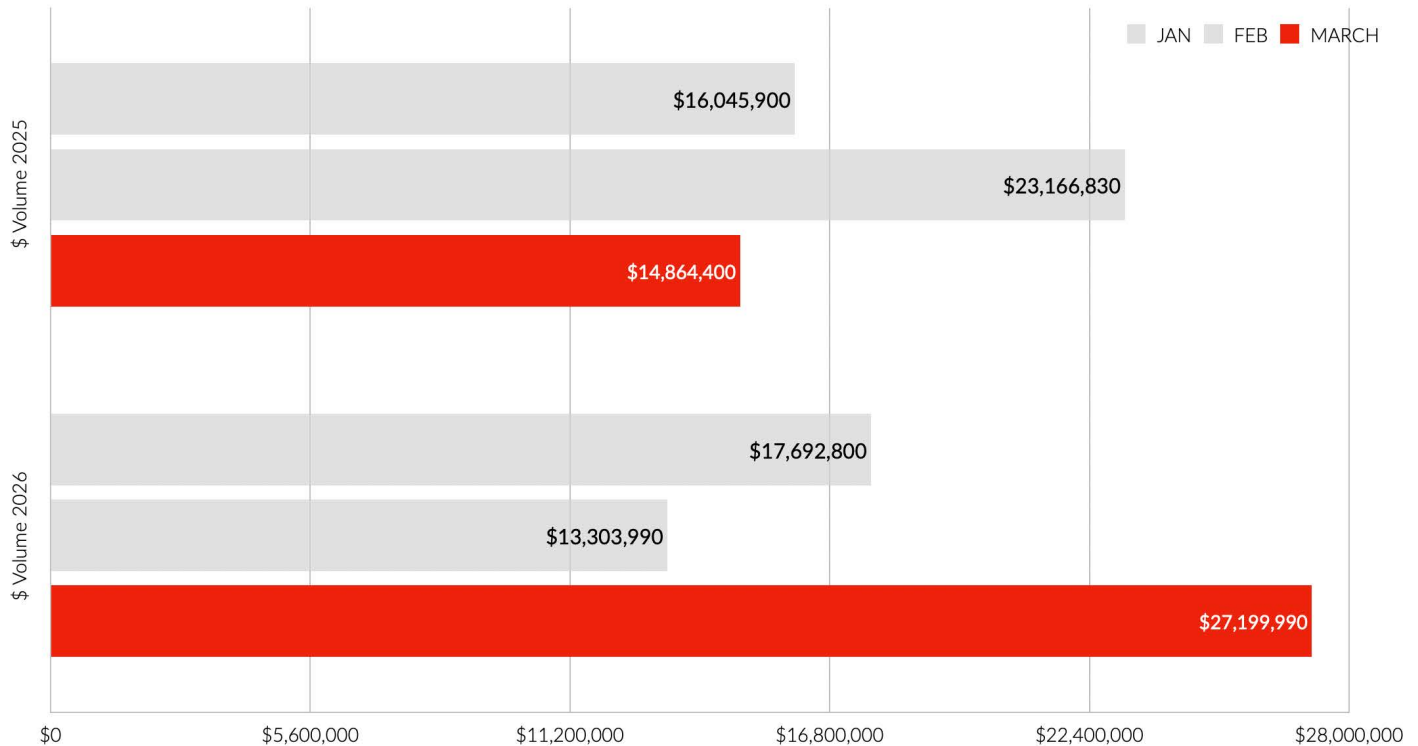


## Year-Over-Year

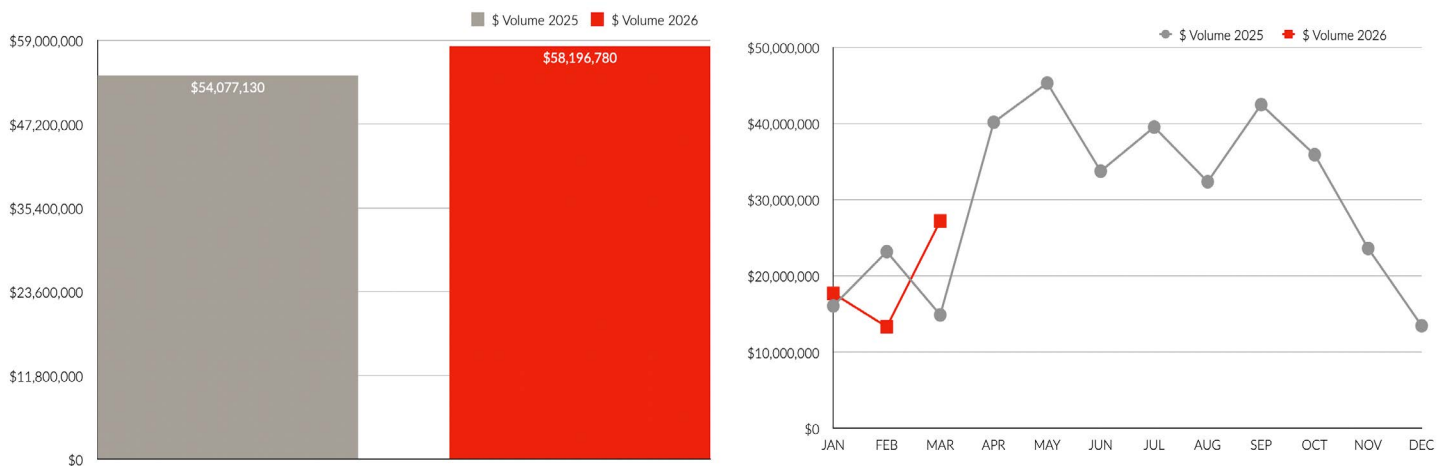


## Month-Over-Month 2025 vs. 2026

# DOLLAR VOLUME SALES



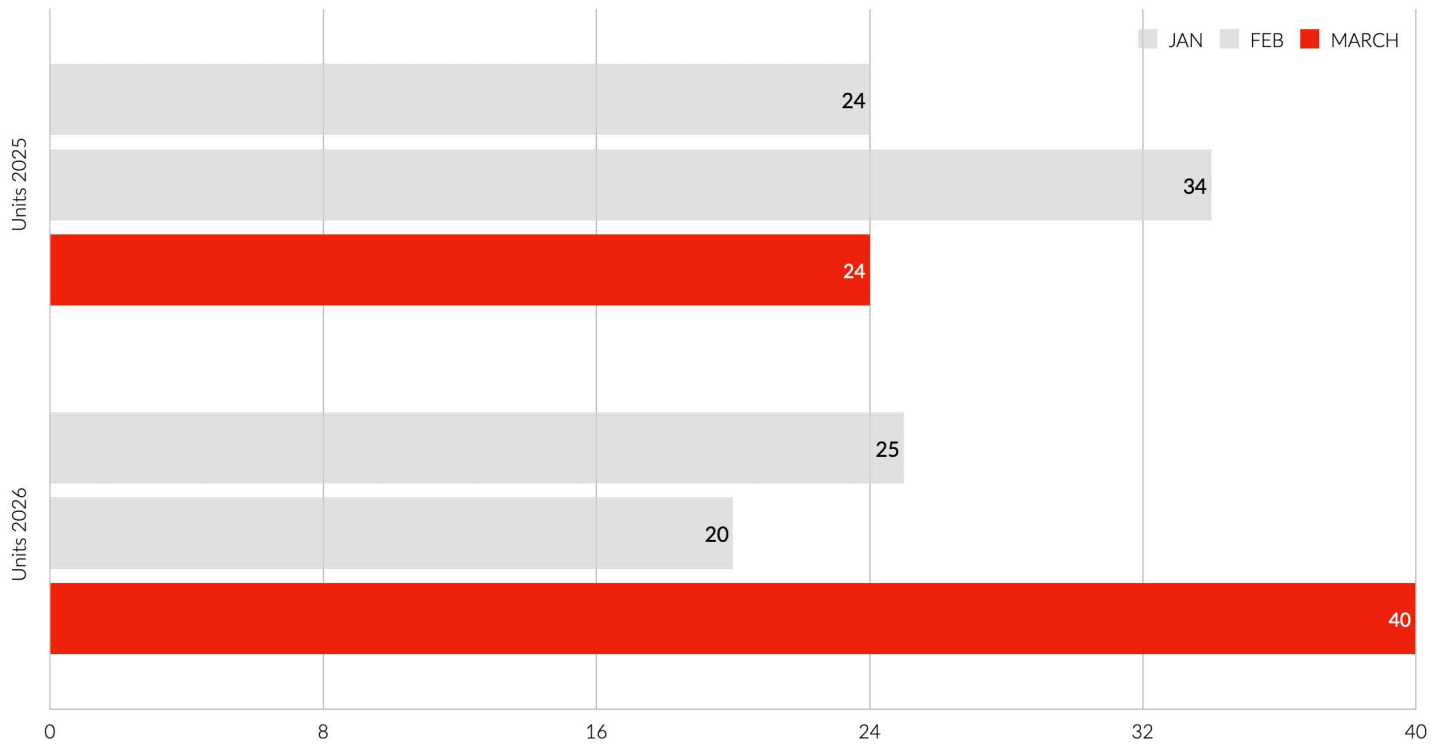
## Monthly Comparison 2025 vs. 2026



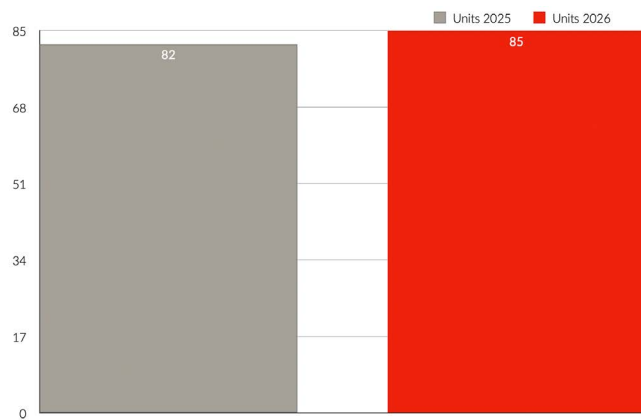
## Yearly Totals 2025 vs. 2026

## Month vs. Month 2025 vs. 2026

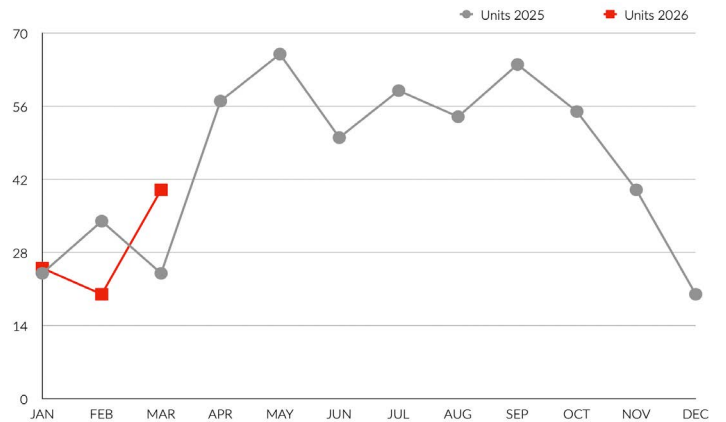
# UNIT SALES



Monthly Comparison 2025 vs. 2026



Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

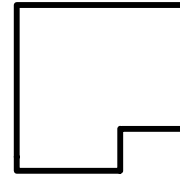
# SALES BY TYPE



## FREEHOLD



## CONDOMINIUM



## VACANT LAND

YTD Sales Volume	\$56,706,780 +10.79%	\$1,490,000 -48.5%	\$0 -100%
YTD Unit Sales	81 +6.58%	4 -33.33%	0 -100%
YTD Average Sale Price	\$700,084 +3.95%	\$372,500 -22.74%	\$0 -100%
March Sales Volume	\$26,704,990 +92.65%	\$495,000 -50.62%	\$0 No Change
March Unit Sales	38 +72.73%	2 No Change	0 No Change

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

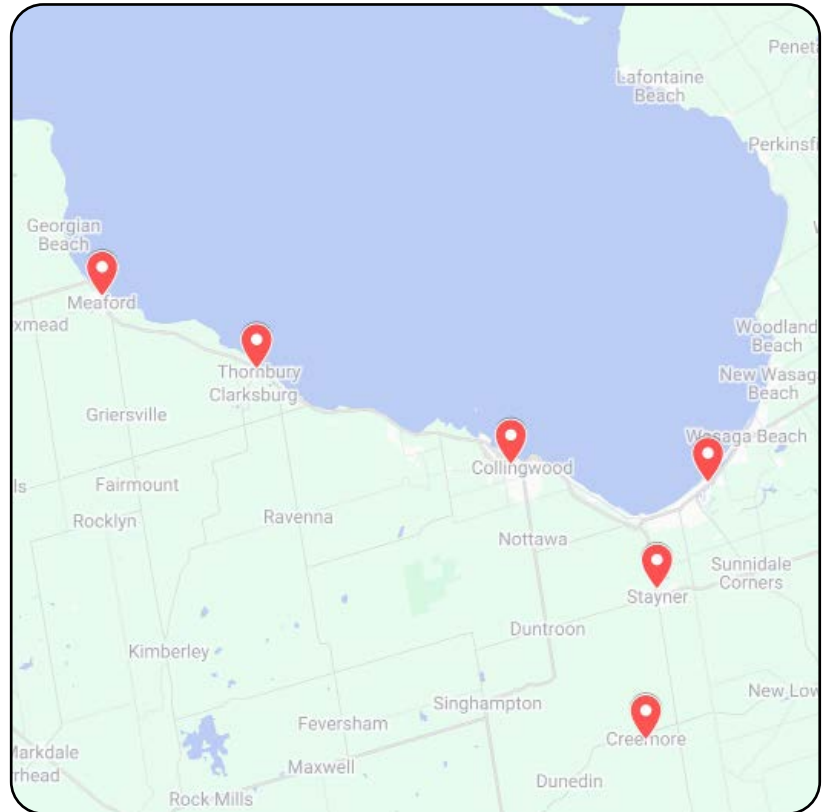
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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