



2025

NOVEMBER

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 softened this November, with pricing and overall sales activity moderating year-over-year. The median sale price declined 16.91% to \$577,500, while the average sale price fell 10.87% to \$589,837, reflecting increased affordability in the market. Sales volume dropped 23.17% to \$23.59 million as unit sales decreased 18.37% to 40 properties. Supply expanded notably, with new listings up 40.26% to 108, while expired listings rose 5.66% to 56, signaling more competition among sellers and longer decision timelines for buyers. With the sales-to-new-listings ratio easing to 37.04%—down 41.80% year-over-year—Wasaga Beach firmly remains a buyer's market heading into the winter months as inventory continues to build.



November year-over-year sales volume of \$23,593,480

Down -23.17% from 2024's \$30,707,955 with unit sales of 40 down -18.37% from 2024's 49. New listings of 108 are up +40.26% from a year ago, with the sales/listing ratio of 37.04% down -41.80%.



Year-to-date sales volume of \$347,115,774

Up +11.77% from 2024's \$310,557,503 with unit sales of 527 up +12.13% from 2024's 470. New listings of 1,937 are up +41.18% from a year ago, with the sales/listing ratio of 27.21% down -20.58%.



Year-to-date average sale price of \$655,469

Down -3.18% from one year ago with median sale price of \$640,000 down from \$710,000 one year ago. The average days-on-market of 51 is up 1 day from last year.

NOVEMBER NUMBERS

Median Sale Price

\$577,500

-16.91%

Average Sale Price

\$589,837

-10.87%

Sales Volume

\$23,593,480

-23.17%

Unit Sales

40

-18.37%

New Listings

108

+40.26%

Expired Listings

56

+5.66%

Unit Sales/Listings Ratio

37.04%

-41.80%

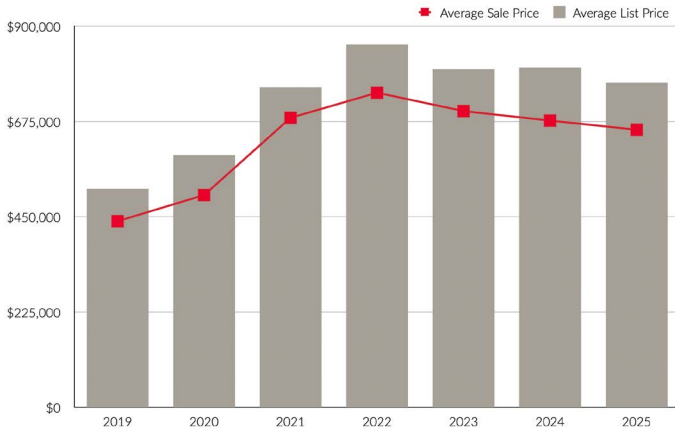
*Year-over-year comparison
(November 2025 vs. November 2024)*

THE MARKET IN DETAIL

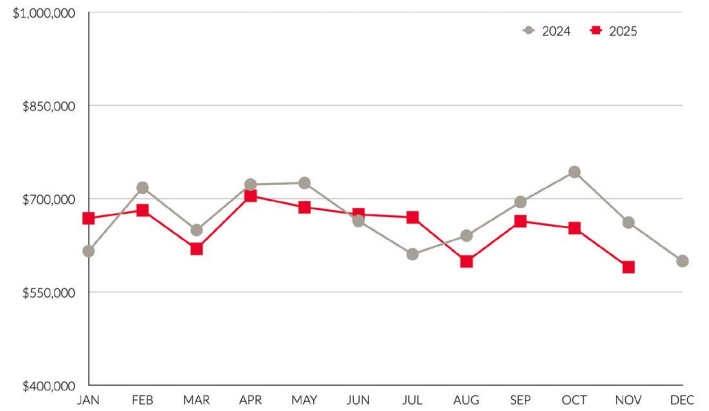
	2023	2024	2025	2024-2025
YTD Volume Sales	\$380,700,289	\$310,557,503	\$347,115,774	+11.77%
YTD Unit Sales	543	470	527	+12.13%
YTD New Listings	1,338	1,372	1,937	+41.18%
YTD Sales/Listings Ratio	40.58%	34.26%	27.21%	-20.58%
YTD Expired Listings	190	347	494	+42.36%
Monthly Volume Sales	\$22,957,900	\$30,707,955	\$23,593,480	-23.17%
Monthly Unit Sales	31	49	40	-18.37%
Monthly New Listings	83	77	108	+40.26%
Monthly Sales/Listings Ratio	37.35%	63.64%	37.04%	-41.8%
Monthly Expired Listings	25	53	56	+5.66%
Monthly Average Sale Price	\$740,577	\$661,785	\$589,837	-10.87%
YTD Sales: \$0-\$199K	14	11	17	+54.55%
YTD Sales: \$200k-349K	37	30	28	-6.67%
YTD Sales: \$350K-\$549K	100	93	120	+29.03%
YTD Sales: \$550K-\$749K	191	172	203	+18.02%
YTD Sales: \$750K-\$999K	145	121	113	-6.61%
YTD Sales: \$1M+	55	36	45	+25%
YTD Sales: \$2M+	7	1	1	No Change
YTD Average Days-On-Market	42.91	49.82	51.45	+3.28%
YTD Average Sale Price	\$699,461	\$676,968	\$655,469	-3.18%
YTD Median Sale Price	\$749,950	\$710,000	\$640,000	-9.86%

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

AVERAGE SALE PRICE

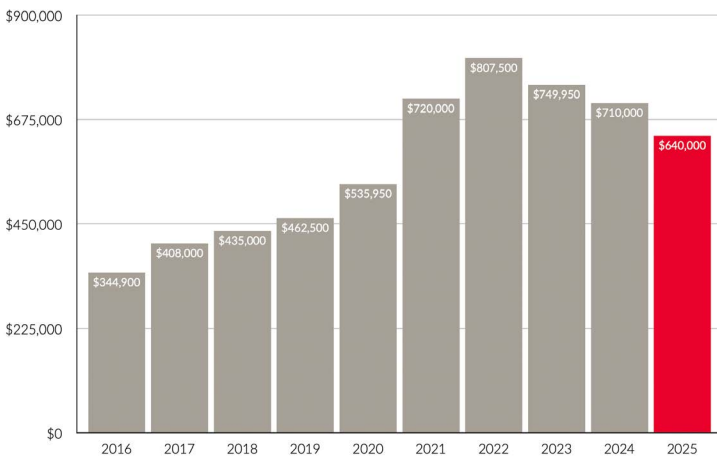


Year-Over-Year

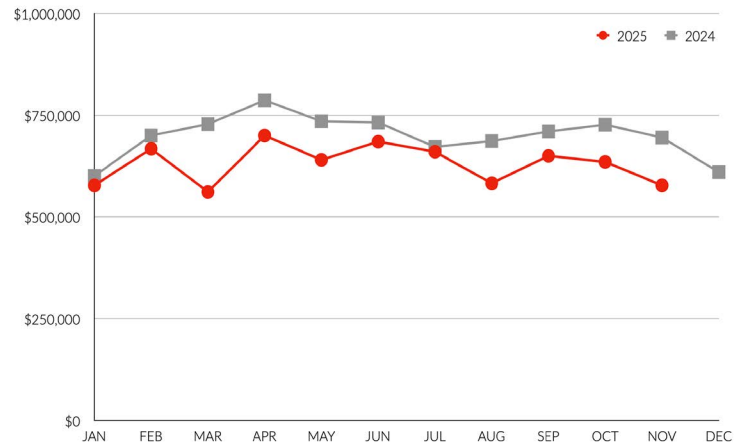


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



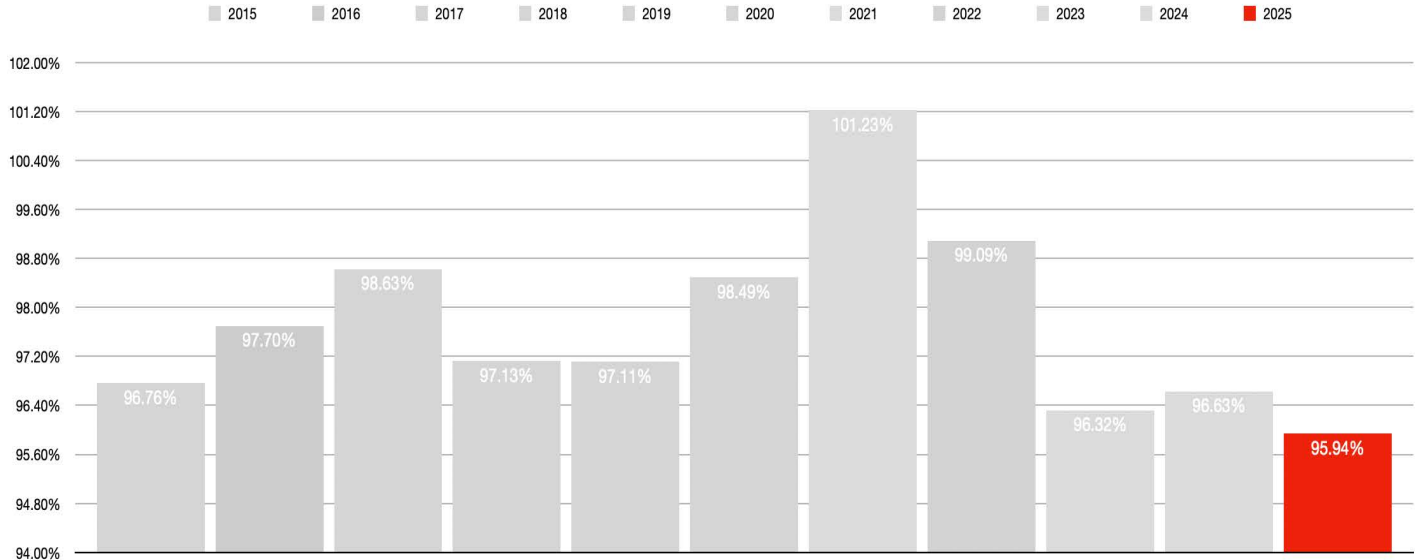
Year-Over-Year



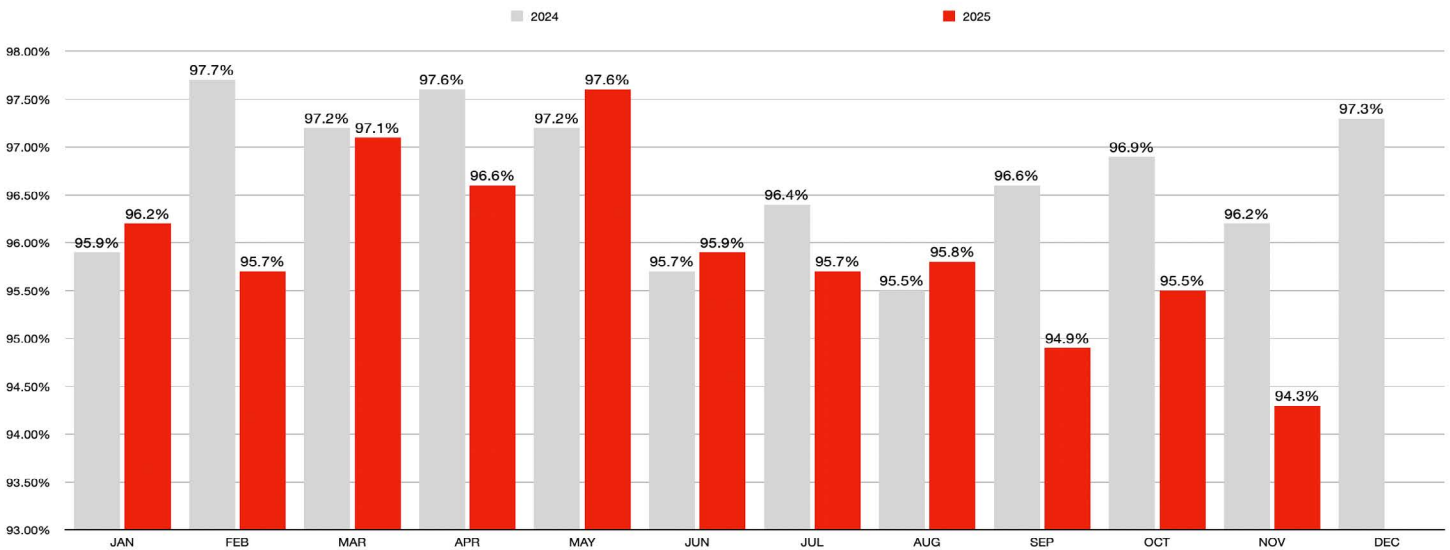
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

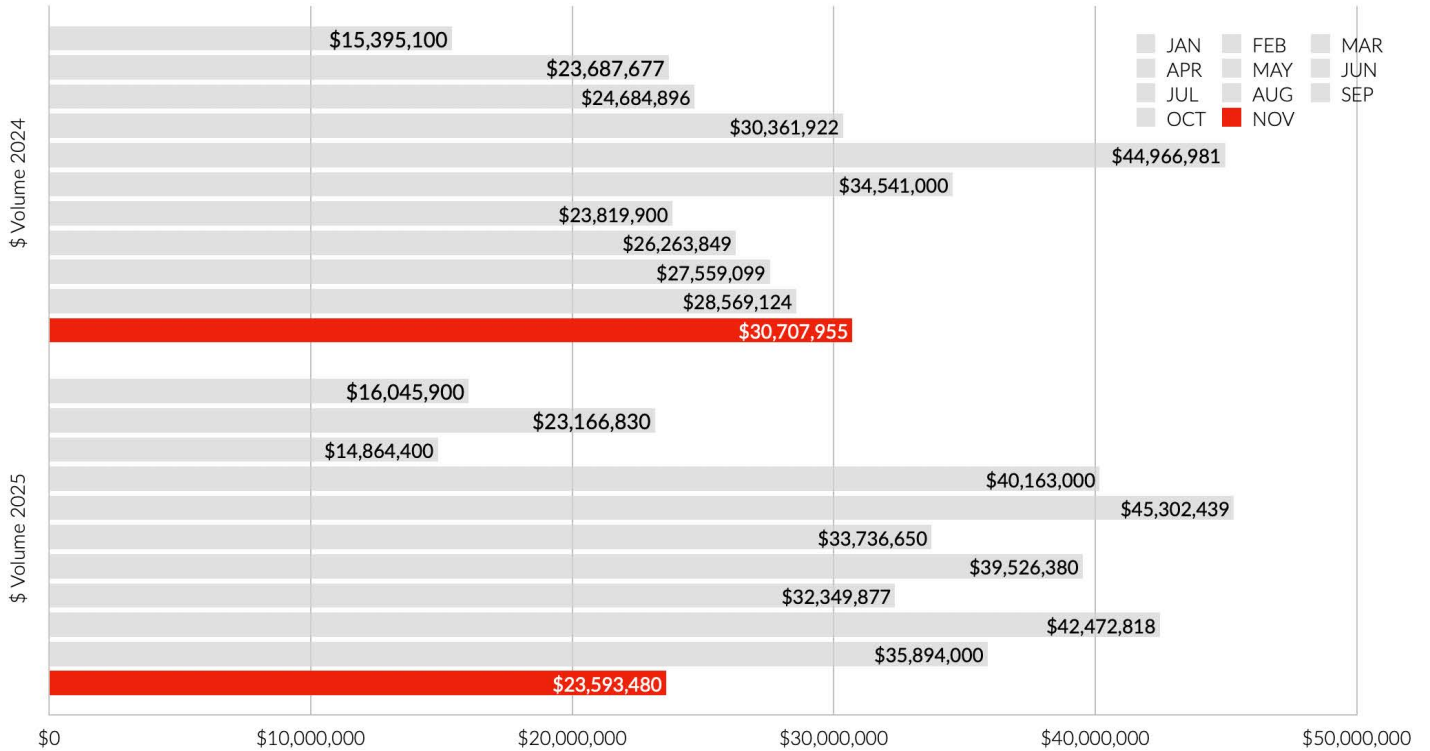


Year-Over-Year

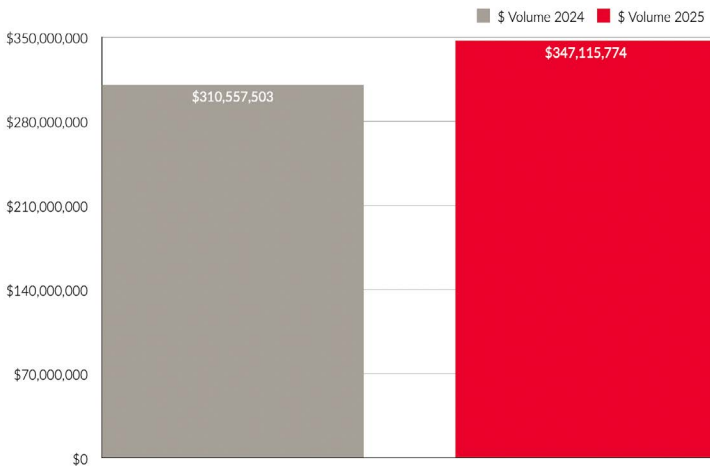


Month-Over-Month 2024 vs. 2025

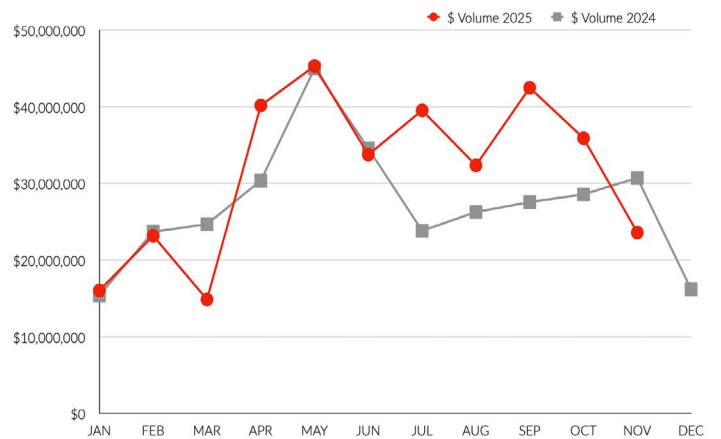
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

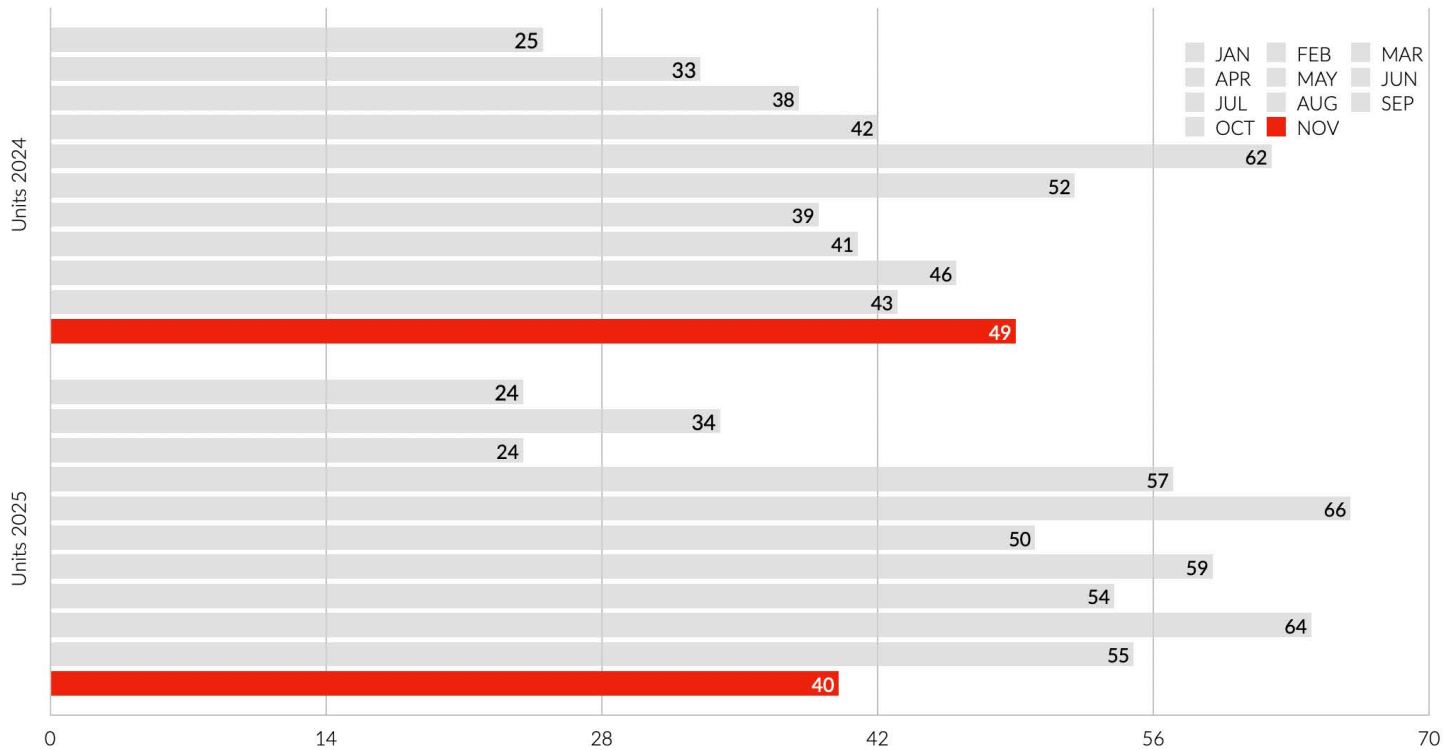


Yearly Totals 2024 vs. 2025

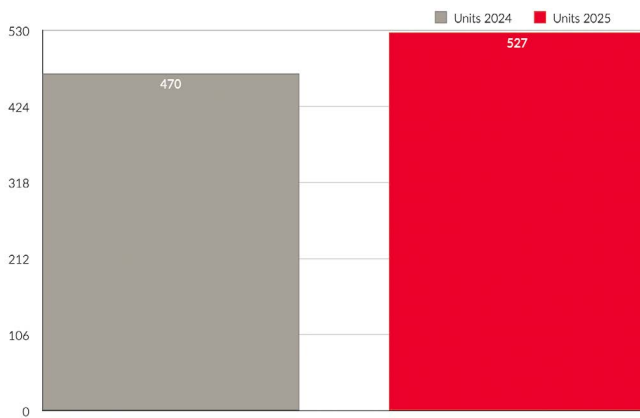


Month vs. Month 2024 vs. 2025

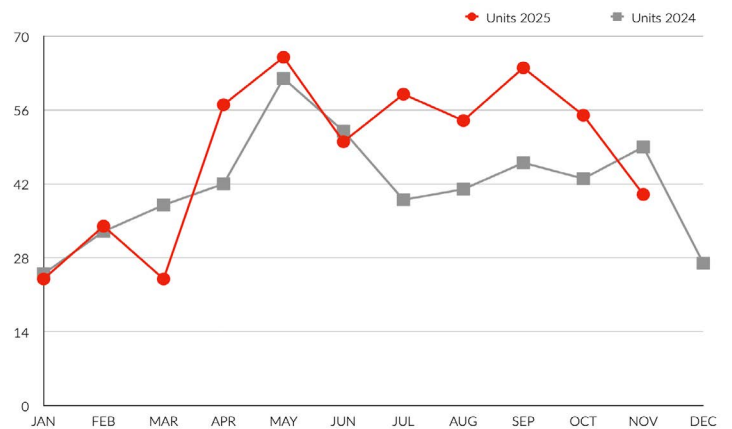
UNIT SALES



Monthly Comparison 2024 vs. 2025

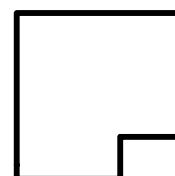


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$329,400,374 +27.57%	\$17,715,400 +44.89%	\$3,393,000 -21.16%
YTD Unit Sales	491 +43.15%	36 +44%	11 -8.33%
YTD Average Sale Price	\$670,877 -10.88%	\$492,094 +0.62%	\$308,455 -14%
November Sales Volume	\$22,136,480 -12.12%	\$1,457,000 -15.97%	\$222,000 -17.78%
November Unit Sales	37 +2.78%	3 -25%	1 No Change

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

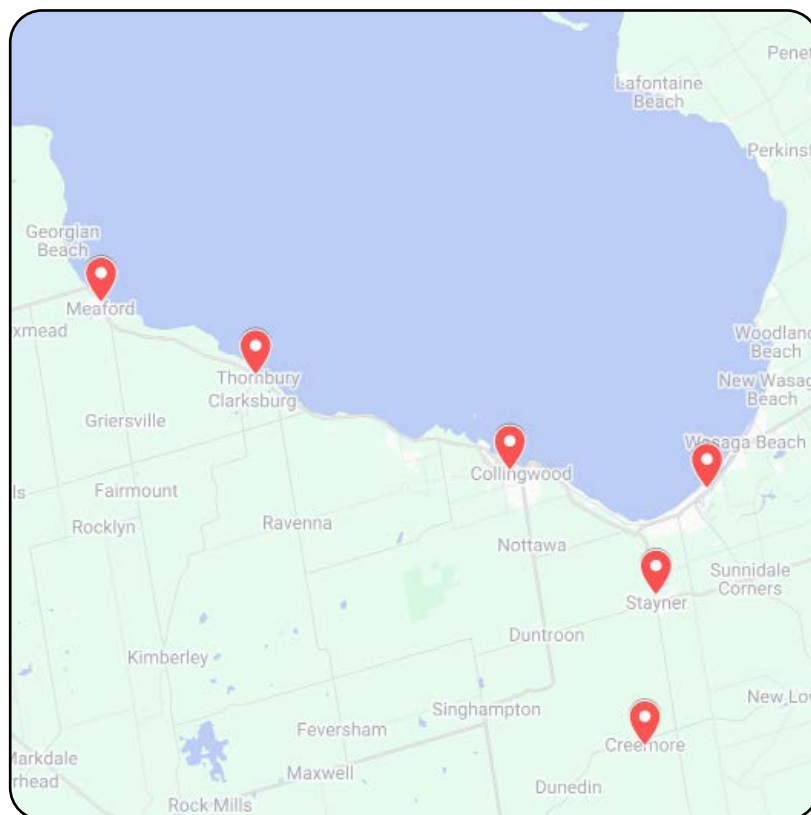
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach


STAYNER

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



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