



2024

MAY

WASAGA BEACH

Real Estate Market Report

OVERVIEW

BUYER'S MARKET

The real estate market in Wasaga Beach currently favors buyers, marked by a decrease in sales volume with no change in unit sales. Additionally, average and median sale prices have slightly increased when compared to the same period last year. These market conditions give buyers the upper hand over sellers, compelling the market to respond accordingly.



May year-over-year sales volume of \$16,371,400

Down 23.5% from 2023's \$21,399,500 with unit sales of 26 remaining the same as last May. New listings of 175 are up 11.46% from a year ago, with the sales/listing ratio of 14.86% down 1.70%.



Year-to-date sales volume of \$62,969,935

Down 18.35% from 2023's \$77,123,100 with unit sales of 84 down 5.62% from 2023's 89. New listings of 636 up 13.37% a year ago, with the sales/listing ratio of 13.21% down 2.66%.



Year-to-date average sale price of \$686,278

Down from \$702,325 one year ago with median sale price of \$728,000 up from \$720,000 one year ago. The average days-on-market is 48.4 which is up by 4.4 days.

MAY NUMBERS

Median Sale Price

\$735,000

+2.94%

Average Sale Price

\$725,274

+5.02%

Sales Volume

\$16,371,400

-23.5%

Unit Sales

26

No Change

New Listings

175

+11.46%

Expired Listings

19

+35.71%

Unit Sales/Listings Ratio

14.86%

-1.70%

*Year-over-year comparison
(May 2024 vs. May 2023)*

THE MARKET IN DETAIL

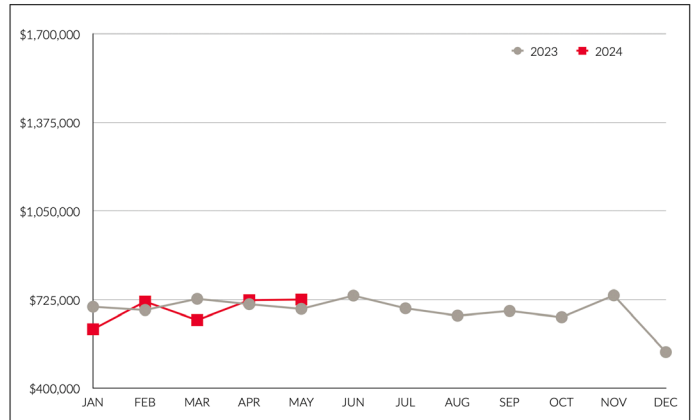
	2022	2023	2024	2023-2024
YTD Volume Sales	\$119,967,131	\$77,123,100	\$62,969,935	-18.35%
YTD Unit Sales	145	89	84	-5.62%
YTD New Listings	520	561	636	+13.37%
YTD Sales/Listings Ratio	27.88%	15.86%	13.21%	-2.66%
YTD Expired Listings	13	71	93	+30.99%
Monthly Volume Sales	\$29,104,129	\$21,399,500	\$16,371,400	-23.5%
Monthly Unit Sales	32	26	26	No Change
Monthly New Listings	140	157	175	+11.46%
Monthly Sales/Listings Ratio	22.86%	16.56%	14.86%	-1.7%
Monthly Expired Listings	3	14	19	+35.71%
YTD Sales: \$0-\$199K	3	3	3	0.00%
YTD Sales: \$200k-349K	9	20	9	-55.00%
YTD Sales: \$350K-\$549K	39	36	43	19.44%
YTD Sales: \$550K-\$749K	55	93	73	-21.51%
YTD Sales: \$750K-\$999K	109	54	52	-3.70%
YTD Sales: \$1M+	61	22	17	-22.73%
YTD Average Days-On-Market	15.60	44.00	48.40	+10%
YTD Average Sale Price	\$798,453	\$702,325	\$686,278	-2.28%
YTD Median Sale Price	\$859,000	\$720,000	\$728,000	+1.11%

Wasaga Beach MLS Sales and Listing Summary
2022 vs. 2023 vs. 2024

AVERAGE SALE PRICE

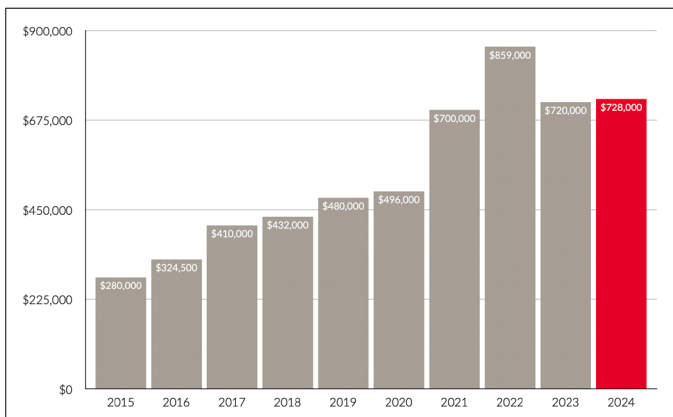


Year-Over-Year

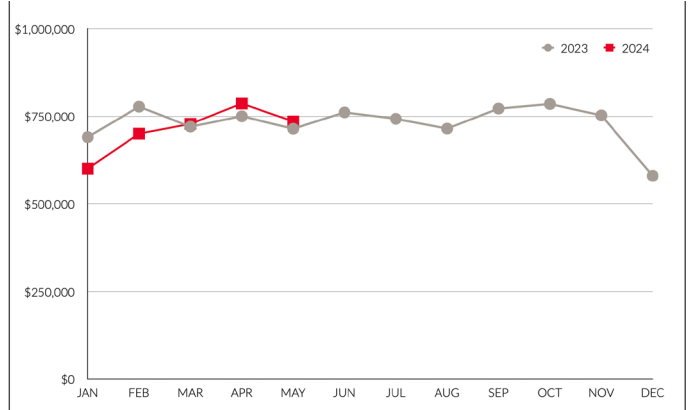


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



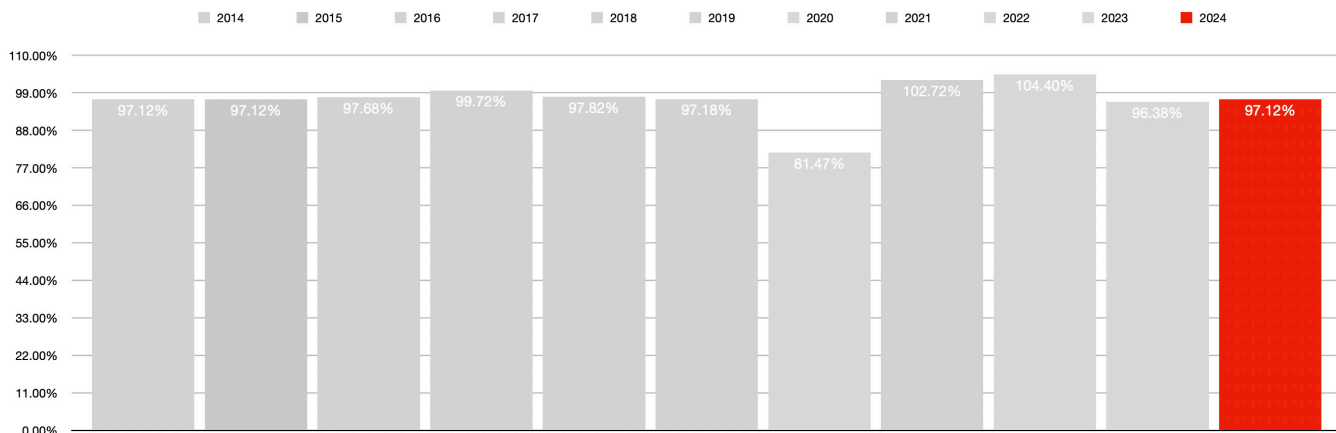
Year-Over-Year



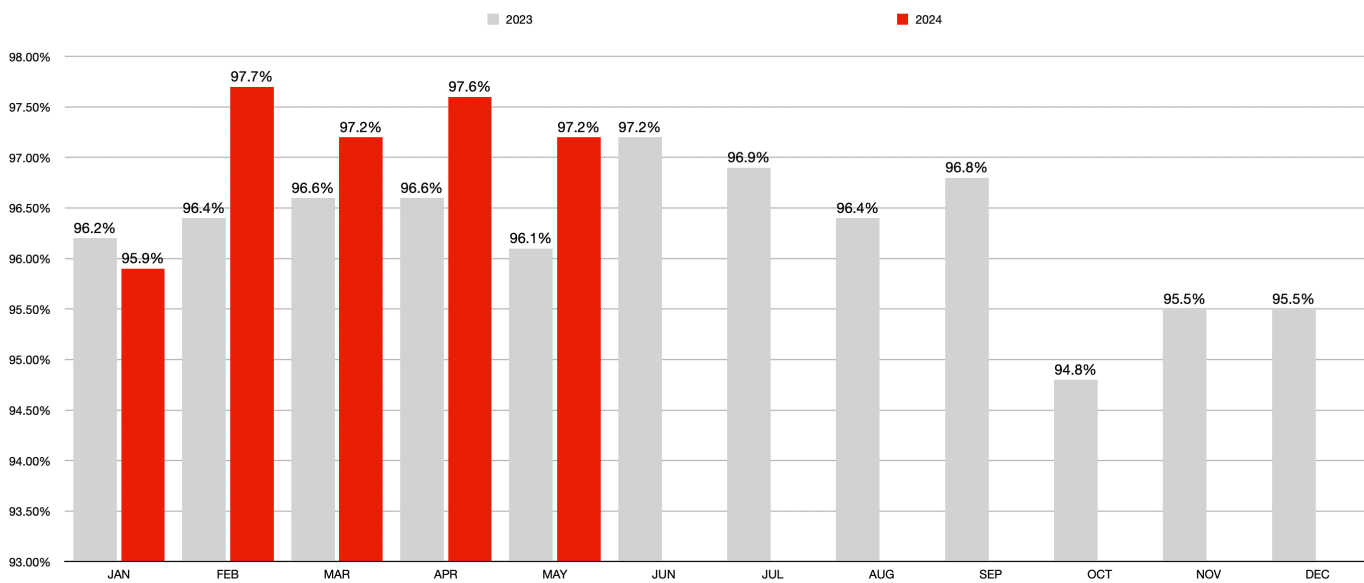
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

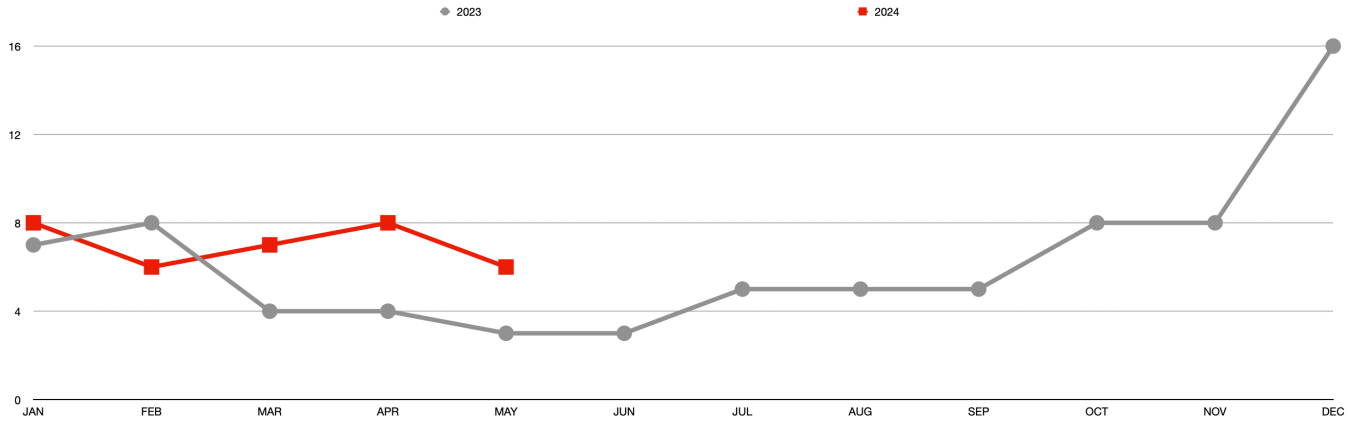


Year-Over-Year

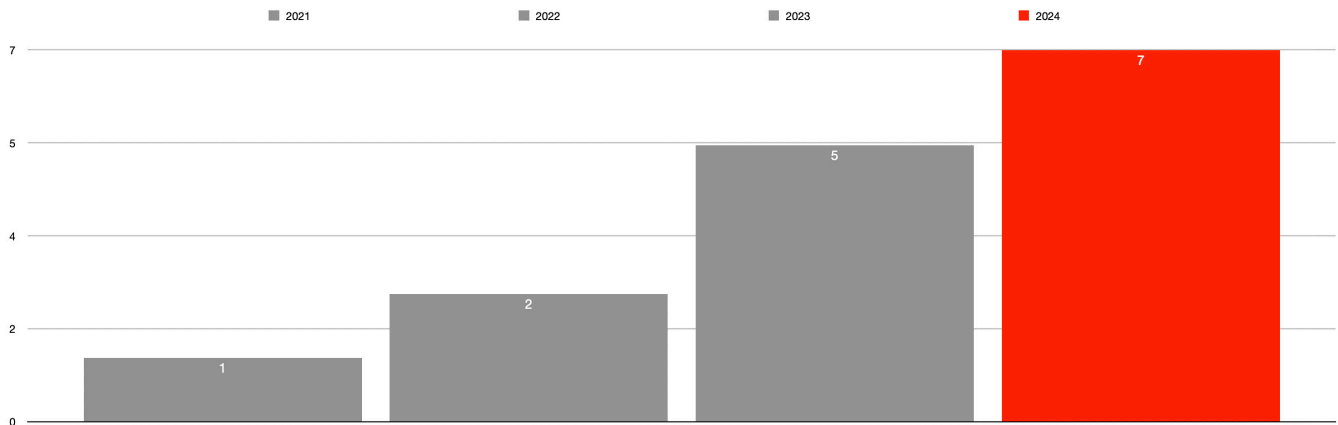


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

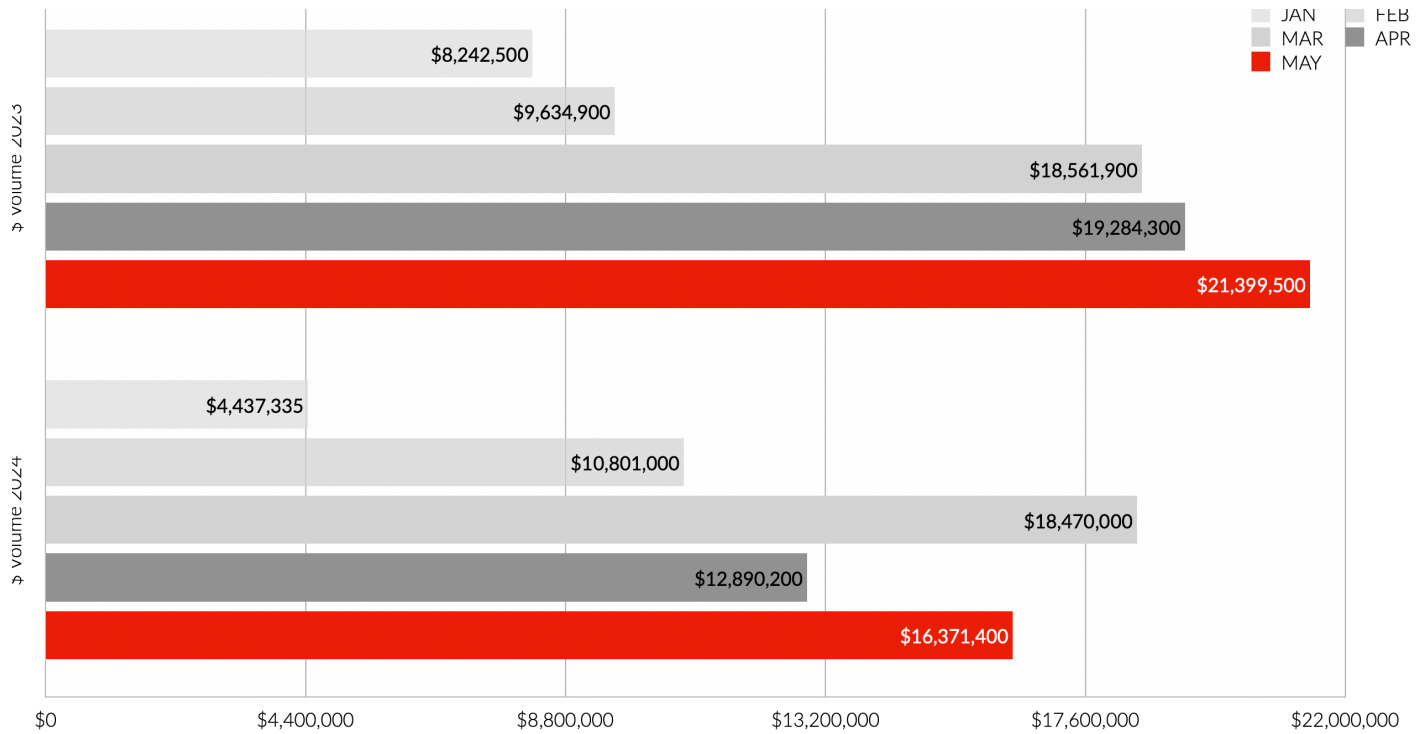


Month-Over-Month 2023 vs. 2024

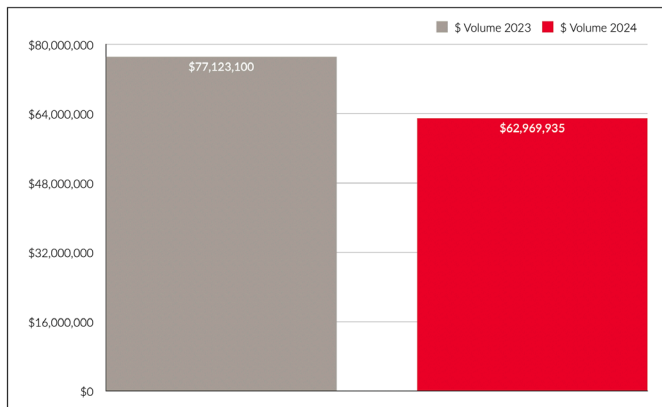


Year-Over-Year

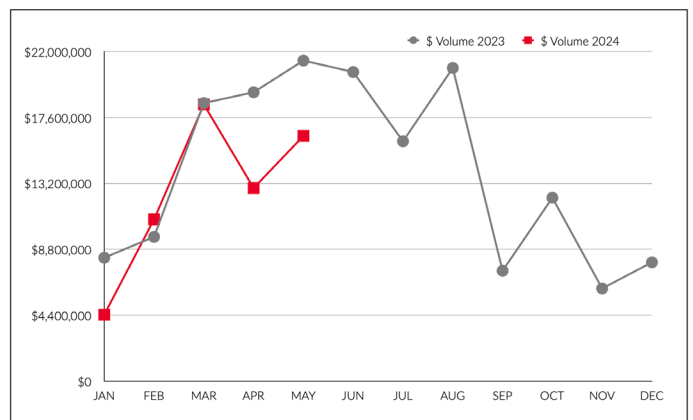
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

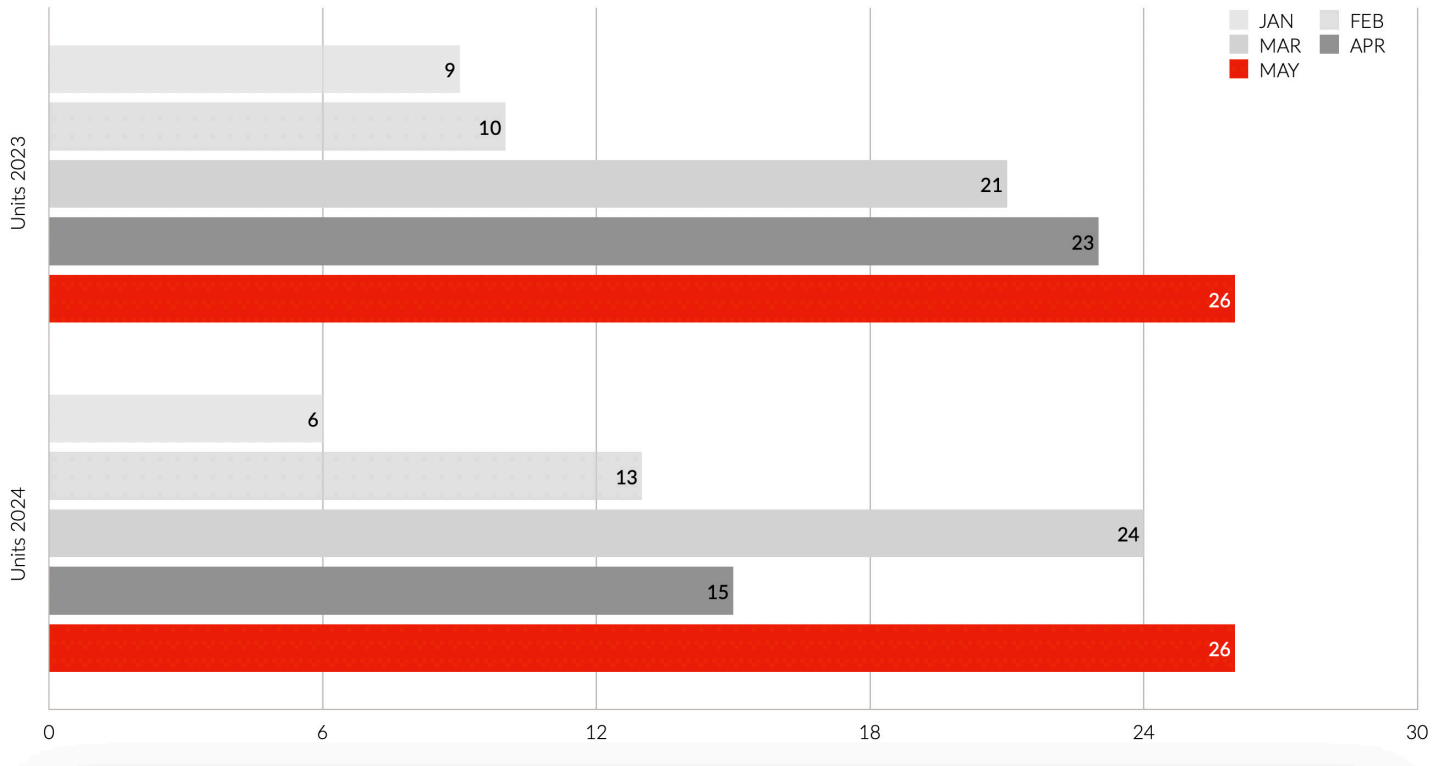


Yearly Totals 2023 vs. 2024

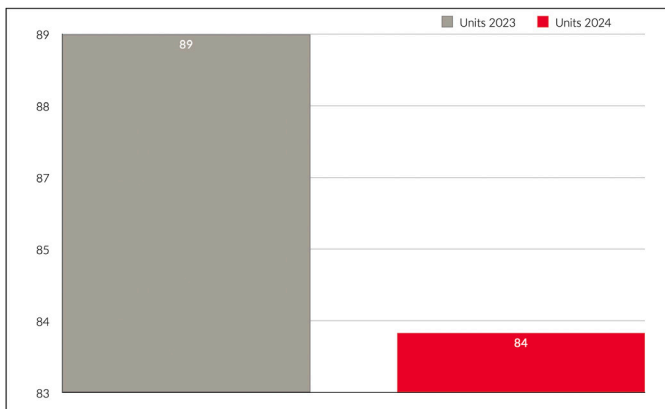


Month vs. Month 2023 vs. 2024

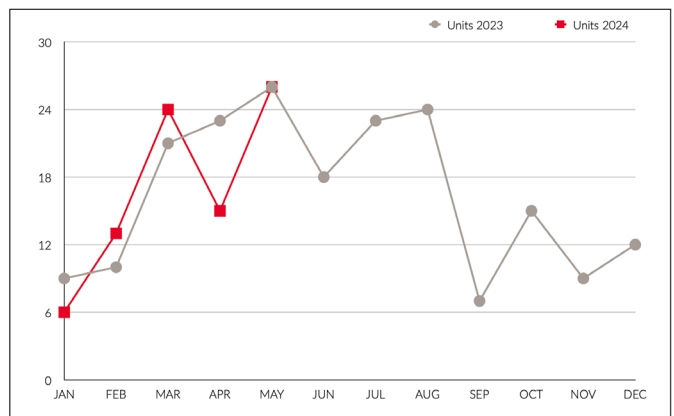
UNIT SALES



Monthly Comparison 2023 vs. 2024

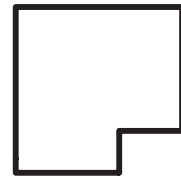


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$117,818,379 -15.17%	\$3,004,900 +2%	\$4,835,500 +140.58%
YTD Unit Sales	151 -13.22%	7 +16.67%	15 +66.67%
YTD Average Sale Price	\$780,254 -2.25%	\$429,271 -12.57%	\$322,367 +44.35%
May Sales Volume	\$36,819,281 -21.14%	\$1,402,000 +161.08%	\$1,469,000 +270.49%
May Unit Sales	44 -25.42%	3 +200%	6 +200%

Year-Over-Year Comparison (2024 vs. 2023)

OUR LOCATIONS

COLLINGWOOD

705-445-5520
330 First St, Collingwood

CREEMORE

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

MEAFORD

519-538-5755
96 Sykes St N, Meaford

THORNBURY

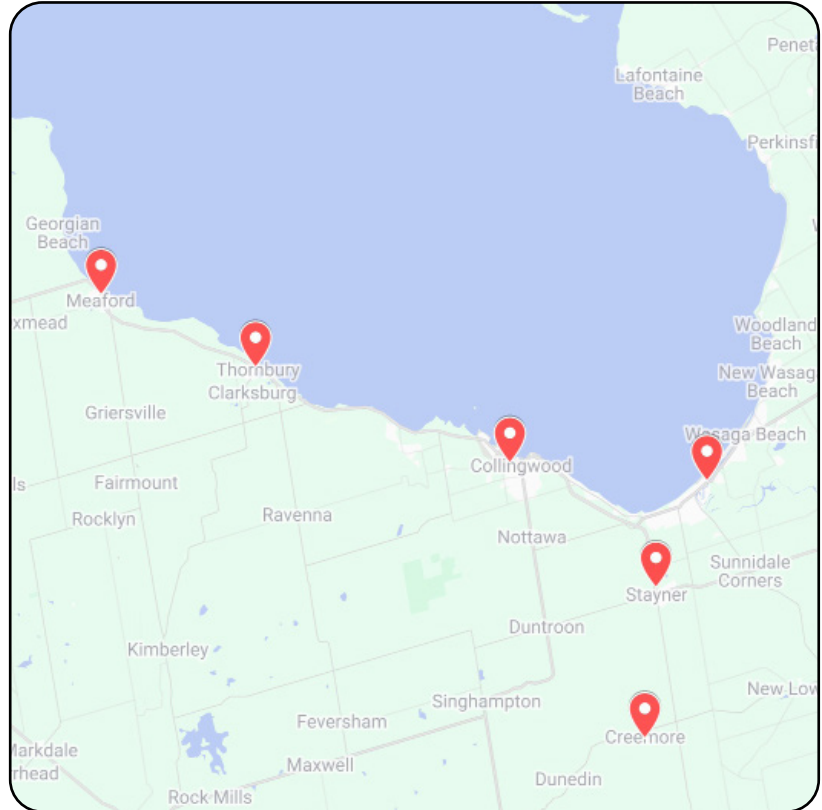
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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