



2024

JUNE

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 both sales volume and unit sales. Additionally, average and median sale prices have declined compared to the same period last year. This trend offers buyers a favorable environment with more negotiating power and potentially better deals.



June year-over-year sales volume of \$34,541,000

Down 41.63% from 2023's \$59,180,509 with unit sales of 52 down 35% from last June. New listings of 143 are down 15.88% from a year ago, with the sales/listing ratio of 36.36% down 22.73%.



Year-to-date sales volume of \$173,637,576

Down 20.92% from 2023's \$219,575,307 with unit sales of 252 down 18.18% from 2023's 308. New listings of 779 up 6.57% a year ago, with the sales/listing ratio of 32.35% down 23.22%.



Year-to-date average sale price of \$682,607

Down from \$708,563 one year ago with median sale price of \$730,000 down from \$734,975 one year ago. The average days-on-market is 47.33 which is up by 4.83 days.

JUNE NUMBERS

Median Sale Price

\$732,000

-3.81%

Average Sale Price

\$664,250

-10.21%

Sales Volume

\$34,541,000

-41.63%

Unit Sales

52

-35%

New Listings

143

-15.88%

Expired Listings

43

+168.75%

Unit Sales/Listings Ratio

36.36%

-22.73%

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

THE MARKET IN DETAIL

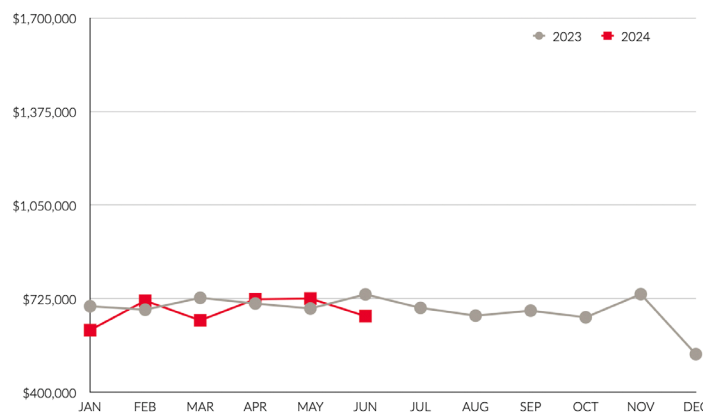
	2022	2023	2024	2023-2024
YTD Volume Sales	\$253,703,922	\$219,575,307	\$173,637,576	-20.92%
YTD Unit Sales	322	308	252	-18.18%
YTD New Listings	643	731	779	+6.57%
YTD Sales/Listings Ratio	50.08%	42.13%	32.35%	-9.78%
YTD Expired Listings	20	87	136	+56.32%
Monthly Volume Sales	\$30,707,050	\$59,180,509	\$34,541,000	-41.63%
Monthly Unit Sales	43	80	52	-35%
Monthly New Listings	123	170	143	-15.88%
Monthly Sales/Listings Ratio	34.96%	47.06%	36.36%	-10.7%
Monthly Expired Listings	7	16	43	+168.75%
YTD Sales: \$0-\$199K	6	3	4	33.33%
YTD Sales: \$200k-349K	10	22	15	-31.82%
YTD Sales: \$350K-\$549K	48	48	47	-2.08%
YTD Sales: \$550K-\$749K	68	123	86	-30.08%
YTD Sales: \$750K-\$999K	123	83	63	-24.10%
YTD Sales: \$1M-\$2M	66	27	22	-18.52%
YTD Sales: \$2M+	67	29	24	-17.24%
YTD Average Days-On-Market	38.60	42.50	47.33	+11.37%
YTD Average Sale Price	\$784,397	\$708,563	\$682,607	-3.66%
YTD Median Sale Price	\$837,000	\$734,975	\$730,000	-0.68%

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

AVERAGE SALE PRICE

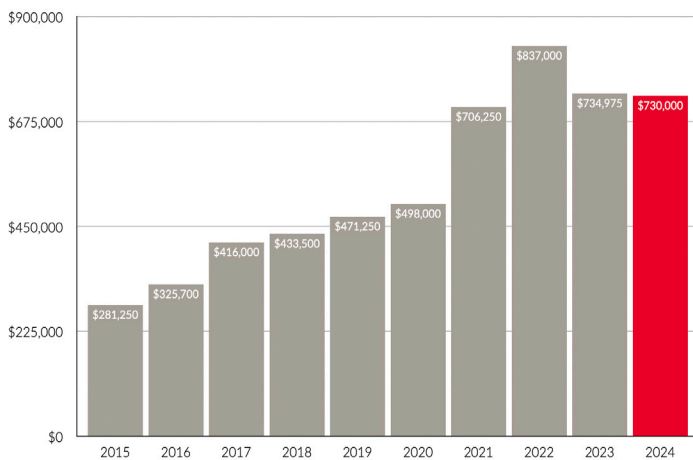


Year-Over-Year

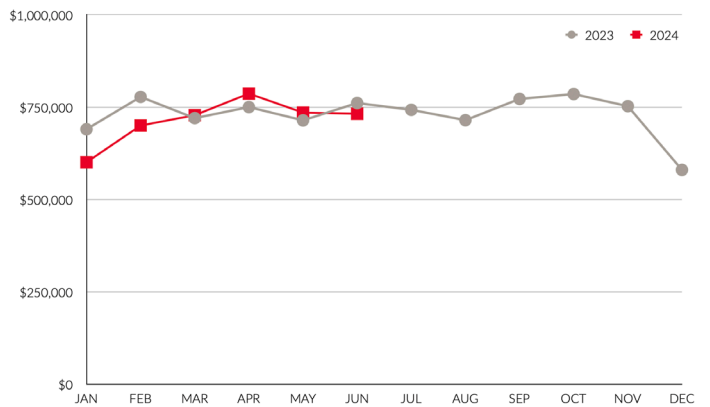


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



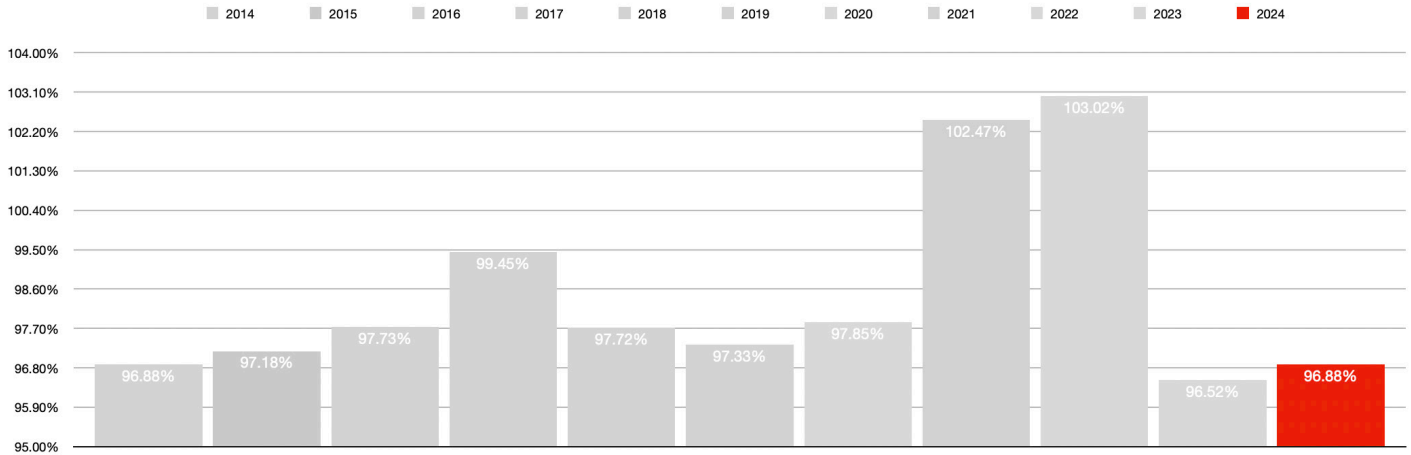
Year-Over-Year



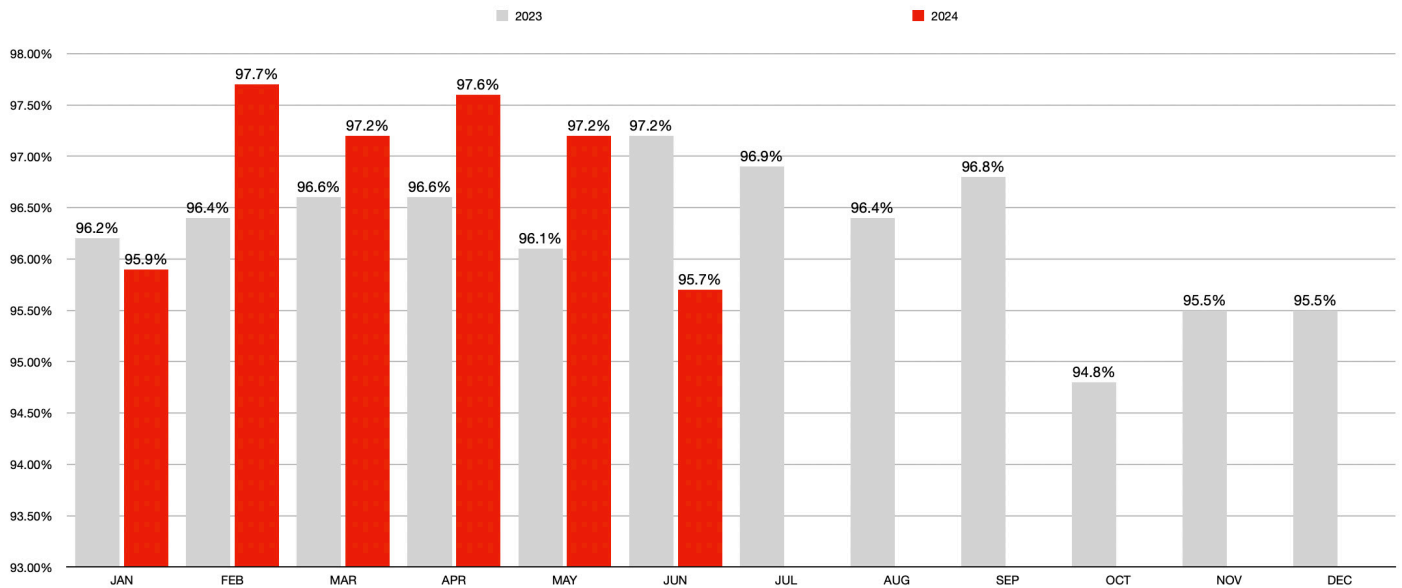
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

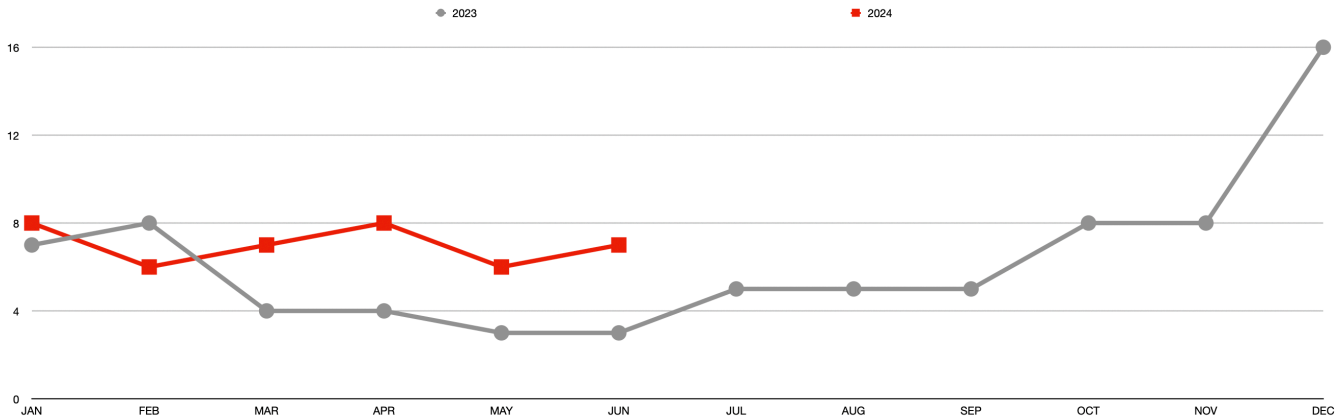


Year-Over-Year

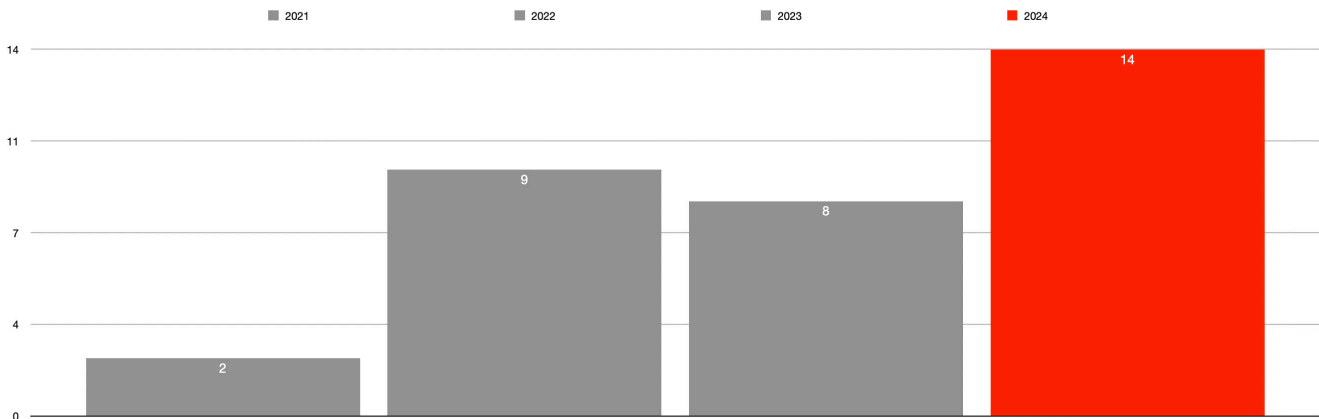


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

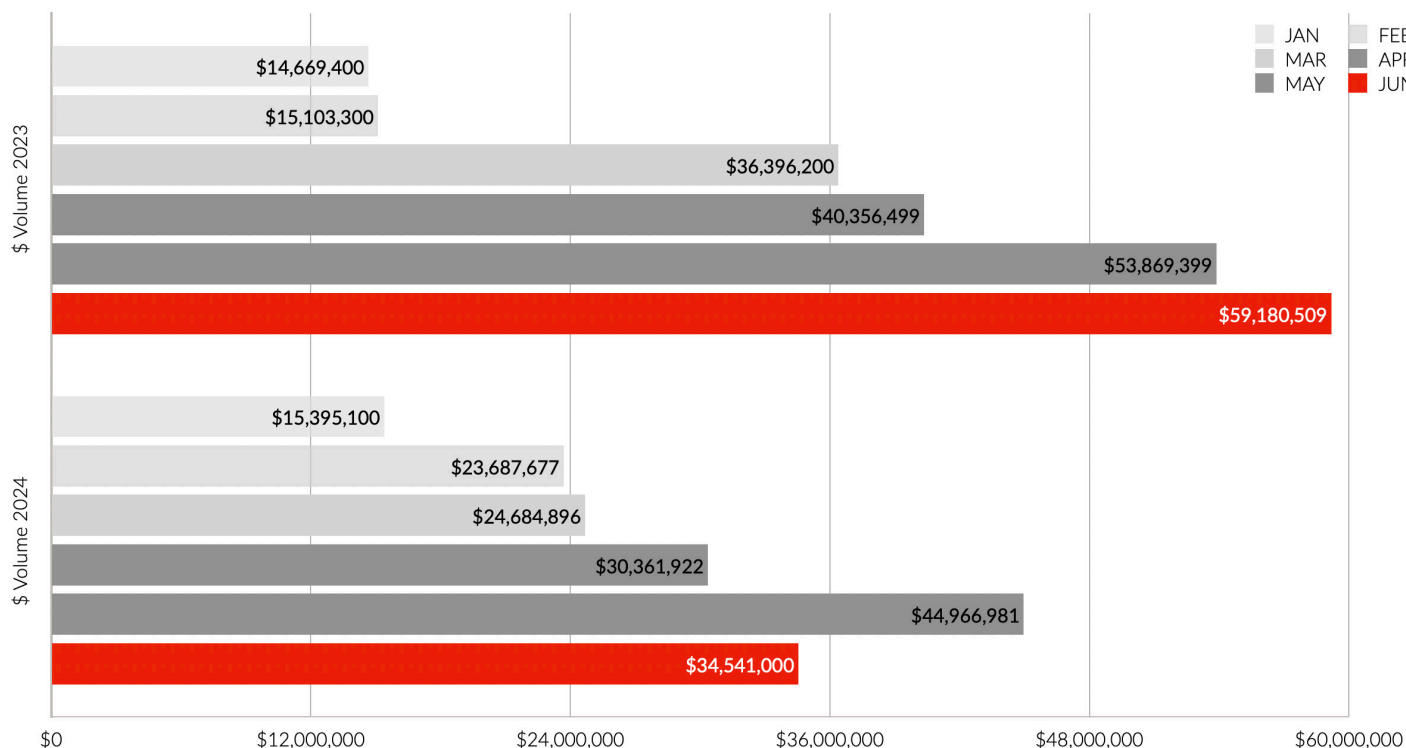


Month-Over-Month 2023 vs. 2024

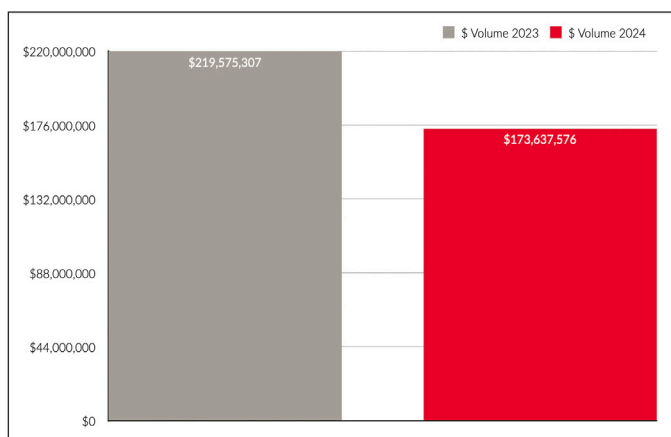


Year-Over-Year

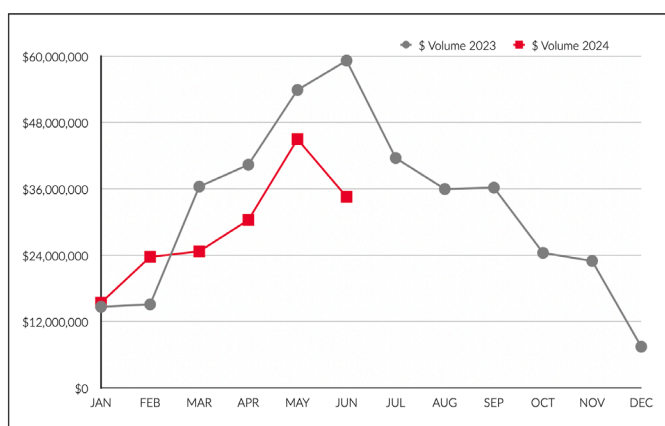
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

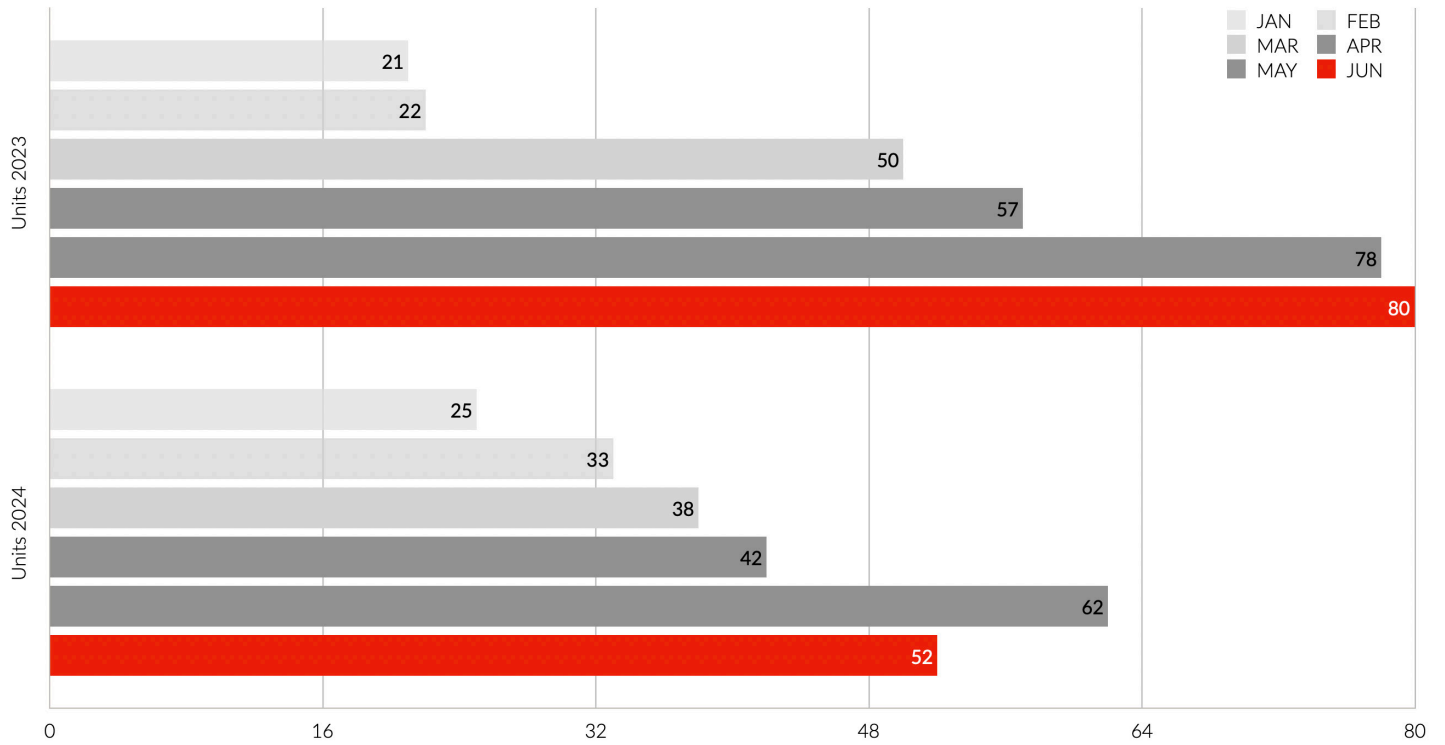


Yearly Totals 2023 vs. 2024

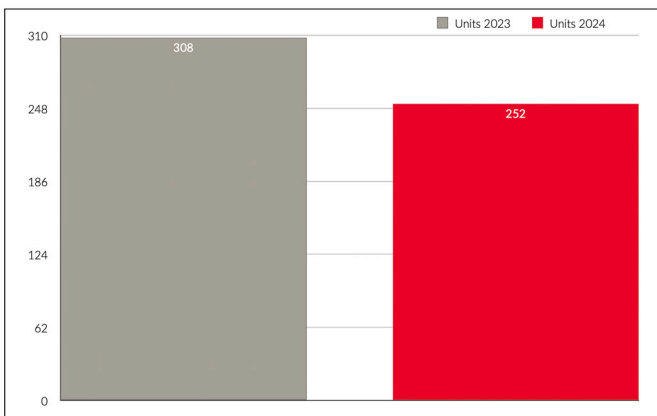


Month vs. Month 2023 vs. 2024

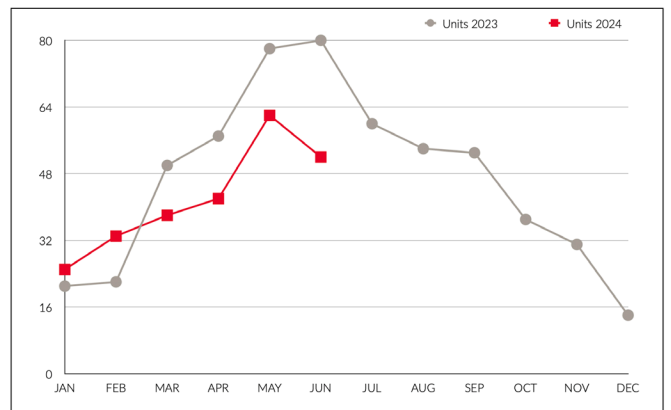
UNIT SALES



Monthly Comparison 2023 vs. 2024

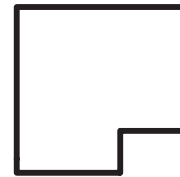


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$146,039,379 -23.65%	\$3,824,900 -4.75%	\$3,725,597 +29.64%
YTD Unit Sales	186 -22.18%	9 +12.5%	10 +25%
YTD Average Sale Price	\$785,158 -1.9%	\$424,989 -15.33%	\$372,560 +3.71%
June Sales Volume	\$28,221,000 -46.13%	\$820,000 -23.33%	\$1,047,500 +109.92%
June Unit Sales	35 -46.15%	2 No Change	4 +300%



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

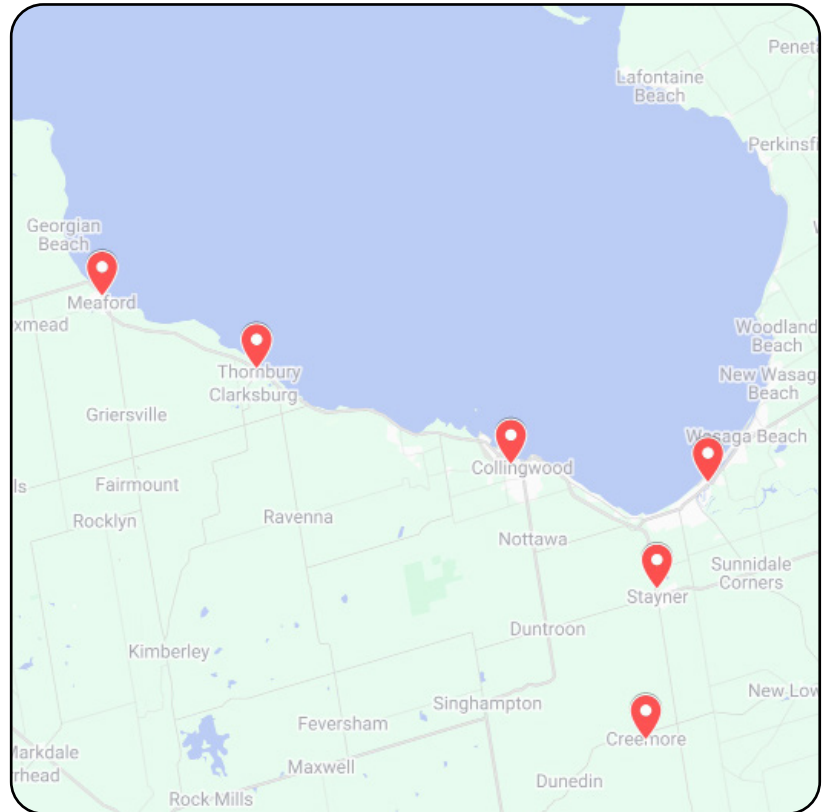
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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