



2024
JULY

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 more opportunities to negotiate favorable deals and potentially secure properties at lower prices.



July year-over-year sales volume of \$23,819,900

Down 42.7% from 2023's \$41,571,607 with unit sales of 39 down 35% from last July. New listings of 142 are up 11.81% from a year ago, with the sales/listing ratio of 27.46% down 41.87%.



Year-to-date sales volume of \$197,457,476

Down 24.39% from 2023's \$261,146,914 with unit sales of 291 down 20.92% from 2023's 368. New listings of 921 up 7.34% a year ago, with the sales/listing ratio of 31.60% down 26.33%.



Year-to-date average sale price of \$672,344

Down from \$706,320 one year ago with median sale price of \$728,000 down from \$742,500 one year ago. The average days-on-market is 45.57 which is up by 3.71

JULY NUMBERS

Median Sale Price

\$672,000

-9.49%

Average Sale Price

\$610,767

-11.85%

Sales Volume

\$23,819,900

-42.7%

Unit Sales

39

-35%

New Listings

142

+11.81%

Expired Listings

25

+92.31%

Unit Sales/Listings Ratio

27.46%

-41.87%

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



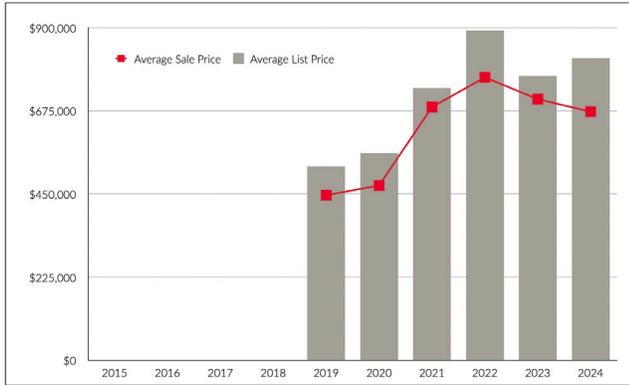


THE MARKET IN DETAIL

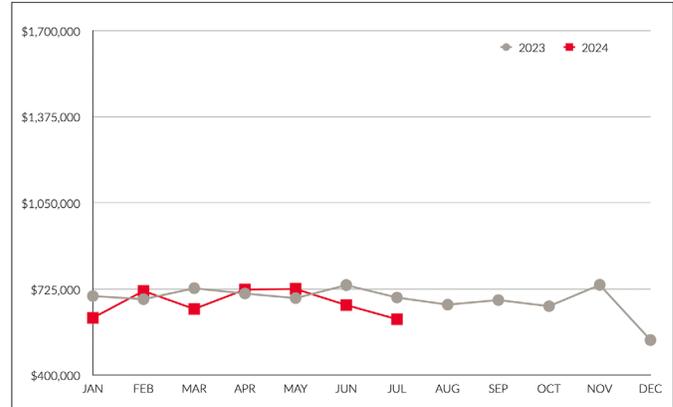
	2022	2023	2024	2023-2024
YTD Volume Sales	\$275,189,222	\$261,146,914	\$197,457,476	-24.39%
YTD Unit Sales	355	368	291	-20.92%
YTD New Listings	767	858	921	+7.34%
YDT Sales/Listings Ratio	46.28%	42.89%	31.60%	-11.29%
YTD Expired Listings	29	100	161	+61%
Monthly Volume Sales	\$21,485,300	\$41,571,607	\$23,819,900	-42.7%
Monthly Unit Sales	33	60	39	-35%
Monthly New Listings	124	127	142	+11.81%
Monthly Sales/Listings Ratio	26.61%	47.24%	27.46%	-19.78%
Monthly Expired Listings	9	13	25	+92.31%
Monthly Average Sale Price	\$651,070	\$692,860	\$610,767	-10.21%
YTD Sales: \$0-\$199K	8	7	6	-14.29%
YTD Sales: \$200k-349K	12	24	17	-29.17%
YTD Sales: \$350K-\$549K	55	58	56	-3.45%
YTD Sales: \$550K-\$749K	79	143	103	-27.97%
YTD Sales: \$750K-\$999K	131	98	71	-27.55%
YTD Sales: \$1M+	69	36	23	-36.11%
YTD Sales: \$2M+	70	38	25	-34.21%
YTD Average Days-On-Market	18.43	41.86	45.57	+8.87%
YTD Average Sale Price	\$765,350	\$706,320	\$672,344	-4.81%
YTD Median Sale Price	\$815,000	\$742,500	\$728,000	-1.95%

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

AVERAGE SALE PRICE

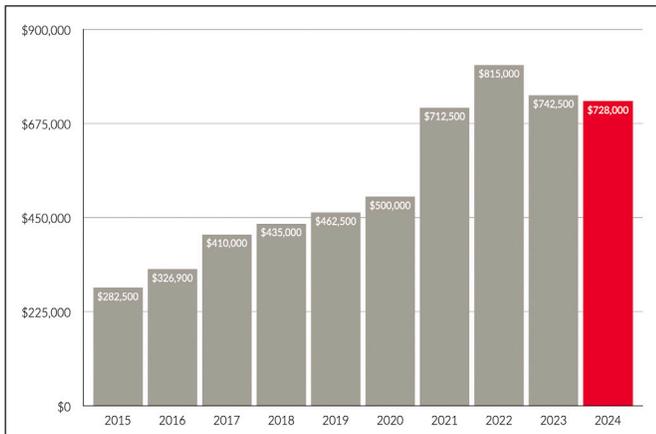


Year-Over-Year

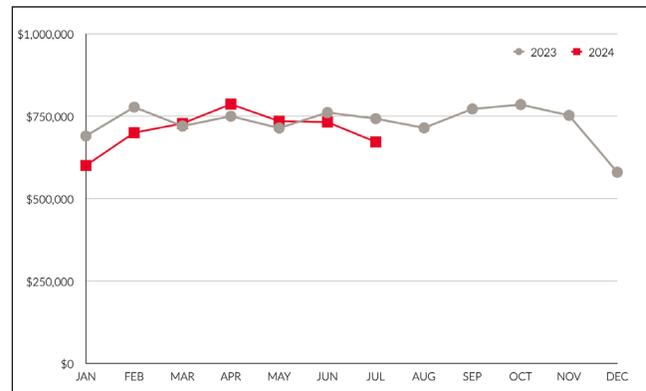


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



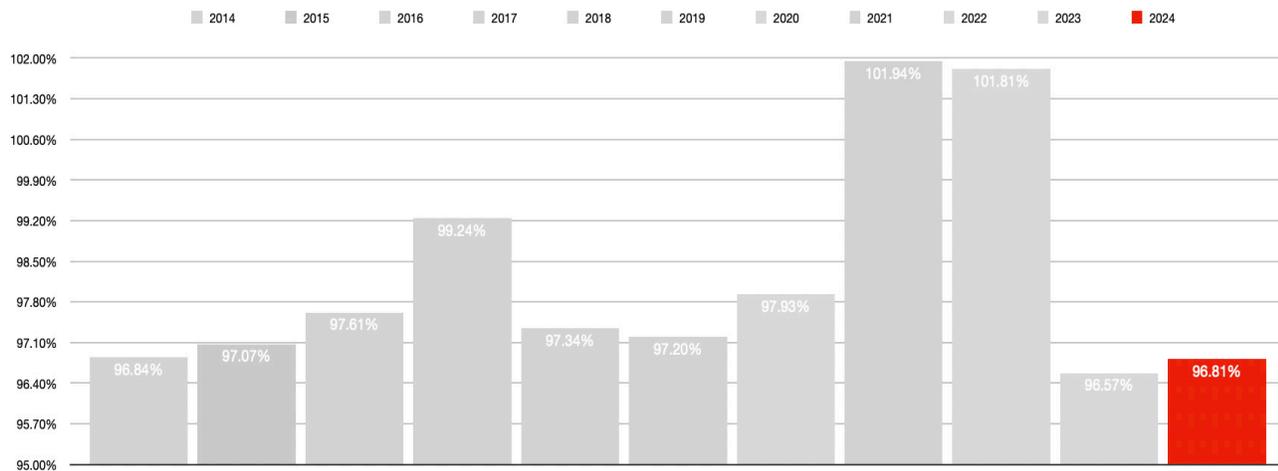
Year-Over-Year



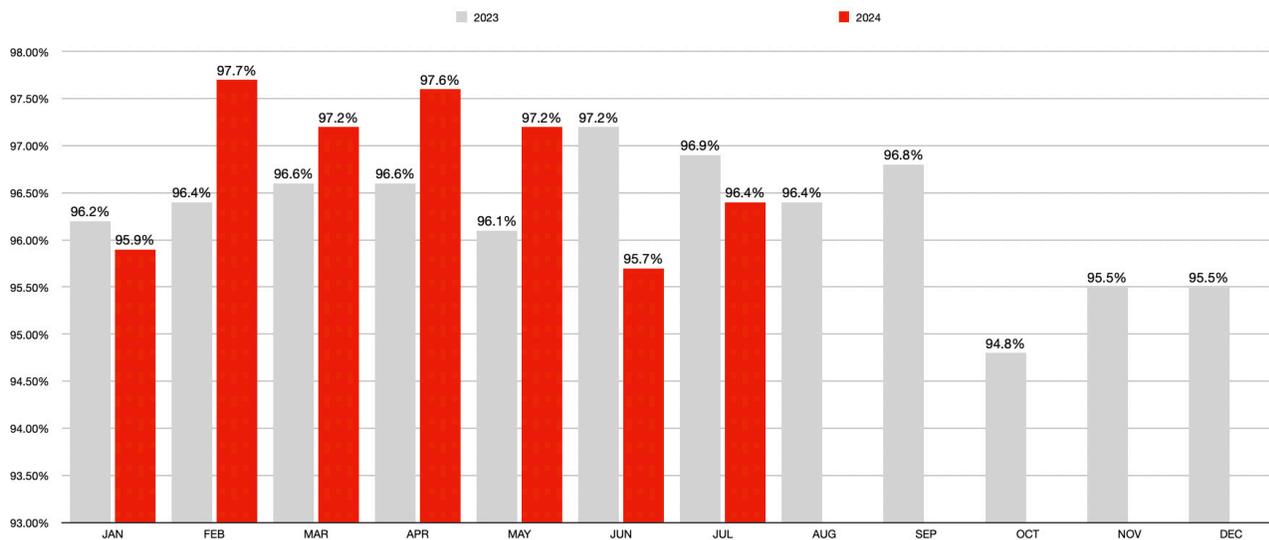
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

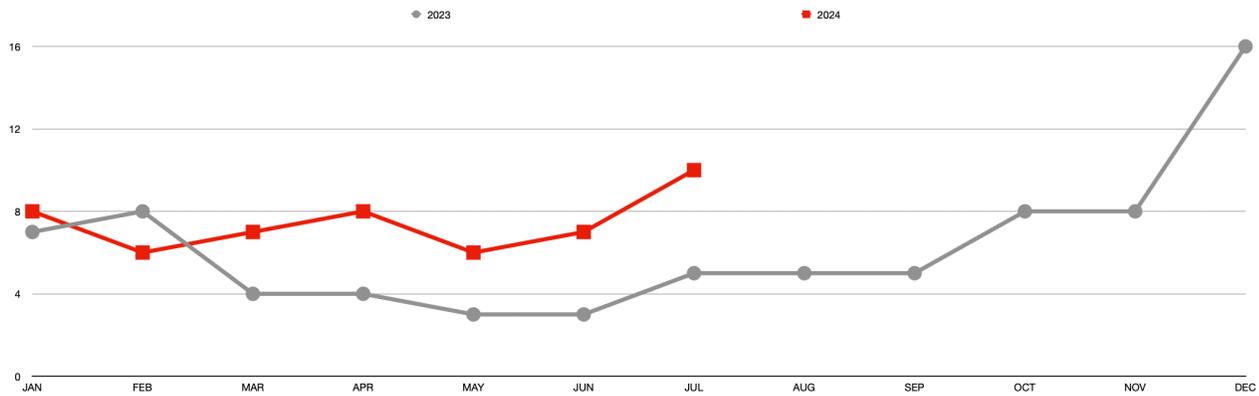


Year-Over-Year



Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

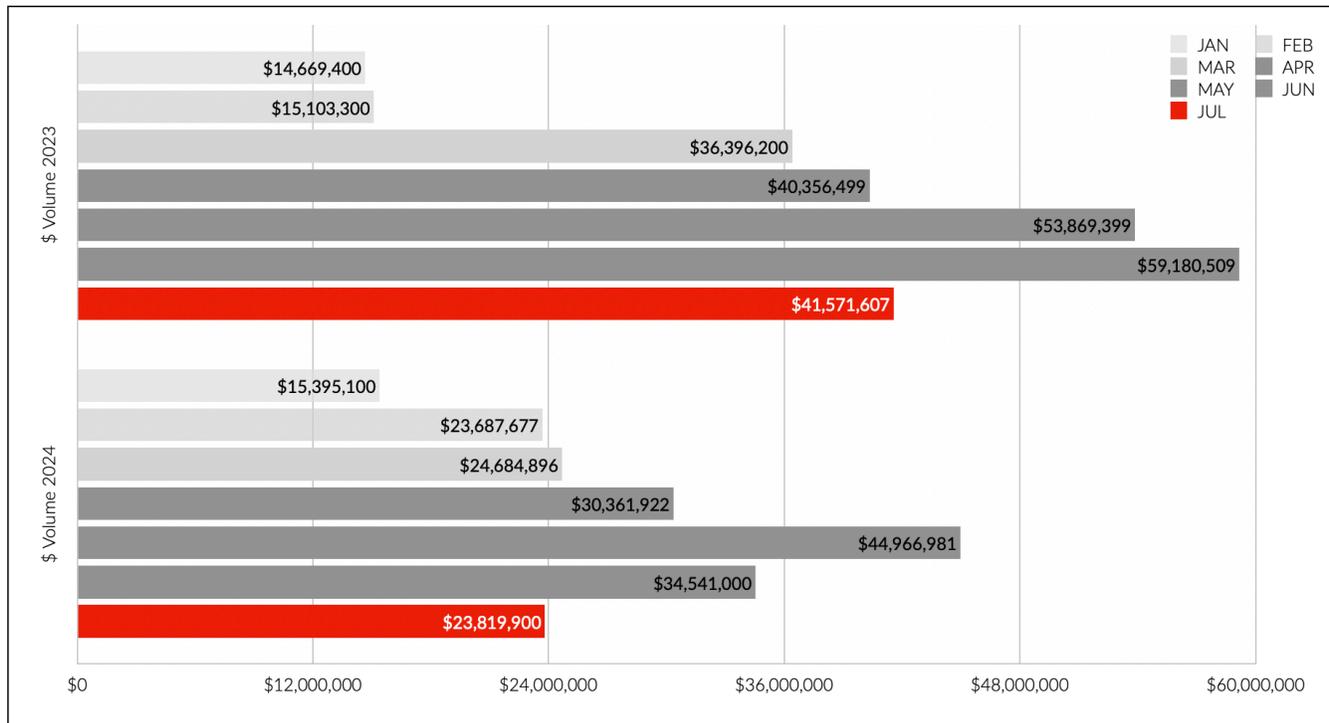


Month-Over-Month 2023 vs. 2024

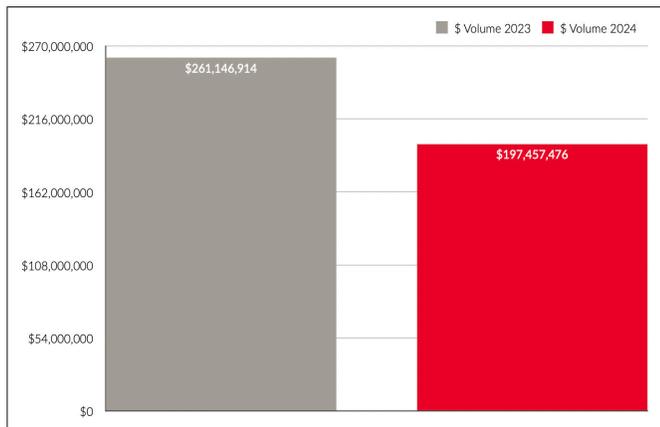


Year-Over-Year

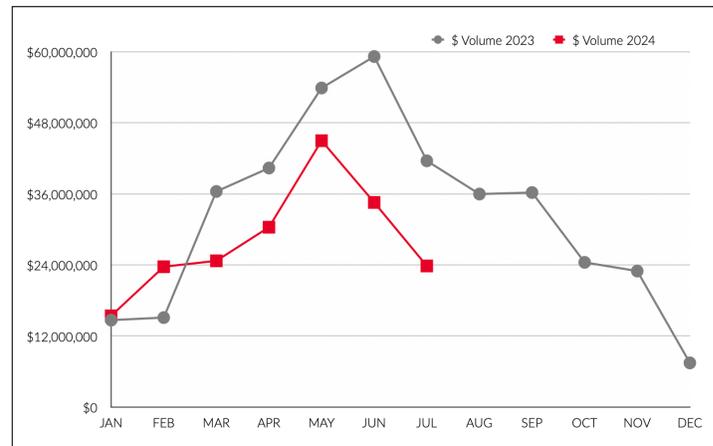
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

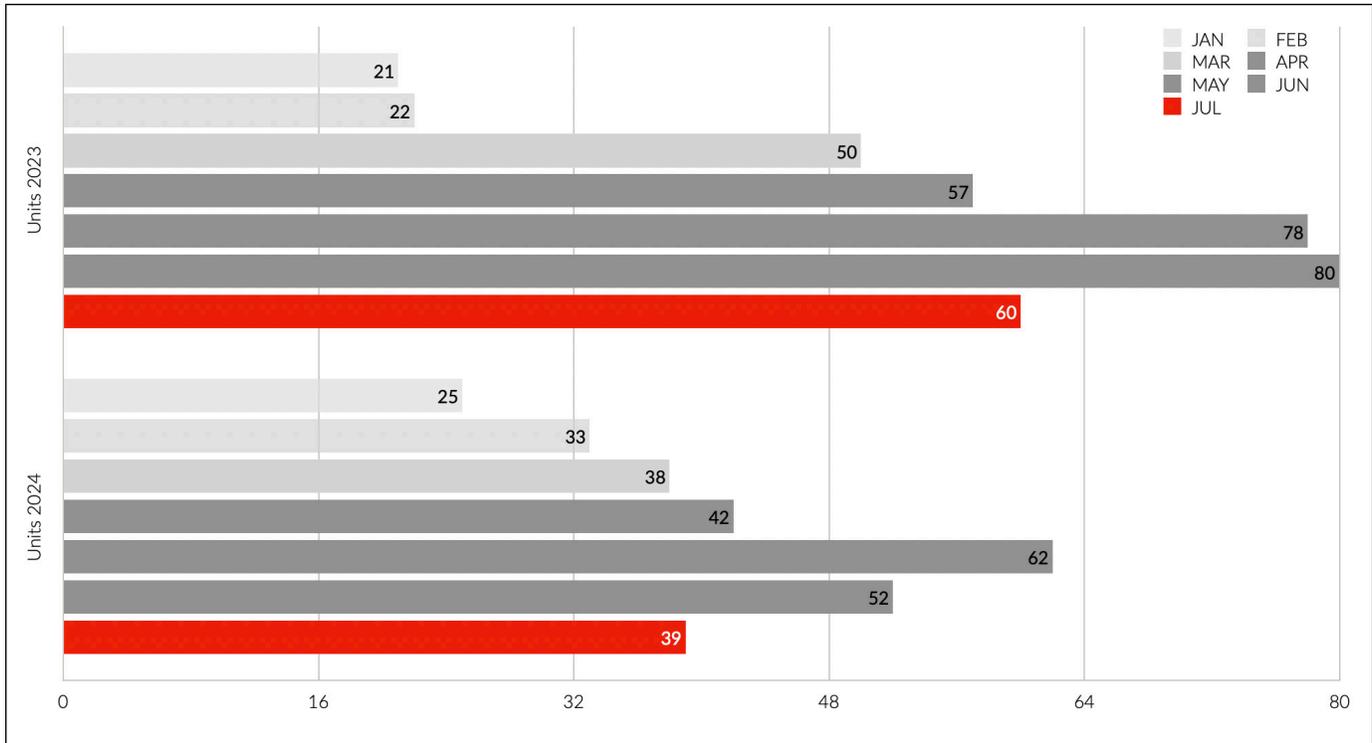


Yearly Totals 2023 vs. 2024

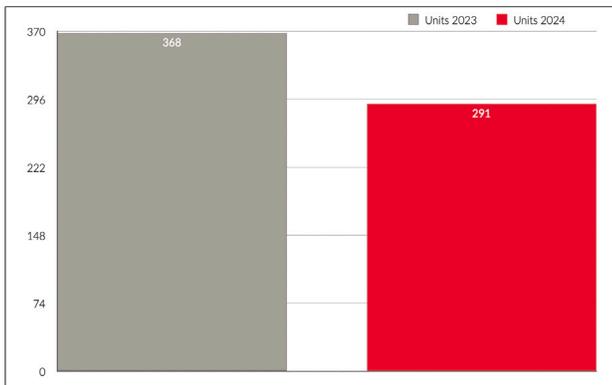


Month vs. Month 2023 vs. 2024

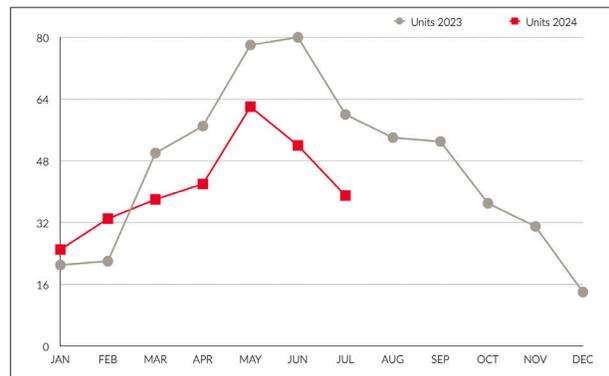
UNIT SALES



Monthly Comparison 2023 vs. 2024

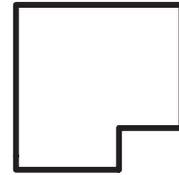


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$165,040,379 -27.19%	\$6,280,900 +12.52%	\$3,725,597 +29.64%
YTD Unit Sales	213 -24.73%	14 +16.67%	10 +25%
YTD Average Sale Price	\$774,837 -3.27%	\$448,636 -3.55%	\$372,560 +3.71%
July Sales Volume	\$19,001,000 -46.32%	\$2,456,000 +56.78%	\$0 No change
July Unit Sales	27 -38.64%	5 +25%	0 No change



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

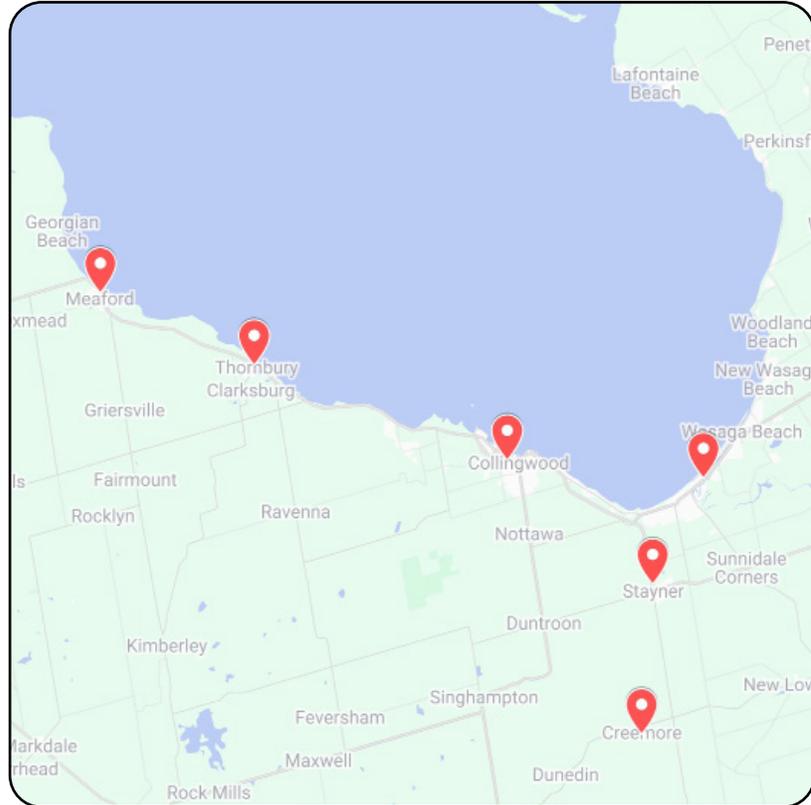
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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