



2024

OCTOBER

WASAGA BEACH

Real Estate Market Report

OVERVIEW

BALANCED MARKET

The real estate market in [Wasaga Beach](#) is balanced this month, marked by an increase in both sales volume and unit sales. However, both the average and median sale prices have declined compared to the same period last year. This trend offers buyers an opportunity to explore more inventory at potentially lower price points, creating a stable environment for negotiation.



October year-over-year sales volume of \$28,569,124

Up 16.98% from 2023's \$24,421,900 with unit sales of 43 up 16.22% from last October's 37. New listings of 100 are down 18.03% from a year ago, with the sales/listing ratio of 43% down 41.78%.



Year-to-date sales volume of \$279,849,548

Down 21.77% from 2023's \$357,742,389 with unit sales of 421 down 17.77% from 2023's 512. New listings of 1,295 up 3.19% a year ago, with the sales/listing ratio of 32.51% down 20.31%.



Year-to-date average sale price of \$678,486

Down from \$695,349 one year ago with median sale price of \$718,250 down from \$746,225 one year ago. The average days-on-market is 48.60 which is up by 5.1 days.

OCTOBER NUMBERS

Median Sale Price

\$726,500

-7.48%

Average Sale Price

\$743,140

+12.59%

Sales Volume

\$28,569,124

+16.98%

Unit Sales

43

+16.22%

New Listings

100

-18.03%

Expired Listings

50

+78.57%

Unit Sales/Listings Ratio

43%

41.78%

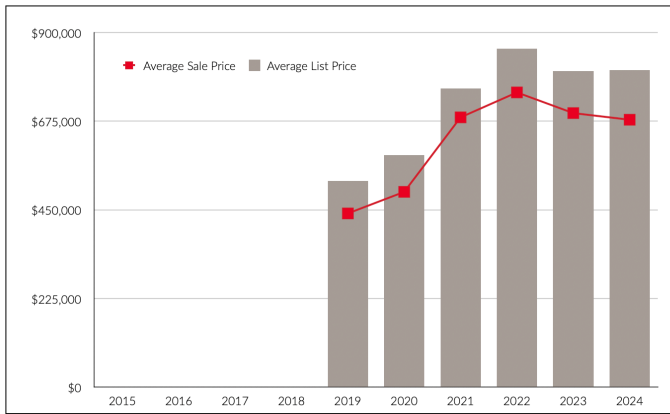
*Year-over-year comparison
(October 2024 vs. October 2023)*

THE MARKET IN DETAIL

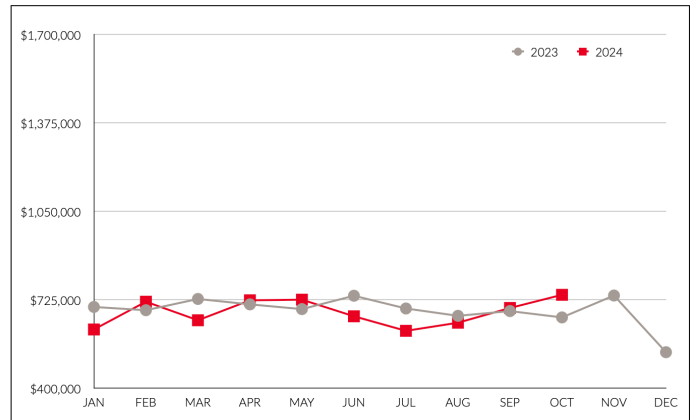
	2022	2023	2024	2023-2024
YTD Volume Sales	\$345,347,972	\$357,742,389	\$279,849,548	-21.77%
YTD Unit Sales	454	512	421	-17.77%
YTD New Listings	1,083	1,255	1,295	+3.19%
YTD Sales/Listings Ratio	41.92%	40.80%	32.51%	-20.31%
YTD Expired Listings	105	165	294	+78.18%
Monthly Volume Sales	\$19,731,050	\$24,421,900	\$28,569,124	+16.98%
Monthly Unit Sales	32	37	43	+16.22%
Monthly New Listings	99	122	100	-18.03%
Monthly Sales/Listings Ratio	32.32%	30.33%	43.00%	+41.78%
Monthly Expired Listings	27	28	50	+78.57%
Monthly Average Sale Price	\$616,595	\$660,051	\$743,140	+12.59%
YTD Sales: \$0-\$199K	11	13	11	-15.38%
YTD Sales: \$200k-349K	17	35	26	-25.71%
YTD Sales: \$350K-\$549K	79	93	83	-10.75%
YTD Sales: \$550K-\$749K	118	183	152	-16.94%
YTD Sales: \$750K-\$999K	147	138	106	-23.19%
YTD Sales: \$1M+	79	46	28	-39.13%
YTD Sales: \$2M+	82	50	27	-46%
YTD Average Days-On-Market	26.60	43.50	48.60	+11.72%
YTD Average Sale Price	\$747,850	\$695,349	\$678,486	-2.43%
YTD Median Sale Price	\$811,250	\$746,225	\$718,250	-3.75%

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

AVERAGE SALE PRICE

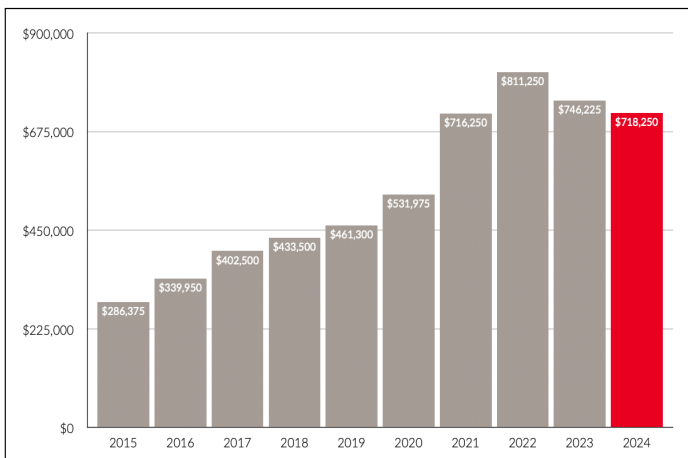


Year-Over-Year

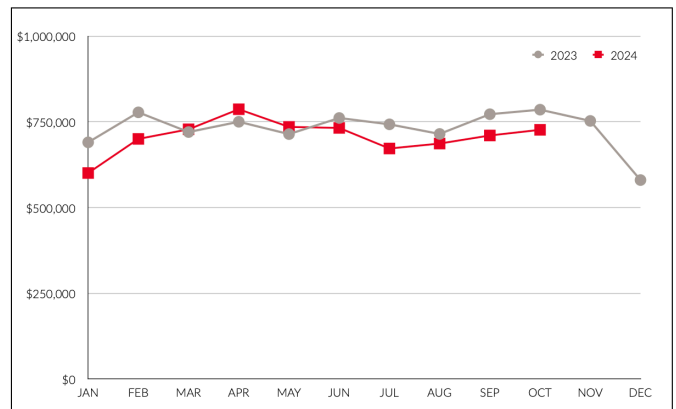


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



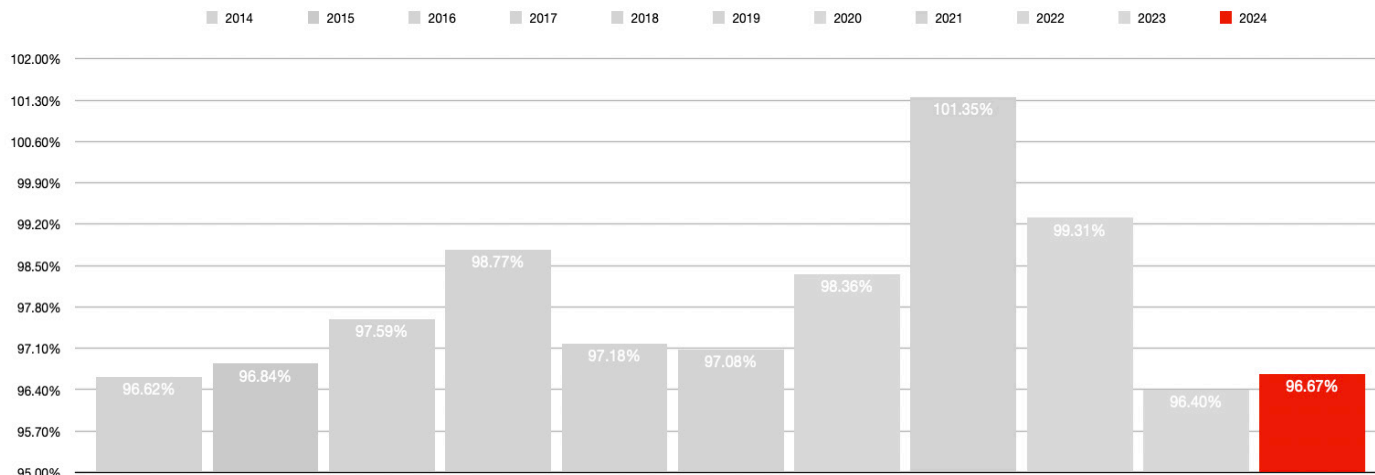
Year-Over-Year



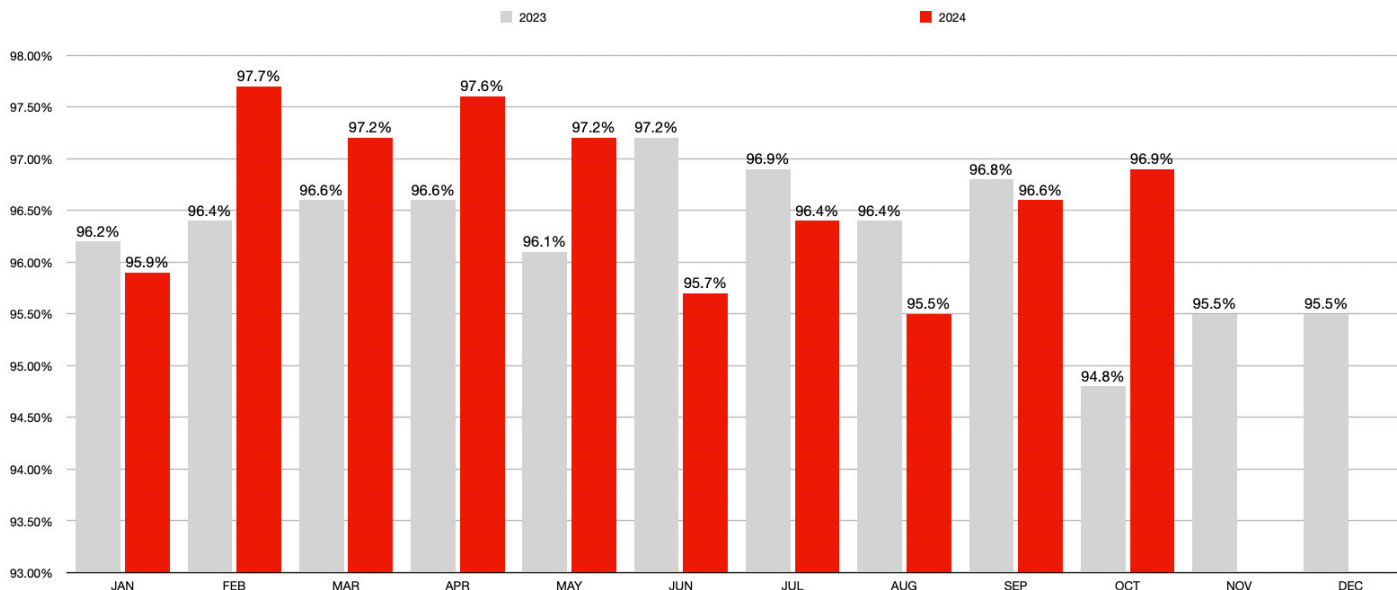
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

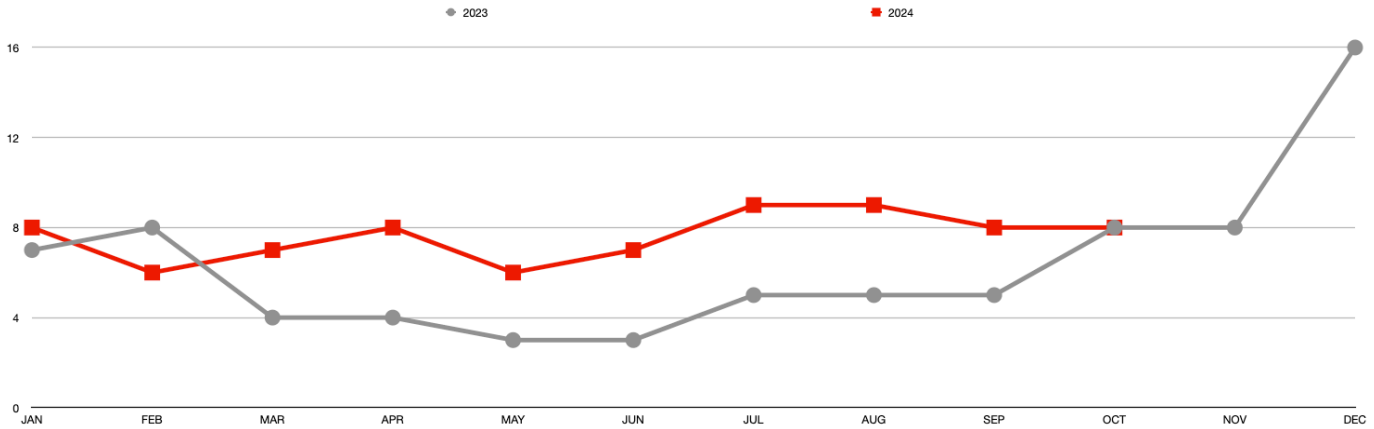


Year-Over-Year



Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

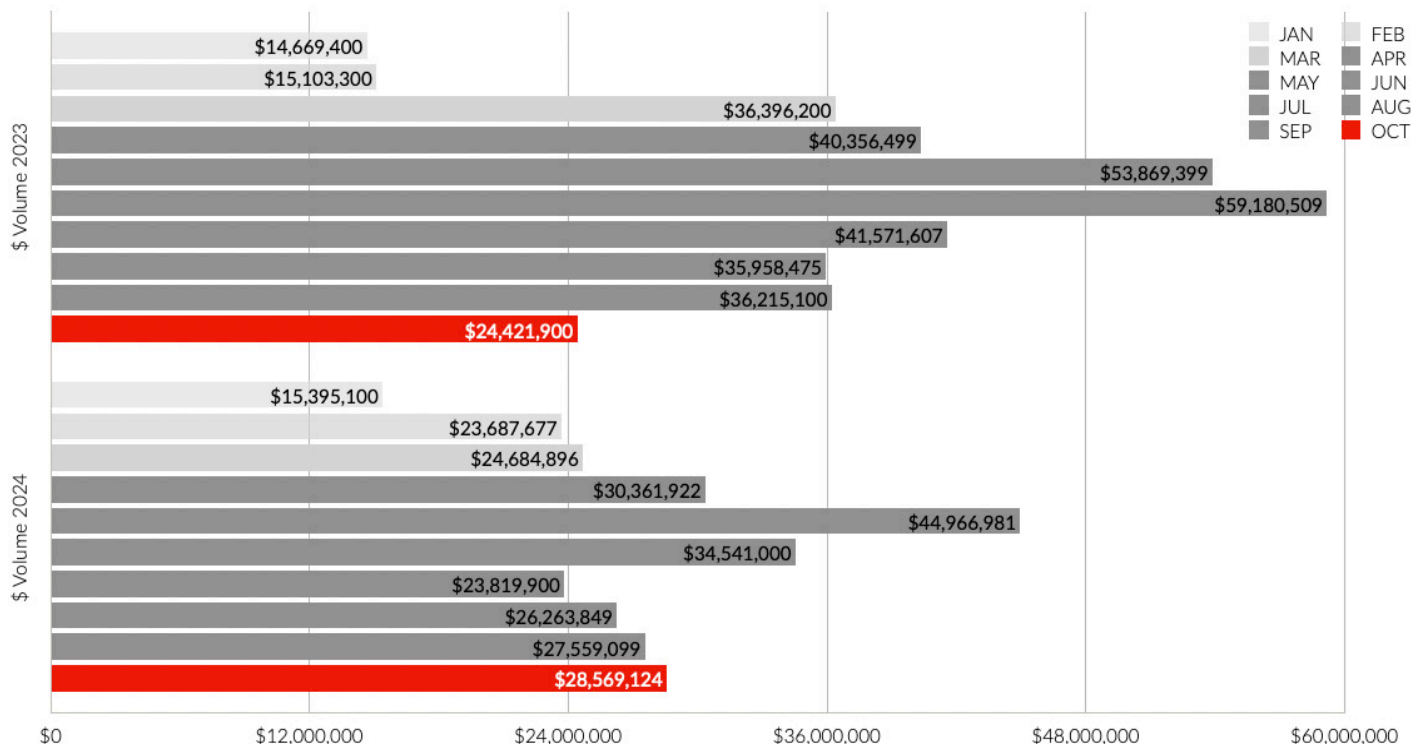


Month-Over-Month 2023 vs. 2024

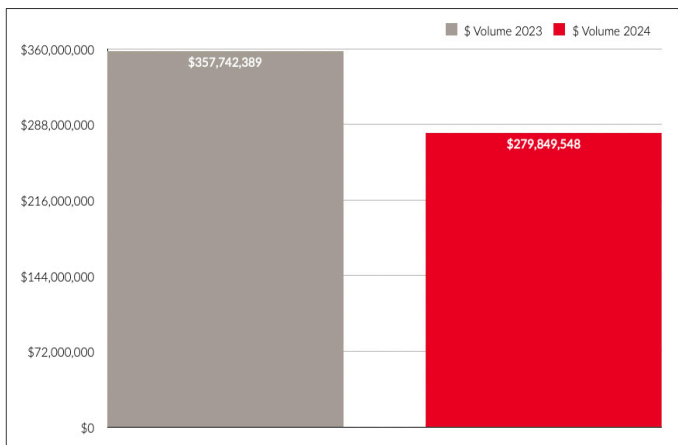


Year-Over-Year

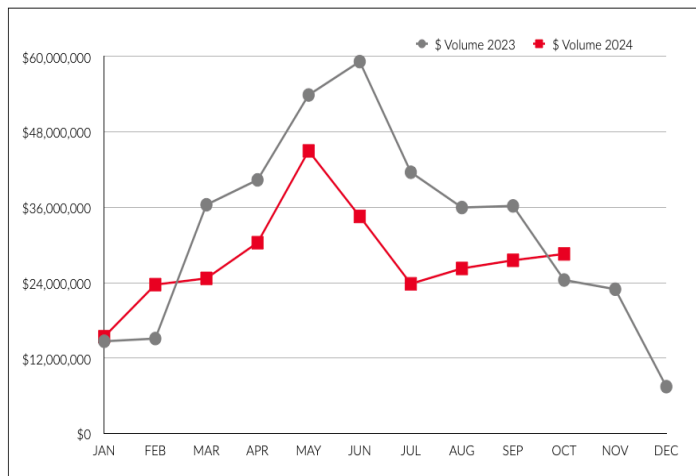
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

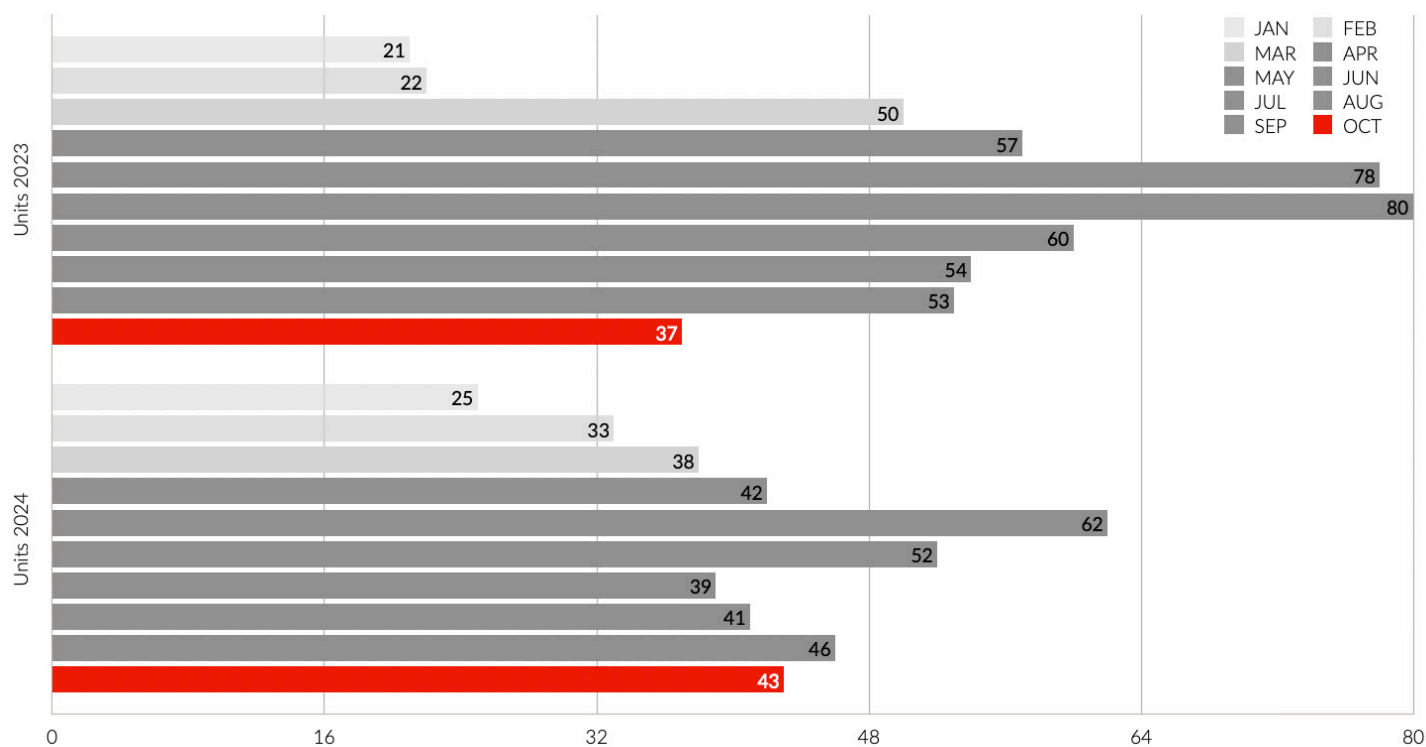


Yearly Totals 2023 vs. 2024

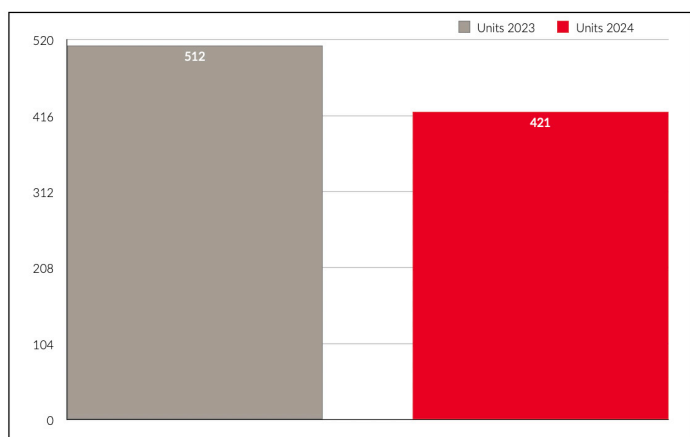


Month vs. Month 2023 vs. 2024

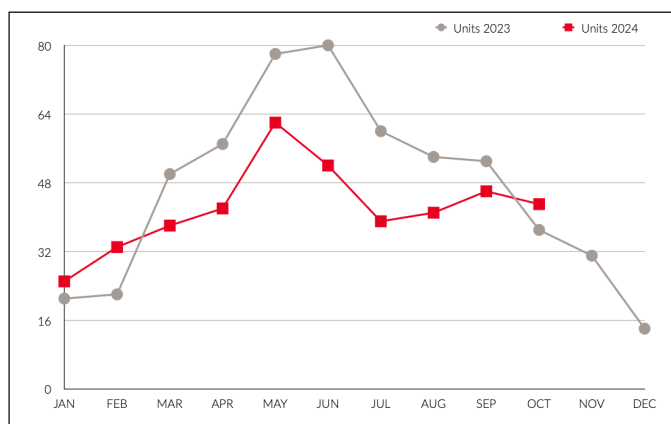
UNIT SALES



Monthly Comparison 2023 vs. 2024

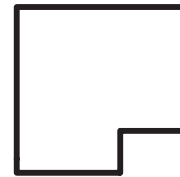


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$233,028,351 -22.99%	\$10,492,400 -10.04%	\$4,033,797 -10.26%
YTD Unit Sales	307 -18.13%	21 -12.5%	11 -15.38%
YTD Average Sale Price	\$759,050 -5.93%	\$499,638 +2.81%	\$366,709 +6.06%
Oct Sales Volume	\$22,417,724 +8.33%	\$1,897,000 +72.45%	\$0 -100%
Oct Unit Sales	29 +16%	3 +50%	0 -100%



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

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

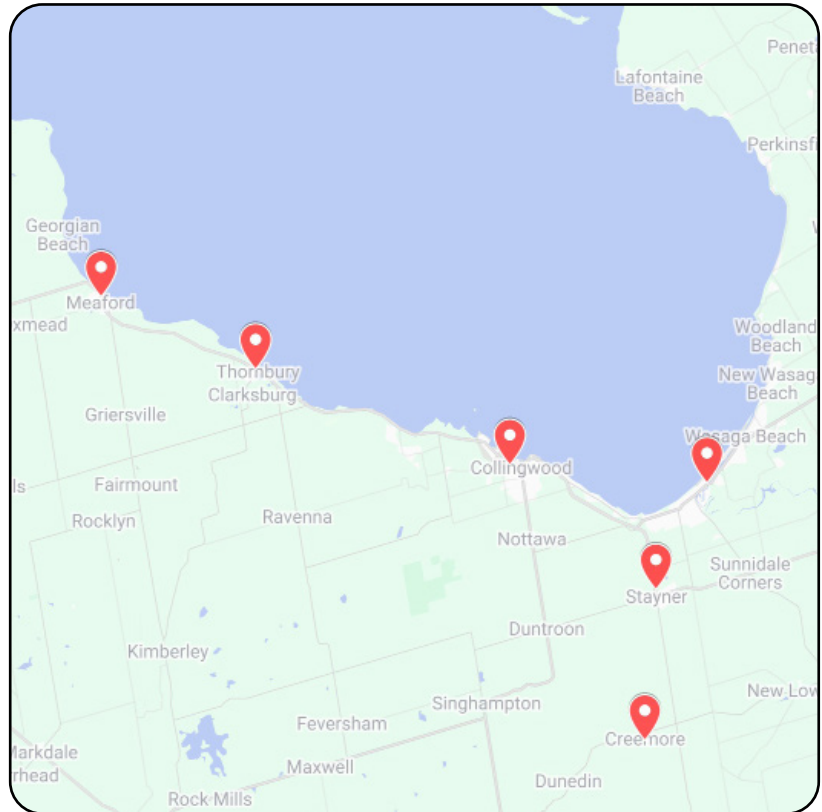
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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