



# 2025

# DECEMBER

# 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 experienced softer conditions this December, with sales activity moderating year-over-year while pricing trends showed mixed movement. The median sale price declined 4.51% to \$582,500, while the average sale price increased 12.08% to \$672,170, suggesting a smaller number of higher-value transactions influencing overall pricing. Sales volume decreased 16.97% to \$13.44 million, driven by a 25.93% drop in unit sales to 20 properties. Inventory levels edged slightly higher, with new listings up 2.22% to 46, while expired listings rose sharply by 90.91% to 84, highlighting growing challenges for sellers in the current environment. With the sales-to-new listings ratio falling to 43.48%—down 27.54% year-over-year—the market remains firmly in buyer's-market territory as we move into the winter season.

### December year-over-year sales volume of \$13,443,390

Down -16.97% from 2024's \$16,191,880 with unit sales of 20 down -25.93% from 2024's 27. New listings of 46 are up +2.22% from a year ago, with the sales/listing ratio of 43.48% down -27.54%.

### Year-to-date sales volume of \$365,405,164

Up +10.38% from 2024's \$331,053,180 with unit sales of 547 up +10.06% from 2024's 497. New listings of 1,983 are up +39.94% from a year ago, with the sales/listing ratio of 27.58% down -21.35%.

### Year-to-date average sale price of \$656,861

Down -2.04% from one year ago with median sale price of \$637,500 down from \$705,000 one year ago. The average days-on-market of 52 is the same as December of last year.

## DECEMBER NUMBERS

Median Sale Price

**\$582,500**

-4.51%

Average Sale Price

**\$672,170**

+12.08%

Sales Volume

**\$13,443,390**

-16.97%

Unit Sales

**20**

-25.93%

New Listings

**46**

+2.22%

Expired Listings

**84**

+90.91%

Unit Sales/Listings Ratio

**43.48%**

-27.54%

Year-over-year comparison  
(December 2025 vs. December 2024)

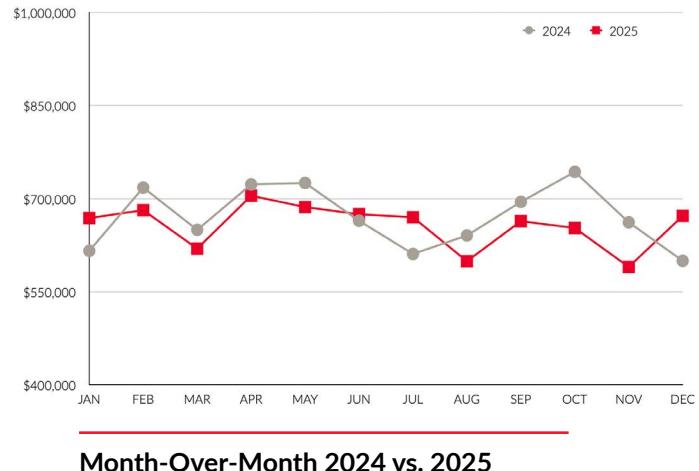
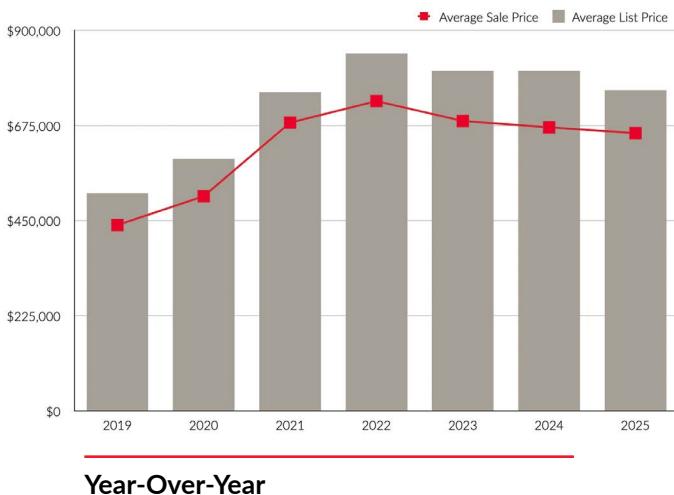


# THE MARKET IN DETAIL

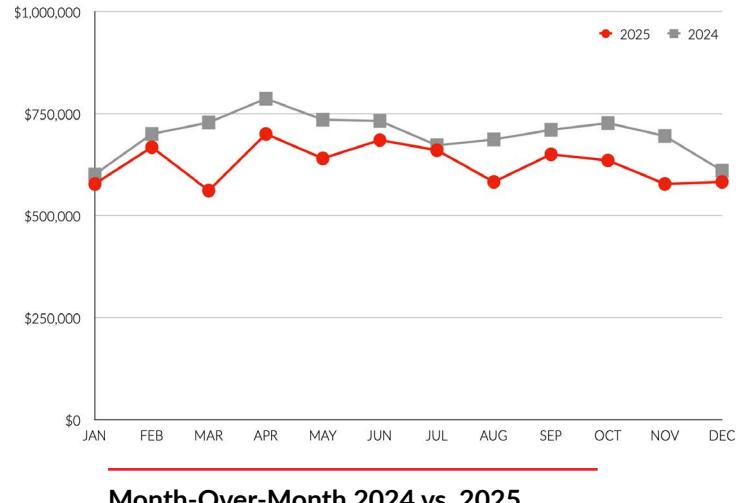
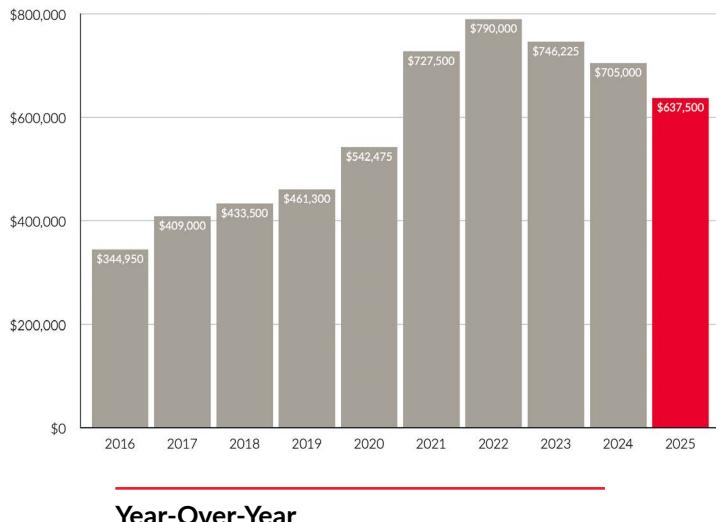
	2023	2024	2025	2024-2025
<b>YTD Volume Sales</b>	\$392,996,389	\$331,053,180	\$365,405,164	+10.38%
<b>YTD Unit Sales</b>	557	497	547	+10.06%
<b>YTD New Listings</b>	1,396	1,417	1,983	+39.94%
<b>YTD Sales/Listings Ratio</b>	39.90%	35.07%	27.58%	-21.35%
<b>YTD Expired Listings</b>	229	391	578	+47.83%
<b>Monthly Volume Sales</b>	\$7,450,100	\$16,191,880	\$13,443,390	-16.97%
<b>Monthly Unit Sales</b>	14	27	20	-25.93%
<b>Monthly New Listings</b>	58	45	46	+2.22%
<b>Monthly Sales/Listings Ratio</b>	24.14%	60.00%	43.48%	-27.54%
<b>Monthly Expired Listings</b>	39	44	84	+90.91%
<b>Monthly Average Sale Price</b>	\$532,150	\$599,699	\$672,170	+12.08%
<b>YTD Sales: \$0-\$199K</b>	14	11	17	+54.55%
<b>YTD Sales: \$200k-349K</b>	38	33	28	-15.15%
<b>YTD Sales: \$350K-\$549K</b>	106	101	128	+26.73%
<b>YTD Sales: \$550K-\$749K</b>	196	182	209	+14.84%
<b>YTD Sales: \$750K-\$999K</b>	147	126	117	-7.14%
<b>YTD Sales: \$1M+</b>	55	38	47	+23.68%
<b>YTD Sales: \$2M+</b>	7	1	1	No Change
<b>YTD Average Days-On-Market</b>	43.92	51.67	52.33	+1.29%
<b>YTD Average Sale Price</b>	\$685,518	\$670,529	\$656,861	-2.04%
<b>YTD Median Sale Price</b>	\$746,225	\$705,000	\$637,500	-9.57%

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

# AVERAGE SALE PRICE

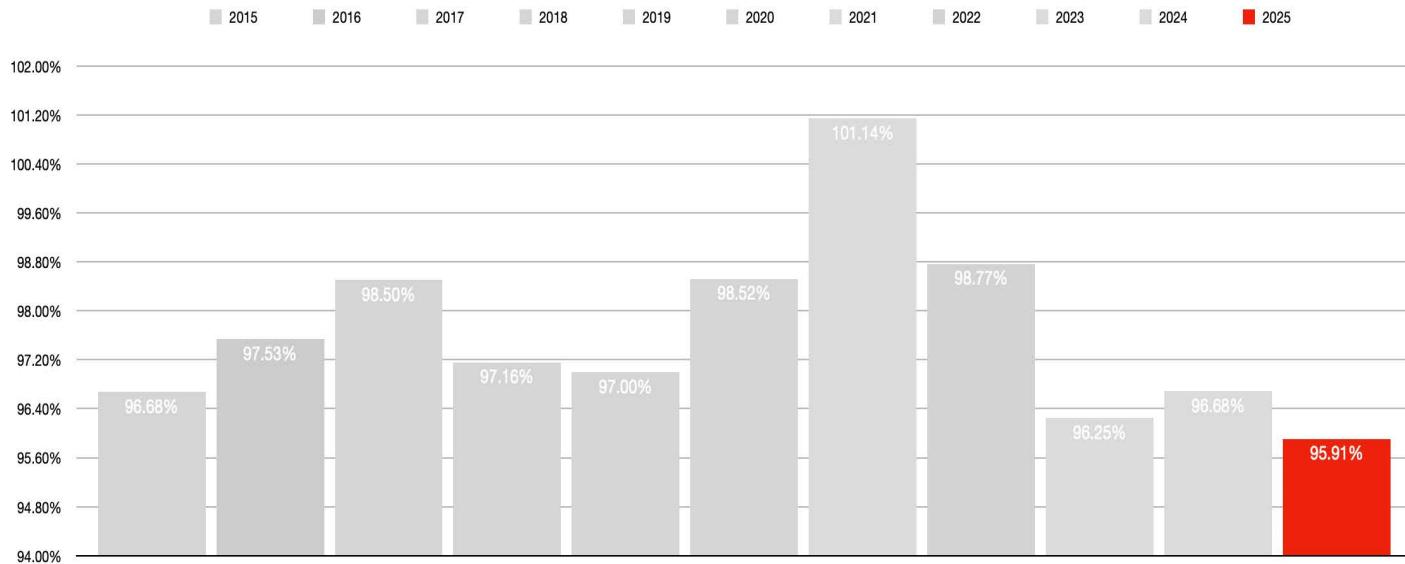


# MEDIAN SALE PRICE

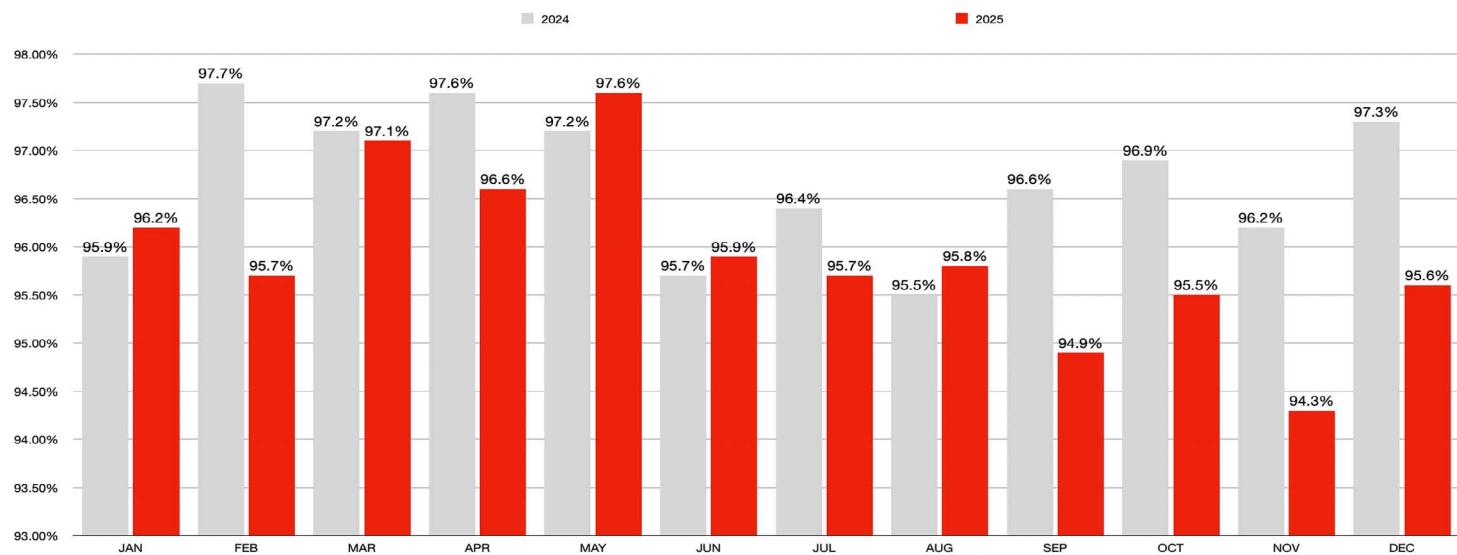


\* Median sale price is based on residential sales (including freehold and condominiums).

# SALE PRICE VS. LIST PRICE RATIO

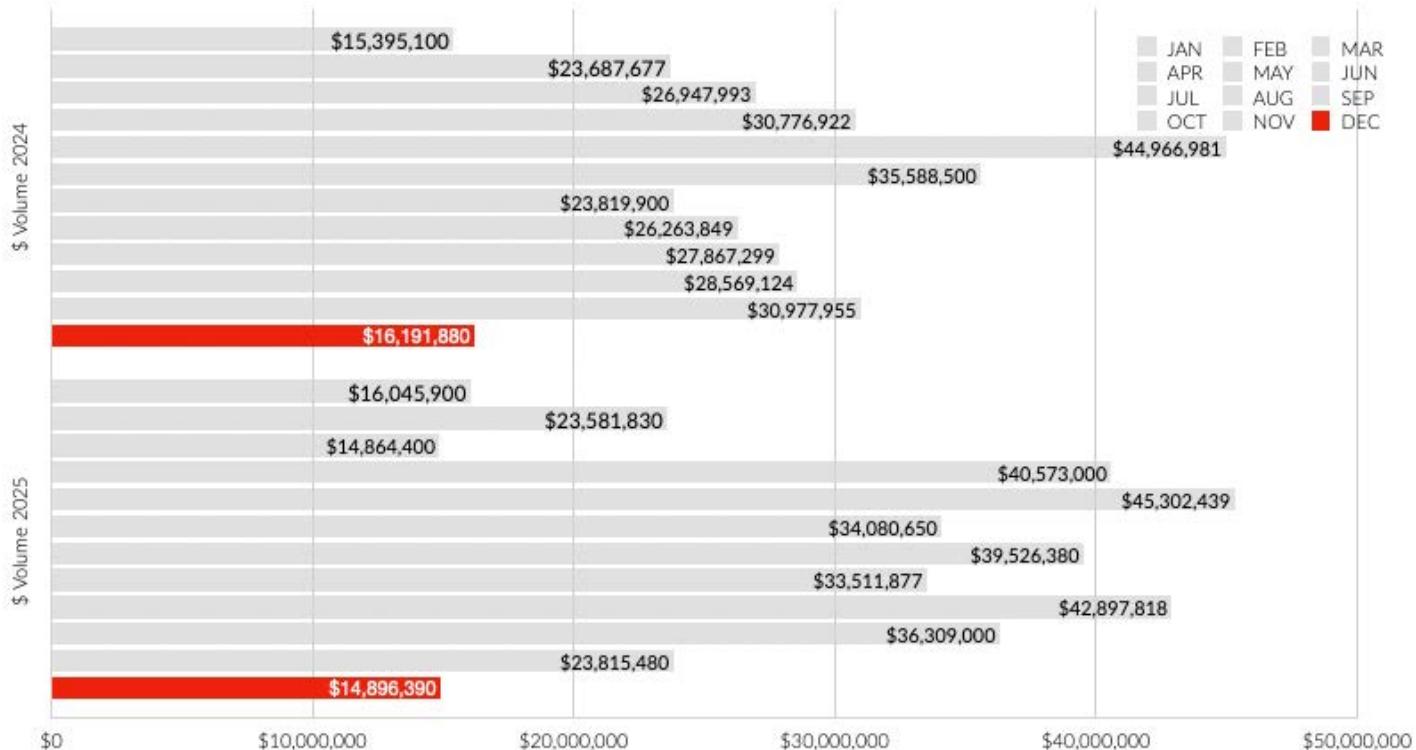


## Year-Over-Year

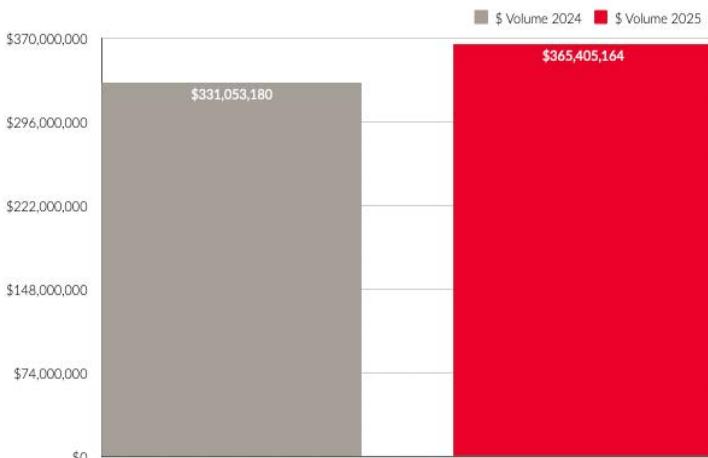


## Month-Over-Month 2024 vs. 2025

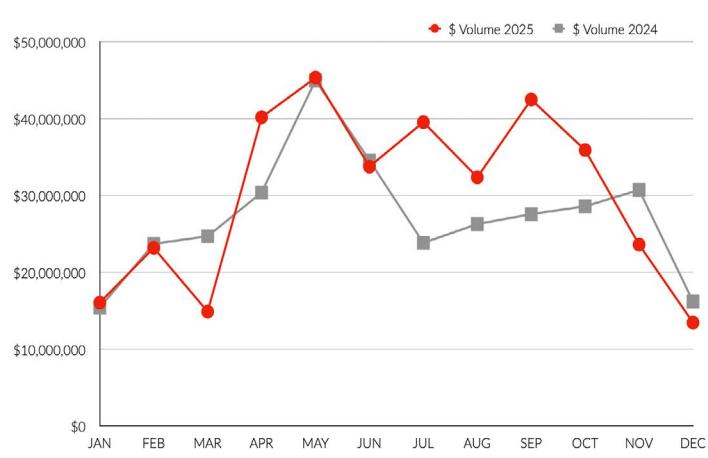
# DOLLAR VOLUME SALES



## Monthly Comparison 2024 vs. 2025

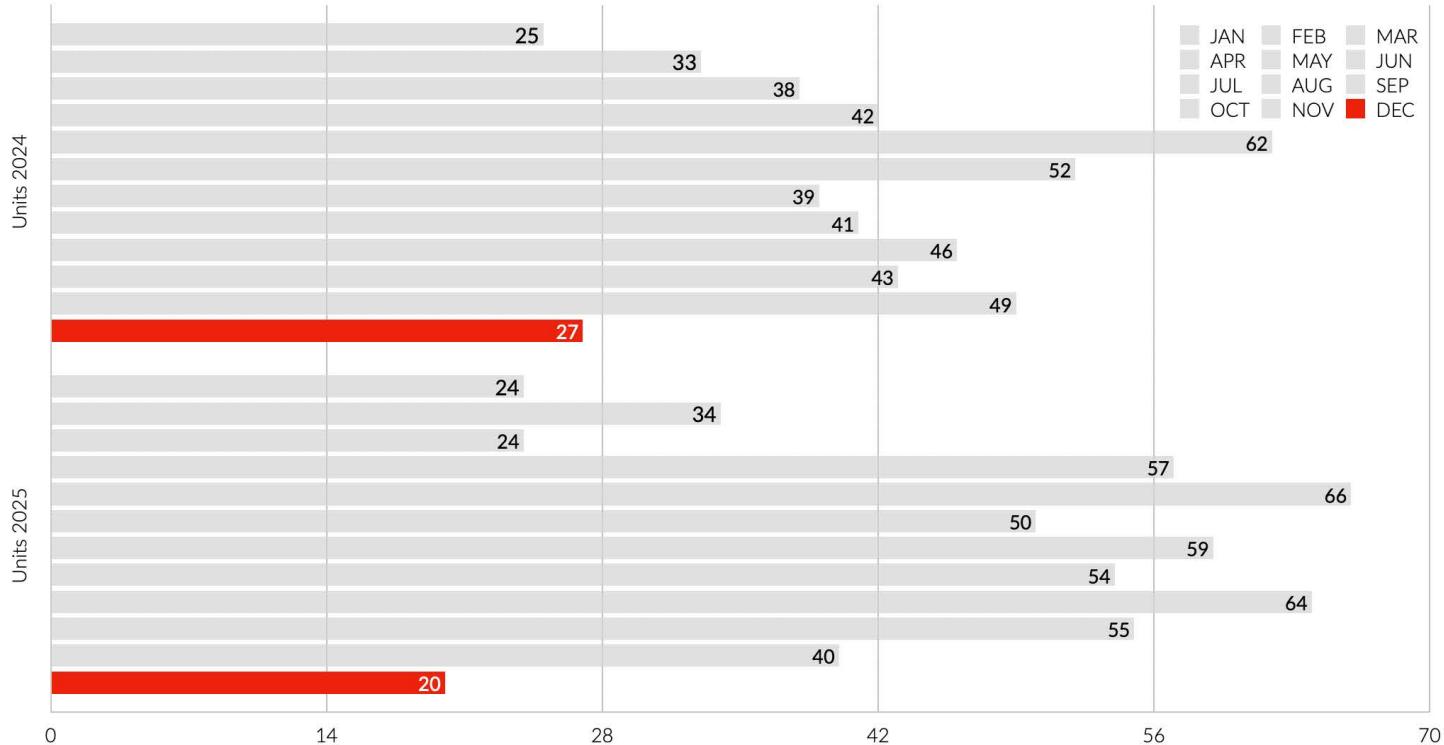


## Yearly Totals 2024 vs. 2025

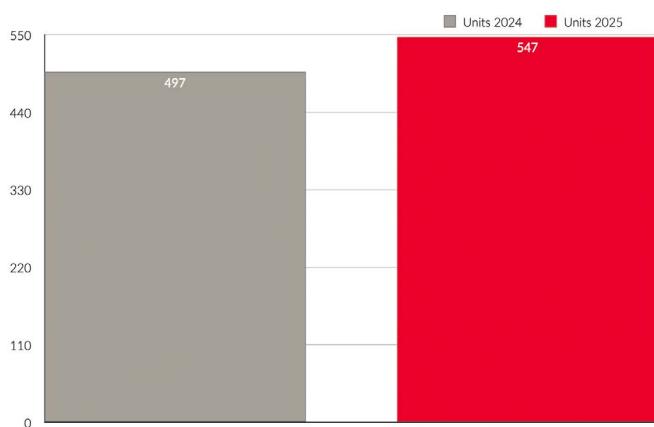


## Month vs. Month 2024 vs. 2025

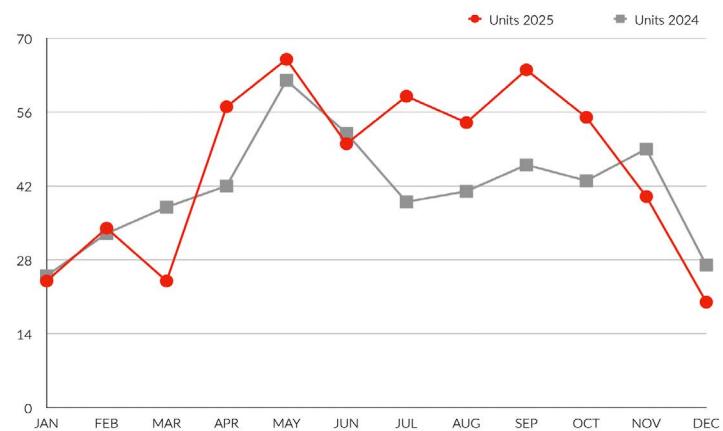
# UNIT SALES



## Monthly Comparison 2024 vs. 2025

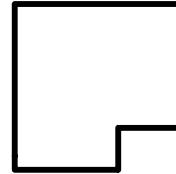


## Yearly Totals 2024 vs. 2025



## Month vs. Month 2024 vs. 2025

# SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	<span style="color: #c8512e;">↑</span> <b>\$342,258,764</b> +25.13%	<span style="color: #c8512e;">↑</span> <b>\$18,300,400</b> +39.63%	<span style="color: #c8512e;">↑</span> <b>\$4,846,000</b> +12.6%
YTD Unit Sales	<span style="color: #c8512e;">↑</span> <b>510</b> +38.59%	<span style="color: #c8512e;">↑</span> <b>37</b> +37.04%	<span style="color: #c8512e;">↑</span> <b>12</b> No Change
YTD Average Sale Price	<span style="color: #c8512e;">↓</span> <b>\$671,096</b> -9.71%	<span style="color: #c8512e;">↑</span> <b>\$494,605</b> +1.89%	<span style="color: #c8512e;">↑</span> <b>\$403,833</b> +12.6%
December Sales Volume	<span style="color: #c8512e;">↓</span> <b>\$12,858,390</b> -16.02%	<span style="color: #c8512e;">↓</span> <b>\$585,000</b> -33.52%	<span style="color: #c8512e;">↑</span> <b>\$1,453,000</b> Up from \$0
December Unit Sales	<span style="color: #c8512e;">↓</span> <b>19</b> -24%	<span style="color: #c8512e;">↓</span> <b>1</b> -50%	<span style="color: #c8512e;">↑</span> <b>1</b> Up from 0

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

## MEAFTORD

519-538-5755  
96 Sykes St N, Meaford

## THORNBURY

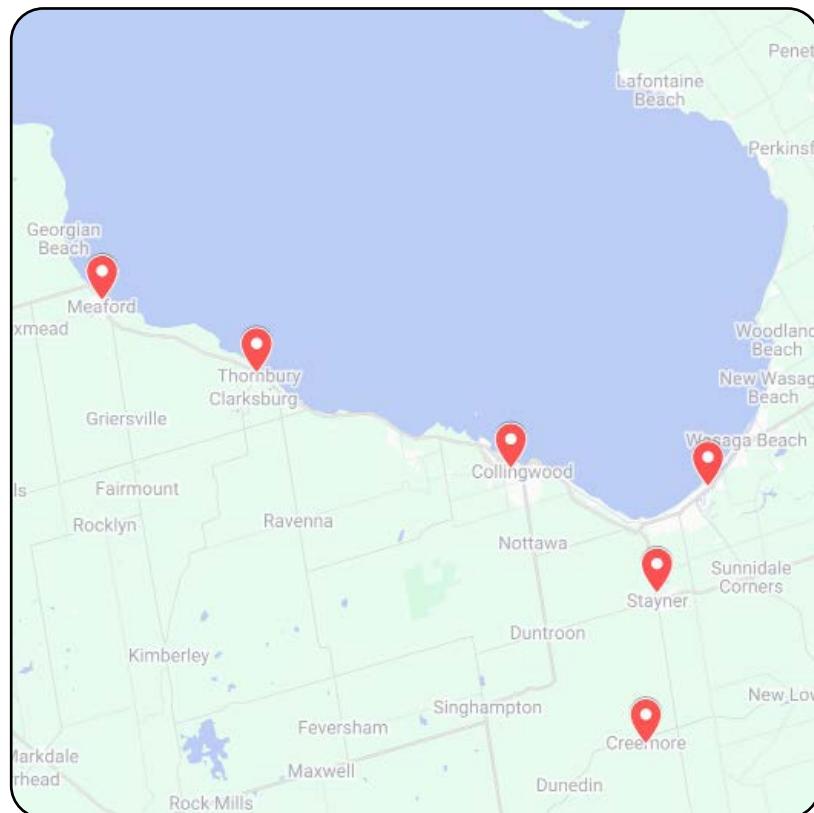
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



 /RoyalLePageLocationsNorth

 /RlpLocationsNorth

 /LocationsNorth

Helping You Is What We Do.

Find more Real Estate Market Reports for Southern Georgian Bay at:

[locationsnorth.com/market-update/](http://locationsnorth.com/market-update/)