



2026

FEBRUARY

WASAGA BEACH

Real Estate Market Report



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 remained in buyer's market territory this February, with softer pricing and significantly reduced sales activity year-over-year. The median sale price declined 6.36% to \$625,000, while the average sale price slipped 2.45% to \$664,684, reflecting modest downward pressure on values. Sales activity slowed considerably, with sales volume falling 45.49% and unit sales dropping 44.12% to 19 transactions. Meanwhile, new listings decreased 10.68%, slightly tightening incoming inventory, while expired listings dipped 3.57%. With the unit sales-to-listings ratio falling to 20.65%, market conditions continue to favour buyers, who benefit from increased negotiating leverage and a broader selection of available properties.



February year-over-year sales volume of \$12,628,990

Down -45.49% from 2025's \$23,166,830 with unit sales of 19 down -44.12% from last February's 34. New listings of 92 are down -10.68% from a year ago, with the sales/listing ratio of 20.65% down -37.44%.



Year-to-date sales volume of \$30,321,790

Down -22.67% from 2025's \$39,212,730 with unit sales of 44 down -24.14% from last February's 58. New listings of 222 are up +2.78% from a year ago, with the sales/listing ratio of 19.82% down -26.19%.



Year-to-date average sale price of \$686,198

Up from \$674,978 one year ago with median sale price of \$666,000 up from \$622,450 one year ago. The average days-on-market of 68 is the same as last year.

FEBRUARY NUMBERS

Median Sale Price

\$625,000

-6.36%

Average Sale Price

\$664,684

-2.45%

Sales Volume

\$12,628,990

-45.49%

Unit Sales

19

-44.12%

New Listings

92

-10.68%

Expired Listings

27

-3.57%

Unit Sales/Listings Ratio

20.65%

-37.44%

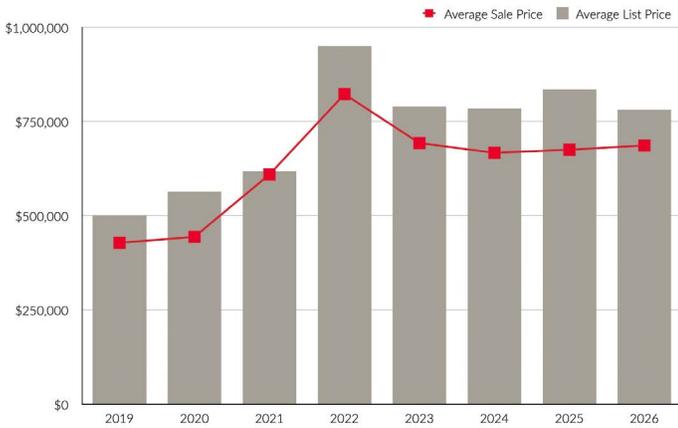
*Year-over-year comparison
(February 2026 vs. February 2025)*

THE MARKET IN DETAIL

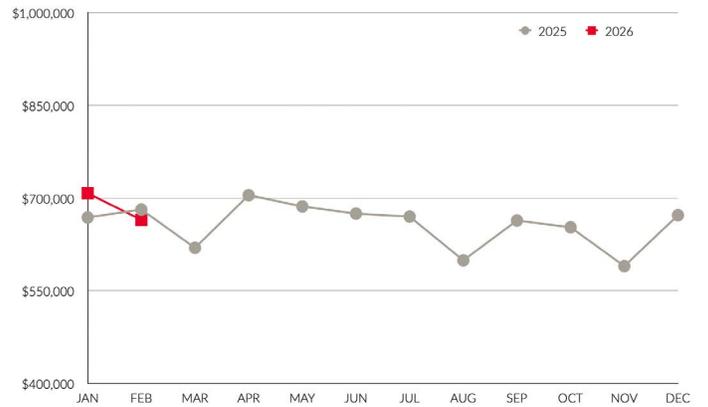
	2024	2025	2026	2025-2026
YTD Volume Sales	\$39,082,777	\$39,212,730	\$30,321,790	-22.67%
YTD Unit Sales	58	58	44	-24.14%
YTD New Listings	153	216	222	+2.78%
YTD Sales/Listings Ratio	37.91%	26.85%	19.82%	-26.19%
YTD Expired Listings	51	84	69	-17.86%
Monthly Volume Sales	\$23,687,677	\$23,166,830	\$12,628,990	-45.49%
Monthly Unit Sales	33	34	19	-44.12%
Monthly New Listings	77	103	92	-10.68%
Monthly Sales/Listings Ratio	42.86%	33.01%	20.65%	-37.44%
Monthly Expired Listings	16	28	27	-3.57%
Monthly Average Sale Price	\$717,808	\$681,377	\$664,684	-2.45%
YTD Sales: \$0-\$199K	0	1	0	-100%
YTD Sales: \$200k-349K	2	2	1	-50%
YTD Sales: \$350K-\$549K	15	13	12	-7.69%
YTD Sales: \$550K-\$749K	23	24	17	-29.17%
YTD Sales: \$750K-\$999K	15	14	10	-28.57%
YTD Sales: \$1M+	3	4	4	No Change
YTD Sales: \$2M+	1	0	0	No Change
YTD Average Days-On-Market	45.50	68.00	68.00	No Change
YTD Average Sale Price	\$666,806	\$674,978	\$686,198	+1.66%
YTD Median Sale Price	\$650,250	\$622,450	\$666,000	+7%

Wasaga Beach MLS Sales and Listing Summary
2024 vs. 2025 vs. 2026

AVERAGE SALE PRICE

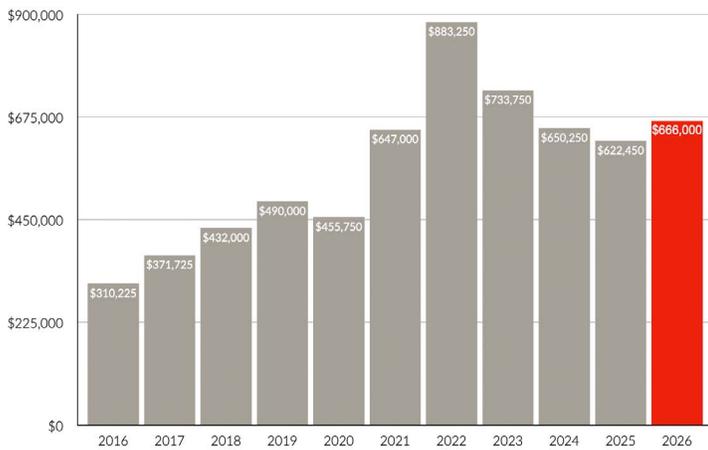


Year-Over-Year

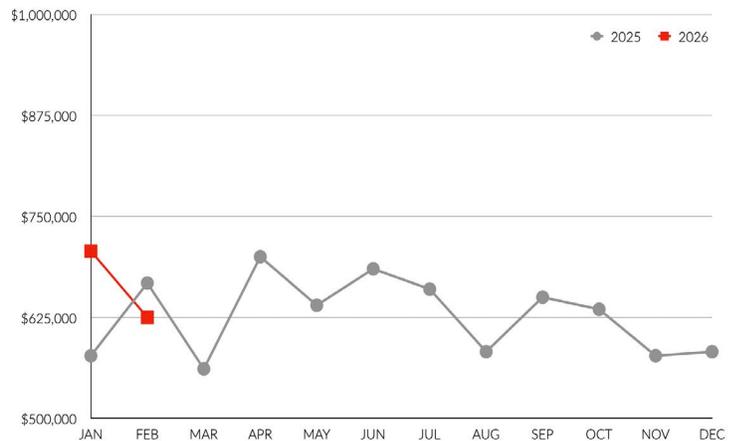


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



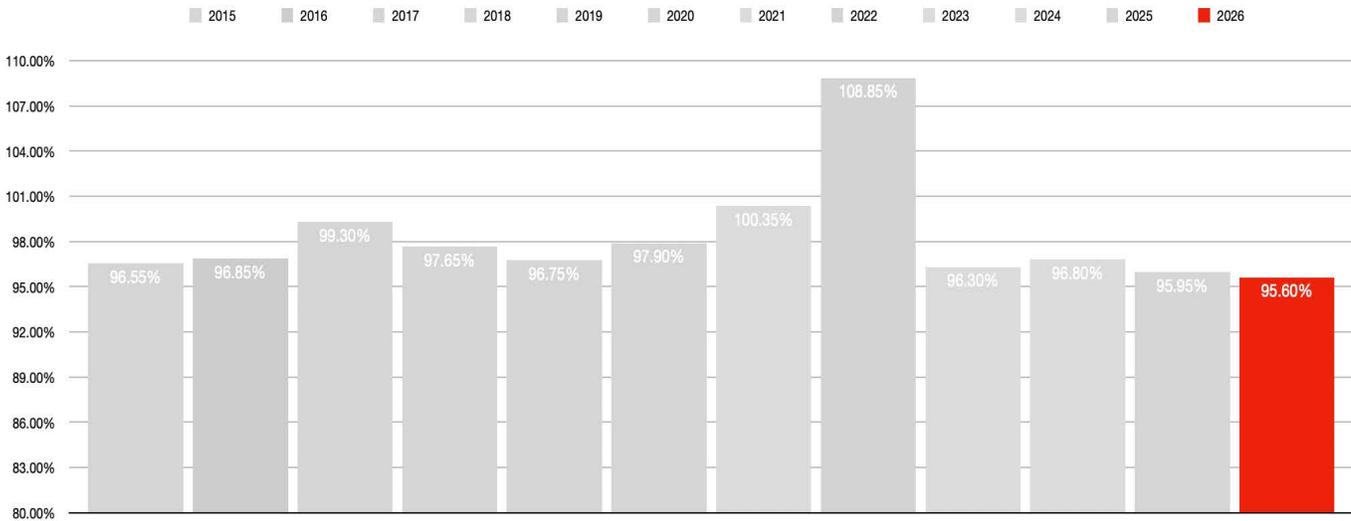
Year-Over-Year



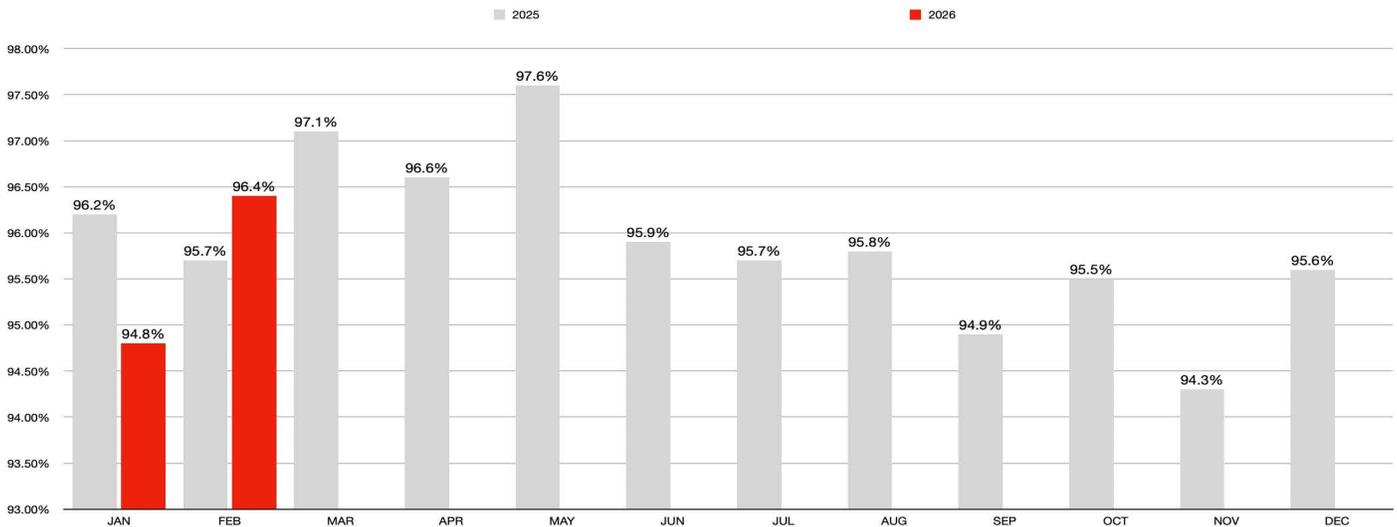
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

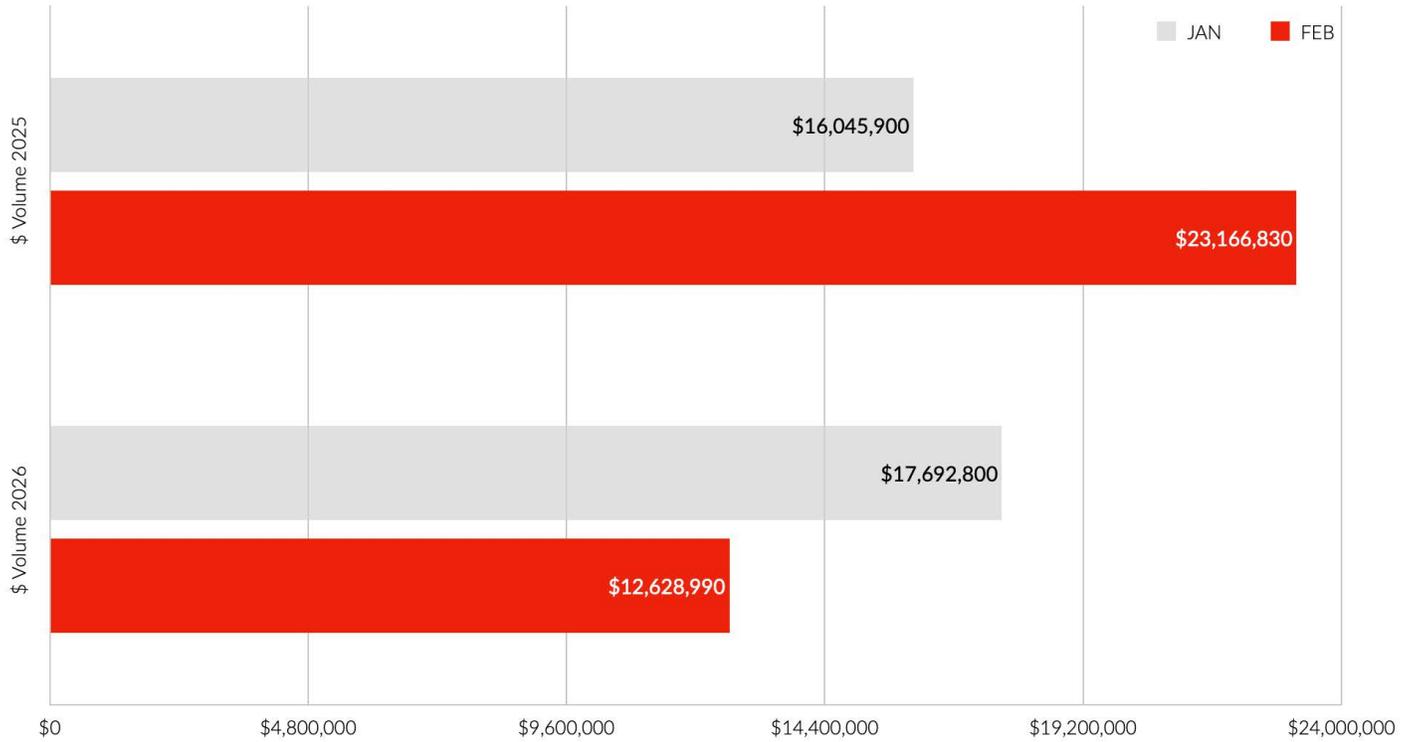


Year-Over-Year

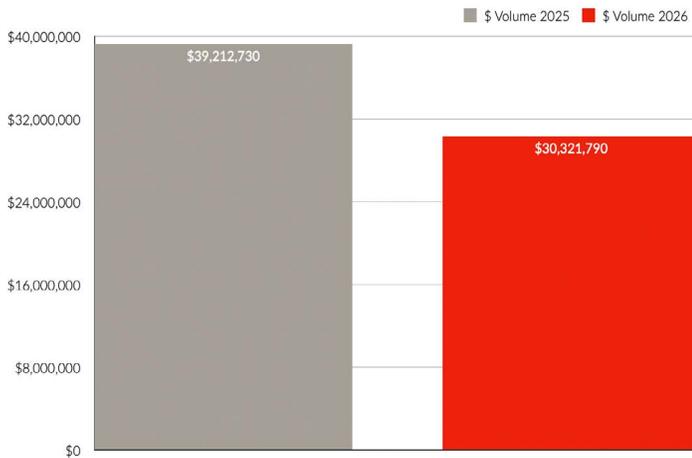


Month-Over-Month 2025 vs. 2026

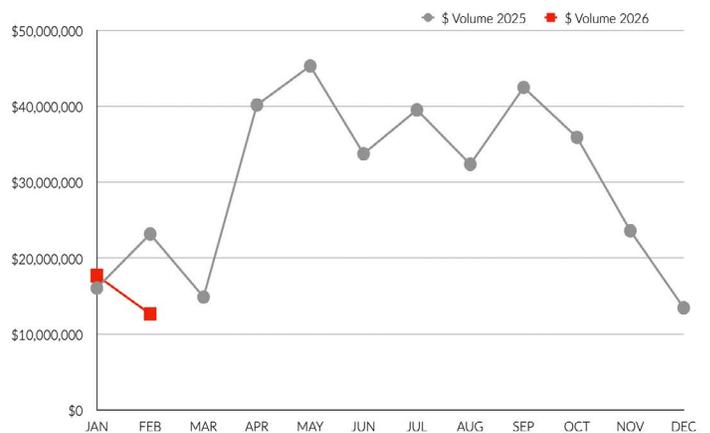
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

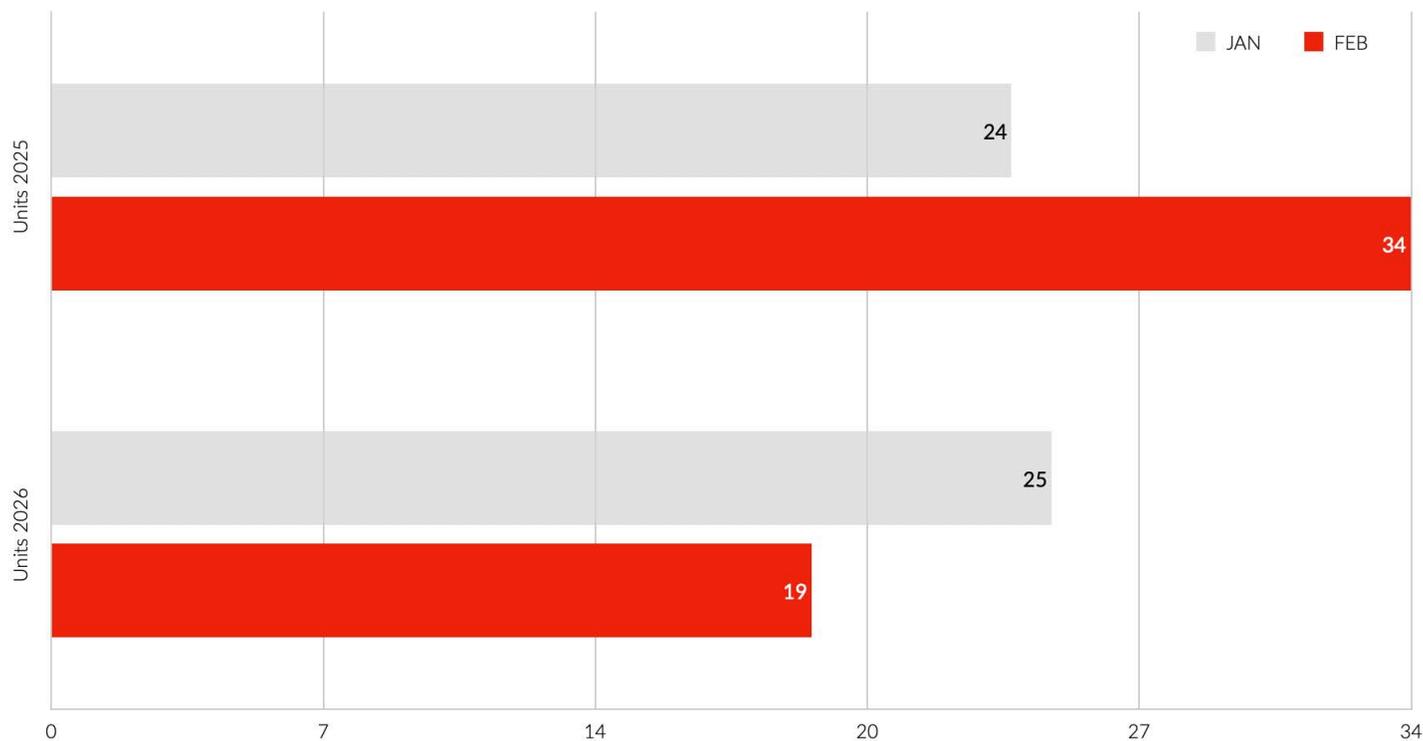


Yearly Totals 2025 vs. 2026

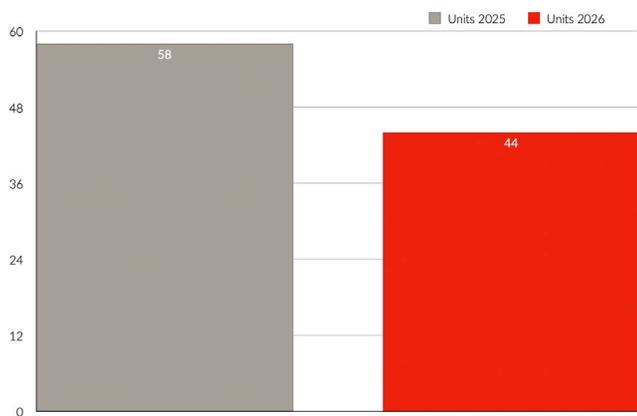


Month vs. Month 2025 vs. 2026

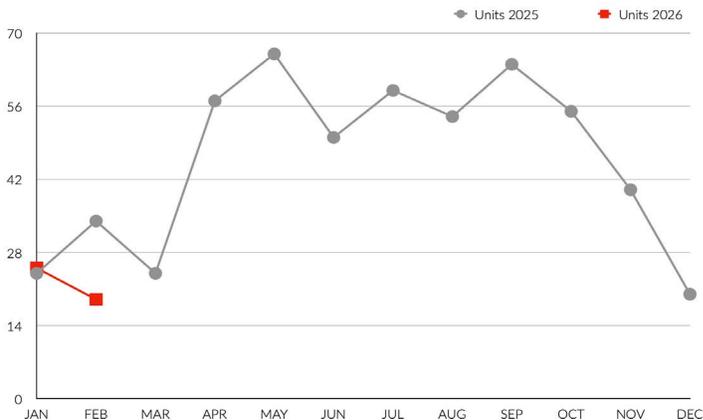
UNIT SALES



Monthly Comparison 2025 vs. 2026

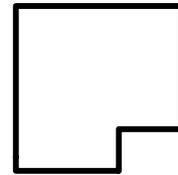


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$29,326,790 -21.42%	 \$995,000 -47.37%	 \$0 -100%
YTD Unit Sales	 42 -22.22%	 2 -50%	 0 -100%
YTD Average Sale Price	 \$698,257 +1.03%	 \$497,500 +5.26%	 0 -100%
February Sales Volume	 \$11,633,990 -48.75%	 \$995,000 +112.61%	 \$0 -100%
February Unit Sales	 17 -48.48%	 2 +100%	 0 -100%



Year-Over-Year Comparison (2026 vs. 2025)

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

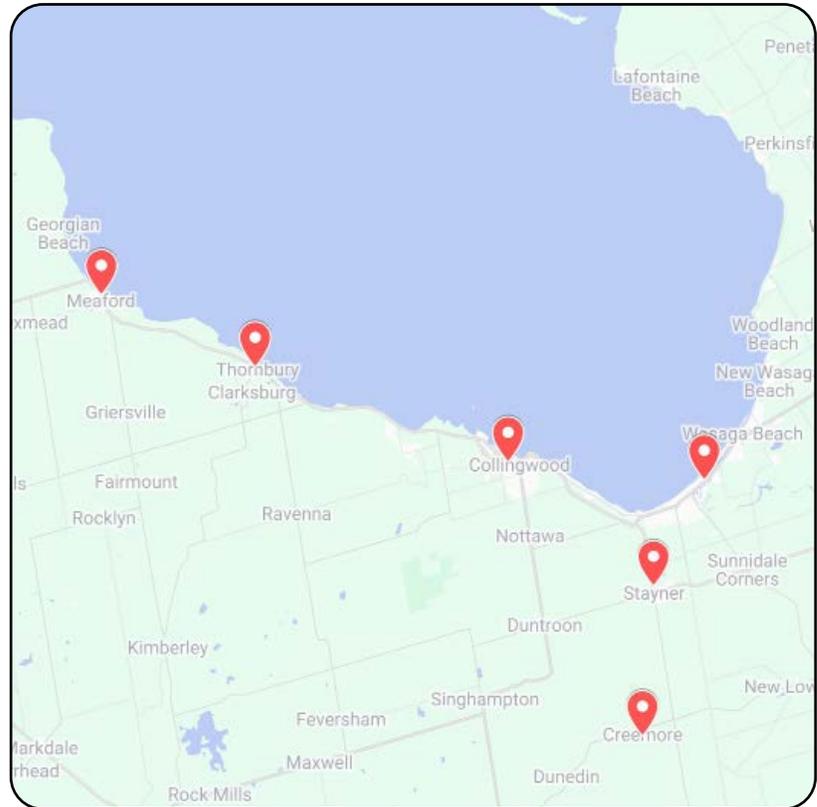
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



 /RoyalLePageLocationsNorth

 /CollingwoodRealEstate

 /LocationsNorth

Helping You Is What We Do.

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

locationsnorth.com/market-update/