2026

APRIL

MEAFORD

Real Estate Market Report

ROYAL LEPAGE LOCATIONS NORTH BROKERAGE

OVERVIEW

BUYER'S MARKET

The Meaford real estate market remained in buyer's market territory this April, with stronger pricing trends despite softer unit sales year-over-year. The median sale price increased 5.2% to $799,500, while the average sale price rose significantly by 26.66% to $1,075,065, likely reflecting activity at higher price points. Sales volume edged up 0.78% to $11,975,909, even as unit sales declined 7.14% to 13 transactions. New listings decreased 12.5% to 49, while expired listings rose 10% to 11. With the unit sales-to-listings ratio at 26.53%, conditions continue to favour buyers, offering continued selection and negotiating flexibility despite firmer pricing.

April year-over-year sales volume of $11,975,909

Up +0.78% from 2025's $11,883,000 with unit sales of 13 down -7.14% from last April's 14. New listings of 49 are down -12.5% from a year ago, with the sales/listing ratio of 26.53% up +6.12%.

Year-to-date sales volume of $30,175,409

Down -18.37% from 2025's $36,965,840 with unit sales of 29 down -34.09% from 2025's 44. New listings of 139 are down -9.15% from a year ago, with the sales/listing ratio of 20.86% down -27.45%.

Year-to-date average sale price of $1,144,950

Up from $812,366 one year ago with median sale price of $763,500 up from $730,750 one year ago. Average days-on-market of 95 is up 50 days from last year.

APRIL NUMBERS

Median Sale Price
$799,500
+5.2%

Average Sale Price
$1,075,065
+26.66%

Sales Volume
$11,975,909
+0.78%

Unit Sales
13
-7.14%

New Listings
49
-12.5%

Expired Listings
11
+10%

Unit Sales/Listings Ratio
26.53%
+6.12%

Year-over-year comparison (April 2026 vs. April 2025)

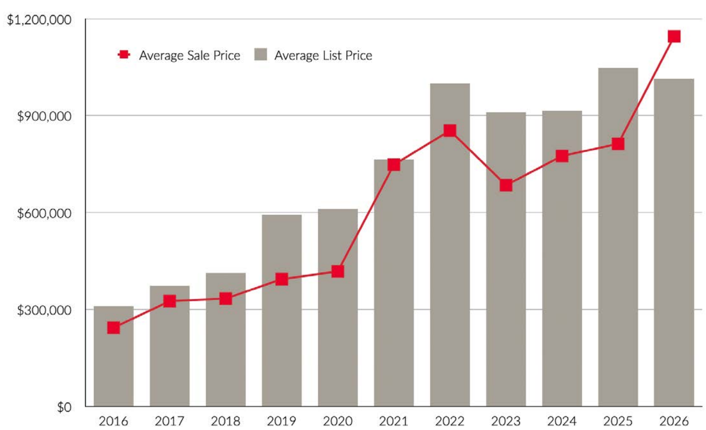
ROYAL LEPAGE® LOCATIONS NORTH BROKERAGE

THE MARKET IN **DETAIL**

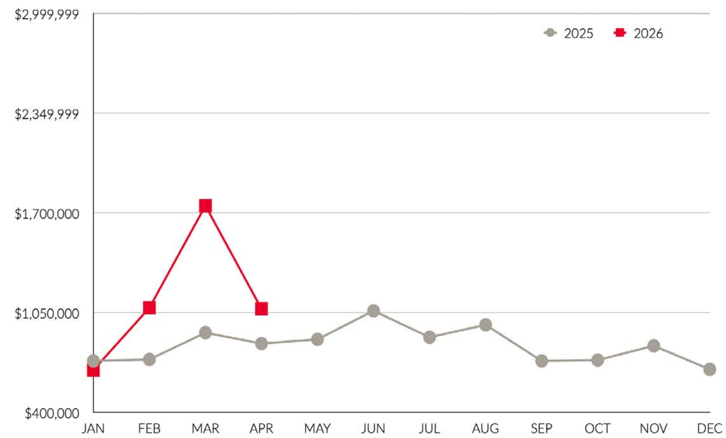
	2024	2025	2026	2025-2026
YTD Volume Sales	$32,744,500	$36,965,840	$30,175,409	-18.37%
YTD Unit Sales	43	44	29	-34.09%
YTD New Listings	173	153	139	-9.15%
YTD Sales/Listings Ratio	24.86%	28.76%	20.86%	-27.45%
YTD Expired Listings	26	45	48	+6.67%
Monthly Volume Sales	$7,684,000	$11,883,000	$11,975,909	+0.78%
Monthly Unit Sales	10	14	13	-7.14%
Monthly New Listings	50	56	49	-12.5%
Monthly Sales/Listings Ratio	20.00%	25.00%	26.53%	+6.12%
Monthly Expired Listings	5	10	11	+10%
Monthly Average Sale Price	$768,400	$848,786	$1,075,065	+26.66%
YTD Sales: $0-$199K	0	0	0	No Change
YTD Sales: $200k-349K	4	3	0	-100%
YTD Sales: $350K-$549K	12	5	3	-40%
YTD Sales: $550K-$749K	15	17	14	-17.65%
YTD Sales: $750K-$999K	6	6	4	-33.33%
YTD Sales: $1M+	5	13	6	-53.85%
YTD Sales: $2M+	2	0	4	+400%
YTD Average Days-On-Market	55.00	45.50	95.25	+109.34%
YTD Average Sale Price	$774,758	$812,366	$1,144,950	+40.94%
YTD Median Sale Price	$605,750	$730,750	$763,500	+4.48%

Meaford MLS Sales and Listing Summary
2024 vs. 2025 vs. 2026

AVERAGE SALE PRICE

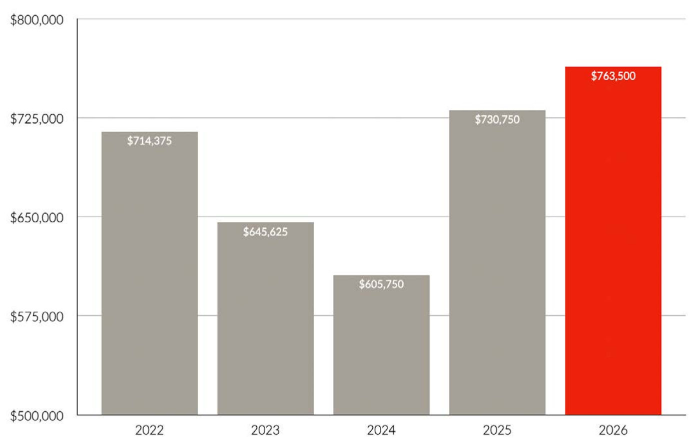


Year-Over-Year

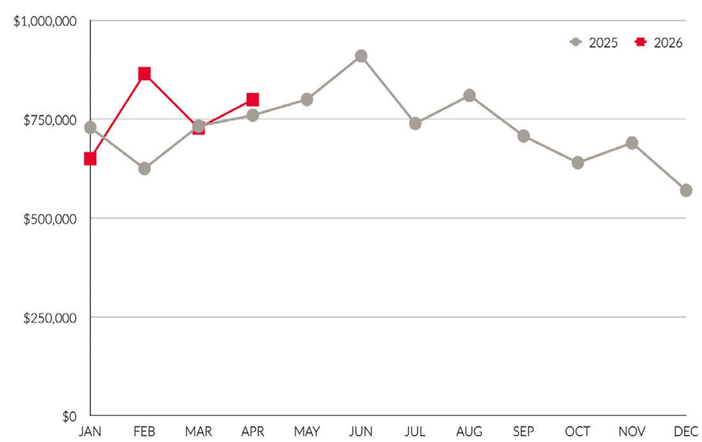


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



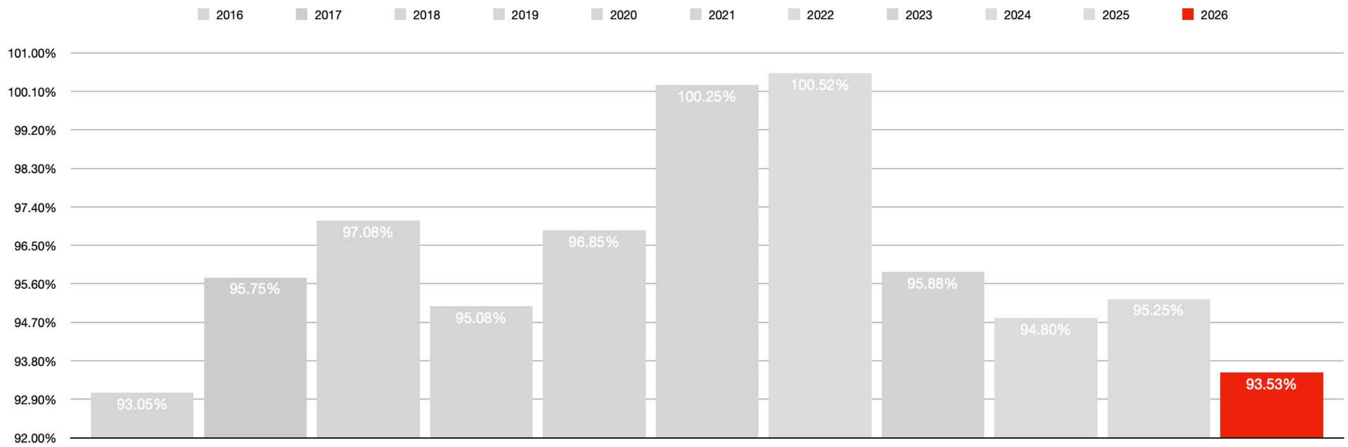
Year-Over-Year



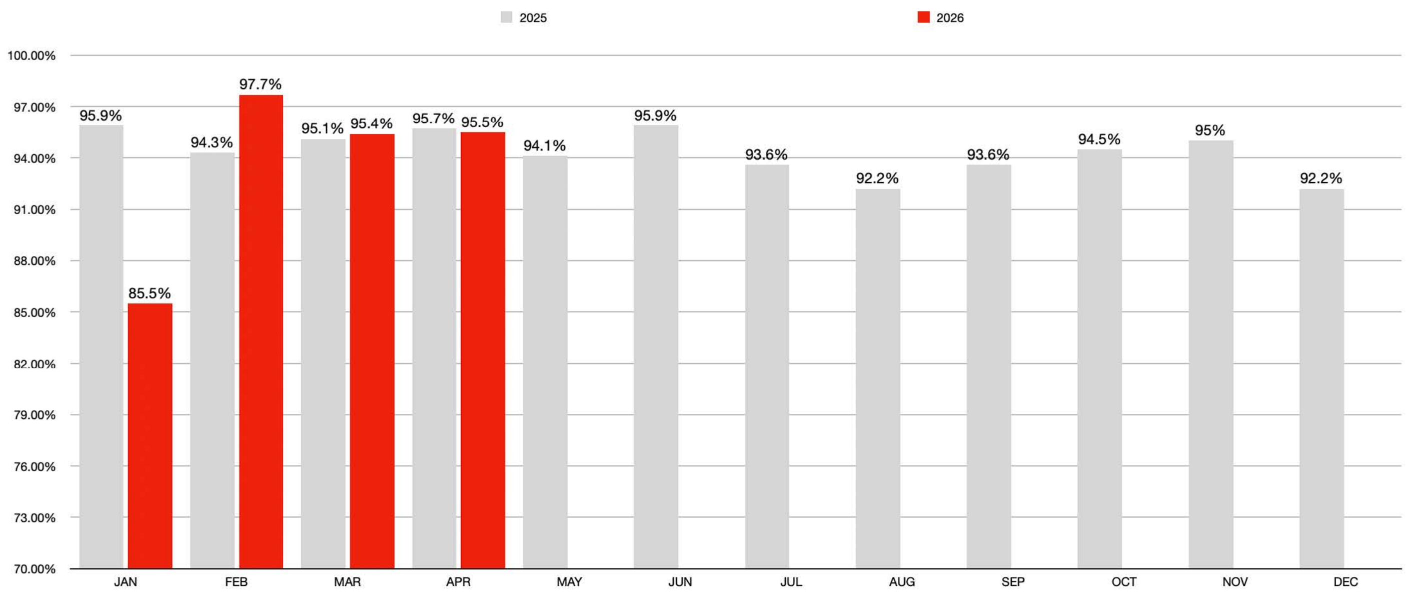
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. **LIST PRICE** RATIO

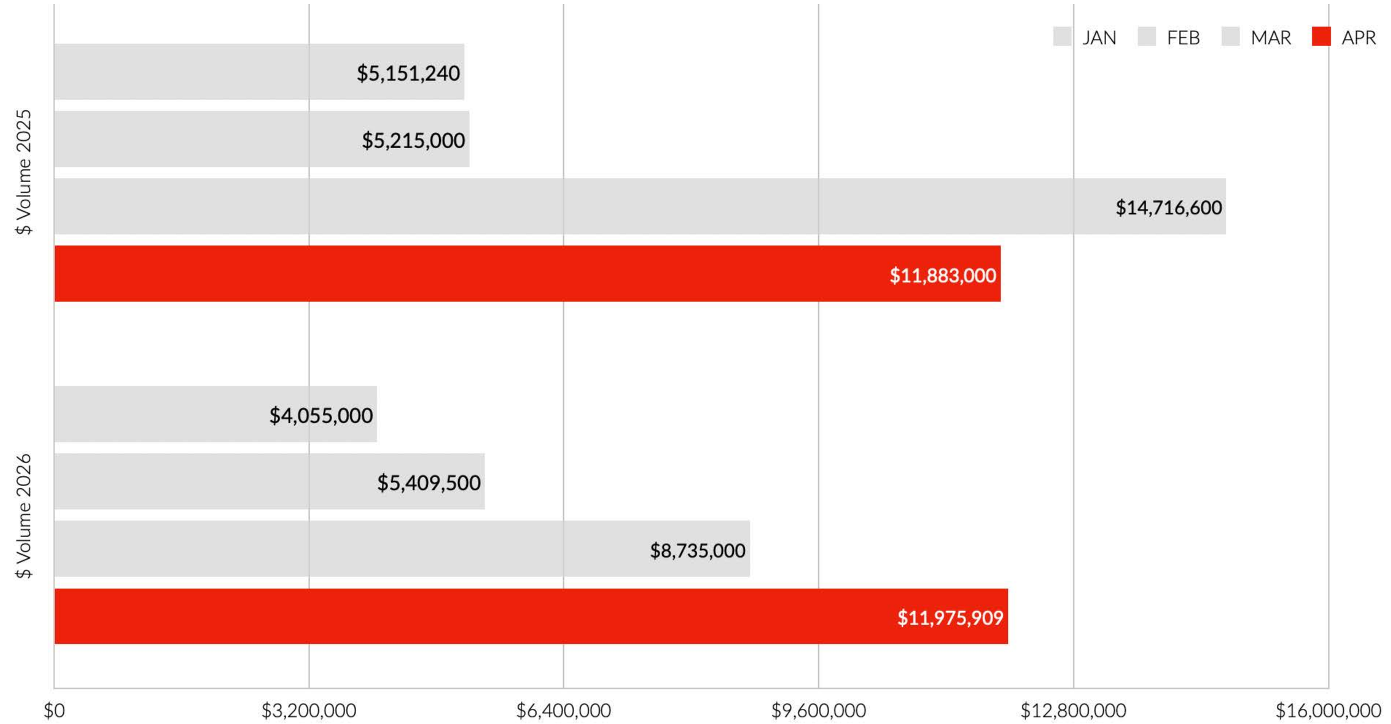


Year-Over-Year

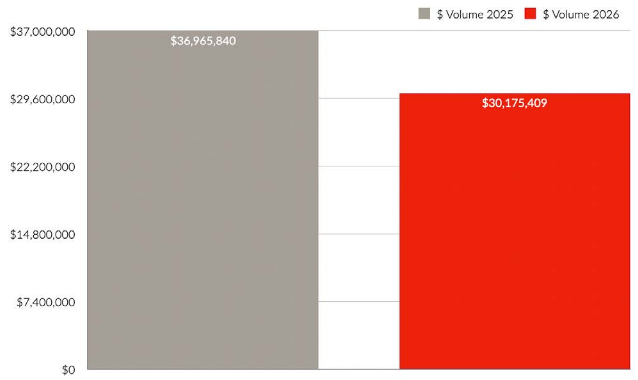


Month-Over-Month 2025 vs. 2026

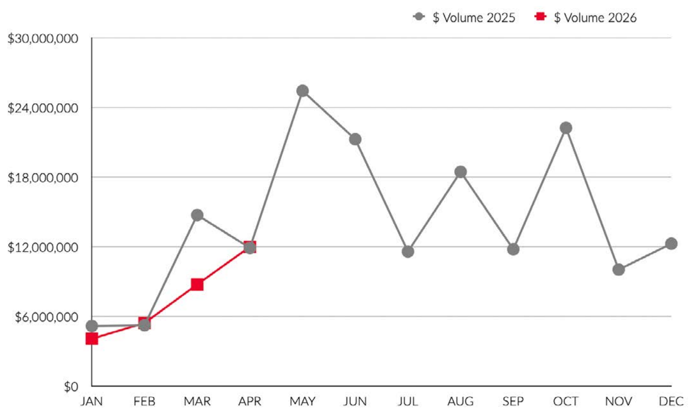
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

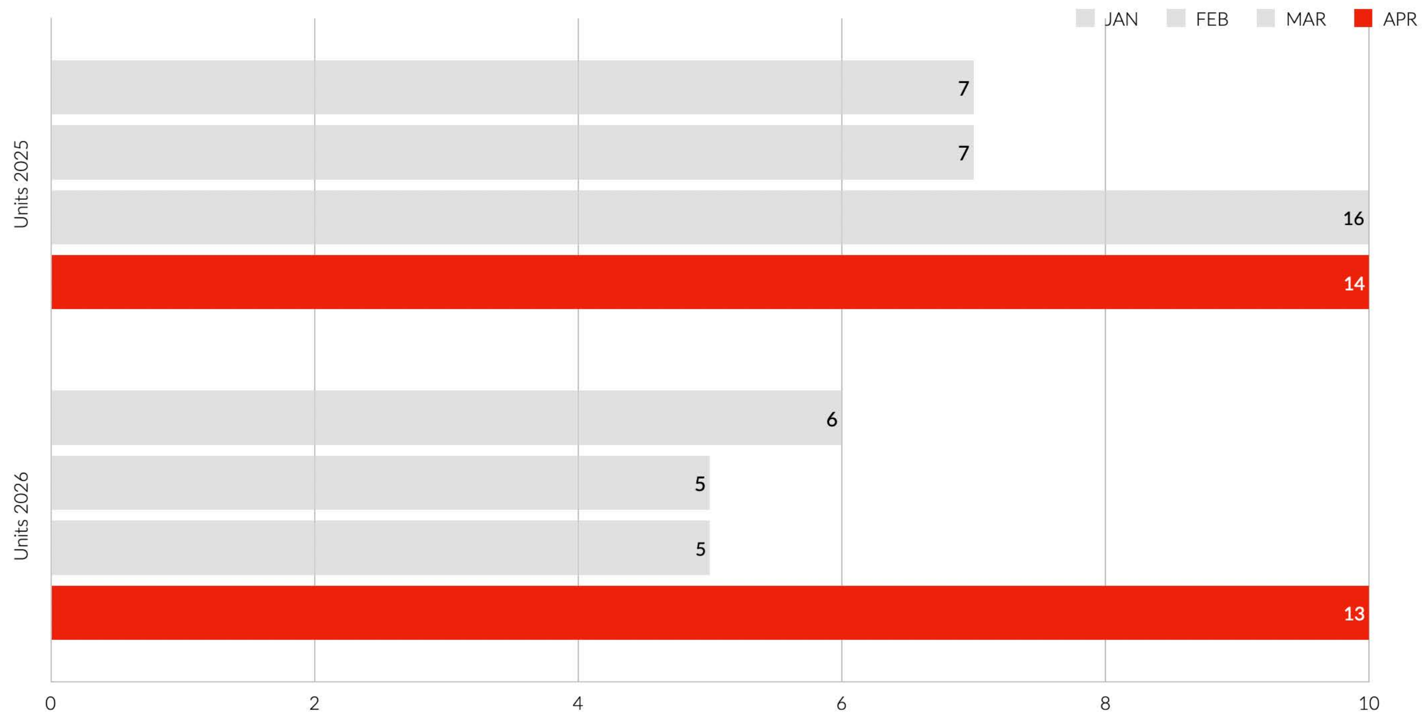


Yearly Totals 2025 vs. 2026

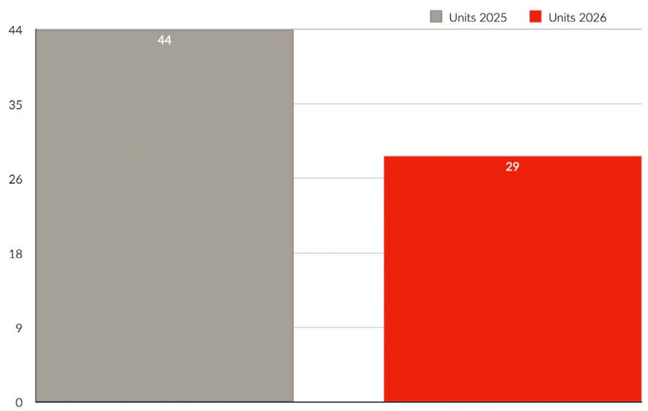


Month vs. Month 2025 vs. 2026

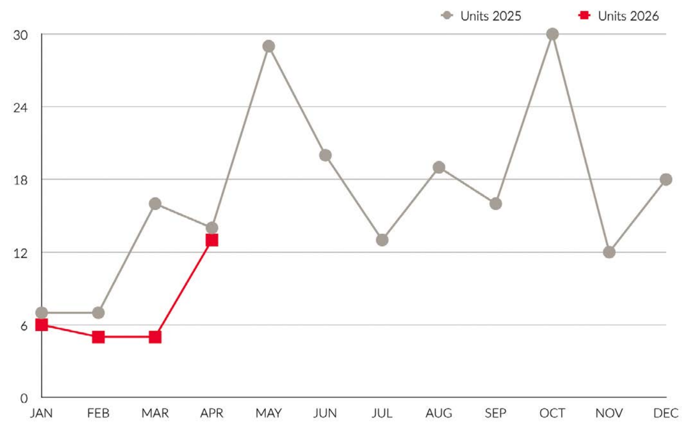
UNIT SALES



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	$29,705,409 -13.46%	$470,000 -82.19%	$0 -100%
YTD Unit Sales	28 -28.21%	1 -80%	0 -100%
Average Sale Price	$1,060,907 +20.54%	$470,000 -10.97%	0 -100%
April Sales Volume	$11,505,909 -3.17%	$470,000 Up from 0	$0 -100%
April Unit Sales	12 -14.29%	1 Up from 0	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

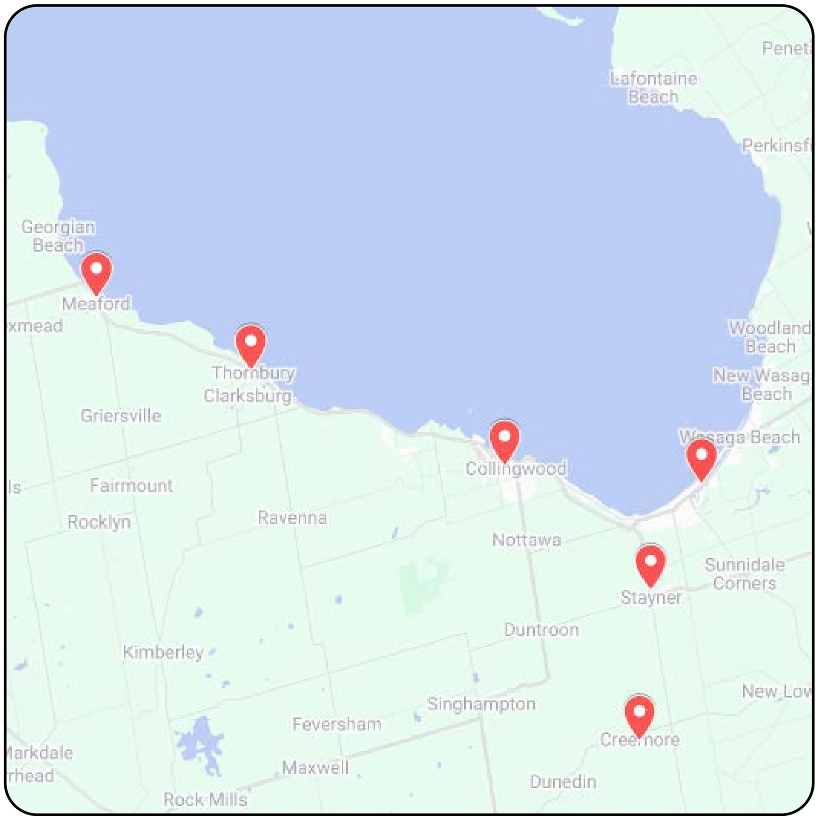
519-599-2136
27 Arthur St W, Thornbury

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/