2025 AUGUST MEAFORD

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 Meaford real estate market gained significant momentum this August, with strong price growth and improved absorption pointing to a more active environment. The median sale price rose 38.33% year-over-year to $830,000, while the average sale price increased 34.92% to $991,278—reflecting solid performance at the higher end of the market. Sales volume surged 86.82% to $17.84 million, supported by a 38.46% rise in unit sales to 18 properties. New listings climbed 19.44% to 43, while expired listings dropped 56.52% to 10, suggesting sellers are finding more success. The sales-to-new listings ratio strengthened to 41.86%, up 15.92% from August 2024, highlighting improving market balance though conditions remain buyer-leaning overall.

August year-over-year sales volume of $17,843,000

Up +86.82% from 2024's $9,551,000 with unit sales of 18 up +38.46% from last August's 13. New listings of 43 are up +19.44% from a year ago, with the sales/listing ratio of 41.86% up by 15.92% from a year ago.

Year-to-date sales volume of $112,860,740

Up +33.97% from 2024's $84,243,050 with unit sales of 123 up +3.36% from 2024's 119. New listings of 362 are down -1.36% from a year ago, with the sales/listing ratio of 33.98% up +4.79%.

Year-to-date average sale price of $891,087

Up from $729,891 one year ago with median sale price of $779,750 up from $608,750 one year ago. Average days-on-market of 58 is up 2 days from last year.

AUGUST NUMBERS

Median Sale Price
$830,000
+38.33%

Average Sale Price
$991,278
+34.92%

Sales Volume
$17,843,000
+86.82%

Unit Sales
18
+38.46%

New Listings
43
+19.44%

Expired Listings
10
-56.52%

Unit Sales/Listings Ratio
41.86%
+15.92%

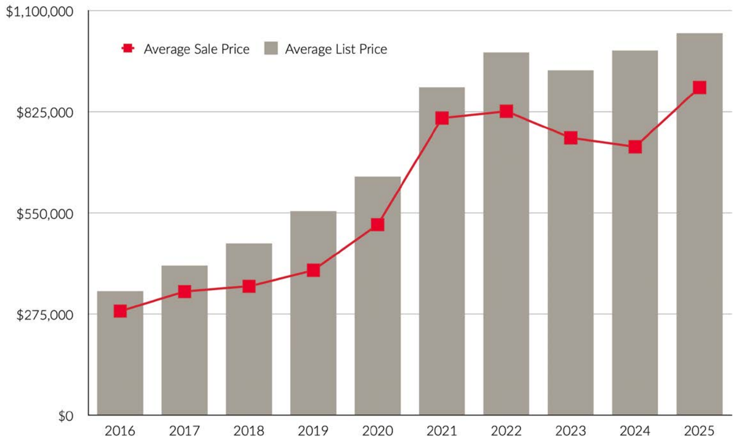
Year-over-year comparison (August 2025 vs. August 2024)

THE MARKET IN **DETAIL**

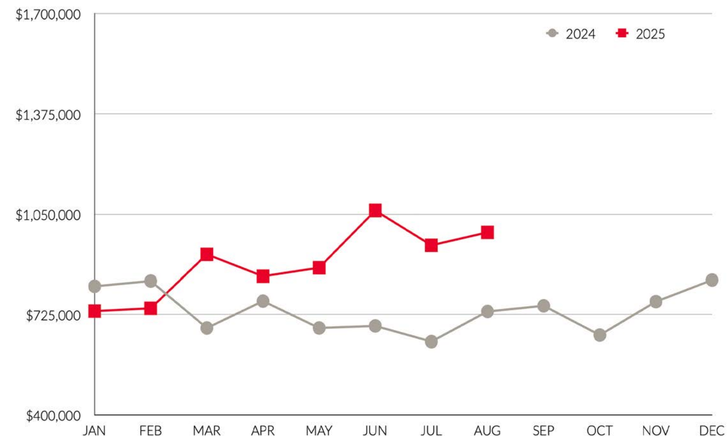
	2023	2024	2025	2024-2025
YTD Volume Sales	$88,307,900	$84,243,050	$112,860,740	+33.97%
YTD Unit Sales	115	119	123	+3.36%
YTD New Listings	360	367	362	-1.36%
YTD Sales/Listings Ratio	31.94%	32.43%	33.98%	+4.79%
YTD Expired Listings	30	110	93	-15.45%
Monthly Volume Sales	$13,460,000	$9,551,000	$17,843,000	+86.82%
Monthly Unit Sales	18	13	18	+38.46%
Monthly New Listings	60	36	43	+19.44%
Monthly Sales/Listings Ratio	30.00%	36.11%	41.86%	+15.92%
Monthly Expired Listings	2	23	10	-56.52%
Monthly Average Sale Price	$747,778	$734,692	$991,278	+34.92%
YTD Sales: $0-$199K	4	4	5	+25%
YTD Sales: $200k-349K	9	8	5	-37.5%
YTD Sales: $350K-$549K	24	31	15	-51.61%
YTD Sales: $550K-$749K	33	38	32	-15.79%
YTD Sales: $750K-$999K	26	21	26	+23.81%
YTD Sales: $1M+	16	13	35	+169.23%
YTD Sales: $2M+	19	5	5	No Change
YTD Average Days-On-Market	56.63	56.00	57.75	+3.13%
YTD Average Sale Price	$754,002	$729,891	$891,087	+22.08%
YTD Median Sale Price	$648,750	$608,750	$779,750	+28.09%

Meaford MLS Sales and Listing Summary
2023 vs. 2024 vs. 2025

AVERAGE SALE PRICE

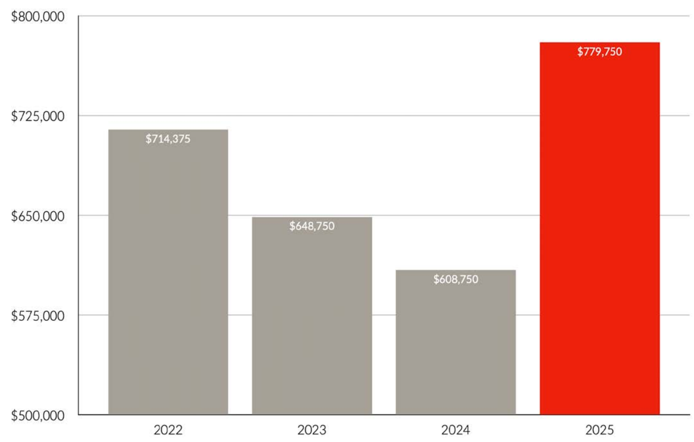


Year-Over-Year

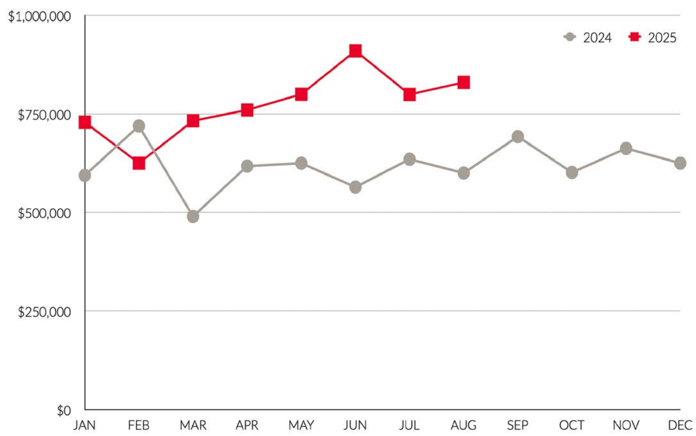


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



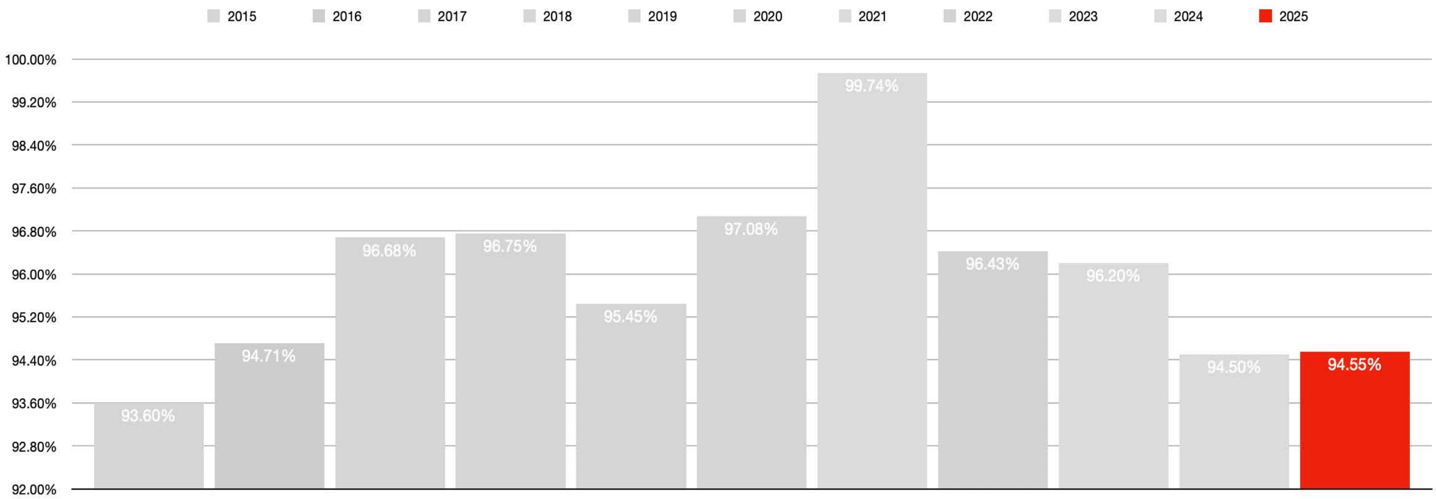
Year-Over-Year



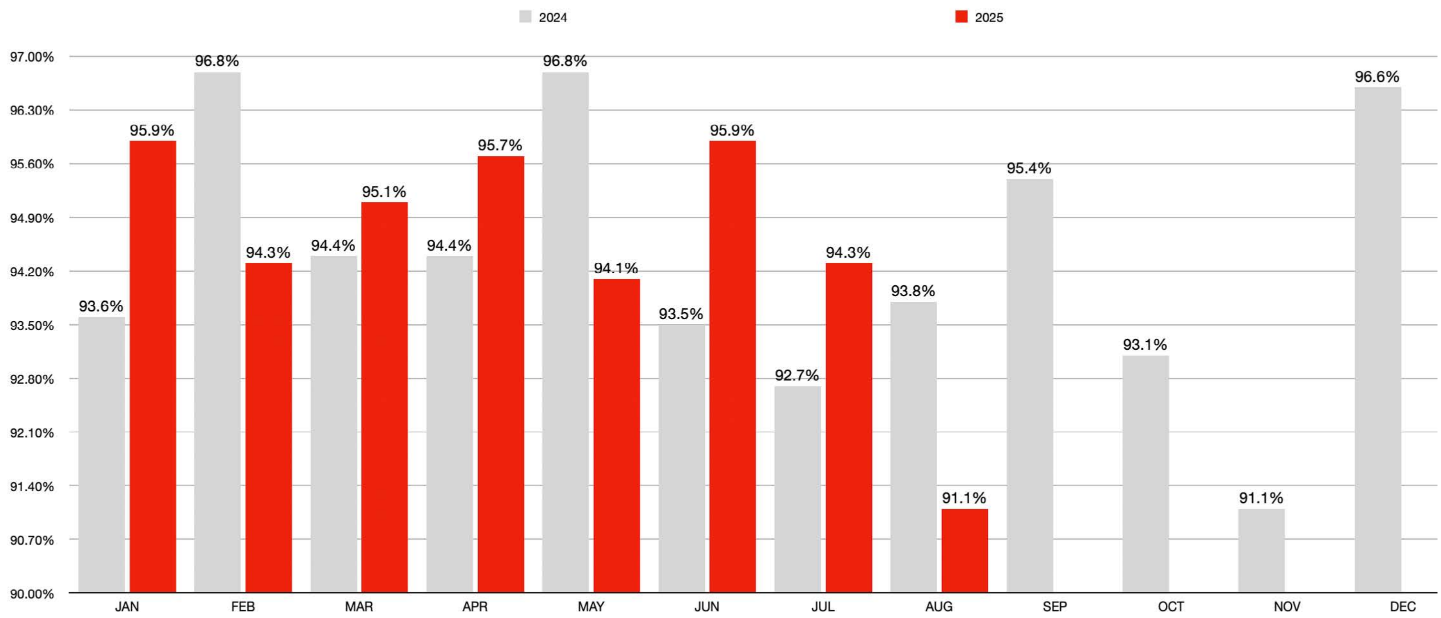
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

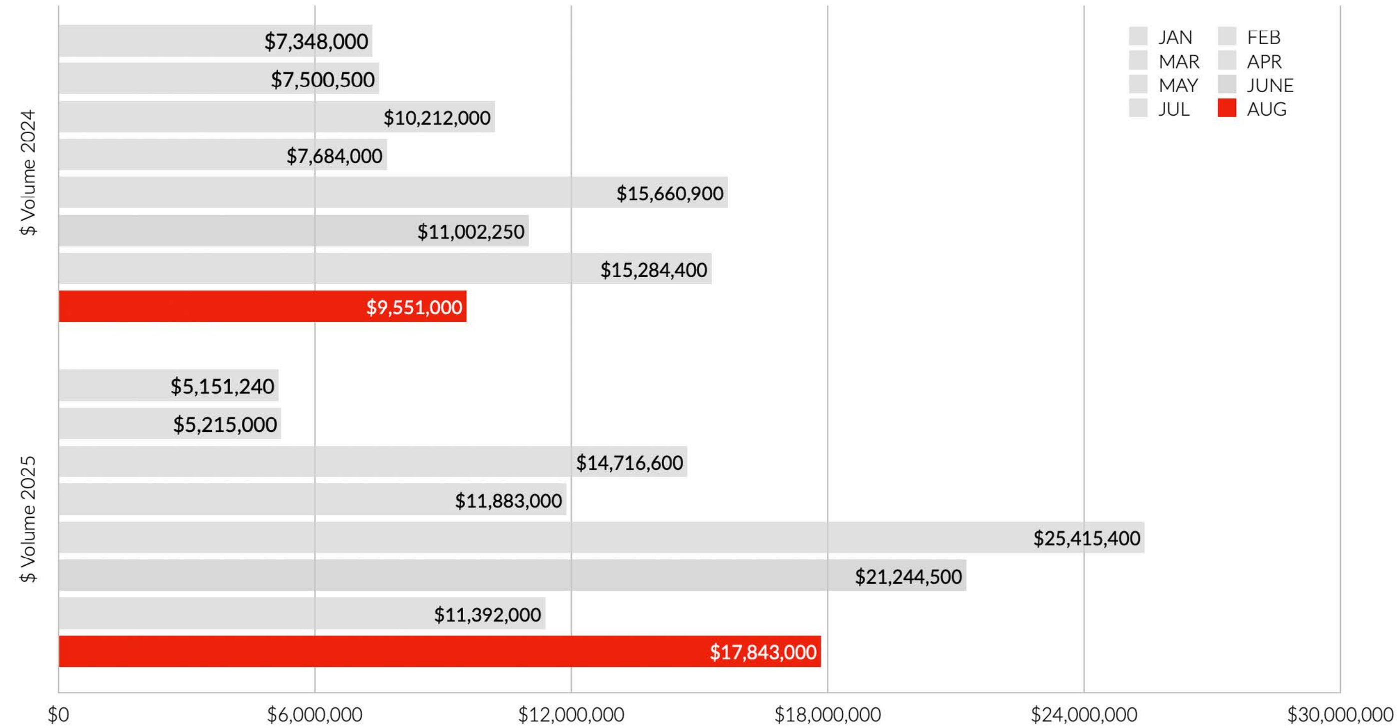


Year-Over-Year

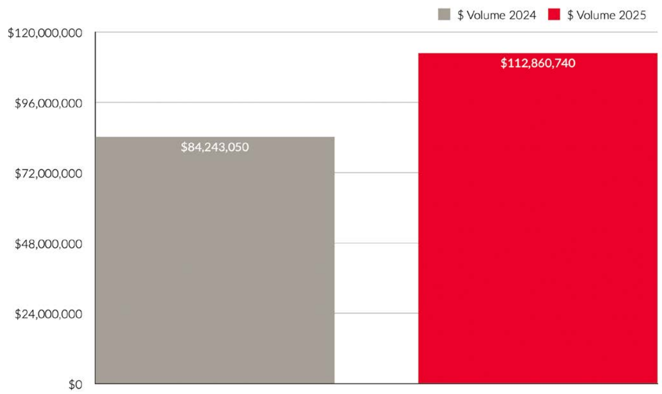


Month-Over-Month 2024 vs. 2025

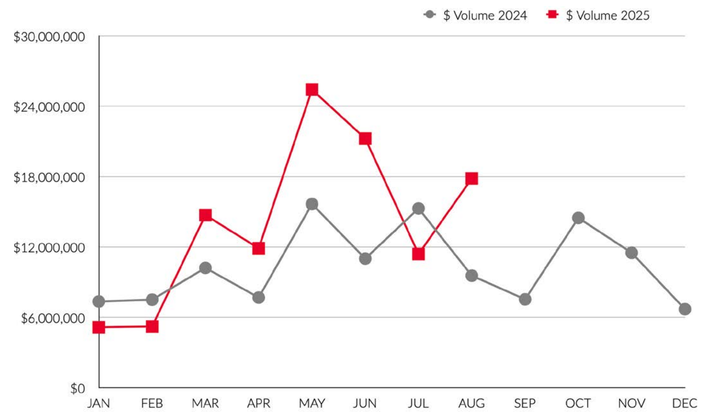
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

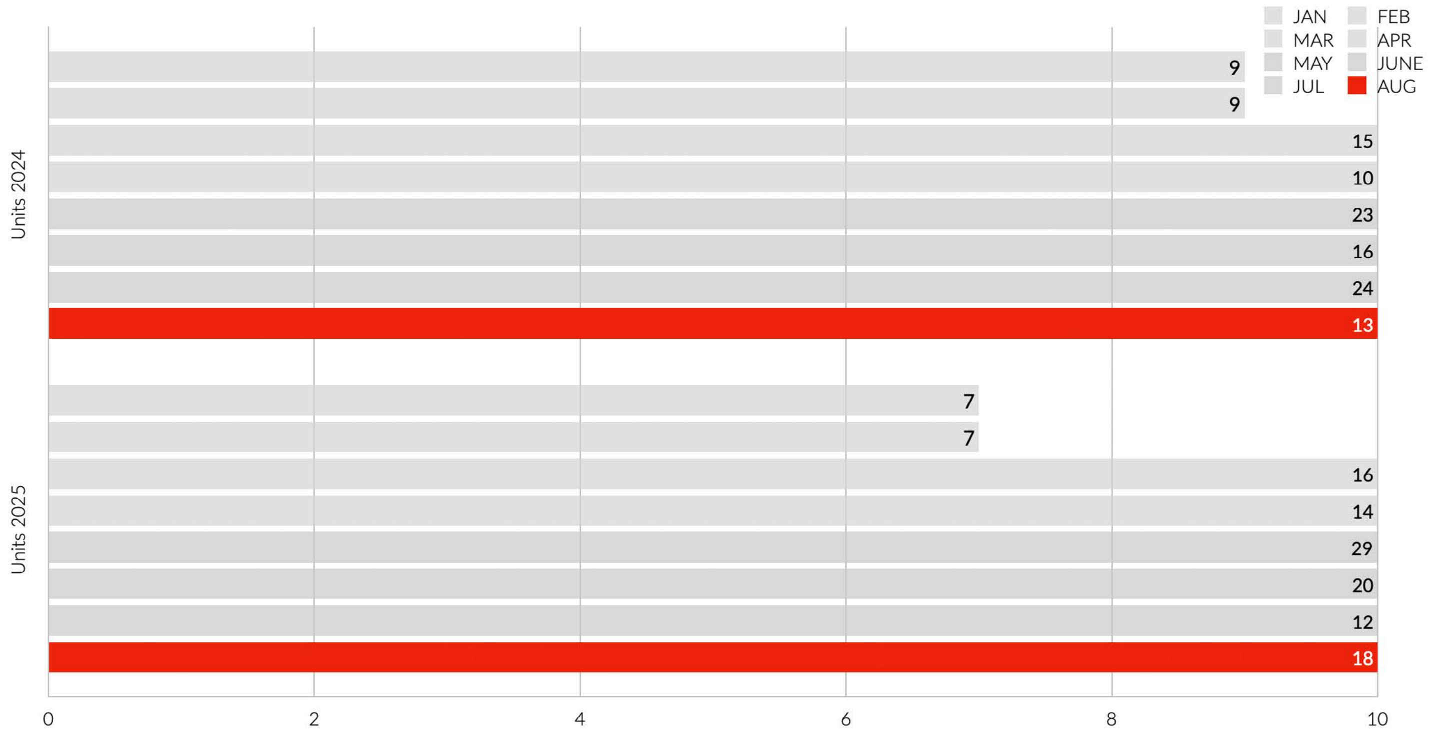


Yearly Totals 2024 vs. 2025

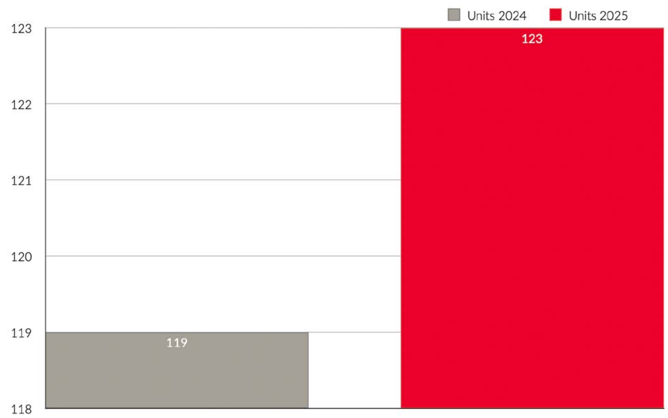


Month vs. Month 2024 vs. 2025

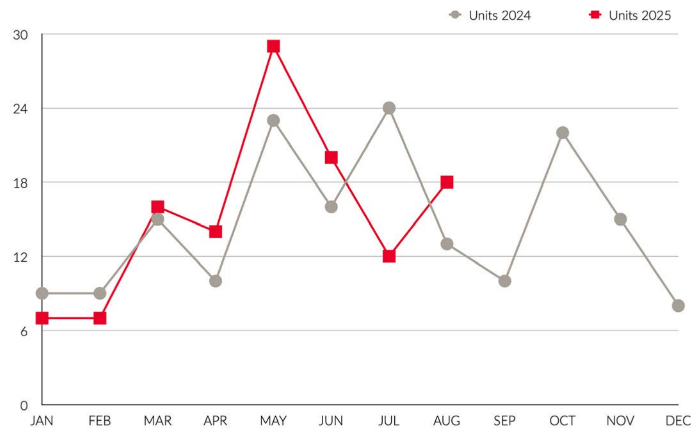
UNIT SALES



Monthly Comparison 2024 vs. 2025



Yearly Totals 2024 vs. 2025

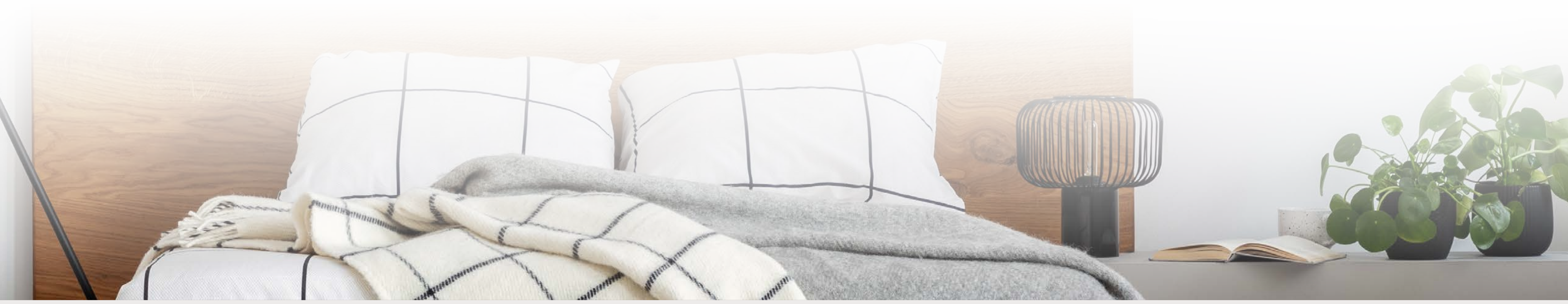


Month vs. Month 2024 vs. 2025

SALES BY **TYPE**

	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	↑ $107,567,240 +49.5%	↓ $5,293,500 -23.58%	↓ $4,071,500 -4.34%
YTD Unit Sales	↑ 112 +21.74%	↓ 11 -21.43%	↓ 9 -18.18%
Average Sale Price	↑ $960,422 +22.8%	↓ $481,227 -2.74%	↑ $452,389 +16.92%
August Sales Volume	↑ $17,488,000 +107.75%	↓ $355,000 -68.67%	↑ $685,000 Up from $0
August Unit Sales	↑ 17 +54.55%	↓ 1 -50%	↑ 3 Up from 0

Year-Over-Year Comparison (2025 vs. 2024)



OUR LOCATIONS

COLLINGWOOD
705-445-5520
112 Hurontario St, Collingwood

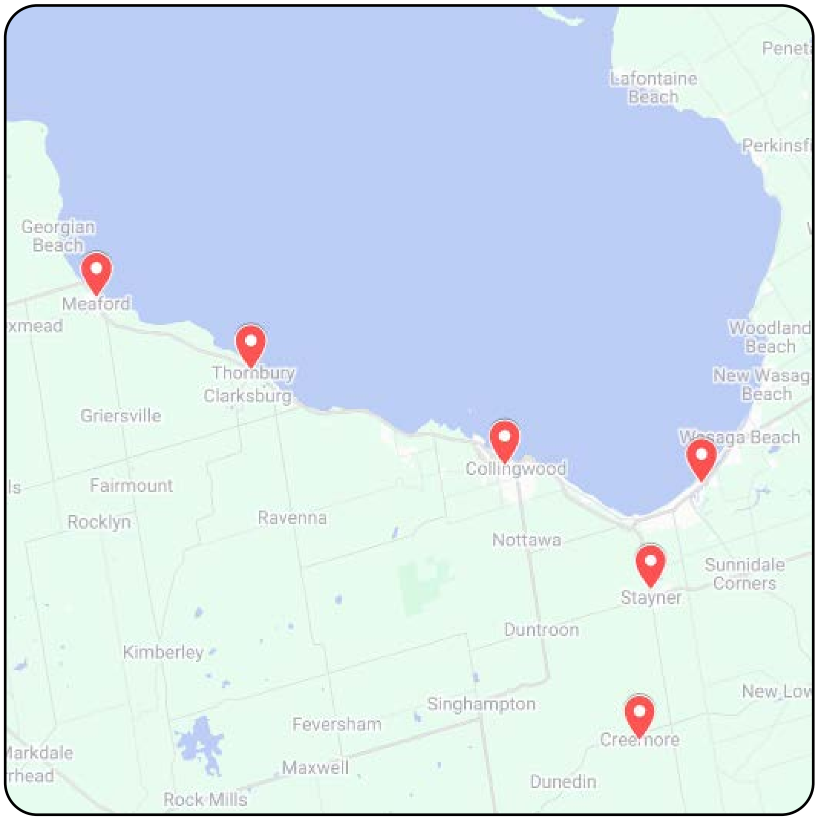
CREEMORE
705-881-9005
154 Mill St, Unit B, Creemore

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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