2025
JULY
MEAFORD
Real Estate Market Report

ROYAL LEPAGE LOCATIONS NORTH BROKERAGE

OVERVIEW

BUYER'S MARKET

The Meaford in July 2025 remained in buyer's market territory, as declining sales activity and inventory shifts offset strong price gains. The median sale price rose 25.91% year-over-year to $799,500, while the average sale price climbed 49.07% to $949,333—pointing to continued strength in higher-end transactions. Despite these increases, overall sales volume fell 25.47% to $11.39 million, driven by a 50% drop in unit sales to just 12 properties. New listings declined 12.5% to 42, and expired listings fell 35.71% to 9. However, the sales-to-new listings ratio dropped sharply to 28.57%, down 42.86% from July 2024—underscoring slower absorption and reinforcing buyer-favourable conditions..

July year-over-year sales volume of $11,392,000

Down -25.47% from 2024's $15,284,400 with unit sales of 12 down -50% from last July's 16. New listings of 42 are down -12.5% from a year ago, with the sales/listing ratio of 28.57% down by -42.86% from a year ago.

Year-to-date sales volume of $95,017,740

Up +27.21% from 2024's $74,692,050 with unit sales of 105 down -0.94% from 2024's 106. New listings of 319 are down -3.63% from a year ago, with the sales/listing ratio of 32.92% up +2.78%.

Year-to-date average sale price of $876,774

Up from $729,205 one year ago with median sale price of $760,000 up from $617,500 one year ago. Average days-on-market of 55 is the same as this time last year.

JULY NUMBERS

Median Sale Price
$799,500
+25.91%

Average Sale Price
$949,333
+49.07%

Sales Volume
$11,392,000
-25.47%

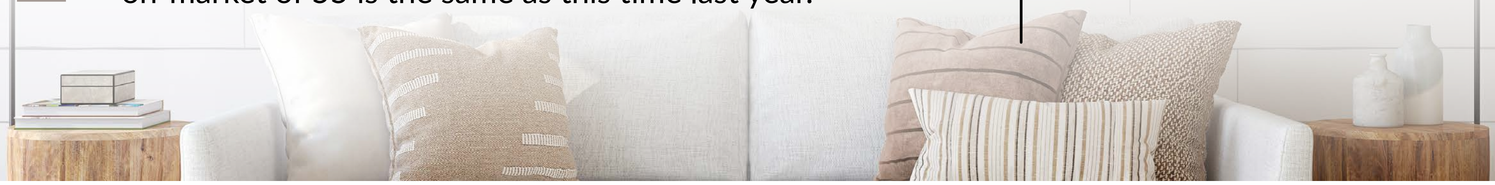
Unit Sales
12
-50%

New Listings
42
-12.5%

Expired Listings
9
-35.71%

Unit Sales/Listings Ratio
28.57%
-42.86%

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



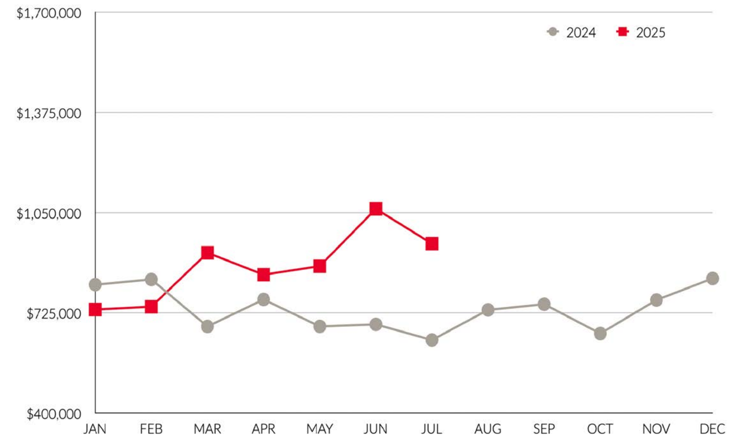
THE MARKET IN **DETAIL**

	2023	2024	2025	2024-2025
YTD Volume Sales	$74,847,900	$74,692,050	$95,017,740	+27.21%
YTD Unit Sales	97	106	105	-0.94%
YTD New Listings	300	331	319	-3.63%
YDT Sales/Listings Ratio	32.33%	32.02%	32.92%	+2.78%
YTD Expired Listings	28	87	83	-4.6%
Monthly Volume Sales	$14,306,900	$15,284,400	$11,392,000	-25.47%
Monthly Unit Sales	20	24	12	-50%
Monthly New Listings	40	48	42	-12.5%
Monthly Sales/Listings Ratio	50.00%	50.00%	28.57%	-42.86%
Monthly Expired Listings	4	14	9	-35.71%
Monthly Average Sale Price	$715,345	$636,850	$949,333	+49.07%
YTD Sales: $0-$199K	2	4	3	-25%
YTD Sales: $200k-349K	8	8	4	-50%
YTD Sales: $350K-$549K	20	26	12	-53.85%
YTD Sales: $550K-$749K	29	35	30	-14.29%
YTD Sales: $750K-$999K	22	18	22	+22.22%
YTD Sales: $1M+	14	11	31	+181.82%
YTD Sales: $2M+	16	5	3	-40%
YTD Average Days-On-Market	60.14	54.86	55.14	+0.52%
YTD Average Sale Price	$754,891	$729,205	$876,774	+20.24%
YTD Median Sale Price	$650,000	$617,500	$760,000	+23.08%

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

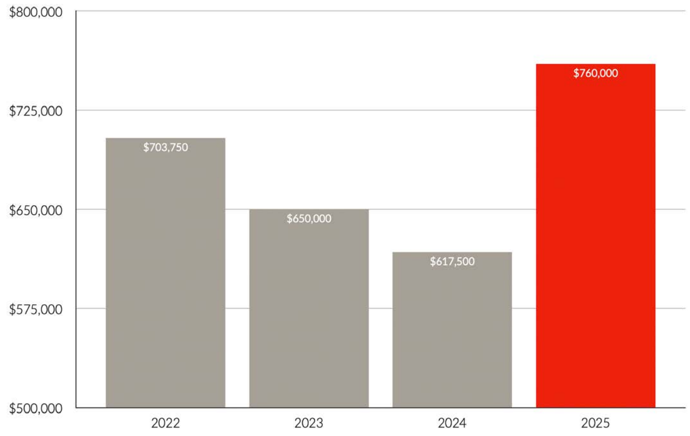
AVERAGE SALE PRICE

Year-Over-Year

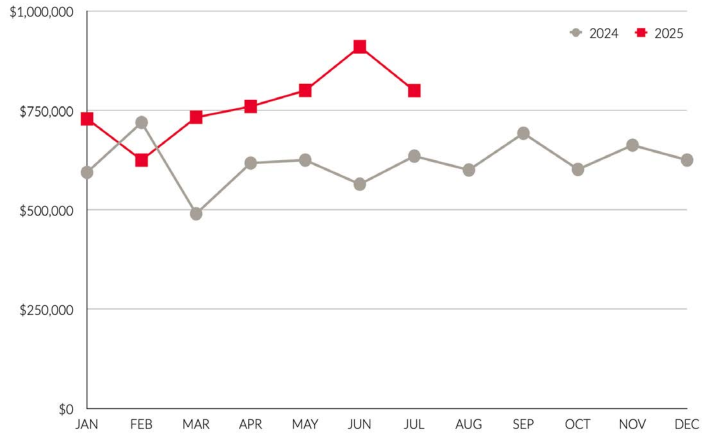


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



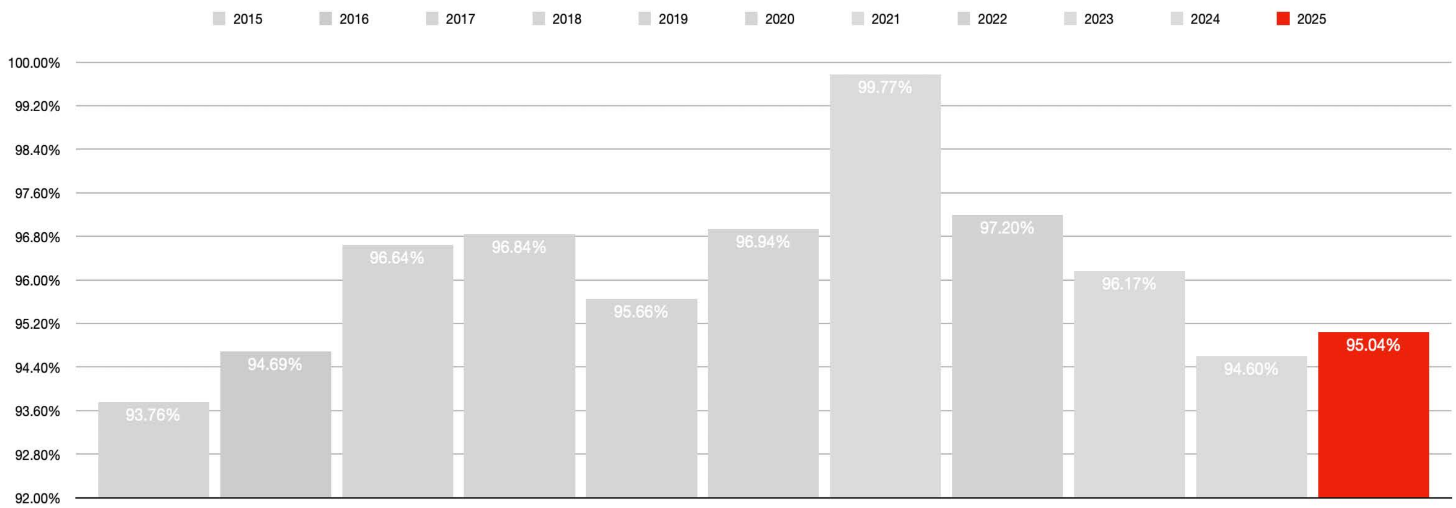
Year-Over-Year



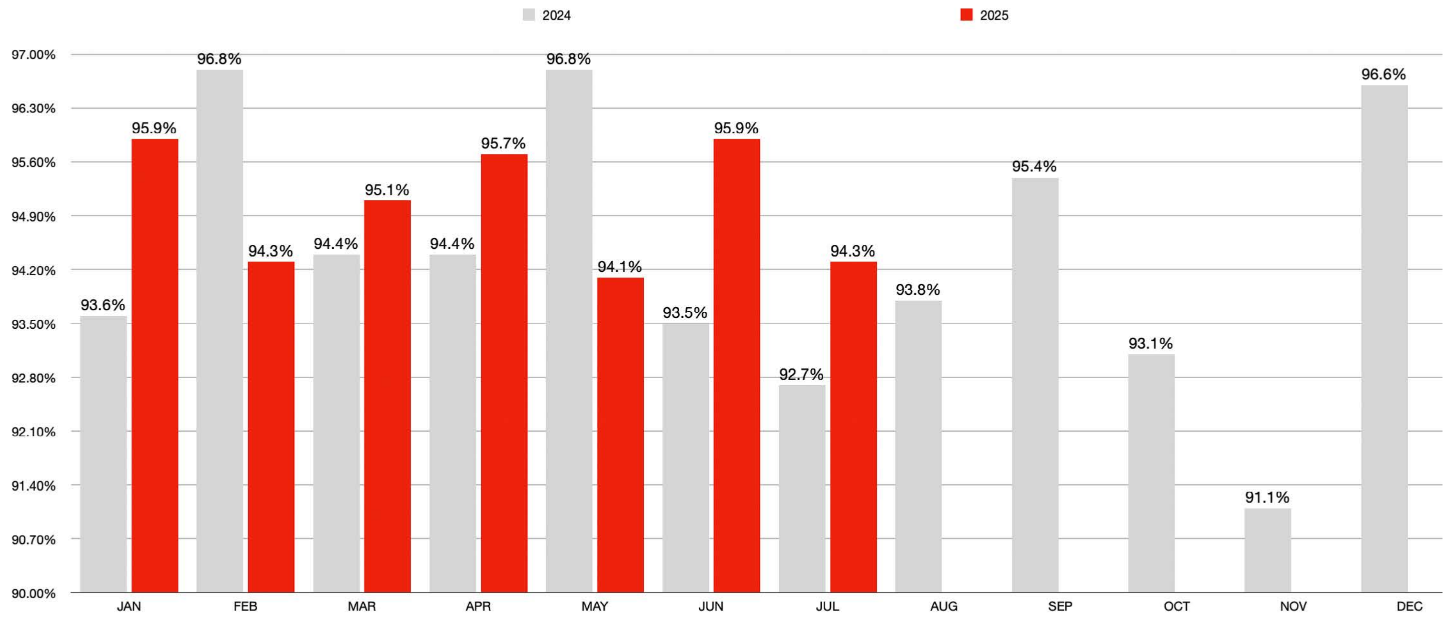
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

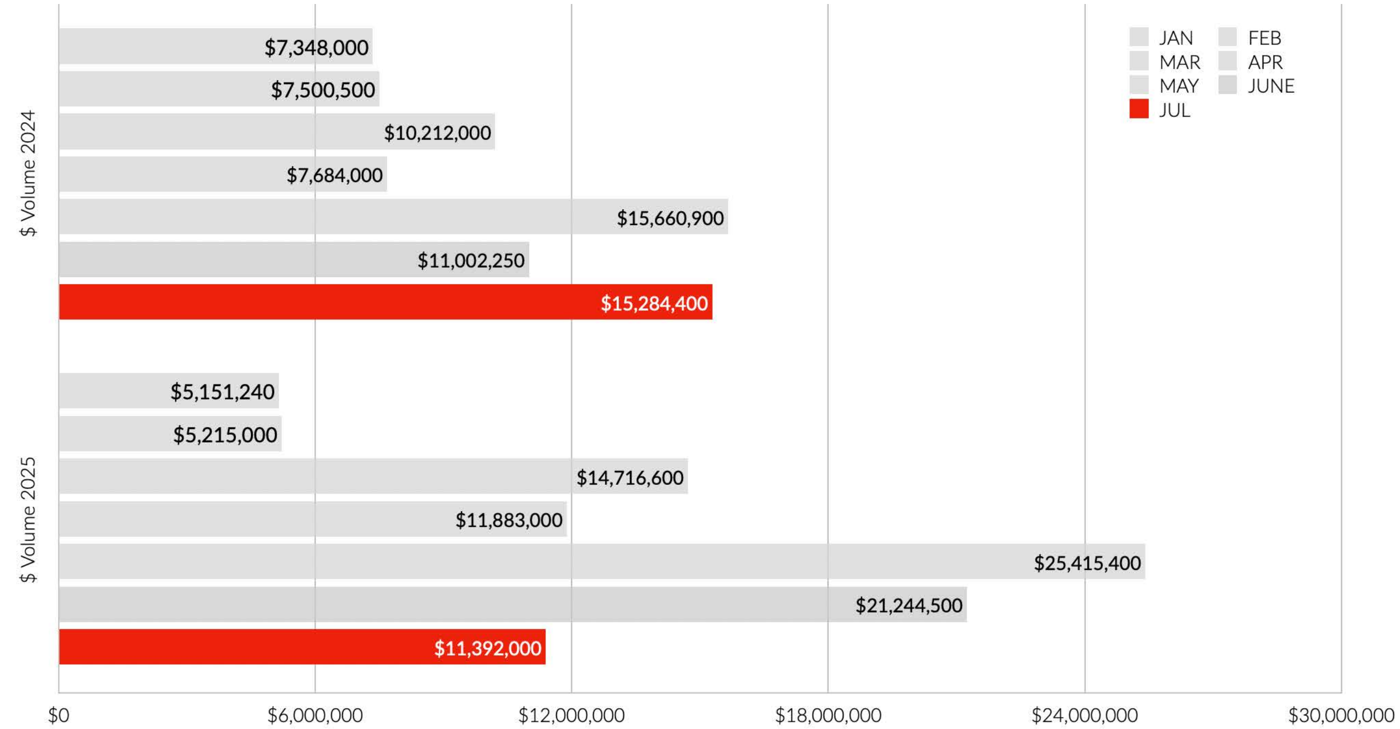


Year-Over-Year



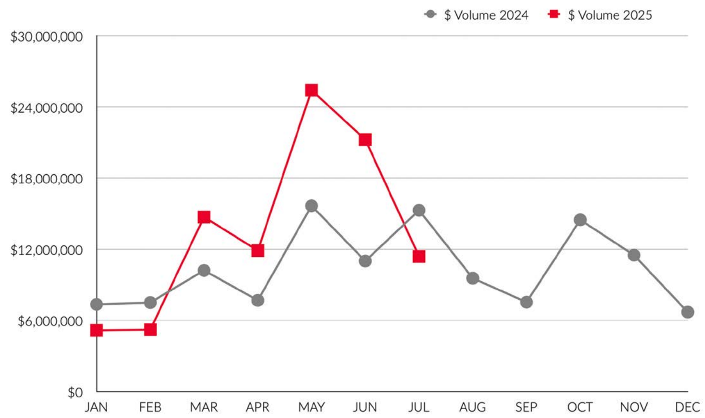
Month-Over-Month 2024 vs. 2025

DOLLAR VOLUME SALES



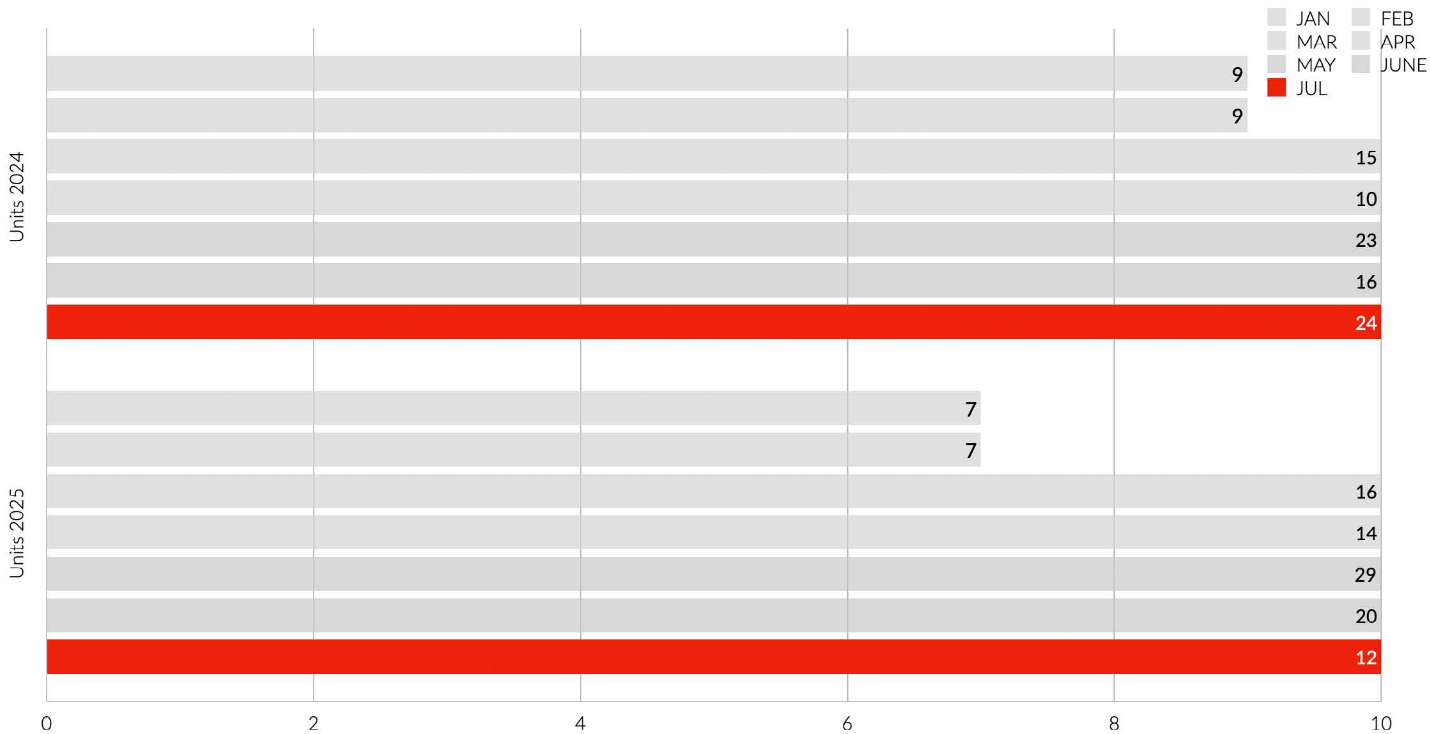
Monthly Comparison 2024 vs. 2025

Yearly Totals 2024 vs. 2025

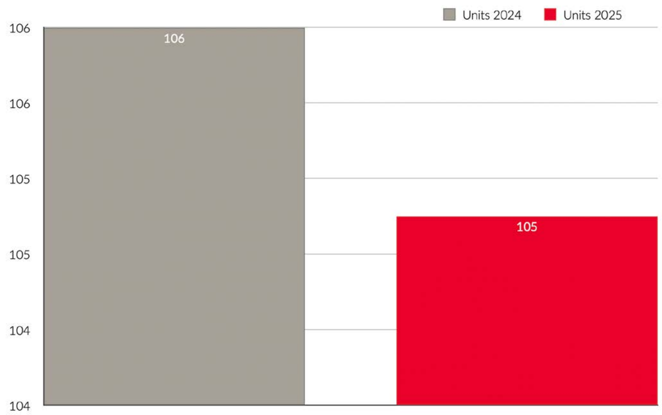


Month vs. Month 2024 vs. 2025

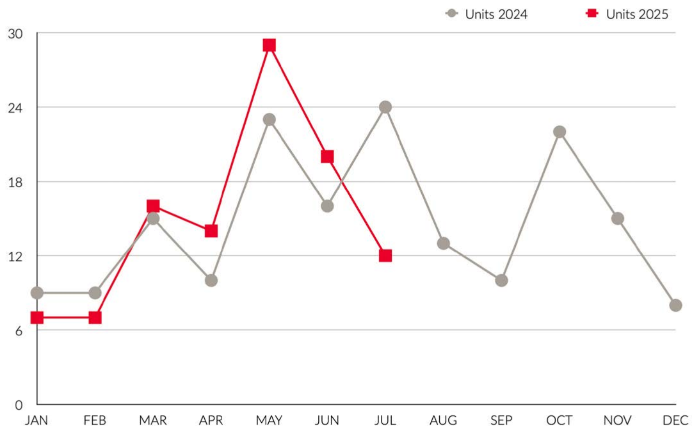
UNIT SALES



Monthly Comparison 2024 vs. 2025



Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

ROYAL LEPAGE® LOCATIONS NORTH BROKERAGE

SALES BY **TYPE**

	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	$90,079,240 +41.78%	$4,938,500 -14.76%	$3,386,500 -20.43%
YTD Unit Sales	95 +17.28%	10 -16.67%	6 -45.45%
Average Sale Price	$948,203 +20.89%	$493,850 +2.28%	$564,417 +45.88%
July Sales Volume	$10,246,000 -9.96%	$1,146,000 -47.19%	$158,000 -90.89%
July Unit Sales	10 -33.33%	2 -60%	1 -75%

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

OUR LOCATIONS

COLLINGWOOD
705-445-5520
112 Hurontario St, Collingwood

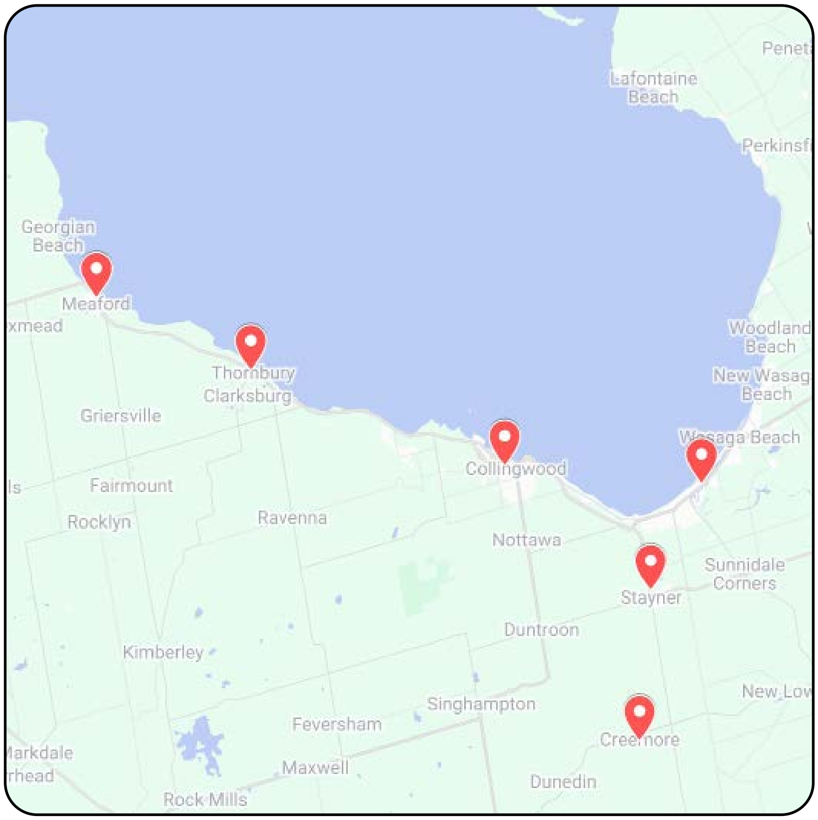
CREEMORE
705-881-9005
154 Mill St, Unit B, Creemore

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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