



2025 JUNE 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 June be occasional discrepancies or errors in the data.

OVERVIEW

BUYER'S MARKET

The [Meaford](#) real estate market in June 2025 remained in buyer's market territory, despite strong gains in pricing and overall activity. The median sale price jumped 61.28% year-over-year to \$910,000, while the average sale price rose 54.47% to \$1,062,225—marking a sharp increase in home values. Sales volume climbed 93.09% to \$21,244,500, supported by a 25% rise in unit sales, reaching 20 properties sold. New listings edged up 3.85% to 54, while expired listings dropped 48.65% to 19, suggesting improved listing performance. The unit sales-to-listings ratio increased to 37.04%, up 20.37% from June 2024, but growing inventory and buyer leverage continue to define market conditions.



June year-over-year sales volume of \$21,244,500

Up 93.09% from 2024's \$11,002,250 with unit sales of 20 up 25% from last June's 16. New listings of 54 are up 3.85% from a year ago, with the sales/listing ratio of 37.04% up by 20.37% from a year ago.



Year-to-date sales volume of \$83,625,740

Up 40.77% from 2024's \$59,407,650 with unit sales of 93 up 13.41% from 2024's 82. New listings of 277 are down 2.12% from a year ago, with the sales/listing ratio of 33.57% up 15.87%.



Year-to-date average sale price of \$864,681

Up from \$744,597 one year ago with median sale price of \$746,250 up from \$605,750 one year ago. Average days-on-market of 53 is down 2 days from last year.

JUNE NUMBERS

Median Sale Price

\$910,000

+61.28%

Average Sale Price

\$1,062,225

54.47%

Sales Volume

\$21,244,500

+93.09%

Unit Sales

20

+25%

New Listings

54

+3.85%

Expired Listings

19

-48.65%

Unit Sales/Listings Ratio

37.04%

+20.37%

*Year-over-year comparison
(June 2025 vs. June 2024)*

THE MARKET IN DETAIL

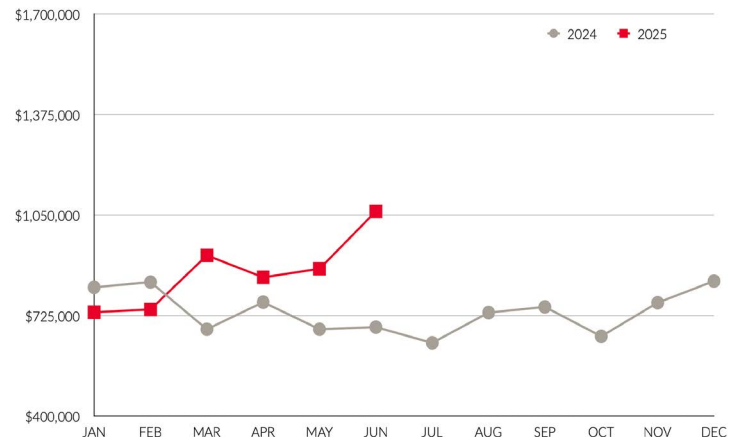
	2023	2024	2025	2024-2025
YTD Volume Sales	\$60,541,000	\$59,407,650	\$83,625,740	+40.77%
YTD Unit Sales	77	82	93	+13.41%
YTD New Listings	260	283	277	-2.12%
YTD Sales/Listings Ratio	29.62%	28.98%	33.57%	+15.87%
YTD Expired Listings	24	73	74	+1.37%
Monthly Volume Sales	\$17,189,500	\$11,002,250	\$21,244,500	+93.09%
Monthly Unit Sales	17	16	20	+25%
Monthly New Listings	65	52	54	+3.85%
Monthly Sales/Listings Ratio	26.15%	30.77%	37.04%	+20.37%
Monthly Expired Listings	8	37	19	-48.65%
Monthly Average Sale Price	\$1,011,147	\$687,641	\$1,062,225	+54.47%
YTD Sales: \$0-\$199K	2	3	2	-33.33%
YTD Sales: \$200k-349K	6	6	4	-33.33%
YTD Sales: \$350K-\$549K	13	21	11	-47.62%
YTD Sales: \$550K-\$749K	23	28	26	-7.14%
YTD Sales: \$750K-\$999K	20	12	20	+66.67%
YTD Sales: \$1M+	11	8	28	+250%
YTD Sales: \$2M+	13	5	2	-60%
YTD Average Days-On-Market	61.00	54.17	53.33	-1.54%
YTD Average Sale Price	\$761,483	\$744,597	\$864,681	+16.13%
YTD Median Sale Price	\$698,500	\$605,750	\$746,250	+23.19%

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

AVERAGE SALE PRICE

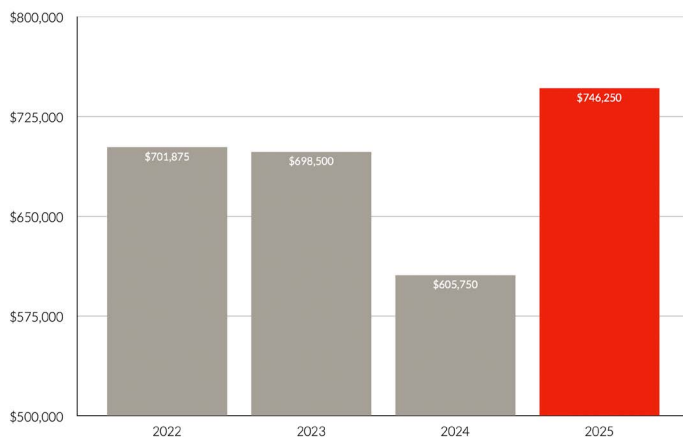


Year-Over-Year

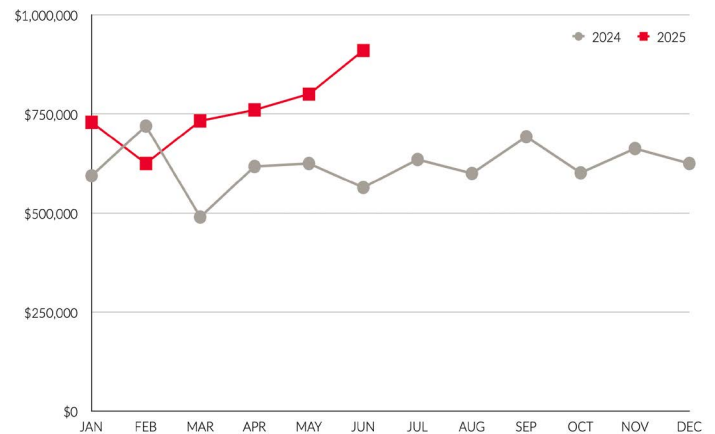


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



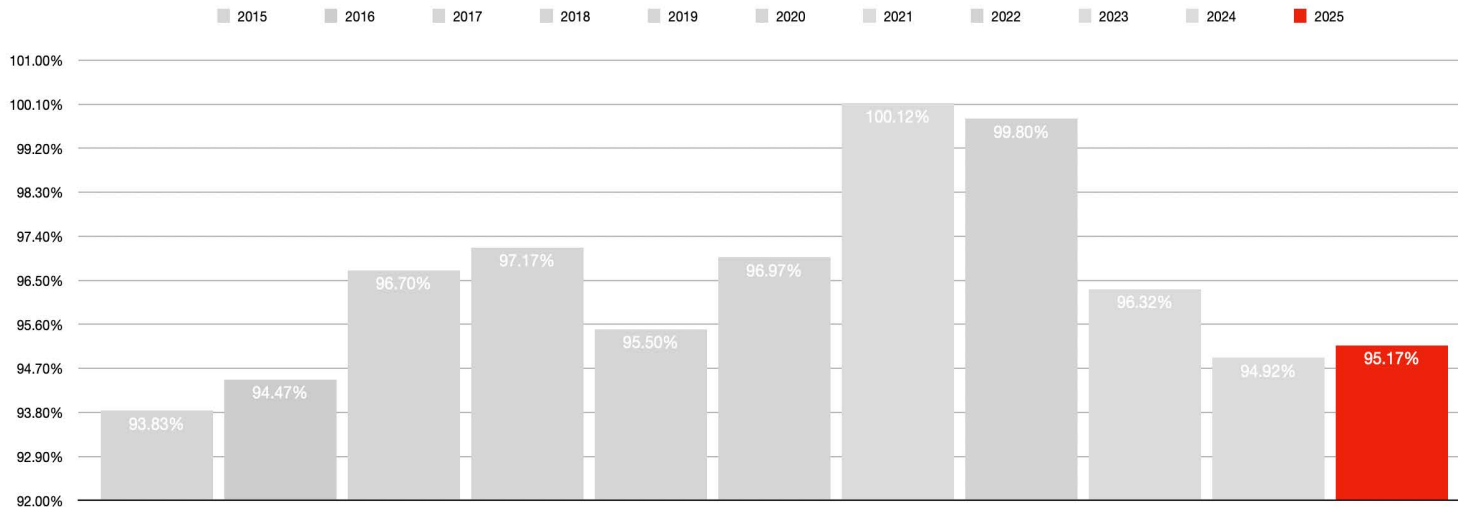
Year-Over-Year



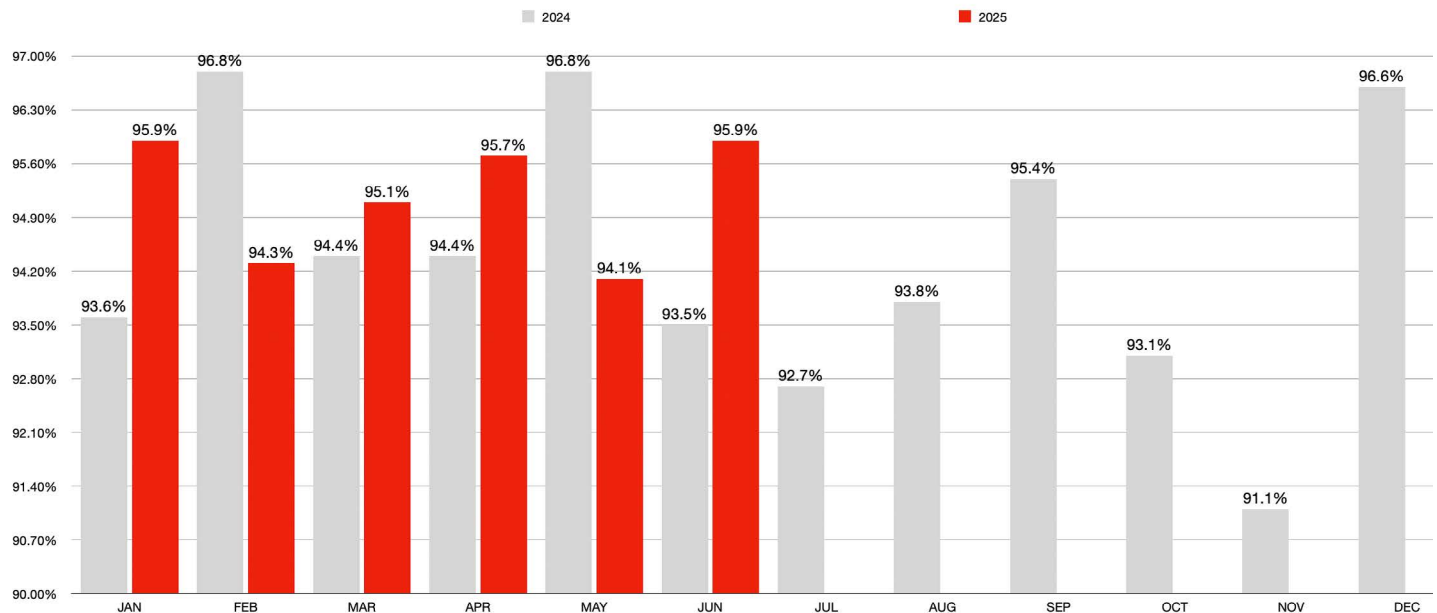
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

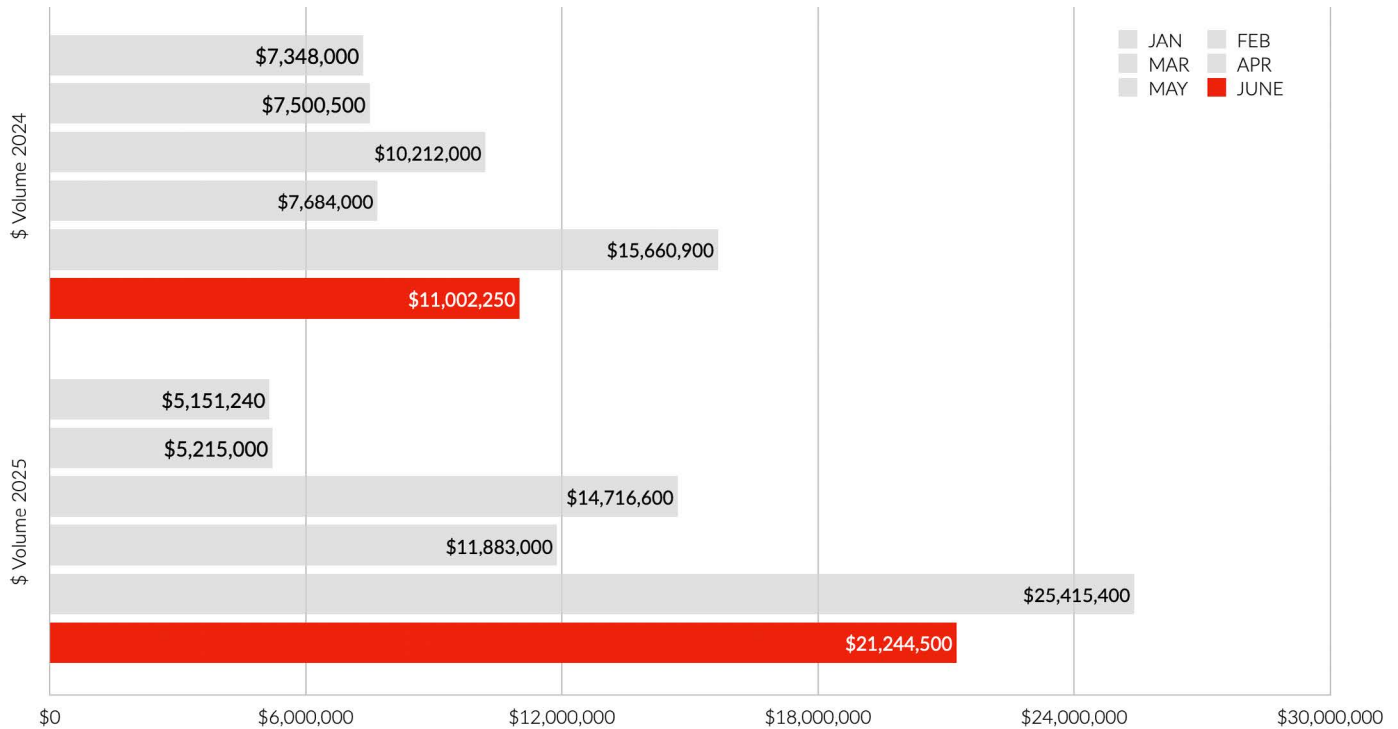


Year-Over-Year



Month-Over-Month 2024 vs. 2025

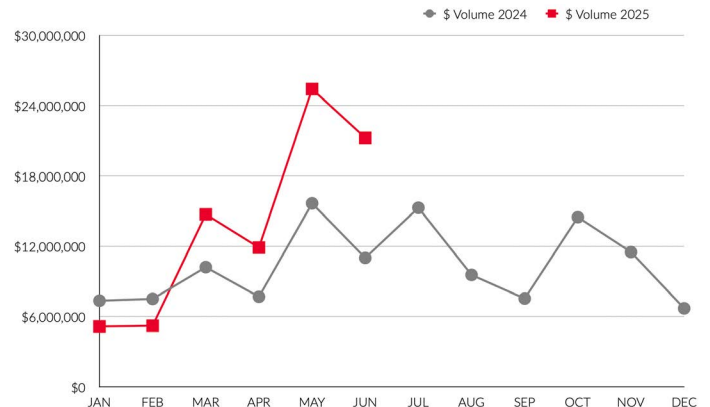
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

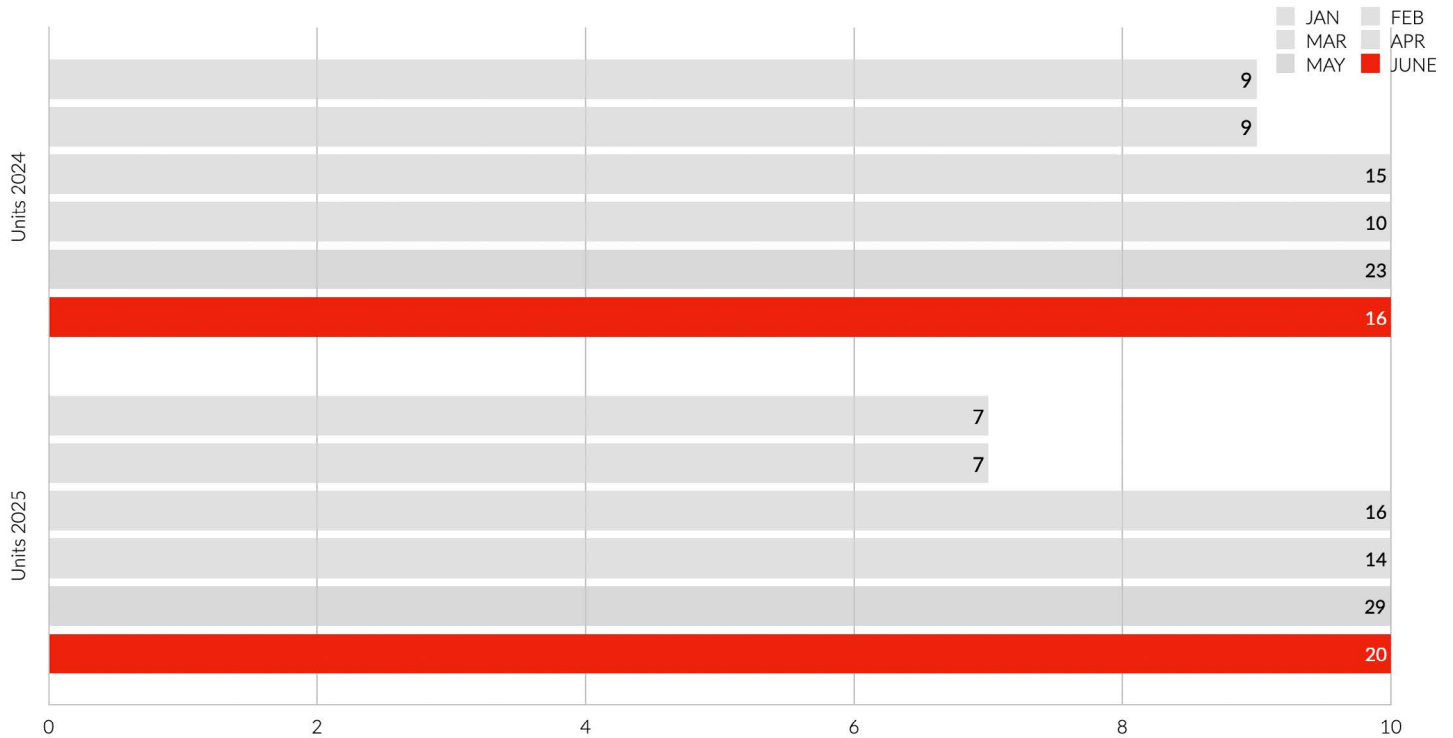


Yearly Totals 2024 vs. 2025

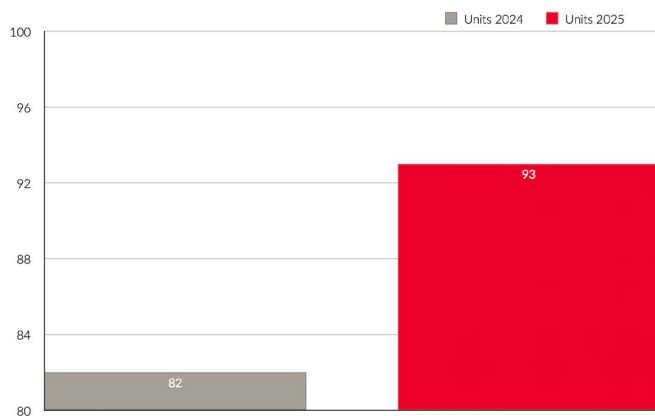


Month vs. Month 2024 vs. 2025

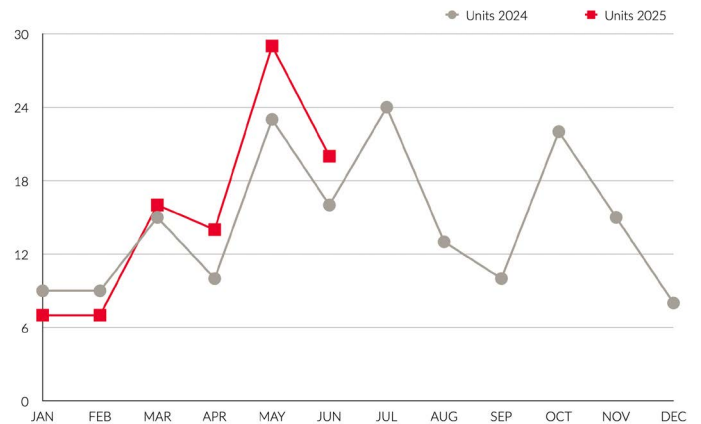
UNIT SALES



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	 \$79,833,240 +53.07%	 \$3,792,500 +4.65%	 \$3,228,500 +28.06%
YTD Unit Sales	 85 +28.79%	 8 +14.29%	 5 -28.57%
Average Sale Price	 \$939,215 +18.85%	 \$474,063 -8.43%	 \$645,700 +79.29%
June Sales Volume	 \$20,886,500 +98.5%	 \$0 -100%	 \$0 -100%
June Unit Sales	 19 +46.15%	 0 -100%	 0 -100%

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

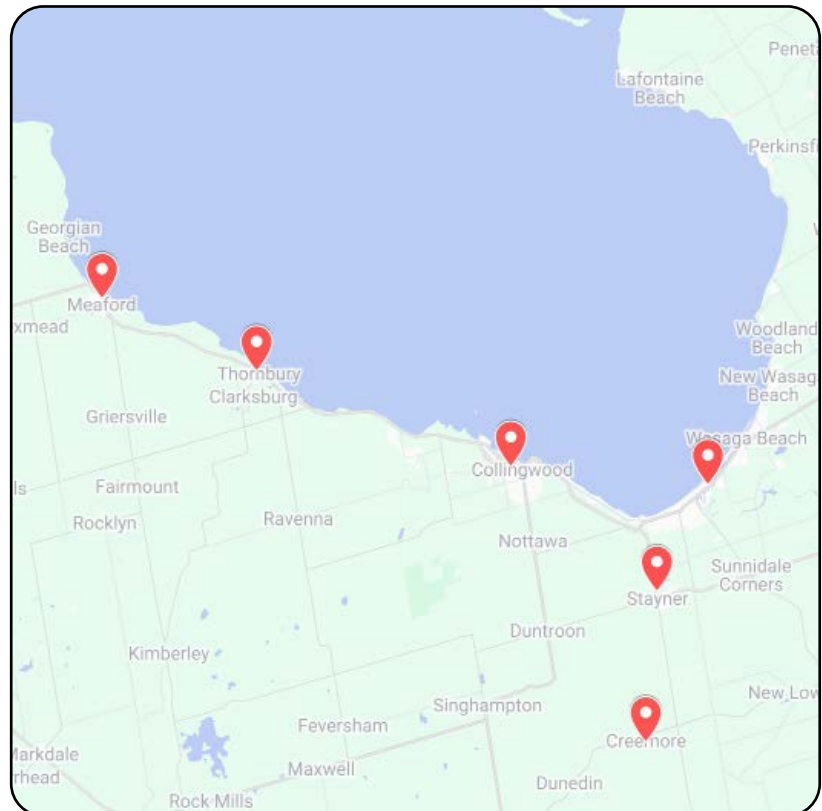
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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