2025

MAY

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 in May 2025 remained favourable to buyers, even as pricing and sales activity posted significant gains. The median sale price climbed 28% year-over-year to $800,000, while the average sale price rose 28.71% to $876,393—marking strong upward movement in home values. Sales volume surged 62.29% to $25,415,400, supported by a 26.09% increase in unit sales, reaching 29 properties sold. New listings rose 20.69% to 70, while expired listings held steady at 10. The unit sales-to-listings ratio improved slightly to 41.43%, up 4.47% from last May, but the growing inventory and moderate absorption rate indicate the

May year-over-year sales volume of $25,415,400

Up 62.29% from 2024's $15,660,900 with unit sales of 29 up 26.09% from last May's 23. New listings of 70 are up 20.69% from a year ago, with the sales/listing ratio of 41.43% up by 4.47% from a year ago.

Year-to-date sales volume of $58,912,240

Up 21.71% from 2024's $48,405,400 with unit sales of 70 up 6.06% from 2024's 66. New listings of 223 are down 3.46% from a year ago, with the sales/listing ratio of 31.39% up 9.87%.

Year-to-date average sale price of $825,401

Up from $775,988 one year ago with median sale price of $732,500 up from $617,500 one year ago. Average days-on-market of 52 is down 1 day from last year.

MAY NUMBERS

Median Sale Price
$800,000
+28%

Average Sale Price
$876,393
+28.71%

Sales Volume
$25,415,400
+62.29%

Unit Sales
29
+26.09%

New Listings
70
+20.69%

Expired Listings
10
No change

Unit Sales/Listings Ratio
41.43%
+4.47%

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

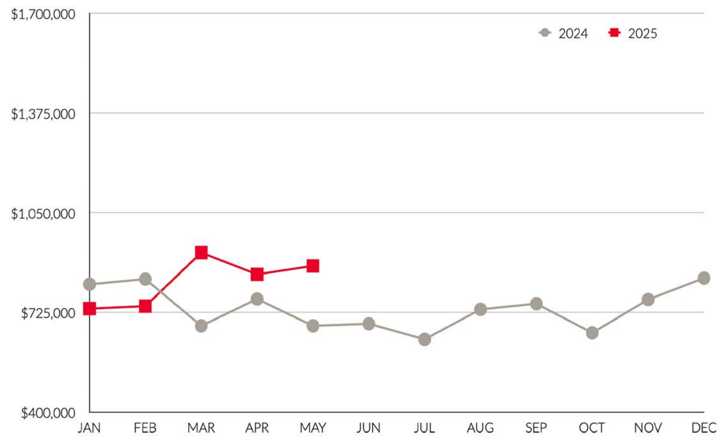
THE MARKET IN **DETAIL**

	2023	2024	2025	2024-2025
YTD Volume Sales	$43,351,500	$48,405,400	$58,912,240	+21.71%
YTD Unit Sales	60	66	70	+6.06%
YTD New Listings	195	231	223	-3.46%
YDT Sales/Listings Ratio	30.77%	28.57%	31.39%	+9.87%
YTD Expired Listings	16	36	55	+52.78%
Monthly Volume Sales	$12,315,000	$15,660,900	$25,415,400	+62.29%
Monthly Unit Sales	15	23	29	+26.09%
Monthly New Listings	50	58	70	+20.69%
Monthly Sales/Listings Ratio	30.00%	39.66%	41.43%	+4.47%
Monthly Expired Listings	2	10	10	No Change
Monthly Average Sale Price	$821,000	$680,909	$876,393	+28.71%
YTD Sales: $0-$199K	2	1	2	+100%
YTD Sales: $200k-349K	5	5	4	-20%
YTD Sales: $350K-$549K	10	16	7	-56.25%
YTD Sales: $550K-$749K	18	26	22	-15.38%
YTD Sales: $750K-$999K	16	10	15	+50%
YTD Sales: $1M+	9	4	22	+450%
YTD Sales: $2M+	9	5	0	-100%
YTD Average Days-On-Market	66.40	53.40	51.80	-3%
YTD Average Sale Price	$711,550	$755,988	$825,401	+9.18%
YTD Median Sale Price	$650,000	$617,500	$732,500	+18.62%

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

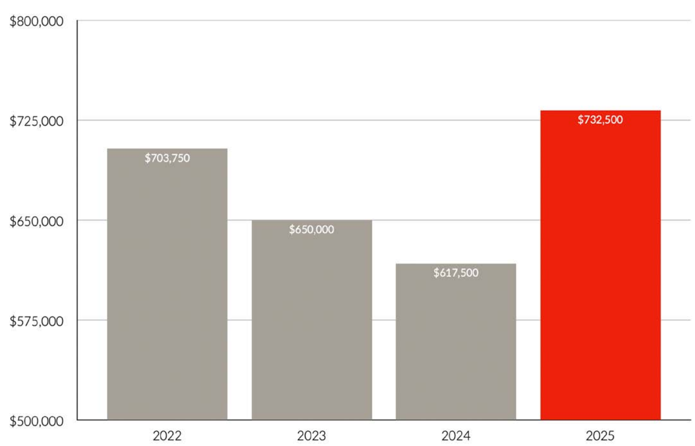
AVERAGE SALE PRICE

Year-Over-Year

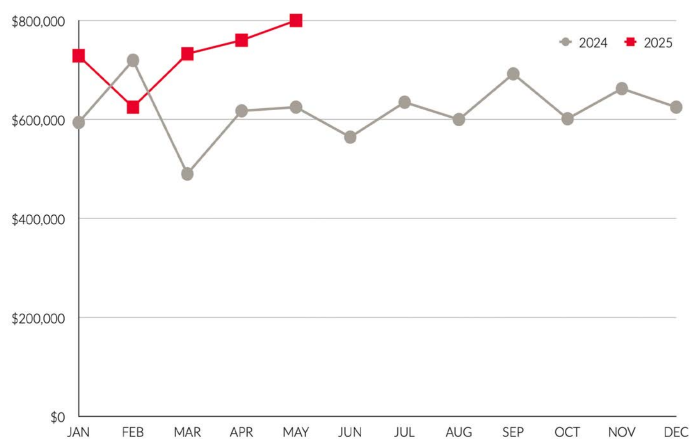


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



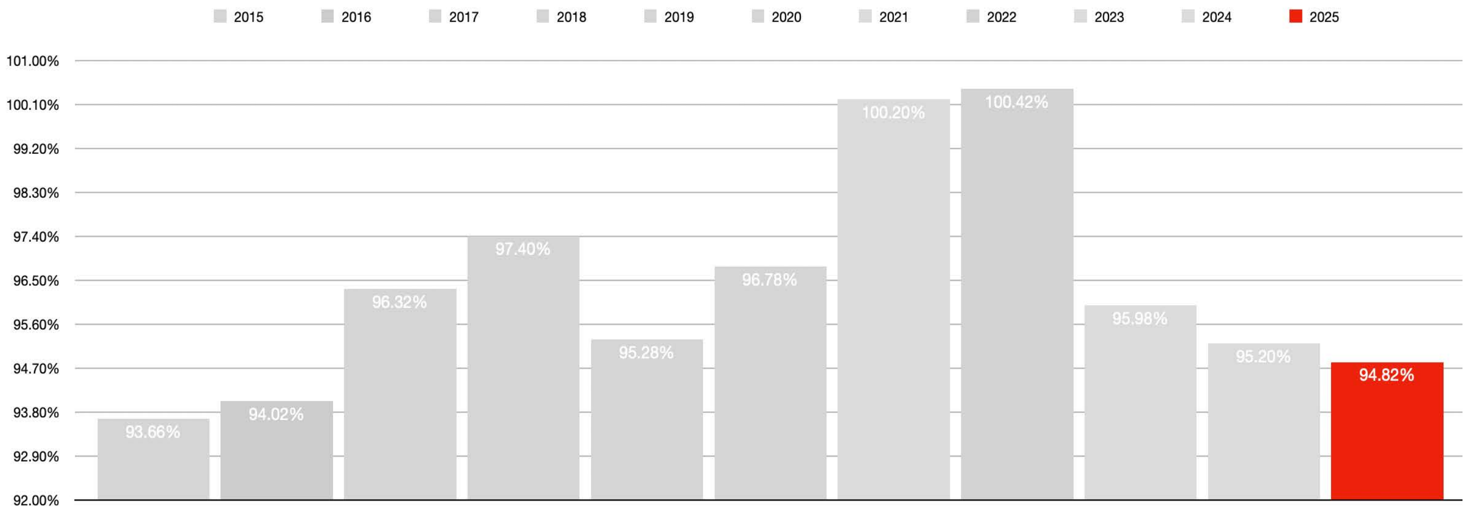
Year-Over-Year



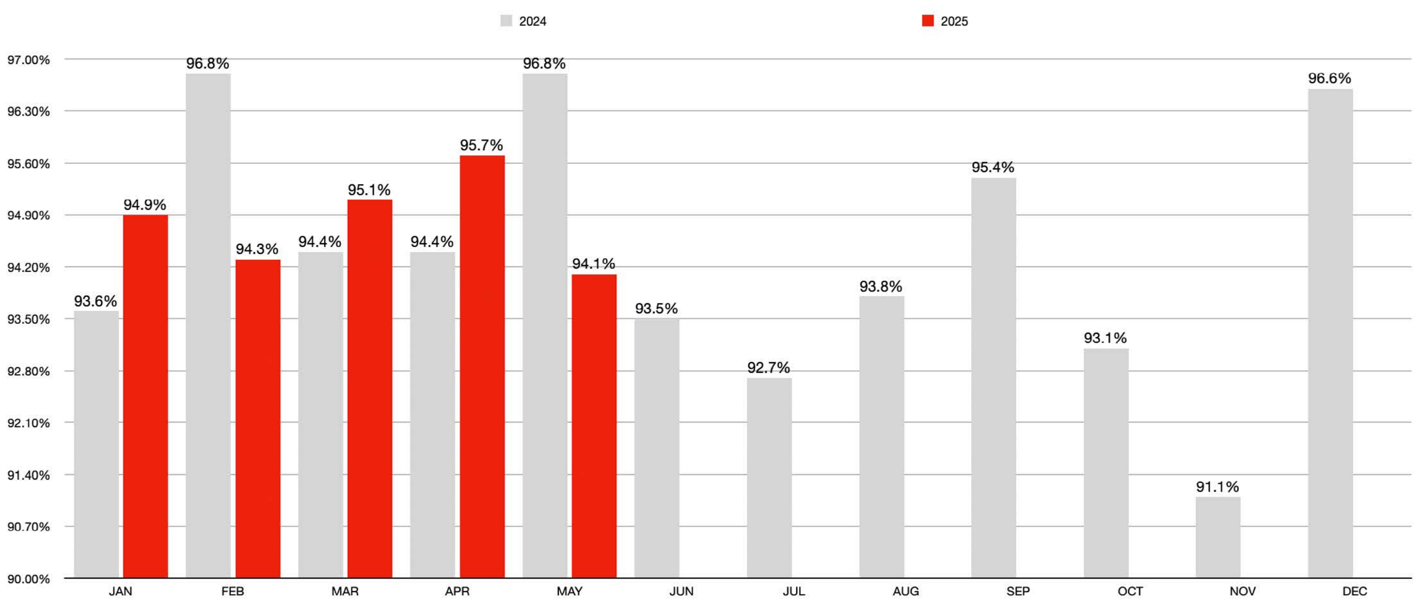
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

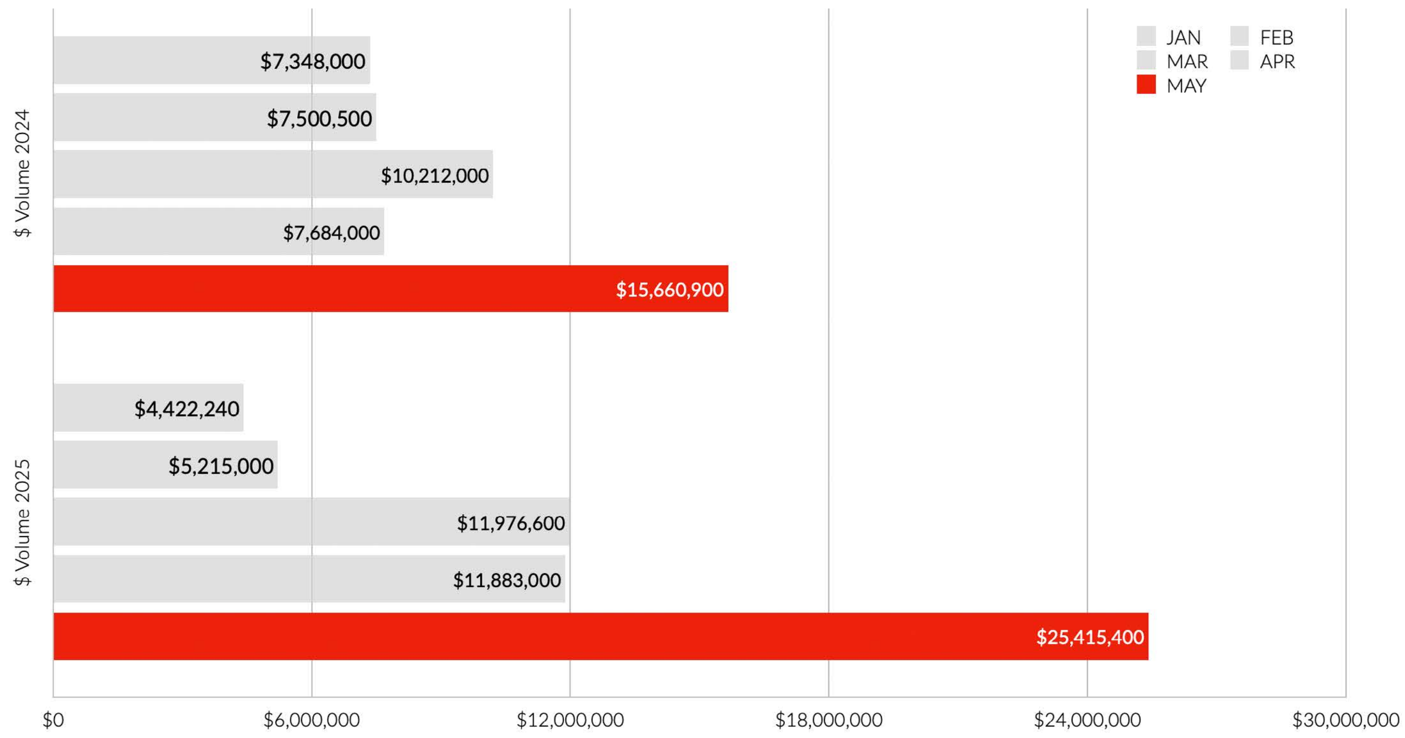


Year-Over-Year

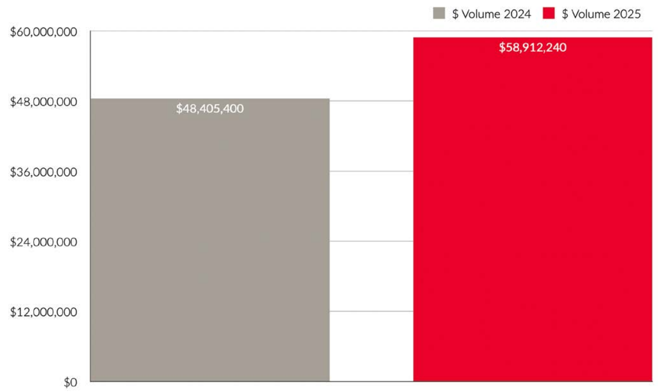


Month-Over-Month 2024 vs. 2025

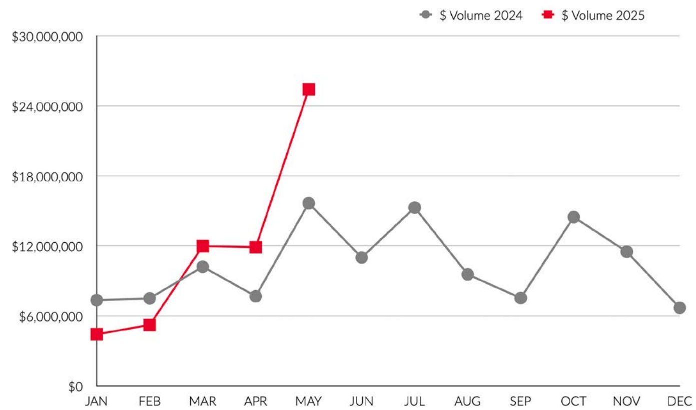
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

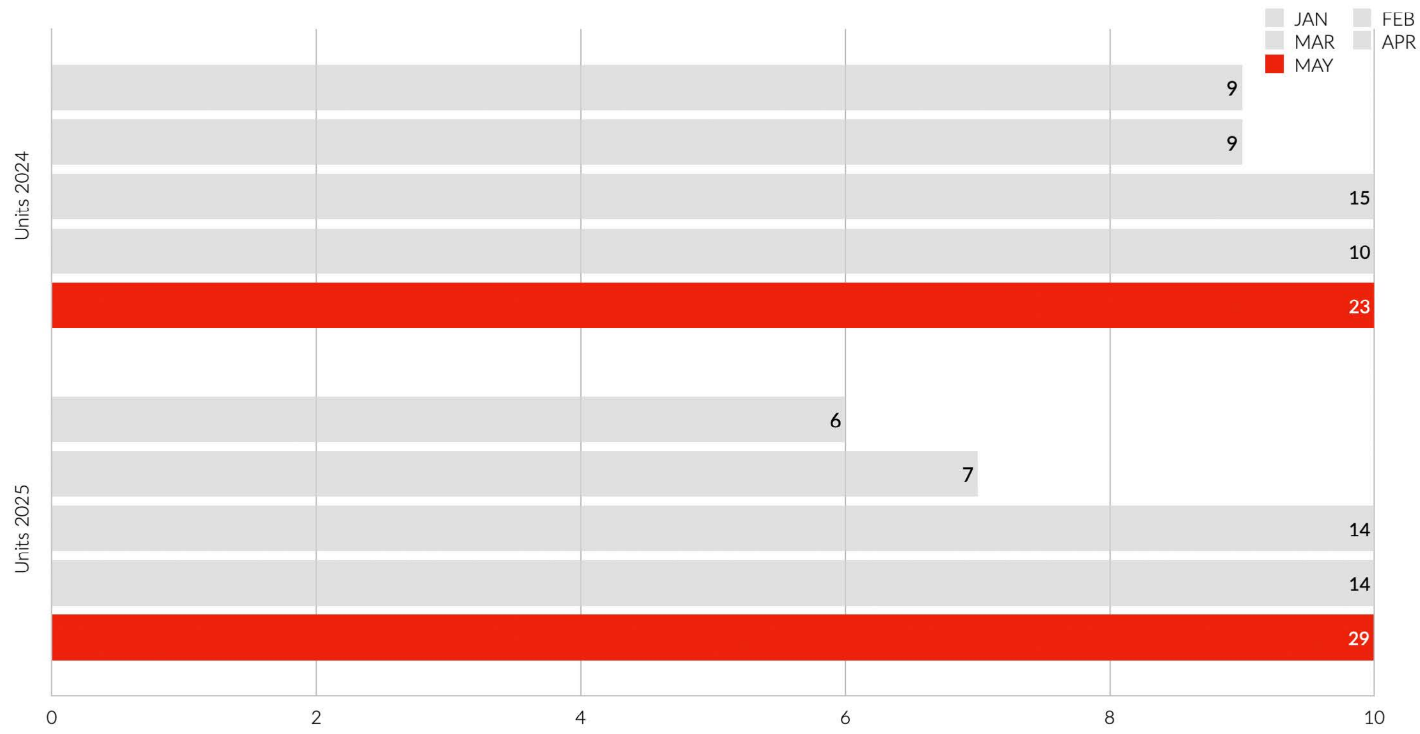


Yearly Totals 2024 vs. 2025

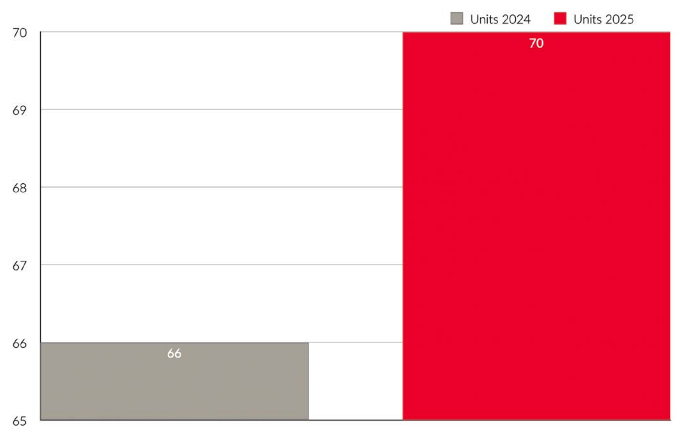


Month vs. Month 2024 vs. 2025

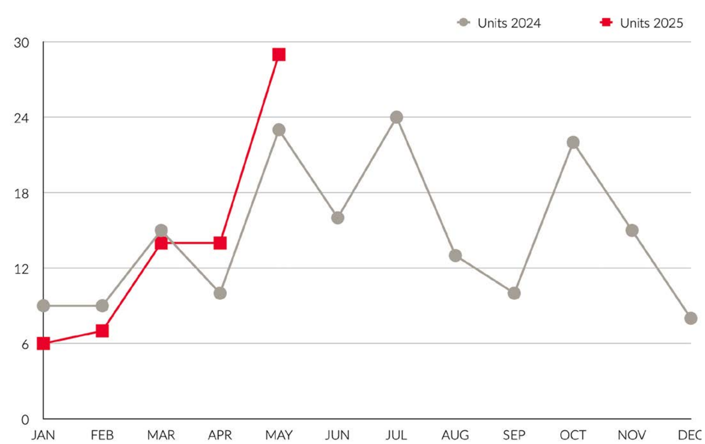
UNIT SALES



Monthly Comparison 2024 vs. 2025



Yearly Totals 2024 vs. 2025

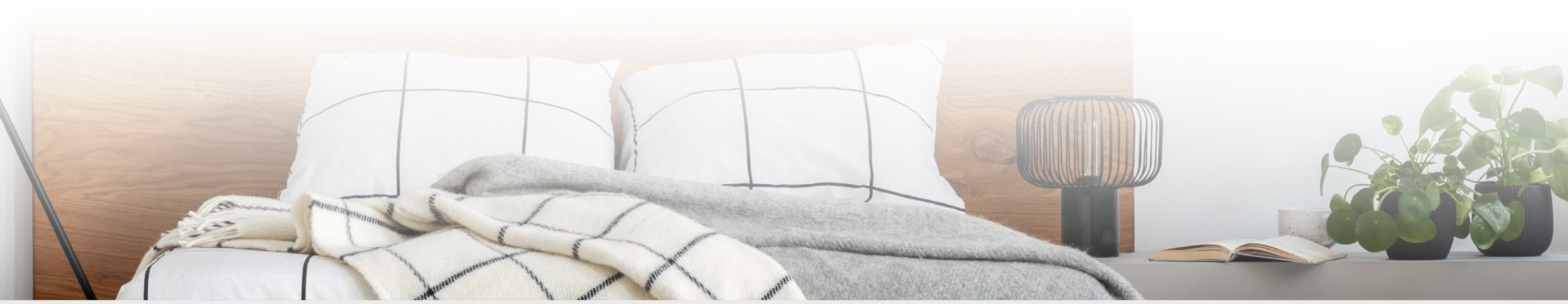


Month vs. Month 2024 vs. 2025

SALES BY **TYPE**

	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	$34,328,540 -17.54%	$3,434,500 -5.23%	$3,228,500 +58.18%
YTD Unit Sales	66 +24.53%	7 No Change	5 +25%
Average Sale Price	$520,129 -33.79%	$490,643 -5.23%	$645,700 +26.55%
May Sales Volume	$2,200 -99.98%	$795,000 -66.23%	$132,500 -58.72%
May Unit Sales	27 +50%	2 -50%	1 No Change

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



OUR LOCATIONS

COLLINGWOOD
705-445-5520
112 Hurontario St, Collingwood

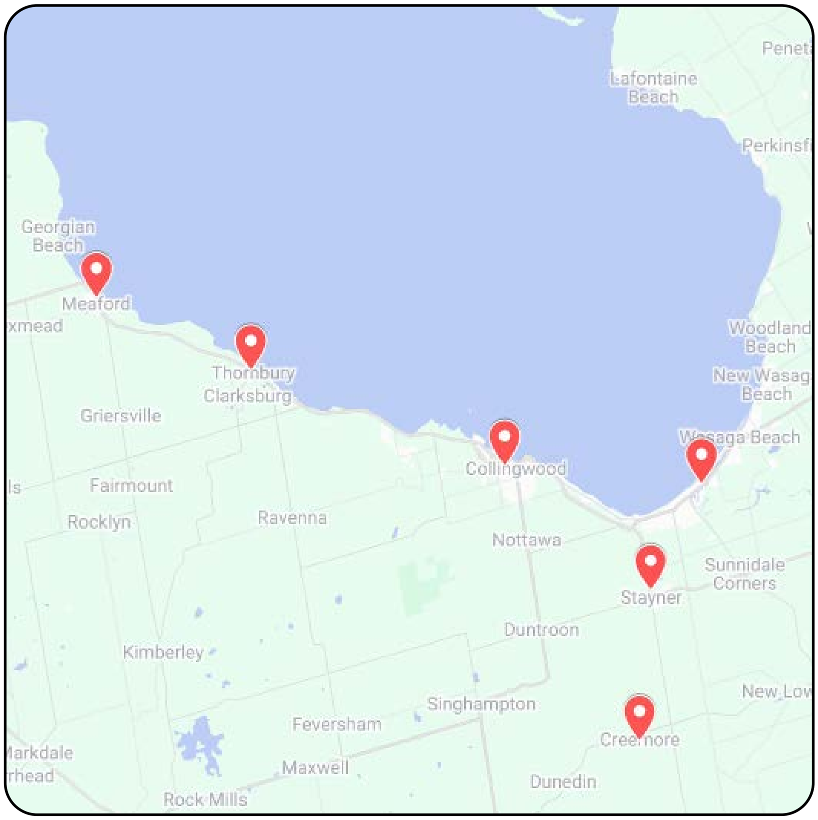
CREEMORE
705-881-9005
154 Mill St, Unit B, Creemore

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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