2025 SEPTEMBER MEAFORD

Real Estate Market Report

ROYAL LEPAGE LOCATIONS NORTH BROKERAGE

OVERVIEW

BUYER'S MARKET

The Meaford real estate market showed stronger activity this September, with gains across most key measures. The median sale price rose 2.17% year-over-year to $707,500, while the average sale price edged down 2.35% to $735,375, reflecting steadier conditions in the mid-range. Sales volume surged 56.24% to $11.77 million, fueled by a 60% increase in unit sales to 16 properties. New listings slipped 3.08% to 63, while expired listings dropped sharply by 53.57% to 13, signaling greater success for sellers. The sales-to-new listings ratio improved to 25.40%, up 65.08% from September 2024, though the market remains in buyer's territory despite stronger absorption.

September year-over-year sales volume of $11,766,000

Up +56.24% from 2024's $7,530,500 with unit sales of 16 up +60% from last September's 10. New listings of 63 are down -3.08% from a year ago, with the sales/listing ratio of 25.40% up by +65.08% from a year ago.

Year-to-date sales volume of $125,403,740

Up +36.64% from 2024's $91,773,550 with unit sales of 141 up +9.3% from 2024's 129. New listings of 425 are down -1.62% from a year ago, with the sales/listing ratio of 33.18% up +11.1%.

Year-to-date average sale price of $864,896

Up from $732,464 one year ago with median sale price of $749,500 up from $608,750 one year ago. Average days-on-market of 60 is up 5 days from last year.

SEPTEMBER NUMBERS

Median Sale Price
$707,500
+2.17%

Average Sale Price
$735,375
-2.35%

Sales Volume
$11,766,000
+56.24%

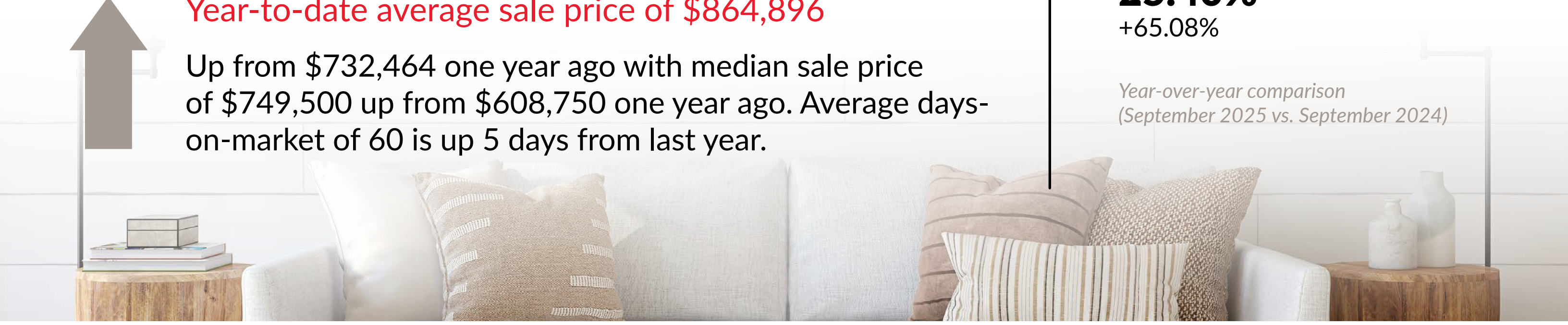
Unit Sales
16
+60%

New Listings
63
-3.08%

Expired Listings
13
-53.57%

Unit Sales/Listings Ratio
25.40%
+65.08%

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



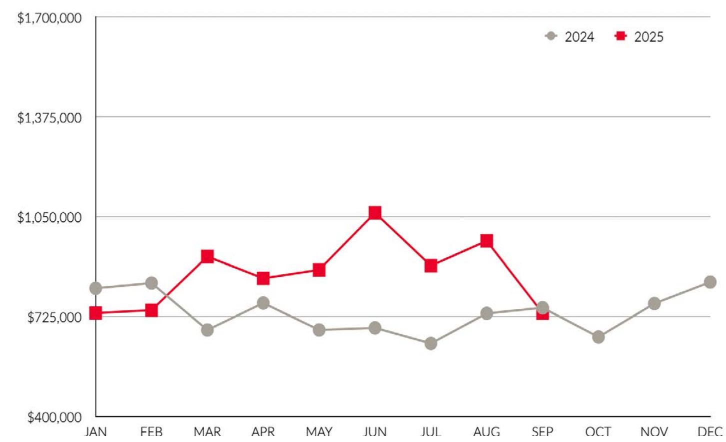
THE MARKET IN **DETAIL**

	2023	2024	2025	2024-2025
YTD Volume Sales	$103,662,500	$91,773,550	$125,403,740	+36.64%
YTD Unit Sales	136	129	141	+9.3%
YTD New Listings	417	432	425	-1.62%
YTD Sales/Listings Ratio	32.61%	29.86%	33.18%	+11.1%
YTD Expired Listings	38	138	106	-23.19%
Monthly Volume Sales	$15,354,600	$7,530,500	$11,766,000	+56.24%
Monthly Unit Sales	21	10	16	+60%
Monthly New Listings	57	65	63	-3.08%
Monthly Sales/Listings Ratio	36.84%	15.38%	25.40%	+65.08%
Monthly Expired Listings	8	28	13	-53.57%
Monthly Average Sale Price	$731,171	$753,050	$735,375	-2.35%
YTD Sales: $0-$199K	6	4	8	+100%
YTD Sales: $200k-349K	9	8	5	-37.5%
YTD Sales: $350K-$549K	30	35	20	-42.86%
YTD Sales: $550K-$749K	36	39	36	-7.69%
YTD Sales: $750K-$999K	33	22	29	+31.82%
YTD Sales: $1M+	19	16	37	+131.25%
YTD Sales: $2M+	22	5	6	+20%
YTD Average Days-On-Market	56.11	55.22	60.33	+9.26%
YTD Average Sale Price	$751,465	$732,464	$864,896	+18.08%
YTD Median Sale Price	$648,750	$608,750	$749,500	+23.12%

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

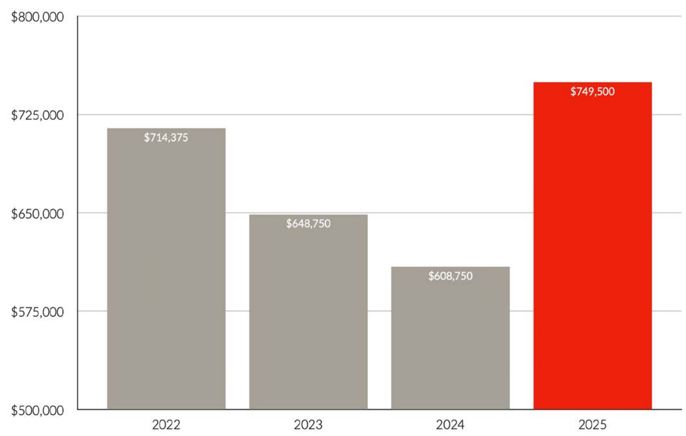
AVERAGE SALE PRICE

Year-Over-Year

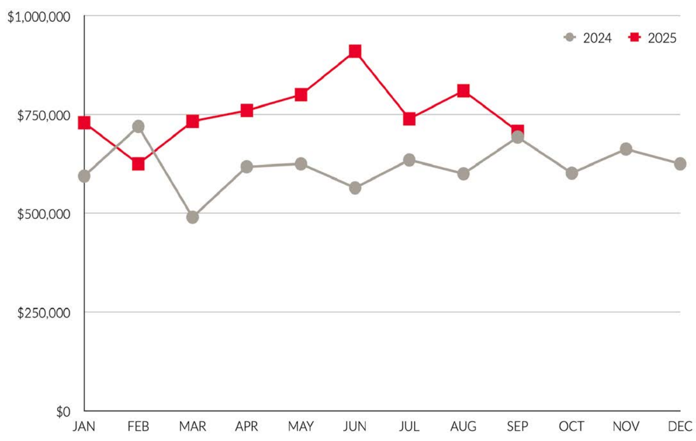


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



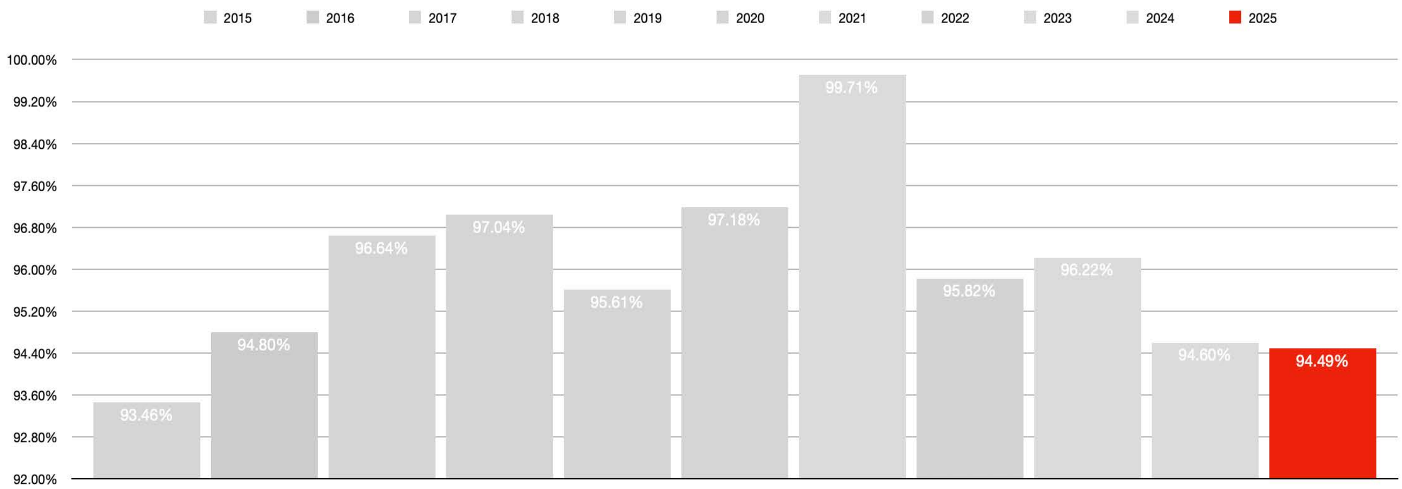
Year-Over-Year



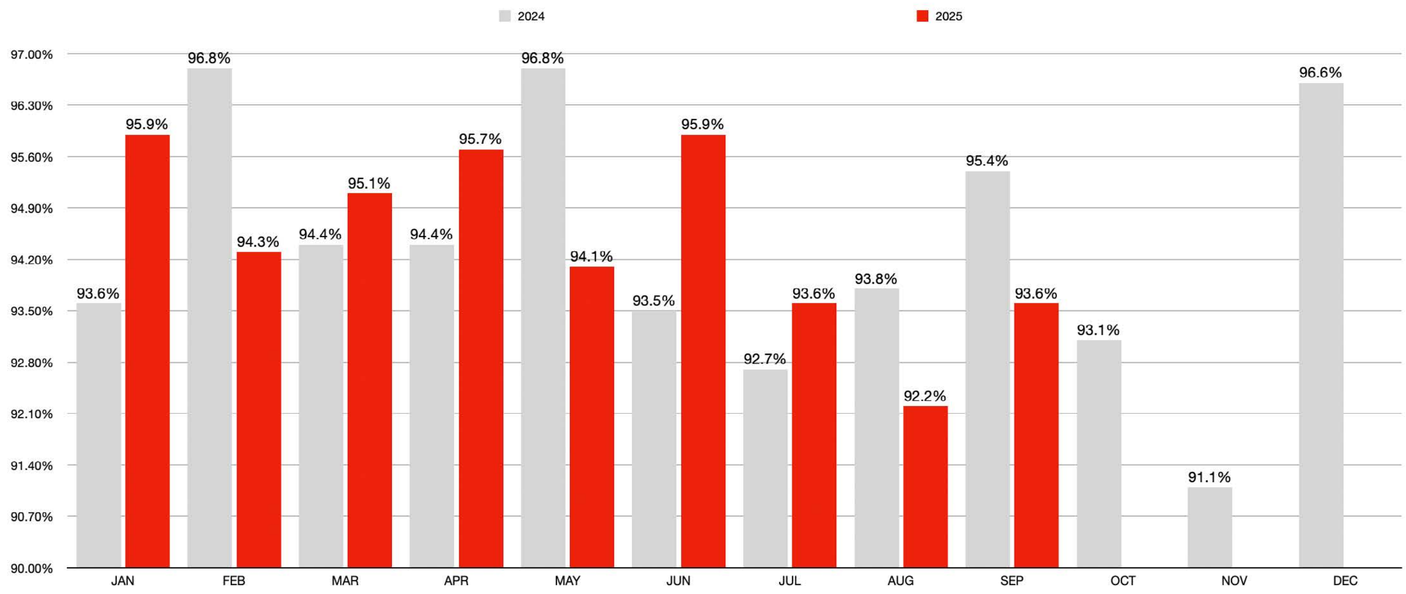
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. **LIST PRICE** RATIO

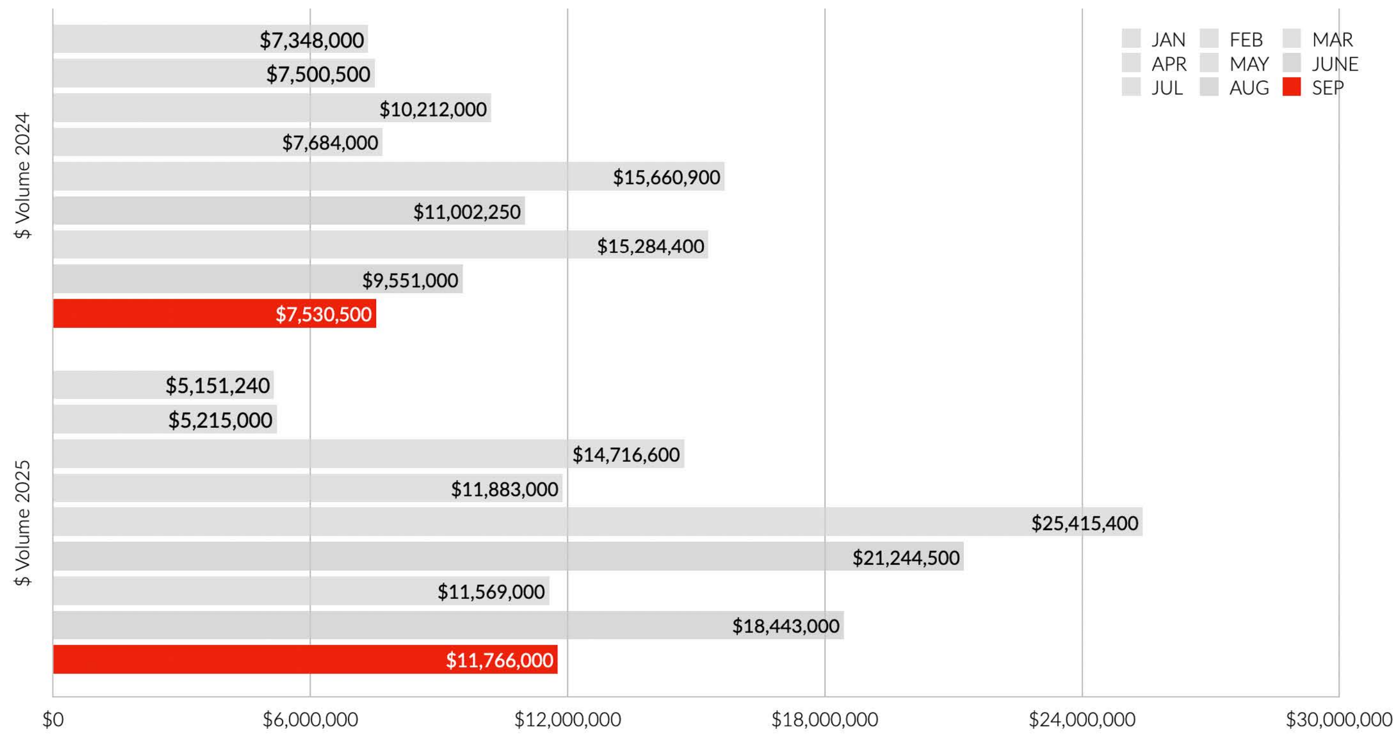


Year-Over-Year

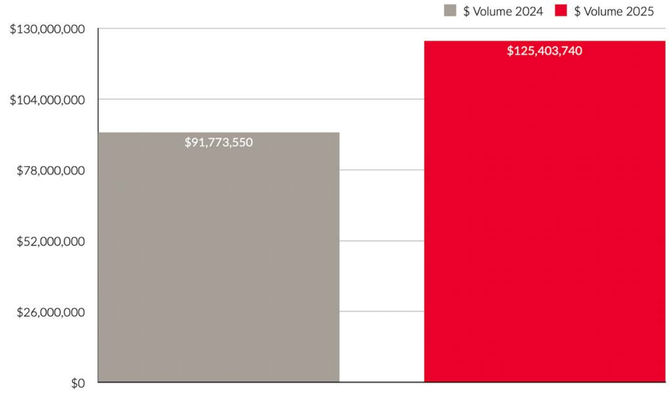


Month-Over-Month 2024 vs. 2025

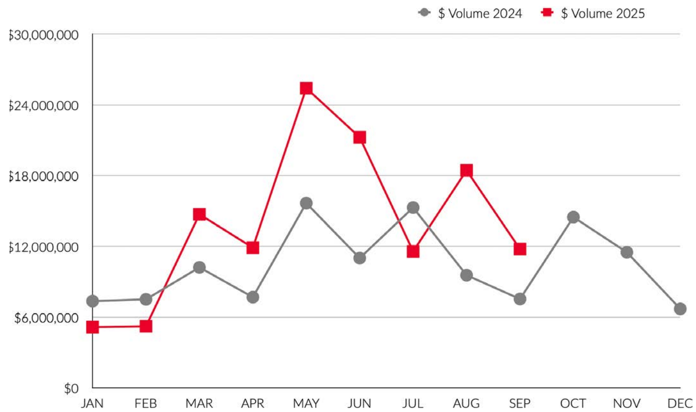
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025



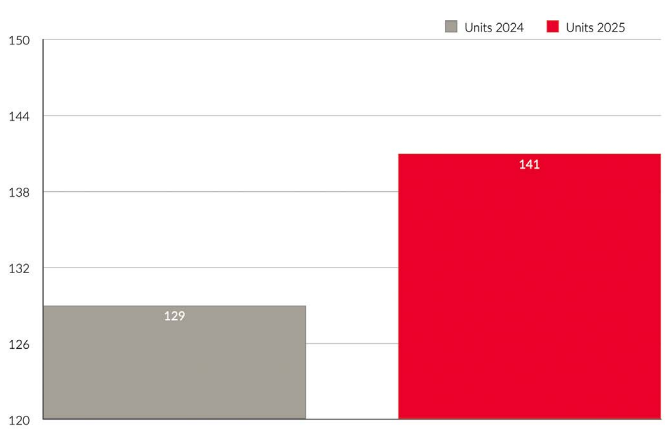
Yearly Totals 2024 vs. 2025



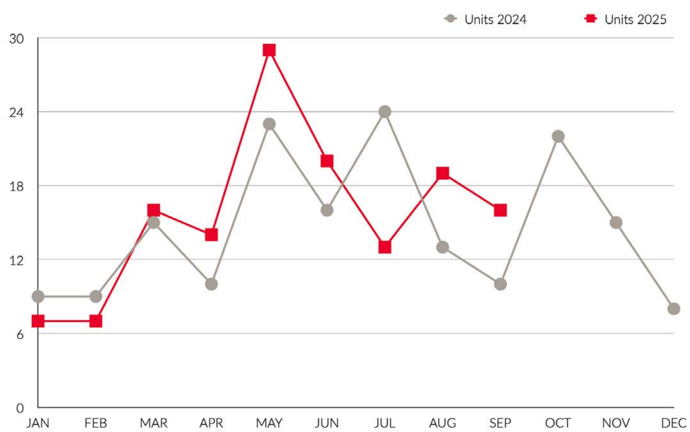
Month vs. Month 2024 vs. 2025

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	$119,315,240 +51.58%	$6,088,500 -17.02%	$4,845,500 +4.97%
YTD Unit Sales	128 +28%	13 -13.33%	12 No Change
Average Sale Price	$932,150 +18.42%	$468,346 -4.25%	$403,792 +4.97%
September Sales Volume	$11,571,000 +71.16%	$195,000 -52.44%	$597,000 +65.83%
September Unit Sales	15 +87.5%	1 No Change	2 +100%

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

OUR LOCATIONS

COLLINGWOOD
705-445-5520
112 Hurontario St, Collingwood

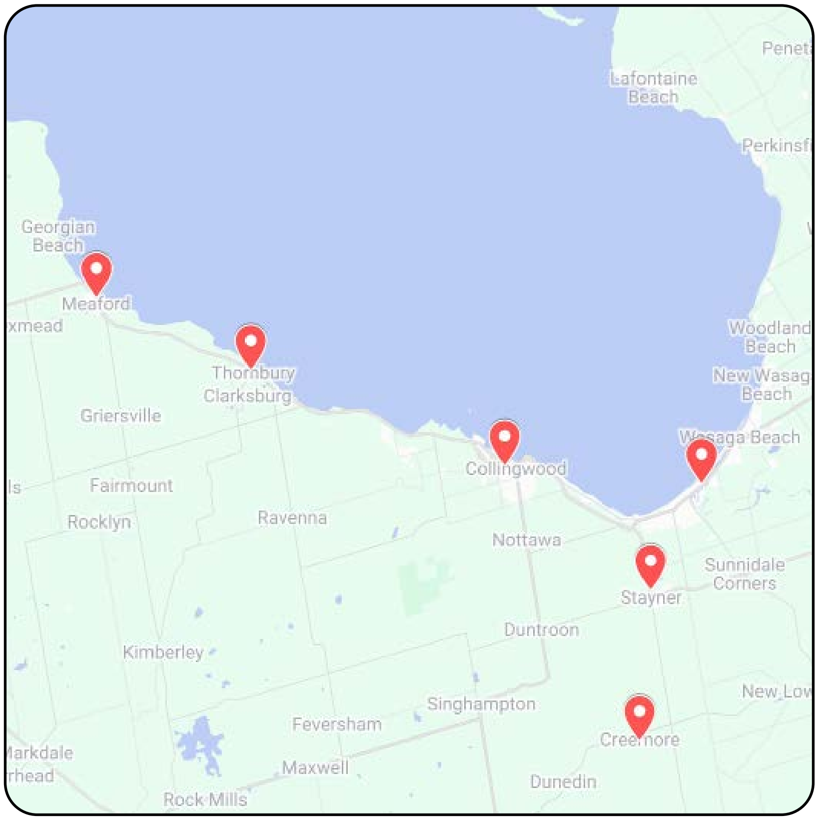
CREEMORE
705-881-9005
154 Mill St, Unit B, Creemore

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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