



2024
APRIL

MEAFORD

Real Estate Market Report

OVERVIEW

BUYERS MARKET

The Meaford real estate market is a buyers market this month despite an increase in unit sales and sales volume. Although the average sale price has gone up, the median sale price has dropped compared to last year. This creates an interesting situation where buyers may find more opportunities due to changing price trends.



April year-over-year sales volume of \$7,684,000

Down 12.85% from 2023's \$8,816,900 with unit sales of 10 down 23.08% from last April's 13. New listings of 33 are same from a year ago, with the sales/listing ratio of 30.30% down 1.96%.



Year-to-date sales volume of \$28,874,500

Up 8.81% from 2023's \$26,536,500 with unit sales of 39 up 2.63% from 2023's 38. New listings of 124 are up 19.23% from a year ago, with the sales/listing ratio of 31.45% down 5.09%.



Year-to-date average sale price of \$752,362 Up from \$690,271 one year ago with median sale price of \$0 down from \$570,000 one year ago. Average days-on-market of 56.75 is Up 4.5 days from last year.

APRIL NUMBERS

Median Sale Price

\$617,500
-8.45%

Average Sale Price

\$768,400
+13.3%

Sales Volume

\$7,684,000
-12.85%

Unit Sales

10
-23.08%

New Listings

33
No Change

Expired Listings

5

Unit Sales/Listings Ratio

30.30%
-1.96%

*Year-over-year comparison
(April 2024 vs. April 2023)*



THE MARKET IN DETAIL

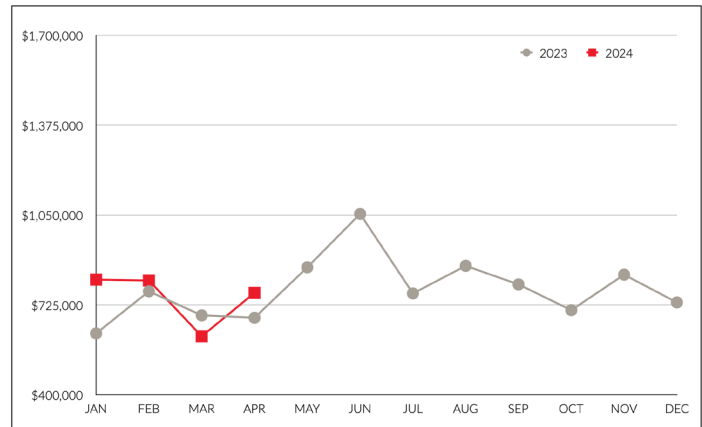
	2022	2023	2024	2023-2024
YTD Volume Sales	\$31,554,100	\$26,536,500	\$28,874,500	+8.81%
YTD Unit Sales	37	38	39	+2.63%
YTD New Listings	60	104	124	+19.23%
YDT Sales/Listings Ratio	61.67%	36.54%	31.45%	-5.09%
YTD Expired Listings	3	14	26	+85.71%
Monthly Volume Sales	\$13,065,100	\$6,871,100	\$7,337,000	+6.78%
Monthly Unit Sales	16	10	12	+20%
Monthly New Listings	31	31	44	+41.94%
Monthly Sales/Listings Ratio	51.61%	32.26%	30.30%	-1.96%
Monthly Expired Listings	0	1	7	+600%
YTD Sales: \$0-\$199K	1	0	0	No Change
YTD Sales: \$200k-349K	2	4	3	-25.00%
YTD Sales: \$350K-\$549K	5	7	11	+57.14%
YTD Sales: \$550K-\$749K	16	12	15	+25.00%
YTD Sales: \$750K-\$999K	17	11	5	-54.55%
YTD Sales: \$1M+	16	4	5	+25.00%
YTD Average Days-On-Market	20.33	52.25	56.75	+8.61%
YTD Average Sale Price	\$857,965	\$690,271	\$752,362	+9%
YTD Median Sale Price	\$380,000	\$439,375	\$187,500	-57.33%

Meaford MLS Sales and Listing Summary
2022 vs. 2023 vs. 2024

AVERAGE SALE PRICE

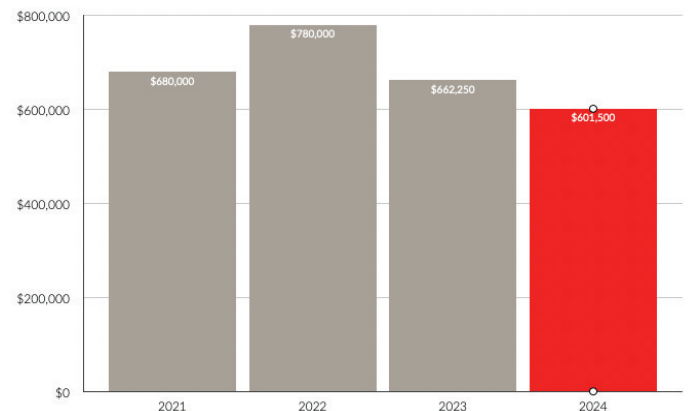


Year-Over-Year

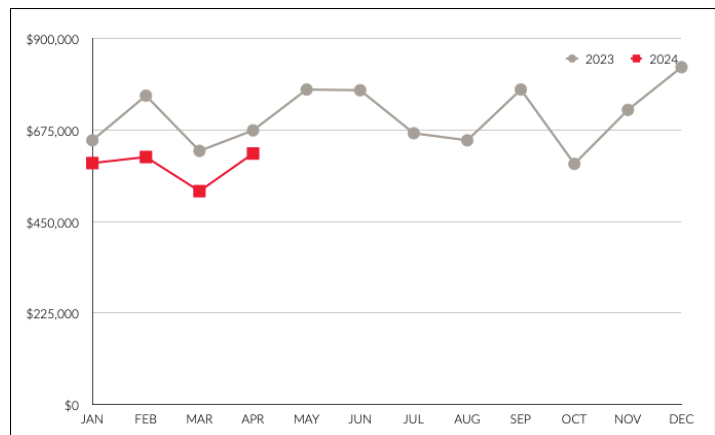


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



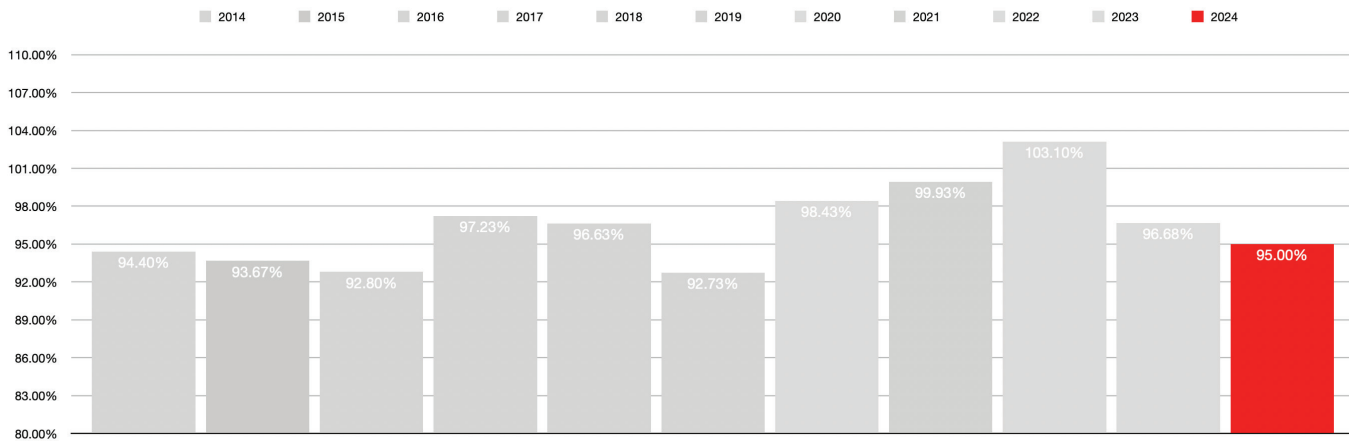
Year-Over-Year



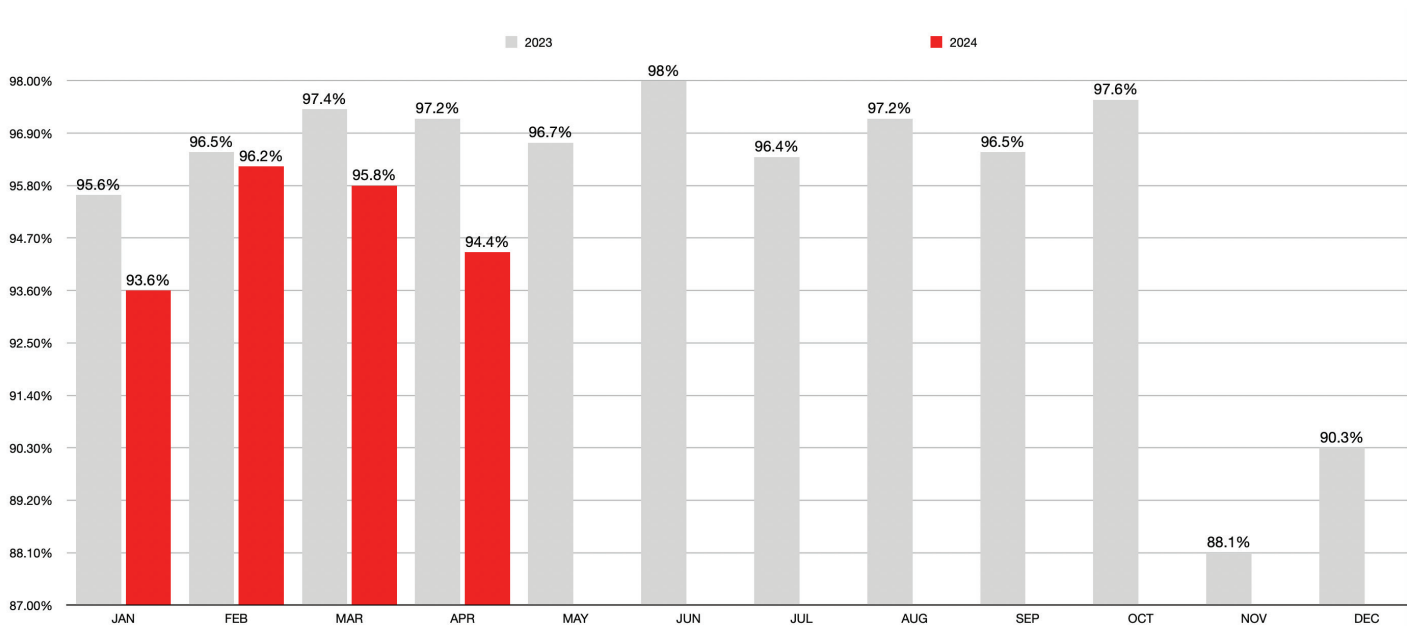
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

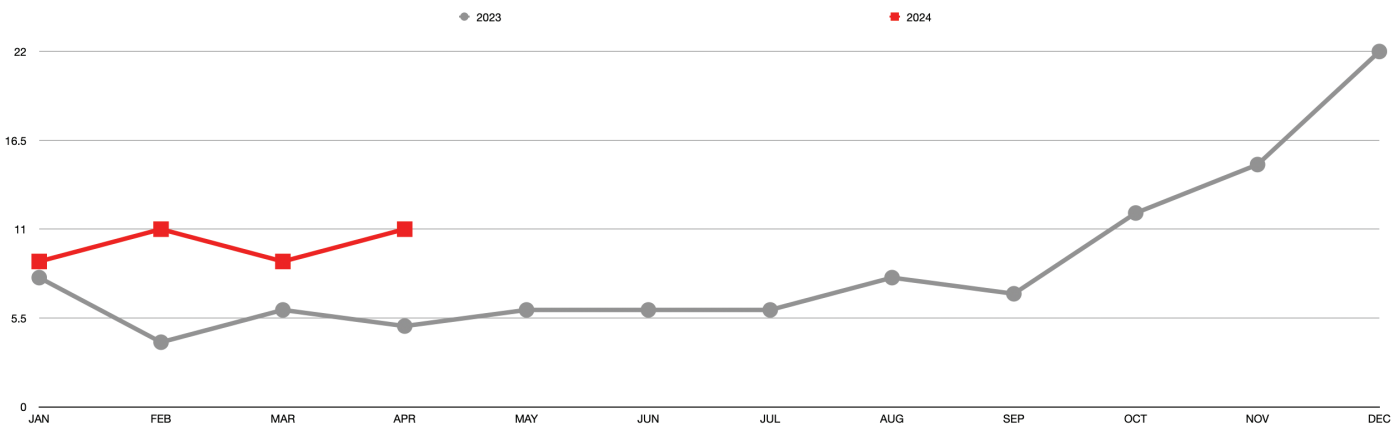


Year-Over-Year

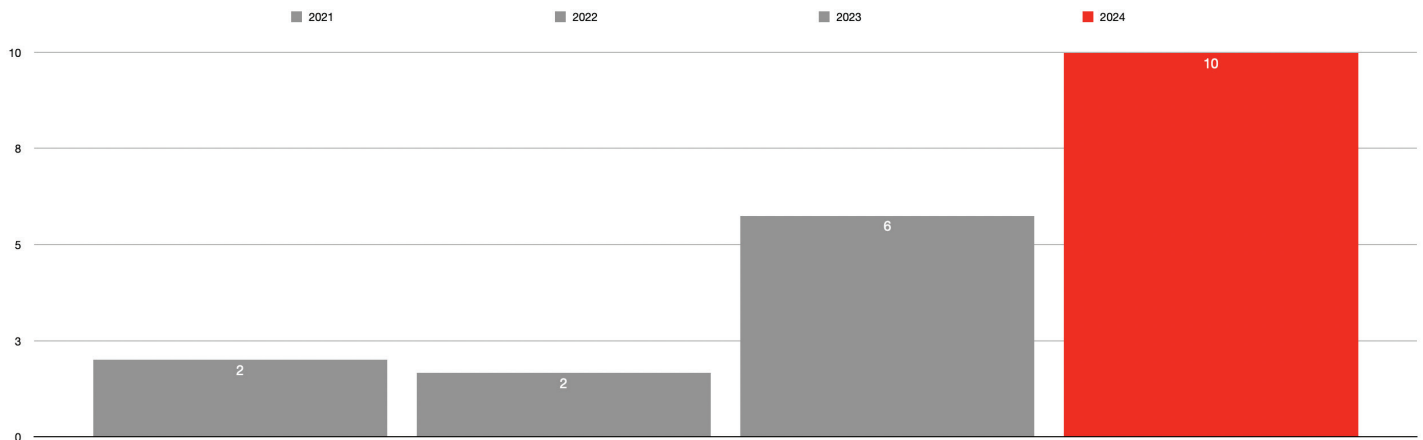


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

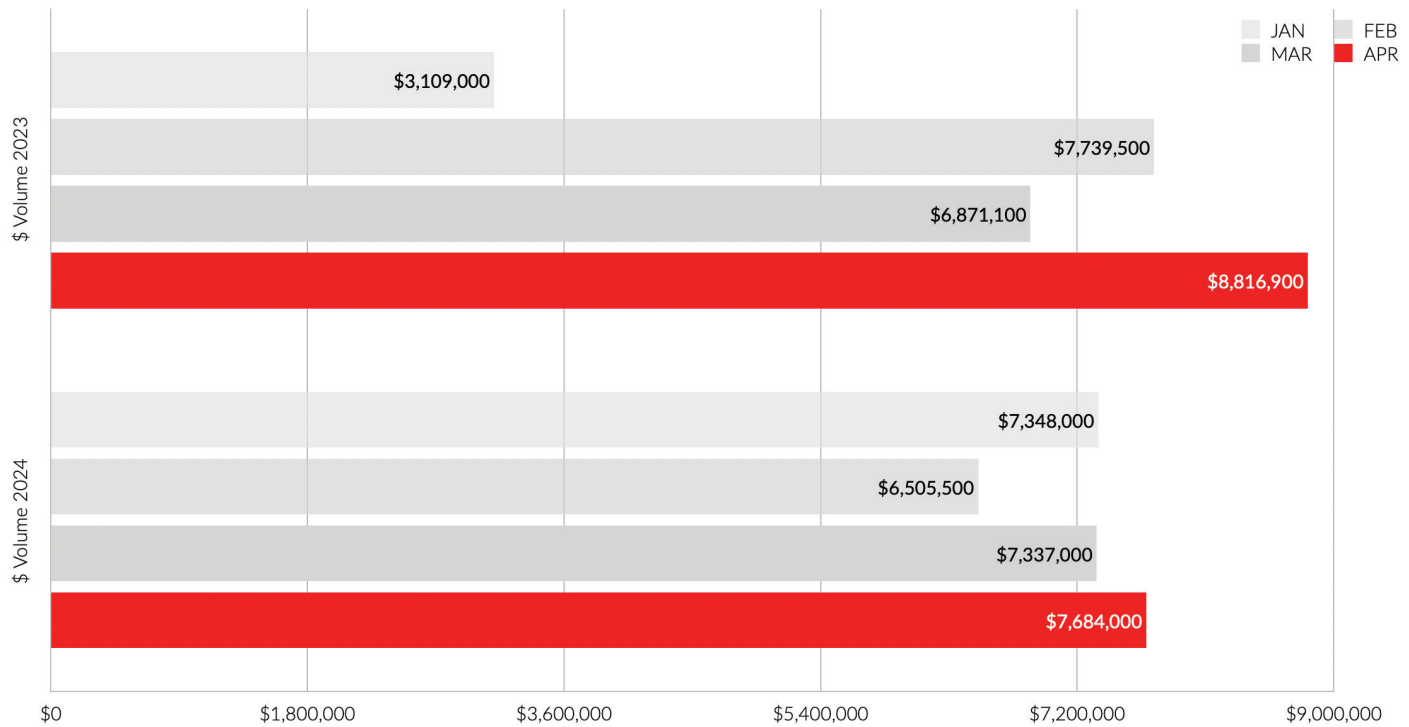


Month-Over-Month 2023 vs. 2024

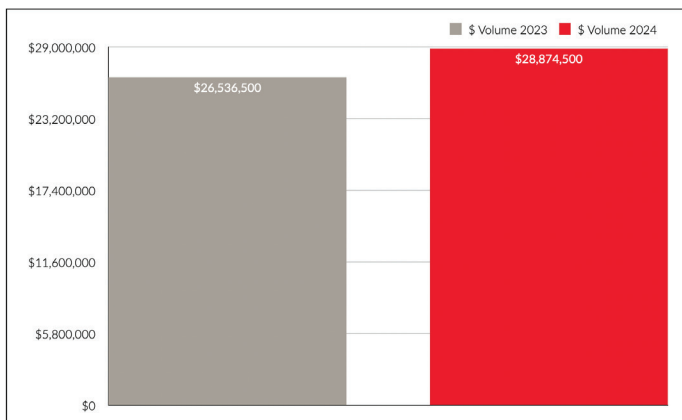


Year-Over-Year

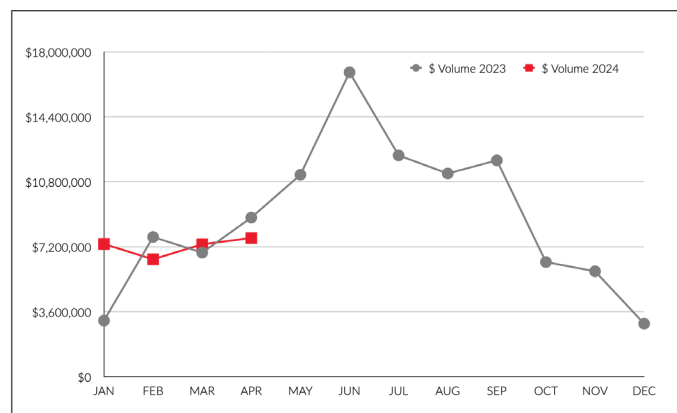
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

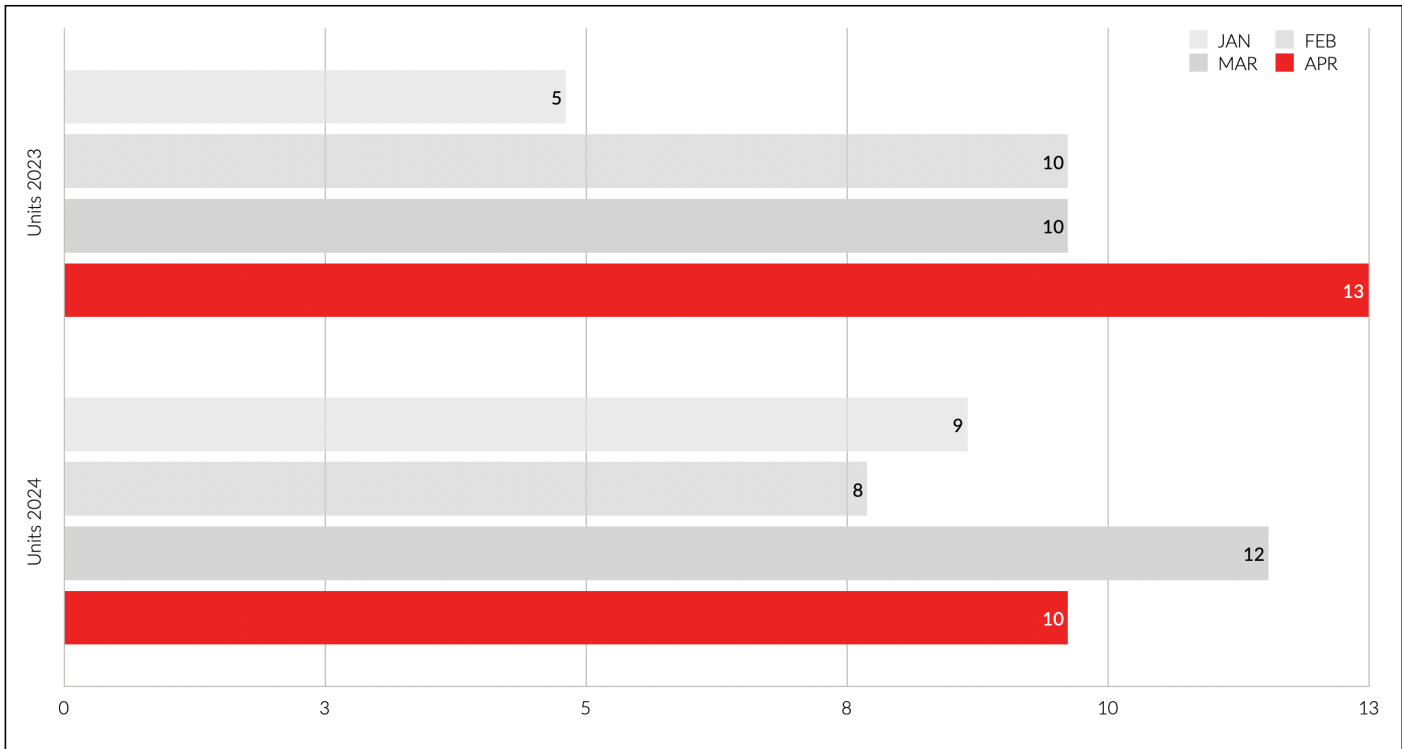


Yearly Totals 2023 vs. 2024

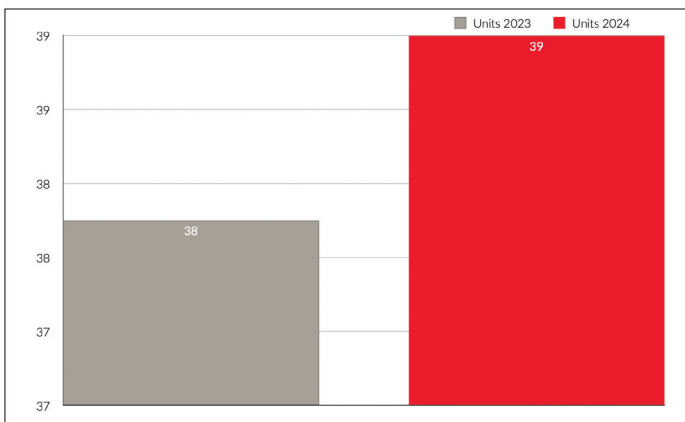


Month vs. Month 2023 vs. 2024

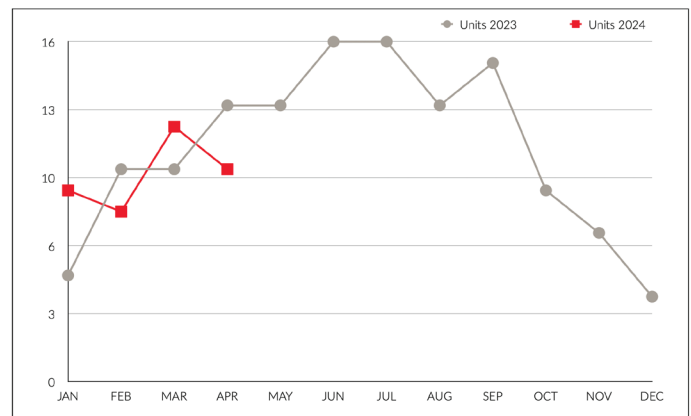
UNIT SALES



Monthly Comparison 2023 vs. 2024

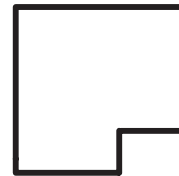


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



FREEHOLD

CONDOMINIUM

VACANT LAND

	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$26,407,000 +9.85%	\$1,270,000 -34.62%	\$1,720,000 -24.48%
YTD Unit Sales	34 +3.03%	3 -25%	3 -40%
April Average Sale Price	\$768,400 +9.89%	0 -100%	0 -100%
April Sales Volume	\$6,962,000 +7.34%	\$375,000 -2.6%	\$0 -100%
April Unit Sales	11 +22.22%	1 No Change	0 -100%



Year-Over-Year Comparison (2024 vs. 2023)

OUR LOCATIONS

COLLINGWOOD

705-445-5520
330 First St, Collingwood

CREEMORE

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

MEAFORD

519-538-5755
96 Sykes St N, Meaford

THORNBURY

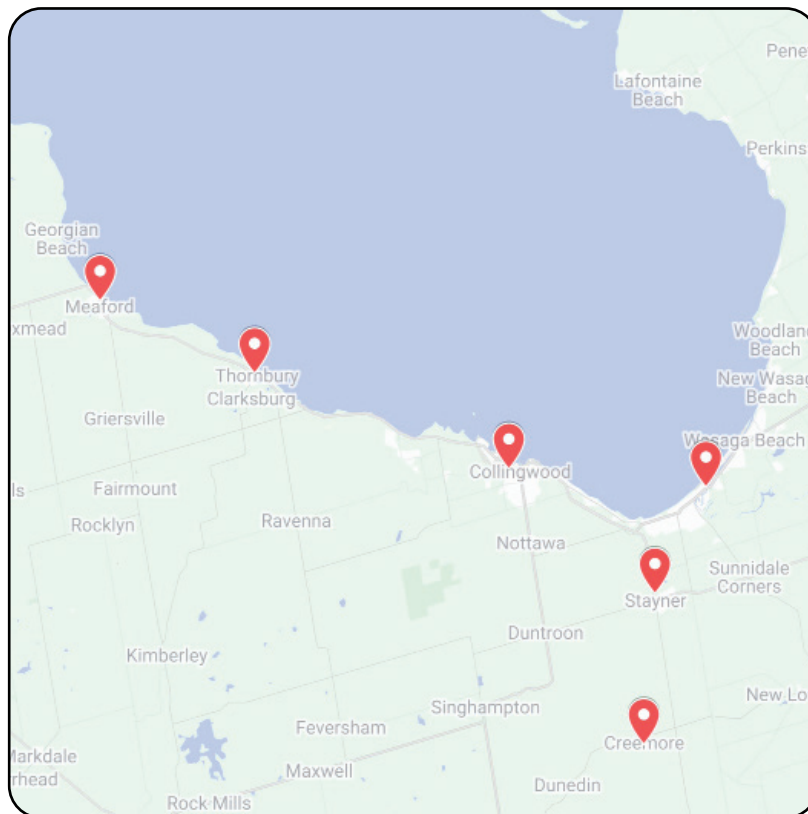
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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