



2024
JUNE

MEAFORD

Real Estate Market Report

OVERVIEW

BUYERS MARKET

The Meaford real estate market has remained a buyer's market this month. With the average sale price, median sale price, and unit sales dropping, sales volume was a bit lower too. This creates an interesting dynamic where buyers still have opportunities due to the lower prices, but sellers face challenges with a significant 362.5% increase in expired listings. It's a pivotal moment for both buyers and sellers to act strategically in the evolving market.



June year-over-year sales volume of \$11,002,250

Down 35.99% from 2023's \$17,189,500 with unit sales of 16 down 5.88% from last June's 17. New listings of 52 are down 20% from a year ago, with the sales/listing ratio of 30.77% up 4.62%.



Year-to-date sales volume of \$51,907,150

Down 14.26% from 2023's \$60,541,000 with unit sales of 82 up 6.49% from 2023's 77. New listings of 283 are up 8.85% from a year ago, with the sales/listing ratio of 28.98% down 0.64%.



Year-to-date average sale price of \$744,597

Down from \$761,483 one year ago with median sale price of \$605,750 down from \$698,500 one year ago. Average days-on-market of 54 is down 6.8 days from last year.

JUNE NUMBERS

Median Sale Price

\$564,250

-24.46%

Average Sale Price

\$687,641

-31.99%

Sales Volume

\$11,002,250

-35.99%

Unit Sales

16

-5.88%

New Listings

52

-20%

Expired Listings

37

+362.5%

Unit Sales/Listings Ratio

30.77%

+4.62%

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

THE MARKET IN DETAIL

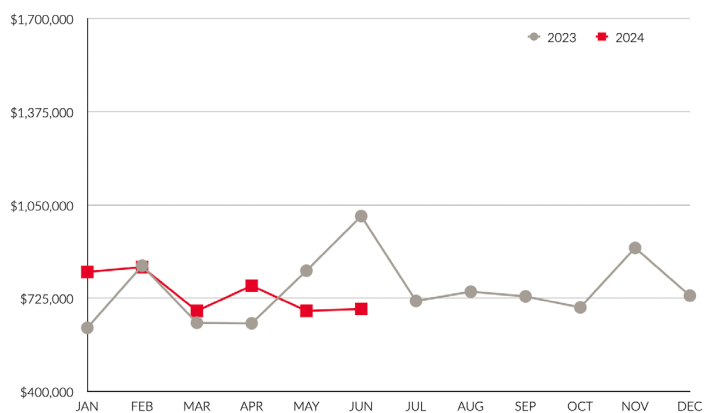
	2022	2023	2024	2023-2024
YTD Volume Sales	\$42,337,211	\$60,541,000	\$51,907,150	-14.26%
YTD Unit Sales	97	77	82	+6.49%
YTD New Listings	177	260	283	+8.85%
YTD Sales/Listings Ratio	54.80%	29.62%	28.98%	-0.64%
YTD Expired Listings	3	24	73	+204.17%
Monthly Volume Sales	\$12,642,998	\$17,189,500	\$11,002,250	-35.99%
Monthly Unit Sales	17	17	16	-5.88%
Monthly New Listings	57	65	52	-20%
Monthly Sales/Listings Ratio	54.76%	26.15%	30.77%	+4.62%
Monthly Expired Listings	0	8	37	+362.5%
Monthly Average Sale Price	\$743,706	\$1,011,147	\$687,641	-31.99%
YTD Sales: \$0-\$199K	6	2	3	50.00%
YTD Sales: \$200k-349K	8	6	6	0.00%
YTD Sales: \$350K-\$549K	15	13	21	61.54%
YTD Sales: \$550K-\$749K	36	23	28	21.74%
YTD Sales: \$750K-\$999K	21	20	12	-40.00%
YTD Sales: \$1M+	24	11	8	-27.27%
YTD Sales: \$2M+	28	13	12	-7.69%
YTD Average Days-On-Market	28.20	61.00	54.17	-11.2%
YTD Average Sale Price	\$847,797	\$761,483	\$744,597	-2.22%
YTD Median Sale Price	\$703,750	\$698,500	\$605,750	-13.28%

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

AVERAGE SALE PRICE

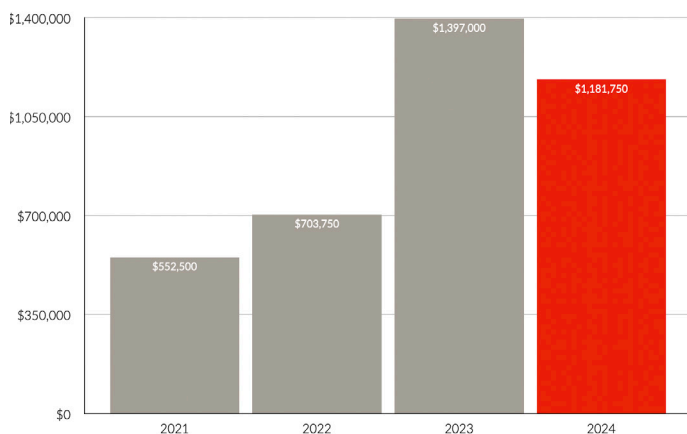


Year-Over-Year

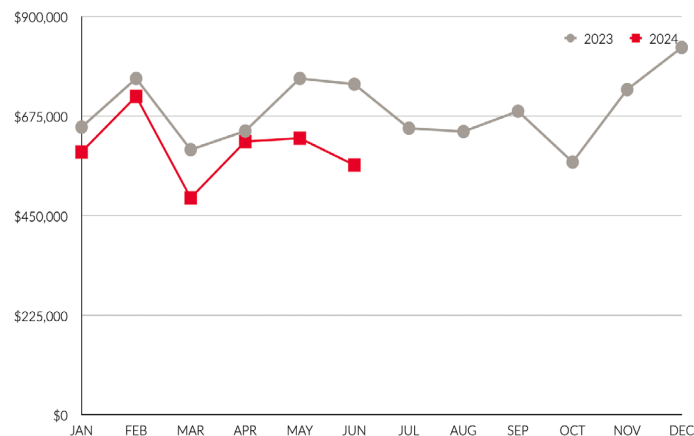


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



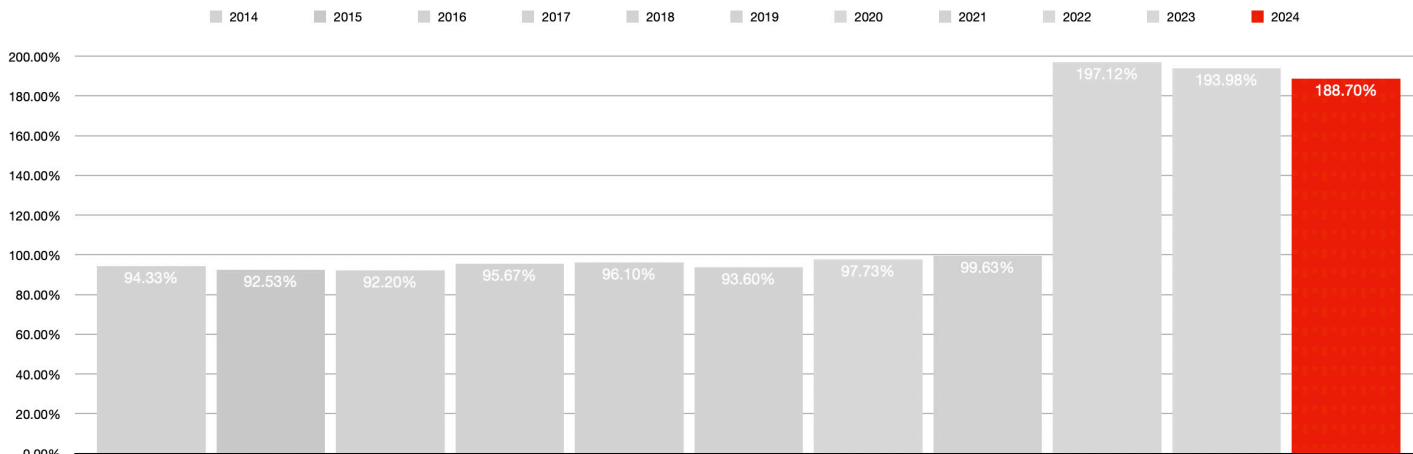
Year-Over-Year



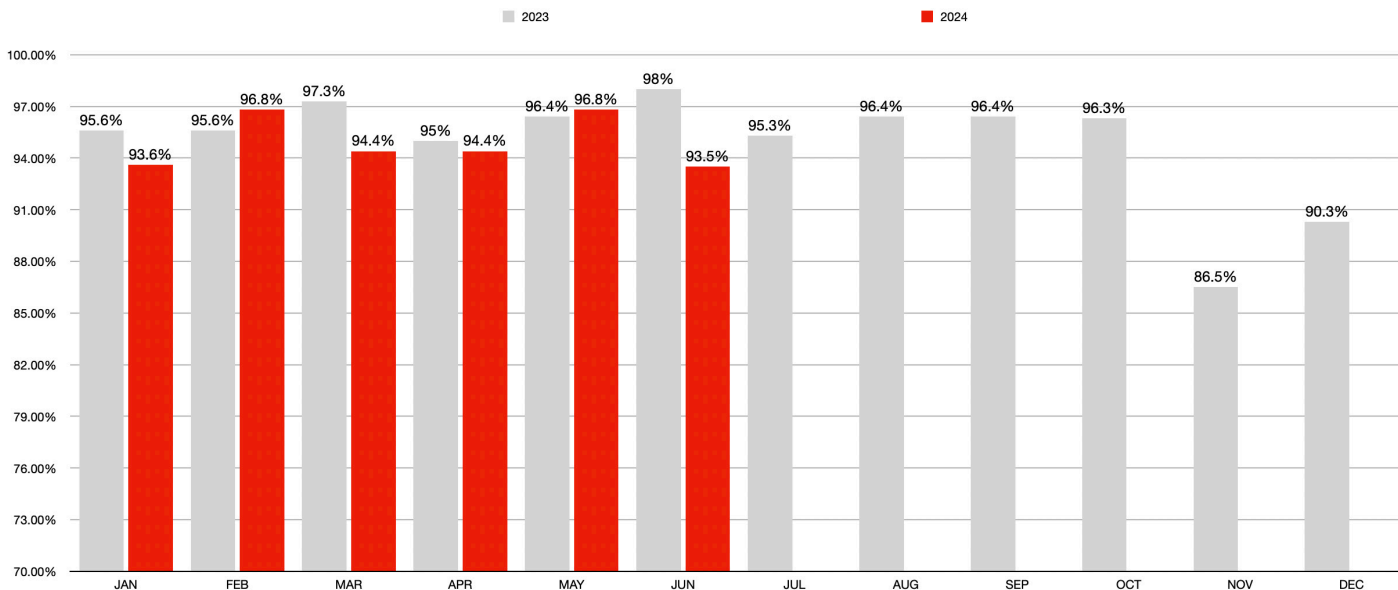
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

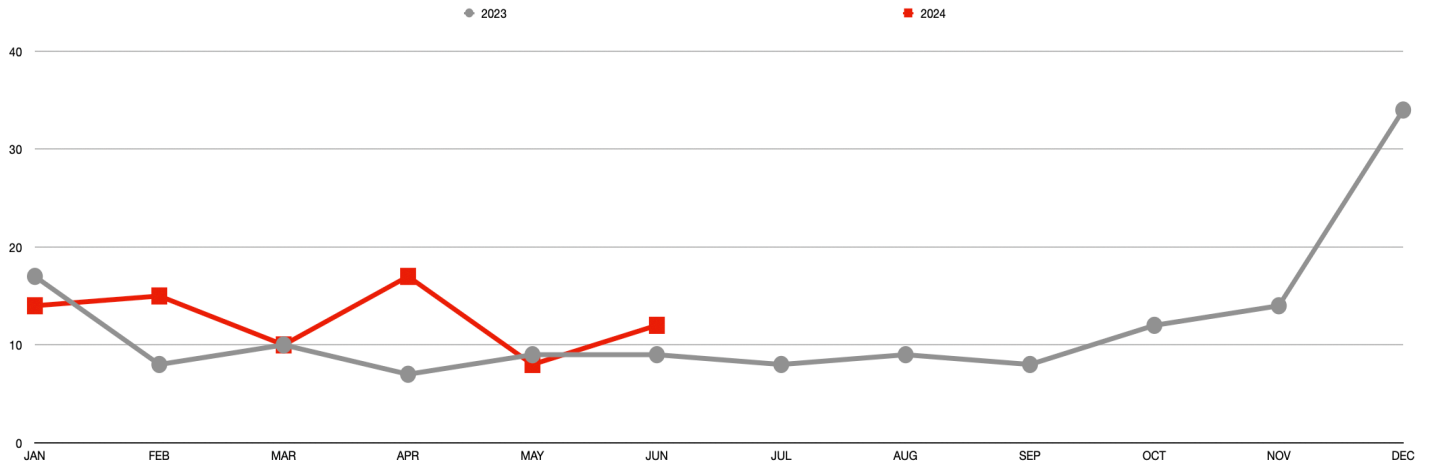


Year-Over-Year

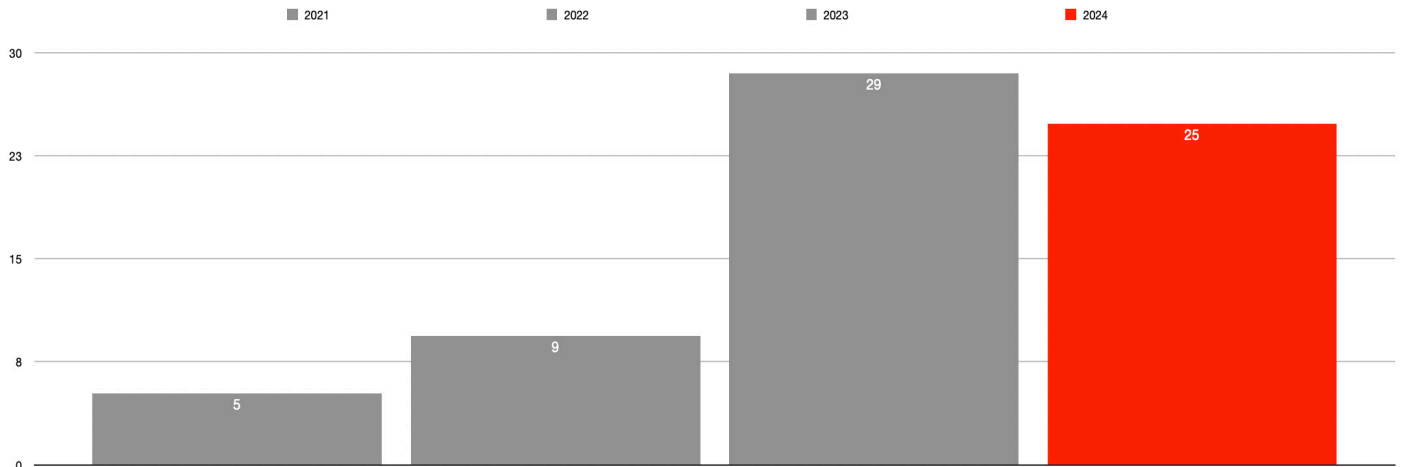


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

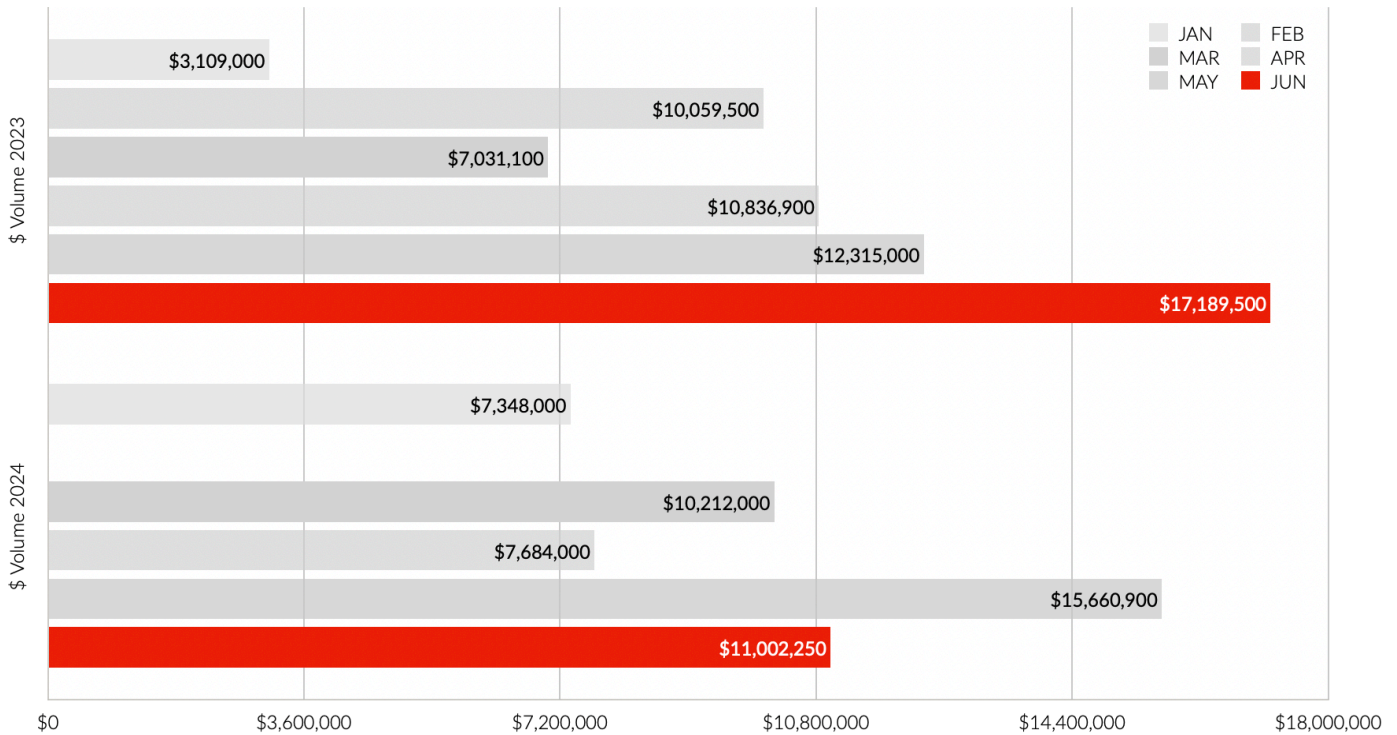


Month-Over-Month 2023 vs. 2024

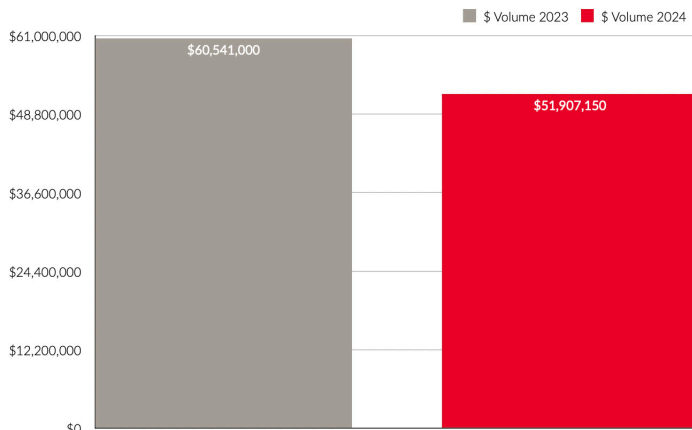


Year-Over-Year

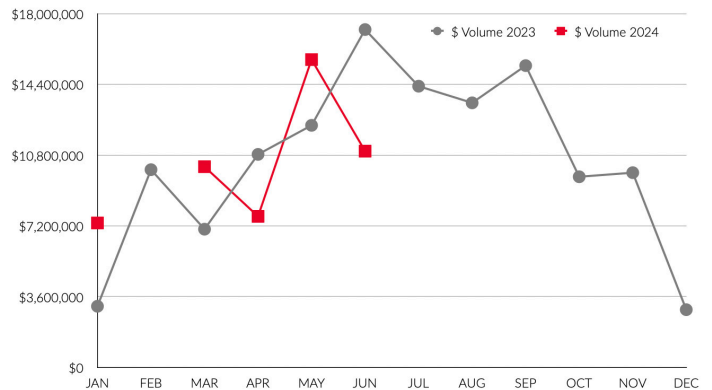
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

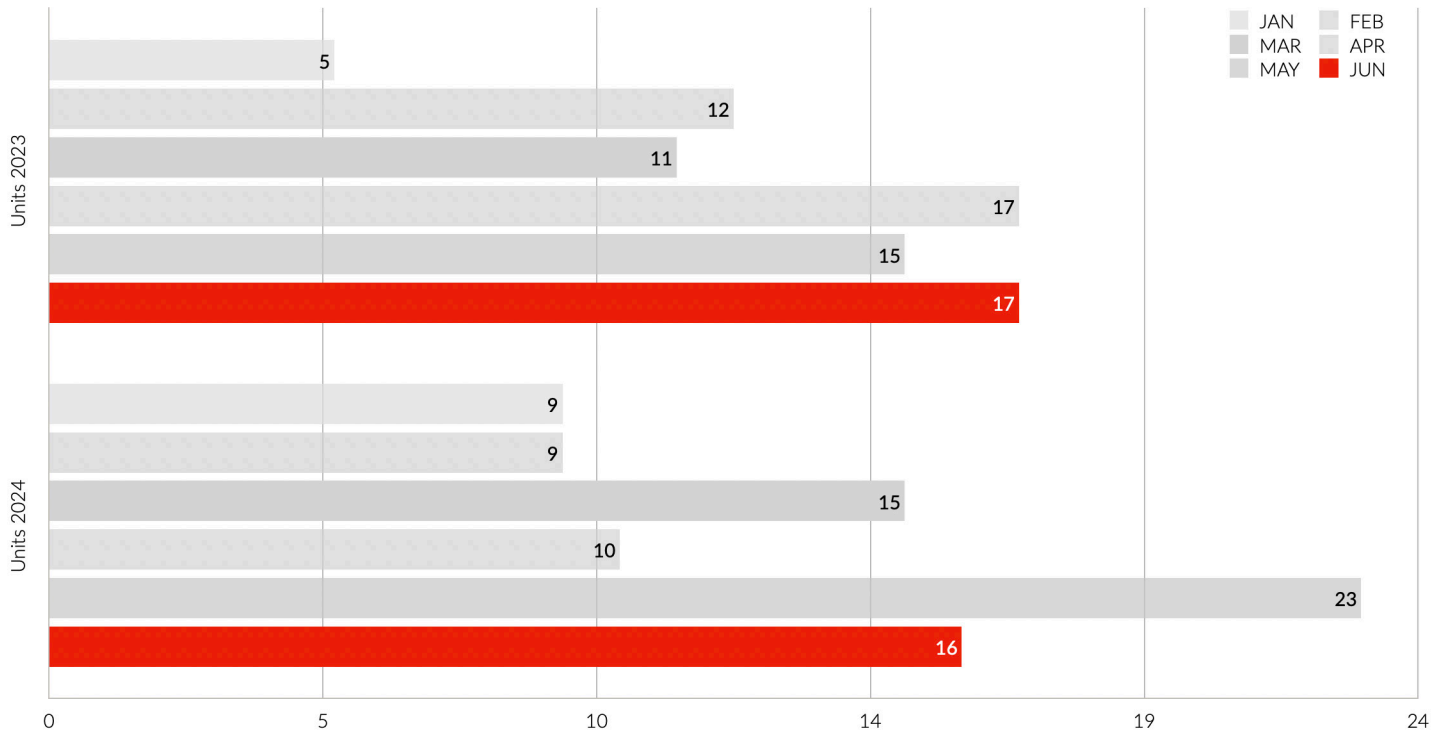


Yearly Totals 2023 vs. 2024

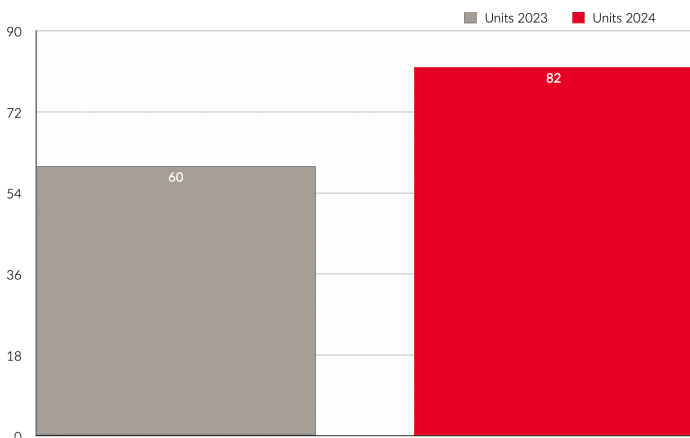


Month vs. Month 2023 vs. 2024

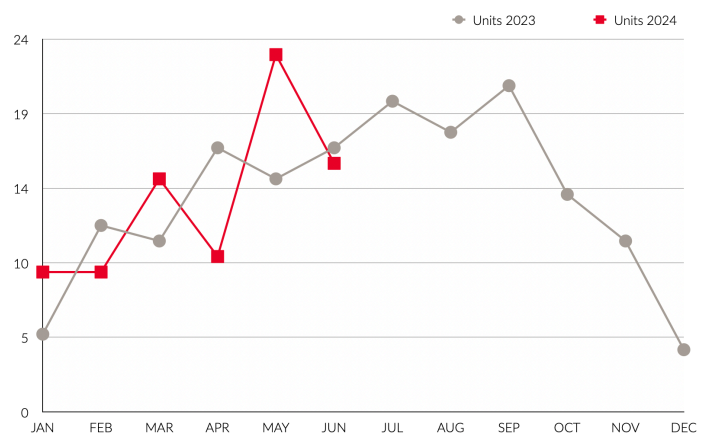
UNIT SALES



Monthly Comparison 2023 vs. 2024



Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$52,155,150 +0.09%	\$3,624,000 +1.06%	\$2,521,000 -32.37%
YTD Unit Sales	66 +10%	7 No Change	7 -12.5%
YTD Average Sale Price	\$790,230 -9.01%	\$517,714 +1.06%	\$360,143 -22.71%
June Sales Volume	\$10,522,250 -35.57%	\$0 -100%	\$480,000 +47.69%
June Unit Sales	13 -13.33%	0 -100%	3 +200%

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

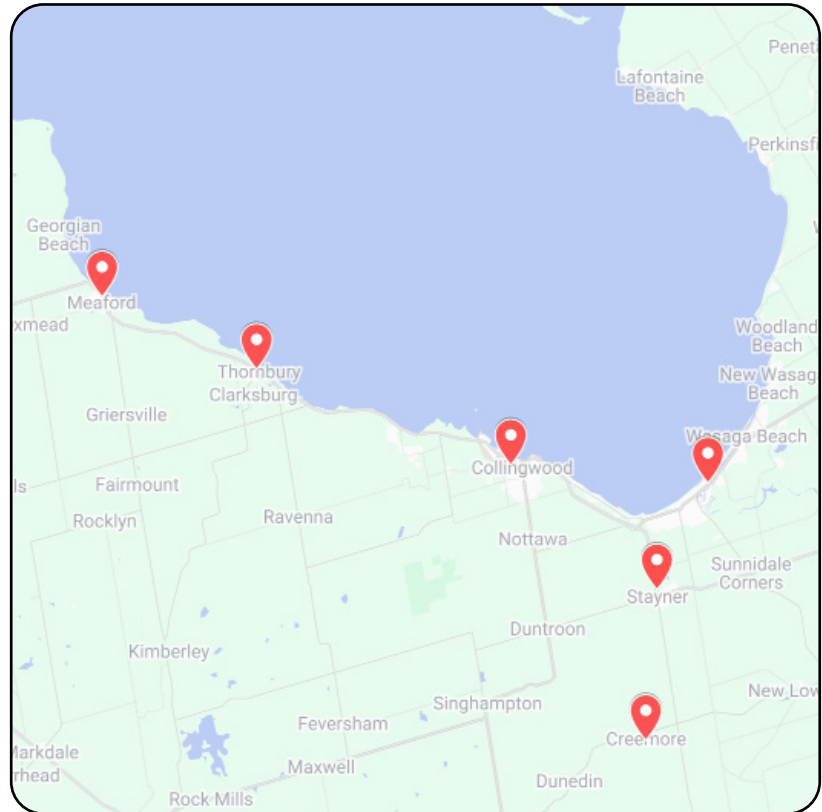
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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