



# 2024 AUGUST

## MEAFORD

### Real Estate Market Report

# OVERVIEW

## BUYER'S MARKET

The Meaford real estate market is a buyer's market this month, with both sales volume and unit sales having decreased. Additionally, the median and average sale prices have also dropped. This indicates a more favorable environment for buyers, offering increased opportunities for negotiation and better deals.



### August year-over-year sales volume of \$9,551,000

Down 29.04% from 2023's \$13,460,000 with unit sales of 13 down 27.78% from last August's 18. New listings of 36 are down 40% from a year ago, with the sales/listing ratio of 36.11% up 20.37% from a year ago.



### Year-to-date sales volume of \$76,742,550

Down 13.1% from 2023's \$88,307,900 with unit sales of 119 up 3.48% from 2023's 115. New listings of 367 are up 1.94% from a year ago, with the sales/listing ratio of 32.43% up 1.5%.



### Year-to-date average sale price of \$729,891

Down from \$754,002 one year ago with median sale price of \$608,750 down from \$648,750 one year ago. Average days-on-market of 56 is down 0.63 days from last year.

## AUGUST NUMBERS

Median Sale Price

**\$600,000**

-6.25%

Average Sale Price

**\$734,692**

-1.75%

Sales Volume

**\$9,551,000**

-29.04%

Unit Sales

**13**

-27.78%

New Listings

**36**

-40%

Expired Listings

**23**

+1050%

Unit Sales/Listings Ratio

**36.11%**

+20.37%

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



# THE MARKET IN DETAIL

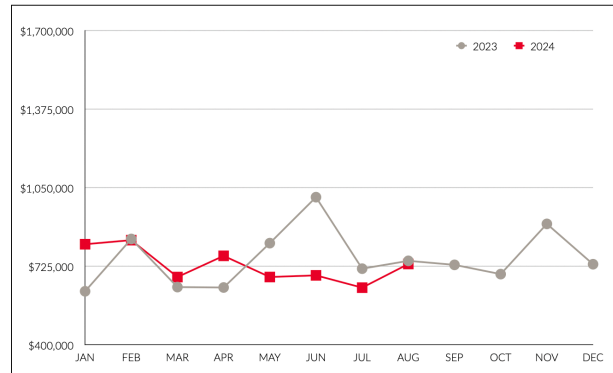
	2022	2023	2024	2023-2024
<b>YTD Volume Sales</b>	\$110,660,009	\$88,307,900	\$76,742,550	-13.1%
<b>YTD Unit Sales</b>	134	115	119	+3.48%
<b>YTD New Listings</b>	307	360	367	+1.94%
<b>YTD Sales/Listings Ratio</b>	43.65%	31.94%	32.43%	+0.48%
<b>YTD Expired Listings</b>	11	30	110	+266.67%
<b>Monthly Volume Sales</b>	\$12,289,900	\$13,460,000	\$9,551,000	-29.04%
<b>Monthly Unit Sales</b>	16	18	13	-27.78%
<b>Monthly New Listings</b>	32	60	36	-40%
<b>Monthly Sales/Listings Ratio</b>	50.00%	30.00%	36.11%	+6.11%
<b>Monthly Expired Listings</b>	4	2	23	+1,050%
<b>Monthly Average Sale Price</b>	\$768,119	\$747,778	\$734,692	-1.75%
<b>YTD Sales: \$0-\$199K</b>	6	4	4	No Change
<b>YTD Sales: \$200k-349K</b>	8	9	8	-11.11%
<b>YTD Sales: \$350K-\$549K</b>	20	24	31	+29.17%
<b>YTD Sales: \$550K-\$749K</b>	40	33	38	+15.15%
<b>YTD Sales: \$750K-\$999K</b>	29	26	21	-19.23%
<b>YTD Sales: \$1M+</b>	26	16	13	-18.75%
<b>YTD Sales: \$2M+</b>	31	19	5	-73.68%
<b>YTD Average Days-On-Market</b>	30.88	56.63	56.00	-1.1%
<b>YTD Average Sale Price</b>	\$834,634	\$754,002	\$729,891	-3.2%
<b>YTD Median Sale Price</b>	\$714,375	\$648,750	\$608,750	-6.17%

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

# AVERAGE SALE PRICE

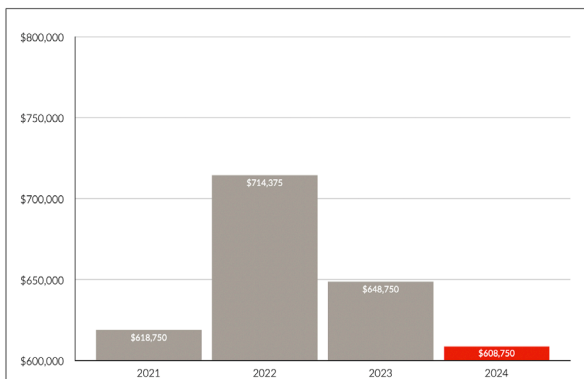


Year-Over-Year

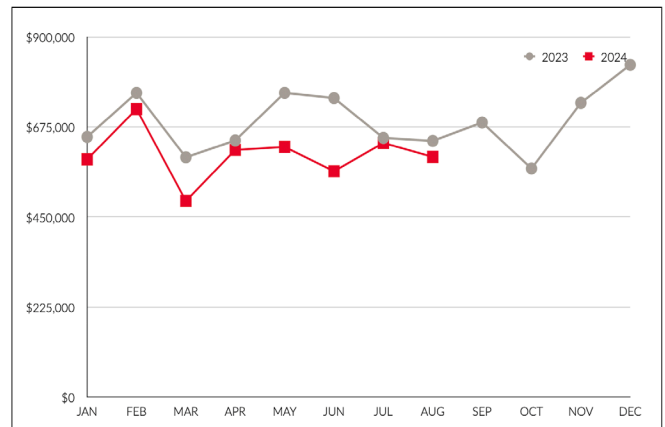


Month-Over-Month 2023 vs. 2024

# MEDIAN SALE PRICE



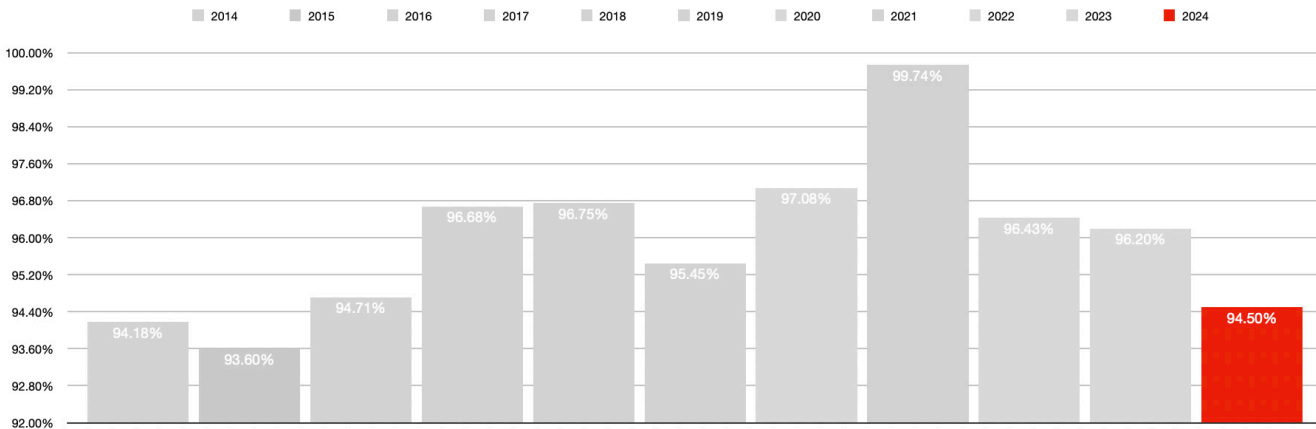
Year-Over-Year



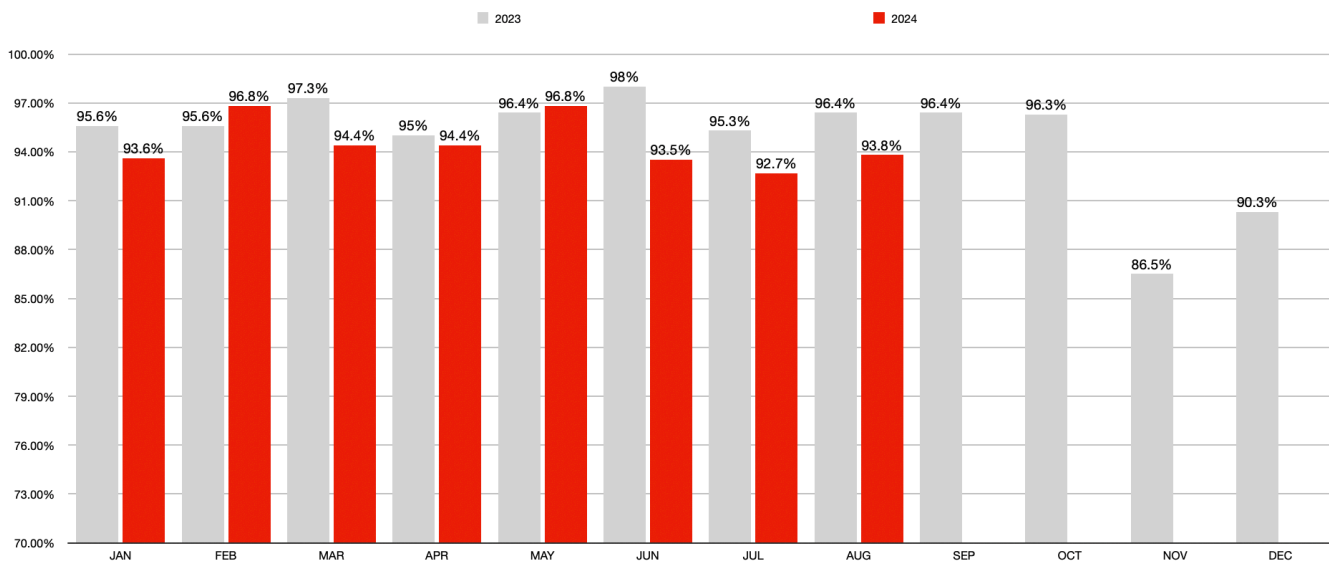
Month-Over-Month 2023 vs. 2024

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

# SALE PRICE VS. LIST PRICE RATIO

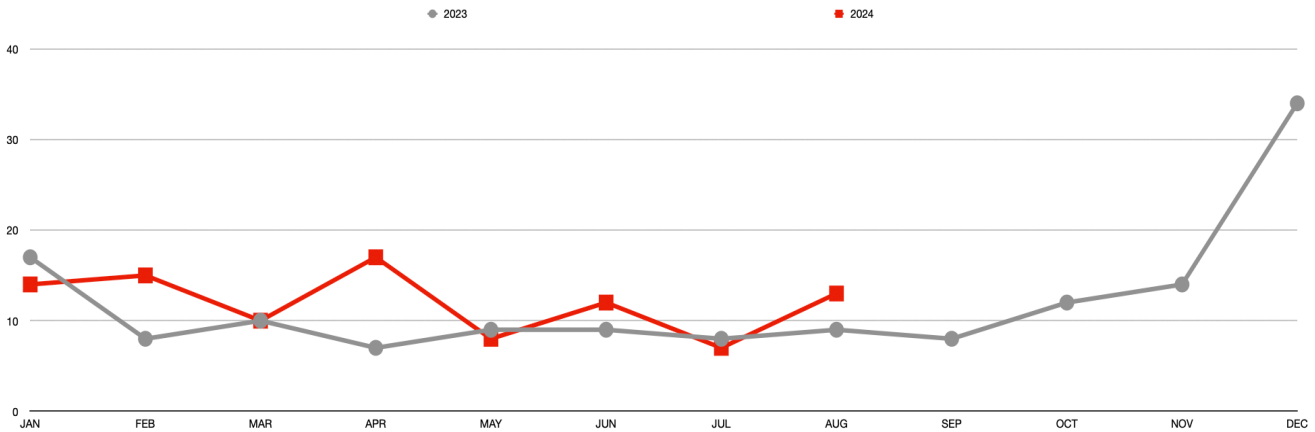


## Year-Over-Year

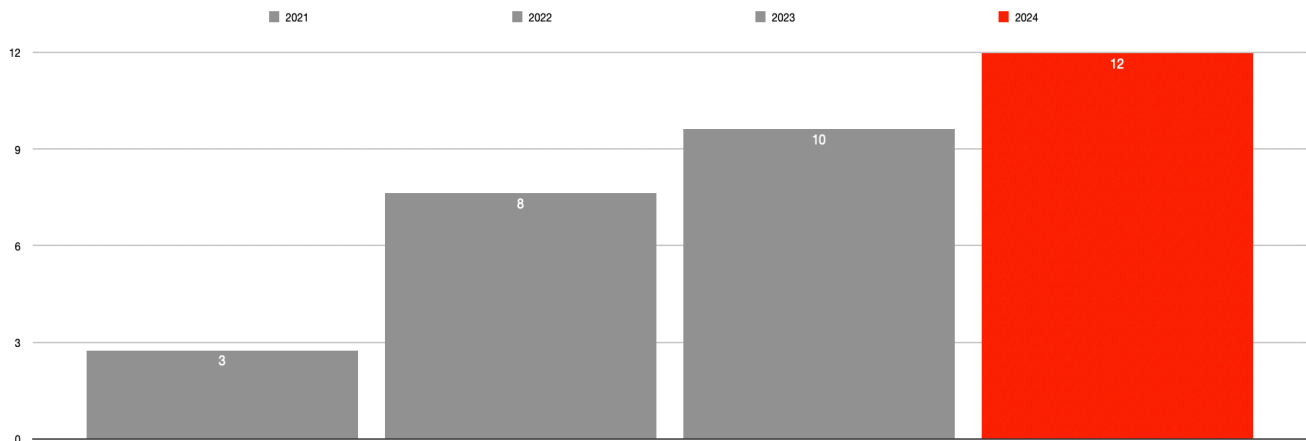


## Month-Over-Month 2023 vs. 2024

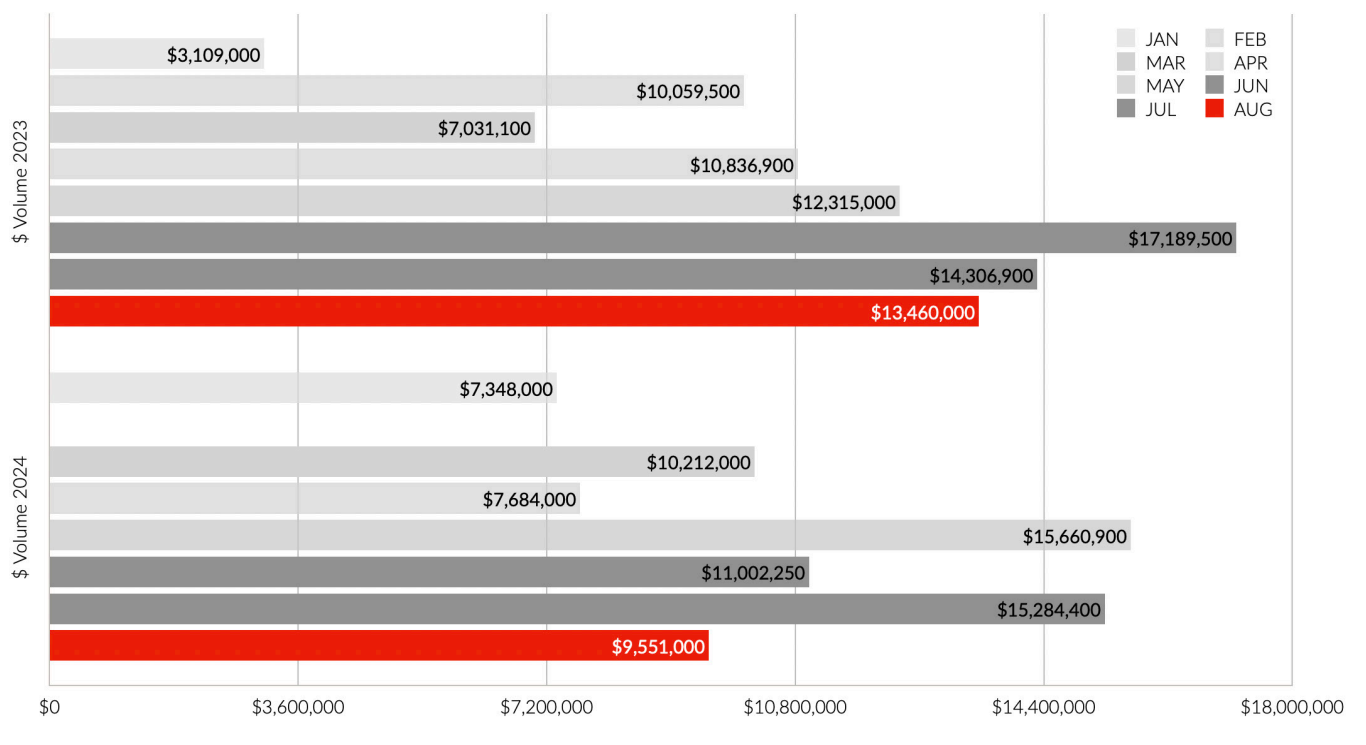
# MONTHS OF INVENTORY



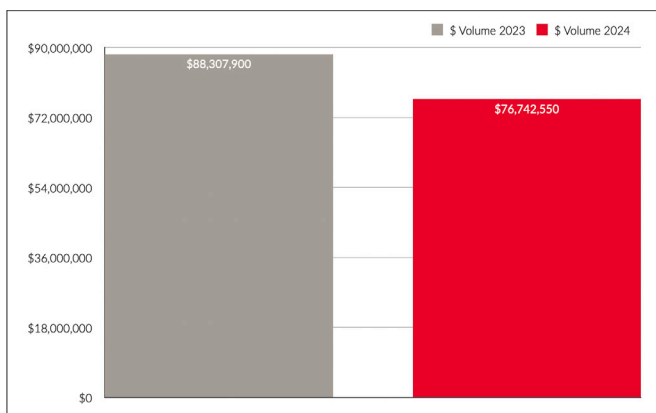
Month-Over-Month 2023 vs. 2024



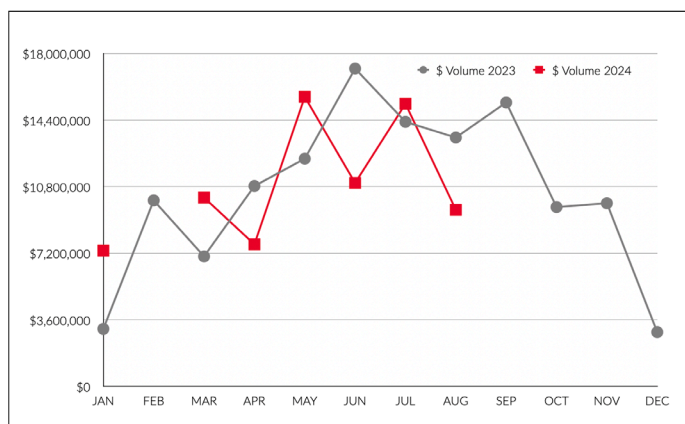
# DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

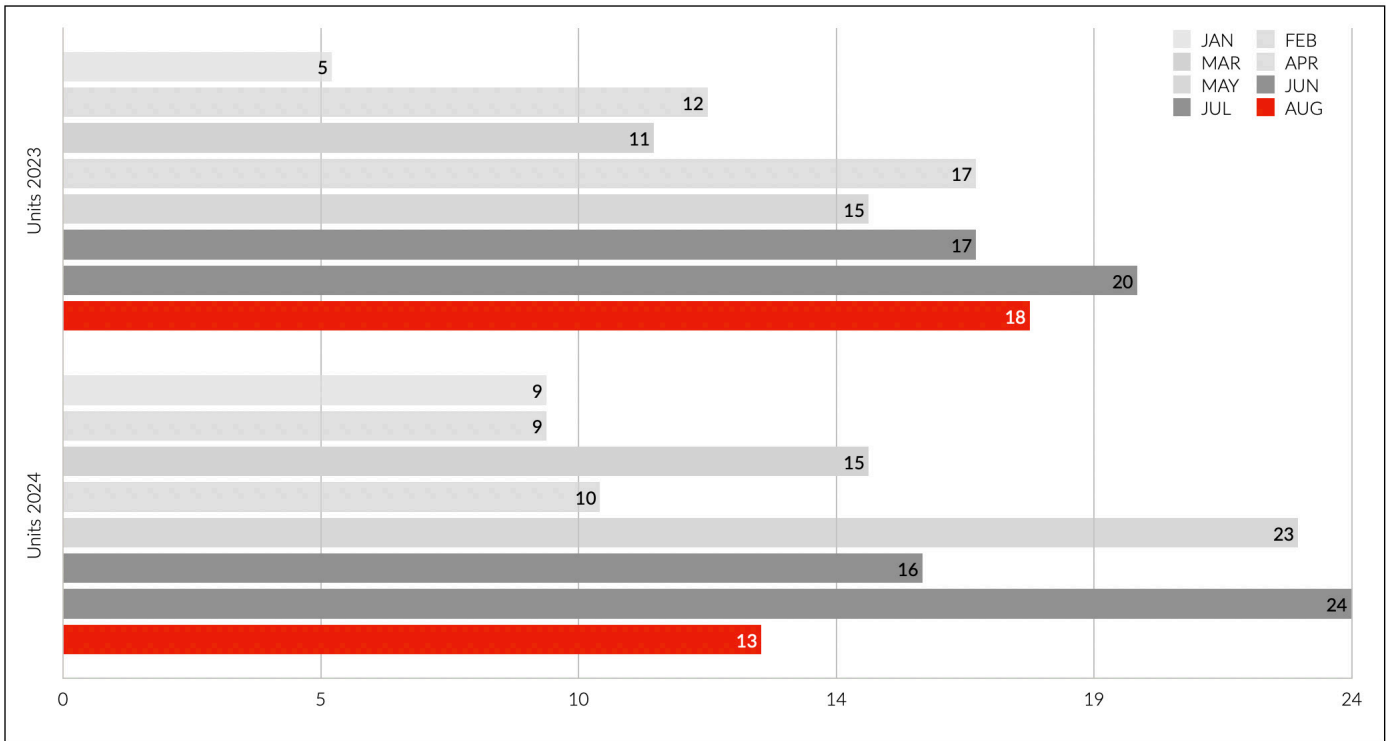


Yearly Totals 2023 vs. 2024

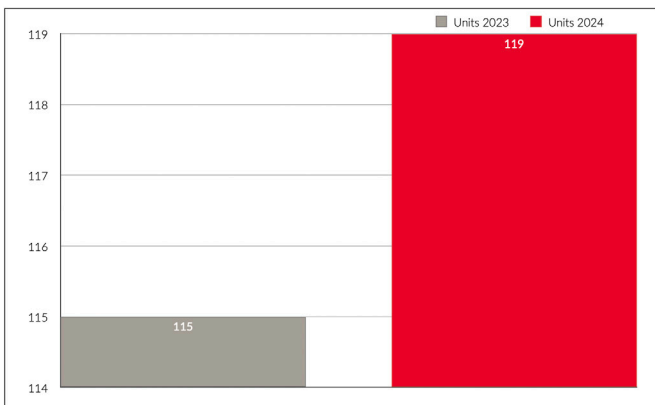


Month vs. Month 2023 vs. 2024

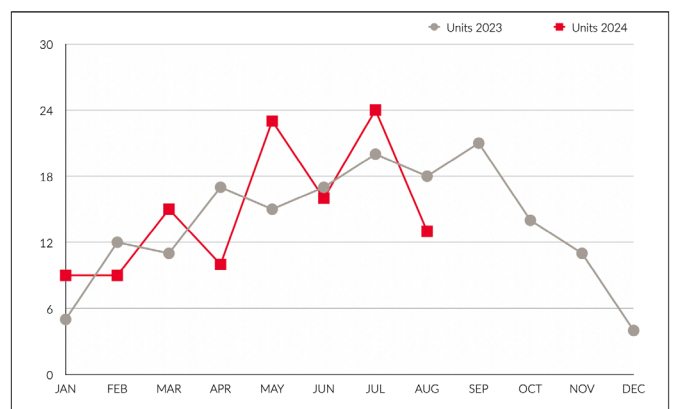
# UNIT SALES



Monthly Comparison 2023 vs. 2024



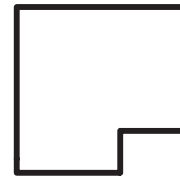
Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024



# SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	↓ \$71,952,650 -6.45%	↑ \$6,926,900 +70.57%	↓ \$4,256,000 -31.5%
YTD Unit Sales	↑ 92 +2.22%	↑ 14 +75%	↓ 11 -26.67%
Average Sale Price	↓ \$782,094 -8.48%	↓ \$494,779 -2.53%	↓ \$386,909 -6.59%
August Sales Volume	↓ \$8,418,000 -27.8%	↑ \$1,133,000 +138.53%	↓ \$0 -100%
August Unit Sales	↓ 11 -15.38%	↑ 2 +100%	↓ 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

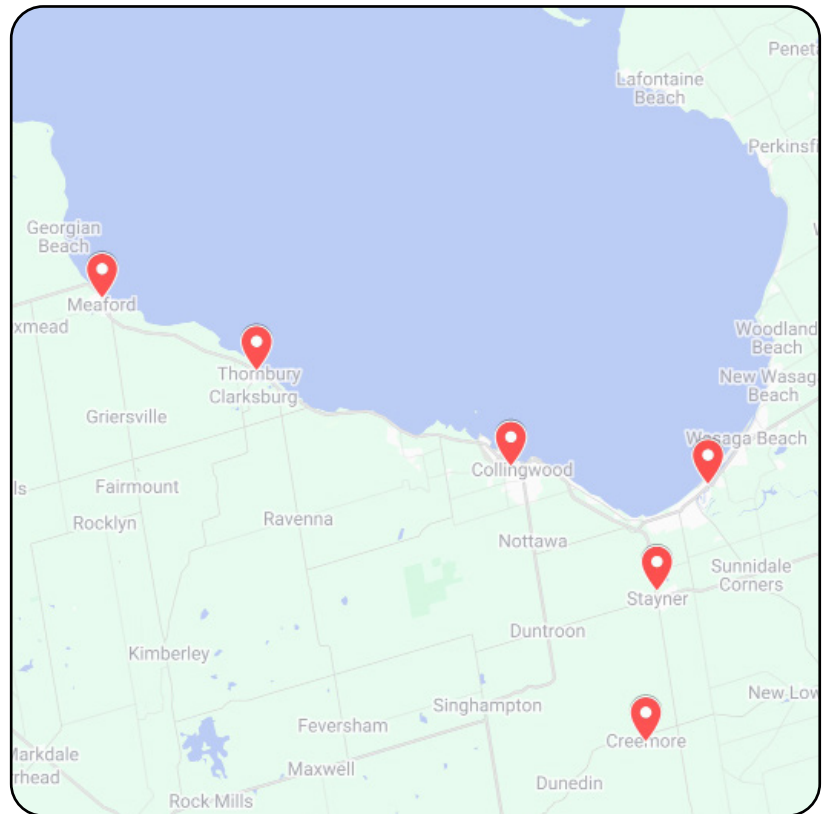
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



 /RoyalLePageLocationsNorth

 /MeafordRealEstate

 /LocationsNorth

Helping You Is What We Do.

Find more Real Estate Market Reports for Southern Georgian Bay at:

[locationsnorth.com/market-update/](https://locationsnorth.com/market-update/)