



2024 OCTOBER

MEAFORD

Real Estate Market Report

OVERVIEW

BUYER'S MARKET

The [Meaford](#) real estate market is a buyer's market leaning toward a balanced position this month, with both sales volume and unit sales having increased. Meanwhile, the median and average sale prices have dropped, indicating greater availability and potential negotiating power for buyers amid rising activity levels.



October year-over-year sales volume of \$14,475,100

Up 49.24% from 2023's \$9,699,000 with unit sales of 22 up 57.14% from last October's 14. New listings of 56 are up 30.23% from a year ago, with the sales/listing ratio of 39.29% up 20.66% from a year ago.



Year-to-date sales volume of \$98,748,150

Down 12.89% from 2023's \$113,361,500 with unit sales of 151 up 0.67% from 2023's 150. New listings of 488 are up 6.09% from a year ago, with the sales/listing ratio of 30.94% down 5.11%.



Year-to-date average sale price of \$725,013

Down from \$745,598 one year ago with median sale price of \$609,500 down from \$648,750 one year ago. Average days-on-market of 55.90 is down 1.7 days from last year.

OCTOBER NUMBERS

Median Sale Price

\$601,500

+5.34%

Average Sale Price

\$657,959

-5.03%

Sales Volume

\$14,475,100

+49.24%

Unit Sales

22

+57.14%

New Listings

56

+30.23%

Expired Listings

25

+66.67%

Unit Sales/Listings Ratio

39.29%

+20.66%

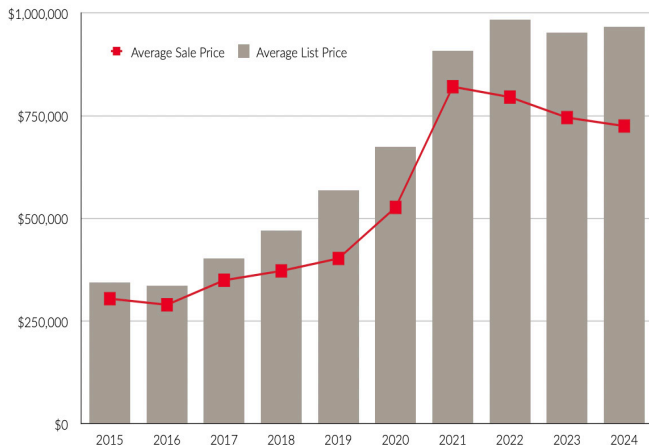
*Year-over-year comparison
(October 2024 vs. October 2023)*

THE MARKET IN DETAIL

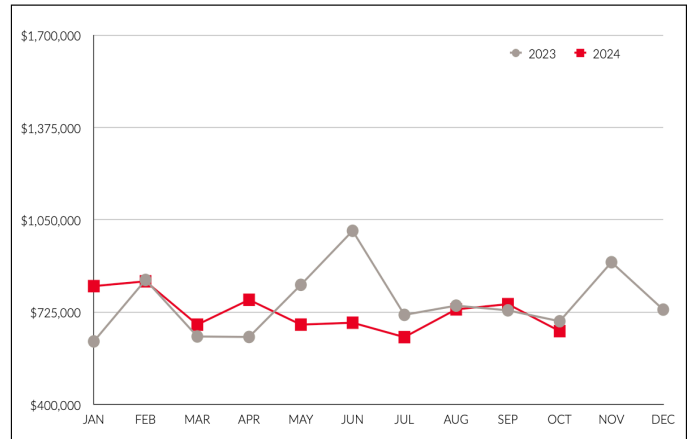
	2022	2023	2024	2023-2024
YTD Volume Sales	\$134,218,497	\$113,361,500	\$98,748,150	-12.89%
YTD Unit Sales	168	150	151	+0.67%
YTD New Listings	382	460	488	+6.09%
YTD Sales/Listings Ratio	43.98%	32.61%	30.94%	-5.11%
YTD Expired Listings	25	53	163	+207.55%
Monthly Volume Sales	\$7,779,488	\$9,699,000	\$14,475,100	+49.24%
Monthly Unit Sales	14	14	22	+57.14%
Monthly New Listings	31	43	56	+30.23%
Monthly Sales/Listings Ratio	45.16%	32.56%	39.29%	+20.66%
Monthly Expired Listings	7	15	25	+66.67%
Monthly Average Sale Price	\$555,678	\$692,786	\$657,959	-5.03%
YTD Sales: \$0-\$199K	9	7	4	-42.86%
YTD Sales: \$200k-349K	10	9	12	+33.33%
YTD Sales: \$350K-\$549K	29	35	42	+20%
YTD Sales: \$550K-\$749K	49	39	40	+2.56%
YTD Sales: \$750K-\$999K	35	34	29	-14.71%
YTD Sales: \$1M+	31	23	19	-17.39%
YTD Sales: \$2M+	36	26	5	-80.77%
YTD Average Days-On-Market	32.50	54.20	55.90	+3.14%
YTD Average Sale Price	\$795,519	\$745,598	\$725,013	-2.76%
YTD Median Sale Price	\$713,125	\$648,750	\$609,500	-6.05%

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

AVERAGE SALE PRICE

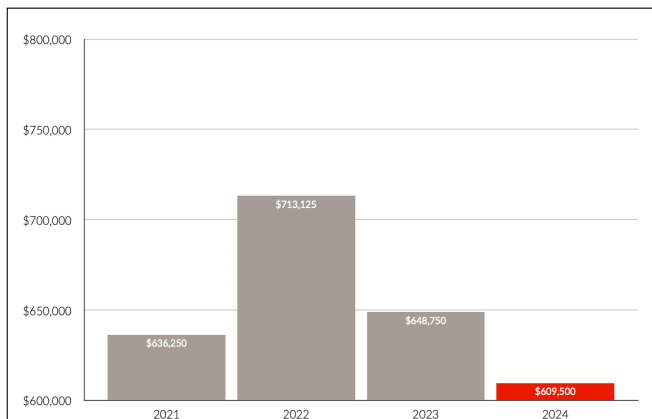


Year-Over-Year

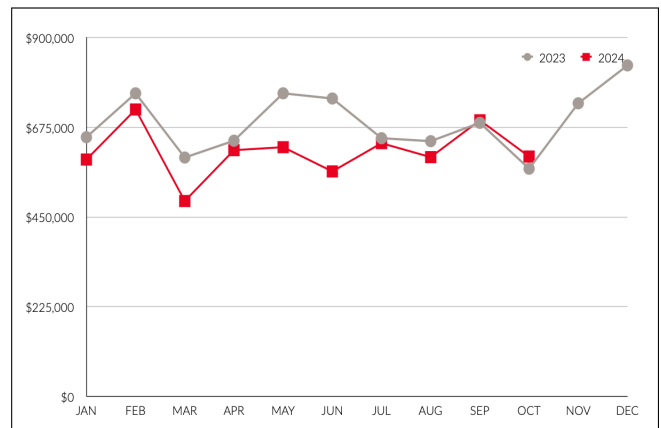


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



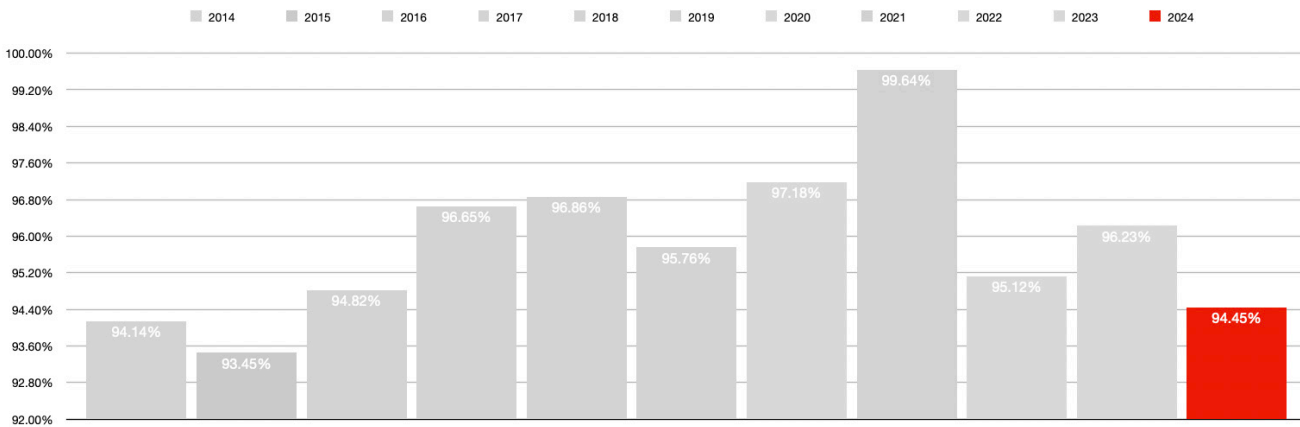
Year-Over-Year



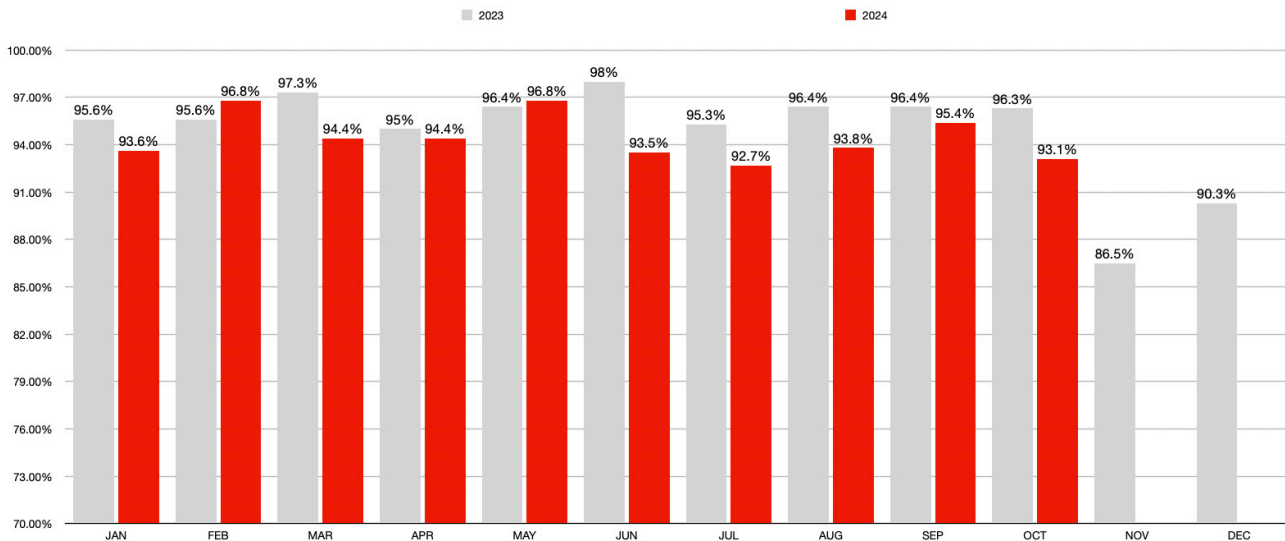
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

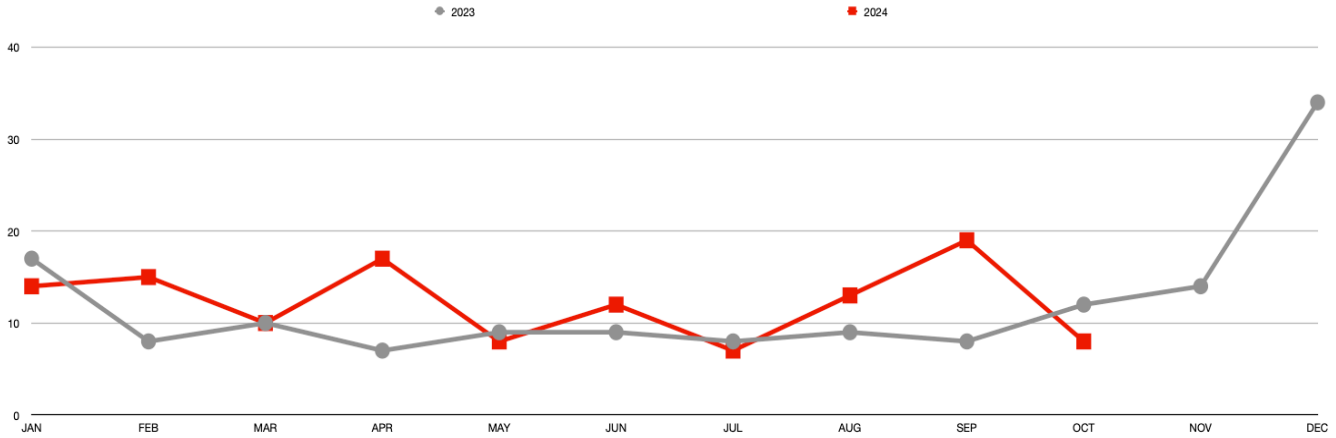


Year-Over-Year

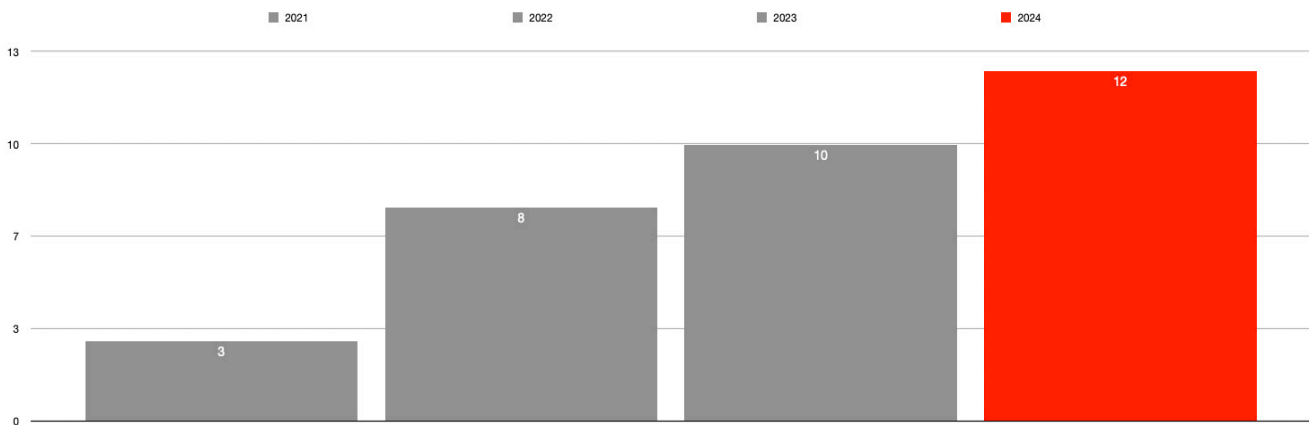


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

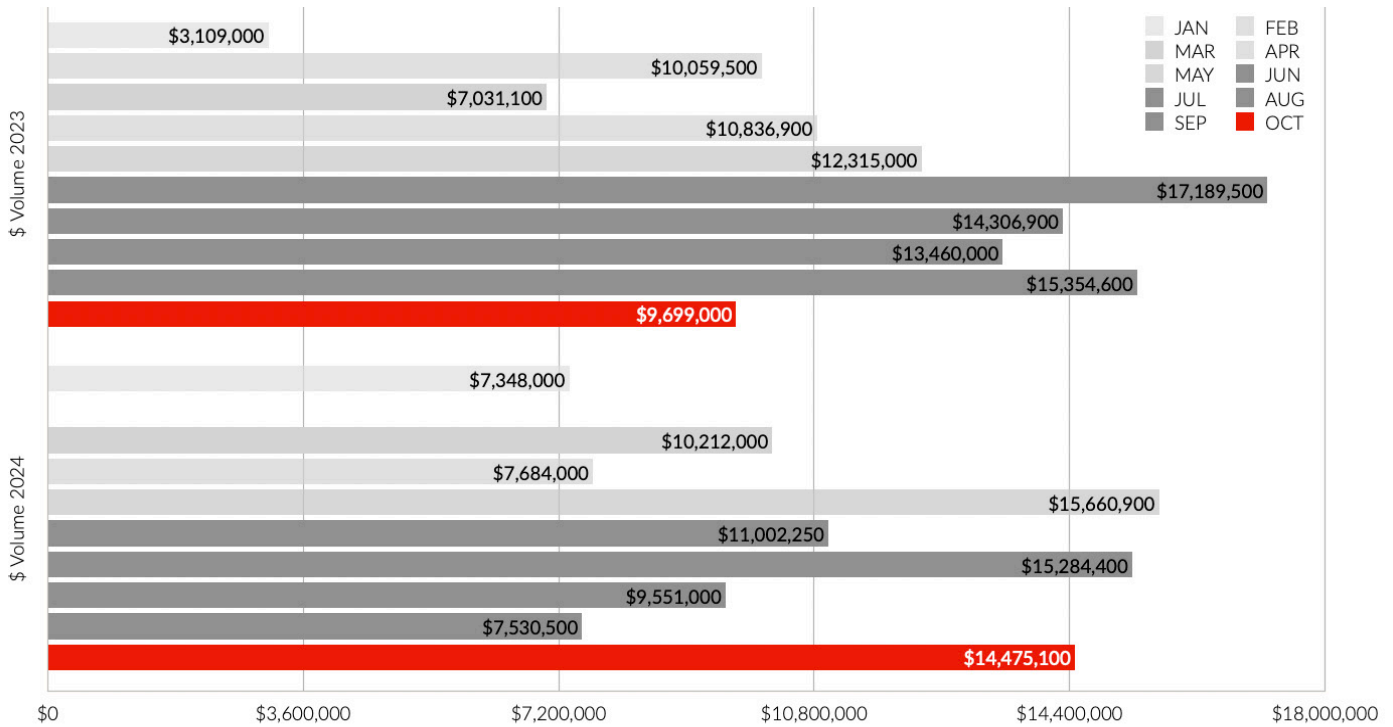


Month-Over-Month 2023 vs. 2024

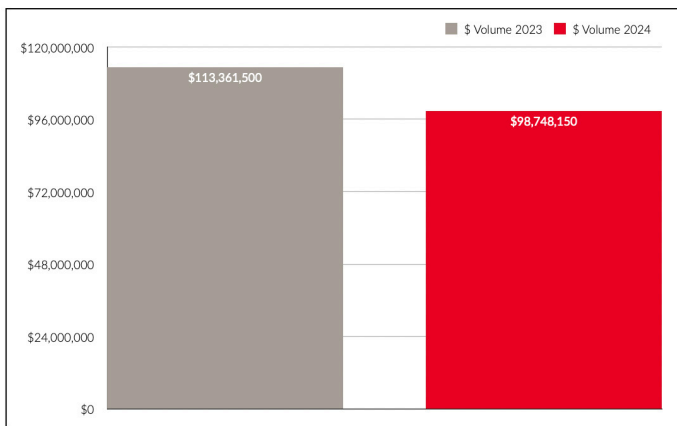


Year-Over-Year

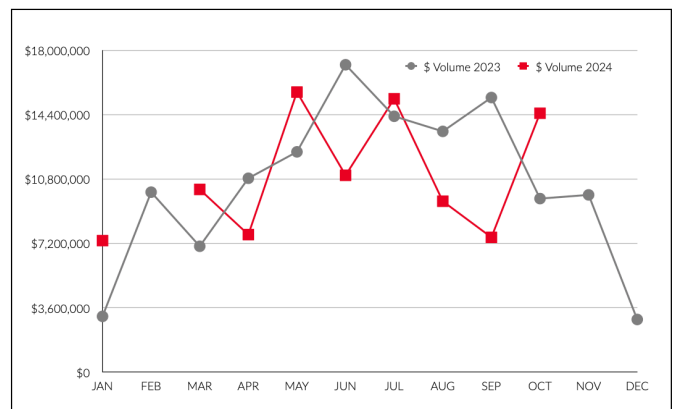
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

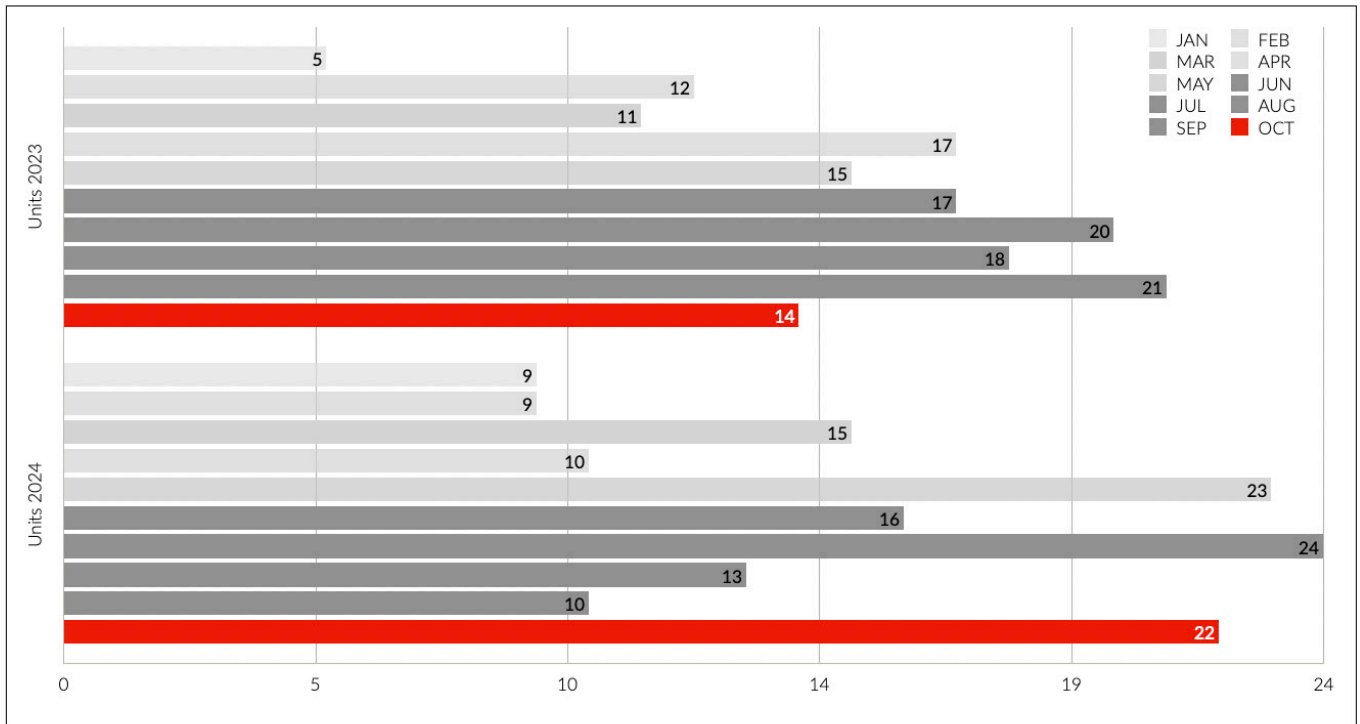


Yearly Totals 2023 vs. 2024

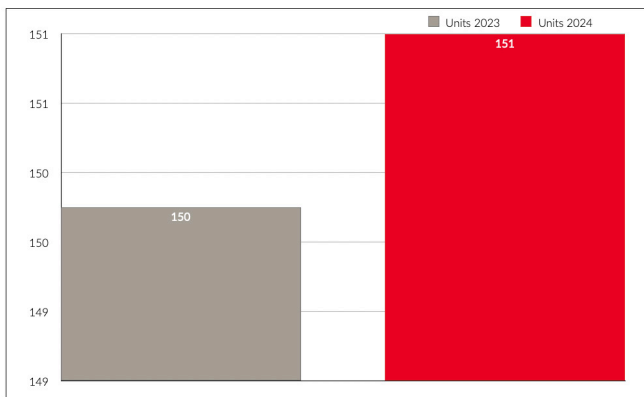


Month vs. Month 2023 vs. 2024

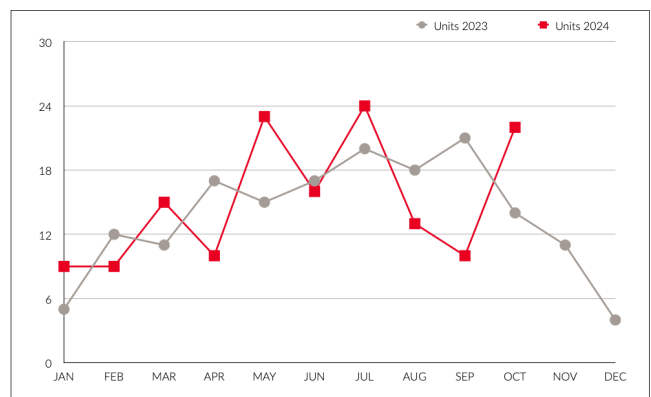
UNIT SALES



Monthly Comparison 2023 vs. 2024

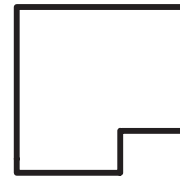


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$92,448,250 -6.6%	\$7,336,900 +61.39%	\$5,356,000 -38.56%
YTD Unit Sales	119 +1.71%	15 +66.67%	15 -31.82%
Average Sale Price	\$776,876 -8.17%	\$489,127 -3.16%	\$357,067 -9.89%
Oct Sales Volume	\$13,735,100 +65.44%	\$0 -100%	\$740,000 -18.86%
Oct Unit Sales	19 +90%	0 -100%	3 No Change

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

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

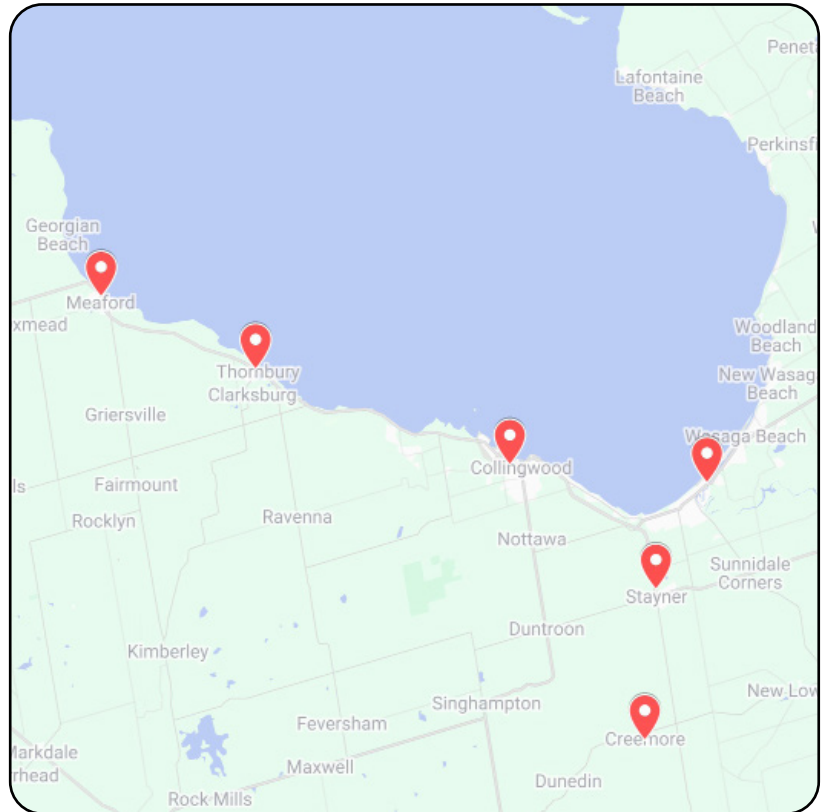
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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