



2024 DECEMBER

MEAFORD

Real Estate Market Report

OVERVIEW

BUYER'S MARKET

The [Meaford](#) real estate market has shifted into a buyer's market this December, with notable growth in sales volume and unit sales compared to last year. The median sale price dropped by 24.07% to \$625,000, while the average sale price rose slightly by 14.02%, reaching \$836,625. With these trends and increased new listings, buyers are finding more opportunities and options in the current market.



December year-over-year sales volume of \$6,693,000

Up 128.04% from 2023's \$2,935,000 with unit sales of 8 up 100% from last December's 4. New listings of 25 are up 4.17% from a year ago, with the sales/listing ratio of 32% up 92% from a year ago.



Year-to-date sales volume of \$116,941,150

Down 7.34% from 2023's \$126,203,500 with unit sales of 174 up 5.45% from 2023's 165. New listings of 548 are up 3.59% from a year ago, with the sales/listing ratio of 31.75% up 1.80%.



Year-to-date average sale price of \$737,788

Down from \$757,530 one year ago with median sale price of \$621,250 down from \$668,000 one year ago. Average days-on-market of 59.8 is down 4 days from last year.

DECEMBER NUMBERS

Median Sale Price

\$625,000

-24.07%

Average Sale Price

\$836,625

+14.02%

Sales Volume

\$6,693,000

+128.04%

Unit Sales

8

+100%

New Listings

25

+4.17%

Expired Listings

29

+61.11%

Unit Sales/Listings Ratio

32%

+92%

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

THE MARKET IN DETAIL

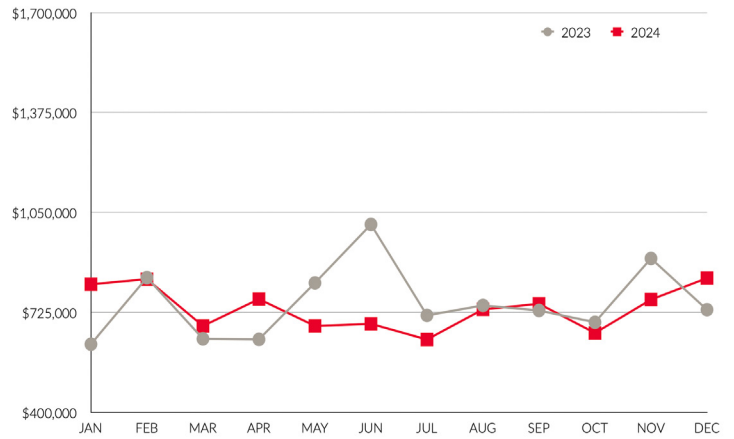
	2022	2023	2024	2023-2024
YTD Volume Sales	\$143,369,397	\$126,203,500	\$116,941,150	-7.34%
YTD Unit Sales	184	165	174	+5.45%
YTD New Listings	415	529	548	+3.59%
YTD Sales/Listings Ratio	44.34%	31.19%	31.75%	+1.8%
YTD Expired Listings	44	86	206	+139.53%
Monthly Volume Sales	\$2,705,000	\$2,935,000	\$6,693,000	+128.04%
Monthly Unit Sales	4	4	8	+100%
Monthly New Listings	10	24	25	+4.17%
Monthly Sales/Listings Ratio	40.00%	16.67%	32.00%	+92%
Monthly Expired Listings	11	15	14	-6.67%
Monthly Average Sale Price	\$676,250	\$733,750	\$836,625	+14.02%
YTD Sales: \$0-\$199K	11	7	4	-42.86%
YTD Sales: \$200k-349K	11	9	14	+55.56%
YTD Sales: \$350K-\$549K	32	36	43	+19.44%
YTD Sales: \$550K-\$749K	56	46	52	+13.04%
YTD Sales: \$750K-\$999K	37	37	33	-10.81%
YTD Sales: \$1M+	32	27	22	-18.52%
YTD Sales: \$2M+	37	30	6	-80%
YTD Average Days-On-Market	37.75	55.08	59.75	+8.47%
YTD Average Sale Price	\$764,050	\$757,530	\$737,788	-2.61%
YTD Median Sale Price	\$701,875	\$668,000	\$621,250	-7%

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

AVERAGE SALE PRICE

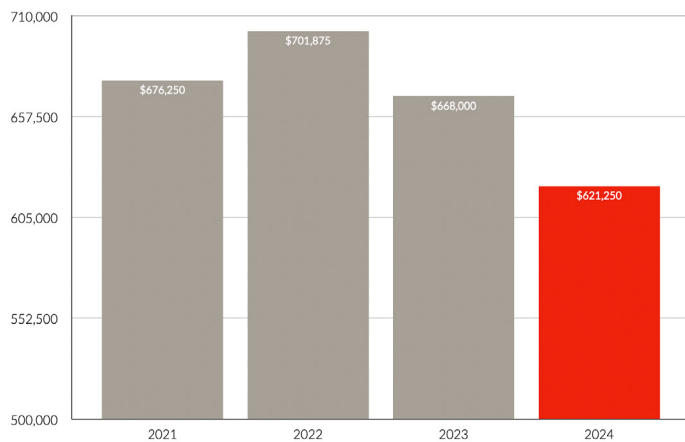


Year-Over-Year

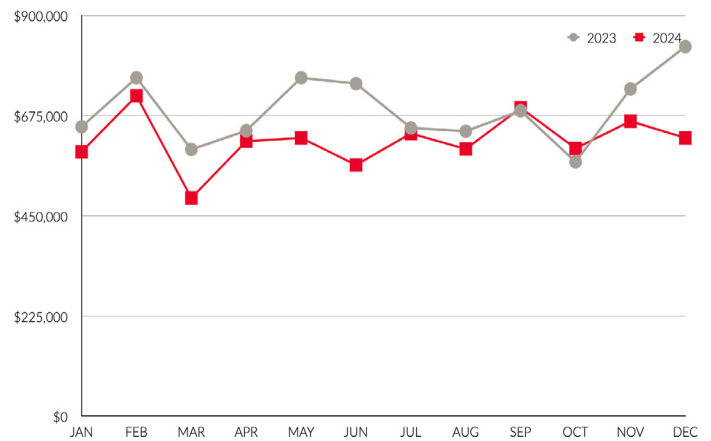


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



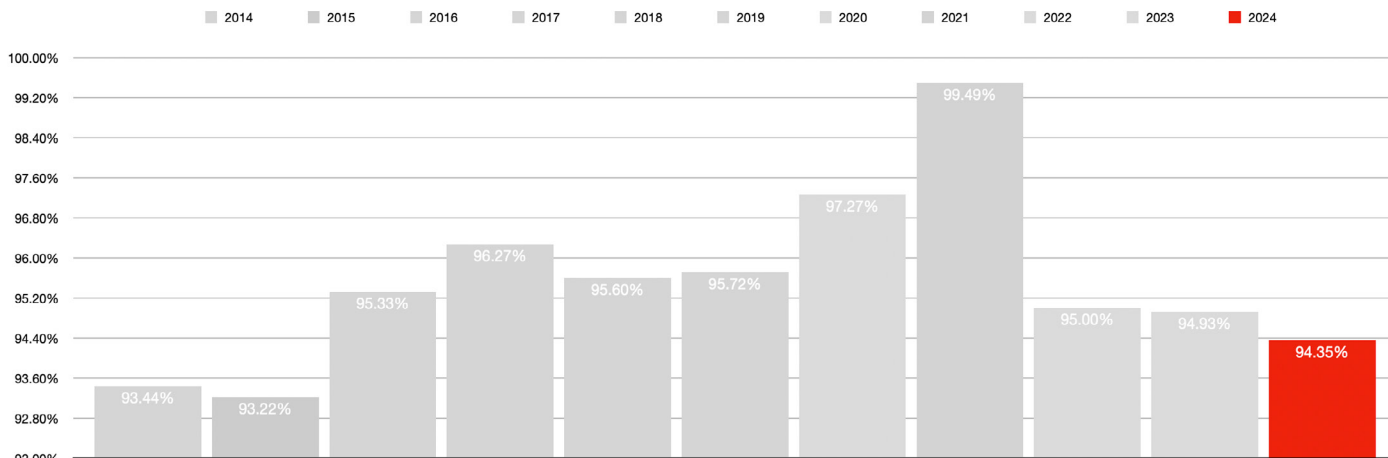
Year-Over-Year



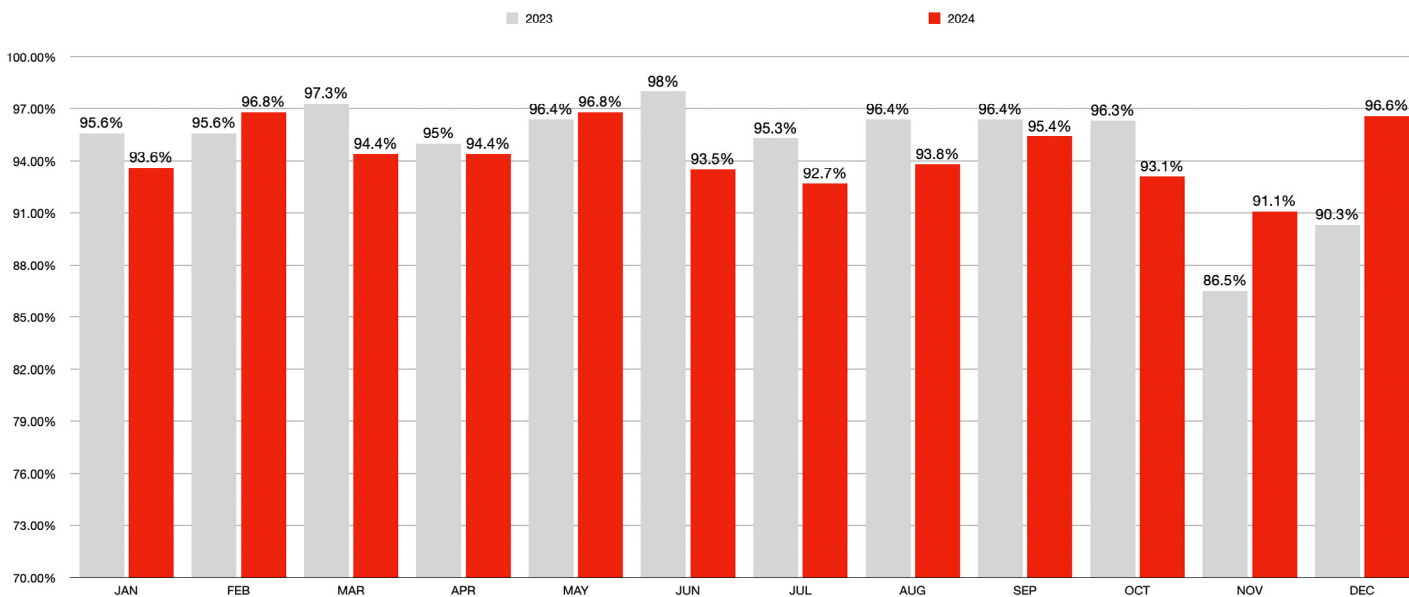
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

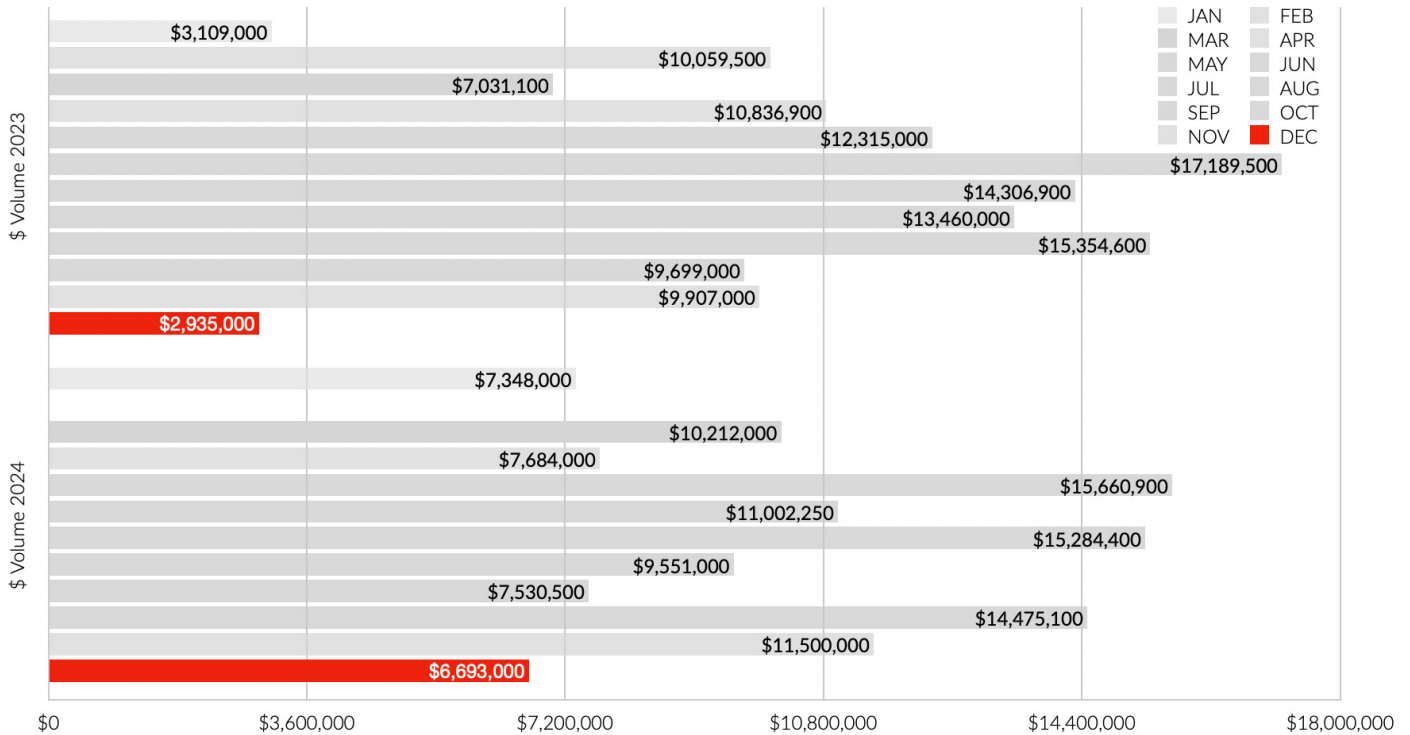


Year-Over-Year

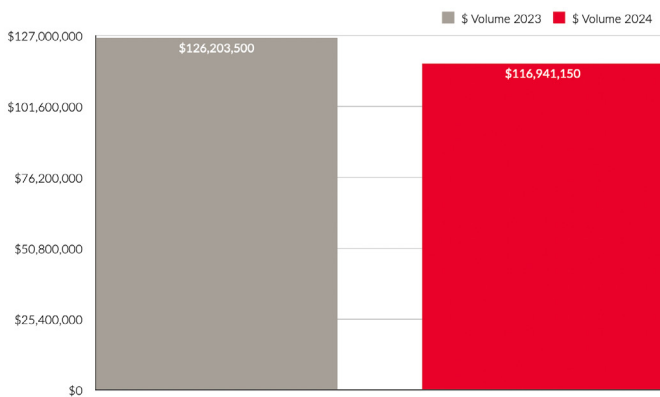


Month-Over-Month 2023 vs. 2024

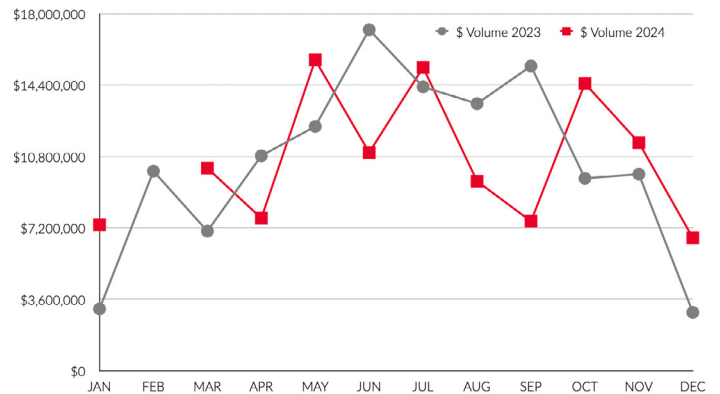
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

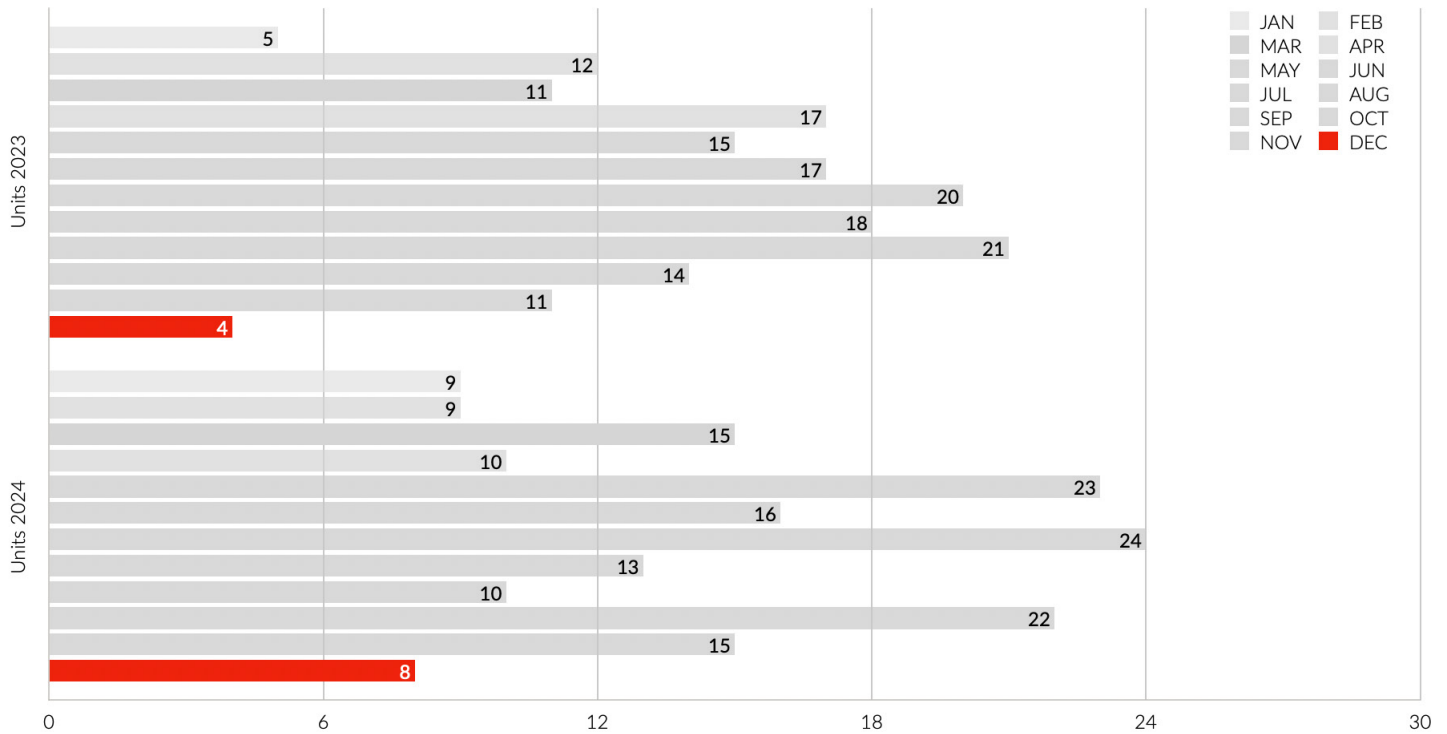


Yearly Totals 2023 vs. 2024

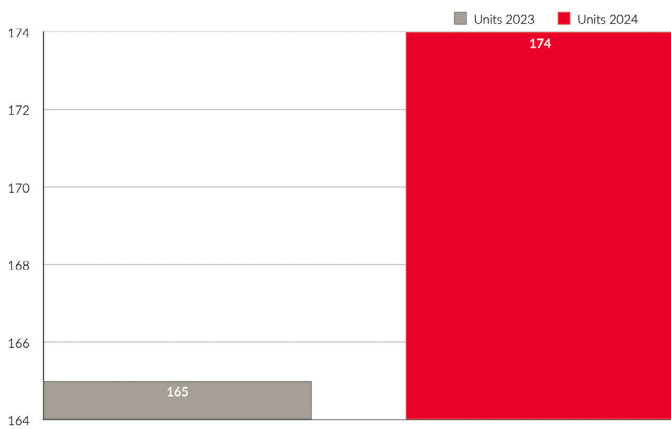


Month vs. Month 2023 vs. 2024

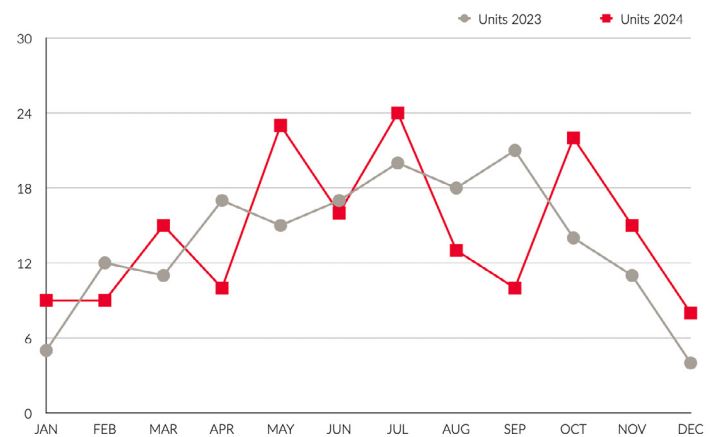
UNIT SALES



Monthly Comparison 2023 vs. 2024

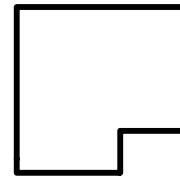


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$109,866,750 -1.19%	\$7,911,900 +74.04%	\$8,336,000 -4.38%
YTD Unit Sales	140 +6.87%	16 +77.78%	18 -18.18%
Average Sale Price	\$784,763 -7.54%	\$494,494 -2.1%	\$463,111 +16.87%
December Sales Volume	\$6,118,000 +165.42%	\$575,000 Up from \$0	\$2,780,000 Up from \$0
December Unit Sales	7 +133.33%	1 Up from 0	2 Up from 0



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

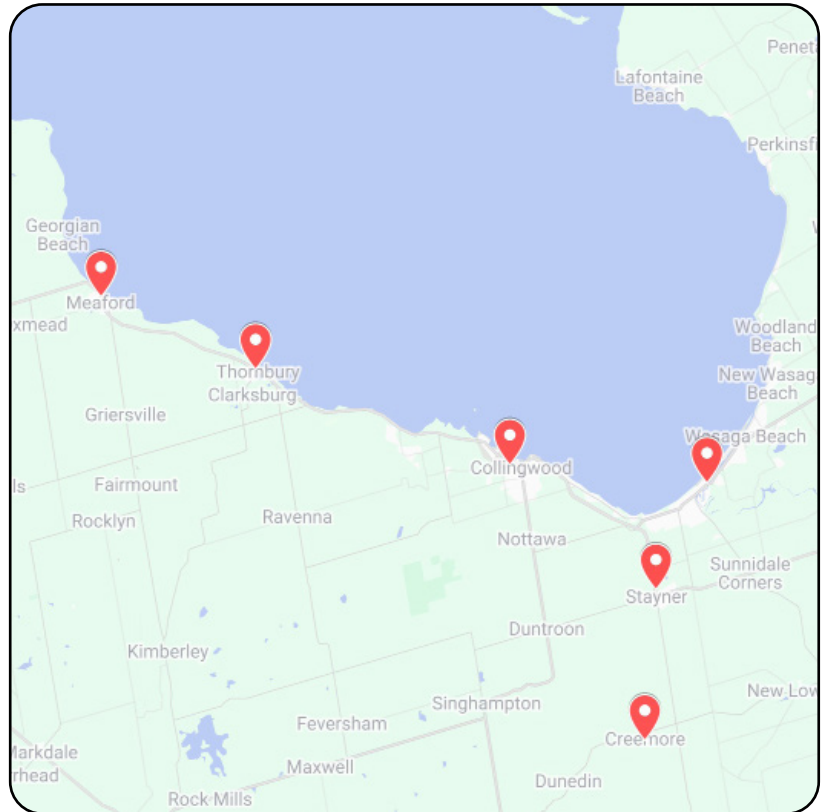
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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