



2025

JANUARY

MEAFORD

Real Estate Market Report

OVERVIEW

BUYER'S MARKET

The [Meaford](#) real estate market remained in a buyer's market this January, with shifting trends across key metrics. The median sale price rose by 22.71% to \$728,870, while the average sale price declined by 9.73% to \$737,040. Sales volume fell by 39.82%, driven by a 33.33% drop in unit sales. Meanwhile, new listings increased by 14.29%, giving buyers more options, while expired listings declined by 16.67%. With the unit sales-to-listings ratio dropping to 18.75%, market conditions continue to favour buyers for the time being.



January year-over-year sales volume of \$4,422,240

Down 39.82% from 2024's \$7,348,000 with unit sales of 6 down 33.33% from last January's 9. New listings of 32 are up 14.29% from a year ago, with the sales/listing ratio of 18.75% down 41.67% from a year ago.



Year-to-date sales volume of \$4,422,240

Down 39.82% from 2024's \$7,348,000 with unit sales of 6 down 33.33% from 2024's 9. New listings of 32 are up 14.29% from a year ago, with the sales/listing ratio of 18.75% down 41.67%.



Year-to-date average sale price of \$737,040

Down from \$816,444 one year ago with median sale price of \$728,870 up from \$594,000 one year ago. Average days-on-market of 33 is down 29 days from last year.

JANUARY NUMBERS

Median Sale Price
\$728,870
 +22.71%

Average Sale Price
\$737,040
 -9.73%

Sales Volume
\$4,422,240
 -39.82%

Unit Sales
6
 -33.33%

New Listings
32
 +14.29%

Expired Listings
10
 -16.67%

Unit Sales/Listings Ratio
18.75%
 -41.67%

Year-over-year comparison
 (January 2025 vs. January 2024)

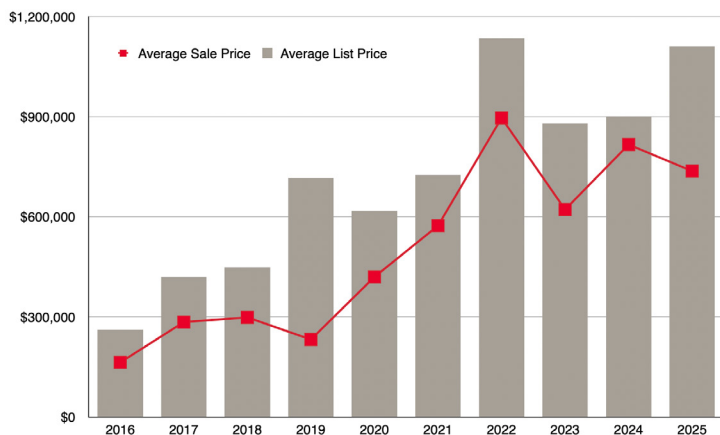


THE MARKET IN DETAIL

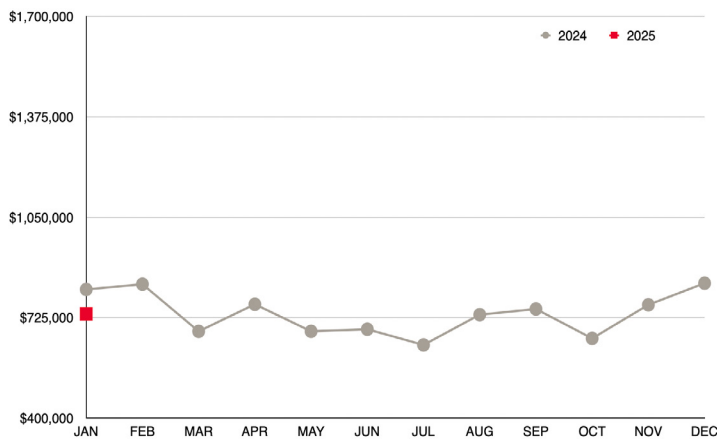
	2023	2024	2025	2024-2025
YTD Volume Sales	\$3,109,000	\$7,348,000	\$4,422,240	-39.82%
YTD Unit Sales	5	9	6	-33.33%
YTD New Listings	25	28	32	+14.29%
YTD Sales/Listings Ratio	20.00%	32.14%	18.75%	-41.67%
YTD Expired Listings	7	12	10	-16.67%
Monthly Volume Sales	\$3,109,000	\$7,348,000	\$4,422,240	-39.82%
Monthly Unit Sales	5	9	6	-33.33%
Monthly New Listings	25	28	32	+14.29%
Monthly Sales/Listings Ratio	20.00%	32.14%	18.75%	-41.67%
Monthly Expired Listings	7	12	10	-16.67%
Monthly Average Sale Price	\$621,800	\$816,444	\$737,040	-9.73%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	1	0	0	No Change
YTD Sales: \$350K-\$549K	1	3	0	-100%
YTD Sales: \$550K-\$749K	1	5	4	-20%
YTD Sales: \$750K-\$999K	2	0	1	Up 1
YTD Sales: \$1M+	0	0	1	Up 1
YTD Sales: \$2M+	0	1	0	-100%
YTD Average Days-On-Market	61.00	62.00	33.00	-46.77%
YTD Average Sale Price	\$621,800	\$816,444	\$737,040	-9.73%
YTD Median Sale Price	\$650,000	\$594,000	\$728,870	+22.71%

Meaford MLS Sales and Listing Summary
2023 vs. 2024 vs. 2025

AVERAGE SALE PRICE

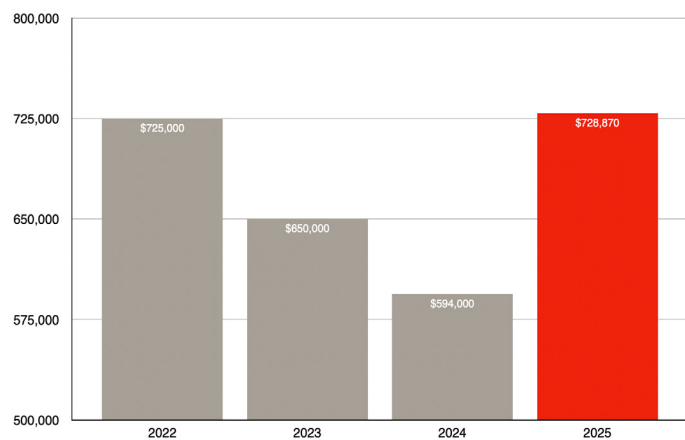


Year-Over-Year

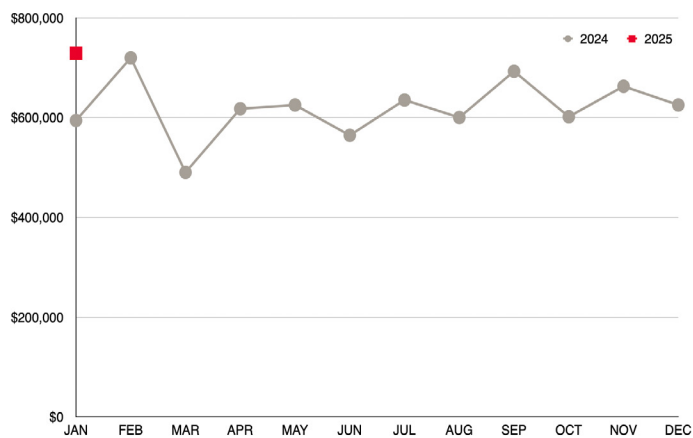


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



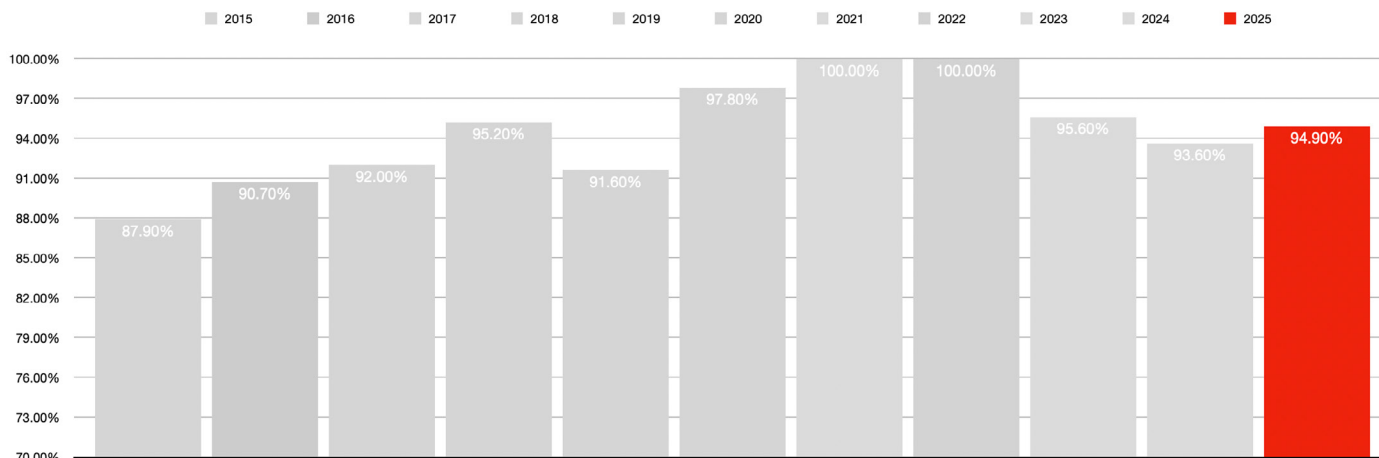
Year-Over-Year



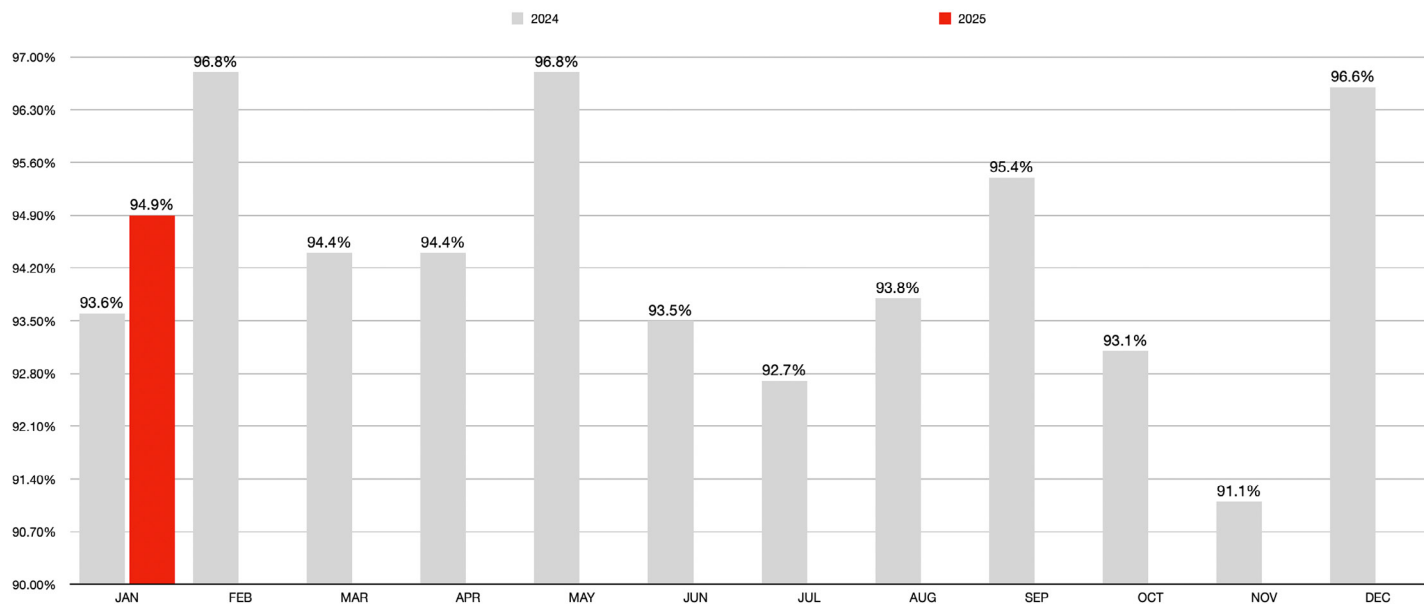
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO



Year-Over-Year

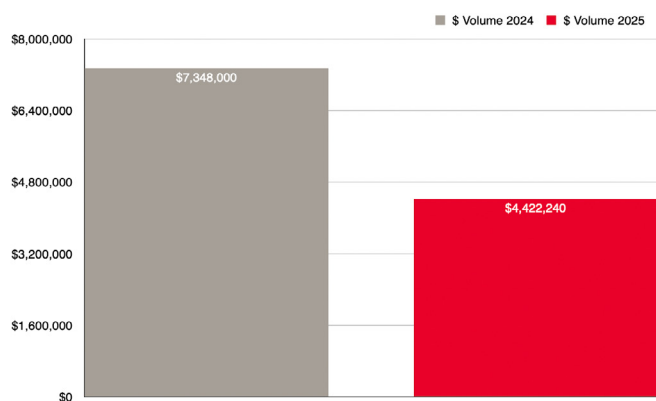


Month-Over-Month 2024 vs. 2025

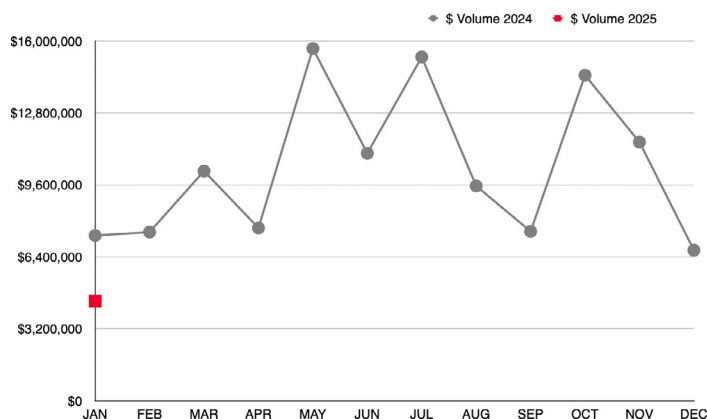
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025



Yearly Totals 2024 vs. 2025

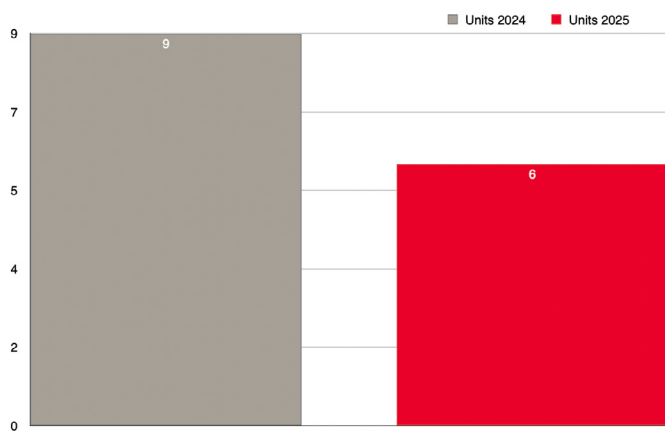


Month vs. Month 2024 vs. 2025

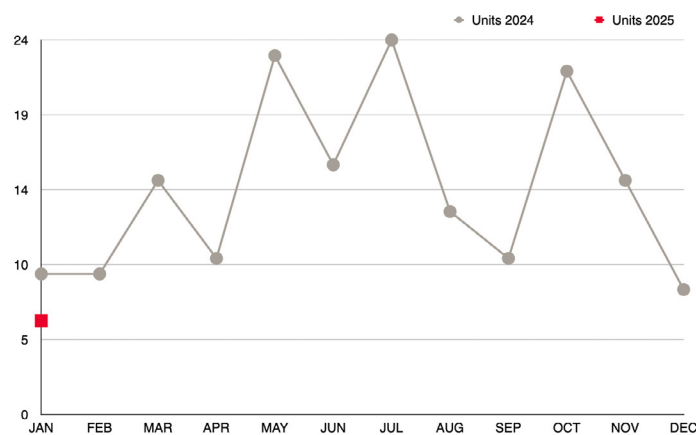
UNIT SALES



Monthly Comparison 2024 vs. 2025

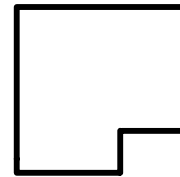


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$3,862,740 -34.06%	\$559,500 -37.49%	\$0 No Change
YTD Unit Sales	5 -16.67%	1 -50%	0 No Change
Average Sale Price	\$772,548 -20.87%	\$559,500 +25.03%	\$0 No Change
January Sales Volume	\$3,862,740 -34.06%	\$559,500 -37.49%	\$0 No Change
January Unit Sales	5 -16.67%	1 -50%	0 No Change



Year-Over-Year Comparison (2025 vs. 2024)

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

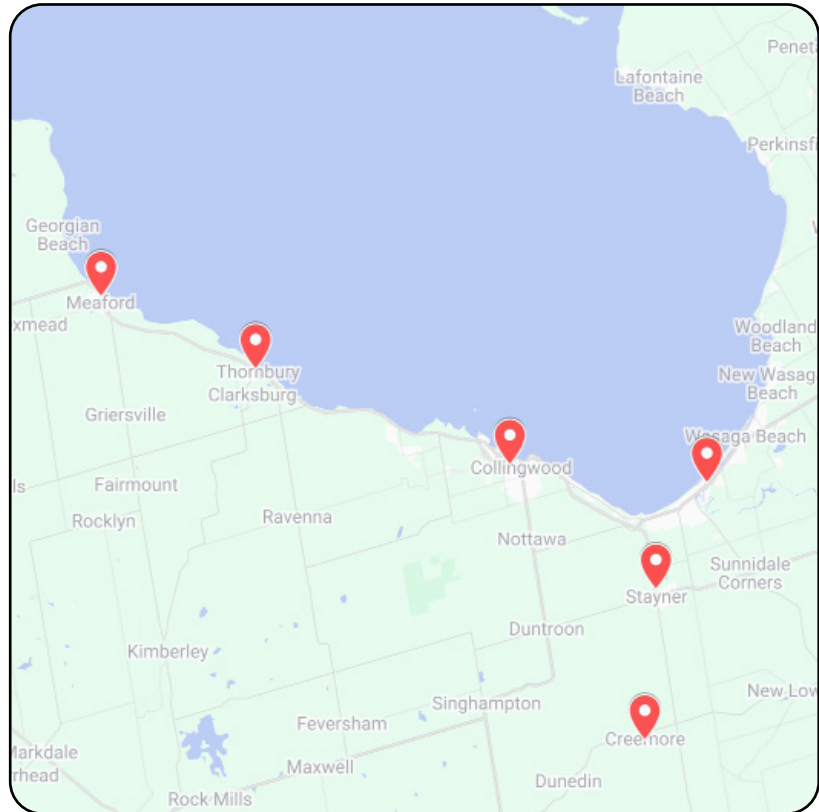
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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