



2025 FEBRUARY MEAFORD

Real Estate Market Report



Disclaimer:

Please note that we have recently transitioned to a new board and reporting system. While we strive to ensure that the information provided in this market report is as accurate and up-to-date as possible, there may be occasional discrepancies or errors in the data.

OVERVIEW

BUYER'S MARKET

The [Meaford](#) real estate market remained in a buyer's market this February, with declining prices and slower sales activity. The median sale price fell by 13.13% to \$625,000, while the average sale price dropped by 10.61% to \$745,000. Sales volume declined by 30.47%, with unit sales down 22.22% to just 7 transactions. New listings decreased by 39.47%, while expired listings surged by 450%, highlighting lingering inventory. With the unit sales-to-listings ratio at 30.43%, buyers continue to have the advantage in the current market.



February year-over-year sales volume of \$5,215,000

Down 30.47% from 2024's \$7,500,500 with unit sales of 7 down 22.22% from last February's 9. New listings of 23 are down 39.47% from a year ago, with the sales/listing ratio of 30.43% up 28.5% from a year ago.



Year-to-date sales volume of \$9,637,240

Down 35.1% from 2024's \$14,848,500 with unit sales of 13 down 27.78% from 2024's 18. New listings of 55 are down 16.67% from a year ago, with the sales/listing ratio of 23.64% down 13.33%.



Year-to-date average sale price of \$741,020

Down from \$824,917 one year ago with median sale price of \$676,935 up from \$656,750 one year ago. Average days-on-market of 42 is down 12 days from last year.

FEBRUARY NUMBERS

Median Sale Price
\$625,000
 -13.13%

Average Sale Price
\$745,000
 -10.61%

Sales Volume
5,215,000
 -30.47%

Unit Sales
7
 -22.22%

New Listings
23
 -39.47%

Expired Listings
11
 +450%

Unit Sales/Listings Ratio
30.43%
 +28.5%

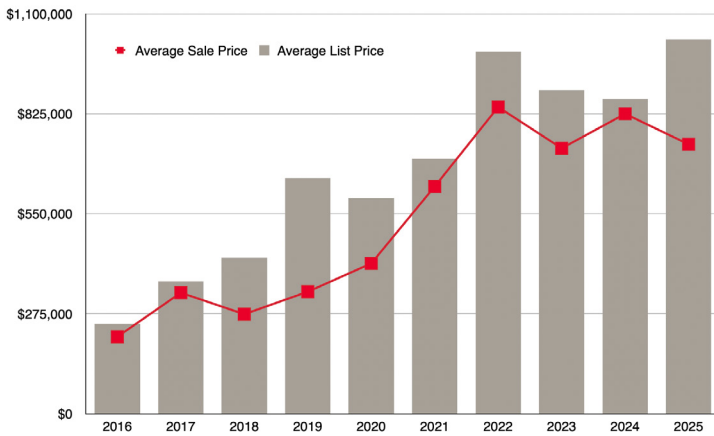
*Year-over-year comparison
 (February 2025 vs. February 2024)*

THE MARKET IN DETAIL

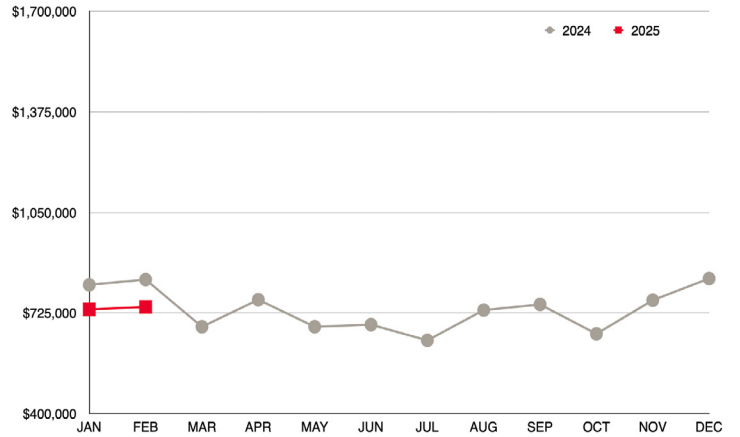
| | 2023 | 2024 | 2025 | 2024-2025 |
|------------------------------|--------------|--------------|-------------|-----------|
| YTD Volume Sales | \$13,168,500 | \$14,848,500 | \$9,637,240 | -35.1% |
| YTD Unit Sales | 17 | 18 | 13 | -27.78% |
| YTD New Listings | 54 | 66 | 55 | -16.67% |
| YTD Sales/Listings Ratio | 31.48% | 27.27% | 23.64% | -13.33% |
| YTD Expired Listings | 9 | 14 | 21 | +50% |
| Monthly Volume Sales | \$10,059,500 | \$7,500,500 | \$5,215,000 | -30.47% |
| Monthly Unit Sales | 12 | 9 | 7 | -22.22% |
| Monthly New Listings | 29 | 38 | 23 | -39.47% |
| Monthly Sales/Listings Ratio | 41.38% | 23.68% | 30.43% | +28.5% |
| Monthly Expired Listings | 2 | 2 | 11 | +450% |
| Monthly Average Sale Price | \$838,292 | \$833,389 | \$745,000 | -10.61% |
| YTD Sales: \$0-\$199K | 0 | 0 | 0 | No Change |
| YTD Sales: \$200k-349K | 3 | 1 | 2 | +100% |
| YTD Sales: \$350K-\$549K | 1 | 4 | 1 | -75% |
| YTD Sales: \$550K-\$749K | 4 | 8 | 6 | -25% |
| YTD Sales: \$750K-\$999K | 7 | 3 | 1 | -66.67% |
| YTD Sales: \$1M+ | 2 | 0 | 3 | Up 3 |
| YTD Sales: \$2M+ | 2 | 2 | 0 | -100% |
| YTD Average Days-On-Market | 66.50 | 54.00 | 42.00 | -22.22% |
| YTD Average Sale Price | \$730,046 | \$824,917 | \$741,020 | -10.17% |
| YTD Median Sale Price | \$705,000 | \$656,750 | \$676,935 | +3.07% |

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

AVERAGE SALE PRICE

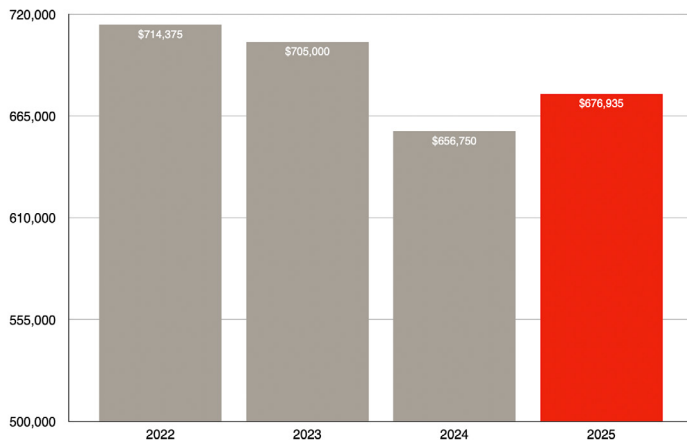


Year-Over-Year

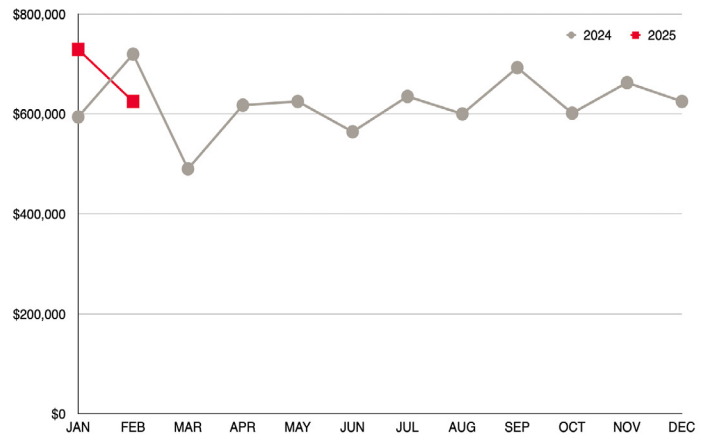


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



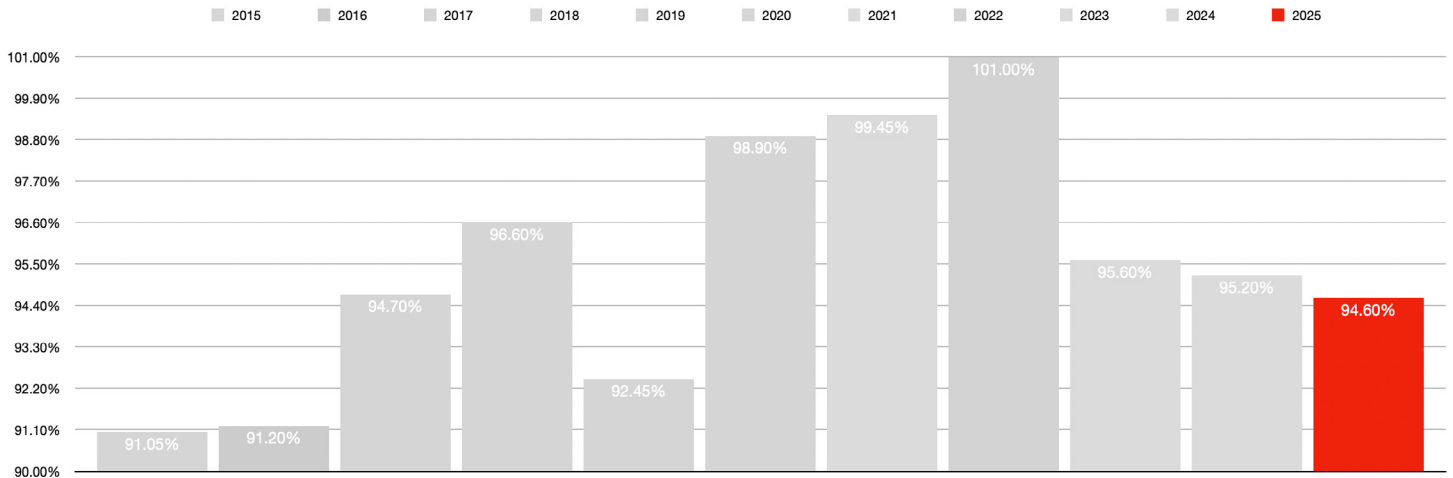
Year-Over-Year



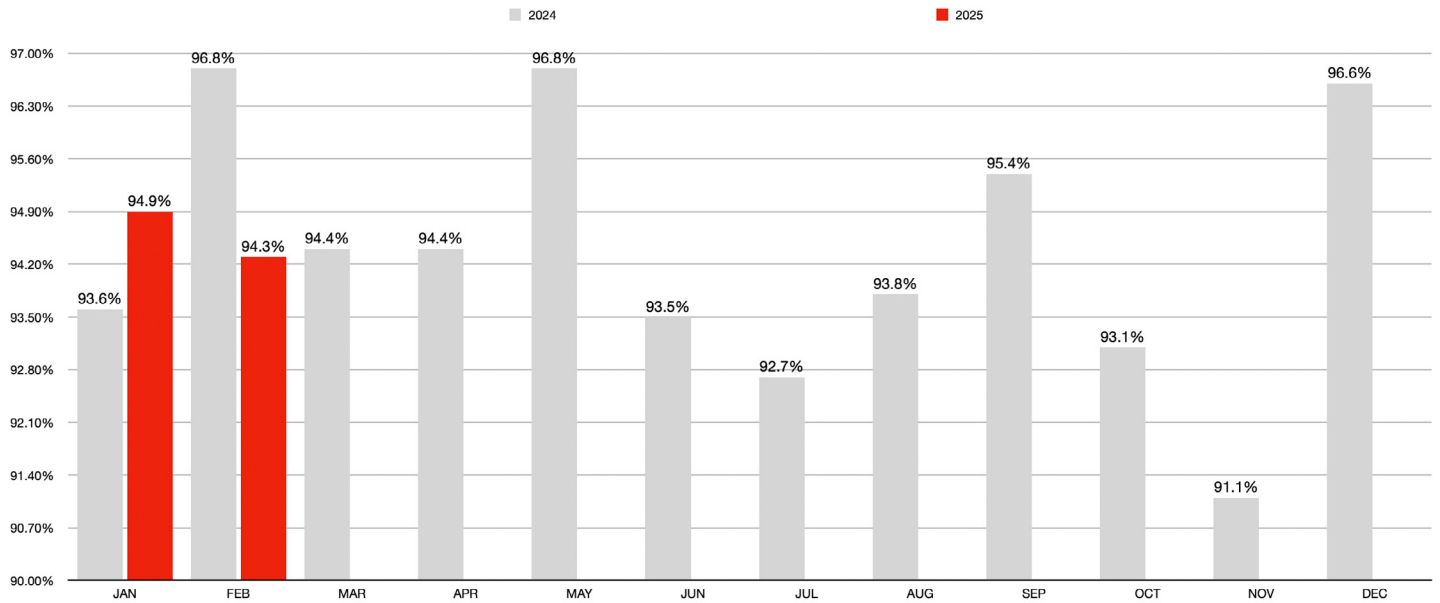
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

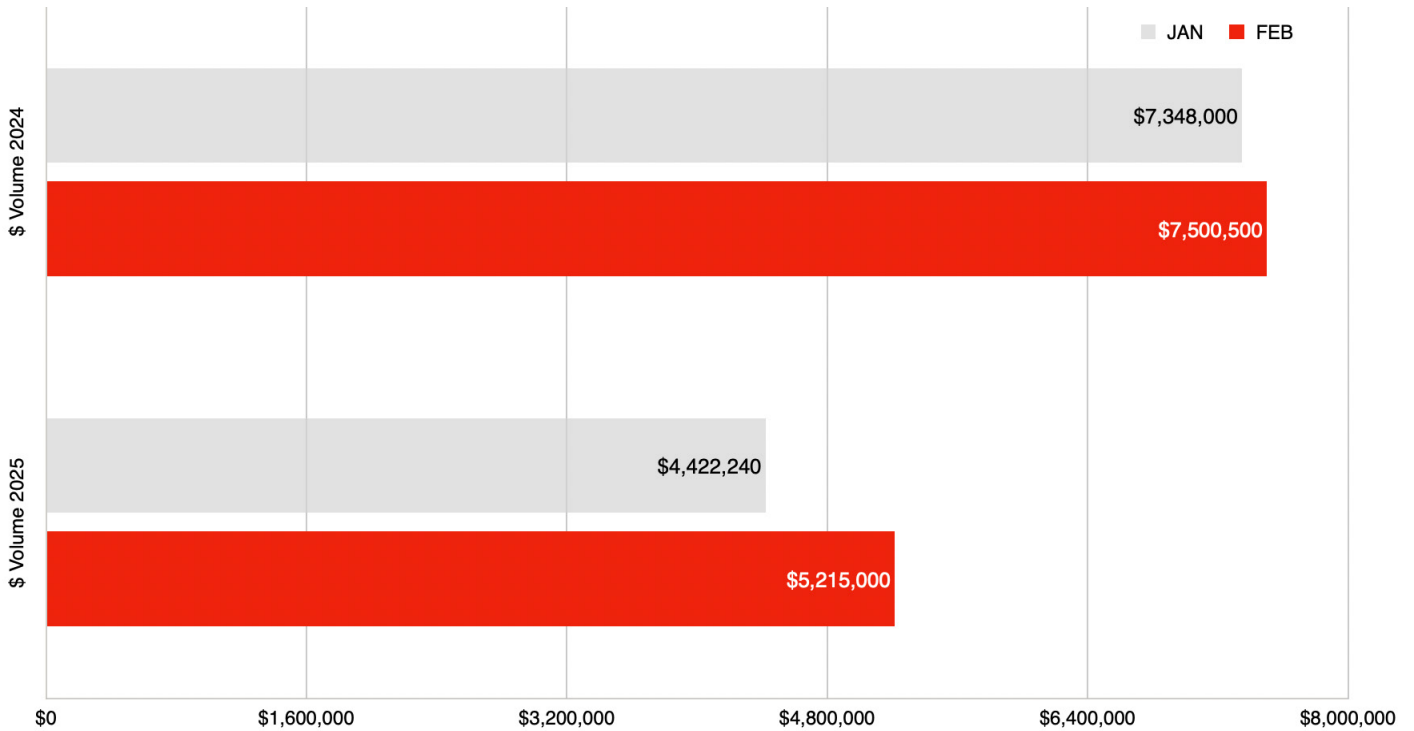


Year-Over-Year

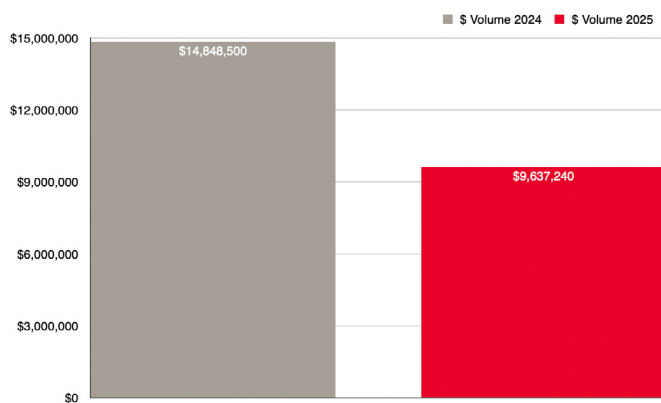


Month-Over-Month 2024 vs. 2025

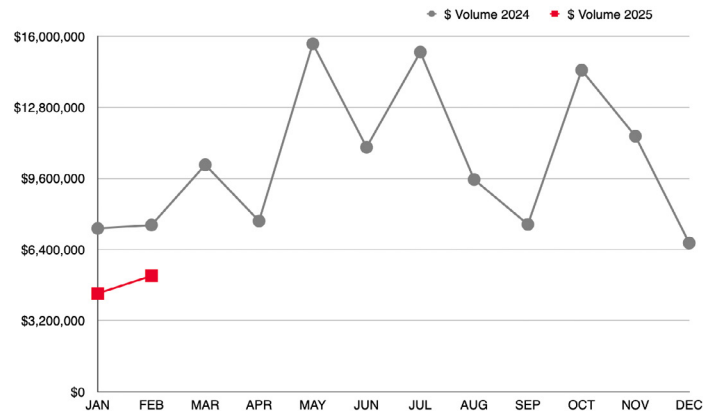
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

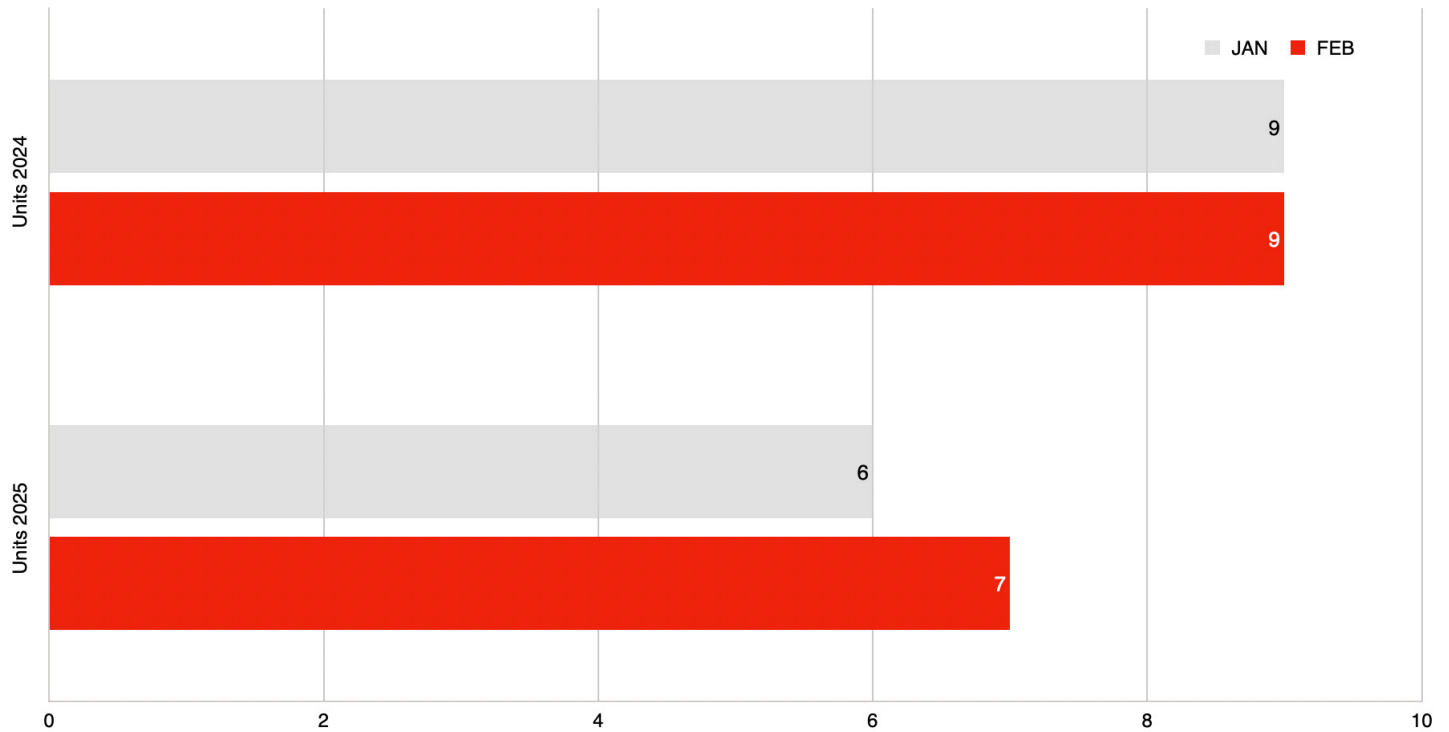


Yearly Totals 2024 vs. 2025

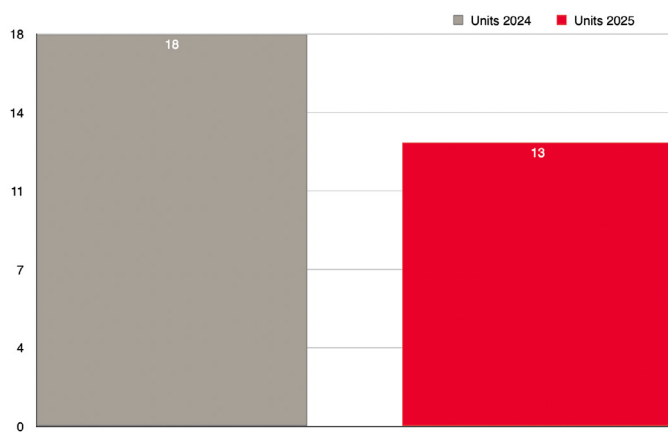


Month vs. Month 2024 vs. 2025

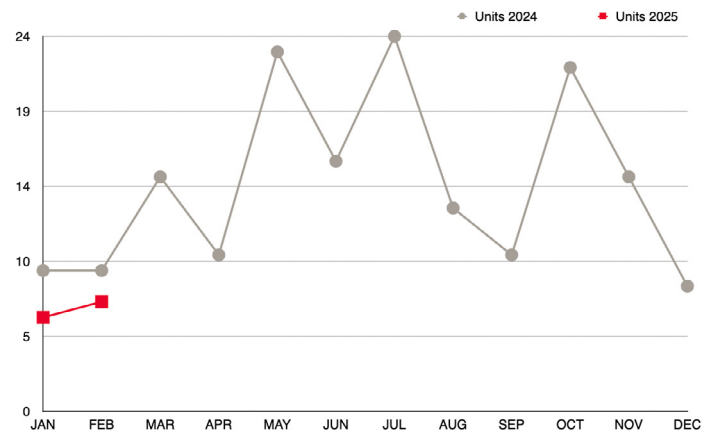
UNIT SALES



Monthly Comparison 2024 vs. 2025

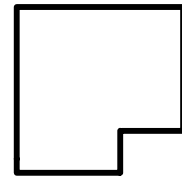


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



| | FREEHOLD | CONDOMINIUM | VACANT LAND |
|-----------------------|------------------------|--------------------------|----------------------|
| YTD Sales Volume | \$8,582,740 -27.02% | \$1,054,500 +17.82% | \$290,000 -70.85% |
| YTD Unit Sales | 11 -15.38% | 2 No Change | 1 No Change |
| Average Sale Price | \$780,249 -13.76% | \$527,250 +17.82% | \$290,000 -70.85% |
| February Sales Volume | \$4,720,000 -20.04% | \$495,000 Up from \$0 | \$290,000 -70.85% |
| February Unit Sales | 6 -14.29% | 1 Up from 0 | 1 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

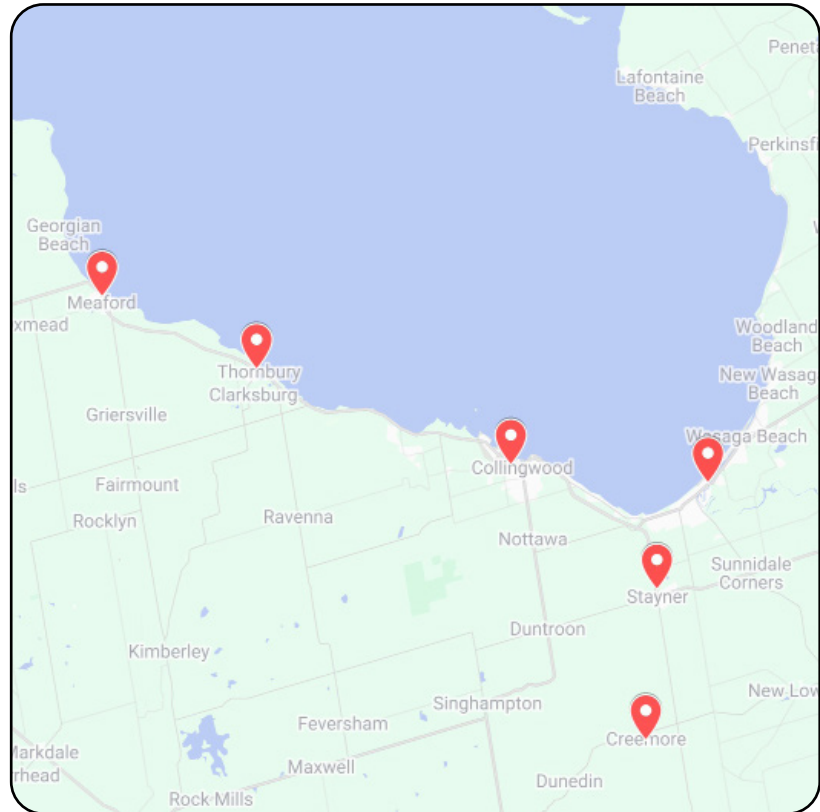
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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