



2025

MARCH

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 March, despite rising home prices. The median sale price increased by 42.35% to \$697,500, and the average sale price rose by 25.66% to \$855,471. However, sales volume grew modestly by 17.28%, with unit sales down slightly by 6.67%. New listings declined by 26.32%, while expired listings doubled, pointing to slower turnover and lingering inventory. With a unit sales-to-listings ratio of 33.33%, the market still favours buyers, as supply continues to outpace demand.



March year-over-year sales volume of \$11,976,600

Up 17.28% from 2024's \$10,212,000 with unit sales of 14 down 6.67% from last March's 15. New listings of 42 are down 26.32% from a year ago, with the sales/listing ratio of 33.33% up 26.67% from a year ago.



Year-to-date sales volume of \$21,613,840

Down 13.75% from 2024's \$25,060,500 with unit sales of 27 down 18.18% from 2024's 33. New listings of 97 are down 21.14% from a year ago, with the sales/listing ratio of 27.84% up 3.75%.



Year-to-date average sale price of \$779,170

Up from \$776,878 one year ago with median sale price of \$697,500 up from \$594,000 one year ago. Average days-on-market of 47 is down 5 days from last year.

MARCH NUMBERS

Median Sale Price
\$697,500
+42.35%

Average Sale Price
\$855,471
+25.66%

Sales Volume
\$11,976,600
+17.28%

Unit Sales
14
-6.67%

New Listings
42
-26.32%

Expired Listings
14
+100%

Unit Sales/Listings Ratio
33.33%
+26.67%

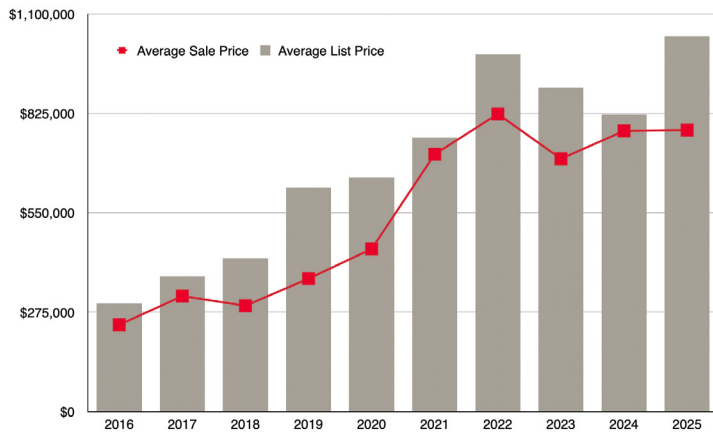
*Year-over-year comparison
(March 2025 vs. March 2024)*

THE MARKET IN DETAIL

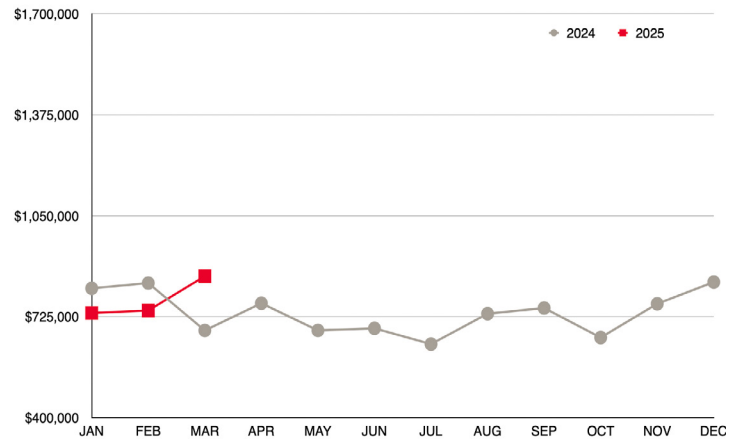
	2023	2024	2025	2024-2025
YTD Volume Sales	\$20,199,600	\$25,060,500	\$21,613,840	-13.75%
YTD Unit Sales	28	33	27	-18.18%
YTD New Listings	99	123	97	-21.14%
YTD Sales/Listings Ratio	28.28%	26.83%	27.84%	+3.75%
YTD Expired Listings	10	21	35	+66.67%
Monthly Volume Sales	\$7,031,100	\$10,212,000	\$11,976,600	+17.28%
Monthly Unit Sales	11	15	14	-6.67%
Monthly New Listings	45	57	42	-26.32%
Monthly Sales/Listings Ratio	24.44%	26.32%	33.33%	+26.67%
Monthly Expired Listings	1	7	14	+100%
Monthly Average Sale Price	\$639,191	\$680,800	\$855,471	+25.66%
YTD Sales: \$0-\$199K	1	0	0	No Change
YTD Sales: \$200k-349K	3	4	3	-25%
YTD Sales: \$350K-\$549K	4	9	2	-77.78%
YTD Sales: \$550K-\$749K	7	11	13	+18.18%
YTD Sales: \$750K-\$999K	10	5	2	-60%
YTD Sales: \$1M+	3	1	7	+600%
YTD Sales: \$2M+	3	4	0	-100%
YTD Average Days-On-Market	64.67	51.67	46.67	-9.68%
YTD Average Sale Price	\$699,761	\$776,878	\$779,170	+0.3%
YTD Median Sale Price	\$650,000	\$594,000	\$697,500	+17.42%

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

AVERAGE SALE PRICE

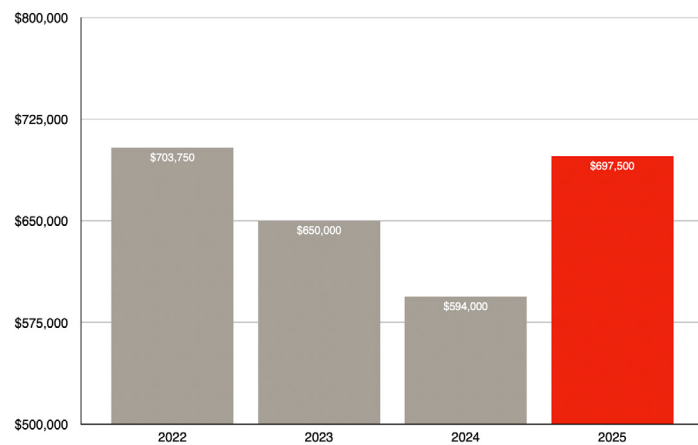


Year-Over-Year

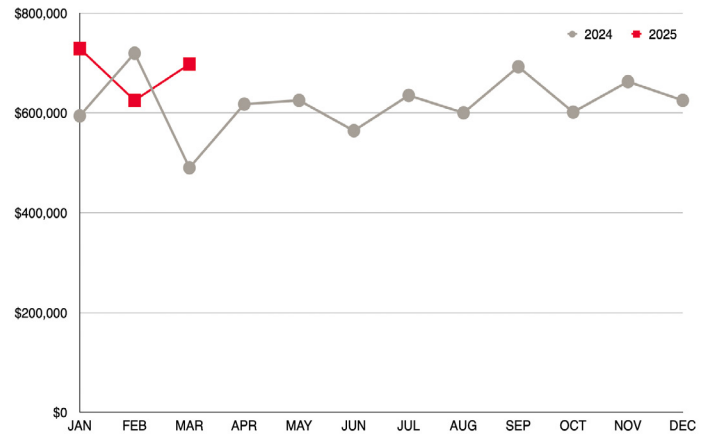


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



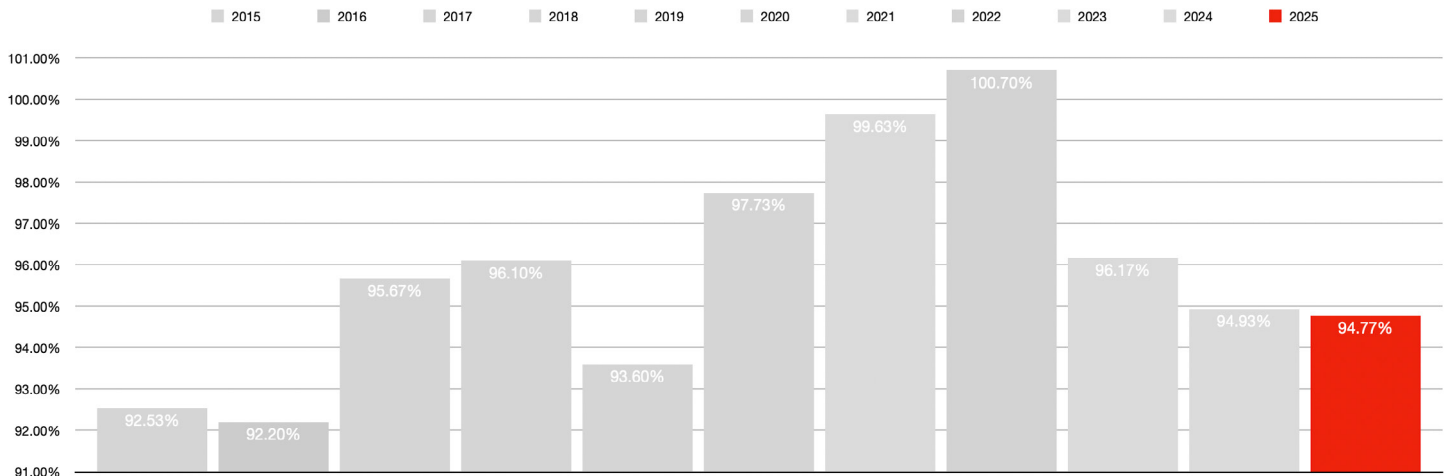
Year-Over-Year



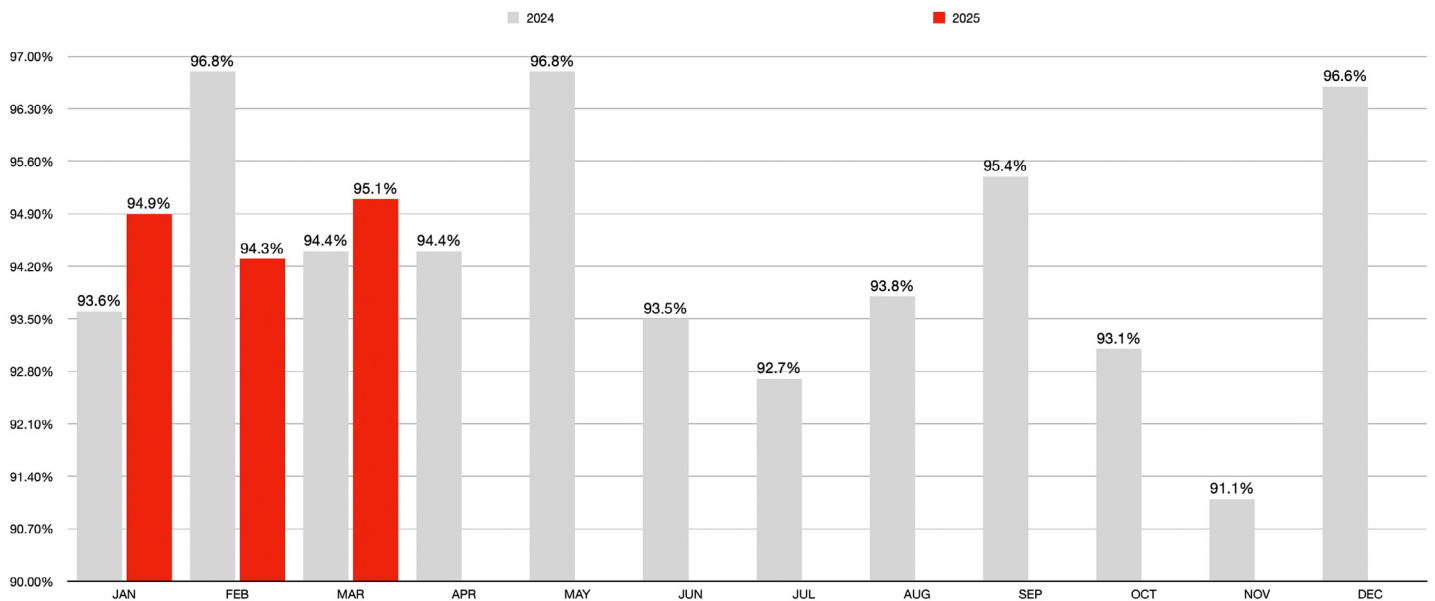
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

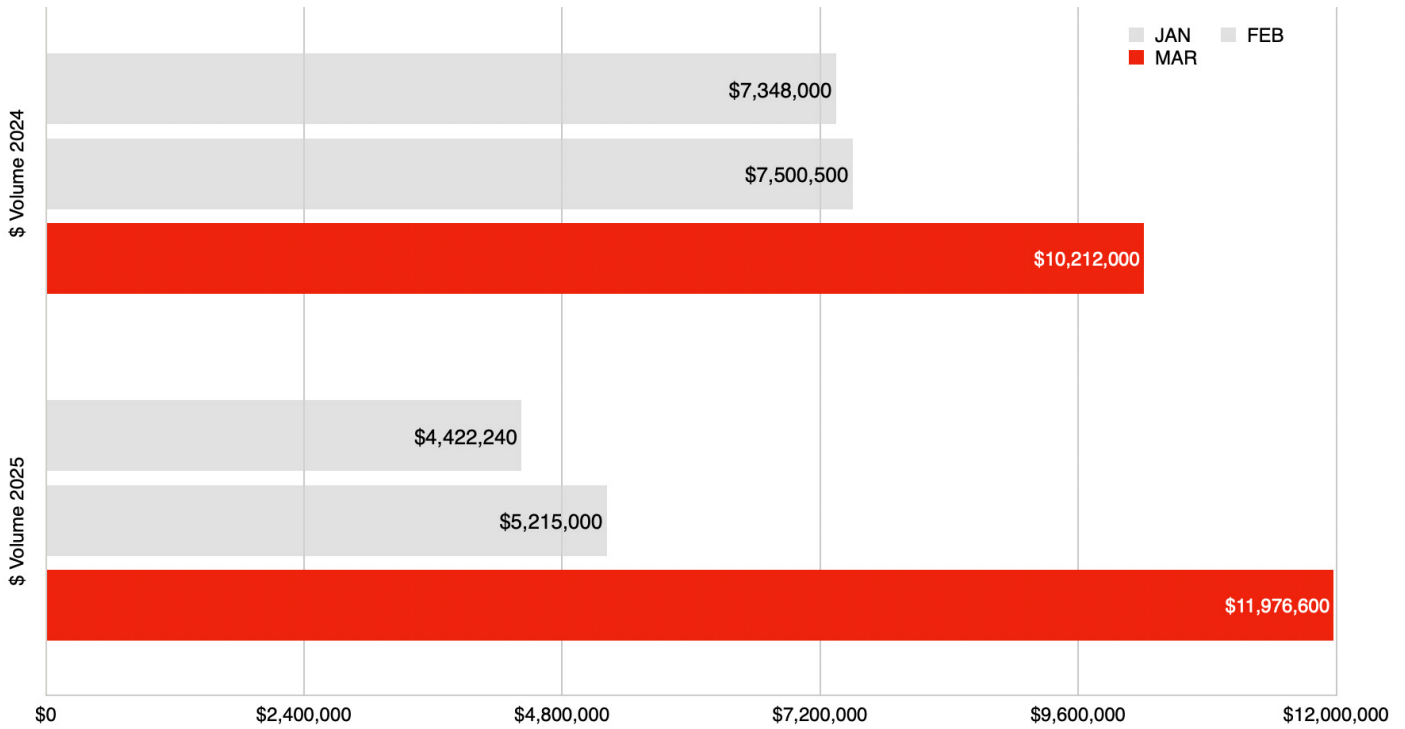


Year-Over-Year

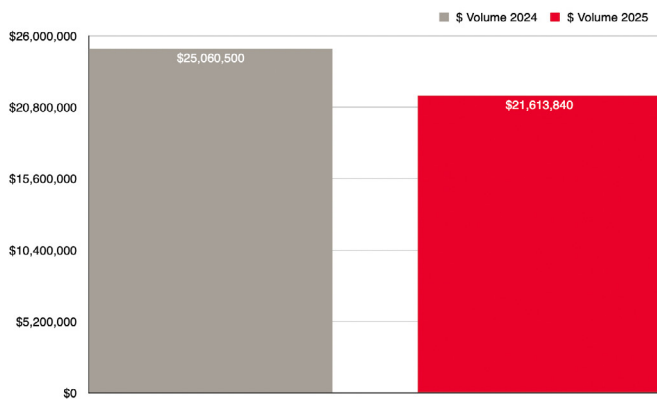


Month-Over-Month 2024 vs. 2025

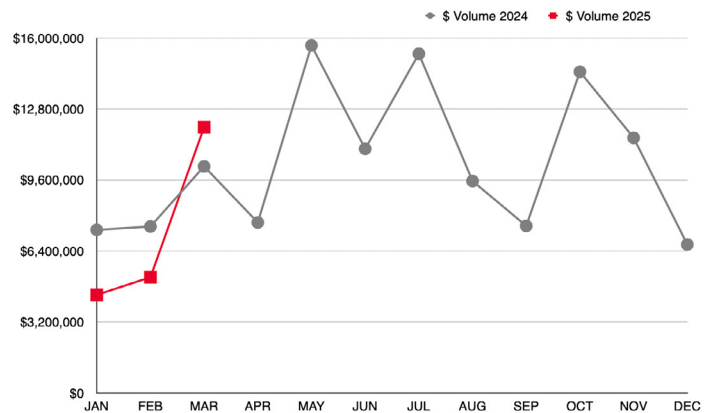
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

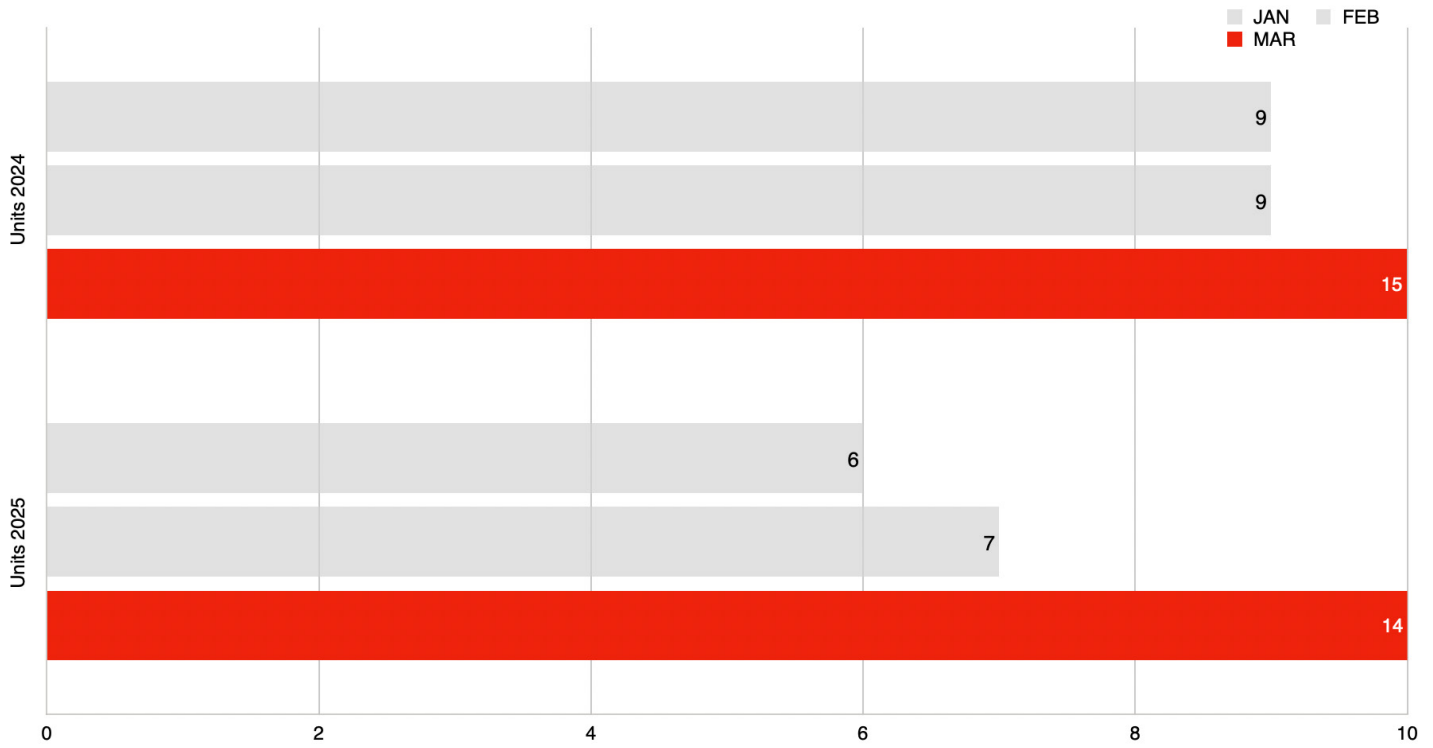


Yearly Totals 2024 vs. 2025

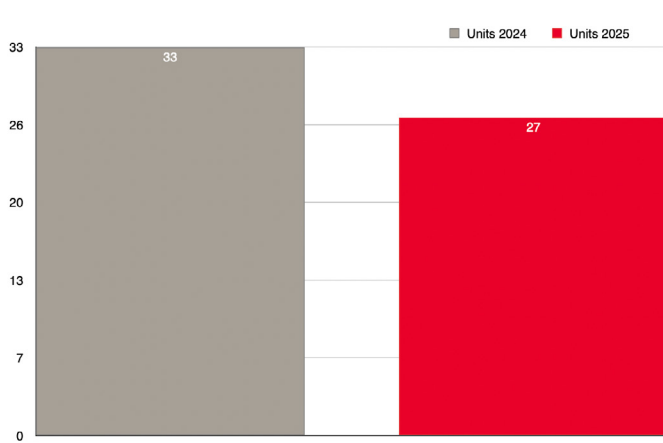


Month vs. Month 2024 vs. 2025

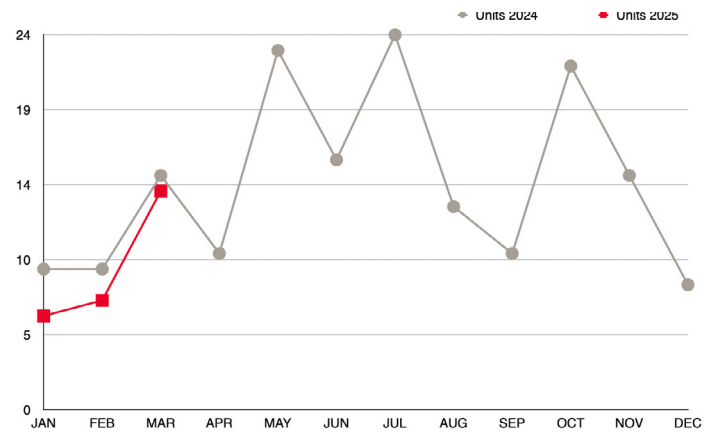
UNIT SALES



Monthly Comparison 2024 vs. 2025

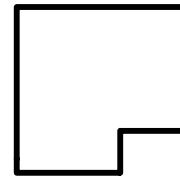


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$18,974,340 -9.1%	\$2,639,500 +107.83%	\$2,415,000 +40.41%
YTD Unit Sales	22 -12%	5 +66.67%	3 No Change
Average Sale Price	\$862,470 +3.3%	\$527,900 +24.7%	\$805,000 +40.41%
March Sales Volume	\$10,391,600 +14.04%	\$1,585,000 +322.67%	\$1,900,000 +162.07%
March Unit Sales	11 -8.33%	3 +200%	1 -50%

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

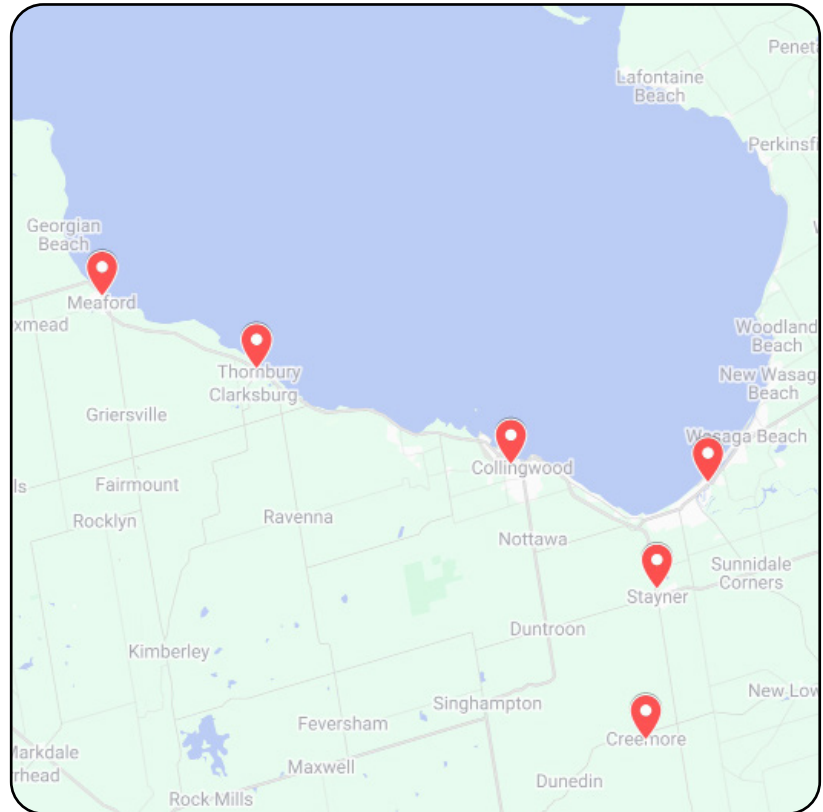
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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