



# 2025

# APRIL

# 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 in April 2025 remained favourable to buyers, even amid notable gains in pricing and sales activity. The median sale price climbed 23% to \$760,000, while the average sale price rose by 10.46% to \$848,786. Sales volume surged by 54.65% to \$11,883,000, driven by a 40% increase in unit sales, totaling 14 properties. New listings rose by 12% to 56, while expired listings doubled, signaling that some properties are still struggling to move. Although the unit sales-to-listings ratio improved to 25%—up 25% year-over-year—the overall market conditions continue to lean toward buyers, with inventory growth still outpacing demand.



### April year-over-year sales volume of \$11,883,000

Up 54.65% from 2024's \$7,684,000 with unit sales of 14 up 40% from last April's 10. New listings of 56 are up 12% from a year ago, with the sales/listing ratio of 25% up by 25% from a year ago.



### Year-to-date sales volume of \$33,496,840

Up 2.3% from 2024's \$32,744,500 with unit sales of 41 down 4.65% from 2024's 43. New listings of 153 are down 11.56% from a year ago, with the sales/listing ratio of 26.80% up 7.81%.



### Year-to-date average sale price of \$812,654

Up from \$774,758 one year ago with median sale price of \$730,685 up from \$605,750 one year ago. Average days-on-market of 45 is down 10 days from last year.

## APRIL NUMBERS

Median Sale Price

**\$760,000**

+23%

Average Sale Price

**\$848,786**

+10.46%

Sales Volume

**\$11,883,000**

+54.65%

Unit Sales

**14**

+40%

New Listings

**56**

+12%

Expired Listings

**10**

+100%

Unit Sales/Listings Ratio

**25%**

+25%

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

# THE MARKET IN DETAIL

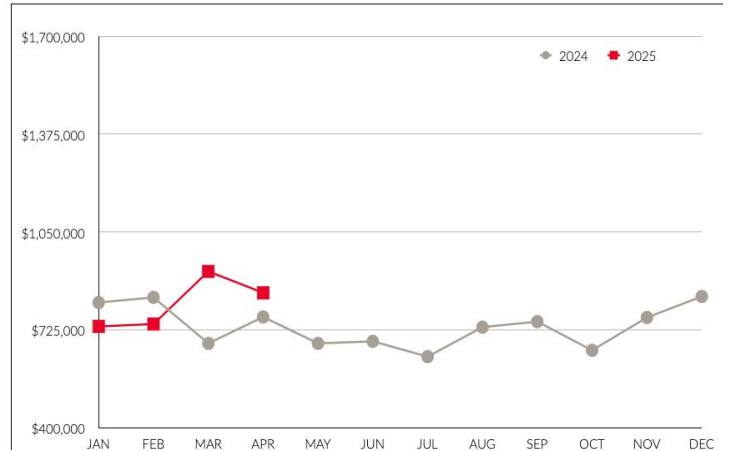
	2023	2024	2025	2024-2025
<b>YTD Volume Sales</b>	\$31,036,500	\$32,744,500	\$33,496,840	+2.3%
<b>YTD Unit Sales</b>	45	43	41	-4.65%
<b>YTD New Listings</b>	145	173	153	-11.56%
<b>YTD Sales/Listings Ratio</b>	31.03%	24.86%	26.80%	+7.81%
<b>YTD Expired Listings</b>	14	26	45	+73.08%
<b>Monthly Volume Sales</b>	\$10,836,900	\$7,684,000	\$11,883,000	+54.65%
<b>Monthly Unit Sales</b>	17	10	14	+40%
<b>Monthly New Listings</b>	46	50	56	+12%
<b>Monthly Sales/Listings Ratio</b>	36.96%	20.00%	25.00%	+25%
<b>Monthly Expired Listings</b>	4	5	10	+100%
<b>Monthly Average Sale Price</b>	\$637,465	\$768,400	\$848,786	+10.46%
<b>YTD Sales: \$0-\$199K</b>	2	0	0	0
<b>YTD Sales: \$200k-349K</b>	5	4	3	-25%
<b>YTD Sales: \$350K-\$549K</b>	7	12	5	-58.33%
<b>YTD Sales: \$550K-\$749K</b>	14	15	16	+6.67%
<b>YTD Sales: \$750K-\$999K</b>	11	6	6	No Change
<b>YTD Sales: \$1M+</b>	6	3	13	+333.33%
<b>YTD Sales: \$2M+</b>	6	4	0	-100%
<b>YTD Average Days-On-Market</b>	61.25	55.00	45.00	-18.18%
<b>YTD Average Sale Price</b>	\$684,187	\$774,758	\$812,654	+4.89%
<b>YTD Median Sale Price</b>	\$645,625	\$605,750	\$730,685	+20.62%

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

# AVERAGE SALE PRICE

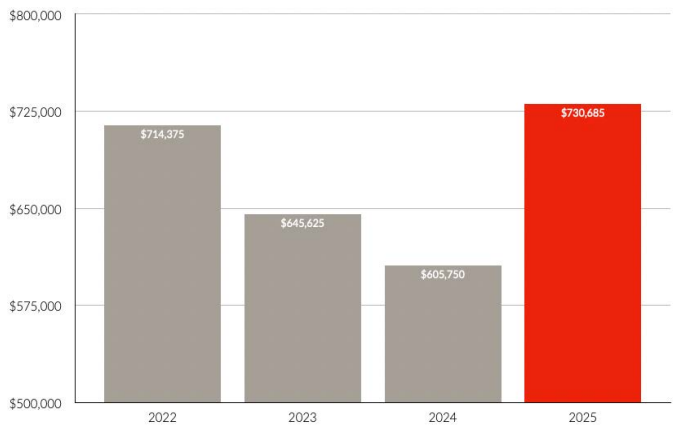


Year-Over-Year

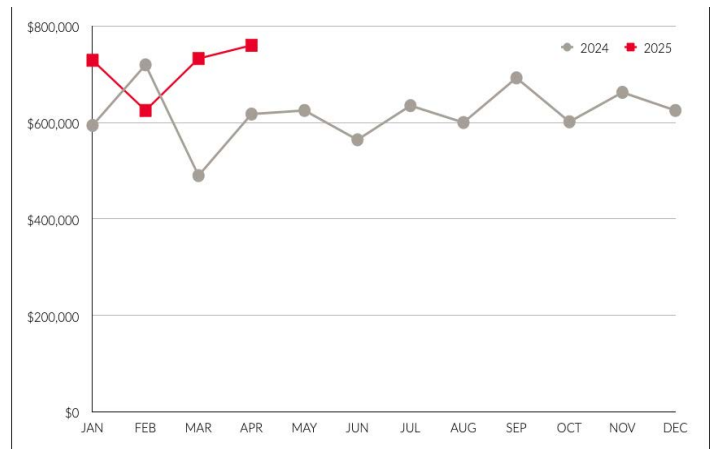


Month-Over-Month 2024 vs. 2025

# MEDIAN SALE PRICE



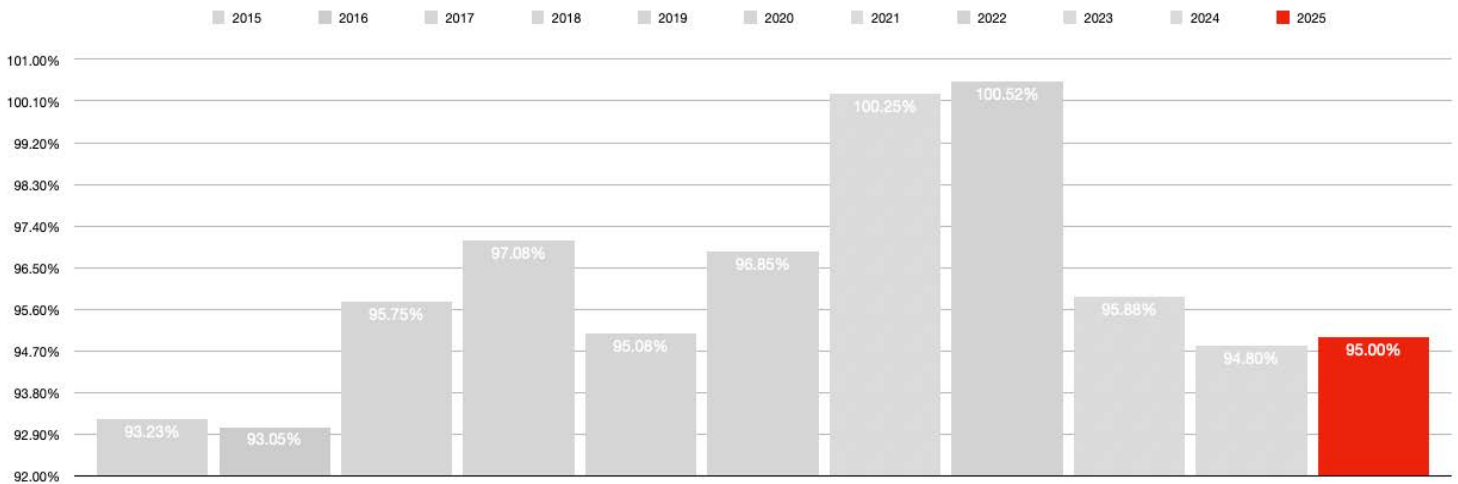
Year-Over-Year



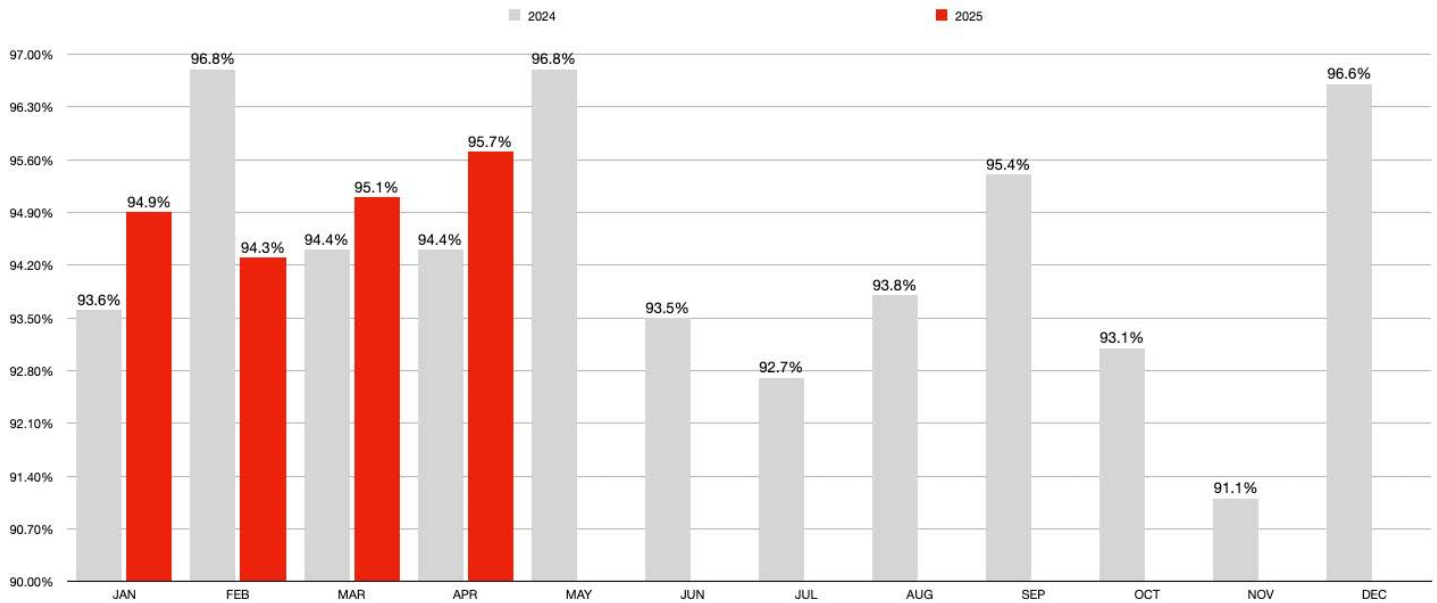
Month-Over-Month 2024 vs. 2025

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

# SALE PRICE VS. LIST PRICE RATIO

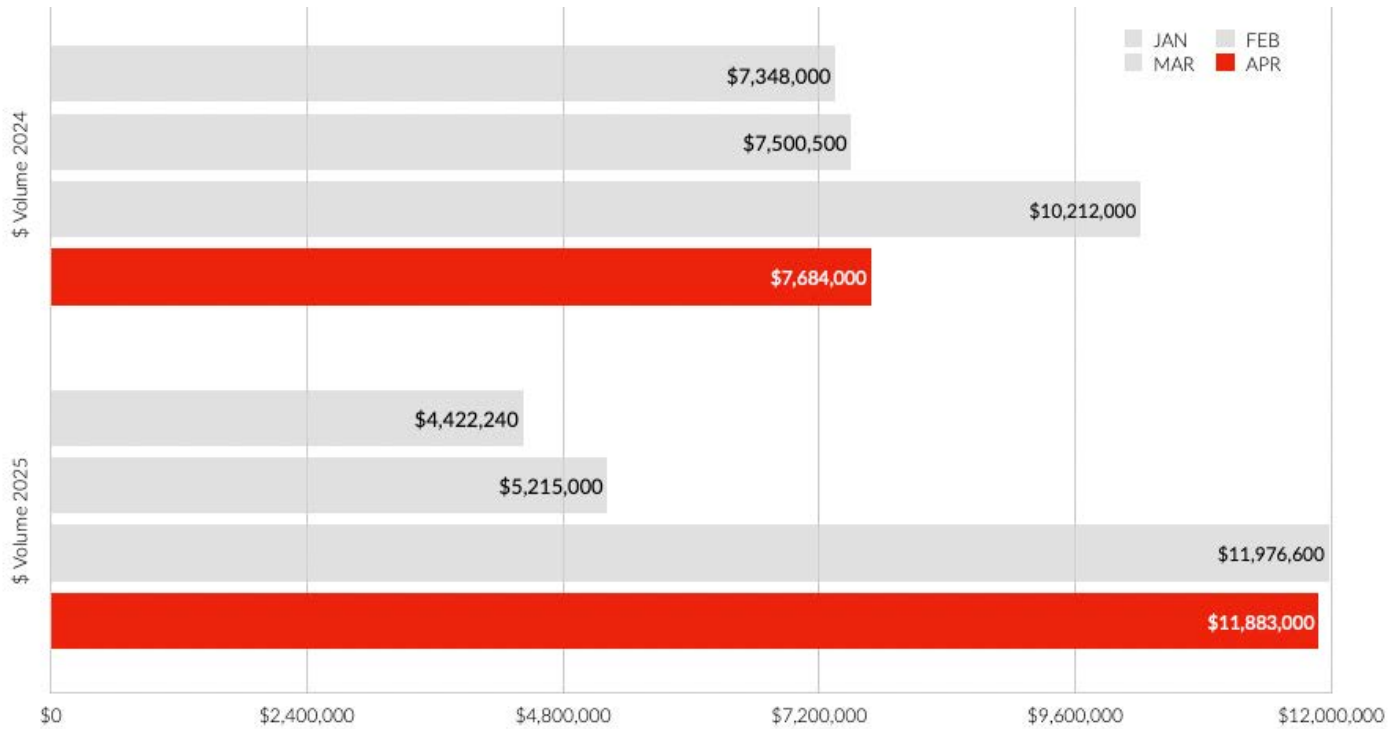


## Year-Over-Year

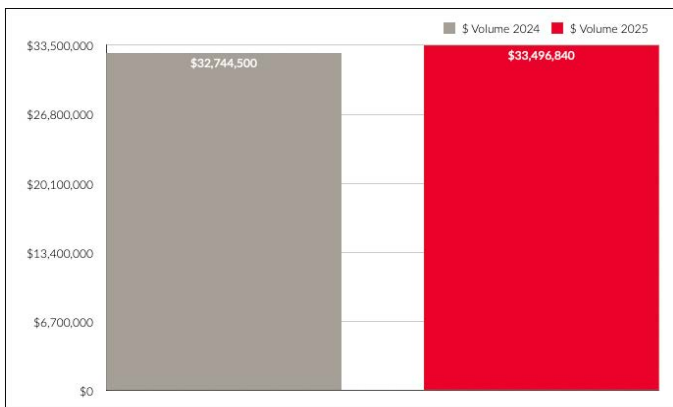


## Month-Over-Month 2024 vs. 2025

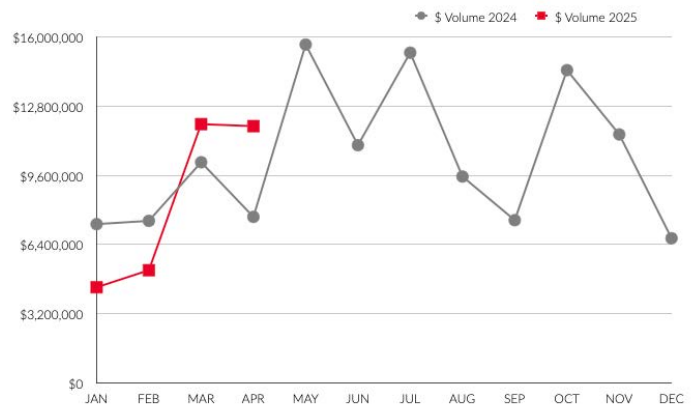
# DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

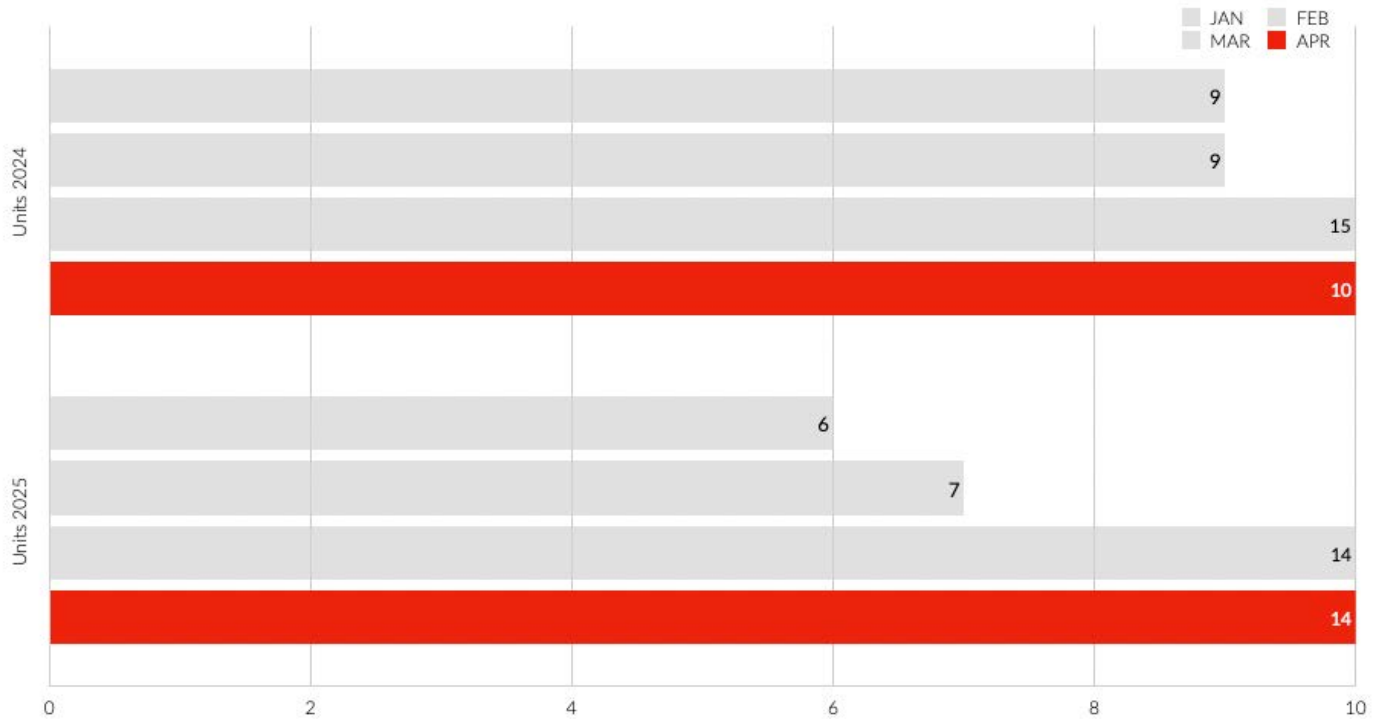


Yearly Totals 2024 vs. 2025

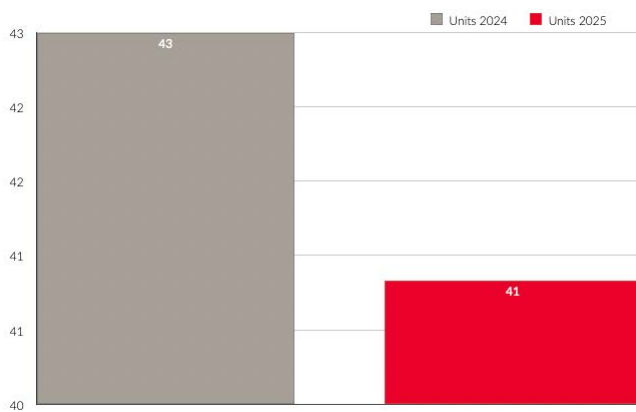


Month vs. Month 2024 vs. 2025

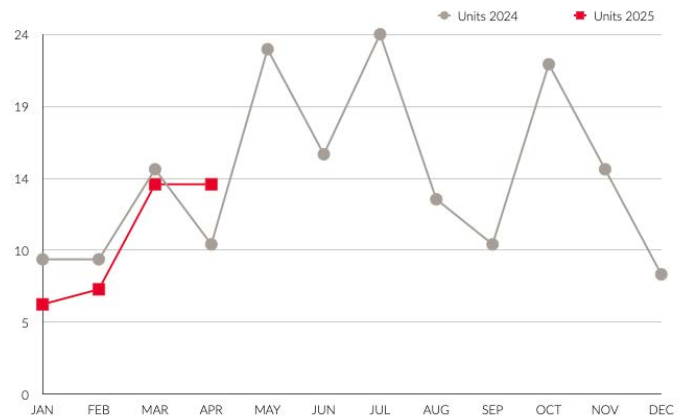
# UNIT SALES



Monthly Comparison 2024 vs. 2025

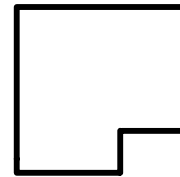


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

# SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$34,326,340 +20.2%	\$2,639,500 +107.83%	\$3,096,000 +80%
YTD Unit Sales	39 +11.43%	5 +66.67%	4 +33.33%
Average Sale Price	\$880,163 +7.87%	\$527,900 +24.7%	\$774,000 +35%
April Sales Volume	\$11,883,000 +54.65%	\$0 No change	\$0 No change
April Unit Sales	14 +40%	0 No change	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

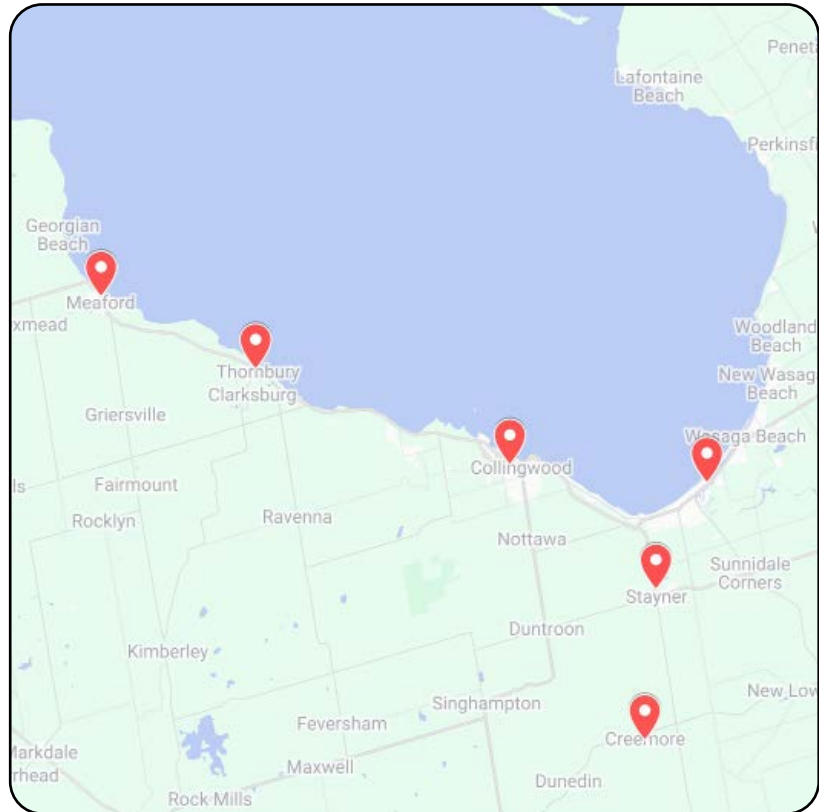
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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