



# 2025

# OCTOBER

# 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 strengthened this October, posting solid gains across most indicators. The median sale price rose 8.02% year-over-year to \$649,750, while the average sale price increased 12.62% to \$741,013, reflecting renewed confidence among buyers in the mid-range segment. Sales volume climbed 53.58% to \$22.2 million, supported by a 36.36% rise in unit sales to 30 properties. New listings fell 19.64% to 45, and expired listings declined 44% to 14, suggesting improved listing turnover. The sales-to-new listings ratio jumped 69.7% to 66.67%, marking a more active market overall, though conditions still lean toward buyers heading into the fall season.



### October year-over-year sales volume of \$22,230,400

Up +53.58% from 2024's \$14,475,100 with unit sales of 30 up +36.36% from last October's 22. New listings of 45 are down -19.64% from a year ago, with the sales/listing ratio of 66.67% up by +69.7% from a year ago.



### Year-to-date sales volume of \$147,634,140

Up +38.95% from 2024's \$106,248,650 with unit sales of 171 up +13.25% from 2024's 151. New listings of 473 are down -3.07% from a year ago, with the sales/listing ratio of 36.15% up +16.84%.



### Year-to-date average sale price of \$852,508

Up from \$725,013 one year ago with median sale price of \$735,750 up from \$609,500 one year ago. Average days-on-market of 61 is up 5 days from last year.

## OCTOBER NUMBERS

Median Sale Price

**\$649,750**

+8.02%

Average Sale Price

**\$741,013**

+12.62%

Sales Volume

**\$22,230,400**

+53.58%

Unit Sales

**30**

+36.36%

New Listings

**45**

-19.64%

Expired Listings

**14**

-44%

Unit Sales/Listings Ratio

**66.67%**

+69.7%

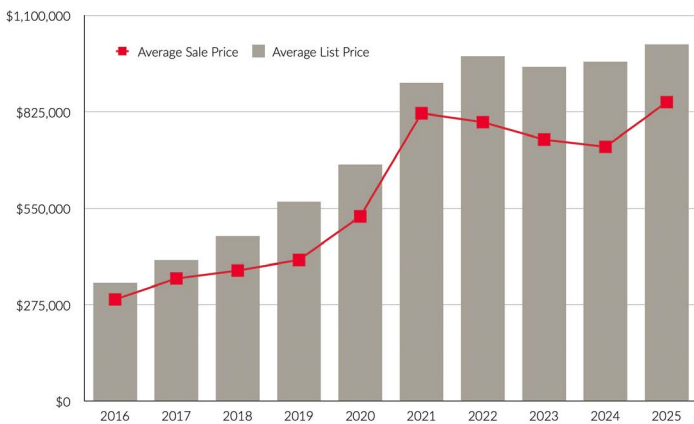
*Year-over-year comparison  
(October 2025 vs. October 2024)*

# THE MARKET IN DETAIL

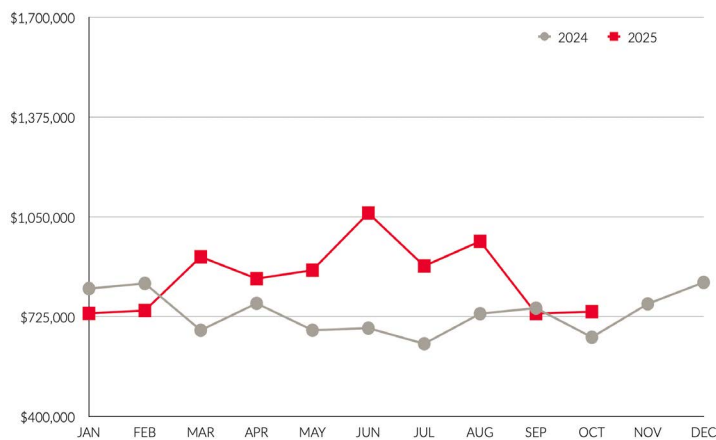
	2023	2024	2025	2024-2025
<b>YTD Volume Sales</b>	\$113,361,500	\$106,248,650	\$147,634,140	+38.95%
<b>YTD Unit Sales</b>	150	151	171	+13.25%
<b>YTD New Listings</b>	460	488	473	-3.07%
<b>YTD Sales/Listings Ratio</b>	32.61%	30.94%	36.15%	+16.84%
<b>YTD Expired Listings</b>	53	163	120	-26.38%
<b>Monthly Volume Sales</b>	\$9,699,000	\$14,475,100	\$22,230,400	+53.58%
<b>Monthly Unit Sales</b>	14	22	30	+36.36%
<b>Monthly New Listings</b>	43	56	45	-19.64%
<b>Monthly Sales/Listings Ratio</b>	32.56%	39.29%	66.67%	+69.7%
<b>Monthly Expired Listings</b>	15	25	14	-44%
<b>Monthly Average Sale Price</b>	\$692,786	\$657,959	\$741,013	+12.62%
<b>YTD Sales: \$0-\$199K</b>	7	4	9	+125%
<b>YTD Sales: \$200k-349K</b>	9	12	5	-58.33%
<b>YTD Sales: \$350K-\$549K</b>	35	42	28	-33.33%
<b>YTD Sales: \$550K-\$749K</b>	39	40	46	+15%
<b>YTD Sales: \$750K-\$999K</b>	34	29	34	+17.24%
<b>YTD Sales: \$1M+</b>	21	24	43	+79.17%
<b>YTD Sales: \$2M+</b>	4	2	6	+200%
<b>YTD Average Days-On-Market</b>	54.20	55.90	60.70	+8.59%
<b>YTD Average Sale Price</b>	\$745,598	\$725,013	\$852,508	+17.59%
<b>YTD Median Sale Price</b>	\$648,750	\$609,500	\$735,750	+20.71%

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

# AVERAGE SALE PRICE

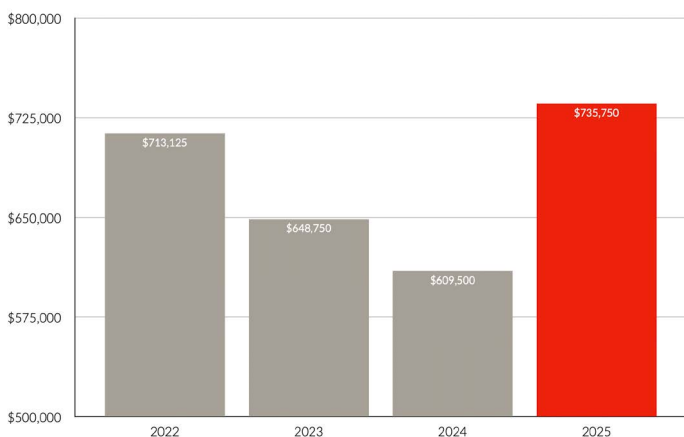


Year-Over-Year

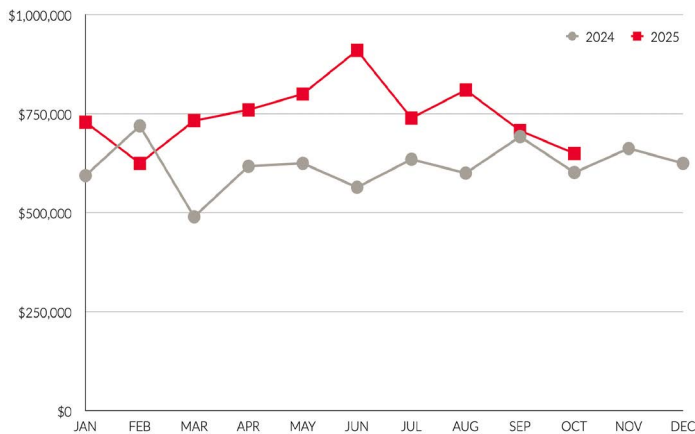


Month-Over-Month 2024 vs. 2025

# MEDIAN SALE PRICE



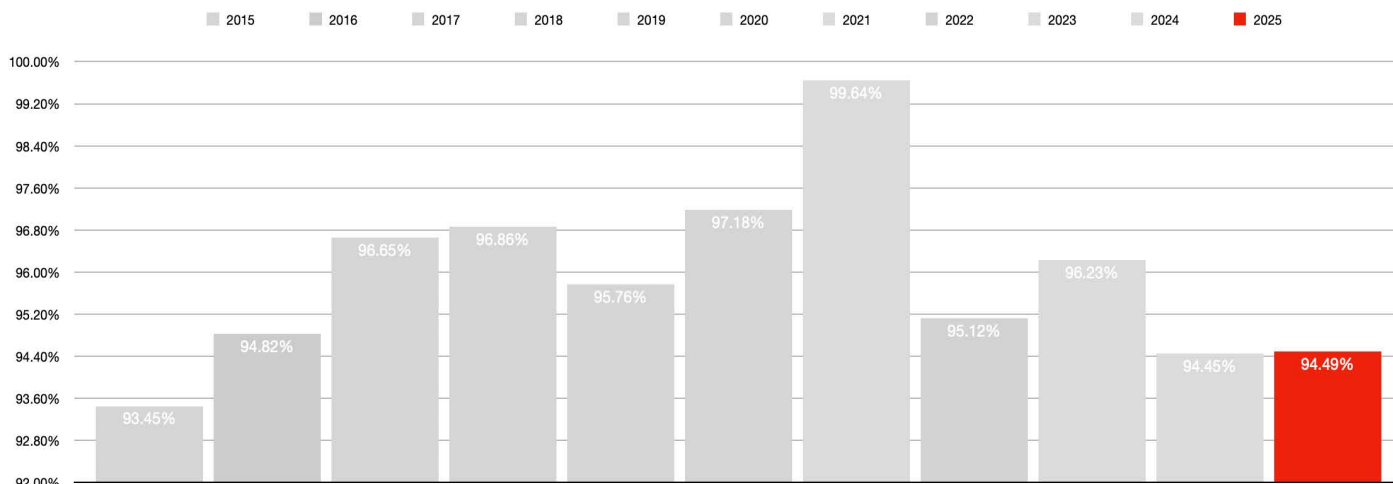
Year-Over-Year



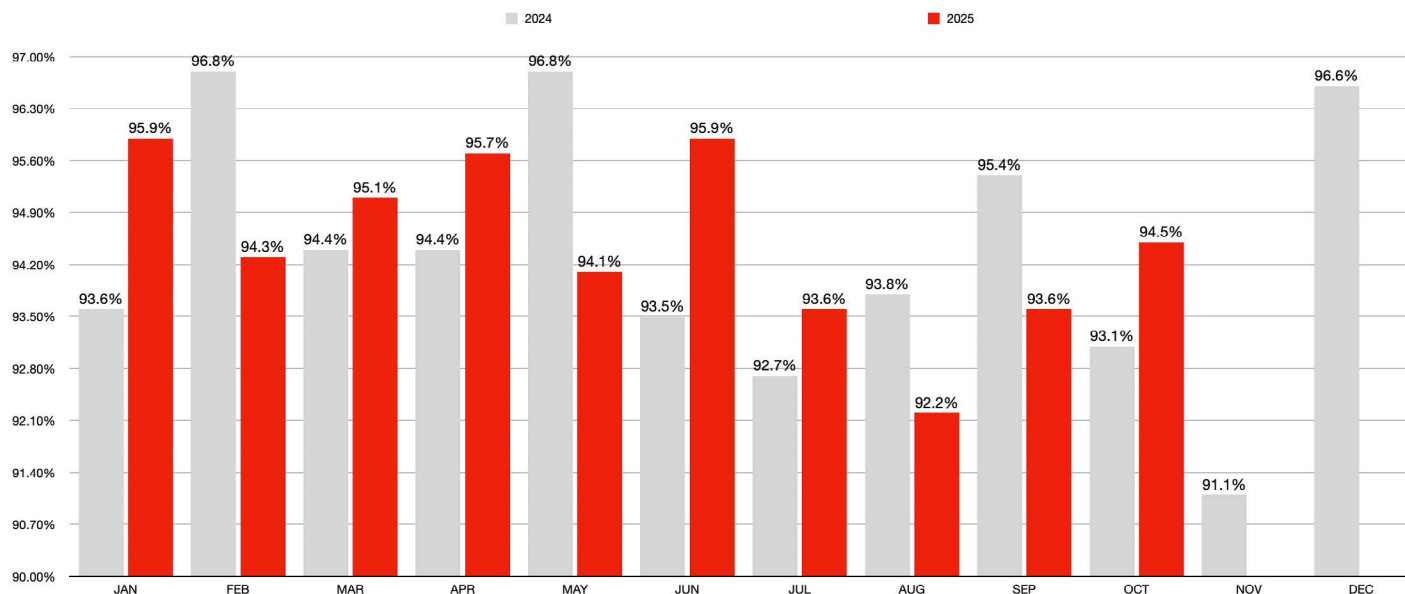
Month-Over-Month 2024 vs. 2025

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

# SALE PRICE VS. LIST PRICE RATIO

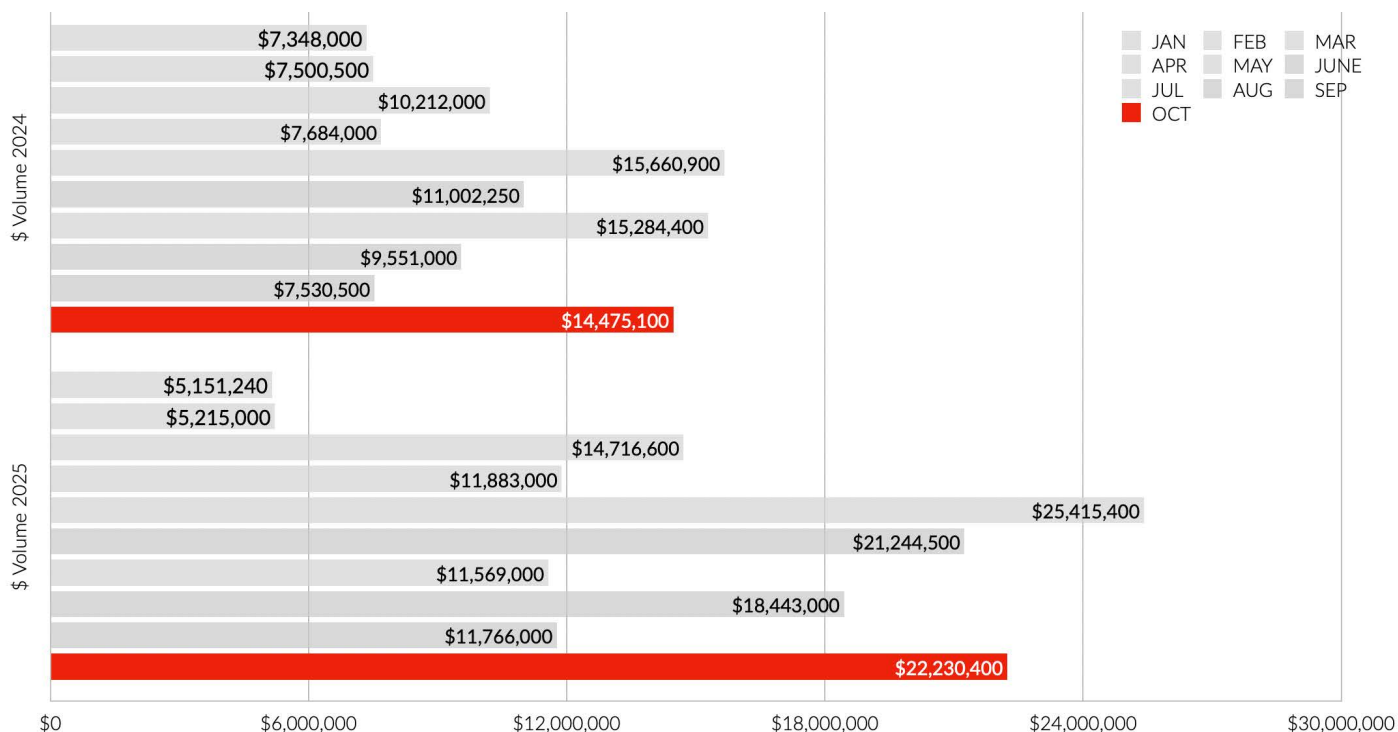


## Year-Over-Year

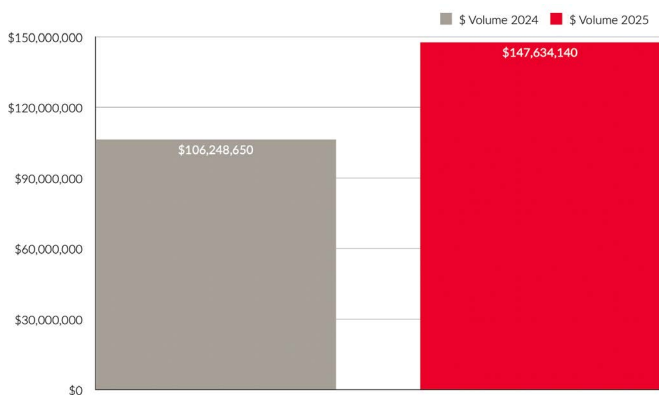


## Month-Over-Month 2024 vs. 2025

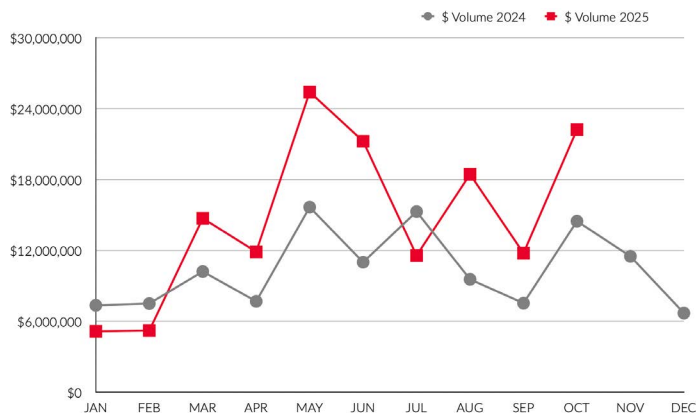
# DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

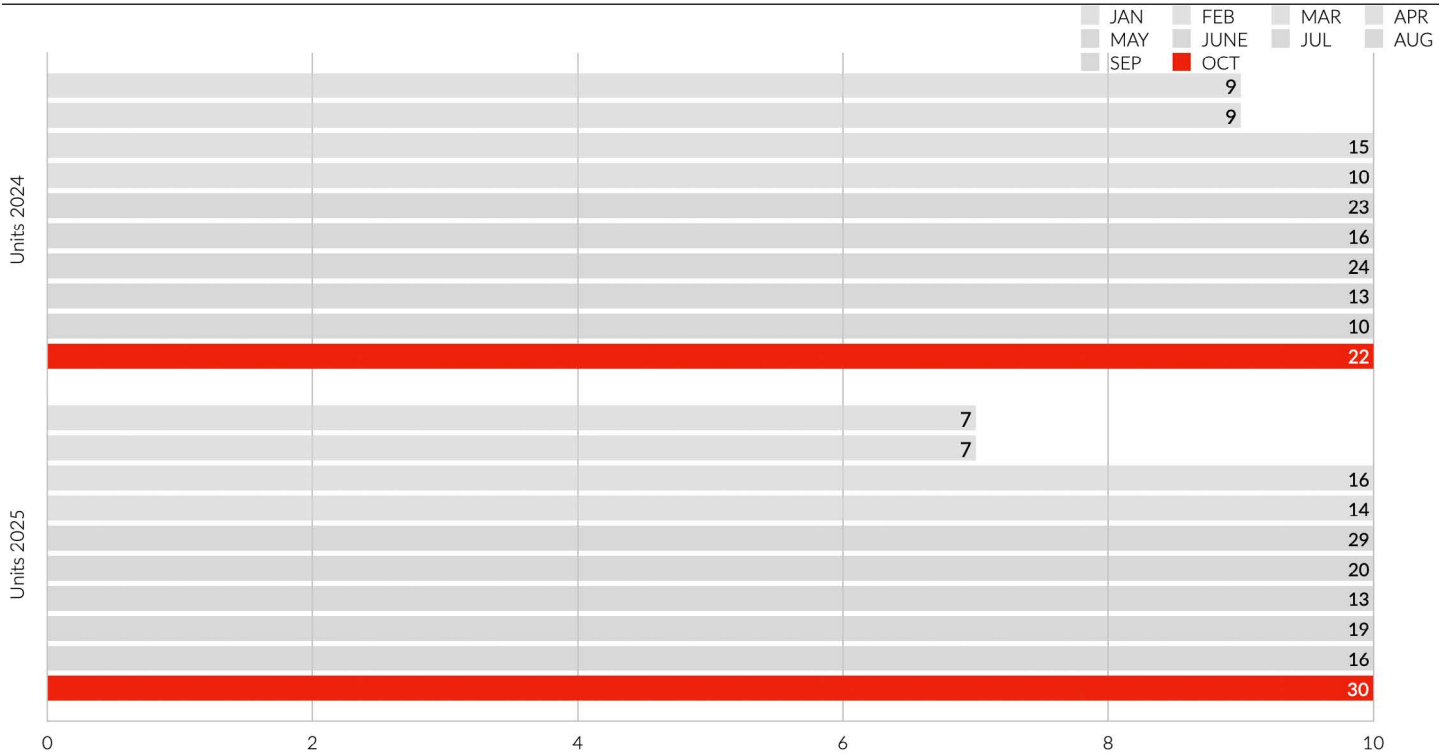


Yearly Totals 2024 vs. 2025

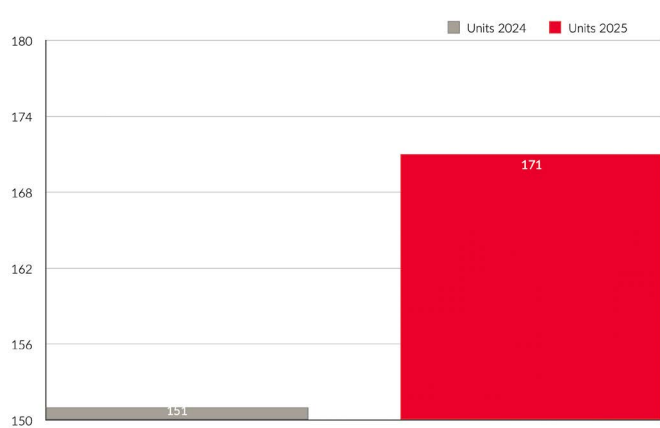


Month vs. Month 2024 vs. 2025

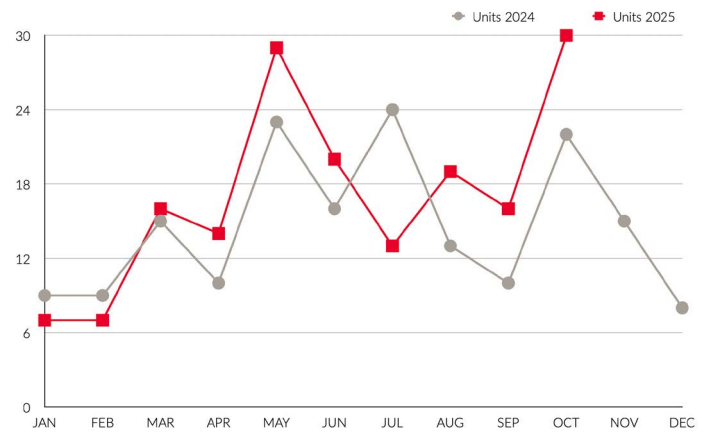
# UNIT SALES



Monthly Comparison 2024 vs. 2025



Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
YTD Sales Volume	 \$140,600,640 +52.09%	 \$7,033,500 -4.14%	 \$7,096,500 +32.5%
YTD Unit Sales	 156 +31.09%	 15 No Change	 15 No Change
Average Sale Price	 \$901,286 +16.01%	 \$468,900 -4.14%	 \$473,100 +32.5%
October Sales Volume	 \$21,285,400 +54.97%	 \$945,000 Up from \$0	 \$2,251,000 +204.19%
October Unit Sales	 28 +47.37%	 2 Up from 0	 3 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

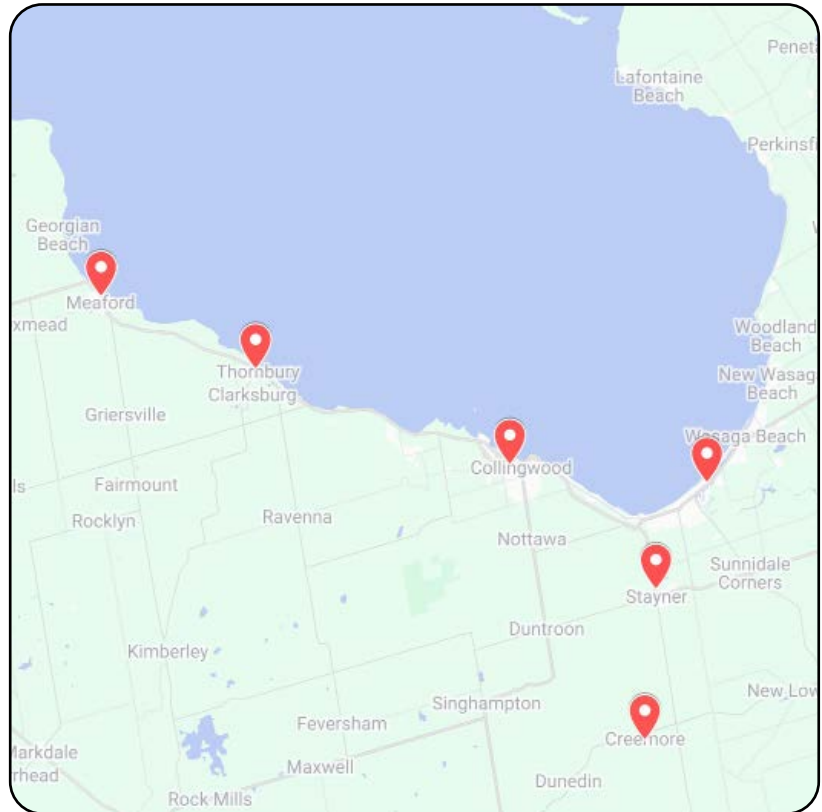
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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