



2026

JANUARY

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 buyer's market territory this January, with softer pricing and moderated activity year-over-year. The median sale price declined 10.84% to \$650,000, while the average sale price decreased 8.16% to \$675,833, reflecting downward pressure across price points. Sales volume fell 21.28%, alongside a 14.29% drop in unit sales to 6 transactions. New listings decreased 21.88%, slightly tightening incoming inventory, while expired listings dipped 10%. With the unit sales-to-listings ratio sitting at 24.00%, market conditions continue to favour buyers, offering increased leverage and negotiating opportunities.



January year-over-year sales volume of \$4,055,000

Down -21.28% from 2025's \$5,151,240 with unit sales of 6 down -14.29% from last January's 7. New listings of 25 are down -21.88% from a year ago, with the sales/listing ratio of 24.00% up +9.71% from a year ago.



Year-to-date sales volume of \$4,055,000

Down -21.28% from 2025's \$5,151,240 with unit sales of 6 down -14.29% from 2025's 7. New listings of 25 are down -21.88% from a year ago, with the sales/listing ratio of 24.00% up +9.71%.



Year-to-date average sale price of \$675,833

Down from \$735,891 one year ago with median sale price of \$650,000 down from \$729,000 one year ago. Average days-on-market of 133 is up 104 days from last year.

JANUARY NUMBERS

Median Sale Price

\$650,000

-10.84%

Average Sale Price

\$675,833

-8.16%

Sales Volume

\$4,055,000

-21.28%

Unit Sales

6

-14.29%

New Listings

25

-21.88%

Expired Listings

9

-10%

Unit Sales/Listings Ratio

24.00%

+9.71%

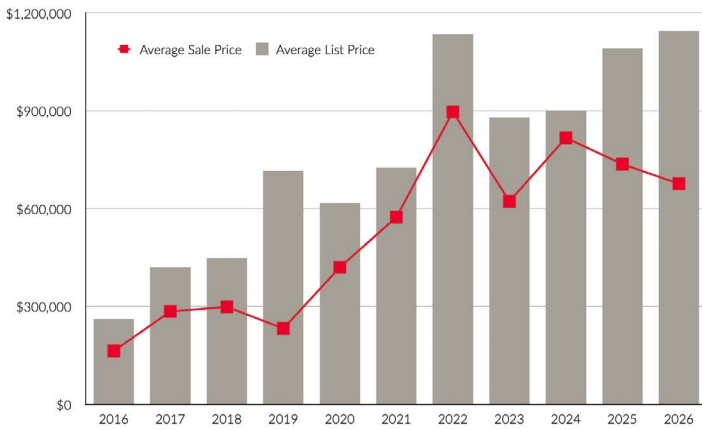
*Year-over-year comparison
(January 2026 vs. January 2025)*

THE MARKET IN DETAIL

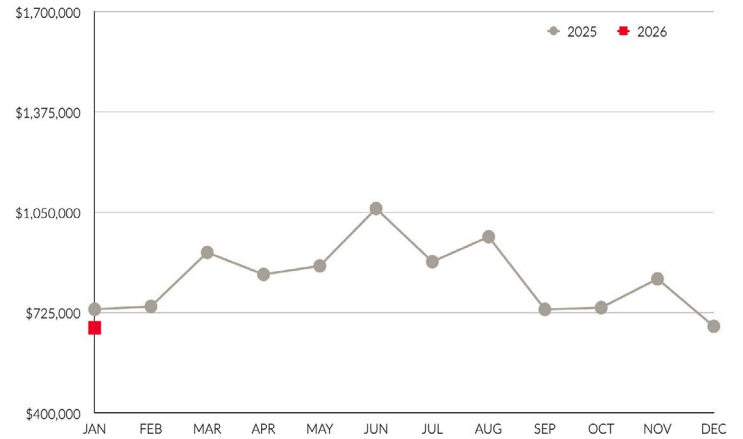
| | 2024 | 2025 | 2026 | 2025-2026 |
|-------------------------------------|-------------|-------------|-------------|-----------|
| YTD Volume Sales | \$7,348,000 | \$5,151,240 | \$4,055,000 | -21.28% |
| YTD Unit Sales | 9 | 7 | 6 | -14.29% |
| YTD New Listings | 28 | 32 | 25 | -21.88% |
| YTD Sales/Listings Ratio | 32.14% | 21.88% | 24.00% | +9.71% |
| YTD Expired Listings | 12 | 10 | 9 | -10% |
| Monthly Volume Sales | \$7,348,000 | \$5,151,240 | \$4,055,000 | -21.28% |
| Monthly Unit Sales | 9 | 7 | 6 | -14.29% |
| Monthly New Listings | 28 | 32 | 25 | -21.88% |
| Monthly Sales/Listings Ratio | 32.14% | 21.88% | 24.00% | +9.71% |
| Monthly Expired Listings | 12 | 10 | 9 | -10% |
| Monthly Average Sale Price | \$816,444 | \$735,891 | \$675,833 | -8.16% |
| YTD Sales: \$0-\$199K | 4 | 11 | 0 | -100% |
| YTD Sales: \$200k-349K | 14 | 9 | 0 | -100% |
| YTD Sales: \$350K-\$549K | 43 | 35 | 1 | -97.14% |
| YTD Sales: \$550K-\$749K | 52 | 54 | 4 | -92.59% |
| YTD Sales: \$750K-\$999K | 33 | 36 | 0 | -100% |
| YTD Sales: \$1M+ | 27 | 51 | 1 | -98.04% |
| YTD Sales: \$2M+ | 3 | 6 | 0 | -100% |
| YTD Average Days-On-Market | 62.00 | 29.00 | 133.00 | +358.62% |
| YTD Average Sale Price | \$816,444 | \$735,891 | \$675,833 | -8.16% |
| YTD Median Sale Price | \$594,000 | \$729,000 | \$650,000 | -10.84% |

Meaford MLS Sales and Listing Summary
2024 vs. 2025 vs. 2026

AVERAGE SALE PRICE

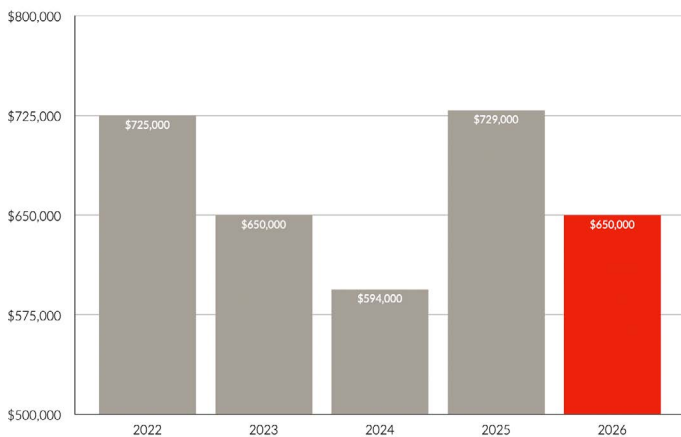


Year-Over-Year

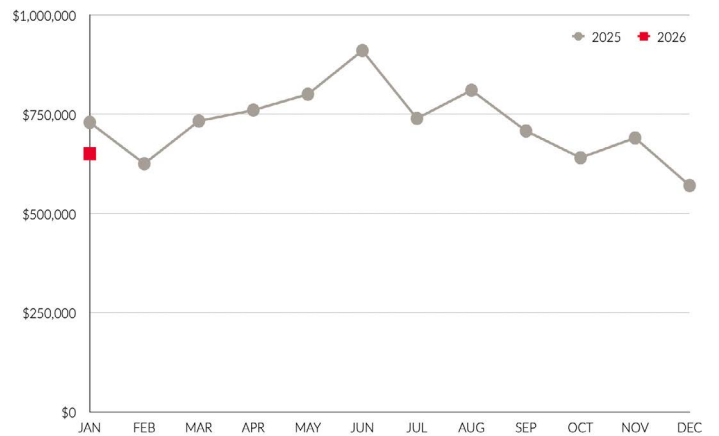


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



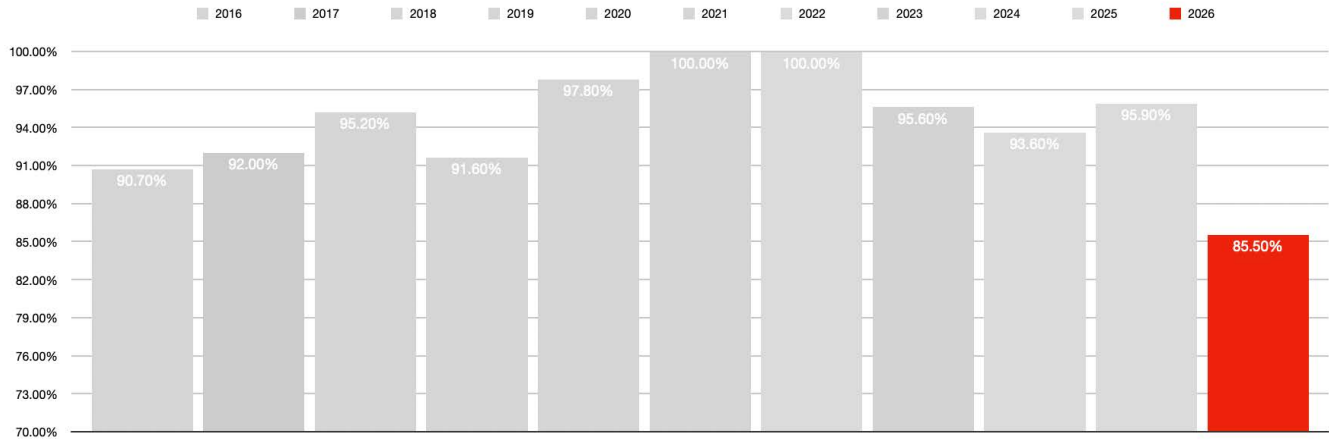
Year-Over-Year



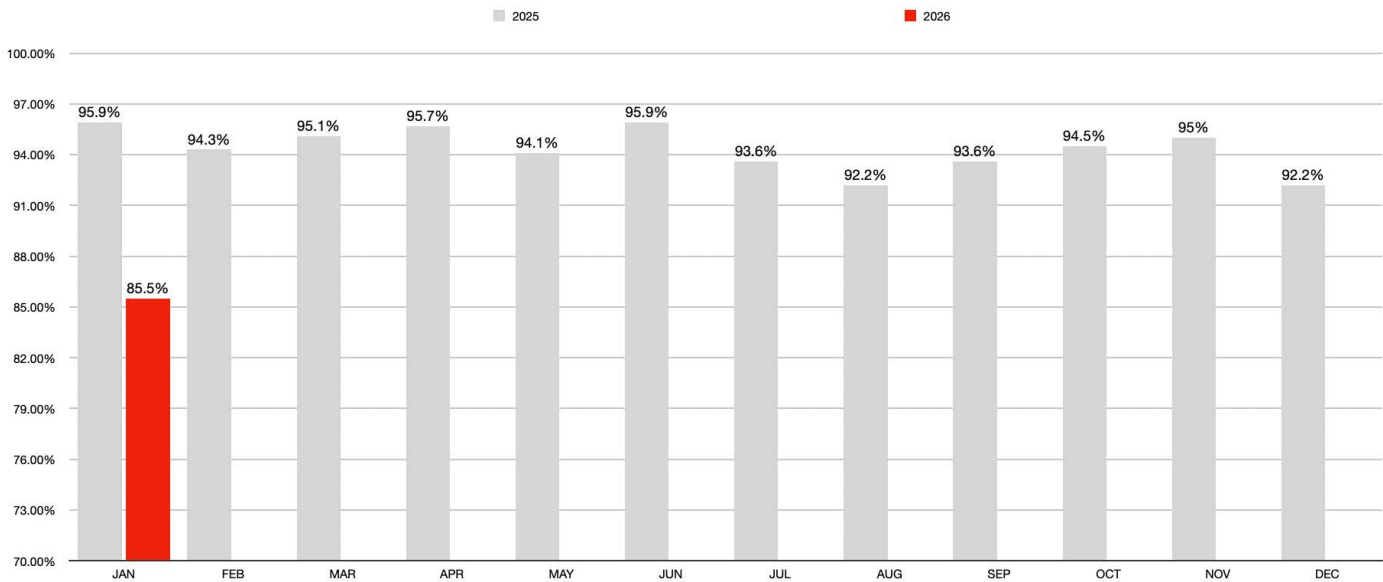
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

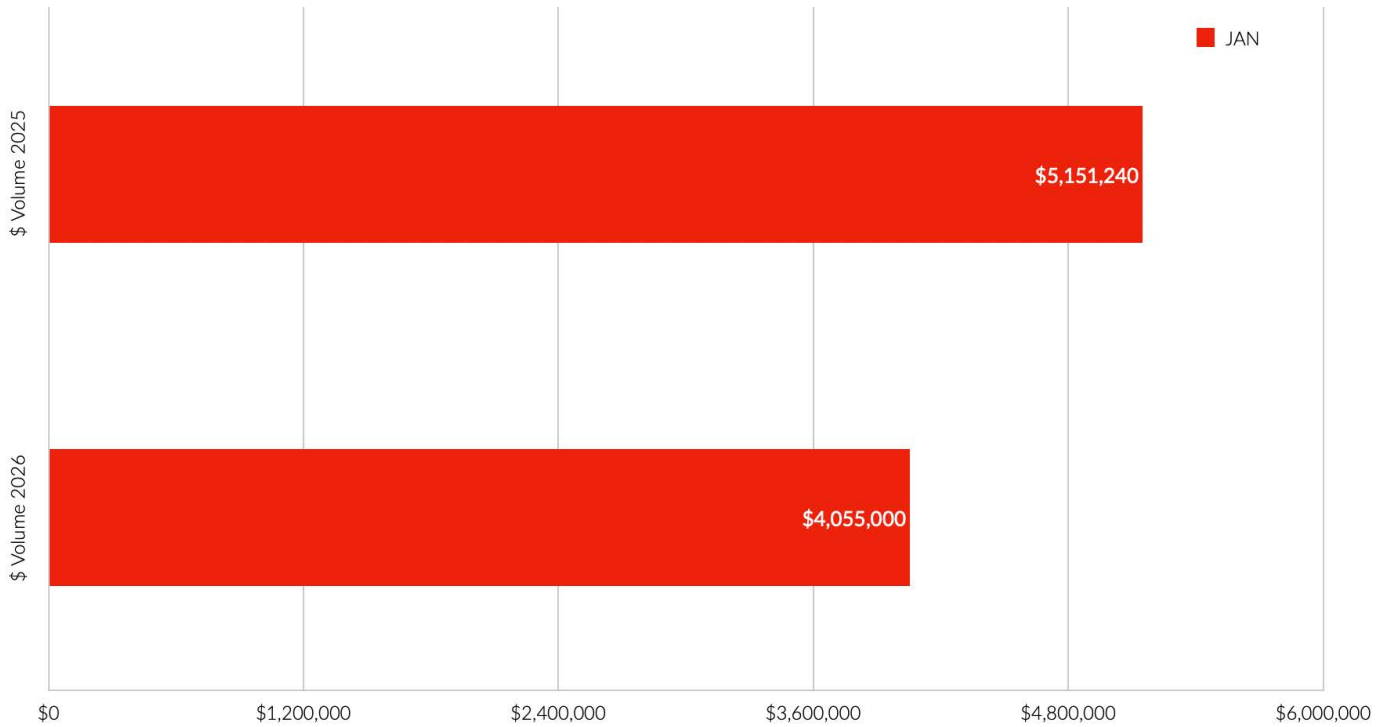


Year-Over-Year

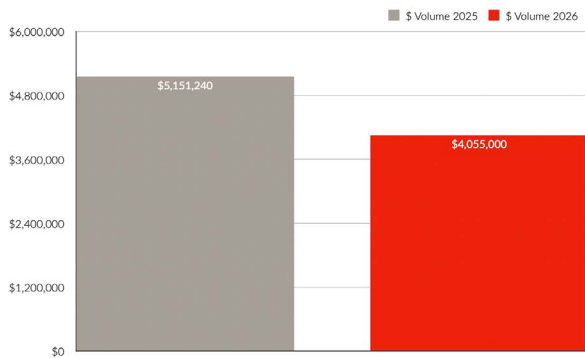


Month-Over-Month 2025 vs. 2026

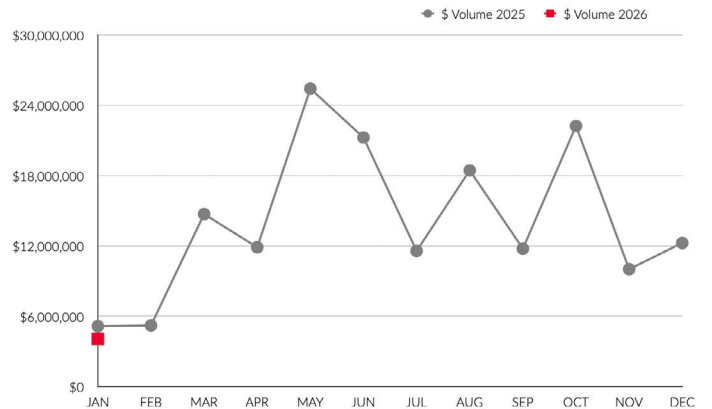
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

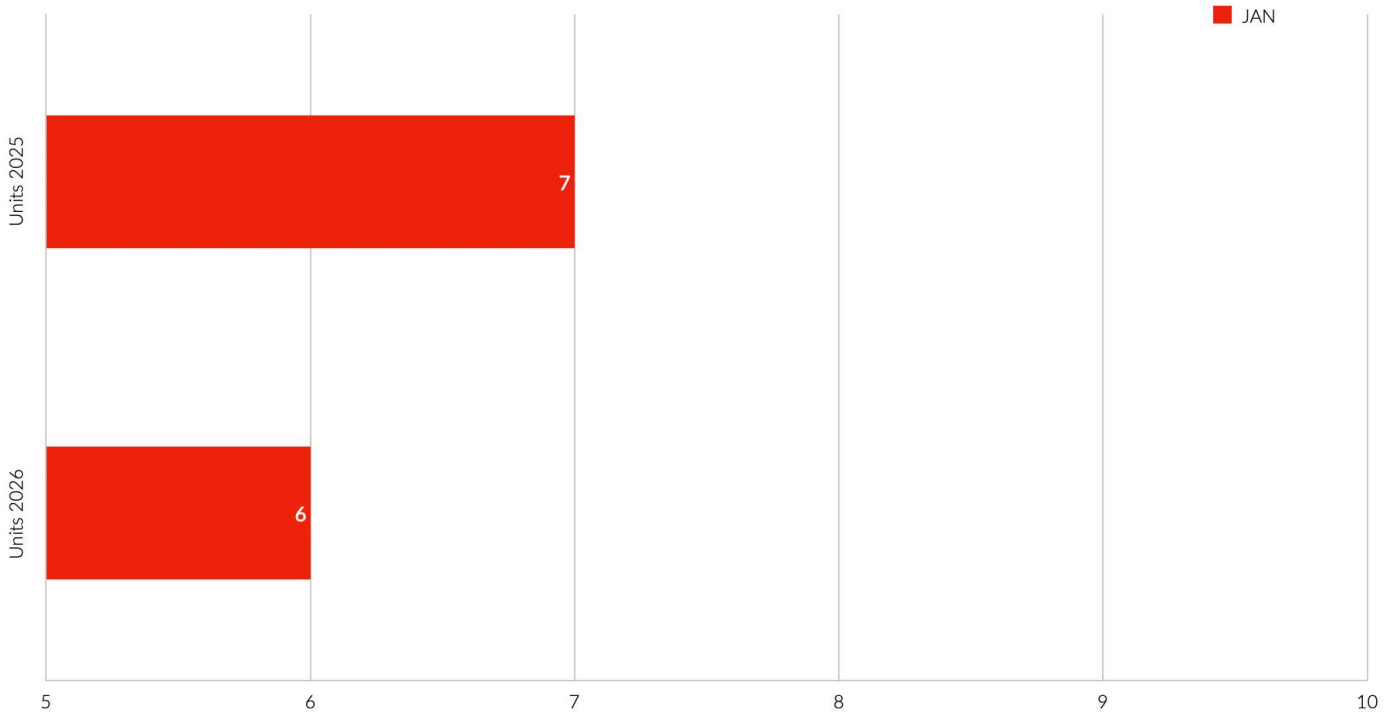


Yearly Totals 2025 vs. 2026

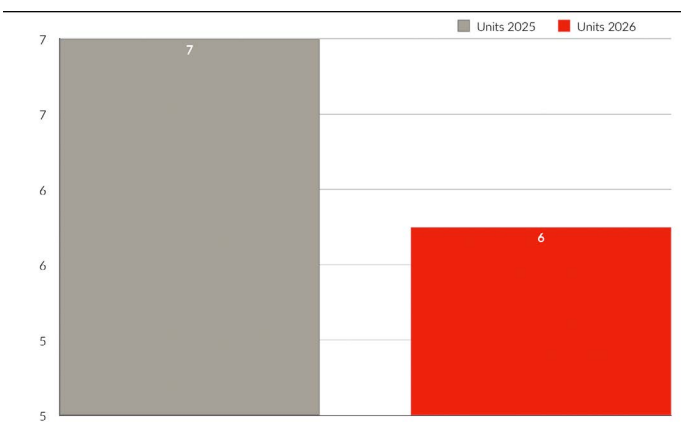


Month vs. Month 2025 vs. 2026

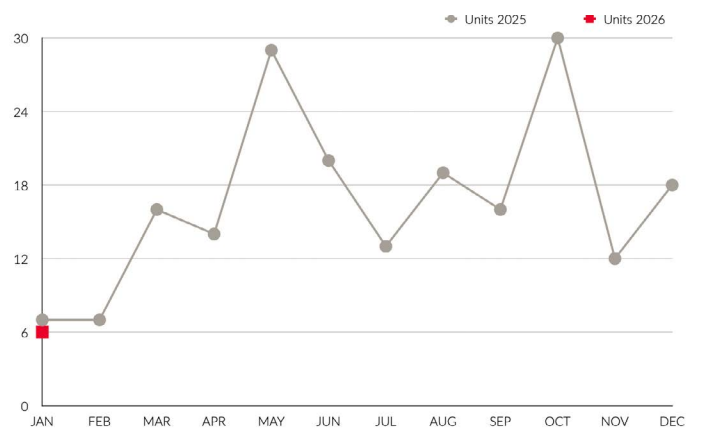
UNIT SALES



Monthly Comparison 2025 vs. 2026



Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



| | FREEHOLD | CONDOMINIUM | VACANT LAND |
|----------------------|------------------------|--------------|------------------|
| YTD Sales Volume | \$4,055,000 -11.69% | \$0 -100% | \$0 No Change |
| YTD Unit Sales | 6 No Change | 0 -100% | 0 No Change |
| Average Sale Price | \$675,833 -11.69% | 0 -100% | \$0 No Change |
| January Sales Volume | \$4,055,000 -11.69% | \$0 -100% | \$0 No Change |
| January Unit Sales | 6 No Change | 0 -100% | 0 No Change |

Year-Over-Year Comparison (2026 vs. 2025)

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

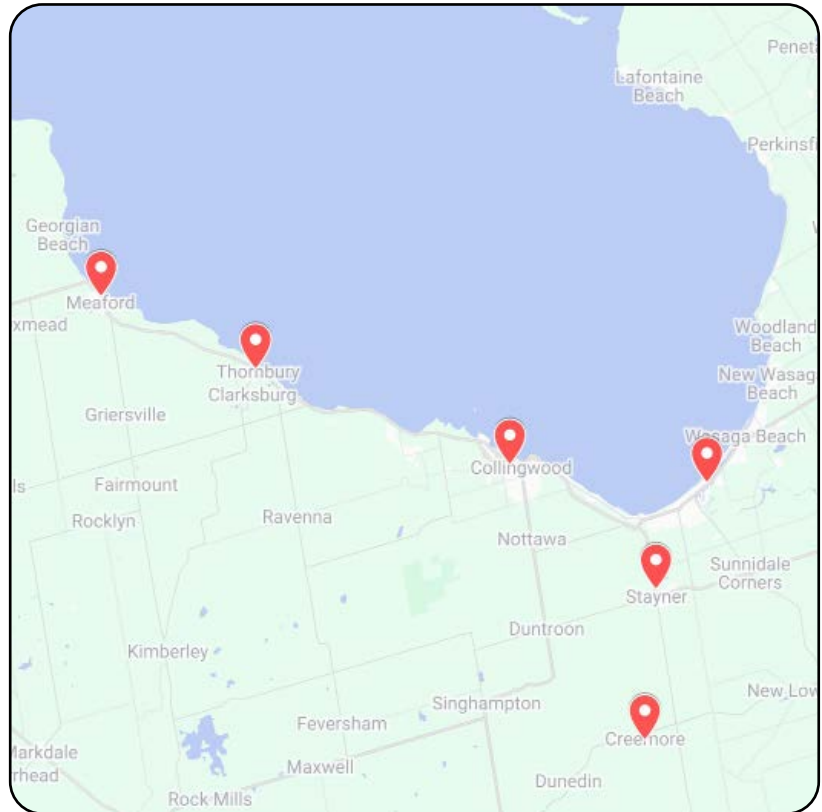
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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