



2026

MAY

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 May, with sales activity softening significantly year-over-year while listing activity increased. The median sale price declined 36.56% to \$507,500, while the average sale price fell 14.11% to \$752,731. Sales volume dropped 61.5% to \$9,785,500, alongside a 55.17% decrease in unit sales to 13 transactions. New listings increased 24.29% to 87, while expired listings rose 10% to 11. With the unit sales-to-listings ratio at 14.94%, conditions continue to favour buyers, offering increased selection and negotiating flexibility across the market.



May year-over-year sales volume of \$9,785,500

Down -61.5% from 2025's \$25,415,400 with unit sales of 13 down -55.17% from last May's 29. New listings of 87 are up +24.29% from a year ago, with the sales/listing ratio of 14.94% down -63.93%.



Year-to-date sales volume of \$39,960,909

Down -35.94% from 2025's \$62,381,240 with unit sales of 42 down -42.47% from 2025's 73. New listings of 226 are up +1.35% from a year ago, with the sales/listing ratio of 18.58% down -43.23%.



Year-to-date average sale price of \$1,066,506

Up +29.25% from \$825,172 one year ago with median sale price of \$727,500 down from \$732,500 one year ago. Average days-on-market of 84 is up 32 days from last year.

MAY NUMBERS

Median Sale Price

\$507,500

-36.56%

Average Sale Price

\$752,731

-14.11%

Sales Volume

\$9,785,500

-61.5%

Unit Sales

13

-55.17%

New Listings

87

+24.29%

Expired Listings

11

+10%

Unit Sales/Listings Ratio

14.94%

-63.93%

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

THE MARKET IN DETAIL

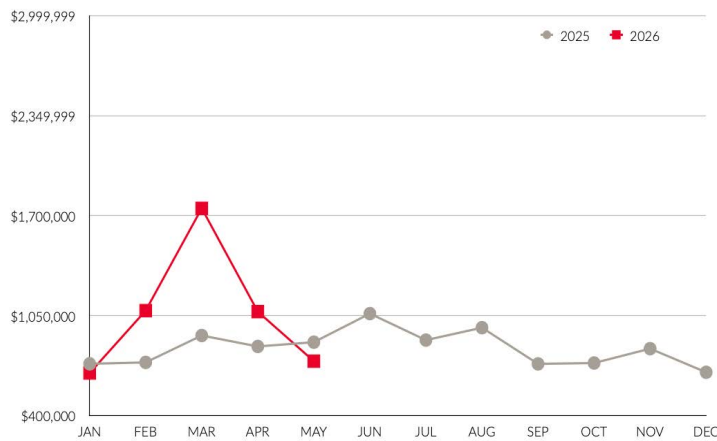
	2024	2025	2026	2025-2026
YTD Volume Sales	\$48,405,400	\$62,381,240	\$39,960,909	-35.94%
YTD Unit Sales	66	73	42	-42.47%
YTD New Listings	231	223	226	+1.35%
YTD Sales/Listings Ratio	28.57%	32.74%	18.58%	-43.23%
YTD Expired Listings	36	55	59	+7.27%
Monthly Volume Sales	\$15,660,900	\$25,415,400	\$9,785,500	-61.5%
Monthly Unit Sales	23	29	13	-55.17%
Monthly New Listings	58	70	87	+24.29%
Monthly Sales/Listings Ratio	39.66%	41.43%	14.94%	-63.93%
Monthly Expired Listings	10	10	11	+10%
Monthly Average Sale Price	\$680,909	\$876,393	\$752,731	-14.11%
YTD Sales: \$0-\$199K	1	2	1	-50%
YTD Sales: \$200k-349K	5	4	1	-75%
YTD Sales: \$350K-\$549K	16	7	8	+14.29%
YTD Sales: \$550K-\$749K	26	23	14	-39.13%
YTD Sales: \$750K-\$999K	10	15	7	-53.33%
YTD Sales: \$1M+	8	22	8	-63.64%
YTD Sales: \$2M+	2	0	5	+500%
YTD Average Days-On-Market	53.40	52.20	83.80	+60.54%
YTD Average Sale Price	\$755,988	\$825,172	\$1,066,506	+29.25%
YTD Median Sale Price	\$617,500	\$732,500	\$727,500	-0.68%

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

AVERAGE SALE PRICE

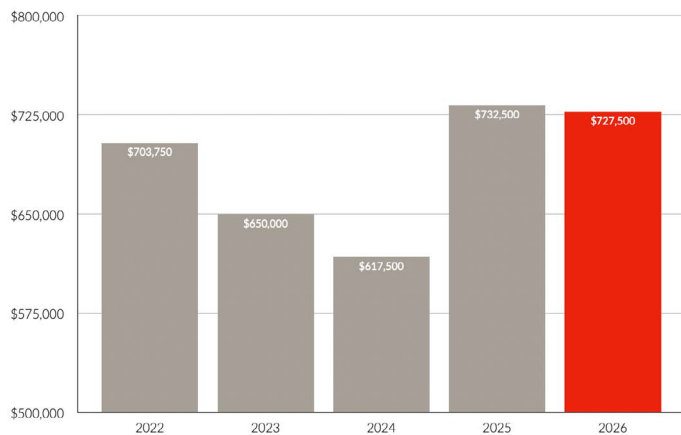


Year-Over-Year

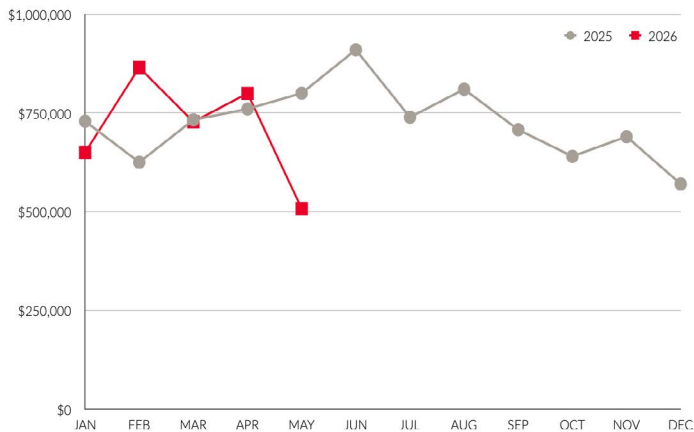


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



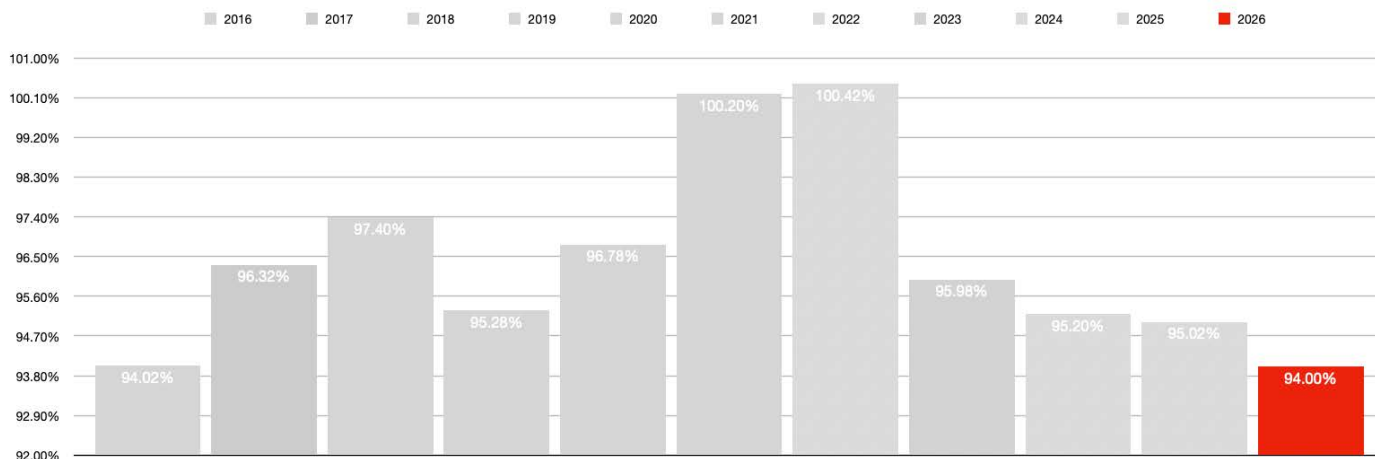
Year-Over-Year



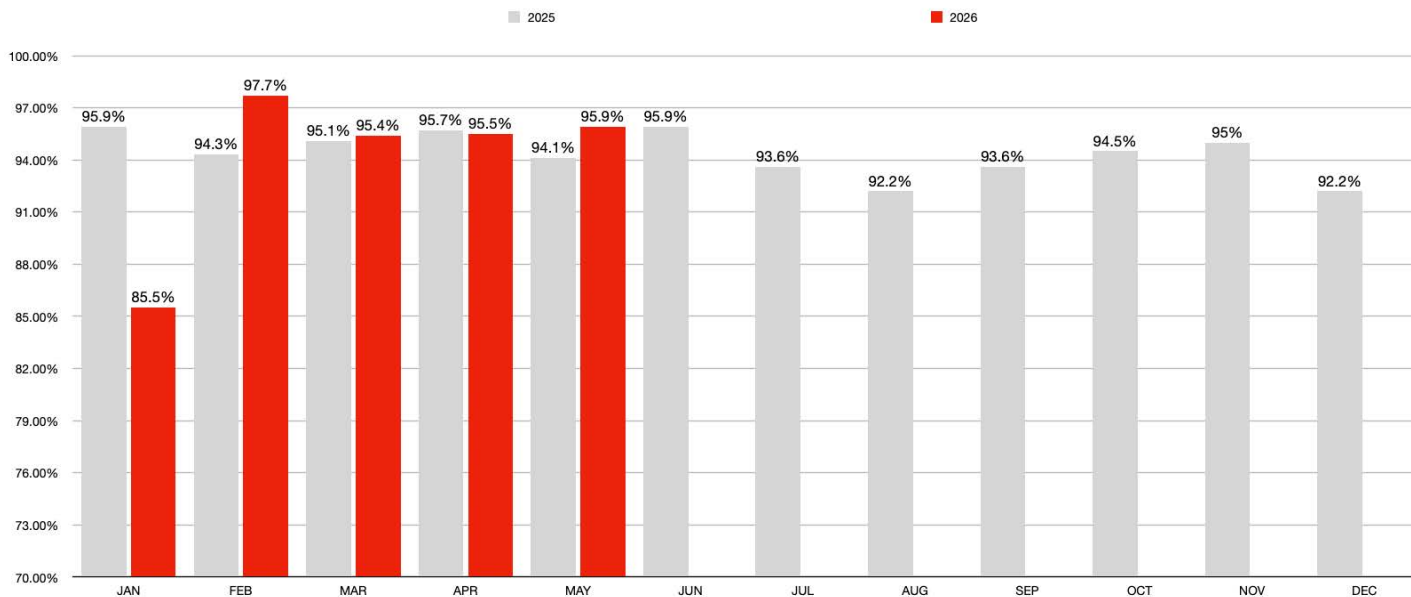
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

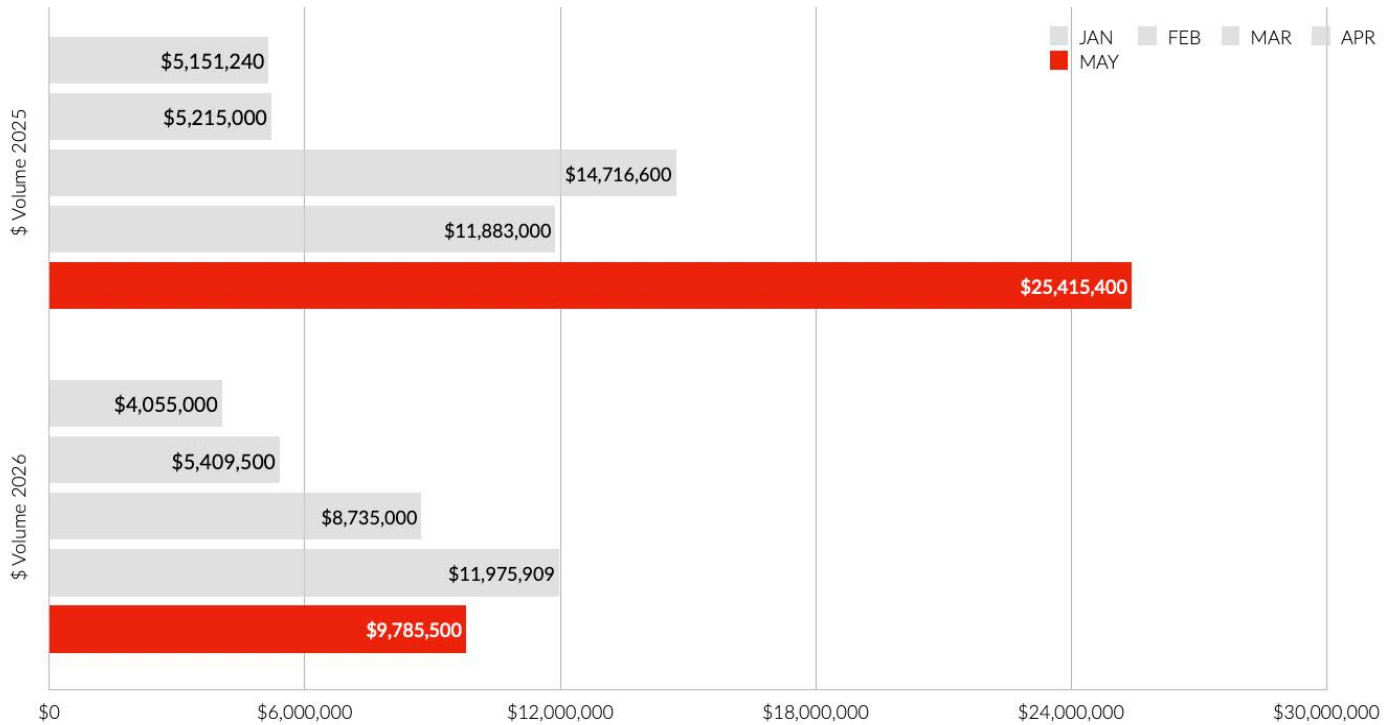


Year-Over-Year

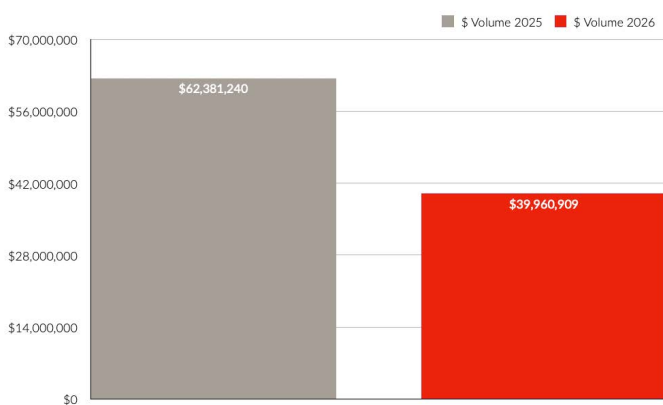


Month-Over-Month 2025 vs. 2026

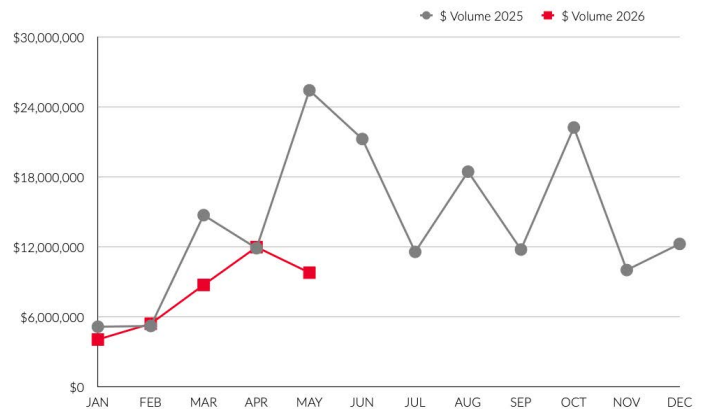
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

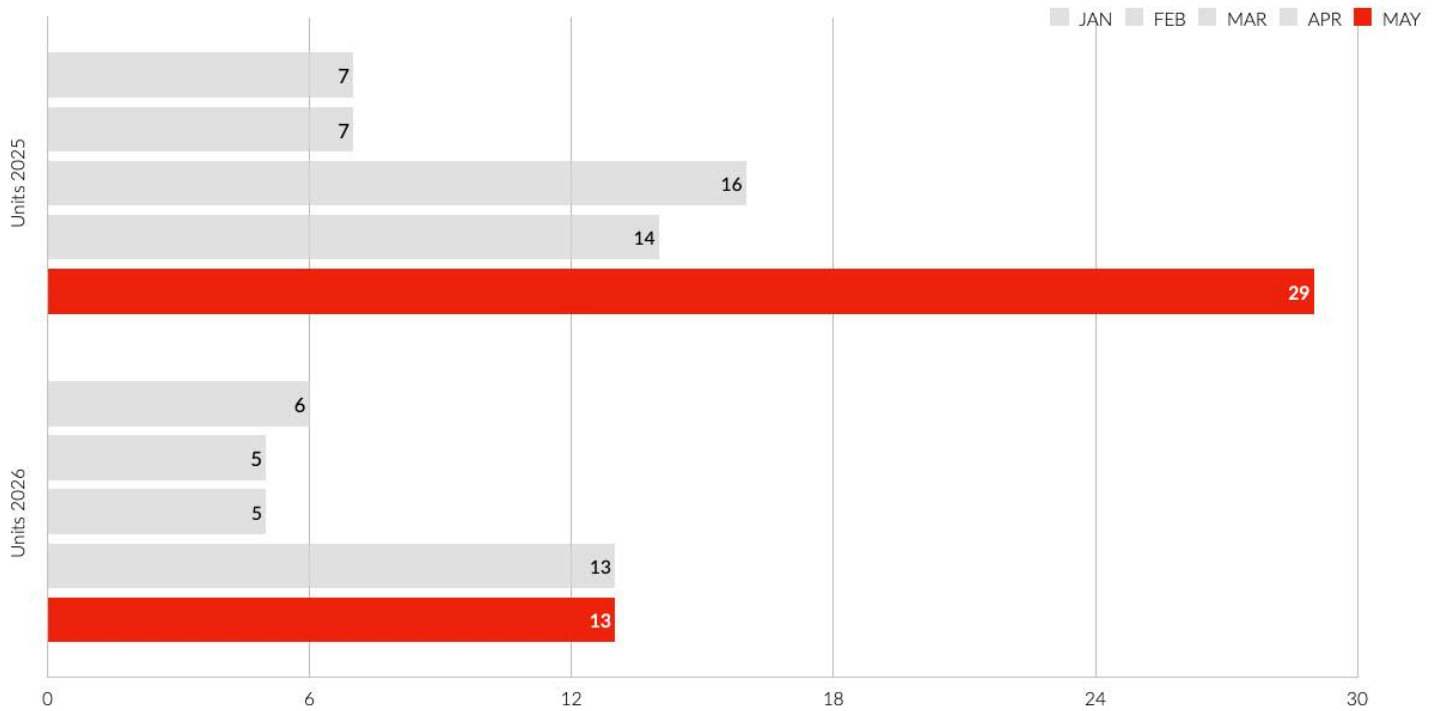


Yearly Totals 2025 vs. 2026

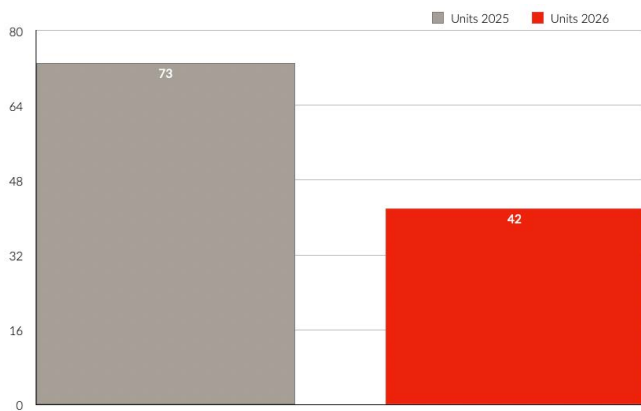


Month vs. Month 2025 vs. 2026

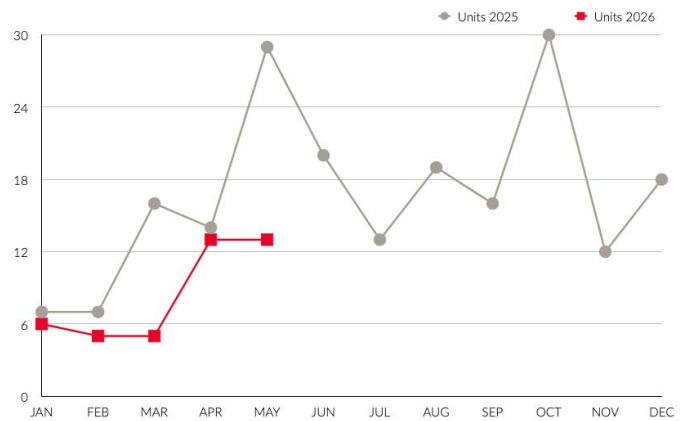
UNIT SALES



Monthly Comparison 2025 vs. 2026



Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

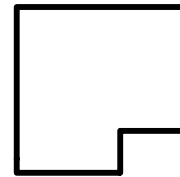
SALES BY TYPE



FREEHOLD



CONDOMINIUM



VACANT LAND

YTD Sales Volume	\$39,490,909 -33.01%	\$470,000 -86.32%	\$820,000 -74.6%
YTD Unit Sales	41 -37.88%	1 -85.71%	3 -40%
YTD Average Sale Price	\$963,193 +7.84%	\$470,000 -4.21%	\$273,333 -57.67%
May Sales Volume	\$9,785,500 -60.25%	\$0 -100%	\$820,000 +518.87%
May Unit Sales	13 -51.85%	0 -100%	3 +200%

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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