2026
JULY
MEAFORD
Real Estate Market Report

ROYAL LEPAGE LOCATIONS NORTH BROKERAGE

OVERVIEW

BUYER'S MARKET

In Meaford, July brought a year-over-year increase in sales activity, while average and median pricing softened. The median sale price declined 7.31% to $685,000, while the average sale price decreased 2.62% to $866,576. Sales volume increased 27.34% to $14,731,800, alongside a 30.77% increase in unit sales to 17 transactions. New listings rose 28.57% to 54 properties, while expired listings increased 33.33% to 12. With the monthly unit sales-to-listings ratio at 31.48% and the year-to-date ratio at 21.45%, conditions continued to favour buyers.

July year-over-year sales volume of $14,731,800

Up 27.34% from 2025's $11,569,000, with unit sales of 17 up 30.77% from last July's 13. New listings of 54 are up 28.57% from 42 a year ago, with the monthly sales/listings ratio of 31.48% up 1.71% from 30.95%.

Year-to-date sales volume of $63,991,459

Down 32.78% from 2025's $95,194,740, with unit sales of 71 down 33.02% from 2025's 106. New listings of 331 are up 3.76% from 319 a year ago, while the year-to-date sales/listings ratio of 21.45% is down 35.45% from 33.23%.

Year-to-date average sale price of $996,286

Up 14.74% from $868,287 one year ago, with the median sale price of $685,000 down 7.31% from $739,000. Average days on market of 74.86 is up 36.1% from 55 days last year, indicating homes are taking longer to sell despite the higher year-to-date average sale price.

JULY NUMBERS

Median Sale Price
$685,000
-7.31%

Average Sale Price
$866,576
-2.62%

Sales Volume
$14,731,800
+27.34%

Unit Sales
17
+30.77%

New Listings
54
+28.57%

Expired Listings
12
+33.33%

Unit Sales/Listings Ratio
31.48%
+1.71%

Year-over-year comparison (July 2026 vs. July 2025)

ROYAL LEPAGE® LOCATIONS NORTH BROKERAGE

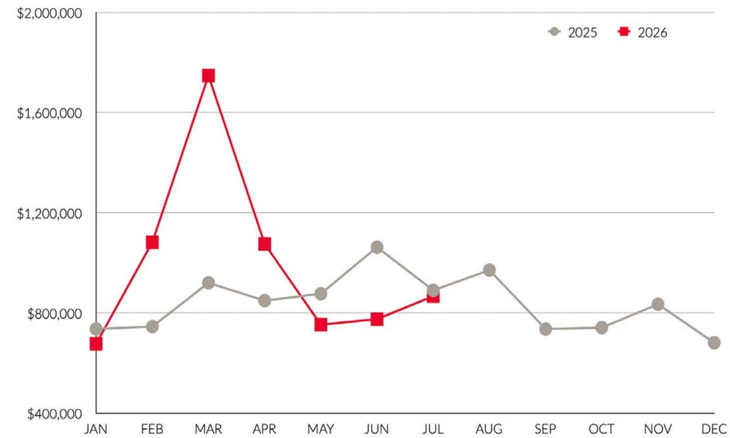
THE MARKET IN **DETAIL**

	2024	2025	2026	2025-2026
YTD Volume Sales	$74,692,050	$95,194,740	$63,991,459	-32.78%
YTD Unit Sales	106	106	71	-33.02%
YTD New Listings	331	319	331	+3.76%
YTD Sales/Listings Ratio	32.02%	33.23%	21.45%	-35.45%
YTD Expired Listings	87	83	79	-4.82%
Monthly Volume Sales	$15,284,400	$11,569,000	$14,731,800	+27.34%
Monthly Unit Sales	24	13	17	+30.77%
Monthly New Listings	48	42	54	+28.57%
Monthly Sales/Listings Ratio	50.00%	30.95%	31.48%	+1.71%
Monthly Expired Listings	14	9	12	+33.33%
Monthly Average Sale Price	$636,850	$889,923	$866,576	-2.62%
YTD Sales: $0-$199K	4	4	2	-50%
YTD Sales: $200k-349K	8	4	4	No Change
YTD Sales: $350K-$549K	26	12	12	No Change
YTD Sales: $550K-$749K	35	30	27	-10%
YTD Sales: $750K-$999K	18	22	10	-54.55%
YTD Sales: $1M+	15	31	12	-61.29%
YTD Sales: $2M+	2	3	6	+100%
YTD Average Days-On-Market	54.86	55.00	74.86	+36.1%
YTD Average Sale Price	$729,205	$868,287	$996,286	+14.74%
YTD Median Sale Price	$617,500	$739,000	$685,000	-7.31%

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

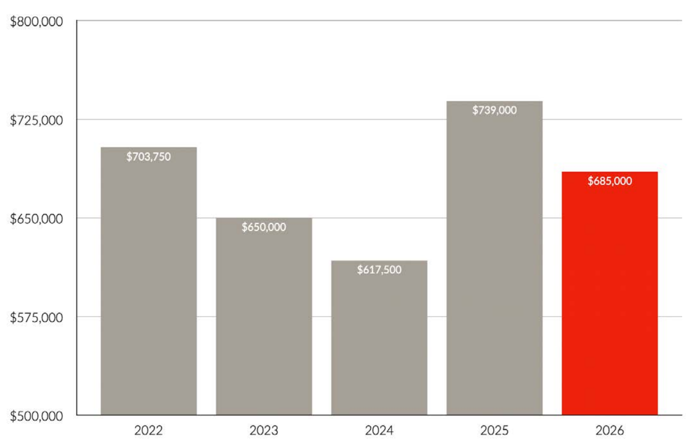
AVERAGE SALE PRICE

Year-Over-Year

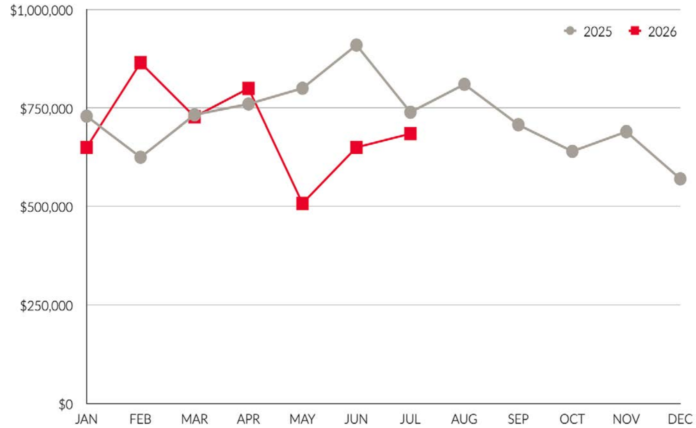


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



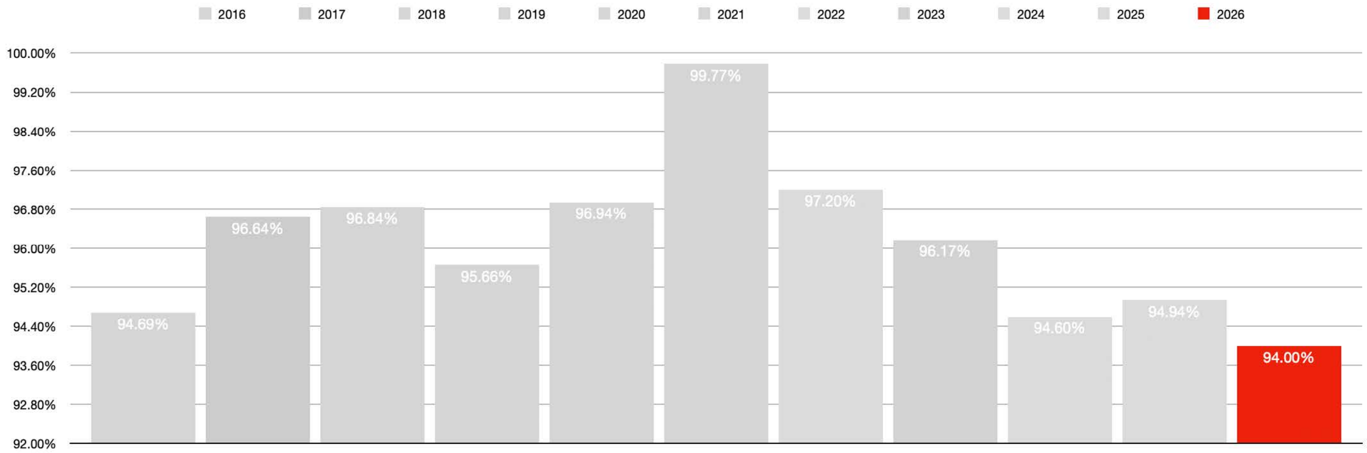
Year-Over-Year



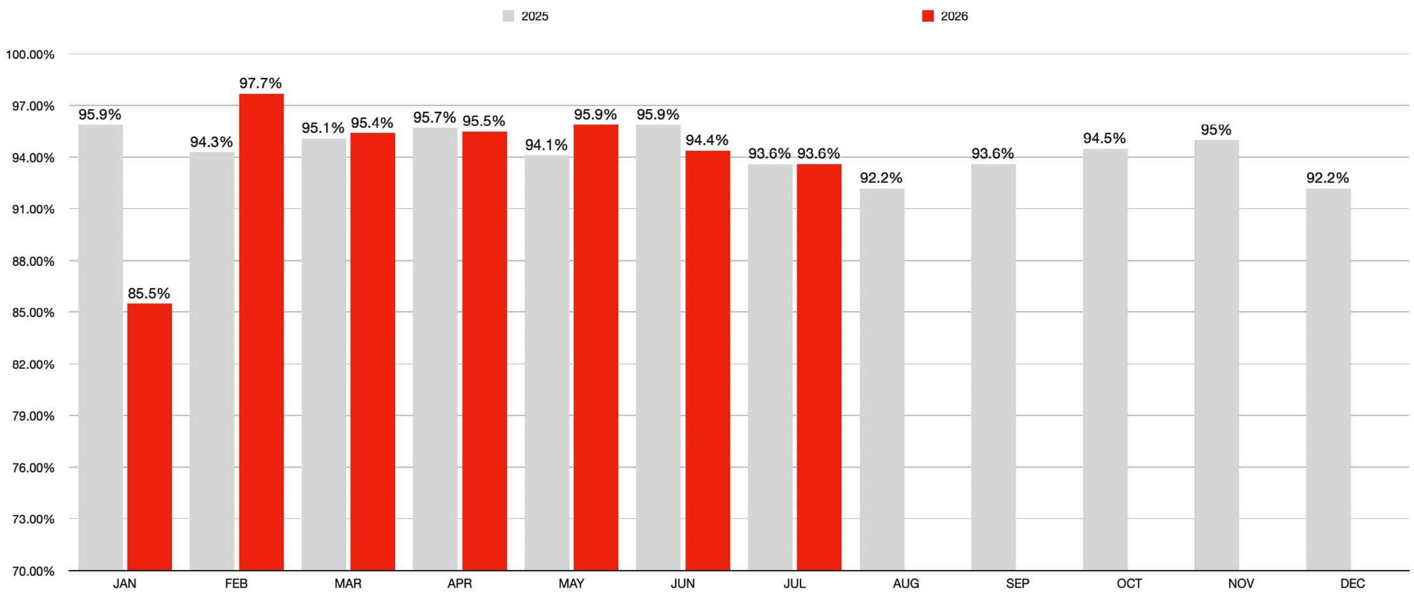
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. **LIST PRICE** RATIO

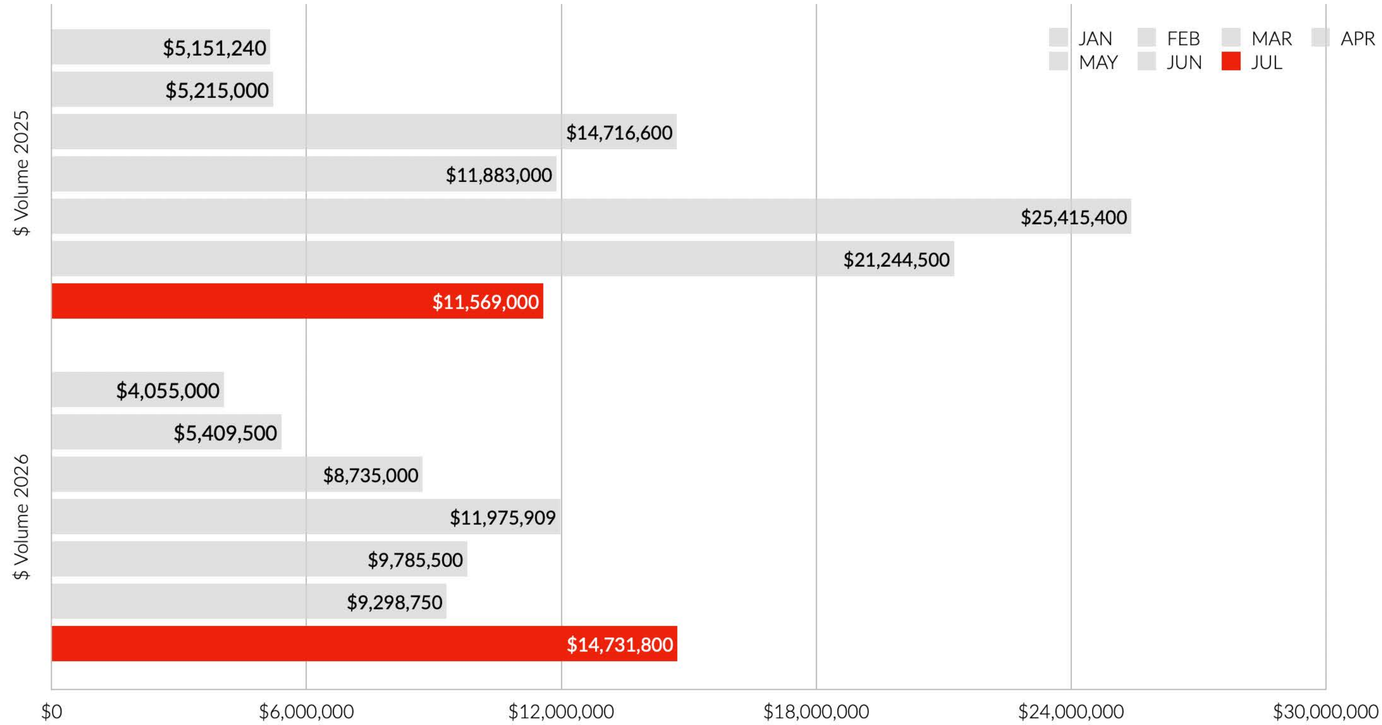


Year-Over-Year

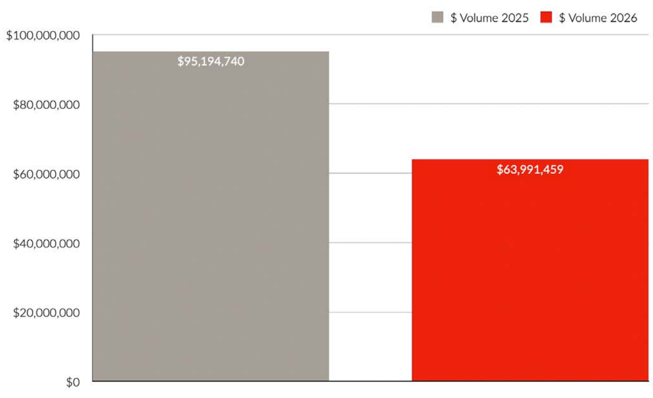


Month-Over-Month 2025 vs. 2026

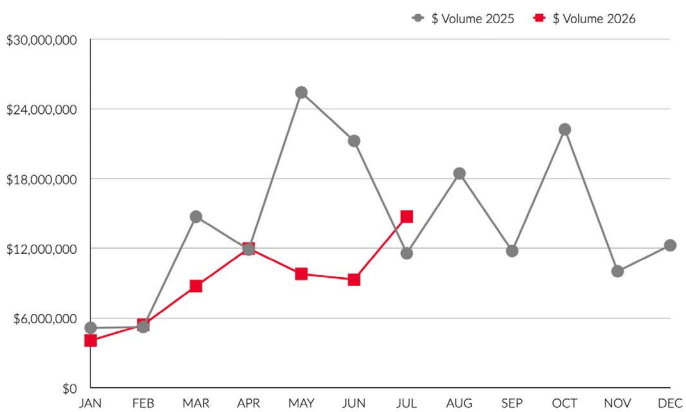
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

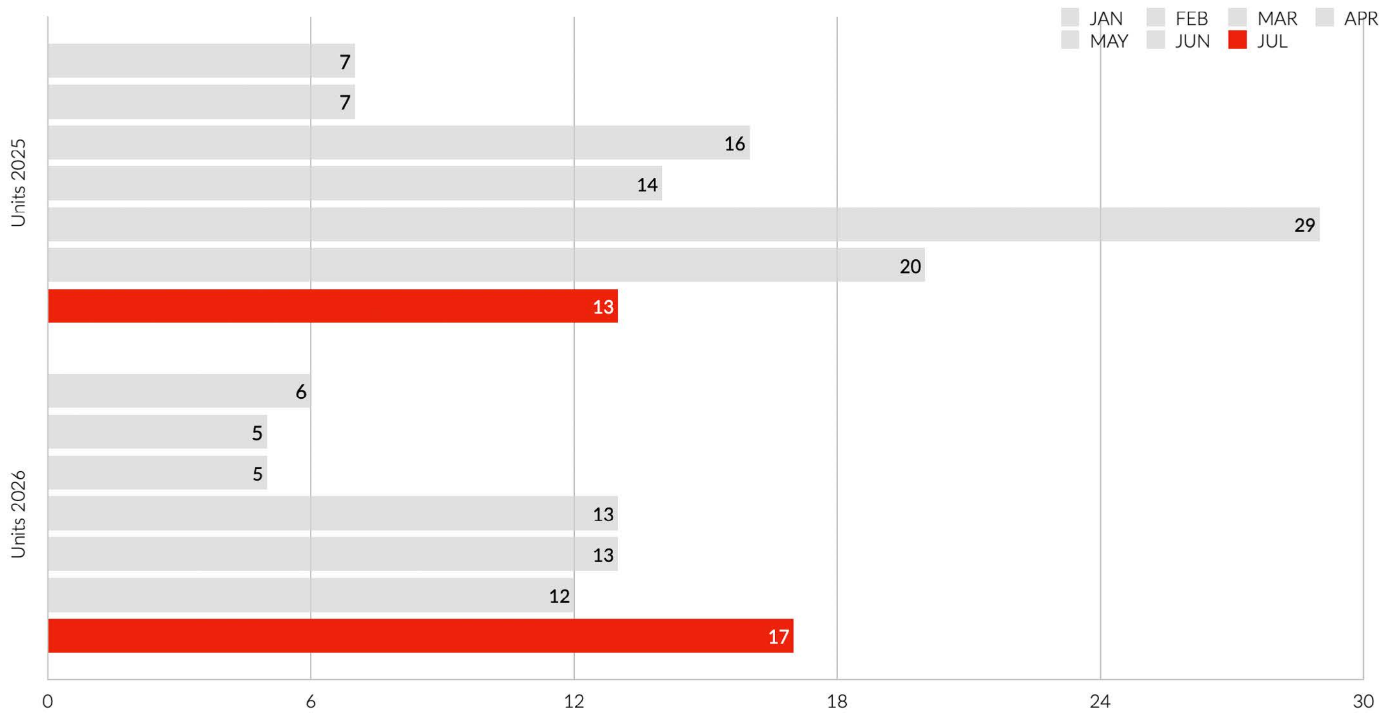


YTD Totals 2025 vs. 2026

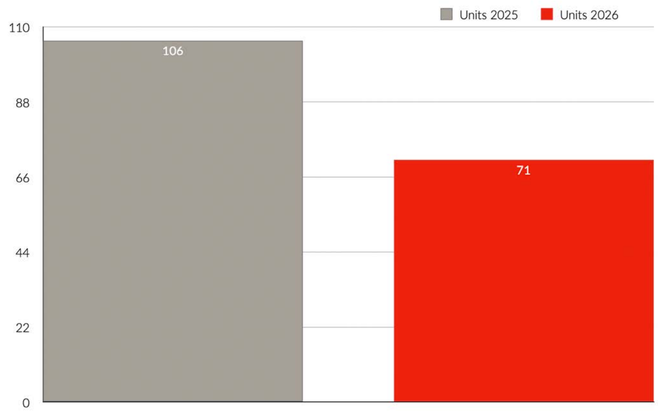


Month vs. Month 2025 vs. 2026

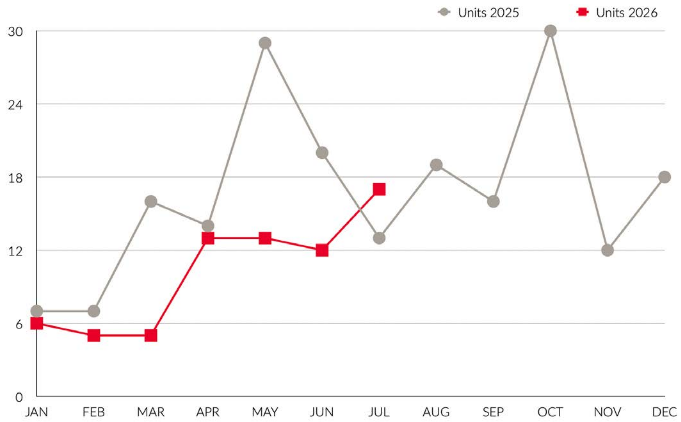
UNIT SALES



Monthly Comparison 2025 vs. 2026



YTD Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY **TYPE**

	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	$61,728,059 -31.61%	$2,263,400 -54.17%	$1,665,000 -53.28%
YTD Unit Sales	66 -31.25%	5 -50%	5 -28.57%
YTD Average Sale Price	$935,274 -0.52%	$452,680 -8.34%	$333,000 -34.59%
July Sales Volume	$13,817,400 +32.57%	$914,400 -20.21%	$525,000 +56.72%
July Unit Sales	15 +36.36%	2 No Change	1 -50%

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

OUR LOCATIONS

COLLINGWOOD
705-445-5520
112 Hurontario St, Collingwood

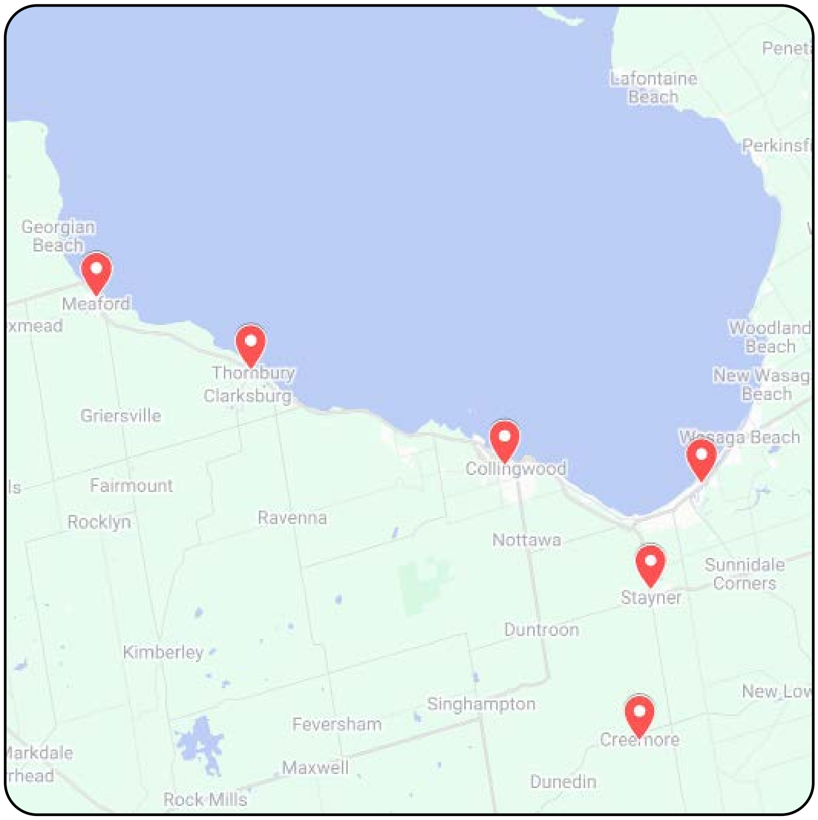
CREEMORE
705-881-9005
154 Mill St, Unit B, Creemore

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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