# 2026 AUGUST MEAFORD

## Real Estate Market Report

ROYAL LEPAGE LOCATIONS NORTH BROKERAGE

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

In Meaford, August brought a strong year-over-year increase in sales activity, while average and median pricing declined. The median sale price decreased 6.73% to $755,500, while the average sale price fell 17.16% to $804,107. Sales volume increased 14.54% to $21,125,000, alongside a 42.11% increase in unit sales to 27 transactions. New listings declined 13.95% to 37 properties, while expired listings increased 20% to 12. The monthly unit sales-to-listings ratio climbed sharply to 72.97%; however, the year-to-date ratio remained at 26.63%, keeping Meaford in buyer's market territory overall.

### August year-over-year sales volume of $21,125,000

Up 14.54% from 2025's $18,443,000, with unit sales of 27 up 42.11% from last August's 19. New listings of 37 are down 13.95% from 43 a year ago, while the monthly sales/listings ratio of 72.97% is up 65.15% from 44.19%.

### Year-to-date sales volume of $85,116,459

Down 25.1% from 2025's $113,637,740, with unit sales of 98 down 21.6% from 2025's 125. New listings of 368 are up 1.66% from 362 a year ago, while the year-to-date sales/listings ratio of 26.63% is down 22.88% from 34.53%.

### Year-to-date average sale price of $972,264

Up 10.35% from $881,086 one year ago, while the median sale price of $706,250 is down 5.77% from $749,500. Average days on market of 72.13 is up 25.43% from 57.50 days last year, indicating homes are taking longer to sell despite the higher year-to-date average sale price.

## AUGUST NUMBERS

Median Sale Price
**$755,500**
-6.73%

Average Sale Price
**$804,107**
-17.16%

Sales Volume
**$21,125,000**
+14.54%

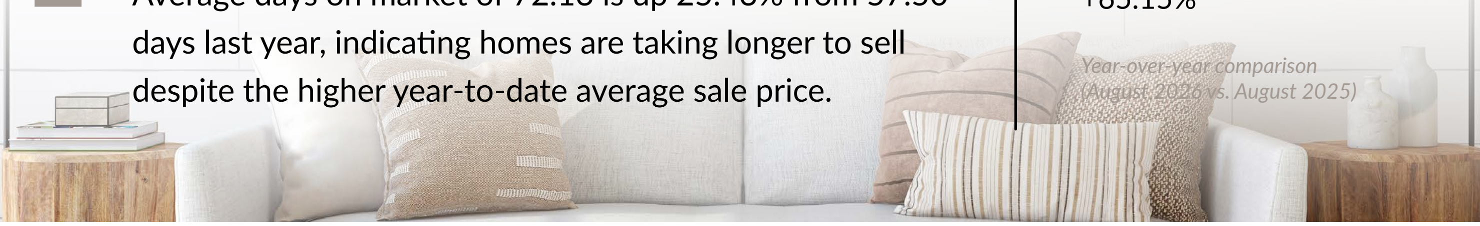
Unit Sales
**27**
+42.11%

New Listings
**37**
-13.95%

Expired Listings
**12**
+20%

Unit Sales/Listings Ratio
**72.97%**
+65.15%

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

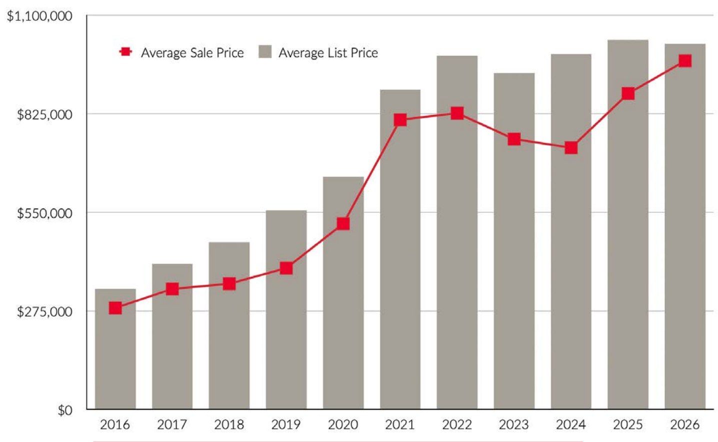


# THE MARKET IN **DETAIL**

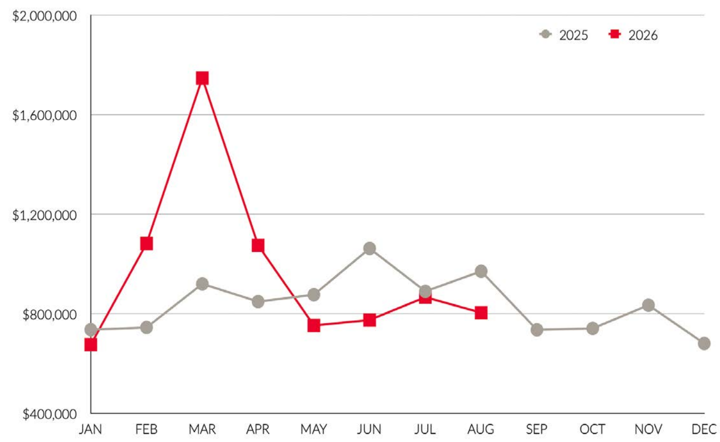
| | 2024 | 2025 | 2026 | 2025-2026 |
|---|---|---|---|---|
| **YTD Volume Sales** | $84,243,050 | $113,637,740 | $85,116,459 | -25.1% |
| **YTD Unit Sales** | 119 | 125 | 98 | -21.6% |
| **YTD New Listings** | 367 | 362 | 368 | +1.66% |
| **YTD Sales/Listings Ratio** | 32.43% | 34.53% | 26.63% | -22.88% |
| **YTD Expired Listings** | 110 | 93 | 91 | -2.15% |
| **Monthly Volume Sales** | $9,551,000 | $18,443,000 | $21,125,000 | +14.54% |
| **Monthly Unit Sales** | 13 | 19 | 27 | +42.11% |
| **Monthly New Listings** | 36 | 43 | 37 | -13.95% |
| **Monthly Sales/Listings Ratio** | 36.11% | 44.19% | 72.97% | +65.15% |
| **Monthly Expired Listings** | 23 | 10 | 12 | +20% |
| **Monthly Average Sale Price** | $734,692 | $970,684 | $804,107 | -17.16% |
| **YTD Sales: $0-$199K** | 4 | 6 | 2 | -66.67% |
| **YTD Sales: $200k-349K** | 8 | 5 | 5 | No Change |
| **YTD Sales: $350K-$549K** | 31 | 15 | 15 | No Change |
| **YTD Sales: $550K-$749K** | 38 | 33 | 36 | +9.09% |
| **YTD Sales: $750K-$999K** | 21 | 26 | 19 | -26.92% |
| **YTD Sales: $1M+** | 17 | 35 | 18 | -48.57% |
| **YTD Sales: $2M+** | 2 | 5 | 6 | +20% |
| **YTD Average Days-On-Market** | 56.00 | 57.50 | 72.13 | +25.43% |
| **YTD Average Sale Price** | $729,891 | $881,086 | $972,264 | +10.35% |
| **YTD Median Sale Price** | $608,750 | $749,500 | $706,250 | -5.77% |

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

# **AVERAGE** SALE PRICE

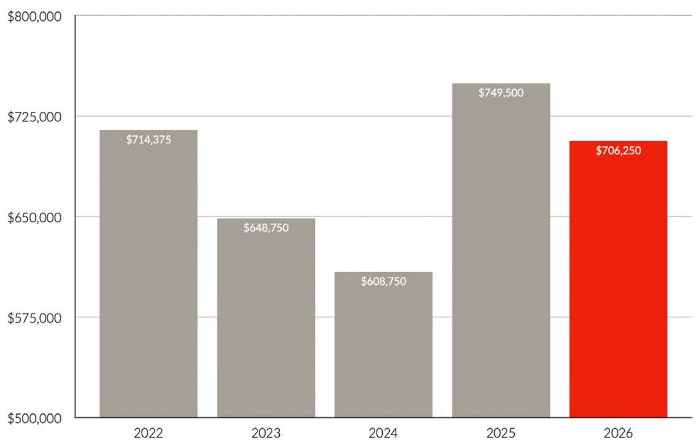



**Year-Over-Year**

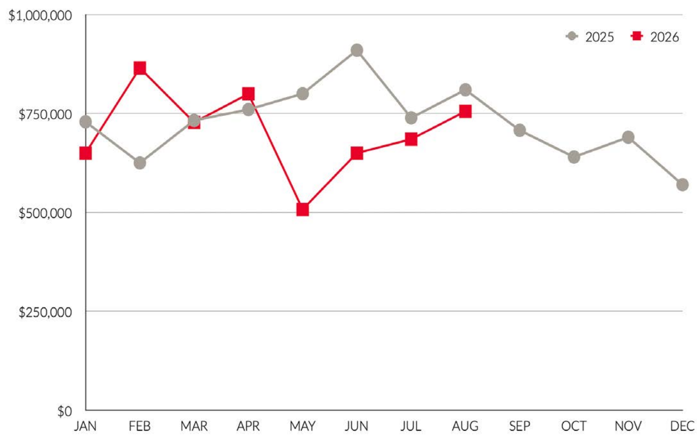



**Month-Over-Month 2025 vs. 2026**

# **MEDIAN** SALE PRICE



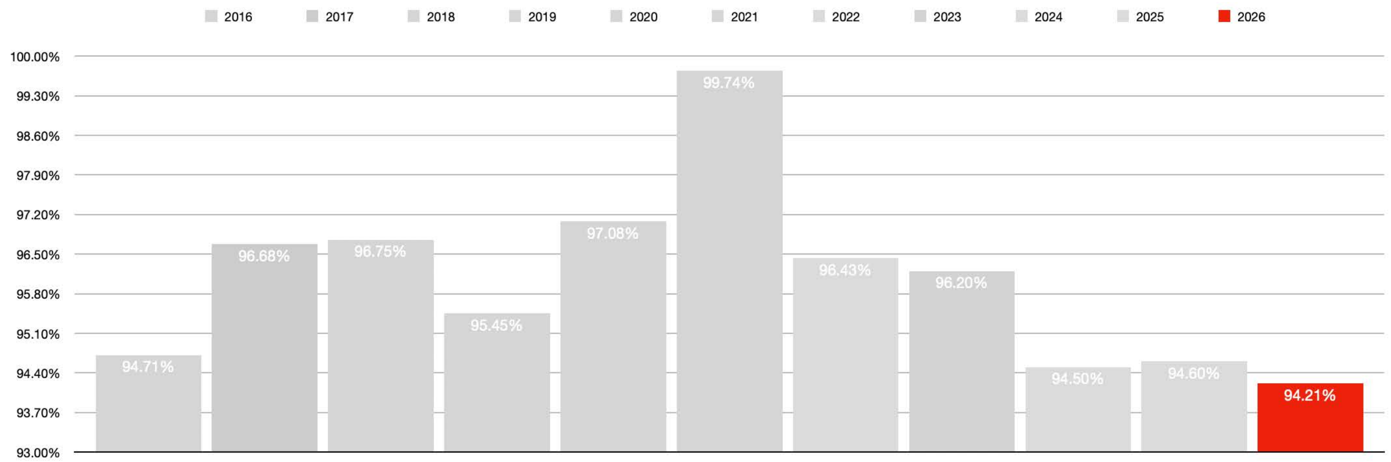

**Year-Over-Year**



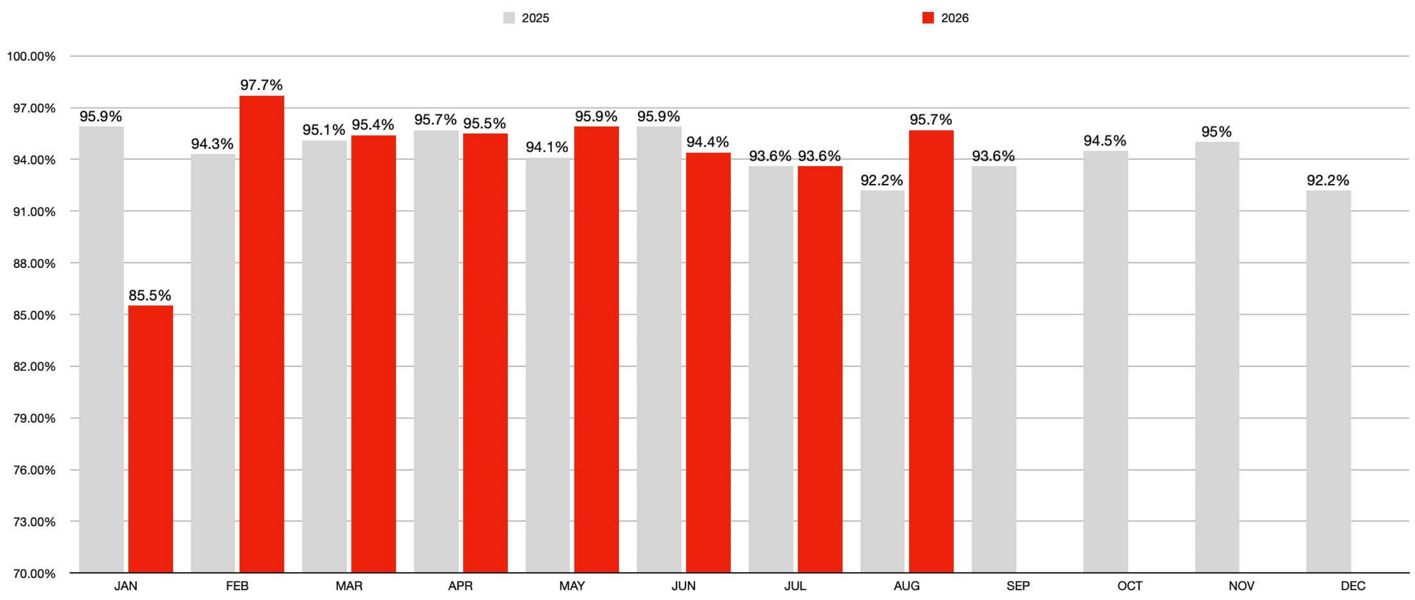

**Month-Over-Month 2025 vs. 2026**

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

# **SALE PRICE** VS. **LIST PRICE** RATIO

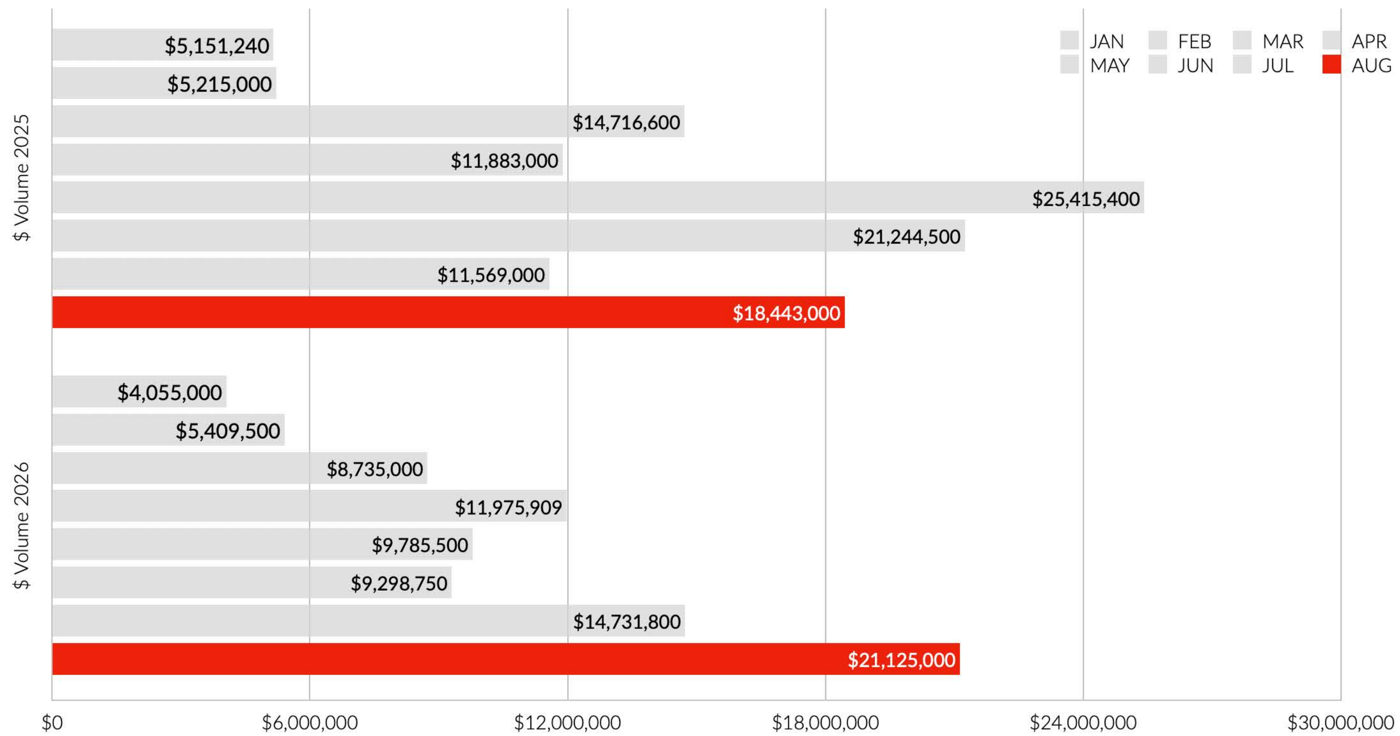



**Year-Over-Year**



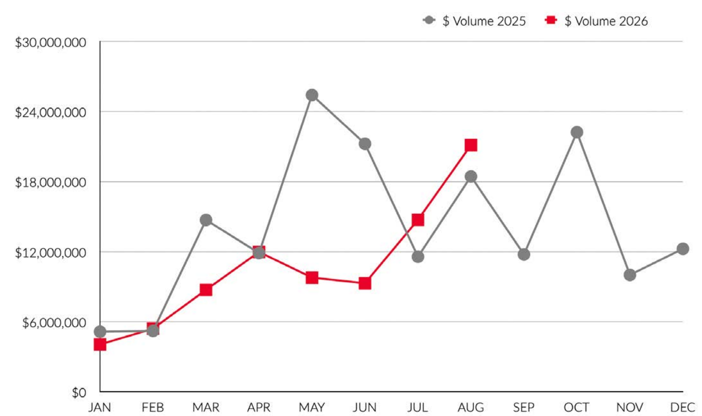

**Month-Over-Month 2025 vs. 2026**

# **DOLLAR** VOLUME SALES



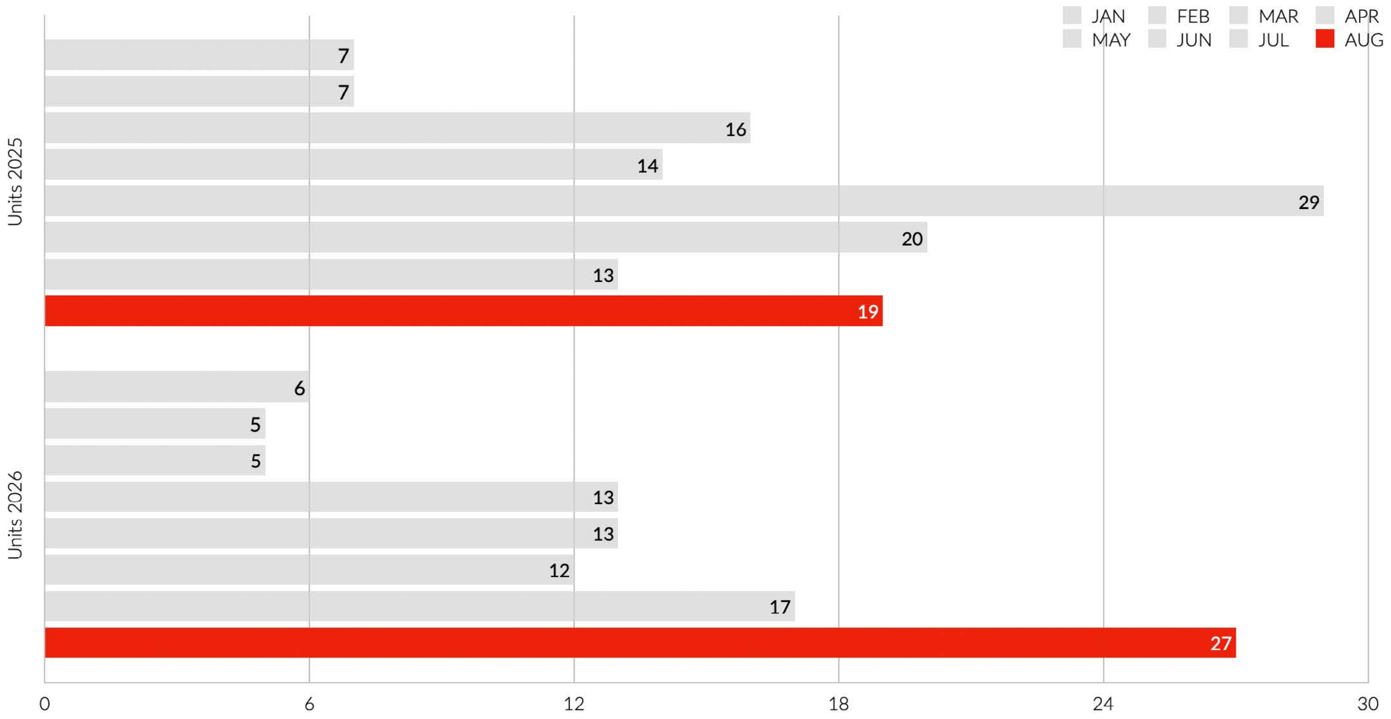

**Monthly Comparison 2025 vs. 2026**


**YTD Totals 2025 vs. 2026**

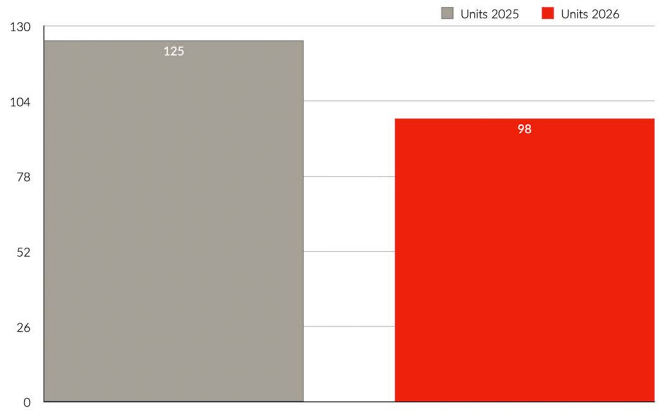



**Month vs. Month 2025 vs. 2026**

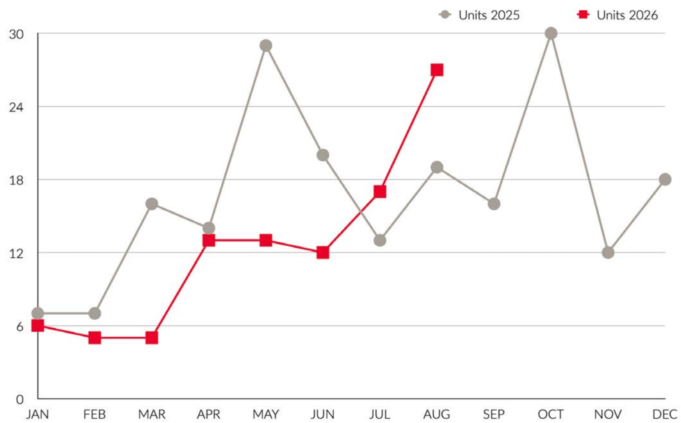
# **UNIT** SALES




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 | $79,728,059<br>-26% | $2,863,400<br>-51.41% | $4,190,000<br>-1.38% |
| YTD Unit Sales | 89<br>-21.24% | 6<br>-50% | 8<br>-20% |
| YTD Average Sale Price | $895,821<br>-6.05% | $477,233<br>-2.83% | $523,750<br>+23.28% |
| August Sales Volume | $18,000,000<br>+2.93% | $600,000<br>-37.17% | $2,525,000<br>+268.61% |
| August Unit Sales | 23<br>+35.29% | 1<br>-50% | 3<br>No Change |

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

# **OUR** LOCATIONS

**COLLINGWOOD**
705-445-5520
112 Hurontario St, Collingwood

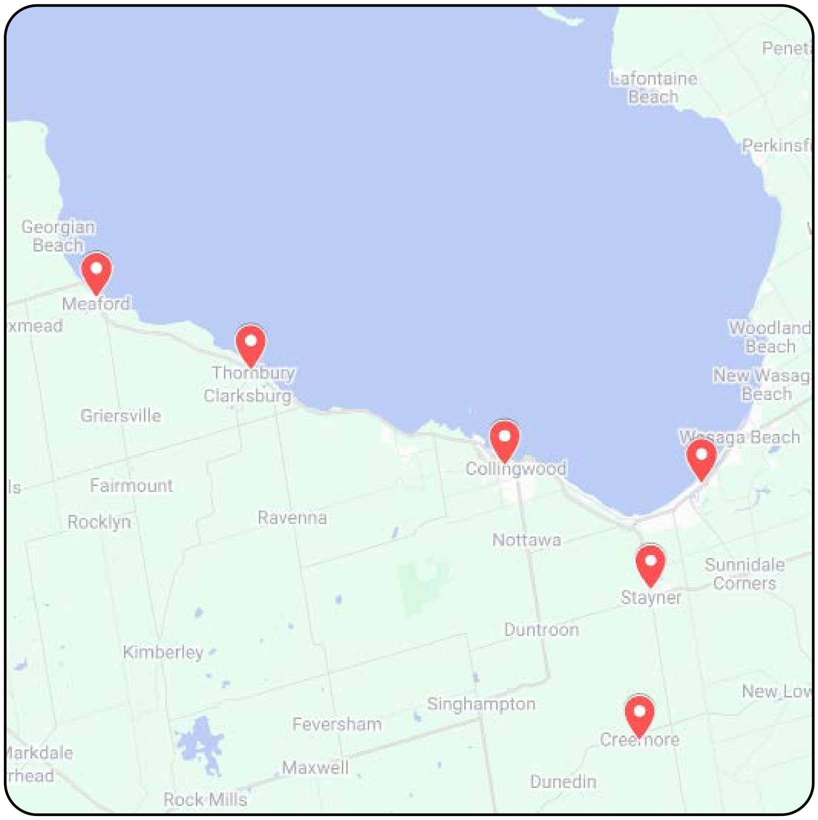
**CREEMORE**
705-881-9005
154 Mill St, Unit B, Creemore

**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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