



2026 SEPTEMBER 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

In [Meaford](#), September brought a strong year-over-year increase in sales activity, while pricing was mixed and listing activity increased. The median sale price decreased 9.54% to \$640,000, while the average sale price rose 12.27% to \$825,625. Sales volume increased 68.41% to \$19,815,006, alongside a 50% increase in unit sales to 24 transactions. New listings increased 12.12% to 74 properties, while expired listings rose 53.85% to 20. The monthly unit sales-to-listings ratio increased to 32.43%; however, the year-to-date ratio remained at 27.60%, keeping Meaford firmly in buyer's market territory overall.



September year-over-year sales volume of \$19,815,006

Up 68.41% from 2025's \$11,766,000, with unit sales of 24 up 50% from last September's 16. New listings of 74 are up 12.12% from 66 a year ago, while the monthly sales/listings ratio of 32.43% is up 33.78% from 24.24%.



Year-to-date sales volume of \$104,931,465

Down 16.33% from 2025's \$125,403,740, with unit sales of 122 down 13.48% from 2025's 141. New listings of 442 are up 3.27% from 428 a year ago, while the year-to-date sales/listings ratio of 27.60% is down 16.22% from 32.94%.



Year-to-date average sale price of \$955,970

Up 10.53% from \$864,896 one year ago, while the median sale price of \$685,000 is down 7.31% from \$739,000. Average days on market of 71.67 is up 18.78% from 60.33 days last year, indicating homes are taking longer to sell despite the higher year-to-date average sale price.

SEPTEMBER NUMBERS

Median Sale Price
\$640,000
-9.54%

Average Sale Price
\$825,625
+12.27%

Sales Volume
\$19,815,006
+68.41%

Unit Sales
24
+50%

New Listings
74
+12.12%

Expired Listings
20
+53.85%

Unit Sales/Listings Ratio
32.43%
+33.78%

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

THE MARKET IN DETAIL

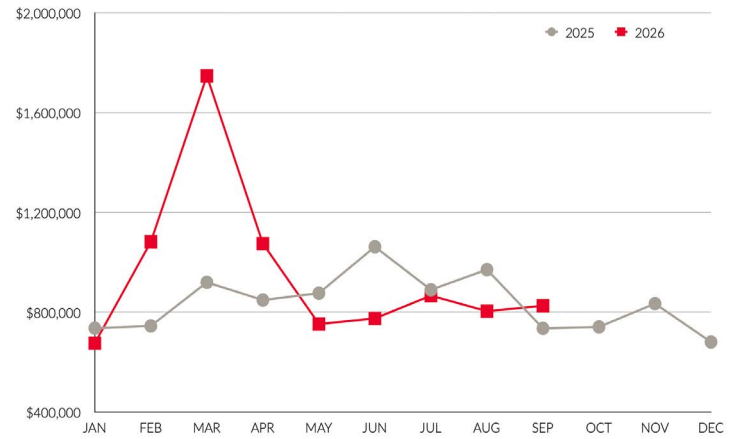
	2024	2025	2026	2025-2026
YTD Volume Sales	\$91,773,550	\$125,403,740	\$104,931,465	-16.33%
YTD Unit Sales	129	141	122	-13.48%
YTD New Listings	432	428	442	+3.27%
YTD Sales/Listings Ratio	29.86%	32.94%	27.60%	-16.22%
YTD Expired Listings	138	106	111	+4.72%
Monthly Volume Sales	\$7,530,500	\$11,766,000	\$19,815,006	+68.41%
Monthly Unit Sales	10	16	24	+50%
Monthly New Listings	65	66	74	+12.12%
Monthly Sales/Listings Ratio	15.38%	24.24%	32.43%	+33.78%
Monthly Expired Listings	28	13	20	+53.85%
Monthly Average Sale Price	\$753,050	\$735,375	\$825,625	+12.27%
YTD Sales: \$0-\$199K	4	8	2	-75%
YTD Sales: \$200k-349K	8	5	5	No Change
YTD Sales: \$350K-\$549K	35	20	19	-5%
YTD Sales: \$550K-\$749K	39	36	46	+27.78%
YTD Sales: \$750K-\$999K	22	29	26	-10.34%
YTD Sales: \$1M+	20	37	19	-48.65%
YTD Sales: \$2M+	2	6	8	+33.33%
YTD Average Days-On-Market	55.22	60.33	71.67	+18.78%
YTD Average Sale Price	\$732,464	\$864,896	\$955,970	+10.53%
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

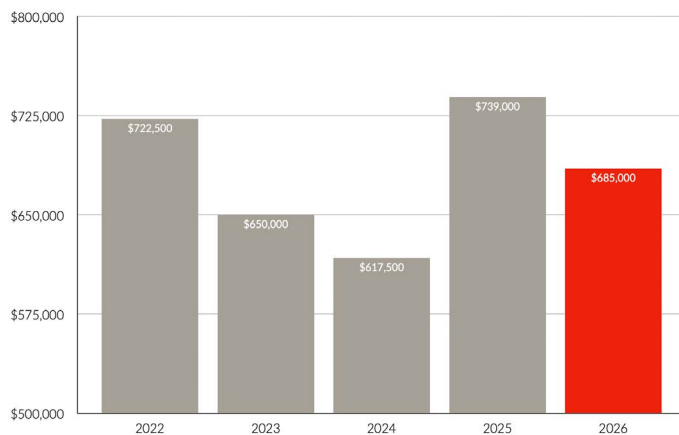


Year-Over-Year

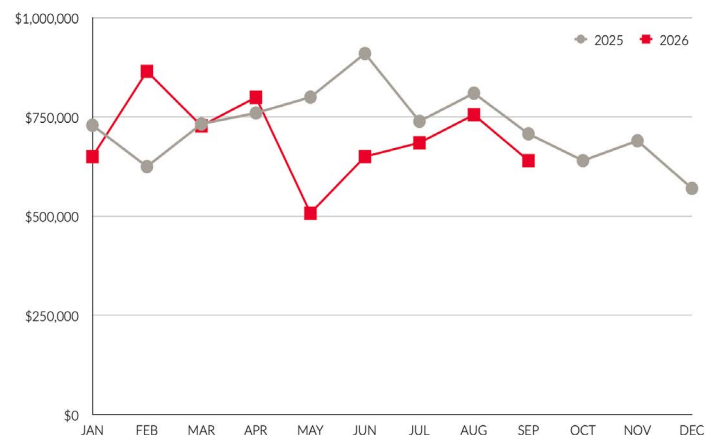


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



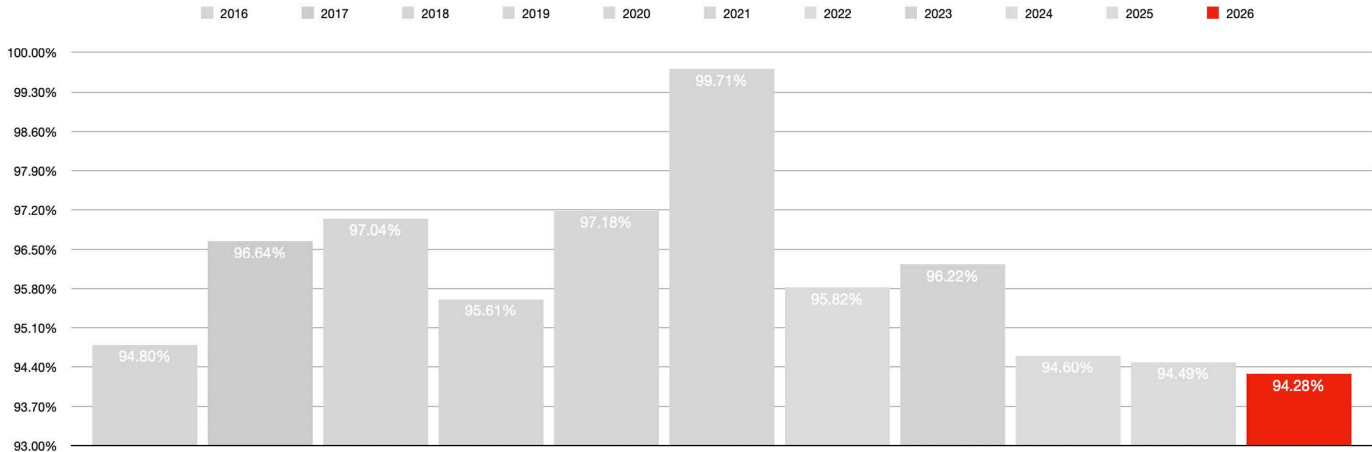
Year-Over-Year



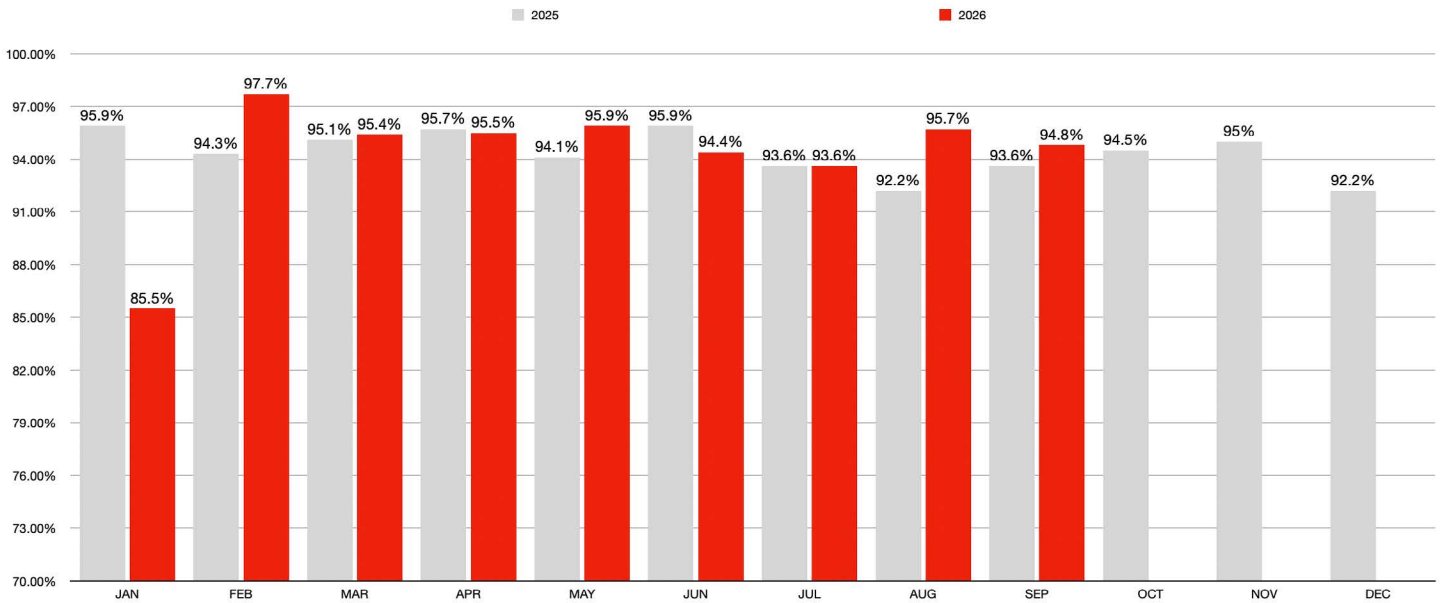
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

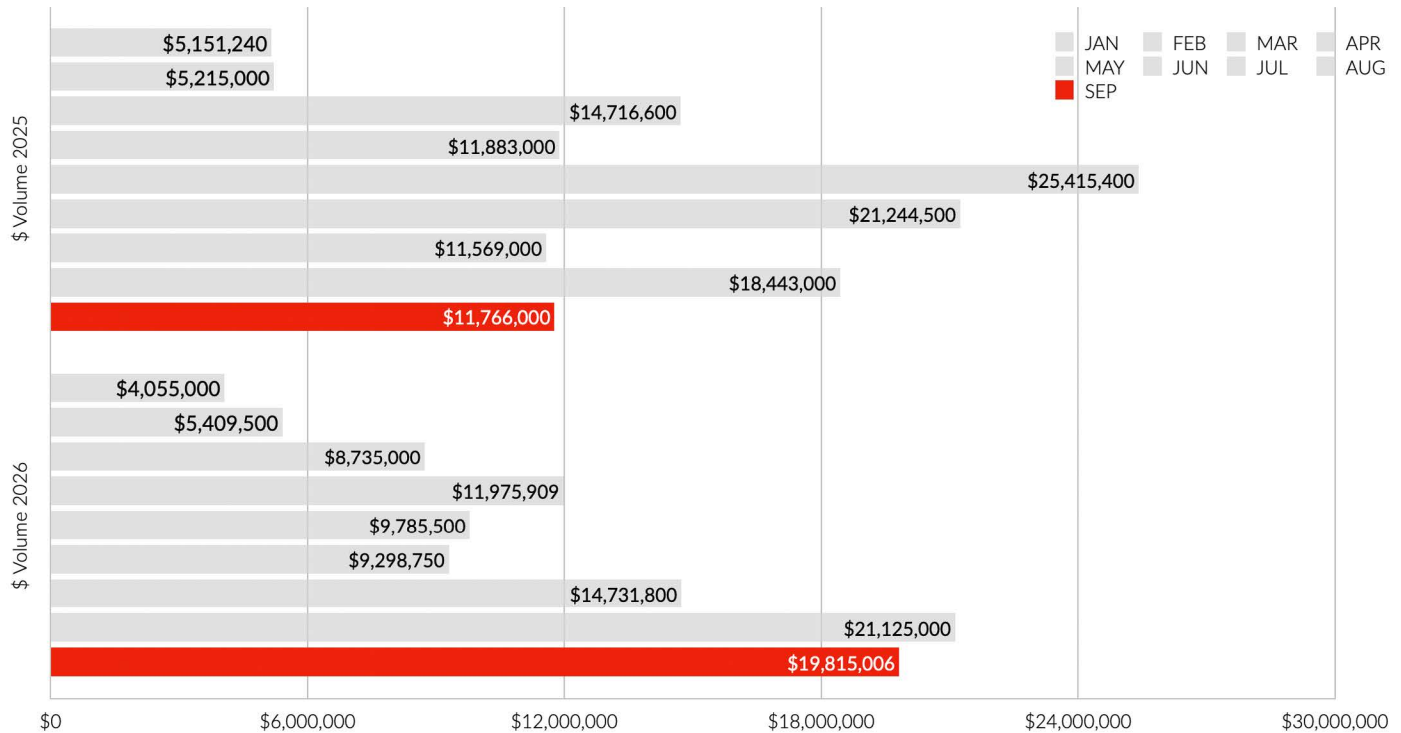


Year-Over-Year

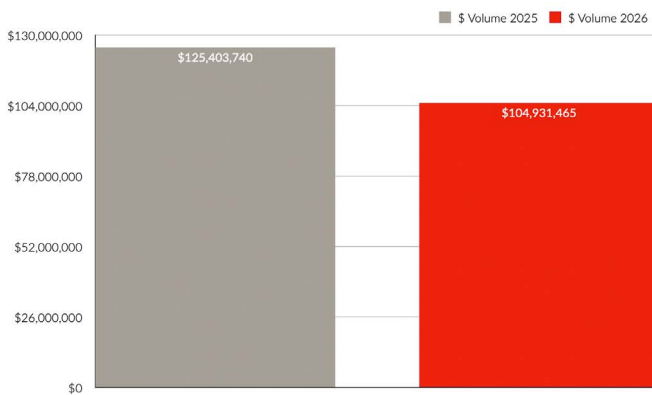


Month-Over-Month 2025 vs. 2026

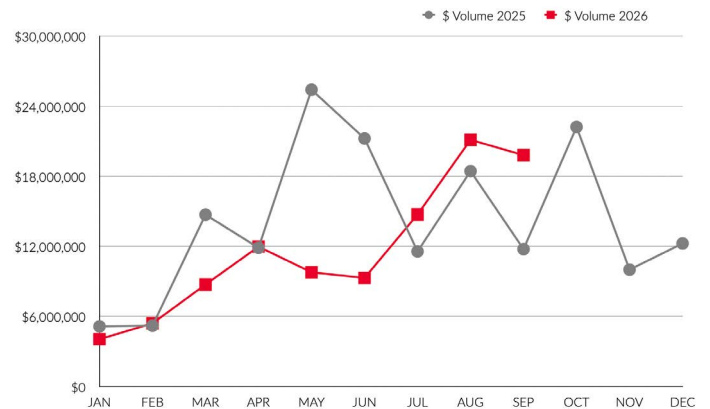
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

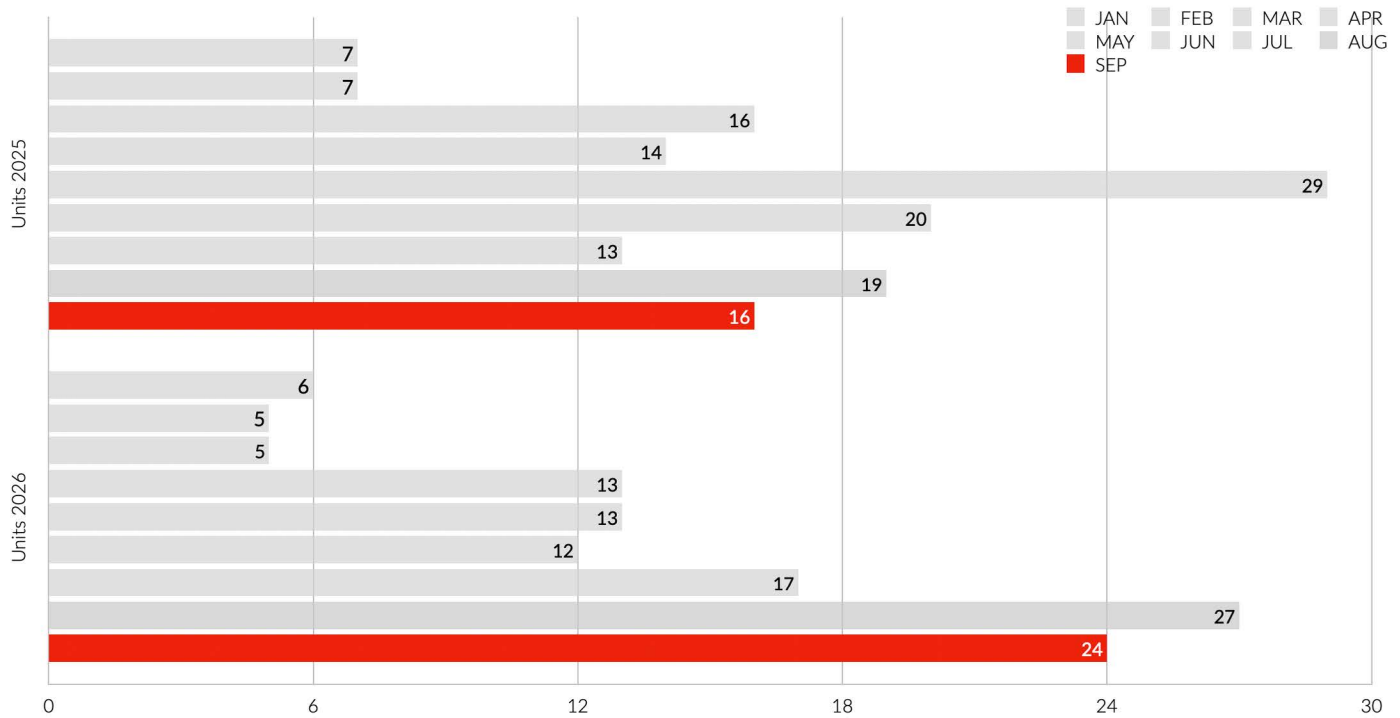


YTD Totals 2025 vs. 2026

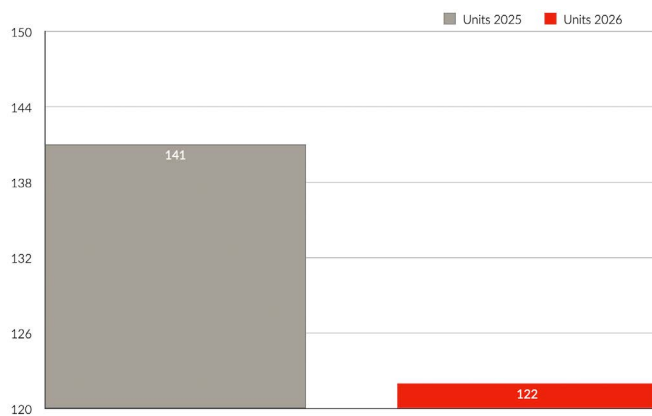


Month vs. Month 2025 vs. 2026

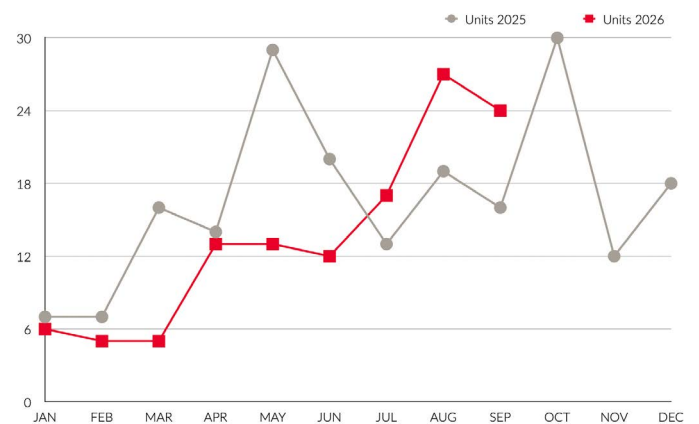
UNIT SALES



Monthly Comparison 2025 vs. 2026



YTD Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

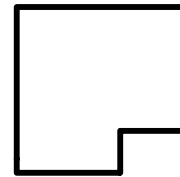
SALES BY TYPE



FREEHOLD



CONDOMINIUM



VACANT LAND

YTD Sales Volume	 \$98,548,065 -17.41%	 \$3,858,400 -36.63%	 \$6,690,000 +38.07%
YTD Unit Sales	 111 -13.28%	 8 -38.46%	 11 -8.33%
YTD Average Sale Price	 \$887,820 -4.76%	 \$482,300 +2.98%	 \$608,182 +50.62%
September Sales Volume	 \$18,820,006 +62.65%	 \$995,000 +410.26%	 \$2,500,000 +318.76%
September Unit Sales	 22 +46.67%	 2 +100%	 3 +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

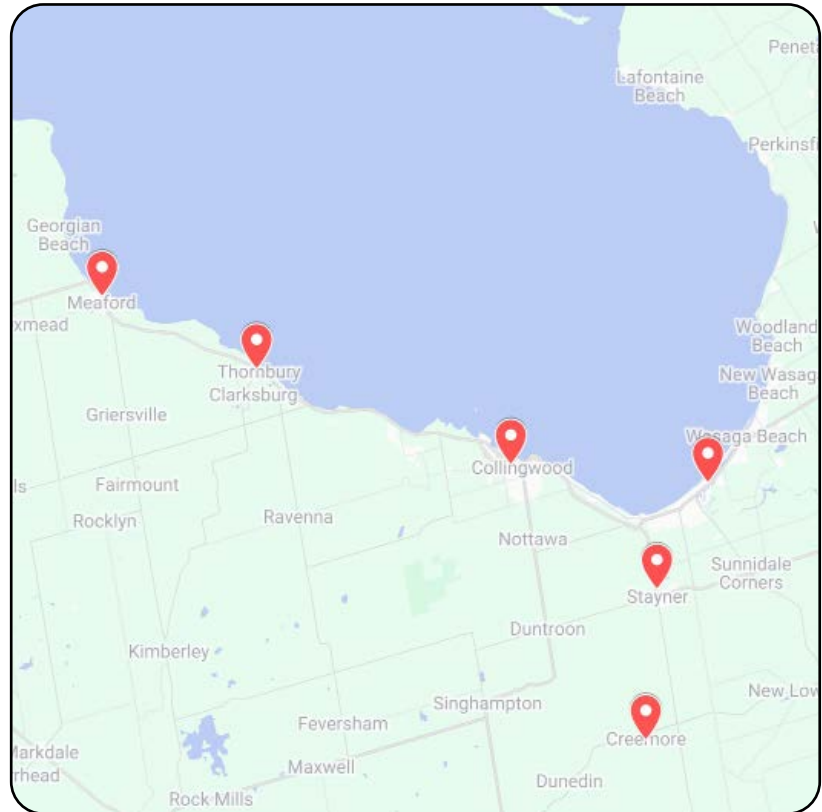
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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