

2026
OCTOBER
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, October brought a significant year-over-year decline in sales activity and pricing, while listing activity increased. The median sale price decreased 8.74% to $584,071, while the average sale price fell 26.29% to $546,170. Sales volume declined 77.89% to $4,915,528, alongside a 70% decrease in unit sales to 9 transactions. New listings increased 13.33% to 51 properties, while expired listings rose 28.57% to 18. The monthly unit sales-to-listings ratio fell sharply to 17.65%; however, the year-to-date ratio remained at 26.57%, keeping Meaford firmly in buyer's market territory overall.

October year-over-year sales volume of $4,915,528

Down 77.89% from 2025's $22,230,400, with unit sales of 9 down 70% from last October's 30. New listings of 51 are up 13.33% from 45 a year ago, while the monthly sales/listings ratio of 17.65% is down 73.53% from 66.67%.

Year-to-date sales volume of $109,846,993

Down 25.6% from 2025's $147,634,140, with unit sales of 131 down 23.39% from 2025's 171. New listings of 493 are up 4.23% from 473 a year ago, while the year-to-date sales/listings ratio of 26.57% is down 26.5% from 36.15%.

Year-to-date average sale price of $914,990

Up 7.33% from $852,508 one year ago, while the median sale price of $667,500 is down 9.28% from $735,750. Average days on market of 67.00 is up 10.38% from 60.70 days last year, indicating homes are taking somewhat longer to sell despite the higher year-to-date average sale price.

OCTOBER NUMBERS

Median Sale Price
$584,071
-8.74%

Average Sale Price
$546,170
-26.29%

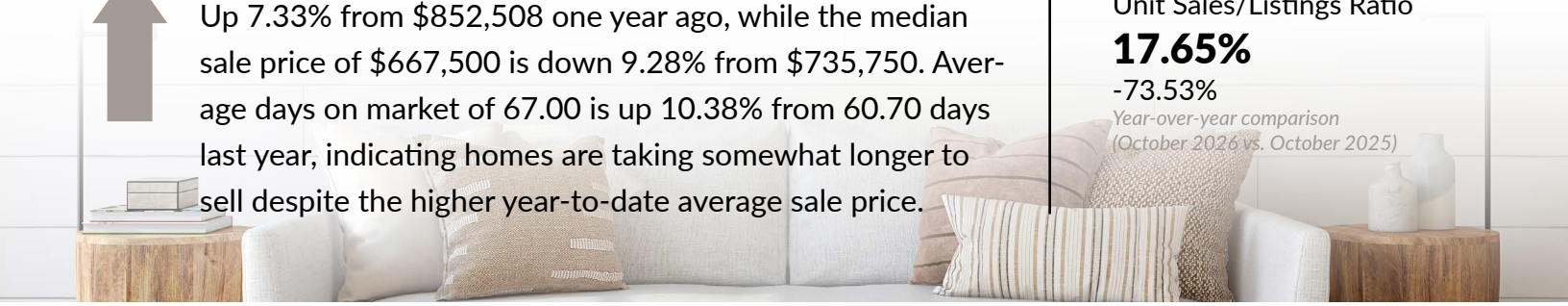
Sales Volume
$4,915,528
-77.89%

Unit Sales
9
-70%

New Listings
51
+13.33%

Expired Listings
18
+28.57%

Unit Sales/Listings Ratio
17.65%
-73.53%
Year-over-year comparison (October 2026 vs. October 2025)

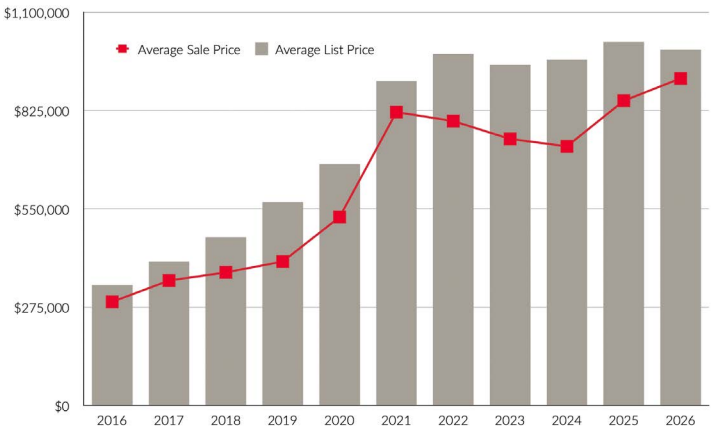


THE MARKET IN **DETAIL**

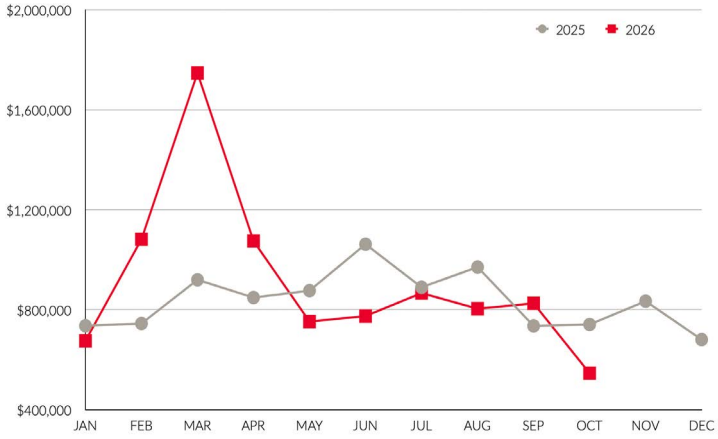
	2024	2025	2026	2025-2026
YTD Volume Sales	$106,248,650	$147,634,140	$109,846,993	-25.6%
YTD Unit Sales	151	171	131	-23.39%
YTD New Listings	488	473	493	+4.23%
YTD Sales/Listings Ratio	30.94%	36.15%	26.57%	-26.5%
YTD Expired Listings	163	120	129	+7.5%
Monthly Volume Sales	$14,475,100	$22,230,400	$4,915,528	-77.89%
Monthly Unit Sales	22	30	9	-70%
Monthly New Listings	56	45	51	+13.33%
Monthly Sales/Listings Ratio	39.29%	66.67%	17.65%	-73.53%
Monthly Expired Listings	25	14	18	+28.57%
Monthly Average Sale Price	$657,959	$741,013	$546,170	-26.29%
YTD Sales: $0-$199K	4	9	3	-66.67%
YTD Sales: $200k-349K	12	5	6	+20%
YTD Sales: $350K-$549K	42	29	21	-27.59%
YTD Sales: $550K-$749K	40	46	49	+6.52%
YTD Sales: $750K-$999K	29	34	27	-20.59%
YTD Sales: $1M+	24	43	20	-53.49%
YTD Sales: $2M+	2	6	8	+33.33%
YTD Average Days-On-Market	55.90	60.70	67.00	+10.38%
YTD Average Sale Price	$725,013	$852,508	$914,990	+7.33%
YTD Median Sale Price	$609,500	$735,750	$667,500	-9.28%

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

AVERAGE SALE PRICE

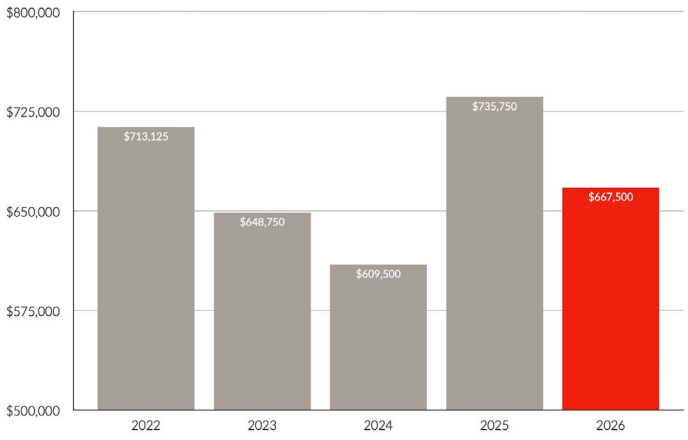


Year-Over-Year

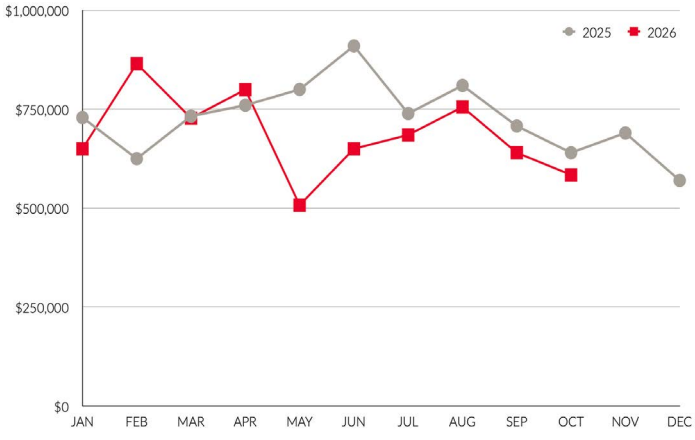


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



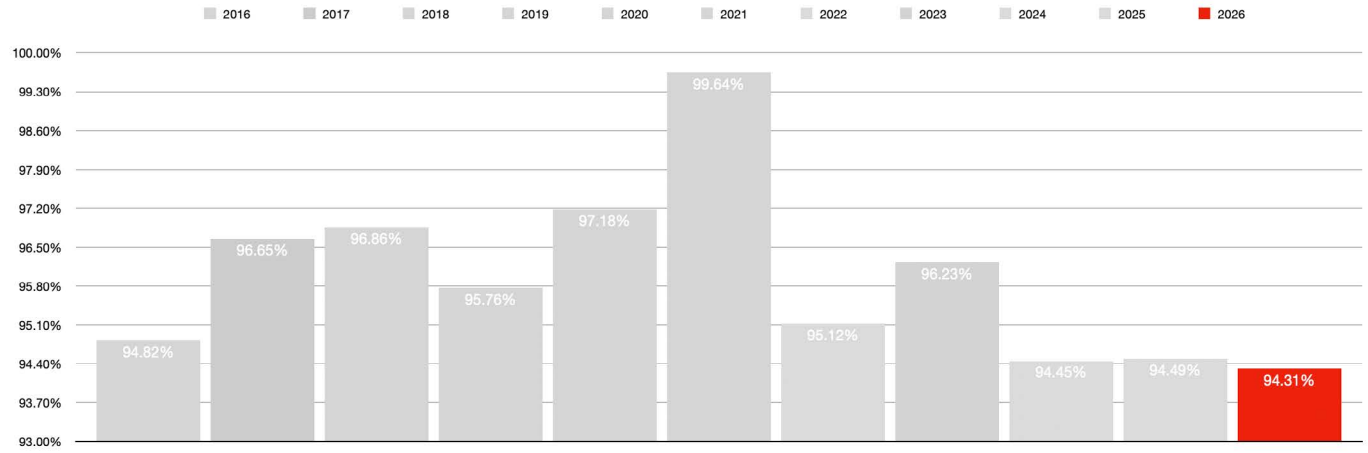
Year-Over-Year



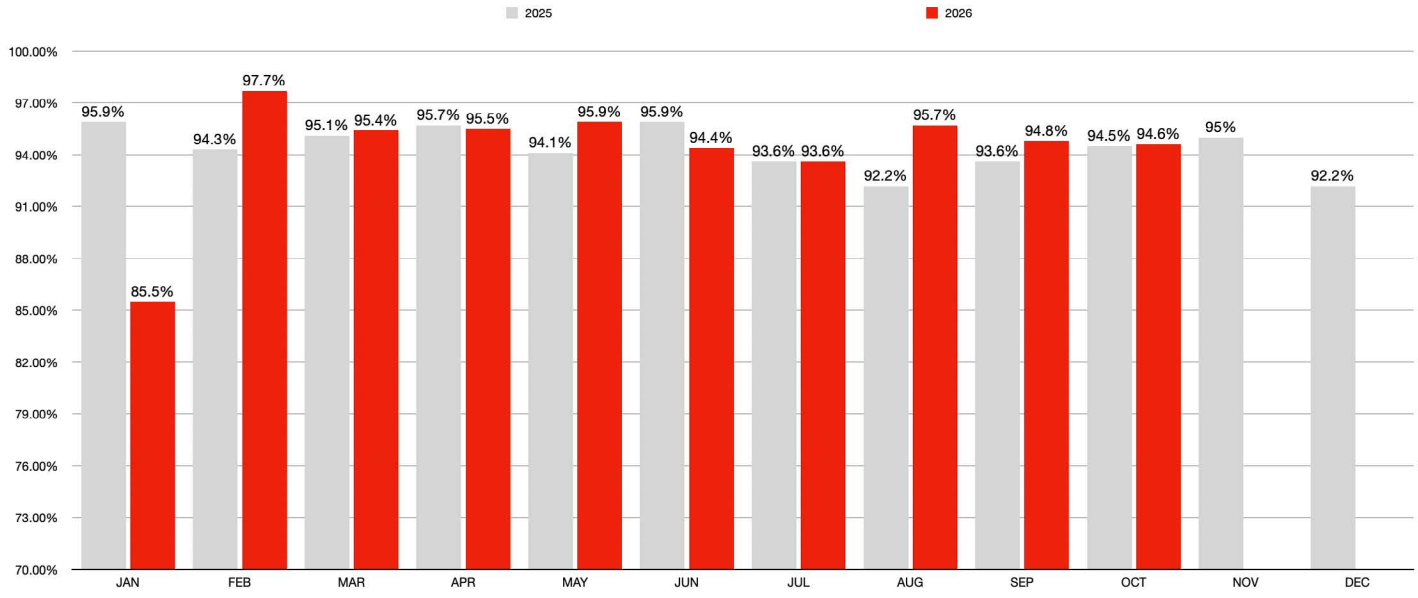
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

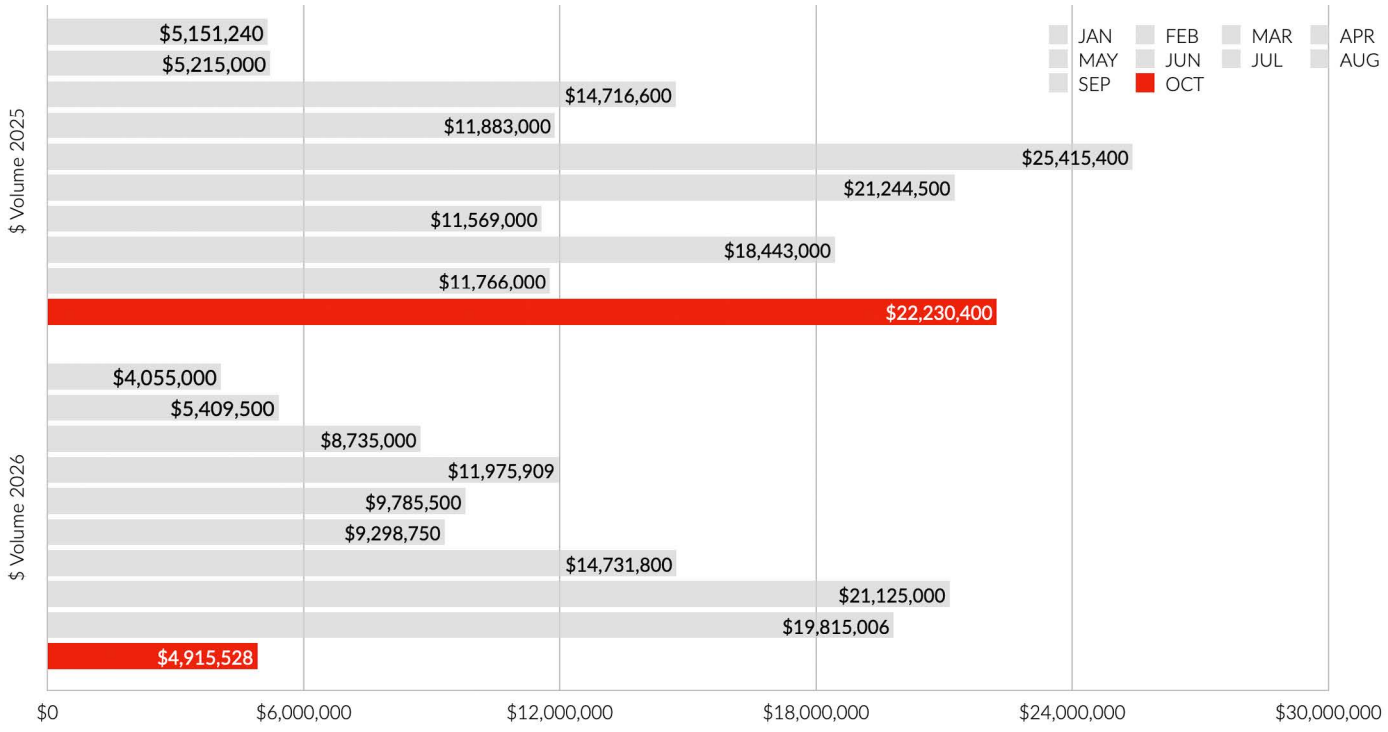


Year-Over-Year

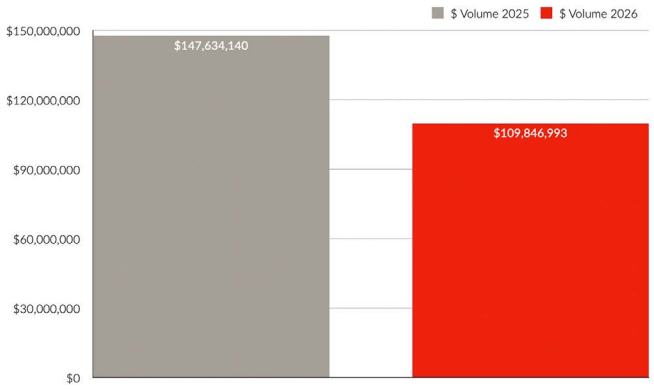


Month-Over-Month 2025 vs. 2026

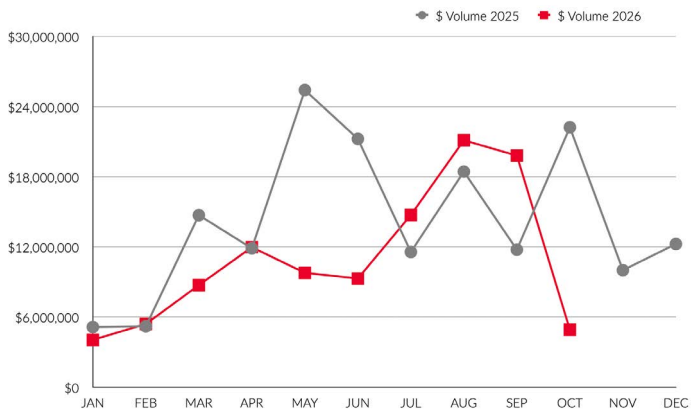
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

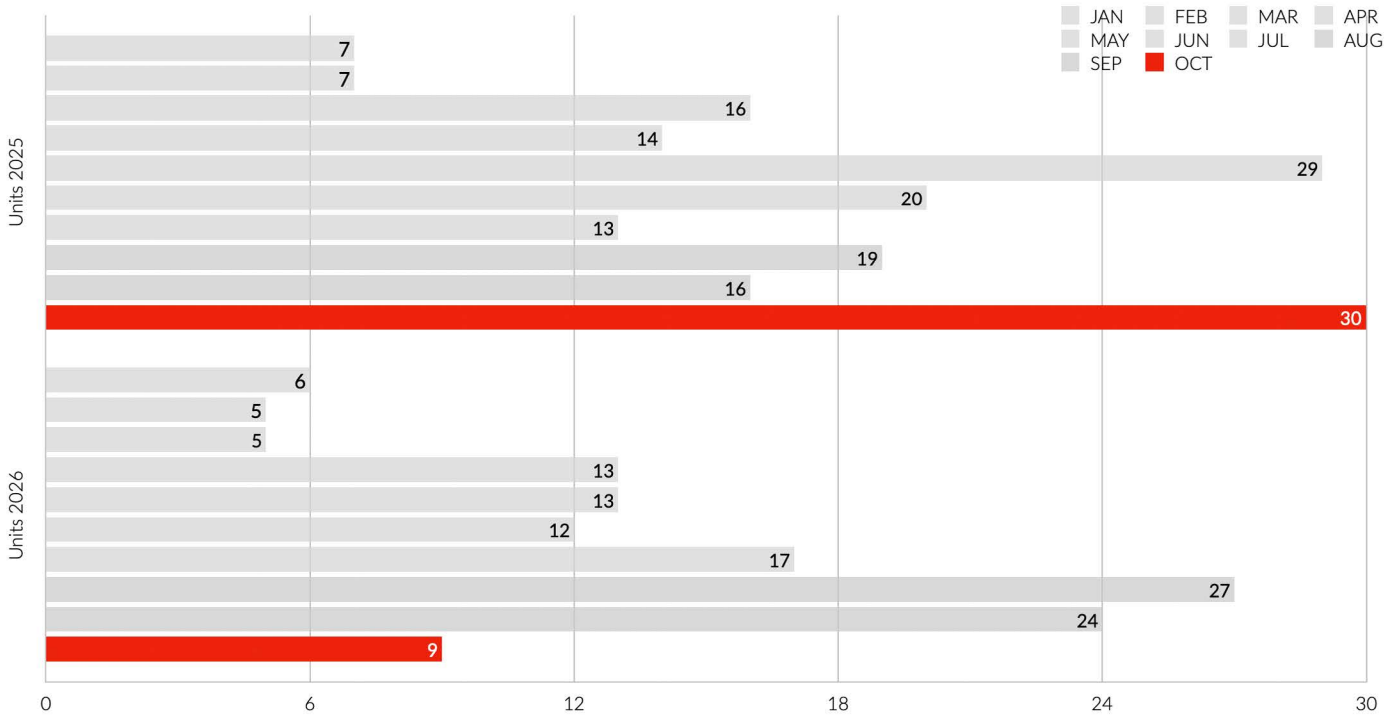


YTD Totals 2025 vs. 2026

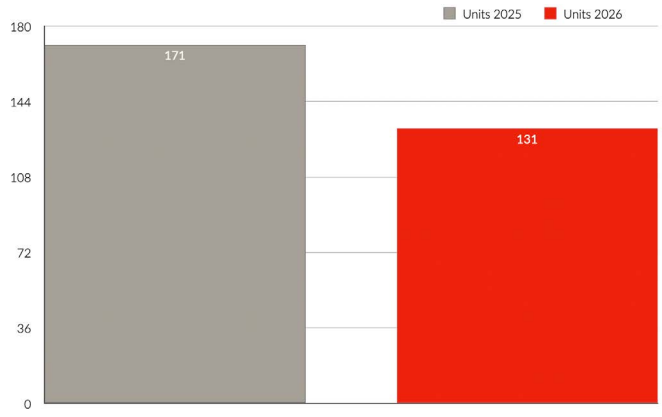


Month vs. Month 2025 vs. 2026

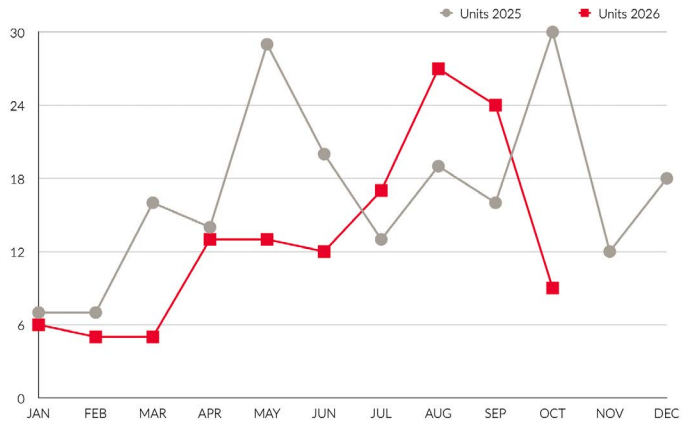
UNIT SALES



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	$103,463,593 -26.41%	$3,858,400 -45.14%	$7,389,000 +4.12%
YTD Unit Sales	120 -23.08%	8 -46.67%	14 -6.67%
YTD Average Sale Price	$862,197 -4.34%	$482,300 +2.86%	$527,786 +11.56%
October Sales Volume	$4,915,528 -76.91%	$0 -100%	$699,000 -68.95%
October Unit Sales	9 -67.86%	0 -100%	3 No Change

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



OUR LOCATIONS

COLLINGWOOD
705-445-5520
112 Hurontario St, Collingwood

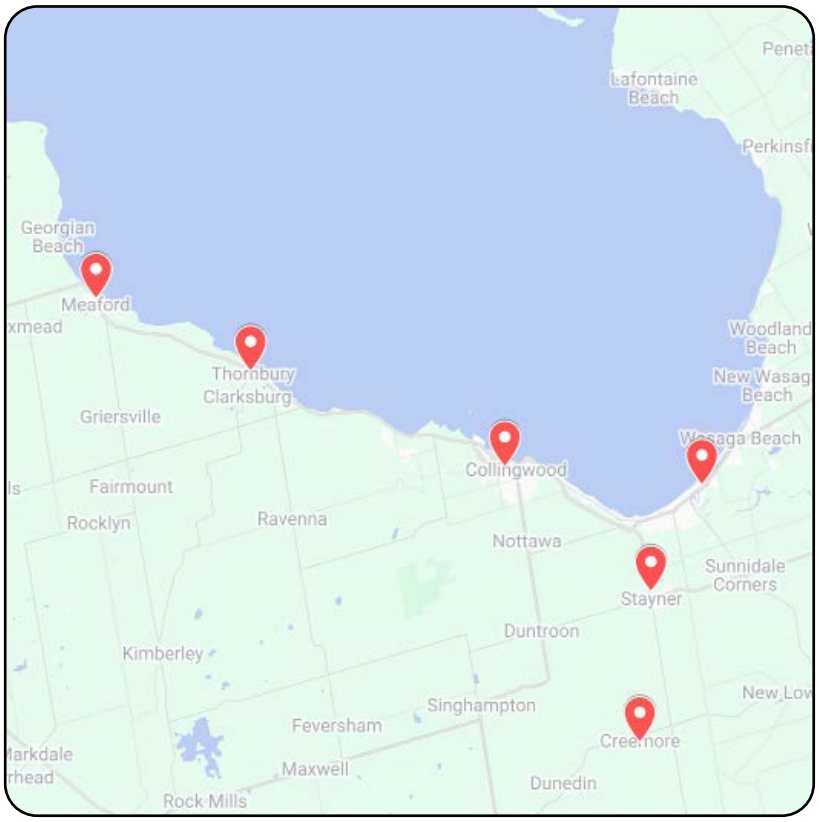
CREEMORE
705-881-9005
154 Mill St, Unit B, Creemore

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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