



2024

MAY

MEAFORD

Real Estate Market Report

OVERVIEW

BUYERS MARKET

The Meaford real estate market is shifting from a buyer's market towards a balanced market this month, despite an increase in both unit sales and sales volume. While the average sale price has risen, the median sale price has dropped compared to last year, indicating a mix of high-end and more affordable property transactions. This creates an interesting dynamic where buyers still have opportunities due to the varied price trends, but sellers are beginning to gain more leverage. It's a pivotal moment for both buyers and sellers to act strategically in the evolving market.



May year-over-year sales volume of \$15,660,900

Up 27.17% from 2023's \$12,315,000 with unit sales of 23 up 53.33% from last May's 15. New listings of 58 are up 16% from a year ago, with the sales/listing ratio of 39.66% up 9.66%.



Year-to-date sales volume of \$48,405,400

Up 11.66% from 2023's \$43,351,500 with unit sales of 66 up 10% from 2023's 60. New listings of 231 are up 18.46% from a year ago, with the sales/listing ratio of 28.57% down 2.20%.



Year-to-date average sale price of \$755,988

Up from \$711,550 one year ago with median sale price of \$617,500 down from \$650,000 one year ago. Average days-on-market of 53.4 is down 13 days from last year.

MAY NUMBERS

Median Sale Price

\$625,000

-17.76%

Average Sale Price

\$680,909

-17.06%

Sales Volume

\$15,660,900

+27.17%

Unit Sales

23

+53.33%

New Listings

58

+16%

Expired Listings

10

+400%

Unit Sales/Listings Ratio

39.66%

+9.66%

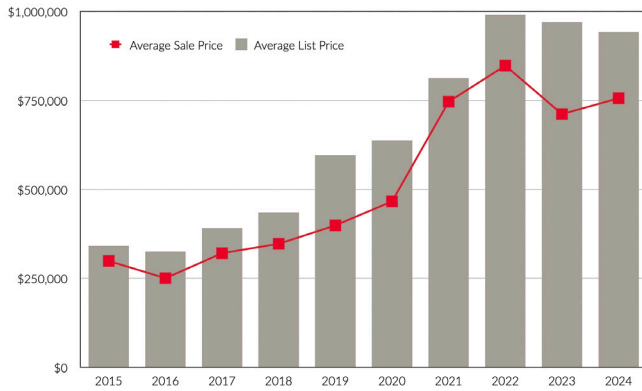
*Year-over-year comparison
(May 2024 vs. May 2023)*

THE MARKET IN DETAIL

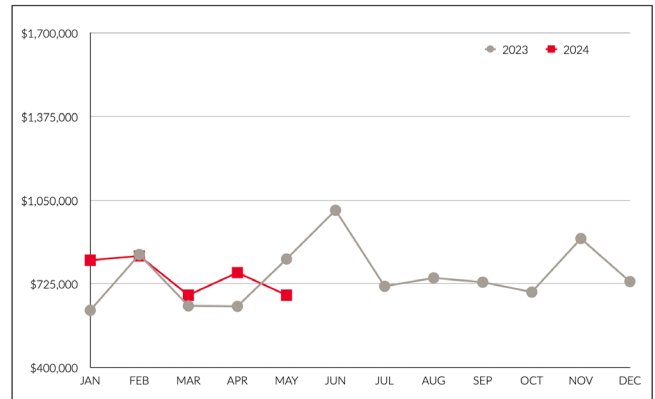
	2022	2023	2024	2023-2024
YTD Volume Sales	\$82,288,111	\$43,351,500	\$48,405,400	+11.66%
YTD Unit Sales	97	60	66	+10%
YTD New Listings	177	195	231	+18.46%
YTD Sales/Listings Ratio	54.80%	30.77%	28.57%	-7.14%
YTD Expired Listings	7	16	36	+125%
Monthly Volume Sales	\$17,345,900	\$12,315,000	\$15,660,900	+27.17%
Monthly Unit Sales	21	15	23	+53.33%
Monthly New Listings	55	50	58	+16%
Monthly Sales/Listings Ratio	38.18%	30.00%	39.66%	+32.18%
Monthly Expired Listings	2	2	10	+400%
YTD Sales: \$0-\$199K	4	2	1	-50%
YTD Sales: \$200k-349K	7	5	5	No Change
YTD Sales: \$350K-\$549K	12	10	16	+60%
YTD Sales: \$550K-\$749K	32	18	26	+44.44%
YTD Sales: \$750K-\$999K	17	16	10	-37.5%
YTD Sales: \$1M+	21	9	8	-11.11%
YTD Average Days-On-Market	28.20	66.40	53.40	-19.58%
YTD Average Sale Price	\$847,797	\$711,550	\$755,988	+6.25%
YTD Median Sale Price	\$703,750	\$650,000	\$617,500	-5%

Meaford MLS Sales and Listing Summary
2022 vs. 2023 vs. 2024

AVERAGE SALE PRICE

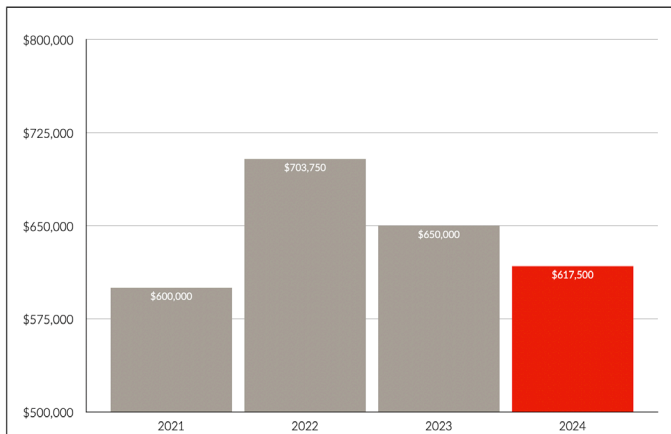


Year-Over-Year

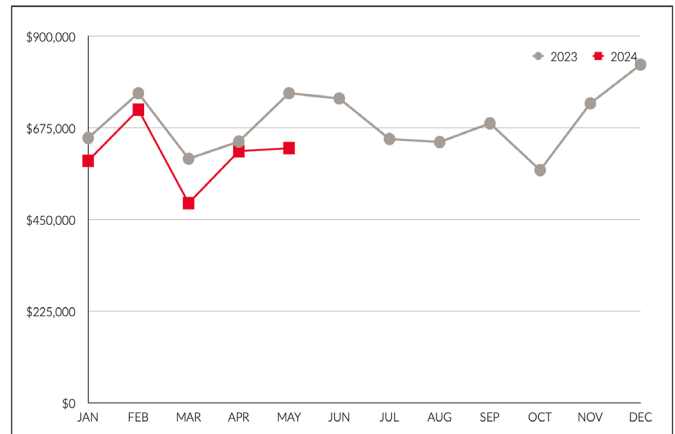


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



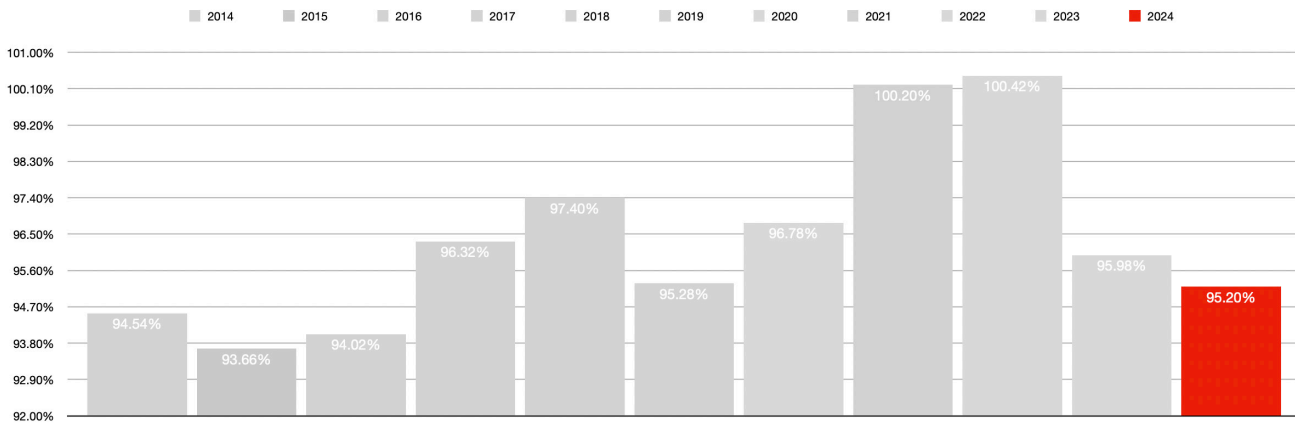
Year-Over-Year



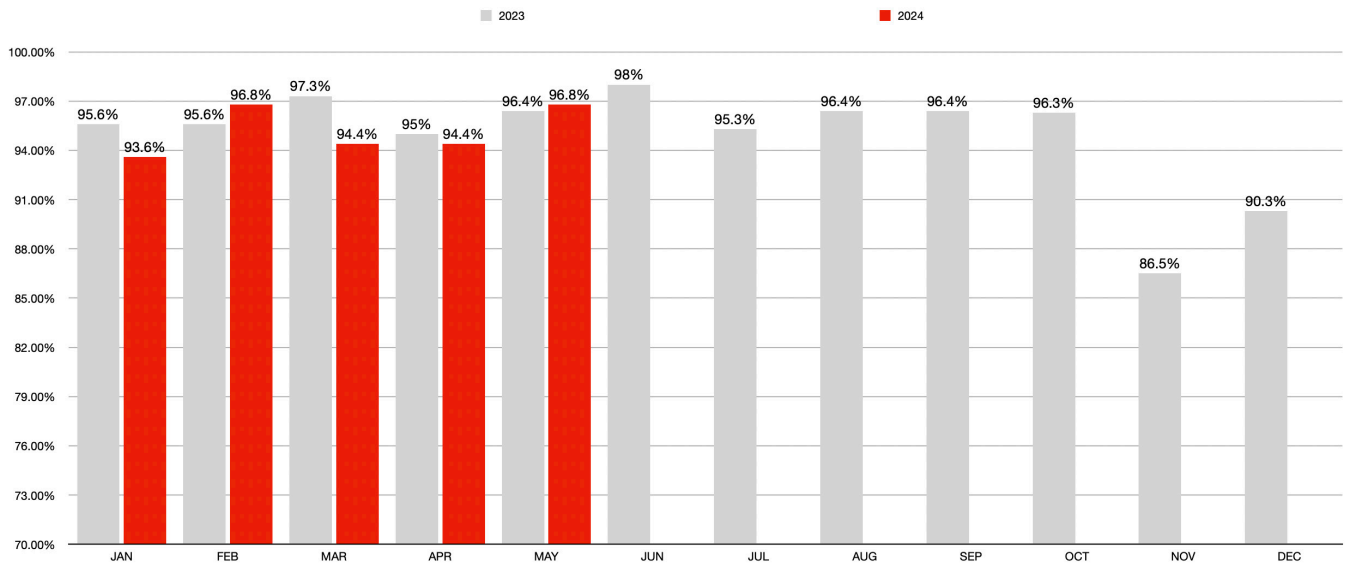
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

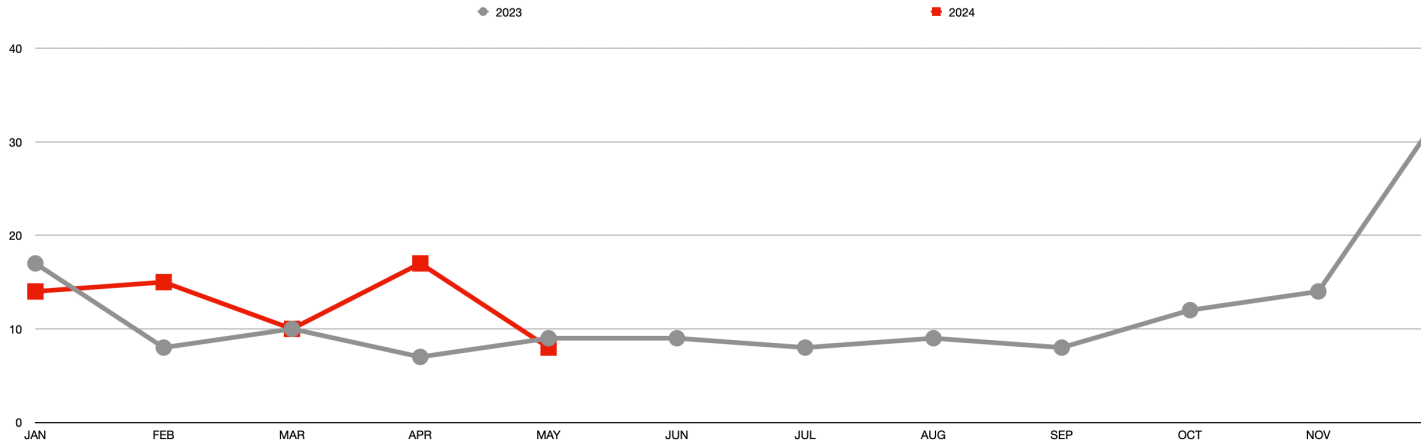


Year-Over-Year



Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

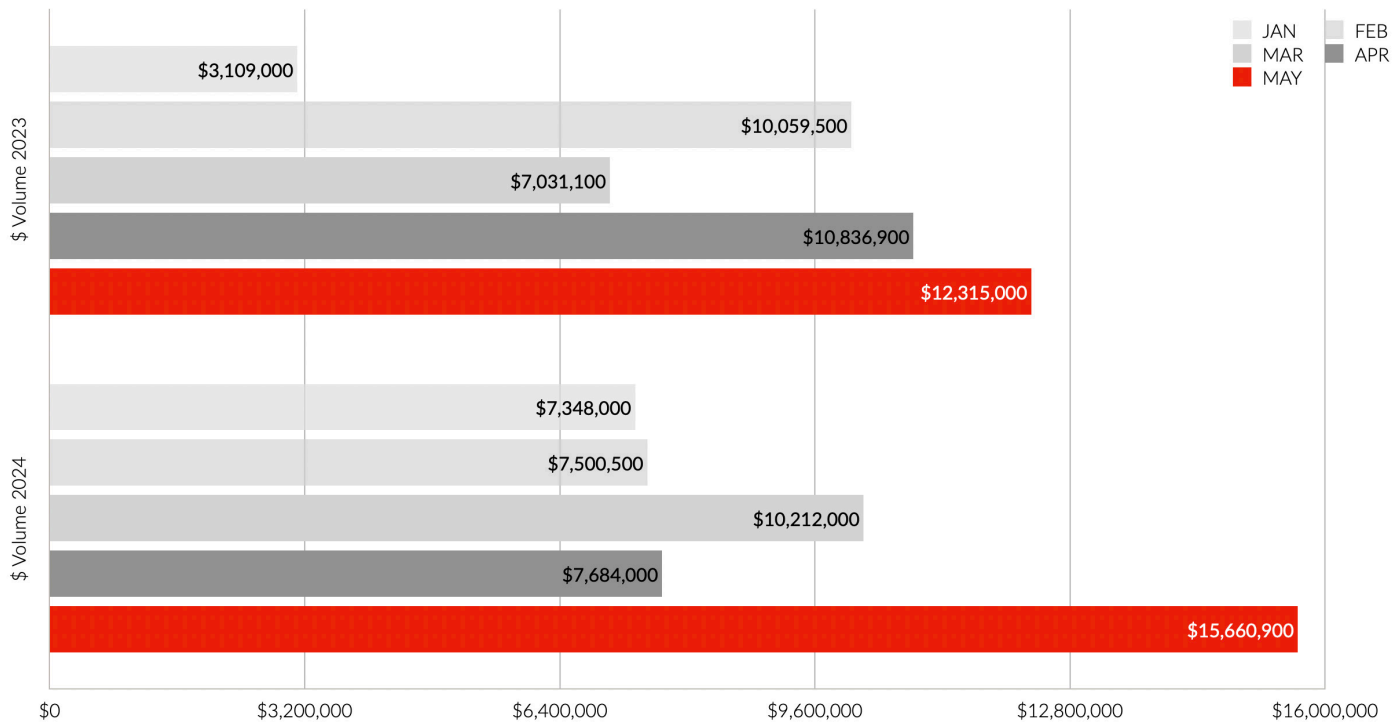


Month-Over-Month 2023 vs. 2024

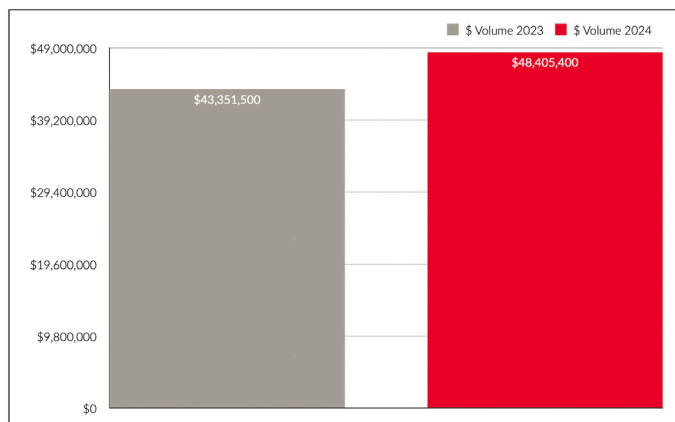


Year-Over-Year

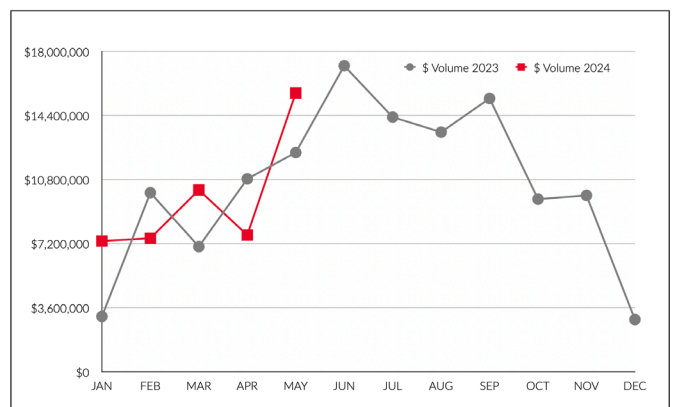
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

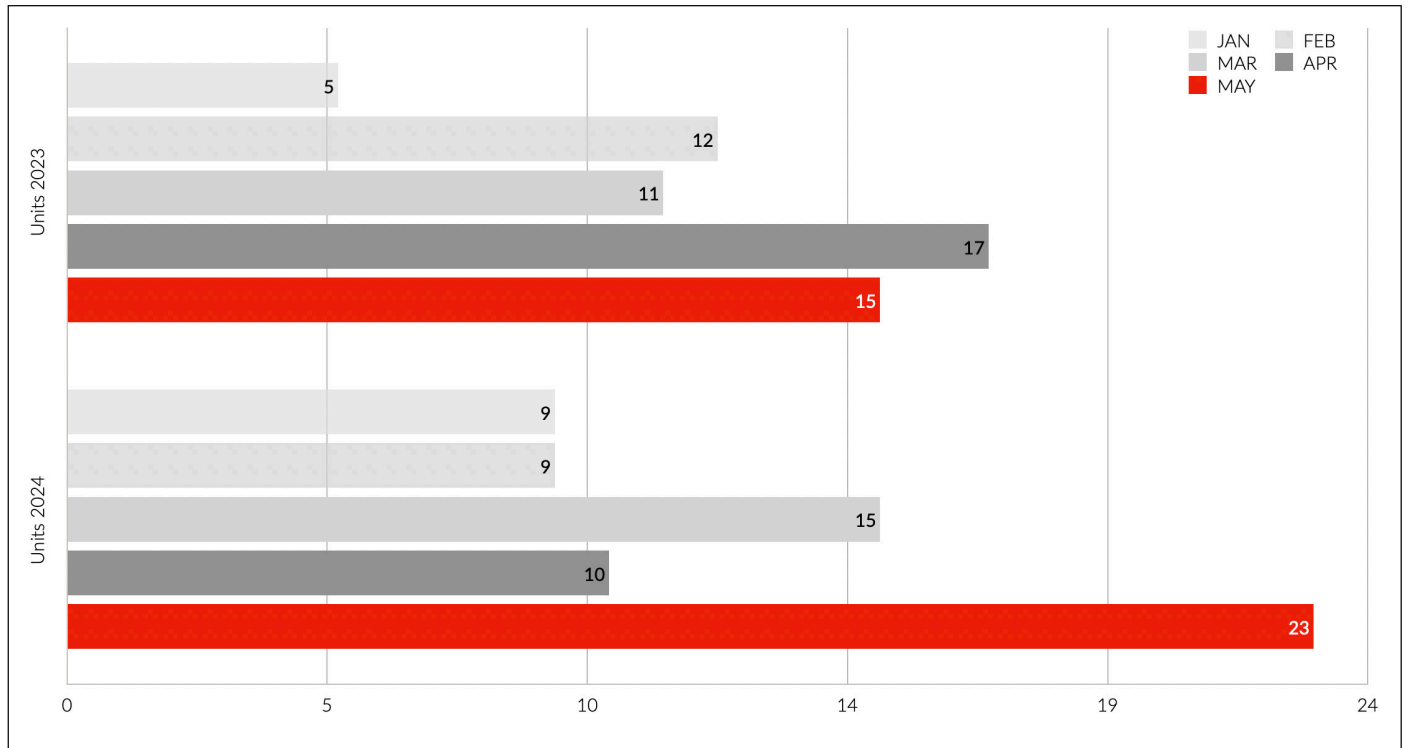


Yearly Totals 2023 vs. 2024

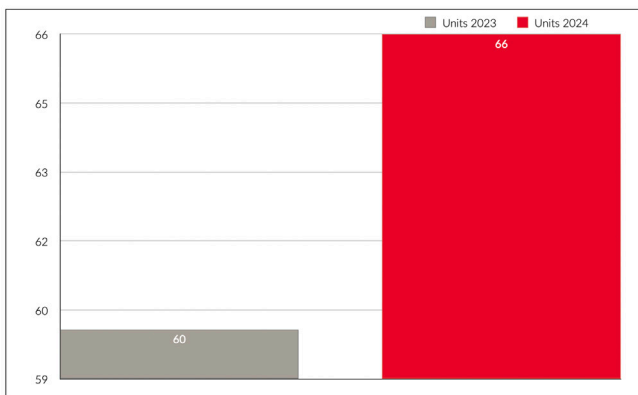


Month vs. Month 2023 vs. 2024

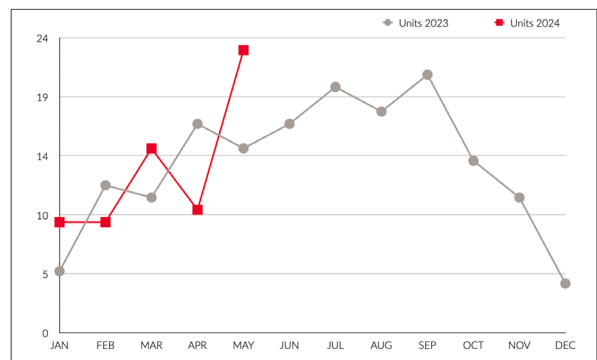
UNIT SALES



Monthly Comparison 2023 vs. 2024

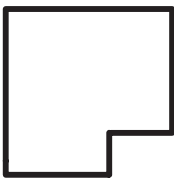


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	<div>↑</div> <div>\$41,632,900</div> <div>+16.37%</div>	<div>↑</div> <div>\$3,624,000</div> <div>+18.72%</div>	<div>↓</div> <div>\$2,041,000</div> <div>-40.01%</div>
YTD Unit Sales	<div>↑</div> <div>53</div> <div>+17.78%</div>	<div>↑</div> <div>7</div> <div>+16.67%</div>	<div>↓</div> <div>4</div> <div>-42.86%</div>
YTD Average Sale Price	<div>↓</div> <div>\$785,526</div> <div>-1.2%</div>	<div>↑</div> <div>\$517,714</div> <div>+1.76%</div>	<div>↑</div> <div>\$510,250</div> <div>+4.97%</div>
May Sales Volume	<div>↑</div> <div>\$13,075,900</div> <div>+37.41%</div>	<div>↑</div> <div>\$2,354,000</div> <div>+112.07%</div>	<div>↓</div> <div>\$321,000</div> <div>-71.47%</div>
May Unit Sales	<div>↑</div> <div>18</div> <div>+80%</div>	<div>↑</div> <div>4</div> <div>+100%</div>	<div>↓</div> <div>1</div> <div>-50%</div>



OUR LOCATIONS

COLLINGWOOD

705-445-5520
330 First St, Collingwood

CREEMORE

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

MEAFORD

519-538-5755
96 Sykes St N, Meaford

THORNBURY

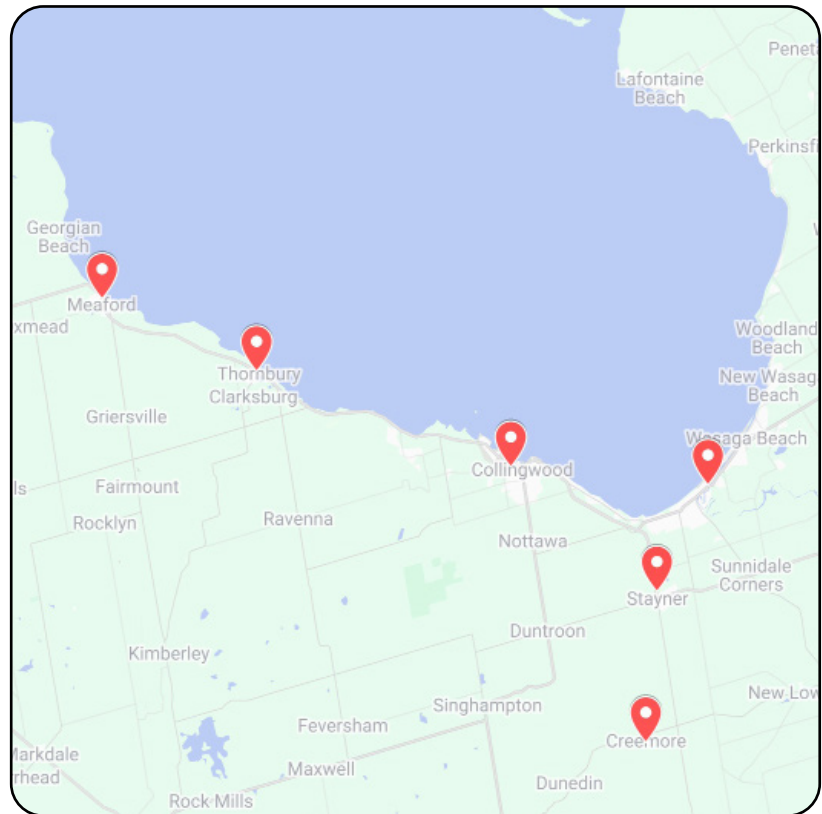
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH


705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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