



2024  
**JUNE**

**MEAFORD**

Real Estate Market Report

# OVERVIEW

## BUYERS MARKET

The Meaford real estate market has remained a buyer's market this month. With the average sale price, median sale price, and unit sales dropping, sales volume was a bit lower too. This creates an interesting dynamic where buyers still have opportunities due to the lower prices, but sellers face challenges with a significant 362.5% increase in expired listings. It's a pivotal moment for both buyers and sellers to act strategically in the evolving market.



### June year-over-year sales volume of \$11,002,250

Down 35.99% from 2023's \$17,189,500 with unit sales of 16 down 5.88% from last June's 17. New listings of 52 are down 20% from a year ago, with the sales/listing ratio of 30.77% up 4.62%.



### Year-to-date sales volume of \$51,907,150

Down 14.26% from 2023's \$60,541,000 with unit sales of 82 up 6.49% from 2023's 77. New listings of 283 are up 8.85% from a year ago, with the sales/listing ratio of 28.98% down 0.64%.



### Year-to-date average sale price of \$744,597

Down from \$761,483 one year ago with median sale price of \$605,750 down from \$698,500 one year ago. Average days-on-market of 54 is down 6.8 days from last year.

## JUNE NUMBERS

Median Sale Price

**\$564,250**

-24.46%

Average Sale Price

**\$687,641**

-31.99%

Sales Volume

**\$11,002,250**

-35.99%

Unit Sales

**16**

-5.88%

New Listings

**52**

-20%

Expired Listings

**37**

+362.5%

Unit Sales/Listings Ratio

**30.77%**

+4.62%

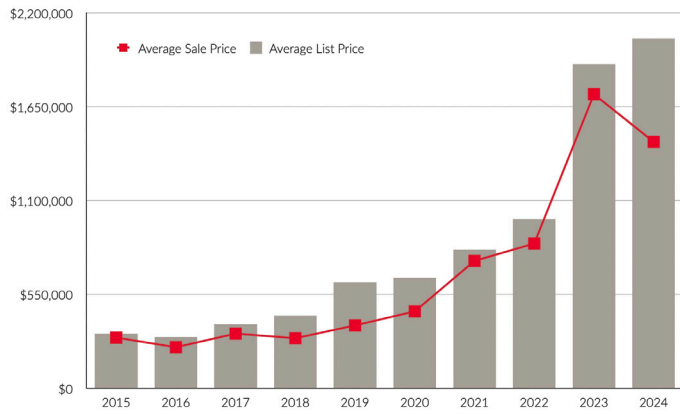
*Year-over-year comparison  
(June 2024 vs. June 2023)*

# THE MARKET IN DETAIL

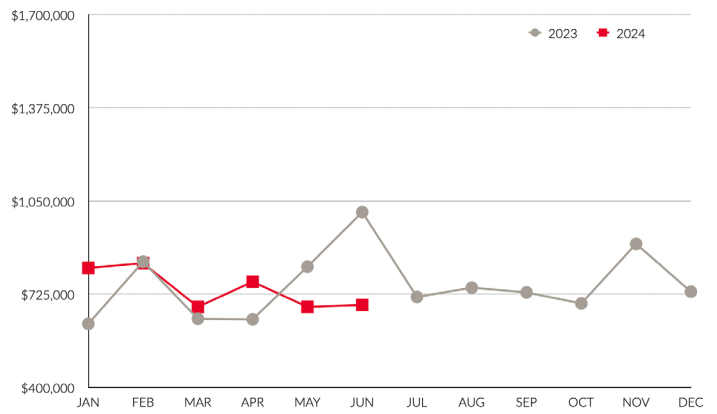
	2022	2023	2024	2023-2024
<b>YTD Volume Sales</b>	\$42,337,211	\$60,541,000	\$51,907,150	-14.26%
<b>YTD Unit Sales</b>	97	77	82	+6.49%
<b>YTD New Listings</b>	177	260	283	+8.85%
<b>YTD Sales/Listings Ratio</b>	54.80%	29.62%	28.98%	-0.64%
<b>YTD Expired Listings</b>	3	24	73	+204.17%
<b>Monthly Volume Sales</b>	\$12,642,998	\$17,189,500	\$11,002,250	-35.99%
<b>Monthly Unit Sales</b>	17	17	16	-5.88%
<b>Monthly New Listings</b>	57	65	52	-20%
<b>Monthly Sales/Listings Ratio</b>	54.76%	26.15%	30.77%	+4.62%
<b>Monthly Expired Listings</b>	0	8	37	+362.5%
<b>YTD Sales: \$0-\$199K</b>	6	2	3	50.00%
<b>YTD Sales: \$200k-349K</b>	8	6	6	0.00%
<b>YTD Sales: \$350K-\$549K</b>	15	13	21	61.54%
<b>YTD Sales: \$550K-\$749K</b>	36	23	28	21.74%
<b>YTD Sales: \$750K-\$999K</b>	21	20	12	-40.00%
<b>YTD Sales: \$1M-\$2M</b>	24	11	8	-27.27%
<b>YTD Sales: \$2M+</b>	28	13	12	-7.69%
<b>YTD Average Days-On-Market</b>	28.20	61.00	54.17	-11.2%
<b>YTD Average Sale Price</b>	\$847,797	\$761,483	\$744,597	-2.22%
<b>YTD Median Sale Price</b>	\$703,750	\$698,500	\$605,750	-13.28%

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

# AVERAGE SALE PRICE

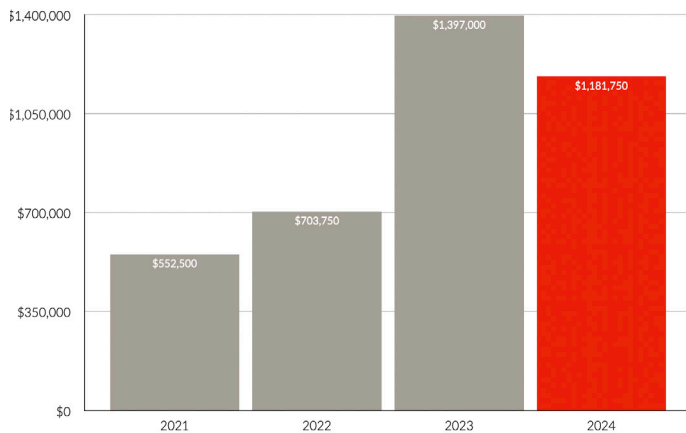


Year-Over-Year

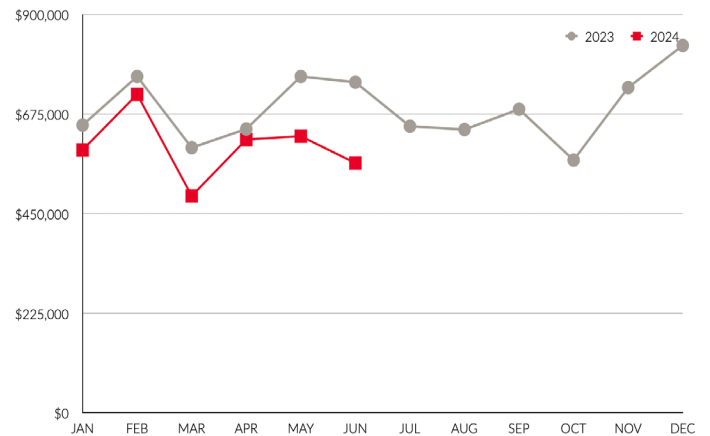


Month-Over-Month 2023 vs. 2024

# MEDIAN SALE PRICE



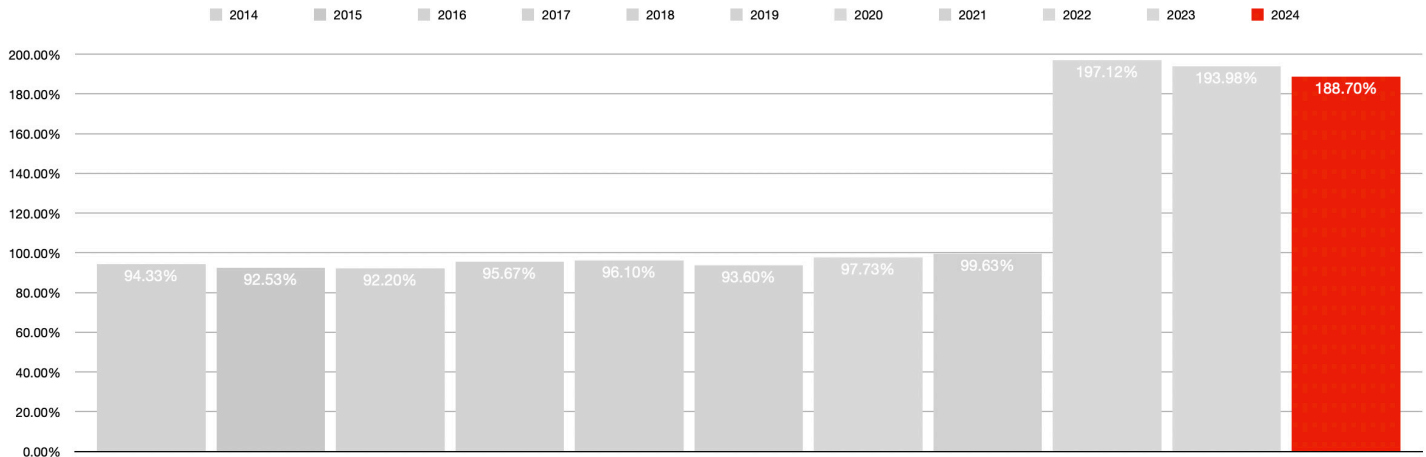
Year-Over-Year



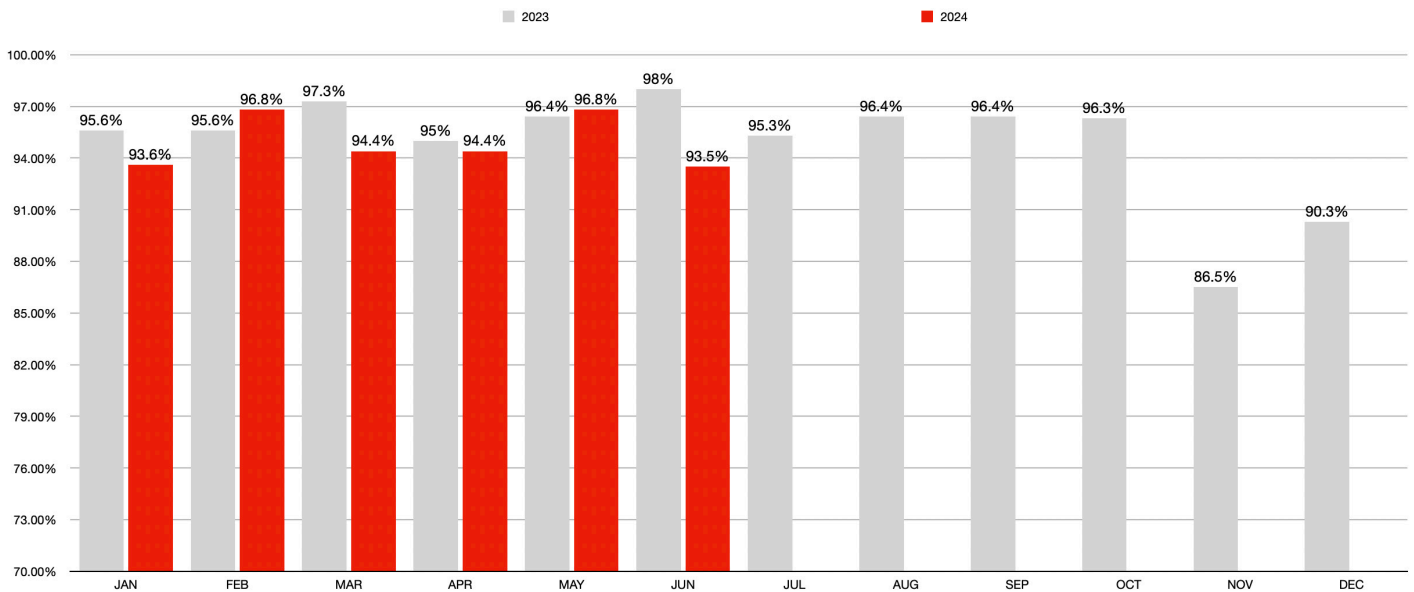
Month-Over-Month 2023 vs. 2024

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

# SALE PRICE VS. LIST PRICE RATIO

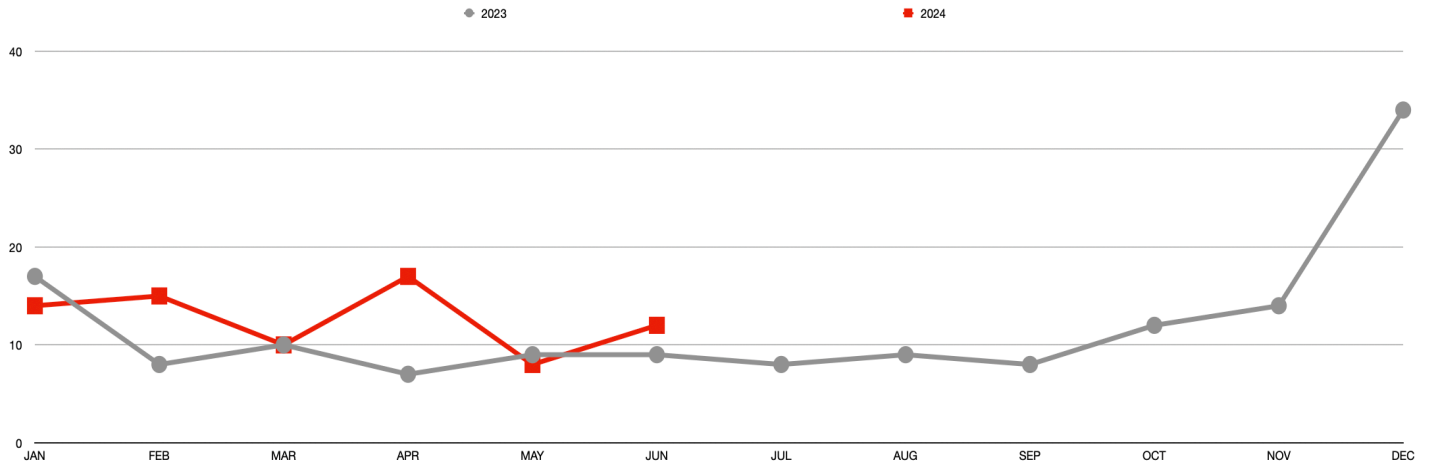


## Year-Over-Year

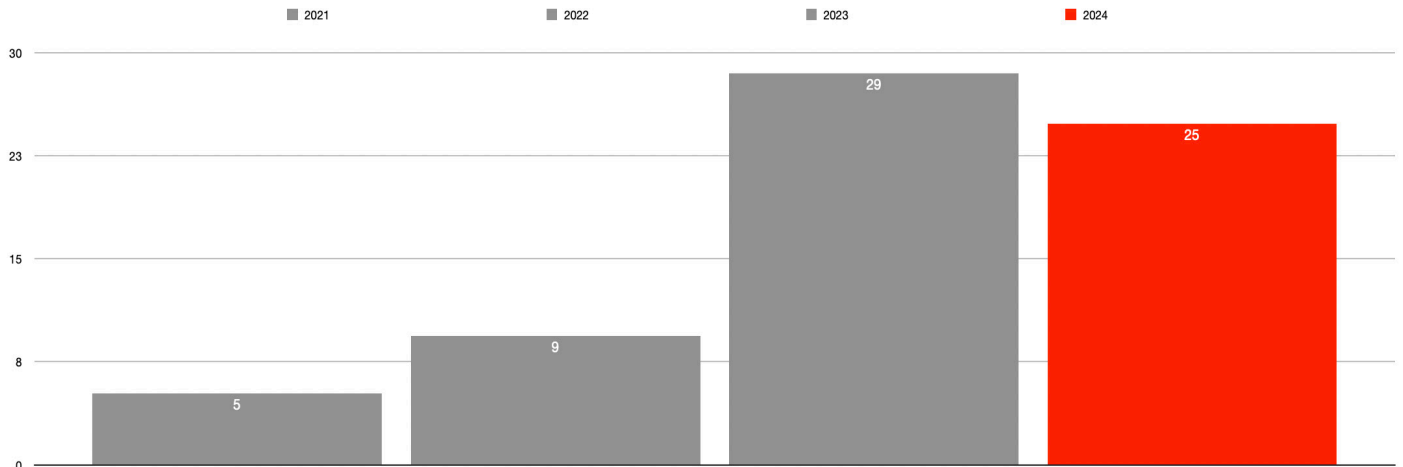


## Month-Over-Month 2023 vs. 2024

# MONTHS OF INVENTORY

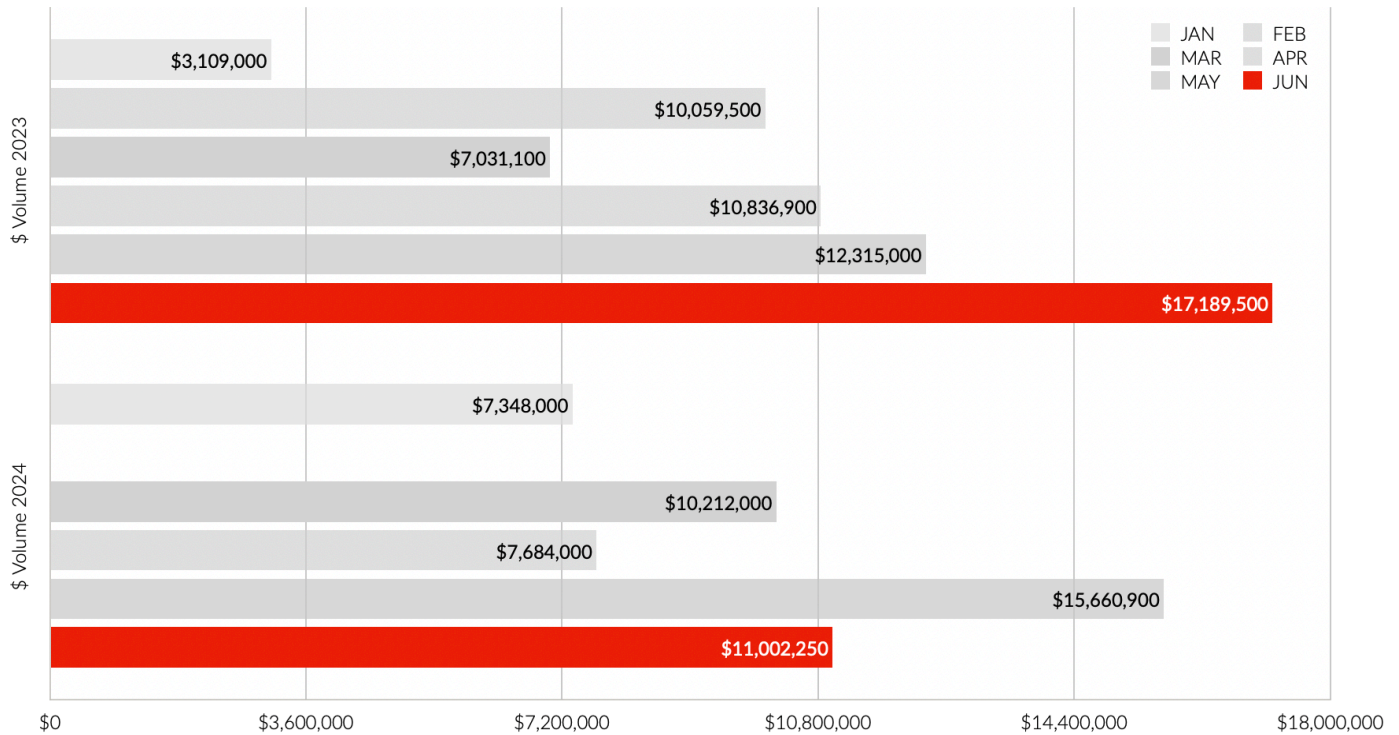


## Month-Over-Month 2023 vs. 2024

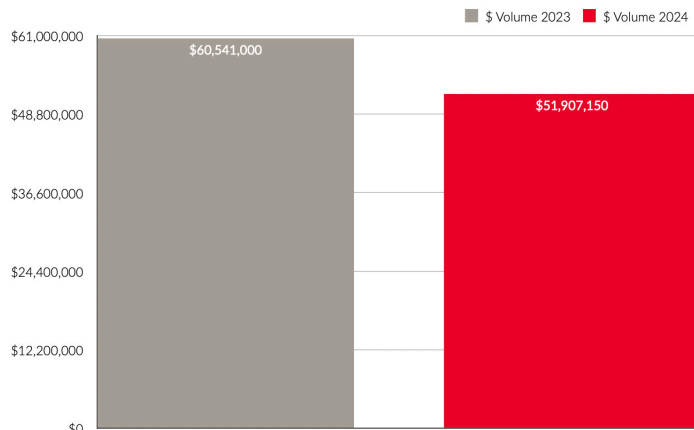


## Year-Over-Year

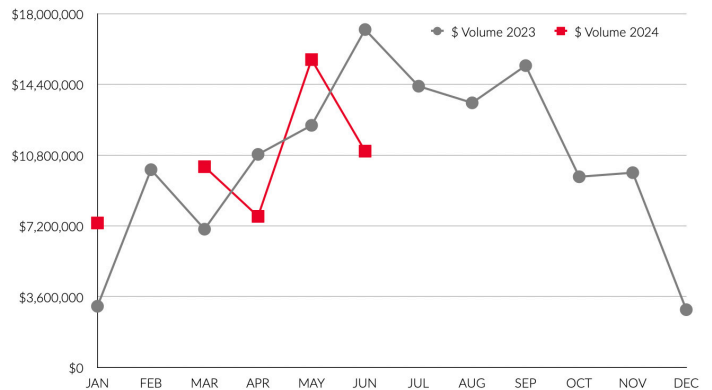
# DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

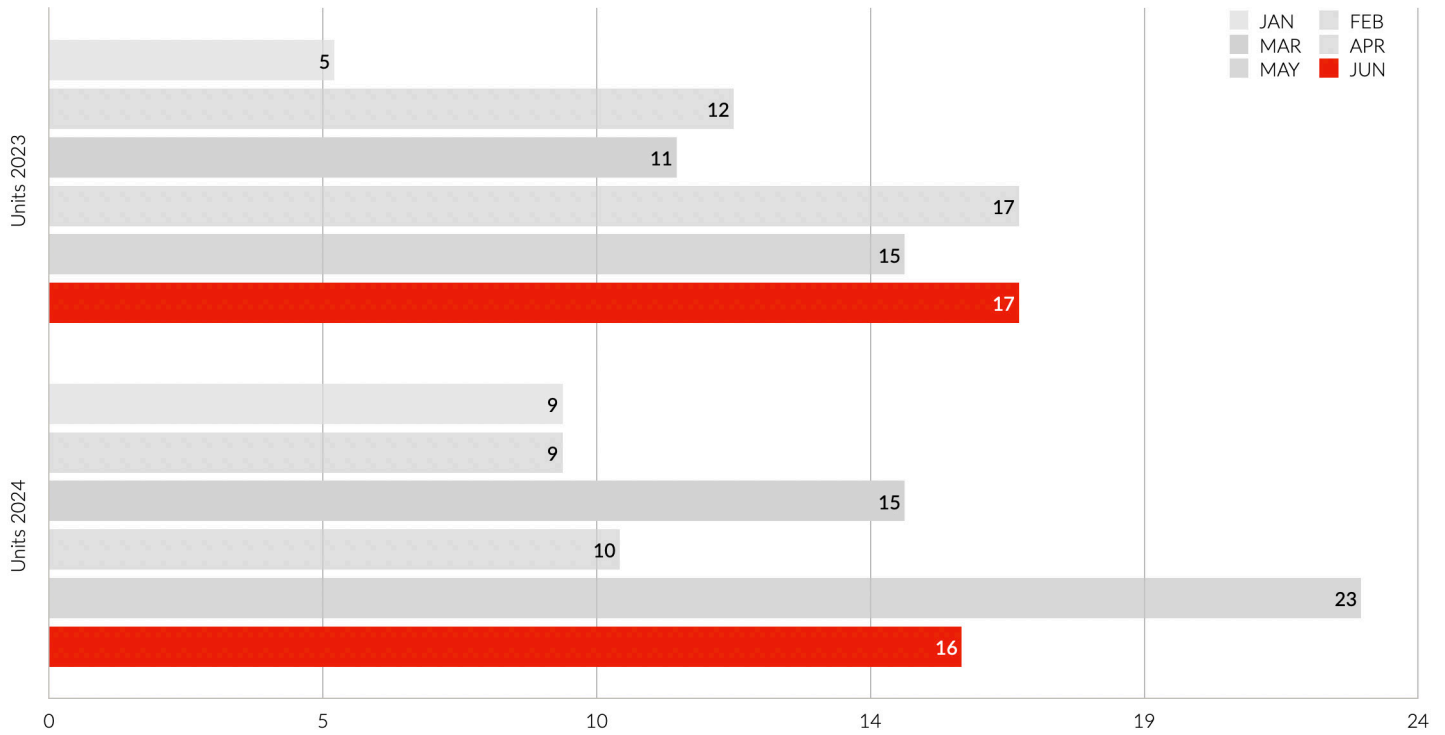


Yearly Totals 2023 vs. 2024

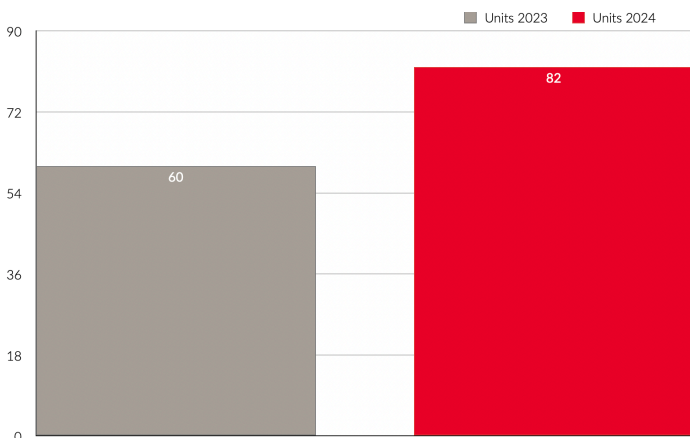


Month vs. Month 2023 vs. 2024

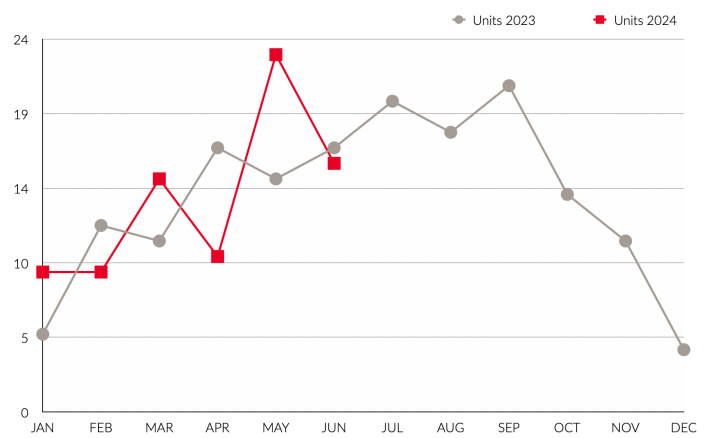
# UNIT SALES



Monthly Comparison 2023 vs. 2024



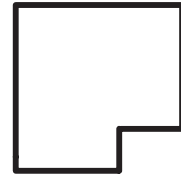
Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024



# SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$52,155,150 +0.09%	\$3,624,000 +1.06%	\$2,521,000 -32.37%
YTD Unit Sales	66 +10%	7 No Change	7 -12.5%
YTD Average Sale Price	\$790,230 -9.01%	\$517,714 +1.06%	\$360,143 -22.71%
June Sales Volume	\$10,522,250 -35.57%	\$0 -100%	\$480,000 +47.69%
June Unit Sales	13 -13.33%	0 -100%	3 +200%

Year-Over-Year Comparison (2024 vs. 2023)

# 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

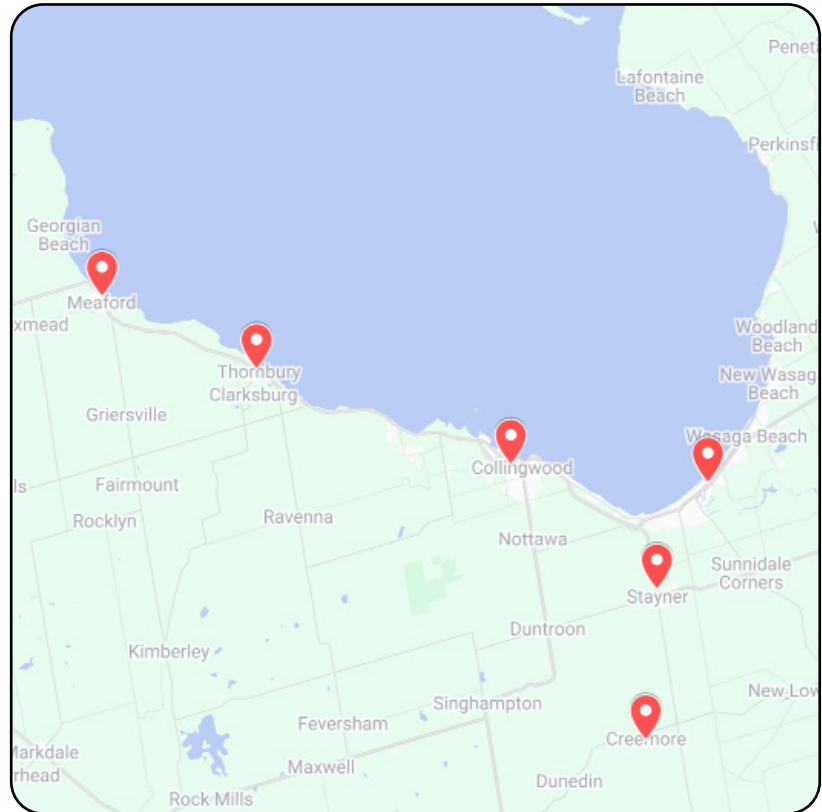
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH


705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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