



2024
JULY

MEAFORD

Real Estate Market Report

OVERVIEW

BALANCED MARKET

The Meaford real estate market is balanced this month, with both sales volume and unit sales increasing. However, the median and average sale prices have decreased. This indicates a stable market where buyers might find more favorable pricing options despite higher activity levels.



July year-over-year sales volume of \$15,284,400

Up 6.83% from 2023's \$14,306,900 with unit sales of 24 up 20% from last July's 20. New listings of 48 are up 20% from a year ago, with the sales/listing ratio of 50% same as a year ago.



Year-to-date sales volume of \$67,191,550

Down 10.23% from 2023's \$74,847,900 with unit sales of 106 up 9.28% from 2023's 97. New listings of 331 are up 10.33% from a year ago, with the sales/listing ratio of 32.02% down 0.96%.



Year-to-date average sale price of \$729,205

Down from \$754,891 one year ago with median sale price of \$617,500 down from \$650,000 one year ago. Average days-on-market of 54.86 is down 5.28 days from last year.

JULY NUMBERS

Median Sale Price

\$635,000

-1.93%

Average Sale Price

\$636,850

-10.97%

Sales Volume

\$15,284,400

-35.99%

Unit Sales

24

+20%

New Listings

48

+20%

Expired Listings

14

+250%

Unit Sales/Listings Ratio

50%

no change

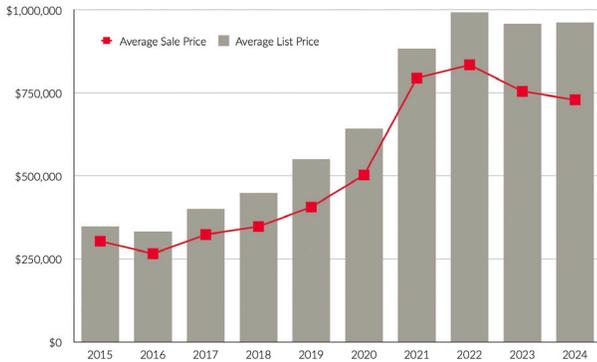
*Year-over-year comparison
(July 2024 vs. July 2023)*

THE MARKET IN DETAIL

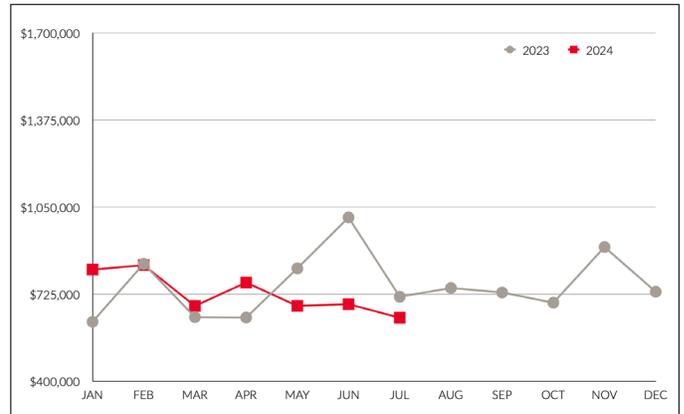
	2022	2023	2024	2023-2024
YTD Volume Sales	\$98,370,109	\$74,847,900	\$67,191,550	-10.23%
YTD Unit Sales	118	97	106	+9.28%
YTD New Listings	275	300	331	+10.33%
YTD Sales/Listings Ratio	42.91%	32.33%	32.02%	-0.31%
YTD Expired Listings	7	28	87	+210.71%
Monthly Volume Sales	\$3,439,000	\$14,306,900	\$15,284,400	+6.83%
Monthly Unit Sales	4	20	24	+20%
Monthly New Listings	41	40	48	+20%
Monthly Sales/Listings Ratio	9.76%	50.00%	50.00%	No Change
Monthly Expired Listings	0	4	14	+250%
Monthly Average Sale Price	\$859,750	\$715,345	\$636,850	-10.97%
YTD Sales: \$0-\$199K	6	2	4	+100%
YTD Sales: \$200k-349K	8	8	8	No Change
YTD Sales: \$350K-\$549K	15	20	26	+30%
YTD Sales: \$550K-\$749K	37	29	35	+20.69%
YTD Sales: \$750K-\$999K	23	22	18	-18.18%
YTD Sales: \$1M+	25	14	11	-21.43%
YTD Sales: \$2M+	29	16	14	-12.5%
YTD Average Days-On-Market	29.00	60.14	54.86	-8.79%
YTD Average Sale Price	\$834,634	\$754,891	\$729,205	-3.4%
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

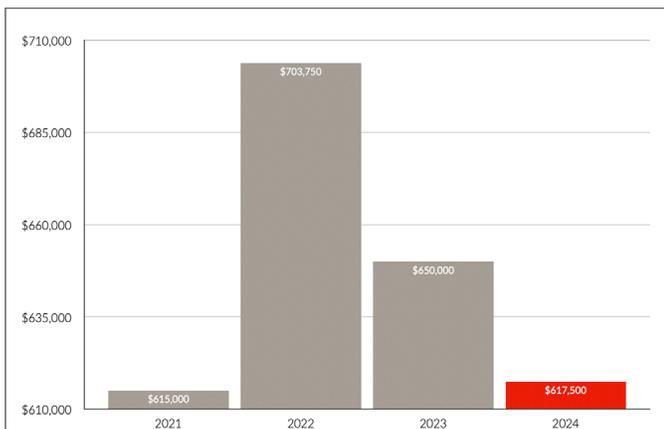


Year-Over-Year

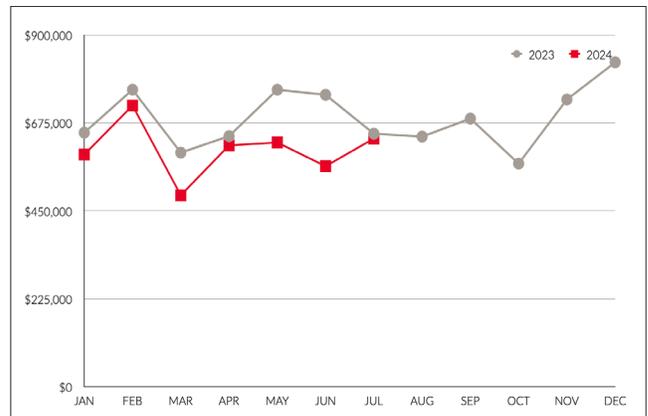


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



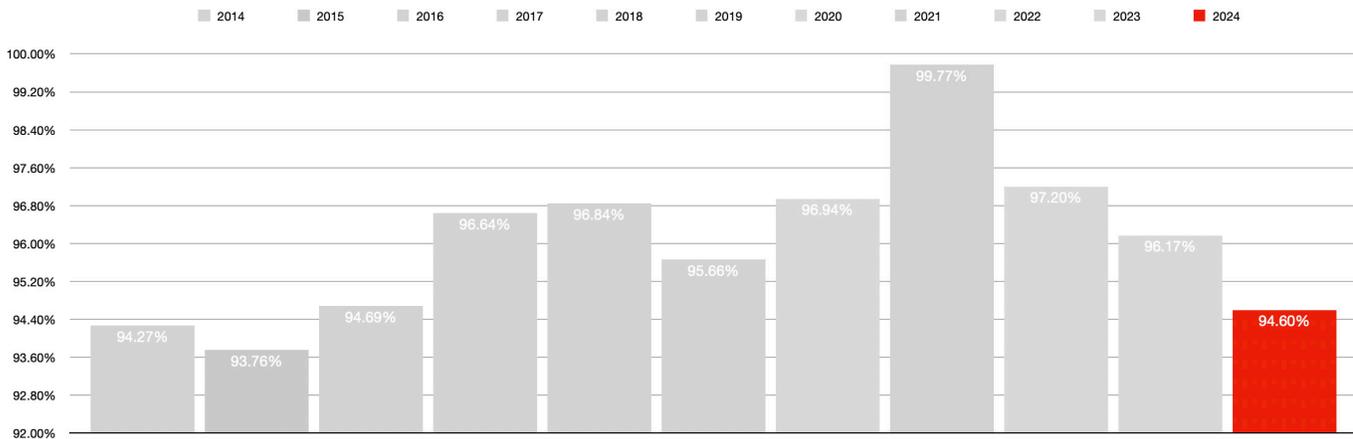
Year-Over-Year



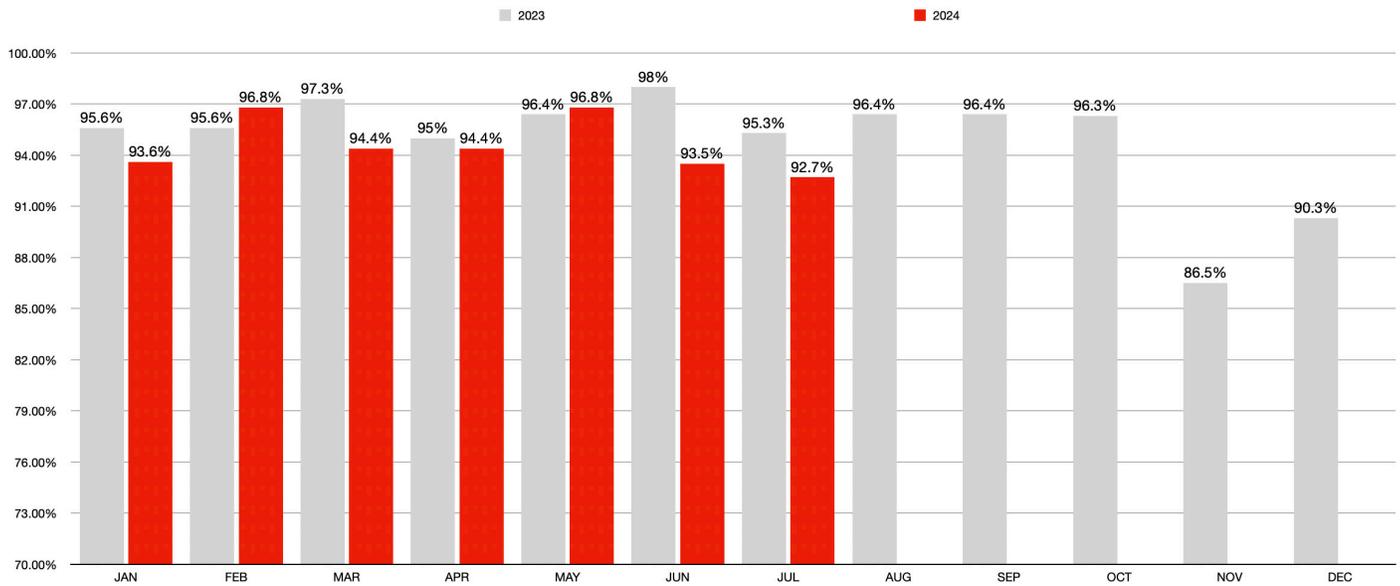
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

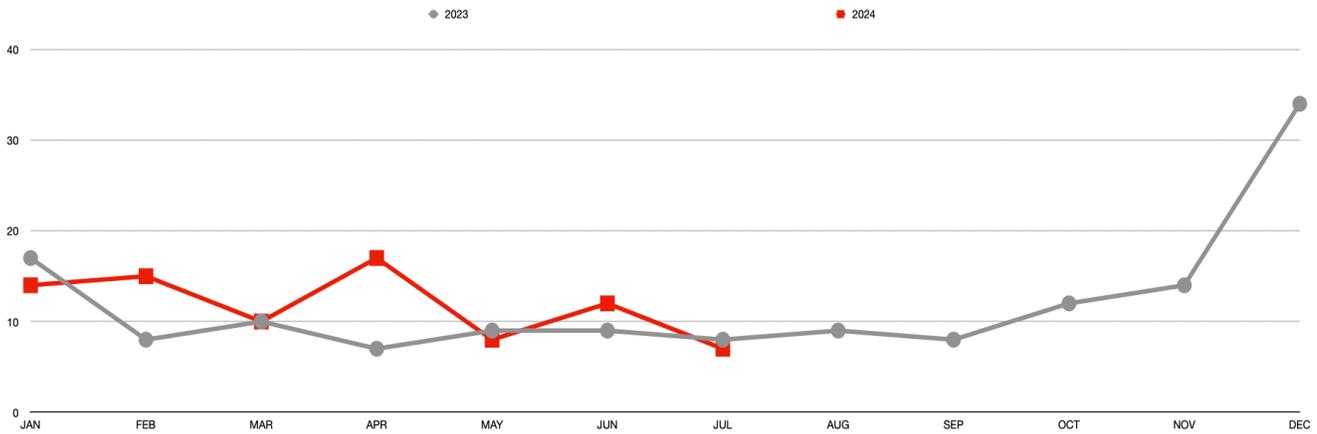


Year-Over-Year

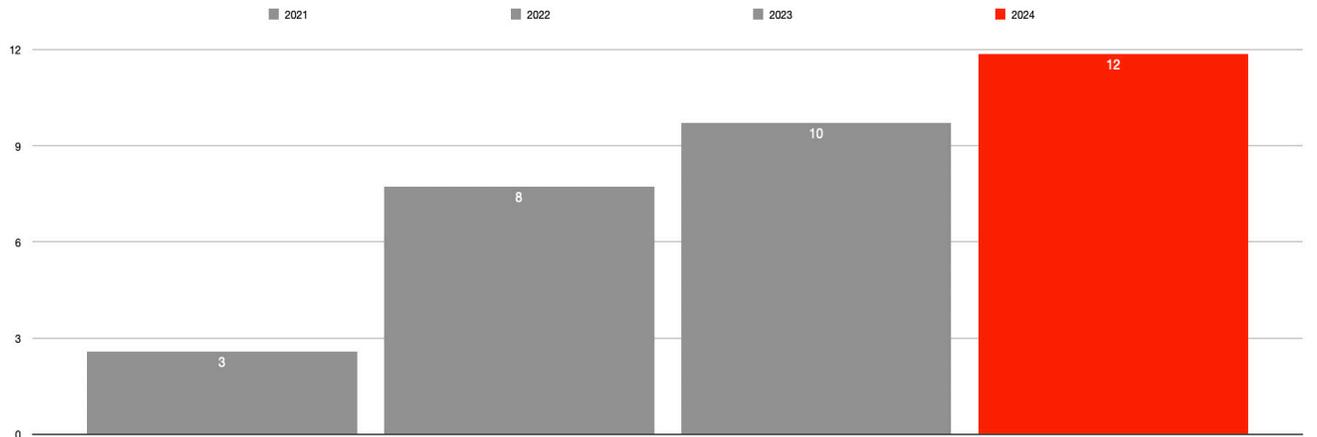


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

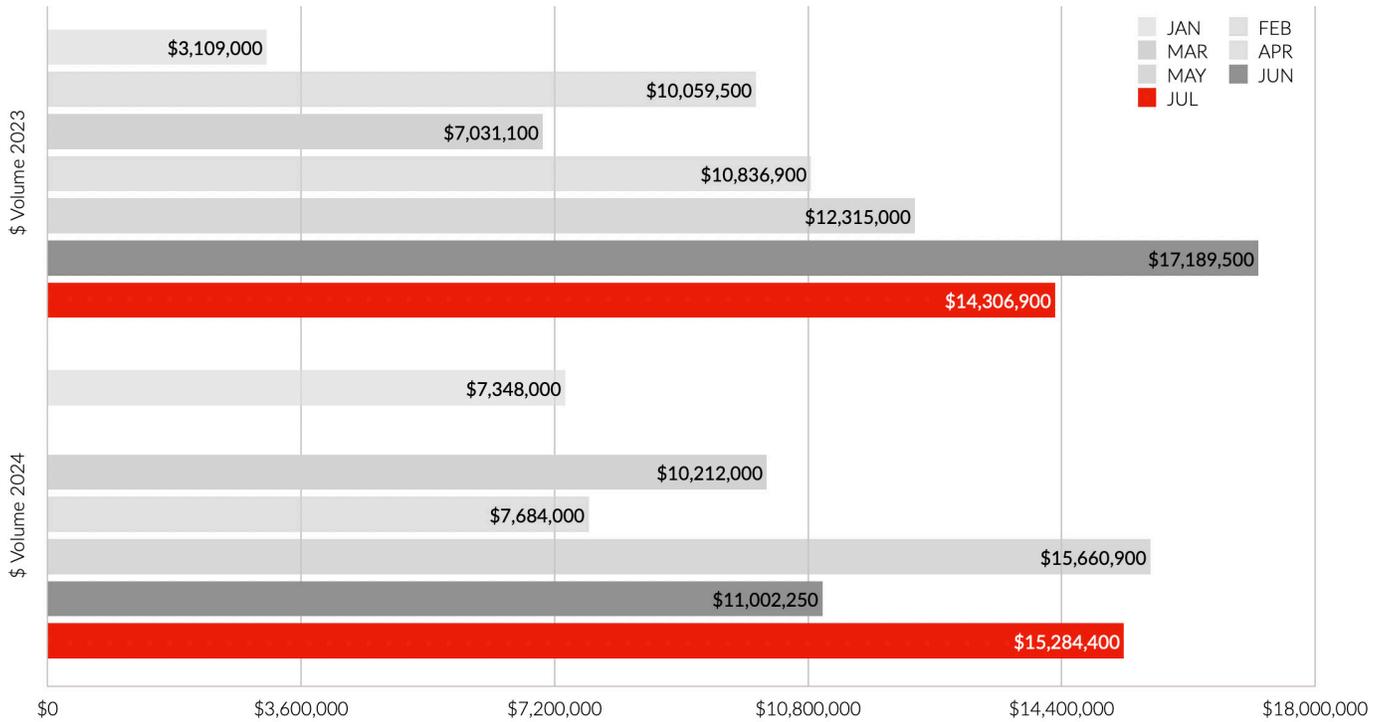


Month-Over-Month 2023 vs. 2024

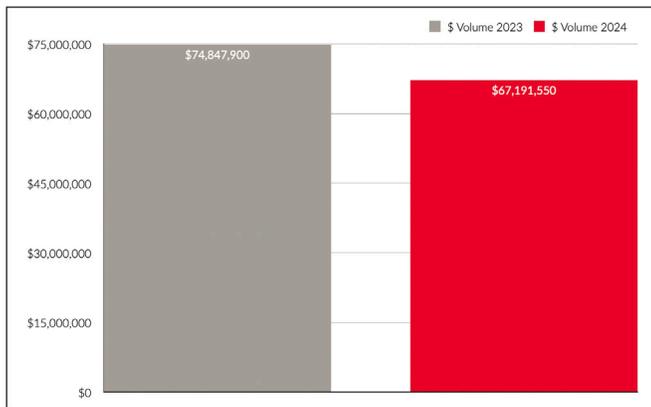


Year-Over-Year

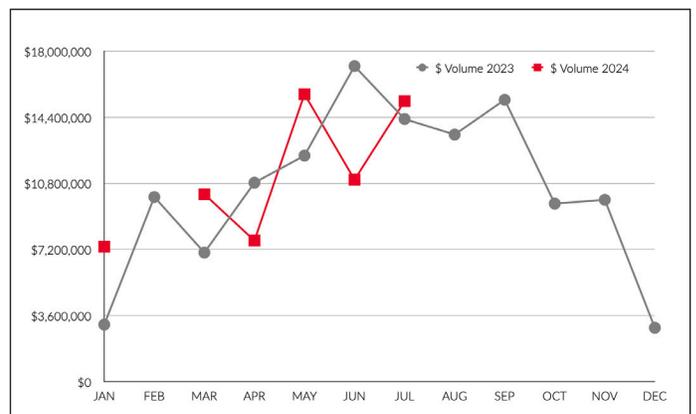
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

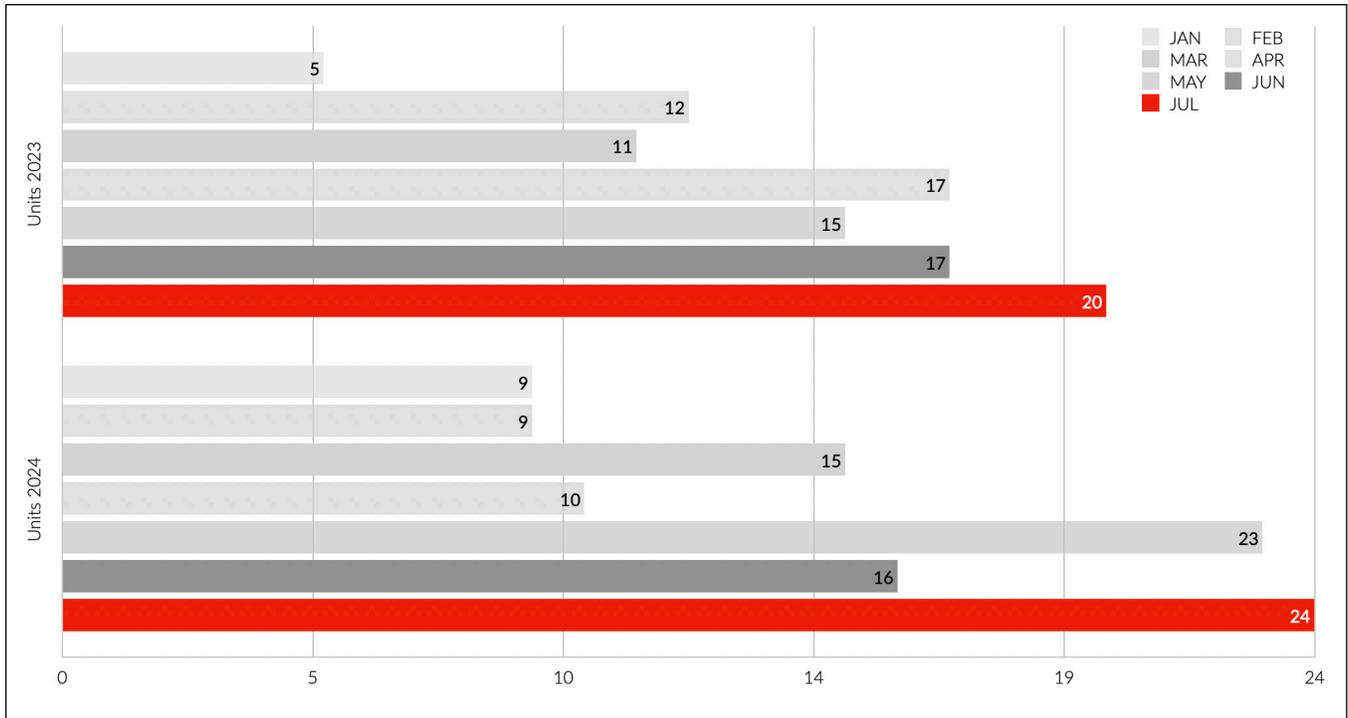


Yearly Totals 2023 vs. 2024

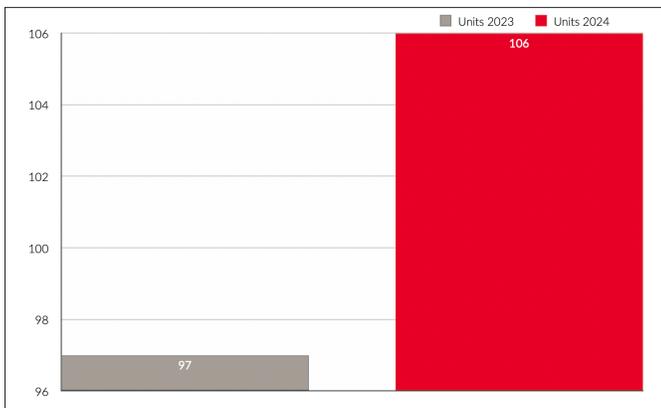


Month vs. Month 2023 vs. 2024

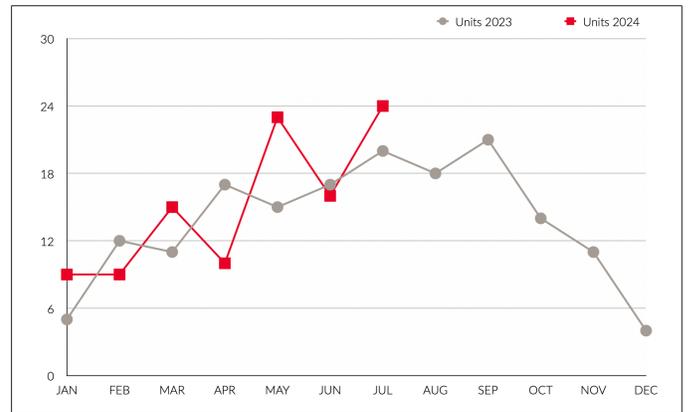
UNIT SALES



Monthly Comparison 2023 vs. 2024

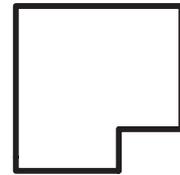


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$63,534,650 -2.64%	\$5,793,900 +61.57%	\$4,256,000 -12.92%
YTD Unit Sales	81 +5.19%	12 +71.43%	11 No Change
July Average Sale Price	\$784,378 -7.45%	\$482,825 -5.75%	\$386,909 -12.92%
July Sales Volume	\$11,379,500 -13.44%	\$2,169,900 100%	\$1,735,000 +49.58%
July Unit Sales	15 -11.76%	5 100%	4 +33.33%

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

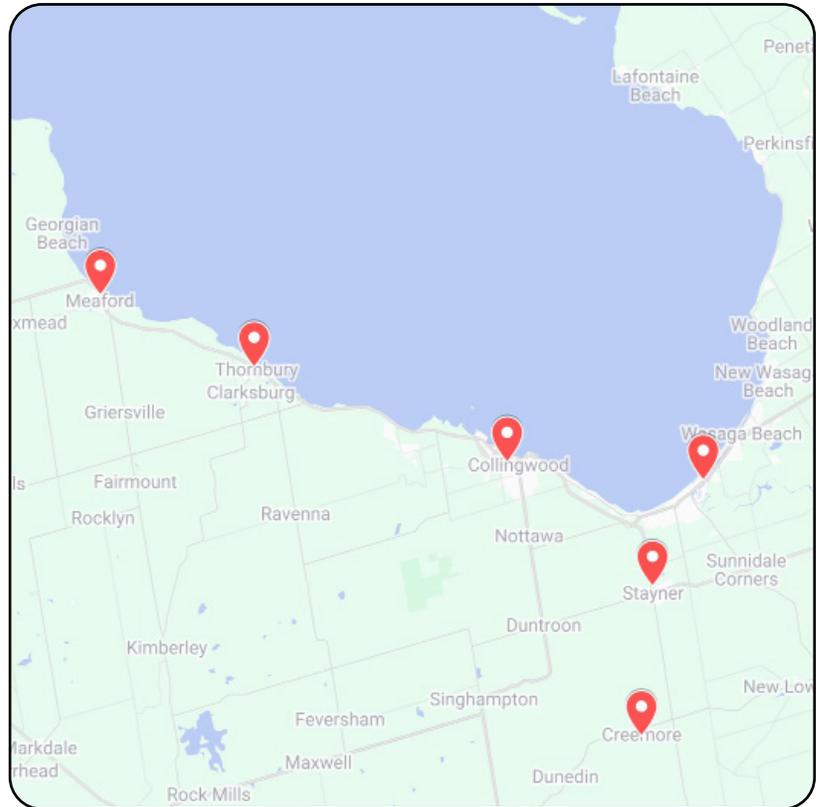
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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