



2024 SEPTEMBER

MEAFORD

Real Estate Market Report

OVERVIEW

BUYER'S MARKET

The [Meaford](#) real estate market is a buyer's market this month, with both sales volume and unit sales having decreased. Additionally, the median and average sale prices have also dropped. This indicates a more favorable environment for buyers, offering increased opportunities for negotiation and better deals.



September year-over-year sales volume of \$7,530,500

Down 50.96% from 2023's \$15,354,600 with unit sales of 10 down 52.38% from last September's 18. New listings of 65 are up 14.04% from a year ago, with the sales/listing ratio of 15.38% down 58.24% from a year ago.



Year-to-date sales volume of \$84,273,050

Down 18.7% from 2023's \$103,662,500 with unit sales of 129 down 5.15% from 2023's 136. New listings of 432 are up 3.6% from a year ago, with the sales/listing ratio of 29.86% down 8.44%.



Year-to-date average sale price of \$732,464

Down from \$751,465 one year ago with median sale price of \$617,500 down from \$650,000 one year ago. Average days-on-market of 55.22 is down 0.89 days from last year.

SEPTEMBER NUMBERS

Median Sale Price

\$692,500

+0.95%

Average Sale Price

\$753,050

+2.99%

Sales Volume

\$7,530,500

-50.96%

Unit Sales

10

-52.38%

New Listings

65

+14.04%

Expired Listings

28

+250%

Unit Sales/Listings Ratio

15.38%

-58.24%

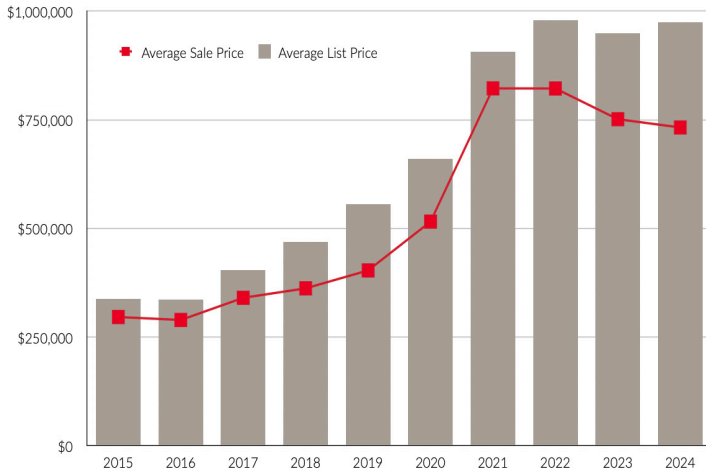
*Year-over-year comparison
(September 2024 vs. September 2023)*

THE MARKET IN DETAIL

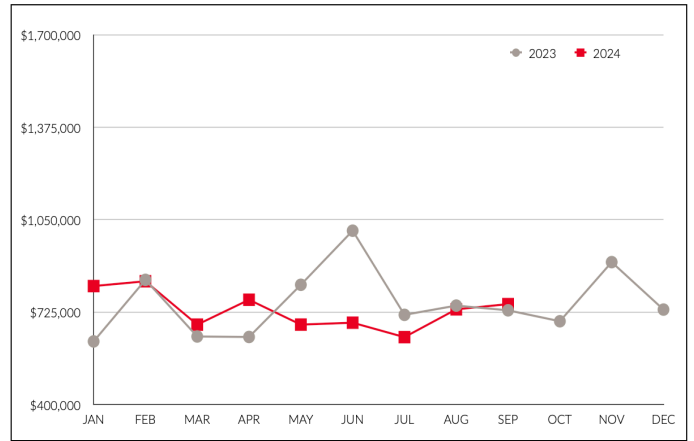
	2022	2023	2024	2023-2024
YTD Volume Sales	\$126,439,009	\$103,662,500	\$84,273,050	-18.7%
YTD Unit Sales	154	136	129	-5.15%
YTD New Listings	307	417	432	+3.6%
YTD Sales/Listings Ratio	50.16%	32.61%	29.86%	-8.44%
YTD Expired Listings	18	38	138	+263.16%
Monthly Volume Sales	\$15,779,000	\$15,354,600	\$7,530,500	-50.96%
Monthly Unit Sales	20	21	10	-52.38%
Monthly New Listings	44	57	65	+14.04%
Monthly Sales/Listings Ratio	45.45%	36.84%	15.38%	-58.24%
Monthly Expired Listings	7	8	28	+250%
Monthly Average Sale Price	\$788,950	\$731,171	\$753,050	+2.99%
YTD Sales: \$0-\$199K	6	6	4	-33.33%
YTD Sales: \$200k-349K	10	9	8	-11.11%
YTD Sales: \$350K-\$549K	25	30	35	+16.67%
YTD Sales: \$550K-\$749K	45	36	39	+8.33%
YTD Sales: \$750K-\$999K	32	33	22	-33.33%
YTD Sales: \$1M+	31	19	16	-15.79%
YTD Sales: \$2M+	36	22	5	-77.27%
YTD Average Days-On-Market	31.67	56.11	55.22	-1.58%
YTD Average Sale Price	\$822,168	\$751,465	\$732,464	-2.53%
YTD Median Sale Price	\$722,500	\$650,000	\$617,500	-5%

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

AVERAGE SALE PRICE

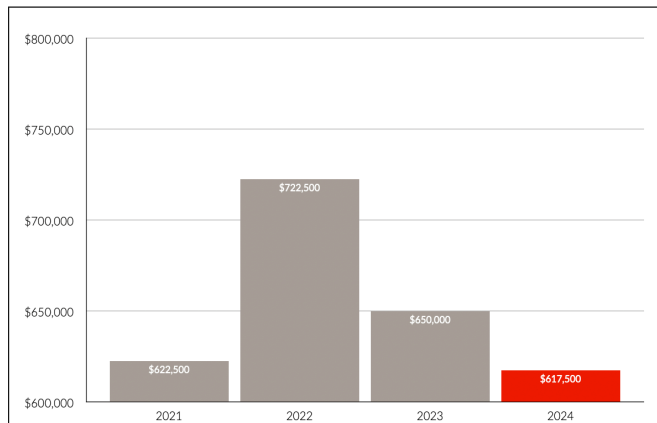


Year-Over-Year

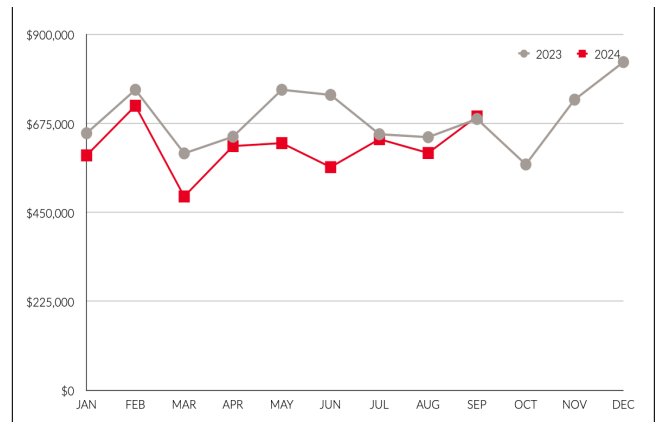


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



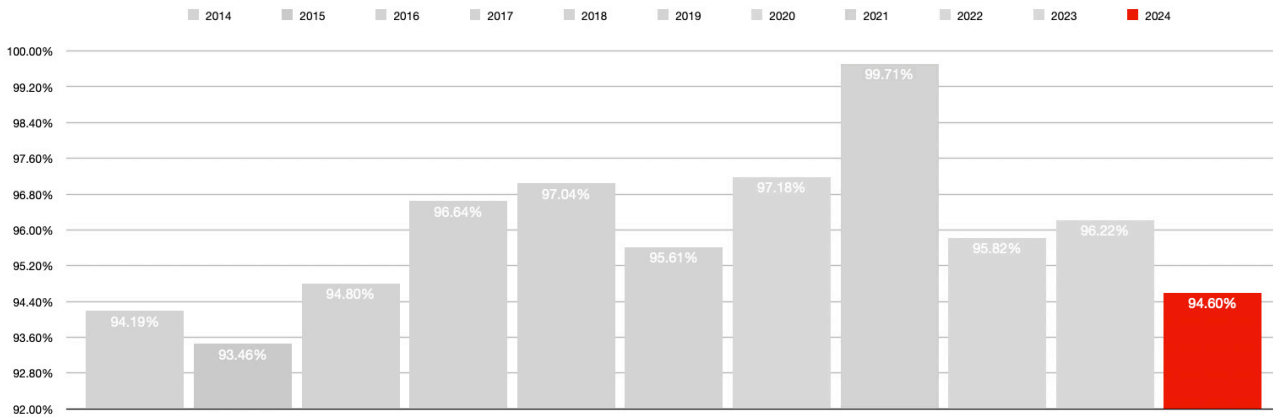
Year-Over-Year



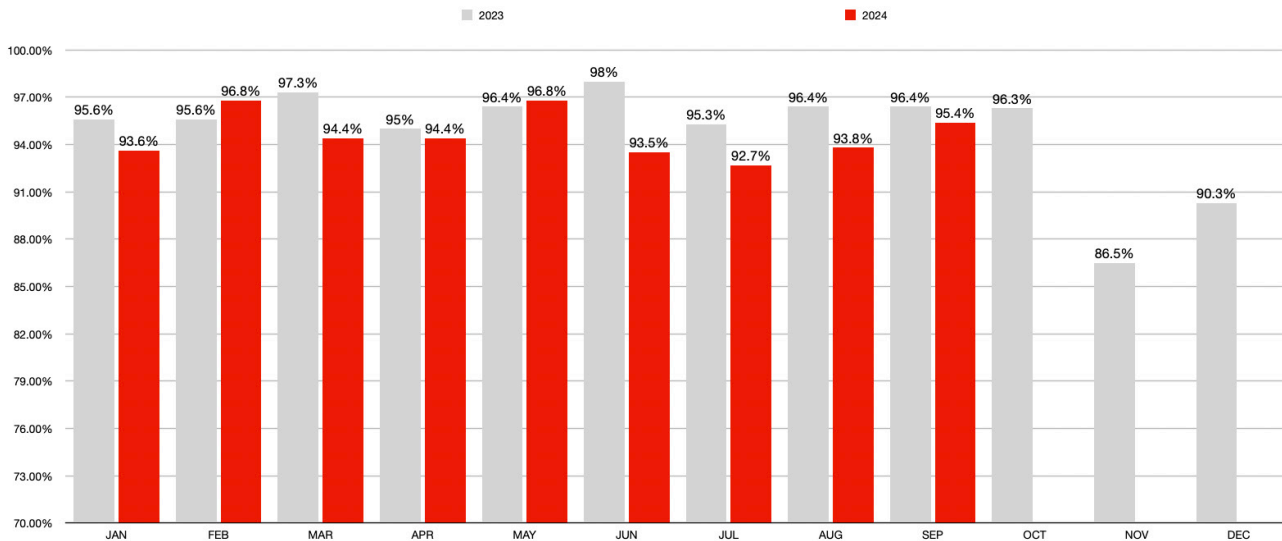
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

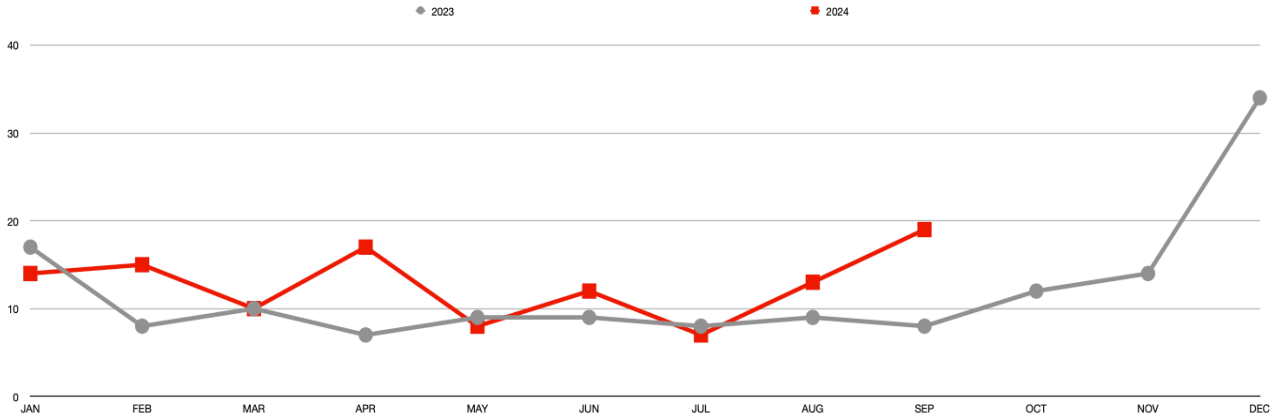


Year-Over-Year

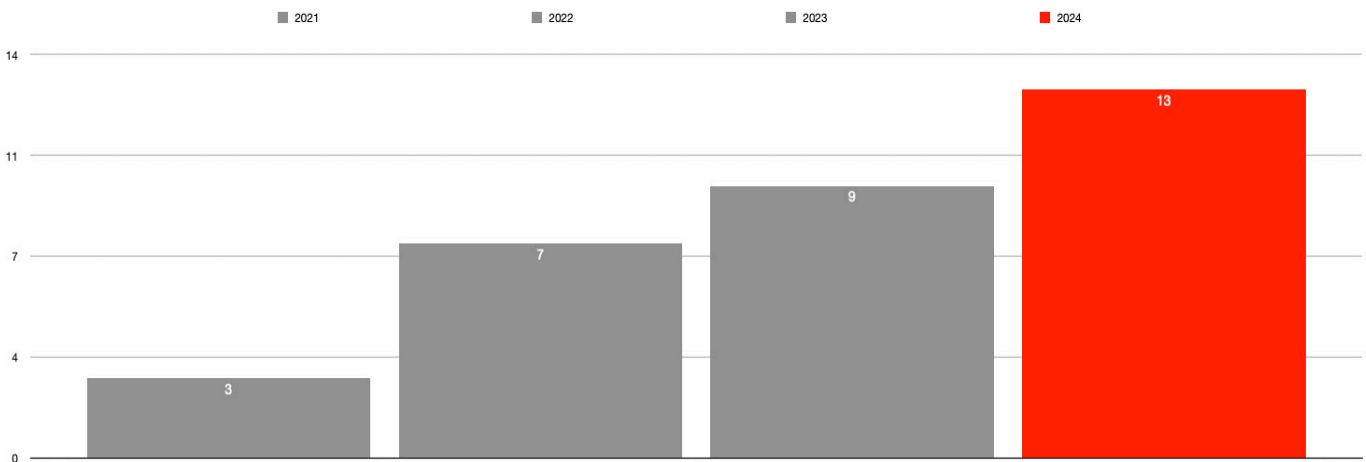


Month-Over-Month 2023 vs. 2024

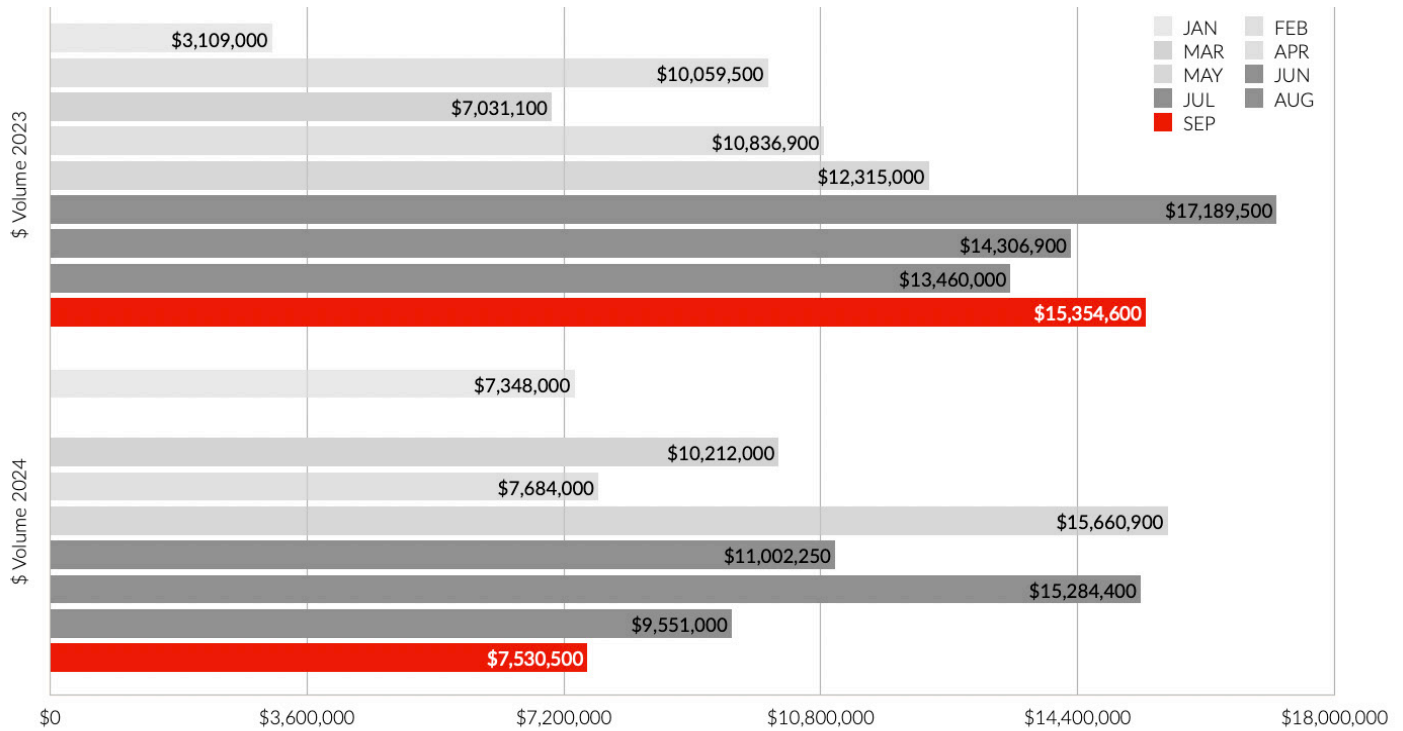
MONTHS OF INVENTORY



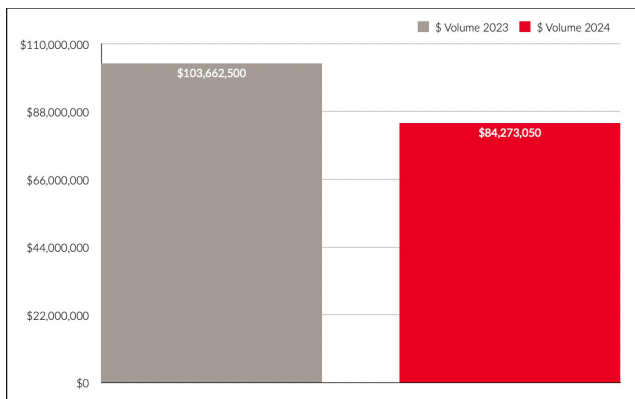
Month-Over-Month 2023 vs. 2024



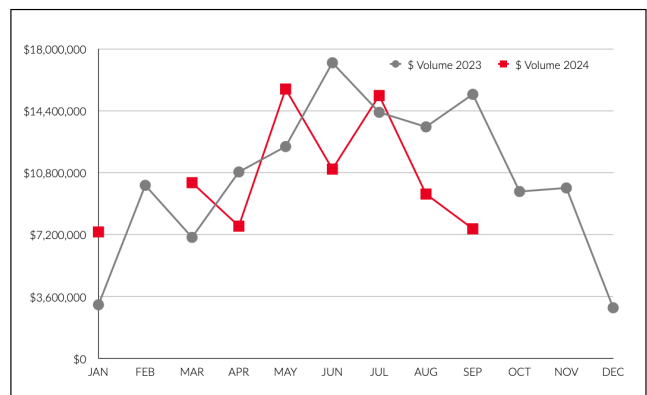
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

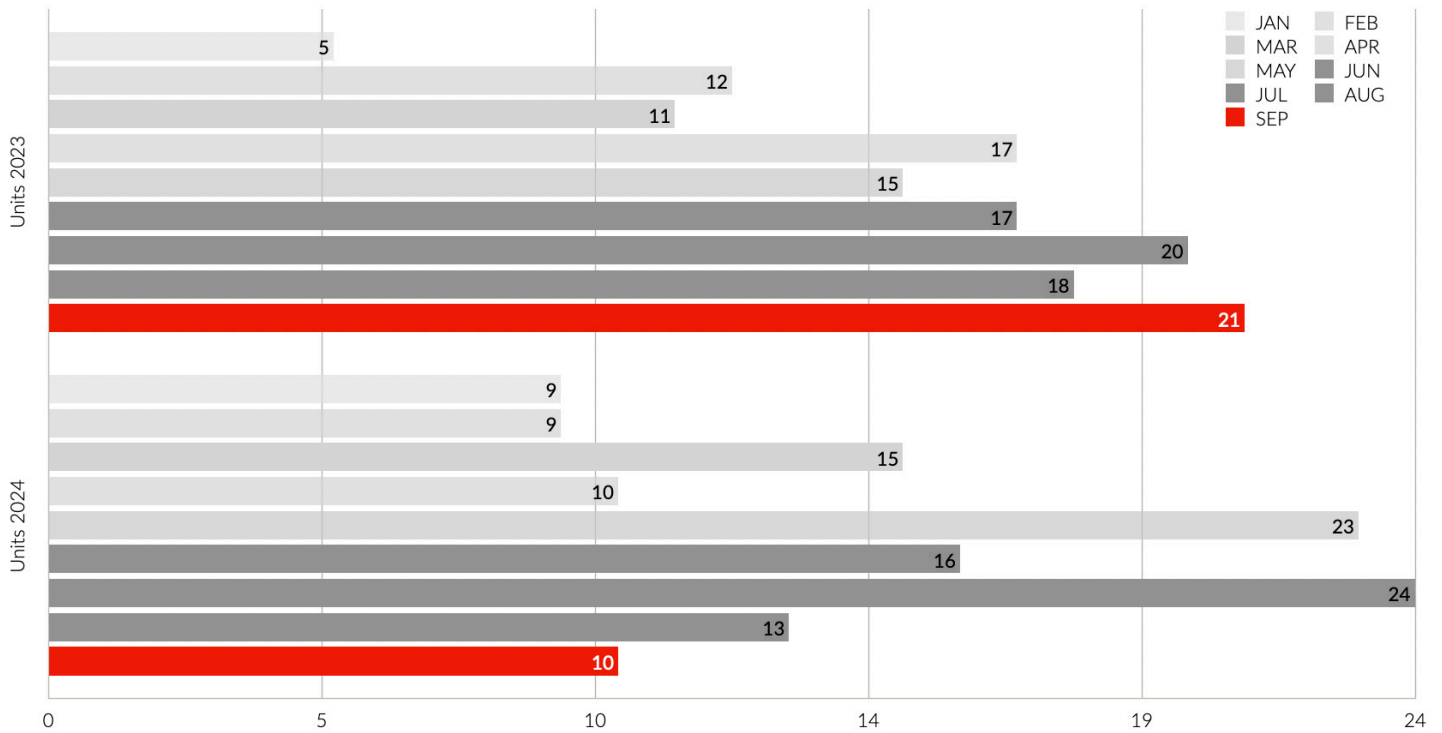


Yearly Totals 2023 vs. 2024

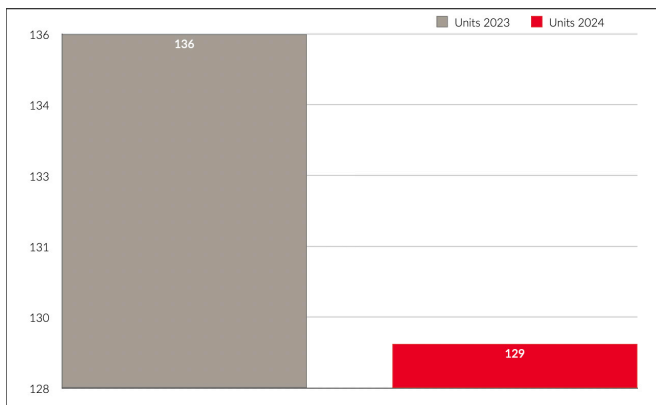


Month vs. Month 2023 vs. 2024

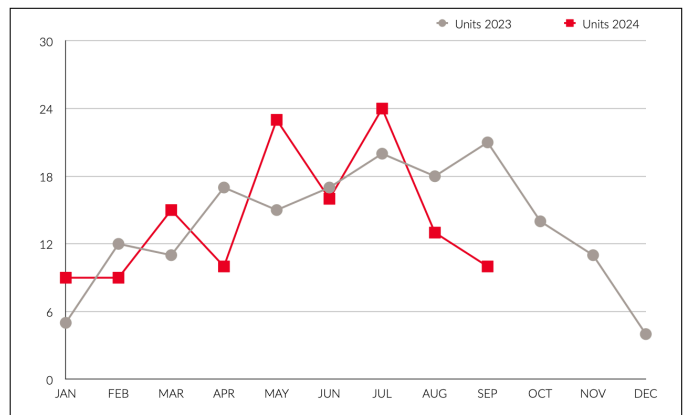
UNIT SALES



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	↓ \$78,713,150 -13.19%	↑ \$7,336,900 +80.67%	↓ \$4,616,000 -40.86%
YTD Unit Sales	↓ 100 -6.54%	↑ 15 +87.5%	↓ 12 -36.84%
Average Sale Price	↓ \$787,132 -7.11%	↓ \$489,127 -3.64%	↓ \$384,667 -6.36%
Sep Sales Volume	↓ \$6,760,500 -50.87%	↑ \$410,000 100%	↓ \$360,000 -77.39%
Sep Unit Sales	↓ 8 -52.94%	↑ 1 100%	↓ 1 -75%



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

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

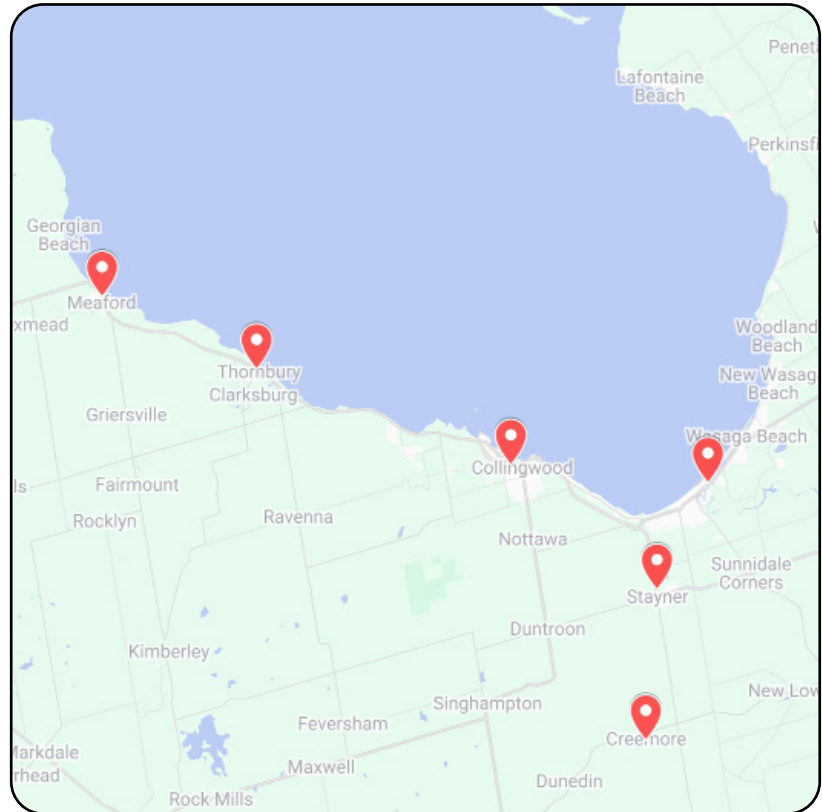
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



 /RoyalLePageLocationsNorth

 /CollingwoodRealEstate

 /LocationsNorth

Helping You Is What We Do.

Find more Real Estate Market Reports for Southern Georgian Bay at:

locationsnorth.com/market-update/