



2024

NOVEMBER

MEAFORD

Real Estate Market Report

OVERVIEW

BALANCED MARKET

The [Meaford](#) real estate market is balanced this month, with both sales volume and unit sales showing growth. Meanwhile, the median and average sale prices have dropped, indicating potential opportunities for buyers to secure properties at more competitive prices.



November year-over-year sales volume of \$11,500,000

Up 16.08% from 2023's \$9,907,000 with unit sales of 15 up 36.36% from last November's 11. New listings of 35 are down 22.22% from a year ago, with the sales/listing ratio of 42.86% up 75.32% from a year ago.



Year-to-date sales volume of \$110,248,150

Down 10.56% from 2023's \$123,268,500 with unit sales of 166 up 3.11% from 2023's 161. New listings of 523 are up 3.56% from a year ago, with the sales/listing ratio of 31.74% down 0.44%.



Year-to-date average sale price of \$728,803

Down from \$759,692 one year ago with median sale price of \$617,500 down from \$650,000 one year ago. Average days-on-market of 58 is down 3.18 days from last year.

NOVEMBER NUMBERS

Median Sale Price

\$625,000

-14.97%

Average Sale Price

\$766,700

-14.87%

Sales Volume

\$11,500,000

+16.08%

Unit Sales

15

+36.36%

New Listings

35

-22.22%

Expired Listings

29

+61.11%

Unit Sales/Listings Ratio

42.86%

+75.32%

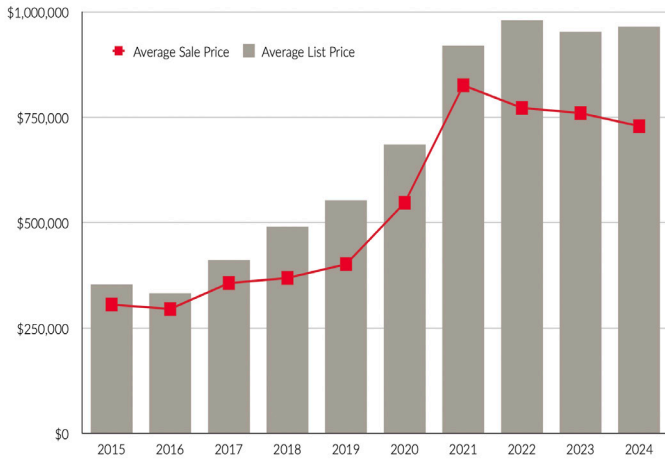
*Year-over-year comparison
(November 2024 vs. November 2023)*

THE MARKET IN DETAIL

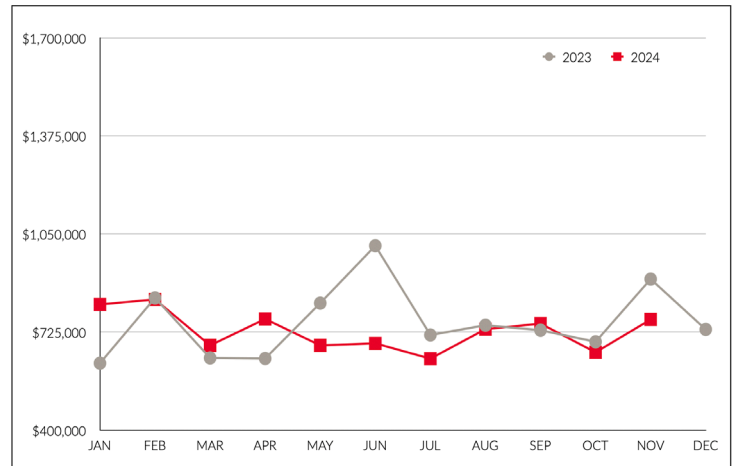
	2022	2023	2024	2023-2024
YTD Volume Sales	\$140,664,397	\$123,268,500	\$110,248,150	-10.56%
YTD Unit Sales	180	161	166	+3.11%
YTD New Listings	405	505	523	+3.56%
YTD Sales/Listings Ratio	44.44%	31.88%	31.74%	-0.44%
YTD Expired Listings	33	71	192	+170.42%
Monthly Volume Sales	\$6,445,900	\$9,907,000	\$11,500,000	+16.08%
Monthly Unit Sales	12	11	15	+36.36%
Monthly New Listings	23	45	35	-22.22%
Monthly Sales/Listings Ratio	52.17%	24.44%	42.86%	+75.32%
Monthly Expired Listings	8	18	29	+61.11%
Monthly Average Sale Price	\$537,158	\$900,636	\$766,700	-14.87%
YTD Sales: \$0-\$199K	10	7	4	-42.86%
YTD Sales: \$200k-349K	11	9	13	+44.44%
YTD Sales: \$350K-\$549K	32	36	43	+19.44%
YTD Sales: \$550K-\$749K	54	44	47	+6.82%
YTD Sales: \$750K-\$999K	37	35	32	-8.57%
YTD Sales: \$1M+	31	27	22	-18.52%
YTD Sales: \$2M+	36	30	5	-83.33%
YTD Average Days-On-Market	34.91	54.82	58.00	+5.8%
YTD Average Sale Price	\$772,031	\$759,692	\$728,803	-4.07%
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

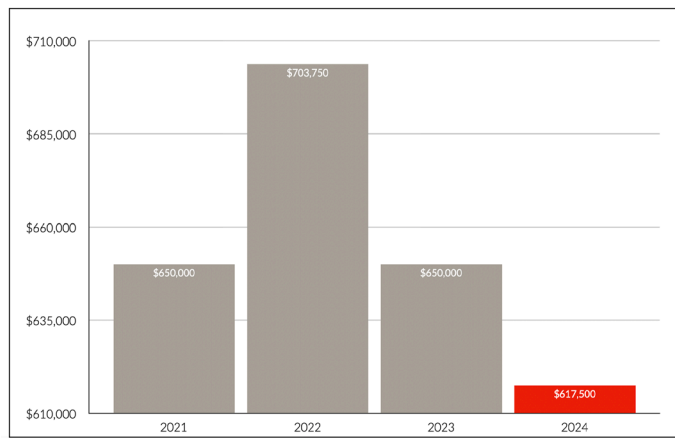


Year-Over-Year

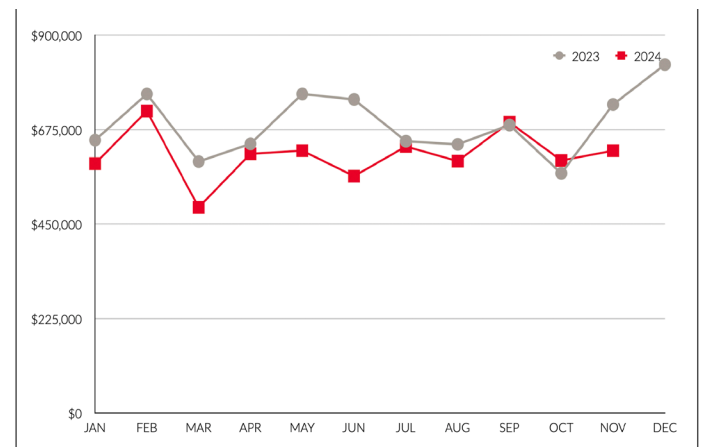


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



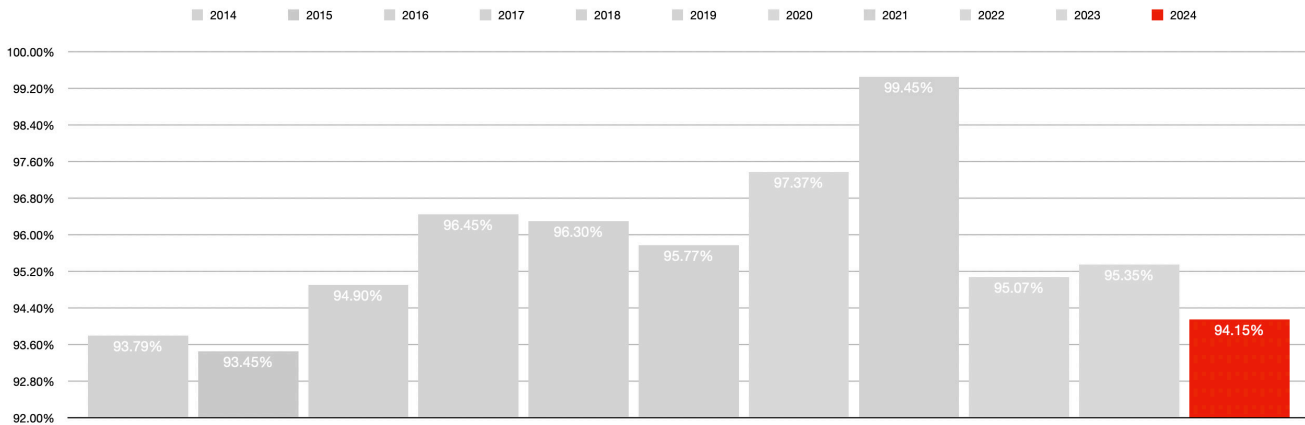
Year-Over-Year



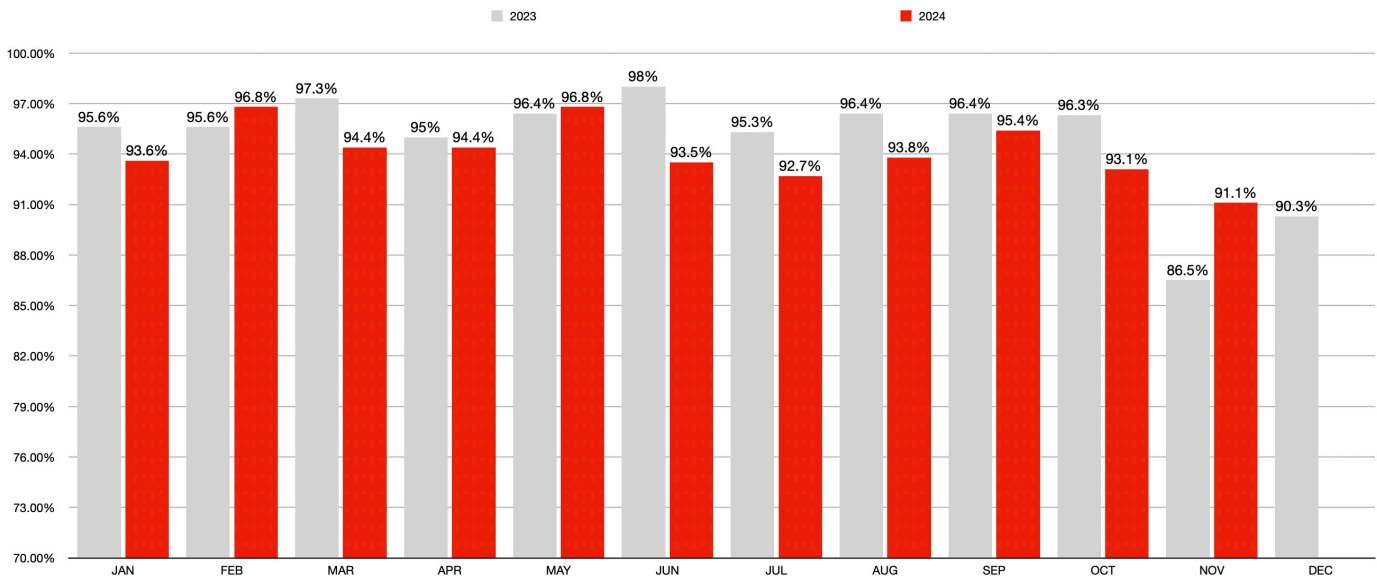
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

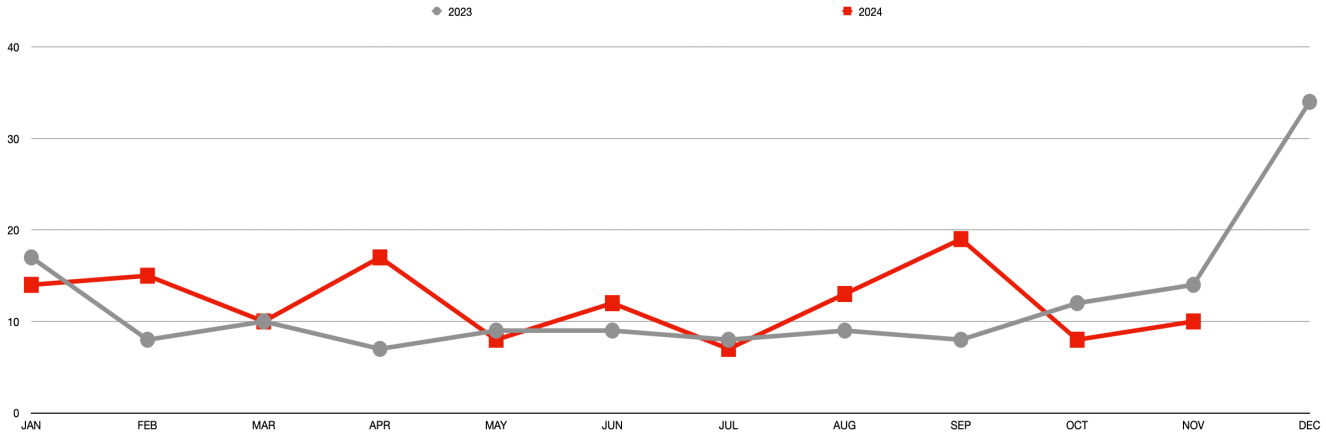


Year-Over-Year

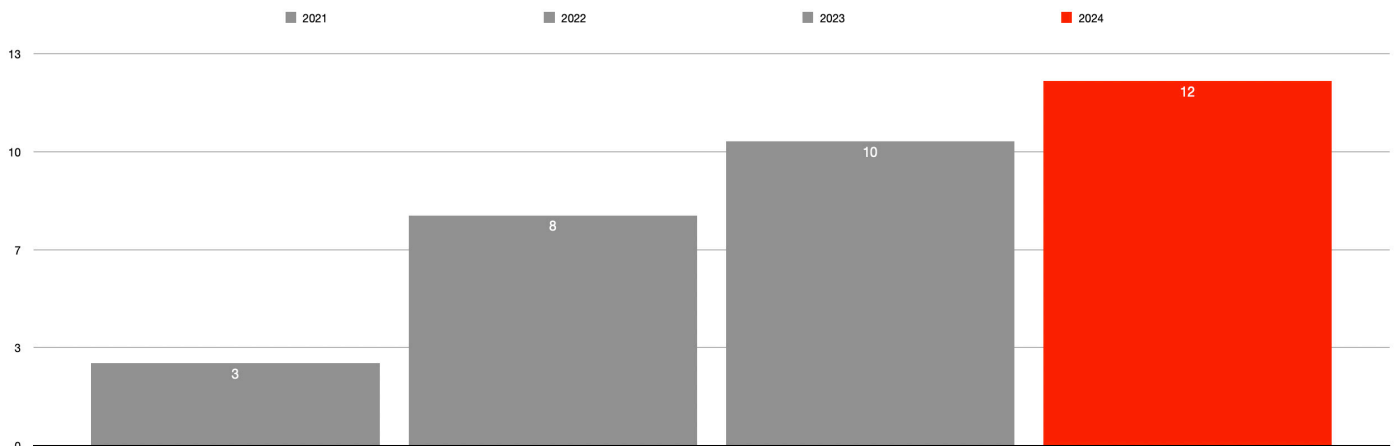


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

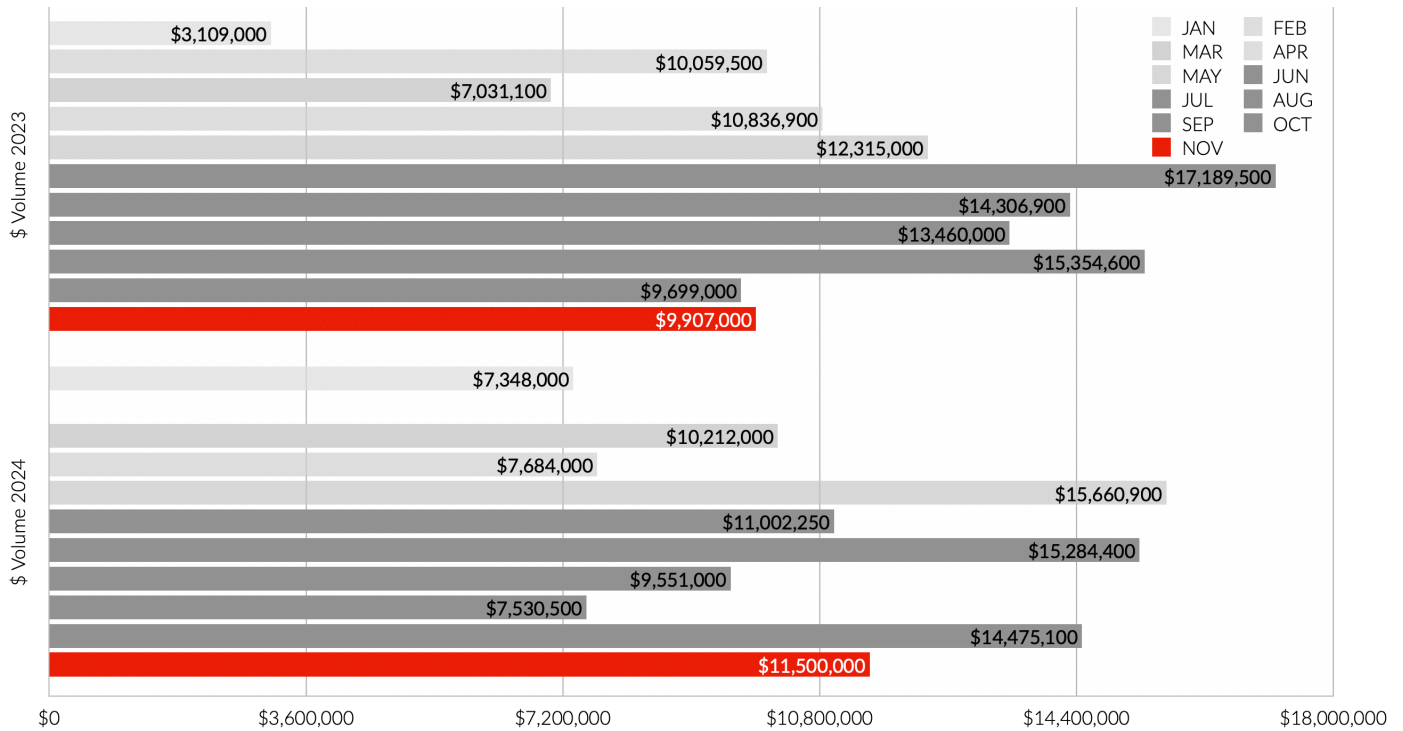


Month-Over-Month 2023 vs. 2024

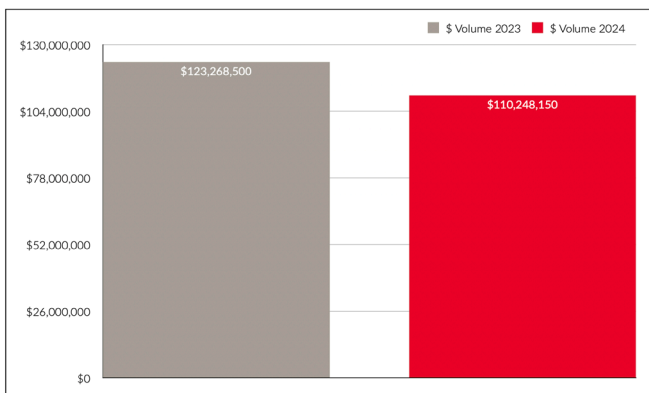


Year-Over-Year

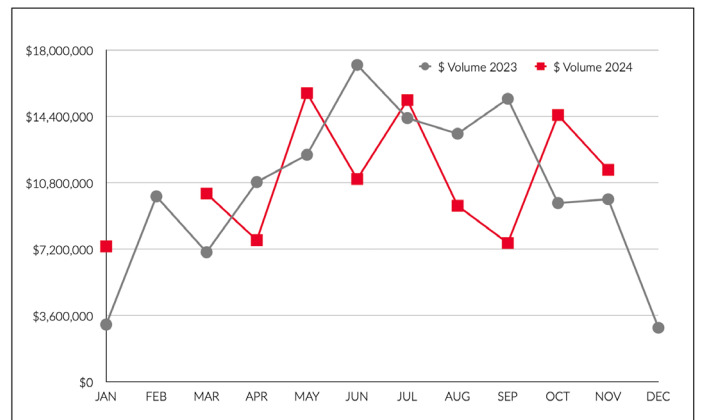
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

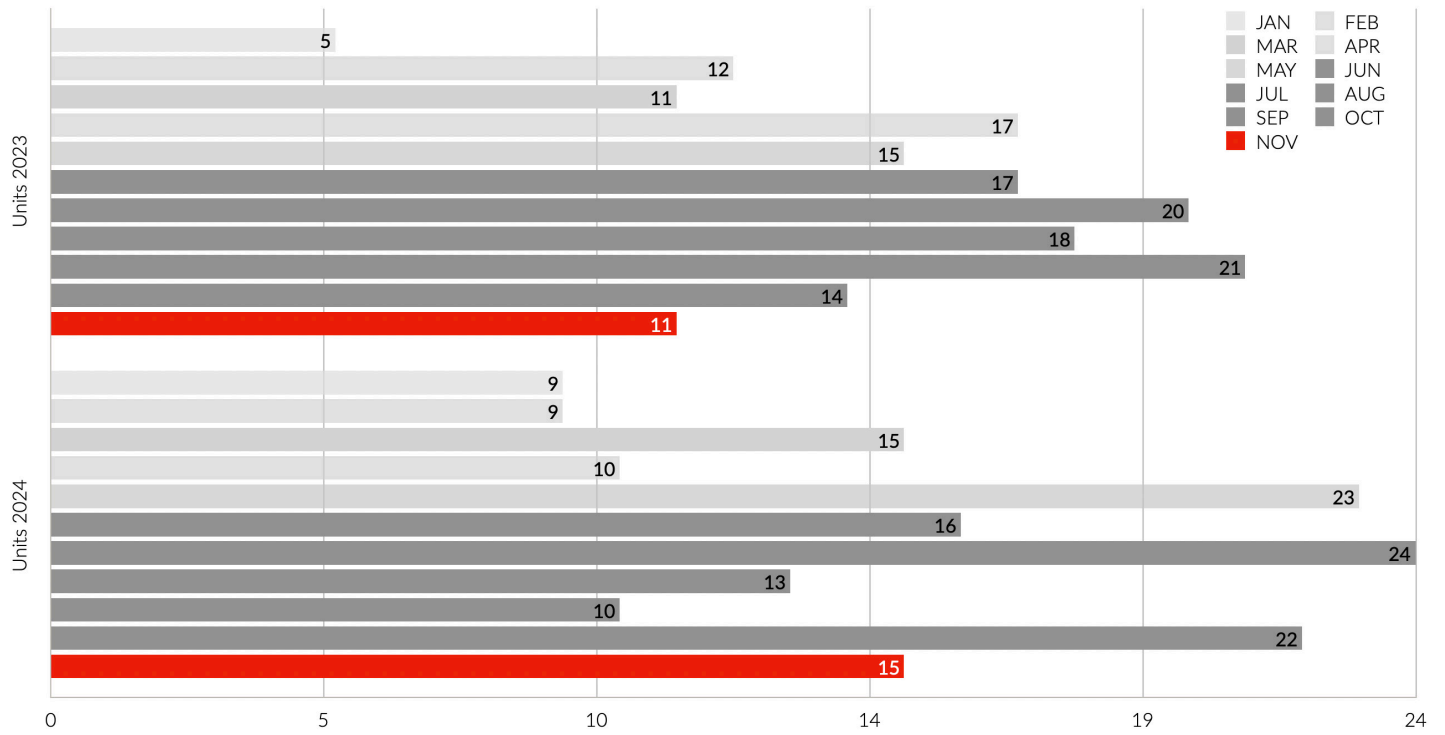


Yearly Totals 2023 vs. 2024

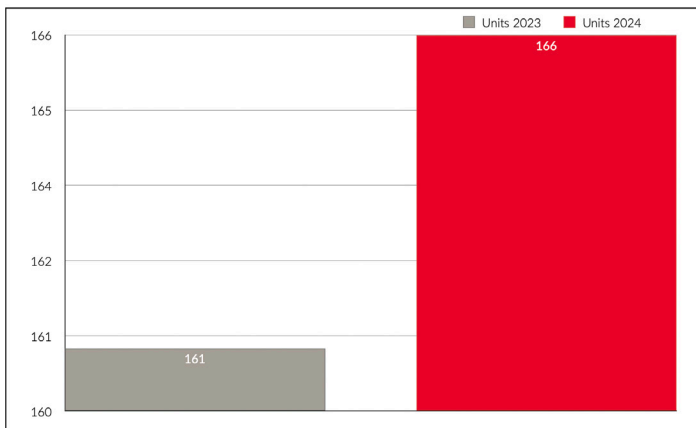


Month vs. Month 2023 vs. 2024

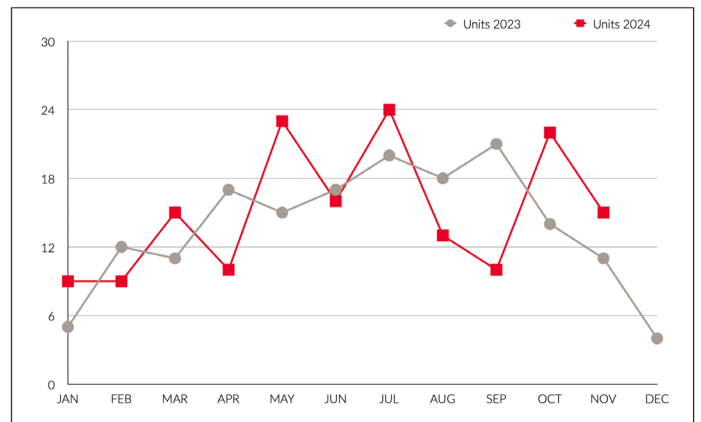
UNIT SALES



Monthly Comparison 2023 vs. 2024

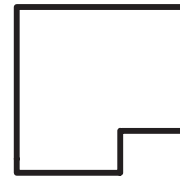


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$103,748,750 -4.72%	 \$7,336,900 +61.39%	 \$5,556,000 -36.27%
YTD Unit Sales	 133 +3.91%	 15 +66.67%	 16 -27.27%
Average Sale Price	 \$780,066 -8.3%	 \$489,127 -3.16%	 \$347,250 -12.36%
Oct Sales Volume	 \$11,300,500 +14.07%	 \$0 No Change	 \$200,000 100%
Oct Unit Sales	 14 +27.27%	 0 No Change	 1 100%

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

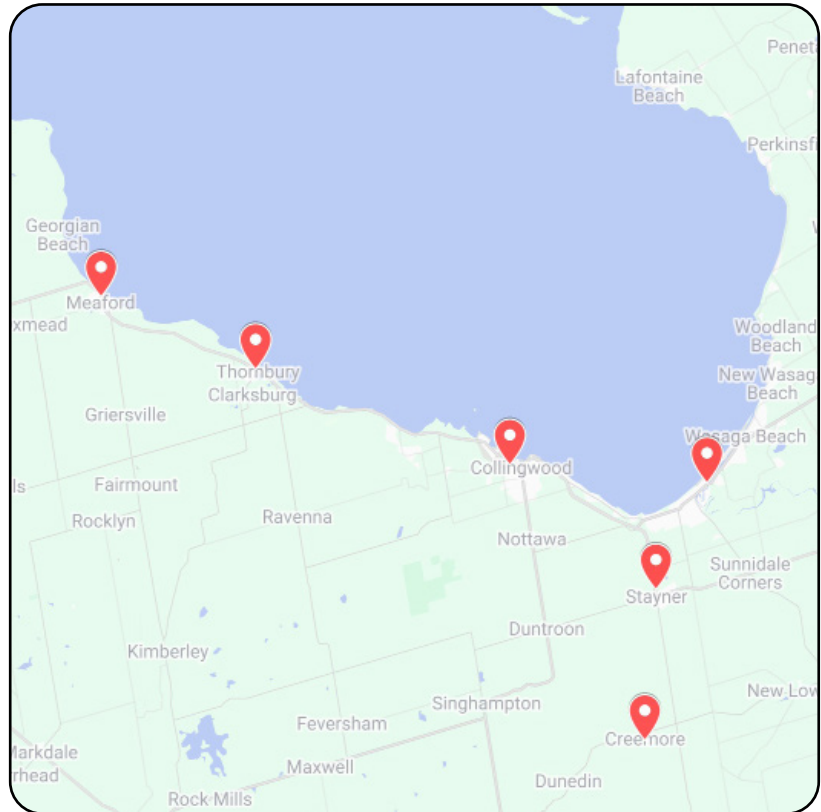
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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