



2025 NOVEMBER MEAFORD

Real Estate Market Report

ROYAL LEPAGE LOCATIONS  **NORTH**
BROKERAGE

Disclaimer:

Please note that we have recently transitioned to a new board and reporting system. While we strive to ensure that the information provided in this market report is as accurate and up-to-date as possible, there may be occasional discrepancies or errors in the data.

OVERVIEW

BUYER'S MARKET

The Meaford real estate market showed a mix of resilience and slower momentum this November. The median sale price increased 4.15% year-over-year to \$690,000, while the average sale price rose 8.82% to \$834,317, indicating continued stability in mid-range buying activity. However, overall sales performance softened, with sales volume down 12.94% to \$10.01 million as unit sales declined 20% to 12 properties. New listings dipped slightly by 2.86% to 34, while expired listings fell a notable 41.38% to 17, suggesting sellers are adjusting to market expectations and pricing more competitively. Despite firmer pricing, the sales-to-new listings ratio edged down to 35.29%—a 17.65% drop year-over-year—keeping Meaford in buyer-friendly territory as the fall market continues.

November year-over-year sales volume of \$10,011,800

Down -12.94% from 2024's \$11,500,000 with unit sales of 12 down -20% from last November's 15. New listings of 34 are down -2.86% from a year ago, with the sales/listing ratio of 35.29% down by -17.65% from a year ago.

Year-to-date sales volume of \$157,645,940

Up +33.88% from 2024's \$117,748,650 with unit sales of 183 up +10.24% from 2024's 166. New listings of 507 are down -3.06% from a year ago, with the sales/listing ratio of 36.09% up +13.72%.

Year-to-date average sale price of \$850,854

Up from \$728,803 one year ago with median sale price of \$732,500 up from \$617,500 one year ago. Average days-on-market of 61 is up 3 days from last year.

NOVEMBER NUMBERS

Median Sale Price
\$690,000
+4.15%

Average Sale Price
\$834,317
+8.82%

Sales Volume
\$10,011,800
-12.94%

Unit Sales
12
-20%

New Listings
34
-2.86%

Expired Listings
17
-41.38%

Unit Sales/Listings Ratio
35.29%
-17.65%

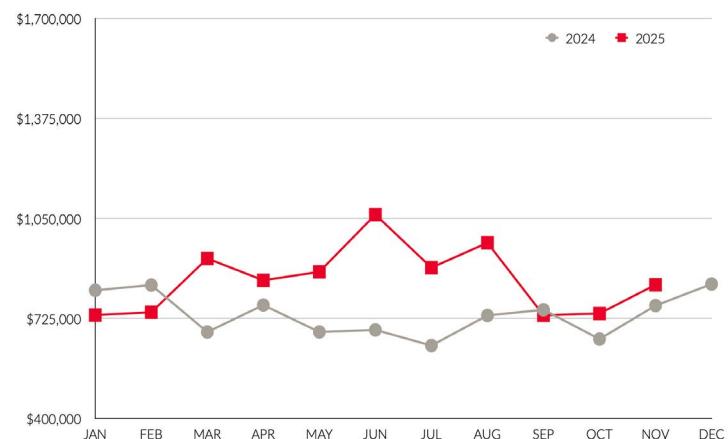
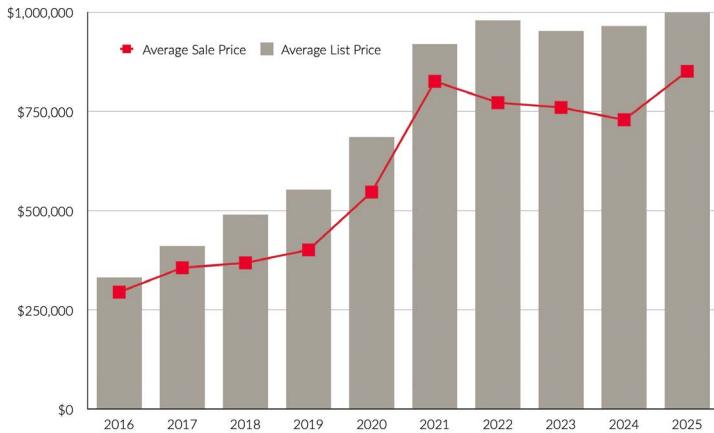
Year-over-year comparison
(November 2025 vs. November 2024)

THE MARKET IN DETAIL

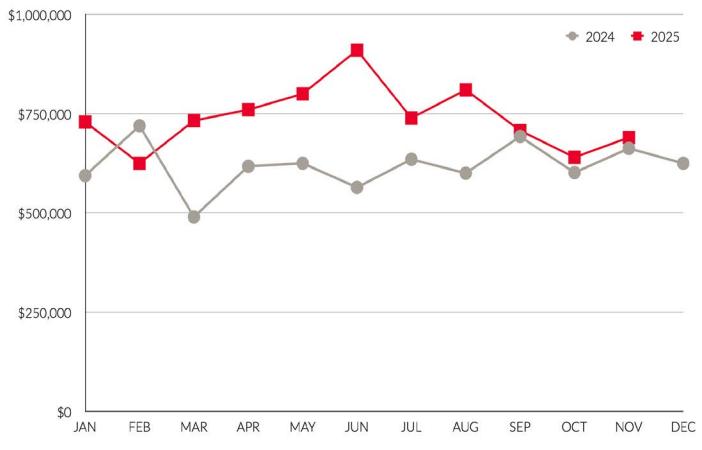
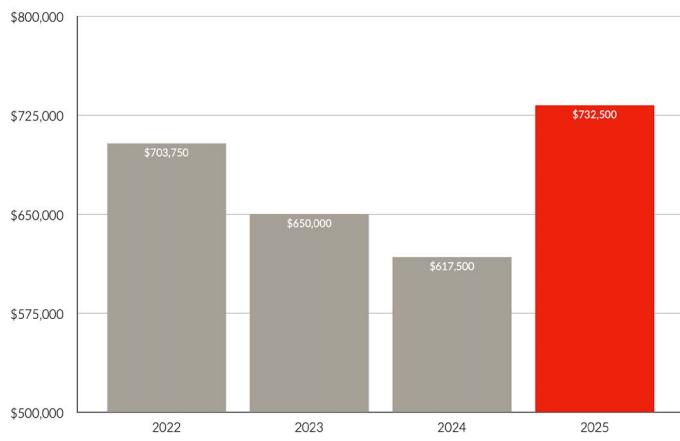
	2023	2024	2025	2024-2025
YTD Volume Sales	\$123,268,500	\$117,748,650	\$157,645,940	+33.88%
YTD Unit Sales	161	166	183	+10.24%
YTD New Listings	505	523	507	-3.06%
YDT Sales/Listings Ratio	31.88%	31.74%	36.09%	+13.72%
YTD Expired Listings	71	192	137	-28.65%
Monthly Volume Sales	\$9,907,000	\$11,500,000	\$10,011,800	-12.94%
Monthly Unit Sales	11	15	12	-20%
Monthly New Listings	45	35	34	-2.86%
Monthly Sales/Listings Ratio	24.44%	42.86%	35.29%	-17.65%
Monthly Expired Listings	18	29	17	-41.38%
Monthly Average Sale Price	\$900,636	\$766,700	\$834,317	+8.82%
YTD Sales: \$0-\$199K	7	4	9	+125%
YTD Sales: \$200k-349K	9	13	6	-53.85%
YTD Sales: \$350K-\$549K	36	43	31	-27.91%
YTD Sales: \$550K-\$749K	44	47	51	+8.51%
YTD Sales: \$750K-\$999K	35	32	35	+9.38%
YTD Sales: \$1M+	23	27	46	+70.37%
YTD Sales: \$2M+	5	2	6	+200%
YTD Average Days-On-Market	54.82	58.00	61.18	+5.49%
YTD Average Sale Price	\$759,692	\$728,803	\$850,854	+16.75%
YTD Median Sale Price	\$650,000	\$617,500	\$732,500	+18.62%

Meaford MLS Sales and Listing Summary
2023 vs. 2024 vs. 2025

AVERAGE SALE PRICE

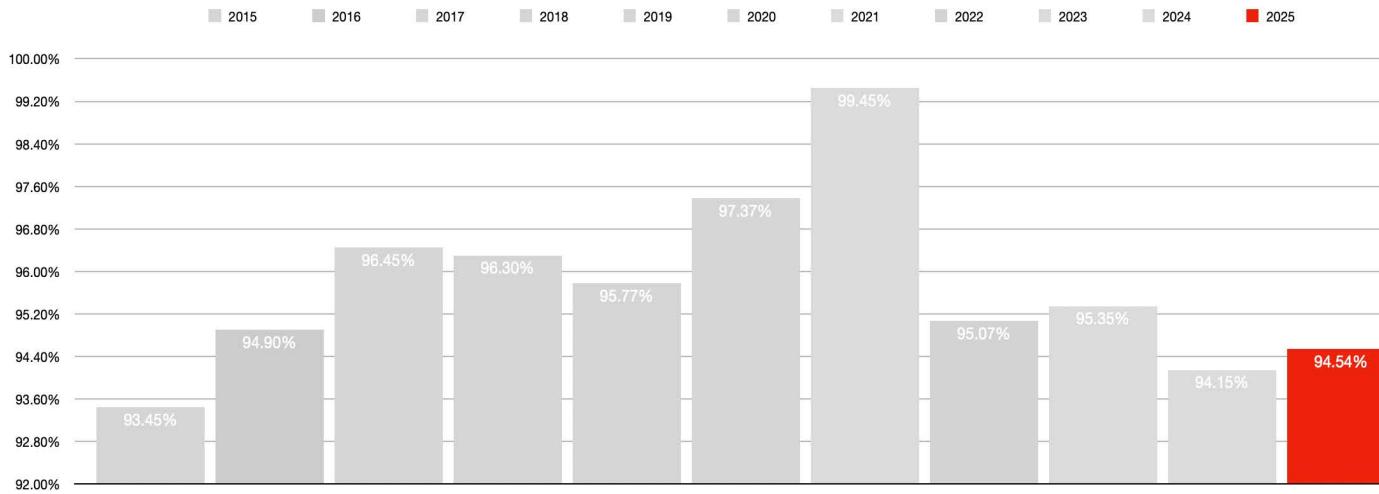


MEDIAN SALE PRICE

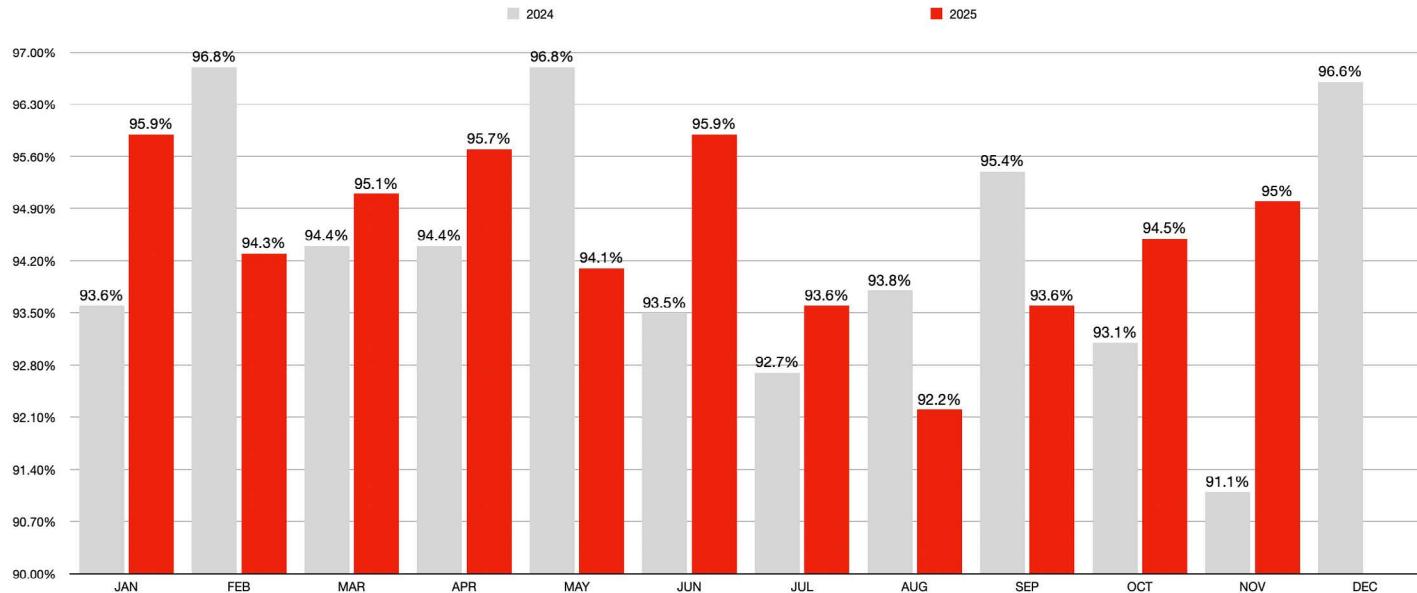


* Median sale price is based on residential sales (including freehold and condominiums).

SALE PRICE VS. LIST PRICE RATIO

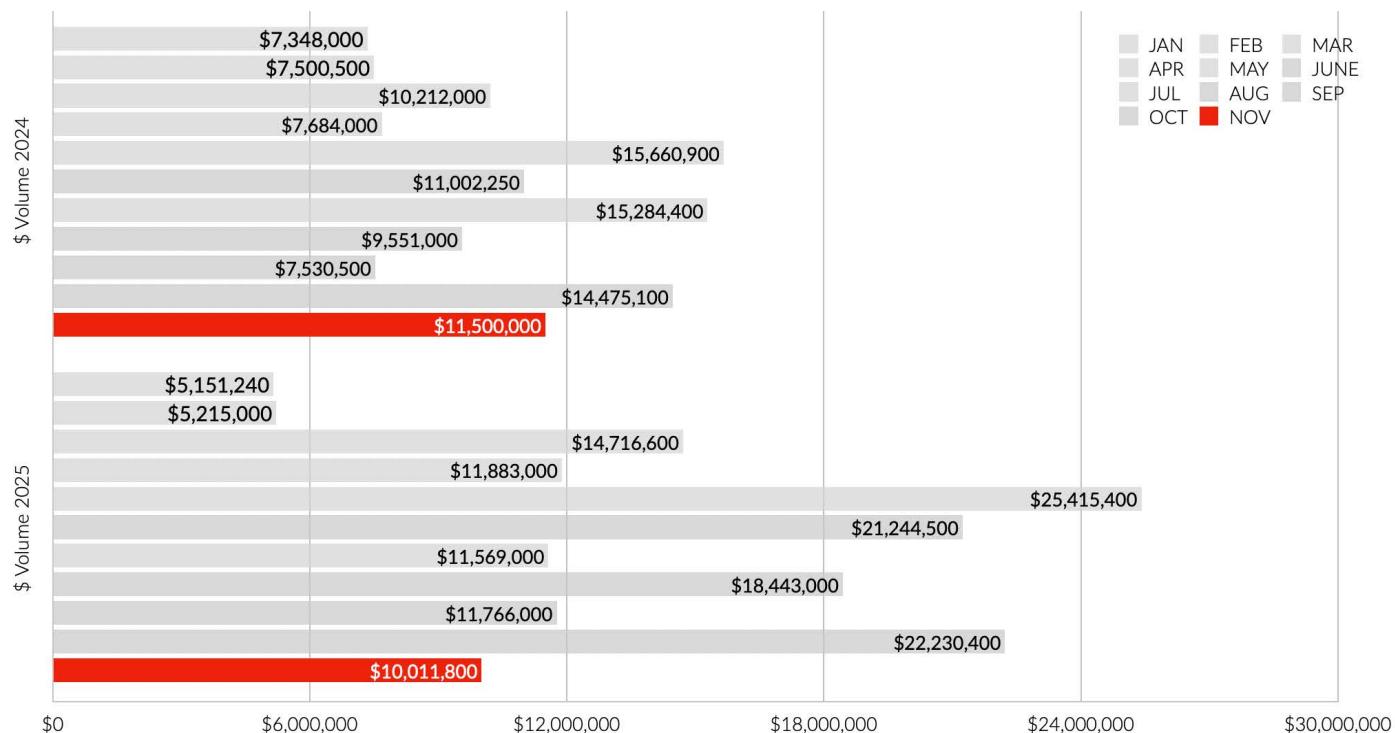


Year-Over-Year

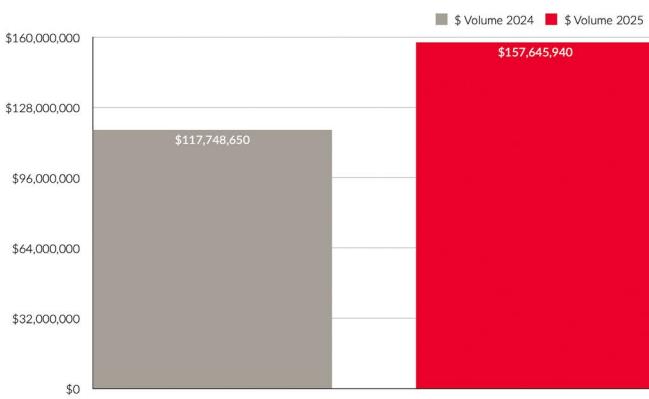


Month-Over-Month 2024 vs. 2025

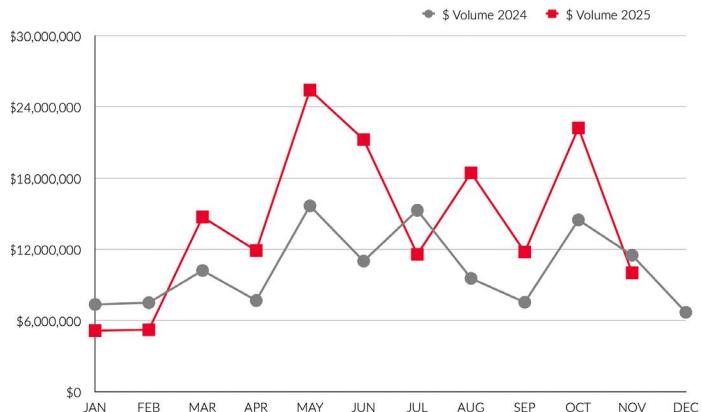
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025



Yearly Totals 2024 vs. 2025

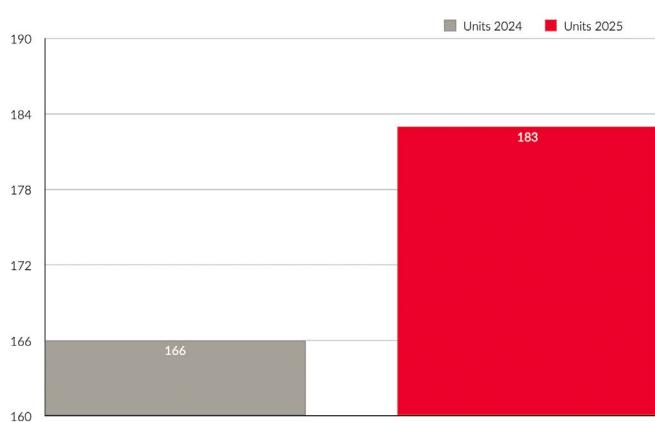


Month vs. Month 2024 vs. 2025

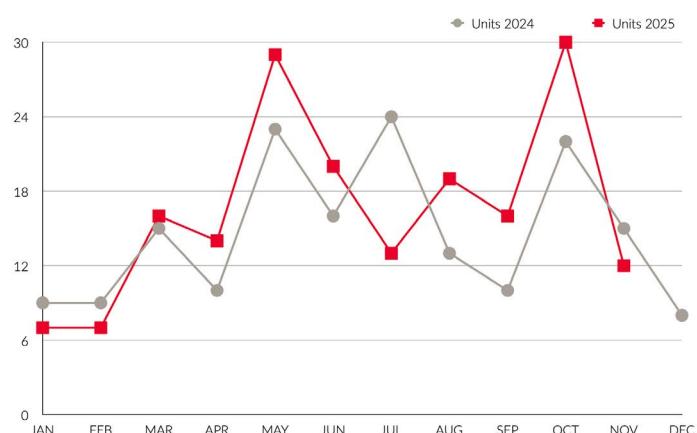
UNIT SALES



Monthly Comparison 2024 vs. 2025

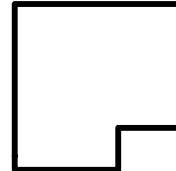


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	↑ \$150,232,440 +44.8%	↑ \$7,413,500 +1.04%	↑ \$7,096,500 +27.73%
YTD Unit Sales	↑ 167 +25.56%	↑ 16 +6.67%	↓ 15 -6.25%
Average Sale Price	↑ \$899,595 +15.32%	↓ \$463,344 -5.27%	↑ \$473,100 +36.24%
November Sales Volume	↓ \$9,631,800 -14.77%	↑ \$380,000 Up from \$0	↓ \$0 -100%
November Unit Sales	↓ 11 -21.43%	↑ 1 +100%	↓ 0 -100%

Year-Over-Year Comparison (2025 vs. 2024)



OUR LOCATIONS

COLLINGWOOD

705-445-5520
112 Hurontario St, Collingwood

CREEMORE

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

MEAFTORD

519-538-5755
96 Sykes St N, Meaford

THORNBURY

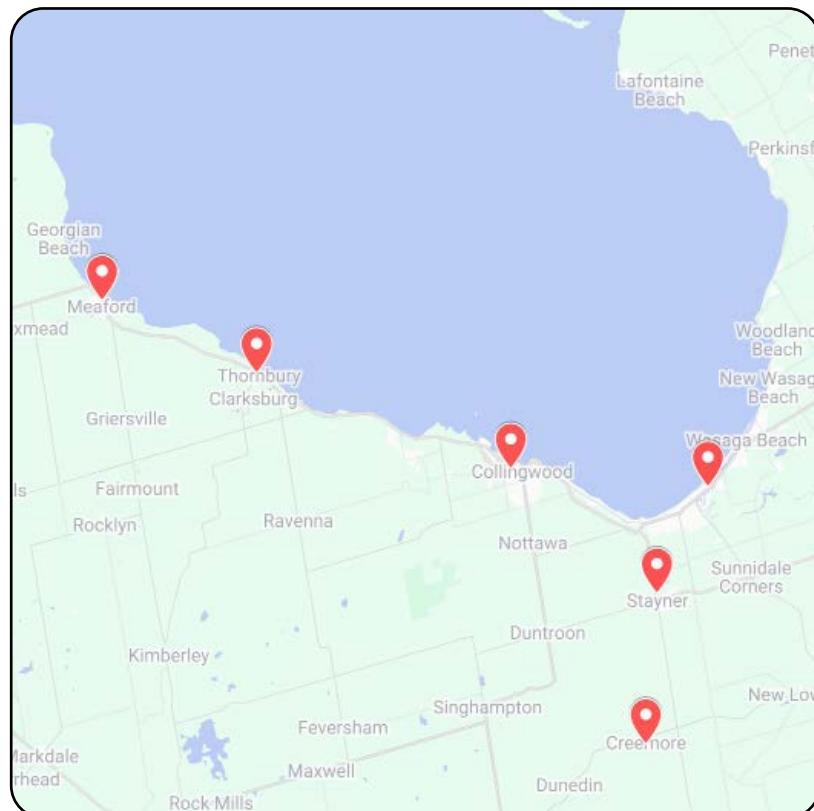
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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