



# 2025 DECEMBER MEAUFORD

## Real Estate Market Report



### 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 recorded a notable surge in activity this December, driven by a sharp increase in sales, while pricing trended lower compared to last year and overall conditions continued to favour buyers. The median sale price declined 8.8% year-over-year to \$570,000, while the average sale price fell 18.65% to \$680,578, reflecting a shift toward more value-oriented transactions. Sales volume jumped 83.03% to \$12.25 million, supported by a 125% increase in unit sales to 18 properties. Supply tightened considerably, with new listings down 32% to 17, while expired listings rose 57.14% to 22, highlighting ongoing challenges for sellers. Although the sales-to-new listings ratio climbed to 105.88% year-over-year, the broader market context continues to point to buyer-friendly conditions as we head into the winter season.

### December year-over-year sales volume of \$12,250,400

Up +83.03% from 2024's \$6,693,000 with unit sales of 18 up +125% from last December's 8. New listings of 17 are down -32% from a year ago, with the sales/listing ratio of 105.88% up by +230.88% from a year ago.

### Year-to-date sales volume of \$177,322,840

Up +33.55% from 2024's \$132,777,650 with unit sales of 201 up +15.52% from 2024's 174. New listings of 524 are down -4.38% from a year ago, with the sales/listing ratio of 38.36% up +20.81%.

### Year-to-date average sale price of \$836,664

Up from \$737,788 one year ago with median sale price of \$730,750 up from \$621,250 one year ago. Average days-on-market of 63 is up 3 days from last year.

## DECEMBER NUMBERS

Median Sale Price  
**\$570,000**  
-8.8%

Average Sale Price  
**\$680,578**  
-18.65%

Sales Volume  
**\$12,250,400**  
+83.03%

Unit Sales  
**18**  
+125%

New Listings  
**17**  
-32%

Expired Listings  
**22**  
+57.14%

Unit Sales/Listings Ratio  
**105.88%**  
+230.88%

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

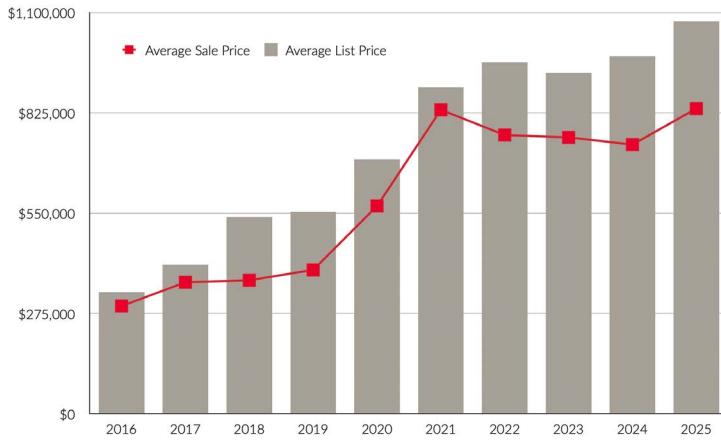


# THE MARKET IN DETAIL

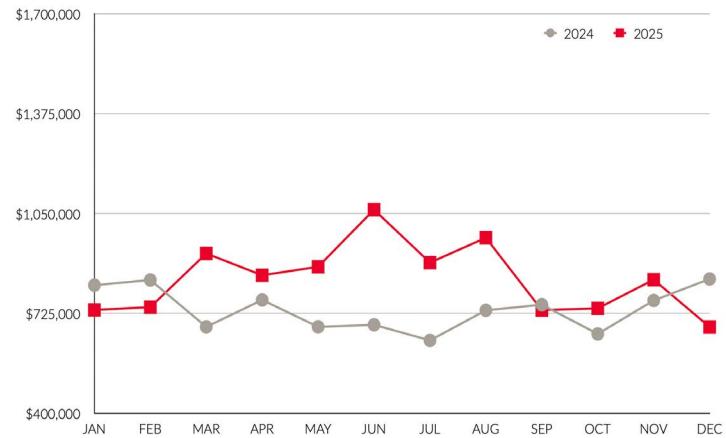
	2023	2024	2025	2024-2025
<b>YTD Volume Sales</b>	\$134,920,900	\$132,777,650	\$177,322,840	+33.55%
<b>YTD Unit Sales</b>	165	174	201	+15.52%
<b>YTD New Listings</b>	529	548	524	-4.38%
<b>YDT Sales/Listings Ratio</b>	31.19%	31.75%	38.36%	+20.81%
<b>YTD Expired Listings</b>	86	206	159	-22.82%
<b>Monthly Volume Sales</b>	\$2,935,000	\$6,693,000	\$12,250,400	+83.03%
<b>Monthly Unit Sales</b>	4	8	18	+125%
<b>Monthly New Listings</b>	24	25	17	-32%
<b>Monthly Sales/Listings Ratio</b>	16.67%	32.00%	105.88%	+230.88%
<b>Monthly Expired Listings</b>	15	14	22	+57.14%
<b>Monthly Average Sale Price</b>	\$733,750	\$836,625	\$680,578	-18.65%
<b>YTD Sales: \$0-\$199K</b>	7	4	11	+175%
<b>YTD Sales: \$200k-349K</b>	9	14	9	-35.71%
<b>YTD Sales: \$350K-\$549K</b>	36	43	35	-18.6%
<b>YTD Sales: \$550K-\$749K</b>	46	52	54	+3.85%
<b>YTD Sales: \$750K-\$999K</b>	37	33	36	+9.09%
<b>YTD Sales: \$1M+</b>	23	27	51	+88.89%
<b>YTD Sales: \$2M+</b>	5	3	6	+100%
<b>YTD Average Days-On-Market</b>	55.08	59.75	63.17	+5.72%
<b>YTD Average Sale Price</b>	\$757,530	\$737,788	\$836,664	+13.4%
<b>YTD Median Sale Price</b>	\$668,000	\$621,250	\$730,750	+17.63%

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

# AVERAGE SALE PRICE

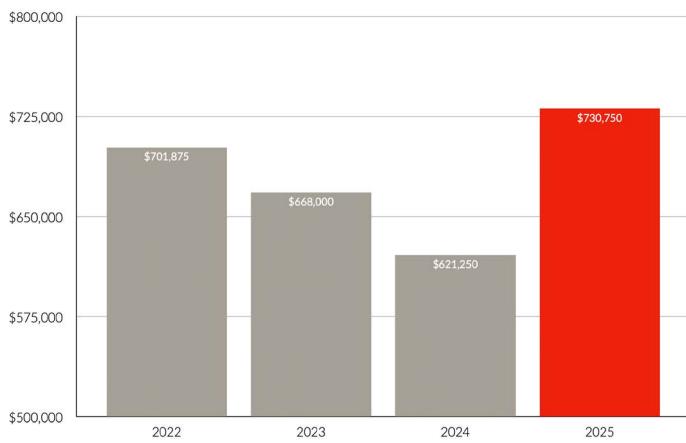


Year-Over-Year

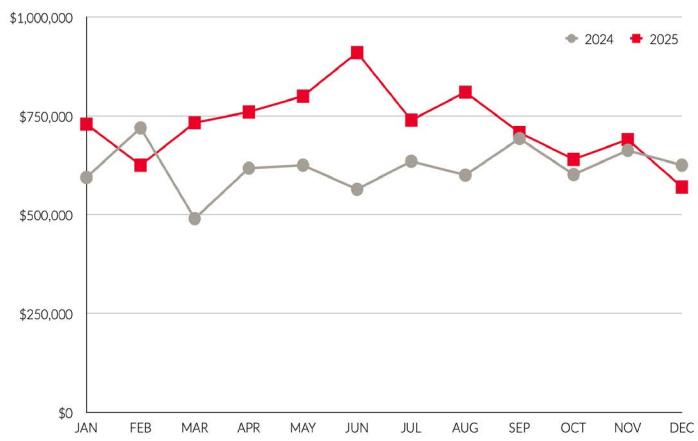


Month-Over-Month 2024 vs. 2025

# MEDIAN SALE PRICE



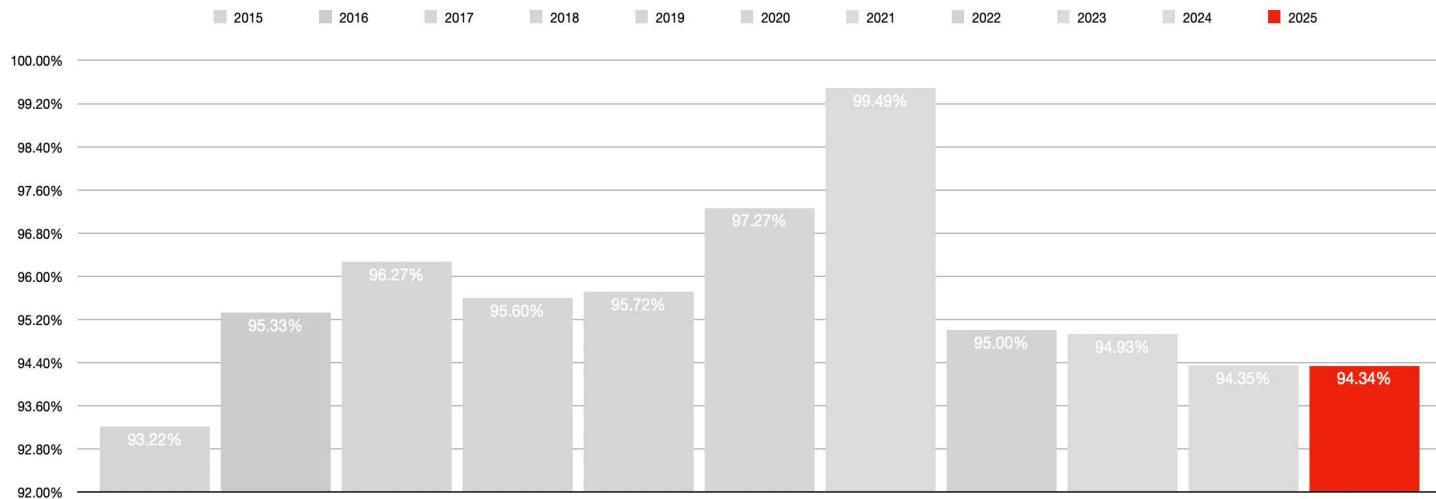
Year-Over-Year



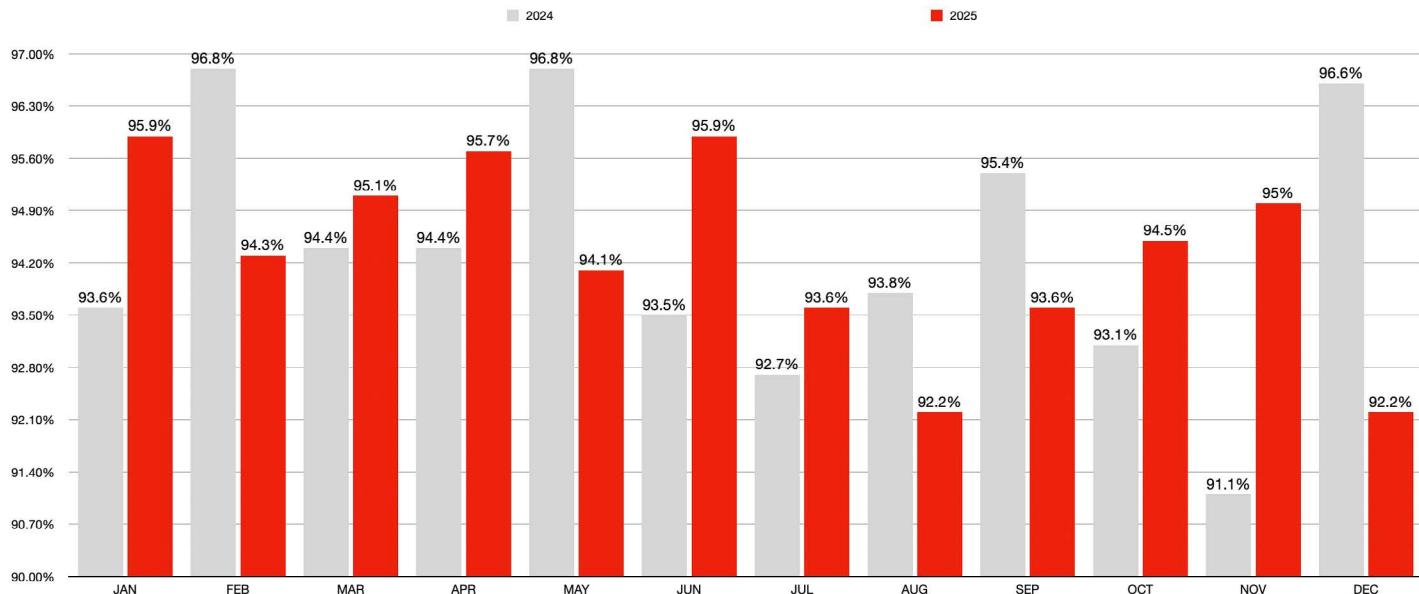
Month-Over-Month 2024 vs. 2025

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

# SALE PRICE VS. LIST PRICE RATIO

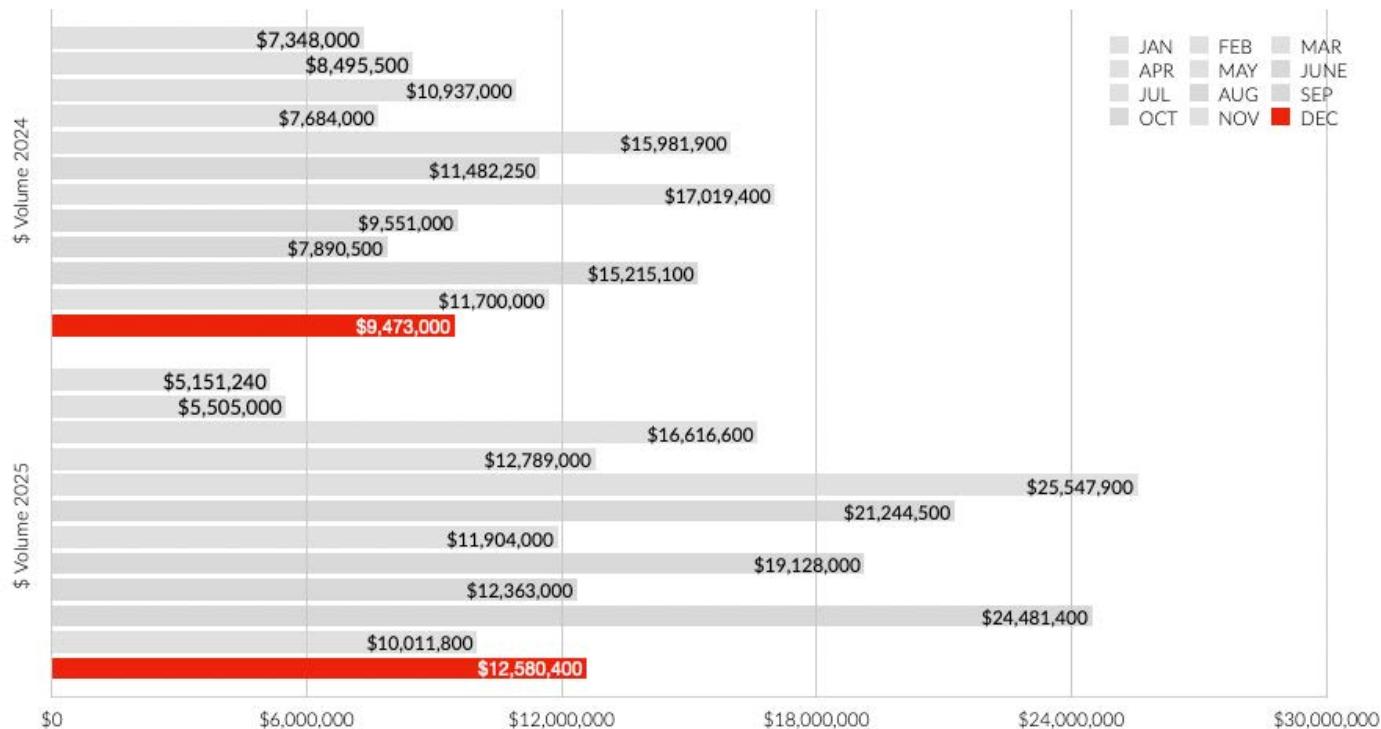


## Year-Over-Year

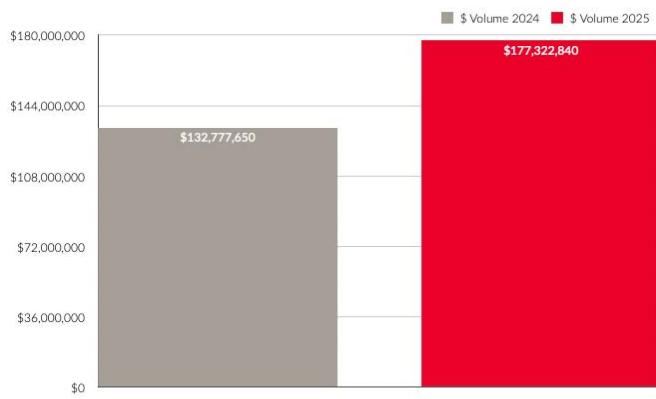


## Month-Over-Month 2024 vs. 2025

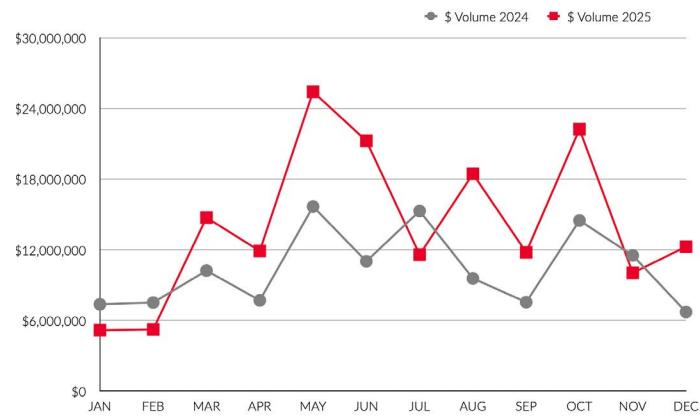
# DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025



Yearly Totals 2024 vs. 2025

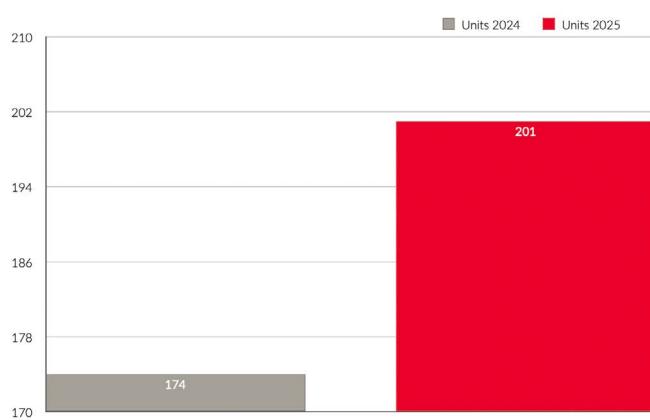


Month vs. Month 2024 vs. 2025

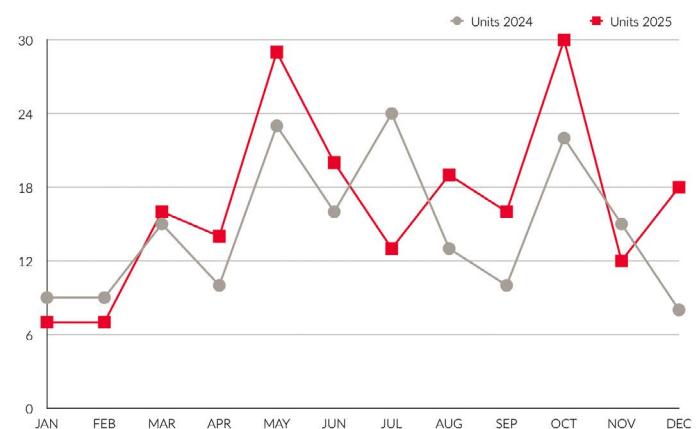
# UNIT SALES



## Monthly Comparison 2024 vs. 2025

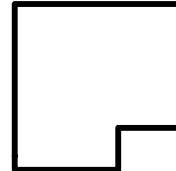


## Yearly Totals 2024 vs. 2025



## Month vs. Month 2024 vs. 2025

# SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	<span style="color: #c8512e;">↑</span> <b>\$162,137,940</b> +47.58%	<span style="color: #a52a2a;">↓</span> <b>\$7,758,400</b> -1.94%	<span style="color: #a52a2a;">↓</span> <b>\$7,426,500</b> -10.91%
YTD Unit Sales	<span style="color: #c8512e;">↑</span> <b>184</b> +31.43%	<span style="color: #c8512e;">↑</span> <b>17</b> +6.25%	<span style="color: #a52a2a;">↓</span> <b>17</b> -5.56%
Average Sale Price	<span style="color: #c8512e;">↑</span> <b>\$881,184</b> +12.29%	<span style="color: #a52a2a;">↓</span> <b>\$456,376</b> -7.71%	<span style="color: #a52a2a;">↓</span> <b>\$436,853</b> -5.67%
December Sales Volume	<span style="color: #c8512e;">↑</span> <b>\$11,905,500</b> +94.6%	<span style="color: #a52a2a;">↓</span> <b>\$344,900</b> -40.02%	<span style="color: #a52a2a;">↓</span> <b>\$330,000</b> -88.13%
December Unit Sales	<span style="color: #c8512e;">↑</span> <b>17</b> +142.86%	<span style="color: #a52a2a;">↑</span> <b>1</b> No Change	<span style="color: #a52a2a;">↑</span> <b>2</b> No Change

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

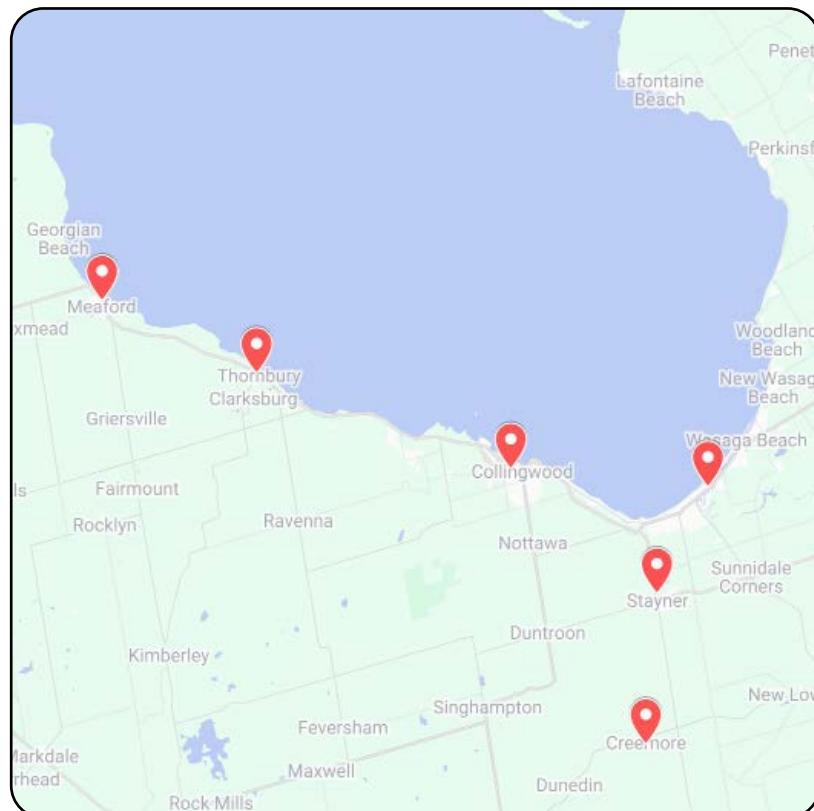
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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