



# 2026

# FEBRUARY

# MEAFORD

## 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 remained firmly in buyer's market territory this February, with pricing strengthening year-over-year but overall activity moderating. The median sale price increased 38.40% to \$865,000, while the average sale price rose 45.22% to \$1,081,900, reflecting stronger values across higher-end transactions. Despite the rise in pricing, sales volume edged up just 3.73% to \$5,409,500, while unit sales declined 28.57% to 5 transactions, indicating softer overall demand. At the same time, new listings climbed 43.48%, expanding available inventory, while expired listings rose 27.27%. With the unit sales-to-listings ratio dropping to 15.15%, market conditions continue to favour buyers, who benefit from increased selection and stronger negotiating power.



### February year-over-year sales volume of \$5,409,500

Up +3.73% from 2025's \$5,215,000 with unit sales of 5 down -28.57% from last February's 7. New listings of 33 are up +43.48% from a year ago, with the sales/listing ratio of 15.15% down -50.22%.



### Year-to-date sales volume of \$9,464,500

Down -8.7% from 2025's \$10,366,240 with unit sales of 11 down -21.43% from 2025's 14. New listings of 58 are up +5.45% from a year ago, with the sales/listing ratio of 18.97% down -25.49%.



### Year-to-date average sale price of \$878,867

Up from \$740,446 one year ago with median sale price of \$757,500 up from \$677,000 one year ago. Average days-on-market of 94 is up 54 days from last year.

## FEBRUARY NUMBERS

Median Sale Price

**\$865,000**

+38.4%

Average Sale Price

**\$1,081,900**

+45.22%

Sales Volume

**\$5,409,500**

+3.73%

Unit Sales

**5**

-28.57%

New Listings

**33**

+43.48%

Expired Listings

**14**

+27.27%

Unit Sales/Listings Ratio

**15.15%**

-50.22%

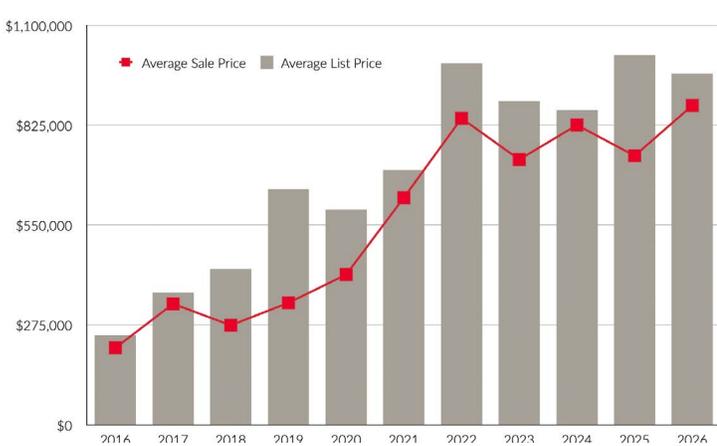
*Year-over-year comparison  
(February 2026 vs. February 2025)*

# THE MARKET IN DETAIL

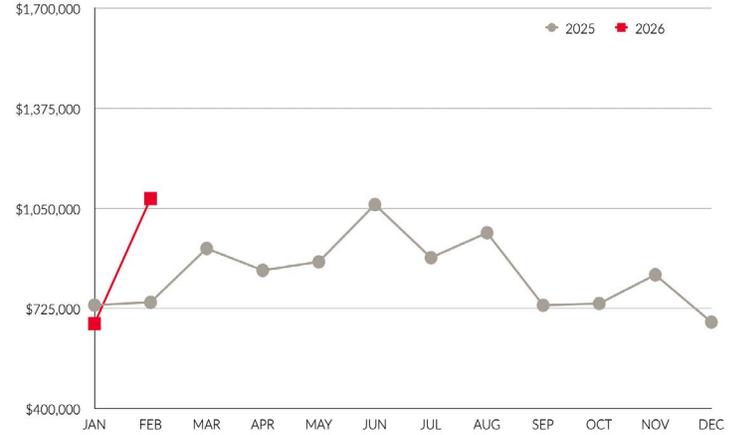
	2024	2025	2026	2025-2026
<b>YTD Volume Sales</b>	\$14,848,500	\$10,366,240	\$9,464,500	-8.7%
<b>YTD Unit Sales</b>	18	14	11	-21.43%
<b>YTD New Listings</b>	66	55	58	+5.45%
<b>YTD Sales/Listings Ratio</b>	27.27%	25.45%	18.97%	-25.49%
<b>YTD Expired Listings</b>	14	21	23	+9.52%
<b>Monthly Volume Sales</b>	\$7,500,500	\$5,215,000	\$5,409,500	+3.73%
<b>Monthly Unit Sales</b>	9	7	5	-28.57%
<b>Monthly New Listings</b>	38	23	33	+43.48%
<b>Monthly Sales/Listings Ratio</b>	23.68%	30.43%	15.15%	-50.22%
<b>Monthly Expired Listings</b>	2	11	14	+27.27%
<b>Monthly Average Sale Price</b>	\$833,389	\$745,000	\$1,081,900	+45.22%
<b>YTD Sales: \$0-\$199K</b>	0	0	0	No Change
<b>YTD Sales: \$200k-349K</b>	1	2	0	-100%
<b>YTD Sales: \$350K-\$549K</b>	4	1	1	No Change
<b>YTD Sales: \$550K-\$749K</b>	8	7	6	-14.29%
<b>YTD Sales: \$750K-\$999K</b>	3	1	1	No Change
<b>YTD Sales: \$1M+</b>	1	3	3	No Change
<b>YTD Sales: \$2M+</b>	2	0	0	No Change
<b>YTD Average Days-On-Market</b>	54.00	40.00	93.50	+133.75%
<b>YTD Average Sale Price</b>	\$824,917	\$740,446	\$878,867	+18.69%
<b>YTD Median Sale Price</b>	\$656,750	\$677,000	\$757,500	+11.89%

Meaford MLS Sales and Listing Summary  
2024 vs. 2025 vs. 2026

# AVERAGE SALE PRICE

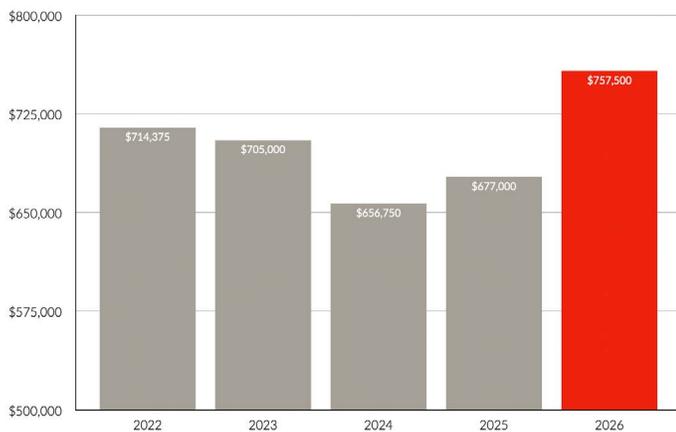


Year-Over-Year

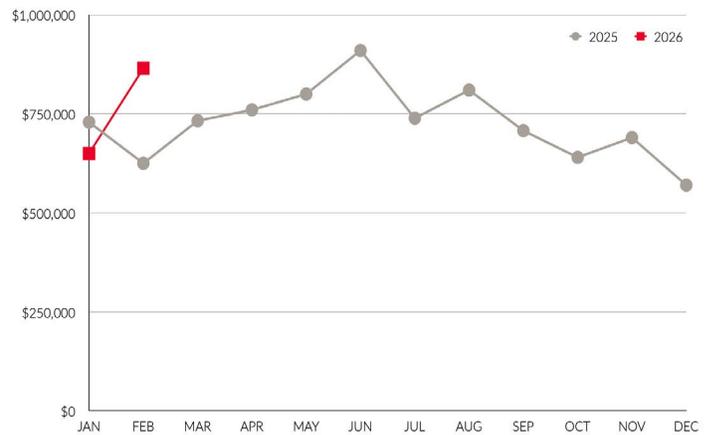


Month-Over-Month 2025 vs. 2026

# MEDIAN SALE PRICE



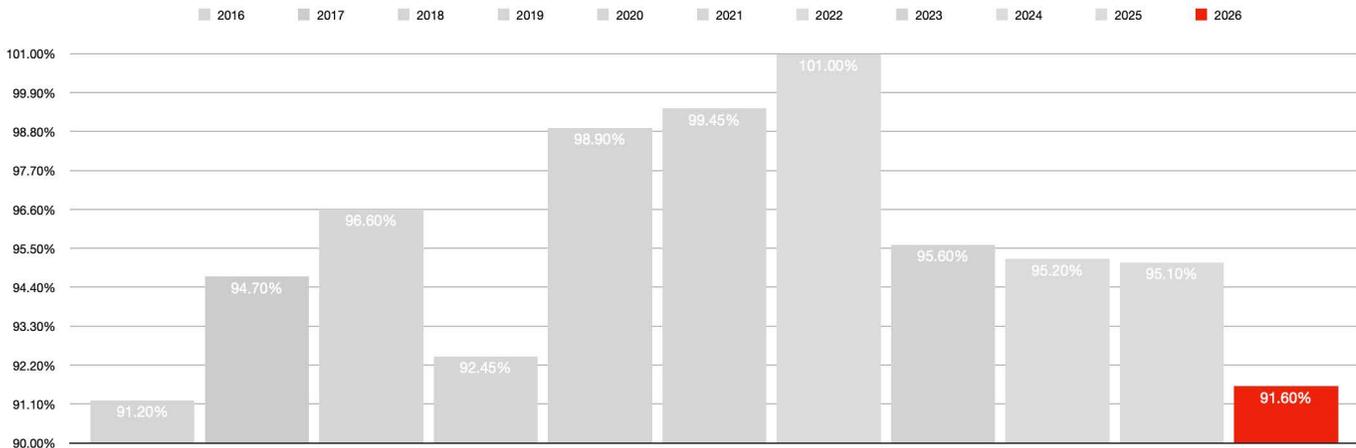
Year-Over-Year



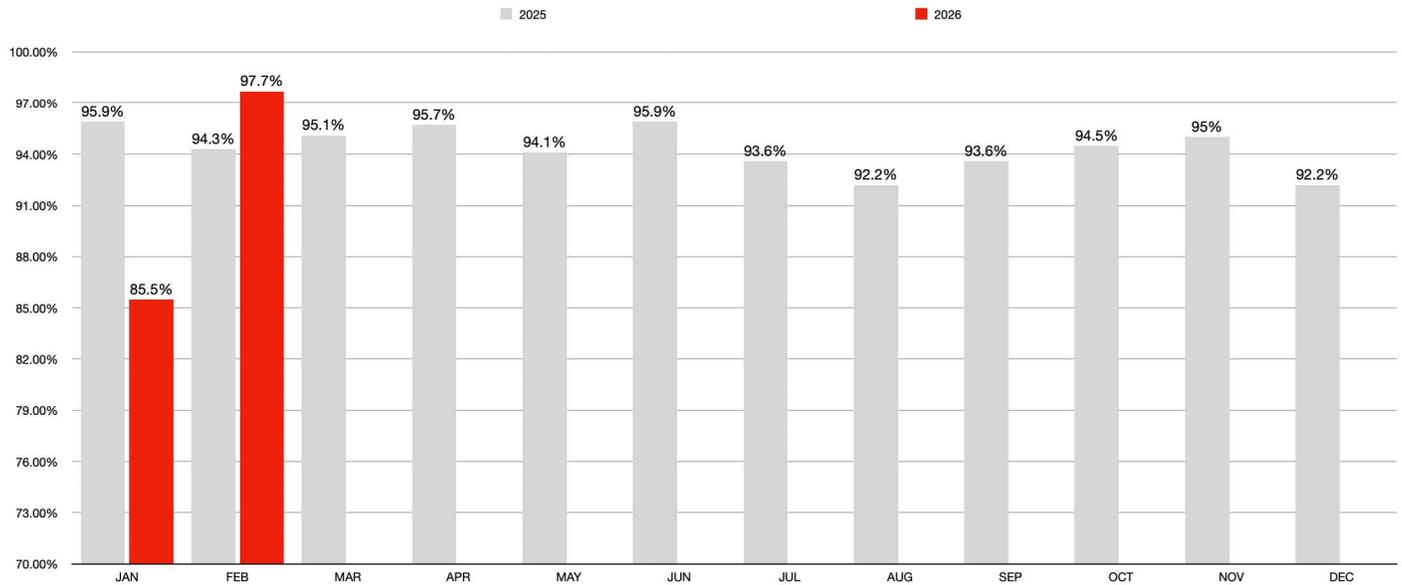
Month-Over-Month 2025 vs. 2026

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

# SALE PRICE VS. LIST PRICE RATIO

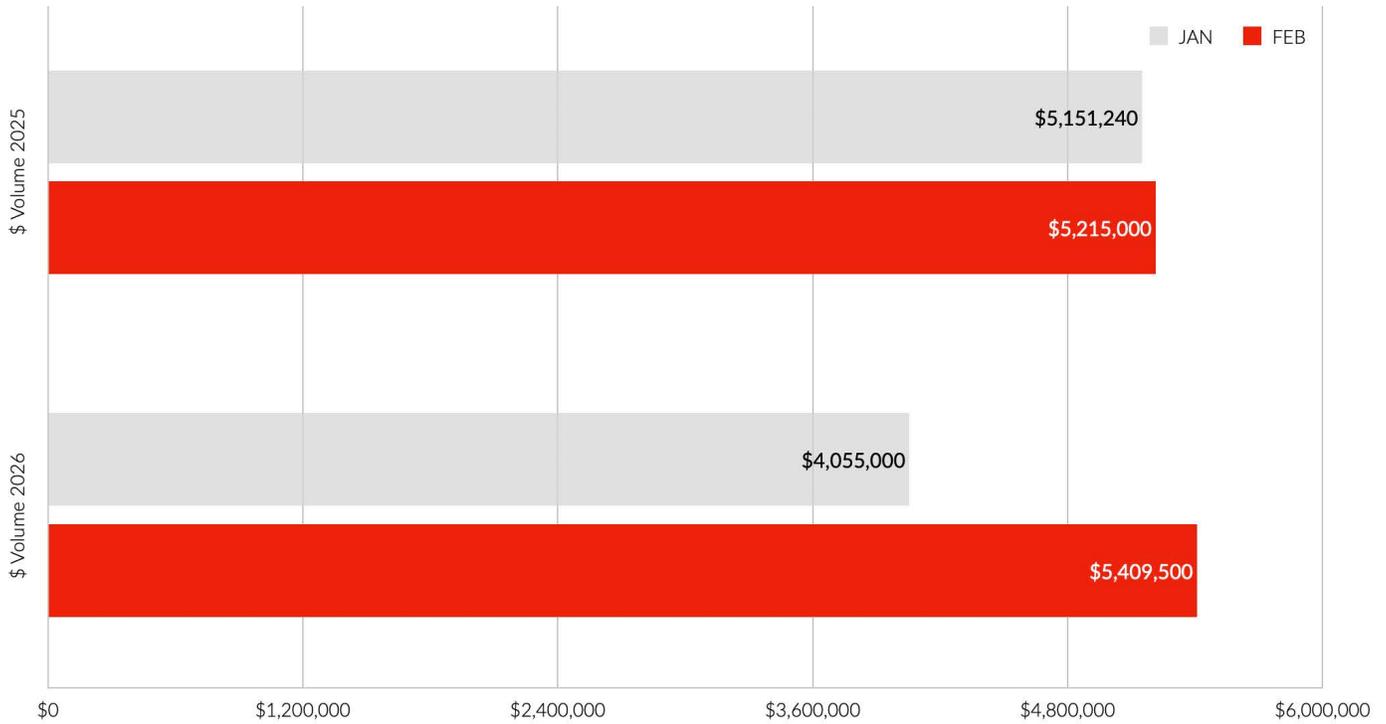


## Year-Over-Year



## Month-Over-Month 2025 vs. 2026

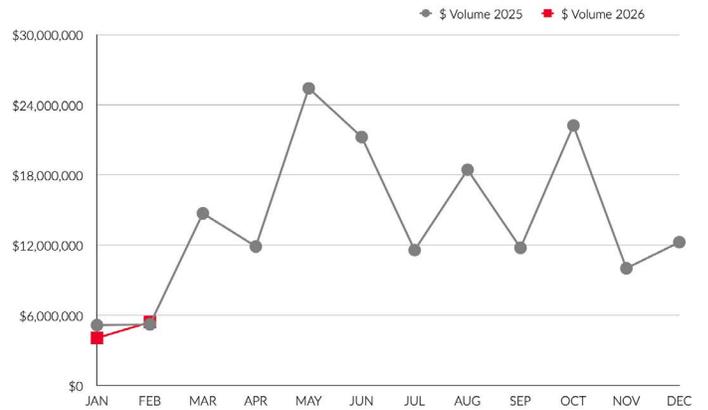
# DOLLAR VOLUME SALES



## Monthly Comparison 2025 vs. 2026

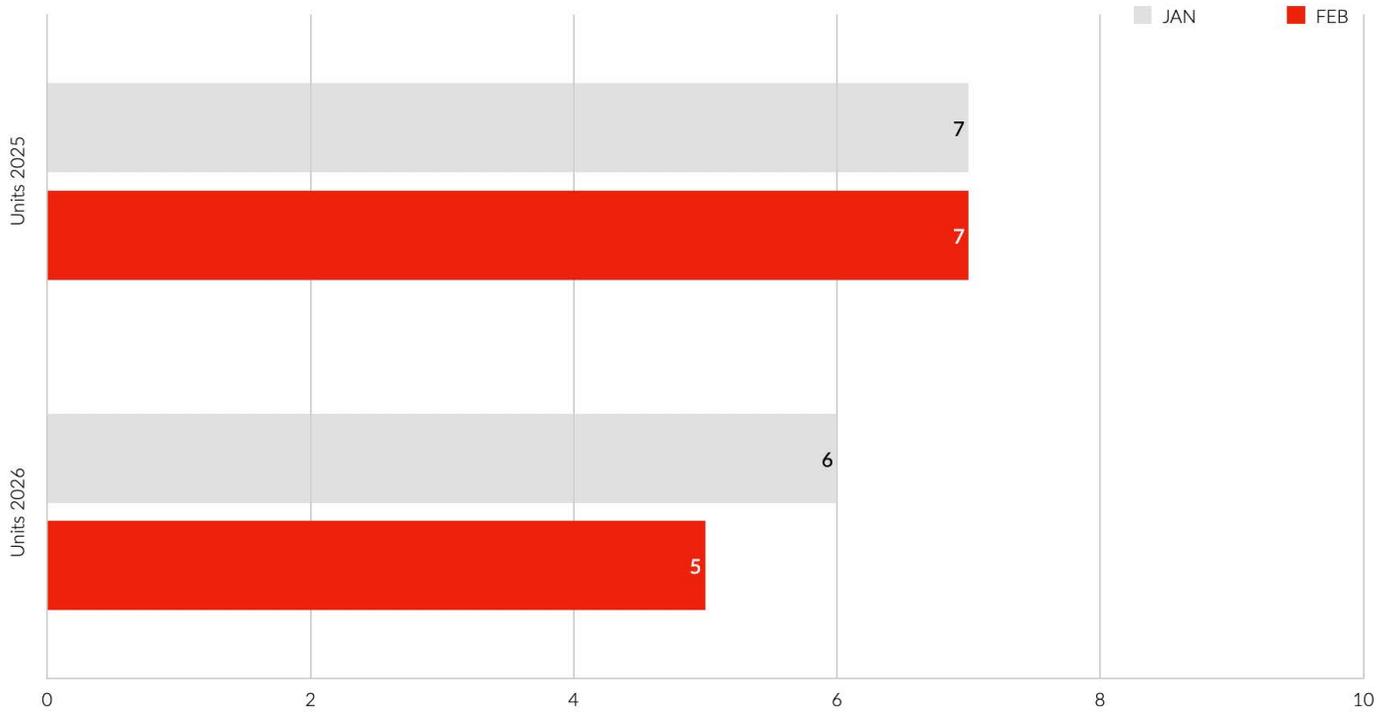


## Yearly Totals 2025 vs. 2026

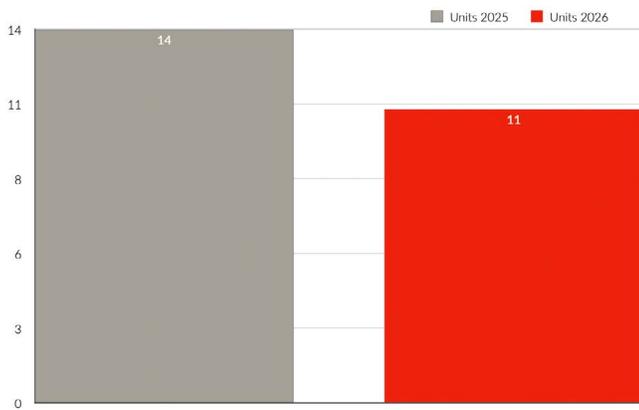


## Month vs. Month 2025 vs. 2026

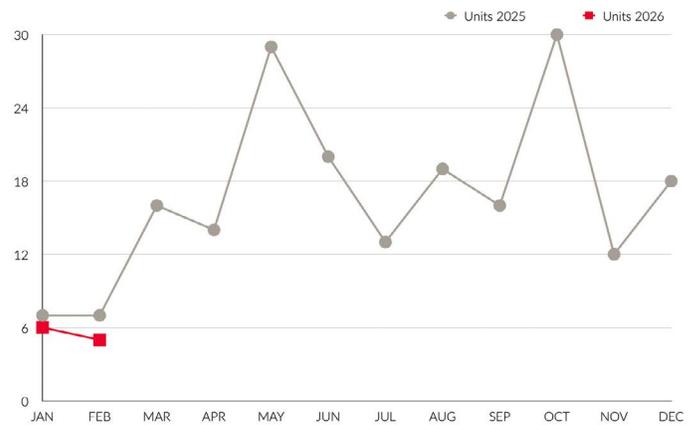
# UNIT SALES



Monthly Comparison 2025 vs. 2026

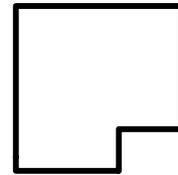


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
YTD Sales Volume	 \$9,464,500 +1.64%	 \$0 -100%	 \$0 -100%
YTD Unit Sales	 11 -8.33%	 0 -100%	 0 -100%
Average Sale Price	 \$860,409 +10.88%	 0 -100%	 \$0 -100%
February Sales Volume	 \$5,409,500 +14.61%	 \$0 -100%	 \$0 -100%
February Unit Sales	 5 -16.67%	 0 -100%	 0 -100%

*Year-Over-Year Comparison (2026 vs. 2025)*

# 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

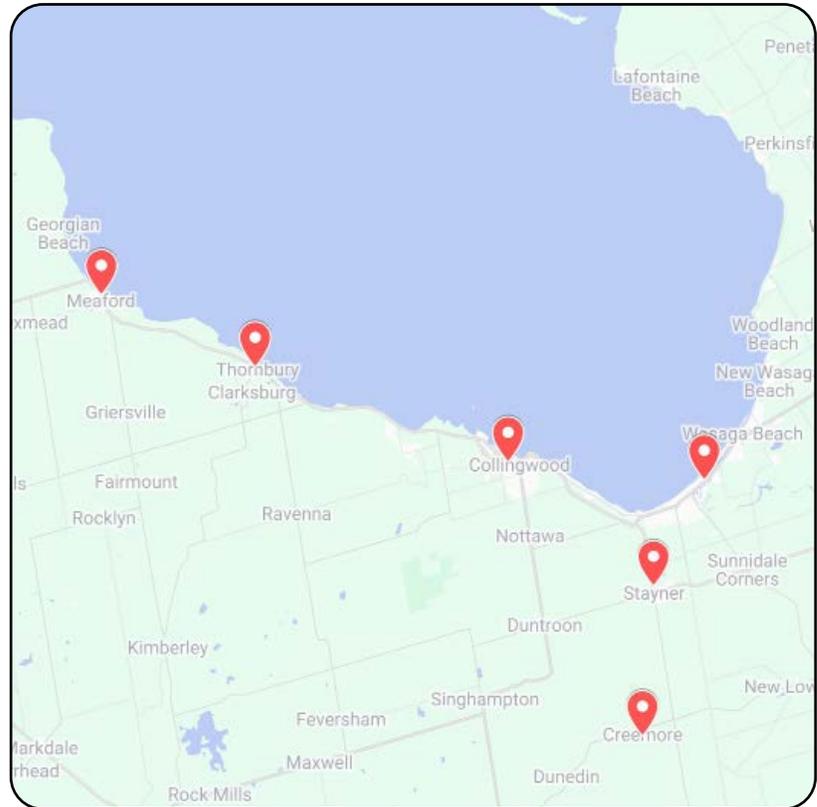
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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