



2025 DECEMBER 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 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 \$169,896,340

Up +36.53% from 2024's \$124,441,650 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

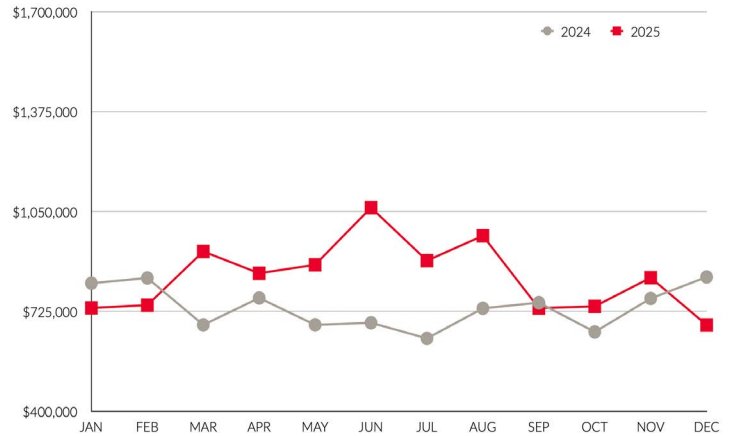
	2023	2024	2025	2024-2025
YTD Volume Sales	\$126,203,500	\$124,441,650	\$169,896,340	+36.53%
YTD Unit Sales	165	174	201	+15.52%
YTD New Listings	529	548	524	-4.38%
YTD Sales/Listings Ratio	31.19%	31.75%	38.36%	+20.81%
YTD Expired Listings	86	206	159	-22.82%
Monthly Volume Sales	\$2,935,000	\$6,693,000	\$12,250,400	+83.03%
Monthly Unit Sales	4	8	18	+125%
Monthly New Listings	24	25	17	-32%
Monthly Sales/Listings Ratio	16.67%	32.00%	105.88%	+230.88%
Monthly Expired Listings	15	14	22	+57.14%
Monthly Average Sale Price	\$733,750	\$836,625	\$680,578	-18.65%
YTD Sales: \$0-\$199K	7	4	11	+175%
YTD Sales: \$200k-349K	9	14	9	-35.71%
YTD Sales: \$350K-\$549K	36	43	35	-18.6%
YTD Sales: \$550K-\$749K	46	52	54	+3.85%
YTD Sales: \$750K-\$999K	37	33	36	+9.09%
YTD Sales: \$1M+	23	27	51	+88.89%
YTD Sales: \$2M+	5	3	6	+100%
YTD Average Days-On-Market	55.08	59.75	63.17	+5.72%
YTD Average Sale Price	\$757,530	\$737,788	\$836,664	+13.4%
YTD Median Sale Price	\$668,000	\$621,250	\$730,750	+17.63%

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

AVERAGE SALE PRICE

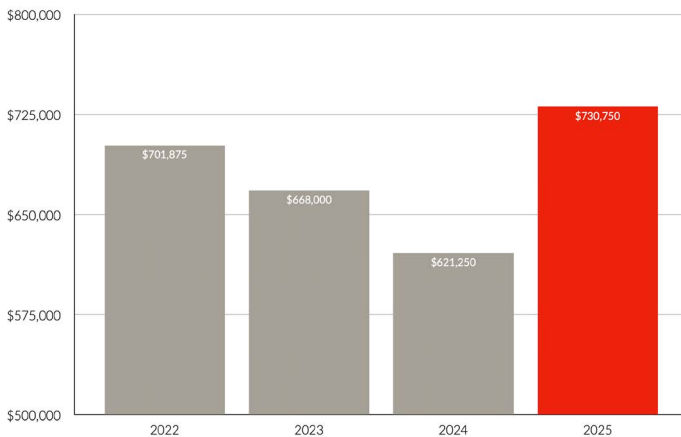


Year-Over-Year

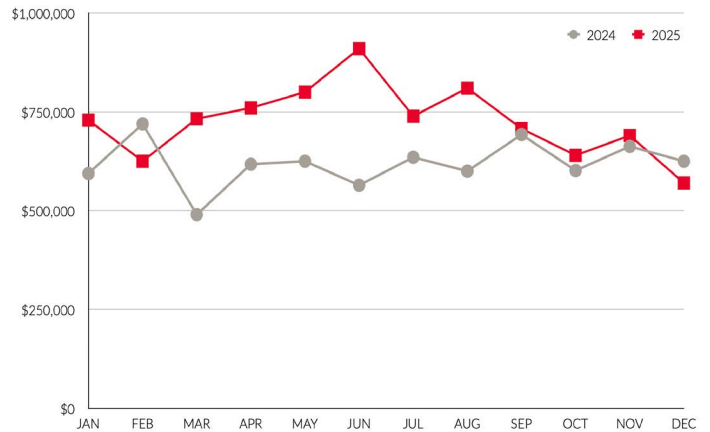


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



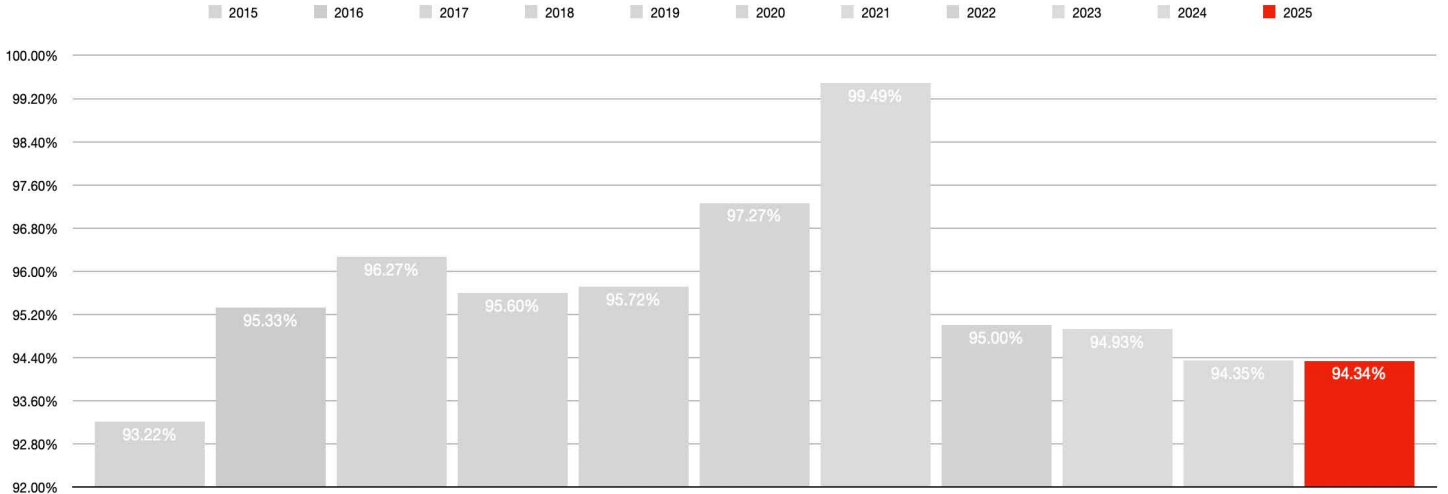
Year-Over-Year



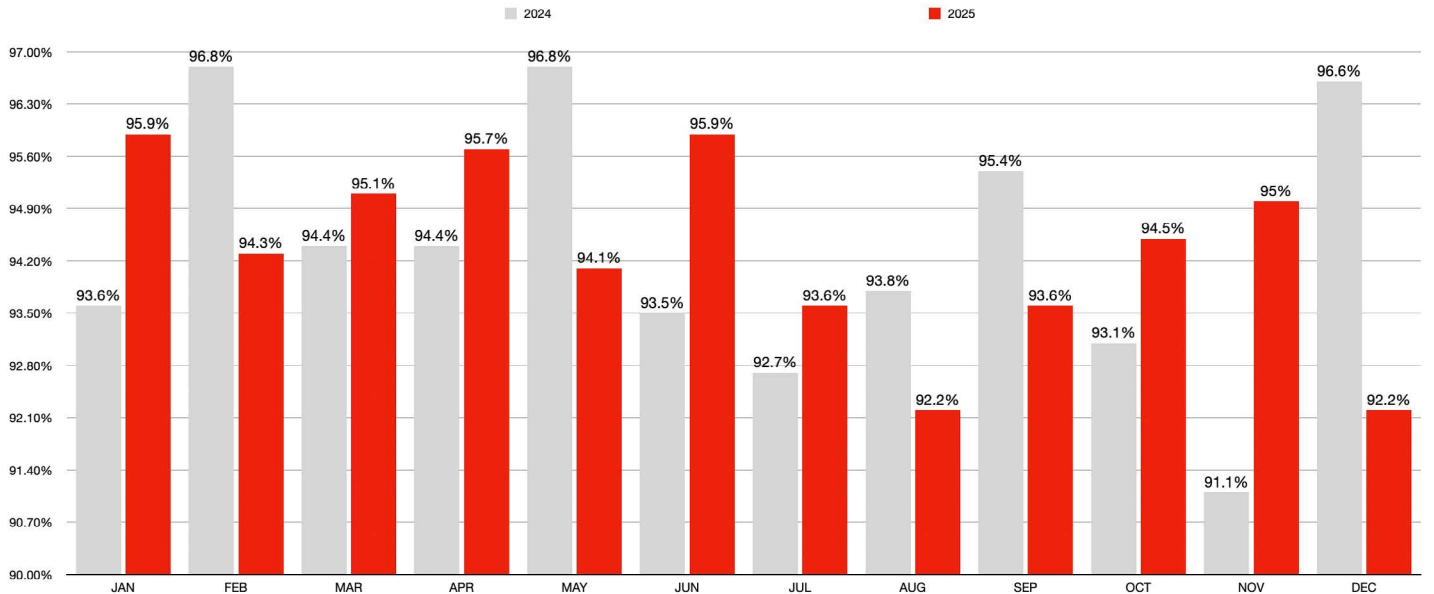
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

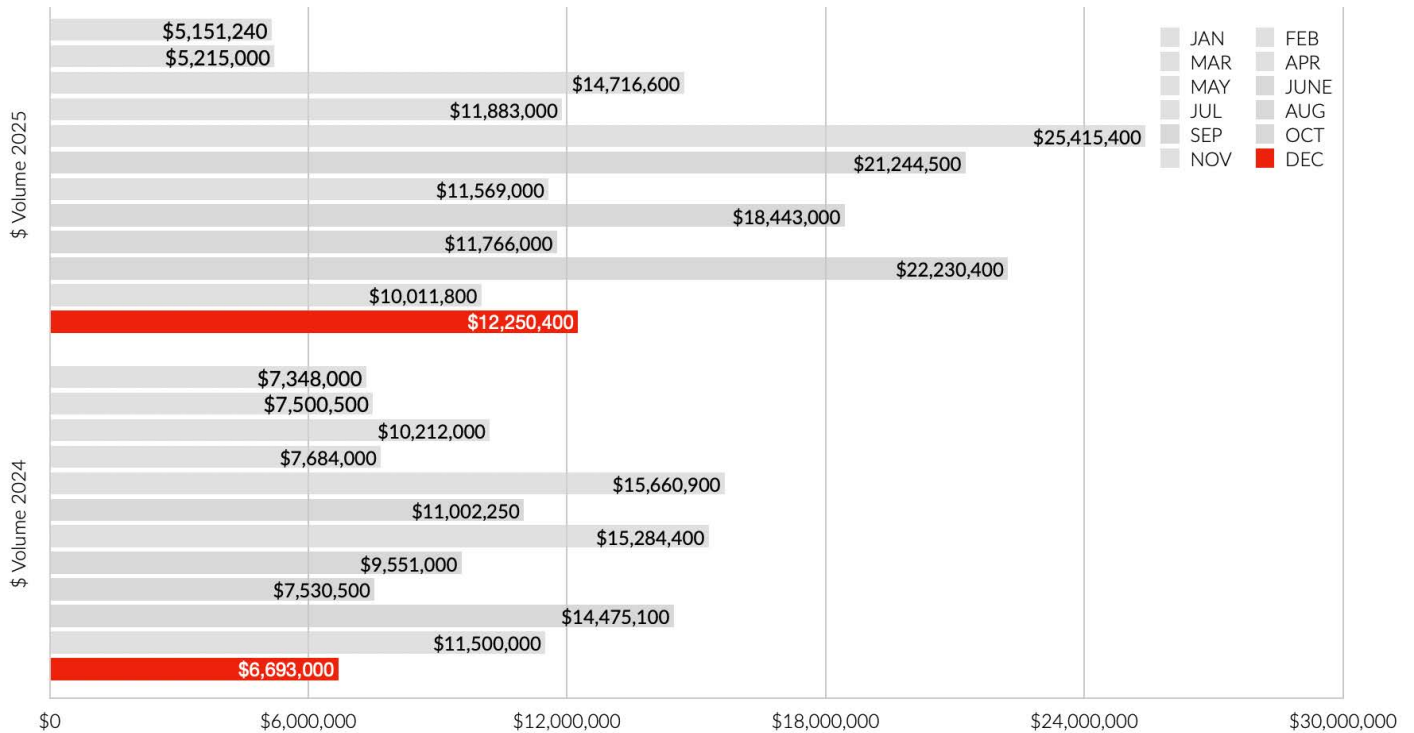


Year-Over-Year

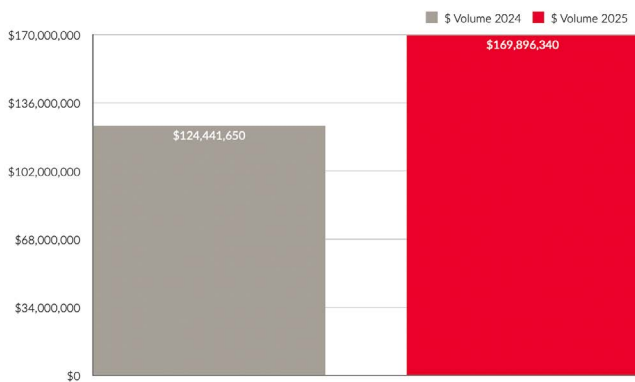


Month-Over-Month 2024 vs. 2025

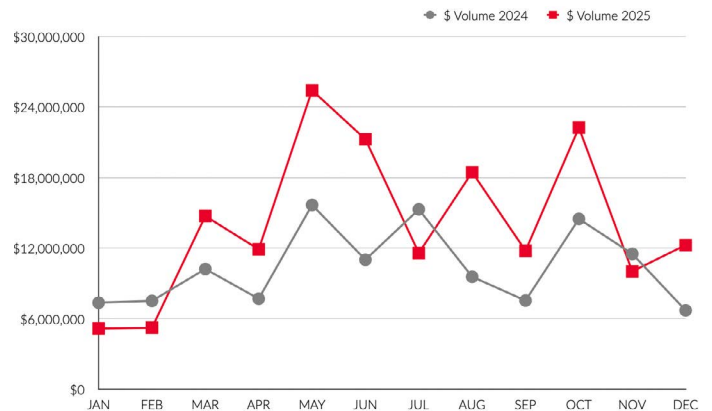
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

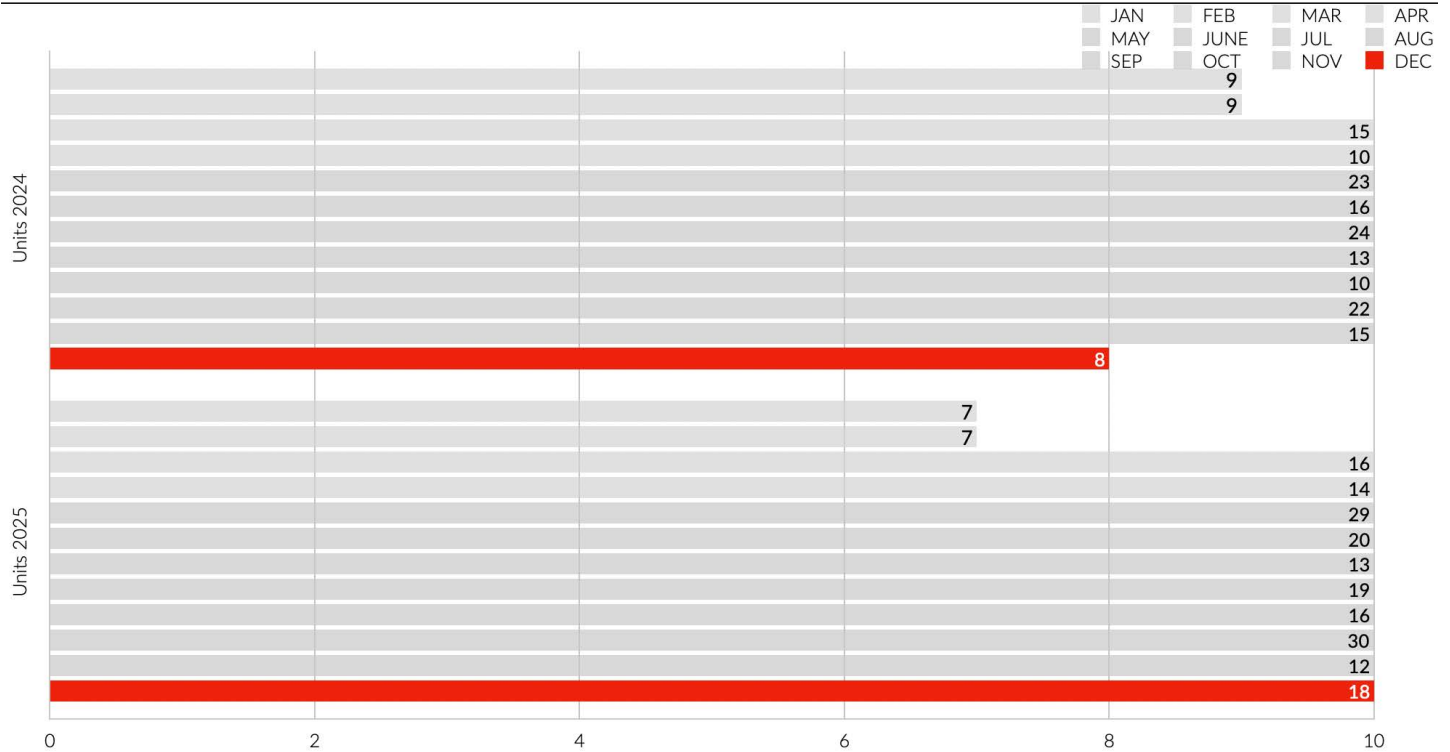


Yearly Totals 2024 vs. 2025

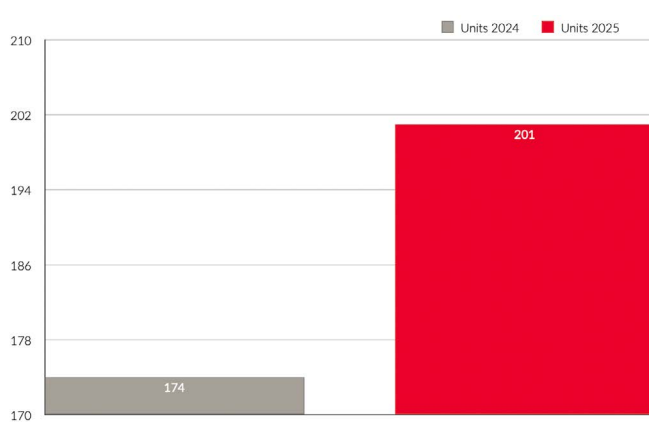


Month vs. Month 2024 vs. 2025

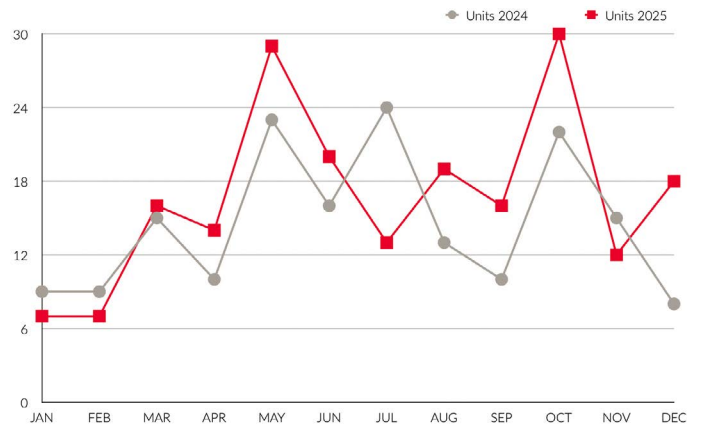
UNIT SALES



Monthly Comparison 2024 vs. 2025

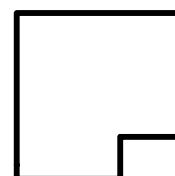


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$162,137,940 +47.58%	 \$7,758,400 -1.94%	 \$7,426,500 -10.91%
YTD Unit Sales	 184 +31.43%	 17 +6.25%	 17 -5.56%
Average Sale Price	 \$881,184 +12.29%	 \$456,376 -7.71%	 \$436,853 -5.67%
December Sales Volume	 \$11,905,500 +94.6%	 \$344,900 -40.02%	 \$330,000 -88.13%
December Unit Sales	 17 +142.86%	 1 No Change	 2 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

MEAFORD

519-538-5755
96 Sykes St N, Meaford

THORNBURY

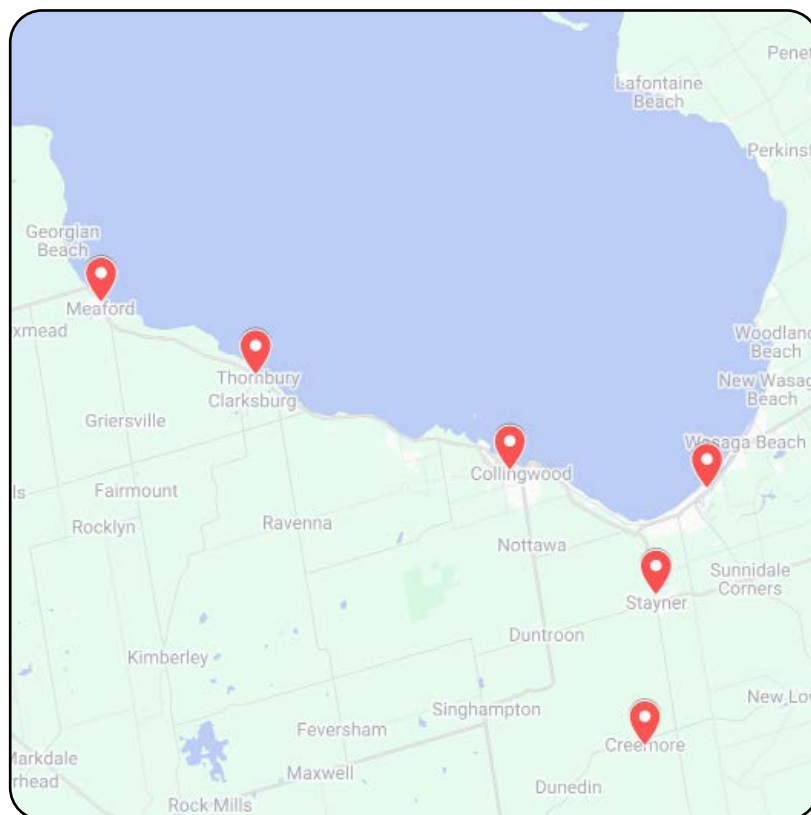
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach


STAYNER

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



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