

2026
JUNE
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 remained in buyer's market territory this June, with sales activity and pricing softening year-over-year while listing activity also declined slightly. The median sale price declined 28.57% to $650,000, while the average sale price fell 27.05% to $774,896. Sales volume decreased 56.23% to $9,298,750, alongside a 40% decrease in unit sales to 12 transactions. New listings decreased 5.56% to 51, while expired listings declined 57.89% to 8. With the unit sales-to-listings ratio at 23.53%, conditions continue to favour buyers, offering selection and negotiating flexibility across the market.

June year-over-year sales volume of $9,298,750

Down -56.23% from 2025's $21,244,500 with unit sales of 12 down -40% from last June's 20. New listings of 51 are down -5.56% from a year ago, with the sales/listing ratio of 23.53% down -36.47%.

Year-to-date sales volume of $49,259,659

Down -41.1% from 2025's $83,625,740 with unit sales of 54 down -41.94% from 2025's 93. New listings of 277 are unchanged from a year ago, with the sales/listing ratio of 19.49% down -41.94%.

Year-to-date average sale price of $1,017,904

Up +17.72% from $864,681 one year ago with median sale price of $688,750 down -7.71% from $746,250 one year ago. Average days-on-market of 80.17 is up from 53.33 days last year, indicating homes are taking longer to sell despite the higher year-to-date average sale price.

JUNE NUMBERS

Median Sale Price
$650,000
-28.57%

Average Sale Price
$774,896
-27.05%

Sales Volume
$9,298,750
-56.23%

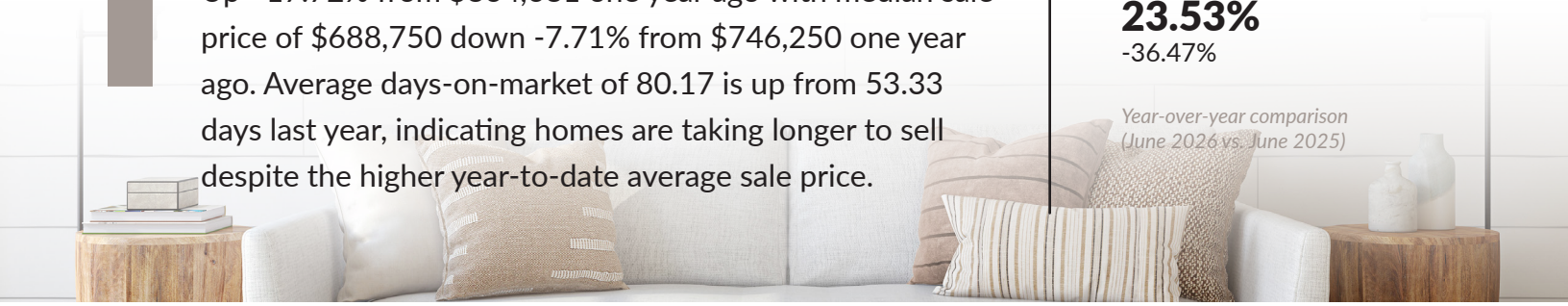
Unit Sales
12
-40%

New Listings
51
-5.56%

Expired Listings
8
-57.89%

Unit Sales/Listings Ratio
23.53%
-36.47%

Year-over-year comparison (June 2026 vs. June 2025)



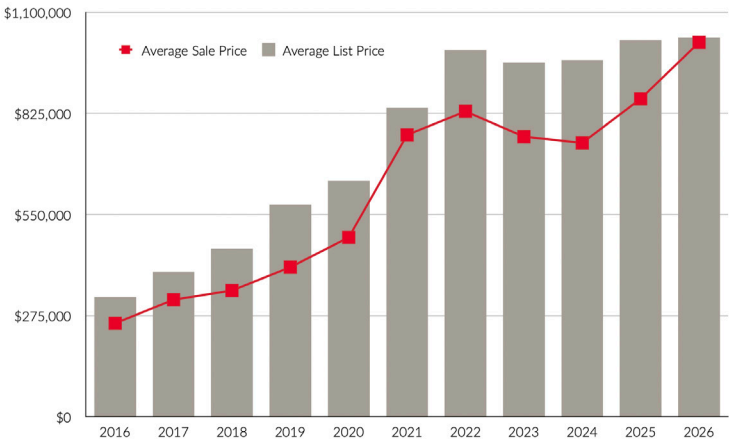
ROYAL LEPAGE® LOCATIONS NORTH BROKERAGE

THE MARKET IN **DETAIL**

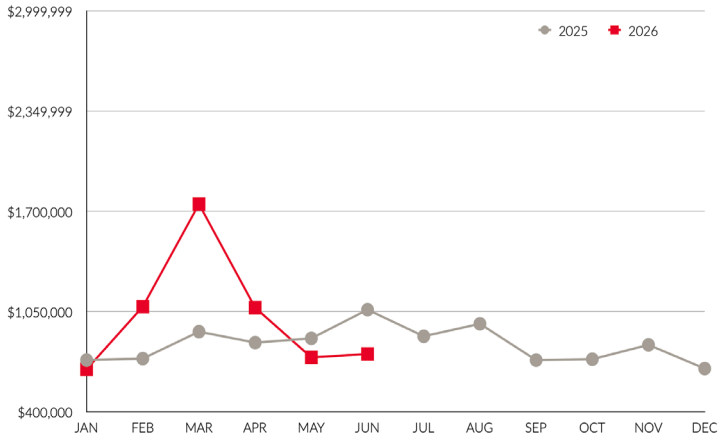
	2024	2025	2026	2025-2026
YTD Volume Sales	$59,407,650	$83,625,740	$49,259,659	-41.1%
YTD Unit Sales	82	93	54	-41.94%
YTD New Listings	283	277	277	No Change
YTD Sales/Listings Ratio	28.98%	33.57%	19.49%	-41.94%
YTD Expired Listings	73	74	67	-9.46%
Monthly Volume Sales	$11,002,250	$21,244,500	$9,298,750	-56.23%
Monthly Unit Sales	16	20	12	-40%
Monthly New Listings	52	54	51	-5.56%
Monthly Sales/Listings Ratio	30.77%	37.04%	23.53%	-36.47%
Monthly Expired Listings	37	19	8	-57.89%
Monthly Average Sale Price	$687,641	$1,062,225	$774,896	-27.05%
YTD Sales: $0-$199K	3	2	1	-50%
YTD Sales: $200k-349K	6	4	3	-25%
YTD Sales: $350K-$549K	21	11	9	-18.18%
YTD Sales: $550K-$749K	28	26	20	-23.08%
YTD Sales: $750K-$999K	12	20	8	-60%
YTD Sales: $1M+	11	28	10	-64.29%
YTD Sales: $2M+	2	2	5	+150%
YTD Average Days-On-Market	54.17	53.33	80.17	+50.31%
YTD Average Sale Price	$744,597	$864,681	$1,017,904	+17.72%
YTD Median Sale Price	$605,750	$746,250	$688,750	-7.71%

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

AVERAGE SALE PRICE

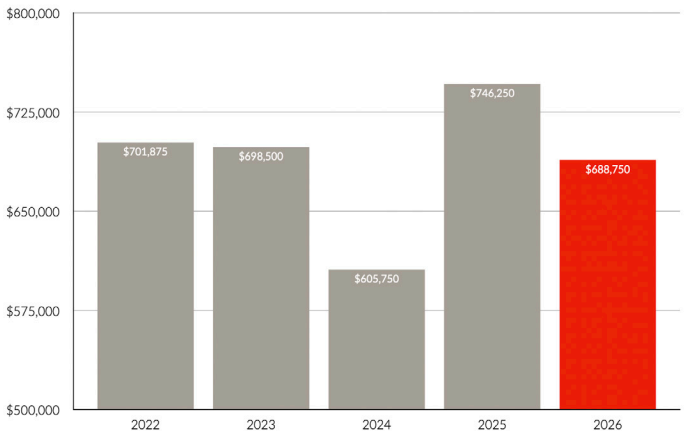


Year-Over-Year

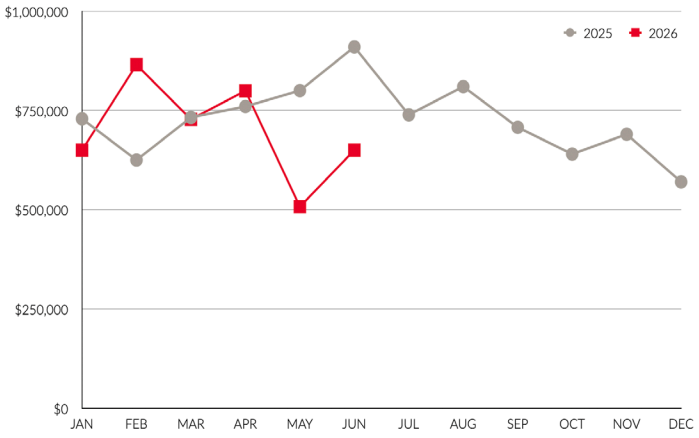


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



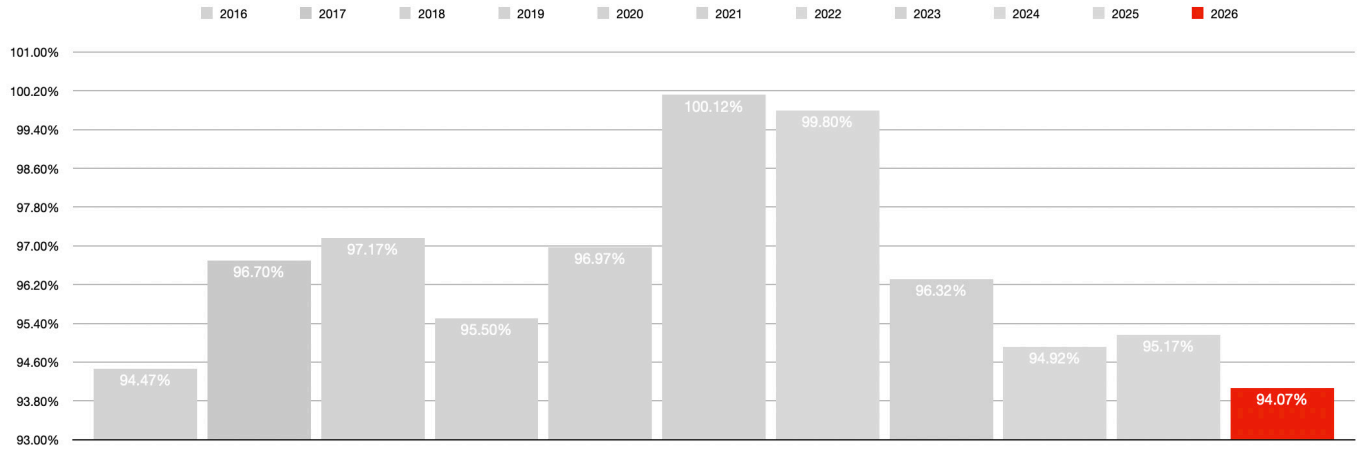
Year-Over-Year



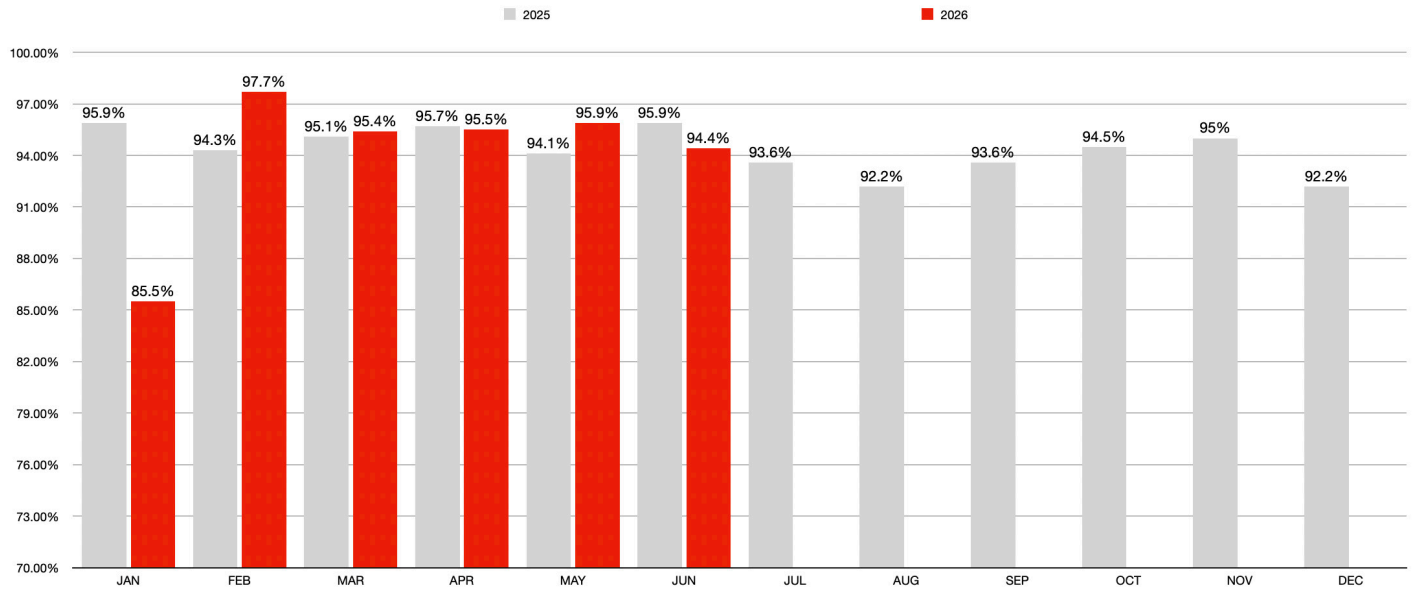
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

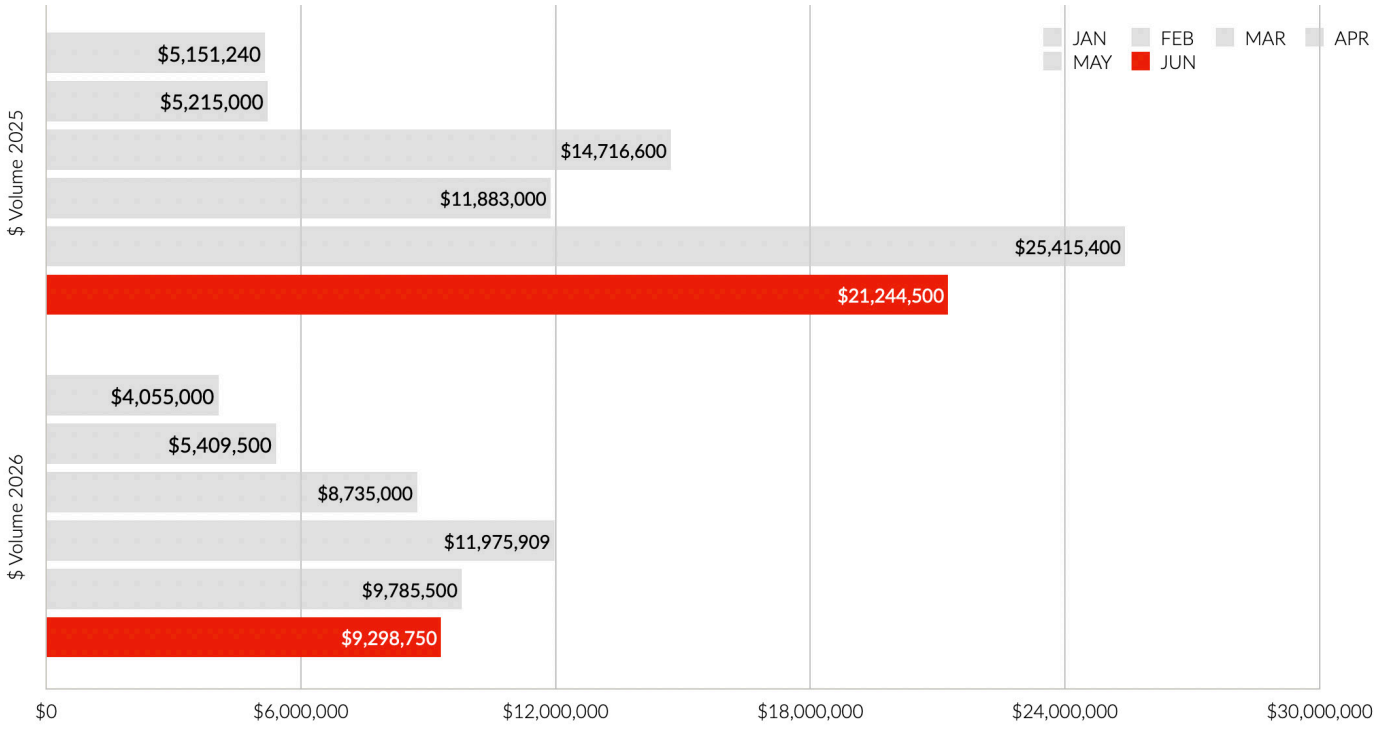


Year-Over-Year

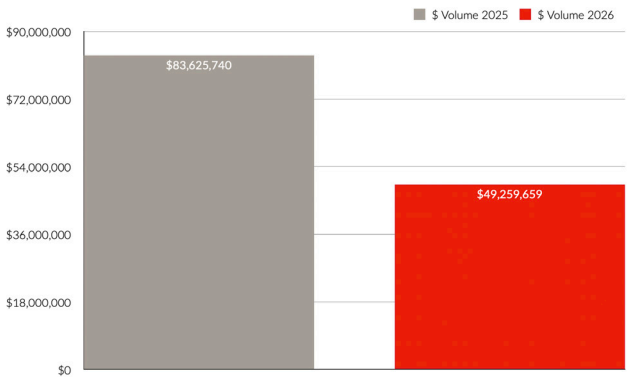


Month-Over-Month 2025 vs. 2026

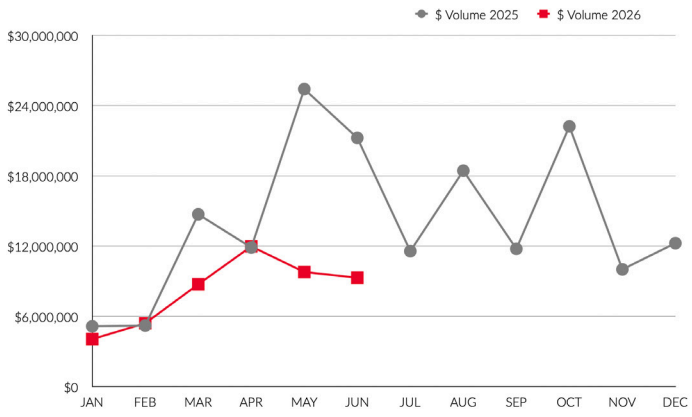
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

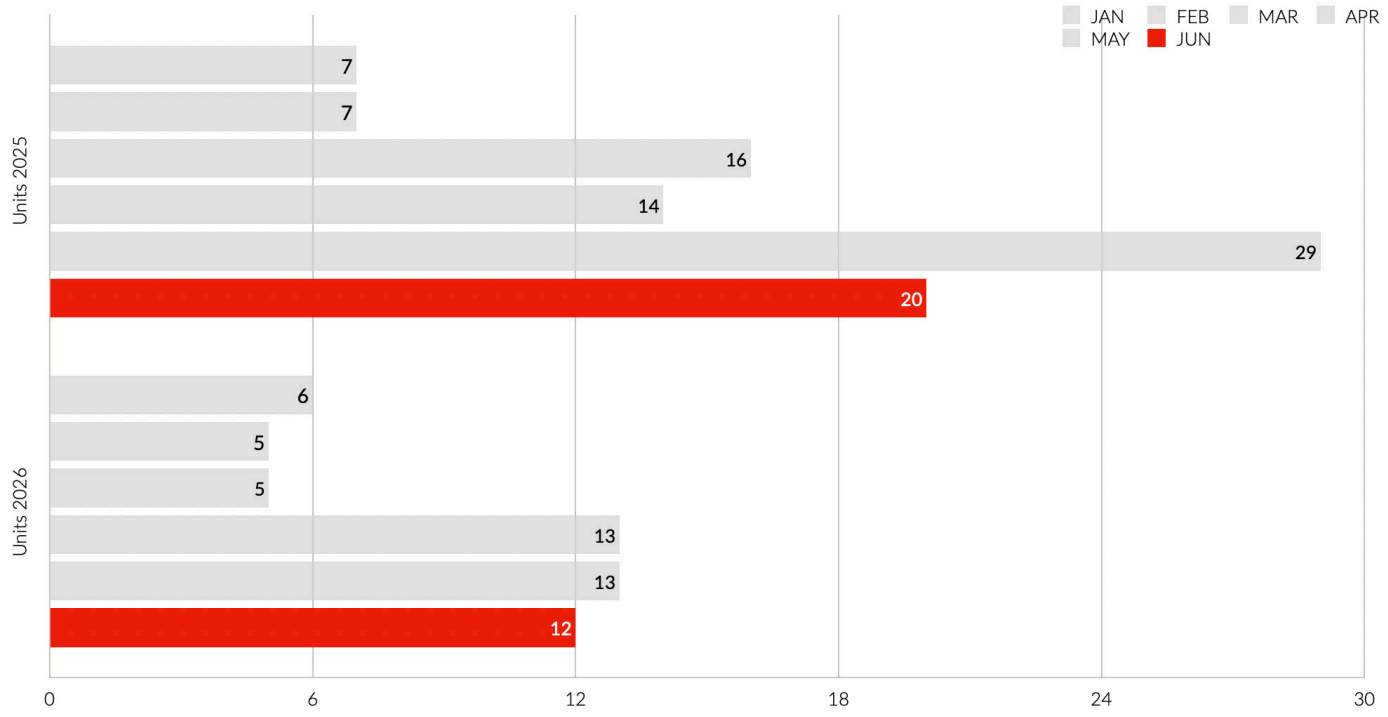


YTD Totals 2025 vs. 2026

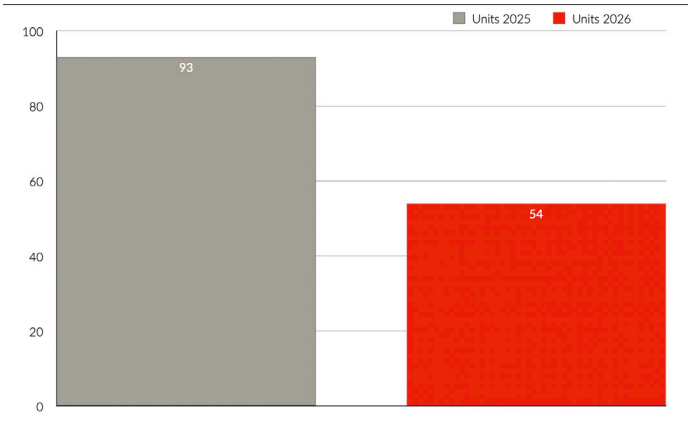


Month vs. Month 2025 vs. 2026

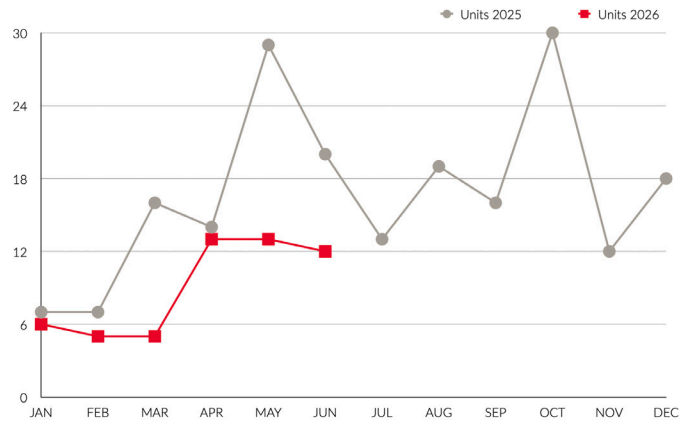
UNIT SALES



Monthly Comparison 2025 vs. 2026



YTD Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY **TYPE**

	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	$47,910,659 -39.99%	$1,349,000 -64.43%	$1,140,000 -64.69%
YTD Unit Sales	51 -40%	3 -62.5%	4 -20%
YTD Average Sale Price	$939,425 +0.02%	$449,667 -5.15%	$285,000 -55.86%
June Sales Volume	$8,419,750 -59.69%	$879,000 +145.53%	$320,000 +100%
June Unit Sales	10 -47.37%	2 +100%	1 +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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