



# 2025

# NOVEMBER

# TINY TOWNSHIP

## 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 [Tiny Township](#) real estate market saw a mix of improving sales activity and softer pricing this November. The median sale price declined 17.65% year-over-year to \$700,000, while the average sale price dropped 32.72% to \$714,584, pointing to fewer higher-end transactions in the mix. Despite lower price points, demand strengthened, with sales volume down a modest 12.02% to \$12.15 million, supported by a 30.77% increase in unit sales to 17 properties. Inventory also expanded, with new listings rising 11.9% to 47, while expired listings fell 23.73% to 45—suggesting sellers are adjusting more effectively to market expectations. The sales-to-new listings ratio improved to 36.17%, up 16.86% year-over-year, though conditions remain in buyer-market territory heading deeper into the winter season.



### November year-over-year sales volume of \$12,147,930

Down -12.02% from 2024's \$13,807,400 with unit sales of 17, which is up +30.77% from last November's 13. New listings of 47 are up +11.9% from a year ago, with the sales/listing ratio of 36.17% up 16.86%.



### Year-to-date sales volume of \$188,900,635

Up +12.7% from 2024's \$167,612,005 with unit sales of 232 up +11% from 2024's 209. New listings of 1,077 are up +33.29% from a year ago, with the sales/listing ratio of 21.54% down -16.72%.



### Year-to-date average sale price of \$849,076

Up from \$817,815 one year ago with median sale price of \$744,570 up from \$720,000 one year ago. Average days-on-market of 56 is 4 days higher than 2024's November.

## NOVEMBER NUMBERS

Median Sale Price

**\$700,000**

-17.65%

Average Sale Price

**\$714,584**

-32.72%

Sales Volume

**\$12,147,930**

-12.02%

Unit Sales

**17**

+30.77%

New Listings

**47**

+11.9%

Expired Listings

**45**

-23.73%

Unit Sales/Listings Ratio

**36.17%**

+16.86%

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

# THE MARKET IN DETAIL

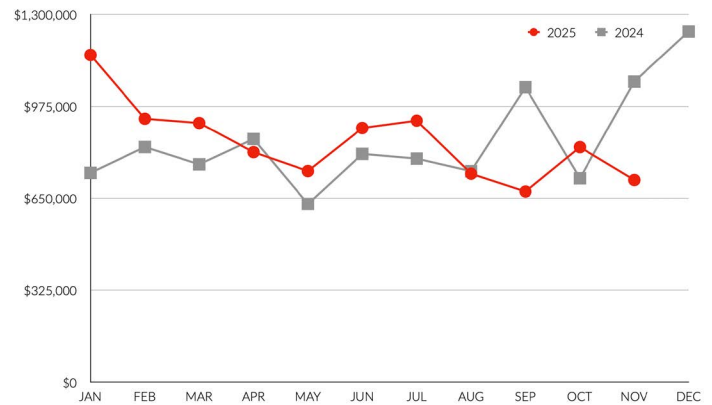
	2023	2024	2025	2024-2025
YTD Volume Sales	\$160,471,633	\$167,612,005	\$188,900,635	+12.7%
YTD Unit Sales	185	209	232	+11%
YTD New Listings	777	808	1,077	+33.29%
YTD Sales/Listings Ratio	23.81%	25.87%	21.54%	-16.72%
YTD Expired Listings	157	258	324	+25.58%
Monthly Volume Sales	\$6,185,000	\$13,807,400	\$12,147,930	-12.02%
Monthly Unit Sales	9	13	17	+30.77%
Monthly New Listings	60	42	47	+11.9%
Monthly Sales/Listings Ratio	15.00%	30.95%	36.17%	+16.86%
Monthly Expired Listings	22	59	45	-23.73%
Monthly Average Sale Price	\$687,222	\$1,062,108	\$714,584	-32.72%
YTD Sales: \$0-\$199K	6	10	21	+110%
YTD Sales: \$200k-349K	16	20	14	-30%
YTD Sales: \$350K-\$549K	25	38	31	-18.42%
YTD Sales: \$550K-\$749K	45	61	55	-9.84%
YTD Sales: \$750K-\$999K	51	44	51	+15.91%
YTD Sales: \$1M-\$2M	40	48	52	+8.33%
YTD Sales: \$2M+	15	10	9	-10%
YTD Average Days-On-Market	51.18	52.09	56.18	+7.85%
YTD Average Sale Price	\$881,320	\$817,816	\$849,077	+3.82%
YTD Median Sale Price	\$735,000	\$720,000	\$744,570	+3.41%

Tiny Township MLS Sales and Listing Summary  
2023 vs. 2024 vs. 2025

# AVERAGE SALE PRICE

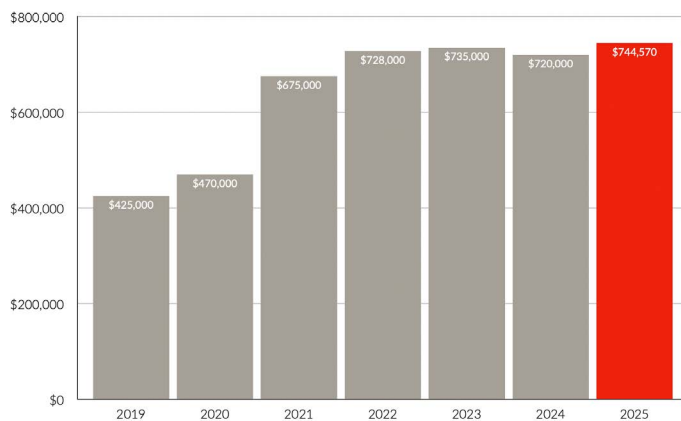


Year-Over-Year

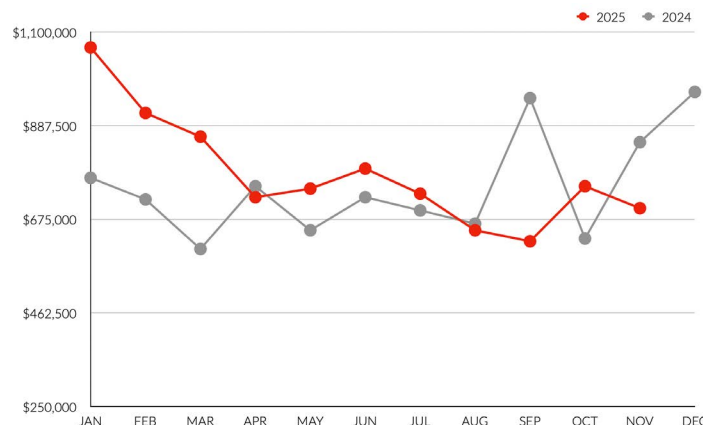


Month-Over-Month 2024 vs. 2025

# MEDIAN SALE PRICE



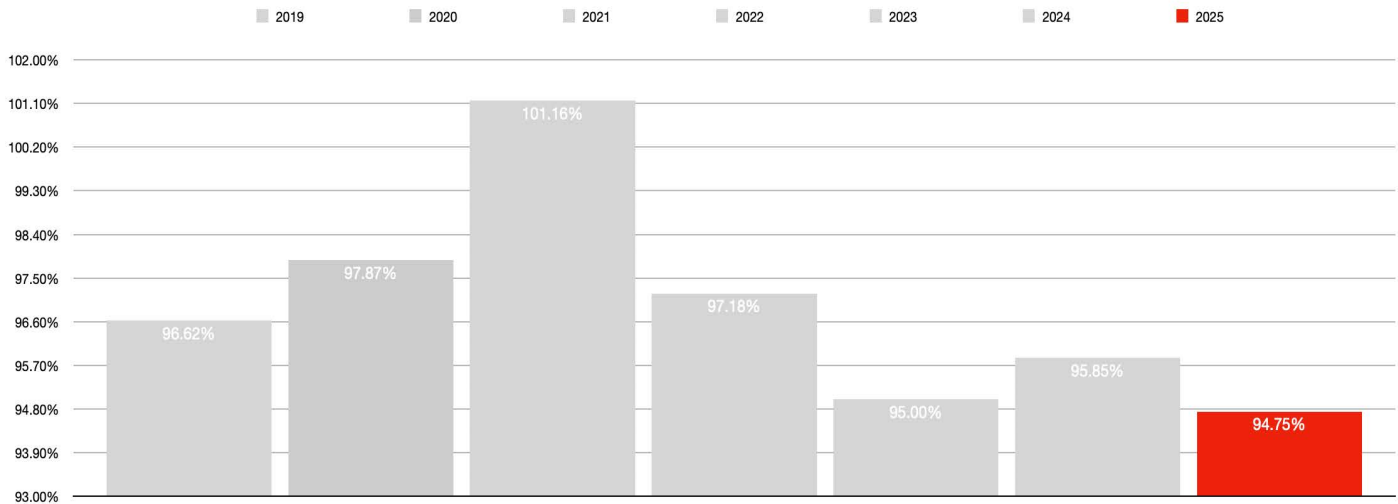
Year-Over-Year



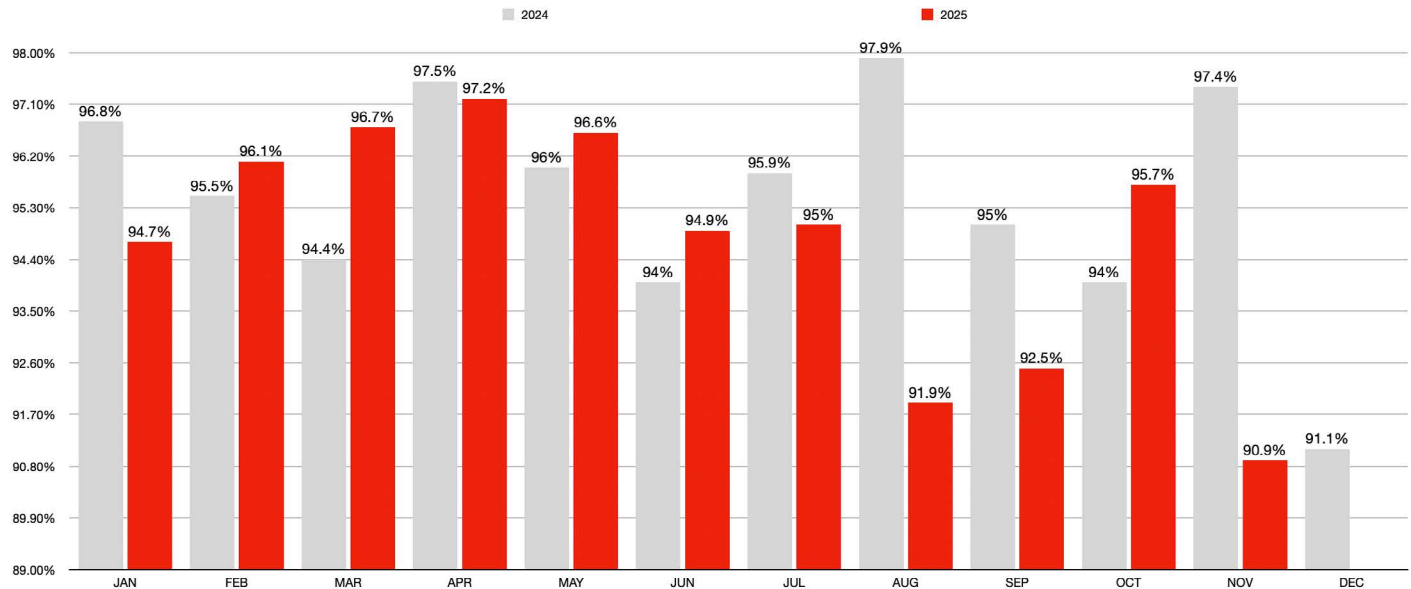
Month-Over-Month 2024 vs. 2025

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

# SALE PRICE VS. LIST PRICE RATIO

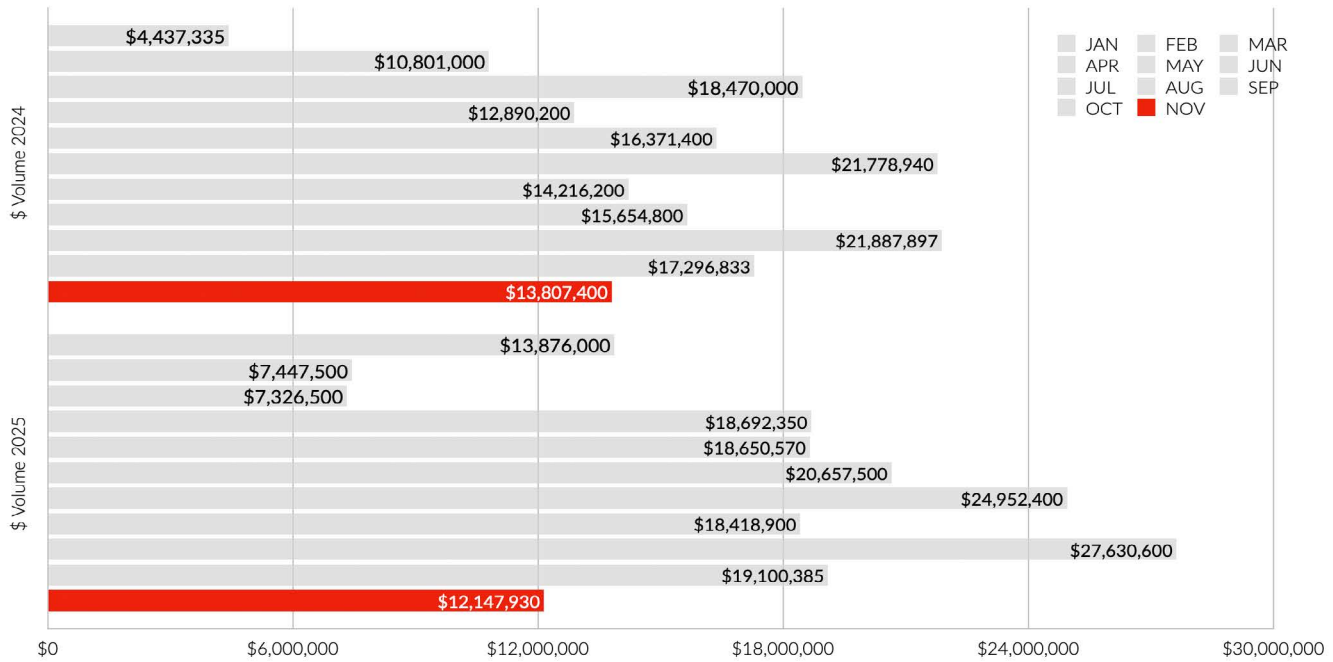


## Year-Over-Year

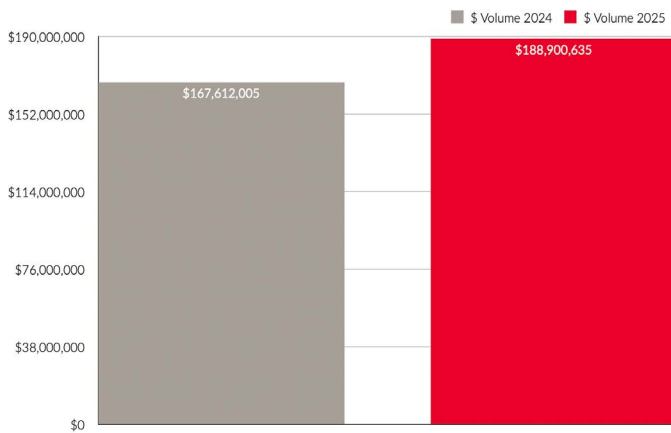


## Month-Over-Month 2024 vs. 2025

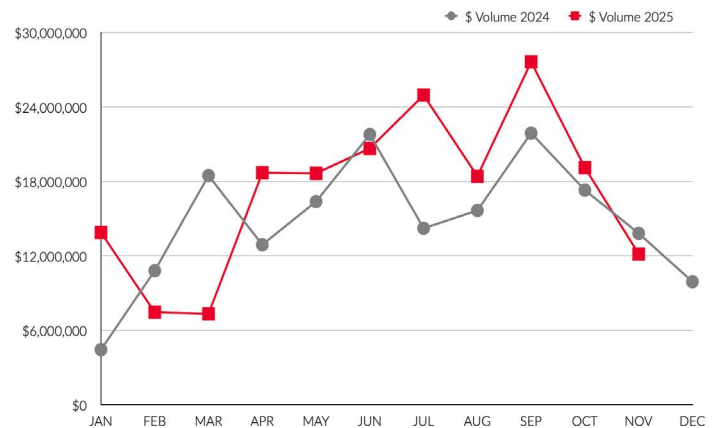
# DOLLAR VOLUME SALES



## Monthly Comparison 2024 vs. 2025

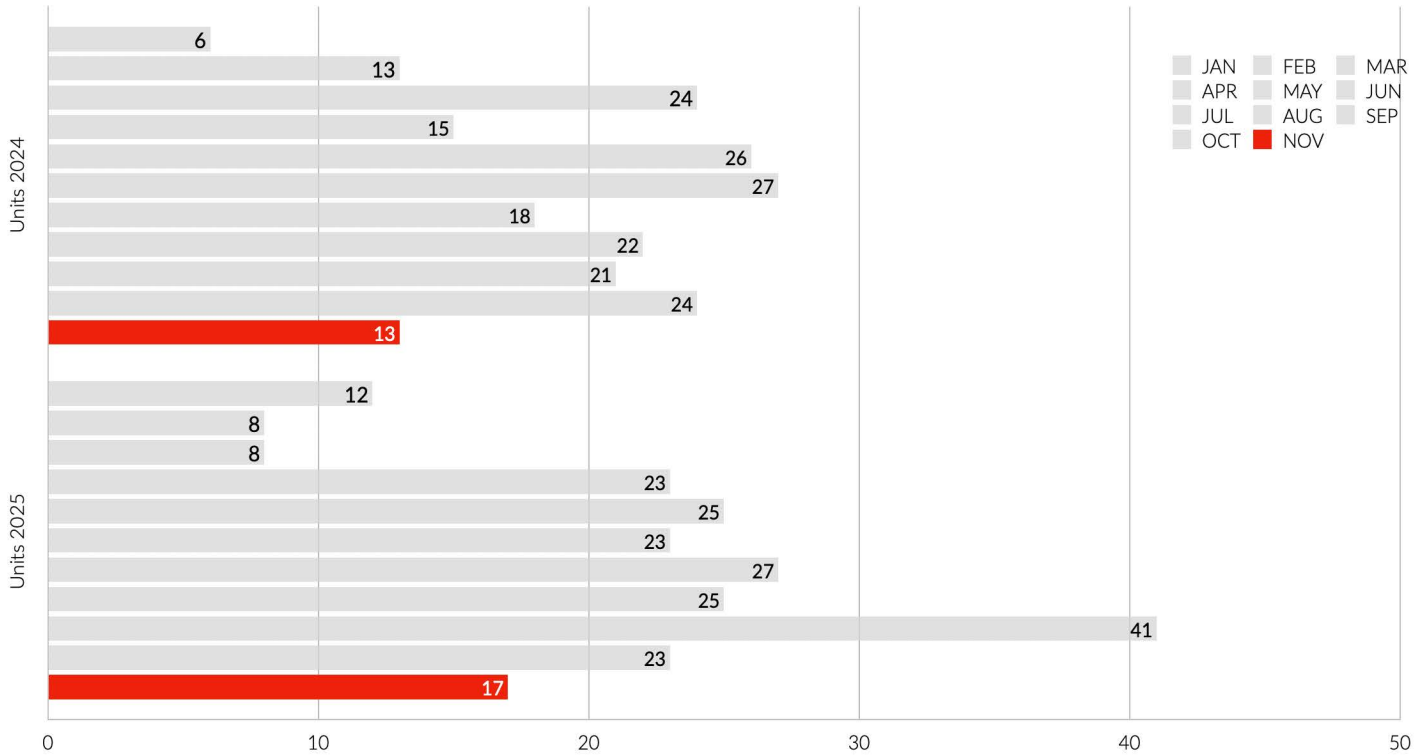


## Yearly Totals 2024 vs. 2025

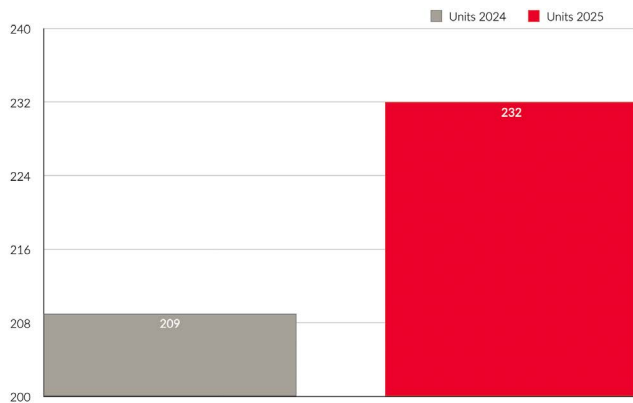


## Month vs. Month 2024 vs. 2025

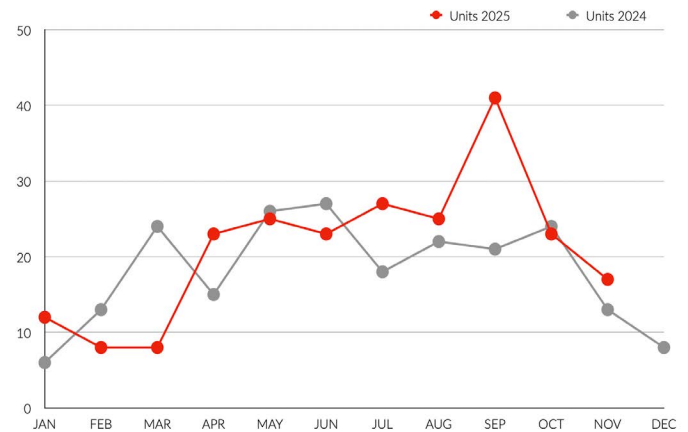
# UNIT SALES



Monthly Comparison 2024 vs. 2025

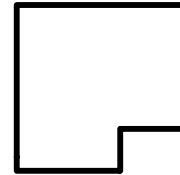

















Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

# SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$187,535,635 +19.37%	 \$0 No change	 \$10,716,000 +6.31%
YTD Unit Sales	 228 +30.29%	 0 No change	 35 +9.38%
YTD Average Sale Price	 \$822,525 -8.38%	 \$0 No change	 \$306,171 -2.8%
November Sales Volume	 \$12,147,930 -10.79%	 \$0 No change	 \$450,000 +136.84%
November Unit Sales	 17 +41.67%	 0 No change	 2 +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

## MEAFORD

519-538-5755  
96 Sykes St N, Meaford

## THORNBURY

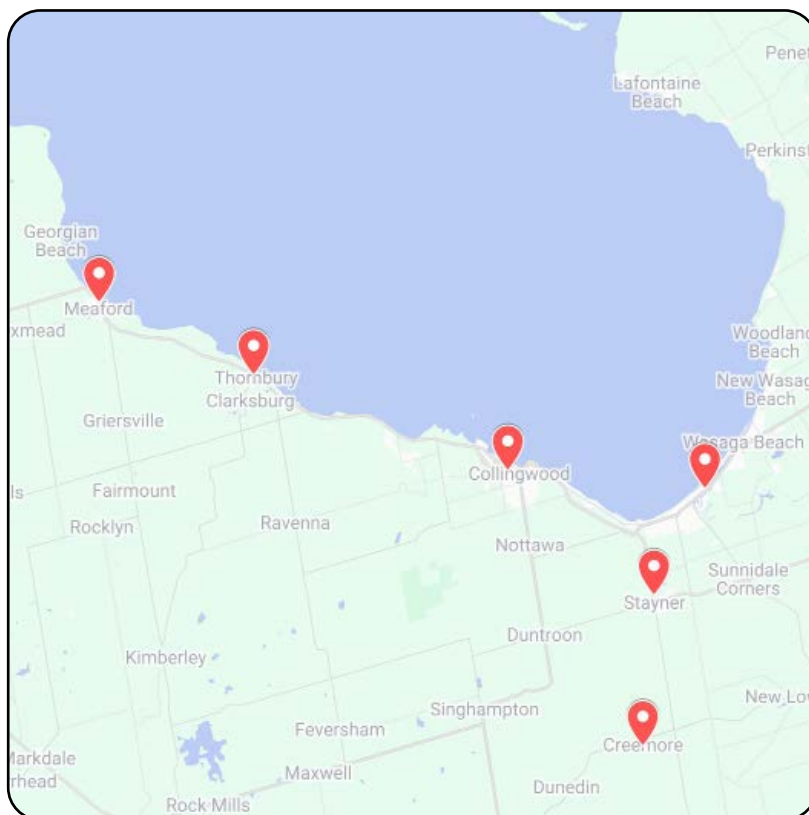
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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