



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

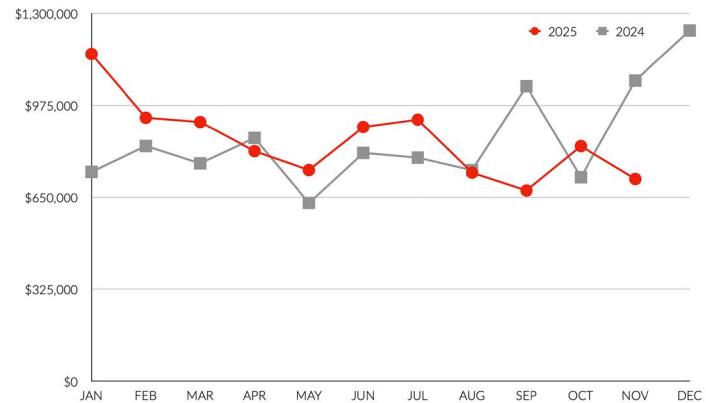
	2023	2024	2025	2024-2025
YTD Volume Sales	\$160,471,633	\$167,612,005	\$188,900,635	+12.7%
YTD Unit Sales	185	209	232	+11%
YTD New Listings	777	808	1,077	+33.29%
YTD Sales/Listings Ratio	23.81%	25.87%	21.54%	-16.72%
YTD Expired Listings	157	258	324	+25.58%
Monthly Volume Sales	\$6,185,000	\$13,807,400	\$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

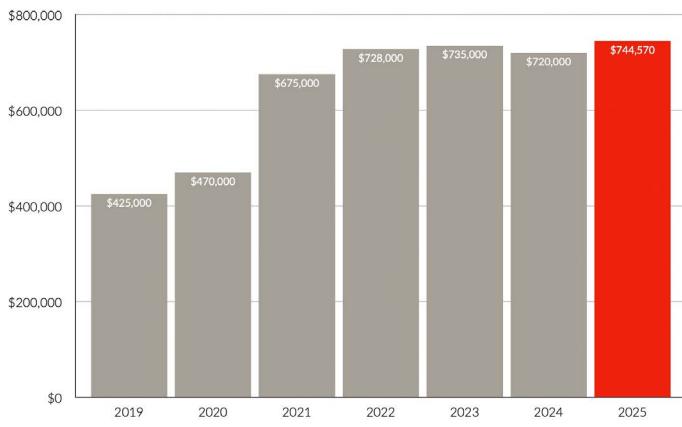


Year-Over-Year

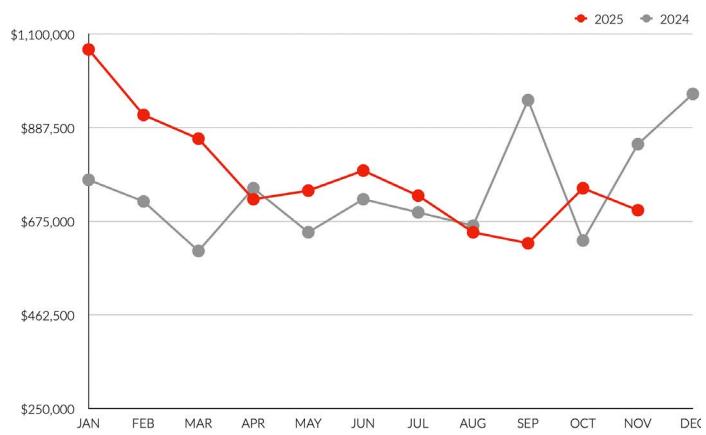


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



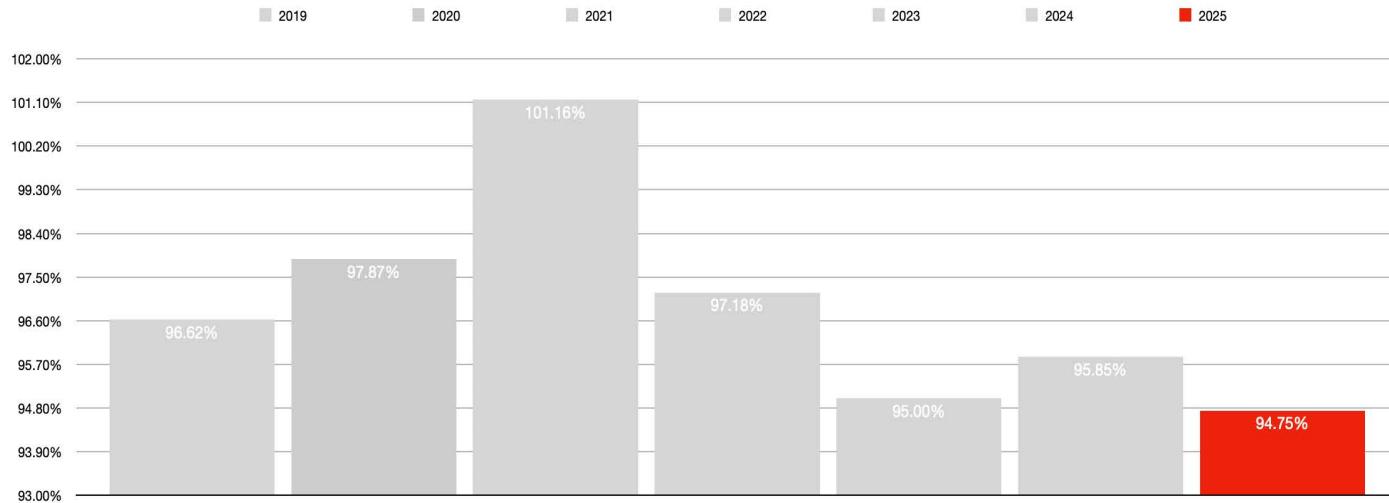
Year-Over-Year



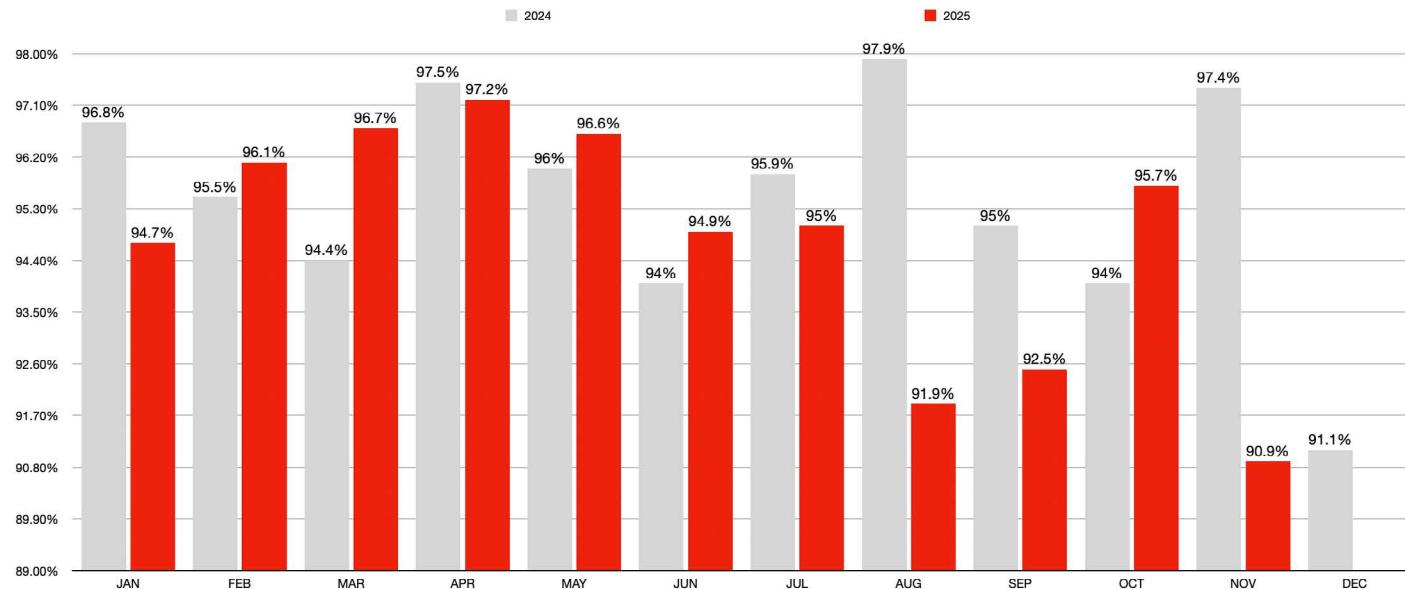
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

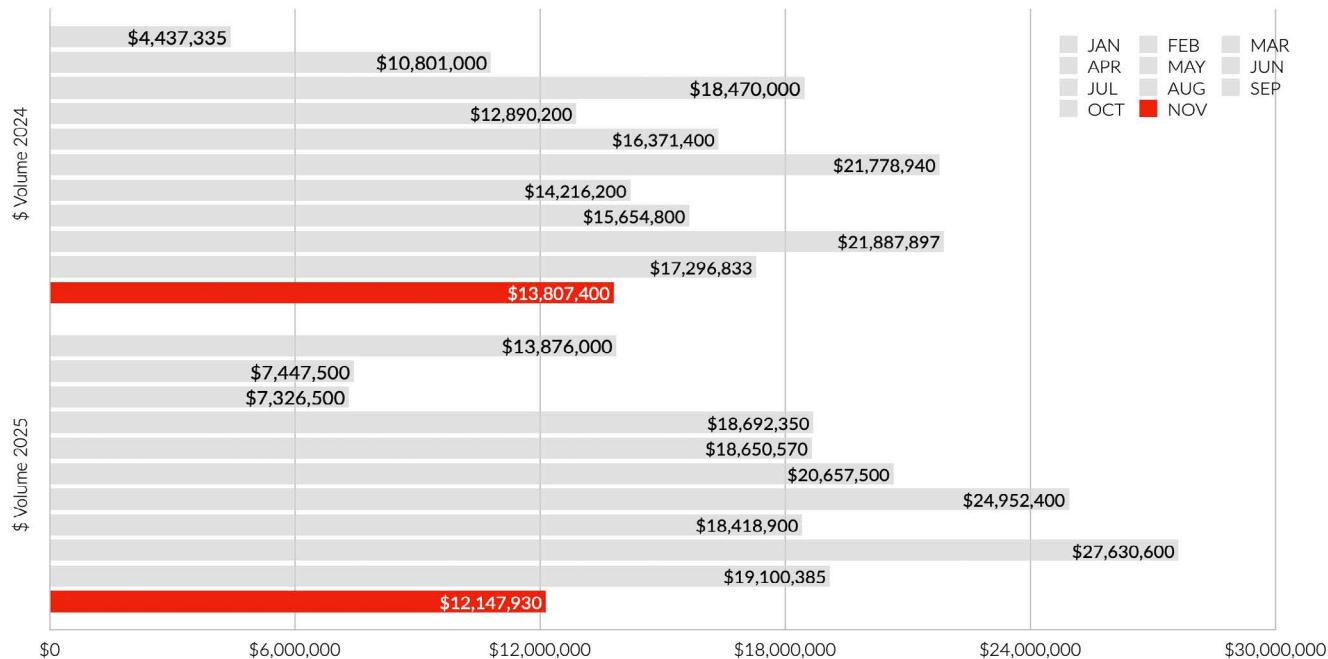


Year-Over-Year

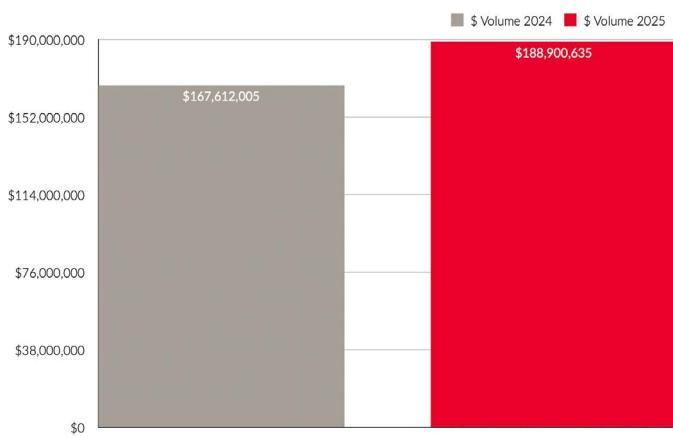


Month-Over-Month 2024 vs. 2025

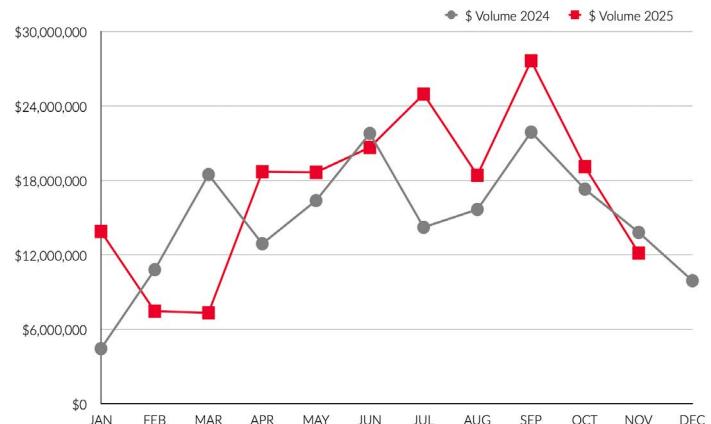
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

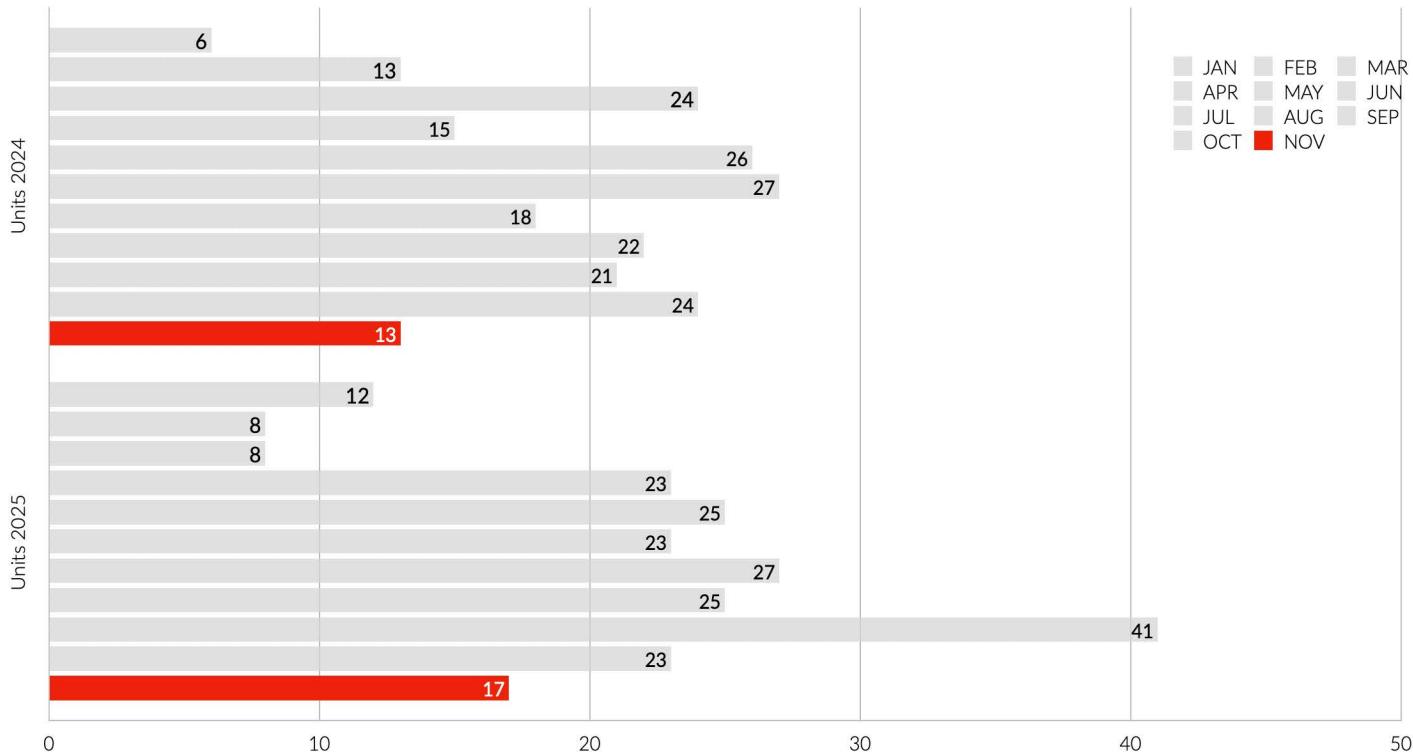


Yearly Totals 2024 vs. 2025

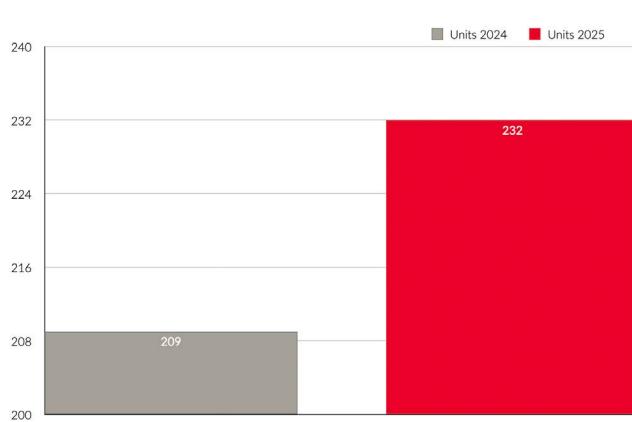


Month vs. Month 2024 vs. 2025

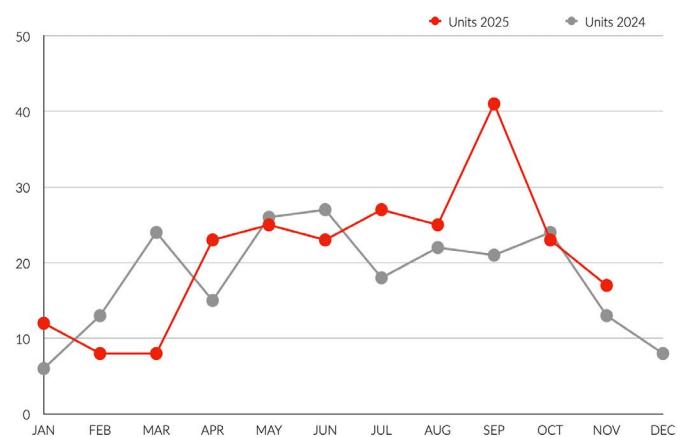
UNIT SALES



Monthly Comparison 2024 vs. 2025

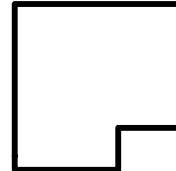


Yearly Totals 2024 vs. 2025



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

MEAFTORD

519-538-5755
96 Sykes St N, Meaford

THORNBURY

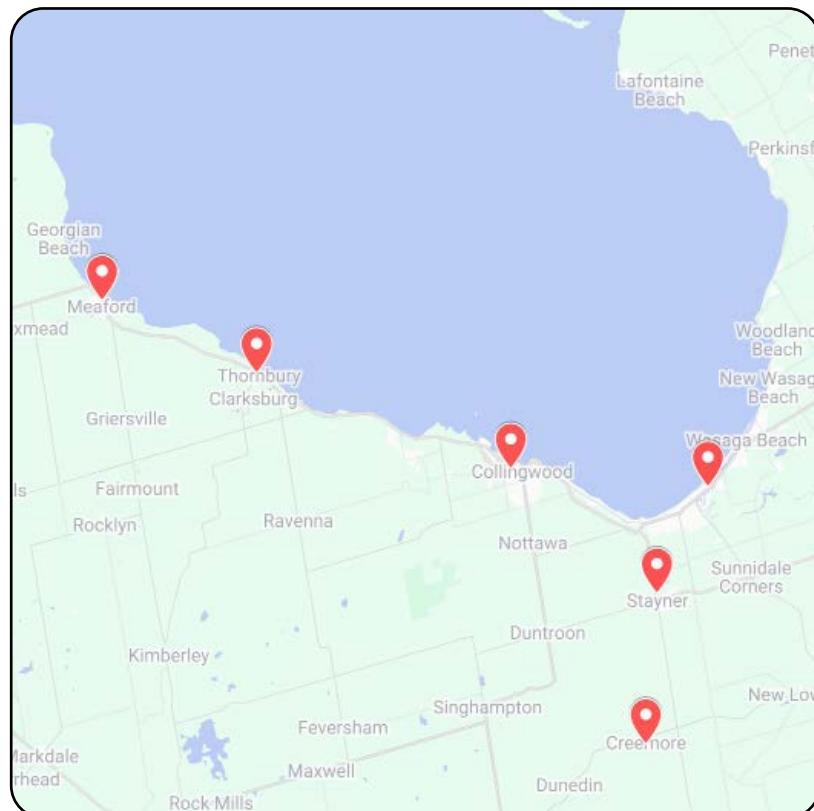
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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