



2025

DECEMBER

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 experienced a combination of stronger sales activity and softer pricing this December, with overall conditions continuing to favour buyers. The median sale price declined 24.92% year-over-year to \$723,750, while the average sale price fell 36.16% to \$791,181, reflecting a reduced share of higher-end transactions. Despite the pricing pullback, market activity improved, with sales volume rising 27.67% to \$12.66 million, supported by a 100% increase in unit sales to 16 properties. Supply also increased notably, with new listings up 77.78% to 32, while expired listings rose 15.38% to 60, highlighting ongoing challenges for sellers in the current environment. With a sales-to-new listings ratio of 50.00%, up 12.50% from last year, buyer-friendly conditions remain firmly in place as the market moves further into the winter season.



December year-over-year sales volume of \$12,658,899

Up +27.67% from 2024's \$9,915,000 with unit sales of 16, which is up +100% from last December's 8. New listings of 32 are up +77.78% from a year ago, with the sales/listing ratio of 50.00% up 12.50%.



Year-to-date sales volume of \$212,444,534

Up +13.24% from 2024's \$187,606,505 with unit sales of 248 up +14.29% from 2024's 217. New listings of 1,109 are up +34.26% from a year ago, with the sales/listing ratio of 22.36% down -14.88%.



Year-to-date average sale price of \$844,251

Down from \$852,945 one year ago with median sale price of \$738,785 up from \$722,500 one year ago. Average days-on-market of 59 is 5 days higher than 2024's December.



DECEMBER NUMBERS

Median Sale Price

\$723,750

-24.92%

Average Sale Price

\$791,181

-36.16%

Sales Volume

\$12,658,899

+27.67%

Unit Sales

16

+100%

New Listings

32

+77.78%

Expired Listings

60

+15.38%

Unit Sales/Listings Ratio

50.00%

+12.50%

Year-over-year comparison
(December 2025 vs. December 2024)

THE MARKET IN DETAIL

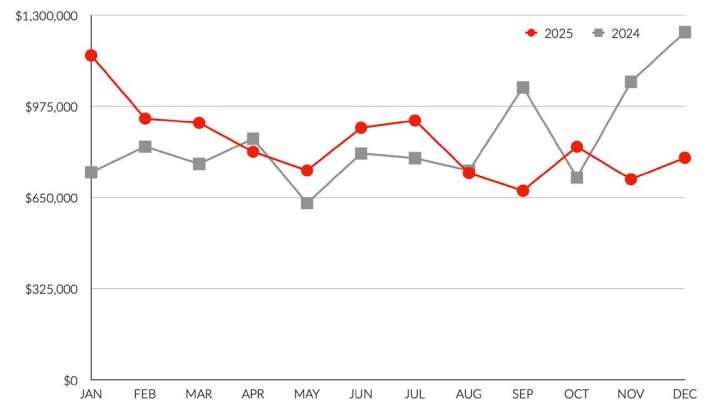
	2023	2024	2025	2024-2025
YTD Volume Sales	\$176,461,145	\$187,606,505	\$212,444,534	+13.24%
YTD Unit Sales	197	217	248	+14.29%
YTD New Listings	795	826	1,109	+34.26%
YTD Sales/Listings Ratio	24.78%	26.27%	22.36%	-14.88%
YTD Expired Listings	178	310	384	+23.87%
Monthly Volume Sales	\$7,932,212	\$9,915,000	\$12,658,899	+27.67%
Monthly Unit Sales	12	8	16	+100%
Monthly New Listings	18	18	32	+77.78%
Monthly Sales/Listings Ratio	66.67%	44.44%	50.00%	+12.5%
Monthly Expired Listings	21	52	60	+15.38%
Monthly Average Sale Price	\$661,018	\$1,239,375	\$791,181	-36.16%
YTD Sales: \$0-\$199K	6	10	22	+120%
YTD Sales: \$200k-349K	18	20	14	-30%
YTD Sales: \$350K-\$549K	26	39	36	-7.69%
YTD Sales: \$550K-\$749K	51	64	58	-9.38%
YTD Sales: \$750K-\$999K	52	44	56	+27.27%
YTD Sales: \$1M-\$2M	41	49	53	+8.16%
YTD Sales: \$2M+	15	12	10	-16.67%
YTD Average Days-On-Market	54.58	53.67	58.92	+9.78%
YTD Average Sale Price	\$862,961	\$852,946	\$844,252	-1.02%
YTD Median Sale Price	\$718,600	\$722,500	\$738,785	+2.25%

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

AVERAGE SALE PRICE

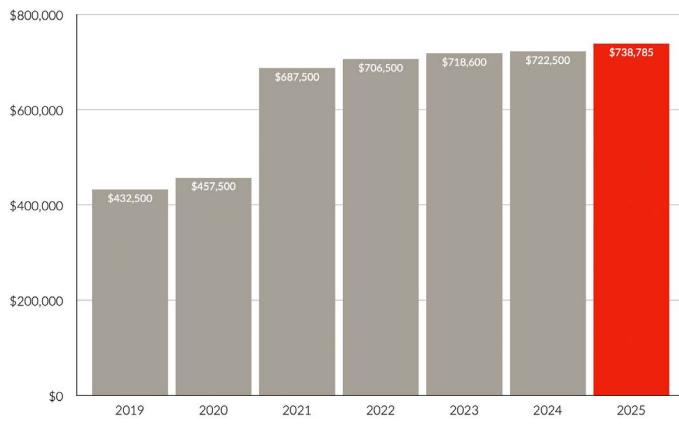


Year-Over-Year

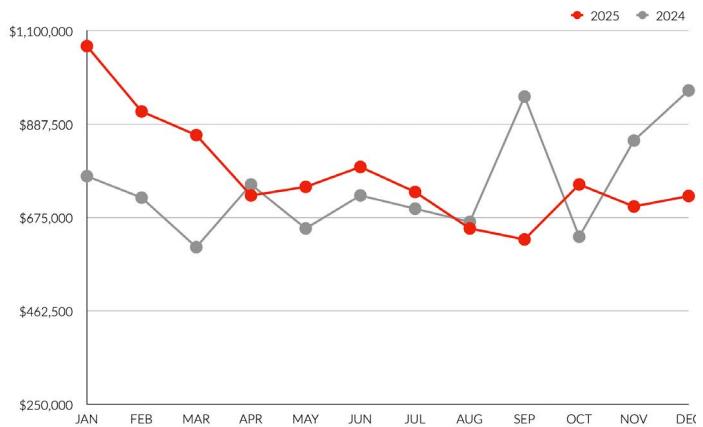


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



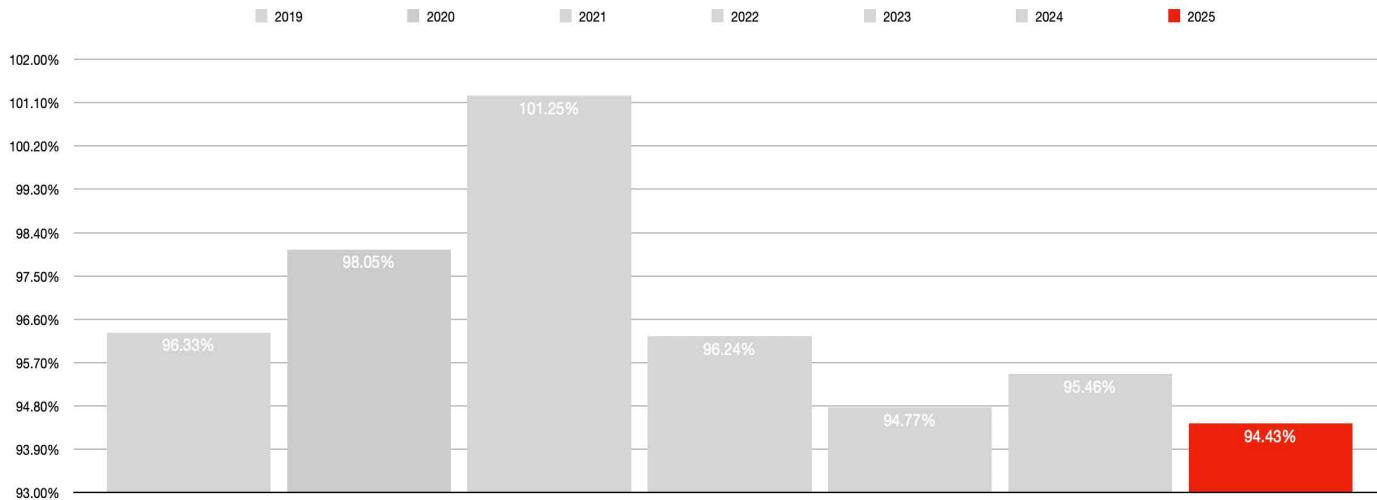
Year-Over-Year



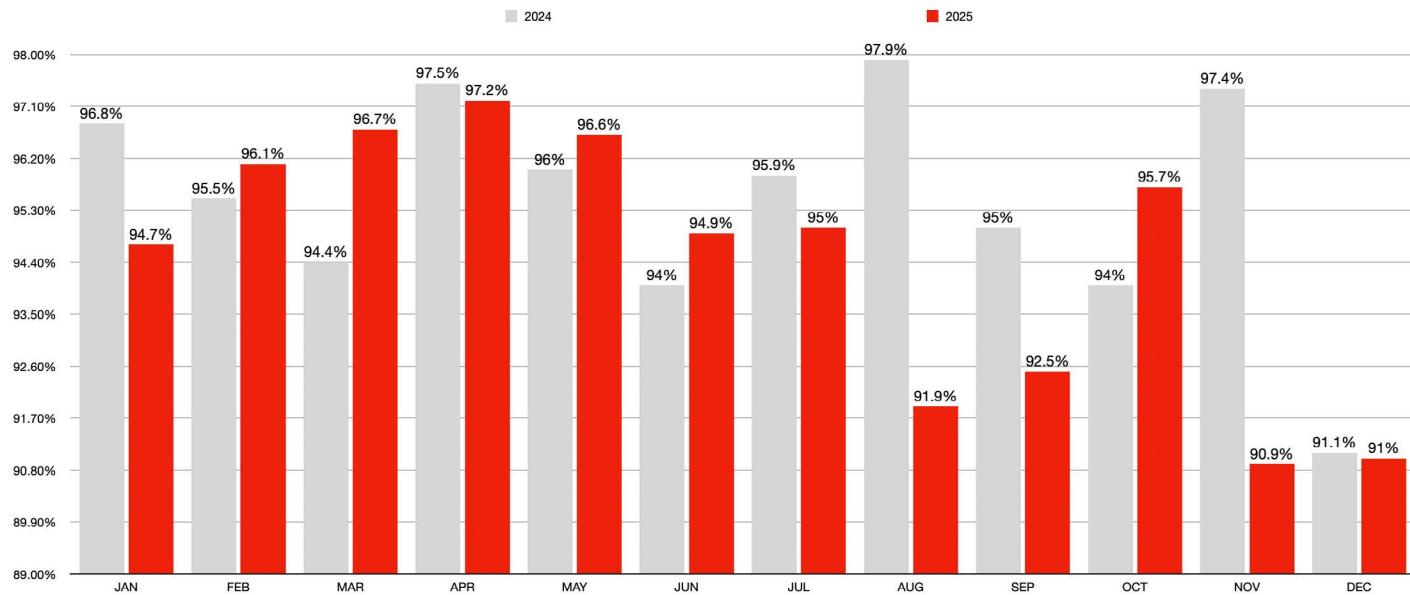
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

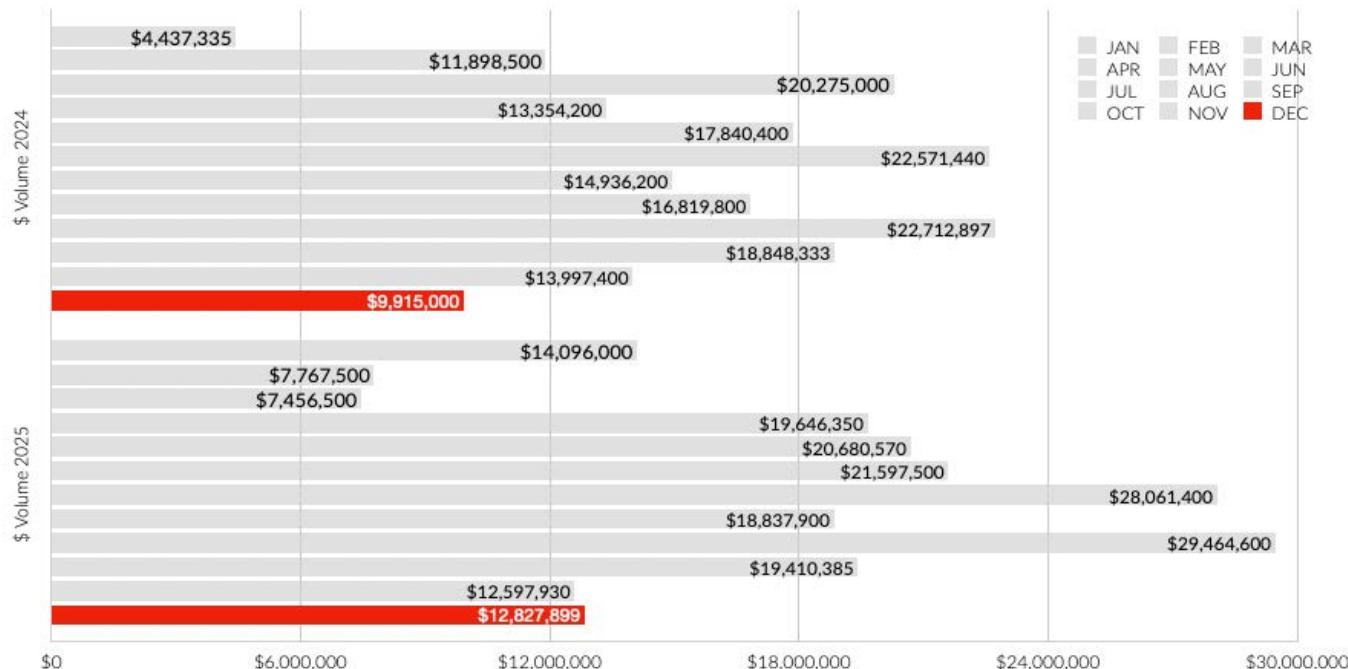


Year-Over-Year

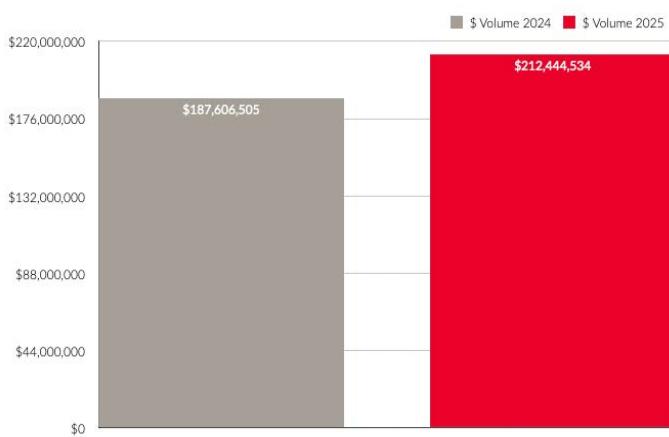


Month-Over-Month 2024 vs. 2025

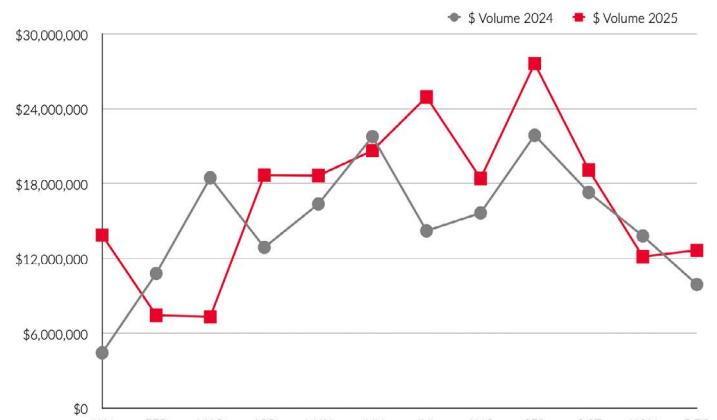
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

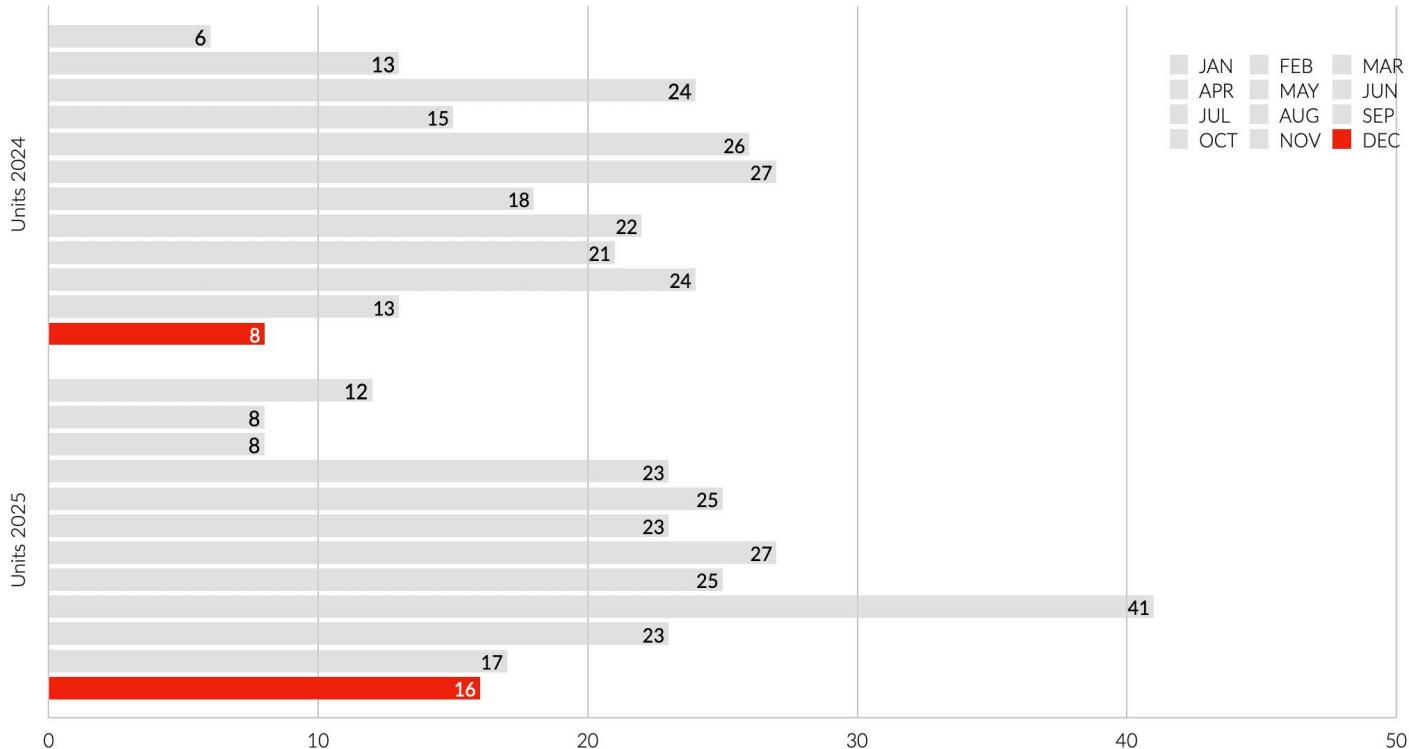


Yearly Totals 2024 vs. 2025

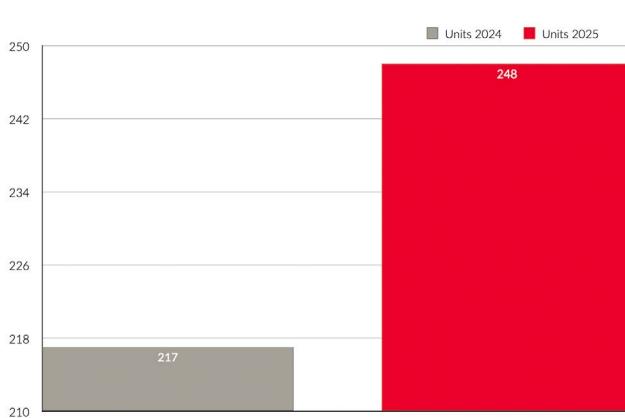


Month vs. Month 2024 vs. 2025

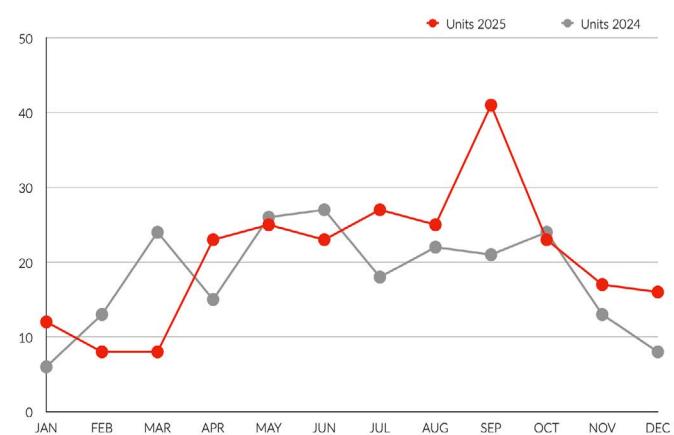
UNIT SALES



Monthly Comparison 2024 vs. 2025

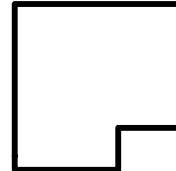


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	↑ \$200,194,534 +19.86%	↑ \$0 No Change	↑ \$10,885,000 +7.99%
YTD Unit Sales	↑ 244 +33.33%	↑ 0 No Change	↑ 36 +12.5%
YTD Average Sale Price	↓ \$820,469 -10.1%	↑ \$0 No Change	↓ \$302,361 -4.01%
December Sales Volume	↑ \$12,658,899 +27.67%	↑ \$0 No Change	↑ \$169,000 Up from \$0
December Unit Sales	↑ 16 +100%	↑ 0 No Change	↑ 1 Up from 0

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

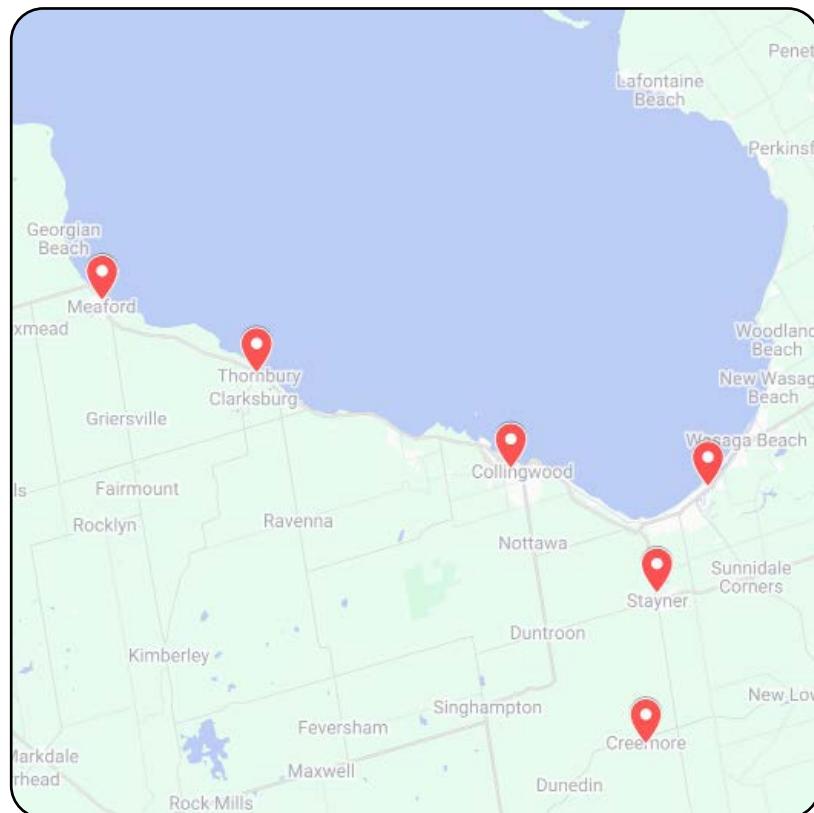
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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