



# 2025

# JANUARY

# TINY TOWNSHIP

## Real Estate Market Report



LOCATIONS **NORTH**  
BROKERAGE

# OVERVIEW

## BUYER'S MARKET

The [Tiny Township](#) real estate market remained in a buyer's market this January, despite strong price growth. The median sale price rose by 38.49% to \$1,065,000, while the average sale price surged 56.36% to \$1,156,333. Sales volume soared by 212.71% as unit sales doubled, yet rising inventory, with new listings up 33.33% and expired listings up 136.36%, has slowed transaction pace. With the unit sales-to-listings ratio down to 25%, buyers remain with the power.



### January year-over-year sales volume of \$13,876,000

Up 212.71% from 2024's \$4,437,335 with unit sales of 12, which is 100% more than last January's 6. New listings of 48 are up 33.33% from a year ago, with the sales/listing ratio of 25% down 33.33%.



### Year-to-date sales volume of \$13,876,000

Up 212.71% from 2024's \$4,437,335 with unit sales of 12 up 100% from 2024's 6. New listings of 48 are up 33.33% from a year ago, with the sales/listing ratio of 25% down 33.33%.



### Year-to-date average sale price of \$1,156,333

Up from \$739,556 one year ago with median sale price of \$1,065,000 up from \$769,000 one year ago. Average days-on-market of 83 is up 39 days from last year.

## JANUARY NUMBERS

Median Sale Price  
**\$1,065,000**  
+38.49%

Average Sale Price  
**\$1,156,333**  
+56.36%

Sales Volume  
**\$13,876,000**  
+212.71%

Unit Sales  
**12**  
+100%

New Listings  
**48**  
+33.33%

Expired Listings  
**26**  
+136.36%

Unit Sales/Listings Ratio  
**25%**  
-33.33%

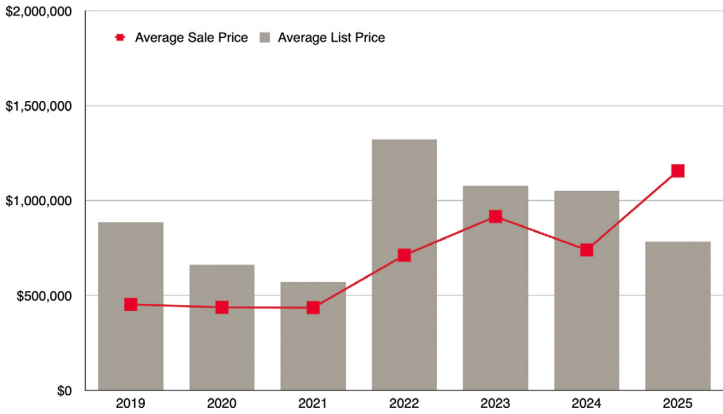
Year-over-year comparison  
(January 2025 vs. January 2024)

# THE MARKET IN DETAIL

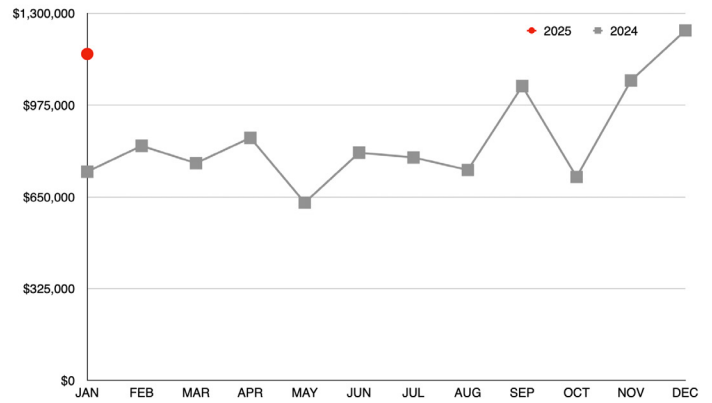
	2023	2024	2025	2024-2025
YTD Volume Sales	\$8,242,500	\$4,437,335	\$13,876,000	+212.71%
YTD Unit Sales	9	6	12	+100%
YTD New Listings	40	36	48	+33.33%
YTD Sales/Listings Ratio	22.50%	16.67%	25.00%	+50%
YTD Expired Listings	13	11	26	+136.36%
Monthly Volume Sales	\$8,242,500	\$4,437,335	\$13,876,000	+212.71%
Monthly Unit Sales	9	6	12	+100%
Monthly New Listings	40	36	48	+33.33%
Monthly Sales/Listings Ratio	22.50%	16.67%	25.00%	+50%
Monthly Expired Listings	13	11	26	+136.36%
Monthly Average Sale Price	\$915,833	\$739,556	\$1,156,333	+56.36%
YTD Sales: \$0-\$199K	0	1	0	-100%
YTD Sales: \$200k-349K	2	0	1	Up 1
YTD Sales: \$350K-\$549K	0	1	0	-100%
YTD Sales: \$550K-\$749K	3	1	1	No Change
YTD Sales: \$750K-\$999K	3	1	4	+300%
YTD Sales: \$1M-\$2M	1	1	5	+400%
YTD Sales: \$2M+	2	1	1	No Change
YTD Average Days-On-Market	69.00	44.00	83.00	+88.64%
YTD Average Sale Price	\$915,833	\$739,556	\$1,156,333	+56.36%
YTD Median Sale Price	\$685,000	\$769,000	\$1,065,000	+38.49%

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

# AVERAGE SALE PRICE

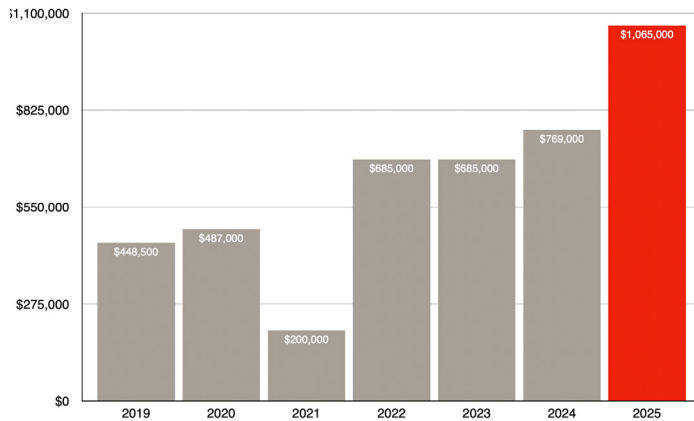


Year-Over-Year

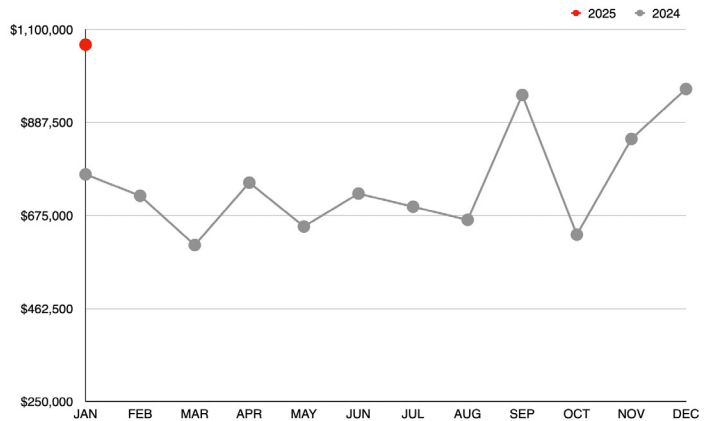


Month-Over-Month 2024 vs. 2025

# MEDIAN SALE PRICE



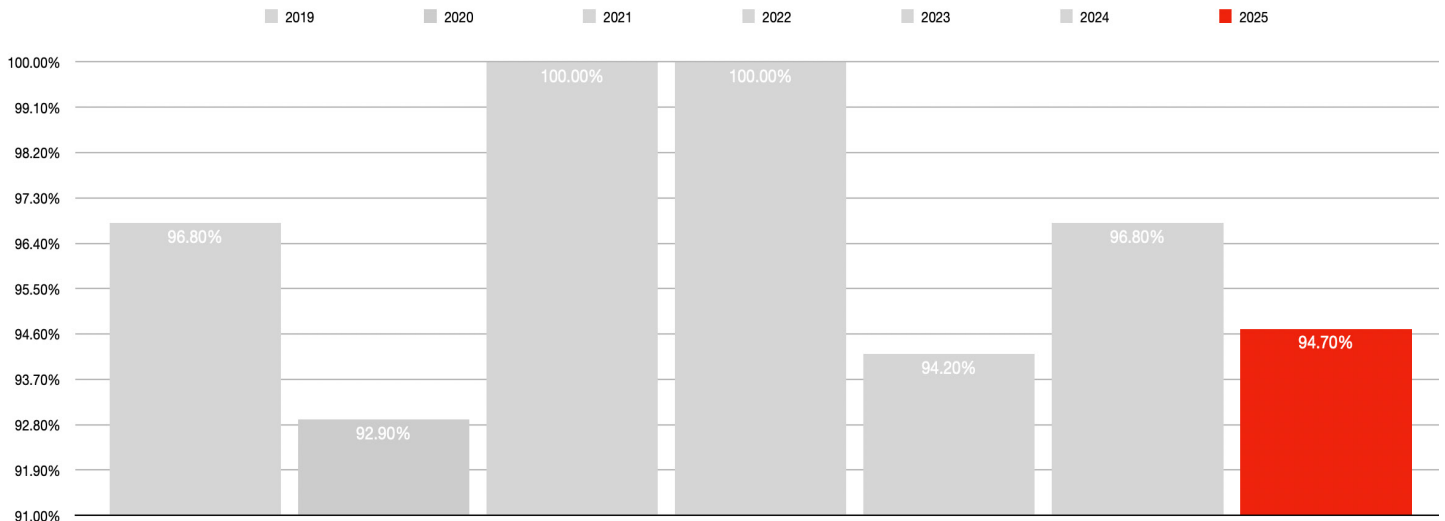
Year-Over-Year



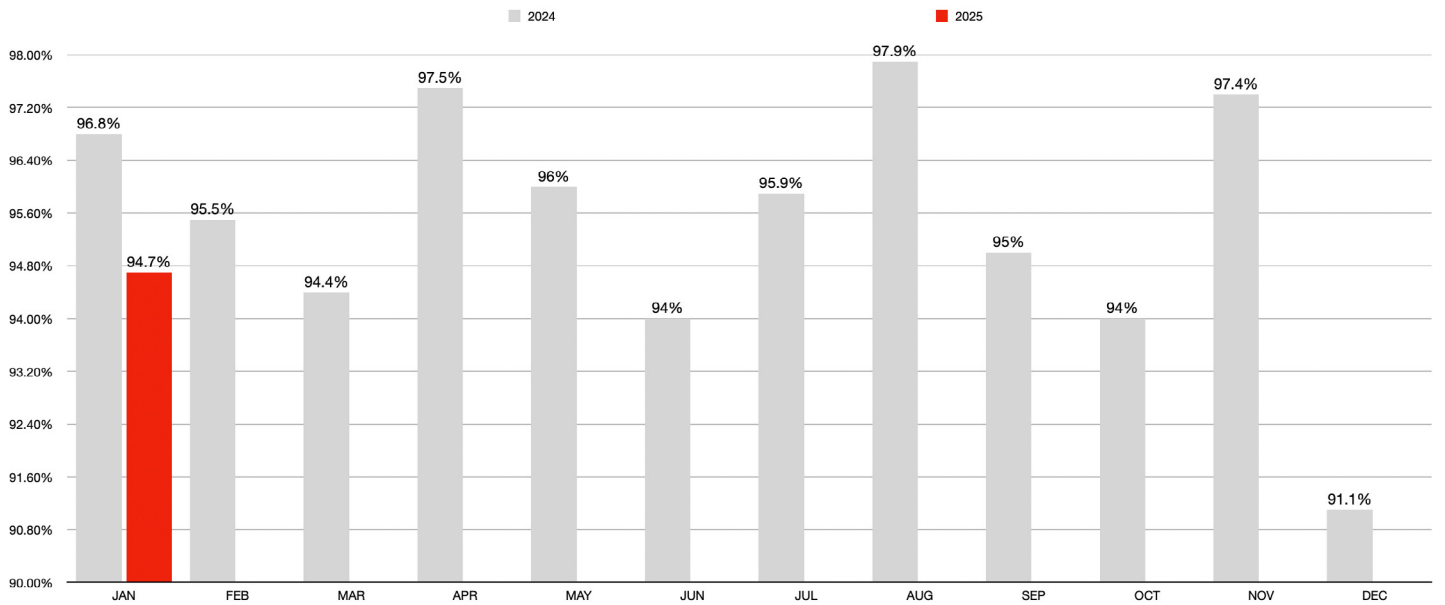
Month-Over-Month 2024 vs. 2025

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

# SALE PRICE VS. LIST PRICE RATIO

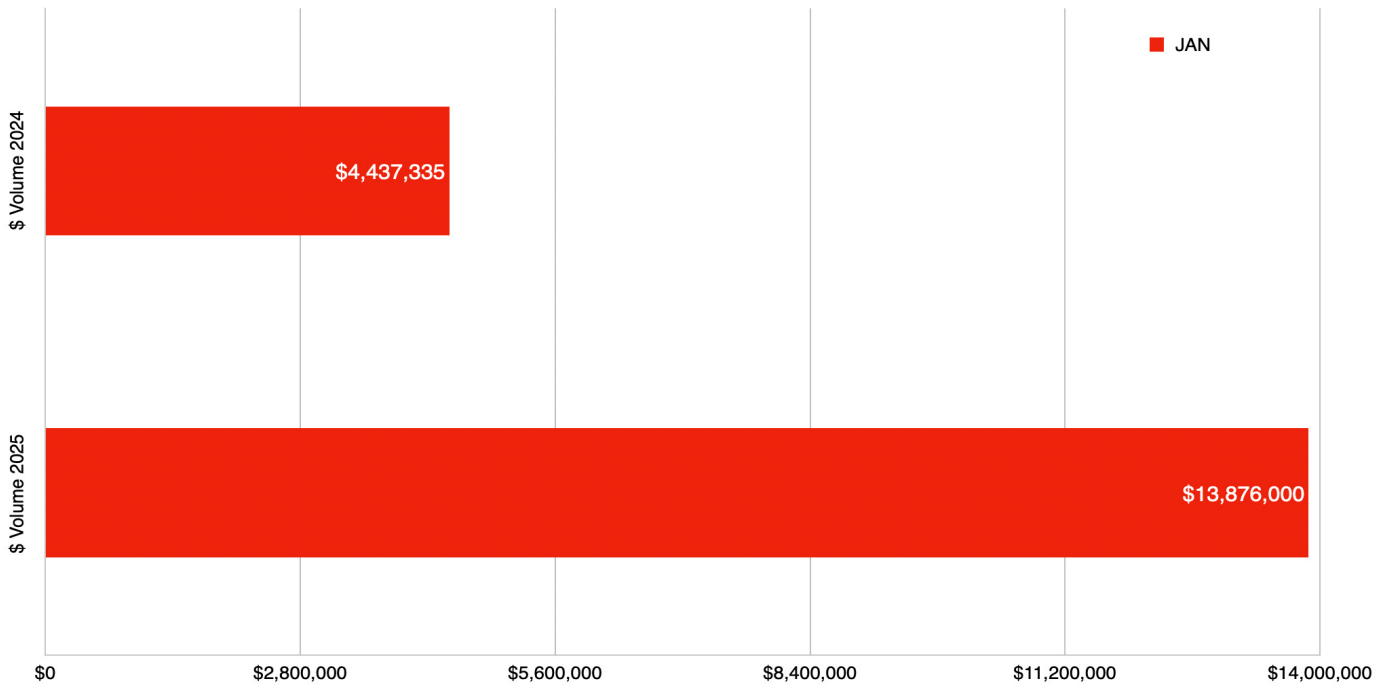


## Year-Over-Year

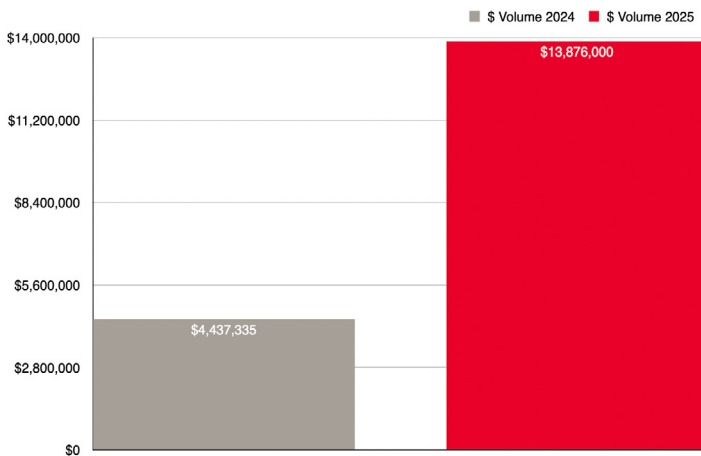


## Month-Over-Month 2024 vs. 2025

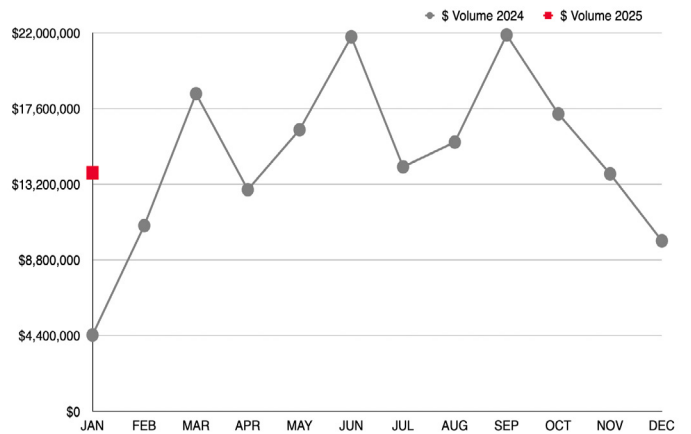
# DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

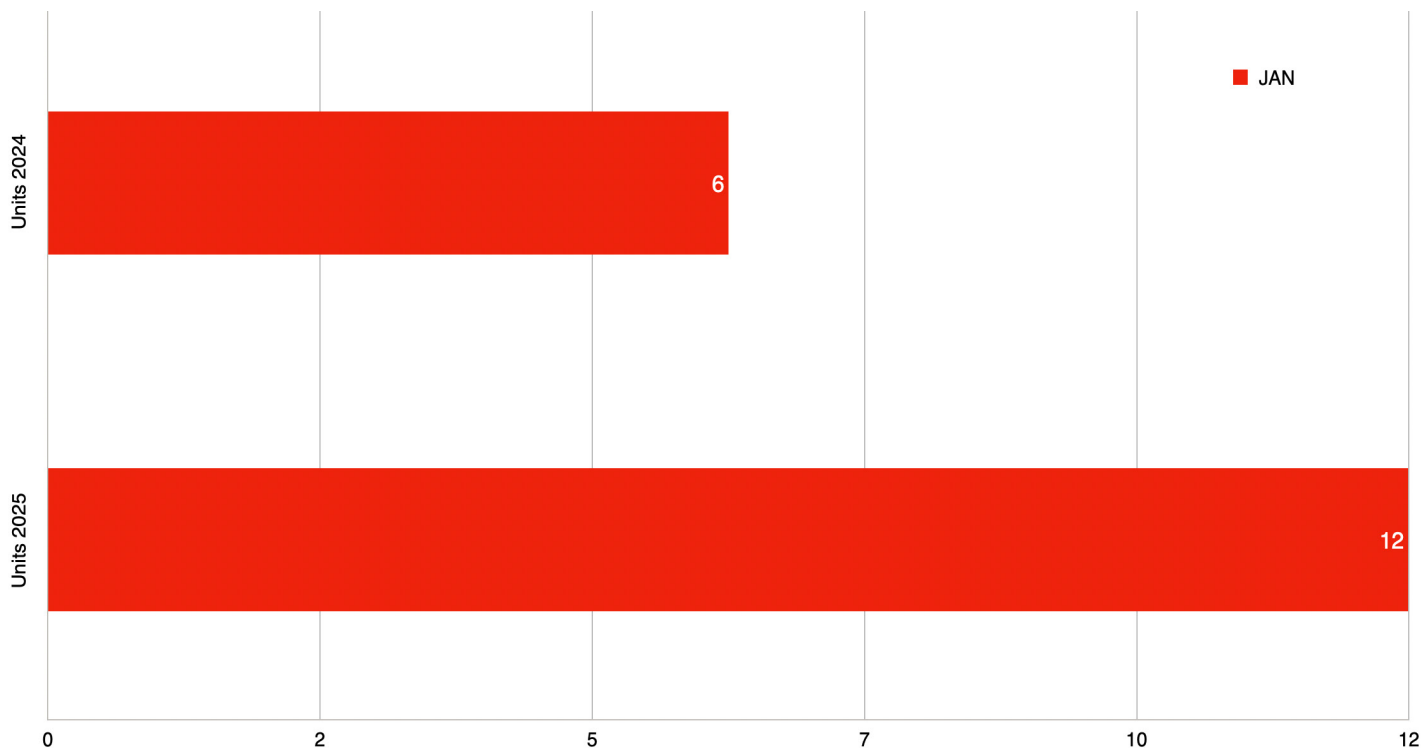


Yearly Totals 2024 vs. 2025

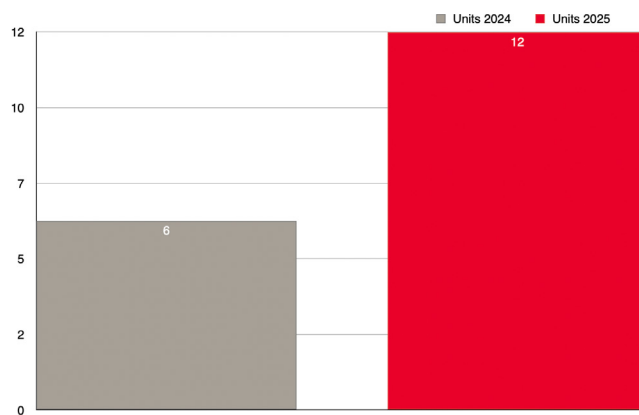


Month vs. Month 2024 vs. 2025

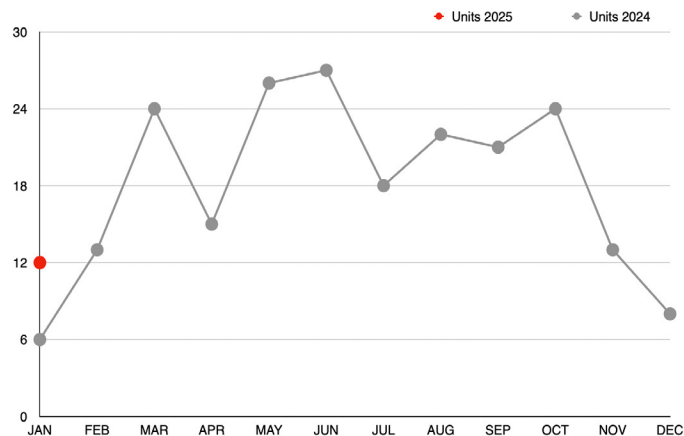
# UNIT SALES



Monthly Comparison 2024 vs. 2025

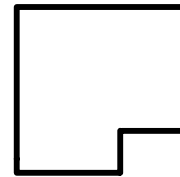


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

# SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$13,061,000 +204.29%	\$815,000 Up from \$0	\$220,000 Up from \$0
YTD Unit Sales	11 +120%	1 Up from 0	1 Up from 0
YTD Average Sale Price	\$1,187,364 +38.31%	\$815,000 Up from \$0	\$220,000 Up from \$0
January Sales Volume	\$13,061,000 +204.29%	\$815,000 Up from \$0	\$220,000 Up from \$0
January Unit Sales	11 +120%	1 Up from 0	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

## MEAFORD

519-538-5755  
96 Sykes St N, Meaford

## THORNBURY

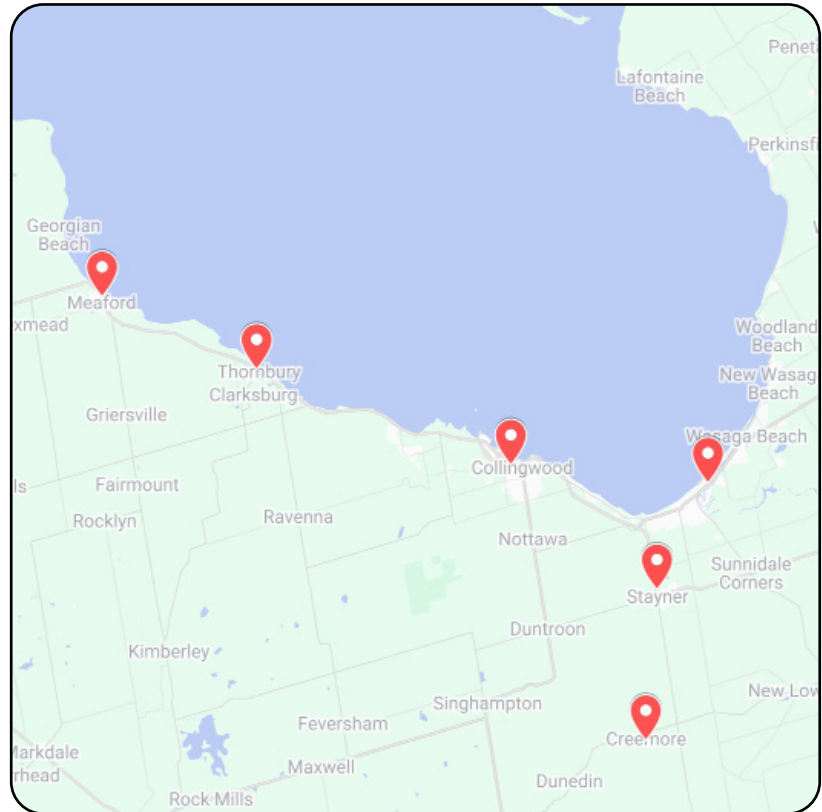
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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