



2025

FEBRUARY

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 remained in a buyer's market this February, with rising prices but a slowdown in overall sales activity. The median sale price surged by 38.02% to \$993,750, while the average sale price increased by 20.62% to \$1,002,188. Despite these price gains, sales volume declined by 25.77%, with unit sales dropping by 38.46% to just 8 transactions. New listings rose by 41.67%, adding to available inventory, while expired listings jumped by 160%, indicating slower market movement. With the unit sales-to-listings ratio at 11.76%, buyers continue to have the upper hand with more options and negotiating power.

February year-over-year sales volume of \$8,017,500
 Down 25.77% from 2024's \$10,801,000 with unit sales of 8, which are down 38.46% more than last February's 13. New listings of 68 are up 41.67% from a year ago, with the sales/listing ratio of 11.76% up 130.21%.

Year-to-date sales volume of \$21,893,500
 Up 43.67% from 2024's \$15,238,335 with unit sales of 20 up 5.26% from 2024's 19. New listings of 116 are up 38.1% from a year ago, with the sales/listing ratio of 17.24% up 31.19%.

Year-to-date average sale price of \$1,079,260
 Up from \$785,201 one year ago with median sale price of \$1,029,375 up from \$744,500 one year ago. Average days-on-market of 62.5 is up 14 days from last year.

FEBRUARY NUMBERS

Median Sale Price
\$993,750
 +38.02%

Average Sale Price
\$1,002,188
 +20.62%

Sales Volume
\$8,017,500
 -25.77%

Unit Sales
8
 -38.46%

New Listings
68
 +41.67%

Expired Listings
13
 +160%

Unit Sales/Listings Ratio
11.76%
 +130.21%

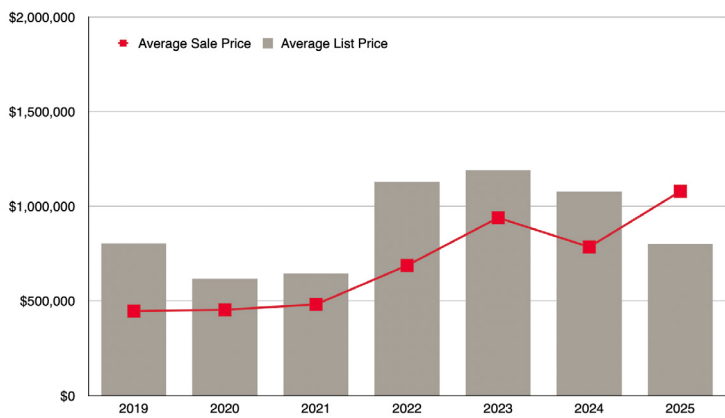
*Year-over-year comparison
 (February 2025 vs. February 2024)*

THE MARKET IN DETAIL

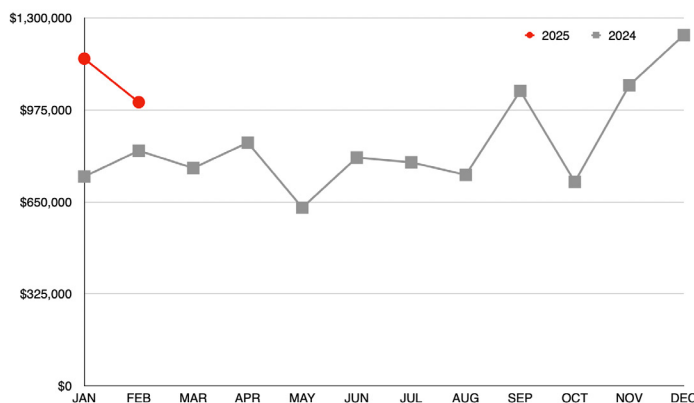
	2023	2024	2025	2024-2025
YTD Volume Sales	\$17,877,400	\$15,238,335	\$21,893,500	+43.67%
YTD Unit Sales	19	19	20	+5.26%
YTD New Listings	80	84	116	+38.1%
YTD Sales/Listings Ratio	23.75%	22.62%	17.24%	-23.77%
YTD Expired Listings	23	16	39	+143.75%
Monthly Volume Sales	\$9,634,900	\$10,801,000	\$8,017,500	-25.77%
Monthly Unit Sales	10	13	8	-38.46%
Monthly New Listings	40	48	68	+41.67%
Monthly Sales/Listings Ratio	25.00%	27.08%	11.76%	-56.56%
Monthly Expired Listings	10	5	13	+160%
Monthly Average Sale Price	\$963,490	\$830,846	\$1,002,188	+20.62%
YTD Sales: \$0-\$199K	0	1	0	-100%
YTD Sales: \$200k-349K	2	2	2	No Change
YTD Sales: \$350K-\$549K	0	4	0	-100%
YTD Sales: \$550K-\$749K	6	3	2	-33.33%
YTD Sales: \$750K-\$999K	7	3	6	+100%
YTD Sales: \$1M-\$2M	3	4	9	+125%
YTD Sales: \$2M+	5	5	1	-80%
YTD Average Days-On-Market	65.50	48.50	62.50	+28.87%
YTD Average Sale Price	\$939,662	\$785,201	\$1,079,261	+37.45%
YTD Median Sale Price	\$758,750	\$744,500	\$1,029,375	+38.26%

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

AVERAGE SALE PRICE

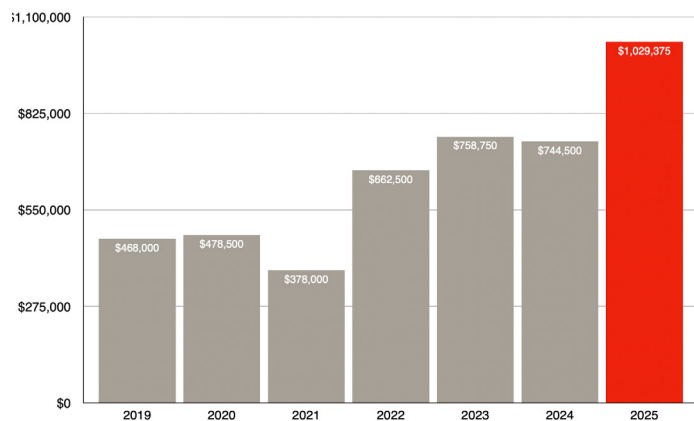


Year-Over-Year

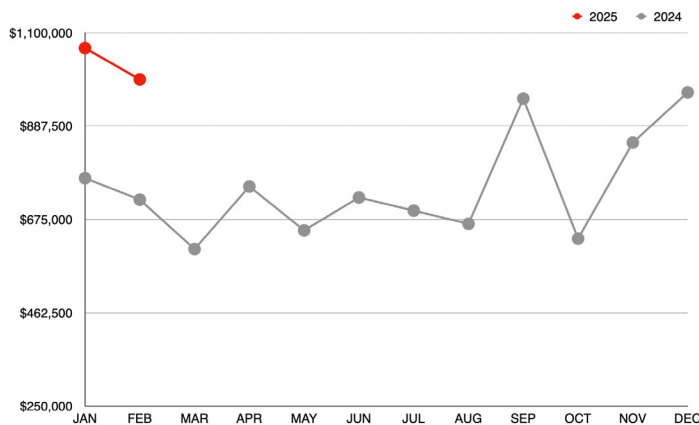


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



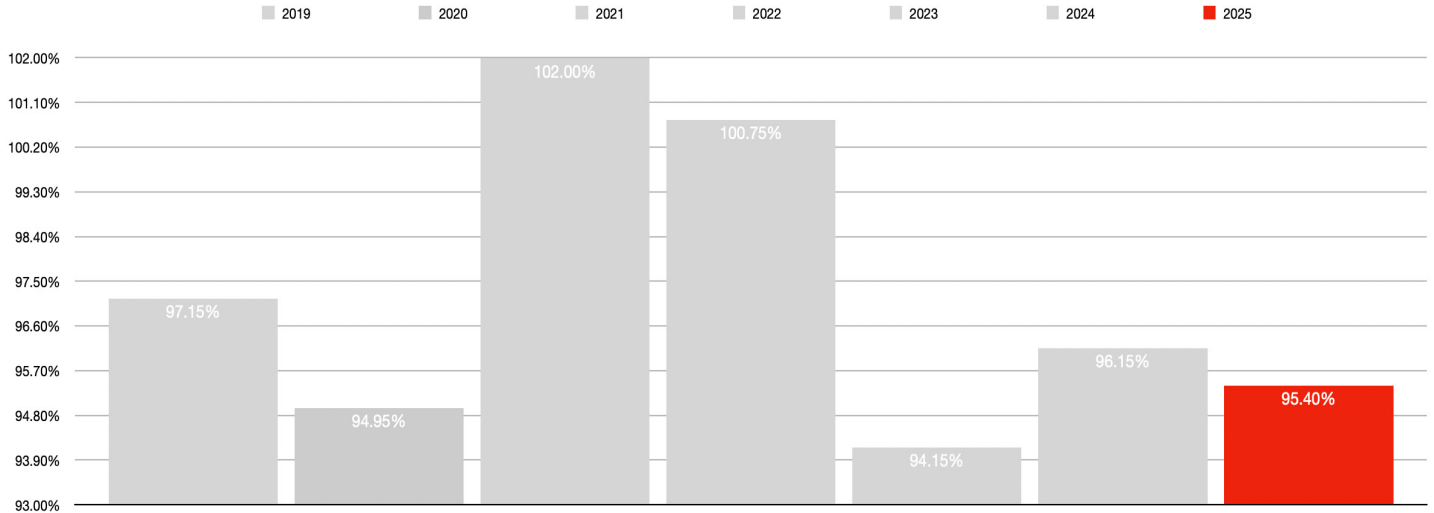
Year-Over-Year



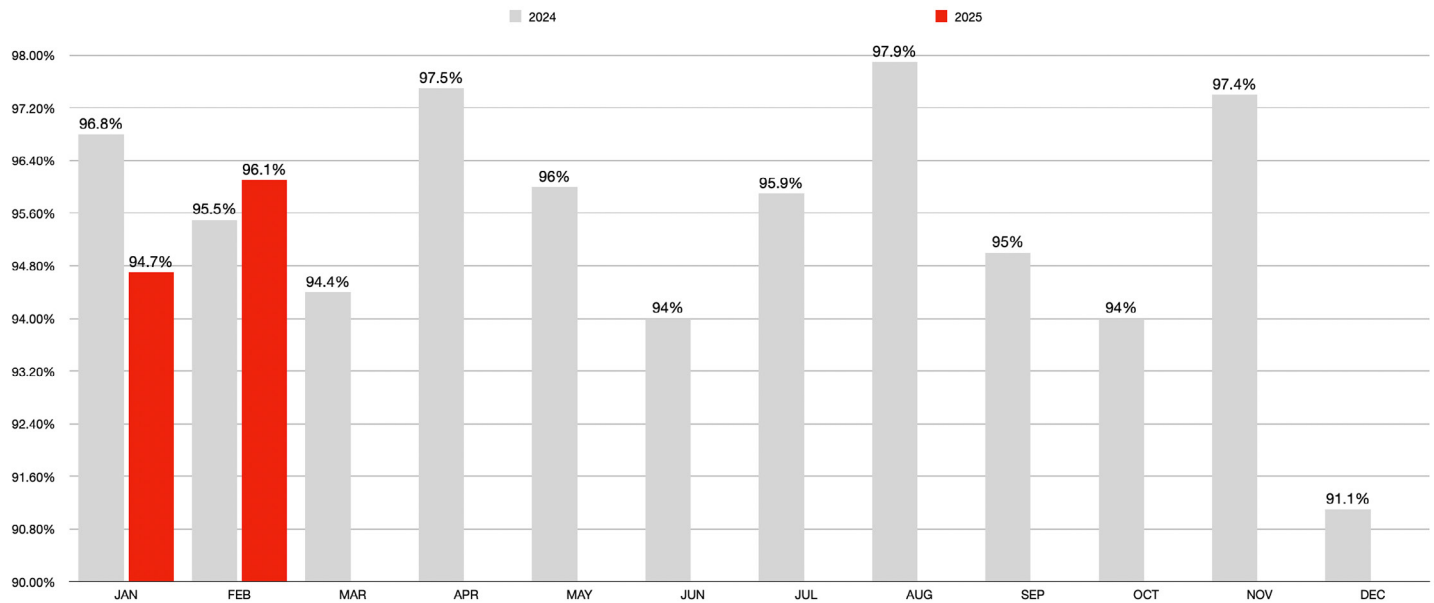
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

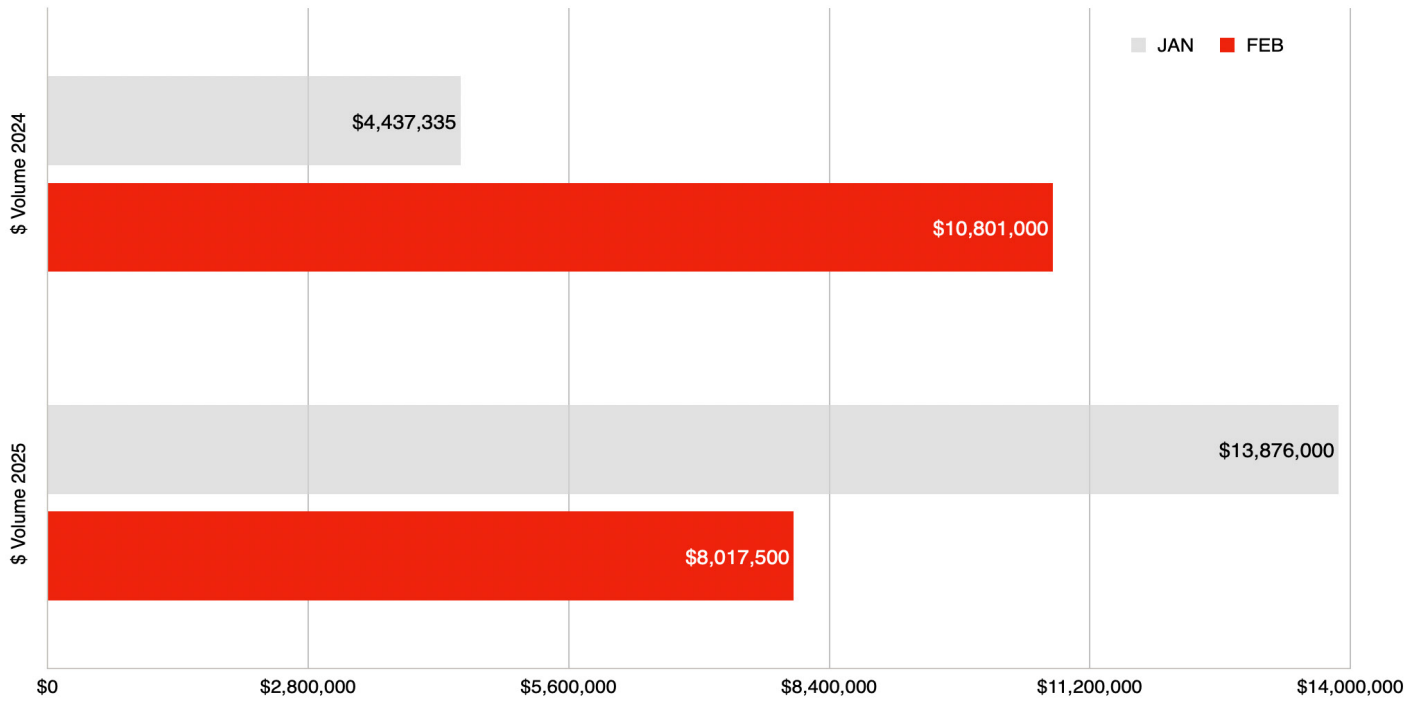


Year-Over-Year

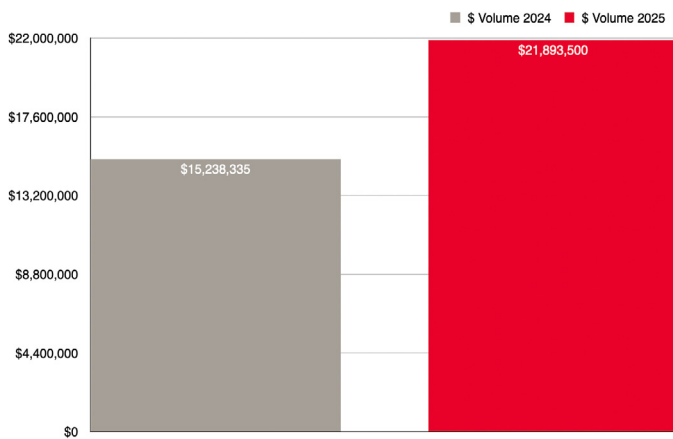


Month-Over-Month 2024 vs. 2025

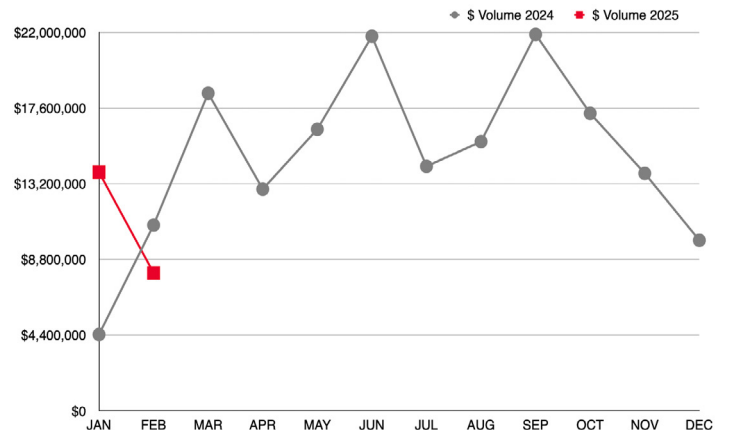
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

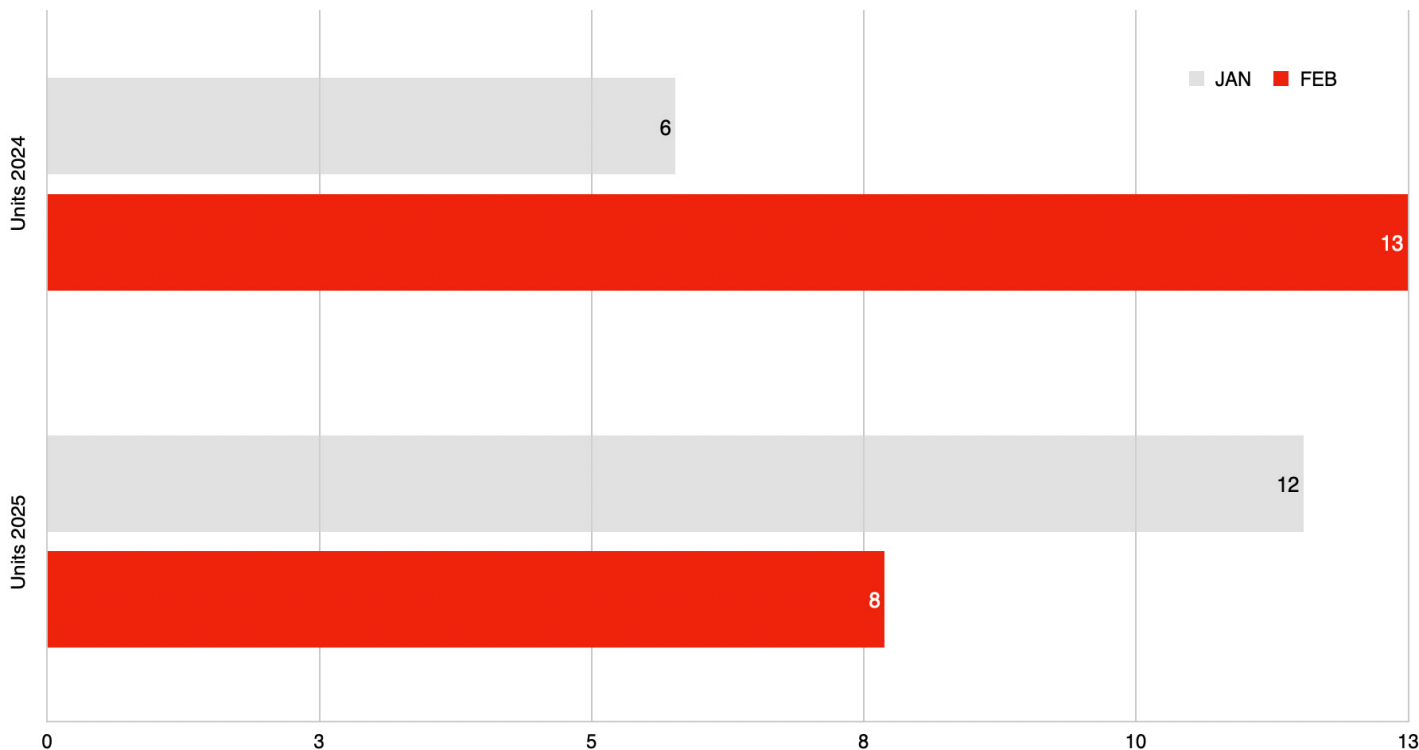


Yearly Totals 2024 vs. 2025

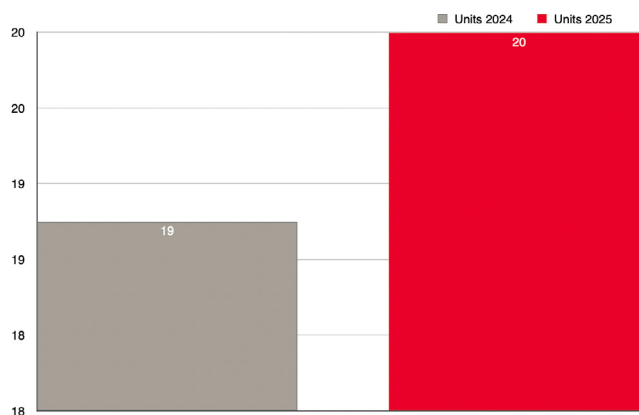


Month vs. Month 2024 vs. 2025

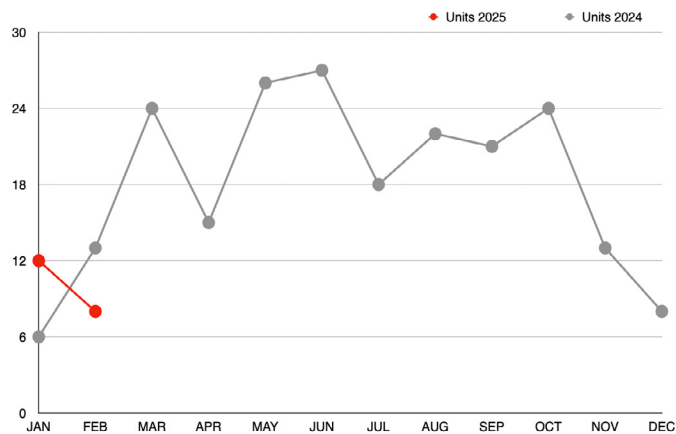
UNIT SALES



Monthly Comparison 2024 vs. 2025

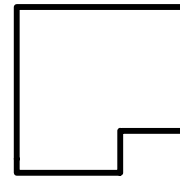


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$21,078,500 +50.61%	\$815,000 Up from \$0	\$540,000 -50.8%
YTD Unit Sales	19 +26.67%	1 Up from 0	2 -33.33%
YTD Average Sale Price	\$1,109,395 +18.9%	\$815,000 Up from \$0	\$270,000 -26.2%
February Sales Volume	\$8,017,500 -17.38%	\$0 No Change	\$320,000 -70.84%
February Unit Sales	8 -20%	0 No Change	1 -66.67%

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

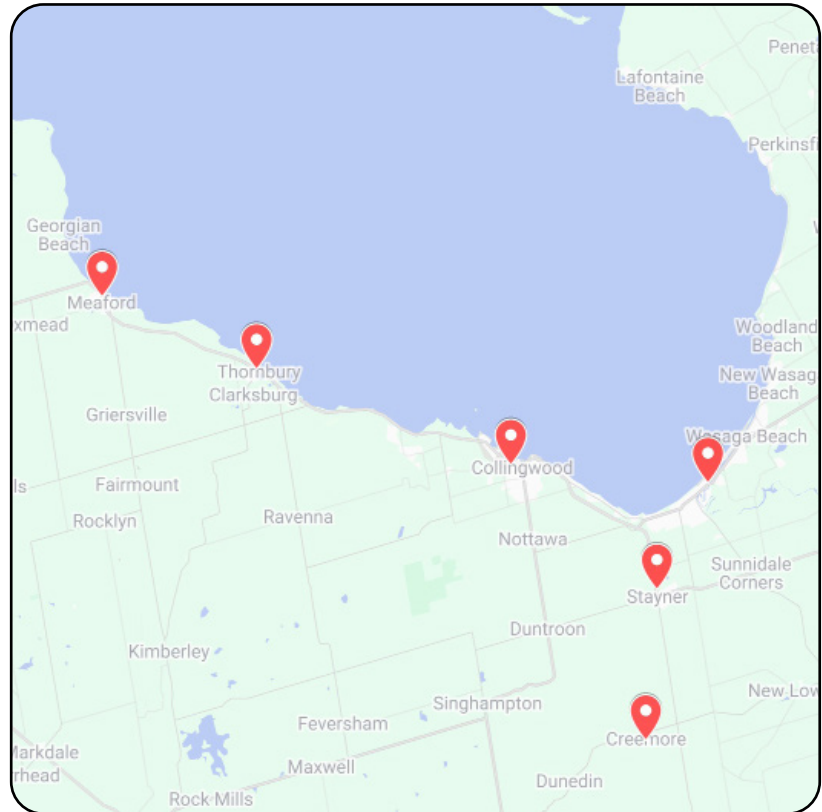
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH


705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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