



2025

JULY

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 firmly in buyer's market territory this July, even as pricing trends moved upward. The median sale price increased 6.69% year-over-year to \$741,500, and the average sale price rose 20.76% to \$953,746—indicating continued interest in higher-value properties. Total sales volume surged 74.43% to nearly \$24.8 million, supported by a 44.44% rise in unit sales to 26 properties. New listings climbed 24.42% to 107, while expired listings also rose to 36, up 28.57% from the previous year—signaling potential challenges in converting listings to sales. The unit sales-to-listings ratio declined to 24.30%, down 13.86% from last July, reinforcing the market's lean toward buyers as inventory growth continues to outpace demand.



July year-over-year sales volume of \$24,797,400

Up +74.43% from 2024's \$14,216,200 with unit sales of 26, which is up +44.44% from last July's 18. New listings of 107 are up +24.42% from a year ago, with the sales/listing ratio of 24.30% down -13.86%.



Year-to-date sales volume of \$111,447,820

Up +12.61% from 2024's \$98,965,075 with unit sales of 125 down -3.1% from 2024's 129. New listings of 725 are up +30.16% from a year ago, with the sales/listing ratio of 17.24% down -25.55%.



Year-to-date average sale price of \$916,245

Up from \$775,059 one year ago with median sale price of \$790,000 up from \$720,000 one year ago. Average days-on-market of 54 is 3 days higher than 2024's July.

JULY NUMBERS

Median Sale Price

\$741,500

+6.69%

Average Sale Price

\$953,746

+20.76%

Sales Volume

\$24,797,400

+74.43%

Unit Sales

26

+44.44%

New Listings

107

+24.42%

Expired Listings

36

+28.57%

Unit Sales/Listings Ratio

24.30%

-13.86%

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

THE MARKET IN DETAIL

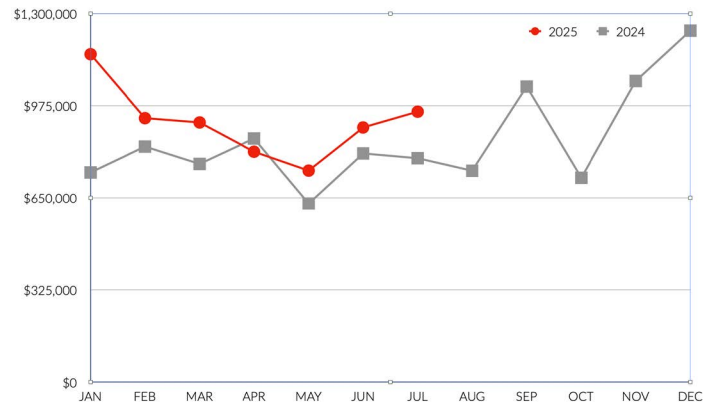
	2023	2024	2025	2024-2025
YTD Volume Sales	\$113,769,100	\$98,965,075	\$111,447,820	+12.61%
YTD Unit Sales	130	129	125	-3.1%
YTD New Listings	497	557	725	+30.16%
YTD Sales/Listings Ratio	26.16%	23.16%	17.24%	-25.55%
YTD Expired Listings	78	79	152	+92.41%
Monthly Volume Sales	\$16,010,500	\$14,216,200	\$24,797,400	+74.43%
Monthly Unit Sales	23	18	26	+44.44%
Monthly New Listings	69	86	107	+24.42%
Monthly Sales/Listings Ratio	33.33%	20.93%	24.30%	+16.1%
Monthly Expired Listings	14	28	36	+28.57%
Monthly Average Sale Price	\$696,109	\$789,789	\$953,746	+20.76%
YTD Sales: \$0-\$199K	4	7	8	+14.29%
YTD Sales: \$200k-349K	13	8	8	No Change
YTD Sales: \$350K-\$549K	14	22	10	-54.55%
YTD Sales: \$550K-\$749K	33	37	32	-13.51%
YTD Sales: \$750K-\$999K	41	28	29	+3.57%
YTD Sales: \$1M-\$2M	19	23	32	+39.13%
YTD Sales: \$2M+	26	27	7	-74.07%
YTD Average Days-On-Market	50.71	51.43	54.14	+5.28%
YTD Average Sale Price	\$895,322	\$775,060	\$916,245	+18.22%
YTD Median Sale Price	\$735,000	\$720,000	\$790,000	+9.72%

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

AVERAGE SALE PRICE

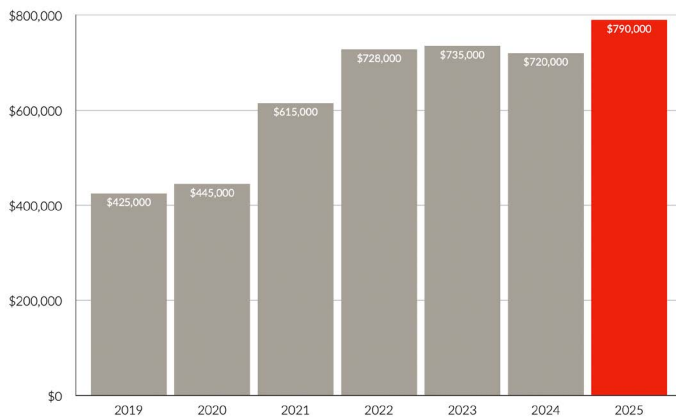


Year-Over-Year

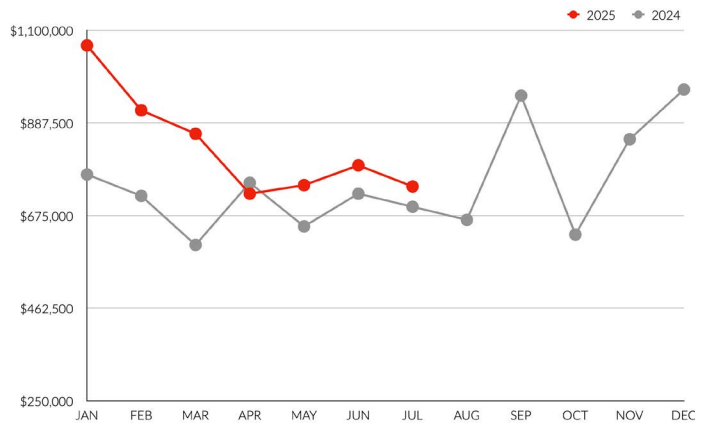


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



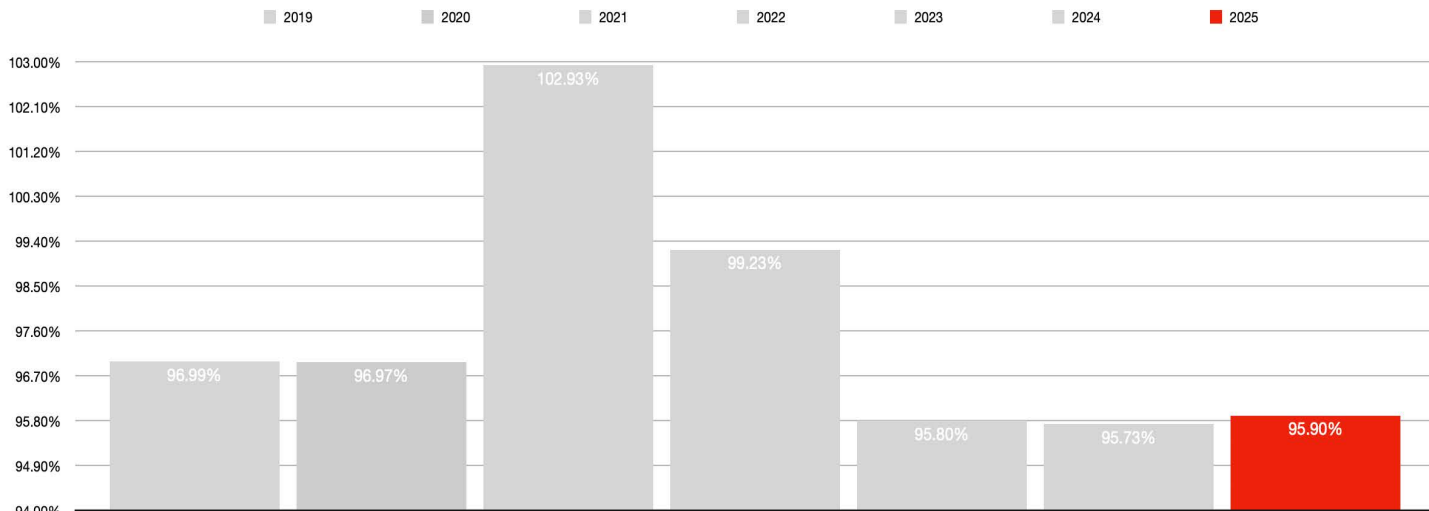
Year-Over-Year



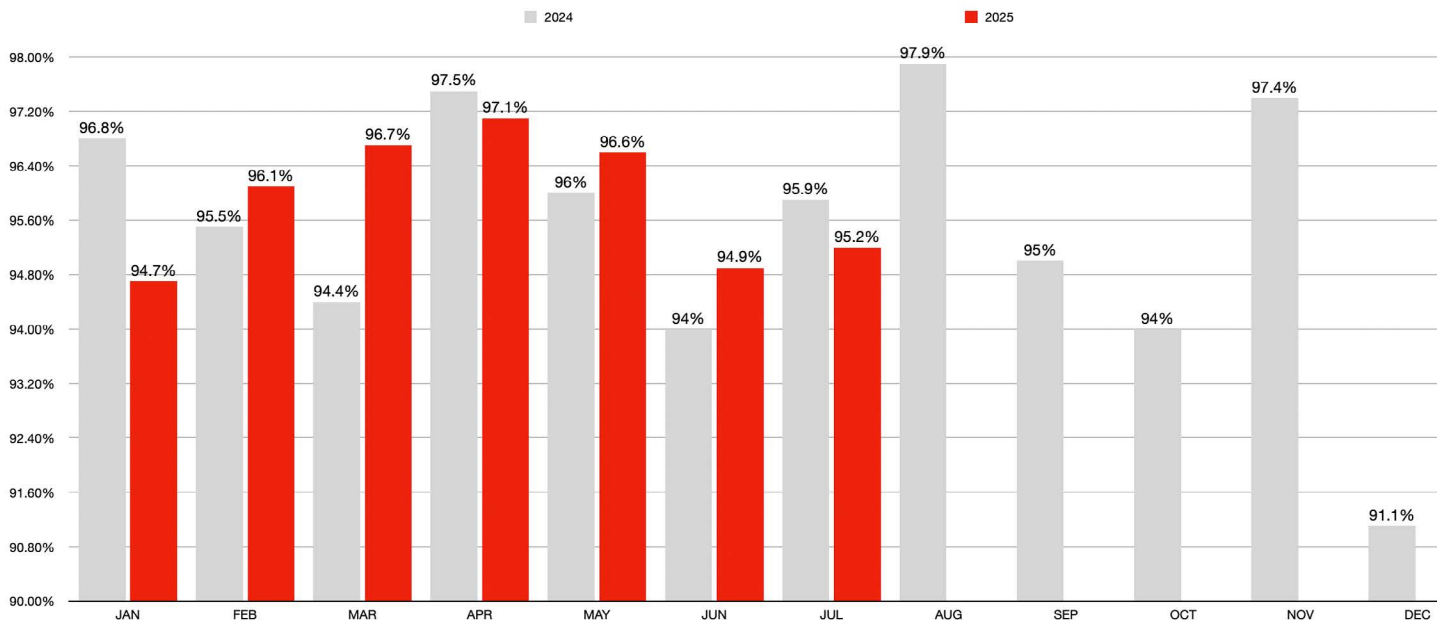
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

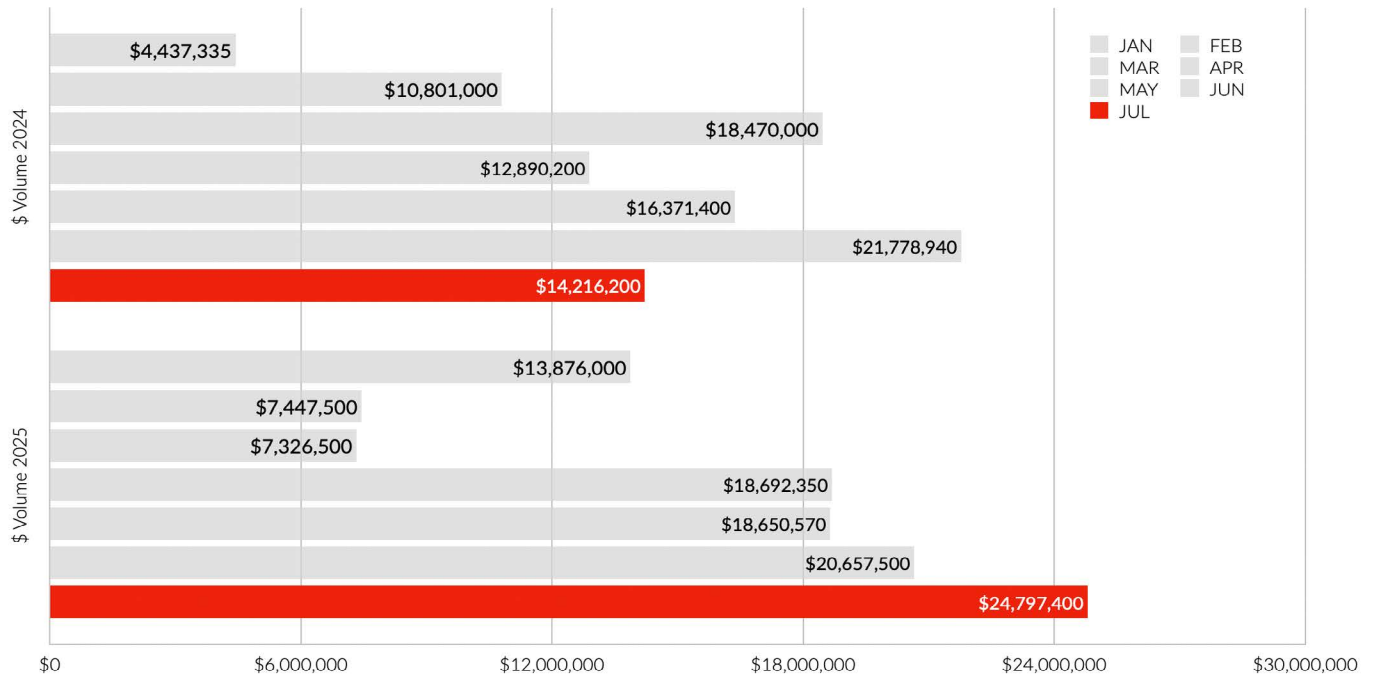


Year-Over-Year

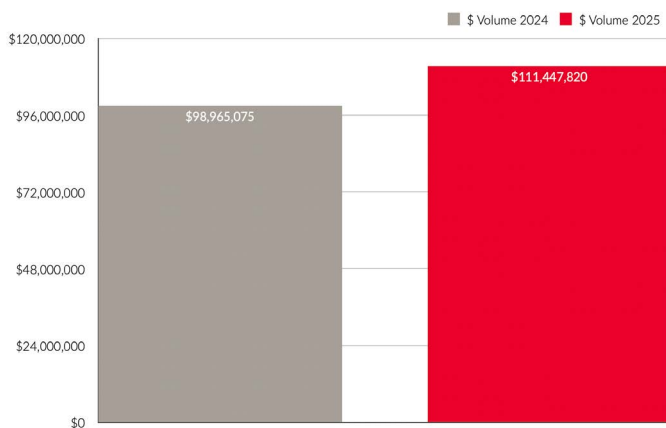


Month-Over-Month 2024 vs. 2025

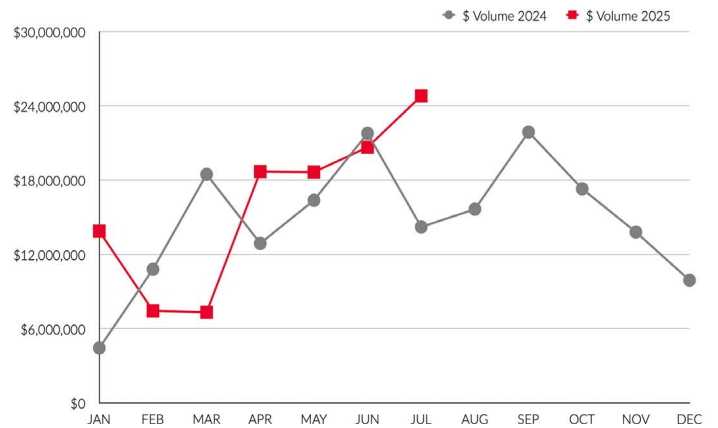
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

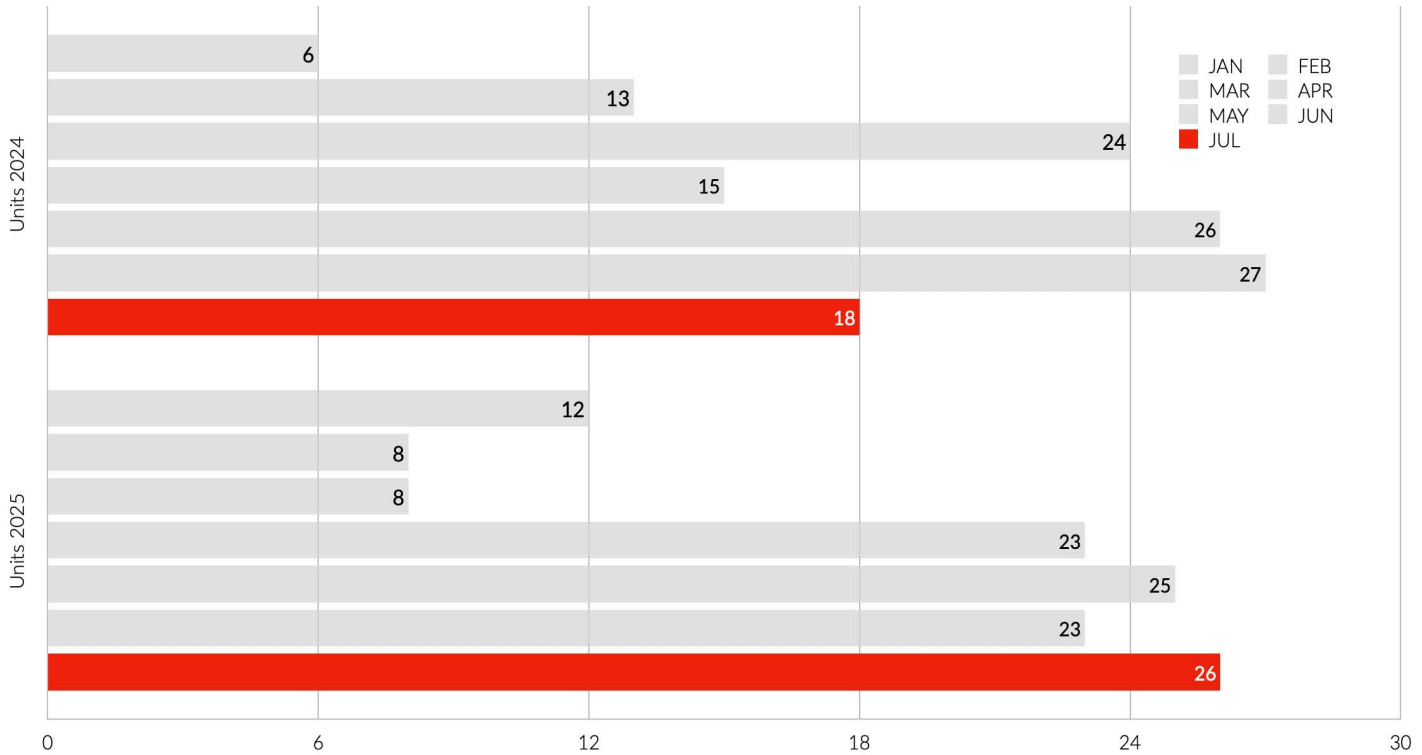


Yearly Totals 2024 vs. 2025

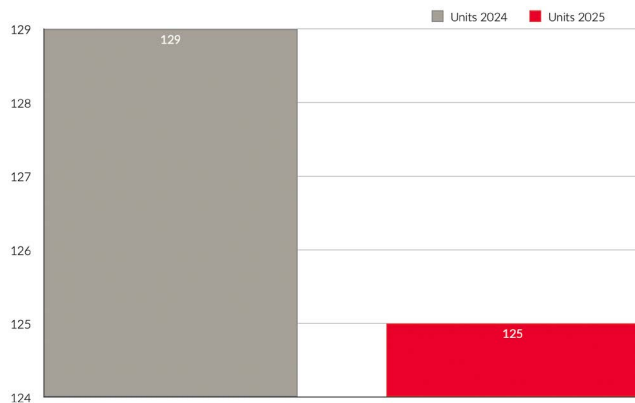


Month vs. Month 2024 vs. 2025

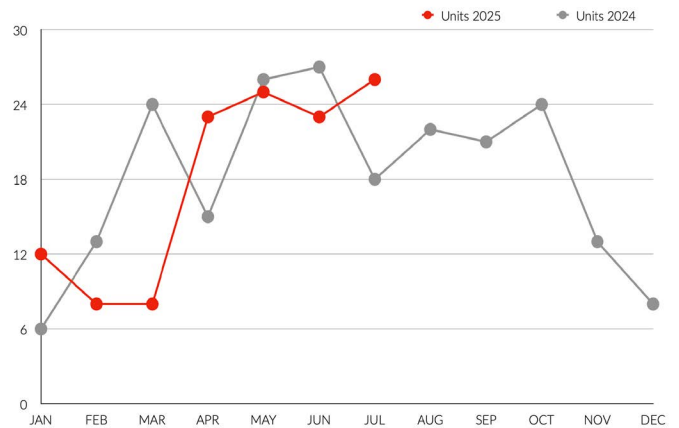
UNIT SALES



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	\$110,632,820 +20%	\$0 No change	\$7,703,000 +21.35%
YTD Unit Sales	124 +16.98%	0 No change	21 +10.53%
YTD Average Sale Price	\$892,200 +2.58%	\$0 No change	\$366,810 +9.79%
July Sales Volume	\$24,797,400 +83.74%	\$0 No change	\$3,109,000 +331.81%
July Unit Sales	26 +62.5%	0 No change	5 +150%

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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