



2025

AUGUST

TINY TOWNSHIP

Real Estate Market Report



LOCATIONS **NORTH**
BROKERAGE

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 territory this August, as rising activity contrasted with softer pricing. The median sale price declined 2.26% year-over-year to \$650,000, while the average sale price edged down 1.17% to \$736,756—reflecting modest pullback across price points. Total sales volume increased 17.66% to \$18.4 million, driven by a 13.64% rise in unit sales to 25 properties. New listings surged 43.24% to 106, while expired listings also jumped 56.52% to 36, highlighting challenges in closing transactions. The sales-to-new listings ratio slipped to 23.58%, down 20.67% from August 2024, underscoring continued buyer leverage amid elevated supply and persistent inventory growth.

August year-over-year sales volume of \$18,418,900



Up +17.66% from 2024's \$15,654,800 with unit sales of 25, which is up +13.64% from last August's 22. New listings of 106 are up +43.24% from a year ago, with the sales/listing ratio of 23.58% down -20.67%.

Year-to-date sales volume of \$129,866,720



Up +13.3% from 2024's \$114,619,875 with unit sales of 150 down -0.66% from 2024's 151. New listings of 831 are up +31.7% from a year ago, with the sales/listing ratio of 18.05% down -24.57%.

Year-to-date average sale price of \$893,809



Up from \$771,360 one year ago with median sale price of \$767,285 up from \$707,500 one year ago. Average days-on-market of 57 is 5 days higher than 2024's August.

AUGUST NUMBERS

Median Sale Price

\$650,000

-2.26%

Average Sale Price

\$736,756

-1.17%

Sales Volume

\$18,418,900

+17.66%

Unit Sales

25

+13.64%

New Listings

106

+43.24%

Expired Listings

36

+56.52%

Unit Sales/Listings Ratio

23.58%

-20.67%

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

THE MARKET IN DETAIL

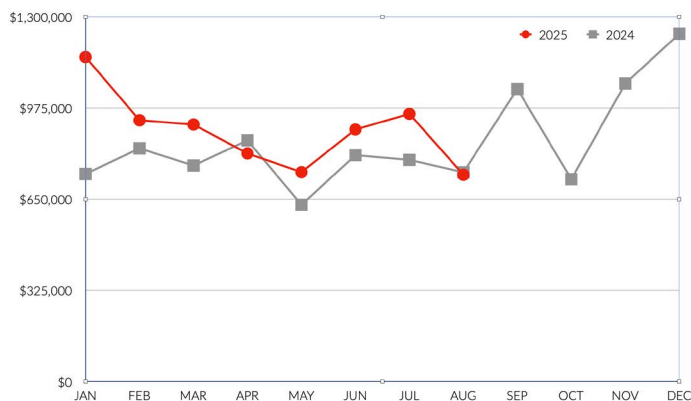
	2023	2024	2025	2024-2025
YTD Volume Sales	\$134,673,733	\$114,619,875	\$129,866,720	+13.3%
YTD Unit Sales	154	151	150	-0.66%
YTD New Listings	577	631	831	+31.7%
YTD Sales/Listings Ratio	26.69%	23.93%	18.05%	-24.57%
YTD Expired Listings	97	102	188	+84.31%
Monthly Volume Sales	\$20,904,633	\$15,654,800	\$18,418,900	+17.66%
Monthly Unit Sales	24	22	25	+13.64%
Monthly New Listings	80	74	106	+43.24%
Monthly Sales/Listings Ratio	30.00%	29.73%	23.58%	-20.67%
Monthly Expired Listings	19	23	36	+56.52%
Monthly Average Sale Price	\$871,026	\$745,467	\$736,756	-1.17%
YTD Sales: \$0-\$199K	5	7	12	+71.43%
YTD Sales: \$200k-349K	14	11	9	-18.18%
YTD Sales: \$350K-\$549K	18	26	15	-42.31%
YTD Sales: \$550K-\$749K	38	42	39	-7.14%
YTD Sales: \$750K-\$999K	45	32	32	No Change
YTD Sales: \$1M-\$2M	27	28	36	+28.57%
YTD Sales: \$2M+	34	32	8	-75%
YTD Average Days-On-Market	49.00	52.00	56.50	+8.65%
YTD Average Sale Price	\$892,285	\$771,361	\$893,809	+15.87%
YTD Median Sale Price	\$742,500	\$707,500	\$767,285	+8.45%

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

AVERAGE SALE PRICE

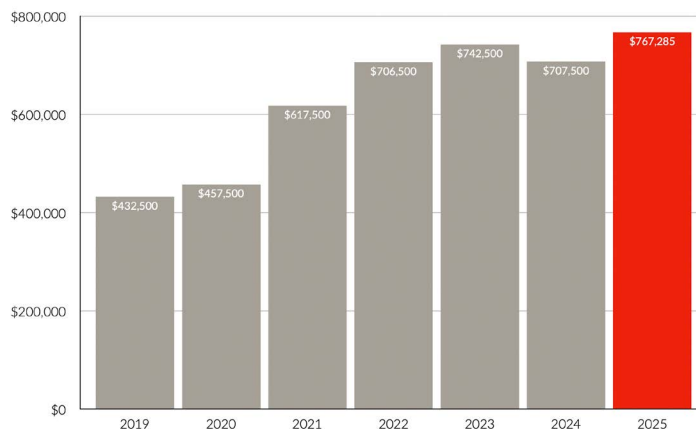


Year-Over-Year

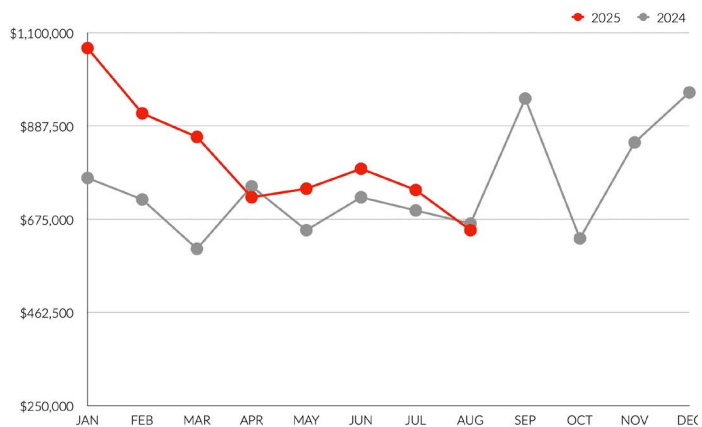


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



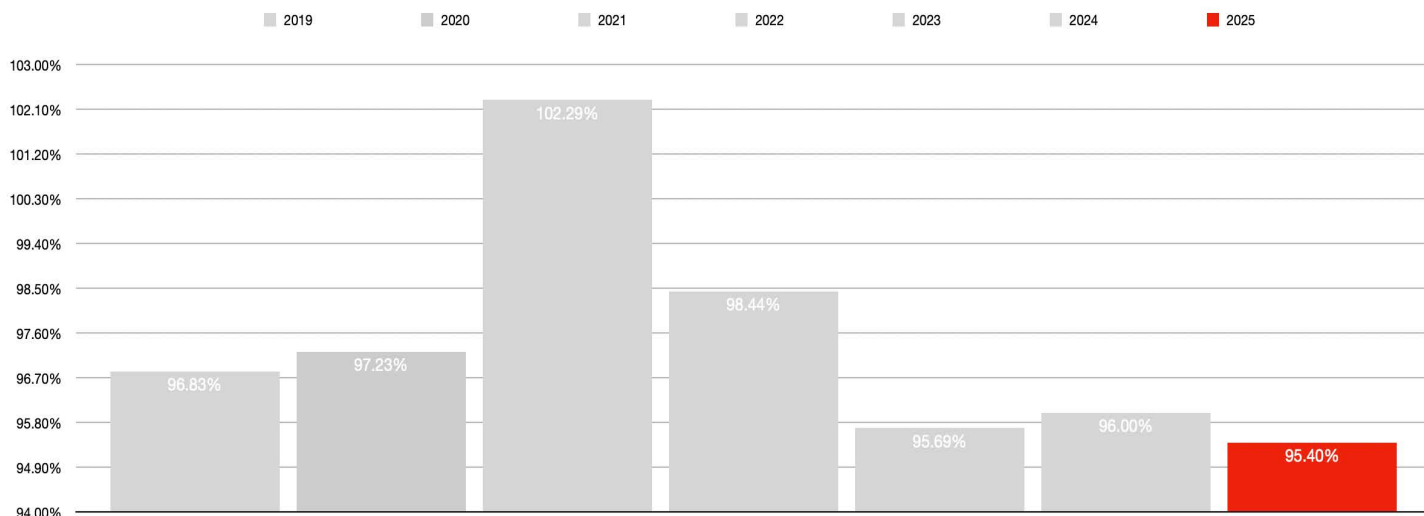
Year-Over-Year



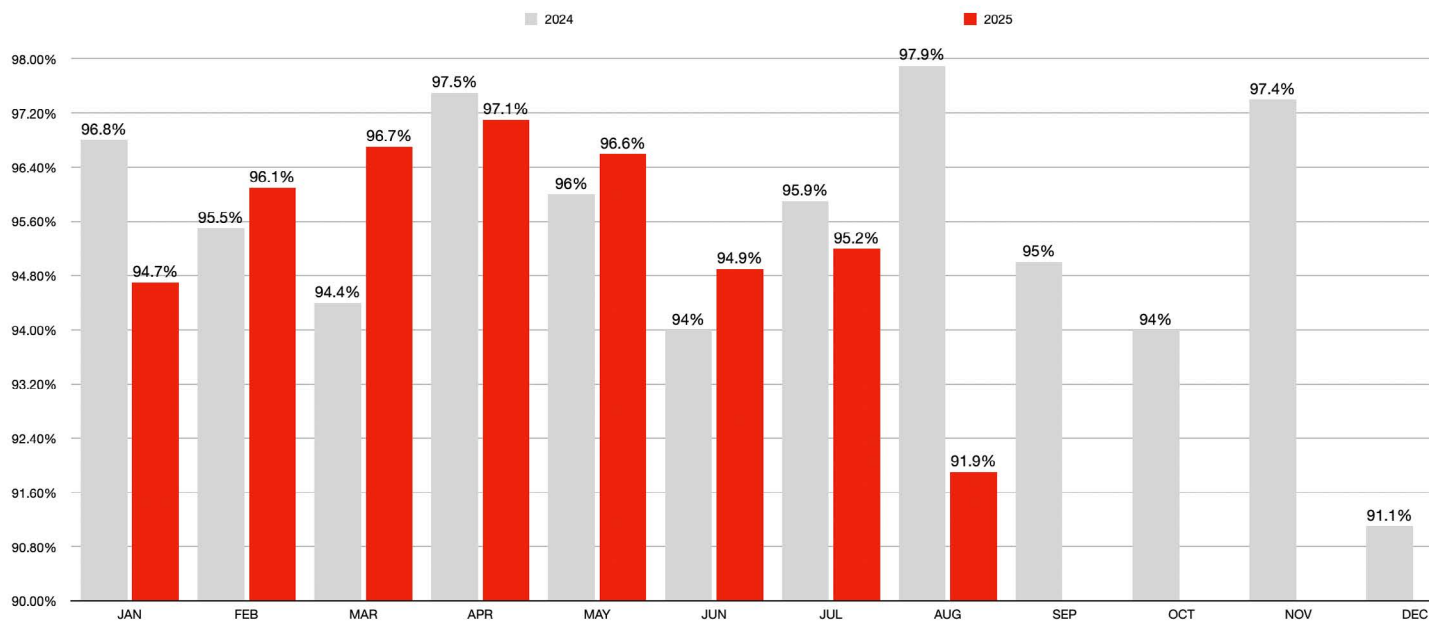
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

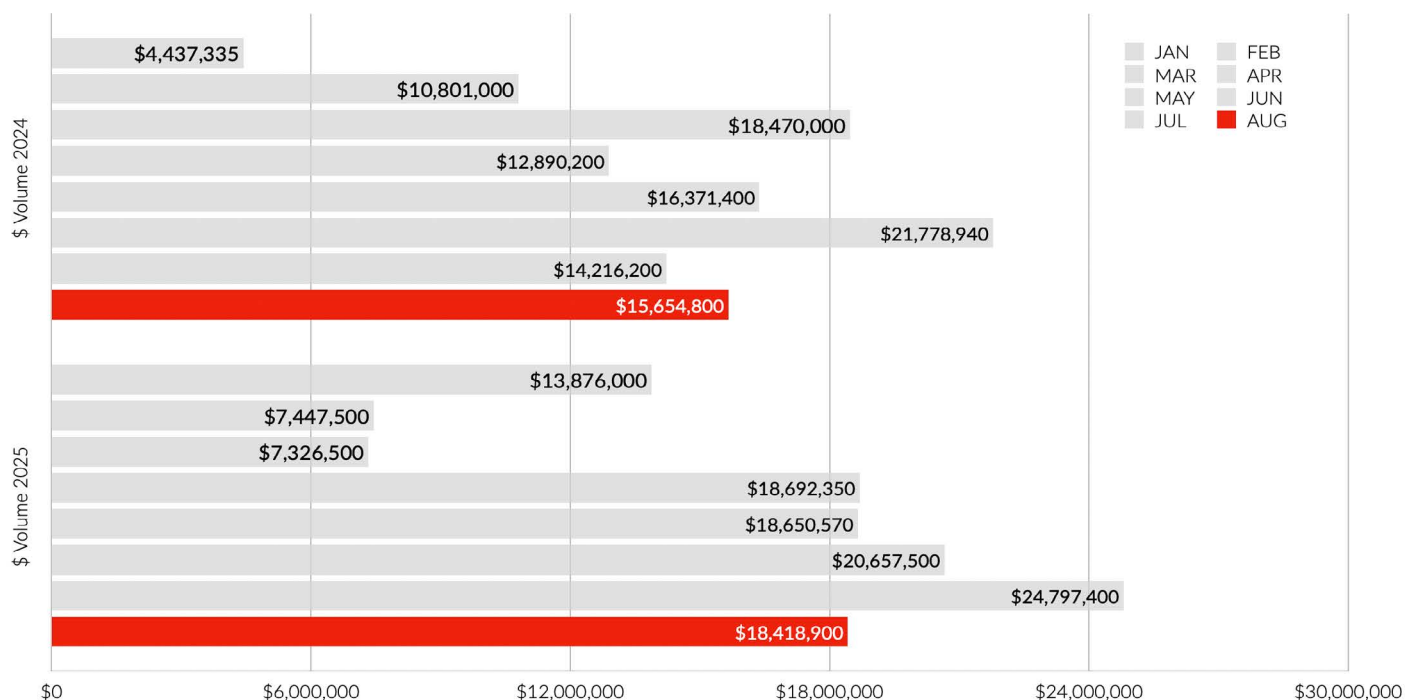


Year-Over-Year

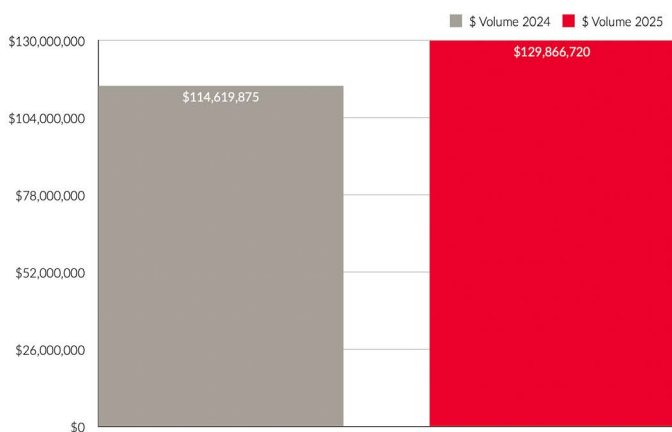


Month-Over-Month 2024 vs. 2025

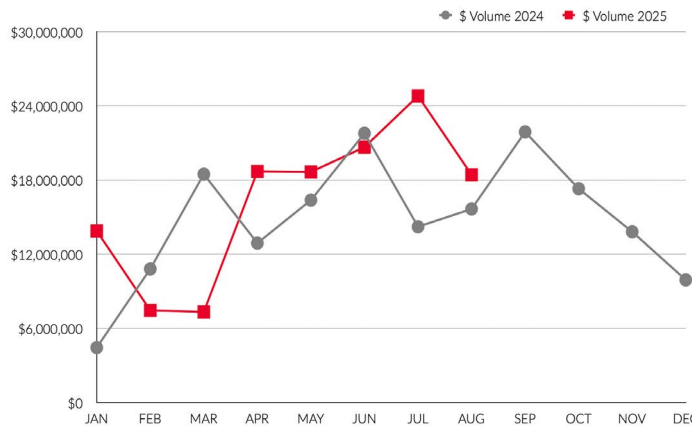
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

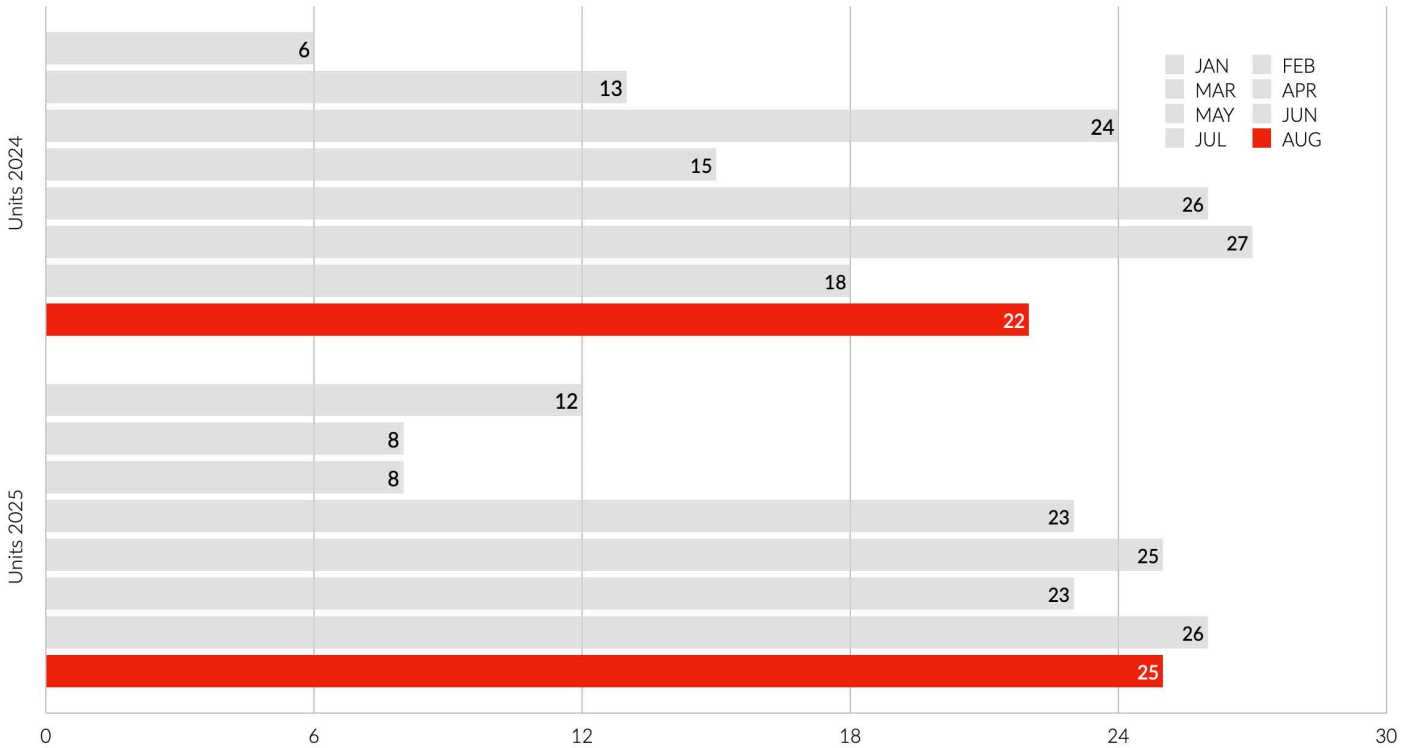


Yearly Totals 2024 vs. 2025

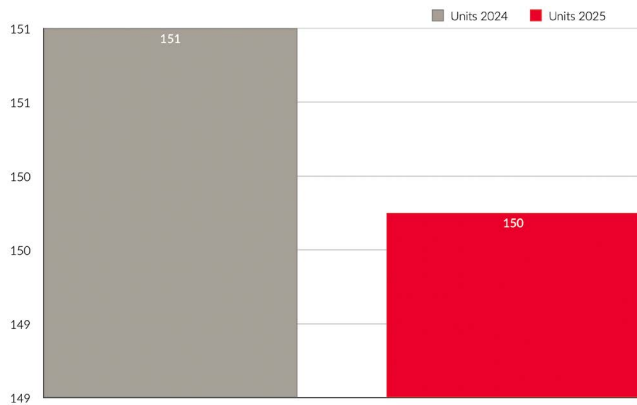


Month vs. Month 2024 vs. 2025

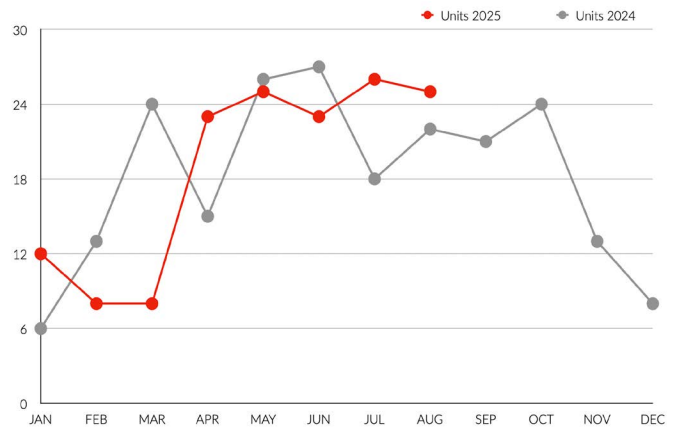
UNIT SALES



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	\$128,656,720 +20.6%	\$1,210,000 Up from \$0	\$8,122,000 +8.11%
YTD Unit Sales	147 +18.55%	3 Up from 0	24 -4%
YTD Average Sale Price	\$875,216 +1.73%	\$403,333 Up from \$0	\$338,417 +12.61%
August Sales Volume	\$18,023,900 +24.39%	\$395,000 Up from \$0	\$419,000 -64.03%
August Unit Sales	23 +27.78%	2 Up from 0	3 -25%

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

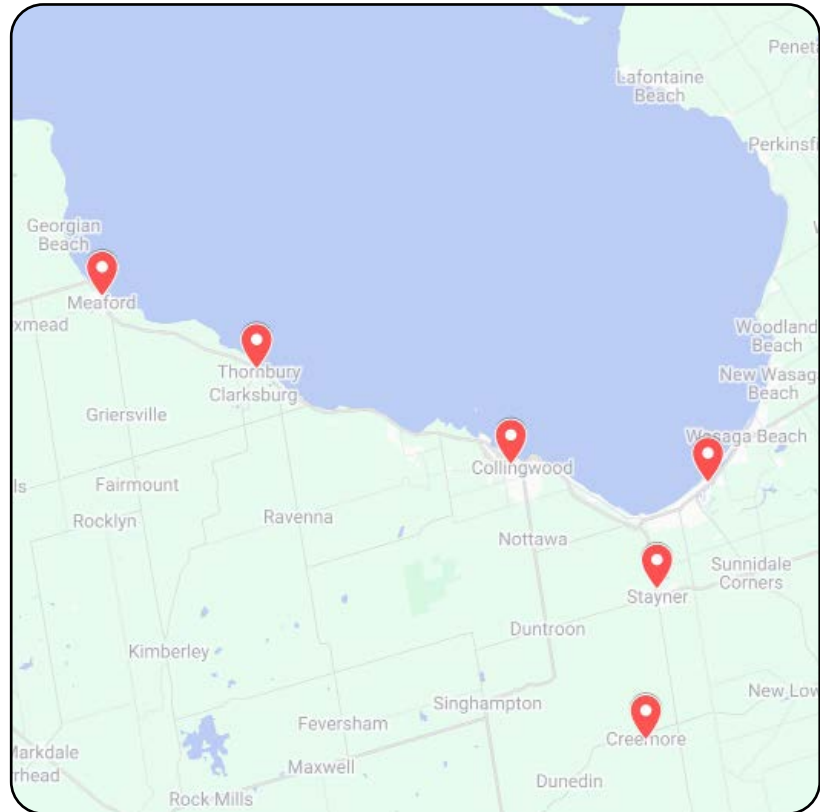
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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