



2025

SEPTEMBER

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 posted mixed results this September, as rising activity contrasted with softer pricing. The median sale price declined 34.21% year-over-year to \$625,000, while the average sale price dropped 35.34% to \$673,917, highlighting fewer higher-end transactions. Sales volume increased 26.24% to \$27.6 million, fueled by a 95.24% jump in unit sales to 41 properties. New listings surged 46.58% to 107, while expired listings fell 10.64% to 42, pointing to modestly improved listing performance. The sales-to-new listings ratio strengthened to 38.32%, up 33.20% from September 2024, though overall conditions continue to favour buyers given elevated supply.



September year-over-year sales volume of \$27,630,600

Up +26.24% from 2024's \$21,887,897 with unit sales of 41, which is up +95.24% from last September's 21. New listings of 107 are up +46.58% from a year ago, with the sales/listing ratio of 38.32% up 33.20%.



Year-to-date sales volume of \$157,652,320

Up +15.49% from 2024's \$136,507,772 with unit sales of 192 up +11.63% from 2024's 172. New listings of 939 are up +33.38% from a year ago, with the sales/listing ratio of 20.45% down -16.31%.



Year-to-date average sale price of \$866,089

Up from \$801,462 one year ago with median sale price of \$744,570 up from \$720,000 one year ago. Average days-on-market of 56 is 4 days higher than 2024's September.

SEPTEMBER NUMBERS

Median Sale Price

\$625,000

-34.21%

Average Sale Price

\$673,917

-35.34%

Sales Volume

\$27,630,600

+26.24%

Unit Sales

41

+95.24%

New Listings

107

+46.58%

Expired Listings

42

-10.64%

Unit Sales/Listings Ratio

38.32%

+33.20%

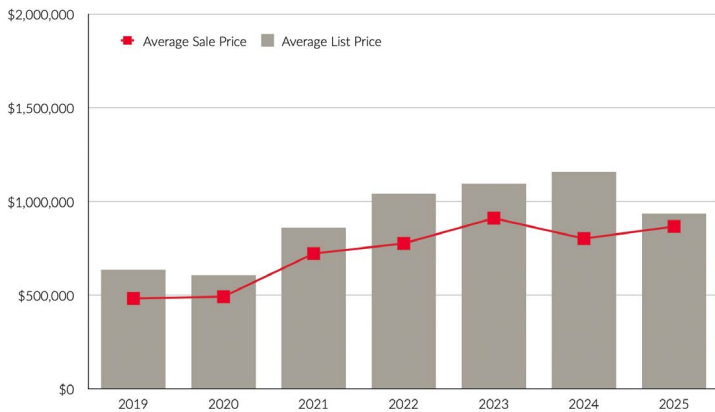
*Year-over-year comparison
(September 2025 vs. September 2024)*

THE MARKET IN DETAIL

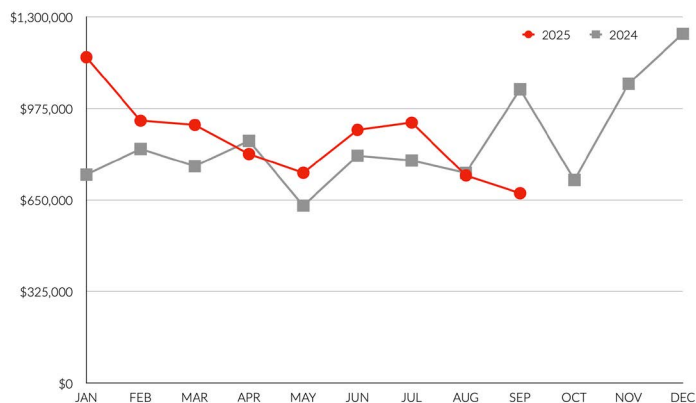
	2023	2024	2025	2024-2025
YTD Volume Sales	\$142,043,233	\$136,507,772	\$157,652,320	+15.49%
YTD Unit Sales	161	172	192	+11.63%
YTD New Listings	646	704	939	+33.38%
YTD Sales/Listings Ratio	24.92%	24.43%	20.45%	-16.31%
YTD Expired Listings	109	149	230	+54.36%
Monthly Volume Sales	\$7,369,500	\$21,887,897	\$27,630,600	+26.24%
Monthly Unit Sales	7	21	41	+95.24%
Monthly New Listings	69	73	107	+46.58%
Monthly Sales/Listings Ratio	10.14%	28.77%	38.32%	+33.2%
Monthly Expired Listings	12	47	42	-10.64%
Monthly Average Sale Price	\$1,052,786	\$1,042,281	\$673,917	-35.34%
YTD Sales: \$0-\$199K	5	9	18	+100%
YTD Sales: \$200k-349K	15	16	11	-31.25%
YTD Sales: \$350K-\$549K	20	33	25	-24.24%
YTD Sales: \$550K-\$749K	40	51	45	-11.76%
YTD Sales: \$750K-\$999K	45	34	43	+26.47%
YTD Sales: \$1M-\$2M	27	36	43	+19.44%
YTD Sales: \$2M+	36	34	8	-76.47%
YTD Average Days-On-Market	49.11	51.89	56.22	+8.35%
YTD Average Sale Price	\$910,119	\$801,463	\$866,090	+8.06%
YTD Median Sale Price	\$735,000	\$720,000	\$744,570	+3.41%

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

AVERAGE SALE PRICE

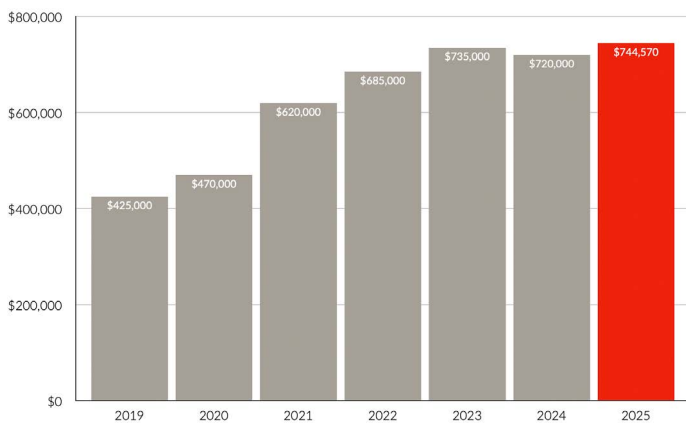


Year-Over-Year

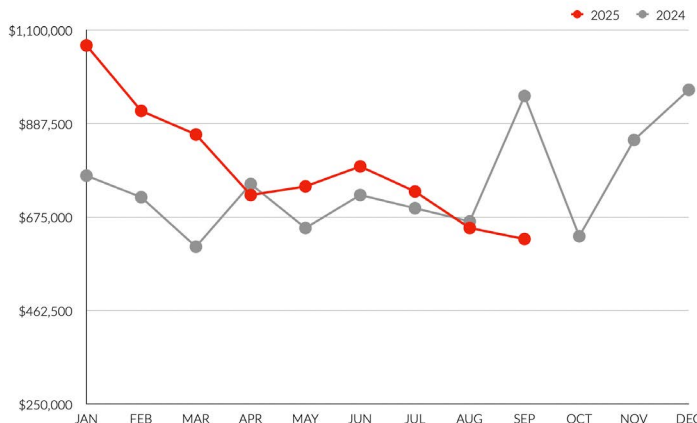


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



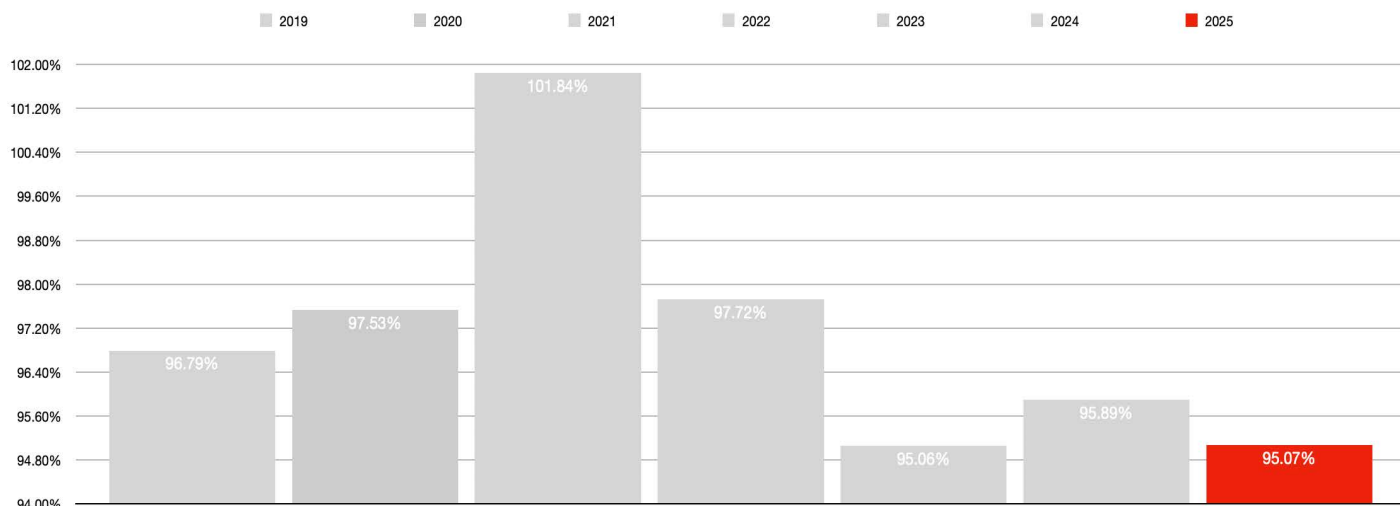
Year-Over-Year



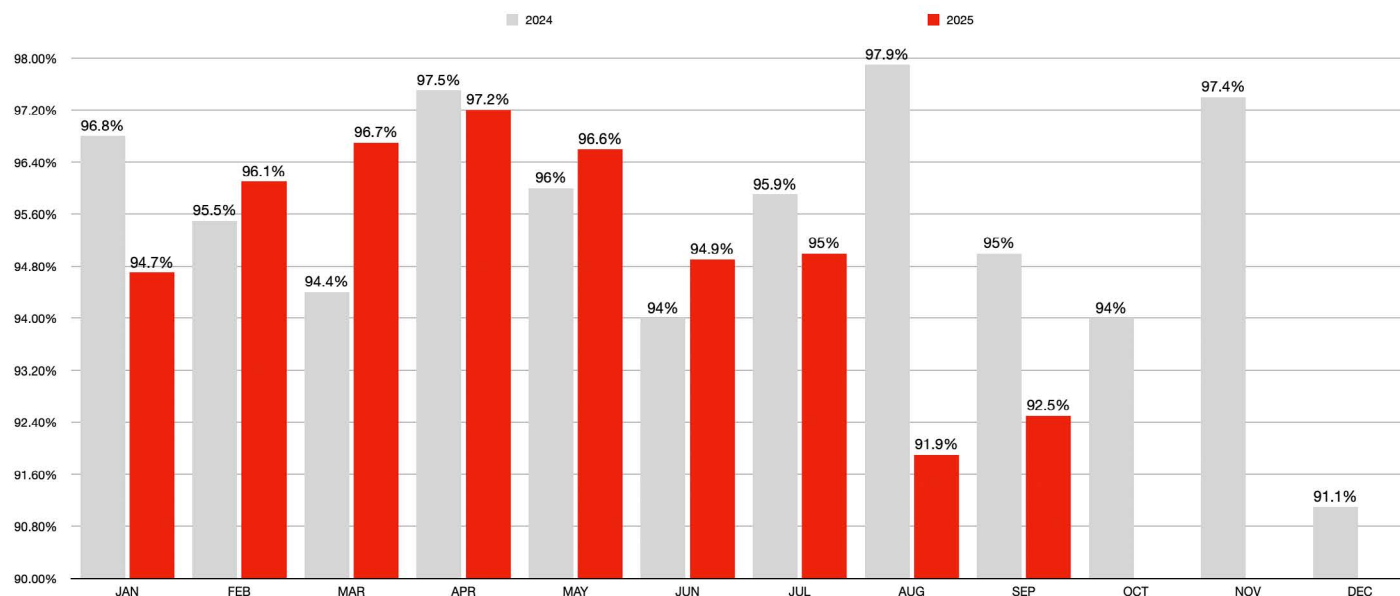
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

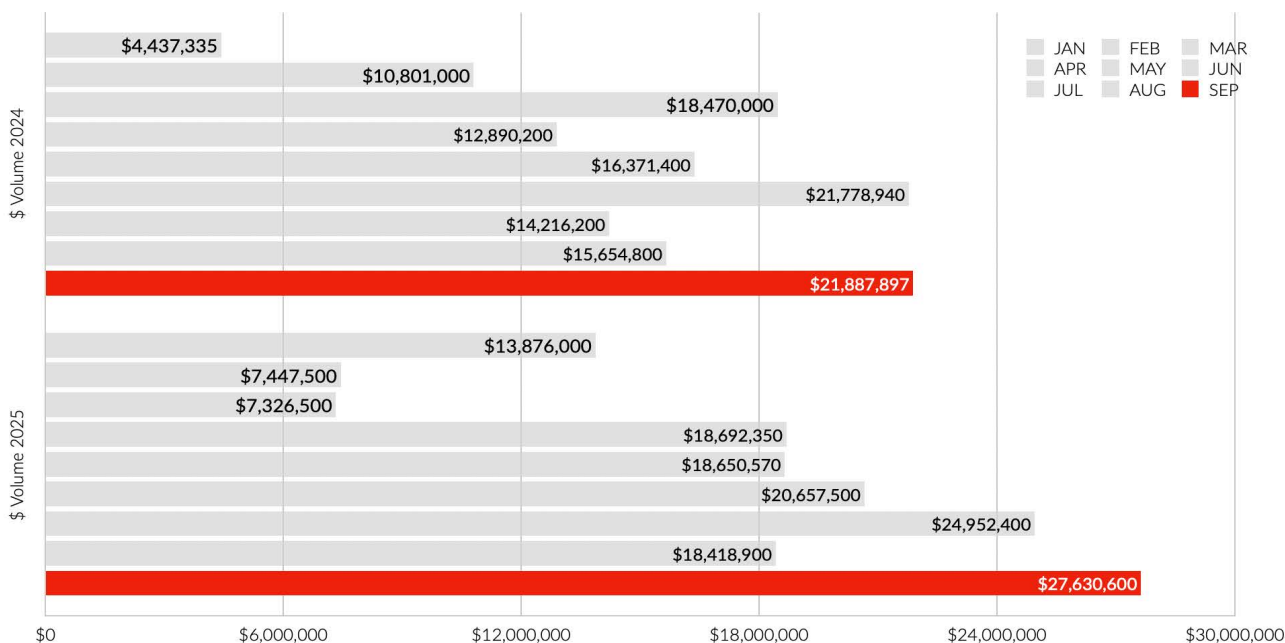


Year-Over-Year

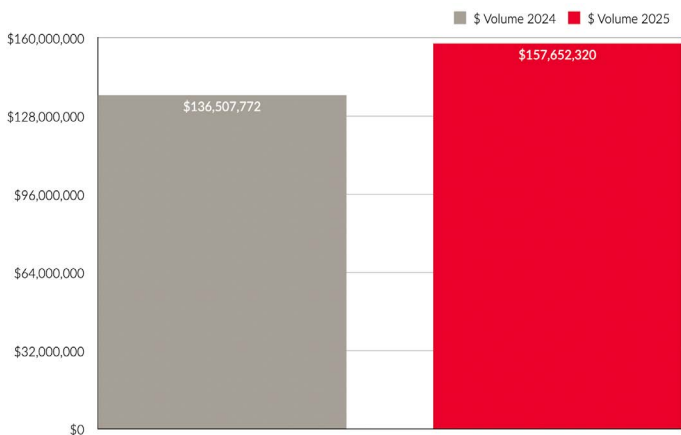


Month-Over-Month 2024 vs. 2025

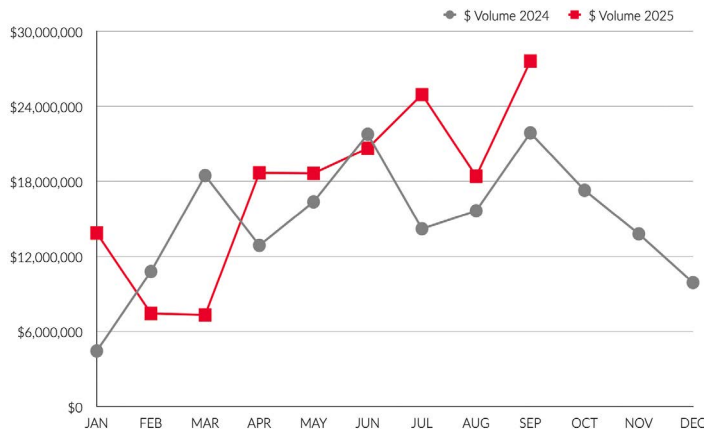
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

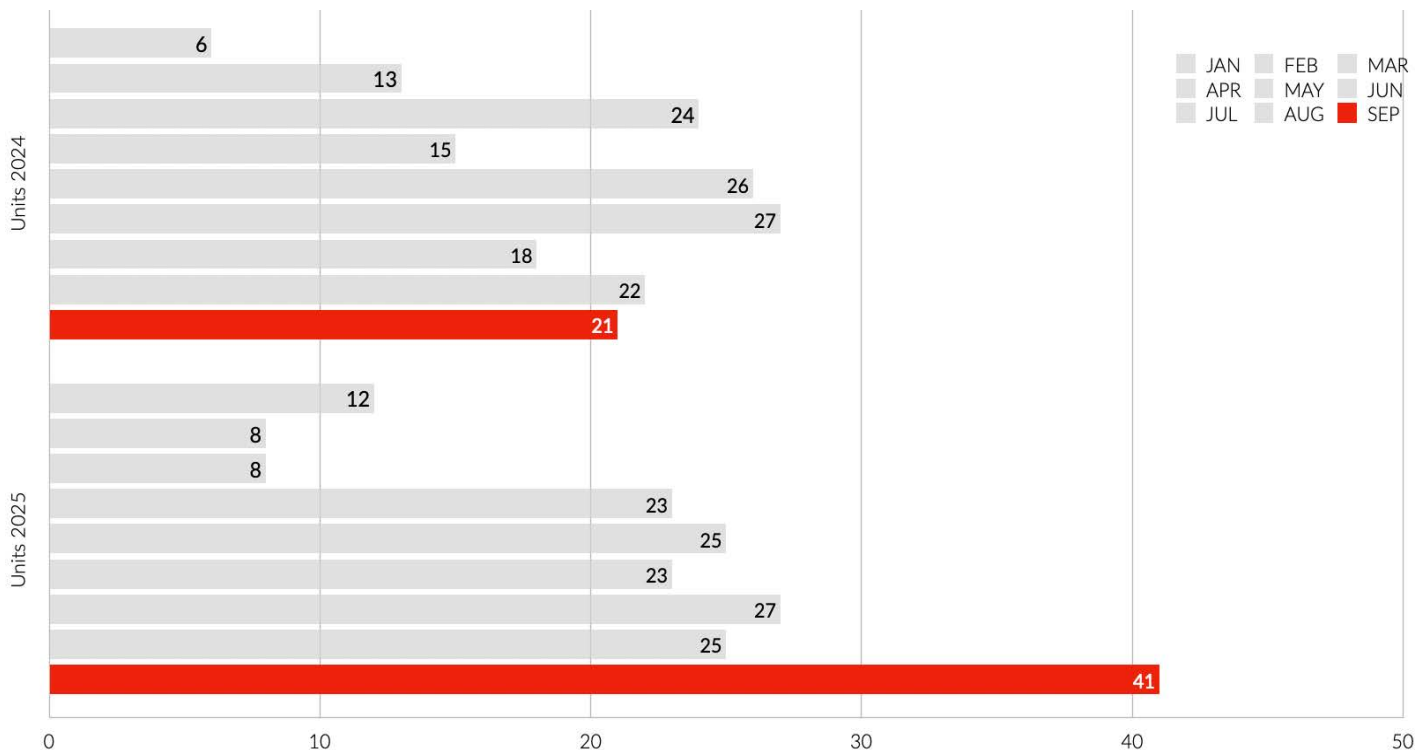


Yearly Totals 2024 vs. 2025

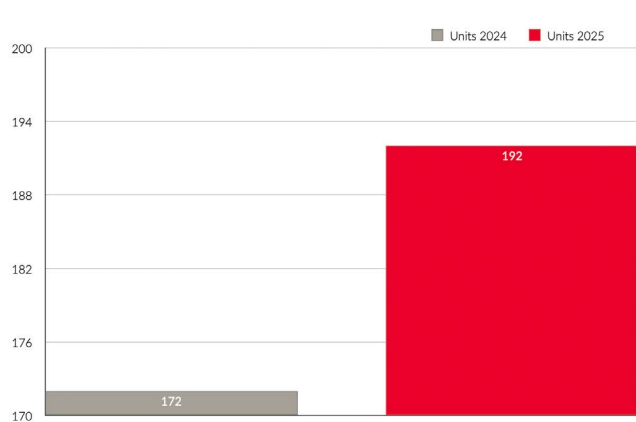


Month vs. Month 2024 vs. 2025

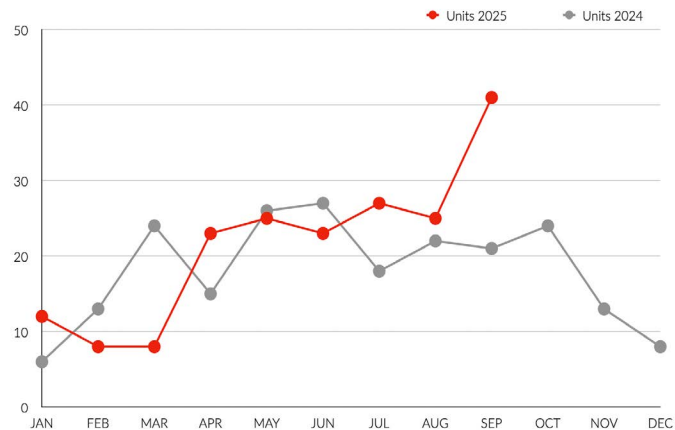
UNIT SALES



Monthly Comparison 2024 vs. 2025

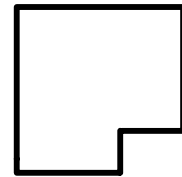


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$156,287,320 +22.34%	\$0 No Change	\$9,956,000 +19.41%
YTD Unit Sales	188 +31.47%	0 No Change	31 +14.81%
YTD Average Sale Price	\$831,316 -6.94%	\$0 No Change	\$321,161 +4%
September Sales Volume	\$27,630,600 +31.18%	\$0 No Change	\$1,834,000 +122.3%
September Unit Sales	41 +115.79%	0 No Change	7 +250%

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

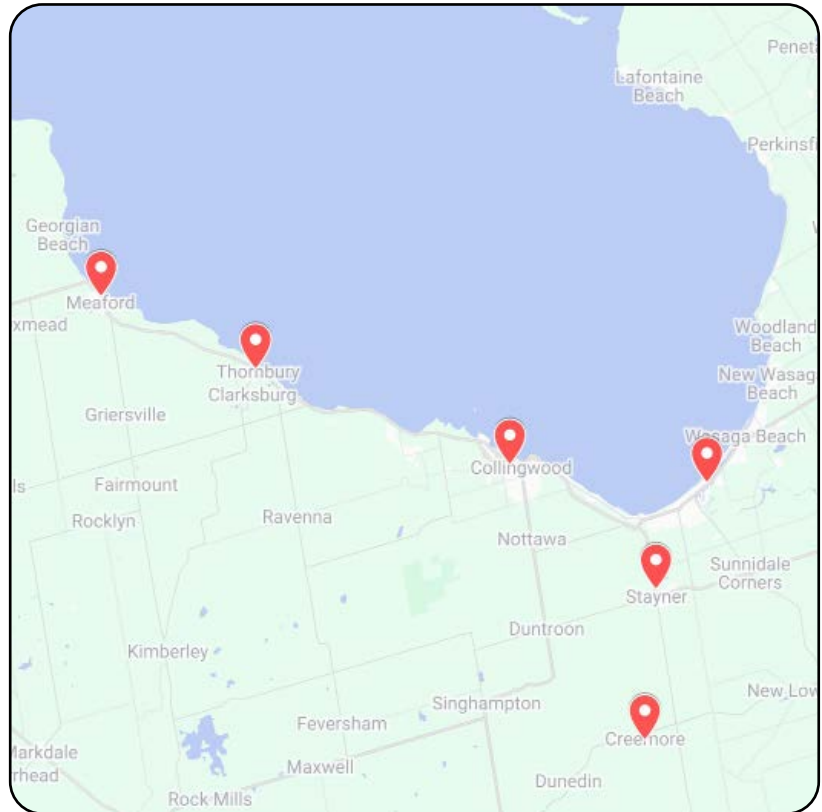
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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