



# 2025

# OCTOBER

# 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 showed mixed performance this October, with prices strengthening even as sales activity slowed. The median sale price rose 18.81% year-over-year to \$750,000, while the average sale price climbed 15.23% to \$830,452, reflecting steady demand in higher-value segments. Despite these price gains, overall sales volume increased 10.43% to \$19.1 million, as unit sales edged down 4.17% to 23 properties. New listings surged 46.77% to 91, while expired listings slipped 2% to 49, indicating longer selling times and greater competition among sellers. The sales-to-new listings ratio fell 34.71% to 25.27%, showing that supply continues to outpace demand and the market remains firmly in buyer's-market territory.



### October year-over-year sales volume of \$19,100,385

Up +10.43% from 2024's \$17,296,833 with unit sales of 23, which is down -4.17% from last October's 24. New listings of 91 are up +46.77% from a year ago, with the sales/listing ratio of 20.87% down -18.42%.



### Year-to-date sales volume of \$176,752,705

Up +14.92% from 2024's \$153,804,605 with unit sales of 215 up +9.69% from 2024's 196. New listings of 1,030 are up +34.46% from a year ago, with the sales/listing ratio of 20.87% down -18.42%.



### Year-to-date average sale price of \$862,525

Up from \$793,386 one year ago with median sale price of \$747,285 up from \$707,500 one year ago. Average days-on-market of 56 is 4 days higher than 2024's October.

## OCTOBER NUMBERS

Median Sale Price

**\$750,000**

+18.81%

Average Sale Price

**\$830,452**

+15.23%

Sales Volume

**\$19,100,385**

+10.43%

Unit Sales

**23**

-4.17%

New Listings

**91**

+46.77%

Expired Listings

**49**

-2%

Unit Sales/Listings Ratio

**25.27%**

-34.71%

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

# THE MARKET IN DETAIL

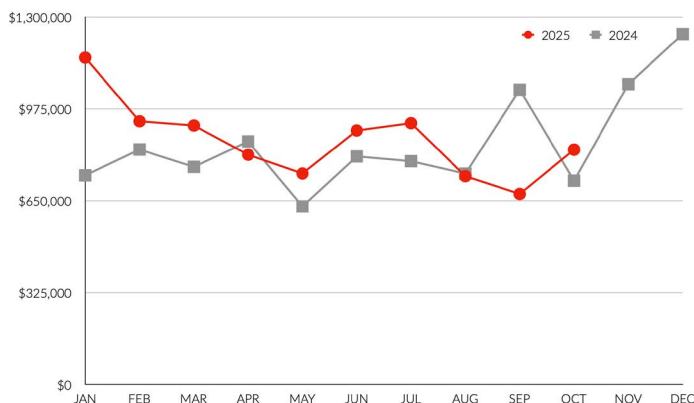
	2023	2024	2025	2024-2025
<b>YTD Volume Sales</b>	\$154,286,633	\$153,804,605	\$176,752,705	+14.92%
<b>YTD Unit Sales</b>	176	196	215	+9.69%
<b>YTD New Listings</b>	717	766	1,030	+34.46%
<b>YTD Sales/Listings Ratio</b>	24.55%	25.59%	20.87%	-18.42%
<b>YTD Expired Listings</b>	135	199	279	+40.2%
<b>Monthly Volume Sales</b>	\$12,243,400	\$17,296,833	\$19,100,385	+10.43%
<b>Monthly Unit Sales</b>	15	24	23	-4.17%
<b>Monthly New Listings</b>	71	62	91	+46.77%
<b>Monthly Sales/Listings Ratio</b>	21.13%	38.71%	25.27%	-34.71%
<b>Monthly Expired Listings</b>	26	50	49	-2%
<b>Monthly Average Sale Price</b>	\$816,227	\$720,701	\$830,452	+15.23%
<b>YTD Sales: \$0-\$199K</b>	6	9	20	+122.22%
<b>YTD Sales: \$200k-349K</b>	16	20	11	-45%
<b>YTD Sales: \$350K-\$549K</b>	23	37	30	-18.92%
<b>YTD Sales: \$550K-\$749K</b>	41	59	49	-16.95%
<b>YTD Sales: \$750K-\$999K</b>	50	38	49	+28.95%
<b>YTD Sales: \$1M-\$2M</b>	37	45	48	+6.67%
<b>YTD Sales: \$2M+</b>	14	8	9	+12.5%
<b>YTD Average Days-On-Market</b>	50.90	51.70	56.10	+8.51%
<b>YTD Average Sale Price</b>	\$900,729	\$793,387	\$862,526	+8.71%
<b>YTD Median Sale Price</b>	\$742,500	\$707,500	\$747,285	+5.62%

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

# AVERAGE SALE PRICE

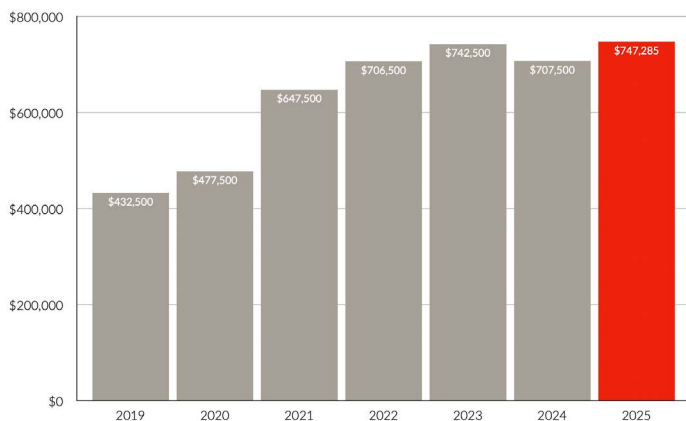


Year-Over-Year

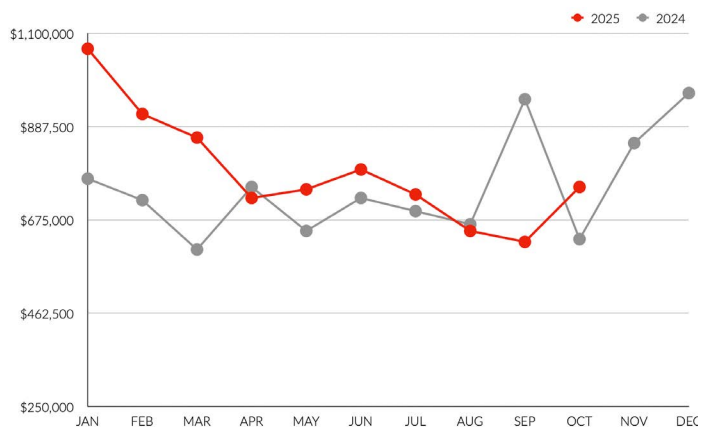


Month-Over-Month 2024 vs. 2025

# MEDIAN SALE PRICE



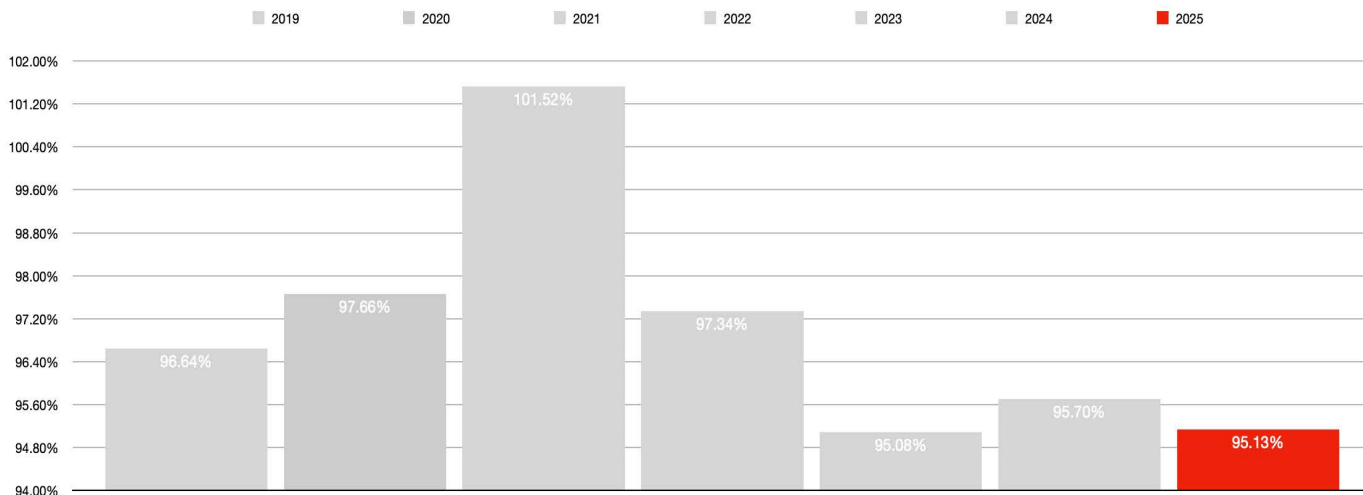
Year-Over-Year



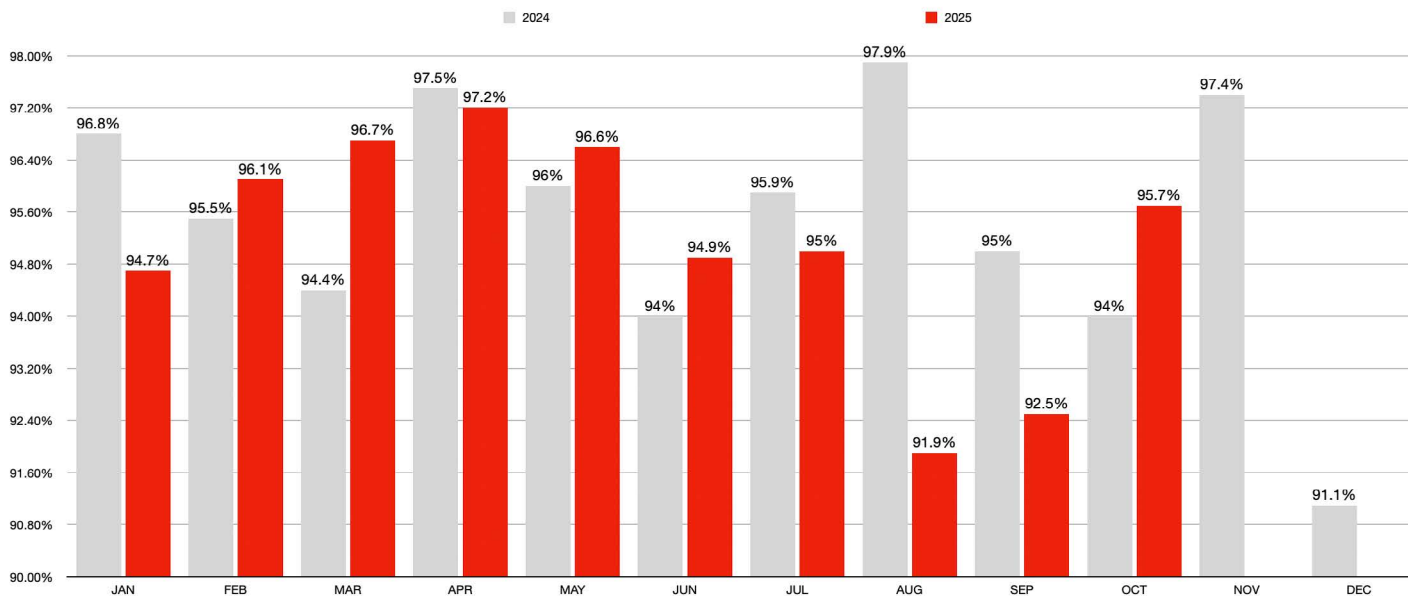
Month-Over-Month 2024 vs. 2025

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

# SALE PRICE VS. LIST PRICE RATIO

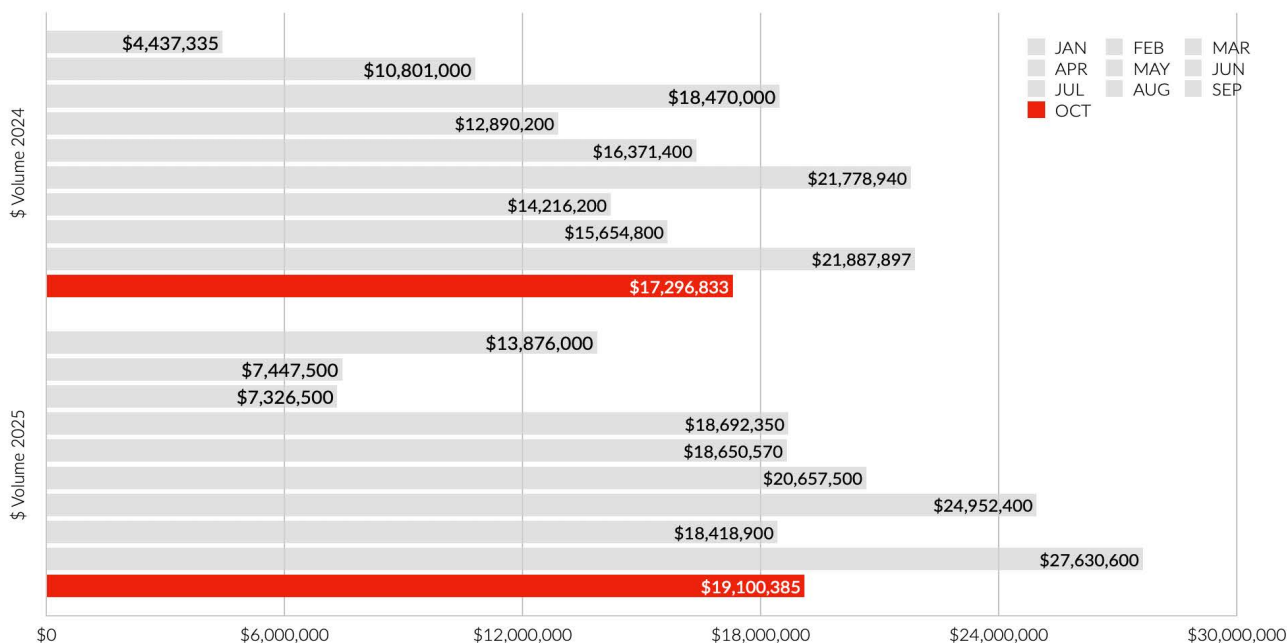


## Year-Over-Year

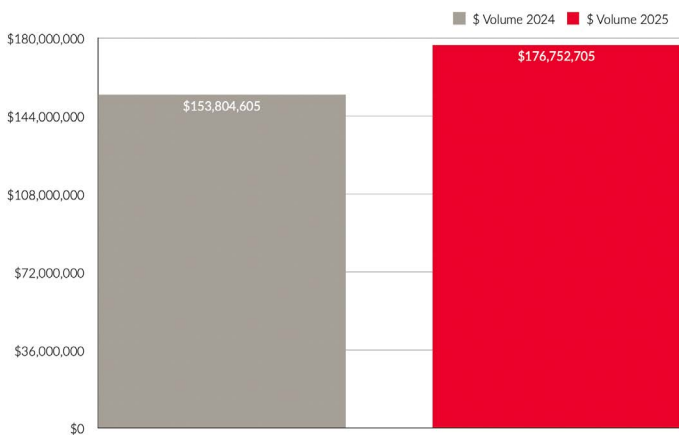


## Month-Over-Month 2024 vs. 2025

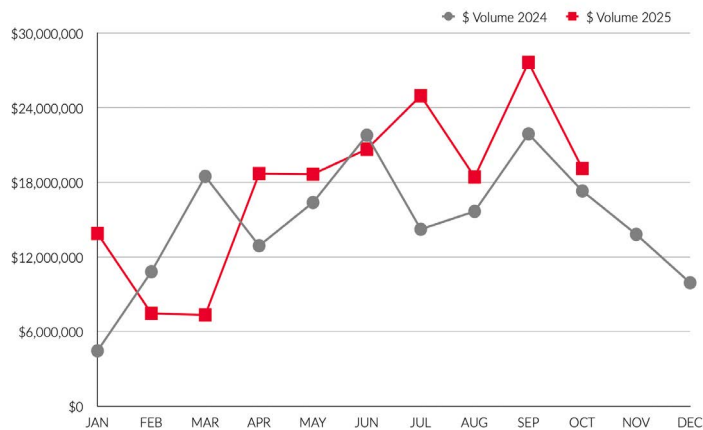
# DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

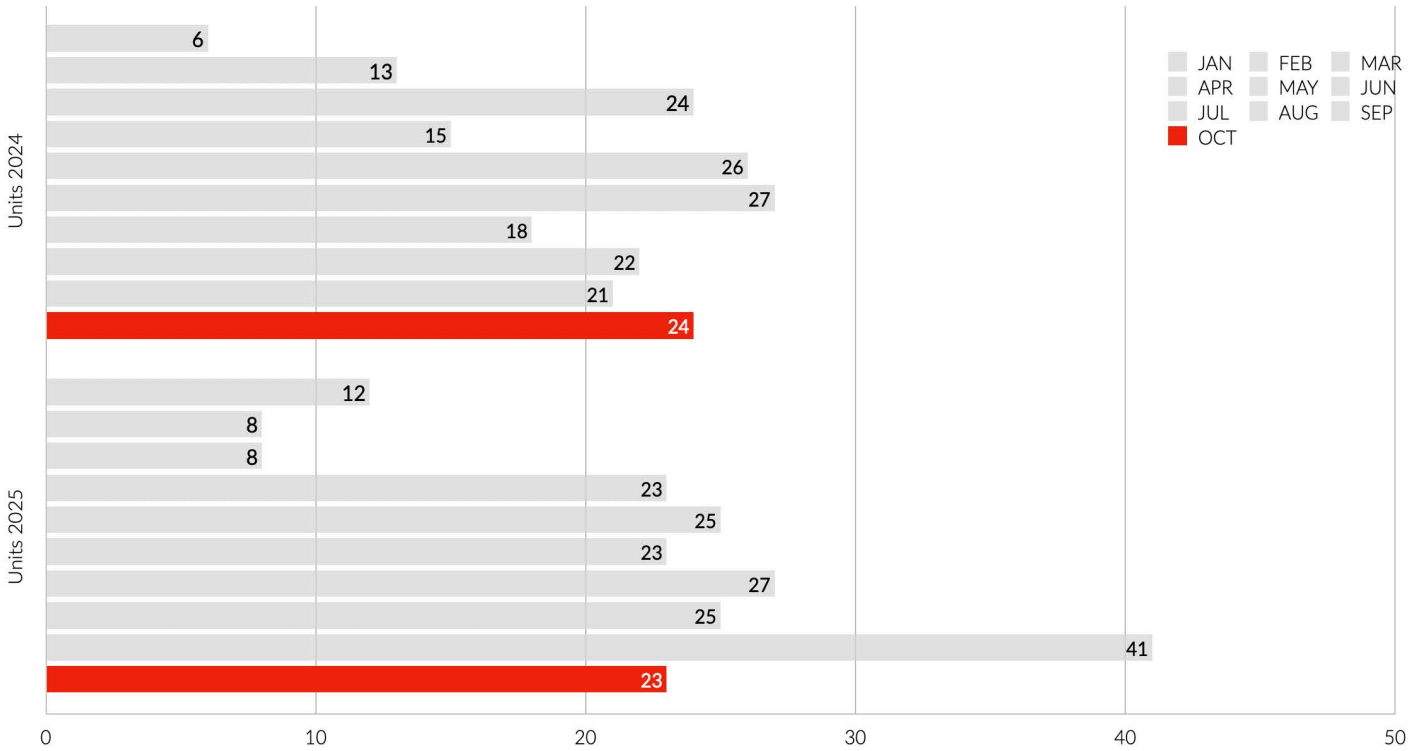


Yearly Totals 2024 vs. 2025

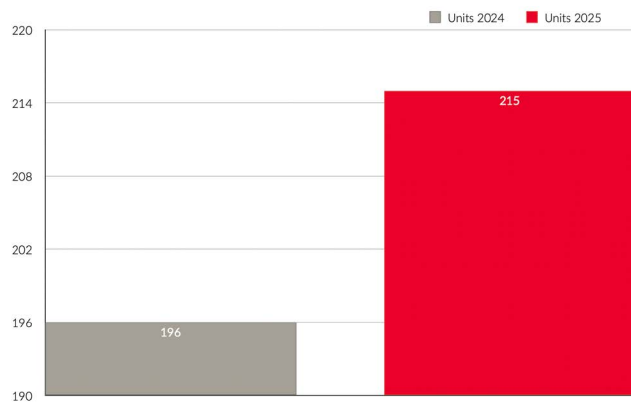


Month vs. Month 2024 vs. 2025

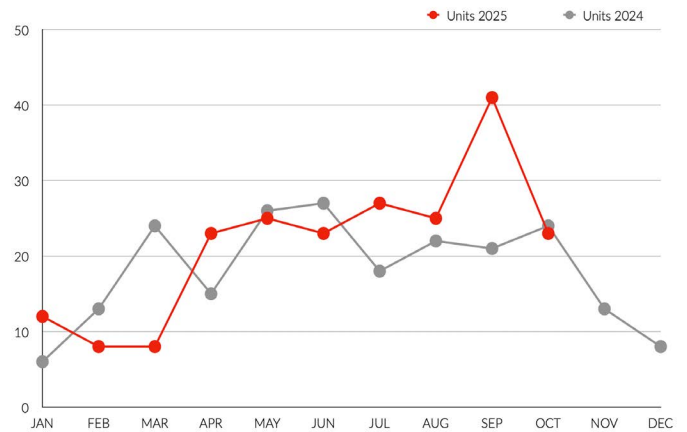
# UNIT SALES



Monthly Comparison 2024 vs. 2025



Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
YTD Sales Volume	\$175,387,705 +22.23%	\$0 No Change	\$10,266,000 +3.81%
YTD Unit Sales	211 +29.45%	0 No Change	33 +6.45%
YTD Average Sale Price	\$831,221 -5.58%	\$0 No Change	\$311,091 -2.48%
October Sales Volume	\$19,100,385 +21.31%	\$0 No Change	\$310,000 -80.02%
October Unit Sales	23 +15%	0 No Change	2 -50%

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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