



# 2025

# DECEMBER

# 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 experienced a combination of stronger sales activity and softer pricing this December, with overall conditions continuing to favour buyers. The median sale price declined 24.92% year-over-year to \$723,750, while the average sale price fell 36.16% to \$791,181, reflecting a reduced share of higher-end transactions. Despite the pricing pullback, market activity improved, with sales volume rising 27.67% to \$12.66 million, supported by a 100% increase in unit sales to 16 properties. Supply also increased notably, with new listings up 77.78% to 32, while expired listings rose 15.38% to 60, highlighting ongoing challenges for sellers in the current environment. With a sales-to-new listings ratio of 50.00%, up 12.50% from last year, buyer-friendly conditions remain firmly in place as the market moves further into the winter season.



### December year-over-year sales volume of \$12,658,899

Up +27.67% from 2024's \$9,915,000 with unit sales of 16, which is up +100% from last December's 8. New listings of 32 are up +77.78% from a year ago, with the sales/listing ratio of 50.00% up 12.50%.



### Year-to-date sales volume of \$201,559,534

Up +13.54% from 2024's \$177,527,005 with unit sales of 248 up +14.29% from 2024's 217. New listings of 1,109 are up +34.26% from a year ago, with the sales/listing ratio of 22.36% down -14.88%.



### Year-to-date average sale price of \$844,251

Down from \$852,945 one year ago with median sale price of \$738,785 up from \$722,500 one year ago. Average days-on-market of 59 is 5 days higher than 2024's December.

## DECEMBER NUMBERS

Median Sale Price

**\$723,750**

-24.92%

Average Sale Price

**\$791,181**

-36.16%

Sales Volume

**\$12,658,899**

+27.67%

Unit Sales

**16**

+100%

New Listings

**32**

+77.78%

Expired Listings

**60**

+15.38%

Unit Sales/Listings Ratio

**50.00%**

+12.50%

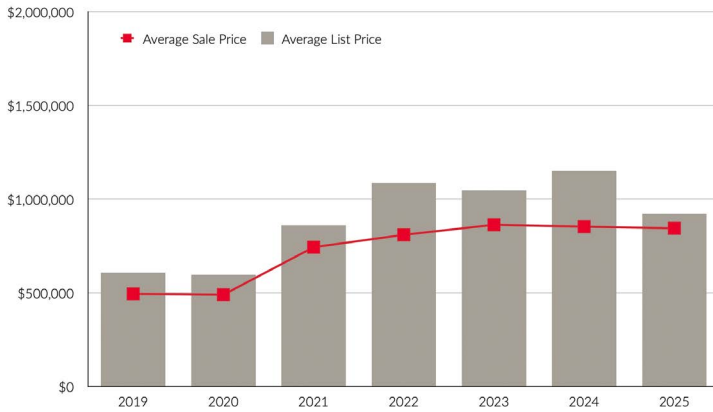
*Year-over-year comparison  
(December 2025 vs. December 2024)*

# THE MARKET IN DETAIL

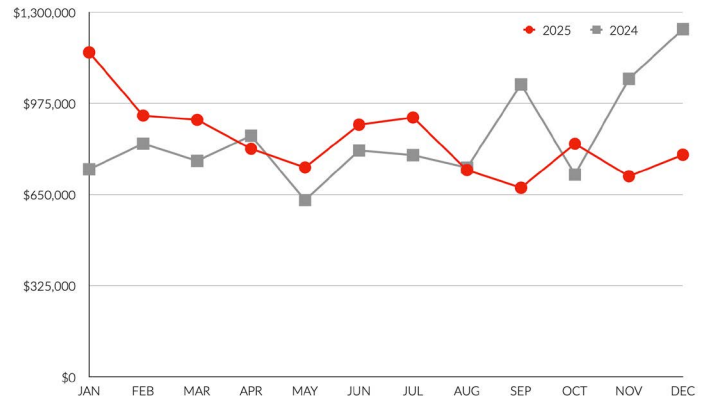
	2023	2024	2025	2024-2025
<b>YTD Volume Sales</b>	\$168,403,845	\$177,527,005	\$201,559,534	+13.54%
<b>YTD Unit Sales</b>	197	217	248	+14.29%
<b>YTD New Listings</b>	795	826	1,109	+34.26%
<b>YTD Sales/Listings Ratio</b>	24.78%	26.27%	22.36%	-14.88%
<b>YTD Expired Listings</b>	178	310	384	+23.87%
<b>Monthly Volume Sales</b>	\$7,932,212	\$9,915,000	\$12,658,899	+27.67%
<b>Monthly Unit Sales</b>	12	8	16	+100%
<b>Monthly New Listings</b>	18	18	32	+77.78%
<b>Monthly Sales/Listings Ratio</b>	66.67%	44.44%	50.00%	+12.5%
<b>Monthly Expired Listings</b>	21	52	60	+15.38%
<b>Monthly Average Sale Price</b>	\$661,018	\$1,239,375	\$791,181	-36.16%
<b>YTD Sales: \$0-\$199K</b>	6	10	22	+120%
<b>YTD Sales: \$200k-349K</b>	18	20	14	-30%
<b>YTD Sales: \$350K-\$549K</b>	26	39	36	-7.69%
<b>YTD Sales: \$550K-\$749K</b>	51	64	58	-9.38%
<b>YTD Sales: \$750K-\$999K</b>	52	44	56	+27.27%
<b>YTD Sales: \$1M-\$2M</b>	41	49	53	+8.16%
<b>YTD Sales: \$2M+</b>	15	12	10	-16.67%
<b>YTD Average Days-On-Market</b>	54.58	53.67	58.92	+9.78%
<b>YTD Average Sale Price</b>	\$862,961	\$852,946	\$844,252	-1.02%
<b>YTD Median Sale Price</b>	\$718,600	\$722,500	\$738,785	+2.25%

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

# AVERAGE SALE PRICE

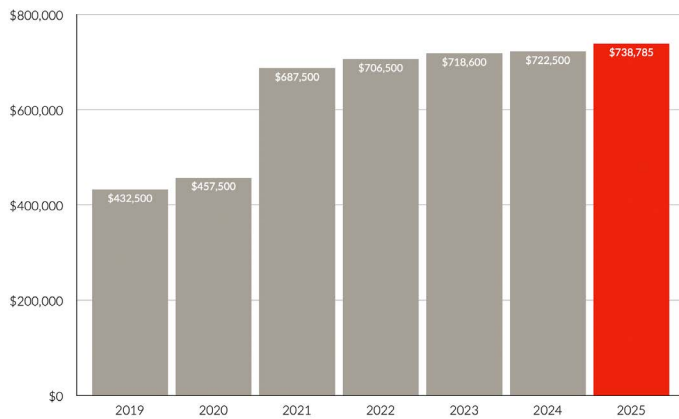


Year-Over-Year

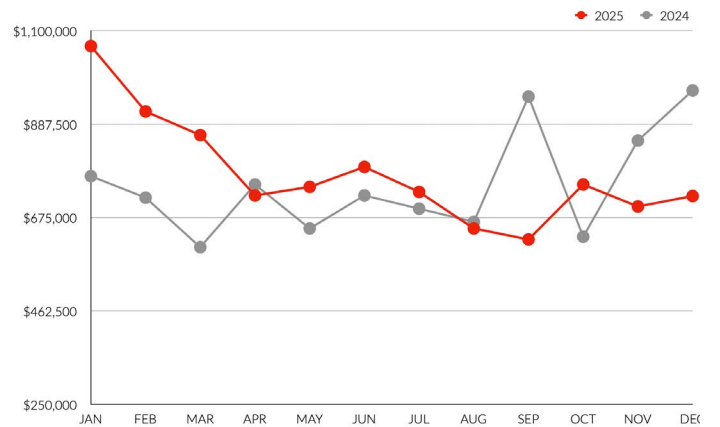


Month-Over-Month 2024 vs. 2025

# MEDIAN SALE PRICE



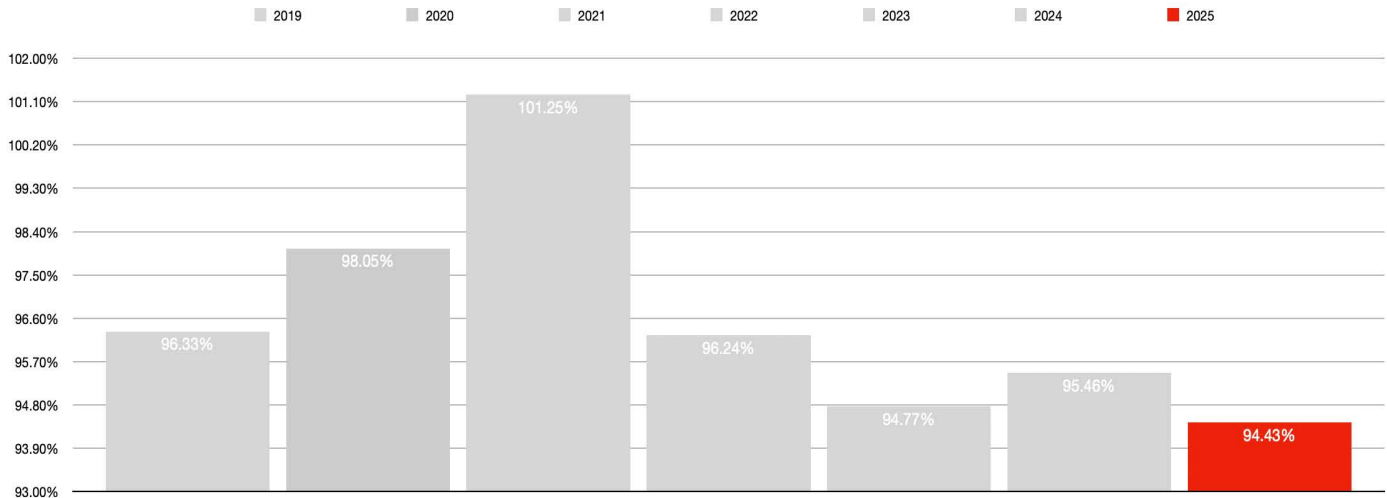
Year-Over-Year



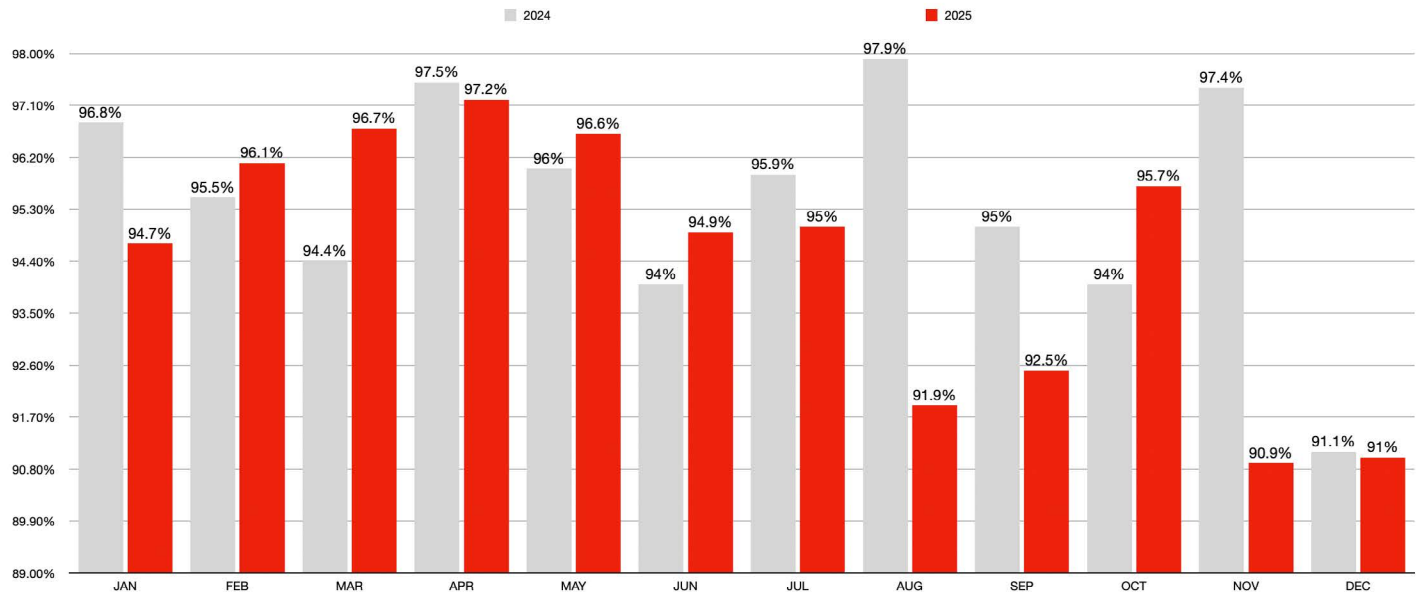
Month-Over-Month 2024 vs. 2025

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

# SALE PRICE VS. LIST PRICE RATIO

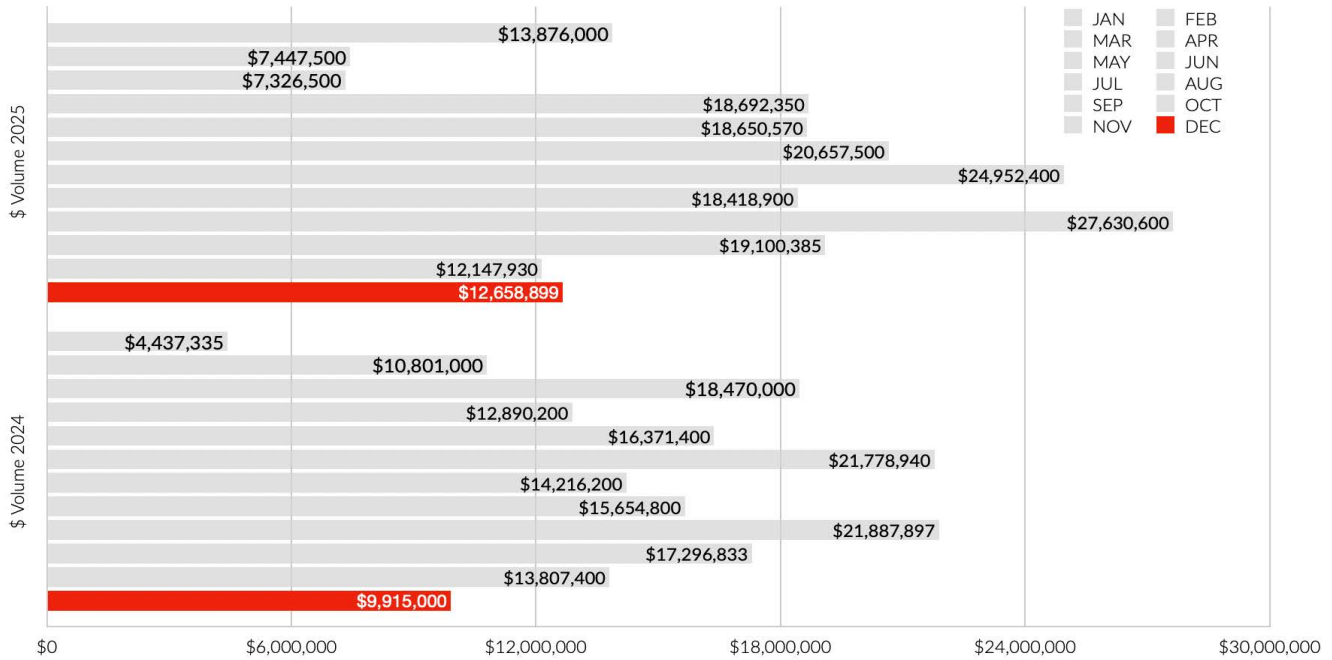


## Year-Over-Year

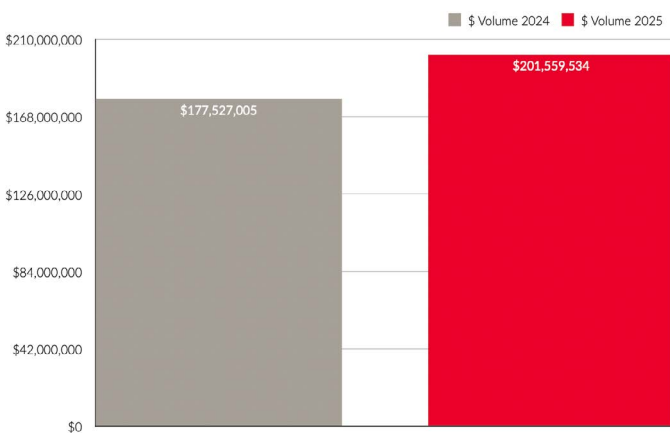


## Month-Over-Month 2024 vs. 2025

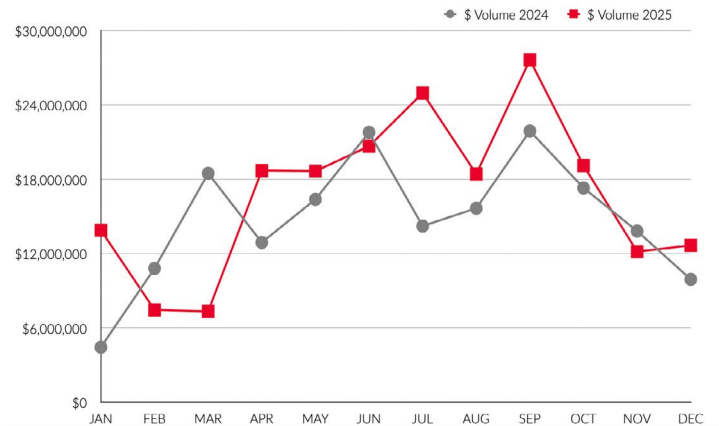
# DOLLAR VOLUME SALES



## Monthly Comparison 2024 vs. 2025

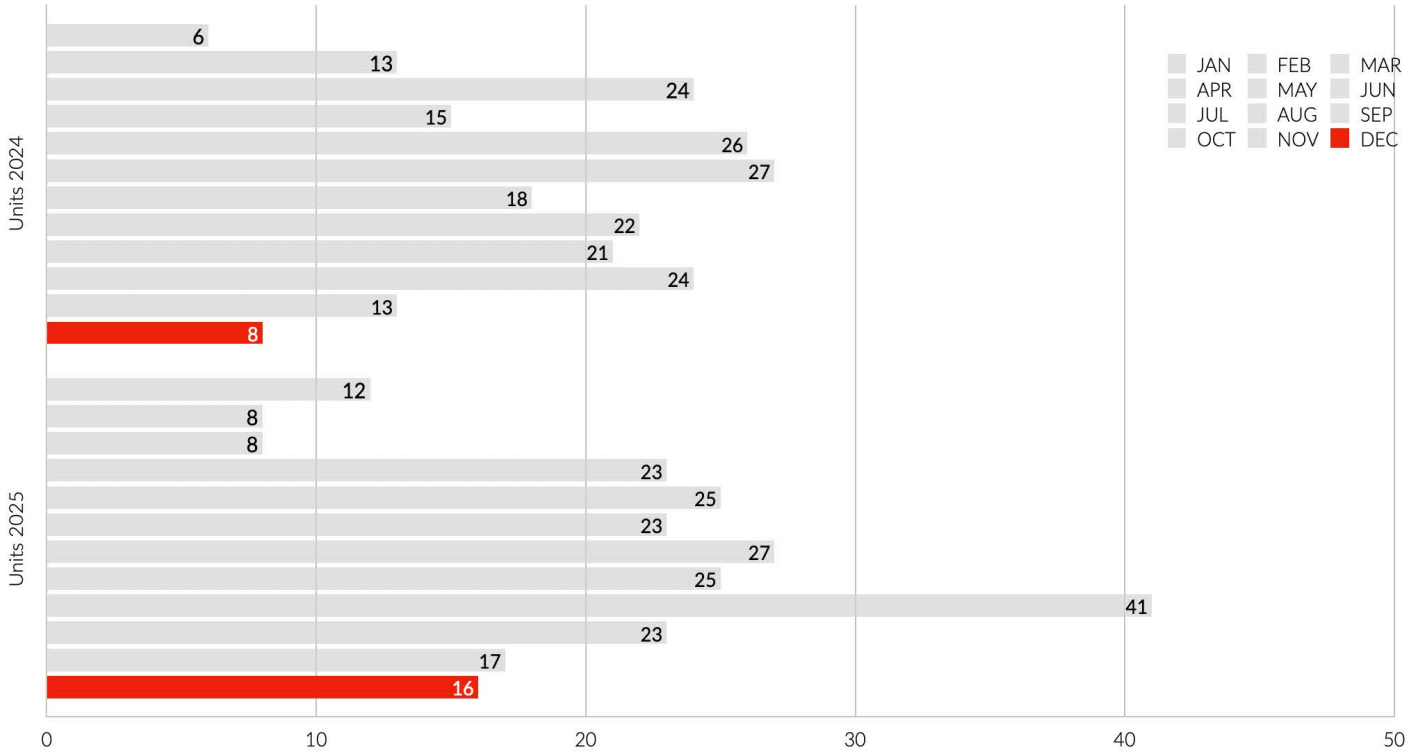


## Yearly Totals 2024 vs. 2025

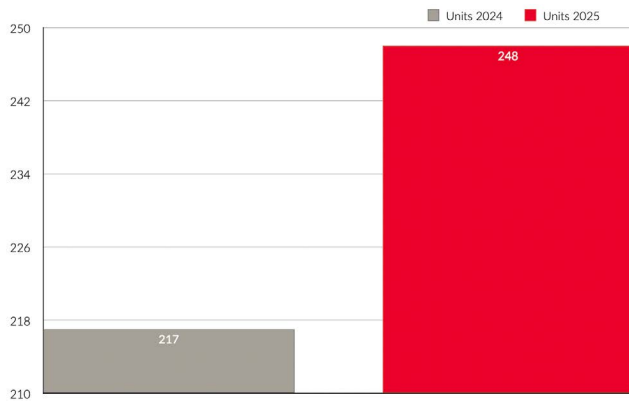


## Month vs. Month 2024 vs. 2025

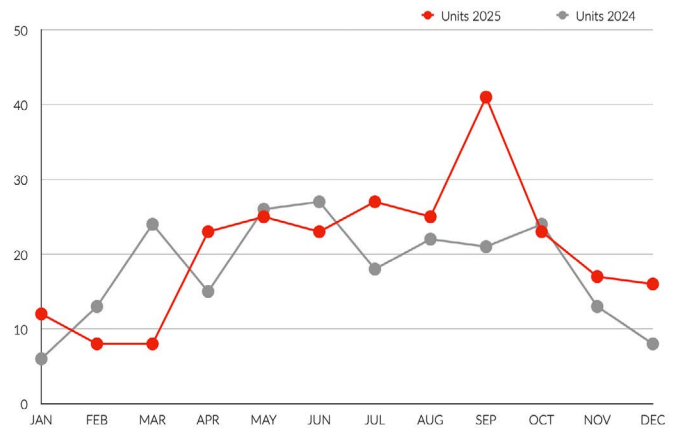
# UNIT SALES



Monthly Comparison 2024 vs. 2025

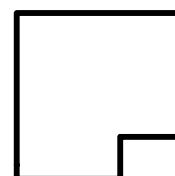

















Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

# SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$200,194,534 +19.86%	 \$0 No Change	 \$10,885,000 +7.99%
YTD Unit Sales	 244 +33.33%	 0 No Change	 36 +12.5%
YTD Average Sale Price	 \$820,469 ' -10.1%	 \$0 No Change	 \$302,361 -4.01%
December Sales Volume	 \$12,658,899 +27.67%	 \$0 No Change	 \$169,000 Up from \$0
December Unit Sales	 16 +100%	 0 No Change	 1 Up from 0

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

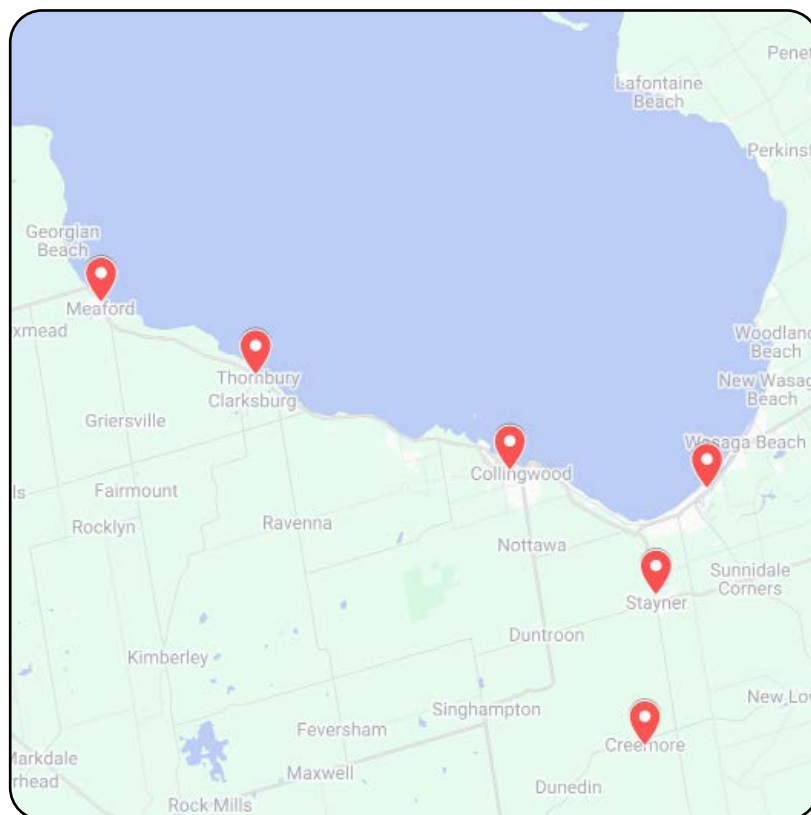
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach


## STAYNER

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



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