

# Thornbury Real Estate Showing a Shift Towards a Buyer Market

*Local Market Expert Jill Does Reports Significant Changes in the Thornbury Market Dynamics Favoring Home Buyers*

TORONTO, ONTARIO, CANADA,  
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-- The Thornbury real estate market is experiencing a fundamental transformation, with recent data indicating a clear shift from seller-dominated conditions to an increasingly buyer-favorable environment. According to local market

analysis and current MLS® statistics, key indicators demonstrate that buyers now have significantly more leverage and selection than at any point in recent years. To get more up to date information on Thornbury real estate market go to

<https://www.myrealestateteam.net/thornbury/>. The market data on the neighbourhoods in Thornbury, offers local insight and market trends.

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We're seeing a dramatic shift in market dynamics that truly benefits buyers, after years of intense seller's market conditions, buyers now have the opportunity to be selective and negotiate terms.”

*Jill Does*



Thornbury Real estate and Homes for sale

## Market Data Reveals Buyer Advantages

Current Thornbury MLS® statistics show an average house price of \$1,155,250 with 33 new listings in the last 56 days. The median days on market for homes has stabilized at 55 days, providing buyers with adequate time to make informed decisions without the pressure of immediate competition that characterized previous market cycles.

## A Stable Market Creates Opportunities

The local market remains attractive with prices for condos trending modestly higher year-over-year in 2025. Asking prices for homes in Thornbury have increased by 6.8% since July 2024, with townhouse listings up 7.5% from the previous year. These adjustments reflecting stable buyer interest of prospective homeowners in this desirable Blue Mountains community.

## Provincial Trends Support Local Market Shift

The Thornbury market transformation aligns with broader Ontario real estate trends. The province reported a sales-to-new-listings ratio of 40% for July 2025, officially indicating buyer's market conditions according to Canadian Real Estate Association standards. New listings across Ontario surged 8.2% in July to 40,485 – the highest July total on record – demonstrating increased inventory and selection for buyers.

"Many of Ontario's major markets are experiencing similar buyer-favorable conditions," noted Does. "What makes Thornbury particularly attractive is that buyers can now access this incredible lifestyle community – just 10 minutes from Ontario's best skiing and 10 minutes from the world's longest freshwater beach – at significantly more reasonable price points."

## Expert Analysis: What This Means for the Market

The shift towards buyer market conditions in Thornbury is supported by several key factors:  
Increased Inventory: Higher listing volumes provide buyers with more selection and comparison opportunities

Extended Market Time: Properties staying on market longer allow for thorough due diligence

Negotiation Power: Buyers can now include conditions and negotiate that protect their interests

Reduced Competition: Fewer bidding wars mean buyers can make offers based on property value rather than emotional pressure.

## Seasonal Dynamics and Timing Considerations

Traditionally, Thornbury has operated as a seller's market during peak summer months when buyers seek to secure properties for seasonal enjoyment. However, current market conditions suggest this pattern is evolving, potentially extending buyer advantages throughout more of the year. "The timing couldn't be better for serious buyers," said Does. "We're moving into what has historically been a slower period, but with current inventory levels and pricing adjustments, buyers who act now can secure excellent properties with favorable terms."

## Looking Forward: Market Outlook

Industry experts anticipate that buyer-favorable conditions will continue through the remainder of 2025, supported by economic uncertainty, sustained inventory levels, and ongoing price stabilization. This environment creates opportunities for both first-time buyers and those looking to upgrade or downsize within the Thornbury market.

## About Jill Does and My Real Estate Team

Jill Does has been a trusted real estate professional in the Thornbury and Blue Mountains area

since receiving her license in April 2007. As a Realtor® with Royal LePage Locations North Brokerage, she has earned recognition including the 2018 Royal LePage Sales Achievement Award. Jill and her husband chose to make the area their home for the same reasons many clients do – the incredible outdoor lifestyle and access to both Georgian Bay and Blue Mountain recreational opportunities.

Jill's comprehensive approach includes connections to trusted local professionals including handymen, painters, electricians, roofers, home inspectors, and mortgage brokers, ensuring clients receive support throughout and beyond their real estate transactions.

#### Market Services and Consultation

My Real Estate Team offers comprehensive market analysis, buyer representation, and seller services throughout Collingwood, Wasaga Beach, Thornbury, The Blue Mountains, Stayner, and Creemore. The team specializes in helping clients navigate current market conditions and capitalize on emerging opportunities.

Jill Does

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