



# 2026

# JANUARY

# 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 remained firmly in buyer's market territory this January, with notable declines across key metrics year-over-year. The median sale price fell 39.81% to \$641,000, while the average sale price dropped 42.27% to \$667,544, reflecting significant price adjustments. Sales volume decreased 56.7%, alongside a 25% decline in unit sales to 9 transactions. Meanwhile, new listings edged up 4.17%, adding to available inventory, while expired listings declined 19.23%. With the unit sales-to-listings ratio sitting at just 18.00%, buyers continue to hold the advantage, benefiting from increased choice and stronger negotiating power in the current market.



### January year-over-year sales volume of \$6,007,900

Down -56.7% from 2025's \$13,876,000 with unit sales of 9, which down -25% compared to last January's 12. New listings of 50 are up +4.17% from a year ago, with the sales/listing ratio of 18.00% down -28.00%.



### Year-to-date sales volume of \$6,007,900

Down -56.7% from 2025's \$13,876,000 with unit sales of 9 down -25% from 2025's 12. New listings of 50 are up +4.17% from a year ago, with the sales/listing ratio of 18.00% down -28.00%.



### Year-to-date average sale price of \$667,544

Down from \$1,156,333 one year ago with median sale price of \$641,000 down from \$1,065,000 one year ago. Average days-on-market of 74 is down 9 days from last year.

## JANUARY NUMBERS

Median Sale Price

**\$641,000**

-39.81%

Average Sale Price

**\$667,544**

-42.27%

Sales Volume

**\$6,007,900**

-56.7%

Unit Sales

**9**

-25%

New Listings

**50**

+4.17%

Expired Listings

**21**

-19.23%

Unit Sales/Listings Ratio

**18.00%**

-28.00%

*Year-over-year comparison  
(January 2026 vs. January 2025)*

# THE MARKET IN DETAIL

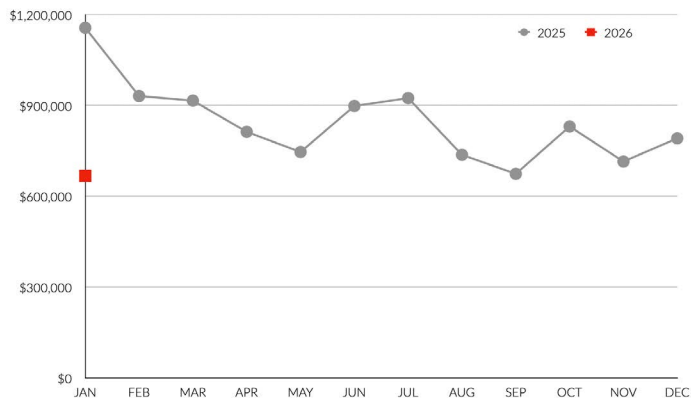
	2024	2025	2026	2025-2026
<b>YTD Volume Sales</b>	\$4,437,335	\$13,876,000	\$6,007,900	-56.7%
<b>YTD Unit Sales</b>	6	12	9	-25%
<b>YTD New Listings</b>	36	48	50	+4.17%
<b>YTD Sales/Listings Ratio</b>	16.67%	25.00%	18.00%	-28%
<b>YTD Expired Listings</b>	11	26	21	-19.23%
<b>Monthly Volume Sales</b>	\$4,437,335	\$13,876,000	\$6,007,900	-56.7%
<b>Monthly Unit Sales</b>	6	12	9	-25%
<b>Monthly New Listings</b>	36	48	50	+4.17%
<b>Monthly Sales/Listings Ratio</b>	16.67%	25.00%	18.00%	-28%
<b>Monthly Expired Listings</b>	11	26	21	-19.23%
<b>Monthly Average Sale Price</b>	\$739,556	\$1,156,333	\$667,544	-42.27%
<b>YTD Sales: \$0-\$199K</b>	1	0	0	No Change
<b>YTD Sales: \$200k-349K</b>	0	1	0	-100%
<b>YTD Sales: \$350K-\$549K</b>	1	0	2	+200%
<b>YTD Sales: \$550K-\$749K</b>	1	1	4	+300%
<b>YTD Sales: \$750K-\$999K</b>	1	4	2	-50%
<b>YTD Sales: \$1M-\$2M</b>	1	5	1	-80%
<b>YTD Sales: \$2M+</b>	0	1	0	-100%
<b>YTD Average Days-On-Market</b>	44.00	83.00	74.00	-10.84%
<b>YTD Average Sale Price</b>	\$739,556	\$1,156,333	\$667,544	-42.27%
<b>YTD Median Sale Price</b>	\$769,000	\$1,065,000	\$641,000	-39.81%

Tiny Township MLS Sales and Listing Summary  
2024 vs. 2025 vs. 2026

# AVERAGE SALE PRICE

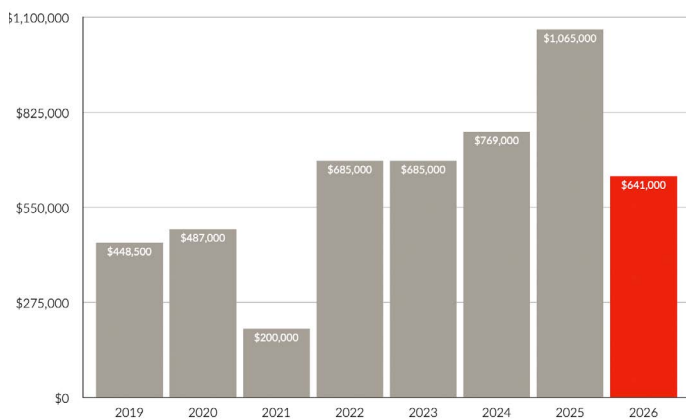


Year-Over-Year

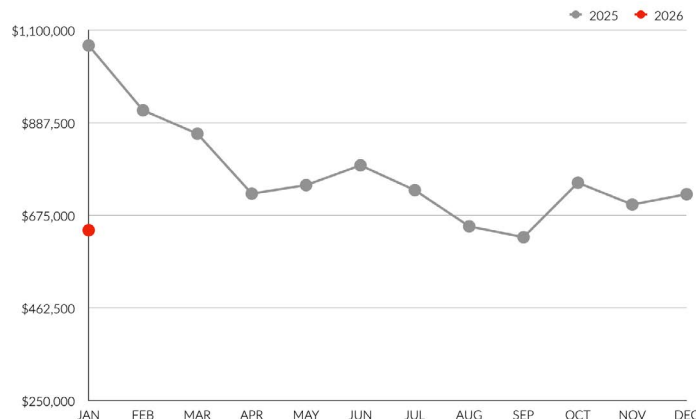


Month-Over-Month 2025 vs. 2026

# MEDIAN SALE PRICE



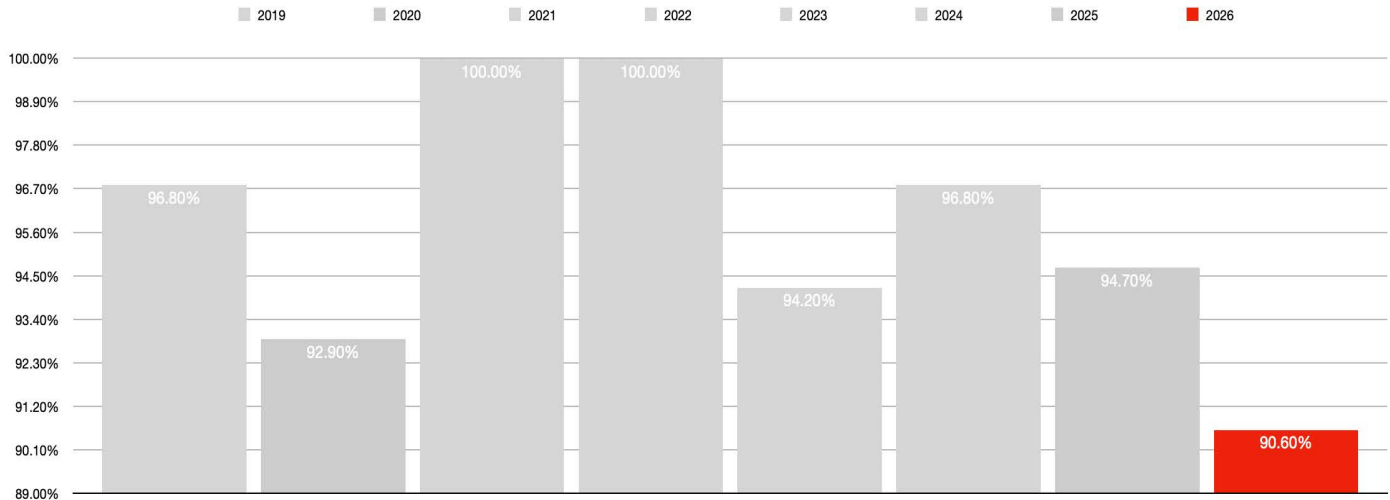
Year-Over-Year



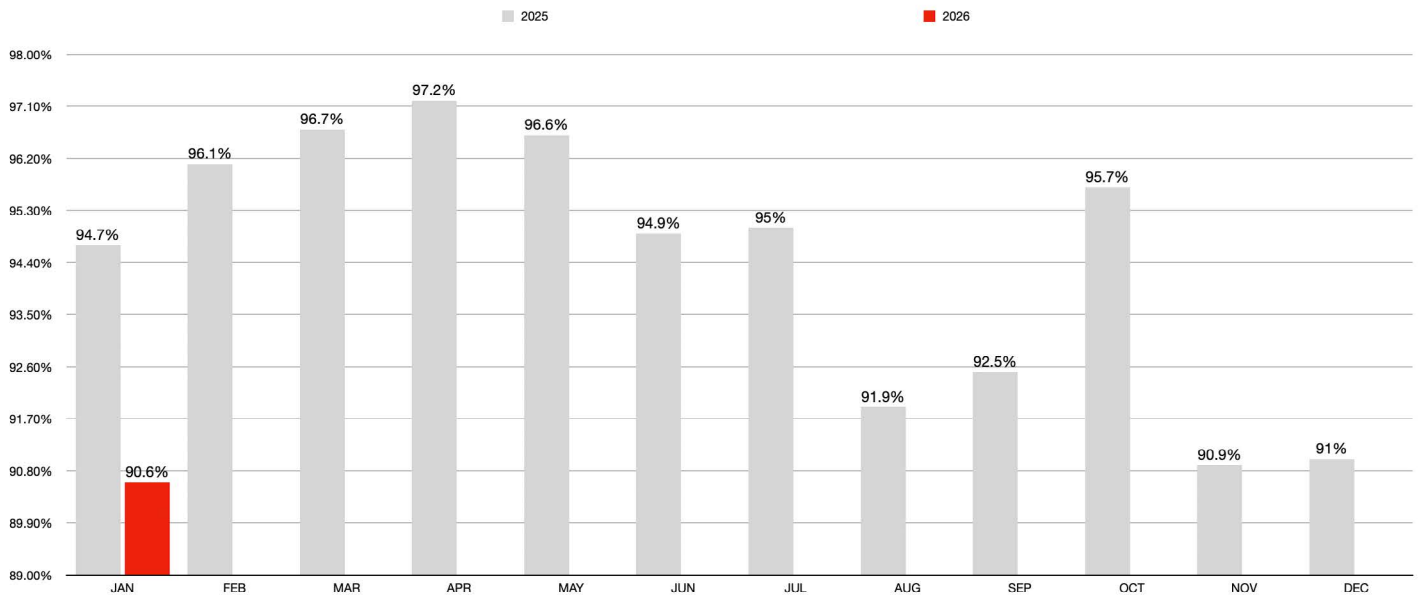
Month-Over-Month 2025 vs. 2026

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

# SALE PRICE VS. LIST PRICE RATIO

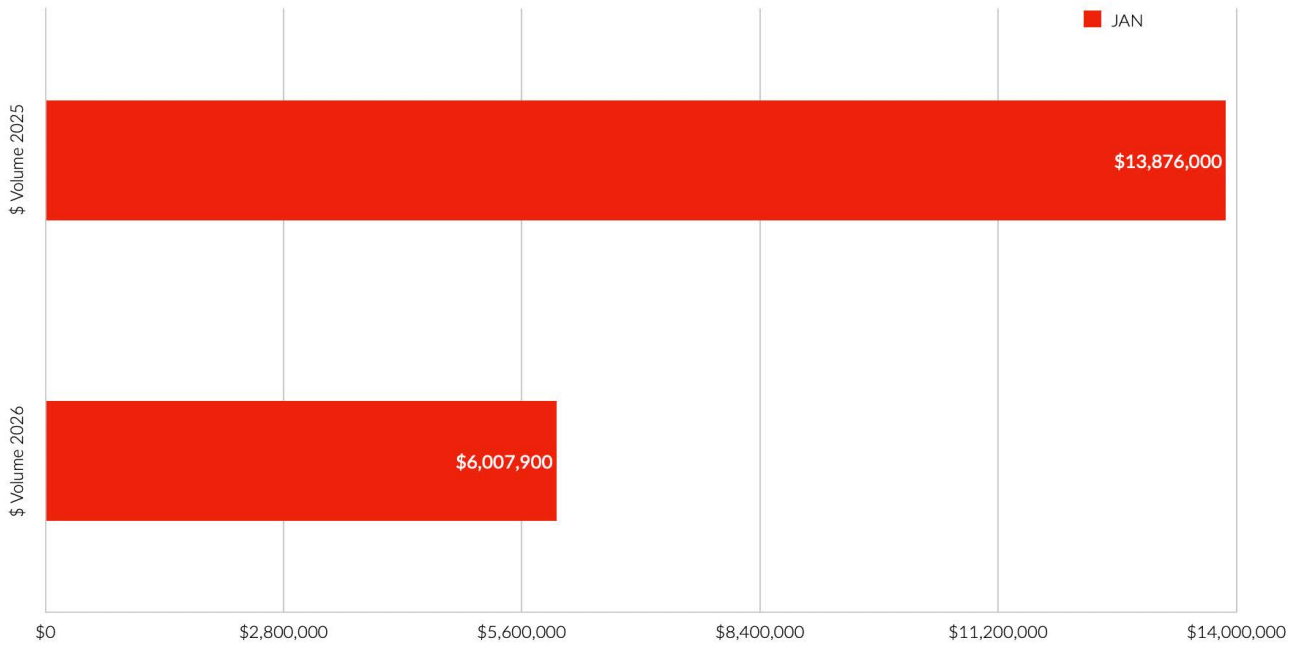


## Year-Over-Year

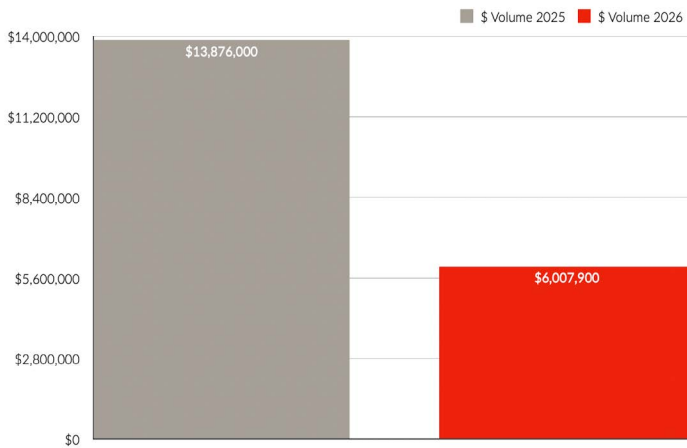


## Month-Over-Month 2025 vs. 2026

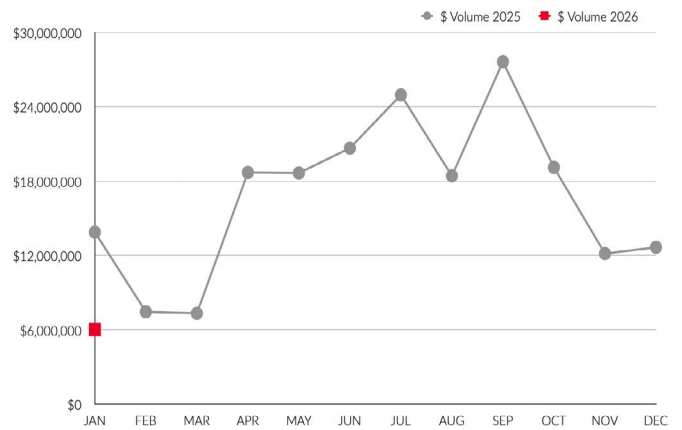
# DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

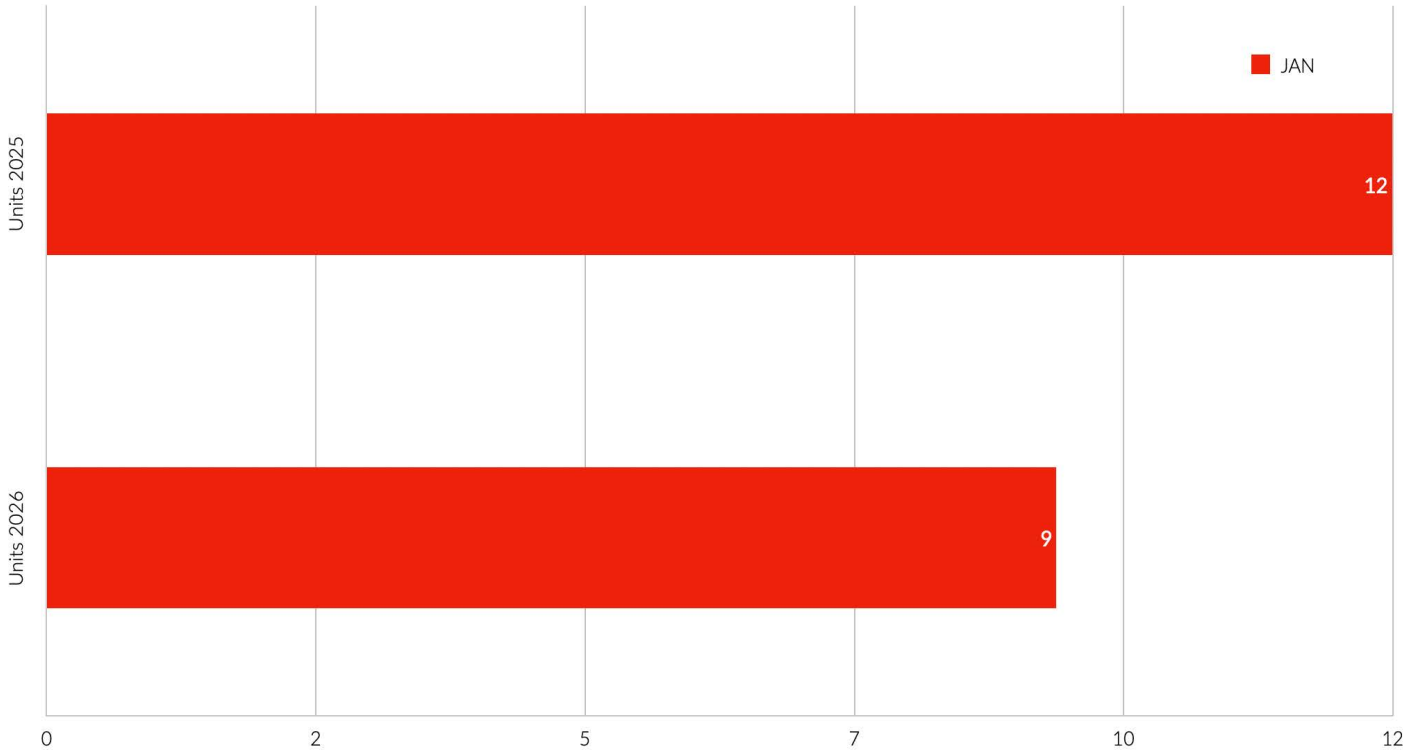


Yearly Totals 2025 vs. 2026

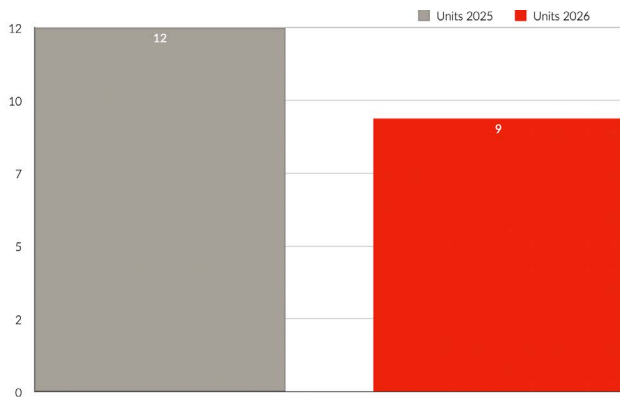


Month vs. Month 2025 vs. 2026

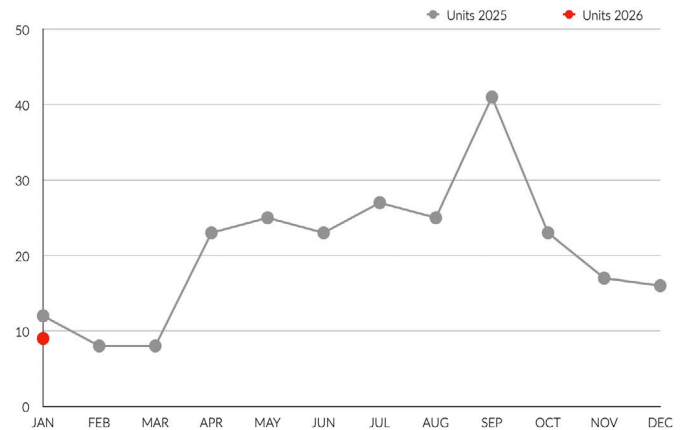
# UNIT SALES



Monthly Comparison 2025 vs. 2026



Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
YTD Sales Volume	 \$6,007,900 -54%	 \$0 -100%	 \$0 -100%
YTD Unit Sales	 9 -18.18%	 0 -100%	 0 -100%
YTD Average Sale Price	 \$667,544 -43.78%	 \$0 -100%	 \$0 -100%
January Sales Volume	 \$6,007,900 -54%	 \$0 -100%	 \$0 -100%
January Unit Sales	 9 -18.18%	 0 -100%	 0 -100%

Year-Over-Year Comparison (2026 vs. 2025)

# 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

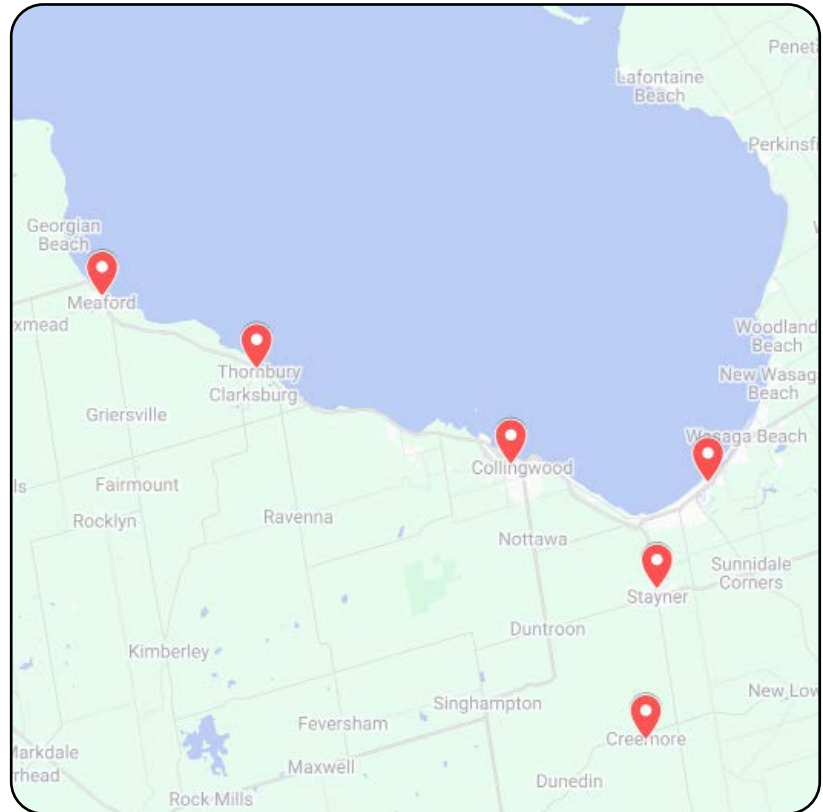
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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