



# 2026

# APRIL

# 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 in buyer's market territory this April, with softer pricing and slower sales activity year-over-year. The median sale price declined 8.83% to \$661,000, while the average sale price fell 12.41% to \$711,876, reflecting continued downward pressure on values. Sales volume decreased 20.02% to \$14,949,400, alongside an 8.7% drop in unit sales to 21 transactions. Meanwhile, new listings edged up 2.02% to 101, while expired listings rose significantly by 66.67% to 25, suggesting some properties may be struggling to meet buyer expectations. With the unit sales-to-listings ratio at 20.79%, conditions continue to favour buyers, offering strong selection and ongoing negotiating leverage.



### April year-over-year sales volume of \$14,949,400

Down -20.02% from 2025's \$18,692,350 with unit sales of 21 down -8.7% compared to last April's 23. New listings of 101 are up +2.02% from a year ago, with the sales/listing ratio of 20.79% down -10.50%.



### Year-to-date sales volume of \$36,366,300

Down -23.18% from 2025's \$47,342,350 with unit sales of 51 the same as 2025. New listings of 271 are down -7.82% from a year ago, with the sales/listing ratio of 18.82% up 8.49%.



### Year-to-date average sale price of \$708,131

Down from \$953,948 one year ago with median sale price of \$635,725 down from \$889,375 one year ago.

Average days-on-market of 56 is up 1 day from last year.

## APRIL NUMBERS

Median Sale Price

**\$661,000**

-8.83%

Average Sale Price

**\$711,876**

-12.41%

Sales Volume

**\$14,949,400**

-20.02%

Unit Sales

**21**

-8.7%

New Listings

**101**

+2.02%

Expired Listings

**25**

+66.67%

Unit Sales/Listings Ratio

**20.79%**

-10.50%

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

# THE MARKET IN DETAIL

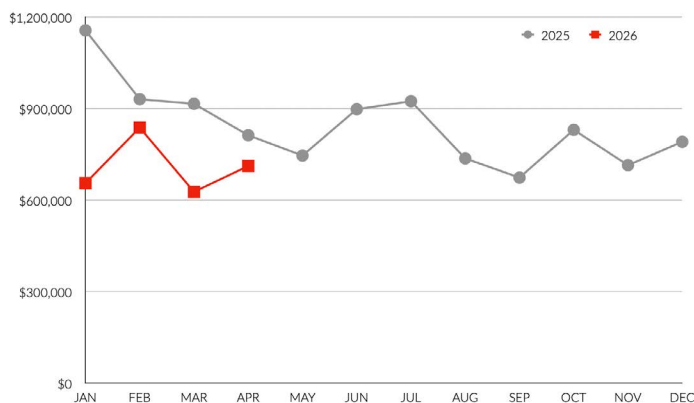
	2024	2025	2026	2025-2026
<b>YTD Volume Sales</b>	\$46,598,535	\$47,342,350	\$36,366,300	-23.18%
<b>YTD Unit Sales</b>	58	51	51	No Change
<b>YTD New Listings</b>	239	294	271	-7.82%
<b>YTD Sales/Listings Ratio</b>	24.27%	17.35%	18.82%	+8.49%
<b>YTD Expired Listings</b>	30	73	83	+13.7%
<b>Monthly Volume Sales</b>	\$12,890,200	\$18,692,350	\$14,949,400	-20.02%
<b>Monthly Unit Sales</b>	15	23	21	-8.7%
<b>Monthly New Listings</b>	88	99	101	+2.02%
<b>Monthly Sales/Listings Ratio</b>	17.05%	23.23%	20.79%	-10.5%
<b>Monthly Expired Listings</b>	11	15	25	+66.67%
<b>Monthly Average Sale Price</b>	\$859,347	\$812,711	\$711,876	-12.41%
<b>YTD Sales: \$0-\$199K</b>	2	4	3	-25%
<b>YTD Sales: \$200k-349K</b>	4	2	2	No Change
<b>YTD Sales: \$350K-\$549K</b>	11	3	9	+200%
<b>YTD Sales: \$550K-\$749K</b>	14	12	16	+33.33%
<b>YTD Sales: \$750K-\$999K</b>	14	13	13	No Change
<b>YTD Sales: \$1M-\$2M</b>	10	15	8	-46.67%
<b>YTD Sales: \$2M+</b>	4	2	0	-100%
<b>YTD Average Days-On-Market</b>	55.50	54.50	55.75	+2.29%
<b>YTD Average Sale Price</b>	\$799,833	\$953,949	\$708,131	-25.77%
<b>YTD Median Sale Price</b>	\$735,000	\$889,375	\$635,725	-28.52%

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

# AVERAGE SALE PRICE

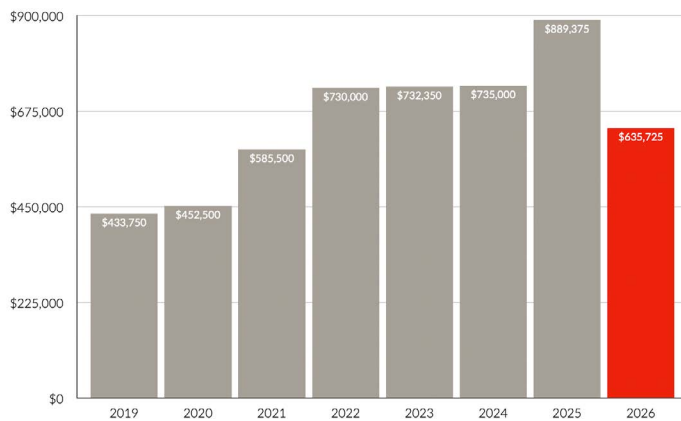


Year-Over-Year

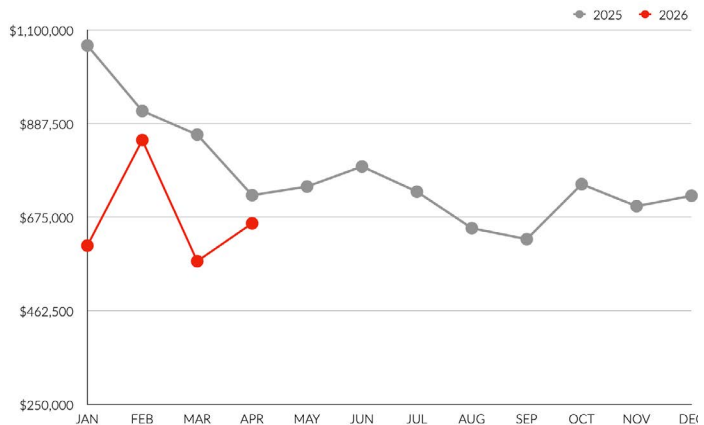


Month-Over-Month 2025 vs. 2026

# MEDIAN SALE PRICE



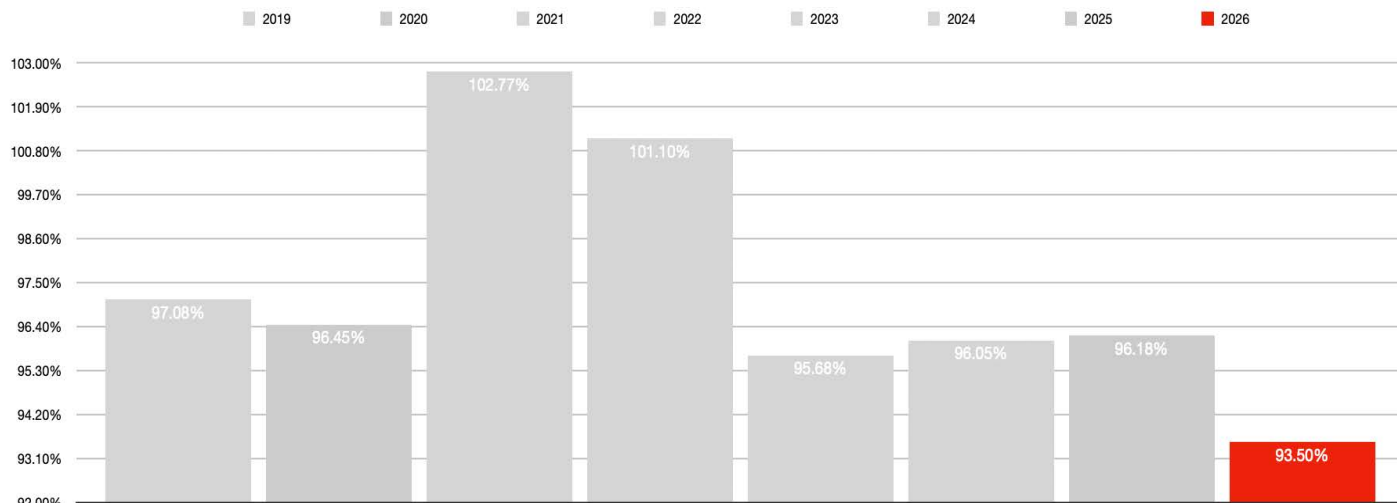
Year-Over-Year



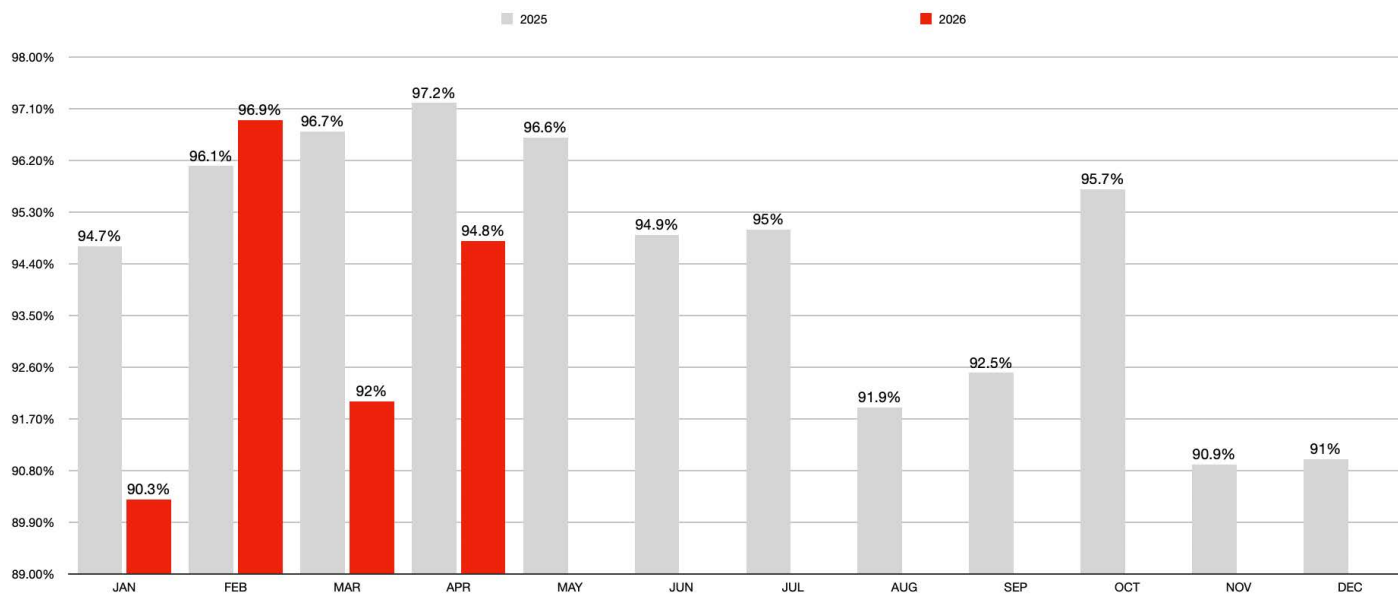
Month-Over-Month 2025 vs. 2026

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

# SALE PRICE VS. LIST PRICE RATIO

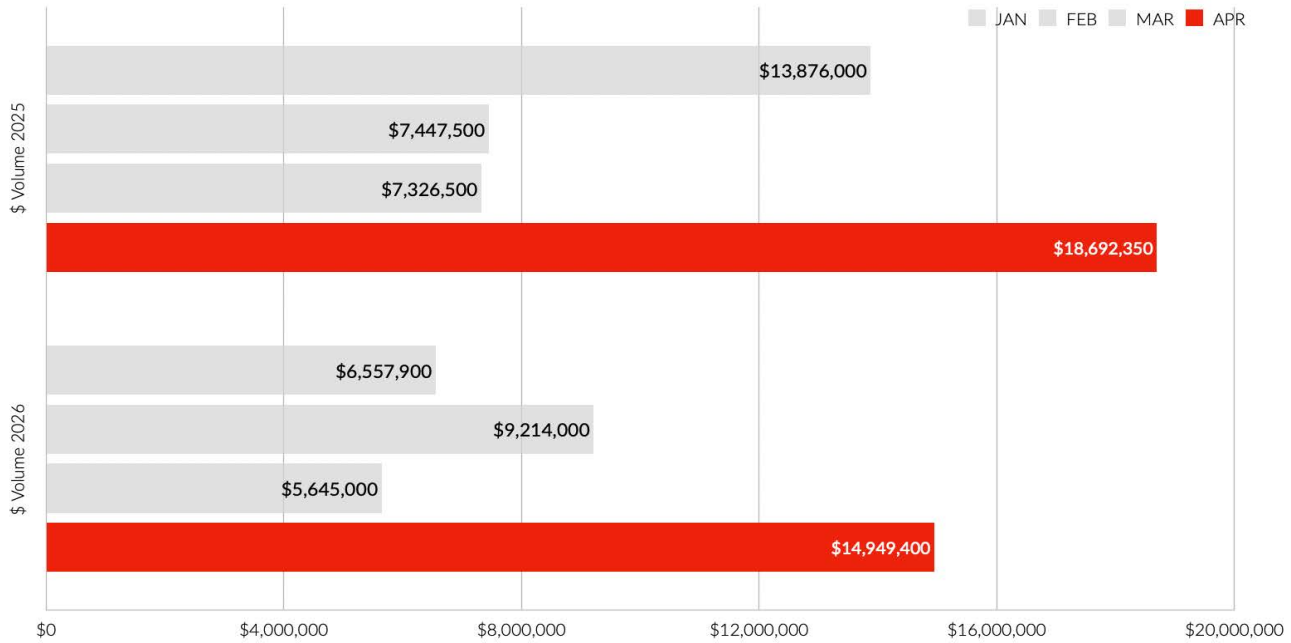


Year-Over-Year

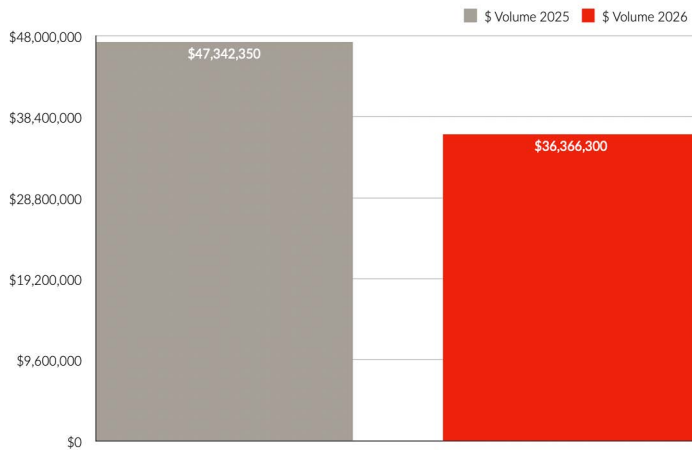


Month-Over-Month 2025 vs. 2026

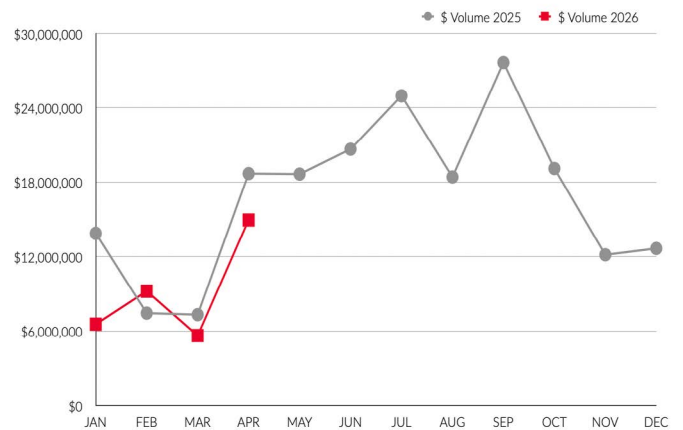
# DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

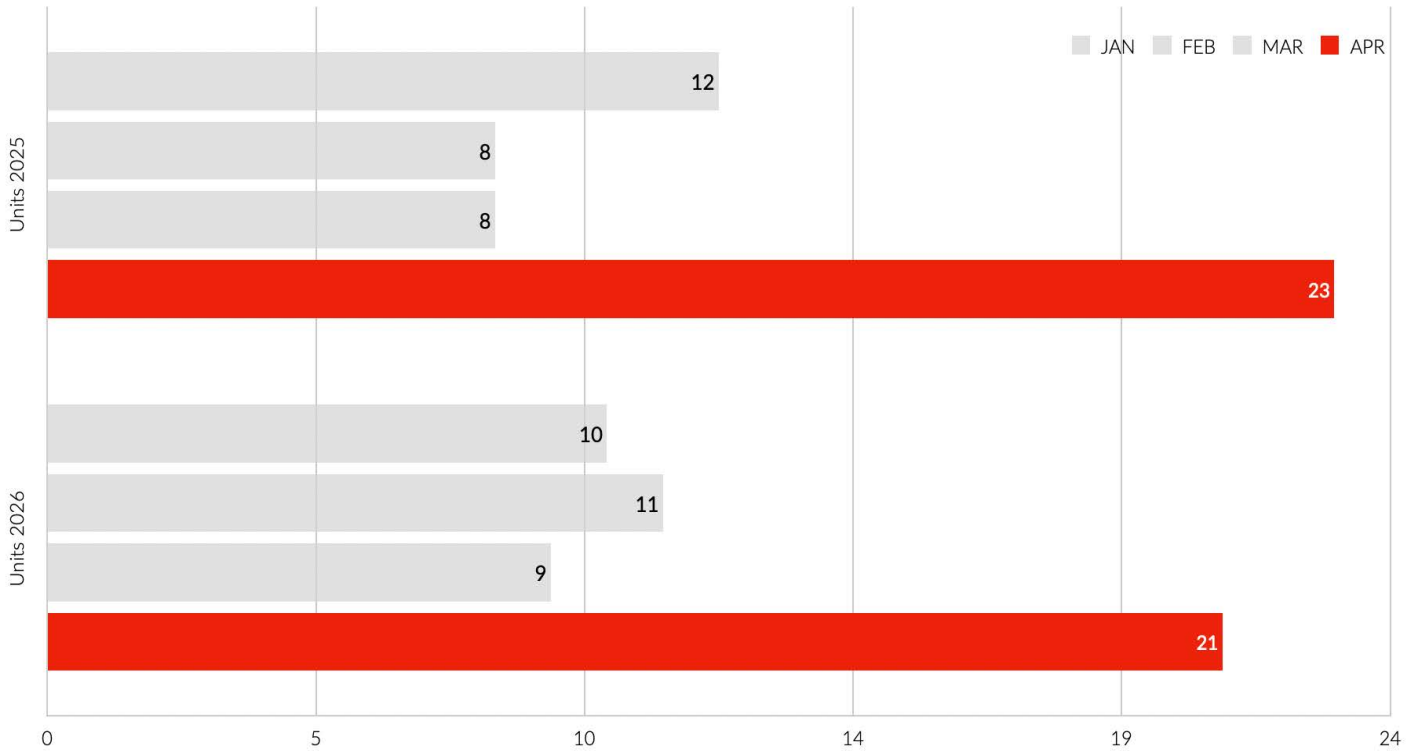


Yearly Totals 2025 vs. 2026

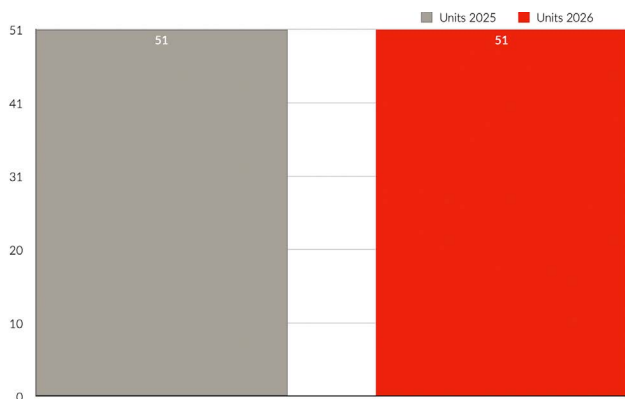


Month vs. Month 2025 vs. 2026

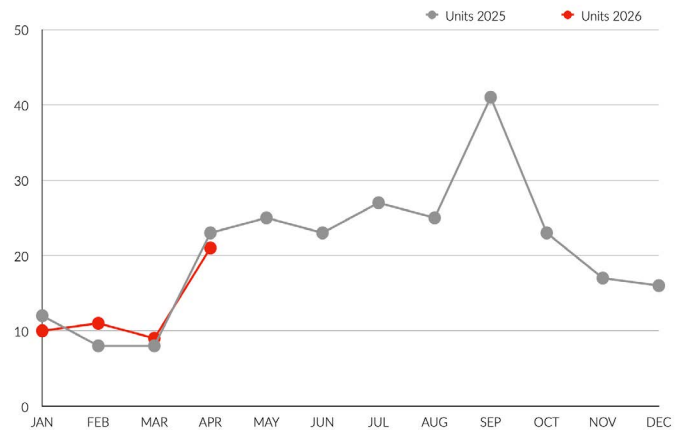
# UNIT SALES



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	\$36,126,400 -22.35%	\$239,900 -70.56%	\$1,045,000 -35.65%
YTD Unit Sales	50 No Change	1 No Change	4 -42.86%
YTD Average Sale Price	\$722,528 -22.35%	\$239,900 -70.56%	\$261,250 +12.61%
April Sales Volume	\$14,709,500 -21.31%	\$239,900 Up from \$0	\$150,000 -84.28%
April Unit Sales	20 -13.04%	1 Up from 0	1 -75%

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



 /RoyalLePageLocationsNorth

 /CollingwoodRealEstate

 /LocationsNorth

Helping You Is What We Do.

Find more Real Estate Market Reports for Southern Georgian Bay at:

[locationsnorth.com/market-update/](https://locationsnorth.com/market-update/)