



2026

MAY

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 May, with pricing strengthening year-over-year despite softer unit sales and fewer new listings. The median sale price increased 2.74% to \$765,000, while the average sale price rose 35.62% to \$1,011,735. Sales volume climbed 24.77% to \$23,269,900, even as unit sales declined 8% to 23 transactions. New listings decreased 23.73% to 135, while expired listings fell 17.86% to 23. With the unit sales-to-listings ratio at 17.04%, conditions continue to favour buyers, though stronger pricing suggests activity may be concentrated in higher-value segments of the market.

↑ May year-over-year sales volume of \$23,269,900
 Up +24.77% from 2025's \$18,650,570 with unit sales of 23 down -8% from last May's 25. New listings of 135 are down -23.73% from a year ago, with the sales/listing ratio of 17.04% up +20.62%.

↓ Year-to-date sales volume of \$59,636,200
 Down -9.63% from 2025's \$65,992,920 with unit sales of 74 down -2.63% from 2025's 76. New listings of 406 are down -13.8% from a year ago, with the sales/listing ratio of 18.23% up +12.96%.

↓ Year-to-date average sale price of \$768,852
 Down -15.73% from \$912,364 one year ago with median sale price of \$661,000 down from \$862,500 one year ago. Average days-on-market of 52 is down 2 days from last year.

MAY NUMBERS

Median Sale Price
\$765,000
 +2.74%

Average Sale Price
\$1,011,735
 +35.62%

Sales Volume
\$23,269,900
 +24.77%

Unit Sales
23
 -8%

New Listings
135
 -23.73%

Expired Listings
23
 -17.86%

Unit Sales/Listings Ratio
17.04%
 +20.62%

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

THE MARKET IN DETAIL

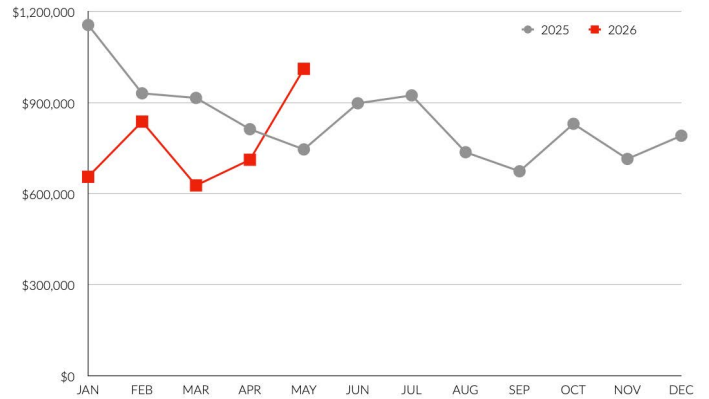
	2024	2025	2026	2025-2026
YTD Volume Sales	\$62,969,935	\$65,992,920	\$59,636,200	-9.63%
YTD Unit Sales	84	76	74	-2.63%
YTD New Listings	365	471	406	-13.8%
YTD Sales/Listings Ratio	23.01%	16.14%	18.23%	+12.96%
YTD Expired Listings	33	101	106	+4.95%
Monthly Volume Sales	\$16,371,400	\$18,650,570	\$23,269,900	+24.77%
Monthly Unit Sales	26	25	23	-8%
Monthly New Listings	126	177	135	-23.73%
Monthly Sales/Listings Ratio	20.63%	14.12%	17.04%	+20.62%
Monthly Expired Listings	3	28	23	-17.86%
Monthly Average Sale Price	\$629,669	\$746,023	\$1,011,735	+35.62%
YTD Sales: \$0-\$199K	4	6	3	-50%
YTD Sales: \$200k-349K	7	3	3	No Change
YTD Sales: \$350K-\$549K	15	6	14	+133.33%
YTD Sales: \$550K-\$749K	22	19	20	+5.26%
YTD Sales: \$750K-\$999K	21	19	18	-5.26%
YTD Sales: \$1M-\$2M	12	21	14	-33.33%
YTD Sales: \$2M+	4	2	2	No Change
YTD Average Days-On-Market	53.40	53.60	51.60	-3.73%
YTD Average Sale Price	\$765,800	\$912,364	\$768,852	-15.73%
YTD Median Sale Price	\$720,000	\$862,500	\$661,000	-23.36%

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

AVERAGE SALE PRICE

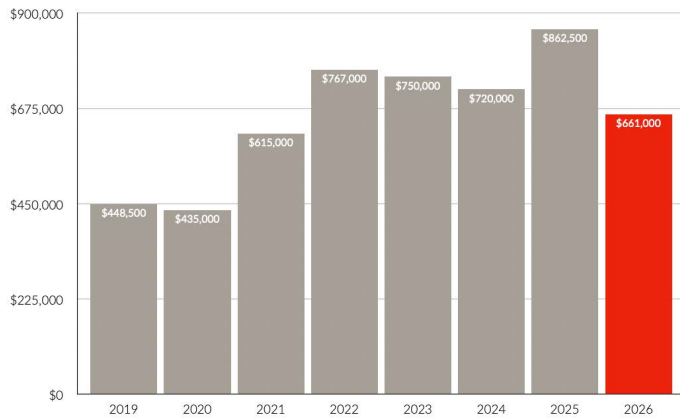


Year-Over-Year

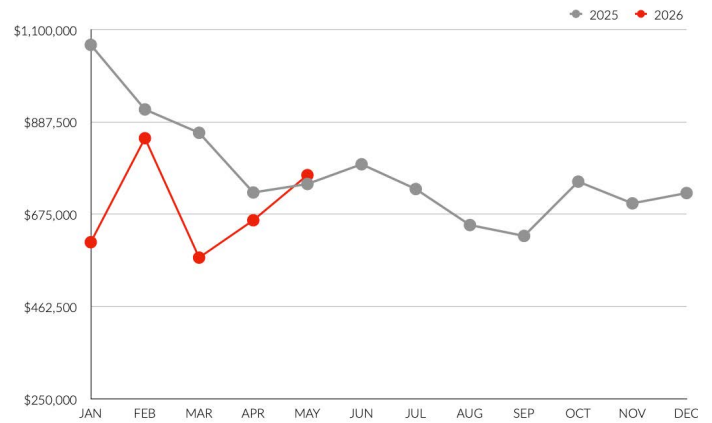


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



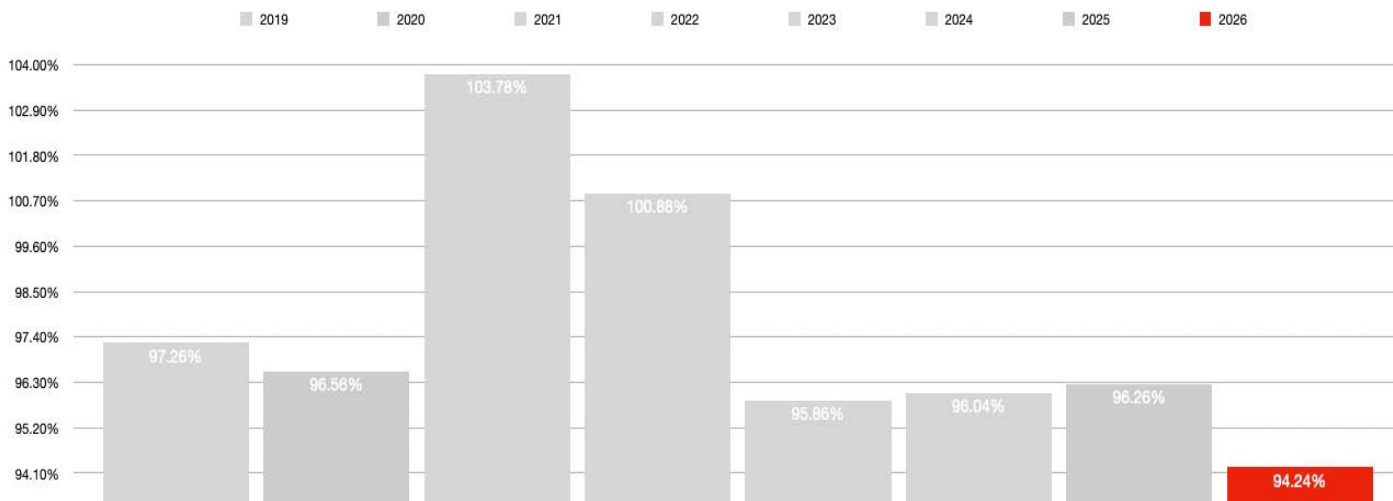
Year-Over-Year



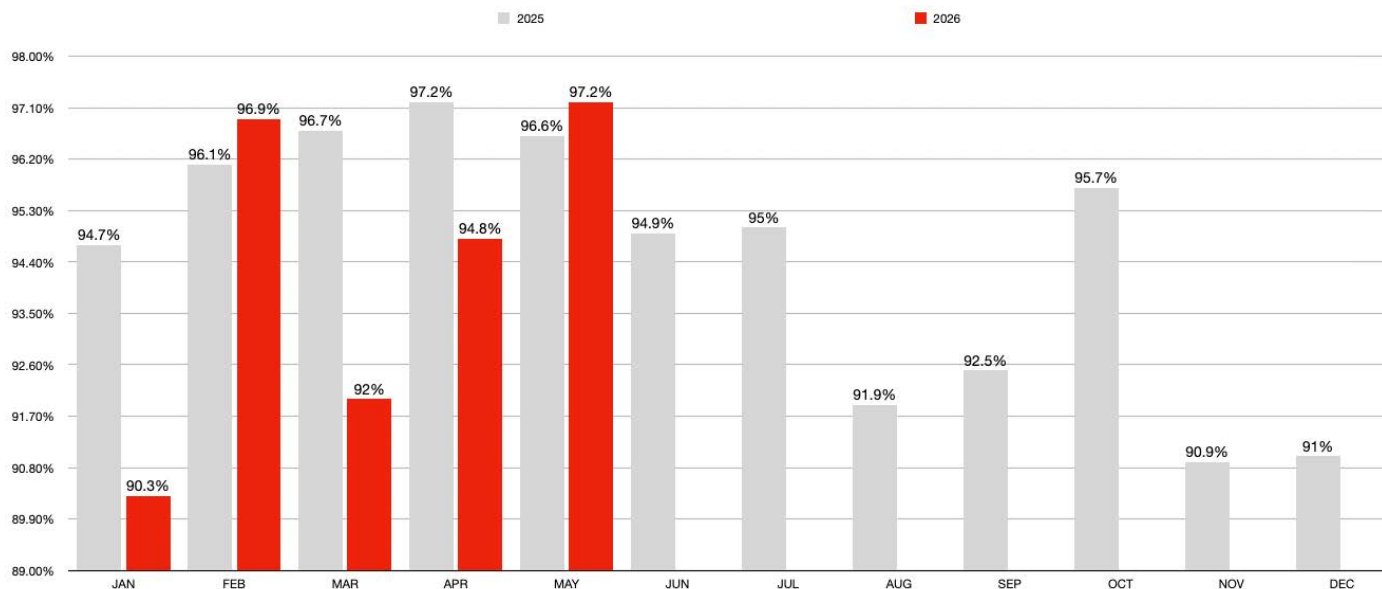
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

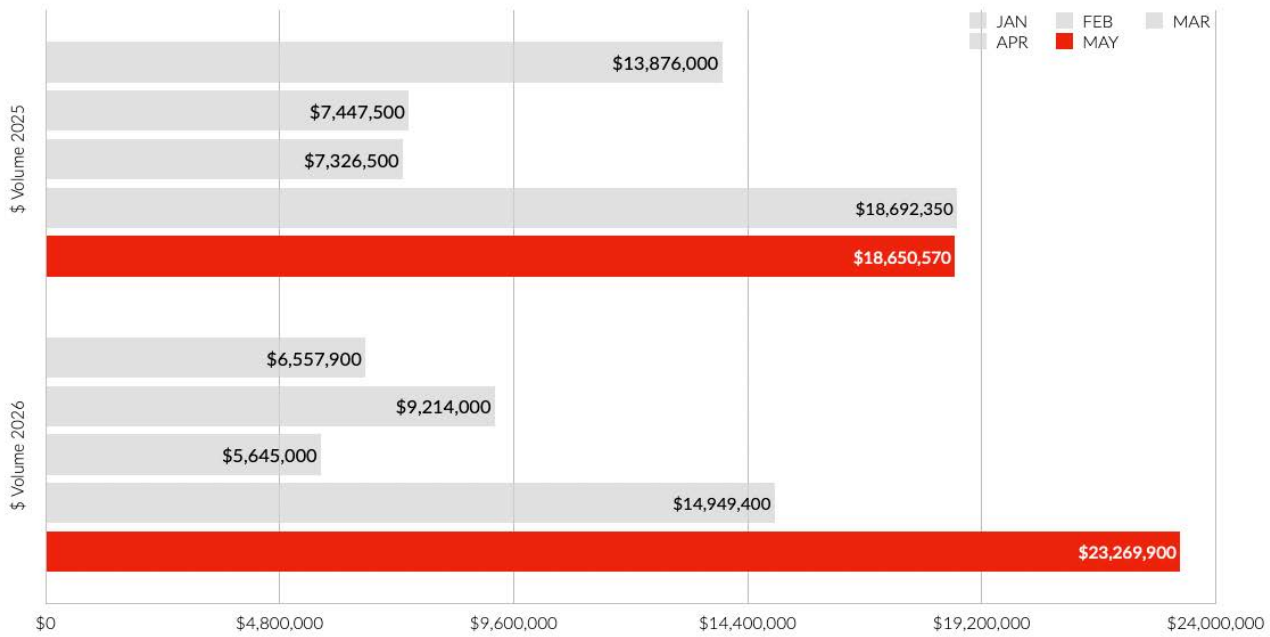


Year-Over-Year

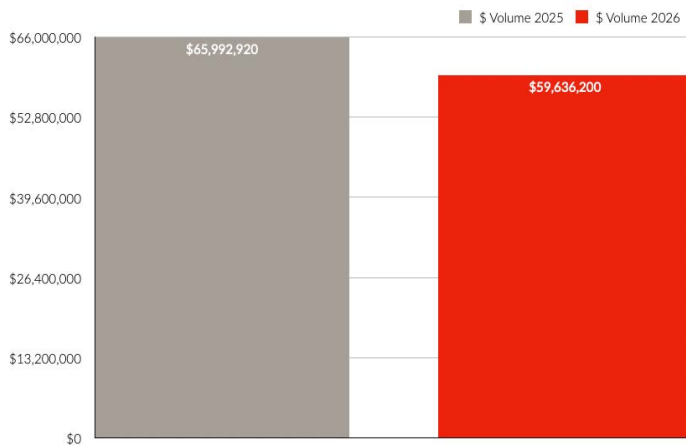


Month-Over-Month 2025 vs. 2026

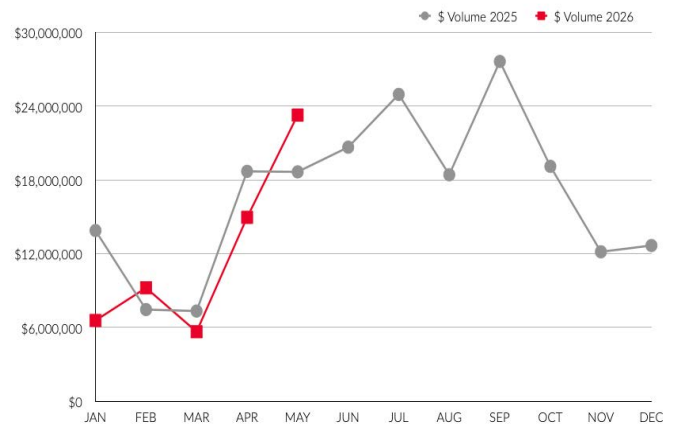
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

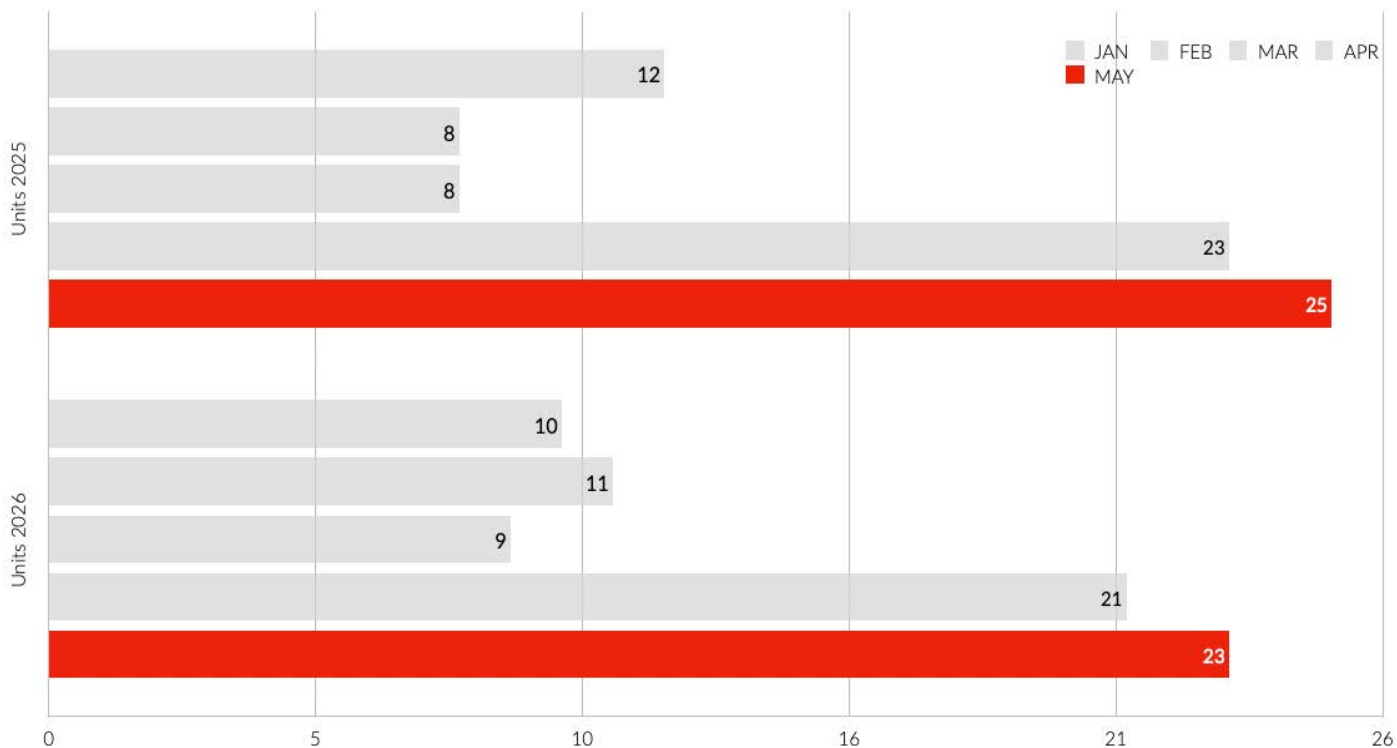


Yearly Totals 2025 vs. 2026

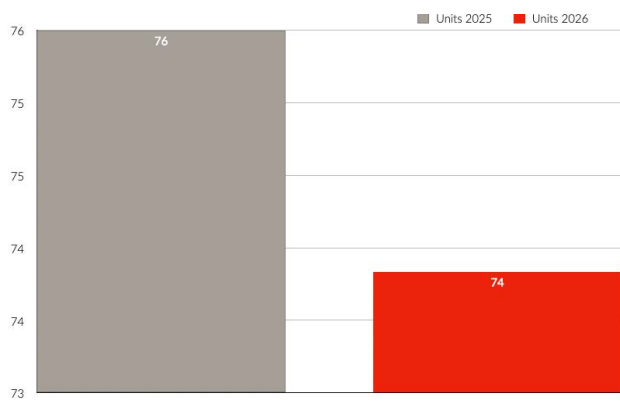


Month vs. Month 2025 vs. 2026

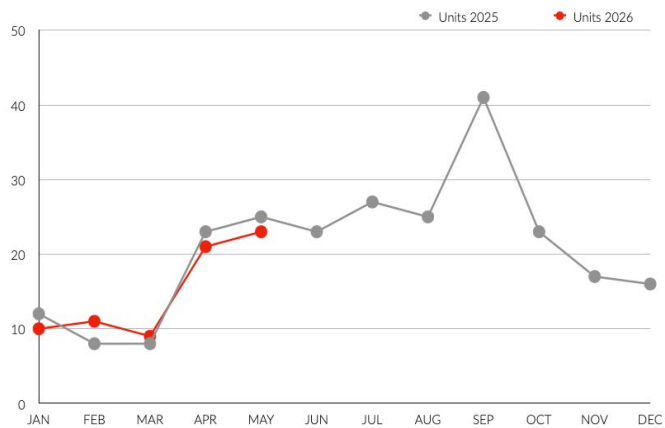
UNIT SALES



Monthly Comparison 2025 vs. 2026



Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$59,396,300 -8.87%	\$239,900 -70.56%	\$1,395,000 -61.82%
YTD Unit Sales	73 -2.67%	1 No Change	5 -58.33%
YTD Average Sale Price	\$813,648 -6.37%	\$239,900 -70.56%	\$279,000 -8.37%
May Sales Volume	\$23,269,900 +24.77%	\$0 No Change	\$350,000 -82.76%
May Unit Sales	23 -8%	0 No Change	1 -80%

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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