



2026

JULY

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 July, with sales activity strengthening year-over-year while pricing continued to soften. The median sale price declined 11.53% to \$648,500, while the average sale price fell 18.27% to \$755,311. Sales volume increased 15.03% to \$28,701,800, supported by a 40.74% increase in unit sales to 38 transactions. New listings remained unchanged at 108 properties, while expired listings declined 33.33% to 24. The monthly unit sales-to-listings ratio increased to 35.19%; however, the year-to-date ratio remained at 20.58%, keeping conditions firmly in buyer's market territory overall.



July year-over-year sales volume of \$28,701,800

Up 15.03% from 2025's \$24,952,400, with unit sales of 38 up 40.74% from last July's 27. New listings of 108 were unchanged from one year ago, while the monthly sales/listings ratio of 35.19% was up 40.74% from 25.00%.



Year-to-date sales volume of \$105,383,000

Down 5.57% from 2025's \$111,602,820, despite unit sales of 134 being up 6.35% from 2025's 126. New listings of 651 were down 10.33% from 726 a year ago, while the year-to-date sales/listings ratio of 20.58% was up 18.6% from 17.36%.



Year-to-date average sale price of \$767,763

Down 15.82% from \$912,019 one year ago, with the median sale price of \$648,500 down 17.91% from \$790,000. Average days on market of 48.86 was down 10% from 54.29 days last year, indicating homes sold more quickly despite softer year-to-date pricing.

JULY NUMBERS

Median Sale Price

\$648,500
-11.53%

Average Sale Price

\$755,311
-18.27%

Sales Volume

\$28,701,800
+15.03%

Unit Sales

38
+40.74%

New Listings

108
No Change

Expired Listings

24
-33.33%

Unit Sales/Listings Ratio

35.19%
+40.74%

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

THE MARKET IN DETAIL

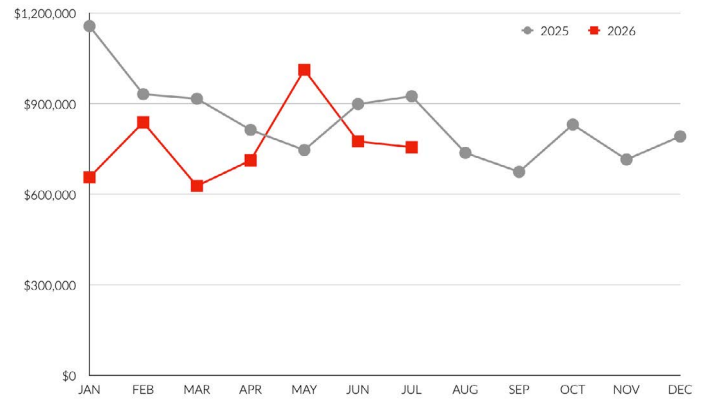
	2024	2025	2026	2025-2026
YTD Volume Sales	\$98,965,075	\$111,602,820	\$105,383,000	-5.57%
YTD Unit Sales	129	126	134	+6.35%
YTD New Listings	557	726	651	-10.33%
YTD Sales/Listings Ratio	23.16%	17.36%	20.58%	+18.6%
YTD Expired Listings	79	152	148	-2.63%
Monthly Volume Sales	\$14,216,200	\$24,952,400	\$28,701,800	+15.03%
Monthly Unit Sales	18	27	38	+40.74%
Monthly New Listings	86	108	108	No Change
Monthly Sales/Listings Ratio	20.93%	25.00%	35.19%	+40.74%
Monthly Expired Listings	28	36	24	-33.33%
Monthly Average Sale Price	\$789,789	\$924,163	\$755,311	-18.27%
YTD Sales: \$0-\$199K	7	9	8	-11.11%
YTD Sales: \$200k-349K	8	8	8	No Change
YTD Sales: \$350K-\$549K	22	10	27	+170%
YTD Sales: \$550K-\$749K	37	32	35	+9.38%
YTD Sales: \$750K-\$999K	28	29	28	-3.45%
YTD Sales: \$1M-\$2M	26	32	23	-28.13%
YTD Sales: \$2M+	6	7	5	-28.57%
YTD Average Days-On-Market	51.43	54.29	48.86	-10%
YTD Average Sale Price	\$775,060	\$912,019	\$767,763	-15.82%
YTD Median Sale Price	\$720,000	\$790,000	\$648,500	-17.91%

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

AVERAGE SALE PRICE

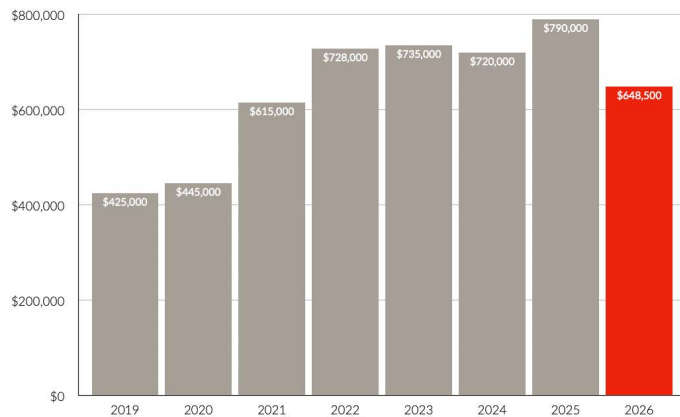


Year-Over-Year

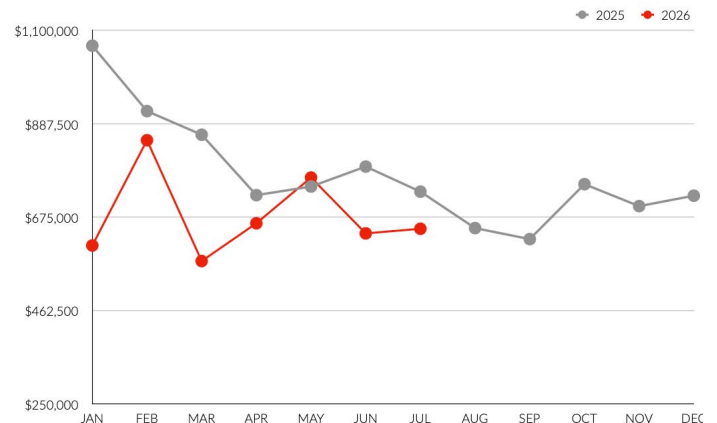


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



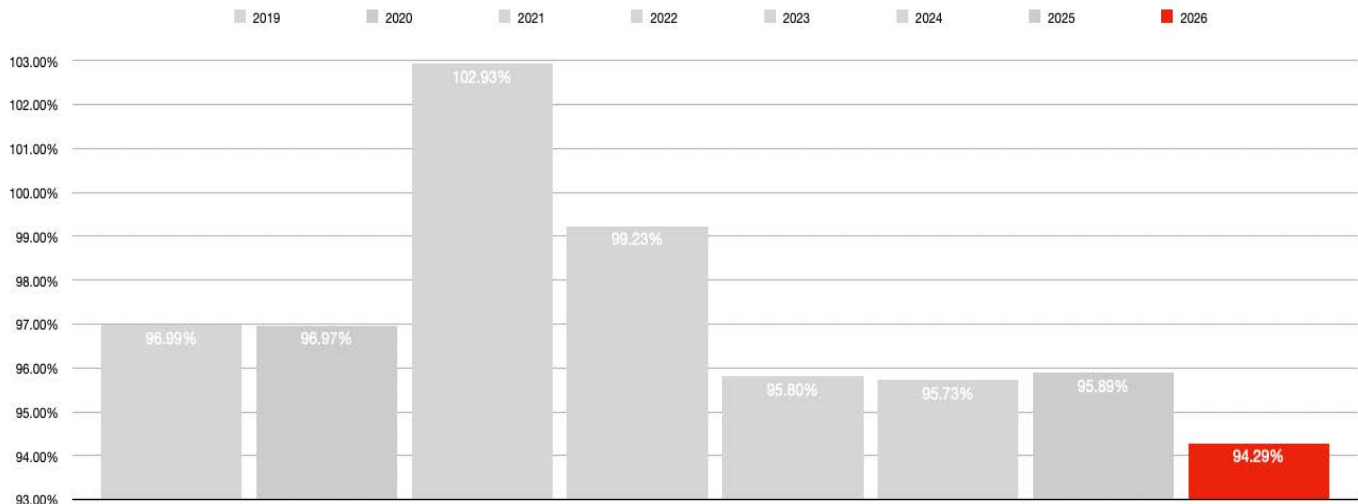
Year-Over-Year



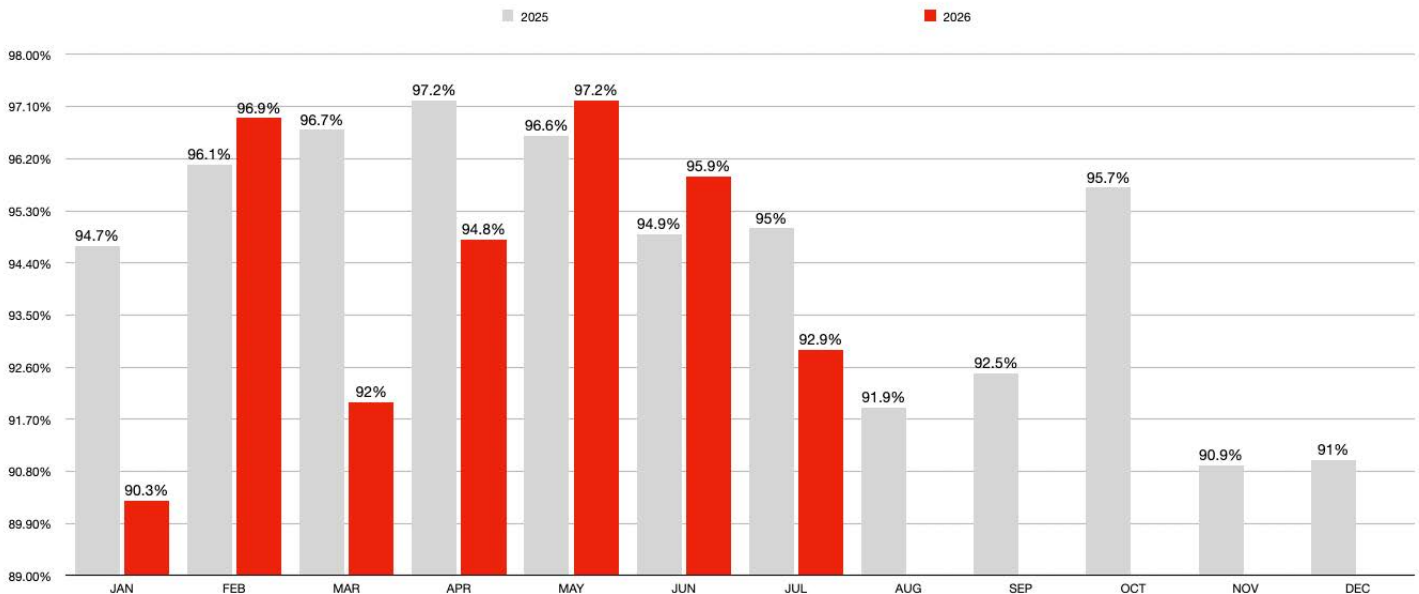
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

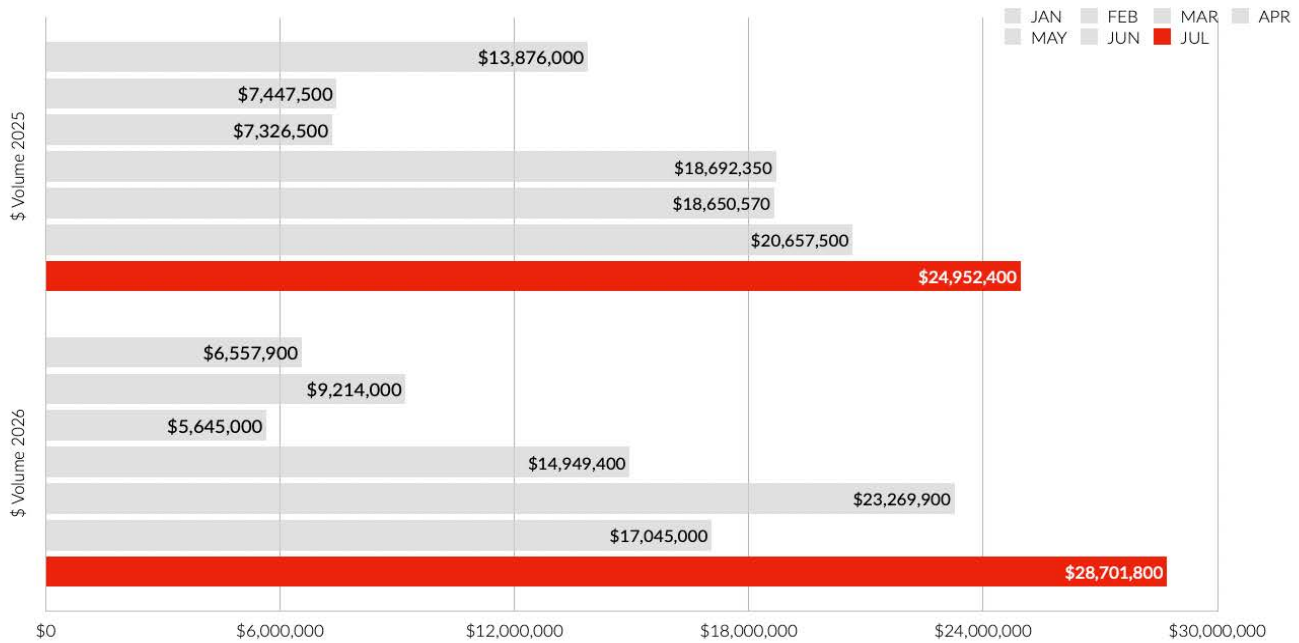


Year-Over-Year

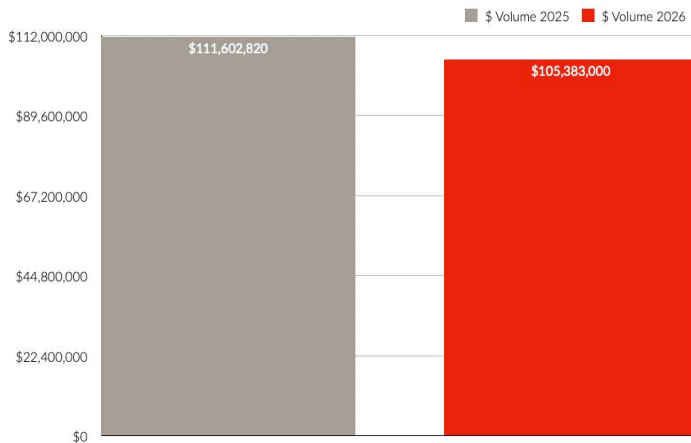


Month-Over-Month 2025 vs. 2026

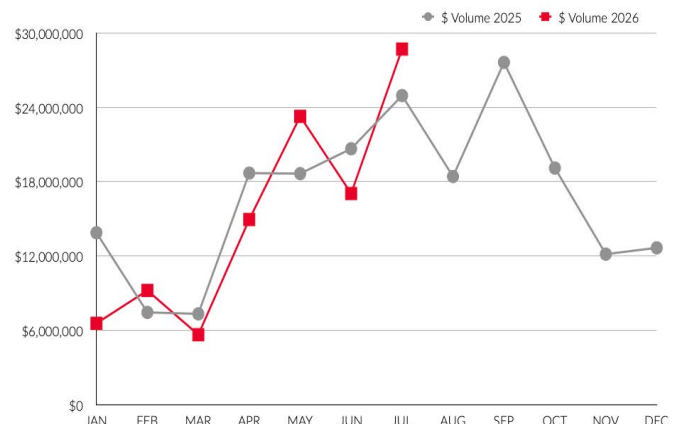
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

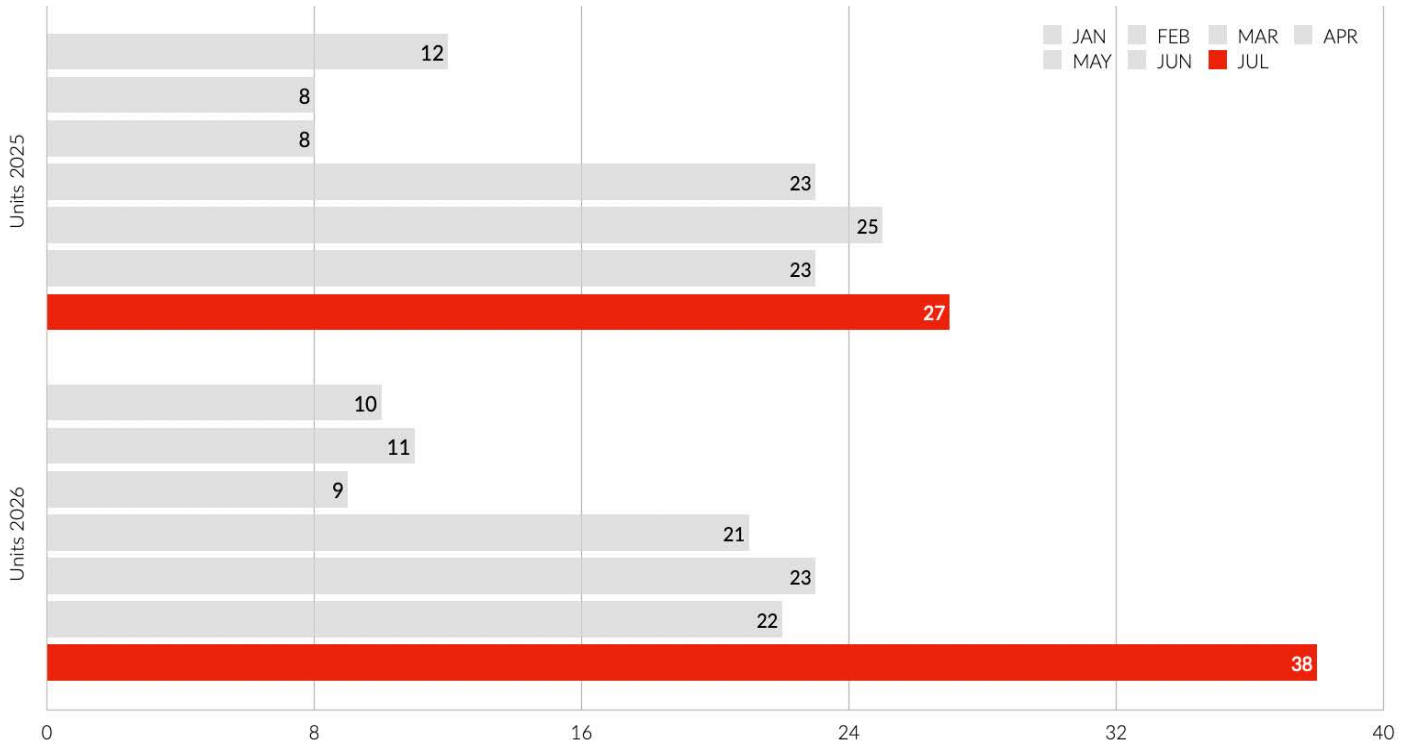


YTD Totals 2025 vs. 2026

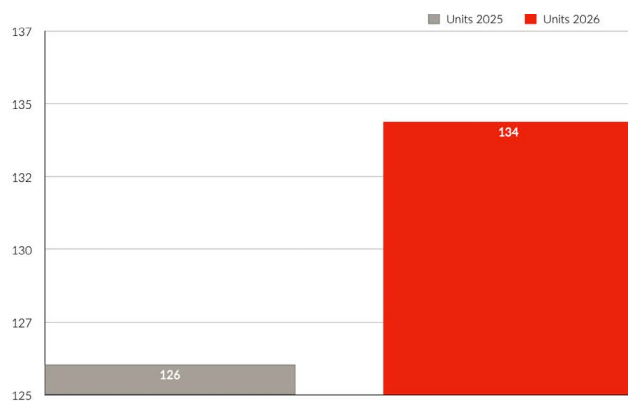


Month vs. Month 2025 vs. 2026

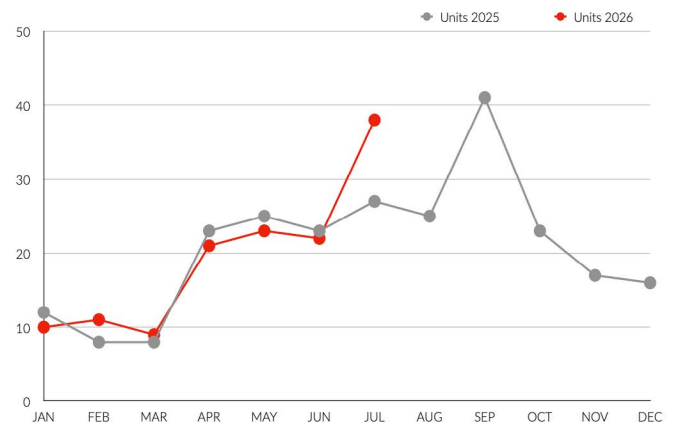
UNIT SALES



Monthly Comparison 2025 vs. 2026

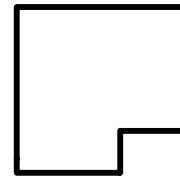


YTD Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$105,143,100 -4.96%	 \$239,900 -75.27%	 \$2,817,500 -63.42%
YTD Unit Sales	 133 +7.26%	 1 -50%	 13 -38.1%
YTD Average Sale Price	 \$790,550 -11.39%	 \$239,900 -50.54%	 \$216,731 -40.91%
July Sales Volume	 \$28,701,800 +15.75%	 \$0 -100%	 \$1,022,500 -67.11%
July Unit Sales	 38 +46.15%	 0 -100%	 6 +20%

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

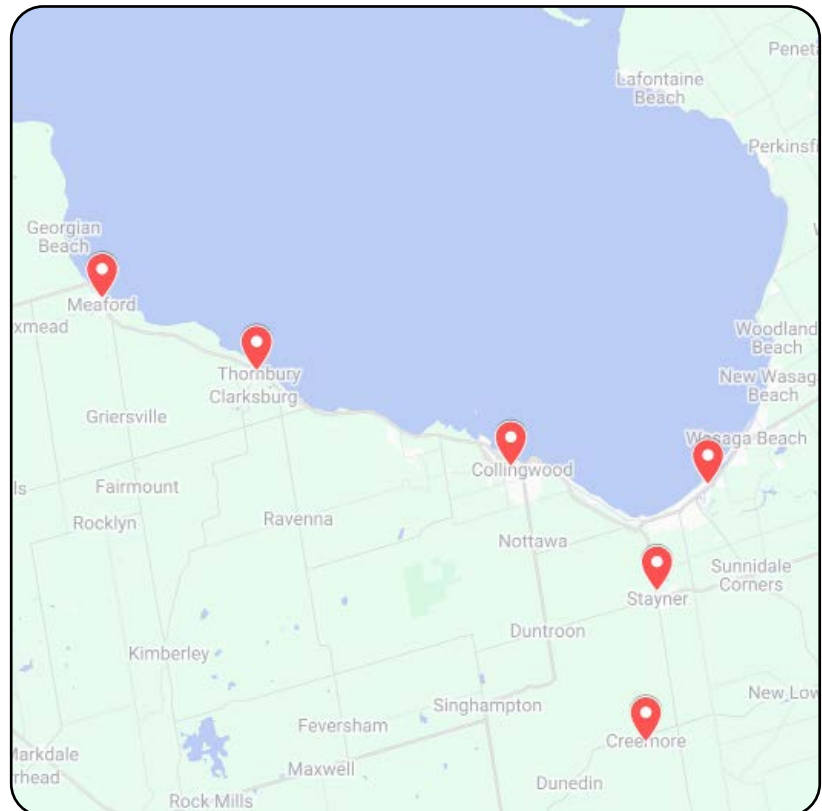
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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