



2026

AUGUST

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 August, with sales activity and pricing strengthening year-over-year while listing activity declined. The median sale price increased 11.92% to \$727,500, while the average sale price rose 18.51% to \$873,126. Sales volume increased 23.25% to \$22,701,288, alongside a 4% increase in unit sales to 26 transactions. New listings declined 16.04% to 89 properties, while expired listings decreased 16.67% to 30. The monthly unit sales-to-listings ratio increased to 29.21%; however, the year-to-date ratio remained at 21.62%, keeping Tiny Township firmly in buyer's market territory overall.



August year-over-year sales volume of \$22,701,288

Up 23.25% from 2025's \$18,418,900, with unit sales of 26 up 4% from last August's 25. New listings of 89 are down 16.04% from 106 a year ago, while the monthly sales/listings ratio of 29.21% is up 23.87% from 23.58%.



Year-to-date sales volume of \$128,084,288

Down 1.49% from 2025's \$130,021,720, despite unit sales of 160 being up 5.96% from 2025's 151. New listings of 740 are down 11.06% from 832 a year ago, while the year-to-date sales/listings ratio of 21.62% is up 19.13% from 18.15%.



Year-to-date average sale price of \$780,934

Down 12.27% from \$890,111 one year ago, with the median sale price of \$654,750 down 14.67% from \$767,285. Average days on market of 49.50 is down 12.58% from 56.63 days last year, indicating homes are selling more quickly despite softer year-to-date pricing.

AUGUST NUMBERS

Median Sale Price

\$727,500
+11.92%

Average Sale Price

\$873,126
+18.51%

Sales Volume

\$22,701,288
+23.25%

Unit Sales

26
+4%

New Listings

89
-16.04%

Expired Listings

30
-16.67%

Unit Sales/Listings Ratio

29.21%
+23.87%

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

THE MARKET IN DETAIL

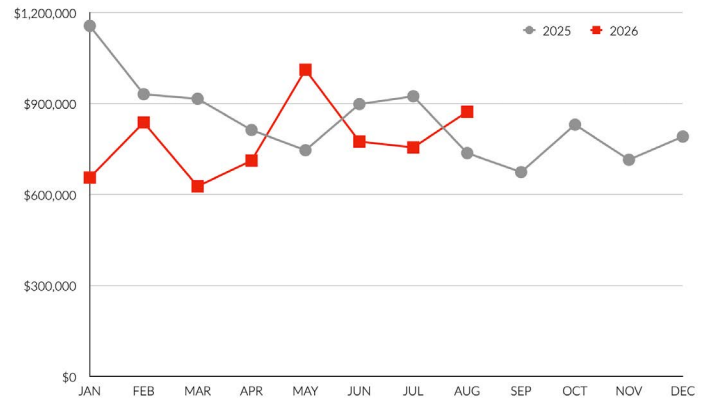
	2024	2025	2026	2025-2026
YTD Volume Sales	\$114,619,875	\$130,021,720	\$128,084,288	-1.49%
YTD Unit Sales	151	151	160	+5.96%
YTD New Listings	631	832	740	-11.06%
YTD Sales/Listings Ratio	23.93%	18.15%	21.62%	+19.13%
YTD Expired Listings	102	188	178	-5.32%
Monthly Volume Sales	\$15,654,800	\$18,418,900	\$22,701,288	+23.25%
Monthly Unit Sales	22	25	26	+4%
Monthly New Listings	74	106	89	-16.04%
Monthly Sales/Listings Ratio	29.73%	23.58%	29.21%	+23.87%
Monthly Expired Listings	23	36	30	-16.67%
Monthly Average Sale Price	\$745,467	\$736,756	\$873,126	+18.51%
YTD Sales: \$0-\$199K	7	13	9	-30.77%
YTD Sales: \$200k-349K	11	9	9	No Change
YTD Sales: \$350K-\$549K	26	15	35	+133.33%
YTD Sales: \$550K-\$749K	42	39	38	-2.56%
YTD Sales: \$750K-\$999K	32	32	33	+3.13%
YTD Sales: \$1M-\$2M	31	36	29	-19.44%
YTD Sales: \$2M+	6	8	7	-12.5%
YTD Average Days-On-Market	52.00	56.63	49.50	-12.58%
YTD Average Sale Price	\$771,361	\$890,111	\$780,934	-12.27%
YTD Median Sale Price	\$707,500	\$767,285	\$654,750	-14.67%

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

AVERAGE SALE PRICE

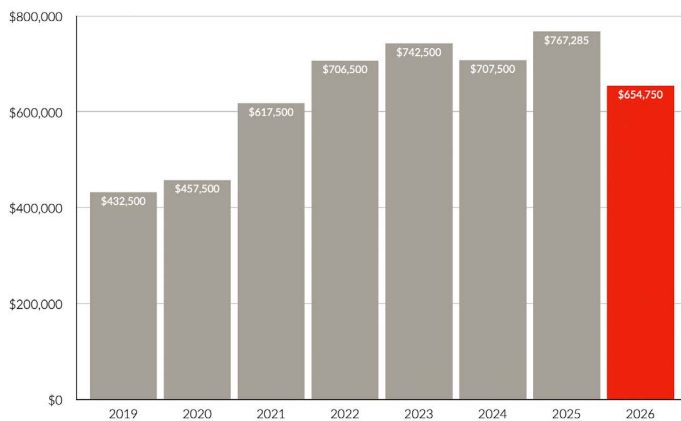


Year-Over-Year

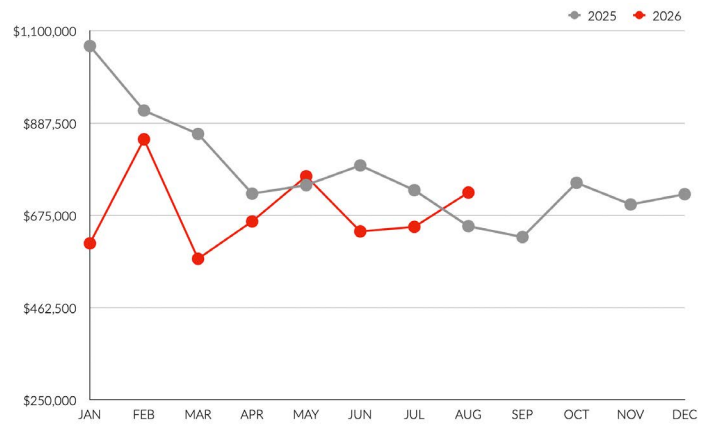


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



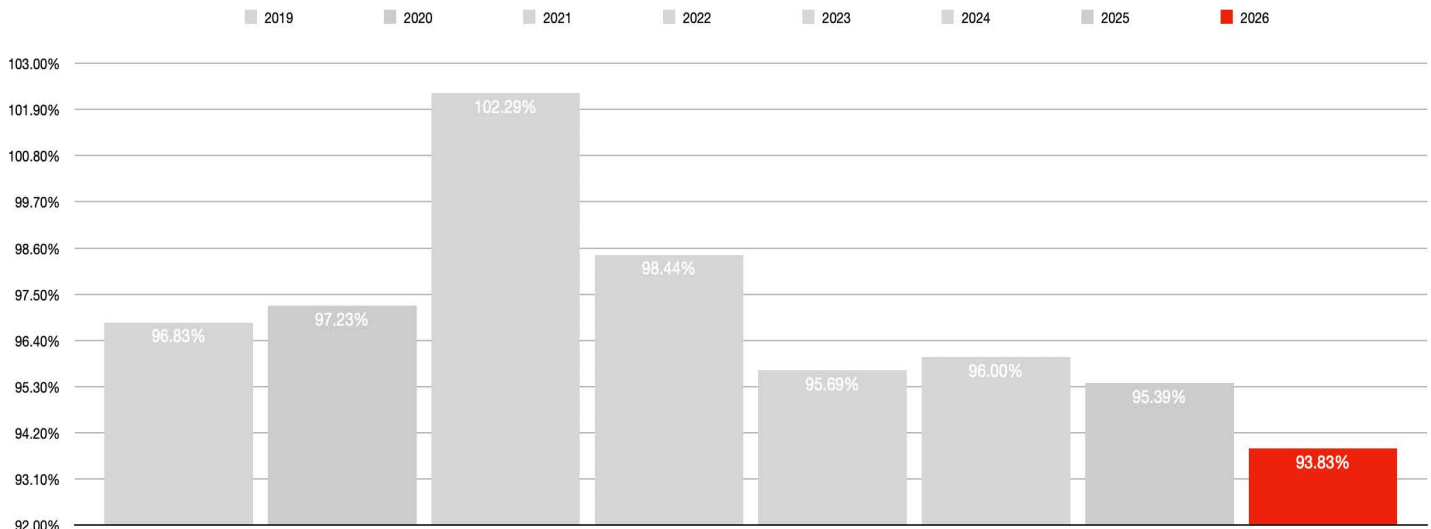
Year-Over-Year



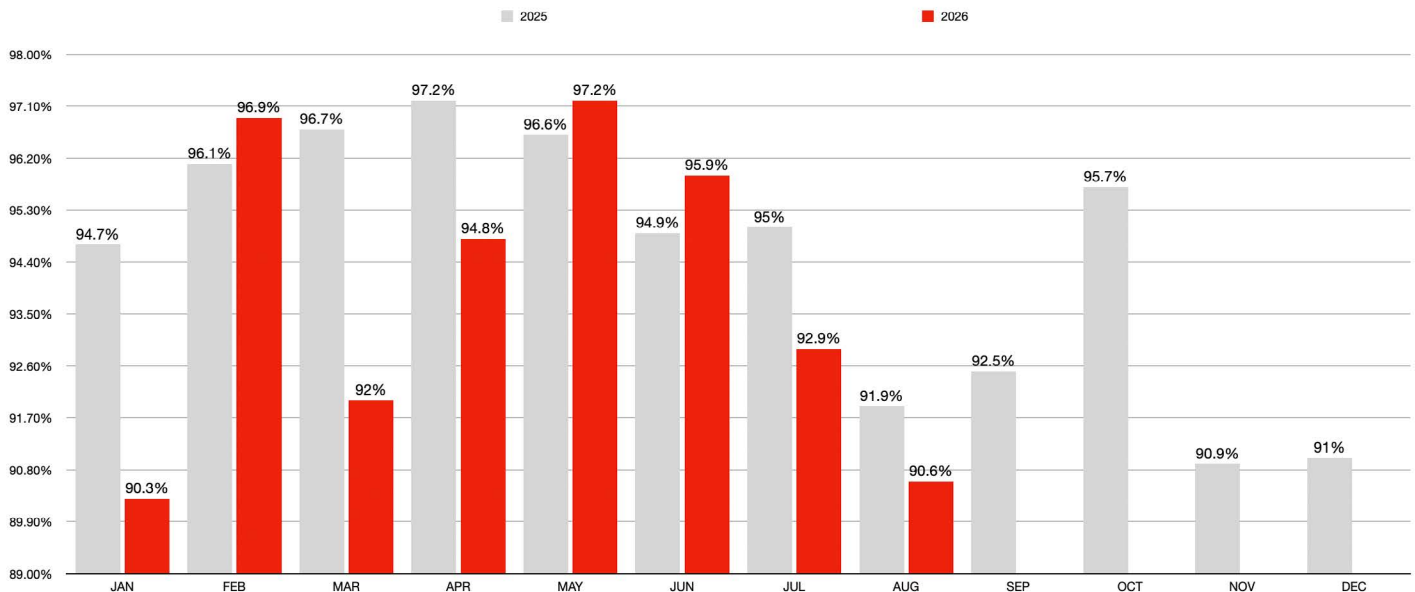
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

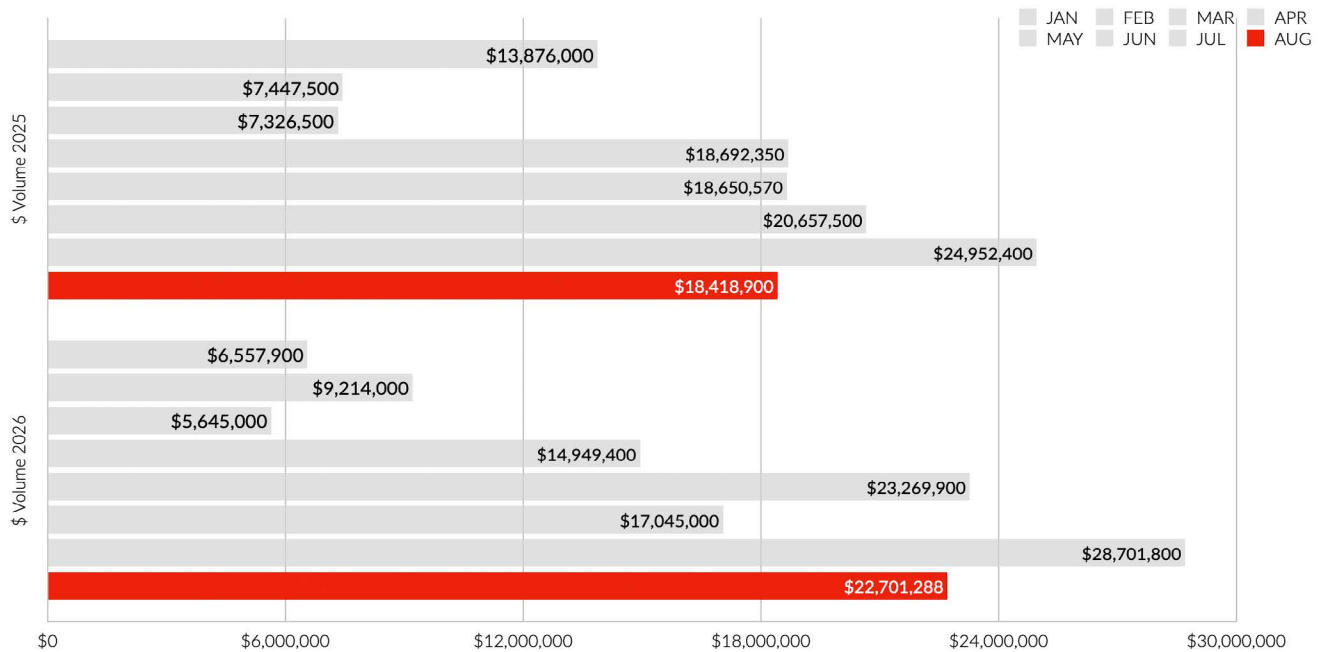


Year-Over-Year

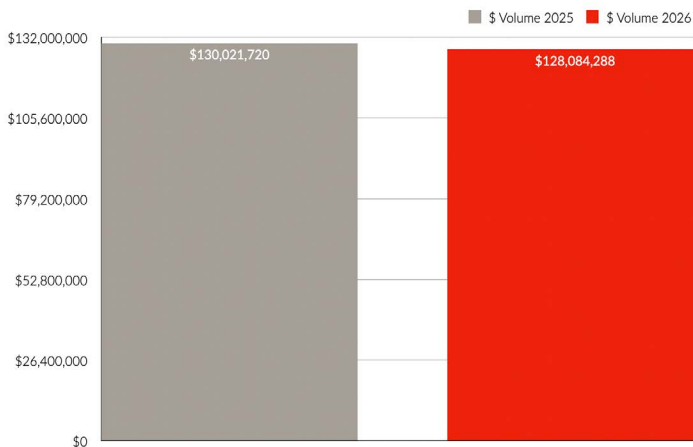


Month-Over-Month 2025 vs. 2026

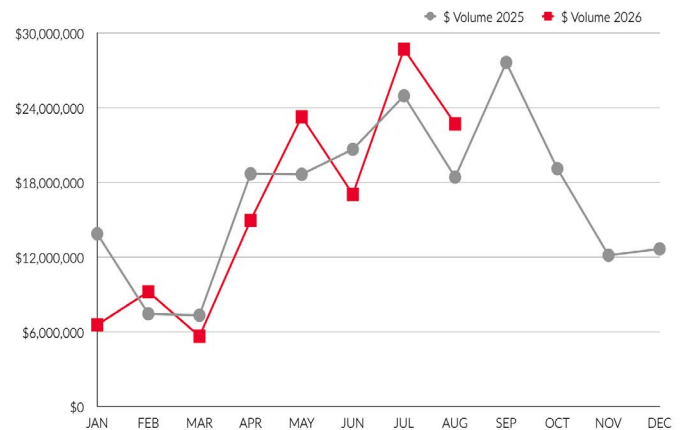
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

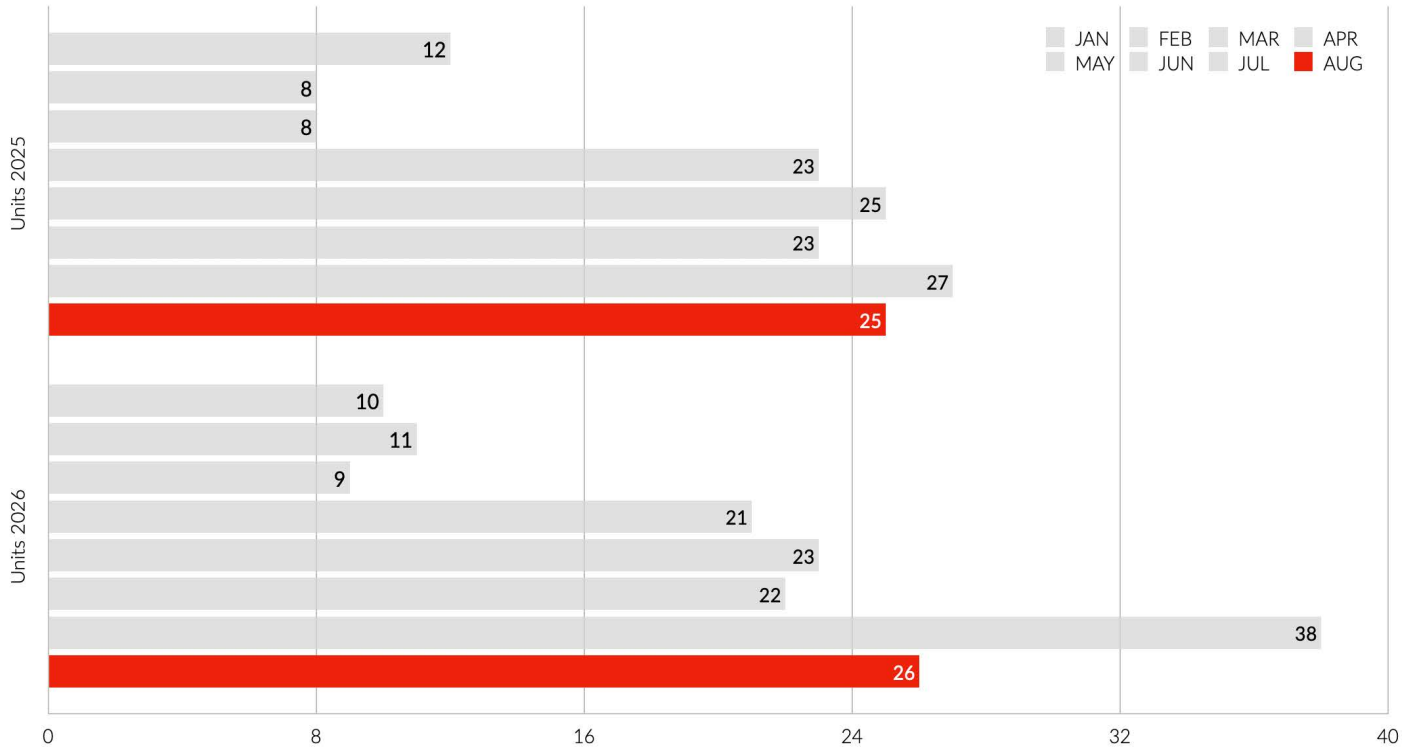


YTD Totals 2025 vs. 2026

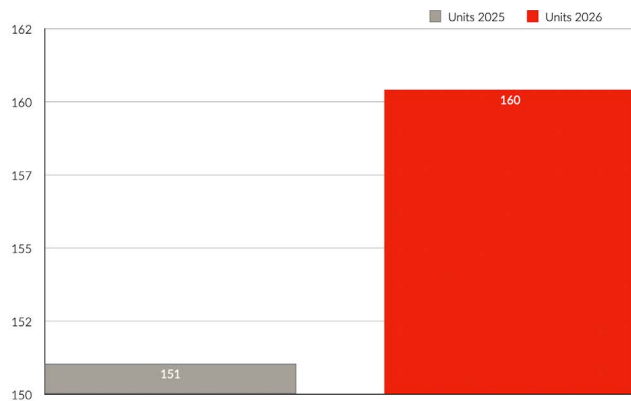


Month vs. Month 2025 vs. 2026

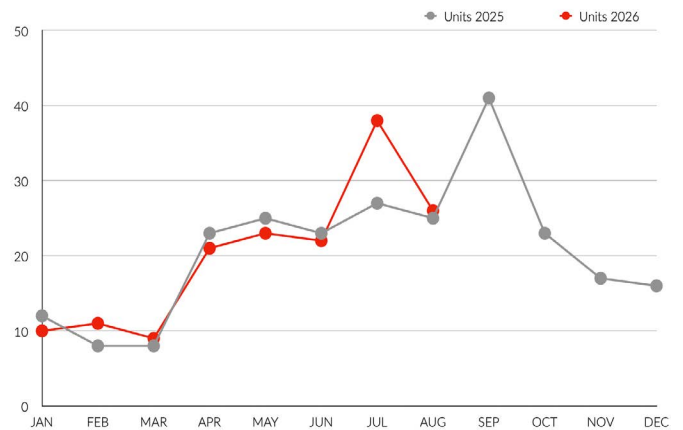
UNIT SALES



Monthly Comparison 2025 vs. 2026

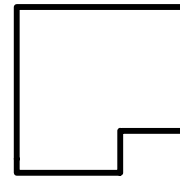


YTD Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$127,666,888 -0.77%	 \$239,900 -82.42%	 \$2,995,000 -63.12%
YTD Unit Sales	 158 +7.48%	 1 -75%	 14 -41.67%
YTD Average Sale Price	 \$808,018 -7.68%	 \$239,900 -29.7%	 \$213,929 -36.79%
August Sales Volume	 \$22,523,788 +24.97%	 \$0 -100%	 \$177,500 -57.64%
August Unit Sales	 25 +8.7%	 0 -100%	 1 -66.67%

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

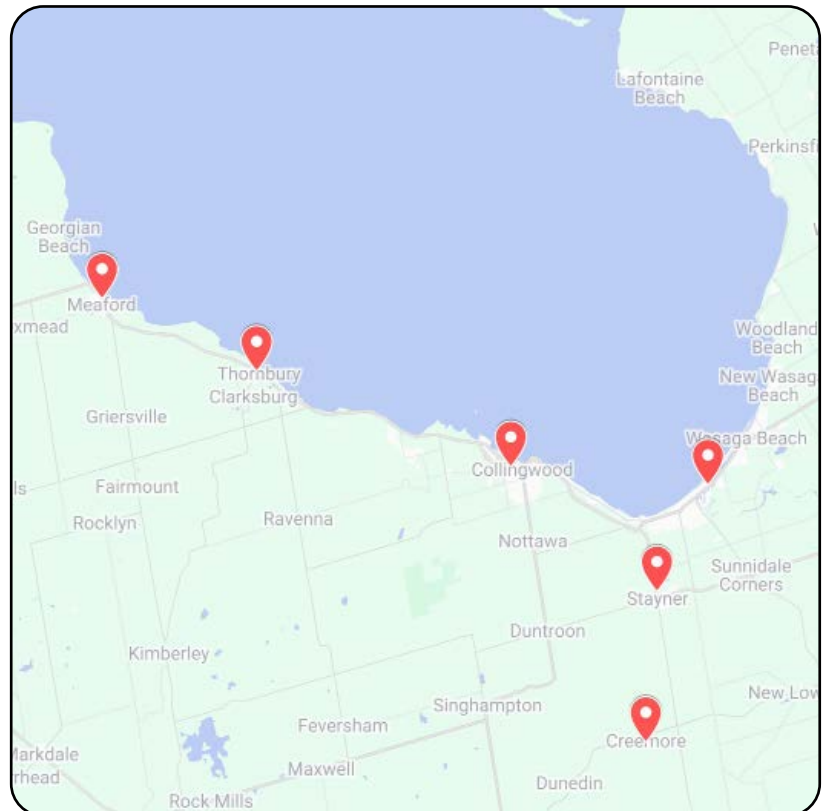
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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