

2026

OCTOBER

TINY TOWNSHIP

Real Estate Market Report

ROYAL LEPAGE® LOCATIONS NORTH BROKERAGE

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 October, with sales activity and pricing declining year-over-year alongside lower new listing activity. The median sale price decreased 6% to $705,000, while the average sale price fell 18.4% to $677,636. Sales volume declined 21.95% to $14,908,000, alongside a 4.35% decrease in unit sales to 22 transactions. New listings declined 20.88% to 72 properties, while expired listings increased 4.08% to 51. The monthly unit sales-to-listings ratio increased to 30.56%; however, the year-to-date ratio remained at 22.59%, keeping Tiny Township firmly in buyer's market territory overall.

October year-over-year sales volume of $14,908,000

Down 21.95% from 2025's $19,100,385, with unit sales of 22 down 4.35% from last October's 23. New listings of 72 are down 20.88% from 91 a year ago, while the monthly sales/listings ratio of 30.56% is up 20.89% from 25.27%.

Year-to-date sales volume of $160,251,438

Down 9.34% from 2025's $176,752,705, with unit sales of 204 down 5.12% from 2025's 215. New listings of 903 are down 12.33% from 1,030 a year ago, while the year-to-date sales/listings ratio of 22.59% is up 8.23% from 20.87%.

Year-to-date average sale price of $770,961

Down 10.62% from $862,526 one year ago, with the median sale price of $654,750 down 12.38% from $747,285. Average days on market of 52.90 is down 5.7% from 56.10 days last year, indicating homes are selling somewhat more quickly despite softer year-to-date pricing.

OCTOBER NUMBERS

Median Sale Price
$705,000
-6%

Average Sale Price
$677,636
-18.4%

Sales Volume
$14,908,000
-21.95%

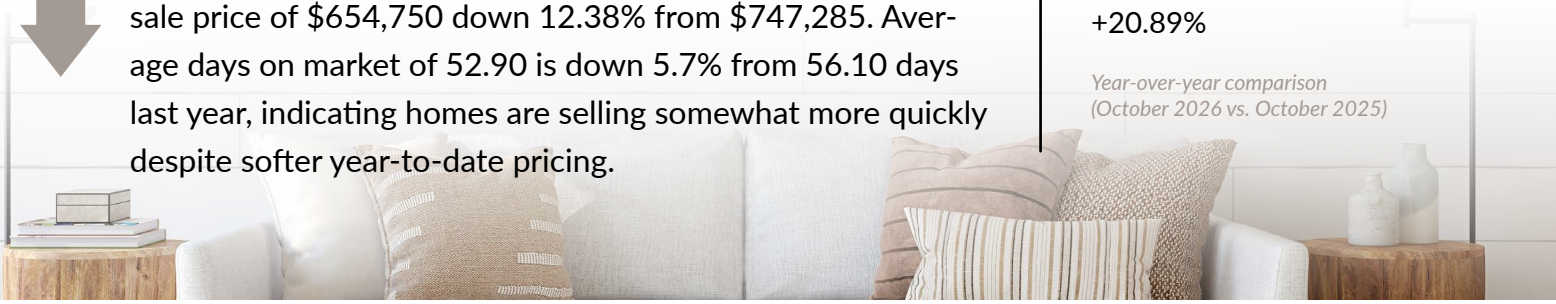
Unit Sales
22
-4.35%

New Listings
72
-20.88%

Expired Listings
51
+4.08%

Unit Sales/Listings Ratio
30.56%
+20.89%

Year-over-year comparison (October 2026 vs. October 2025)



THE MARKET IN **DETAIL**

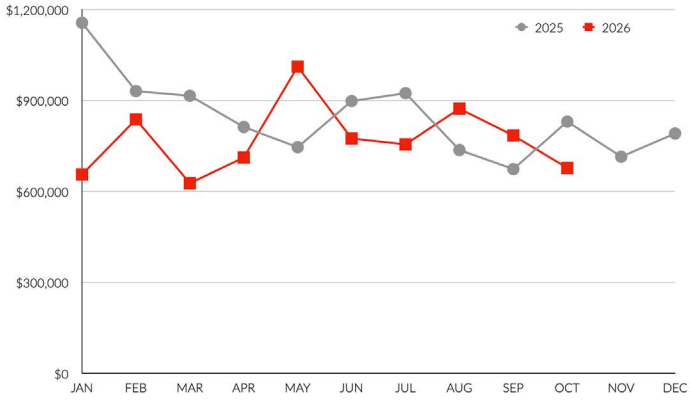
	2024	2025	2026	2025-2026
YTD Volume Sales	$153,804,605	$176,752,705	$160,251,438	-9.34%
YTD Unit Sales	196	215	204	-5.12%
YTD New Listings	766	1,030	903	-12.33%
YTD Sales/Listings Ratio	25.59%	20.87%	22.59%	+8.23%
YTD Expired Listings	199	279	274	-1.79%
Monthly Volume Sales	$17,296,833	$19,100,385	$14,908,000	-21.95%
Monthly Unit Sales	24	23	22	-4.35%
Monthly New Listings	62	91	72	-20.88%
Monthly Sales/Listings Ratio	38.71%	25.27%	30.56%	+20.89%
Monthly Expired Listings	50	49	51	+4.08%
Monthly Average Sale Price	$720,701	$830,452	$677,636	-18.4%
YTD Sales: $0-$199K	9	20	9	-55%
YTD Sales: $200k-349K	20	11	12	+9.09%
YTD Sales: $350K-$549K	37	30	48	+60%
YTD Sales: $550K-$749K	59	49	49	No Change
YTD Sales: $750K-$999K	38	49	46	-6.12%
YTD Sales: $1M-$2M	45	48	32	-33.33%
YTD Sales: $2M+	8	9	8	-11.11%
YTD Average Days-On-Market	51.70	56.10	52.90	-5.7%
YTD Average Sale Price	$793,387	$862,526	$770,961	-10.62%
YTD Median Sale Price	$707,500	$747,285	$654,750	-12.38%

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

AVERAGE SALE PRICE

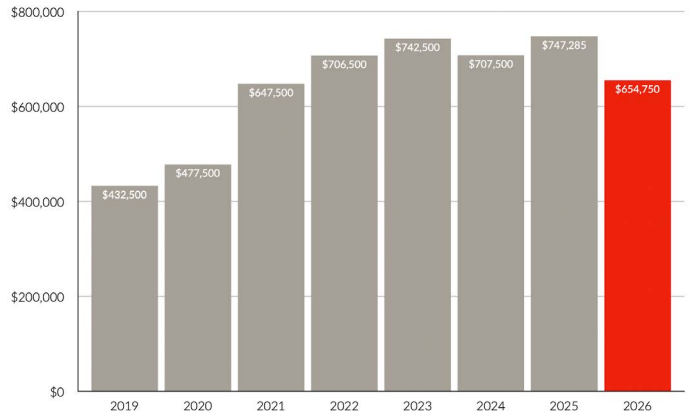


Year-Over-Year

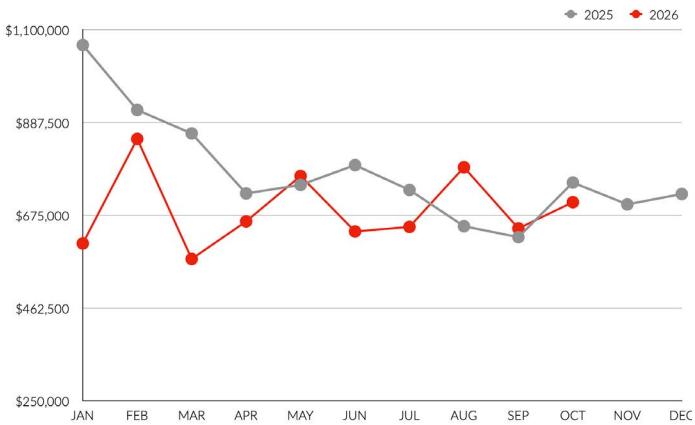


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



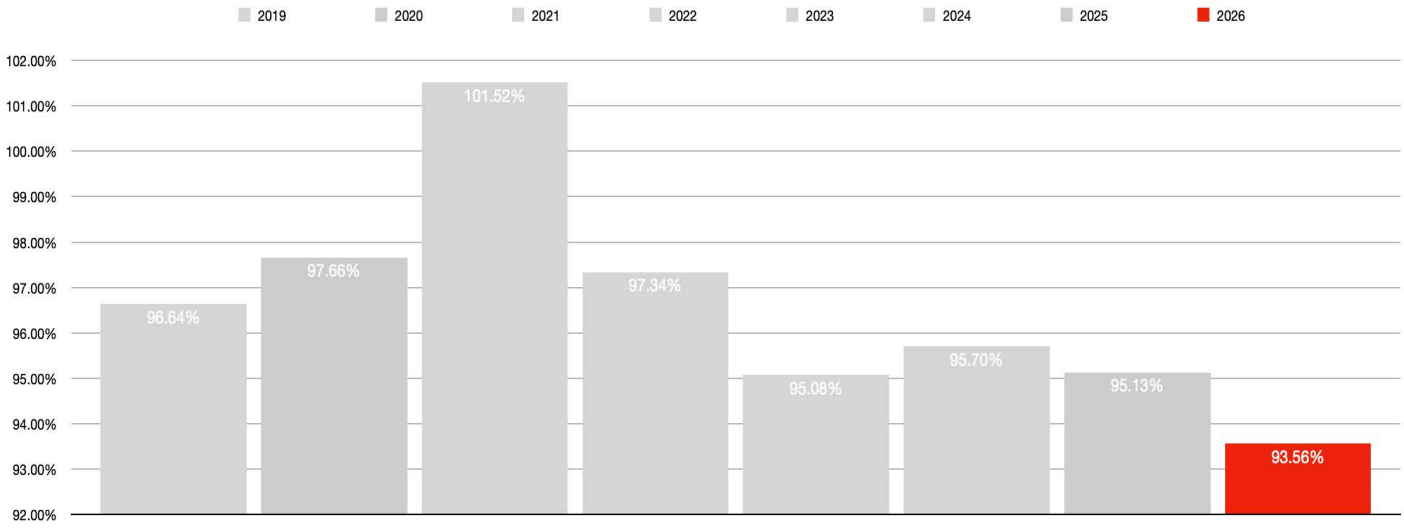
Year-Over-Year



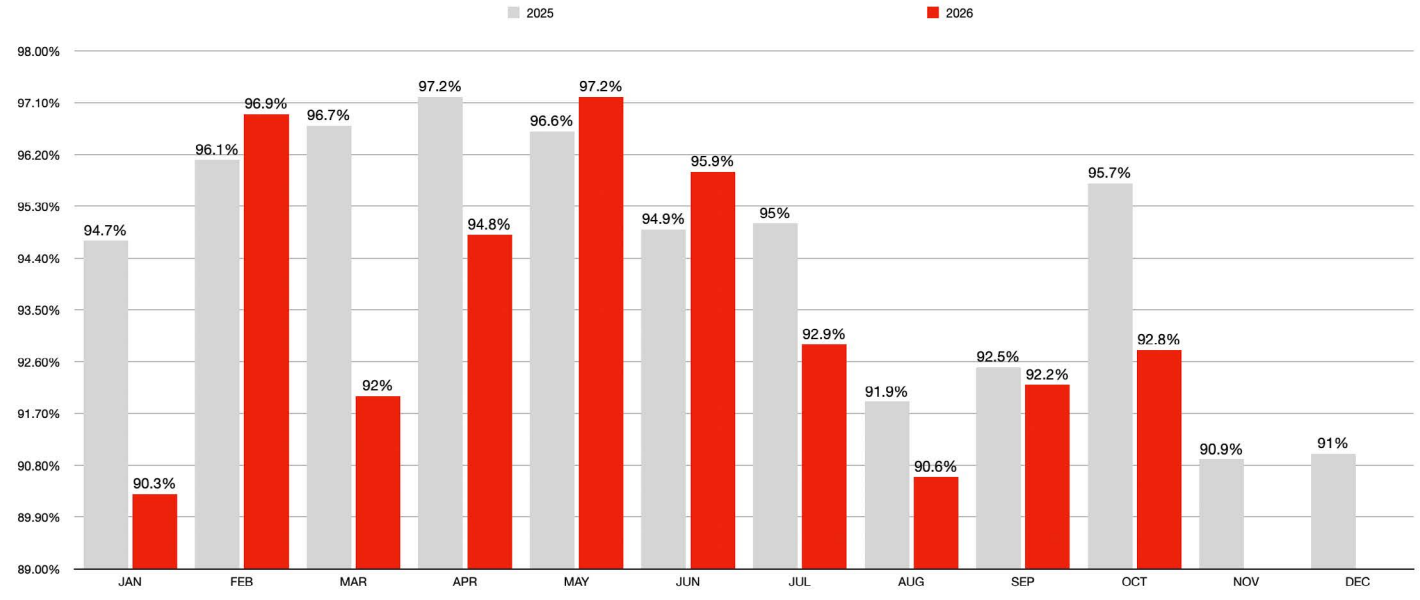
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

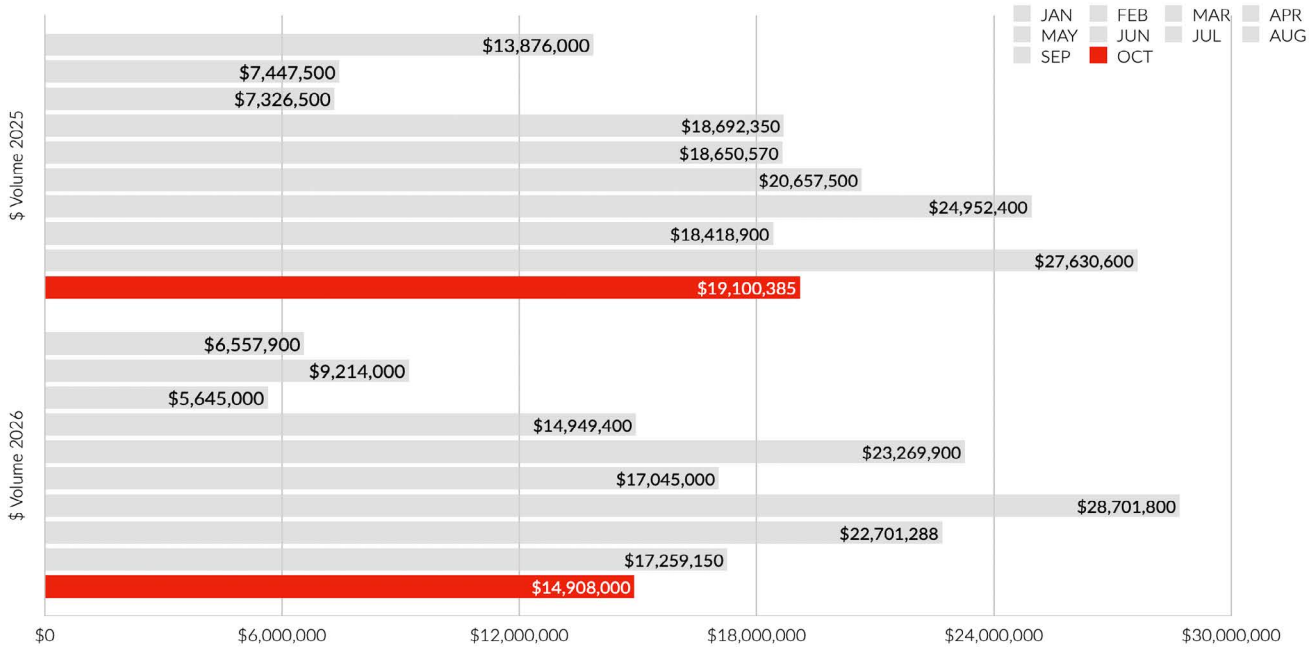


Year-Over-Year

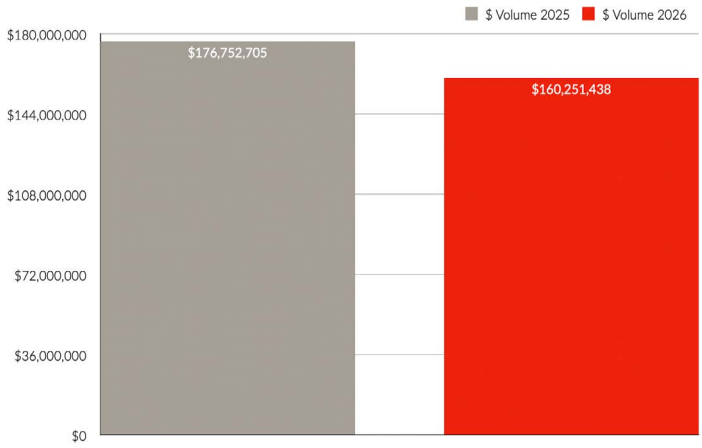


Month-Over-Month 2025 vs. 2026

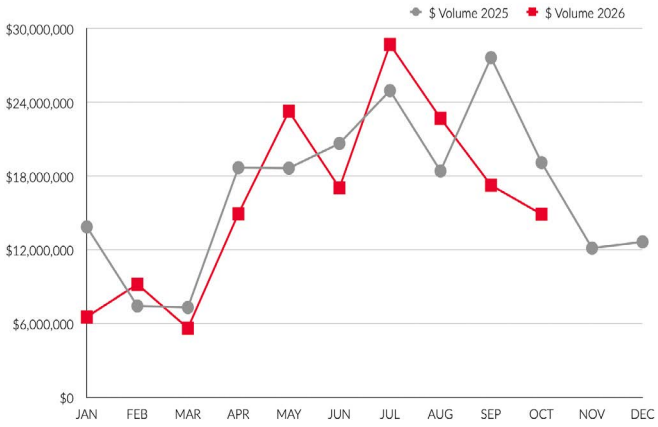
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

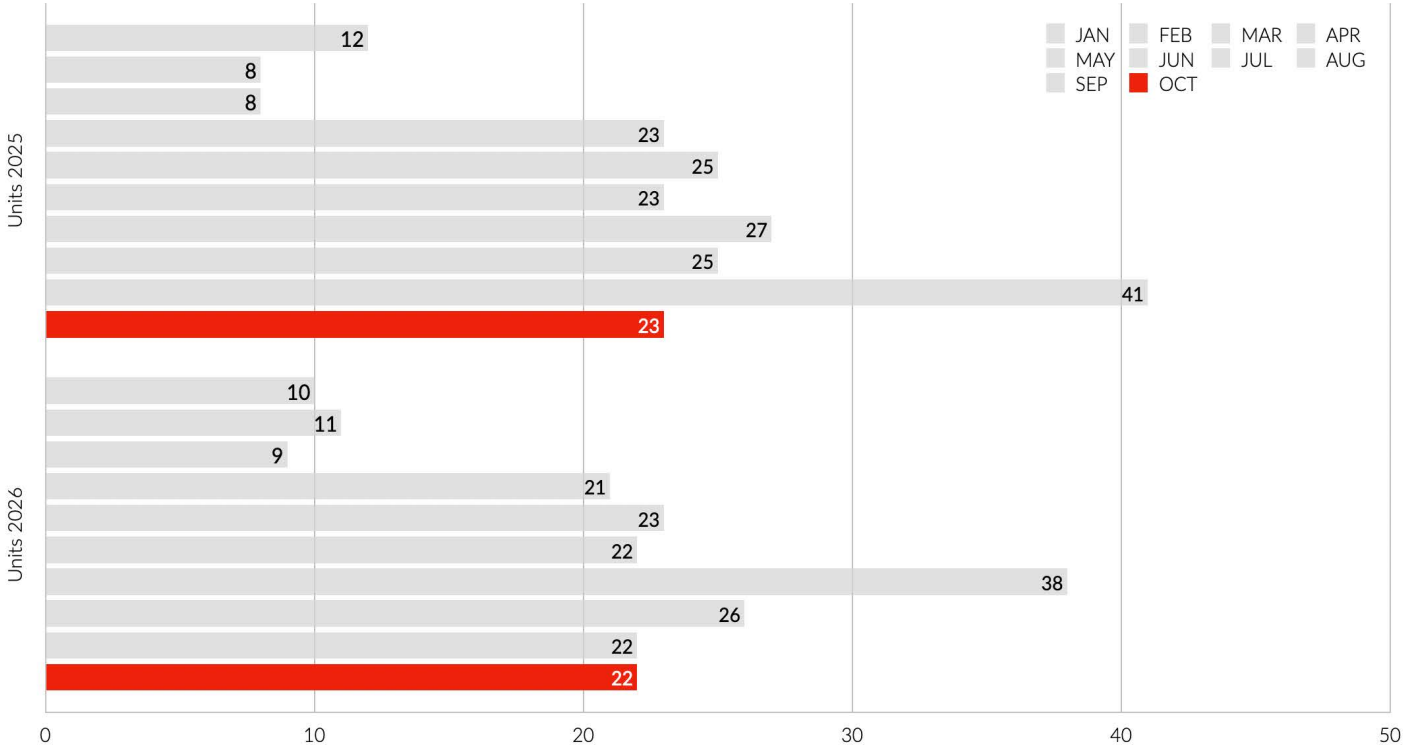


YTD Totals 2025 vs. 2026

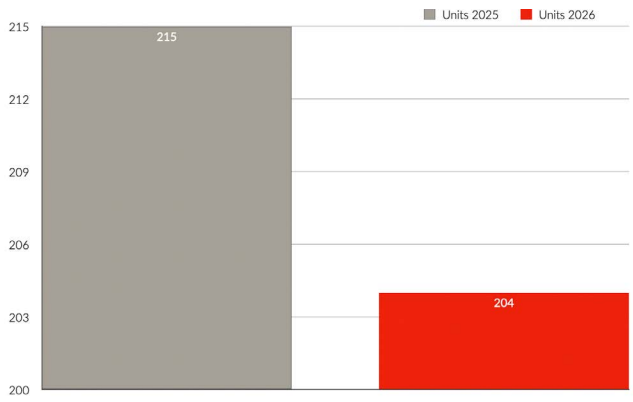


Month vs. Month 2025 vs. 2026

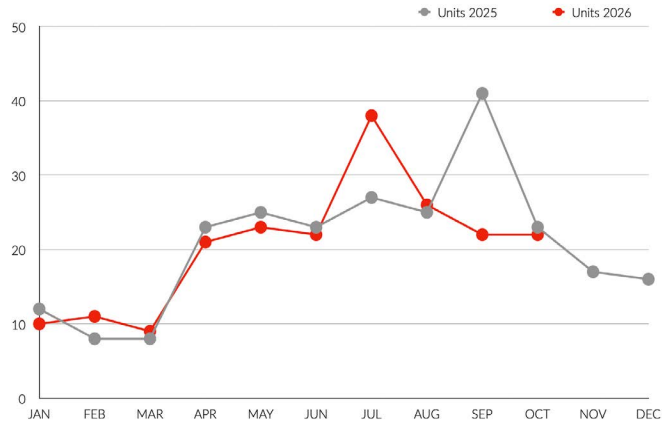
UNIT SALES



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	$159,834,038 -8.87%	$239,900 -82.42%	$3,570,000 -65.23%
YTD Unit Sales	202 -4.27%	1 -75%	16 -51.52%
YTD Average Sale Price	$791,258 -4.81%	$239,900 -29.7%	$223,125 -28.28%
October Sales Volume	$14,908,000 -21.95%	$0 No Change	$225,000 -27.42%
October Unit Sales	22 -4.35%	0 No Change	1 -50%

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



OUR LOCATIONS

COLLINGWOOD
705-445-5520
112 Hurontario St, Collingwood

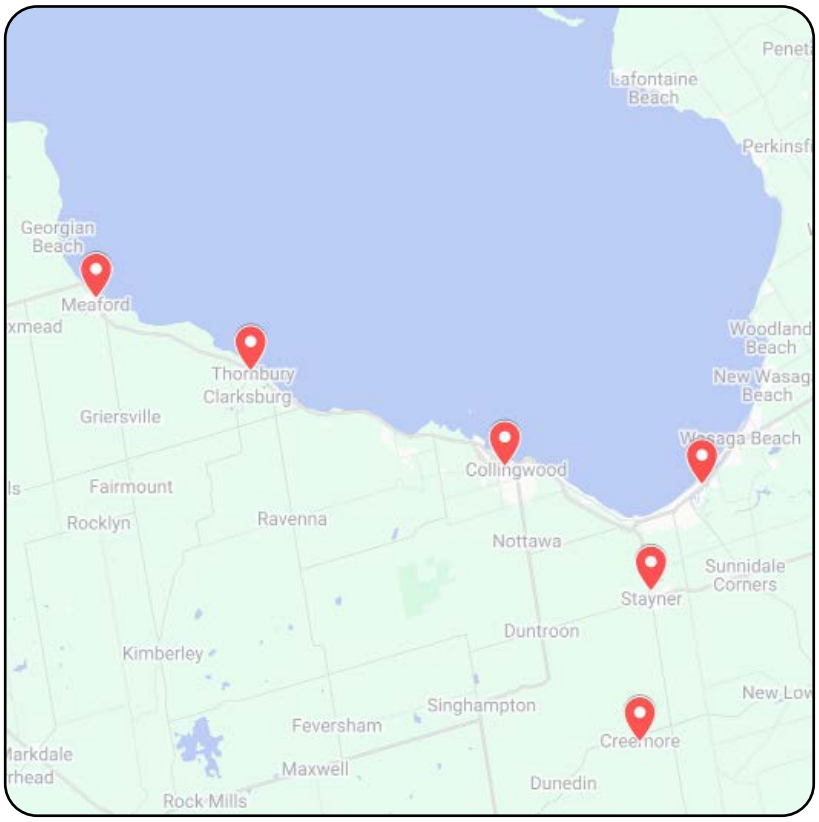
CREEMORE
705-881-9005
154 Mill St, Unit B, Creemore

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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