



2026

APRIL

TINY TOWNSHIP

Real Estate Market Report



LOCATIONS **NORTH**
BROKERAGE

PAUL
AVERY
REAL ESTATE
COLLINGWOOD - GEORGIAN BAY

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

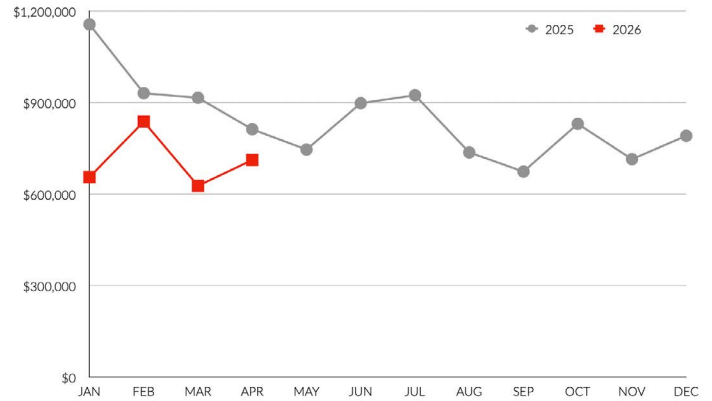
	2024	2025	2026	2025-2026
YTD Volume Sales	\$46,598,535	\$47,342,350	\$36,366,300	-23.18%
YTD Unit Sales	58	51	51	No Change
YTD New Listings	239	294	271	-7.82%
YTD Sales/Listings Ratio	24.27%	17.35%	18.82%	+8.49%
YTD Expired Listings	30	73	83	+13.7%
Monthly Volume Sales	\$12,890,200	\$18,692,350	\$14,949,400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

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

AVERAGE SALE PRICE

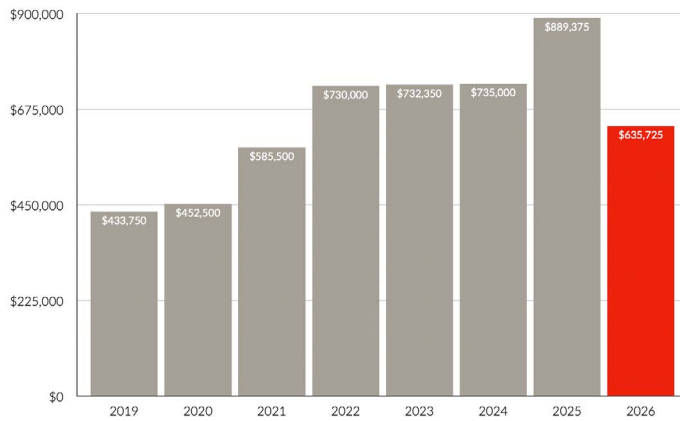


Year-Over-Year

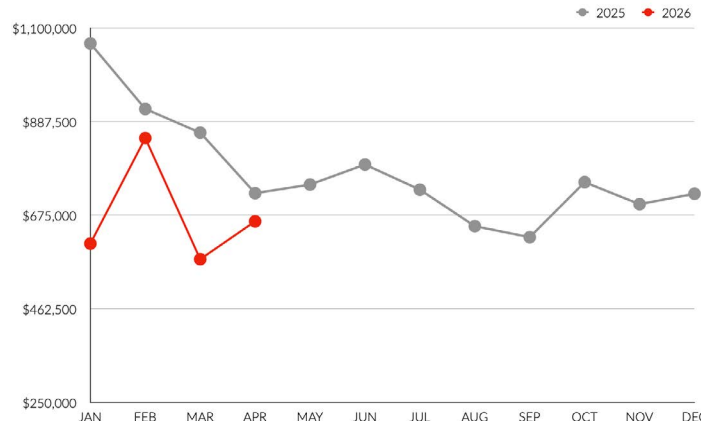


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



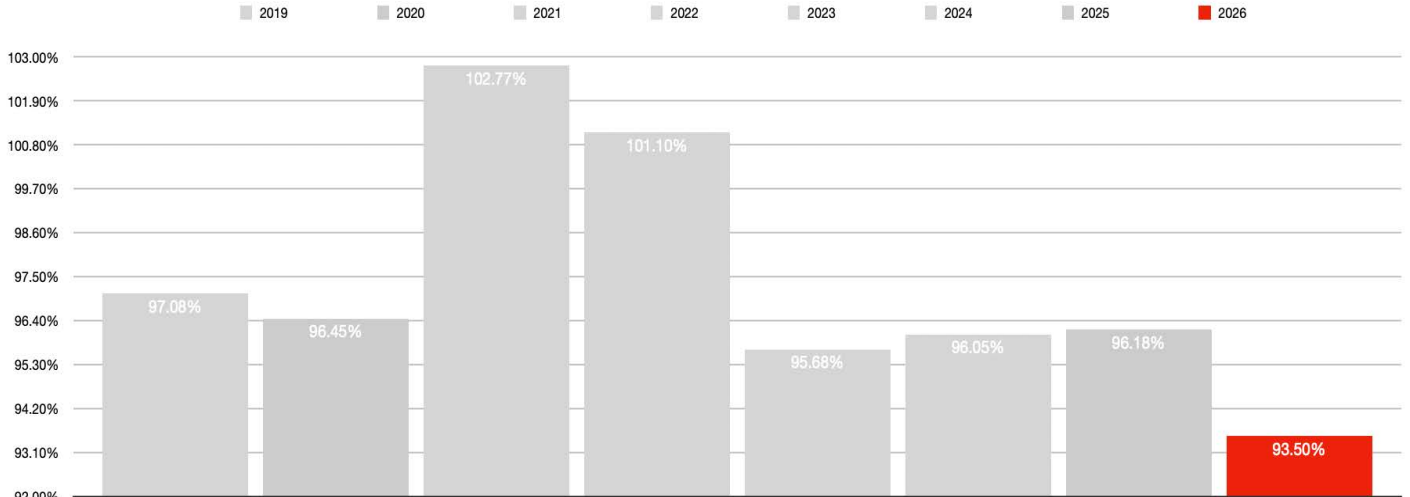
Year-Over-Year



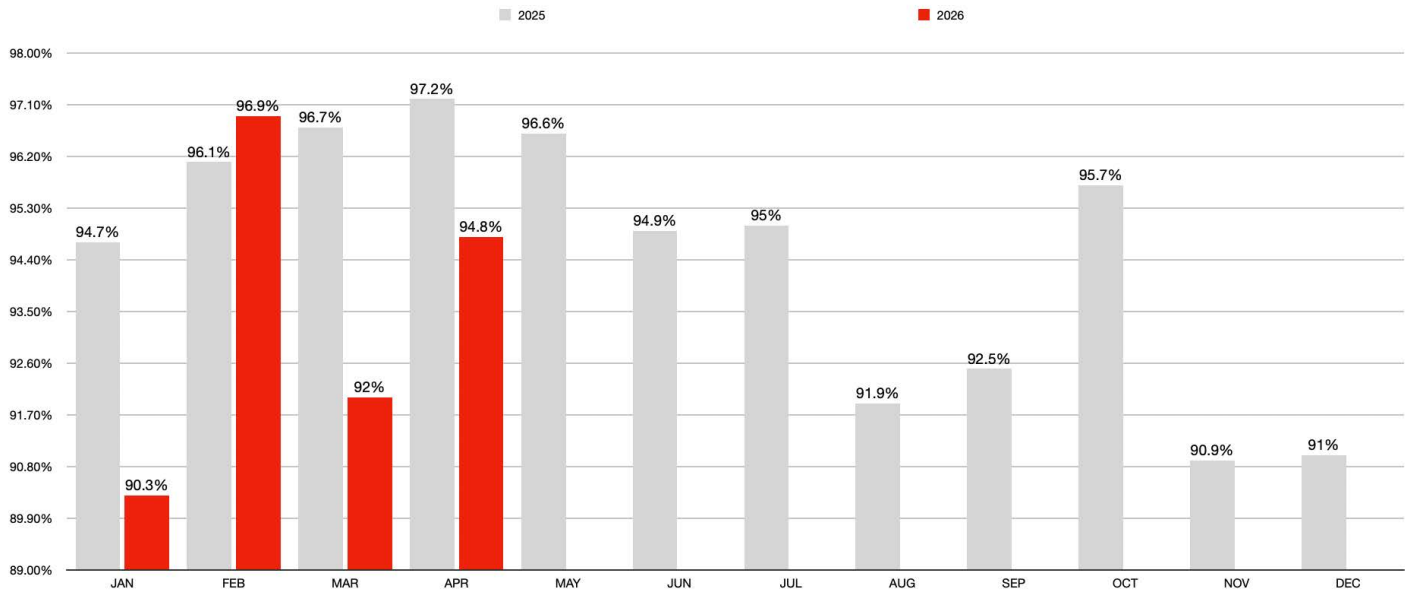
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

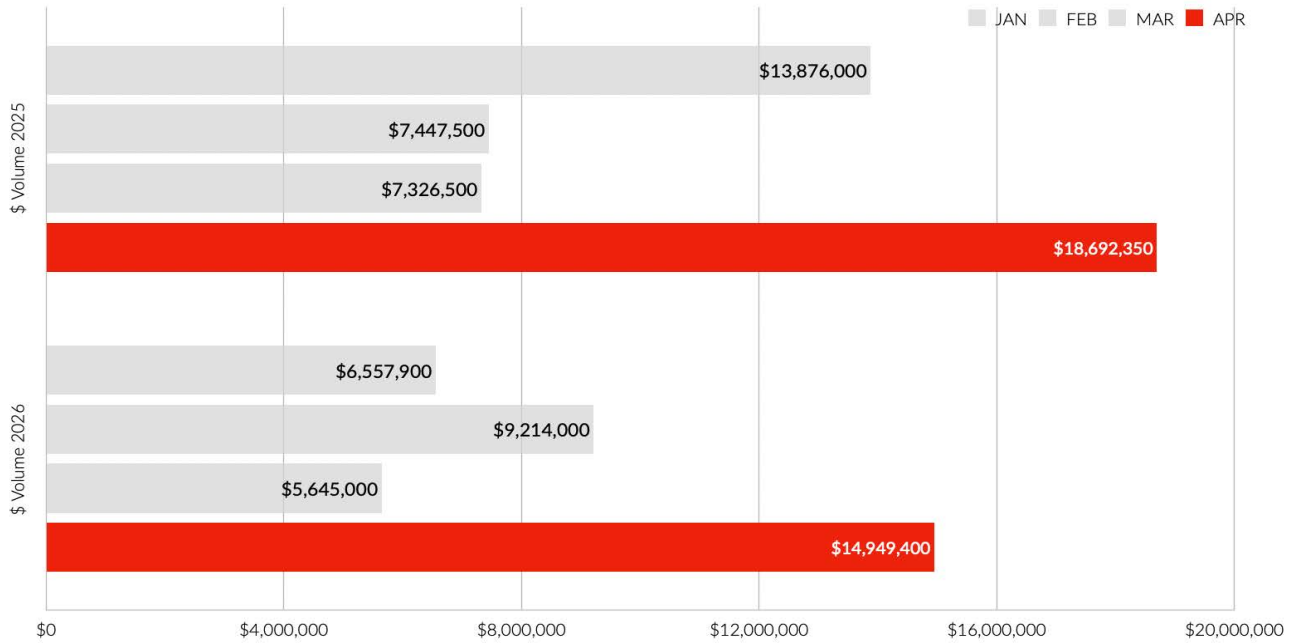


Year-Over-Year

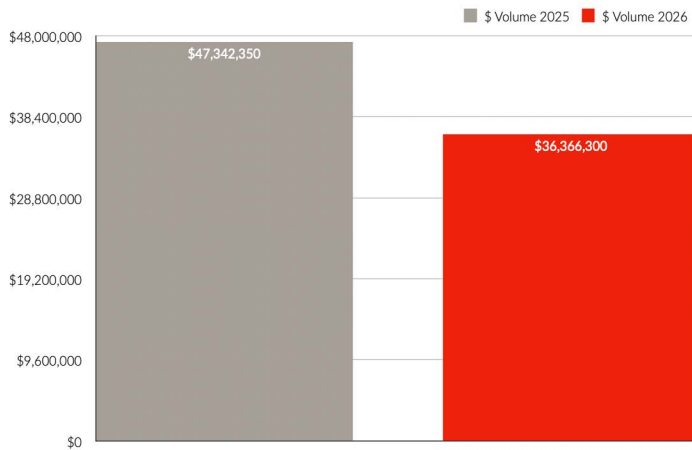


Month-Over-Month 2025 vs. 2026

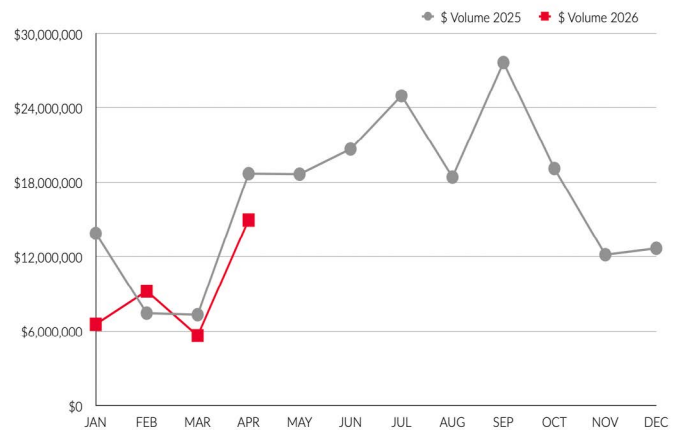
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

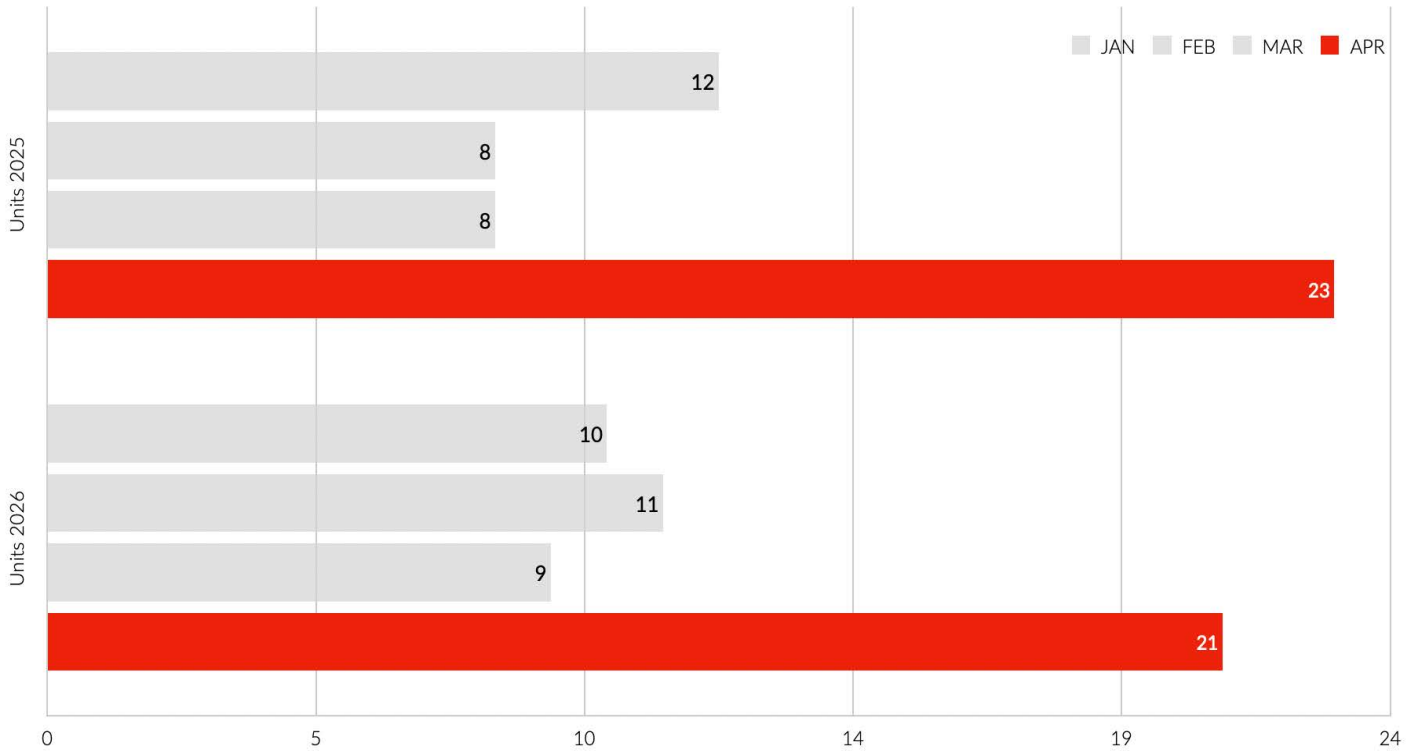


Yearly Totals 2025 vs. 2026

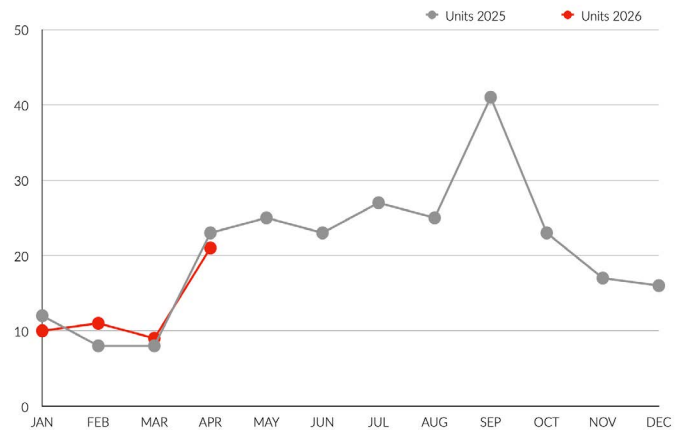
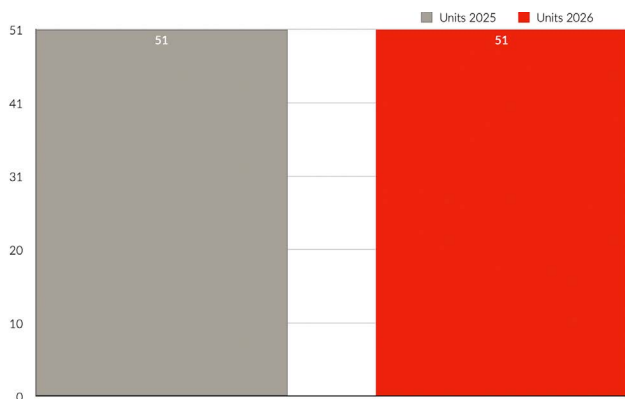


Month vs. Month 2025 vs. 2026

UNIT SALES



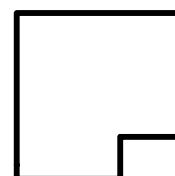
Monthly Comparison 2025 vs. 2026



Yearly Totals 2025 vs. 2026

Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
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

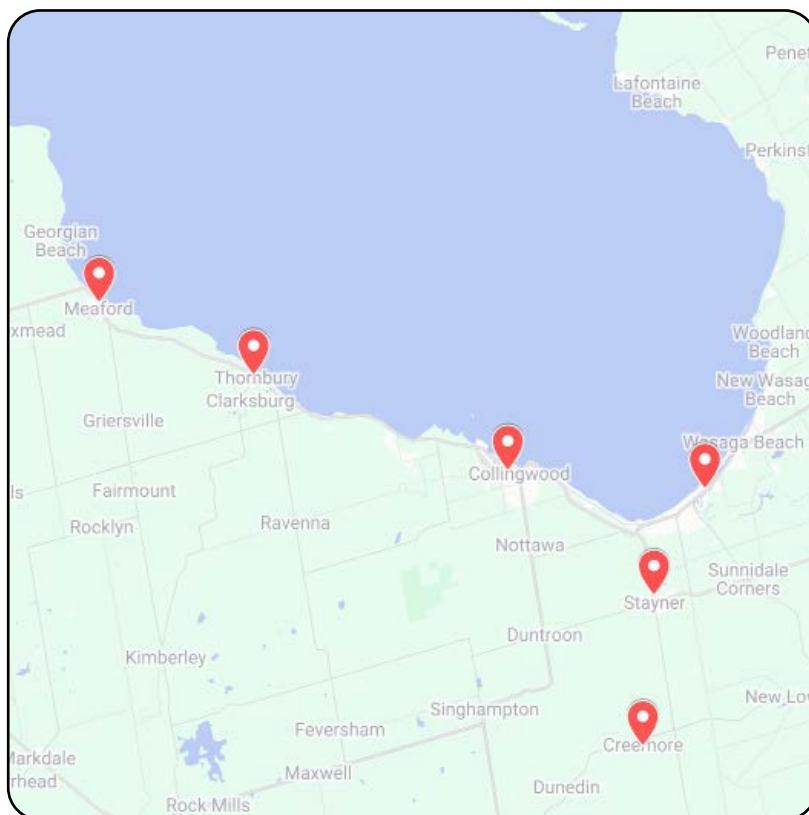
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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