



# 2026

# MARCH

# 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 March, with significantly softer pricing and mixed sales activity year-over-year. The median sale price declined 33.33% to \$575,000, while the average sale price fell 31.51% to \$627,222, reflecting notable downward pressure on values. Unit sales rose 12.50% to 9 transactions, though overall sales volume decreased 22.95% to \$5,645,000, suggesting lower-priced properties are driving activity. Meanwhile, new listings dropped 15.19%, while expired listings declined 10.53%. With the unit sales-to-listings ratio at 13.43%, conditions remain firmly in buyer's market territory, giving purchasers continued negotiating leverage.



### March year-over-year sales volume of \$5,645,000

Down -22.95% from 2025's \$7,326,500 with unit sales of 9 up +12.5% compared to last March's 8. New listings of 67 are down -15.19% from a year ago, with the sales/listing ratio of 13.43% up 32.65%.



### Year-to-date sales volume of \$21,416,900

Down -25.25% from 2025's \$28,650,000 with unit sales of 30 up +7.14% from 2025's 28. New listings of 170 are down -12.82% from a year ago, with the sales/listing ratio of 17.65% up 22.90%.



### Year-to-date average sale price of \$706,882

Down from \$1,001,028 one year ago with median sale price of \$610,450 down from \$916,250 one year ago. Average days-on-market of 57 is up 6 days from last year.

## MARCH NUMBERS

Median Sale Price

**\$575,000**

-33.33%

Average Sale Price

**\$627,222**

-31.51%

Sales Volume

**\$5,645,000**

-22.95%

Unit Sales

**9**

+12.5%

New Listings

**67**

-15.19%

Expired Listings

**17**

-10.53%

Unit Sales/Listings Ratio

**13.43%**

+32.65%

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

# THE MARKET IN DETAIL

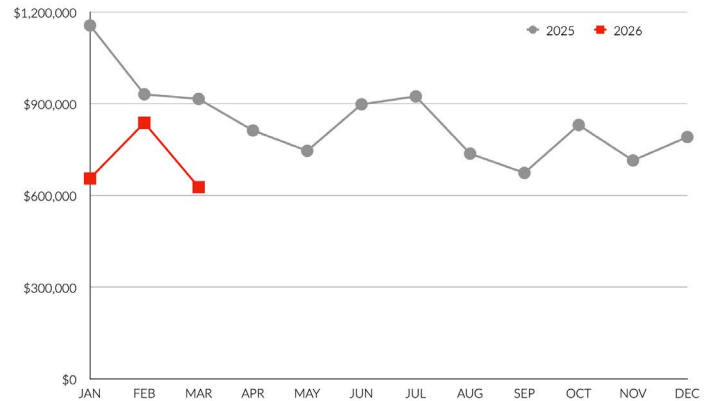
	2024	2025	2026	2025-2026
<b>YTD Volume Sales</b>	\$33,708,335	\$28,650,000	\$21,416,900	-25.25%
<b>YTD Unit Sales</b>	43	28	30	+7.14%
<b>YTD New Listings</b>	151	195	170	-12.82%
<b>YTD Sales/Listings Ratio</b>	28.48%	14.36%	17.65%	+22.9%
<b>YTD Expired Listings</b>	19	58	56	-3.45%
<b>Monthly Volume Sales</b>	\$18,470,000	\$7,326,500	\$5,645,000	-22.95%
<b>Monthly Unit Sales</b>	24	8	9	+12.5%
<b>Monthly New Listings</b>	67	79	67	-15.19%
<b>Monthly Sales/Listings Ratio</b>	35.82%	10.13%	13.43%	+32.65%
<b>Monthly Expired Listings</b>	3	19	17	-10.53%
<b>Monthly Average Sale Price</b>	\$769,583	\$915,813	\$627,222	-31.51%
<b>YTD Sales: \$0-\$199K</b>	1	1	2	+100%
<b>YTD Sales: \$200k-349K</b>	3	2	0	-100%
<b>YTD Sales: \$350K-\$549K</b>	10	1	6	+500%
<b>YTD Sales: \$550K-\$749K</b>	10	5	10	+100%
<b>YTD Sales: \$750K-\$999K</b>	9	6	7	+16.67%
<b>YTD Sales: \$1M-\$2M</b>	8	12	5	-58.33%
<b>YTD Sales: \$2M+</b>	2	1	0	-100%
<b>YTD Average Days-On-Market</b>	59.67	52.00	57.33	+10.26%
<b>YTD Average Sale Price</b>	\$779,995	\$1,001,028	\$706,883	-29.38%
<b>YTD Median Sale Price</b>	\$720,000	\$916,250	\$610,450	-33.38%

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

# AVERAGE SALE PRICE

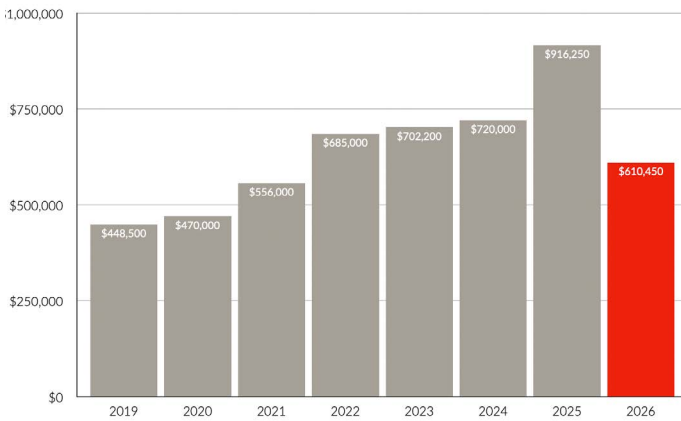


Year-Over-Year

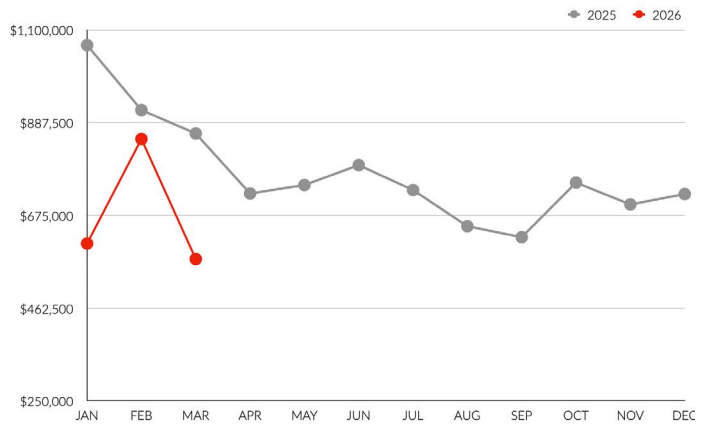


Month-Over-Month 2025 vs. 2026

# MEDIAN SALE PRICE



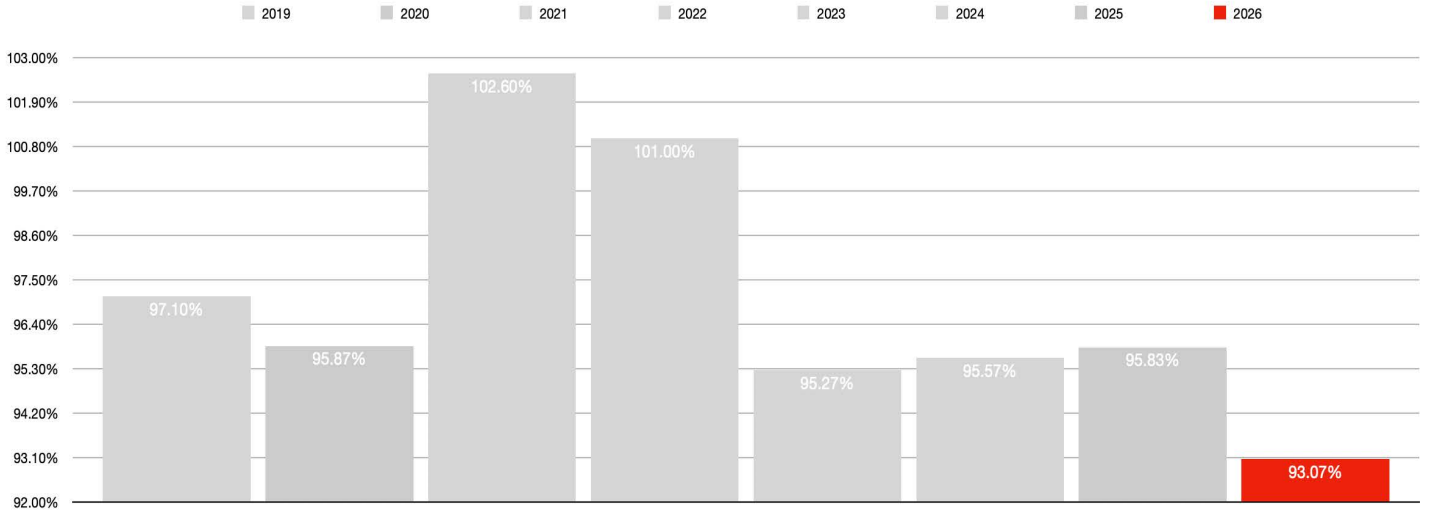
Year-Over-Year



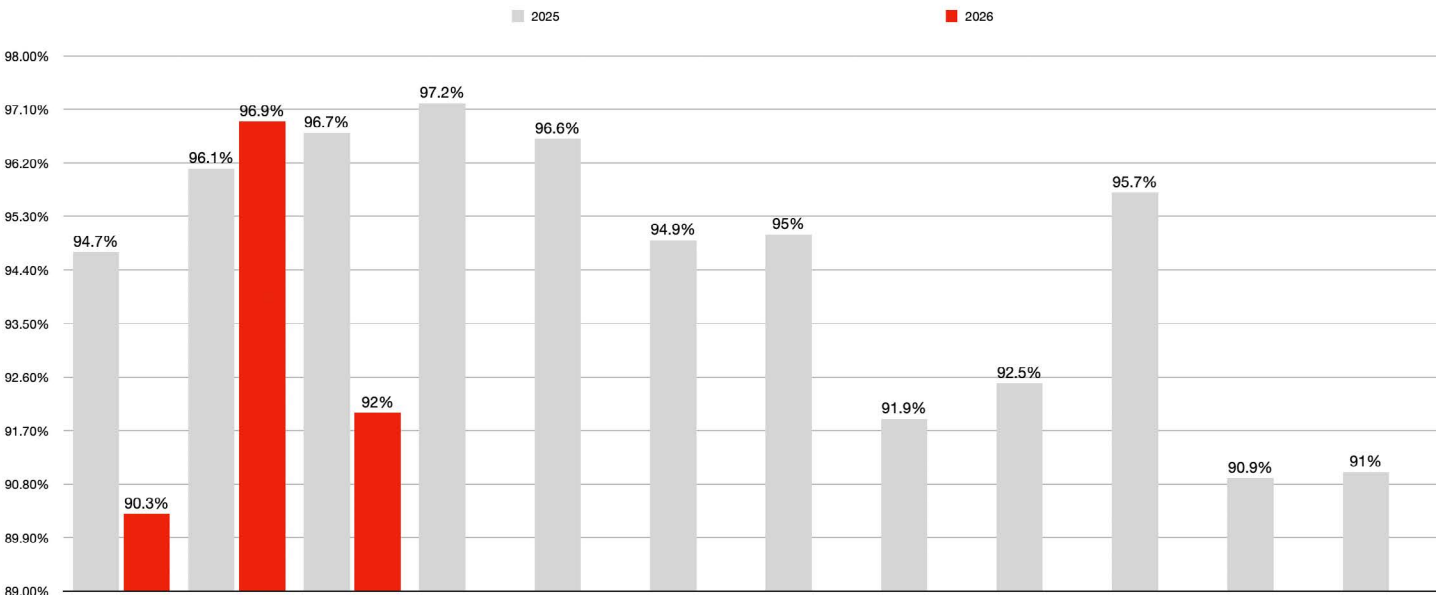
Month-Over-Month 2025 vs. 2026

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

# SALE PRICE VS. LIST PRICE RATIO

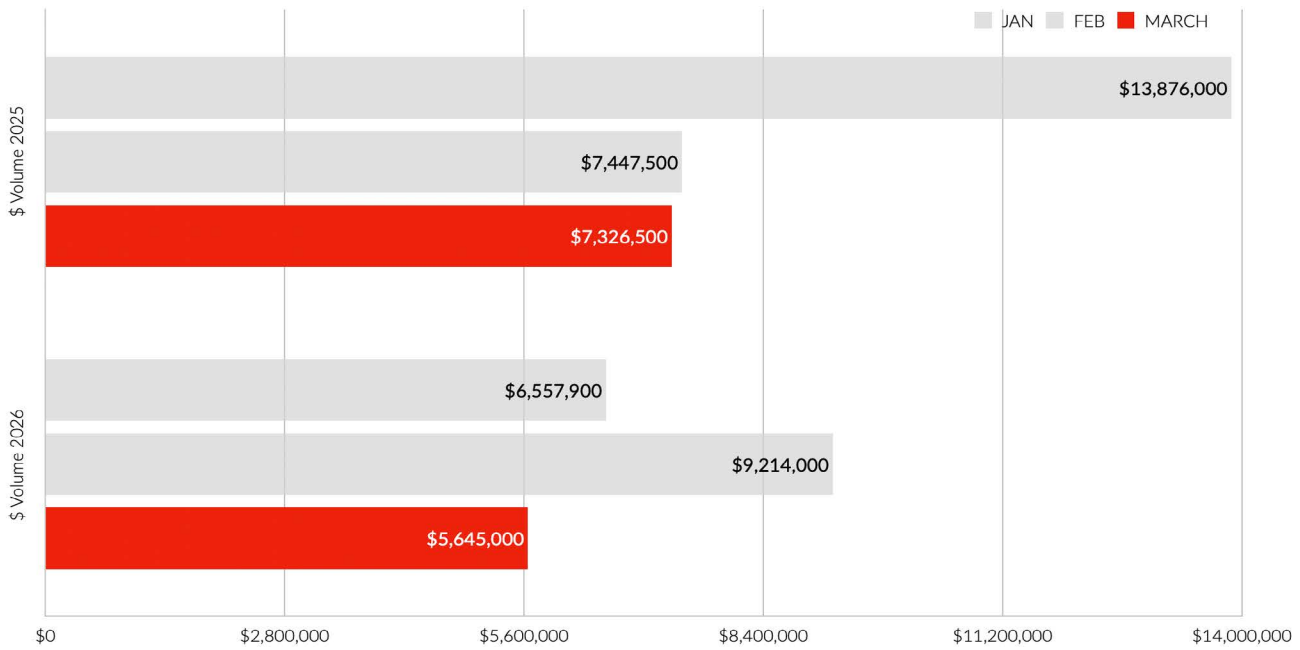


## Year-Over-Year

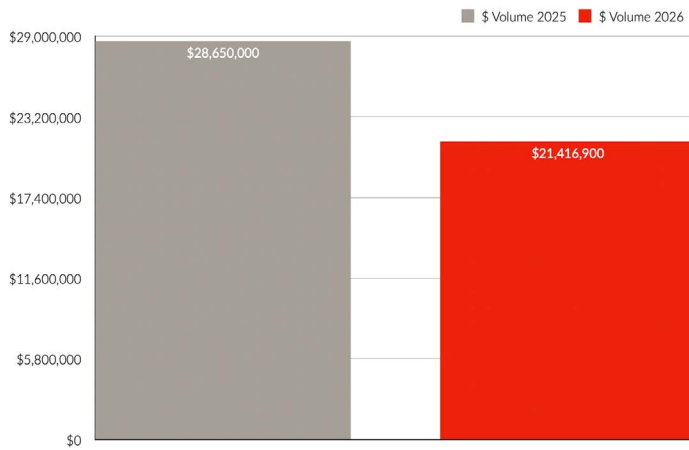


## Month-Over-Month 2025 vs. 2026

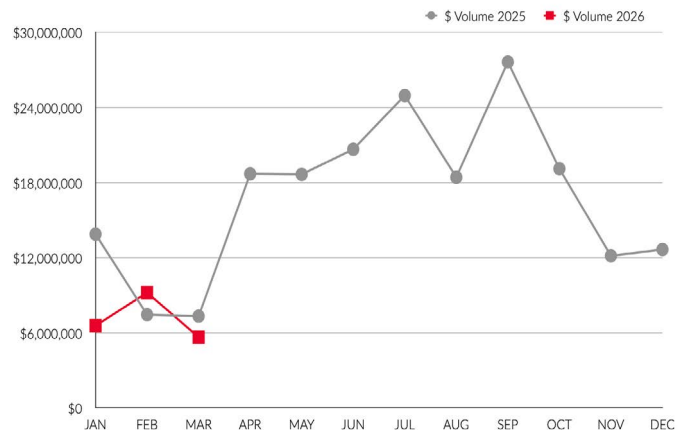
# DOLLAR VOLUME SALES



## Monthly Comparison 2025 vs. 2026

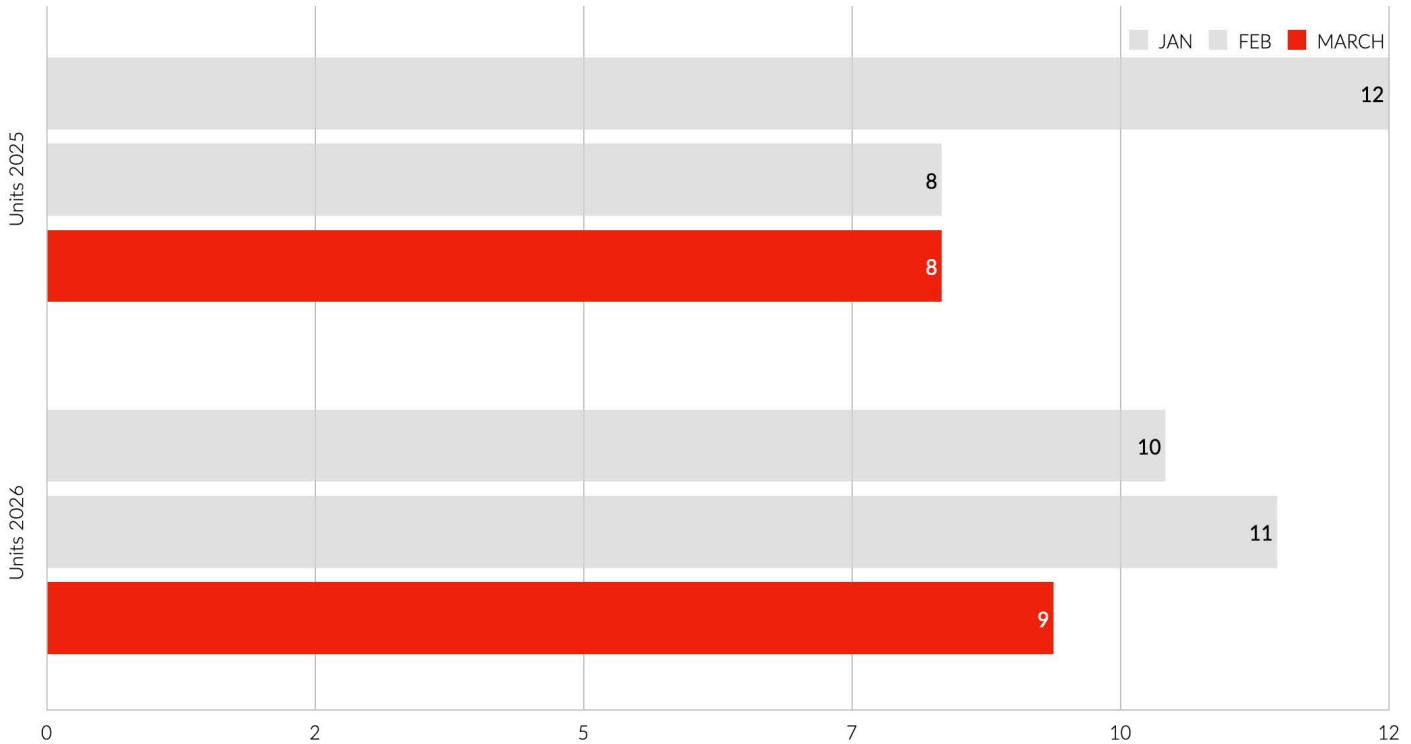


## Yearly Totals 2025 vs. 2026

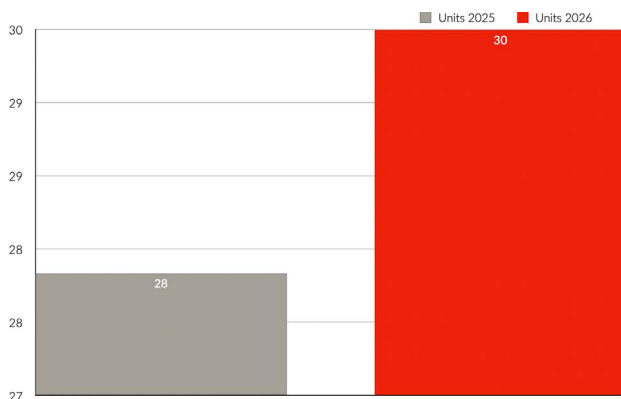


## Month vs. Month 2025 vs. 2026

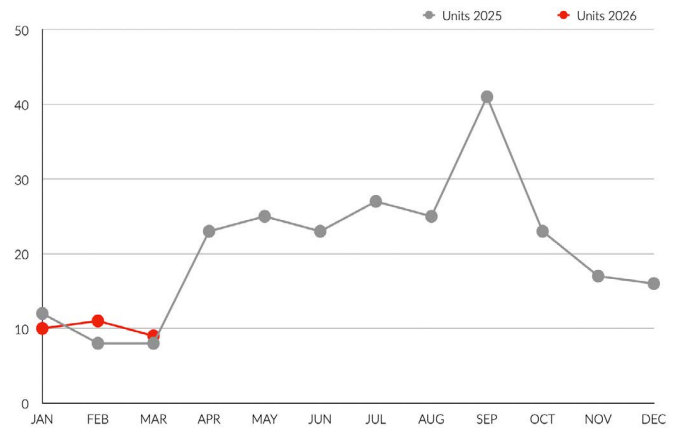
# UNIT SALES



Monthly Comparison 2025 vs. 2026

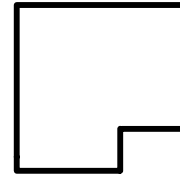


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

# SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$21,416,900 -23.06%	\$0 -100%	\$895,000 +33.58%
YTD Unit Sales	30 +11.11%	0 -100%	3 No Change
YTD Average Sale Price	\$713,897 -30.75%	\$0 -100%	\$298,333 +33.58%
March Sales Volume	\$5,645,000 -22.95%	\$0 -100%	\$895,000 +588.46%
March Unit Sales	9 +12.5%	0 -100%	3 +200%

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

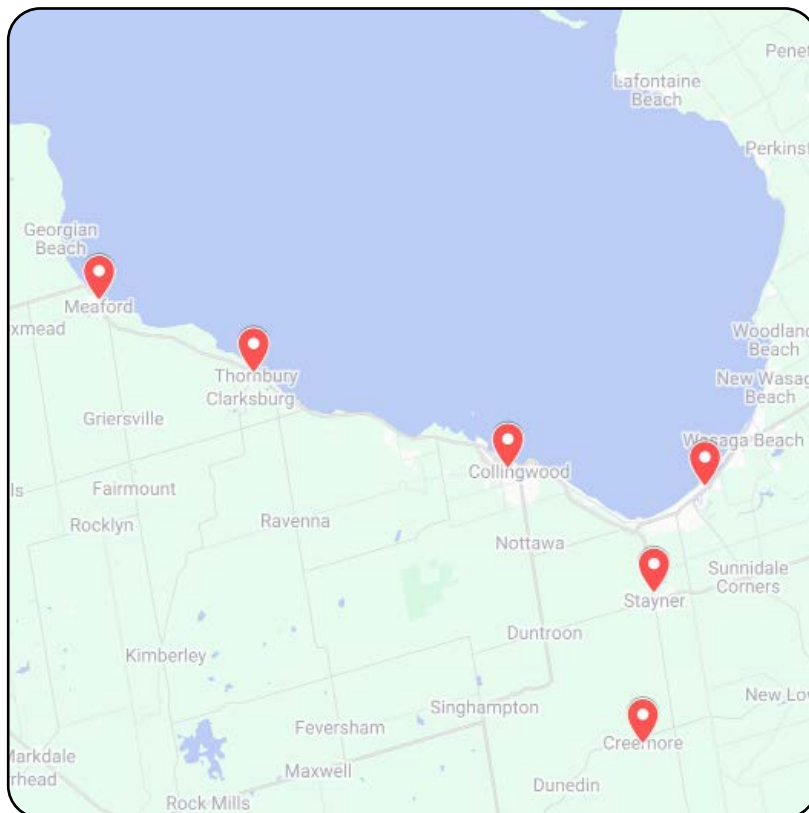
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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