



2026

FEBRUARY

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 February, with softer pricing but stronger sales activity year-over-year. The median sale price declined 7.23% to \$850,000, while the average sale price fell 10.02% to \$837,636, reflecting modest downward pressure on values. Despite this, sales activity strengthened, with sales volume rising 23.72% and unit sales increasing 37.5% to 11 transactions. Meanwhile, new listings declined 22.06%, tightening incoming inventory, while expired listings rose 38.46%. Even with the increase in sales activity, the unit sales-to-listings ratio remained low at 20.75%, keeping market conditions in buyer's market territory and giving purchasers greater negotiating leverage.



February year-over-year sales volume of \$9,214,000

Up +23.72% from 2025's \$7,447,500 with unit sales of 11, up +37.5% compared to last February's 8. New listings of 53 are down -22.06% from a year ago, with the sales/listing ratio of 20.75% up 76.42%.



Year-to-date sales volume of \$15,771,900

Down -26.04% from 2025's \$21,323,500 with unit sales of 21 up +5% from 2025's 20. New listings of 103 are down -11.21% from a year ago, with the sales/listing ratio of 20.39% up 18.25%.



Year-to-date average sale price of \$746,713

Down from \$1,043,635 one year ago with median sale price of \$730,225 down from \$990,625 one year ago. Average days-on-market of 58 is down 5 days from last year.

FEBRUARY NUMBERS

Median Sale Price

\$850,000

-7.23%

Average Sale Price

\$837,636

-10.02%

Sales Volume

\$9,214,000

+23.72%

Unit Sales

11

+37.5%

New Listings

53

-22.06%

Expired Listings

18

+38.46%

Unit Sales/Listings Ratio

20.75%

+76.42%

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

THE MARKET IN DETAIL

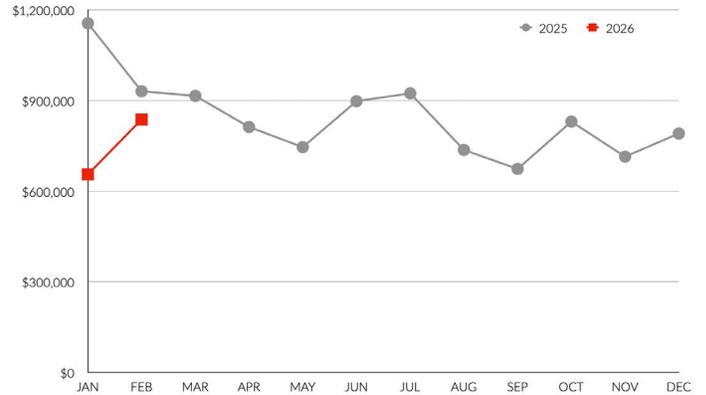
	2024	2025	2026	2025-2026
YTD Volume Sales	\$15,238,335	\$21,323,500	\$15,771,900	-26.04%
YTD Unit Sales	19	20	21	+5%
YTD New Listings	84	116	103	-11.21%
YTD Sales/Listings Ratio	22.62%	17.24%	20.39%	+18.25%
YTD Expired Listings	16	39	39	No Change
Monthly Volume Sales	\$10,801,000	\$7,447,500	\$9,214,000	+23.72%
Monthly Unit Sales	13	8	11	+37.5%
Monthly New Listings	48	68	53	-22.06%
Monthly Sales/Listings Ratio	27.08%	11.76%	20.75%	+76.42%
Monthly Expired Listings	5	13	18	+38.46%
Monthly Average Sale Price	\$830,846	\$930,938	\$837,636	-10.02%
YTD Sales: \$0-\$199K	1	0	0	No Change
YTD Sales: \$200k-349K	2	2	0	-100%
YTD Sales: \$350K-\$549K	4	1	5	+400%
YTD Sales: \$550K-\$749K	3	2	7	+250%
YTD Sales: \$750K-\$999K	3	6	6	No Change
YTD Sales: \$1M-\$2M	4	8	3	-62.5%
YTD Sales: \$2M+	1	1	0	-100%
YTD Average Days-On-Market	48.50	62.50	58.00	-7.2%
YTD Average Sale Price	\$785,201	\$1,043,636	\$746,713	-28.45%
YTD Median Sale Price	\$744,500	\$990,625	\$730,225	-26.29%

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

AVERAGE SALE PRICE

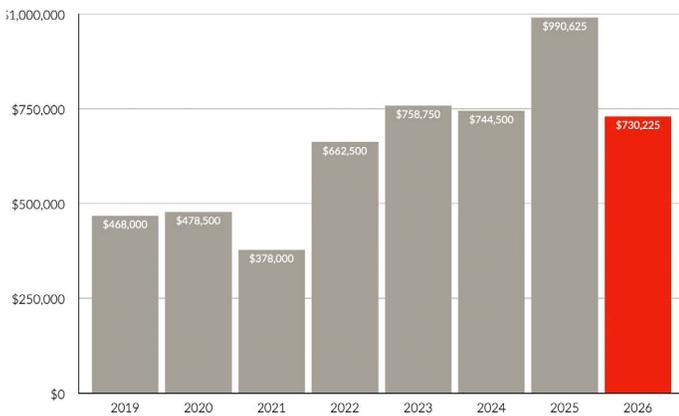


Year-Over-Year

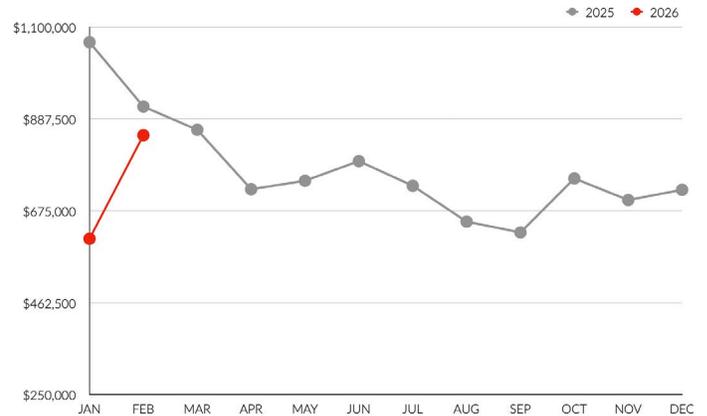


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



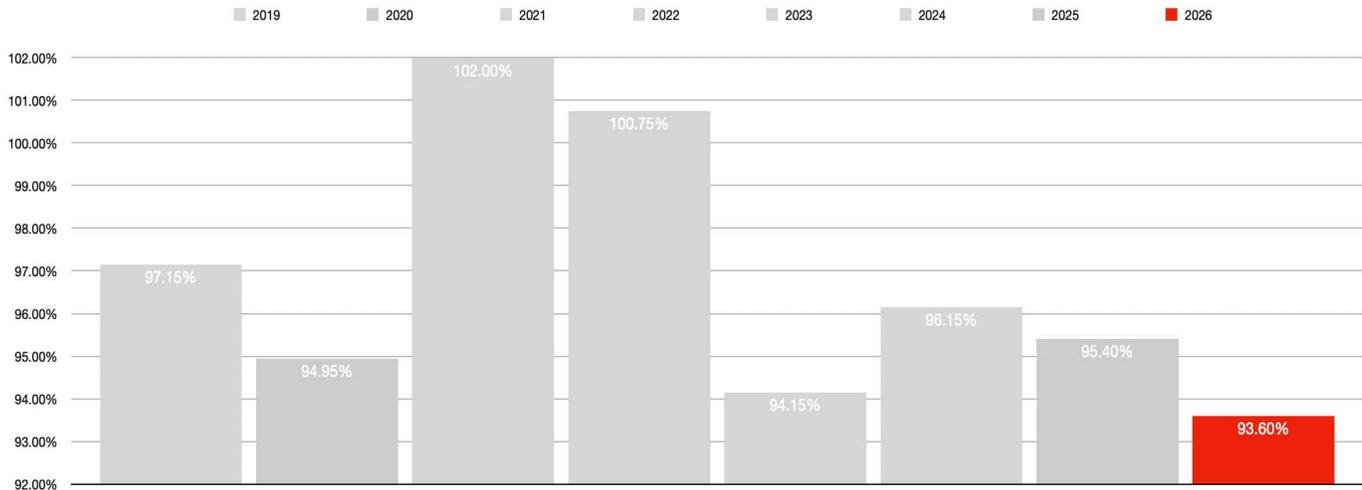
Year-Over-Year



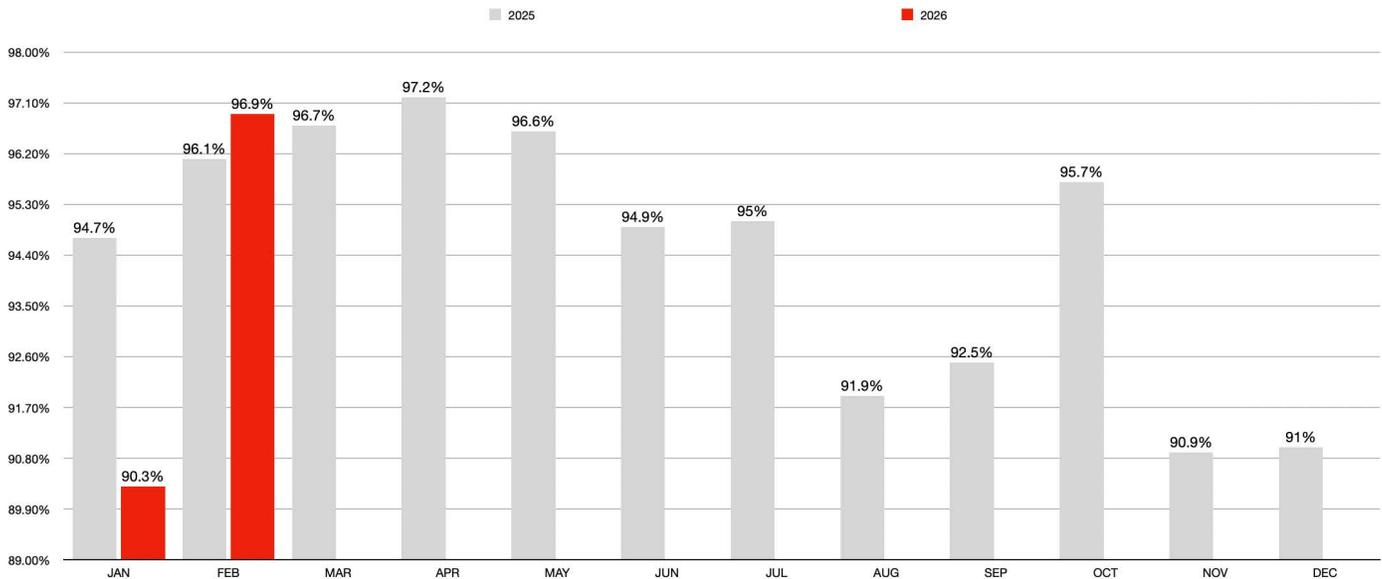
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

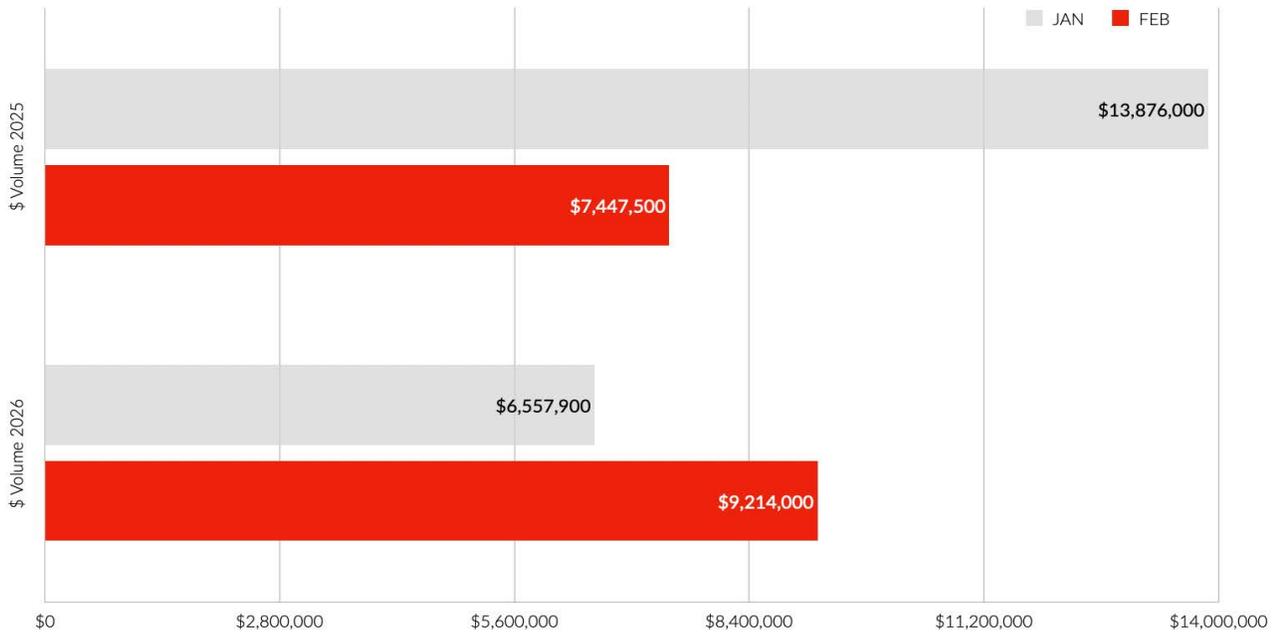


Year-Over-Year

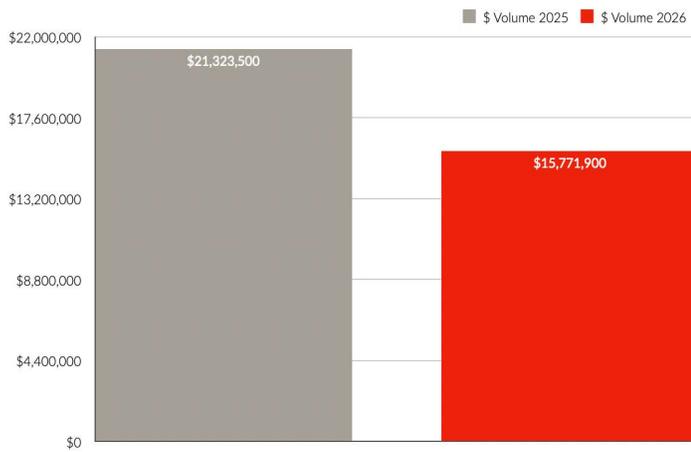


Month-Over-Month 2025 vs. 2026

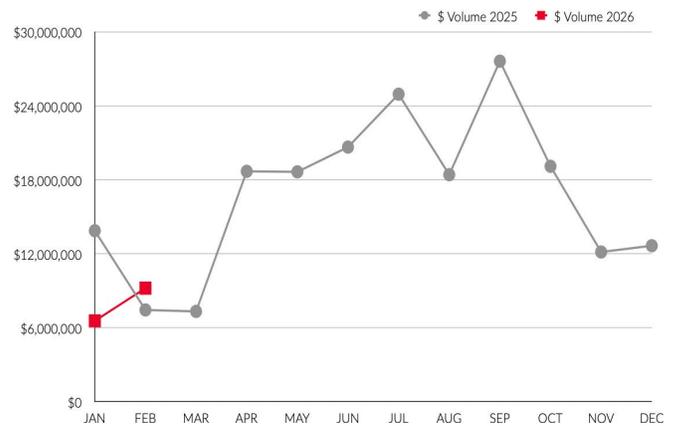
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

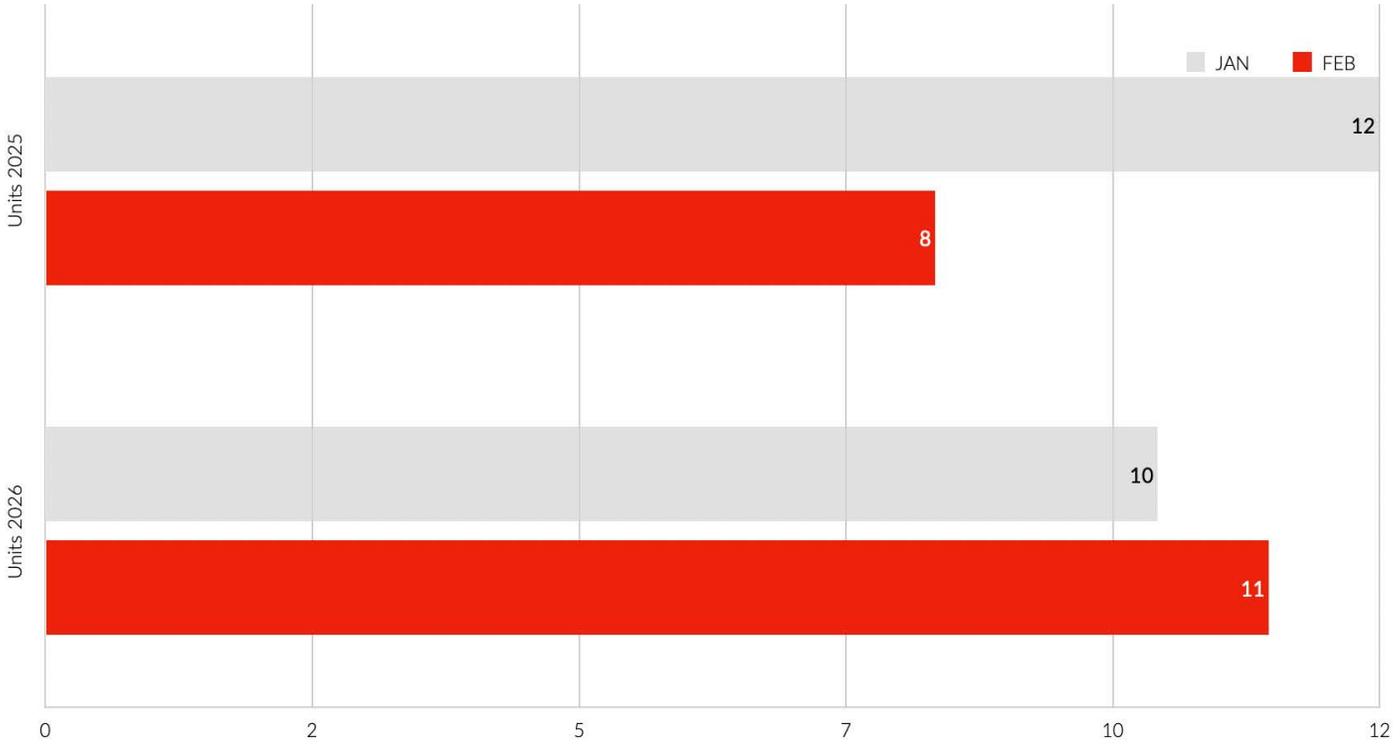


Yearly Totals 2025 vs. 2026

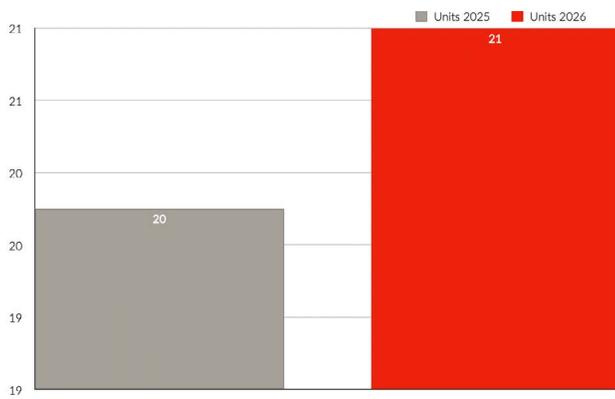


Month vs. Month 2025 vs. 2026

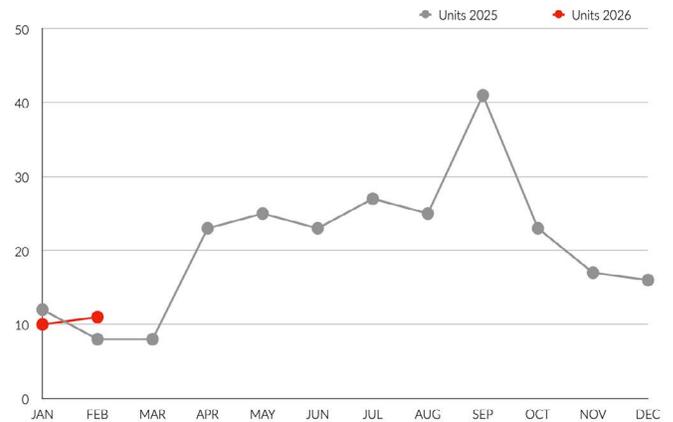
UNIT SALES



Monthly Comparison 2025 vs. 2026

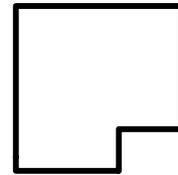


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$15,771,900 -23.1%	\$0 -100%	\$0 -100%
YTD Unit Sales	21 +10.53%	0 -100%	0 -100%
YTD Average Sale Price	\$751,043 -30.42%	\$0 -100%	\$0 -100%
February Sales Volume	\$9,214,000 +23.72%	\$0 -100%	\$0 -100%
February Unit Sales	11 +37.5%	0 -100%	0 -100%

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

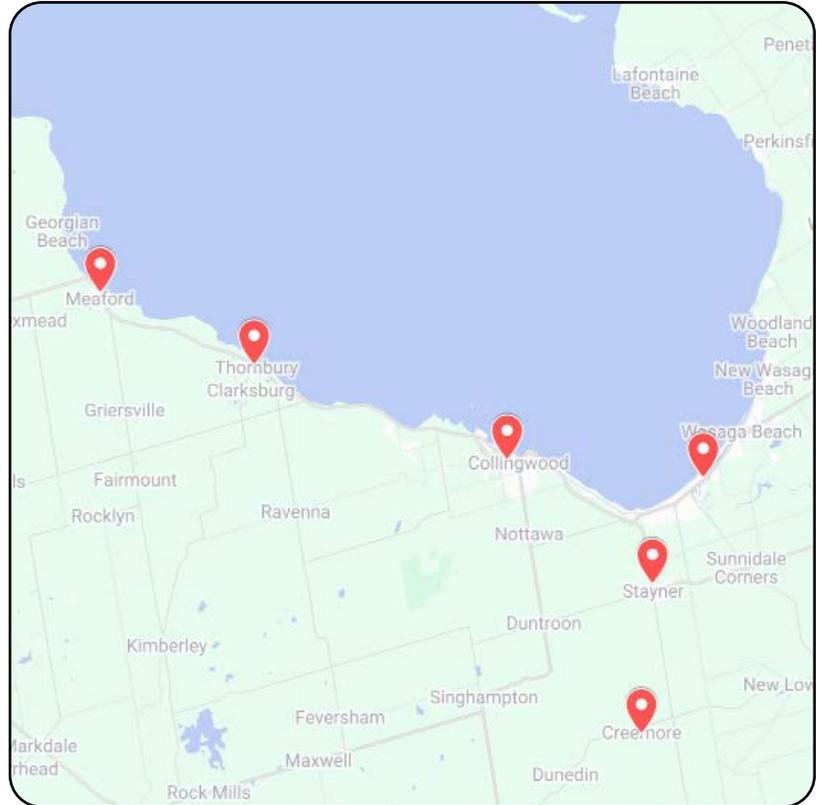
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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