



# 2026

# SEPTEMBER

## 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 September, with sales activity declining year-over-year while average pricing strengthened modestly. The median sale price increased 3.2% to \$645,000, while the average sale price rose 16.41% to \$784,507. Sales volume declined 37.54% to \$17,259,150, alongside a 46.34% decrease in unit sales to 22 transactions. New listings declined 14.95% to 91 properties, while expired listings increased 7.14% to 45. The monthly unit sales-to-listings ratio fell to 24.18%, while the year-to-date ratio stood at 21.90%, keeping Tiny Township firmly in buyer's market territory overall.



### September year-over-year sales volume of \$17,259,150

Down 37.54% from 2025's \$27,630,600, with unit sales of 22 down 46.34% from last September's 41. New listings of 91 are down 14.95% from 107 a year ago, while the monthly sales/listings ratio of 24.18% is down 36.91% from 38.32%.



### Year-to-date sales volume of \$145,343,438

Down 7.81% from 2025's \$157,652,320, with unit sales of 182 down 5.21% from 2025's 192. New listings of 831 are down 11.5% from 939 a year ago, while the year-to-date sales/listings ratio of 21.90% is up 7.11% from 20.45%.



### Year-to-date average sale price of \$781,331

Down 9.79% from \$866,090 one year ago, with the median sale price of \$648,500 down 12.9% from \$744,570. Average days on market of 53.11 is down 5.53% from 56.22 days last year, indicating homes are selling somewhat more quickly despite softer year-to-date pricing.

## SEPTEMBER NUMBERS

Median Sale Price

**\$645,000**  
+3.2%

Average Sale Price

**\$784,507**  
+16.41%

Sales Volume

**\$17,259,150**  
-37.54%

Unit Sales

**22**  
-46.34%

New Listings

**91**  
-14.95%

Expired Listings

**45**  
+7.14%

Unit Sales/Listings Ratio

**24.18%**  
-36.91%

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

# THE MARKET IN DETAIL

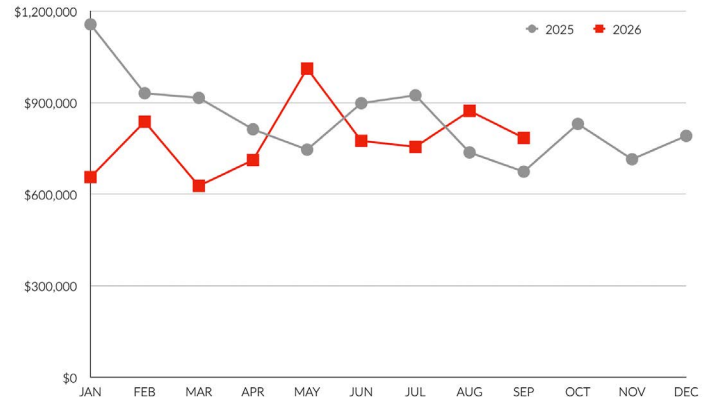
|                                     | 2024          | 2025          | 2026          | 2025-2026 |
|-------------------------------------|---------------|---------------|---------------|-----------|
| <b>YTD Volume Sales</b>             | \$136,507,772 | \$157,652,320 | \$145,343,438 | -7.81%    |
| <b>YTD Unit Sales</b>               | 172           | 192           | 182           | -5.21%    |
| <b>YTD New Listings</b>             | 704           | 939           | 831           | -11.5%    |
| <b>YTD Sales/Listings Ratio</b>     | 24.43%        | 20.45%        | 21.90%        | +7.11%    |
| <b>YTD Expired Listings</b>         | 149           | 230           | 223           | -3.04%    |
| <b>Monthly Volume Sales</b>         | \$21,887,897  | \$27,630,600  | \$17,259,150  | -37.54%   |
| <b>Monthly Unit Sales</b>           | 21            | 41            | 22            | -46.34%   |
| <b>Monthly New Listings</b>         | 73            | 107           | 91            | -14.95%   |
| <b>Monthly Sales/Listings Ratio</b> | 28.77%        | 38.32%        | 24.18%        | -36.91%   |
| <b>Monthly Expired Listings</b>     | 47            | 42            | 45            | +7.14%    |
| <b>Monthly Average Sale Price</b>   | \$1,042,281   | \$673,917     | \$784,507     | +16.41%   |
| <b>YTD Sales: \$0-\$199K</b>        | 9             | 18            | 9             | -50%      |
| <b>YTD Sales: \$200k-349K</b>       | 16            | 11            | 10            | -9.09%    |
| <b>YTD Sales: \$350K-\$549K</b>     | 33            | 25            | 42            | +68%      |
| <b>YTD Sales: \$550K-\$749K</b>     | 51            | 45            | 44            | -2.22%    |
| <b>YTD Sales: \$750K-\$999K</b>     | 34            | 43            | 39            | -9.3%     |
| <b>YTD Sales: \$1M-\$2M</b>         | 41            | 43            | 30            | -30.23%   |
| <b>YTD Sales: \$2M+</b>             | 7             | 8             | 8             | No Change |
| <b>YTD Average Days-On-Market</b>   | 51.89         | 56.22         | 53.11         | -5.53%    |
| <b>YTD Average Sale Price</b>       | \$801,463     | \$866,090     | \$781,331     | -9.79%    |
| <b>YTD Median Sale Price</b>        | \$720,000     | \$744,570     | \$648,500     | -12.9%    |

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

# AVERAGE SALE PRICE

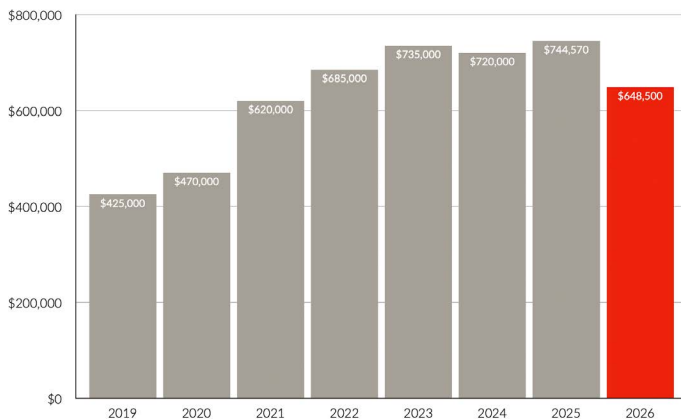


Year-Over-Year

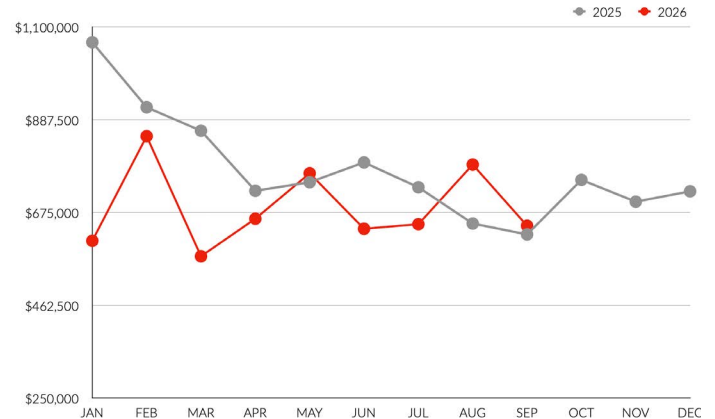


Month-Over-Month 2025 vs. 2026

# MEDIAN SALE PRICE



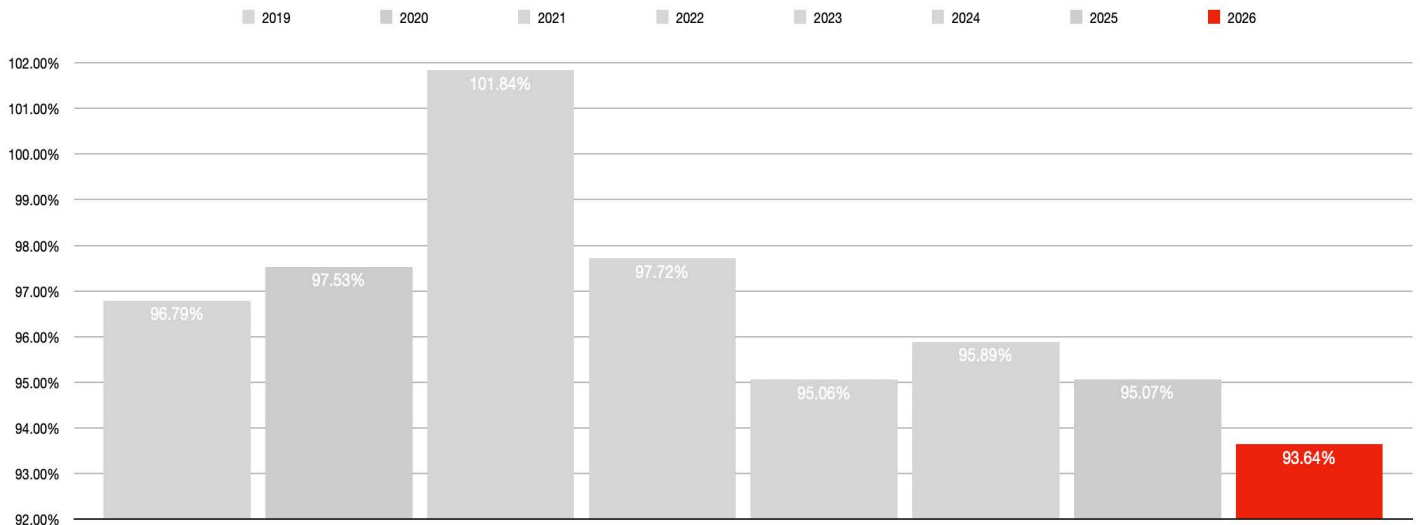
Year-Over-Year



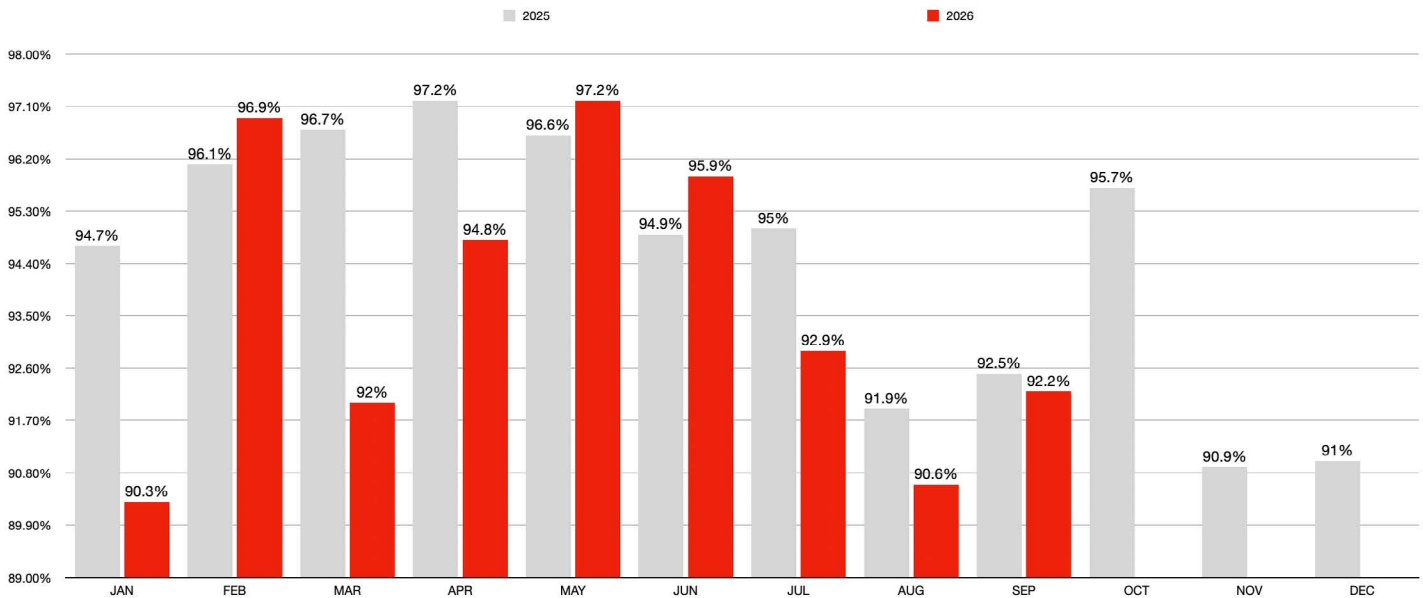
Month-Over-Month 2025 vs. 2026

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

# SALE PRICE VS. LIST PRICE RATIO

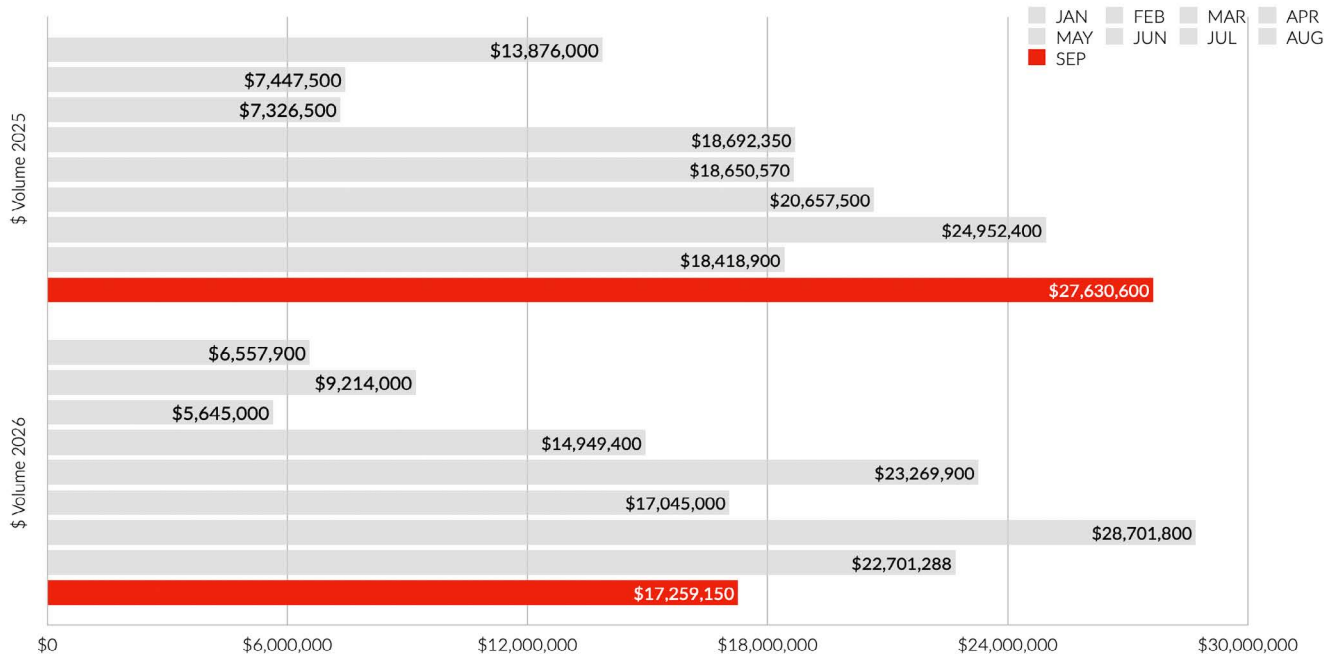


## Year-Over-Year

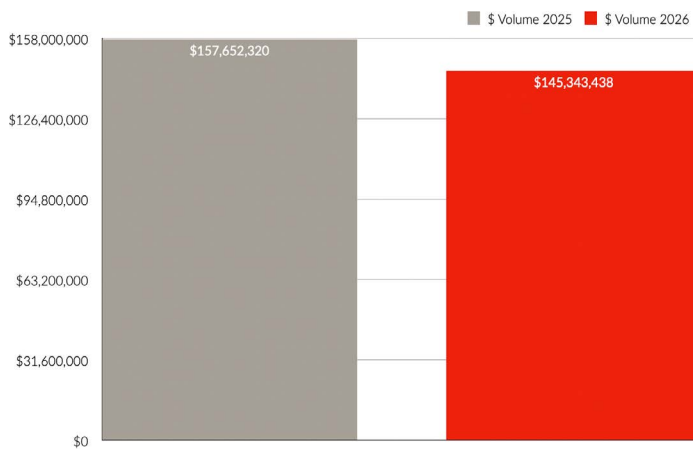


## Month-Over-Month 2025 vs. 2026

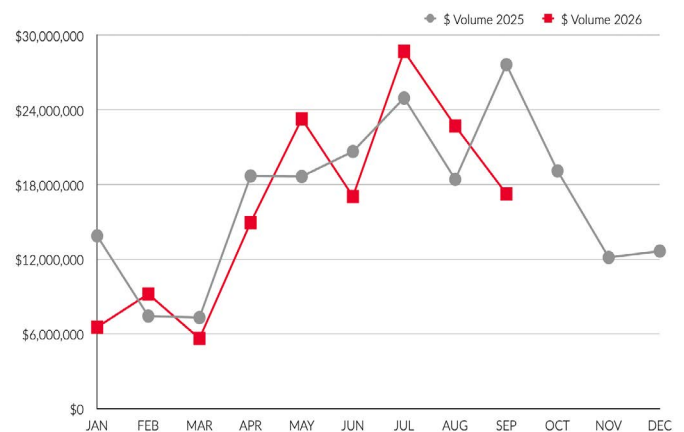
# DOLLAR VOLUME SALES



## Monthly Comparison 2025 vs. 2026

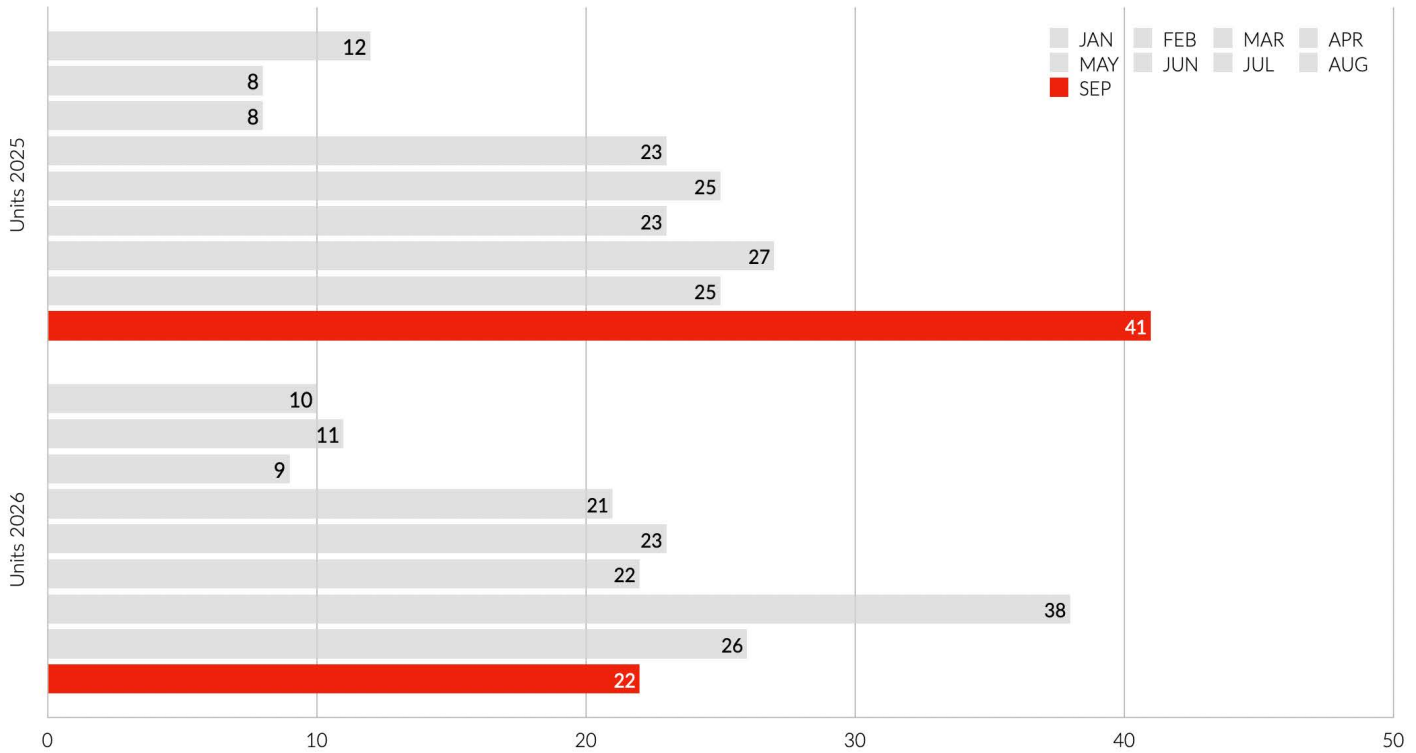


## YTD Totals 2025 vs. 2026

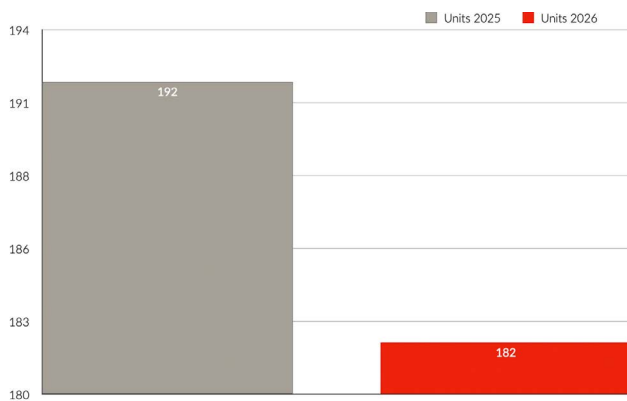


## Month vs. Month 2025 vs. 2026

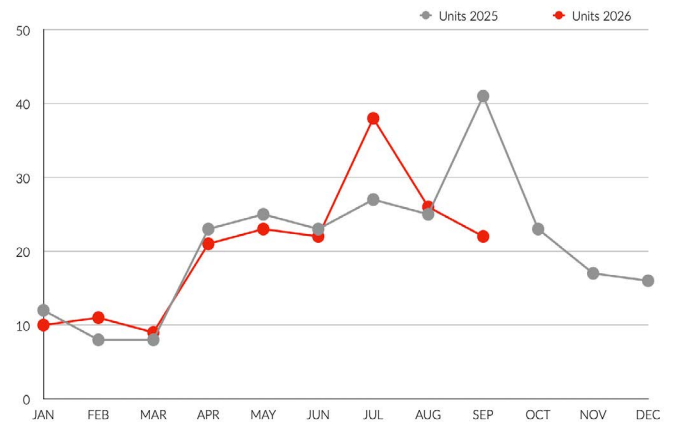
# UNIT SALES



## Monthly Comparison 2025 vs. 2026

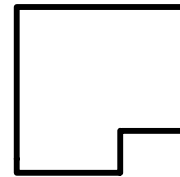


## YTD Totals 2025 vs. 2026



## Month vs. Month 2025 vs. 2026

# SALES BY TYPE



|                        | FREEHOLD                                                                                                    | CONDOMINIUM                                                                                             | VACANT LAND                                                                                                |
|------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| YTD Sales Volume       |  \$144,926,038<br>-7.27%   |  \$239,900<br>-82.42%  |  \$3,345,000<br>-66.4%  |
| YTD Unit Sales         |  180<br>-4.26%            |  1<br>-75%            |  15<br>-51.61%         |
| YTD Average Sale Price |  \$805,145<br>-3.15%     |  \$239,900<br>-29.7% |  \$223,000<br>-30.56% |
| September Sales Volume |  \$17,259,150<br>-37.54% |  \$0<br>No Change    |  \$350,000<br>-80.92% |
| September Unit Sales   |  22<br>-46.34%           |  0<br>No Change      |  1<br>-85.71%         |

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

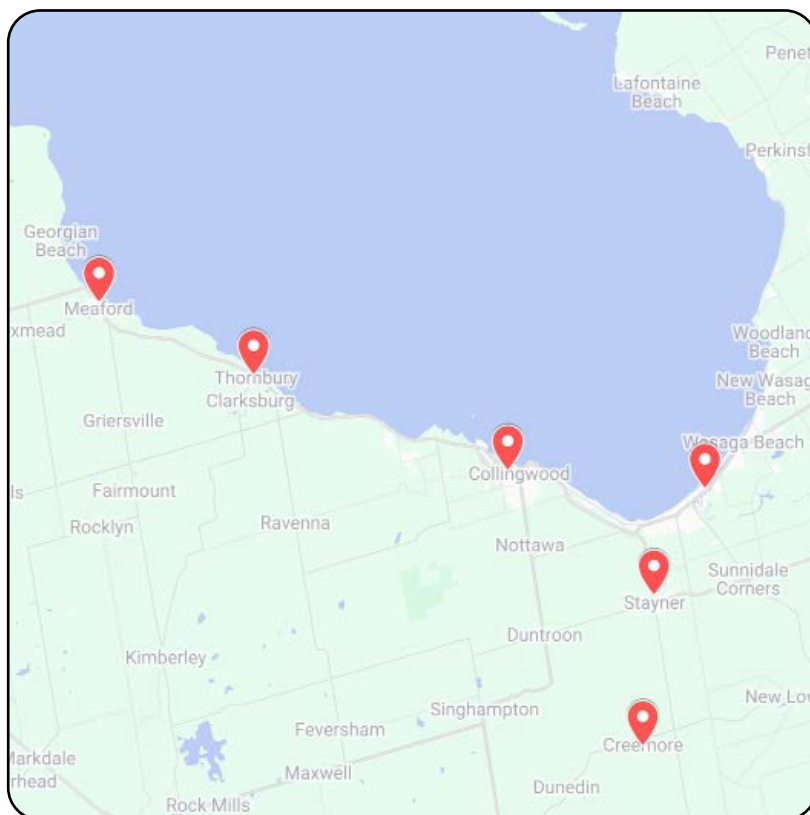
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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