



2024
APRIL

TINY TOWNSHIP

Real Estate Market Report

OVERVIEW

BUYERS MARKET

The Tiny Township real estate landscape favors buyers this month, despite observing lower unit sales and sales volume compared to last year. While the median sale price has decreased, the average sales price is higher than it was in the previous year. This situation may provide buyers with diverse options and opportunities for negotiation as they navigate through the available listings.

April year-over-year sales volume of \$12,426,200

Down 33.05% from 2023's \$18,560,900 with unit sales of 13 down 35% from last April's 20. New listings of 73 are up 25.86% from a year ago, with the sales/listing ratio of 17.81% down 16.67%.

Year-to-date sales volume of \$42,392,035

Down 21.66% from 2023's \$54,110,200 with unit sales of 48 down 14.29% from 2023's 56. New listings of 188 are down 77.7% from a year ago, with the sales/listing ratio of 25.53% up 18.89%.

Year-to-date average sale price of \$869,732.25

Up from \$690,270.75 one year ago with median sale price of \$748,500 down from \$812,500 one year ago. Average days-on-market of 42 is down 16 days from last year.

APRIL NUMBERS

Median Sale Price

\$799,000

-3.15%

Average Sale Price

\$955,862

+40.94%

Sales Volume

\$12,426,200

-33.05%

Unit Sales

13

-35%

New Listings

73

+25.86%

Expired Listings

11

Unit Sales/Listings Ratio

17.81%

-16.67%

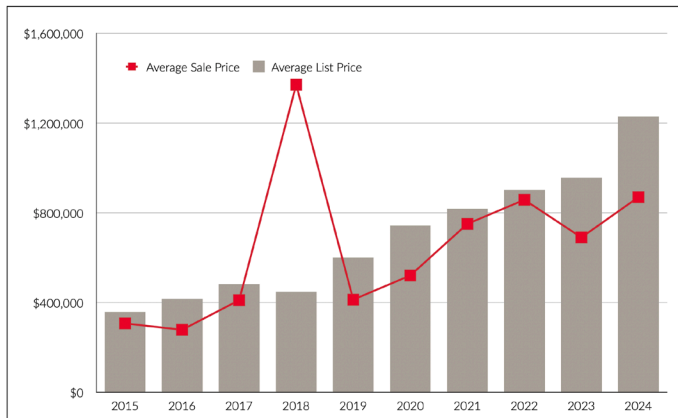
*Year-over-year comparison
(April 2024 vs. April 2023)*

THE MARKET IN DETAIL

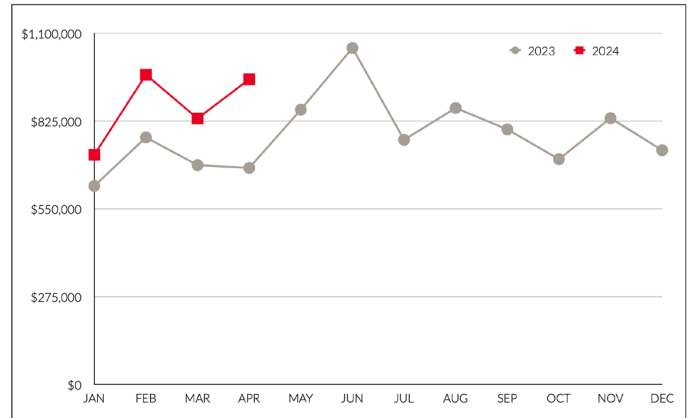
	2022	2023	2024	2023-2024
YTD Volume Sales	\$54,806,902	\$54,110,200	\$42,392,035	-21.66%
YTD Unit Sales	58	56	48	-14.29%
YTD New Listings	99	843	188	-77.7%
YTD Sales/Listings Ratio	58.59%	6.64%	25.53%	+18.89%
YTD Expired Listings	3	40	30	-25%
Monthly Volume Sales	\$29,615,255	\$18,106,900	\$16,665,000	-7.96%
Monthly Unit Sales	29	19	20	+5.26%
Monthly New Listings	47	722	53	-92.66%
Monthly Sales/Listings Ratio	72.73%	34.48%	17.81%	-16.67%
Monthly Expired Listings	1	10	3	-70%
YTD Sales: \$0-\$199K	0	0	1	100%
YTD Sales: \$200k-349K	1	2	1	-50.00%
YTD Sales: \$350K-\$549K	4	1	7	600.00%
YTD Sales: \$550K-\$749K	22	19	13	-31.58%
YTD Sales: \$750K-\$999K	28	18	14	-22.22%
YTD Sales: \$1M+	24	16	12	-25.00%
YTD Average Days-On-Market	15.67	58.00	42.00	-27.59%
YTD Average Sale Price	\$857,965	\$690,271	\$869,732	+26%
YTD Median Sale Price	\$825,000	\$812,500	\$748,500	-7.88%

Tiny Township MLS Sales and Listing Summary
2022 vs. 2023 vs. 2024

AVERAGE SALE PRICE

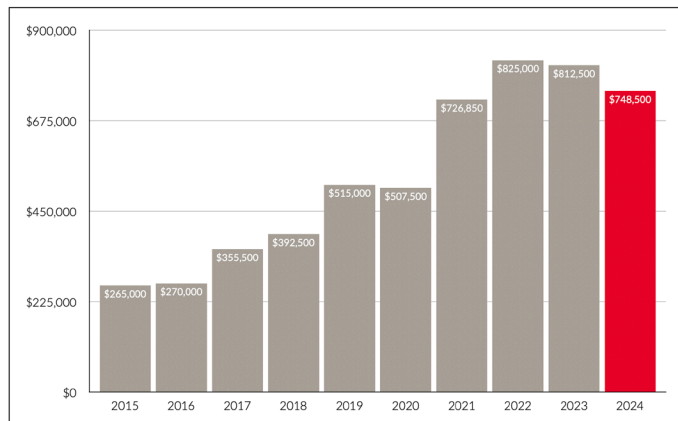


Year-Over-Year

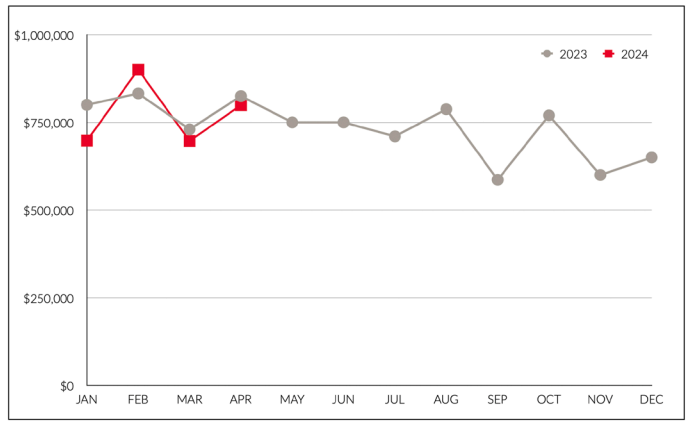


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



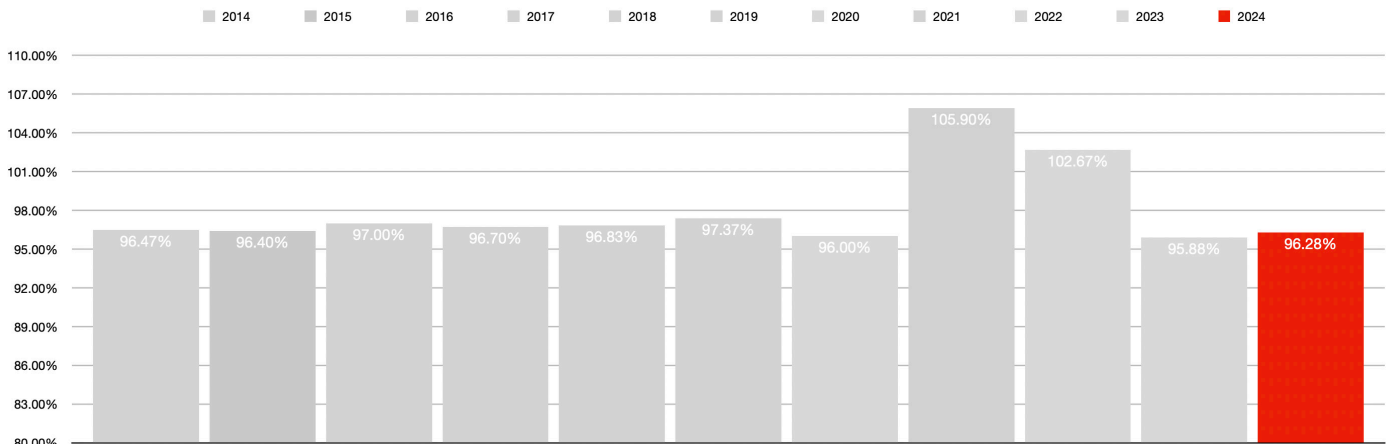
Year-Over-Year



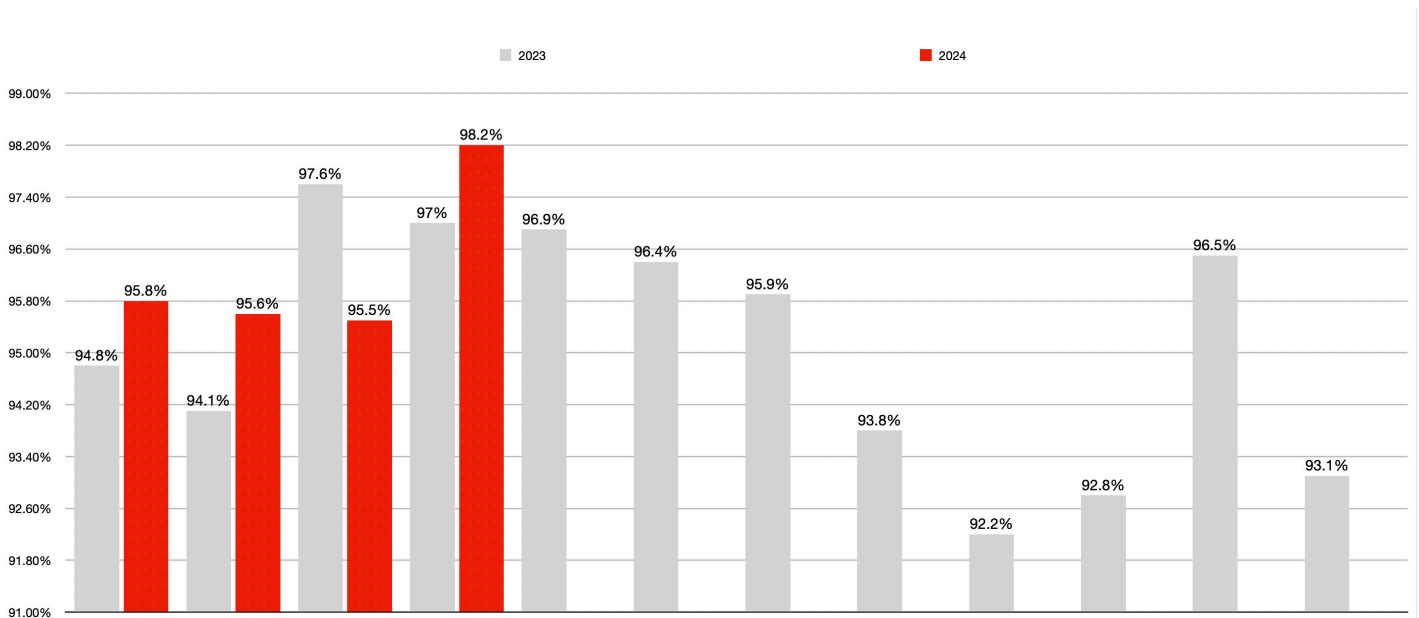
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

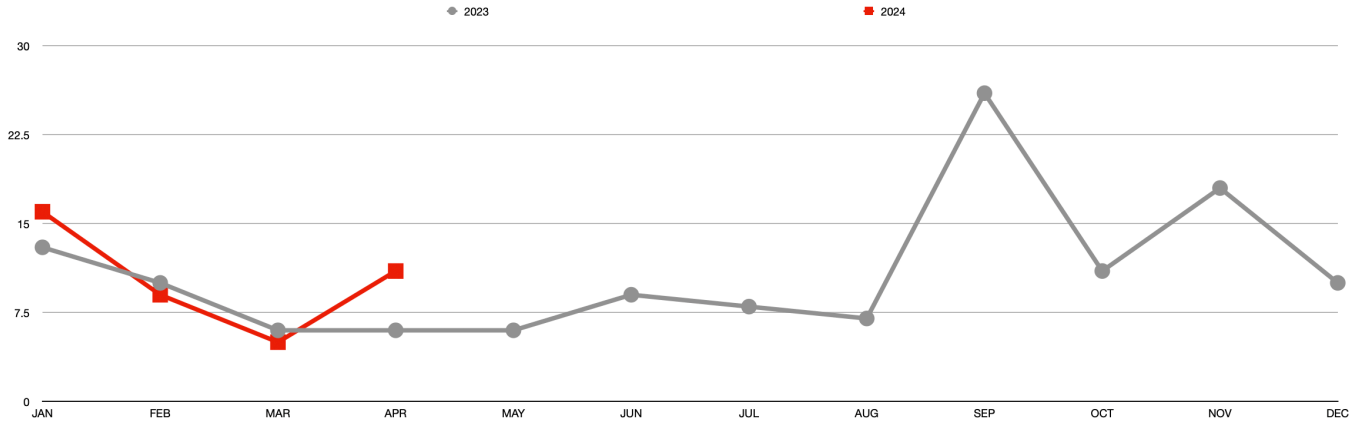


Year-Over-Year

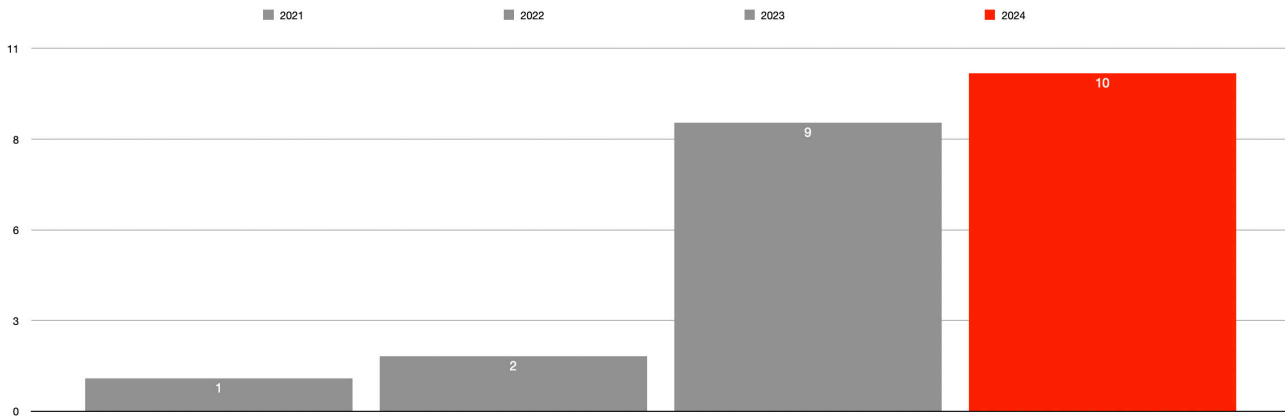


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

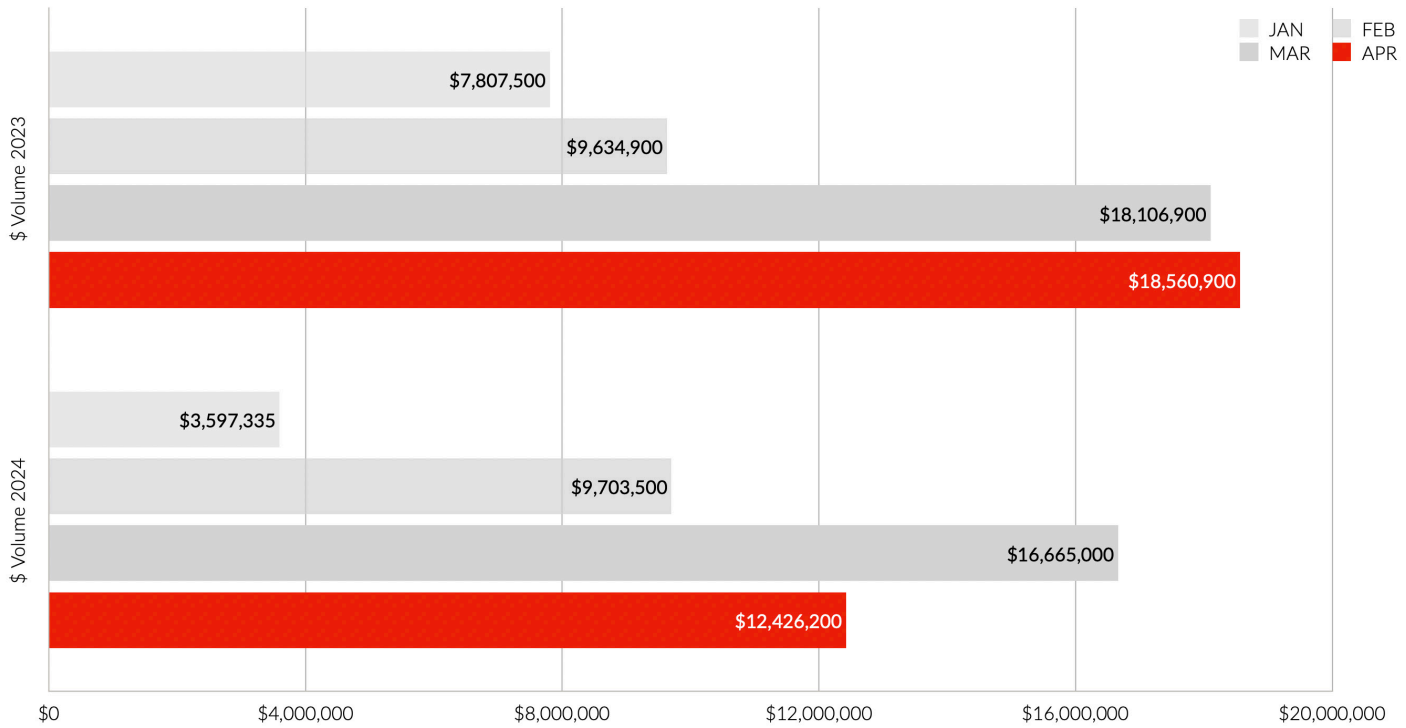


Month-Over-Month 2023 vs. 2024

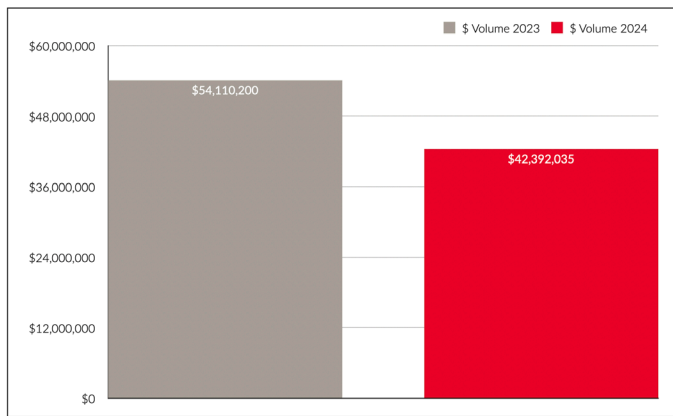


Year-Over-Year

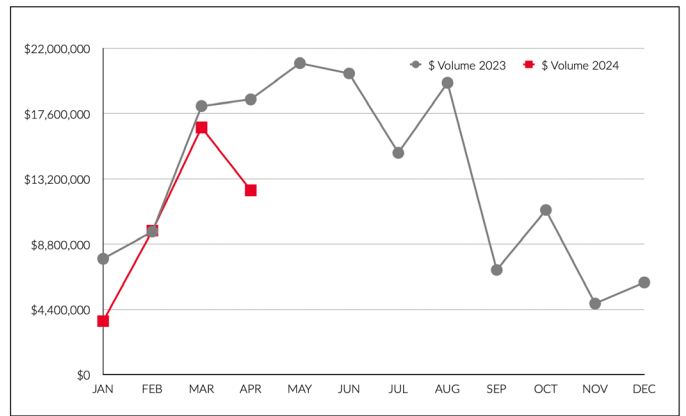
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

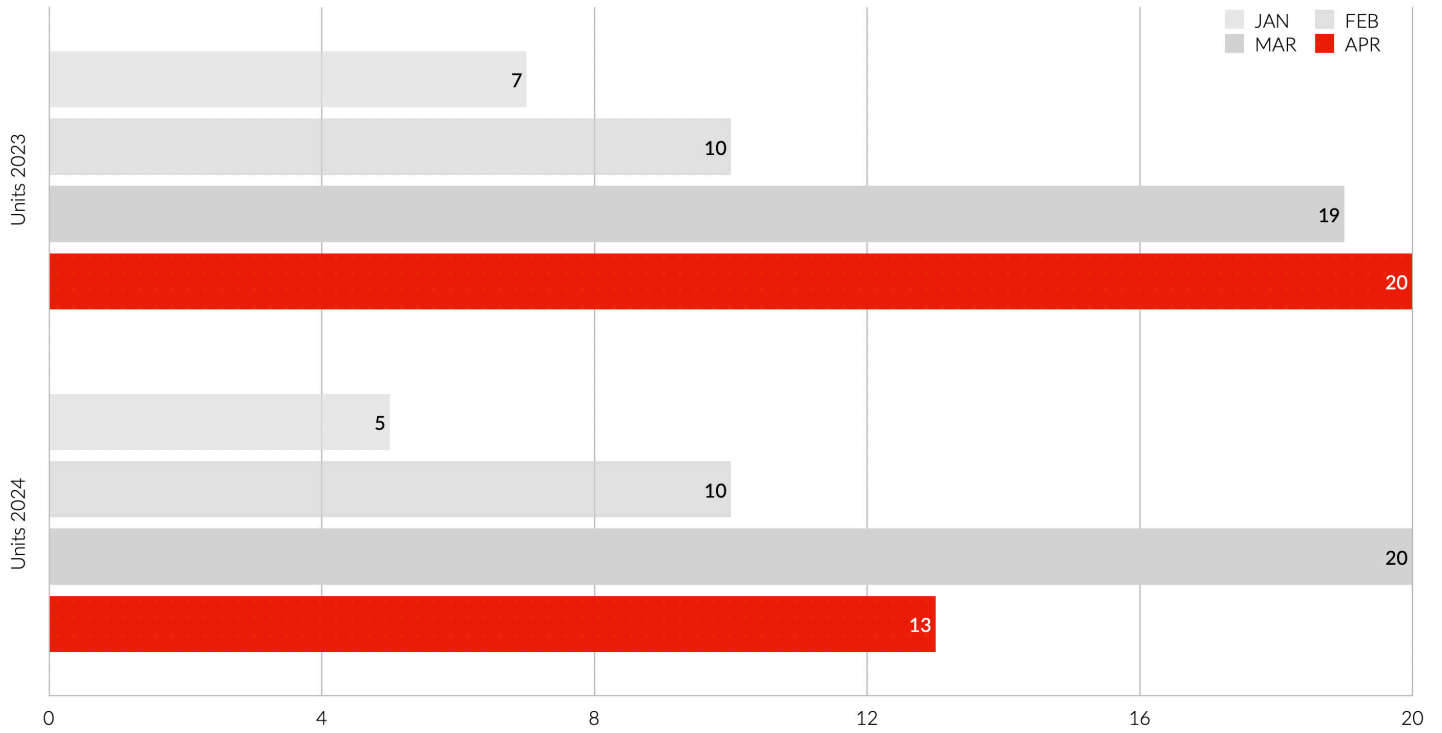


Yearly Totals 2023 vs. 2024

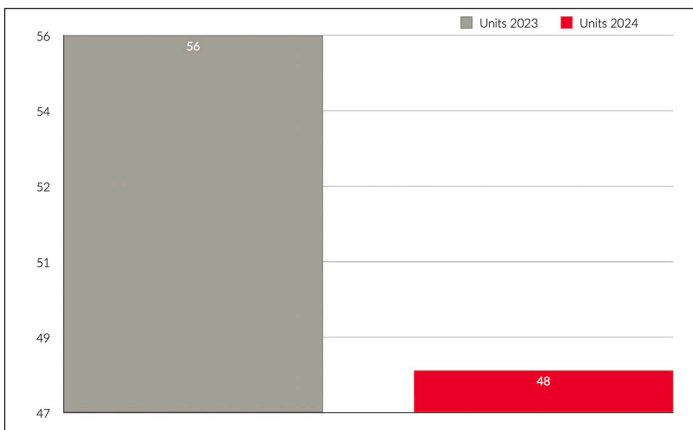


Month vs. Month 2023 vs. 2024

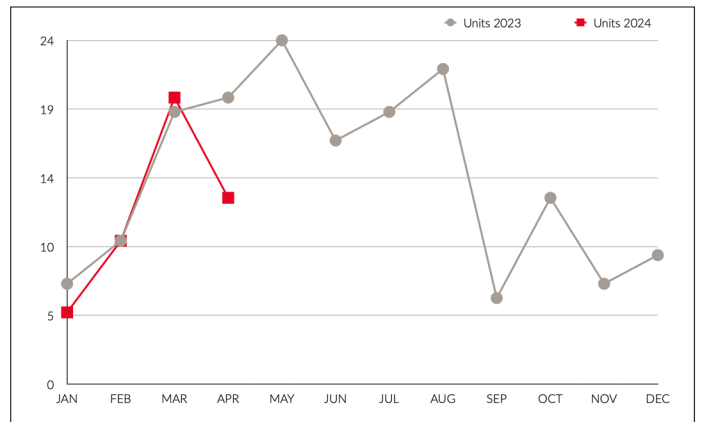
UNIT SALES



Monthly Comparison 2023 vs. 2024

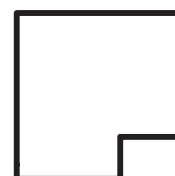


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	↓ \$41,968,035 -24.69%	↓ \$0 -100%	↓ \$45,758,535 -17.88%
YTD Unit Sales	↓ 46 -26.98%	↓ \$0 -100%	↑ 57 +1.79%
April Average Sale Price	↑ \$955,862 +14%	↓ \$0 -100%	↓ \$859,347 -10.88%
April Sales Volume	↓ \$16,386,000 -11.72%	↓ \$0 -100%	↓ \$18,470,000 -0.5%
April Unit Sales	↓ 19 -9.52%	↓ \$0 -100%	↑ 24 +26.32%

Year-Over-Year Comparison (2024 vs. 2023)

OUR LOCATIONS

COLLINGWOOD

705-445-5520
330 First St, Collingwood

CREEMORE

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

MEAFORD

519-538-5755
96 Sykes St N, Meaford

THORNBURY

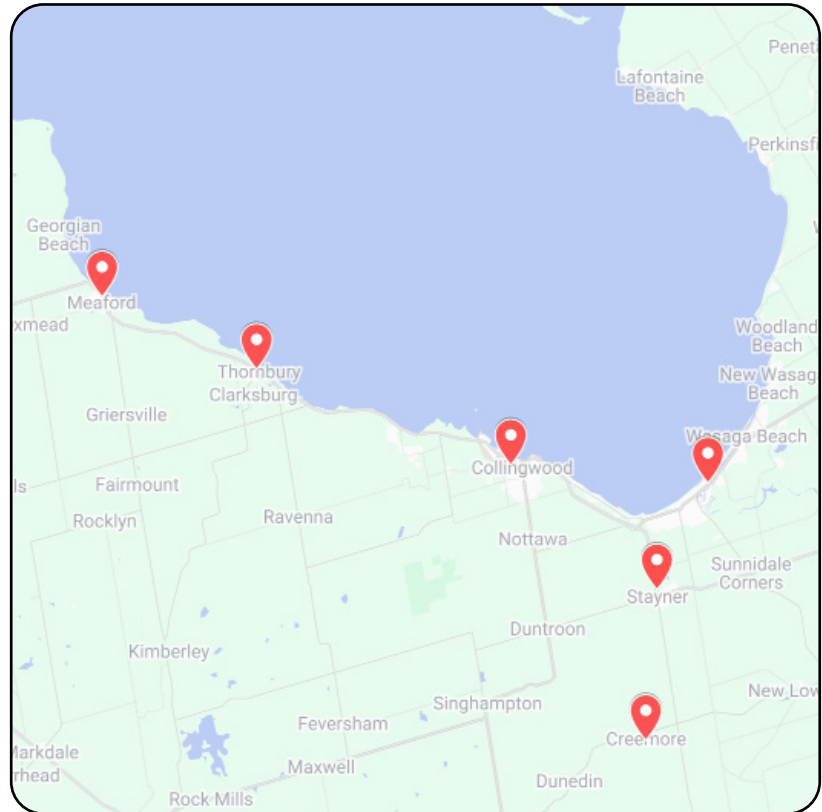
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH


705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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