



2024
MAY

TINY TOWNSHIP

Real Estate Market Report

OVERVIEW

BUYER'S MARKET

The Tiny Township real estate landscape favors buyers this month, as seen with the same unit sales and lower sales volume compared to last year. Both the median and average sale prices have decreased, suggesting a shift towards more affordable transactions. This creates an advantageous market for buyers, offering opportunities to purchase properties at lower prices than before.



May year-over-year sales volume of \$16,371,400

Down 23.5% from 2023's \$21,399,500 with unit sales of 26, which were the same as last May. New listings of 126 are up 32.63% from a year ago, with the sales/listing ratio of 20.63% down 6.73%.



Year-to-date sales volume of \$62,969,935

Down 18.35% from 2023's \$77,123,100 with unit sales of 84 down 5.62% from 2023's 89. New listings of 365 are up 8.31% from a year ago, with the sales/listing ratio of 23.01% down 3.40%.



Year-to-date average sale price of \$765,800

Down from \$884,946 one year ago with median sale price of \$720,000 down from \$750,000 one year ago. Average days-on-market of 53.4 is down 1.6 days from last year.

MAY NUMBERS

Median Sale Price

\$650,000

-13.33%

Average Sale Price

\$629,669

-23.5%

Sales Volume

\$16,371,400

-23.5%

Unit Sales

26

No Change

New Listings

126

+32.63%

Expired Listings

3

-76.92%

Unit Sales/Listings Ratio

20.63%

-6.73%

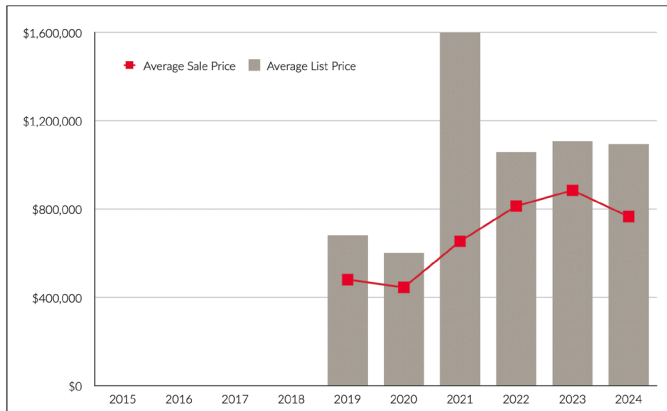
*Year-over-year comparison
(May 2024 vs. May 2023)*

THE MARKET IN DETAIL

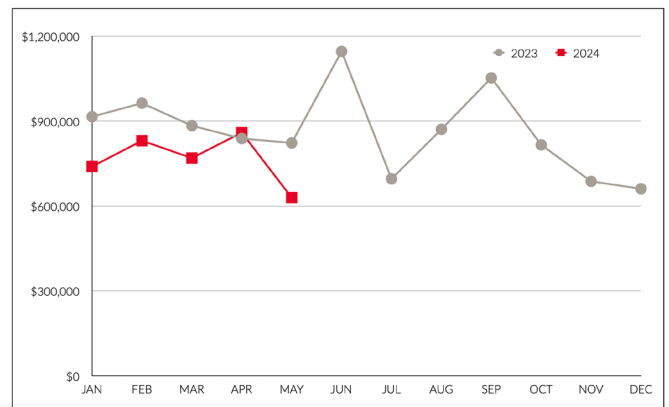
	2022	2023	2024	2023-2024
YTD Volume Sales	\$119,967,131	\$77,123,100	\$62,969,935	-18.35%
YTD Unit Sales	145	89	84	-5.62%
YTD New Listings	285	337	365	+8.31%
YTD Sales/Listings Ratio	50.88%	26.41%	23.01%	-3.4%
YTD Expired Listings	7	53	33	-37.74%
Monthly Volume Sales	\$29,104,129	\$21,399,500	\$16,371,400	-23.5%
Monthly Unit Sales	32	26	26	No Change
Monthly New Listings	86	95	126	+32.63%
Monthly Sales/Listings Ratio	37.21%	27.37%	20.63%	-6.73%
Monthly Expired Listings	4	13	3	-76.92%
YTD Sales: \$0-\$199K	2	1	4	300.00%
YTD Sales: \$200k-349K	24	10	7	-30.00%
YTD Sales: \$350K-\$549K	13	6	15	150.00%
YTD Sales: \$550K-\$749K	34	24	22	-8.33%
YTD Sales: \$750K-\$999K	36	30	21	-30.00%
YTD Sales: \$1M+	35	19	14	-26.32%
YTD Average Days-On-Market	30.00	55.00	53.40	-2.91%
YTD Average Sale Price	\$813,651	\$884,946	\$765,800	-13.46%
YTD Median Sale Price	\$767,000	\$750,000	\$720,000	-4%

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

AVERAGE SALE PRICE

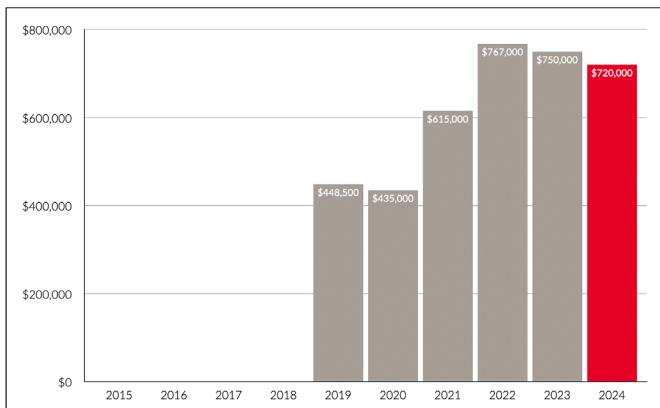


Year-Over-Year

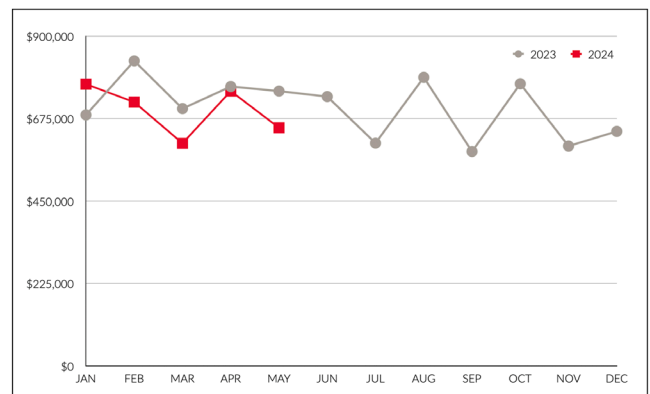


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



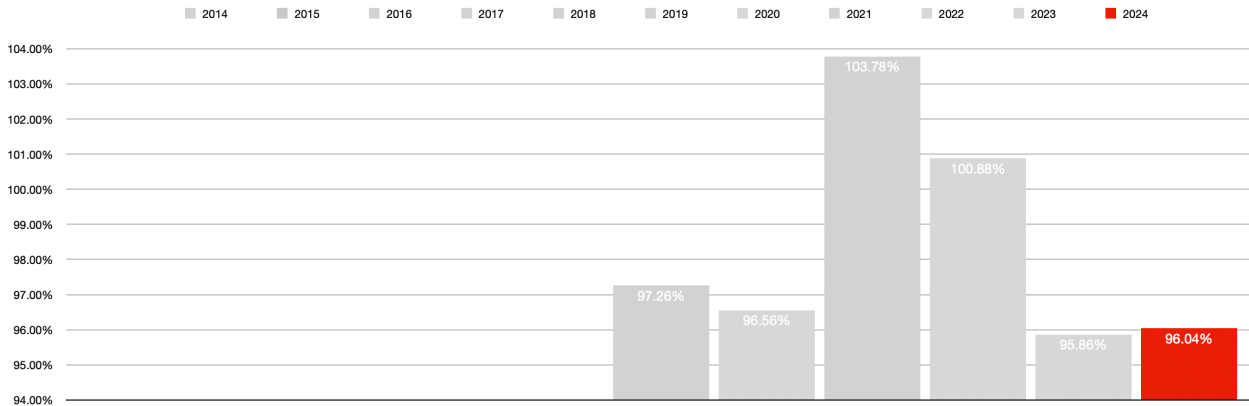
Year-Over-Year



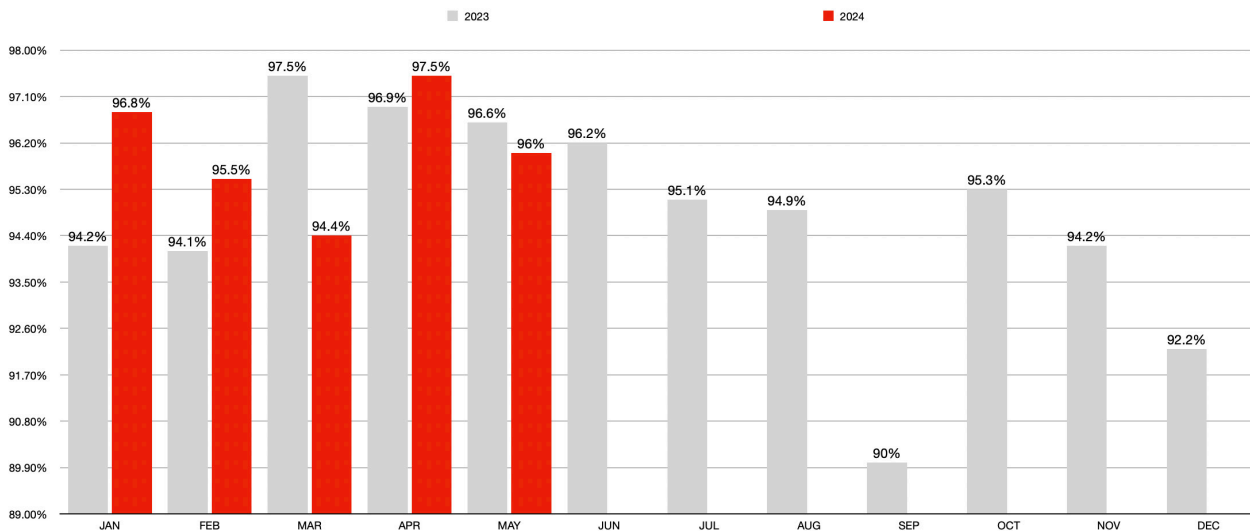
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

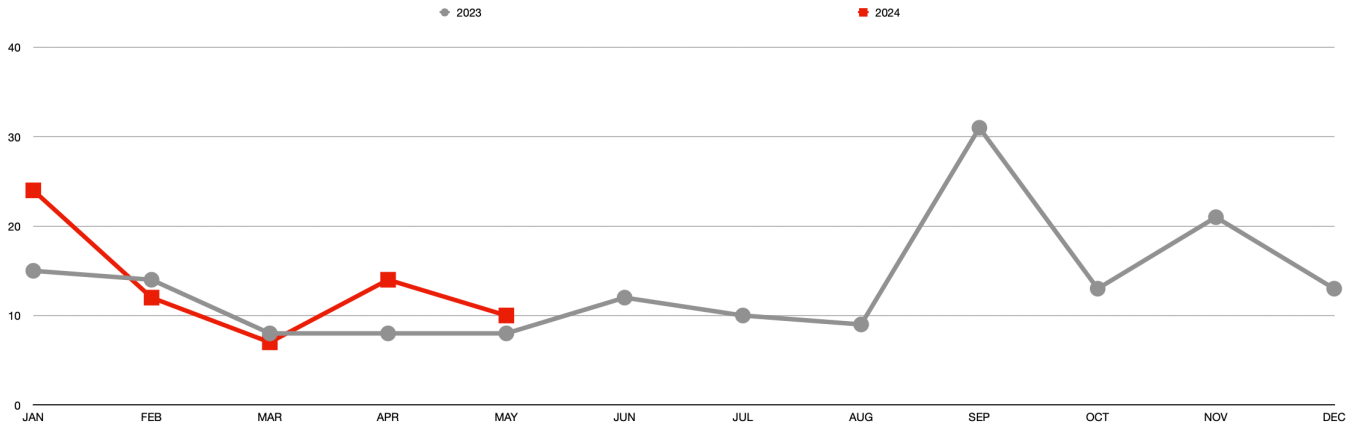


Year-Over-Year



Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

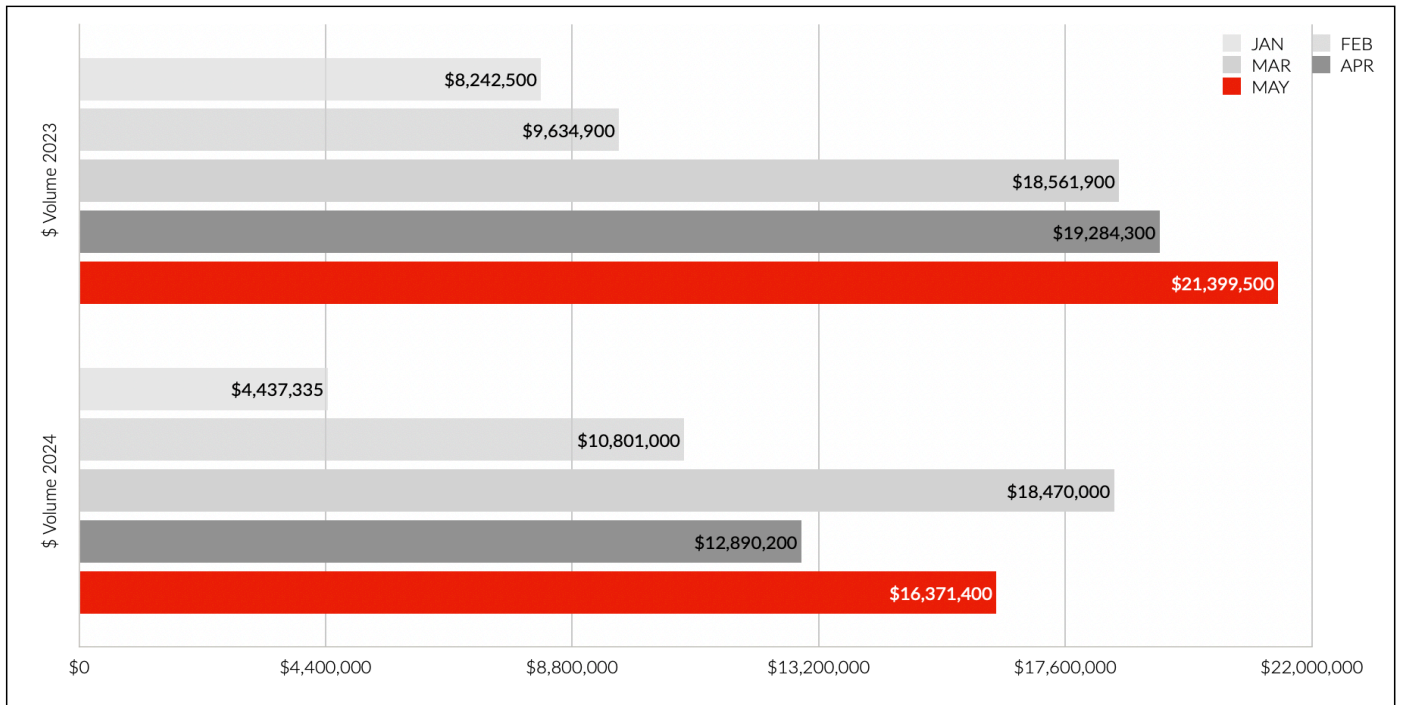


Month-Over-Month 2023 vs. 2024

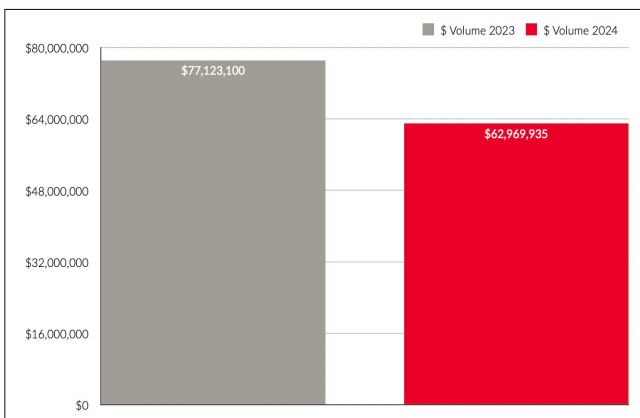


Year-Over-Year

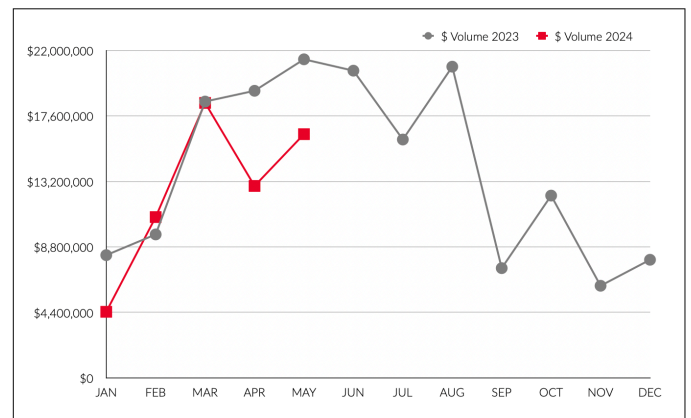
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

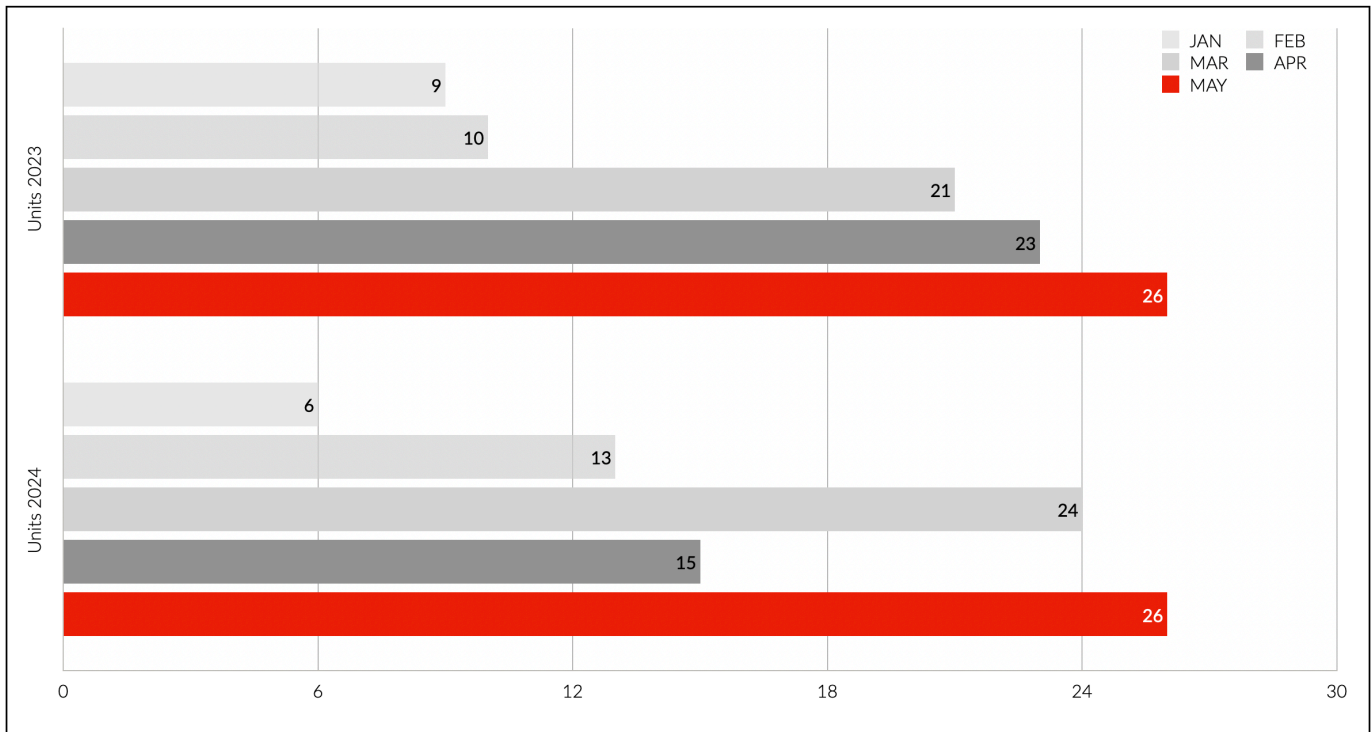


Yearly Totals 2023 vs. 2024

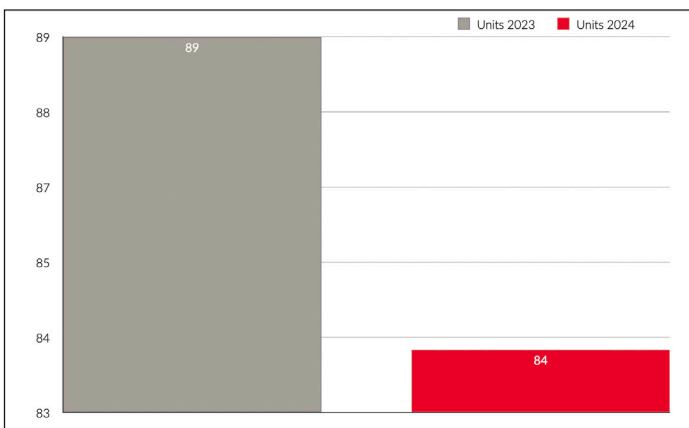


Month vs. Month 2023 vs. 2024

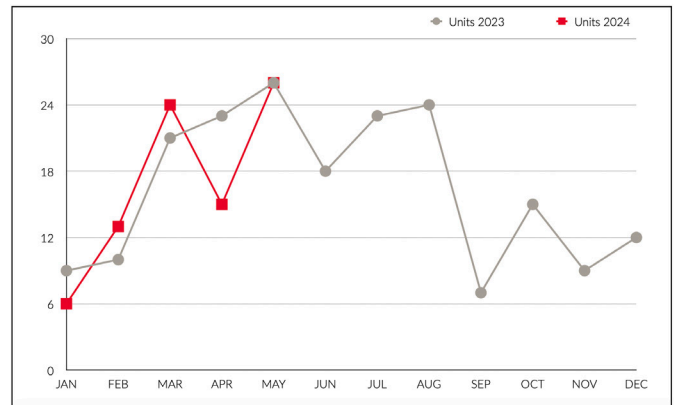
UNIT SALES



Monthly Comparison 2023 vs. 2024

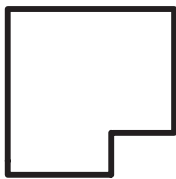


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	<div> <div></div> <div>\$57,710,435</div> <div>-21.38%</div> </div>	<div> <div></div> <div>0</div> <div>No Change</div> </div>	<div> <div></div> <div>\$4,835,500</div> <div>+140.58%</div> </div>
YTD Unit Sales	<div> <div></div> <div>67</div> <div>-11.84%</div> </div>	<div> <div></div> <div>0</div> <div>No Change</div> </div>	<div> <div></div> <div>15</div> <div>+66.67%</div> </div>
YTD Average Sale Price	<div> <div></div> <div>\$861,350</div> <div>-10.82%</div> </div>	<div> <div></div> <div>0</div> <div>No Change</div> </div>	<div> <div></div> <div>\$322,367</div> <div>+44.35%</div> </div>
May Sales Volume	<div> <div></div> <div>\$14,902,400</div> <div>-24.61%</div> </div>	<div> <div></div> <div>0</div> <div>No Change</div> </div>	<div> <div></div> <div>\$1,469,000</div> <div>+270.49%</div> </div>
May Unit Sales	<div> <div></div> <div>20</div> <div>-9.09%</div> </div>	<div> <div></div> <div>0</div> <div>No Change</div> </div>	<div> <div></div> <div>6</div> <div>+200%</div> </div>



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

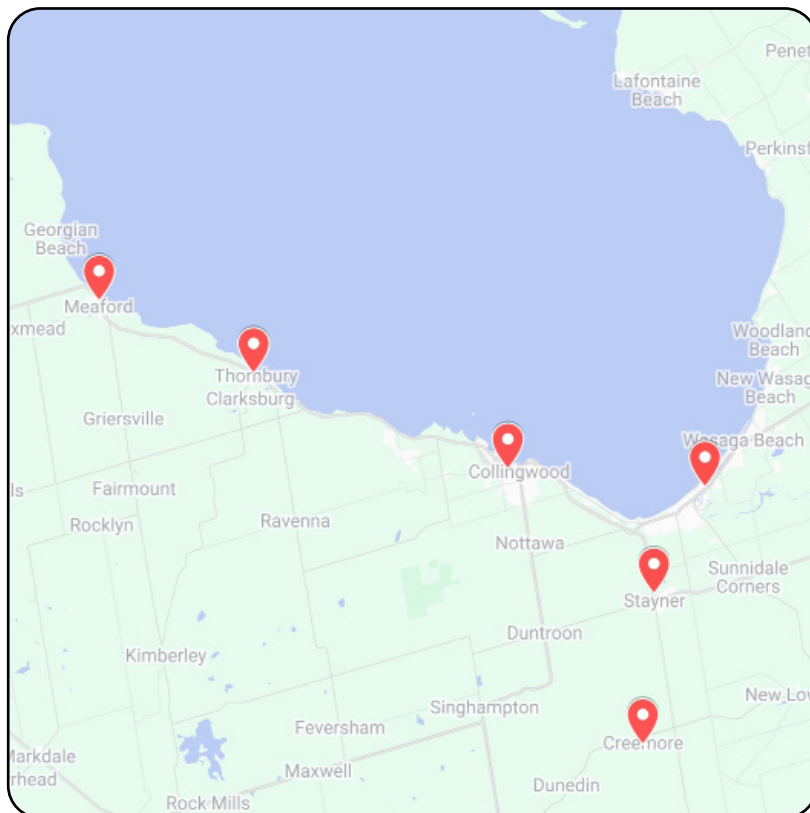
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH


705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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