



2024
JUNE

TINY TOWNSHIP

Real Estate Market Report



LOCATIONS **NORTH**
BROKERAGE

OVERVIEW

BUYER'S MARKET

The Tiny Township real estate landscape favors buyers this month, evidenced by a significant increase in unit sales and sales volume compared to last year. Both median and average sale prices have decreased, suggesting more favorable conditions for those looking to purchase property in the area.



June year-over-year sales volume of \$21,778,940

Up 5.54% from 2023's \$20,635,500 with unit sales of 27, which is 50% more than last June. New listings of 106 are up 16.48% from a year ago, with the sales/listing ratio of 25.47% up 28.77%.



Year-to-date sales volume of \$84,748,875

Down 13.31% from 2023's \$97,758,600 with unit sales of 111 up 3.74% from 2023's 107. New listings of 471 are up 10.05% from a year ago, with the sales/listing ratio of 23.57% down 5.73%.



Year-to-date average sale price of \$772,604.67

Down from \$928,524.33 one year ago with median sale price of \$722,500 down from \$742,500 one year ago. Average days-on-market of 52.5 is down 0.17 days from last year.

JUNE NUMBERS

Median Sale Price

\$725,000

-1.36%

Average Sale Price

\$806,627

-29.64%

Sales Volume

\$21,778,940

+5.54%

Unit Sales

27

+50%

New Listings

106

+16.48%

Expired Listings

18

+63.64%

Unit Sales/Listings Ratio

25.47%

+28.77%

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

THE MARKET IN DETAIL

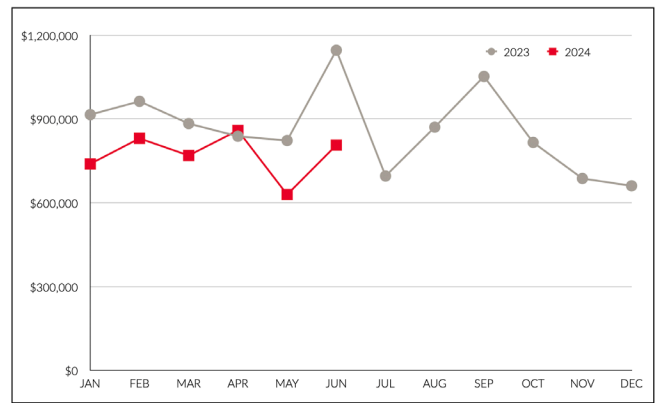
	2022	2023	2024	2023-2024
YTD Volume Sales	\$131,759,631	\$97,758,600	\$84,748,875	-13.31%
YTD Unit Sales	159	107	111	+3.74%
YTD New Listings	389	428	471	+10.05%
YTD Sales/Listings Ratio	40.87%	25.00%	23.57%	-1.43%
YTD Expired Listings	12	64	51	-20.31%
Monthly Volume Sales	\$11,792,500	\$20,635,500	\$21,778,940	+5.54%
Monthly Unit Sales	14	18	27	+50%
Monthly New Listings	104	91	106	+16.48%
Monthly Sales/Listings Ratio	13.46%	19.78%	25.47%	+5.69%
Monthly Expired Listings	5	11	18	+63.64%
YTD Sales: \$0-\$199K	2	2	6	200.00%
YTD Sales: \$200k-349K	26	11	8	-27.27%
YTD Sales: \$350K-\$549K	16	9	20	122.22%
YTD Sales: \$550K-\$749K	37	28	28	0.00%
YTD Sales: \$750K-\$999K	37	35	27	-22.86%
YTD Sales: \$1M-\$2M	36	17	18	5.88%
YTD Sales: \$2M+	40	23	22	-4.35%
YTD Average Days-On-Market	28.33	52.67	52.50	-0.32%
YTD Average Sale Price	\$818,430	\$928,524	\$772,605	-16.79%
YTD Median Sale Price	\$747,500	\$742,500	\$722,500	-2.69%

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

AVERAGE SALE PRICE

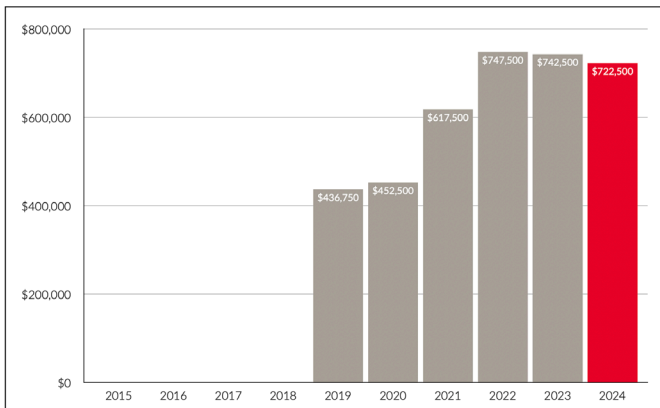


Year-Over-Year

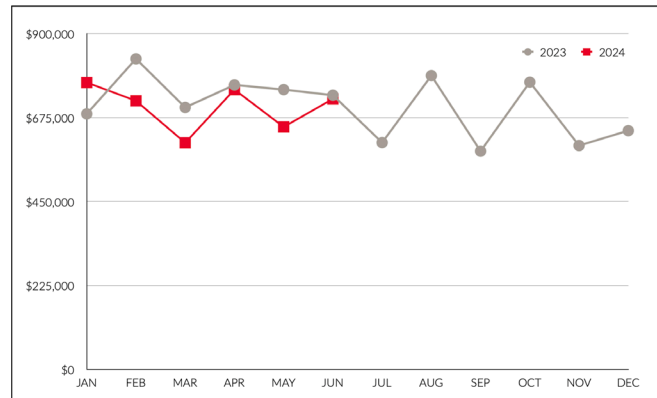


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



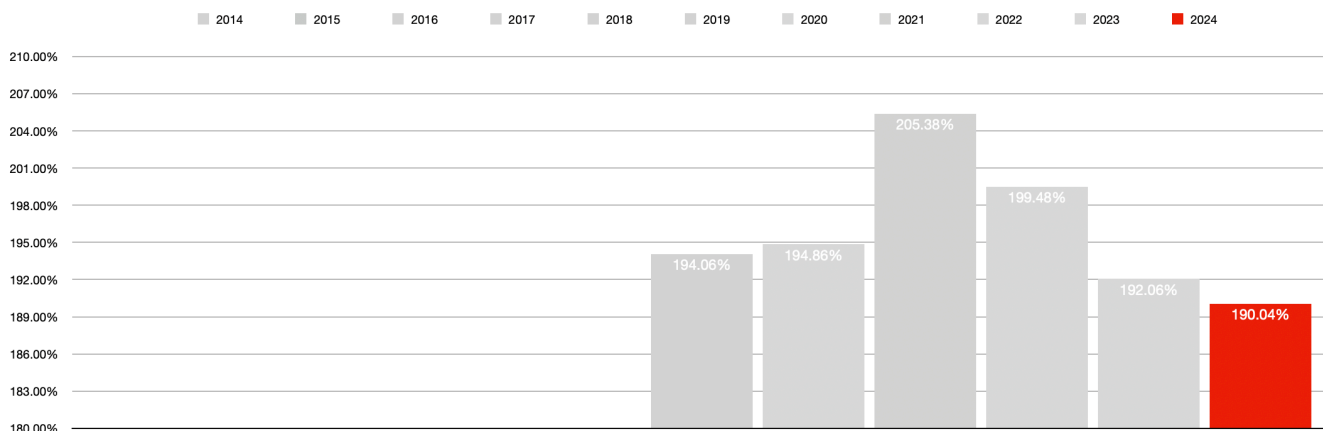
Year-Over-Year



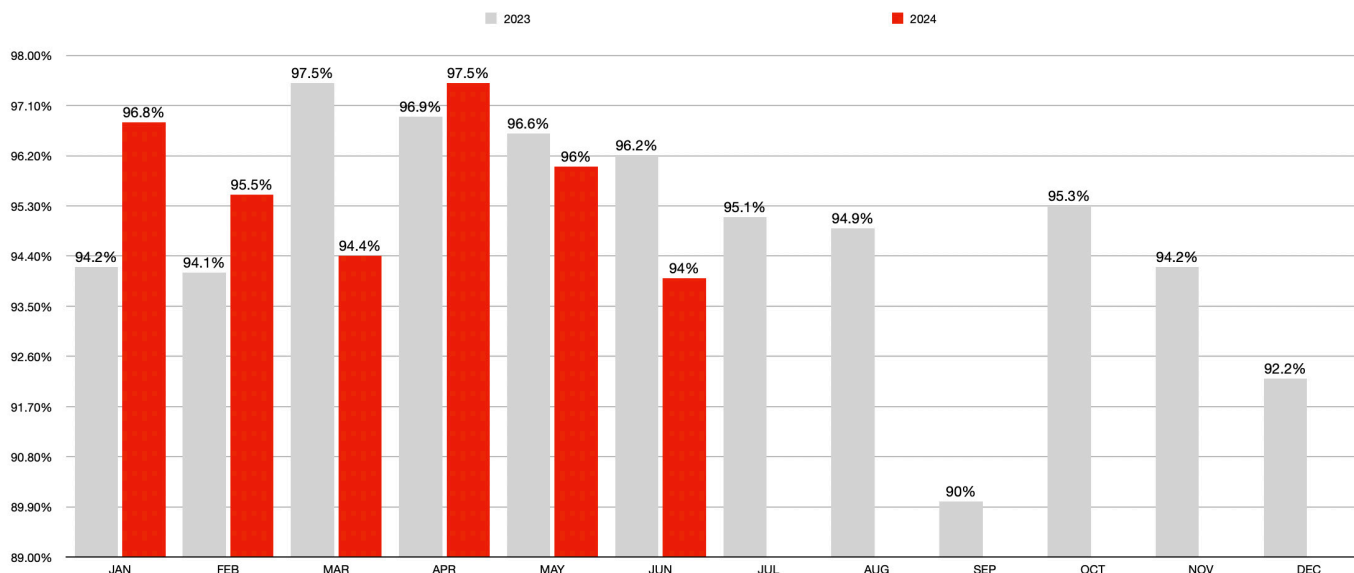
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

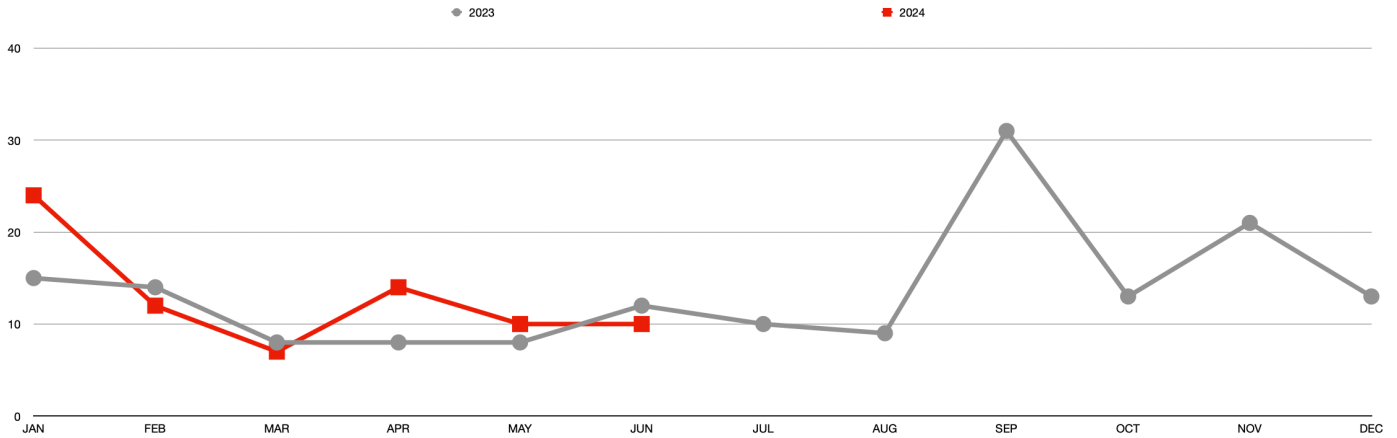


Year-Over-Year

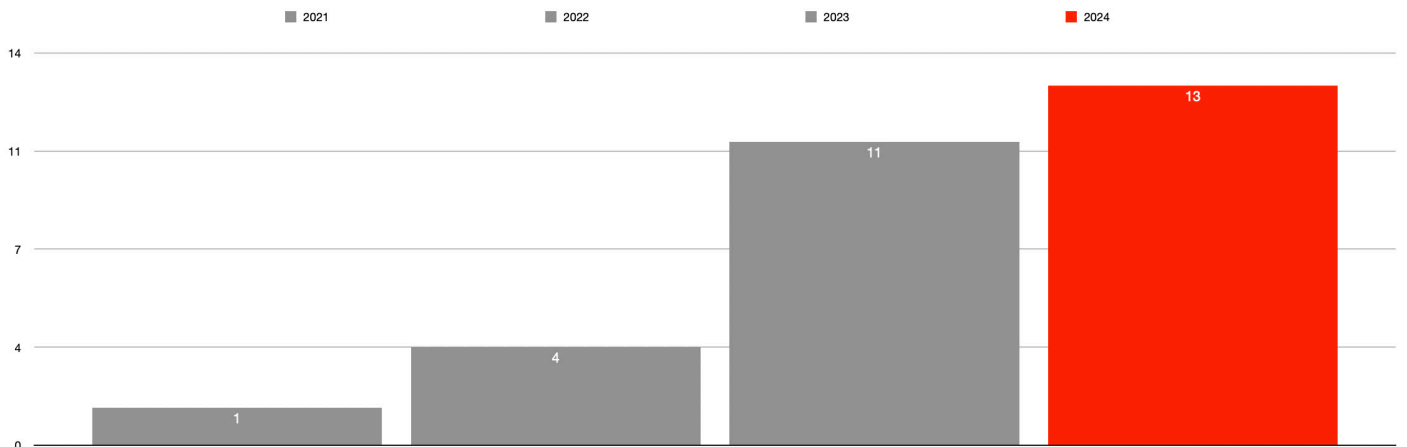


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

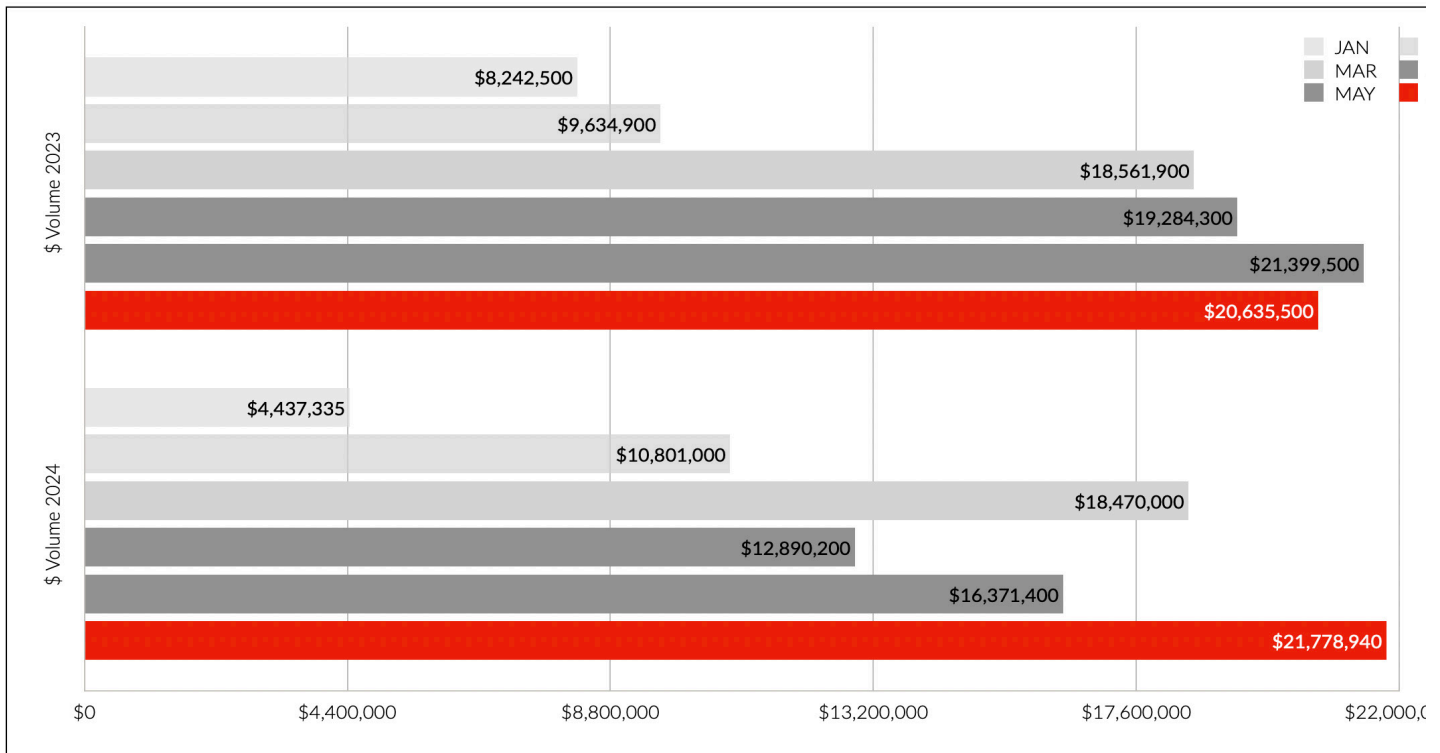


Month-Over-Month 2023 vs. 2024

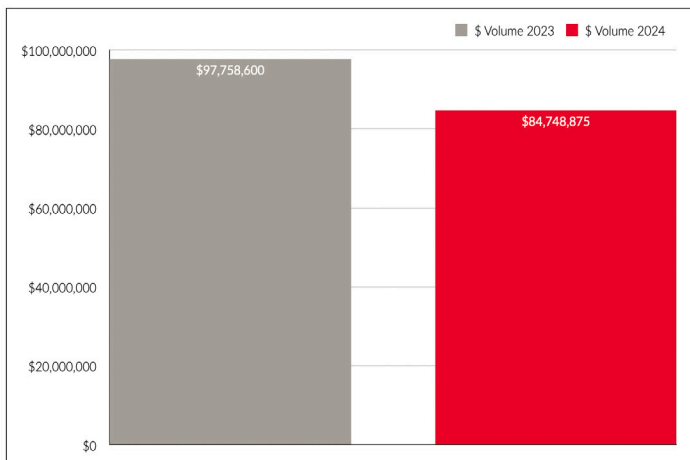


Year-Over-Year

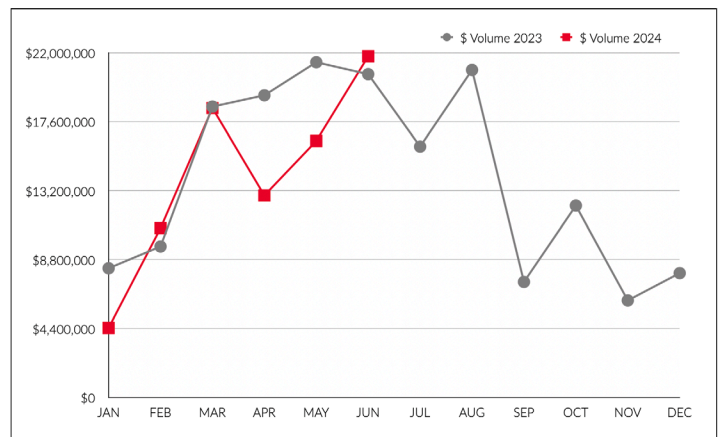
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

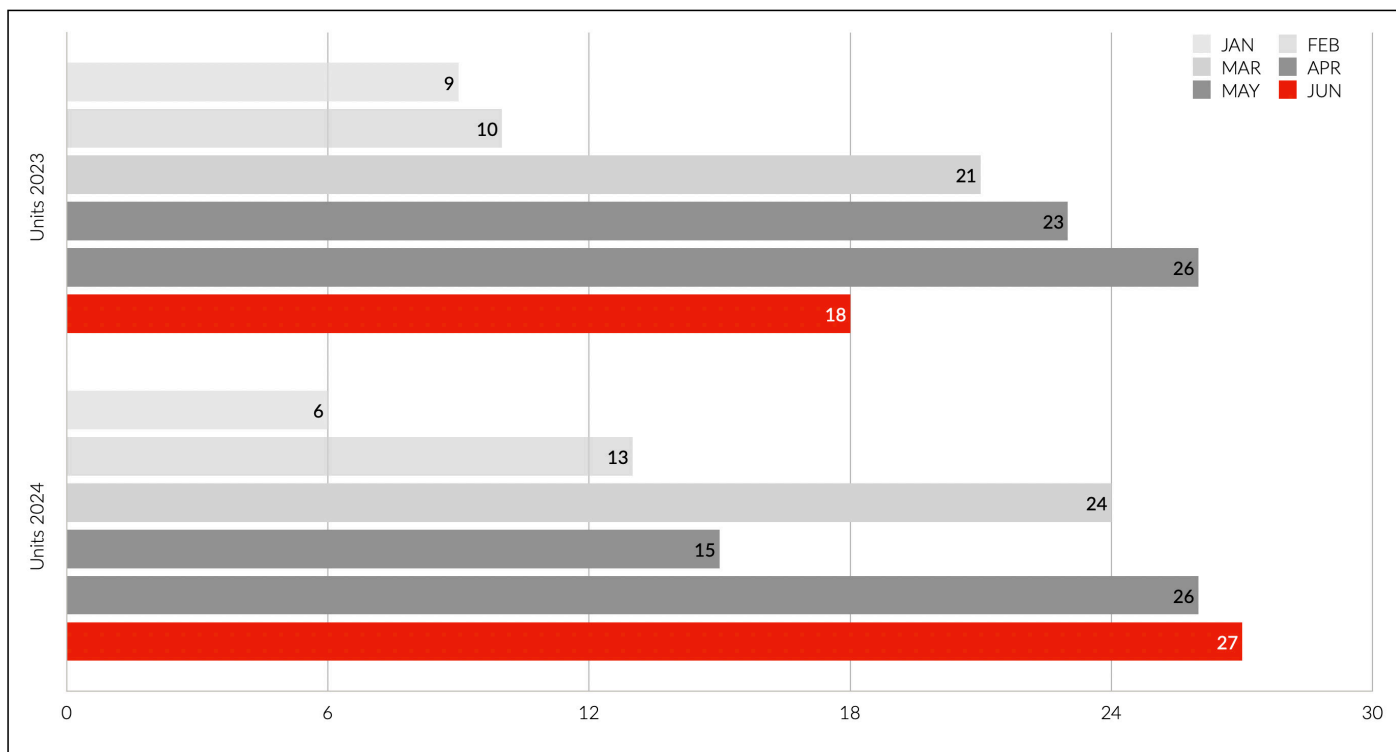


Yearly Totals 2023 vs. 2024

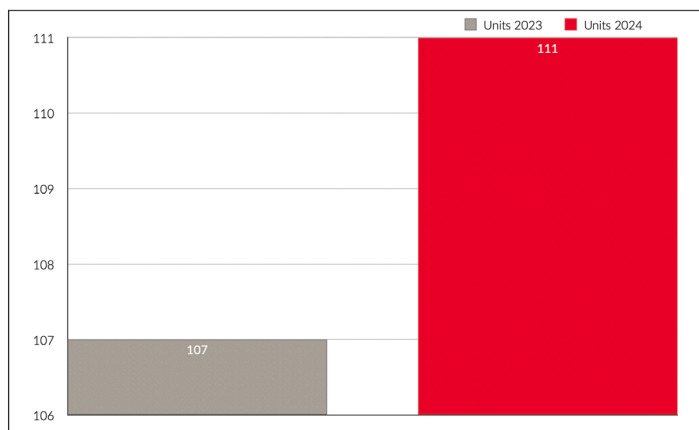


Month vs. Month 2023 vs. 2024

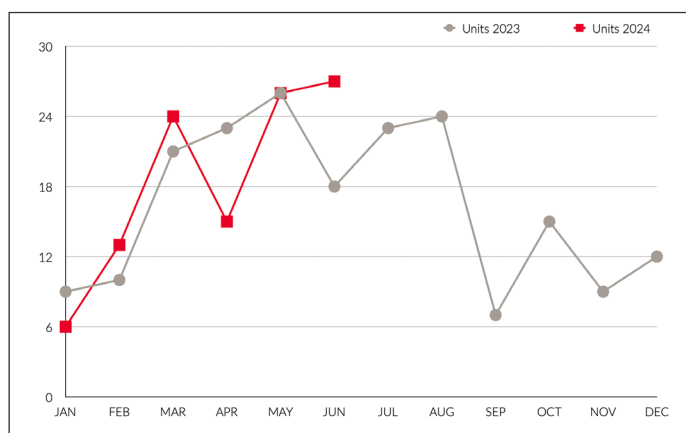
UNIT SALES



Monthly Comparison 2023 vs. 2024

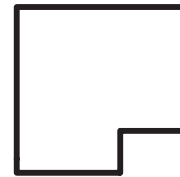


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$78,696,875 -15.84%	0 No Change	\$5,628,000 +140.52%
YTD Unit Sales	90 -2.17%	0 No Change	19 +90%
YTD Average Sale Price	\$874,410 -13.97%	0 No Change	\$296,211 +26.59%
June Sales Volume	\$20,986,440 +4.37%	0 No Change	\$792,500 +140.15%
June Unit Sales	23 +43.75%	0 No Change	4 +300%

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

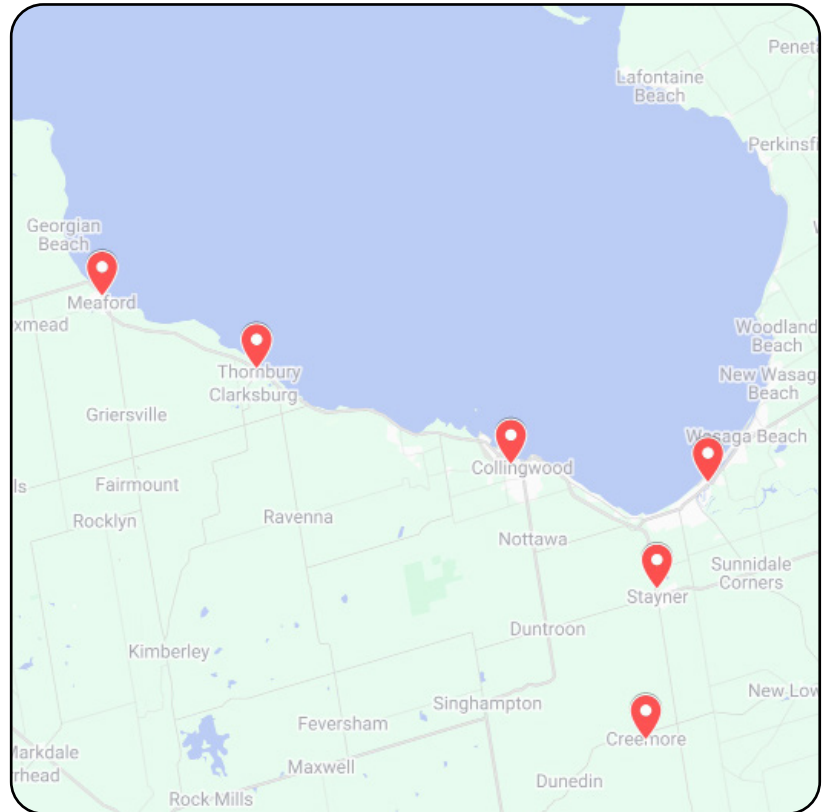
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH


705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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