



2024  
**JULY**

**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 decrease in unit sales and sales volume compared to last year. Both median and average sale prices have also decreased, suggesting that buyers have more negotiating power and opportunities to find favorable deals in the market.

### July year-over-year sales volume of \$14,216,200



Down 11.21% from 2023's \$16,010,500 with unit sales of 18, which is 21.74% less than last July. New listings of 86 are up 24.64% from a year ago, with the sales/listing ratio of 20.93% down 37.21%.

### Year-to-date sales volume of \$98,965,075



Down 13.01% from 2023's \$113,769,100 with unit sales of 129 down 0.77% from 2023's 130. New listings of 557 are up 12.07% from a year ago, with the sales/listing ratio of 23.16% down 11.46%.

### Year-to-date average sale price of \$775,059.57



Down from \$895,322.14 one year ago with median sale price of \$720,000 down from \$735,000 one year ago. Average days-on-market of 51.43 is up 0.72 days from last year.

## JULY NUMBERS

Median Sale Price

**\$695,000**

+14.31%

Average Sale Price

**\$789,789**

+13.46%

Sales Volume

**\$14,216,200**

-11.21%

Unit Sales

**18**

-21.74%

New Listings

**86**

+24.64%

Expired Listings

**28**

+100%

Unit Sales/Listings Ratio

**20.93%**

-37.21%

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

# THE MARKET IN DETAIL

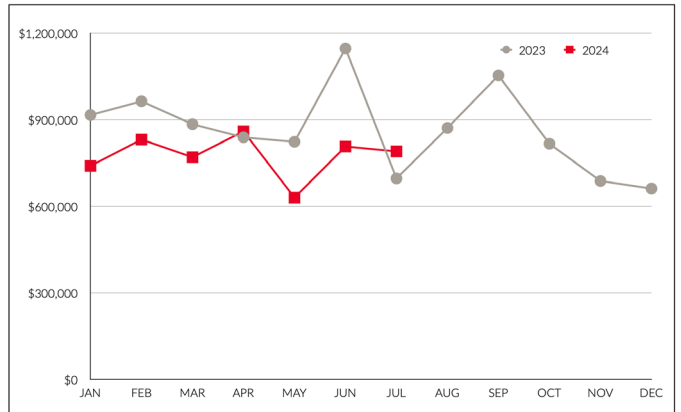
	2022	2023	2024	2023-2024
<b>YTD Volume Sales</b>	\$148,613,419	\$113,769,100	\$98,965,075	-13.01%
<b>YTD Unit Sales</b>	182	130	129	-0.77%
<b>YTD New Listings</b>	469	497	557	+12.07%
<b>YTD Sales/Listings Ratio</b>	38.81%	26.16%	23.16%	-11.46%
<b>YTD Expired Listings</b>	19	78	79	+1.28%
<b>Monthly Volume Sales</b>	\$16,853,788	\$16,010,500	\$14,216,200	-11.21%
<b>Monthly Unit Sales</b>	23	23	18	-21.74%
<b>Monthly New Listings</b>	80	69	86	+24.64%
<b>Monthly Sales/Listings Ratio</b>	28.75%	33.33%	20.93%	-37.21%
<b>Monthly Expired Listings</b>	7	14	28	+100%
<b>Monthly Average Sale Price</b>	\$732,773	\$696,109	\$789,789	+13.46%
<b>YTD Sales: \$0-\$199K</b>	2	4	7	+75%
<b>YTD Sales: \$200k-349K</b>	30	13	8	-38.46%
<b>YTD Sales: \$350K-\$549K</b>	20	14	22	+57.14%
<b>YTD Sales: \$550K-\$749K</b>	42	33	37	+12.12%
<b>YTD Sales: \$750K-\$999K</b>	42	41	28	-31.71%
<b>YTD Sales: \$1M-\$2M</b>	41	19	23	+21.05%
<b>YTD Sales: \$2M+</b>	45	26	27	+3.85%
<b>YTD Average Days-On-Market</b>	28.33	50.71	51.43	+1.41%
<b>YTD Average Sale Price</b>	\$806,193	\$895,322	\$775,060	-13.43%
<b>YTD Median Sale Price</b>	\$728,000	\$735,000	\$720,000	-2.04%

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

# AVERAGE SALE PRICE

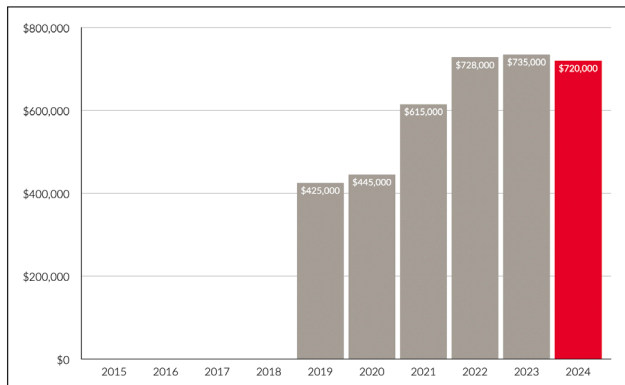


Year-Over-Year

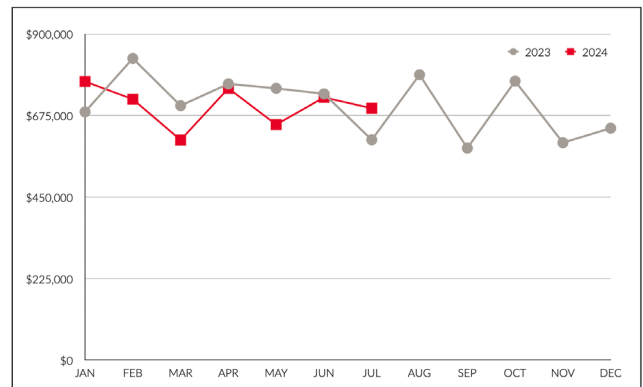


Month-Over-Month 2023 vs. 2024

# MEDIAN SALE PRICE



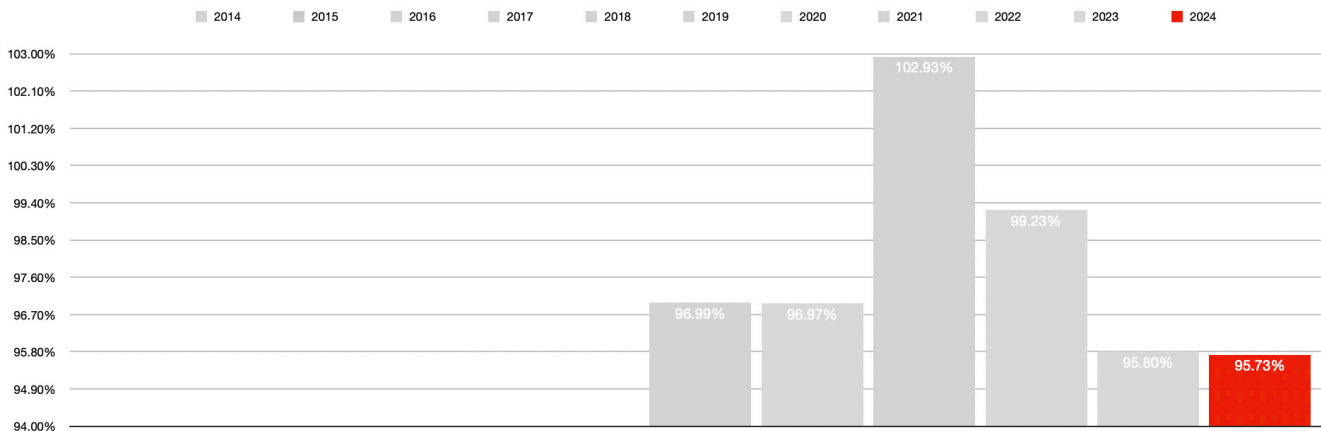
Year-Over-Year



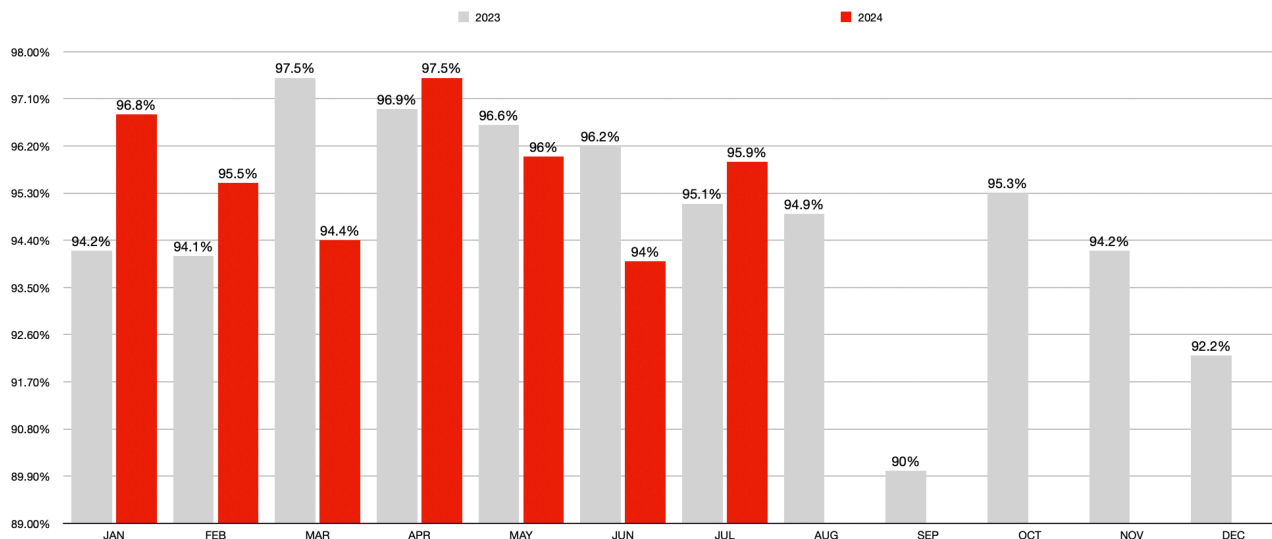
Month-Over-Month 2023 vs. 2024

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

# SALE PRICE VS. LIST PRICE RATIO

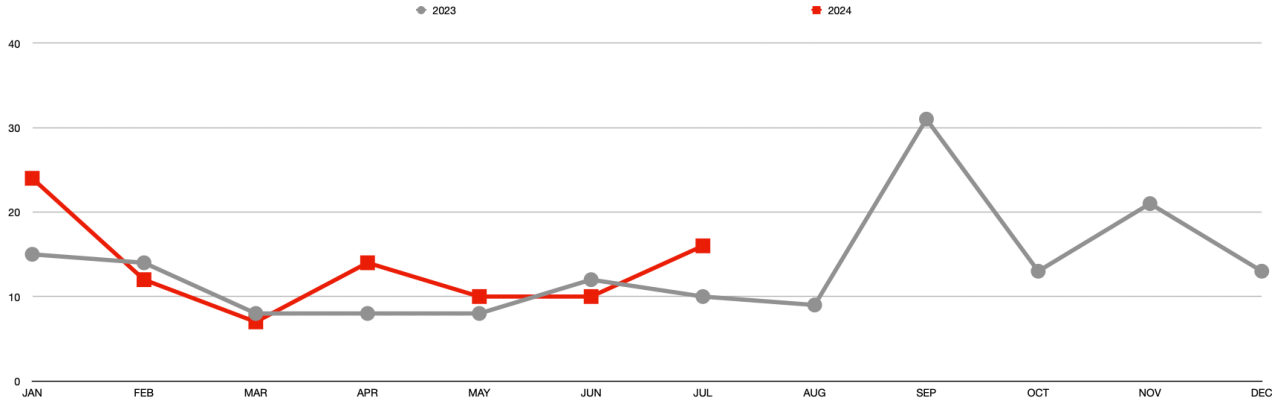


## Year-Over-Year

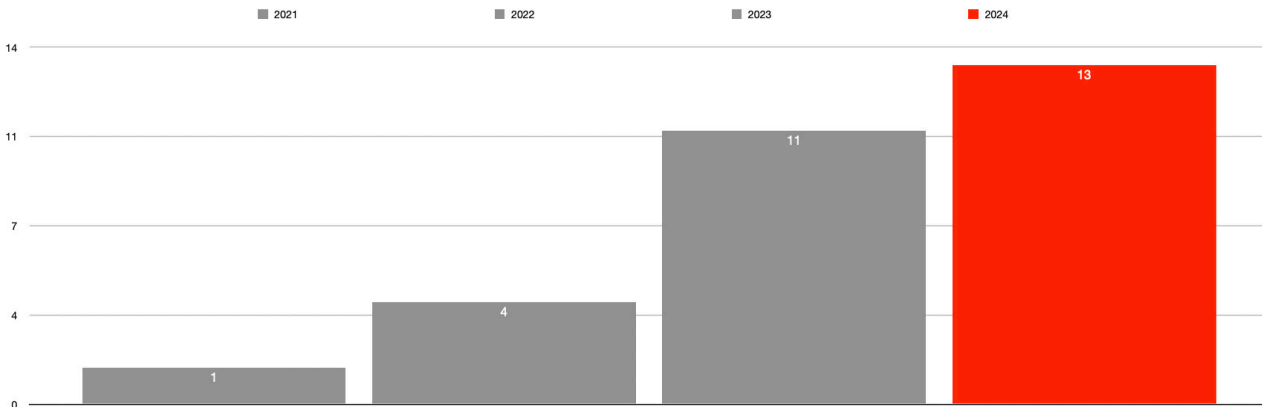


## Month-Over-Month 2023 vs. 2024

# MONTHS OF INVENTORY

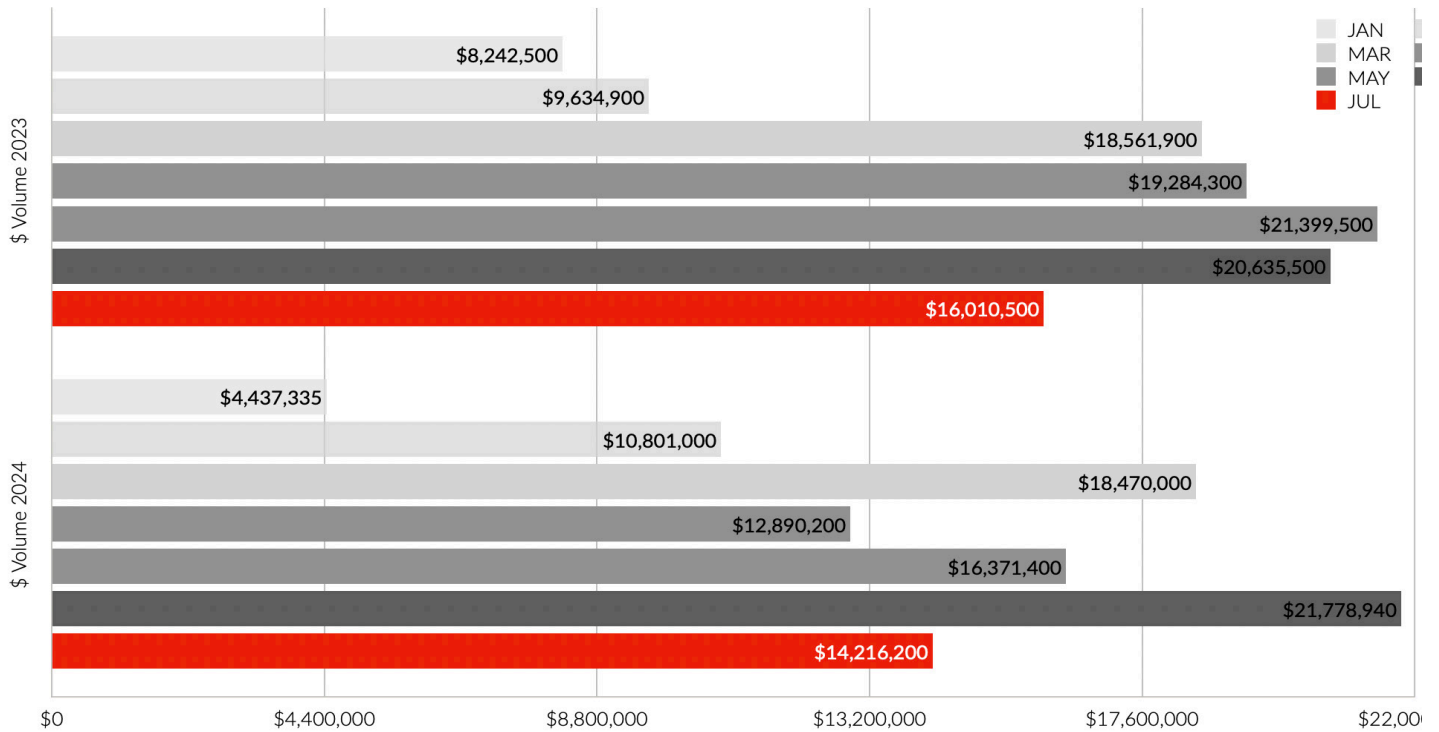


## Month-Over-Month 2023 vs. 2024

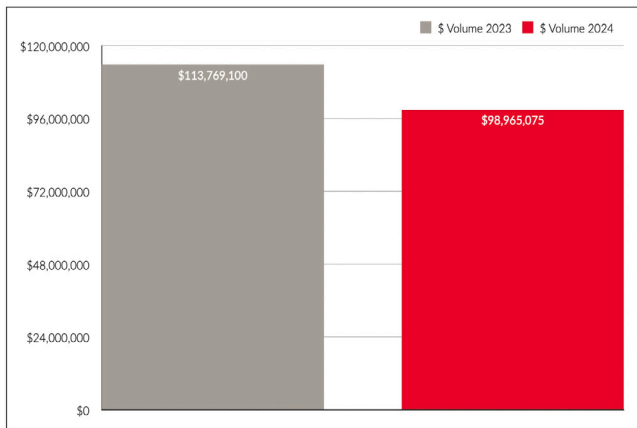


## Year-Over-Year

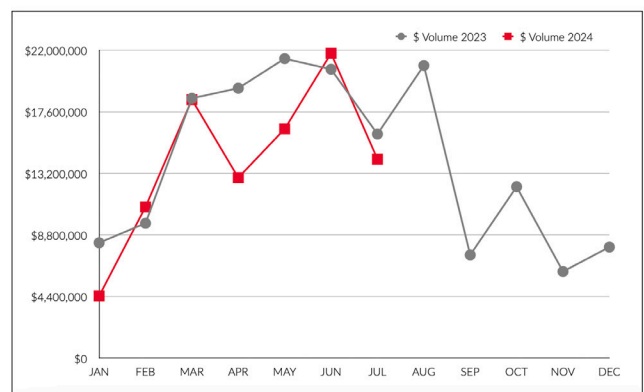
# DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

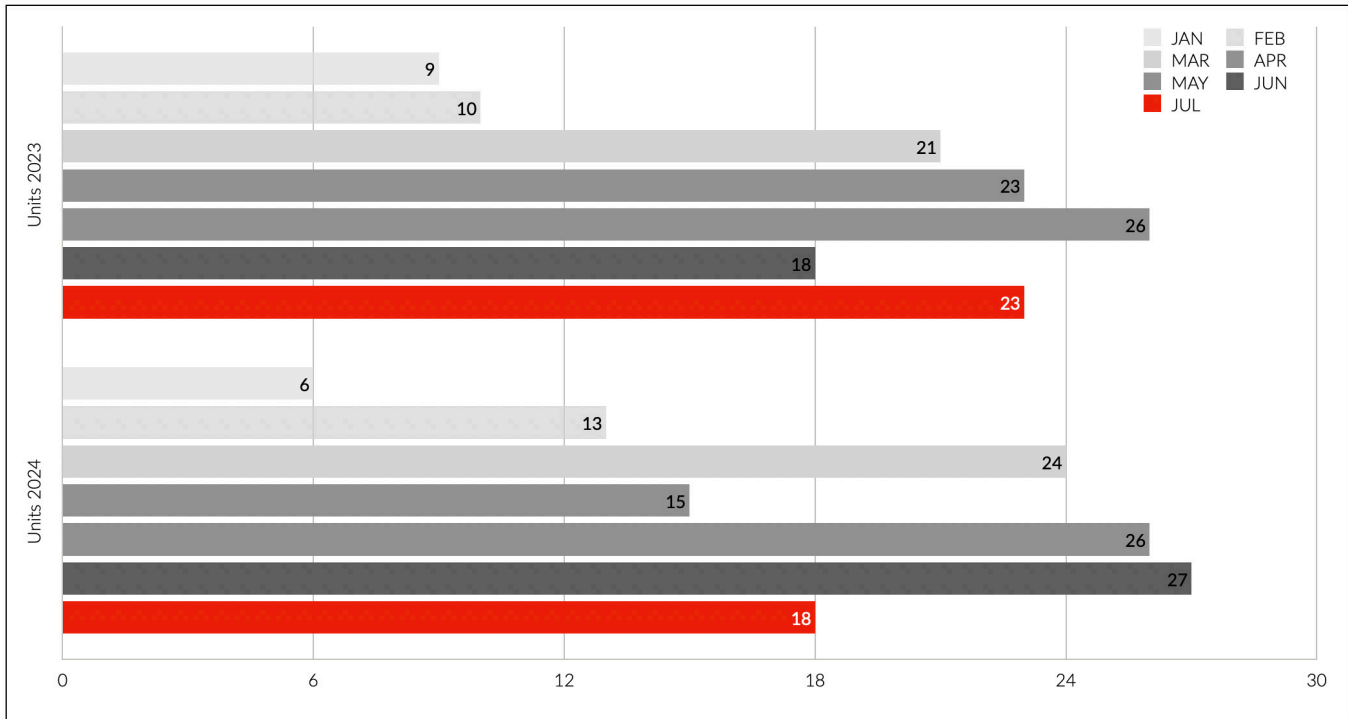


Yearly Totals 2023 vs. 2024

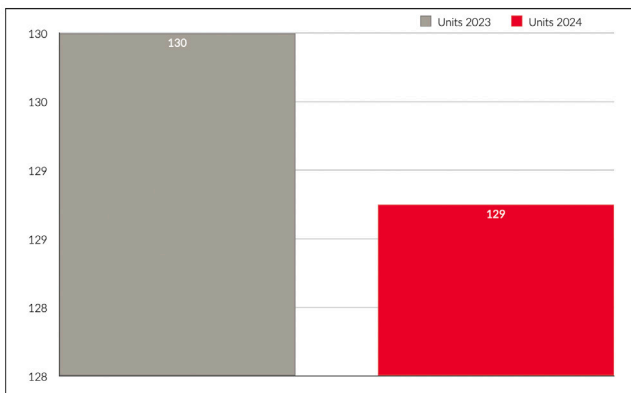


Month vs. Month 2023 vs. 2024

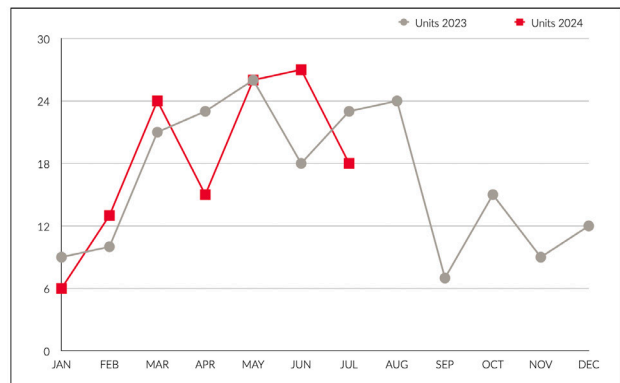
# UNIT SALES



Monthly Comparison 2023 vs. 2024



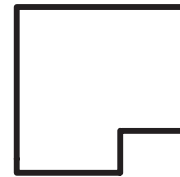
Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024



# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
YTD Sales Volume	\$92,193,075 -14.85%	0 No Change	\$6,348,000 +86.85%
YTD Unit Sales	106 -3.64%	0 No Change	21 +50%
YTD Average Sale Price	\$869,746 -11.64%	0 No Change	\$302,286 +24.57%
July Sales Volume	\$13,496,200 -8.58%	0 No Change	\$720,000 -31.91%
July Unit Sales	16 -11.11%	0 No Change	2 -50%

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

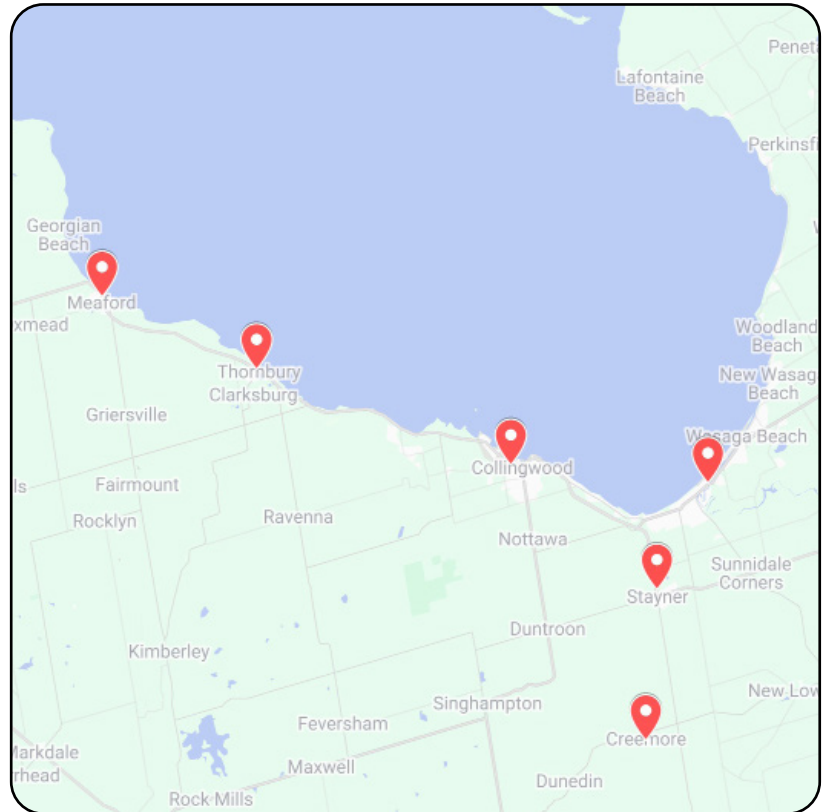
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH


705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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