



2024 AUGUST

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 leverage in negotiations and the opportunity to secure properties at lower prices.

August year-over-year sales volume of \$15,654,800
 Down 25.11% from 2023's \$20,904,633 with unit sales of 21, which is 12.5% less than last August. New listings of 74 are down 7.5% from a year ago, with the sales/listing ratio of 28.38% down 5.41%.

Year-to-date sales volume of \$114,619,875
 Down 14.89% from 2023's \$134,673,733 with unit sales of 150 down 2.6% from 2023's 154. New listings of 631 are up 9.36% from a year ago, with the sales/listing ratio of 23.77% down 10.93%.

Year-to-date average sale price of \$771,360.50
 Down from \$892,285.13 one year ago with median sale price of \$707,500 down from \$742,500 one year ago. Average days-on-market of 52 is up 3 days from last year.

AUGUST NUMBERS

Median Sale Price
\$665,000
 -15.56%

Average Sale Price
\$745,467
 -14.42%

Sales Volume
\$15,654,800
 -25.11%

Unit Sales
21
 -12.5%

New Listings
74
 -7.5%

Expired Listings
23
 +21.05%

Unit Sales/Listings Ratio
28.38%
 -5.41%

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

THE MARKET IN DETAIL

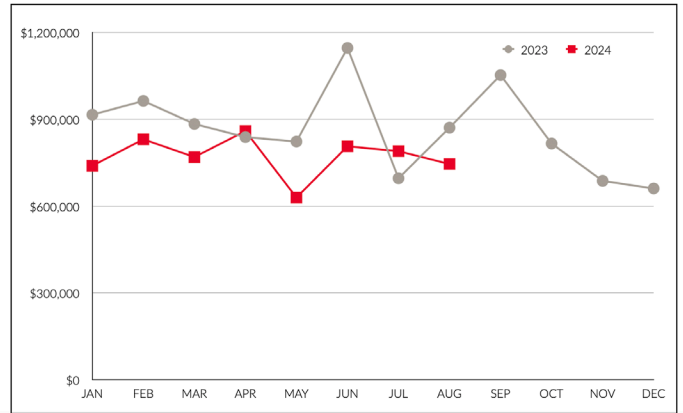
	2022	2023	2024	2023-2024
YTD Volume Sales	\$164,415,419	\$134,673,733	\$114,619,875	-14.89%
YTD Unit Sales	208	154	150	-2.6%
YTD New Listings	535	577	631	+9.36%
YTD Sales/Listings Ratio	38.88%	26.69%	23.77%	-10.93%
YTD Expired Listings	37	97	102	+5.15%
Monthly Volume Sales	\$15,802,000	\$20,904,633	\$15,654,800	-25.11%
Monthly Unit Sales	26	24	21	-12.5%
Monthly New Listings	66	80	74	-7.5%
Monthly Sales/Listings Ratio	39.39%	30.00%	28.38%	-5.41%
Monthly Expired Listings	18	19	23	+21.05%
Monthly Average Sale Price	\$607,769	\$871,026	\$745,467	-14.42%
YTD Sales: \$0-\$199K	6	5	7	+40%
YTD Sales: \$200k-349K	31	14	11	-21.43%
YTD Sales: \$350K-\$549K	24	18	26	+44.44%
YTD Sales: \$550K-\$749K	52	38	42	+10.53%
YTD Sales: \$750K-\$999K	47	45	32	-28.89%
YTD Sales: \$1M-\$2M	43	27	28	+3.7%
YTD Sales: \$2M+	47	34	32	-5.88%
YTD Average Days-On-Market	28.88	49.00	52.00	+6.12%
YTD Average Sale Price	\$806,193	\$895,322	\$775,060	-13.43%
YTD Median Sale Price	\$706,500	\$742,500	\$707,500	-4.71%

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

AVERAGE SALE PRICE

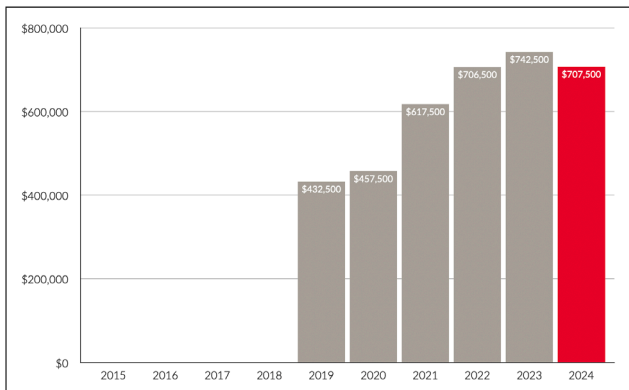


Year-Over-Year

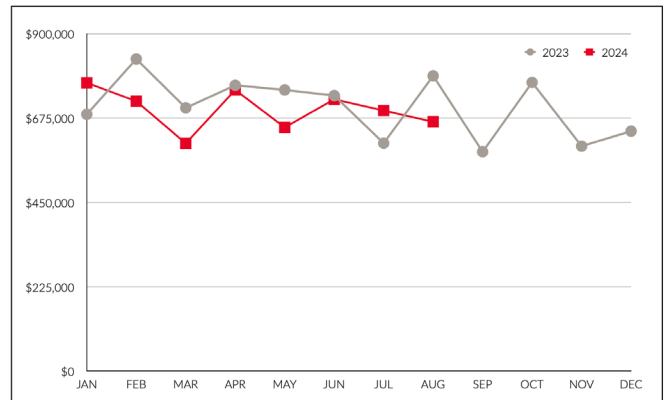


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



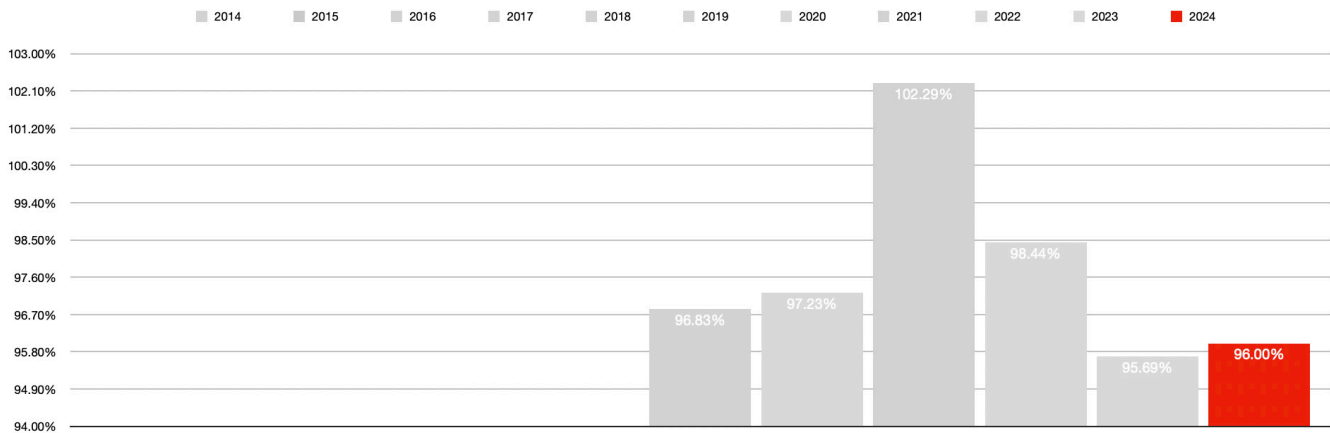
Year-Over-Year



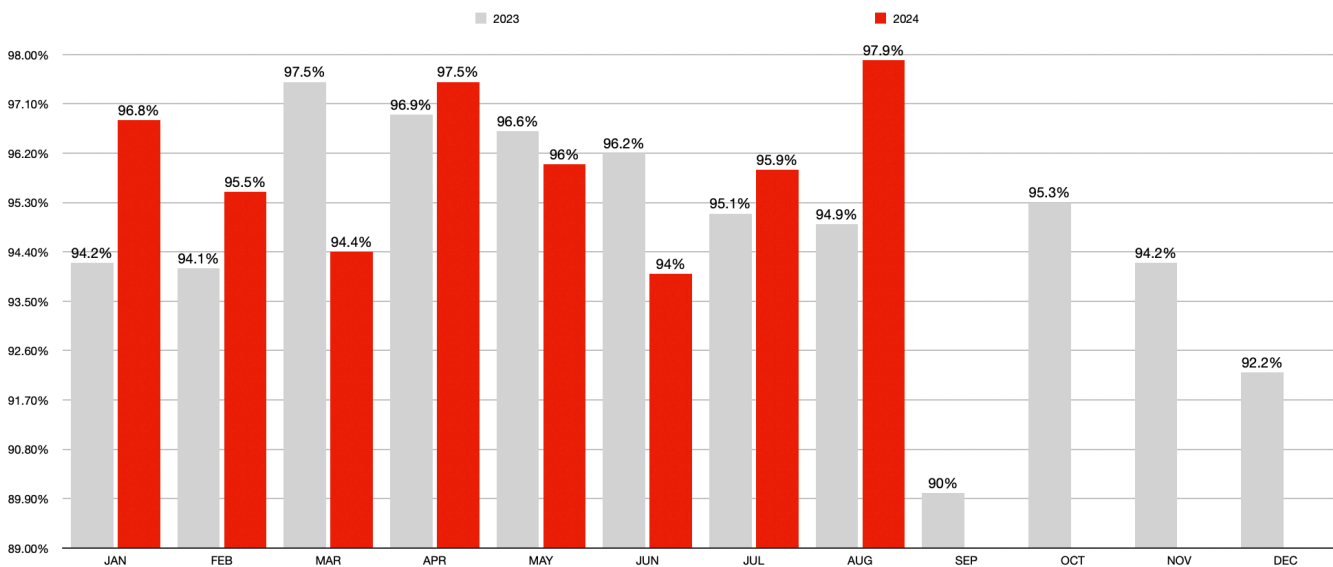
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

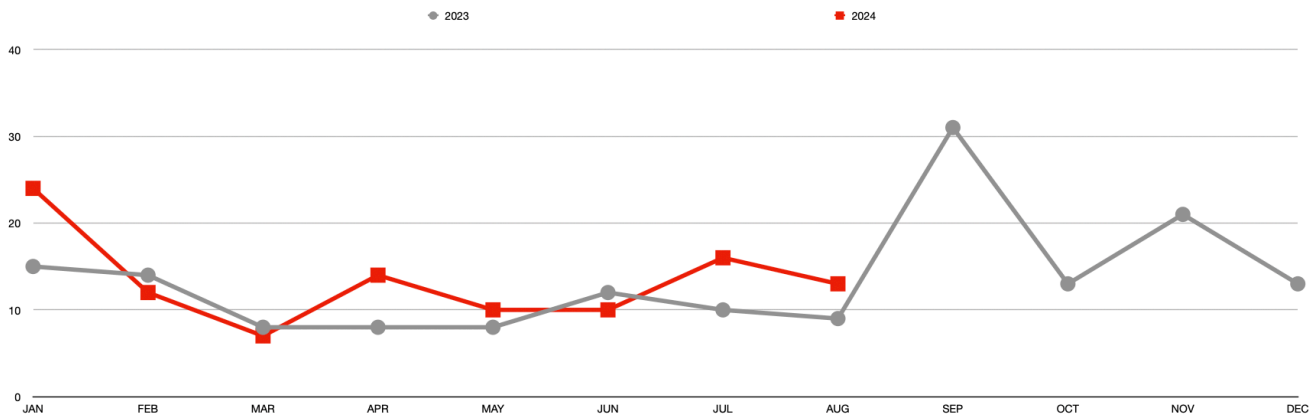


Year-Over-Year

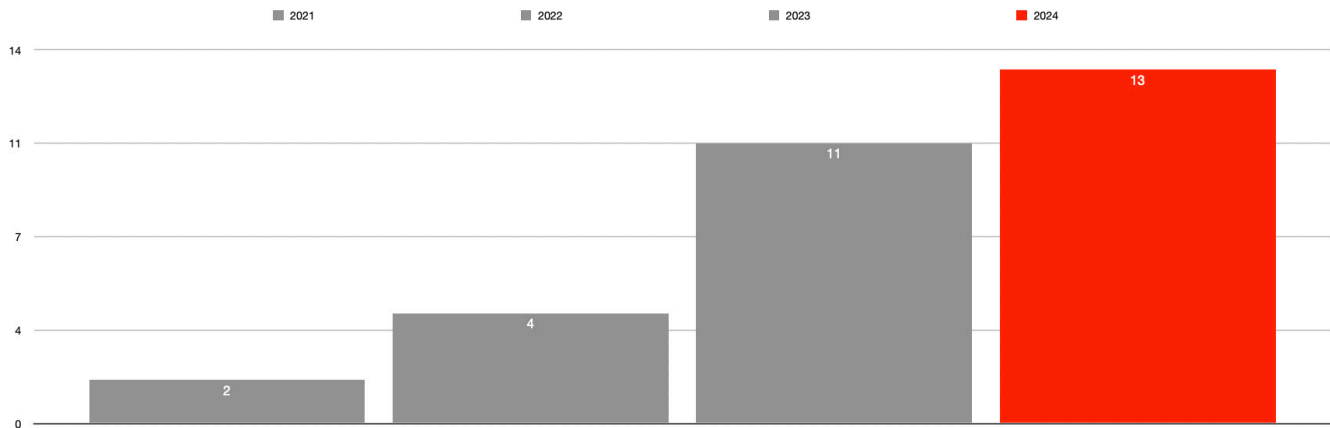


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

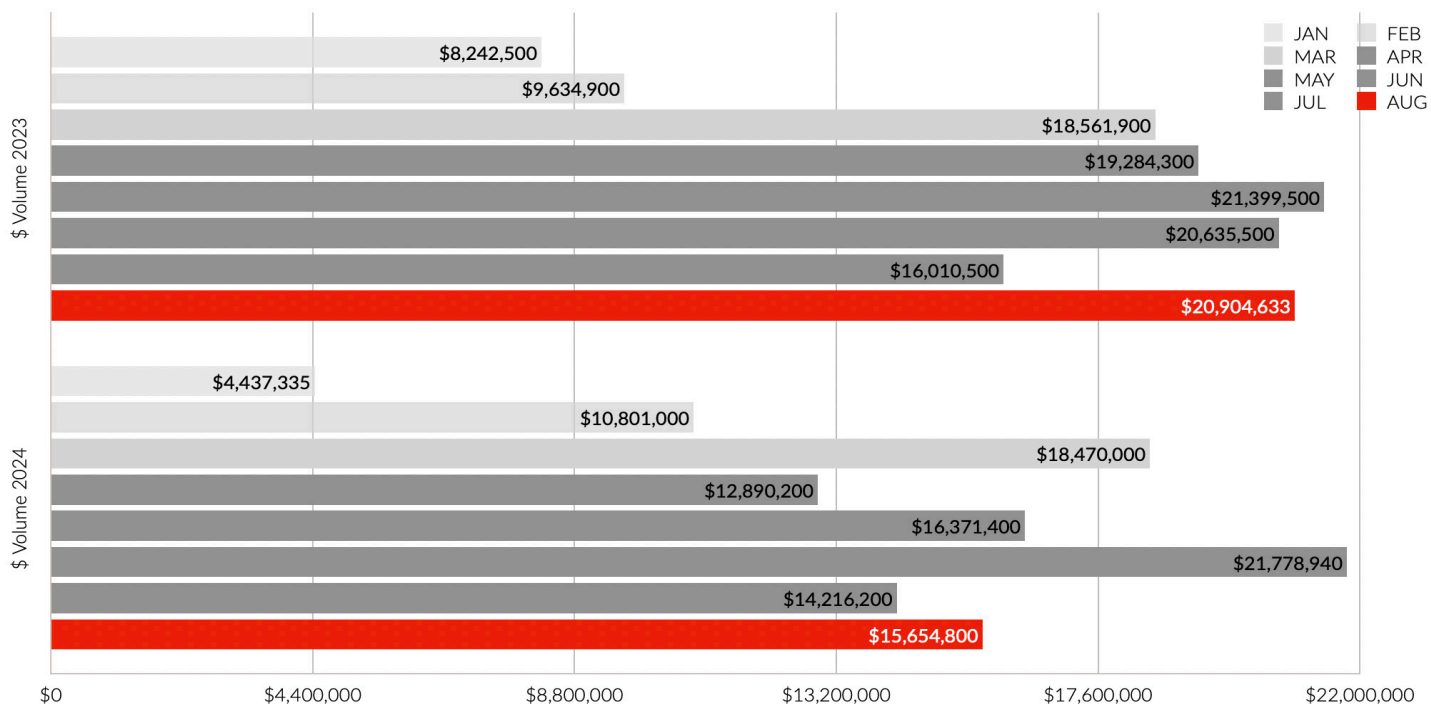


Month-Over-Month 2023 vs. 2024

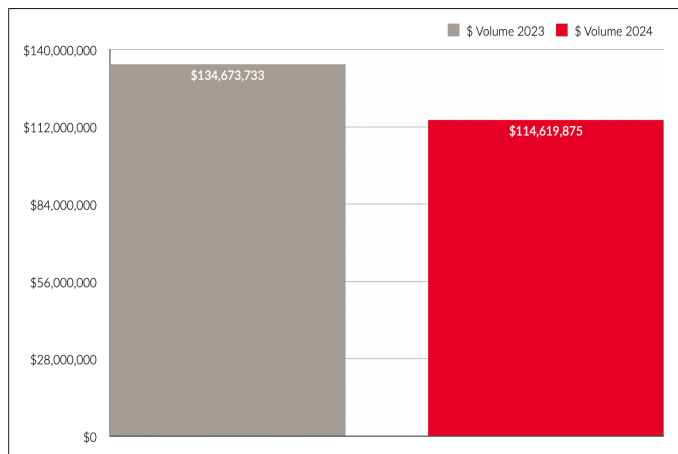


Year-Over-Year

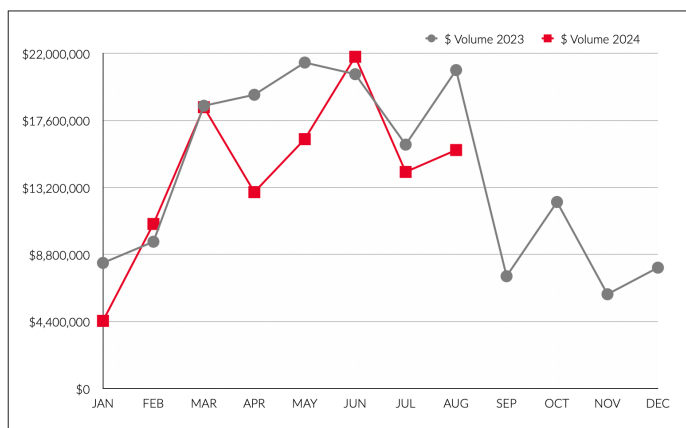
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

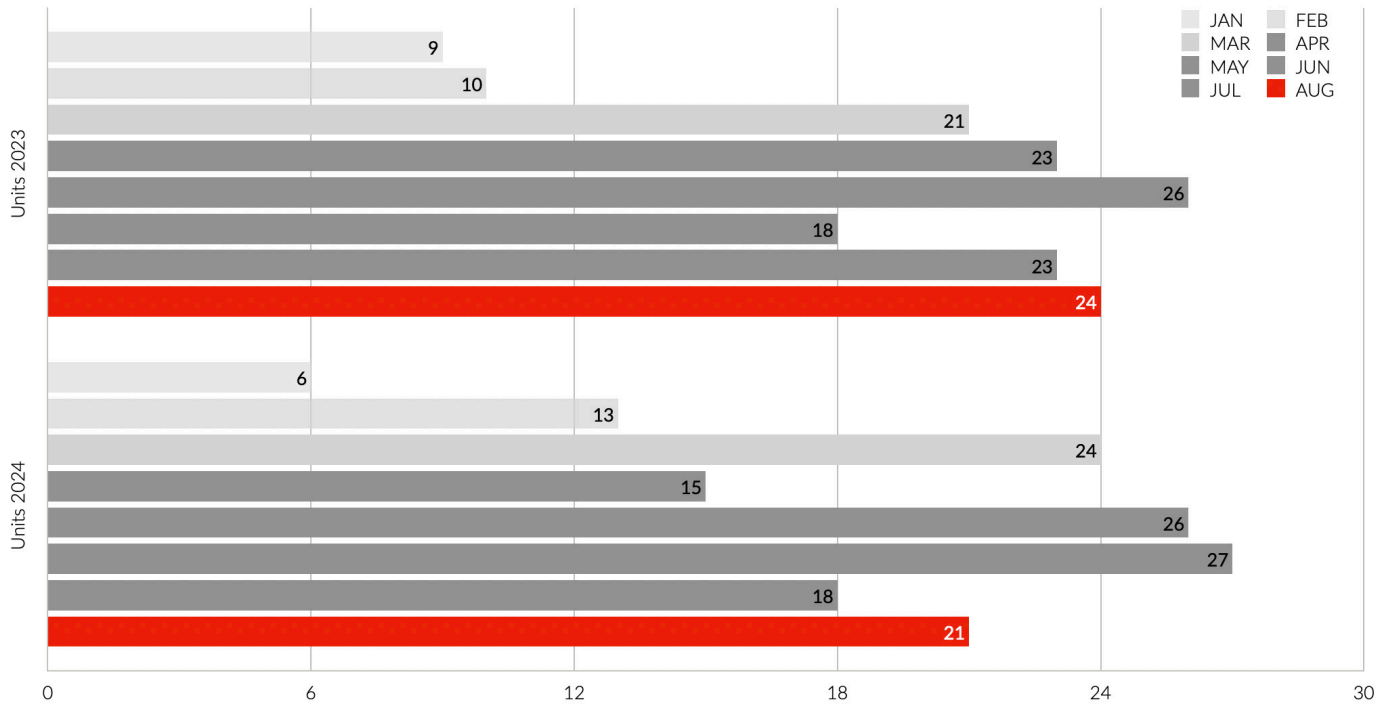


Yearly Totals 2023 vs. 2024

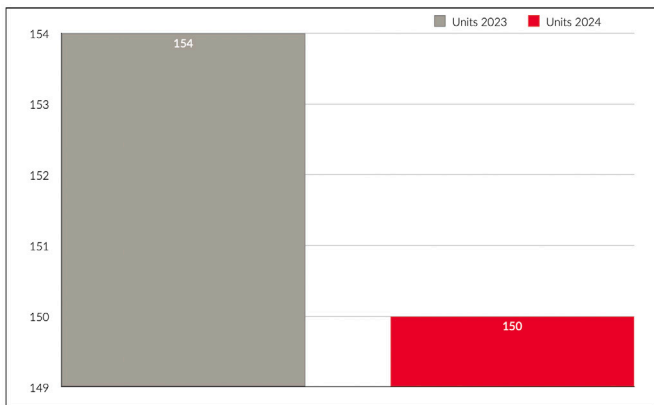


Month vs. Month 2023 vs. 2024

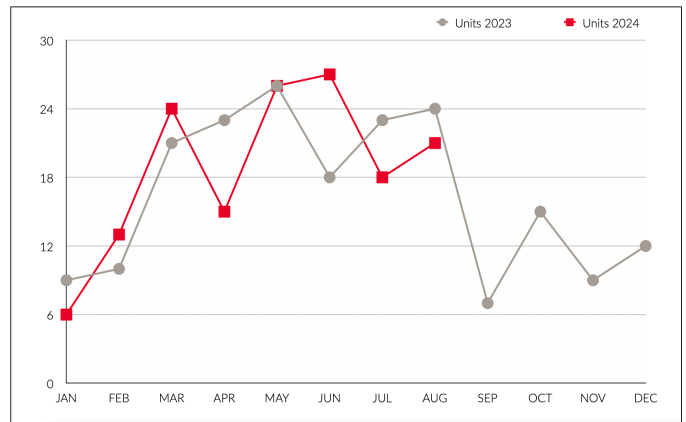
UNIT SALES



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	\$106,682,875 -16.62%	0 No Change	\$7,513,000 +62.5%
YTD Unit Sales	124 -6.06%	0 No Change	25 +56.25%
YTD Average Sale Price	\$860,346 -11.24%	0 No Change	\$300,520 +4%
August Sales Volume	\$14,489,800 -26.37%	0 No Change	\$1,165,000 -4.98%
August Unit Sales	18 -18.18%	0 No Change	4 +100%

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

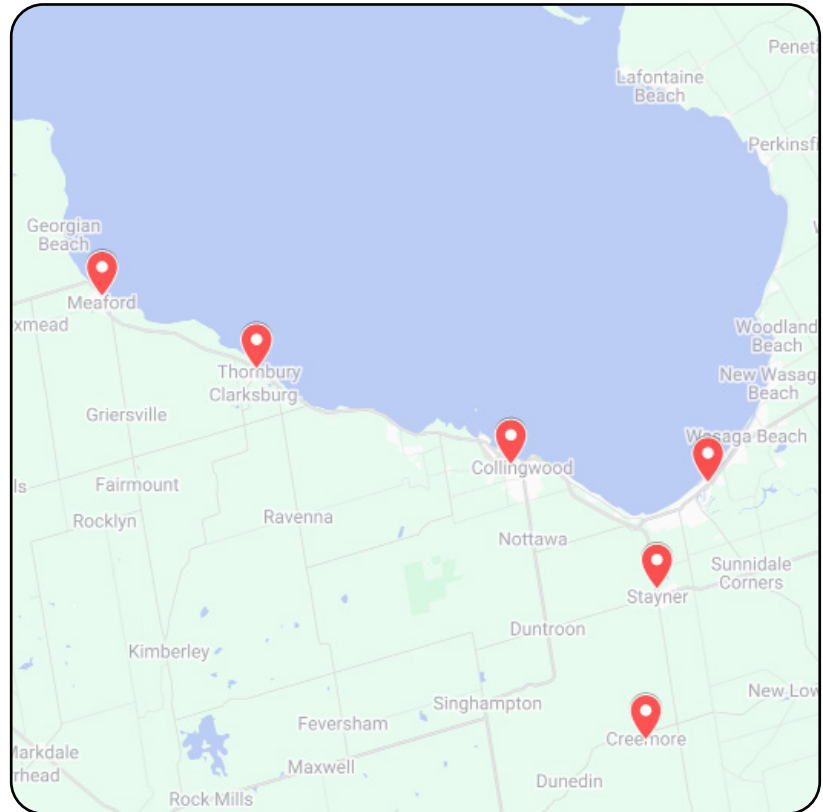
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH


705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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