



2024 SEPTEMBER

TINY TOWNSHIP

Real Estate Market Report



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 also decreased, suggesting that buyers have more opportunities to secure properties at lower prices, making it an attractive market for those looking for value.



September year-over-year sales volume of \$21,887,897

Up 197.01% from 2023's \$7,369,500 with unit sales of 21, which is 200% more than last September. New listings of 73 are up 5.8% from a year ago, with the sales/listing ratio of 28.77% up 183.56%.



Year-to-date sales volume of \$136,507,772

Down 3.9% from 2023's \$142,043,233 with unit sales of 172 up 6.83% from 2023's 161. New listings of 704 are up 8.98% from a year ago, with the sales/listing ratio of 24.43% down 1.97%.



Year-to-date average sale price of \$801,462.78

Down from \$910,118.56 one year ago with median sale price of \$720,000 down from \$735,000 one year ago. Average days-on-market of 51.89 is up 2.78 days from last year.

SEPTEMBER NUMBERS

Median Sale Price

\$950,000

+62.39%

Average Sale Price

\$1,042,281

-1%

Sales Volume

\$21,887,897

+197.01%

Unit Sales

21

+200%

New Listings

73

+5.8%

Expired Listings

47

+291.67%

Unit Sales/Listings Ratio

28.77%

183.56%

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

THE MARKET IN DETAIL

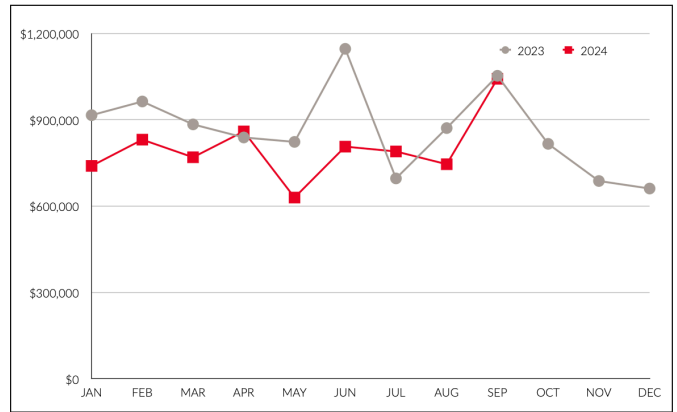
	2022	2023	2024	2023-2024
YTD Volume Sales	\$178,290,919	\$142,043,233	\$136,507,772	-3.9%
YTD Unit Sales	227	161	172	+6.83%
YTD New Listings	601	646	704	+8.98%
YTD Sales/Listings Ratio	37.77%	24.92%	24.43%	-1.97%
YTD Expired Listings	53	109	149	+36.7%
Monthly Volume Sales	\$13,875,500	\$7,369,500	\$21,887,897	+197.01%
Monthly Unit Sales	19	7	21	+200%
Monthly New Listings	66	69	73	+5.8%
Monthly Sales/Listings Ratio	28.79%	10.14%	28.77%	+183.56%
Monthly Expired Listings	16	12	47	+291.67%
Monthly Average Sale Price	\$730,289	\$1,052,786	\$1,042,281	-1%
YTD Sales: \$0-\$199K	6	5	9	+80%
YTD Sales: \$200k-349K	36	15	16	+6.67%
YTD Sales: \$350K-\$549K	28	20	33	+65%
YTD Sales: \$550K-\$749K	54	40	51	+27.5%
YTD Sales: \$750K-\$999K	50	45	34	-24.44%
YTD Sales: \$1M-\$2M	48	27	36	+33.33%
YTD Sales: \$2M+	52	36	34	-5.56%
YTD Average Days-On-Market	30.22	49.11	51.89	+5.66%
YTD Average Sale Price	\$775,712	\$910,119	\$801,463	-11.94%
YTD Median Sale Price	\$685,000	\$735,000	\$720,000	-2.04%

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

AVERAGE SALE PRICE

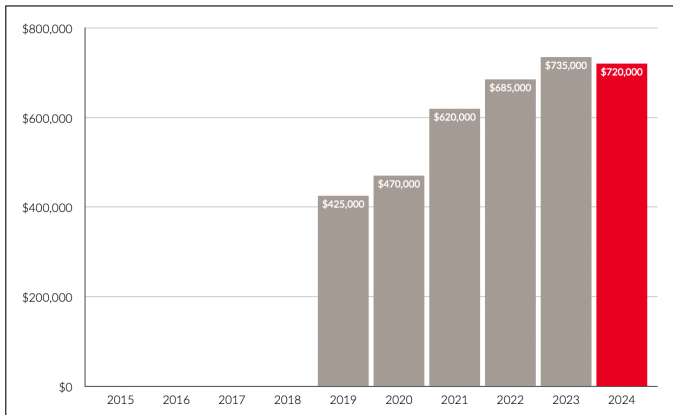


Year-Over-Year

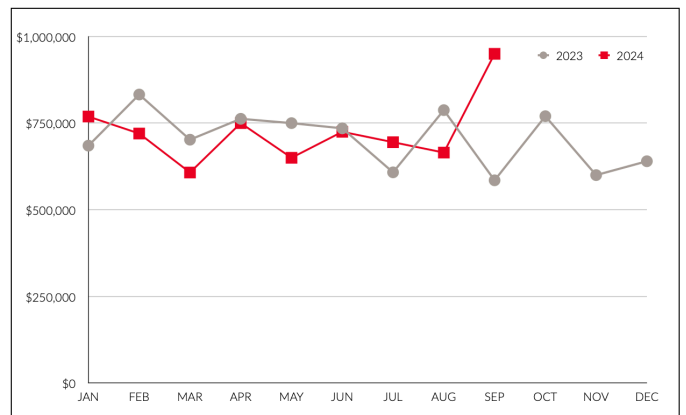


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



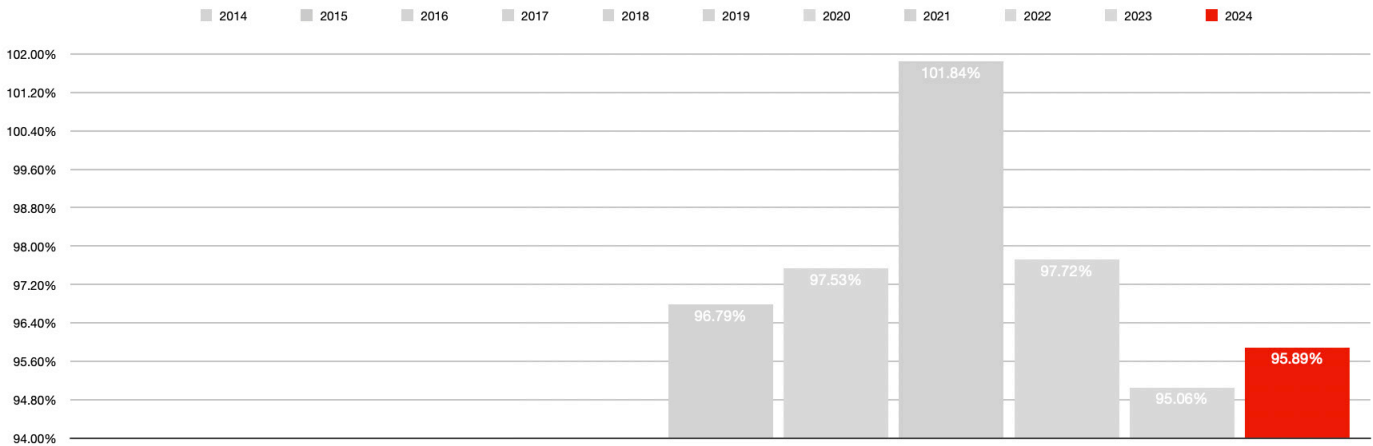
Year-Over-Year



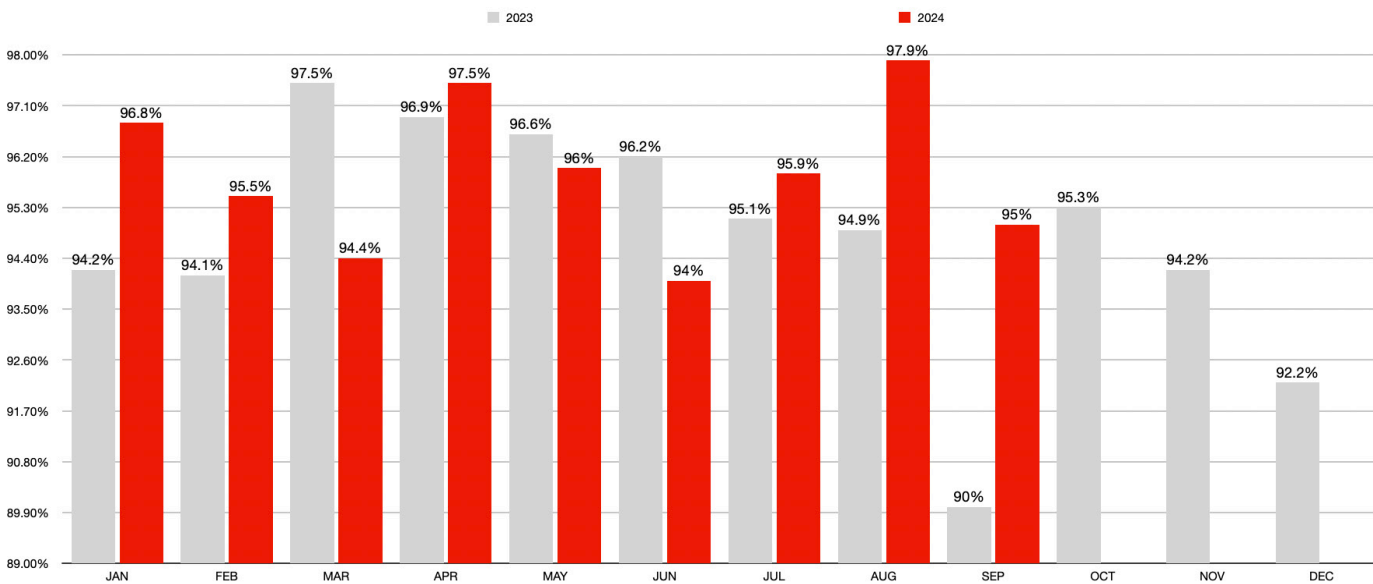
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

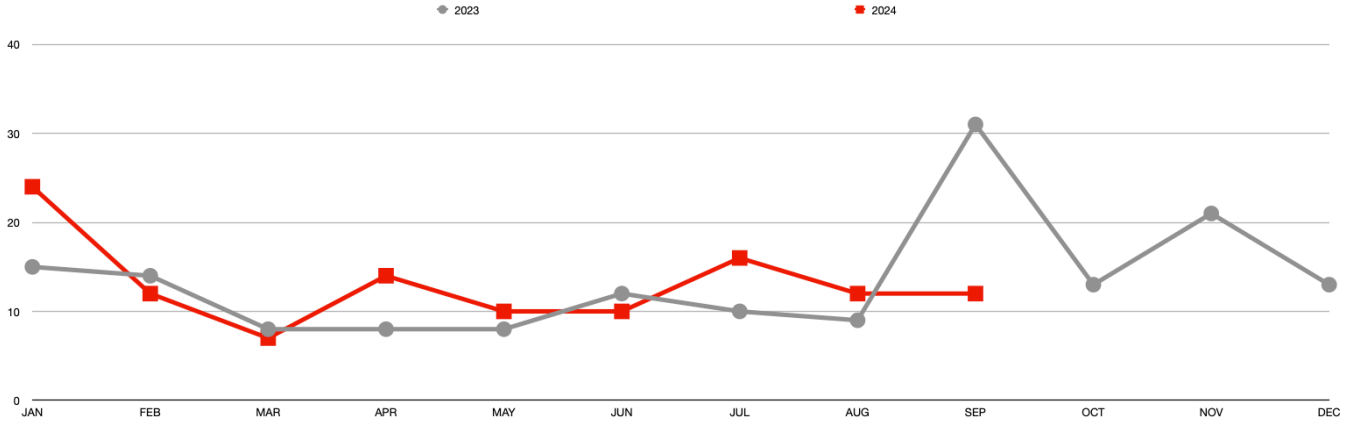


Year-Over-Year

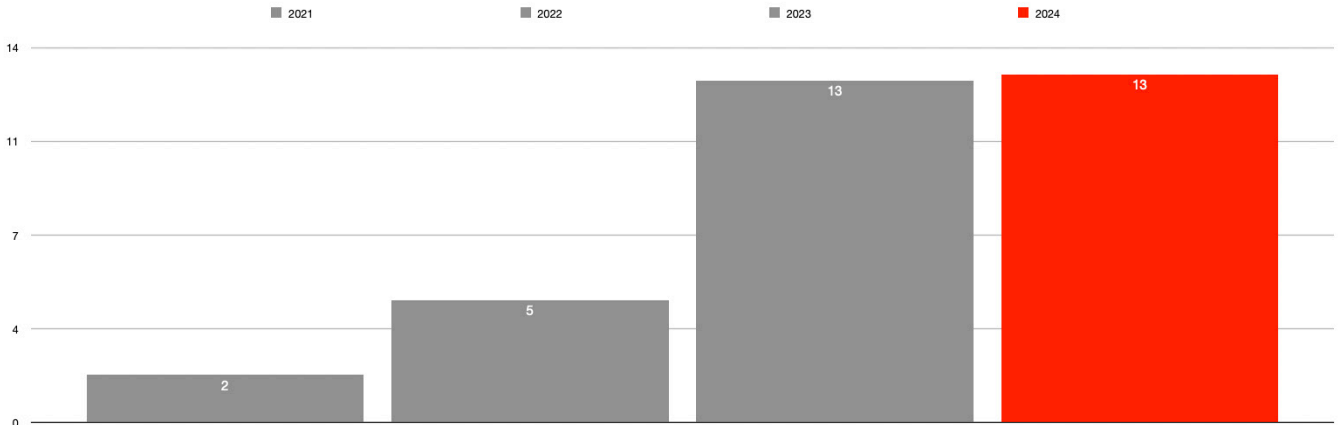


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

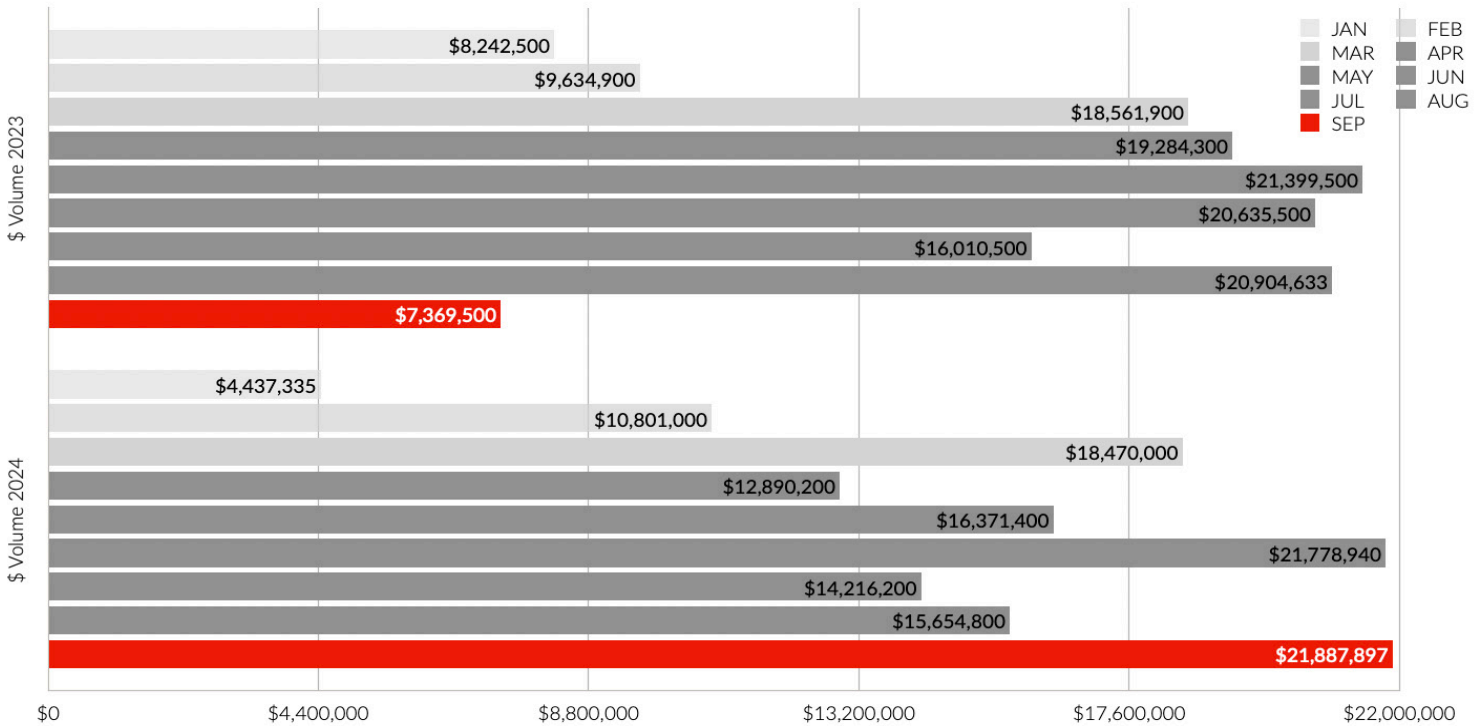


Month-Over-Month 2023 vs. 2024

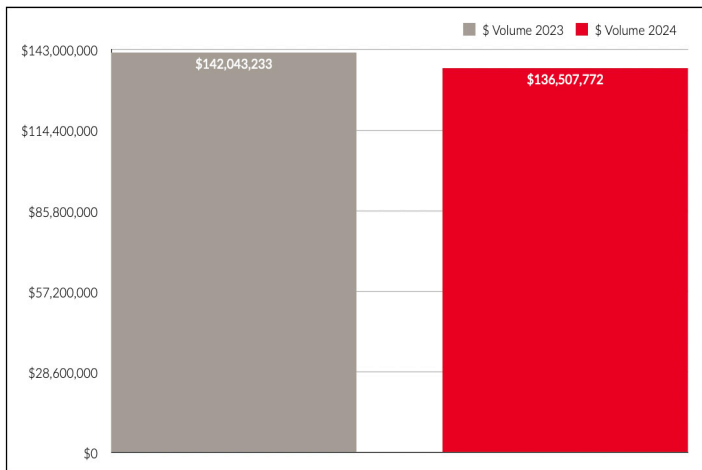


Year-Over-Year

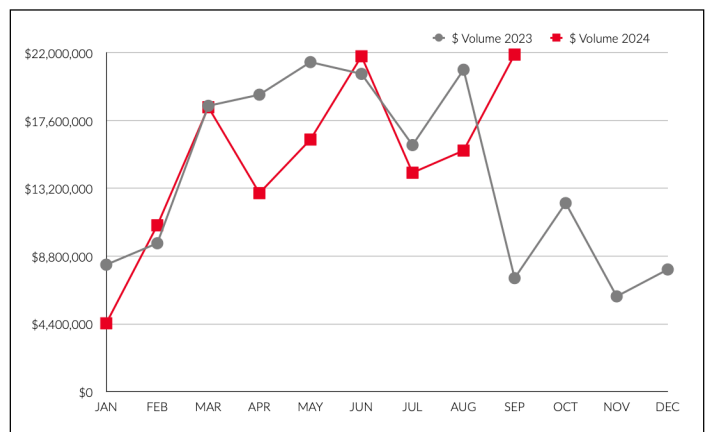
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

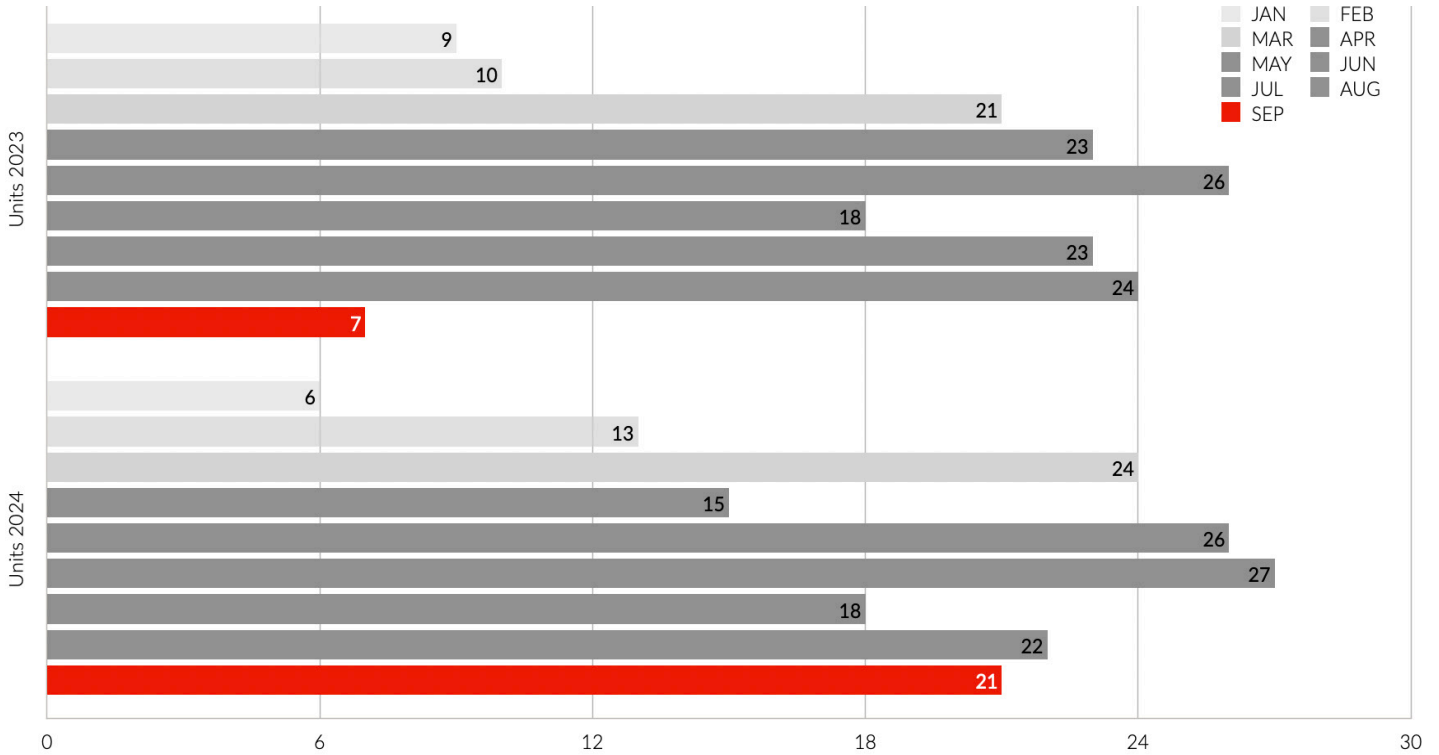


Yearly Totals 2023 vs. 2024

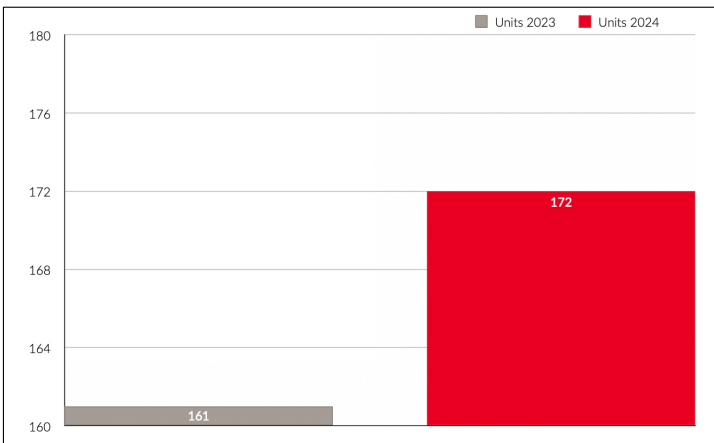


Month vs. Month 2023 vs. 2024

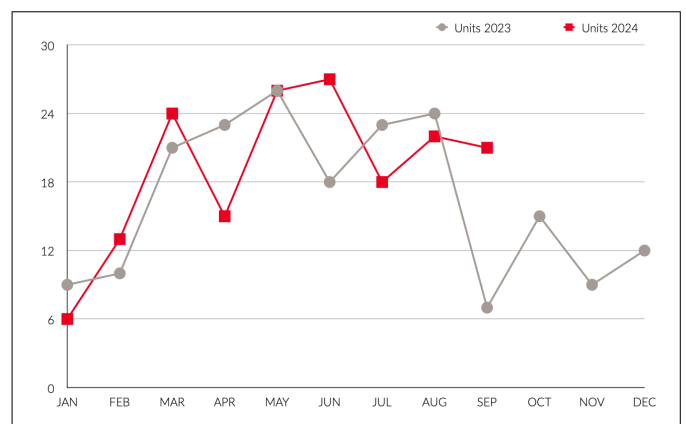
UNIT SALES



Monthly Comparison 2023 vs. 2024



Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$127,745,772 -5.38%	0 No change	\$8,338,000 +68.84%
YTD Unit Sales	143 +3.62%	0 No change	27 +58.82%
YTD Average Sale Price	\$893,327 -8.69%	0 No change	\$308,815 +6.31%
Sep Sales Volume	\$21,062,897 +198.57%	0 No change	\$825,000 +161.9%
Sep Unit Sales	19 +216.67%	0 No change	2 +100%

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

OUR LOCATIONS

COLLINGWOOD

705-445-5520
112 Hurontario St, Collingwood

CREEMORE

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

MEAFORD

519-538-5755
96 Sykes St N, Meaford

THORNBURY

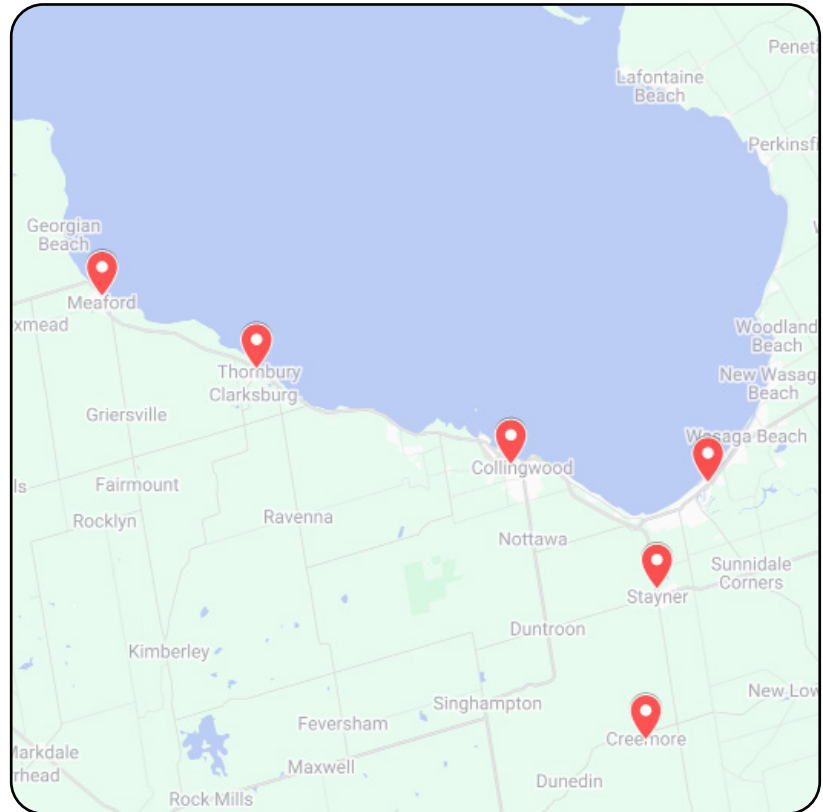
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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