



2024 OCTOBER

TINY TOWNSHIP

Real Estate Market Report



LOCATIONS **NORTH**
BROKERAGE

OVERVIEW

BUYER'S MARKET

The [Tiny Township](#) real estate landscape favors buyers this month, marked by a substantial increase in both unit sales and sales volume compared to last year. However, both median and average sale prices have declined, suggesting that buyers may find more opportunities to negotiate favorable terms and potentially secure properties at lower price points in this active market.



October year-over-year sales volume of \$17,296,833

Up 41.27% from 2023's \$12,243,400 with unit sales of 24, which is 60% more than last October. New listings of 62 are down 12.68% from a year ago, with the sales/listing ratio of 38.71% up 83.23%.



Year-to-date sales volume of \$153,804,605

Down 0.31% from 2023's \$154,286,633 with unit sales of 196 up 11.36% from 2023's 176. New listings of 766 are up 6.83% from a year ago, with the sales/listing ratio of 25.59% up 4.24%.



Year-to-date average sale price of \$793,386.60

Down from \$900,729.40 one year ago with median sale price of \$707,500 down from \$742,500 one year ago. Average days-on-market of 51.70 is up 0.8 days from last year.

OCTOBER NUMBERS

Median Sale Price

\$631,250

-18.02%

Average Sale Price

\$720,701

-11.7%

Sales Volume

\$17,296,833

+41.27%

Unit Sales

24

+60%

New Listings

62

-12.68%

Expired Listings

50

+92.31%

Unit Sales/Listings Ratio

38.71%

83.23%

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

THE MARKET IN DETAIL

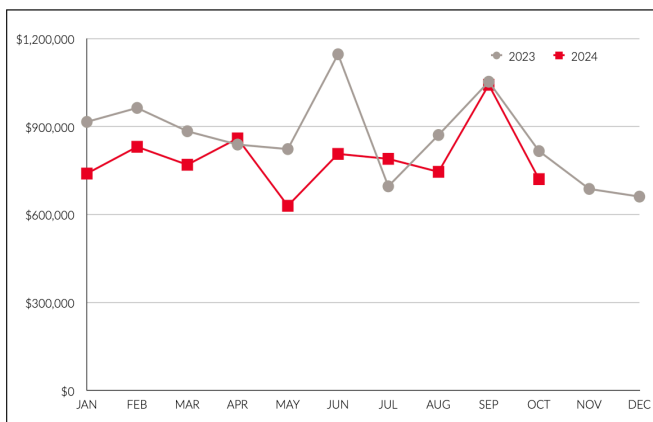
	2022	2023	2024	2023-2024
YTD Volume Sales	\$191,141,919	\$154,286,633	\$153,804,605	-0.31%
YTD Unit Sales	240	176	196	+11.36%
YTD New Listings	659	717	766	+6.83%
YTD Sales/Listings Ratio	36.42%	24.55%	25.59%	+4.24%
YTD Expired Listings	70	135	199	+47.41%
Monthly Volume Sales	\$12,851,000	\$12,243,400	\$17,296,833	+41.27%
Monthly Unit Sales	13	15	24	+60%
Monthly New Listings	58	71	62	-12.68%
Monthly Sales/Listings Ratio	22.41%	21.13%	38.71%	+83.23%
Monthly Expired Listings	17	26	50	+92.31%
Monthly Average Sale Price	\$988,538	\$816,227	\$720,701	-11.7%
YTD Sales: \$0-\$199K	6	6	9	+50%
YTD Sales: \$200k-349K	37	16	20	+25%
YTD Sales: \$350K-\$549K	30	23	37	+60.87%
YTD Sales: \$550K-\$749K	56	41	59	+43.9%
YTD Sales: \$750K-\$999K	52	50	38	-24%
YTD Sales: \$1M-\$2M	54	29	40	+37.93%
YTD Sales: \$2M+	58	39	38	-2.56%
YTD Average Days-On-Market	31.10	50.90	51.70	+1.57%
YTD Average Sale Price	\$796,995	\$900,729	\$793,387	-11.92%
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

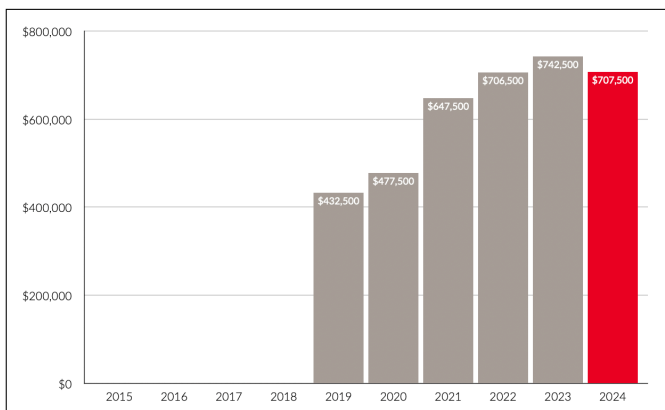


Year-Over-Year

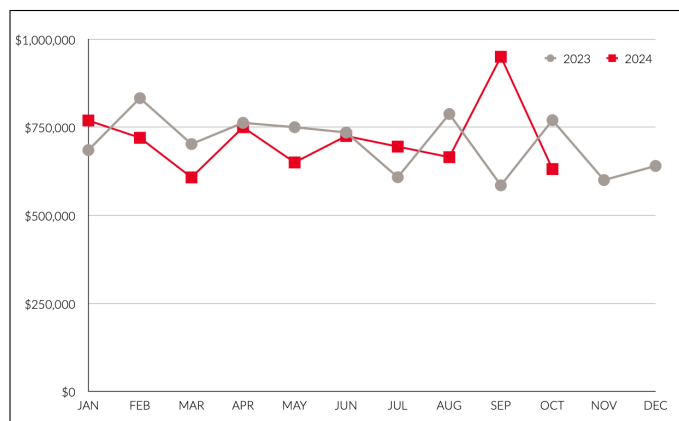


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



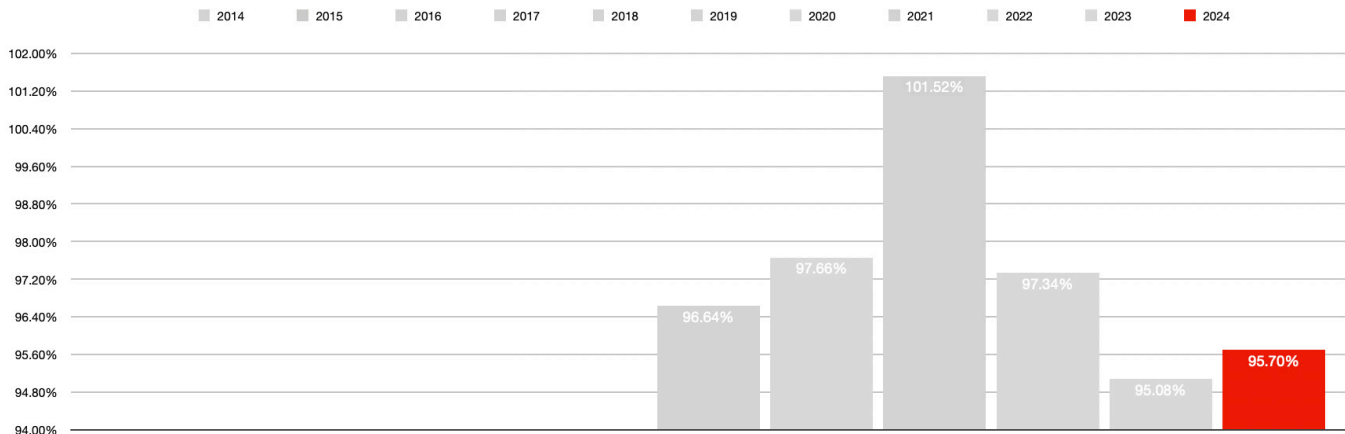
Year-Over-Year



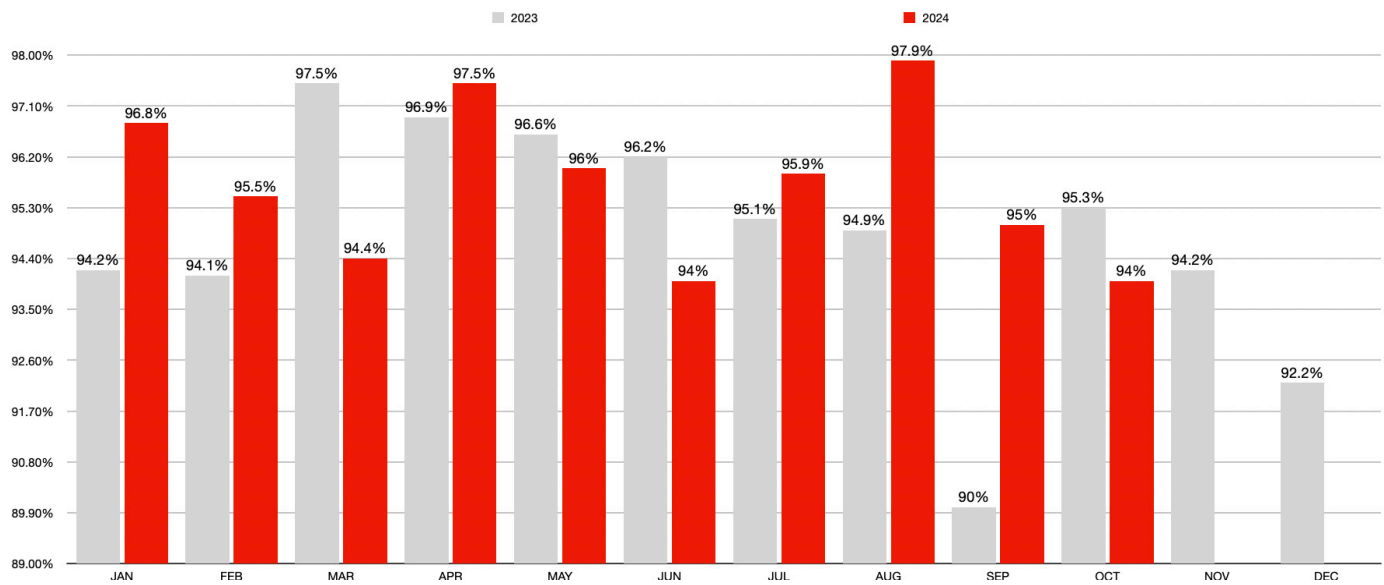
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

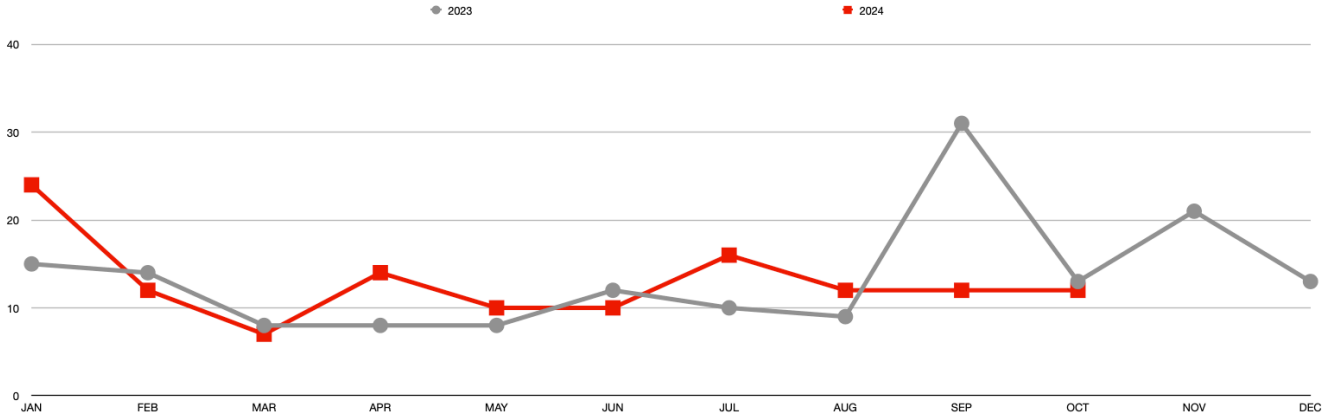


Year-Over-Year

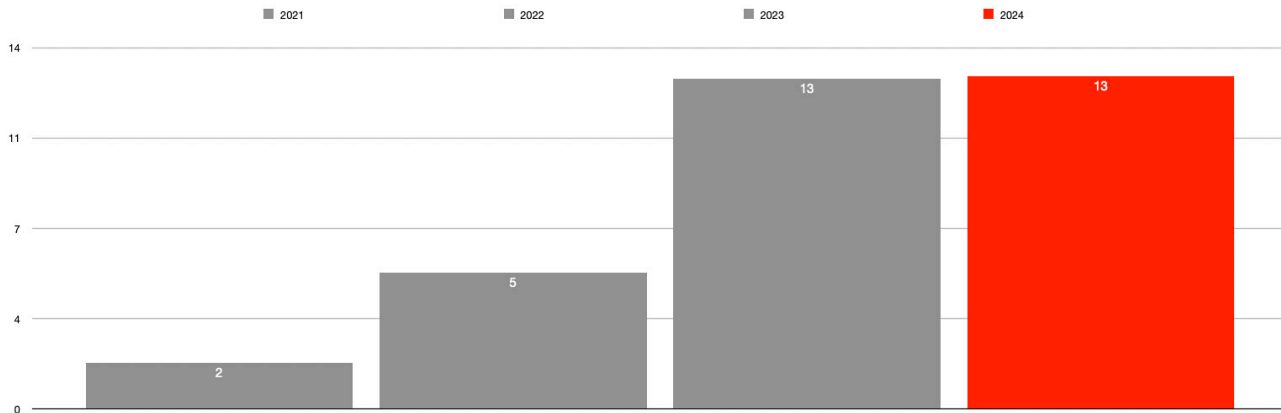


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

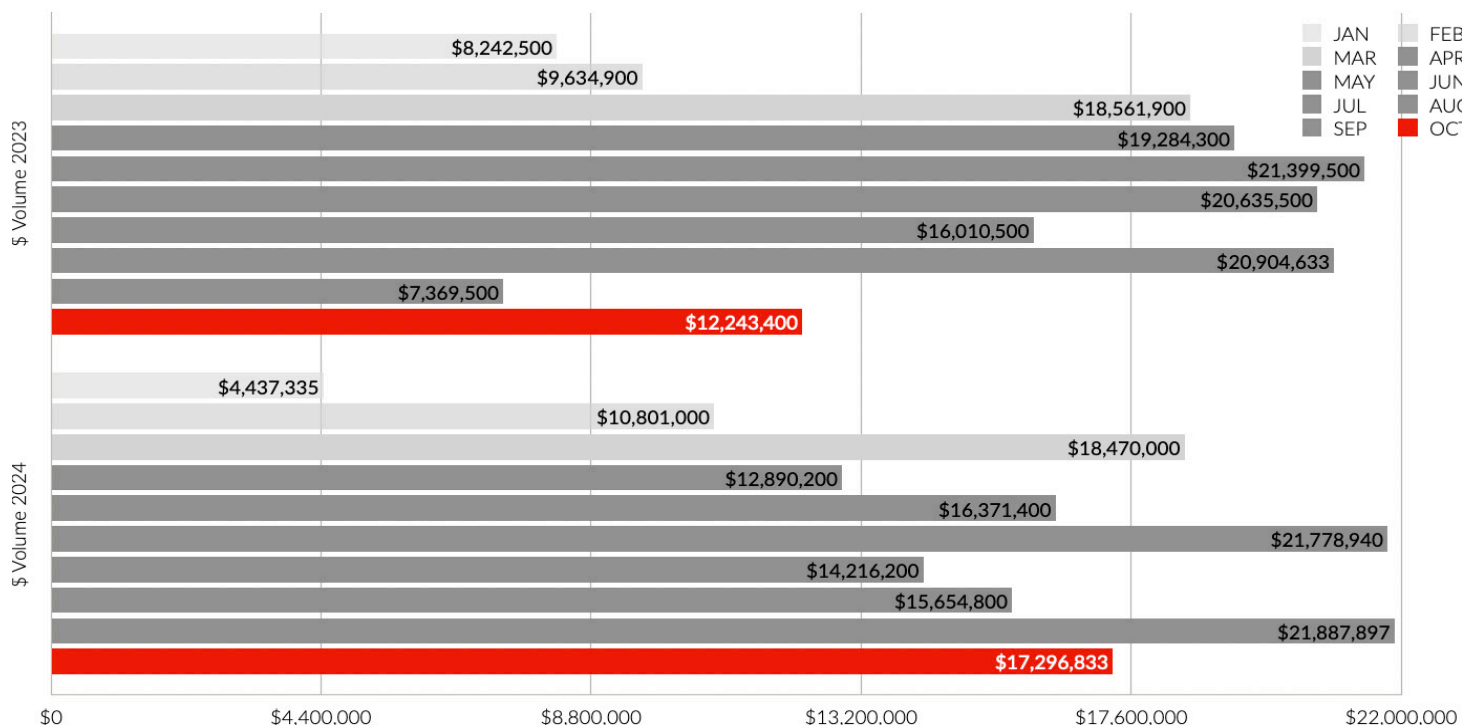


Month-Over-Month 2023 vs. 2024

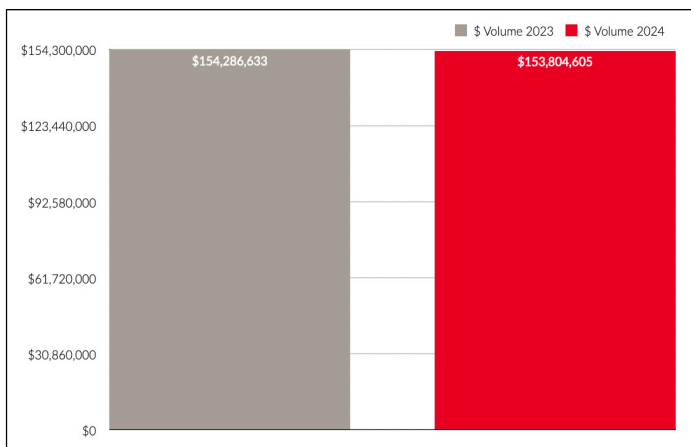


Year-Over-Year

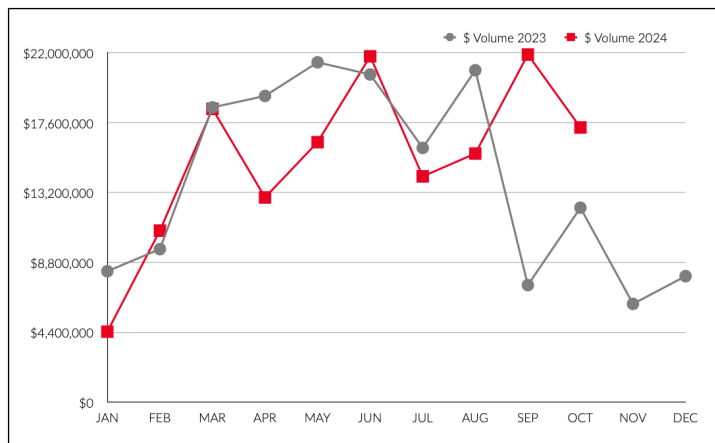
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

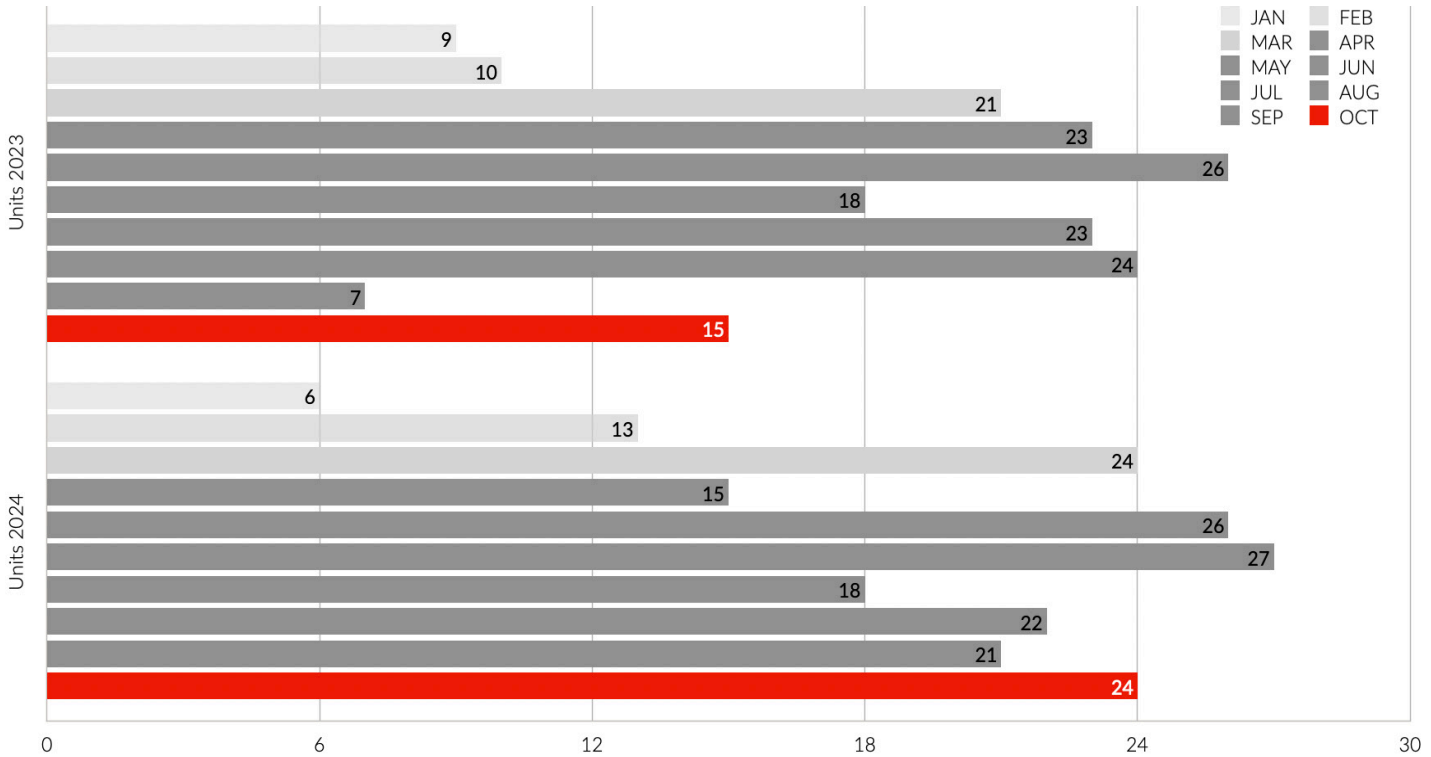


Yearly Totals 2023 vs. 2024

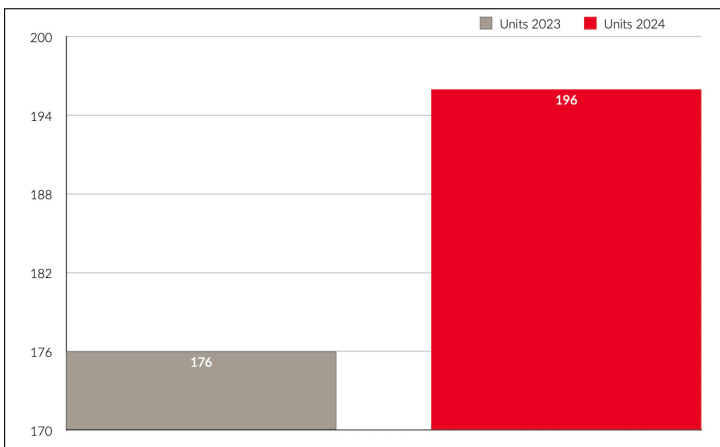


Month vs. Month 2023 vs. 2024

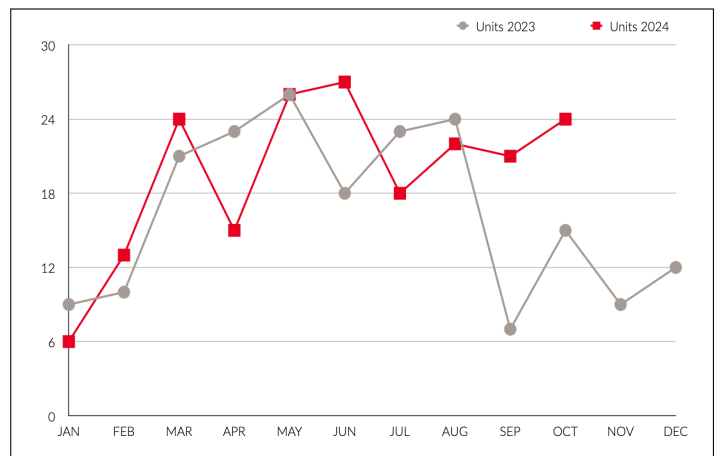
UNIT SALES



Monthly Comparison 2023 vs. 2024

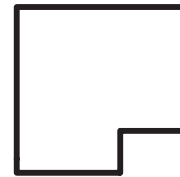


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$143,491,105 -1.79%	0 No change	\$9,889,500 +62.43%
YTD Unit Sales	163 +7.95%	0 No change	31 +63.16%
YTD Average Sale Price	\$880,314 -9.02%	0 No change	\$319,016 -0.44%
Oct Sales Volume	\$15,745,333 +41.93%	0 No change	\$1,551,500 +34.92%
Oct Unit Sales	20 +53.85%	0 No change	4 +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

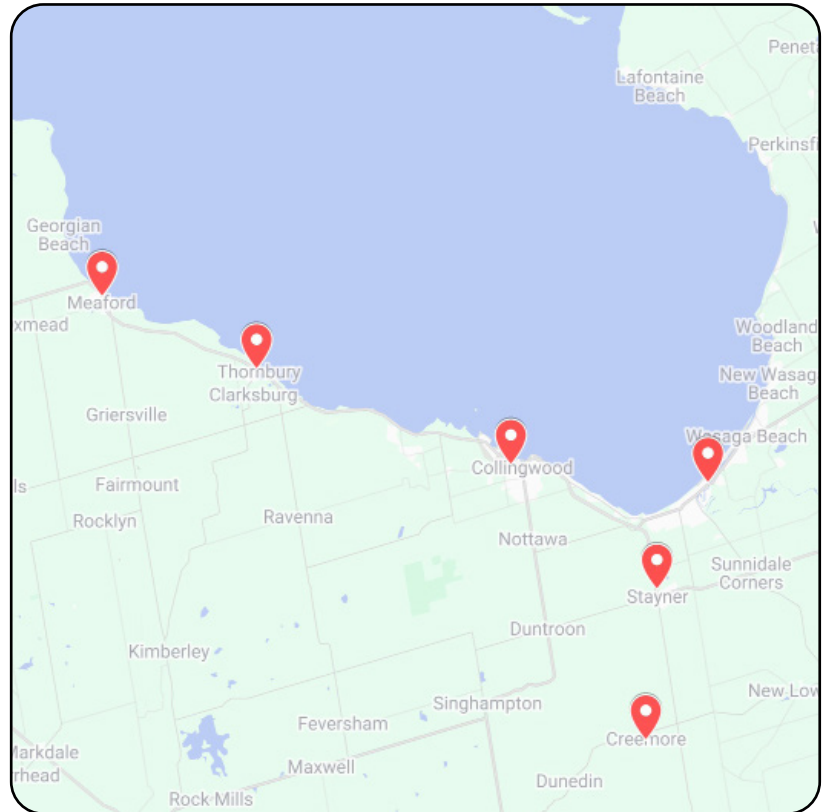
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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