



2024

NOVEMBER

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.



November year-over-year sales volume of \$13,807,400

Up 123.24% from 2023's \$6,185,000 with unit sales of 13, which is 44.44% more than last November's 9. New listings of 42 are down 30% from a year ago, with the sales/listing ratio of 30.95% up 106.35%.



Year-to-date sales volume of \$167,612,005

Up 4.45% from 2023's \$160,471,633 with unit sales of 209 up 12.97% from 2023's 185. New listings of 808 are up 3.99% from a year ago, with the sales/listing ratio of 25.87% up 8.64%.



Year-to-date average sale price of \$817,815.82

Down from \$881,319.64 one year ago with median sale price of \$720,000 down from \$735,000 one year ago. Average days-on-market of 52.09 is up 0.91 days from last year.

NOVEMBER NUMBERS

Median Sale Price

\$850,000

+41.67%

Average Sale Price

\$1,062,108

+54.55%

Sales Volume

\$13,807,400

+123.24%

Unit Sales

13

+44.44%

New Listings

42

-30%

Expired Listings

59

+168.18%

Unit Sales/Listings Ratio

30.95%%

106.35%

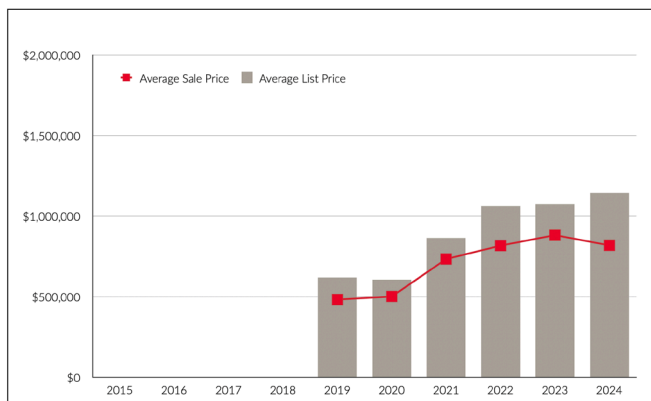
*Year-over-year comparison
(November 2024 vs. November 2023)*

THE MARKET IN DETAIL

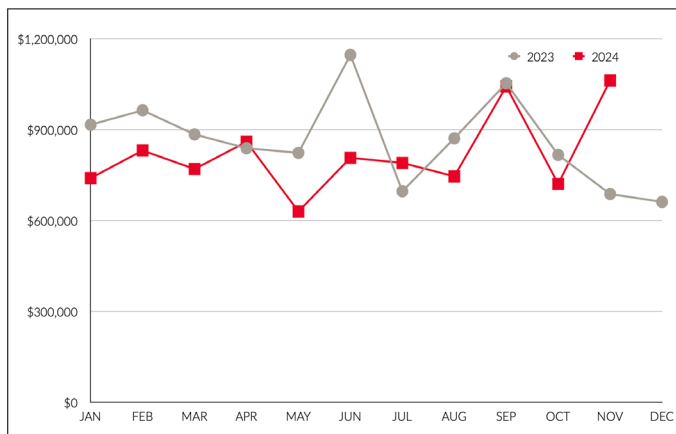
	2022	2023	2024	2023-2024
YTD Volume Sales	\$197,191,919	\$160,471,633	\$167,612,005	+4.45%
YTD Unit Sales	246	185	209	+12.97%
YTD New Listings	714	777	808	+3.99%
YTD Sales/Listings Ratio	34.45%	23.81%	25.87%	+8.64%
YTD Expired Listings	87	157	258	+64.33%
Monthly Volume Sales	\$6,050,000	\$6,185,000	\$13,807,400	+123.24%
Monthly Unit Sales	6	9	13	+44.44%
Monthly New Listings	55	60	42	-30%
Monthly Sales/Listings Ratio	10.91%	15.00%	30.95%	+106.35%
Monthly Expired Listings	17	22	59	+168.18%
Monthly Average Sale Price	\$1,008,333	\$687,222	\$1,062,108	+54.55%
YTD Sales: \$0-\$199K	6	6	10	+66.67%
YTD Sales: \$200k-349K	37	16	20	+25%
YTD Sales: \$350K-\$549K	31	25	38	+52%
YTD Sales: \$550K-\$749K	57	45	61	+35.56%
YTD Sales: \$750K-\$999K	54	51	44	-13.73%
YTD Sales: \$1M-\$2M	56	31	42	+35.48%
YTD Sales: \$2M+	60	41	41	No Change
YTD Average Days-On-Market	33.00	51.18	52.09	+1.78%
YTD Average Sale Price	\$816,207	\$881,320	\$817,816	-7.21%
YTD Median Sale Price	\$728,000	\$735,000	\$720,000	-2.04%

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

AVERAGE SALE PRICE

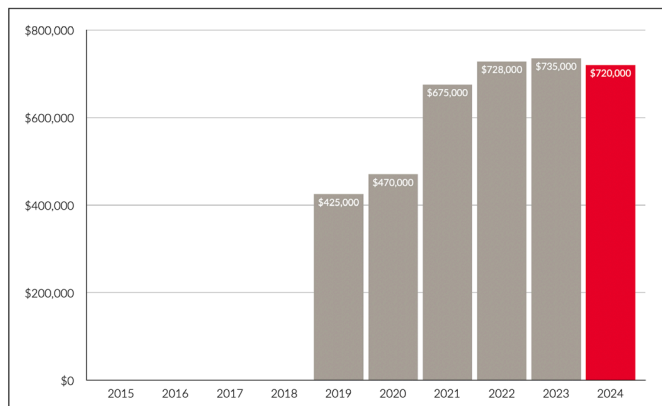


Year-Over-Year

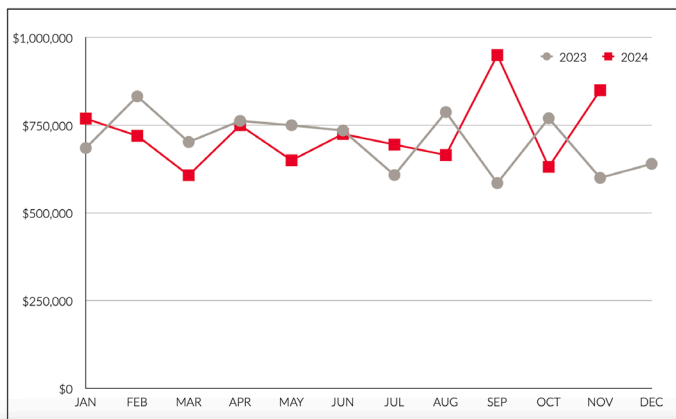


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



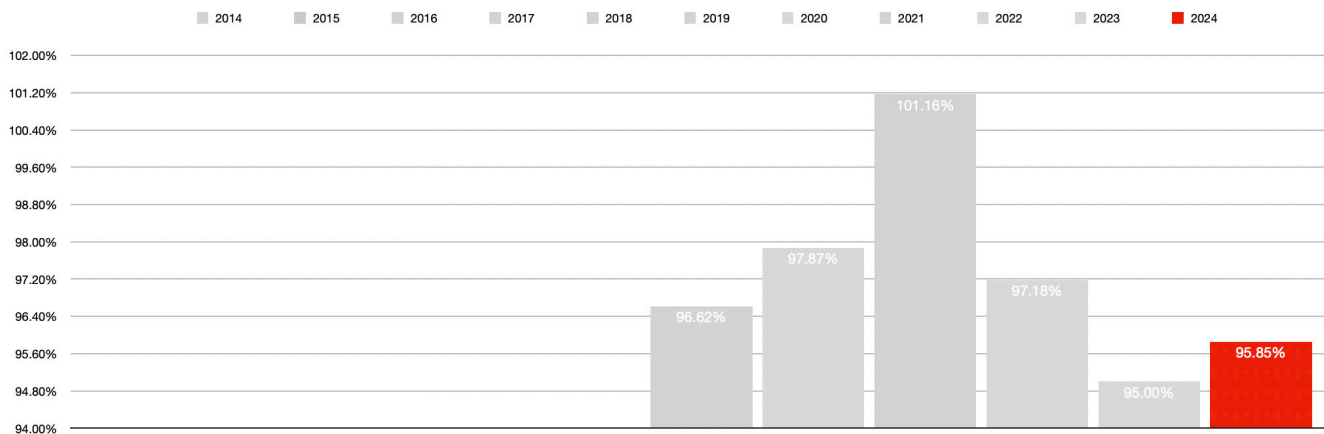
Year-Over-Year



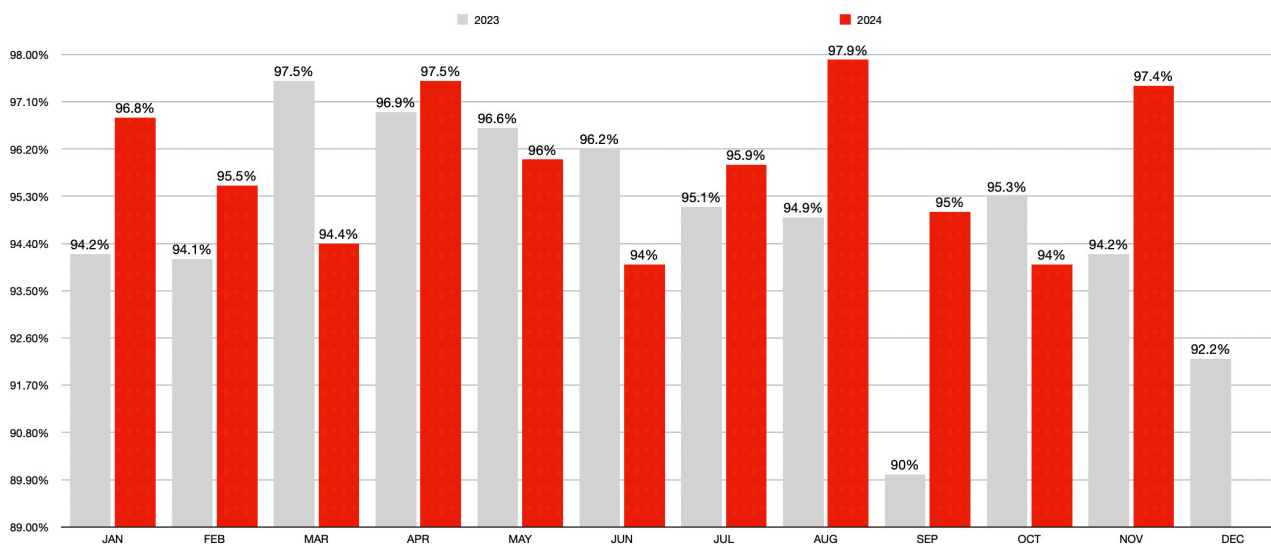
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

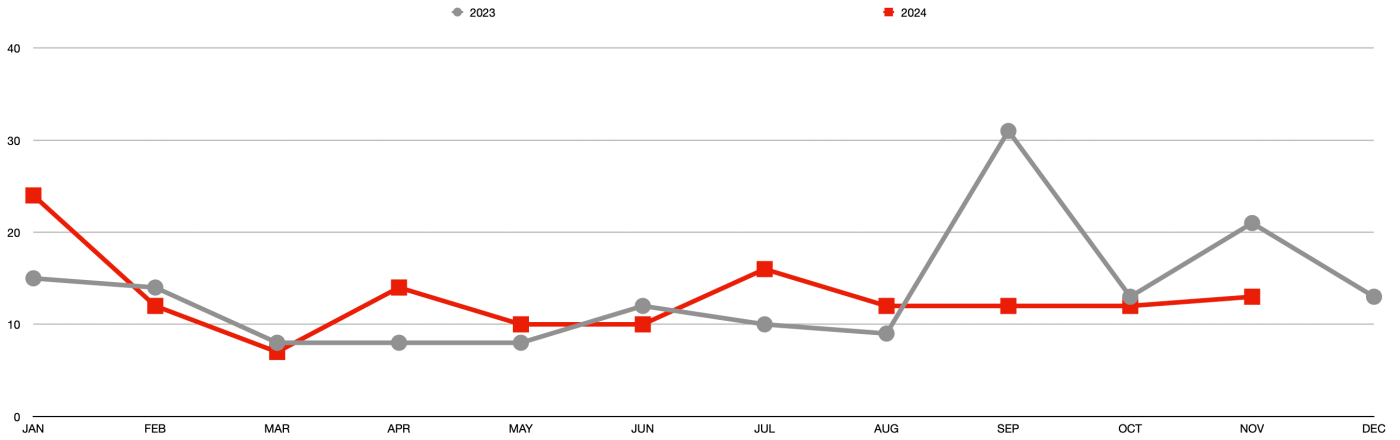


Year-Over-Year

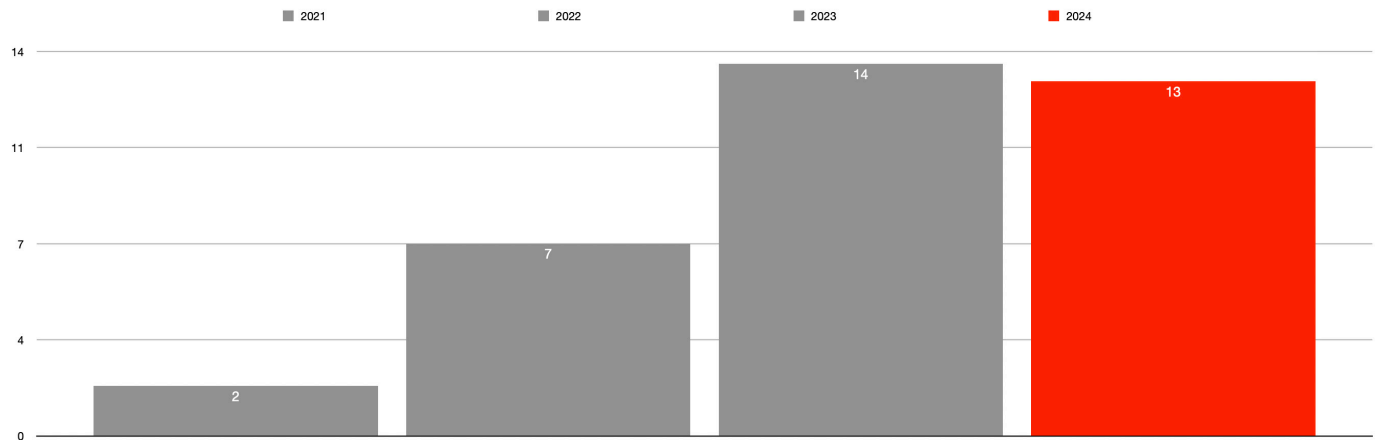


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

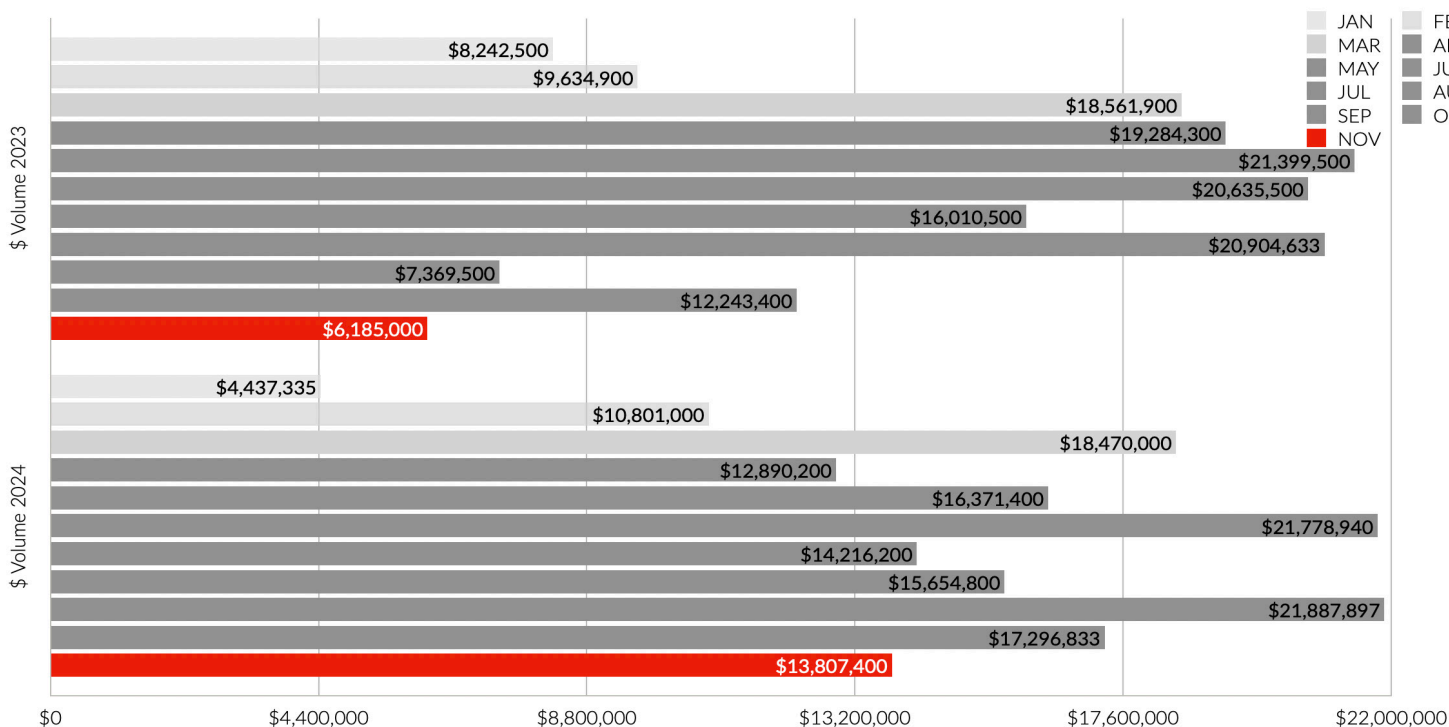


Month-Over-Month 2023 vs. 2024

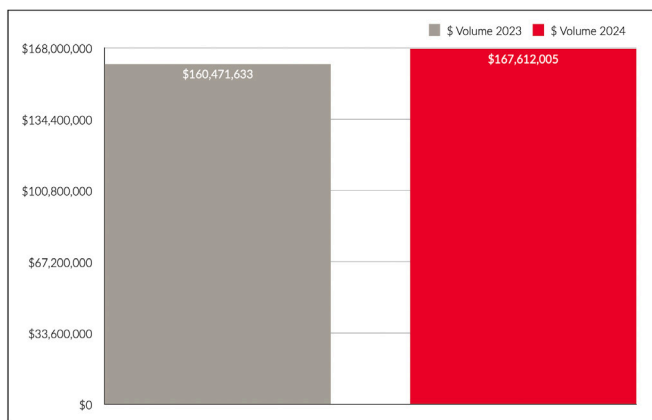


Year-Over-Year

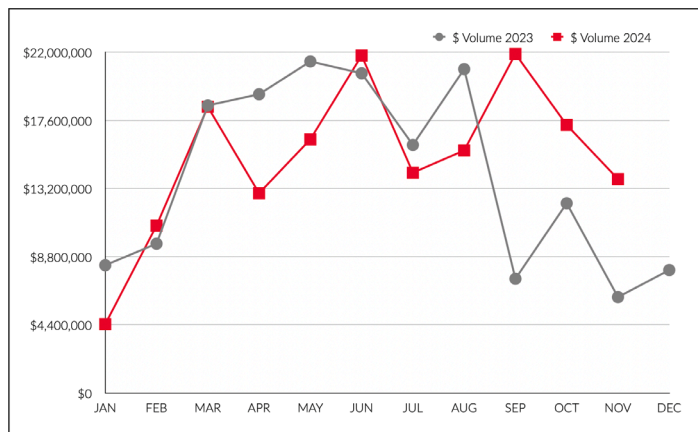
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

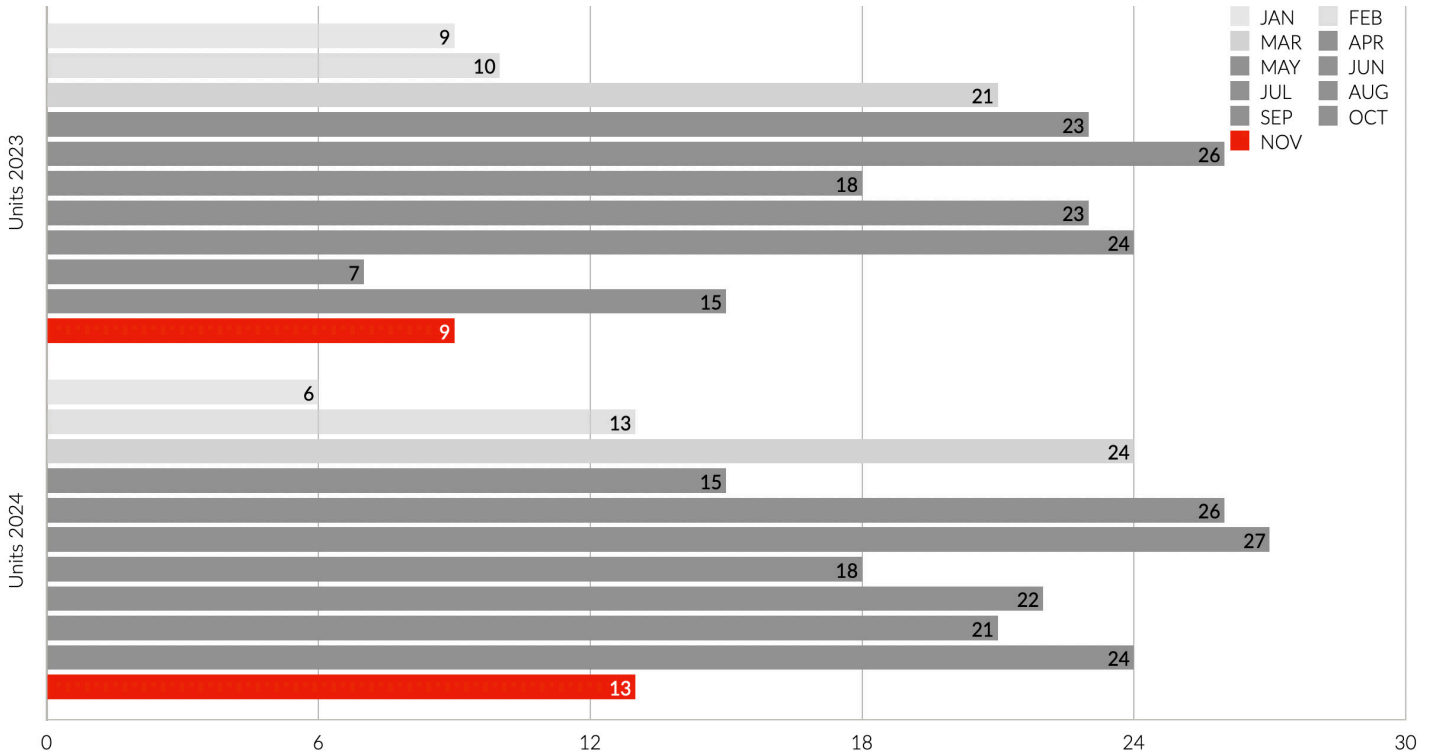


Yearly Totals 2023 vs. 2024

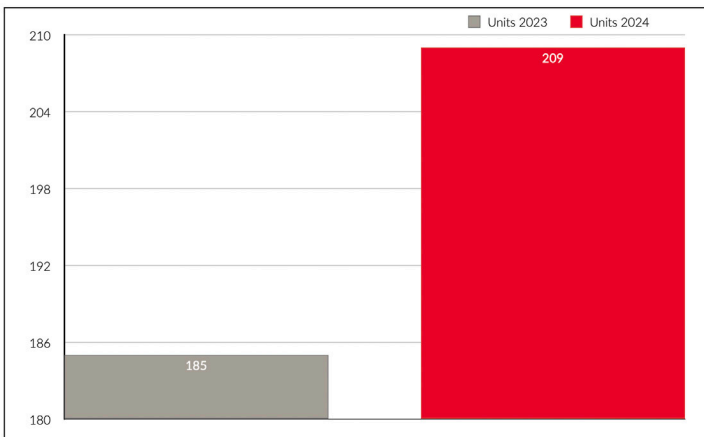


Month vs. Month 2023 vs. 2024

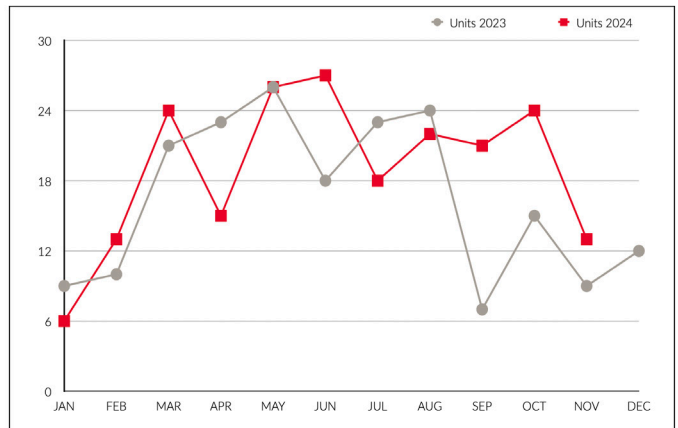
UNIT SALES



Monthly Comparison 2023 vs. 2024

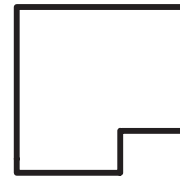


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$157,108,505 +4.13%	0 No Change	\$10,079,500 +34.6%
YTD Unit Sales	175 +10.76%	0 No Change	32 +52.38%
YTD Average Sale Price	\$897,763 -5.99%	0 No Change	\$314,984 -11.67%
Nov Sales Volume	\$13,617,400 +184.59%	0 No Change	\$190,000 -86.43%
Nov Unit Sales	12 +71.43%	0 No Change	1 -50%

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

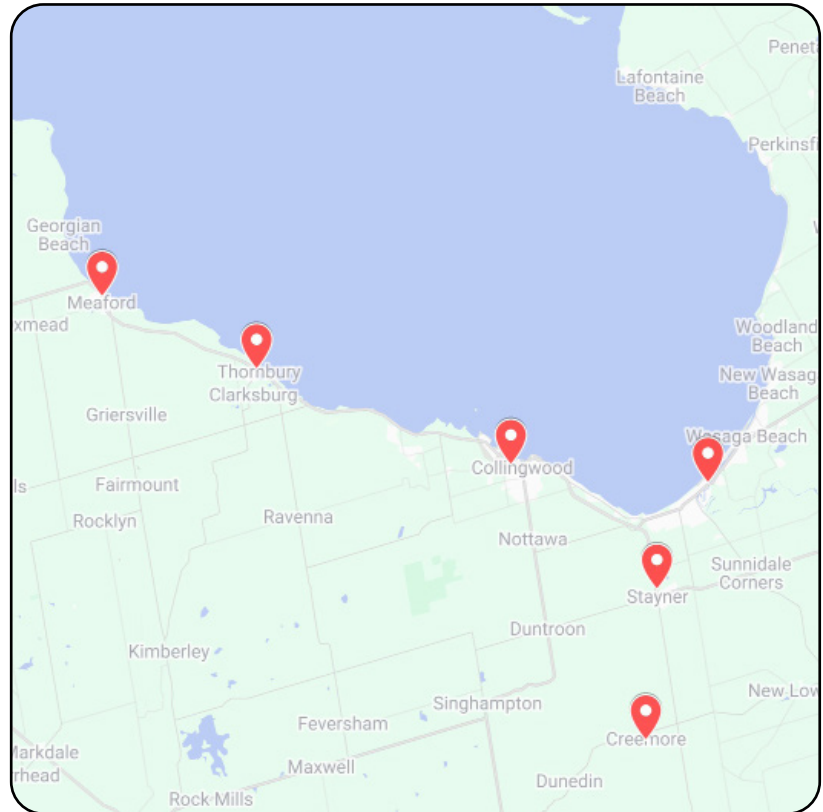
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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