



2024

DECEMBER

TINY TOWNSHIP

Real Estate Market Report



LOCATIONS **NORTH**
BROKERAGE

OVERVIEW

BALANCED MARKET

The [Tiny Township](#) real estate market presents a mix of trends this month, with both median and average sale prices showing significant increases year-over-year. Despite this, unit sales have decreased by 33.33%, and the unit sales-to-listings ratio has similarly declined, reflecting a slower pace of transactions. Buyers may find opportunities to negotiate favourable terms in this market, which is experiencing more activity in terms of new and expired listings.

December year-over-year sales volume of \$9,915,000
 Up 25% from 2023's \$7,932,212 with unit sales of 8, which is 33.33% less than last December's 12. New listings of 18 are the same as a year ago, with the sales/listing ratio of 44.44% down 33.33%.

Year-to-date sales volume of \$177,527,005
 Up 5.42% from 2023's \$168,403,845 with unit sales of 217 up 10.15% from 2023's 197. New listings of 826 are up 3.9% from a year ago, with the sales/listing ratio of 26.27% up 6.02%.

Year-to-date average sale price of \$852,946
 Down from \$862,961 one year ago with median sale price of \$722,500 up from \$718,600 one year ago. Average days-on-market of 53.7 is down 0.88 days from last year.

DECEMBER NUMBERS

Median Sale Price
\$964,000
 +50.63%

Average Sale Price
\$1,239,375
 +87.49%

Sales Volume
\$9,915,000
 +25%

Unit Sales
8
 -33.33%

New Listings
18
 No Change

Expired Listings
52
 +147.62%

Unit Sales/Listings Ratio
44.44%
 -33.33%

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

THE MARKET IN DETAIL

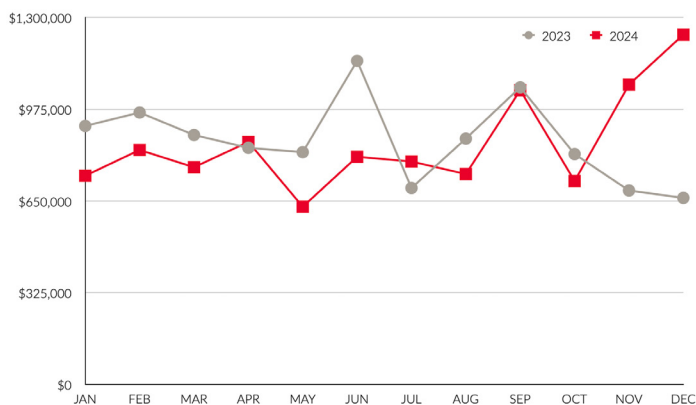
	2022	2023	2024	2023-2024
YTD Volume Sales	\$200,126,919	\$168,403,845	\$177,527,005	+5.42%
YTD Unit Sales	250	197	217	+10.15%
YTD New Listings	729	795	826	+3.9%
YDT Sales/Listings Ratio	34.29%	24.78%	26.27%	+6.02%
YTD Expired Listings	103	178	310	+74.16%
Monthly Volume Sales	\$2,935,000	\$7,932,212	\$9,915,000	+25%
Monthly Unit Sales	4	12	8	-33.33%
Monthly New Listings	15	18	18	No Change
Monthly Sales/Listings Ratio	26.67%	66.67%	44.44%	-33.33%
Monthly Expired Listings	16	21	52	+147.62%
Monthly Average Sale Price	\$733,750	\$661,018	\$1,239,375	+87.49%
YTD Sales: \$0-\$199K	6	6	10	+66.67%
YTD Sales: \$200k-349K	38	18	20	+11.11%
YTD Sales: \$350K-\$549K	32	26	39	+50%
YTD Sales: \$550K-\$749K	58	51	64	+25.49%
YTD Sales: \$750K-\$999K	54	52	44	-15.38%
YTD Sales: \$1M-\$2M	57	33	43	+30.3%
YTD Sales: \$2M+	61	43	44	+2.33%
YTD Average Days-On-Market	37.58	54.58	53.67	-1.68%
YTD Average Sale Price	\$809,336	\$862,961	\$852,946	-1.16%
YTD Median Sale Price	\$706,500	\$718,600	\$722,500	+0.54%

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

AVERAGE SALE PRICE

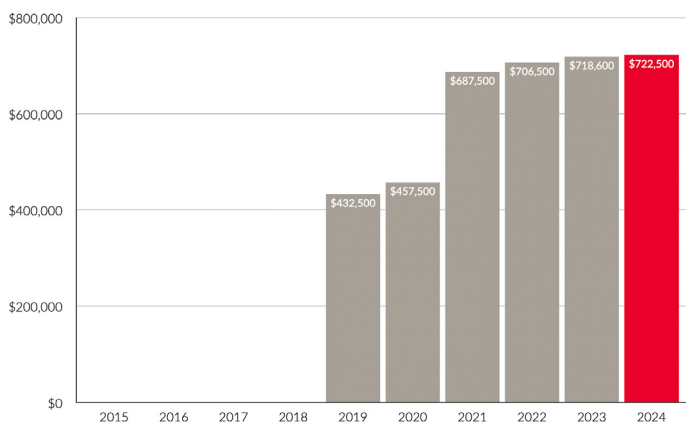


Year-Over-Year

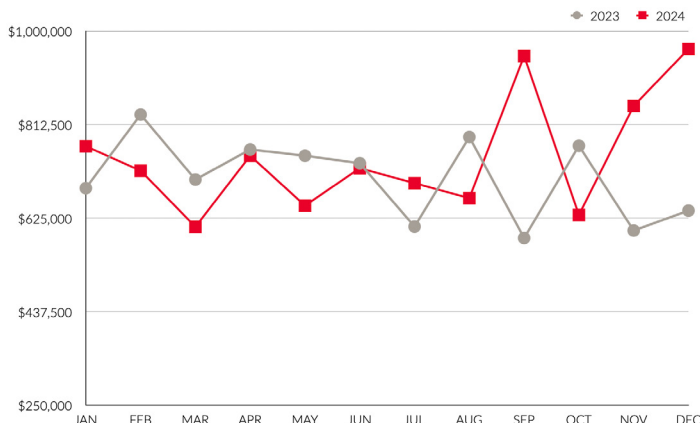


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



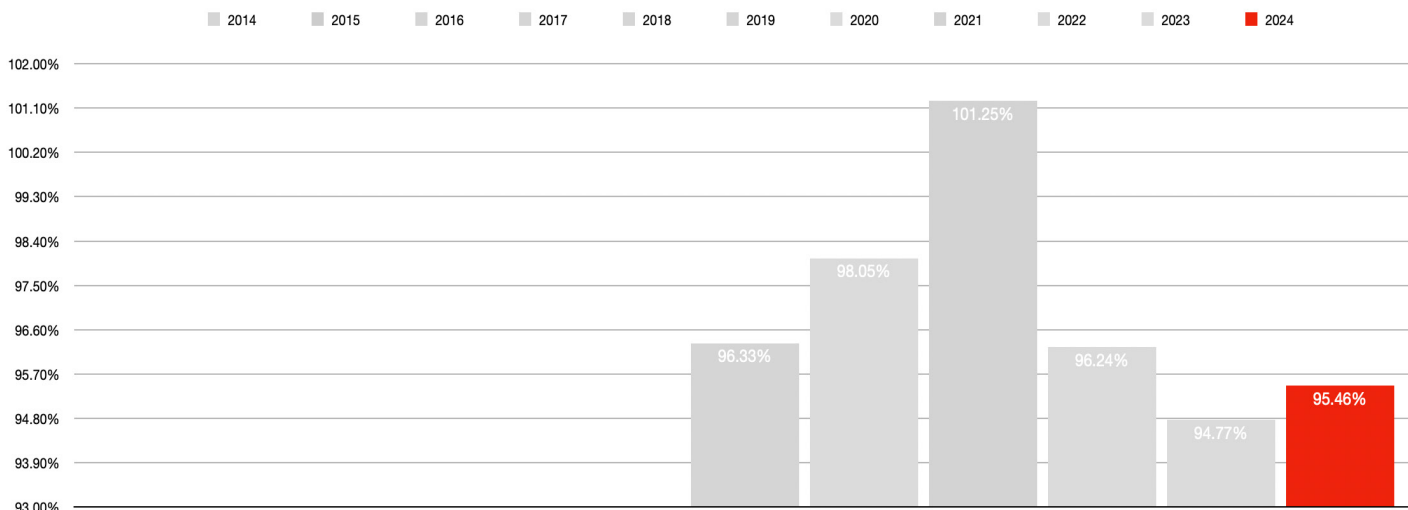
Year-Over-Year



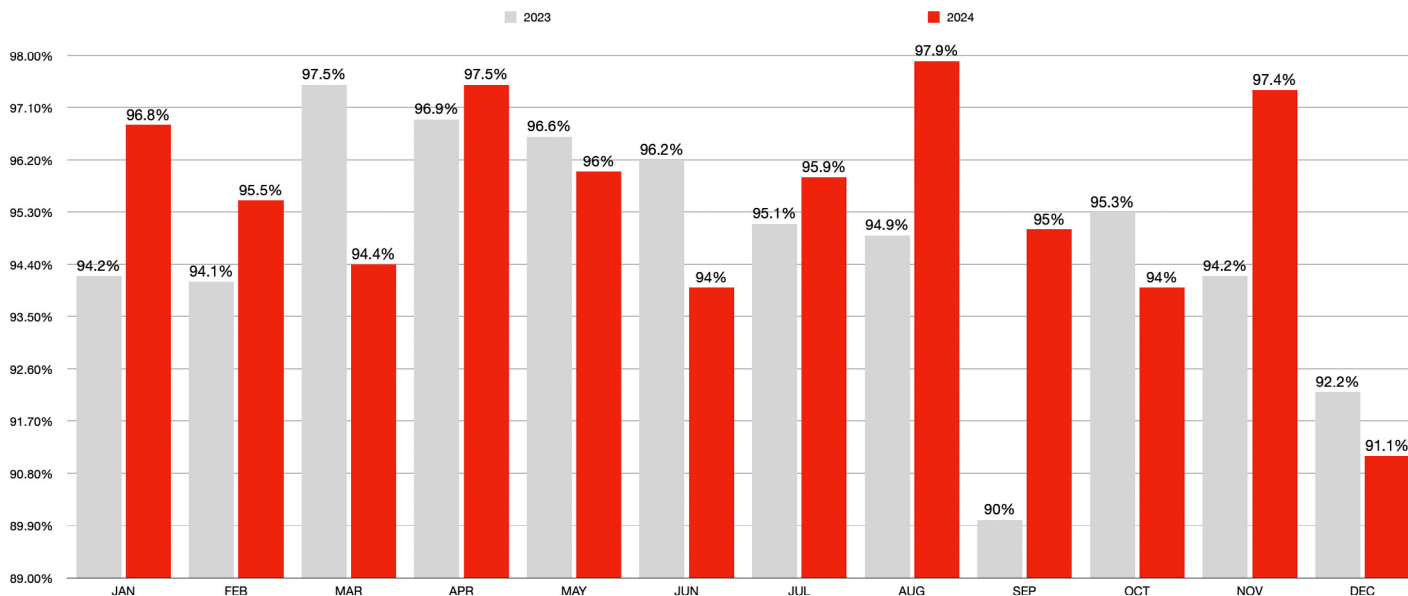
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

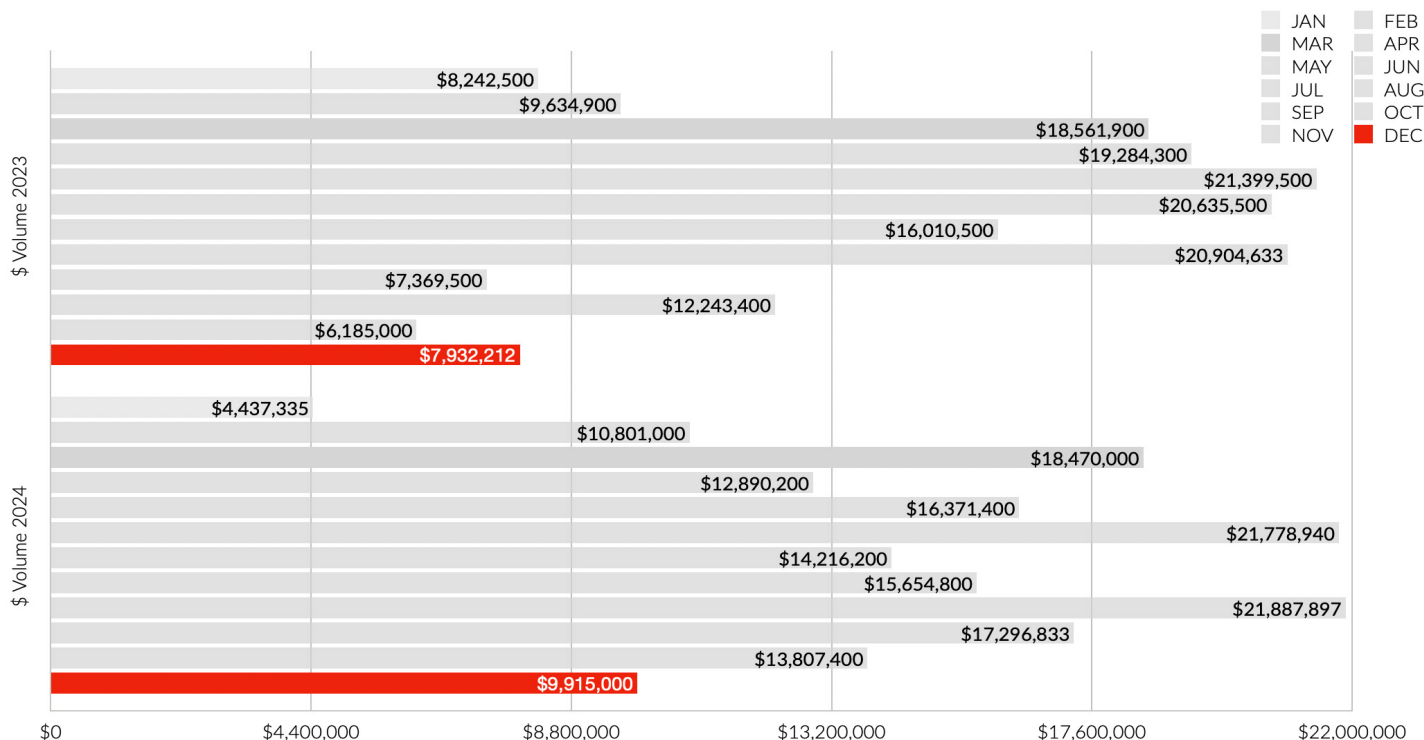


Year-Over-Year

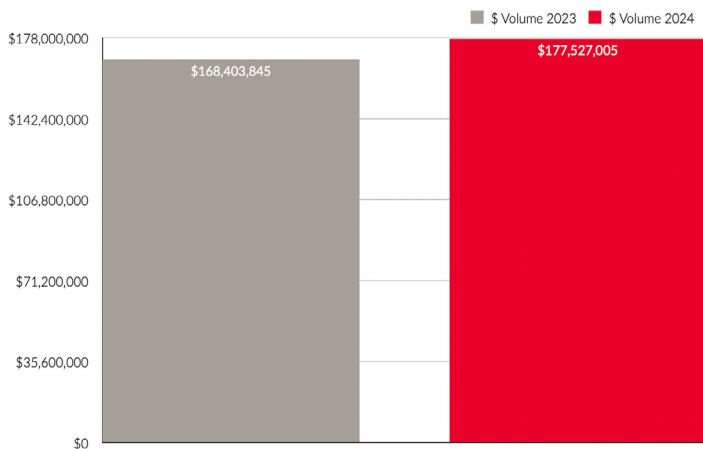


Month-Over-Month 2023 vs. 2024

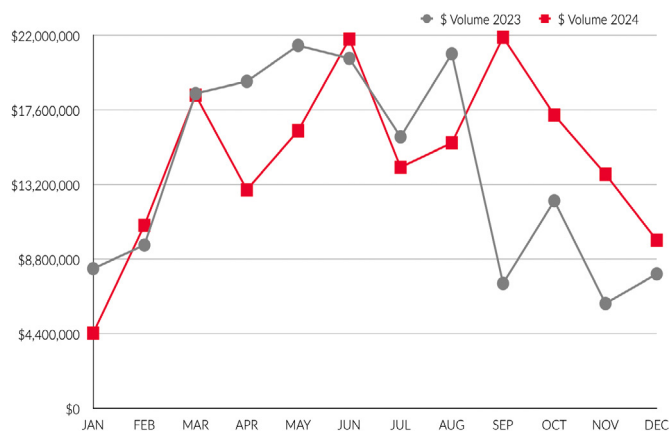
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

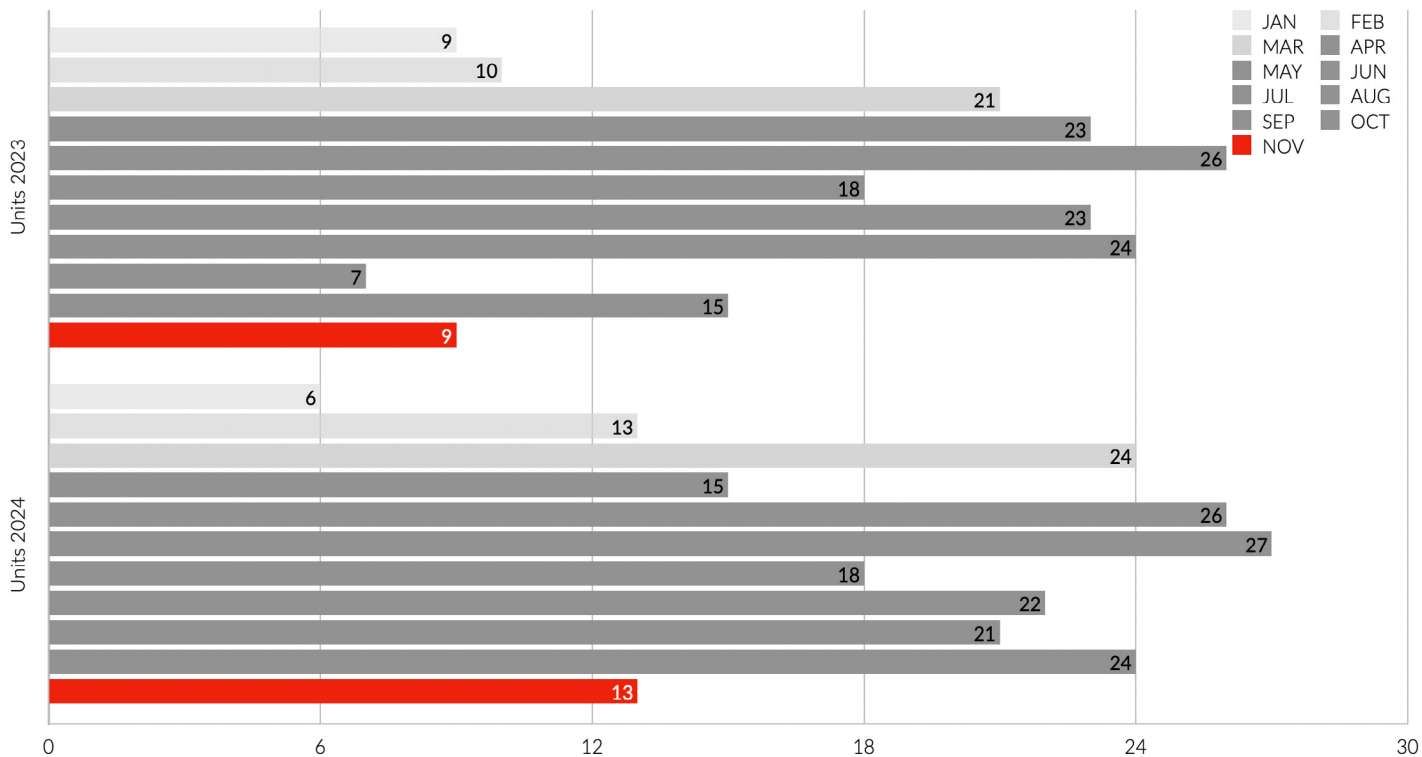


Yearly Totals 2023 vs. 2024

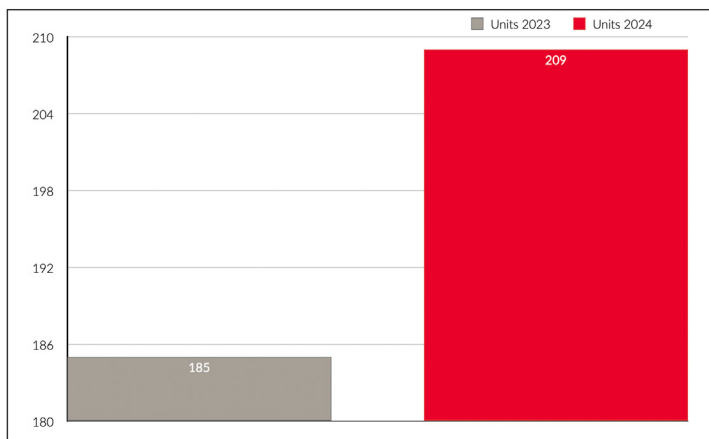


Month vs. Month 2023 vs. 2024

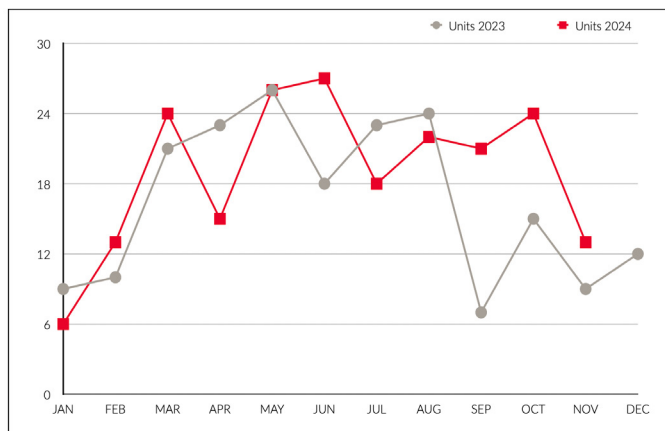
UNIT SALES



Monthly Comparison 2023 vs. 2024

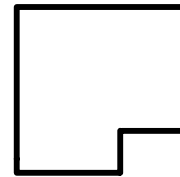


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$167,023,505 +5.55%	\$0 -100%	\$10,079,500 +25.1%
YTD Unit Sales	183 +8.93%	0 -100%	32 +52.38%
YTD Average Sale Price	\$912,697 -3.11%	\$0 Down from \$352,600	\$314,984 -17.9%
December Sales Volume	\$9,915,000 +34.66%	\$0 No Change	\$0 -100%
December Unit Sales	8 -20%	0 No Change	0 -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

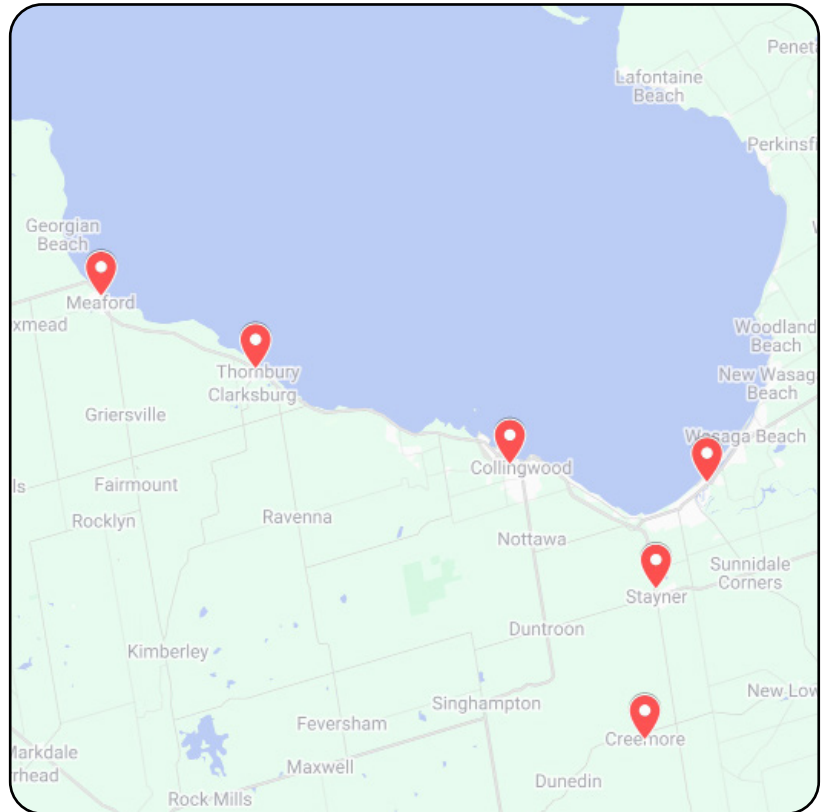
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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