

# CLEARVIEW REAL ESTATE MARKET REPORT

## 2022 IN REVIEW

RECIPIENT OF ROYAL LEPAGE'S  
BROKERAGE OF THE YEAR AWARD FOR ONTARIO





# OVERVIEW

## SLOW 2022 SALES REBOUND WITH RELATIVELY STRONG FOURTH QUARTER



### ANNUAL SALES VOLUME OF \$198,765,839

Down 27% from 2021's \$270,860,167, with units of 186 down 36% from one year ago. New listings of 439 up 14%, with the sales/listings ratio of 42% down 33%.



### FOURTH QUARTER SALES VOLUME OF \$46,271,000

Up 8% from Q4-2021's \$42,809,800, with units of 43 down 2% from Q4-2021's 44. New listings of 69 up one, with the sales/listings ratio of 62% down 3%.



### RECORD ANNUAL AVERAGE SALE PRICE OF \$1,068,634

Up 14% from 2021's \$937,232. Average days-on-market of 30 up 8 days.



# OVERVIEW (cont'd)

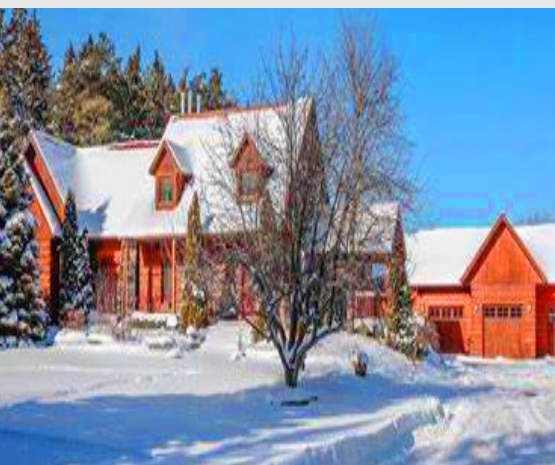
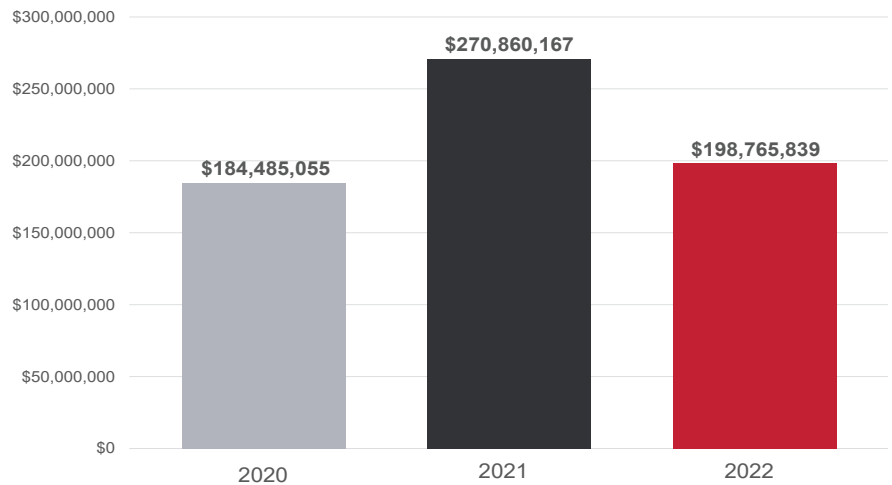


## THE DEMAND FOR LISTINGS IS TRENDING TOWARDS BALANCE

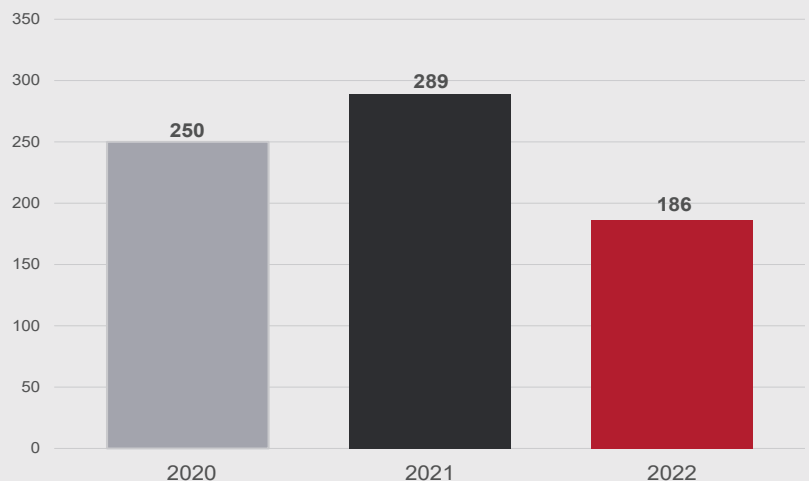
The Clearview market had a relatively low **92.9%** sale/list price ratio in December. Homes sold in **60** days on average, up **27** days from a year ago, and there is currently **five months** of inventory. Although, December had a **91%** sales/listings ratio, generally the market can be described as balanced overall.



Graph 1:  
**Clearview MLS® Sales**  
2020 vs. 2021 vs. 2022 (Volume)



Graph 2:  
**Clearview MLS® Sales**  
2020 vs. 2021 vs. 2022 (Units)



# THE MARKET IN DETAIL



Table 1:

## Clearview MLS® Residential Sales And Listing Summary

2020 vs. 2021 vs. 2022

	2020	2021	2022	2021-2022
Annual Volume Sales	\$184,485,055	\$270,860,167	\$198,765,839	-27%
Annual Unit Sales	250	289	186	-36%
Annual New Listings	344	385	439	+14%
Annual Sales/Listings Ratio	73%	75%	42%	-33%
Annual Expired Listings	58	29	82	+183%
Fourth Quarter (Q4) Volume Sales	\$52,872,600	\$42,809,800	\$46,271,000	+8%
Q4 Unit Sales	61	44	43	-2%
Q4 New Listings	66	68	69	+1%
Q4 Sales/Listings Ratio	92%	65%	62%	-3%
Q4 Expired Listings	10	11	38	+245%
Q4 Average Price	\$866,764	\$972,950	\$1,076,070	+11%
Annual Sales: Under \$300K	3	1	0	-100%
Annual Sales: \$300K - \$499K	88	28	4	-86%
Annual Sales: \$500K - \$799K	103	143	82	-43%
Annual Sales: \$800K - \$999K	13	40	39	-2%
Annual Sales: \$1M - \$1.499M	19	46	31	-33%
Annual Sales: \$1.5M - \$1.999M	14	14	13	-7%
Annual Sales: \$2M+	10	17	17	0%
Annual Average Days-On-Market	58	22	30	+36%
Annual Average Sale Price	\$737,940	\$937,232	\$1,068,634	+14%

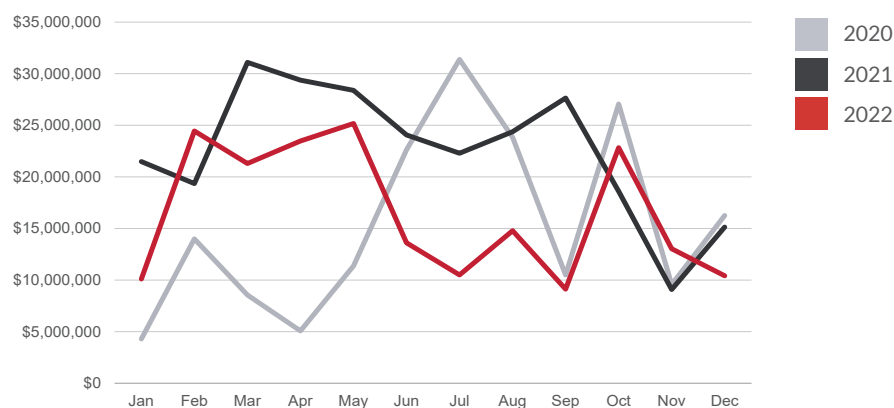
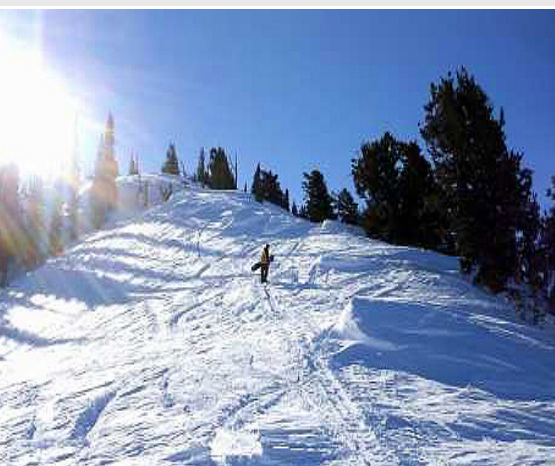
NOTE: All MLS® sales data in this report comes from the Southern Georgian Bay Association Of REALTORS® and refers specifically to residential sales as of Jan. 2, 2023.. While deemed to be reliable, Royal LePage Locations North assumes no responsibility for errors and omissions.



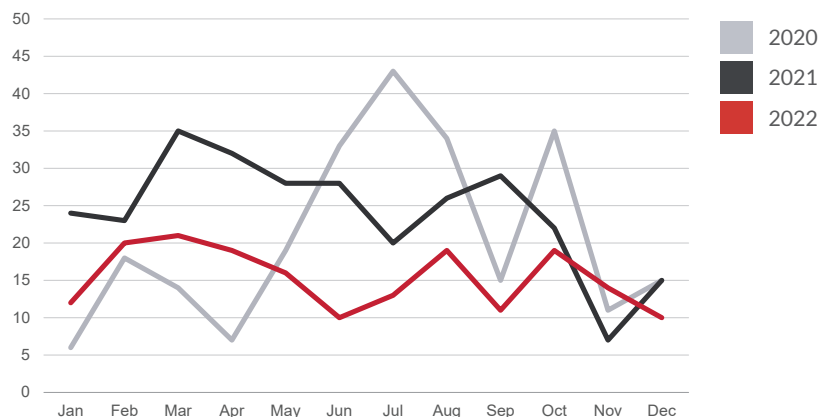
# THE MARKET IN DETAIL (cont'd)

As **Graphs 3 and 4** show, the 2022 Clearview market started strongly and saw a volume spike in October, but was relatively slow for much of the year. Annual volume of **\$198,765,839** was down **27%** from 2021's record **\$270,860,167**, but still the second-best ever. On the units side, 2022's **186** were down **37%** from 2016's record **289**, and the fewest since 2004's **185**. Other notable metrics include: 2022's: average close-price-to-list-price ratio of **97.6%**; average monthly inventory of **5 months**; and a **44%** sales/listings ratio. The bottom line: markets are cyclic; it will be interesting to see how Clearview's sales and prices fair in Q1-2023. That said, 2022's average sale price of **\$1,068,634** did well overall. It was up **100%, 85%, 45%** and **14%** from 2018, 2019, 2020 and 2021 respectively.

Graph 3:  
**Clearview Monthly MLS® Sales**  
2020 vs. 2021 vs. 2022 (Volume)



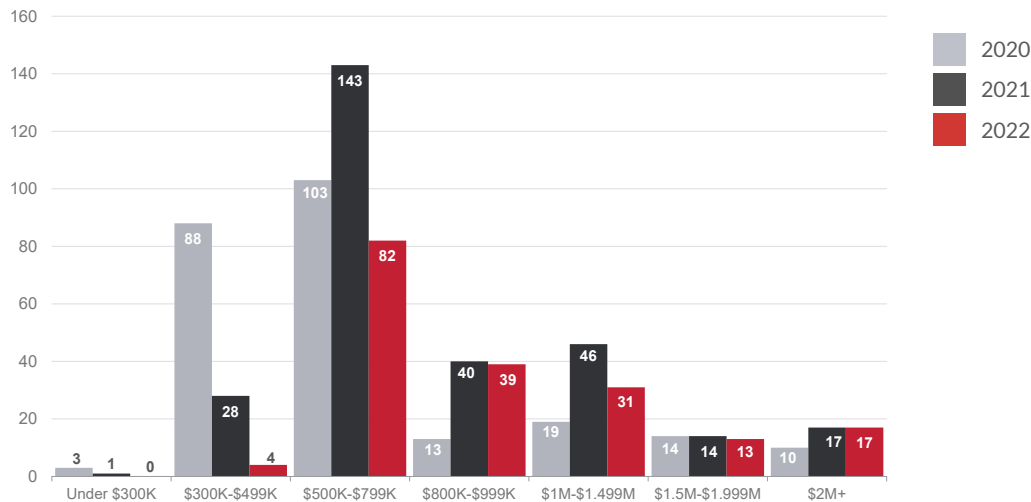
Graph 4:  
**Clearview Monthly MLS® Sales**  
2020 vs. 2021 vs. 2022 (Units)



# THE MARKET IN DETAIL (cont'd)

As **Graph 5** shows, 2022 unit sales were down from 2021 in six price ranges and equal in one. The Under-\$300K, \$300K-\$499K, \$500K-\$799K, \$800K-\$999K, \$1M-\$1.499M and \$1.5M-\$1.999M ranges were down **100%**, **86%**, **43%**, **2%**, **33%** and **7%** respectively. The \$2M+ range was **equal**. More generally, the Under-\$500K bracket – which accounted for **2%** of 2022's sales – was down **86%** from a year ago. The \$500K-\$999K bracket – which accounted for **65%** of all sales – was down **34%**. And the \$1M+ bracket – which accounted for **33%** of all sales – was down **21%**.

Graph 5:  
**Clearview MLS® Sales By Price**  
2020 vs. 2021 vs. 2022 (Units)





# SALES BY PROPERTY TYPE

Graph 6:

**Clearview MLS® Sales By Property Type**  
2020 vs. 2021 vs. 2022 (Dollars and Units)

## 2022 IN DETAIL

### SINGLE-FAMILY HOMES

**DOLLAR SALES:** \$195,780,339  
DOWN 26% from 2021

**UNIT SALES:** 181  
DOWN 35% from 2021

**AV. DAYS-ON-MARKET:** 31  
UP 8 days from 2021

**AV. SALE PRICE:** \$1,081,659  
UP 14% from 2021

### CONDOS/TOWNS

**DOLLAR SALES:** \$2,985,500  
DOWN 50% from 2021

**UNIT SALES:** 5  
DOWN 55% from 2021

**AV. DAYS-ON-MARKET:** 25  
UP 16 days from 2021

**AV. SALE PRICE:** \$597,100  
UP 10% from 2021

### RESIDENTIAL LAND

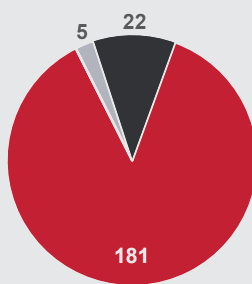
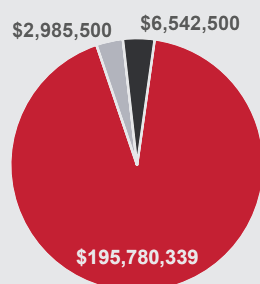
**DOLLAR SALES:** \$6,542,500  
DOWN 74% from 2021

**UNIT SALES:** 22  
DOWN 53% from 2021

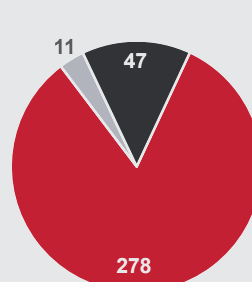
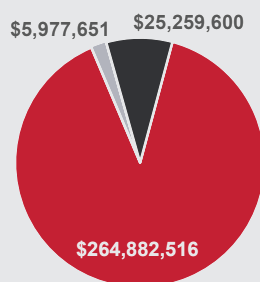
**AV. DAYS-ON-MARKET:** 47  
UP 6 days from 2021

**AV. SALE PRICE:** \$297,386  
DOWN 45% from 2021

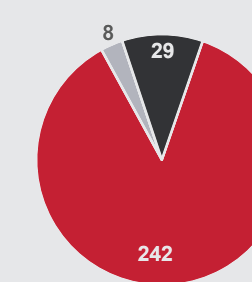
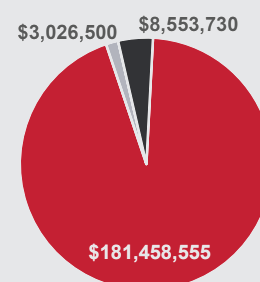
2022



2021



2020



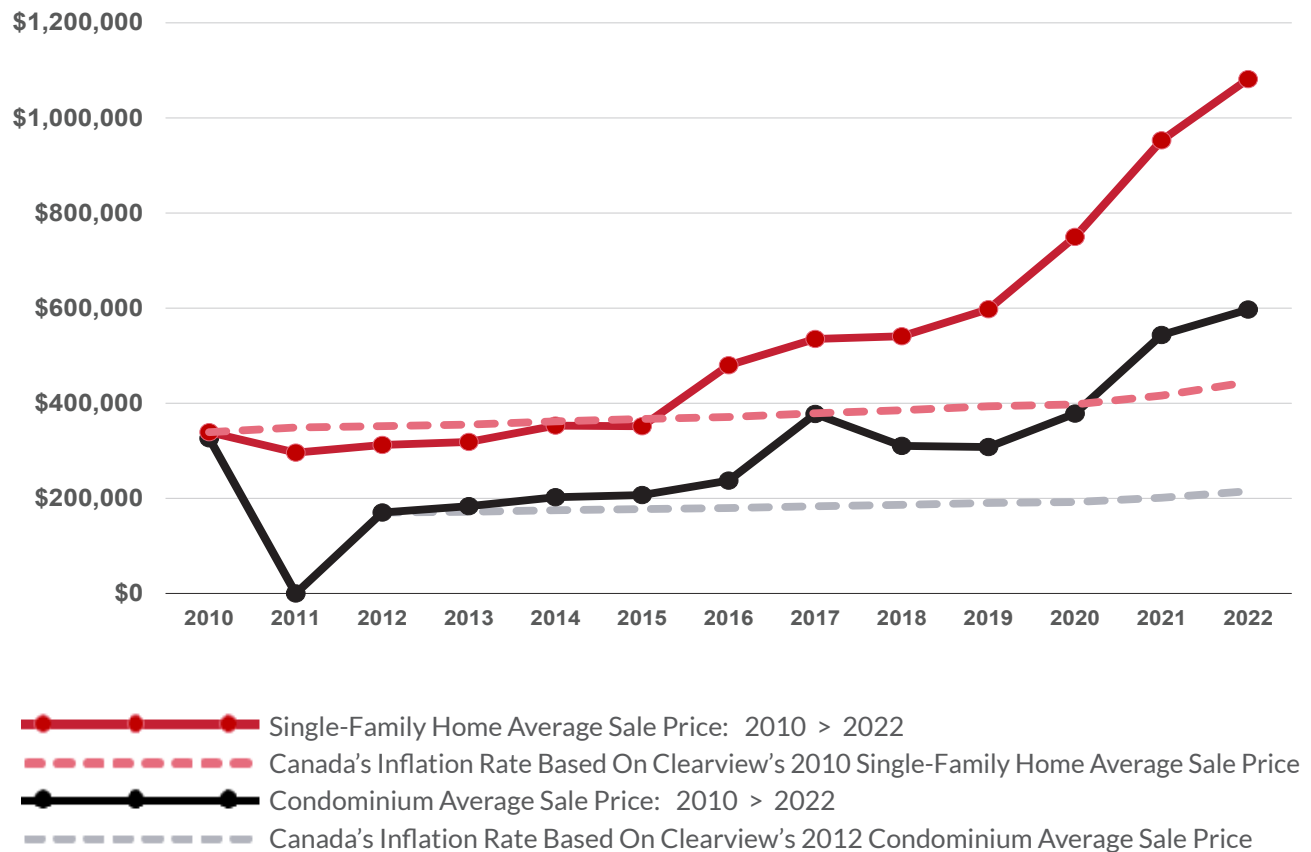
■ Single Family ■ Condo/Town ■ Residential Land

# CLEARVIEW AVERAGE SALE PRICES: 2010-2022

## BIG AVERAGE PRICE INCREASES FOR SINGLE-FAMILY HOMES AND CONDOS/TOWNHOUSES

↑ Clearview's average sale price for single-family homes in 2022 was **\$1,081,659**; that's up **14%, 44%, 81%, 100%** and **217%** from 2021, 2020, 2019, 2018 and 2010 respectively. 2022's average condo/townhouse price of **\$597,100** was up **10%, 58%, 94%, 92%** and **225%** from 2021, 2020, 2019, 2018 and 2012 respectively.

↑ Until 2015 the average sale price of a single-family home was below the inflation rate. From 2016 to 2022 the average price rose to **143%** above inflation. Due to 2010's condo/town price anomaly and 2011's no sales, the condo/town starting point was set at 2012 in the graph below, yielding a **251%** rise above the inflation rate by 2022.







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705-428-2800

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### MEAFORD

519-538-5755

96 Sykes St.

### WASAGA BEACH

705-429-4800

1249 Mosley St.

### WASAGA BEACH

705-617-9969

1344 Mosley St. Unit 5.

