



2024
JUNE

CLEARVIEW

Real Estate Market Report

OVERVIEW

BUYERS MARKET

In Clearview, the real estate market favors buyers as both unit sales and sales volume have decreased compared to this time last year. Additionally, the median sale price and average sale price have dropped significantly. This suggests a market with varied pricing dynamics, providing buyers with potential opportunities for favorable negotiations.

June year-over-year sales volume of \$8,372,900
 Down 72.3% from 2023's \$30,222,200 with unit sales of 12 down 57.14% from last June's 28. New listings of 44 are down 36.23% from a year ago, with the sales/listing ratio of 27.27% down 32.79%.

Year-to-date sales volume of \$83,424,426
 Down 17.02% from 2023's \$100,538,797 with unit sales of 91 down 9% from 2023's 100. New listings of 270 are down 8.16% from a year ago, with the sales/listing ratio of 33.70% down 0.91%.

Year-to-date average sale price of \$914,407.83
 Down 10.9% from \$1,026,214.83 one year ago with median sale price of \$802,500 up from \$715,000 one year ago. Average days-on-market of 50.83 is up 9.33 days from last year.

JUNE NUMBERS

Median Sale Price
\$617,500
 -22.81%

Average Sale Price
\$697,742
 -35.36%

Sales Volume
\$8,372,900
 -72.3%

Unit Sales
12
 -57.14%

New Listings
44
 -36.23%

Expired Listings
9
 -18.18%

Unit Sales/Listings Ratio
27.27%
 -32.79%

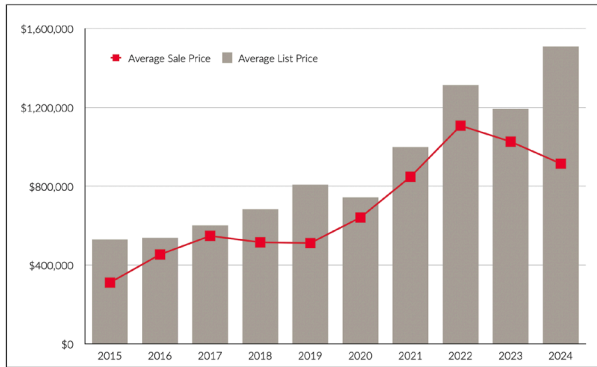
*Year-over-year comparison
 (June 2024 vs. June 2023)*

THE MARKET IN DETAIL

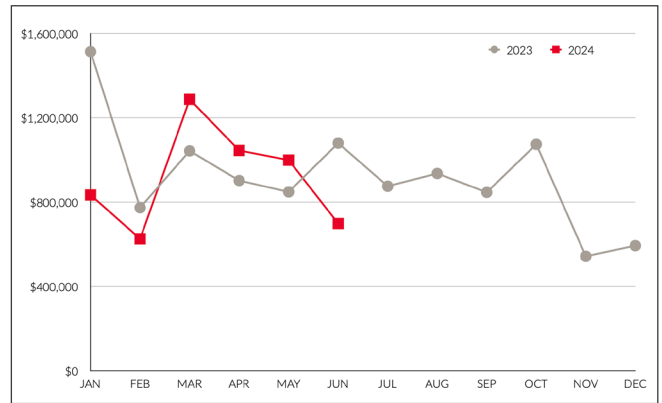
	2022	2023	2024	2023-2024
YTD Volume Sales	\$121,948,217	\$100,538,797	\$83,424,426	-17.02%
YTD Unit Sales	112	100	91	-9%
YTD New Listings	279	294	270	-8.16%
YTD Sales/Listings Ratio	40.14%	34.01%	33.70%	-0.31%
YTD Expired Listings	15	33	49	+48.48%
Monthly Volume Sales	\$13,864,500	\$30,222,200	\$8,372,900	-72.3%
Monthly Unit Sales	11	28	12	-57.14%
Monthly New Listings	54	69	44	-36.23%
Monthly Sales/Listings Ratio	20.37%	40.58%	27.27%	-13.31%
Monthly Expired Listings	6	11	9	-18.18%
Monthly Average Sale Price	\$1,260,409	\$1,079,364	\$697,742	-35.36%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	2	1	2	100%
YTD Sales: \$350K-\$549K	3	10	11	10.00%
YTD Sales: \$550K-\$749K	24	40	26	-35.00%
YTD Sales: \$750K-\$999K	34	25	21	-16.00%
YTD Sales: \$1M+	32	19	20	5.26%
YTD Sales: \$2M+	42	23	25	8.70%
YTD Average Days-On-Market	24.67	41.50	50.83	+22.49%
YTD Average Sale Price	\$1,107,318	\$1,026,215	\$914,408	-10.9%
YTD Median Sale Price	\$917,500	\$715,000	\$802,500	+12.24%

Clearview MLS Sales and Listing Summary
2022 vs. 2023 vs. 2024

AVERAGE SALE PRICE

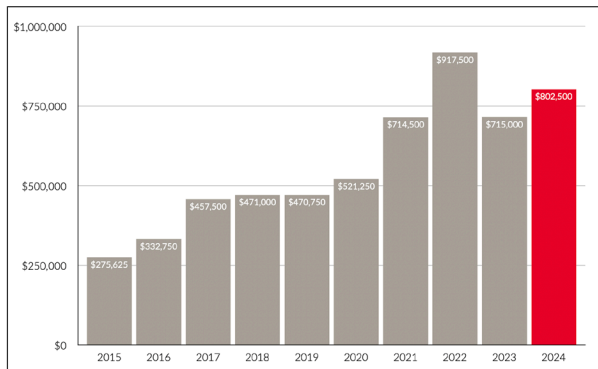


Year-Over-Year

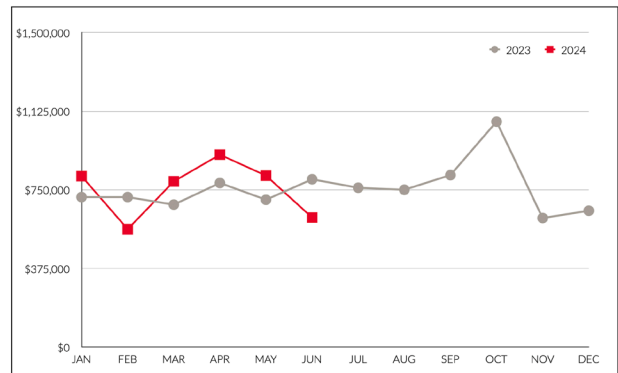


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



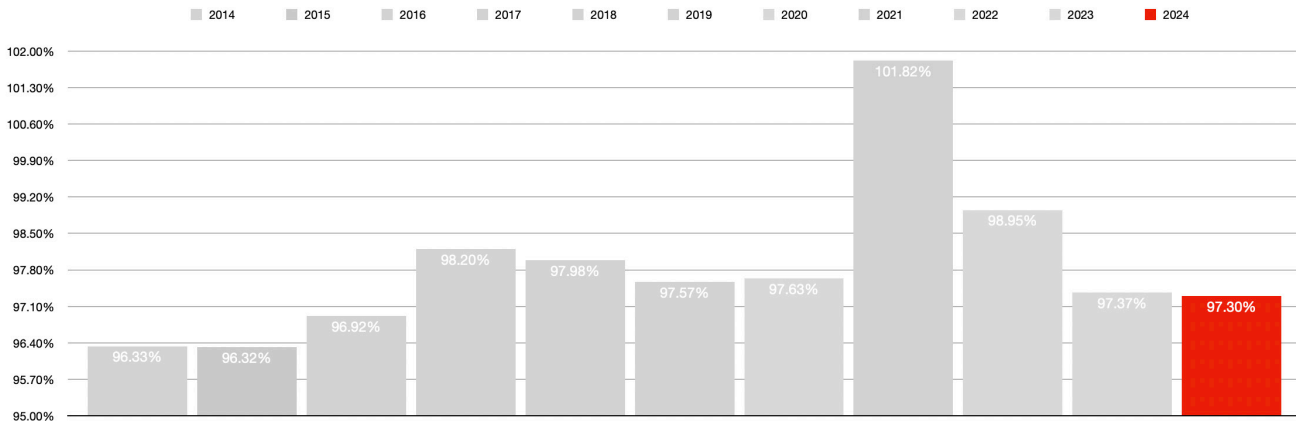
Year-Over-Year



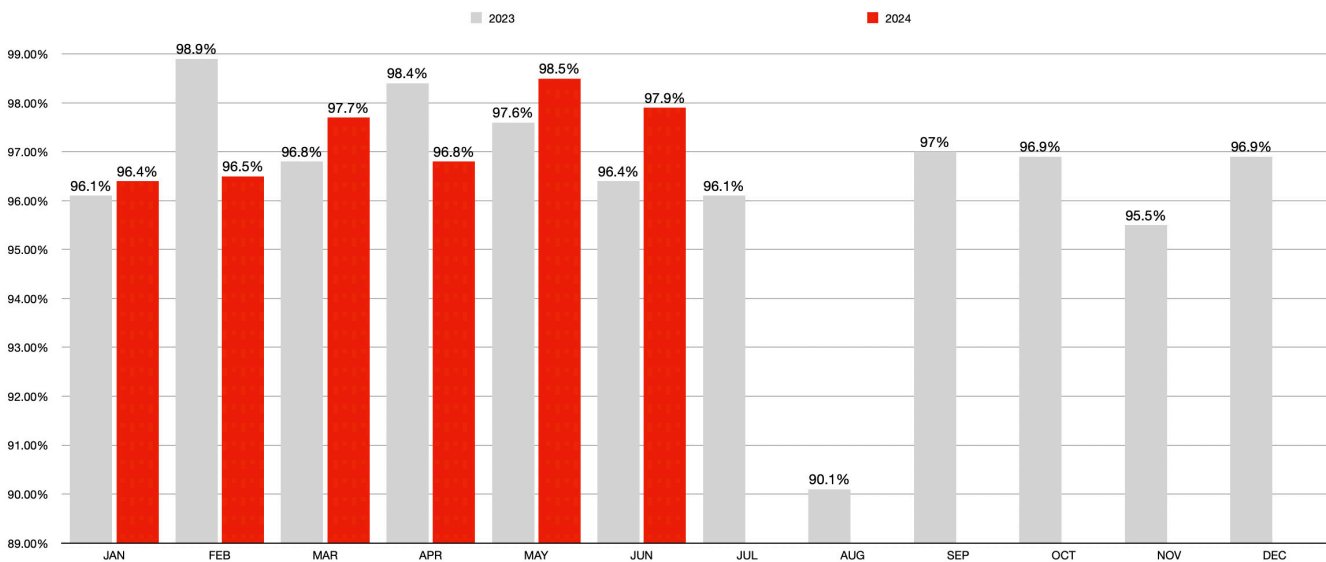
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

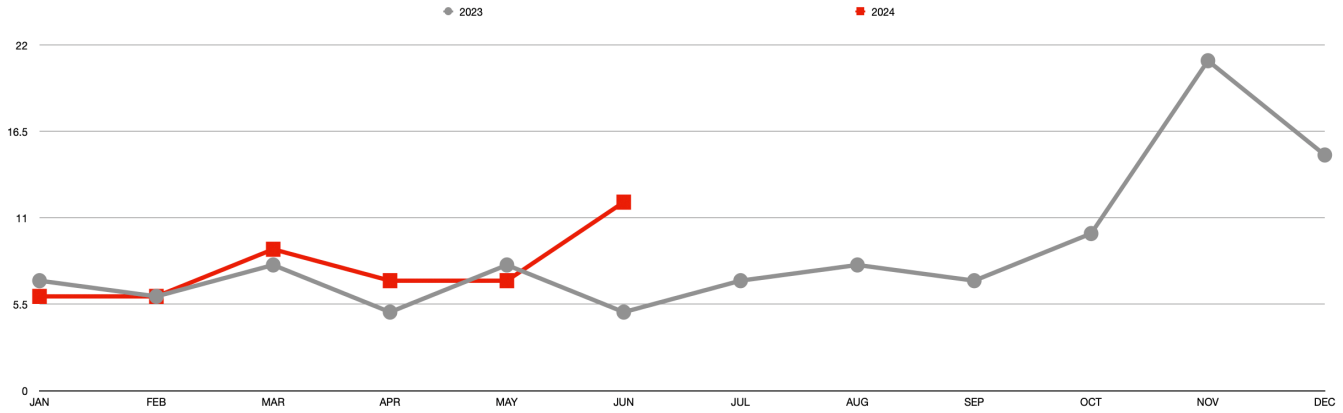


Year-Over-Year

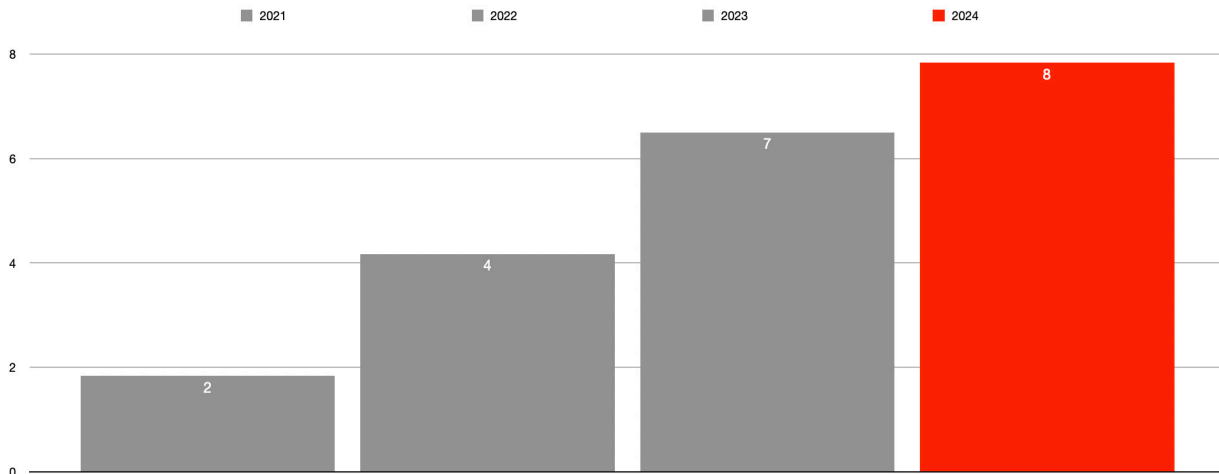


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

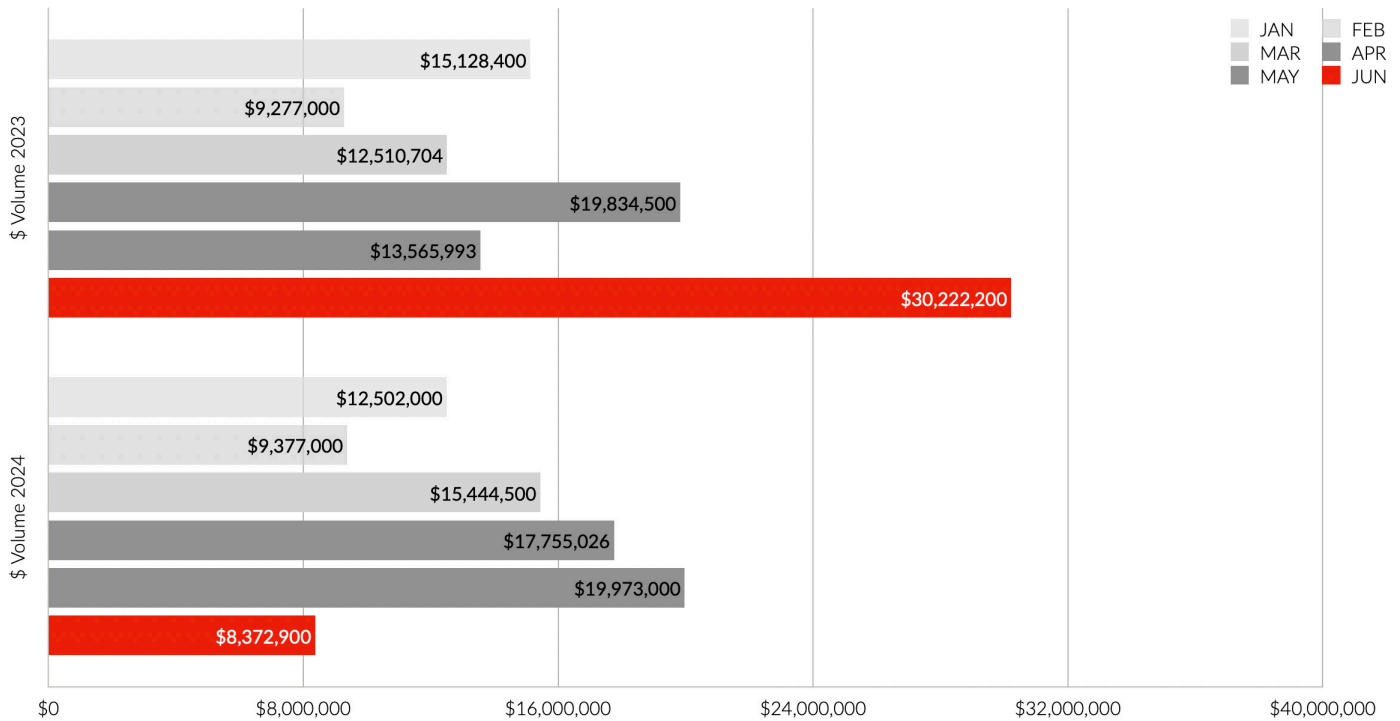


Month-Over-Month 2023 vs. 2024

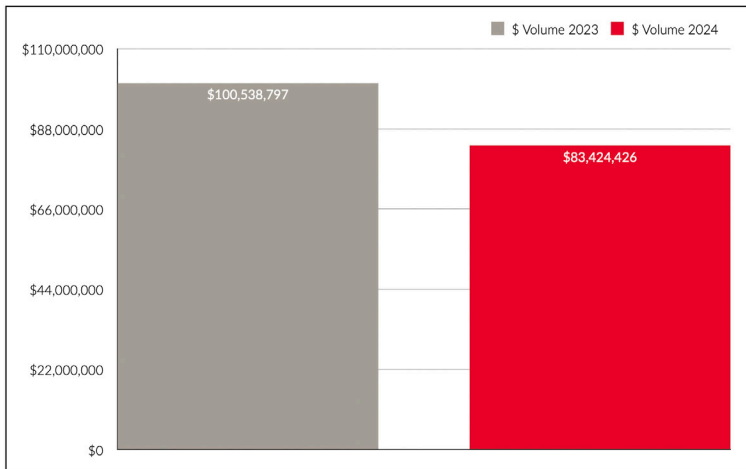


Year-Over-Year

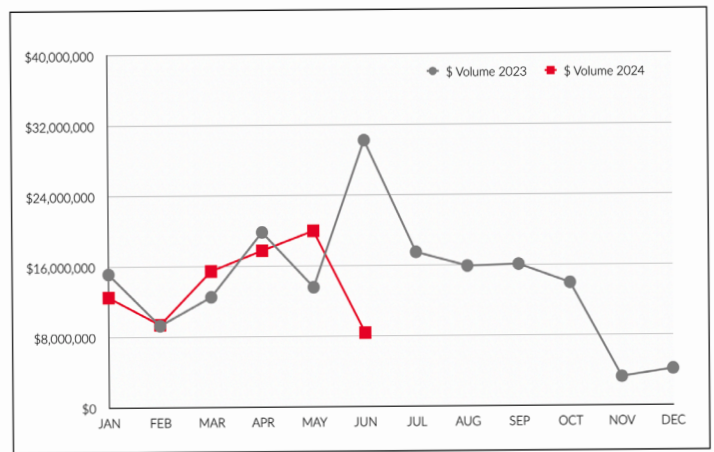
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

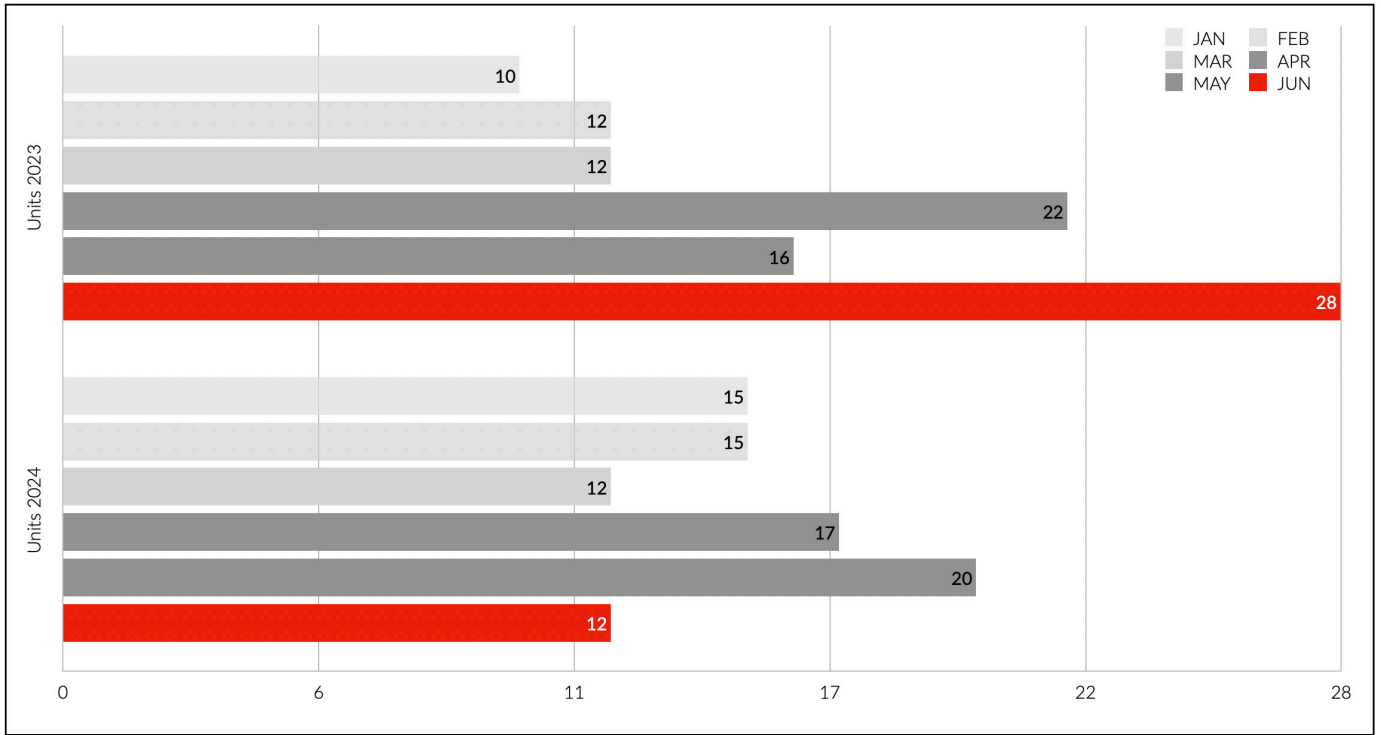


Yearly Totals 2023 vs. 2024

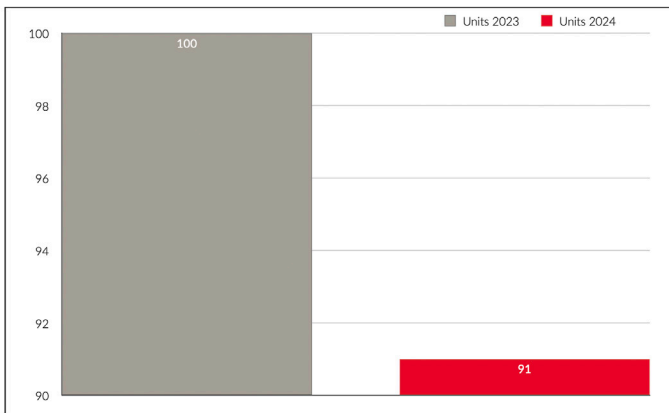


Month vs. Month 2023 vs. 2024

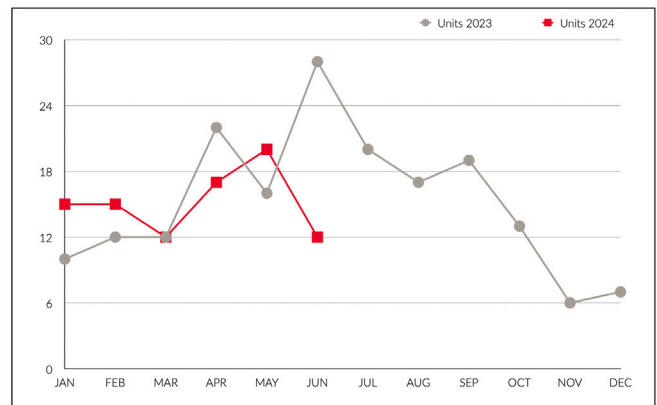
UNIT SALES



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	\$75,679,426 -19.8%	\$453,000 -50.22%	\$5,677,000 +71.42%
YTD Unit Sales	76 -15.56%	1 -50%	12 +140%
YTD Average Sale Price	\$995,782 -5.03%	\$453,000 -0.44%	\$473,083 -28.57%
June Sales Volume	\$8,192,900 -70.9%	\$0 No Change	\$180,000 -88.36%
June Unit Sales	10 -58.33%	0 No Change	2 -33.33%

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



OUR LOCATIONS

COLLINGWOOD

705-445-5520
330 First St, Collingwood

CREEMORE

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

CLEARVIEW

519-538-5755
96 Sykes St N, Clearview

THORNBURY

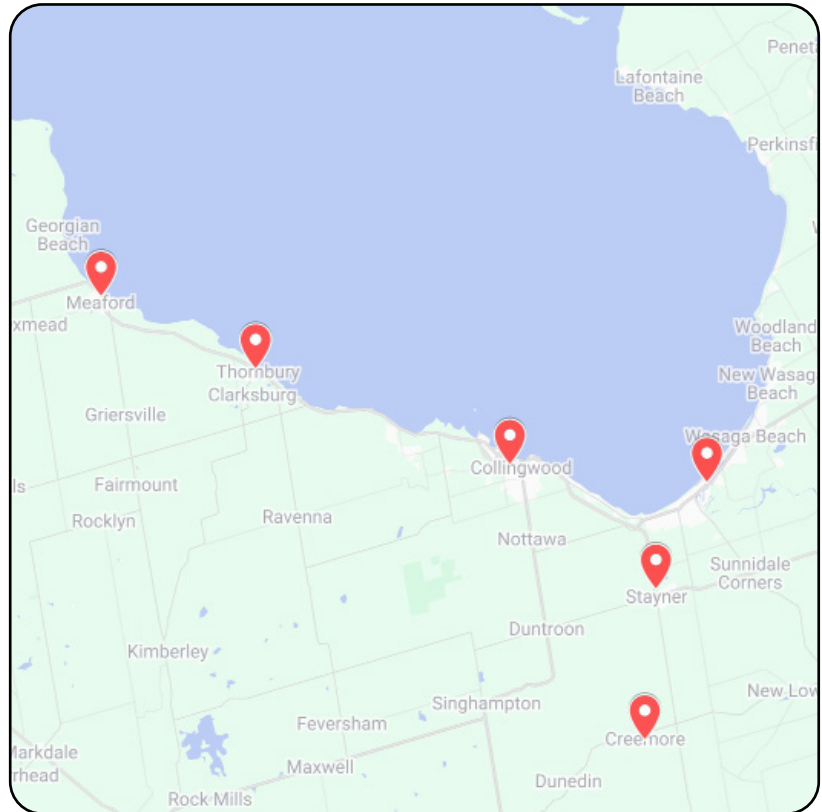
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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