

# 2024 JULY **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 is up while the average sale price has dropped significantly. This suggests a market with mixed pricing trends, offering buyers potential opportunities to find value in their purchases.



#### July year-over-year sales volume of \$12,265,500

Down 29.89% from 2023's \$12,265,500 with unit sales of 11 down 45% from last July's 20. New listings of 46 are down 23.33% from a year ago, with the sales/listing ratio of 23.91% down 28.26%.

#### Year-to-date sales volume of \$95,689,926

Down 18.93% from 2023's \$118,033,397 with unit sales of 102 down 15% from 2023's 120. New listings of 316 are down 10.73% from a year ago, with the sales/listing ratio of 32.28% down 4.78%.



#### Year-to-date average sale price of \$943,070.29

Down 6.12% from \$1,004,574.14 one year ago with median sale price of \$815,000 up from \$715,000 one year ago. Average days-on-market of 49.43 is up 9 days from last year.

### JULY NUMBERS

Median Sale Price **\$850,000** +11.92%

Average Sale Price **\$1,115,045** +27.47%

Sales Volume **\$12,265,500** -29.89%

Unit Sales **11** 

-45%

New Listings

**46** -23.33%

**Expired Listings** 

**12** +20%

Unit Sales/Listings Ratio **23.91%** -28.26%

Year-over-year comparison (July 2024 vs. July 2023)



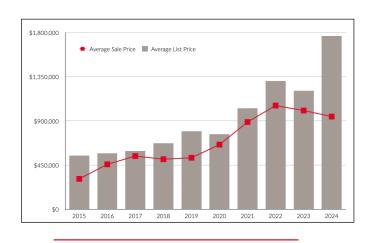
### THE MARKET IN **DETAIL**

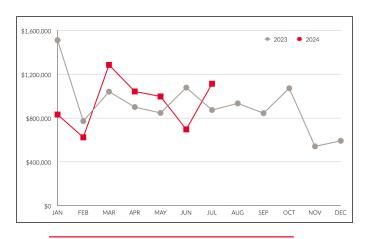
| Monthly Expired Listings121012+20%Monthly Average Sale Price\$743,233\$874,730\$1,115,045+27.47%YTD Sales: \$0-\$199K00No ChangeYTD Sales: \$200k-349K332-33.33%YTD Sales: \$350K-\$549K41112+9.09%YTD Sales: \$550K-\$749K304329-32.56%YTD Sales: \$750K-\$999K383123-25.81%YTD Sales: \$1M+342225+13.64%YTD Sales: \$2M+442827-3.57%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                              | 2022          | 2023          | 2024         | 2023-2024 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|---------------|---------------|--------------|-----------|
| YTD New Listings325354316-10.73%YDT Sales/Listings Ratio30.08%33.90%32.28%-1.62%YTD Expired Listings274361+41.86%Monthly Volume Sales\$11,148,500\$17,494,600\$12,265,500-29.89%Monthly Unit Sales152011-45%Monthly New Listings466046-23.33%Monthly Sales/Listings Ratio32.61%33.33%23.91%-9.42%Monthly Average Sale Price\$743,233\$874,730\$1,115,045+27.47%Monthly Average Sale Price00No ChangeYTD Sales: \$00K-\$549K633233YTD Sales: \$200K-\$49K3031233.33%33.33%YTD Sales: \$250K-\$549K3031233.33%33.33%YTD Sales: \$250K-\$549K3631233.33%33.33%YTD Sales: \$250K-\$549K3631233.33%33.33%YTD Sales: \$250K-\$549K3631233.33%33.33%YTD Sales: \$250K-\$549K3631233.33%33.33%YTD Sales: \$250K-\$549K36313131.0434.04YTD Sales: \$250K-\$249K3631.04231.0433.33%YTD Sales: \$250K-\$249K3631.0431.0431.0431.04YTD Sales: \$250K-\$249K3631.0432.0431.0432.05%YTD Sales: \$250K-\$249K34.0432.04 | YTD Volume Sales             | \$133,096,717 | \$118,033,397 | \$95,689,926 | -18.93%   |
| YDT Sales/Listings Ratio 39.08% 33.90% 32.28% -1.62%   YTD Expired Listings 27 43 61 +41.86%   Monthly Volume Sales \$11,148,500 \$17,494,600 \$12,265,500 -29.89%   Monthly Unit Sales 15 20 11 -45%   Monthly New Listings 46 60 46 -23.33%   Monthly Sales/Listings Ratio 32.61% 33.33% 23.91% -9.42%   Monthly Average Sale Price \$743,233 \$874,730 \$1,115,045 +27.47%   Monthly Average Sale Price \$743,233 \$874,730 \$1,115,045 +27.47%   YTD Sales: \$200k-349K 3 3 2 -33.33%   YTD Sales: \$200k-349K 3 3 2 -33.33%   YTD Sales: \$200k-349K 3 11 12 +9.09%   YTD Sales: \$200k-349K 30 43 29 -32.56%   YTD Sales: \$550K-\$749K 36 31 23 -25.81%   YTD Sales: \$750K-\$999K 38 31 23 -25.81%   YTD Sales: \$20h+ 44 28                                                                                                                                                                     | YTD Unit Sales               | 127           | 120           | 102          | -15%      |
| YTD Expired Listings 27 43 61 +41.86%   Monthly Volume Sales \$11,148,500 \$17,494,600 \$12,265,500 -29.89%   Monthly Unit Sales 15 20 11 -45%   Monthly New Listings 46 60 46 -23.33%   Monthly Sales/Listings Ratio 32.61% 33.33% 23.91% -9.42%   Monthly Expired Listings 12 10 12 +20%   Monthly Average Sale Price \$743,233 \$874,730 \$1,115,045 +27.47%   YTD Sales: \$00k-349K 0 0 No Change   YTD Sales: \$200k-349K 3 3 2 -33.33%   YTD Sales: \$200k-349K 3 3 2 -33.33%   YTD Sales: \$200k-349K 3 11 12 +9.09%   YTD Sales: \$200k-349K 30 31 23 -25.6%   YTD Sales: \$750K-\$999K 38 31 23 -25.6%   YTD Sales: \$20H+ 34 22 25 +13.64%   YTD Sales: \$20H+ 44 28 27 -3.57% <t< td=""><td>YTD New Listings</td><td>325</td><td>354</td><td>316</td><td>-10.73%</td></t<>                                                                                                                    | YTD New Listings             | 325           | 354           | 316          | -10.73%   |
| Monthly Volume Sales   \$11,148,500   \$17,494,600   \$12,265,500   -29,89%     Monthly Unit Sales   15   20   11   -45%     Monthly New Listings   46   60   46   -23,33%     Monthly Sales/Listings Ratio   32,61%   33,33%   23,91%   -9,42%     Monthly Expired Listings   12   10   12   +20%     Monthly Average Sale Price   \$743,233   \$874,730   \$1,115,045   +27.47%     YTD Sales: \$0-\$199K   0   0   No Change   YTD Sales: \$200k-349K   3   3   2   -33,33%     YTD Sales: \$350K-\$549K   4   11   12   +9.09%   14   9.09%   14   9.09%   14   15   15.01%   14.01%   12   12.51%   14.01%   12   12.51%   14.01%   12   14.09%   14.01%   12   14.01%   12   14.01%   12   14.01%   12   14.01%   12   14.01%   12   14.01%   12   14.01%   12   14.01%   12                                                                                                                       | YDT Sales/Listings Ratio     | 39.08%        | 33.90%        | 32.28%       | -1.62%    |
| Monthly Unit Sales   15   20   11   -45%     Monthly New Listings   46   60   46   -23.33%     Monthly Sales/Listings Ratio   32.61%   33.33%   23.91%   -9.42%     Monthly Expired Listings   12   10   12   +20%     Monthly Average Sale Price   \$743,233   \$874,730   \$1,115,045   +27.47%     YTD Sales: \$0-\$199K   0   0   No Change     YTD Sales: \$200k-349K   3   3   2   -33.33%     YTD Sales: \$200k-349K   3   3   2   -33.33%     YTD Sales: \$200k-349K   3   11   12   +9.09%     YTD Sales: \$200k-349K   3   3   2   -33.33%     YTD Sales: \$200k-349K   3   11   12   +9.09%     YTD Sales: \$50K-\$749K   30   31   23   -25.81%     YTD Sales: \$1M+   34   22   25   +13.64%     YTD Sales: \$20H   44   28   27   -3.57%     PAverage Days-On-Market                                                                                                                       | YTD Expired Listings         | 27            | 43            | 61           | +41.86%   |
| Monthly New Listings   46   60   46   -23.33%     Monthly Sales/Listings Ratio   32.61%   33.33%   23.91%   -9.42%     Monthly Expired Listings   12   10   12   +20%     Monthly Average Sale Price   \$743,233   \$874,730   \$1,115,045   +27.47%     YTD Sales: \$0-\$199K   0   0   No Change     YTD Sales: \$200k-349K   3   3   2   -33.33%     YTD Sales: \$200k-349K   30   43   29   -32.56%     YTD Sales: \$750K-\$749K   30   31   23   -25.81%     YTD Sales: \$1M+   34   22   25   +13.64%     YTD Sales: \$20h-   45.14   40.43   49.43   +22.26%     YTD Average Sale                                                                                                             | Monthly Volume Sales         | \$11,148,500  | \$17,494,600  | \$12,265,500 | -29.89%   |
| Monthly Sales/Listings Ratio32.61%33.33%23.91%-9.42%Monthly Expired Listings121012+20%Monthly Average Sale Price\$743,233\$874,730\$1,115,045+27.47%YTD Sales: \$0-\$199K000No ChangeYTD Sales: \$200k-349K332-33.33%YTD Sales: \$350K-\$549K41112+9.09%YTD Sales: \$550K-\$749K304329-32.56%YTD Sales: \$750K-\$999K383123-25.81%YTD Sales: \$1M+342225+13.64%YTD Sales: \$2M+442827-3.57%DAverage Days-On-Market25.1440.4349.43+22.26%YTD Average Sale Price\$1,055,306\$1,004,574\$943,070-6.12%                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Monthly Unit Sales</b>    | 15            | 20            | 11           | -45%      |
| Monthly Expired Listings121012+20%Monthly Average Sale Price\$743,233\$874,730\$1,115,045+27.47%YTD Sales: \$0-\$199K00No ChangeYTD Sales: \$200k-349K332-33.33%YTD Sales: \$350K-\$549K41112+9.09%YTD Sales: \$550K-\$749K304329-32.56%YTD Sales: \$750K-\$749K383123-25.81%YTD Sales: \$1M+342225+13.64%YTD Sales: \$20H442827-3.57%DAverage Days-On-Market25.1440.4349.43+22.26%YTD Average Sale Price\$1,055,306\$1,004,574\$943,070-6.12%                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Monthly New Listings         | 46            | 60            | 46           | -23.33%   |
| Monthly Average Sale Price\$743,233\$874,730\$1,115,045+27.47%YTD Sales: \$0-\$199K000No ChangeYTD Sales: \$200k-349K332-33.33%YTD Sales: \$350K-\$549K41112+9.09%YTD Sales: \$350K-\$749K304329-32.56%YTD Sales: \$750K-\$799K383123-25.81%YTD Sales: \$1M+342225+13.64%YTD Sales: \$2M+442827-3.57%DAverage Days-On-Market25.1440.4349.43+22.26%YTD Average Sale Price\$1,055,306\$1,004,574\$943,070-6.12%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Monthly Sales/Listings Ratio | 32.61%        | 33.33%        | 23.91%       | -9.42%    |
| YTD Sales: \$0-\$199K000No ChangeYTD Sales: \$200k-349K332-33.33%YTD Sales: \$350K-\$549K41112+9.09%YTD Sales: \$550K-\$749K304329-32.56%YTD Sales: \$750K-\$999K383123-25.81%YTD Sales: \$1M+342225+13.64%YTD Sales: \$2M+442827-3.57%PAverage Days-On-Market25.1440.4349.43+22.26%YTD Average Sale Price\$1,055,306\$1,004,574\$943,070-6.12%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Monthly Expired Listings     | 12            | 10            | 12           | +20%      |
| YTD Sales: \$200k-349K332-33.33%YTD Sales: \$350K-\$549K41112+9.09%YTD Sales: \$550K-\$749K304329-32.56%YTD Sales: \$750K-\$999K383123-25.81%YTD Sales: \$1M+342225+13.64%YTD Sales: \$2M+442827-3.57%PAverage Days-On-Market25.1440.4349.43+22.26%YTD Average Sale Price\$1,055,306\$1,004,574\$943,070-6.12%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Monthly Average Sale Price   | \$743,233     | \$874,730     | \$1,115,045  | +27.47%   |
| YTD Sales: \$350K-\$549K41112+9.09%YTD Sales: \$550K-\$749K304329-32.56%YTD Sales: \$750K-\$999K383123-25.81%YTD Sales: \$1M+342225+13.64%YTD Sales: \$2M+442827-3.57%D Average Days-On-Market25.1440.4349.43+22.26%YTD Average Sale Price\$1,055,306\$1,004,574\$943,070-6.12%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | YTD Sales: \$0-\$199K        | 0             | 0             | 0            | No Change |
| YTD Sales: \$550K-\$749K304329-32.56%YTD Sales: \$750K-\$999K383123-25.81%YTD Sales: \$1M+342225+13.64%YTD Sales: \$2M+442827-3.57%D Average Days-On-Market25.1440.4349.43+22.26%YTD Average Sale Price\$1,055,306\$1,004,574\$943,070-6.12%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | YTD Sales: \$200k-349K       | 3             | 3             | 2            | -33.33%   |
| YTD Sales: \$750K-\$999K383123-25.81%YTD Sales: \$1M+342225+13.64%YTD Sales: \$2M+442827-3.57%D Average Days-On-Market25.1440.4349.43+22.26%YTD Average Sale Price\$1,055,306\$1,004,574\$943,070-6.12%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | YTD Sales: \$350K-\$549K     | 4             | 11            | 12           | +9.09%    |
| YTD Sales: \$1M+ 34 22 25 +13.64%   YTD Sales: \$2M+ 44 28 27 -3.57%   D Average Days-On-Market 25.14 40.43 49.43 +22.26%   YTD Average Sale Price \$1,055,306 \$1,004,574 \$943,070 -6.12%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | YTD Sales: \$550K-\$749K     | 30            | 43            | 29           | -32.56%   |
| YTD Sales: \$2M+ 44 28 27 -3.57%   D Average Days-On-Market 25.14 40.43 49.43 +22.26%   YTD Average Sale Price \$1,055,306 \$1,004,574 \$943,070 -6.12%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | YTD Sales: \$750K-\$999K     | 38            | 31            | 23           | -25.81%   |
| D Average Days-On-Market   25.14   40.43   49.43   +22.26%     YTD Average Sale Price   \$1,055,306   \$1,004,574   \$943,070   -6.12%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | YTD Sales: \$1M+             | 34            | 22            | 25           | +13.64%   |
| YTD Average Sale Price   \$1,055,306   \$1,004,574   \$943,070   -6.12%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | YTD Sales: \$2M+             | 44            | 28            | 27           | -3.57%    |
| -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | YTD Average Days-On-Market   | 25.14         | 40.43         | 49.43        | +22.26%   |
| YTD Median Sale Price   \$890,000   \$715,000   \$815,000   +13.99%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | YTD Average Sale Price       | \$1,055,306   | \$1,004,574   | \$943,070    | -6.12%    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | YTD Median Sale Price        | \$890,000     | \$715,000     | \$815,000    | +13.99%   |

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



### **AVERAGE** SALE PRICE

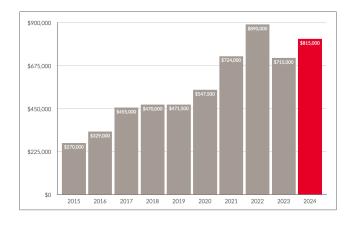


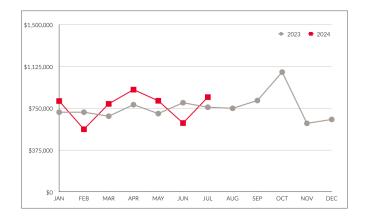


Year-Over-Year

Month-Over-Month 2023 vs. 2024

### **MEDIAN** SALE PRICE





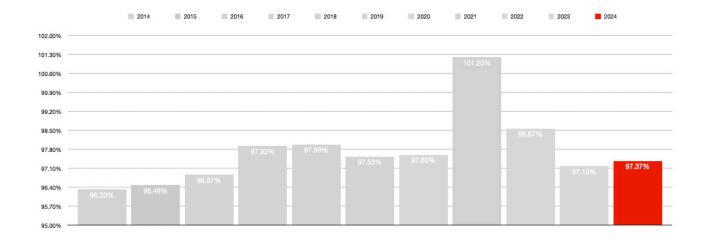
#### Year-Over-Year

Month-Over-Month 2023 vs. 2024

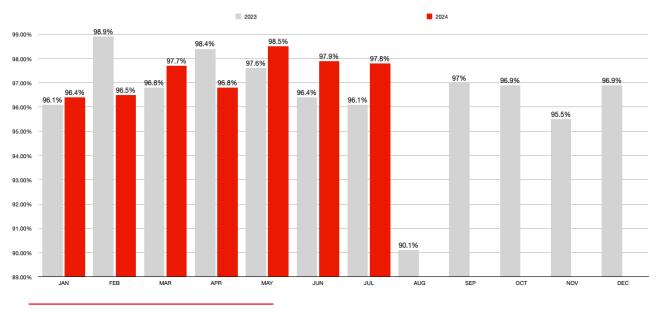
\* Median sale price is based on residential sales (including freehold and condominiums).



### SALE PRICE VS. LIST PRICE RATIO



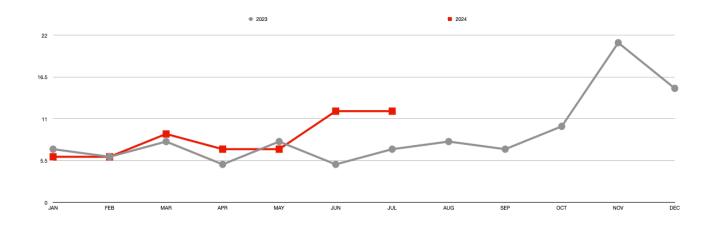
Year-Over-Year



Month-Over-Month 2023 vs. 2024



### **MONTHS OF INVENTORY**



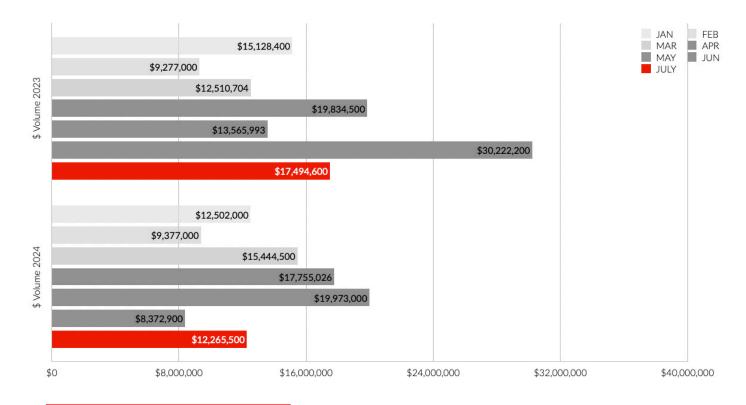
Month-Over-Month 2023 vs. 2024



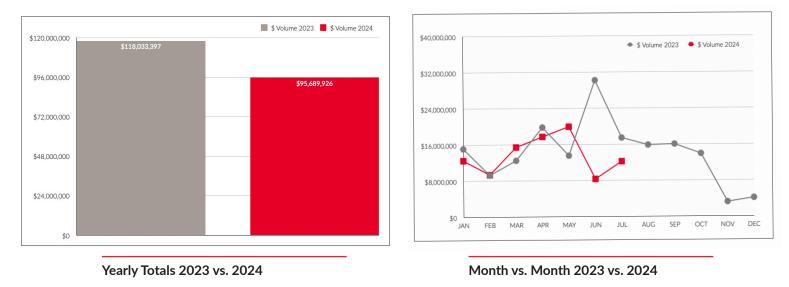
Year-Over-Year



### **DOLLAR** VOLUME SALES

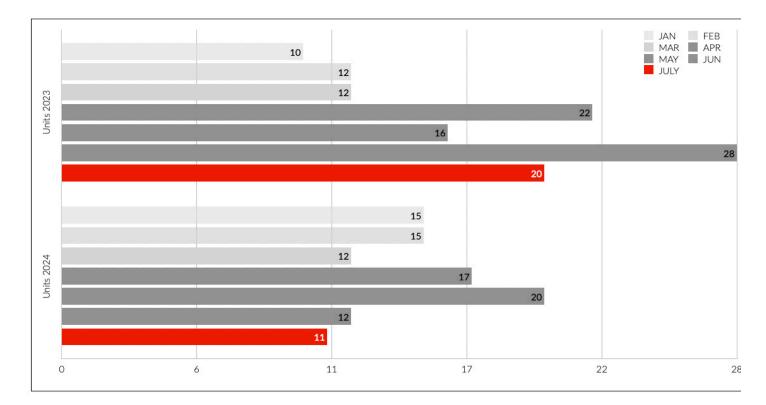


Monthly Comparison 2023 vs. 2024

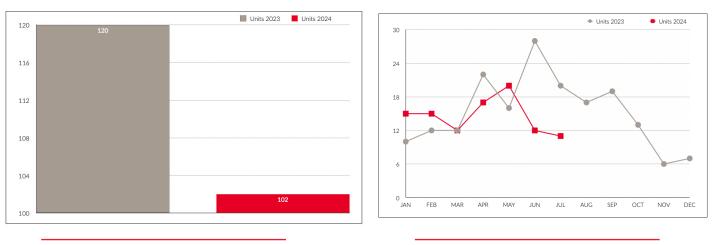




### **UNIT** SALES



Monthly Comparison 2023 vs. 2024



Yearly Totals 2023 vs. 2024

Month vs. Month 2023 vs. 2024



### SALES BY TYPE

|                    | FREEHOLD     | CONDOMINIUM | VACANT LAND |
|--------------------|--------------|-------------|-------------|
| YTD                | \$87,944,926 | \$453,000   | \$5,677,000 |
| Sales Volume       | -20.98%      | -50.22%     | +46.21%     |
| YTD                | 87           | 1 -50%      | 12          |
| Unit Sales         | -17.92%      |             | +33.33%     |
| YTD                | \$1,010,861  | \$453,000   | \$473,083   |
| Average Sale Price | -3.72%       | -0.44%      | +9.65%      |
| July               | \$12,265,500 | \$0         | \$0         |
| Sales Volume       | -27.52%      | No Change   | -100%       |
| July               | 11           | 0           | 0 -100%     |
| Unit Sales         | -31.25%      | No change   |             |

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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