

2024 AUGUST **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.



August year-over-year sales volume of \$10,435,388

Down 34.37% from 2023's \$15,900,000 with unit sales of 12 down 29.41% from last August's 17. New listings of 52 are up 6.12% from a year ago, with the sales/listing ratio of 23.08% down 33.48%.

Year-to-date sales volume of \$106,125,314

Down 20.76% from 2023's \$133,933,397 with unit sales of 114 down 16.79% from 2023's 137. New listings of 368 are down 8.68% from a year ago, with the sales/listing ratio of 30.98% down 8.87%.



Year-to-date average sale price of \$933,888.50

Down 6.23% from \$995,914.13 one year ago with median sale price of \$802,500 up from \$732,500 one year ago. Average days-on-market of 51.75 is up 8.75 days from last year.

AUGUST NUMBERS

Median Sale Price **\$710,000** -5.33%

Average Sale Price **\$869,616** -7.02%

Sales Volume **\$10,435,388** -34.37%

Unit Sales **12** -29.41%

New Listings

52 +6.12%

Expired Listings

21 +5%

Unit Sales/Listings Ratio **23.08%** -33.48%

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



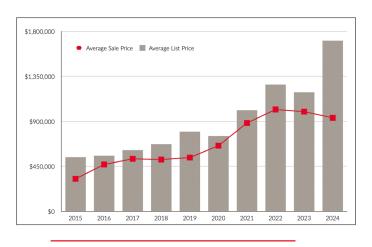
THE MARKET IN **DETAIL**

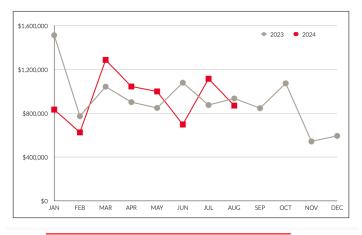
Monthly Expired Listings 21 +5% Monthly Average Sale Price \$752,895 \$935,294 \$869,616 -7.02% YTD Sales: \$0-\$199K 0 0 No Change YTD Sales: \$200k-349K 4 3 -25% YTD Sales: \$350K-\$549K 6 12 14 +16.67% YTD Sales: \$550K-\$749K 37 48 33 -31.25% YTD Sales: \$750K-\$999K 44 35 25 -28.57% YTD Sales: \$1M+ 37 26 No Change YTD Sales: \$2M+ 47 33 29 -12.12%		2022	2023	2024	2023-2024
YTD New Listings366403368-8.68%YDT Sales/Listings Ratio40.16%34.00%30.98%-88.7%YTD Expired Listings486382+30.16%Monthly Volume Sales\$15,057,900\$10,435,388-34.37%Monthly Unit Sales201712-29.41%Monthly New Listings414952+6.12%Monthly Sales/Listings Ratio48.78%34.69%23.08%-33.48%Monthly Average Sale Price\$752,895\$935,294\$869,616-7.02%Monthly Average Sale Price\$752,895\$935,294\$869,616-7.02%YTD Sales: \$04-\$34K61214+16.67%YTD Sales: \$200k-34FK61214+16.67%YTD Sales: \$350K-\$549K61214+16.67%YTD Sales: \$250K-\$749K374833-31.25%YTD Sales: \$250K-\$749K61214+16.67%YTD Sales: \$250K-\$749K61214-28.57%YTD Sales: \$250K-\$749K372628.57%YTD Sales: \$210H372626No ChangeYTD Sales: \$210H61343.0051.75+20.35%YTD Average Sale Price\$1.017,504\$905,914\$933,807-23%	YTD Volume Sales	\$148,154,617	\$133,933,397	\$106,125,314	-20.76%
YDT Sales/Listings Ratio 40.16% 34.00% 30.98% -8.87% YTD Expired Listings 48 63 82 +30.16% Monthly Volume Sales \$15,057,900 \$15,900,000 \$10,435,388 -34.37% Monthly Unit Sales 20 17 12 -29.41% Monthly New Listings 41 49 52 +6.12% Monthly Sales/Listings Ratio 48.78% 34.69% 23.08% -33.48% Monthly Average Sale Price \$752,895 \$935,294 \$869,616 -7.02% YTD Sales: \$0.\$199K 0 0 No Change YTD Sales: \$200k-349K 4 33 -25% YTD Sales: \$350K-\$749K 37 48 33 -31.25% YTD Sales: \$350K-\$749K 37 48 33 -31.25% YTD Sales: \$750K-\$999K 44 35 25 -28.57% YTD Sales: \$1M+ 37 26 26 No Change YTD Sales: \$20h-Market 26.13 43.00 51.75 +20.35% YTD Sales: \$2M+ 47 33.00 51.75 +20.35% <td>YTD Unit Sales</td> <td>147</td> <td>137</td> <td>114</td> <td>-16.79%</td>	YTD Unit Sales	147	137	114	-16.79%
YTD Expired Listings 48 63 82 +30.16% Monthly Volume Sales \$15,057,900 \$15,900,000 \$10,435,388 -34.37% Monthly Unit Sales 20 17 12 -29.41% Monthly New Listings 41 49 52 +6.12% Monthly Sales/Listings Ratio 48.78% 34.69% 23.08% -33.48% Monthly Expired Listings 21 20 21 +5% Monthly Average Sale Price \$752,895 \$935,294 \$869,616 -7.02% YTD Sales: \$200k-349K 0 0 No Change YTD Sales: \$200k-349K 4 3 -25% YTD Sales: \$20k-\$49K 6 12 14 +16.67% YTD Sales: \$20k-\$49K 37 48 33 -31.25% YTD Sales: \$750K-\$999K 44 35 25 -28.57% YTD Sales: \$20H+ 37 26 No Change No Change YTD Sales: \$20H+ 47 33.00 51.75 +20.35% YTD Sales: \$20H+ 26.13 43.00 51.75 +20.35%	YTD New Listings	366	403	368	-8.68%
Monthly Volume Sales \$15,057,900 \$15,900,000 \$10,435,388 -34.37% Monthly Unit Sales 20 17 12 -29.41% Monthly New Listings 41 49 52 +6.12% Monthly Sales/Listings Ratio 48.78% 34.69% 23.08% -33.48% Monthly Expired Listings 21 20 21 +5% Monthly Average Sale Price \$752,895 \$935,294 \$869,616 -7.02% YTD Sales: \$0-\$199K 0 0 No Change YTD Sales: \$200k-349K 4 3 -25% YTD Sales: \$350K-\$549K 6 12 14 +16.67% YTD Sales: \$350K-\$749K 37 48 33 -31.25% YTD Sales: \$750K-\$799K 44 35 25 -28.57% YTD Sales: \$1M+ 37 26 No Change No Change YTD Sales: \$20M+ 47 33 29 -12.12% PAverage Days-On-Market 26.13 43.00 51.75 +20.35% YTD Average Sale Price \$1,017,504 \$995,914 \$933,889 -6.23%	YDT Sales/Listings Ratio	40.16%	34.00%	30.98%	-8.87%
Monthly Unit Sales 20 17 12 -29.41% Monthly New Listings 41 49 52 +6.12% Monthly Sales/Listings Ratio 48.78% 34.69% 23.08% -33.48% Monthly Expired Listings 21 20 21 +5% Monthly Average Sale Price \$752,895 \$935,294 \$869,616 -7.02% YTD Sales: \$0-\$199K 0 0 No Change YTD Sales: \$200k-349K 4 3 -25% YTD Sales: \$350K-\$549K 6 12 14 +16.67% YTD Sales: \$550K-\$749K 37 48 33 -31.25% YTD Sales: \$550K-\$749K 37 26 26 No Change YTD Sales: \$20h-349K 47 33 29 -12.12% YTD Sales: \$550K-\$749K 37 36 29 -12.12% YTD Sales: \$20h- \$20H+ 47 33.00 51.75 +20.35% YTD Average Sale Price \$1,017,504 \$995,914 \$933,889 -6.23%	YTD Expired Listings	48	63	82	+30.16%
Monthly New Listings 41 49 52 +6.12% Monthly Sales/Listings Ratio 48.78% 34.69% 23.08% -33.48% Monthly Expired Listings 21 20 21 +5% Monthly Average Sale Price \$752,895 \$935,294 \$869,616 -7.02% YTD Sales: \$0-\$199K 0 0 No Change YTD Sales: \$200k-349K 4 3 -25% YTD Sales: \$550K-\$749K 6 12 14 +16.67% YTD Sales: \$550K-\$749K 37 48 33 -31.25% YTD Sales: \$750K-\$999K 44 35 25 -28.57% YTD Sales: \$1M+ 37 26 No Change YTD Sales: \$20h 47 33 -12.12% PAverage Days-On-Market 26.13 43.00 51.75 +20.35% YTD Average Sale Price \$1,017,504 \$995,914 \$933,889 -6.23%	Monthly Volume Sales	\$15,057,900	\$15,900,000	\$10,435,388	-34.37%
Monthly Sales/Listings Ratio 48.78% 34.69% 23.08% -33.48% Monthly Expired Listings 21 20 21 +5% Monthly Average Sale Price \$752,895 \$935,294 \$869,616 -7.02% YTD Sales: \$0-\$199K 0 0 0 No Change YTD Sales: \$200k-349K 4 3 -25% YTD Sales: \$350K-\$749K 6 12 14 +16.67% YTD Sales: \$550K-\$749K 37 48 33 -31.25% YTD Sales: \$750K-\$999K 44 35 25 -28.57% YTD Sales: \$1M+ 37 26 26 No Change YTD Sales: \$20H+ 47 33 29 -12.12% D Average Days-On-Market 26.13 43.00 51.75 +20.35% YTD Average Sale Price \$1,017,504 \$995,914 \$933,889 -6.23%	Monthly Unit Sales	20	17	12	-29.41%
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YTD Sales: \$200k-349K443-25%YTD Sales: \$350K-\$549K61214+16.67%YTD Sales: \$550K-\$749K374833-31.25%YTD Sales: \$750K-\$999K443525-28.57%YTD Sales: \$1M+372626No ChangeYTD Sales: \$2M+473329-12.12%D Average Days-On-Market26.1343.0051.75+20.35%YTD Average Sale Price\$1,017,504\$995,914\$933,889-6.23%	Monthly Average Sale Price	\$752,895	\$935,294	\$869,616	-7.02%
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YTD Sales: \$550K-\$749K374833-31.25%YTD Sales: \$750K-\$999K443525-28.57%YTD Sales: \$1M+372626No ChangeYTD Sales: \$2M+473329-12.12%D Average Days-On-Market26.1343.0051.75+20.35%YTD Average Sale Price\$1,017,504\$995,914\$933,889-6.23%	YTD Sales: \$200k-349K	4	4	3	-25%
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D Average Days-On-Market 26.13 43.00 51.75 +20.35% YTD Average Sale Price \$1,017,504 \$995,914 \$933,889 -6.23%	YTD Sales: \$1M+	37	26	26	No Change
YTD Average Sale Price \$1,017,504 \$995,914 \$933,889 -6.23%	YTD Sales: \$2M+	47	33	29	-12.12%
-	YTD Average Days-On-Market	26.13	43.00	51.75	+20.35%
YTD Median Sale Price \$854,000 \$732,500 \$802,500 +9.56%	YTD Average Sale Price	\$1,017,504	\$995,914	\$933,889	-6.23%
	YTD Median Sale Price	\$854,000	\$732,500	\$802,500	+9.56%

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



AVERAGE SALE PRICE

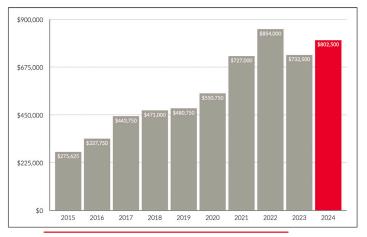


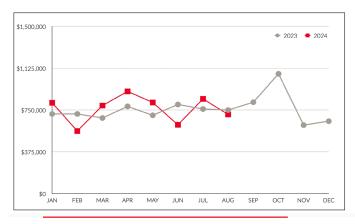


Year-Over-Year

Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE





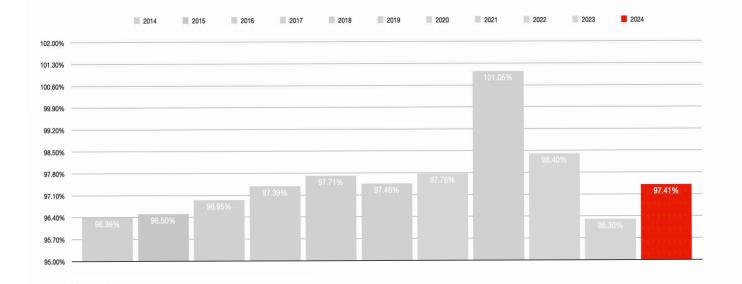
Year-Over-Year

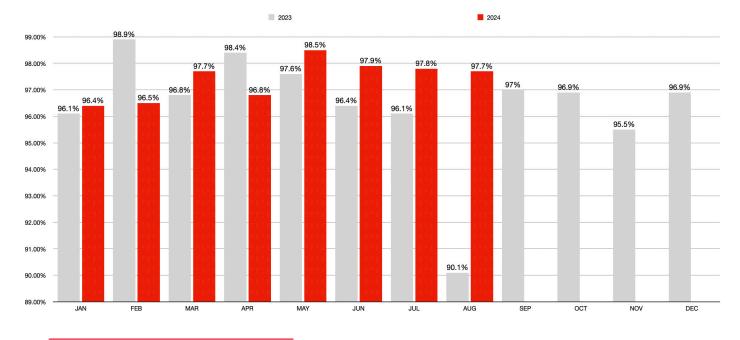
Month-Over-Month 2023 vs. 2024

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



SALE PRICE VS. LIST PRICE RATIO

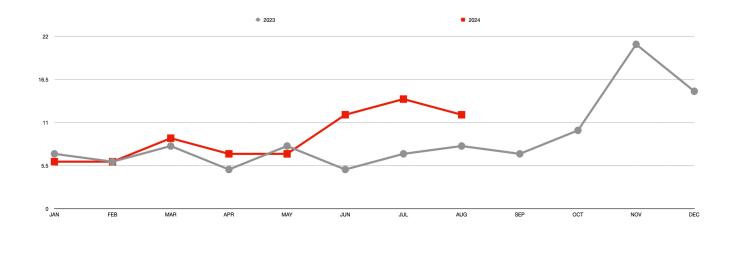




Month-Over-Month 2023 vs. 2024



MONTHS OF INVENTORY



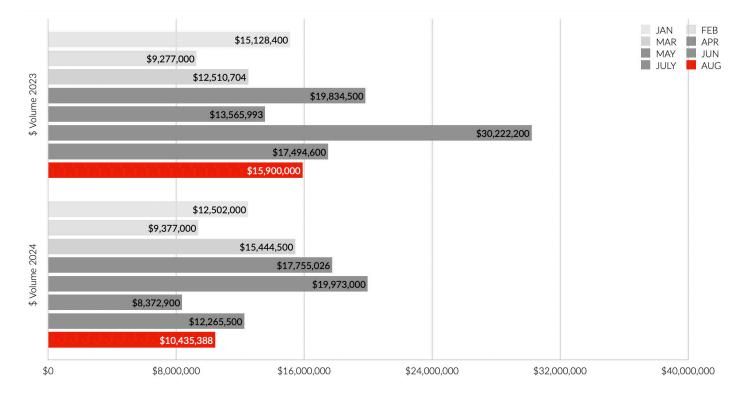
Month-Over-Month 2023 vs. 2024



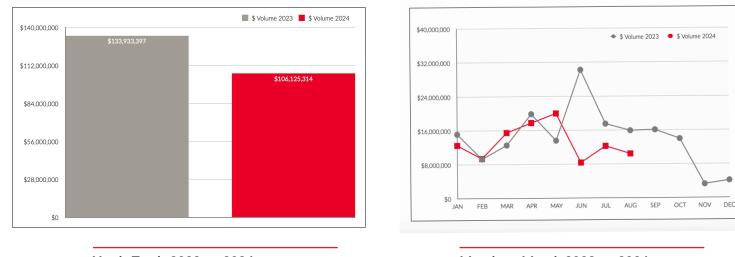
Year-Over-Year



DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

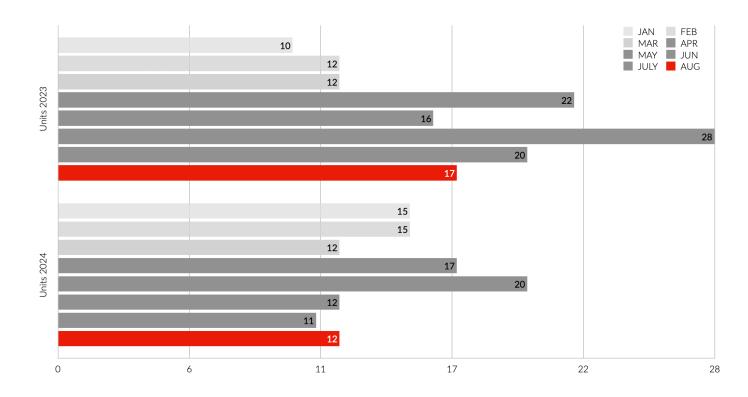


Yearly Totals 2023 vs. 2024

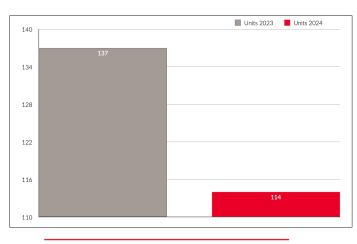
Month vs. Month 2023 vs. 2024



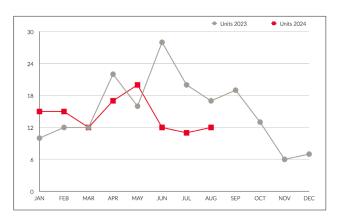
UNIT SALES



Monthly Comparison 2023 vs. 2024



Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024



SALES BY TYPE

	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD	\$97,773,414	\$453,000	\$5,753,900
Sales Volume	-22.74%	-50.22%	+27.36%
YTD	97	1 -50%	13
Unit Sales	-19.83%		+18.18%
YTD	\$1,007,973	\$453,000	\$442,608
Average Sale Price	-3.63%	-0.44%	+7.76%
August	\$9,828,488	0	\$76,900
Sales Volume	-35.61%	No Change	-87.89%
Aug ust	10	0	1 -50%
Unit Sales	-33.33%	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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