



# 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)*

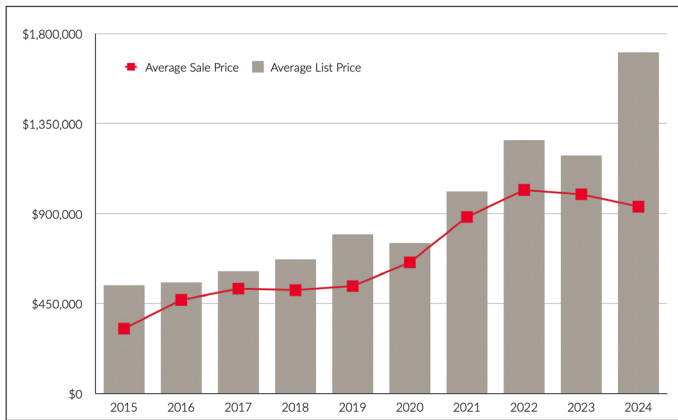


# THE MARKET IN DETAIL

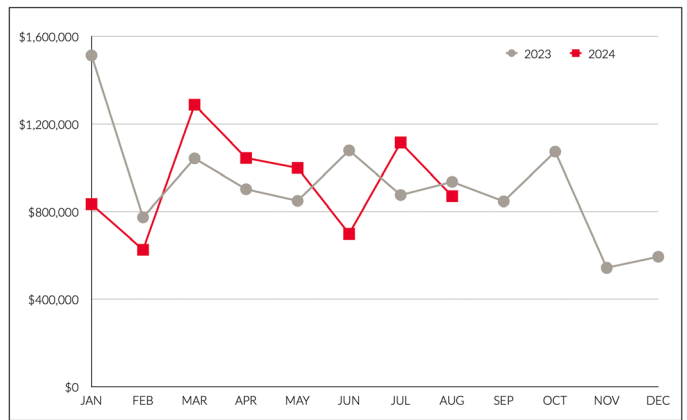
	2022	2023	2024	2023-2024
<b>YTD Volume Sales</b>	\$148,154,617	\$133,933,397	\$106,125,314	-20.76%
<b>YTD Unit Sales</b>	147	137	114	-16.79%
<b>YTD New Listings</b>	366	403	368	-8.68%
<b>YTD Sales/Listings Ratio</b>	40.16%	34.00%	30.98%	-8.87%
<b>YTD Expired Listings</b>	48	63	82	+30.16%
<b>Monthly Volume Sales</b>	\$15,057,900	\$15,900,000	\$10,435,388	-34.37%
<b>Monthly Unit Sales</b>	20	17	12	-29.41%
<b>Monthly New Listings</b>	41	49	52	+6.12%
<b>Monthly Sales/Listings Ratio</b>	48.78%	34.69%	23.08%	-33.48%
<b>Monthly Expired Listings</b>	21	20	21	+5%
<b>Monthly Average Sale Price</b>	\$752,895	\$935,294	\$869,616	-7.02%
<b>YTD Sales: \$0-\$199K</b>	0	0	0	No Change
<b>YTD Sales: \$200k-349K</b>	4	4	3	-25%
<b>YTD Sales: \$350K-\$549K</b>	6	12	14	+16.67%
<b>YTD Sales: \$550K-\$749K</b>	37	48	33	-31.25%
<b>YTD Sales: \$750K-\$999K</b>	44	35	25	-28.57%
<b>YTD Sales: \$1M+</b>	37	26	26	No Change
<b>YTD Sales: \$2M+</b>	47	33	29	-12.12%
<b>YTD Average Days-On-Market</b>	26.13	43.00	51.75	+20.35%
<b>YTD Average Sale Price</b>	\$1,017,504	\$995,914	\$933,889	-6.23%
<b>YTD Median Sale Price</b>	\$854,000	\$732,500	\$802,500	+9.56%

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

# AVERAGE SALE PRICE

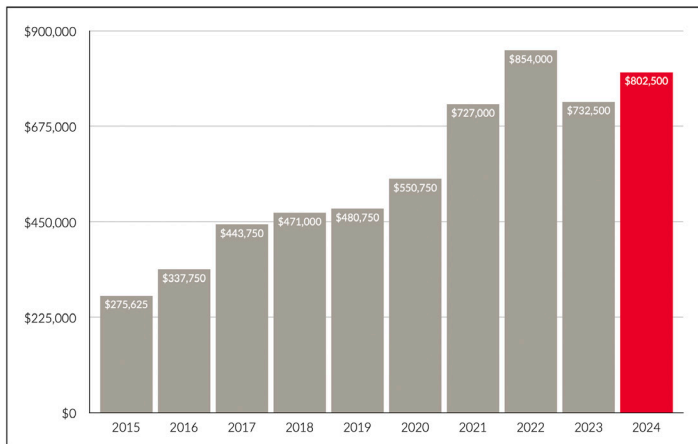


Year-Over-Year

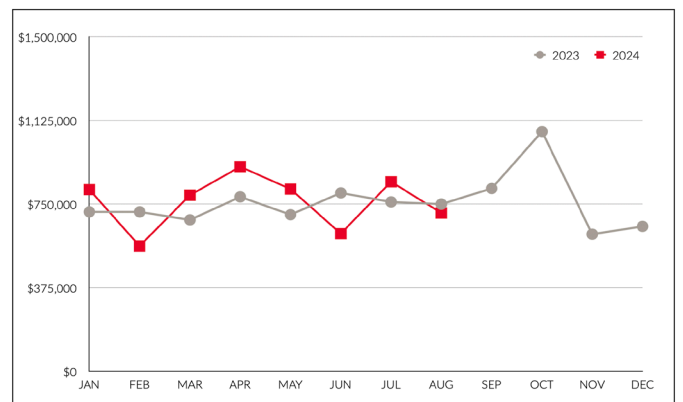


Month-Over-Month 2023 vs. 2024

# MEDIAN SALE PRICE



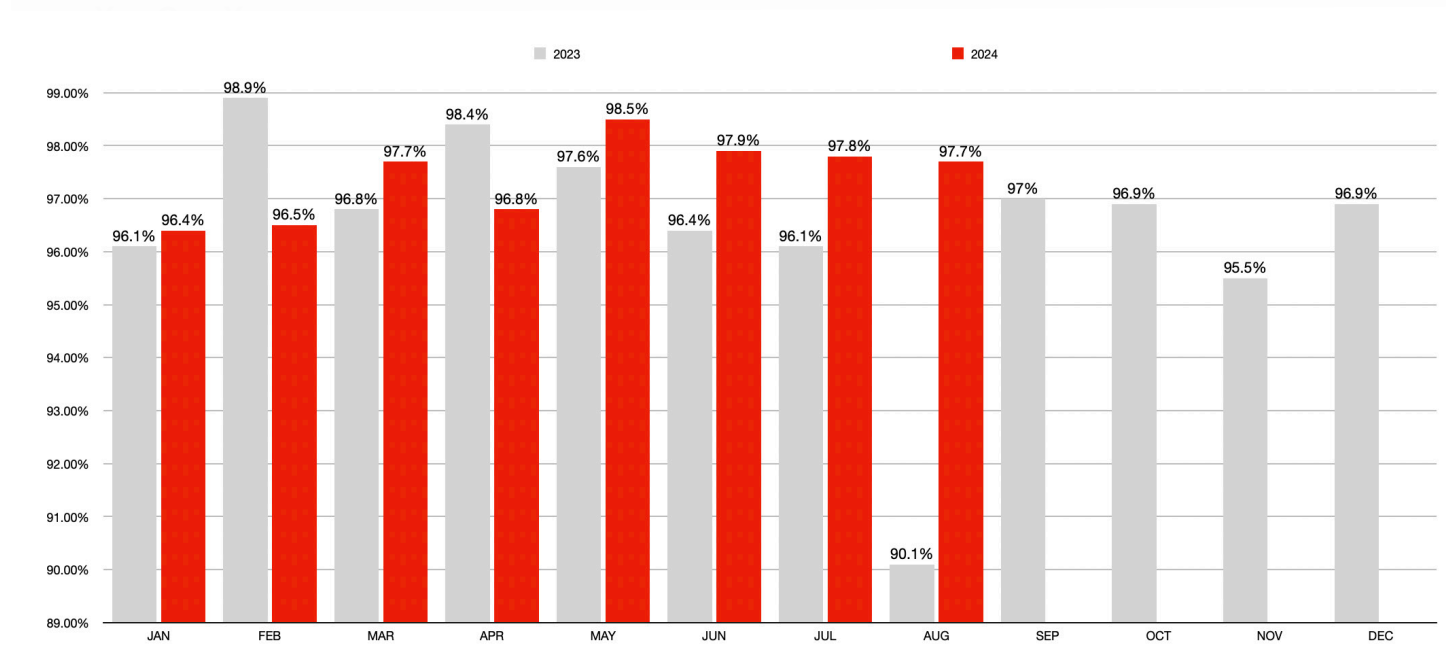
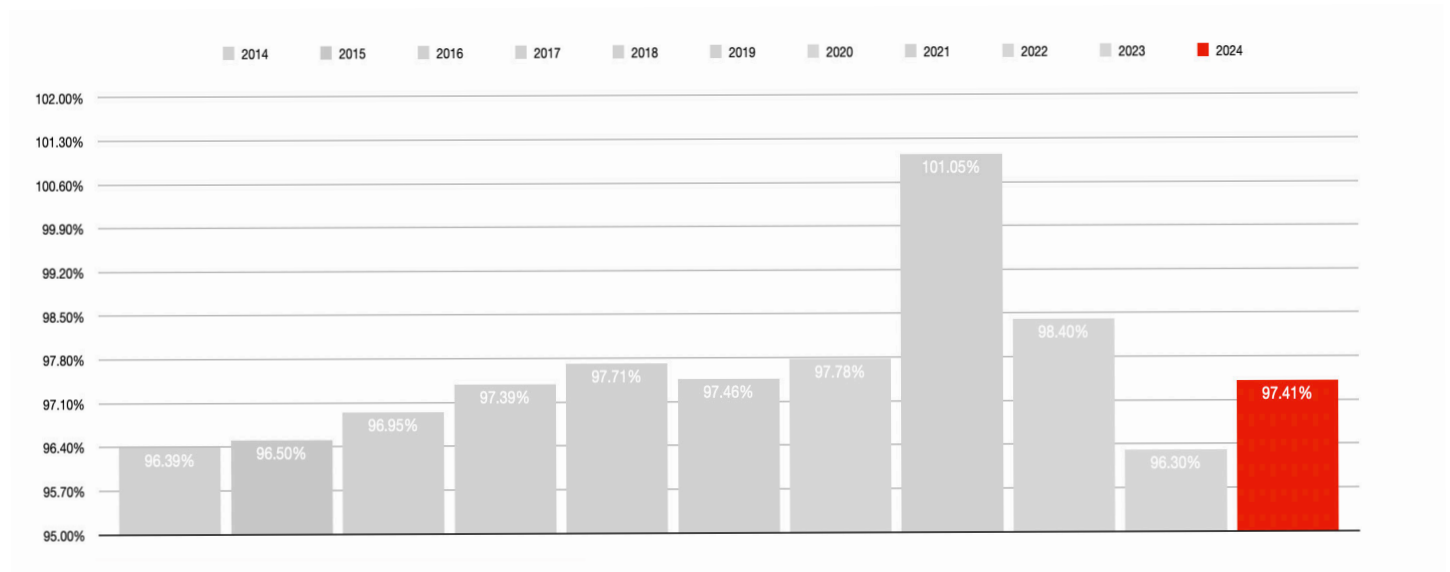
Year-Over-Year



Month-Over-Month 2023 vs. 2024

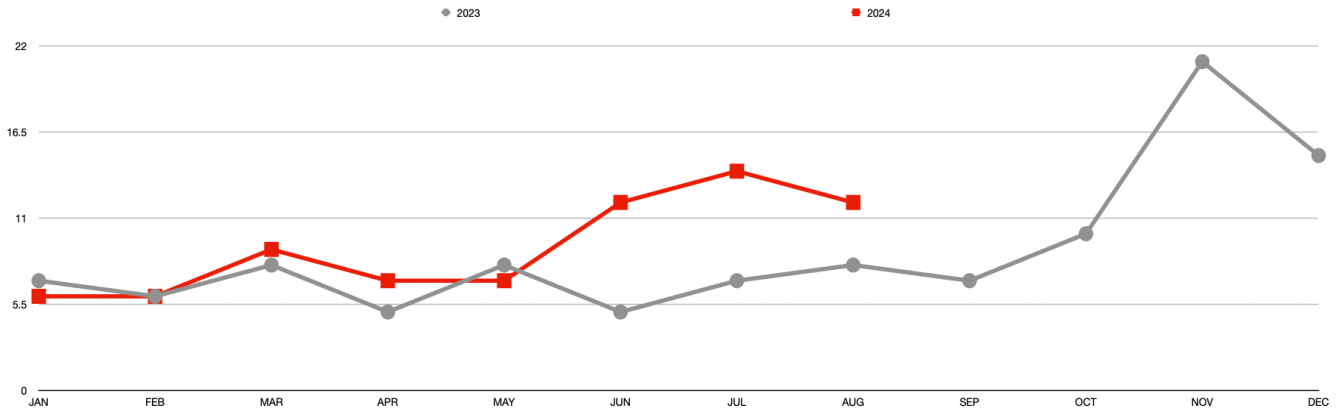
\* Median sale price is based on residential sales (including freehold and condominiums).

# SALE PRICE VS. LIST PRICE RATIO



Month-Over-Month 2023 vs. 2024

# MONTHS OF INVENTORY

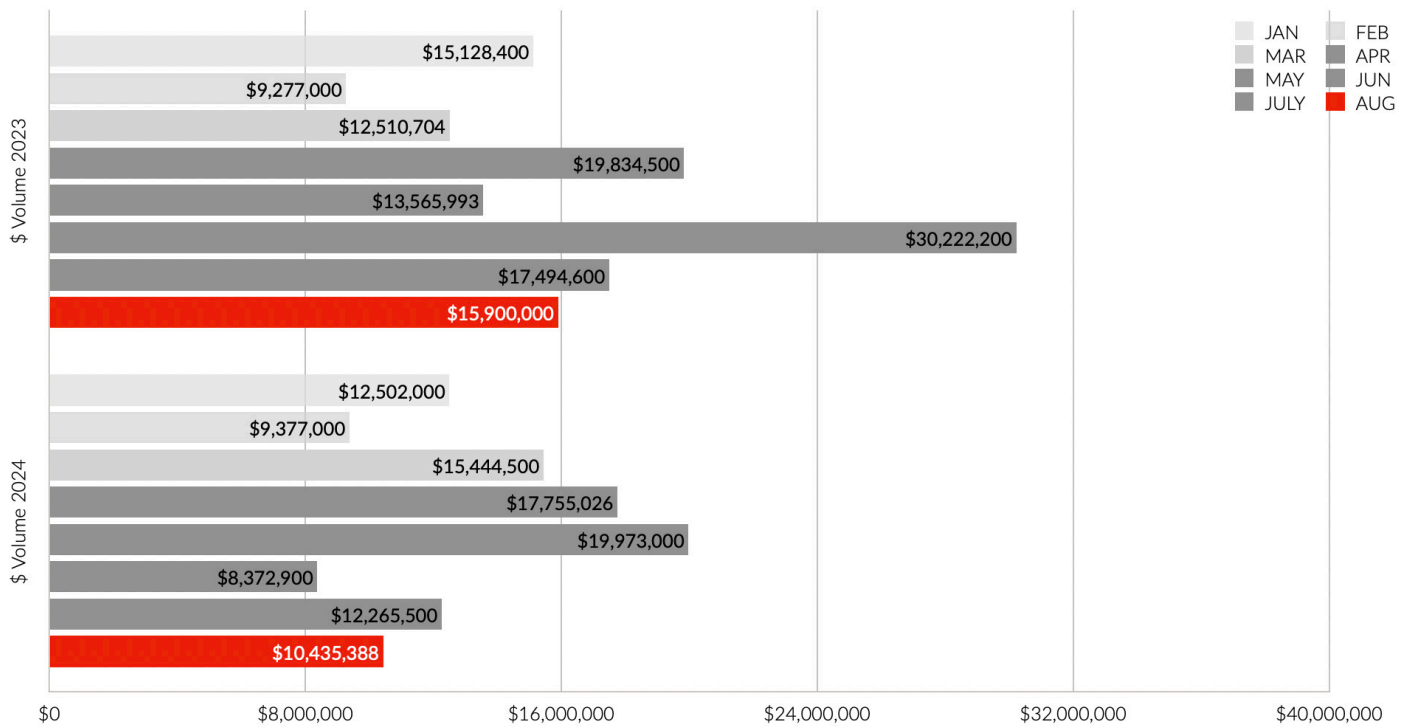


## Month-Over-Month 2023 vs. 2024



## Year-Over-Year

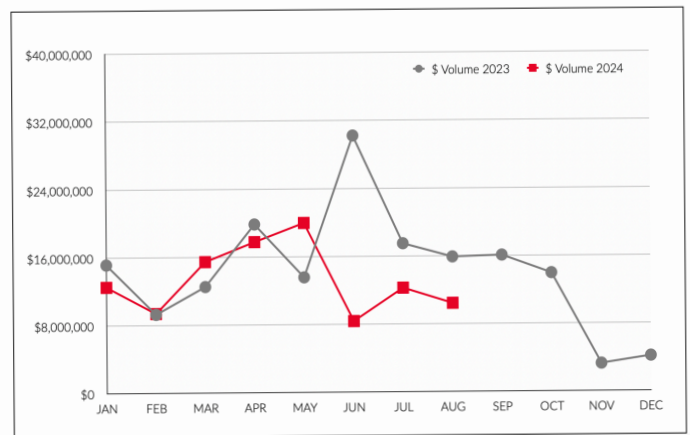
# DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

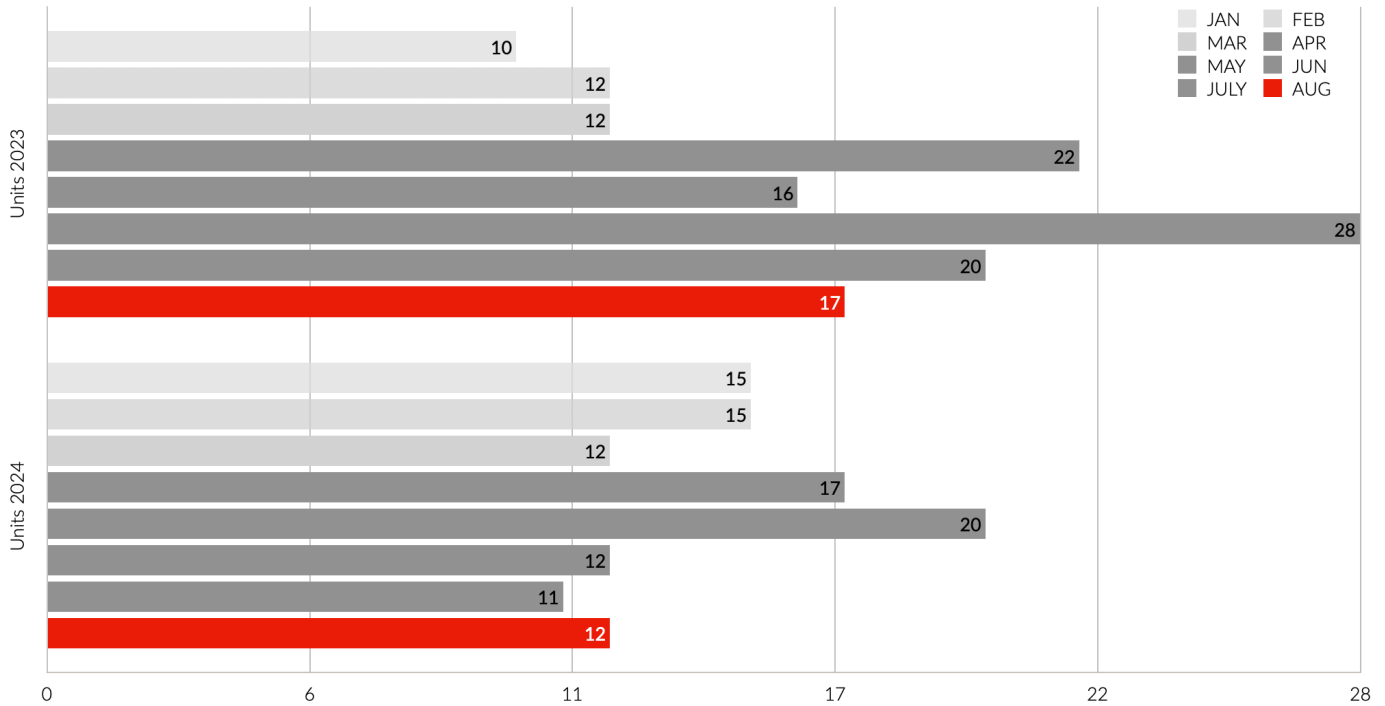


Yearly Totals 2023 vs. 2024

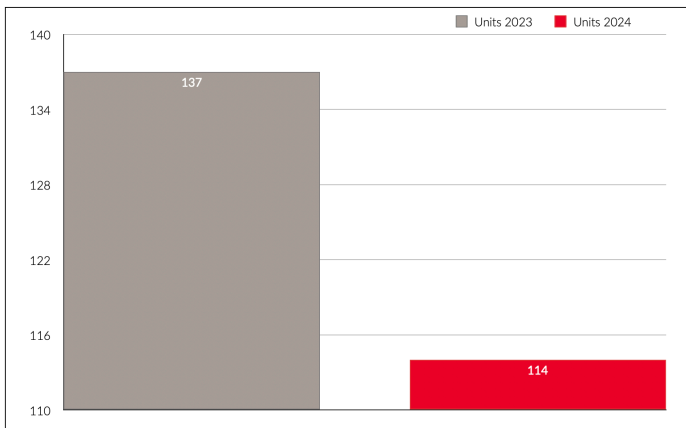


Month vs. Month 2023 vs. 2024

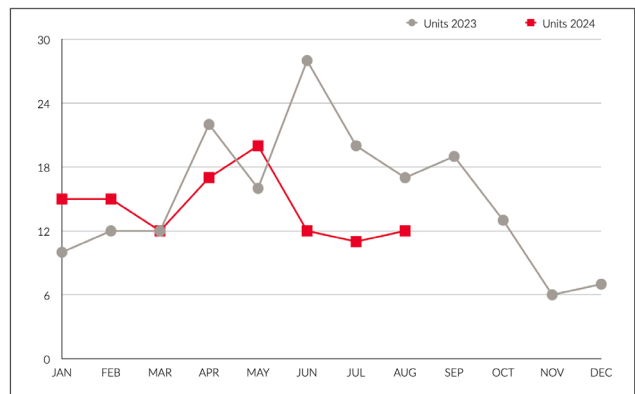
# UNIT SALES



Monthly Comparison 2023 vs. 2024



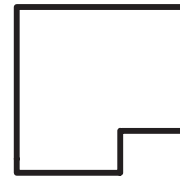
Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024



# SALES BY TYPE



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

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

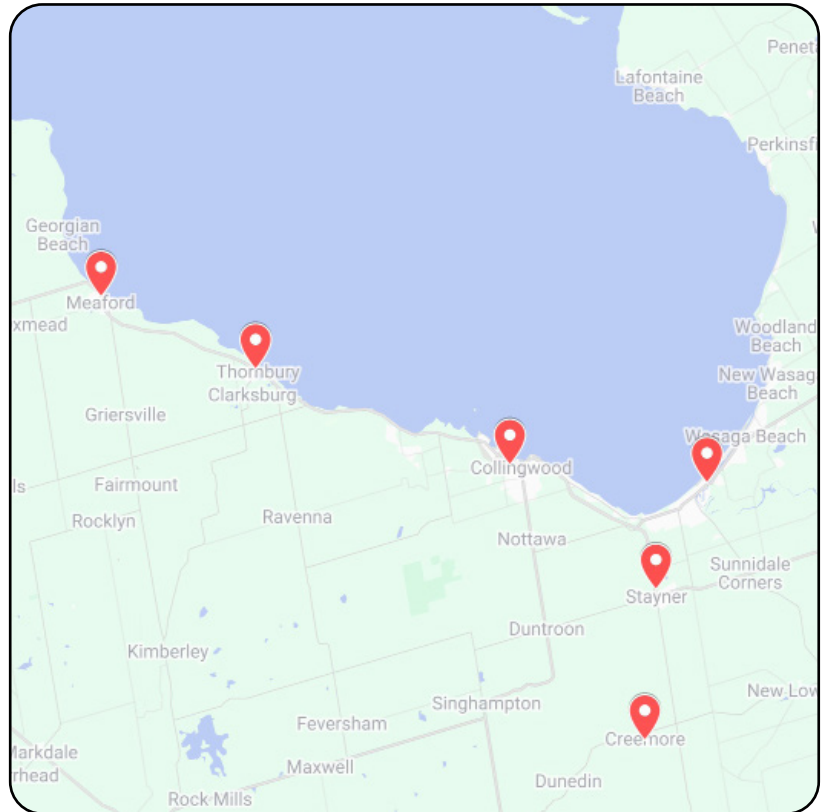
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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