



2024

SEPTEMBER

CLEARVIEW

Real Estate Market Report

OVERVIEW

BUYERS MARKET

In [Clearview](#), the real estate market favors buyers, with unit sales down and sales volume up compared to this time last year. Additionally, both the median and average sale prices have increased significantly. This suggests a market with rising property values, offering potential for long-term investment, despite fewer transactions overall.



September year-over-year sales volume of \$20,179,000

Up 25.57% from 2023's \$16,070,350 with unit sales of 16 down 15.79% from last September's 19. New listings of 63 are down 5.97% from a year ago, with the sales/listing ratio of 25.40% down 10.44%.



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

Down 20.76% from 2023's \$133,933,397 with unit sales of 130 down 16.67% from 2023's 156. New listings of 431 are down 8.3% from a year ago, with the sales/listing ratio of 30.16% down 9.13%.



Year-to-date average sale price of \$970,255.11

Up 10.09% from \$881,312.10 one year ago with median sale price of \$792,000 up from \$750,000 one year ago. Average days-on-market of 50.33 is up 9 days from last year.

SEPTEMBER NUMBERS

Median Sale Price

\$792,000

-3.41%

Average Sale Price

\$1,261,188

+49.11%

Sales Volume

\$20,179,000

+25.57%

Unit Sales

16

-15.79%

New Listings

63

-5.97%

Expired Listings

15

-25%

Unit Sales/Listings Ratio

25.40%

-10.44%

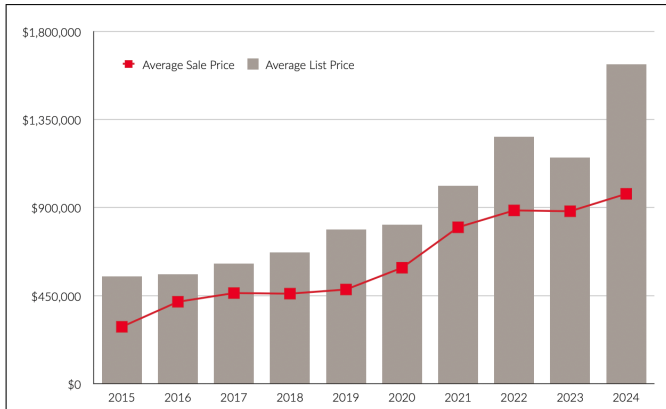
*Year-over-year comparison
(September 2024 vs. September 2023)*

THE MARKET IN DETAIL

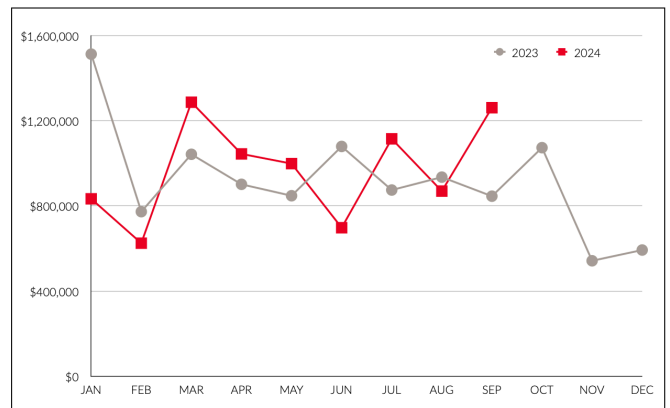
	2022	2023	2024	2023-2024
YTD Volume Sales	\$158,904,339	\$150,003,747	\$126,304,314	-15.8%
YTD Unit Sales	162	156	130	-16.67%
YTD New Listings	435	470	431	-8.3%
YTD Sales/Listings Ratio	37.24%	33.19%	30.16%	-9.13%
YTD Expired Listings	66	83	97	+16.87%
Monthly Volume Sales	\$10,749,722	\$16,070,350	\$20,179,000	+25.57%
Monthly Unit Sales	15	19	16	-15.79%
Monthly New Listings	69	67	63	-5.97%
Monthly Sales/Listings Ratio	21.74%	28.36%	25.40%	-10.44%
Monthly Expired Listings	18	20	15	-25%
Monthly Average Sale Price	\$716,648	\$845,808	\$1,261,188	+49.11%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	4	4	3	-25%
YTD Sales: \$350K-\$549K	9	16	16	No Change
YTD Sales: \$550K-\$749K	42	50	35	-30%
YTD Sales: \$750K-\$999K	48	41	29	-29.27%
YTD Sales: \$1M+	40	32	28	-12.5%
YTD Sales: \$2M+	50	39	34	-12.82%
YTD Average Days-On-Market	27.67	41.33	50.33	+21.77%
YTD Average Sale Price	\$885,668	\$881,312	\$970,255	+10.09%
YTD Median Sale Price	\$818,000	\$750,000	\$792,000	+5.6%

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

AVERAGE SALE PRICE

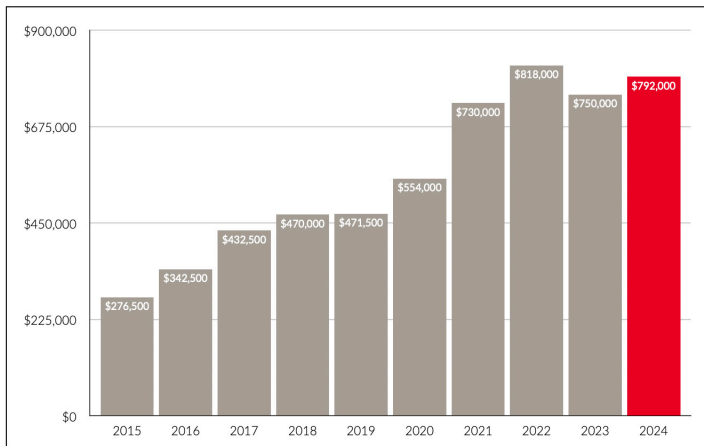


Year-Over-Year

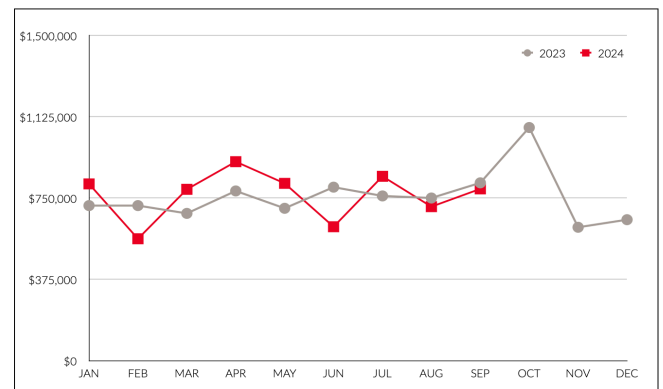


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



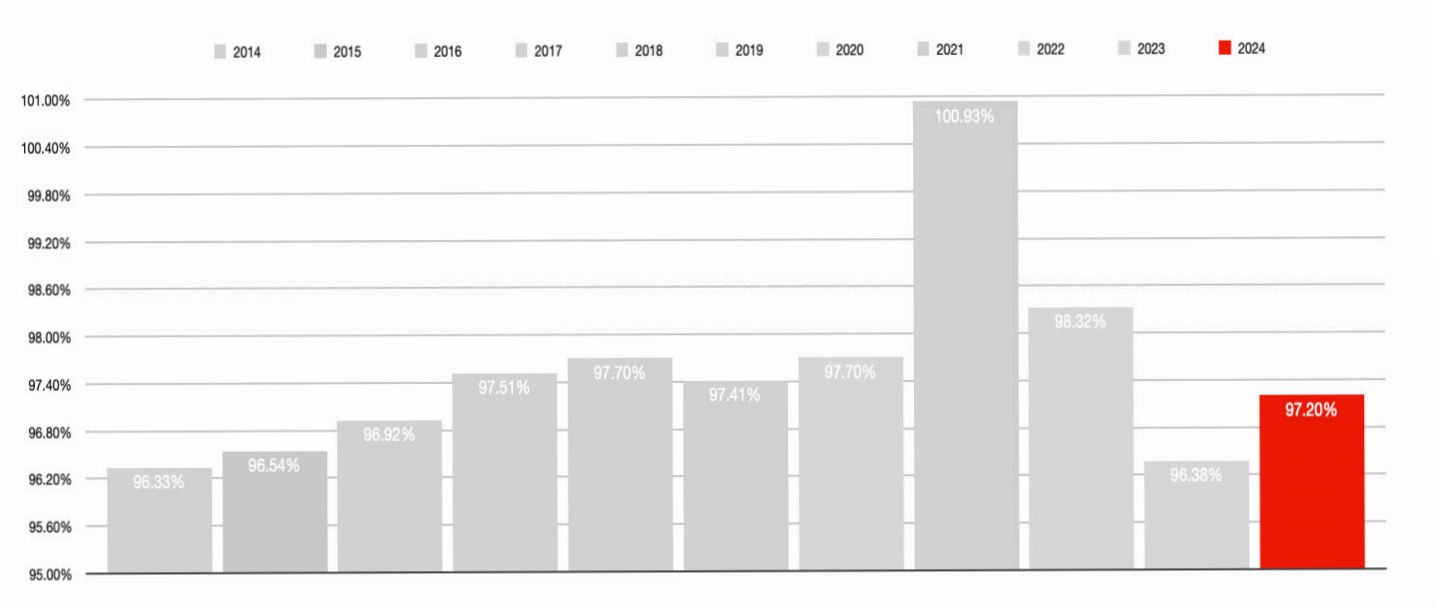
Year-Over-Year



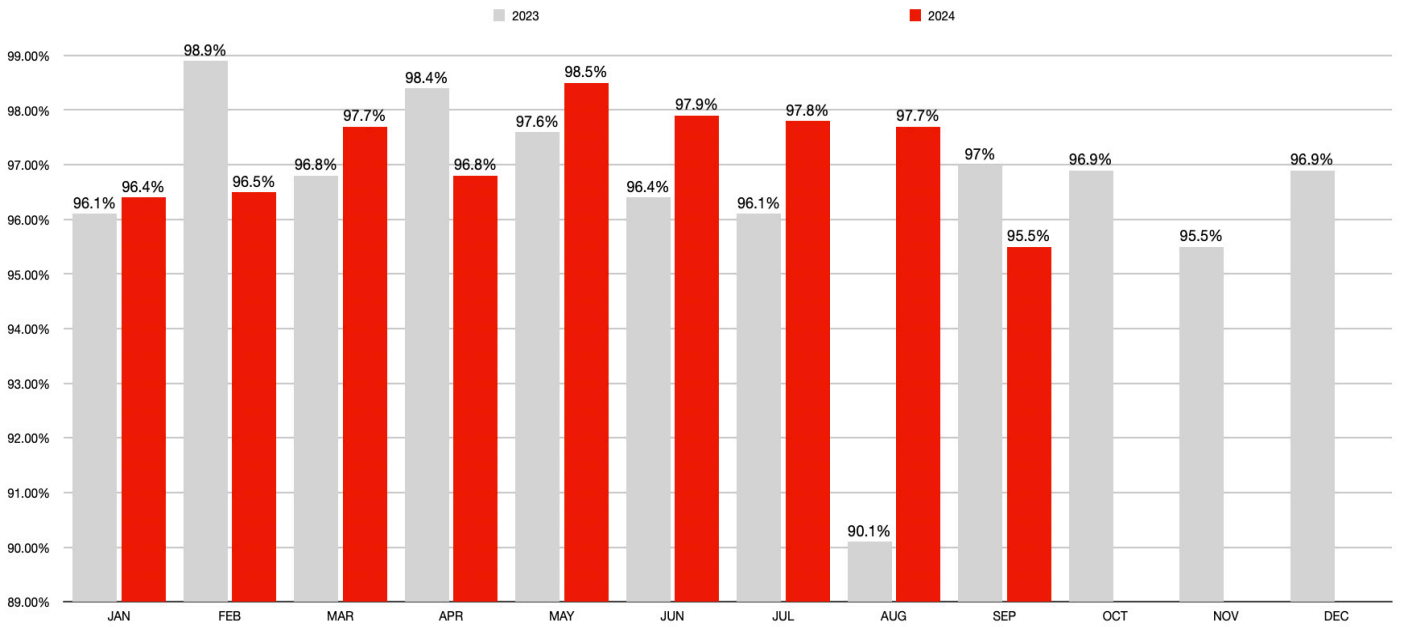
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

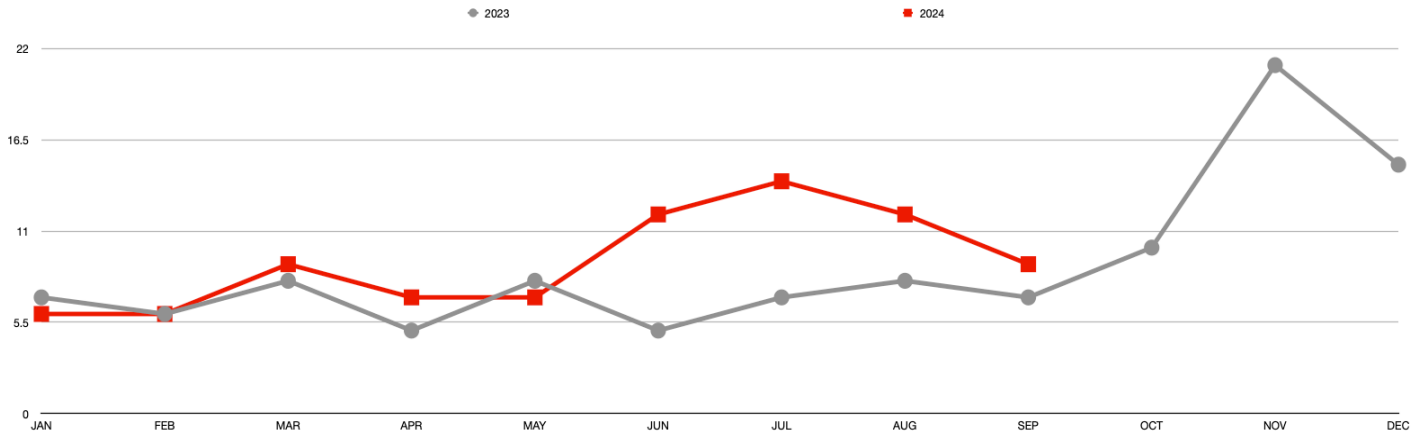


Year-Over-Year



Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

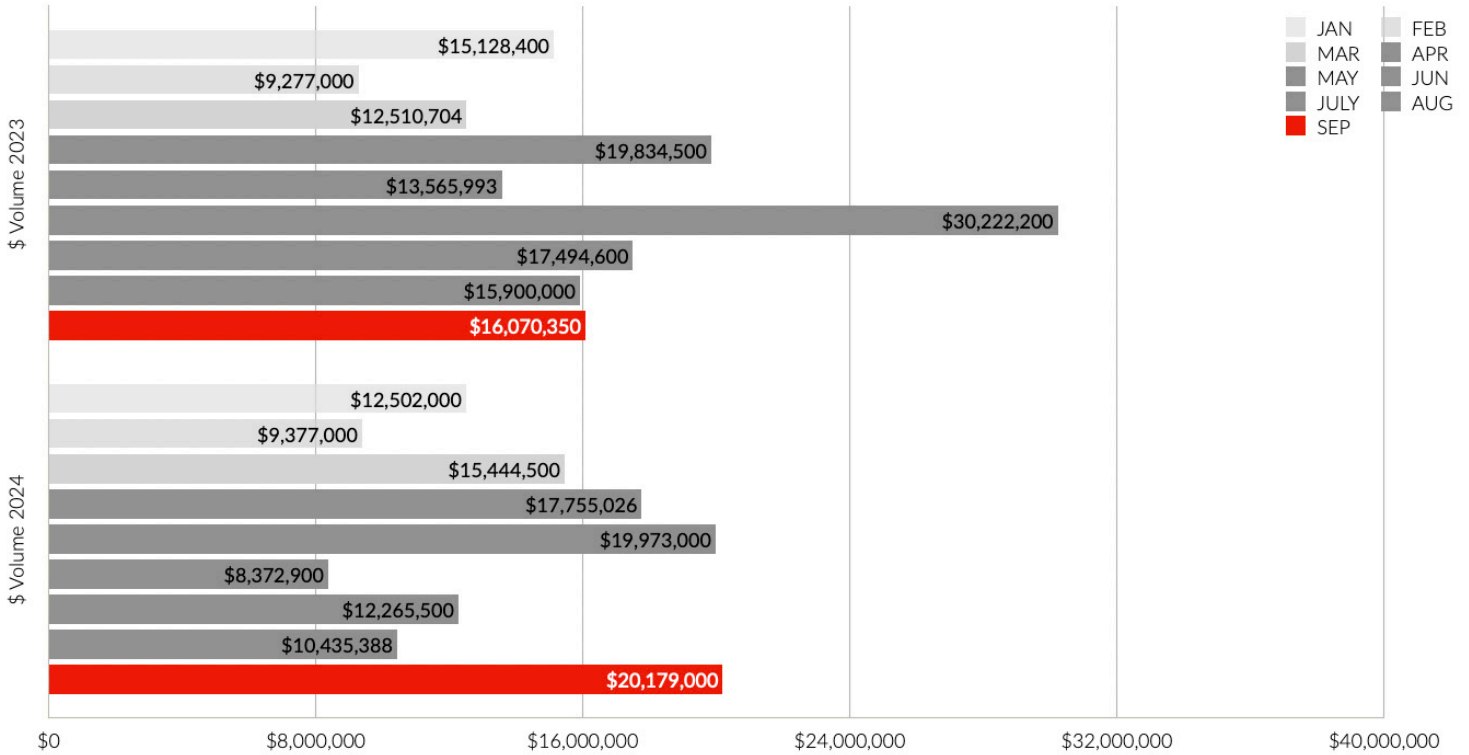


Month-Over-Month 2023 vs. 2024

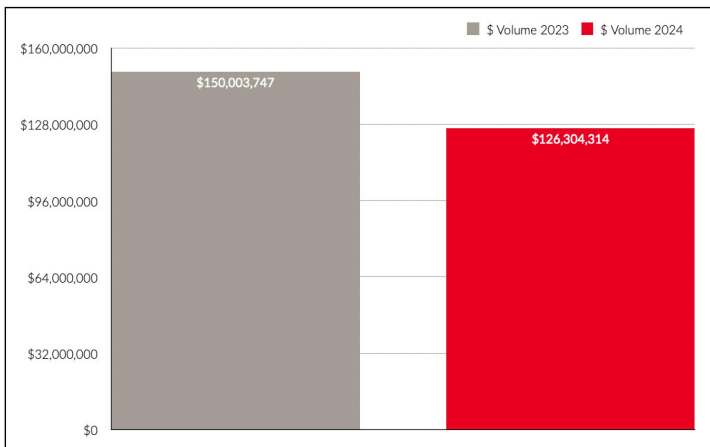


Year-Over-Year

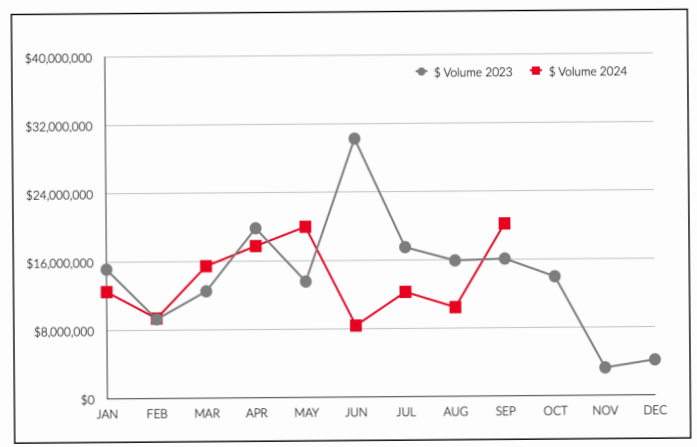
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

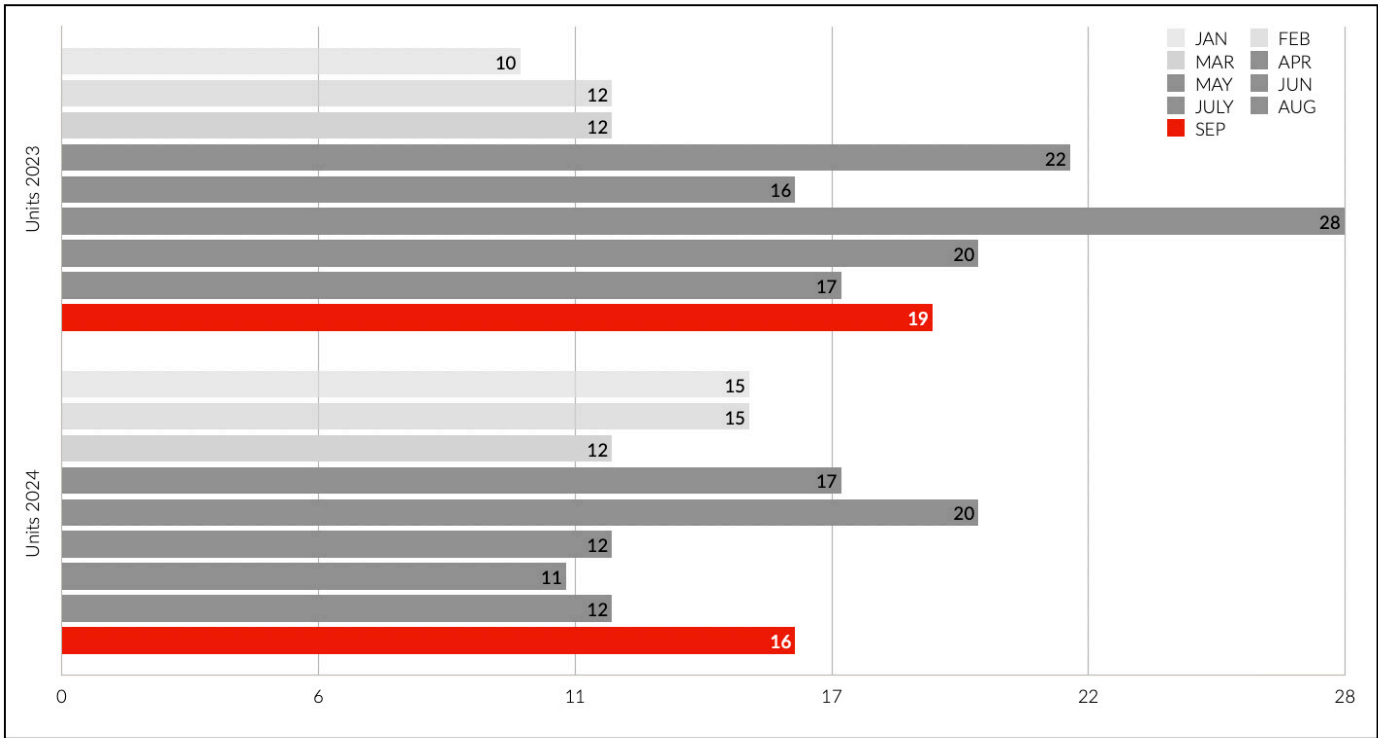


Yearly Totals 2023 vs. 2024

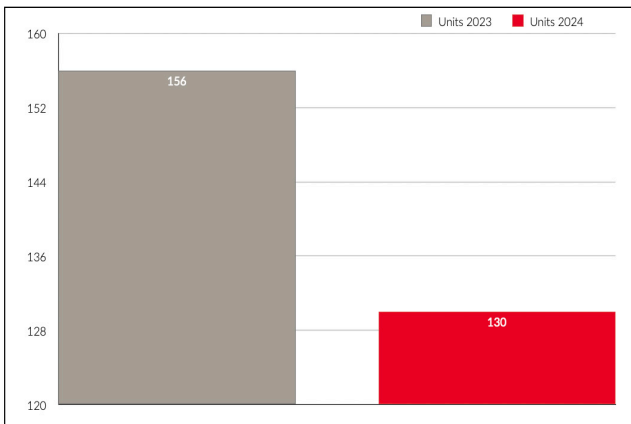


Month vs. Month 2023 vs. 2024

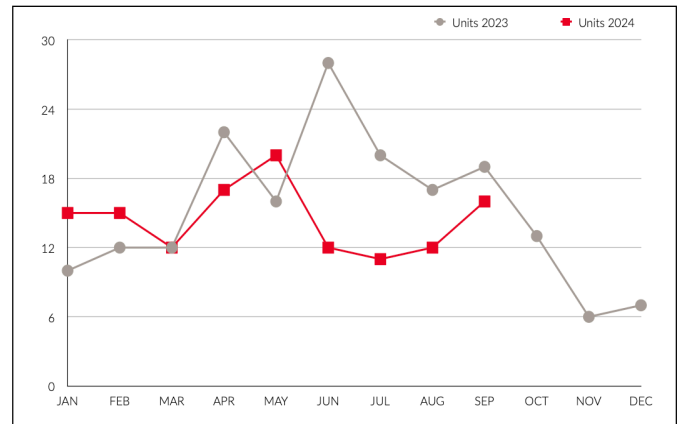
UNIT SALES



Monthly Comparison 2023 vs. 2024

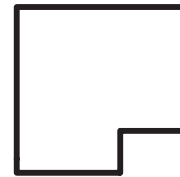


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	↓ \$117,472,414 -17.01%	↓ \$453,000 -50.22%	↑ \$6,233,900 +11.52%
YTD Unit Sales	↓ 110 -20.29%	↓ 1 -50%	↑ 16 +23.08%
YTD Average Sale Price	↑ \$1,067,931 +4.11%	↓ \$453,000 -0.44%	↓ \$389,619 -9.39%
Sep Sales Volume	↑ \$19,699,000 +31.34%	█ \$0 No change	↓ \$480,000 -55.22%
Sep Unit Sales	↓ 13 -23.53%	█ 0 No Change	↑ 3 +50%

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



OUR LOCATIONS

COLLINGWOOD

705-445-5520
112 Hurontario St, Collingwood

CREEMORE

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

CLEARVIEW

519-538-5755
96 Sykes St N, Clearview

THORNBURY

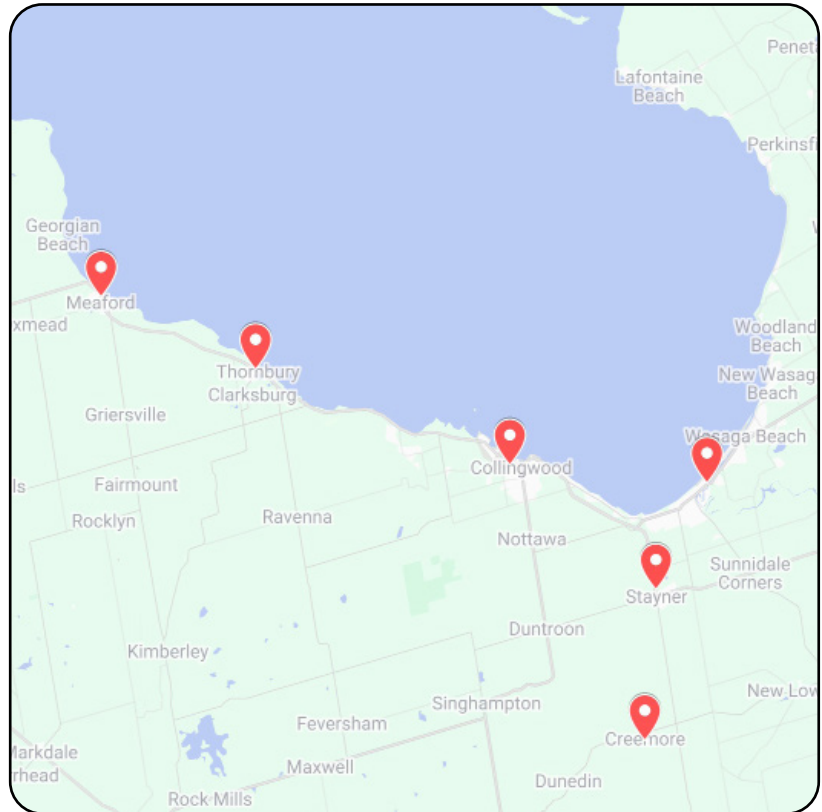
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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