



2024

OCTOBER

CLEARVIEW

Real Estate Market Report

OVERVIEW

BUYERS MARKET

In [Clearview](#), the real estate market favors buyers, with unit sales remaining the same while sales volume is down compared to this time last year. Additionally, the median sale price has decreased, while the average sale price has risen significantly. This suggests a market with selective demand, where higher-priced properties may drive up average values despite overall lower transaction volume.



October year-over-year sales volume of \$11,631,750

Down 16.66% from 2023's \$13,956,999 with unit sales of 13 same from last October's 13. New listings of 57 are up 32.56% from a year ago, with the sales/listing ratio of 22.81% down 24.56%.



Year-to-date sales volume of \$137,936,064

Down 15.87% from 2023's \$163,960,746 with unit sales of 143 down 15.38% from 2023's 169. New listings of 488 are down 4.87% from a year ago, with the sales/listing ratio of 29.30% down 11.05%.



Year-to-date average sale price of \$962,704.60

Down 2.63% from \$988,673.60 one year ago with median sale price of \$803,500 up from \$754,750 one year ago. Average days-on-market of 48.90 is up 5.5 days from last year.

OCTOBER NUMBERS

Median Sale Price

\$1,000,000

-6.98%

Average Sale Price

\$894,750

-16.66%

Sales Volume

\$11,631,750

-16.66%

Unit Sales

13

No change

New Listings

57

+32.56%

Expired Listings

15

-16.67%

Unit Sales/Listings Ratio

22.81%

-24.56%

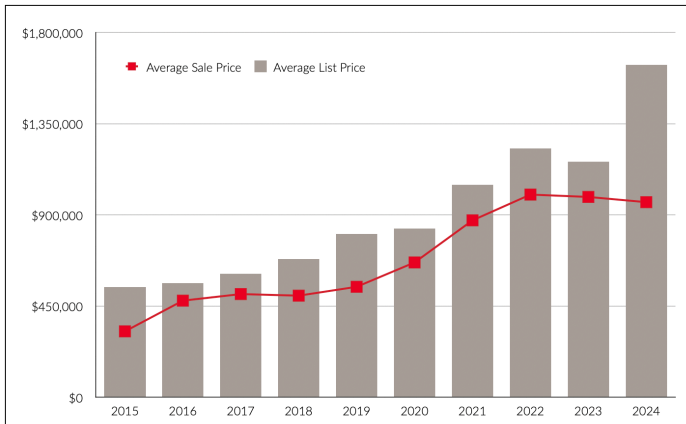
*Year-over-year comparison
(October 2024 vs. October 2023)*

THE MARKET IN DETAIL

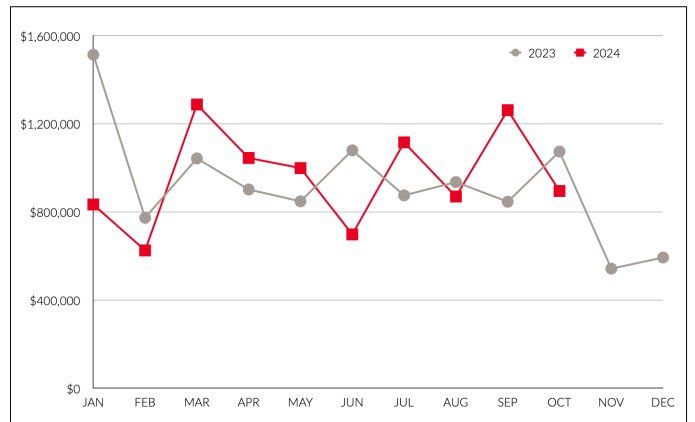
| | 2022 | 2023 | 2024 | 2023-2024 |
|-------------------------------------|---------------|---------------|---------------|-----------|
| YTD Volume Sales | \$181,816,339 | \$163,960,746 | \$137,936,064 | -15.87% |
| YTD Unit Sales | 182 | 169 | 143 | -15.38% |
| YTD New Listings | 482 | 513 | 488 | -4.87% |
| YTD Sales/Listings Ratio | 37.76% | 32.94% | 29.30% | -11.05% |
| YTD Expired Listings | 81 | 101 | 112 | +10.89% |
| Monthly Volume Sales | \$22,912,000 | \$13,956,999 | \$11,631,750 | -16.66% |
| Monthly Unit Sales | 20 | 13 | 13 | No Change |
| Monthly New Listings | 47 | 43 | 57 | +32.56% |
| Monthly Sales/Listings Ratio | 42.55% | 30.23% | 22.81% | -24.56% |
| Monthly Expired Listings | 15 | 18 | 15 | -16.67% |
| Monthly Average Sale Price | \$1,145,600 | \$1,073,615 | \$894,750 | -16.66% |
| YTD Sales: \$0-\$199K | 0 | 0 | 0 | No Change |
| YTD Sales: \$200k-349K | 4 | 4 | 3 | -25% |
| YTD Sales: \$350K-\$549K | 10 | 16 | 17 | +6.25% |
| YTD Sales: \$550K-\$749K | 51 | 53 | 39 | -26.42% |
| YTD Sales: \$750K-\$999K | 51 | 43 | 30 | -30.23% |
| YTD Sales: \$1M+ | 43 | 40 | 35 | -12.5% |
| YTD Sales: \$2M+ | 57 | 47 | 34 | -27.66% |
| YTD Average Days-On-Market | 29.20 | 43.40 | 48.90 | +12.67% |
| YTD Average Sale Price | \$1,000,228 | \$988,674 | \$962,705 | -2.63% |
| YTD Median Sale Price | \$779,000 | \$754,750 | \$803,500 | +6.46% |

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

AVERAGE SALE PRICE

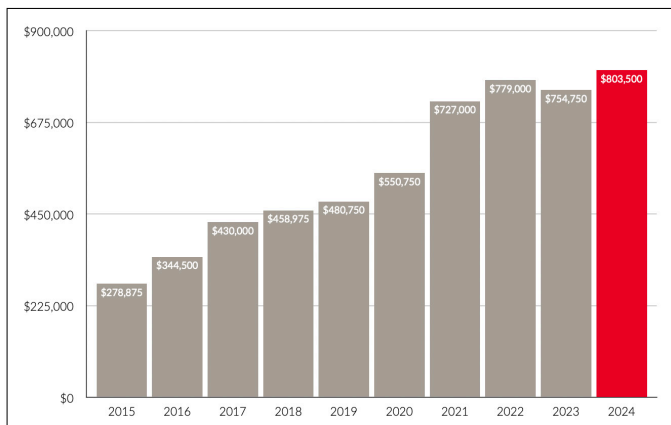


Year-Over-Year

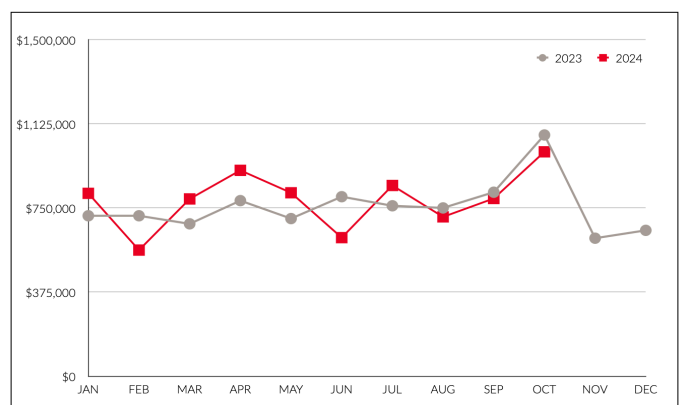


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



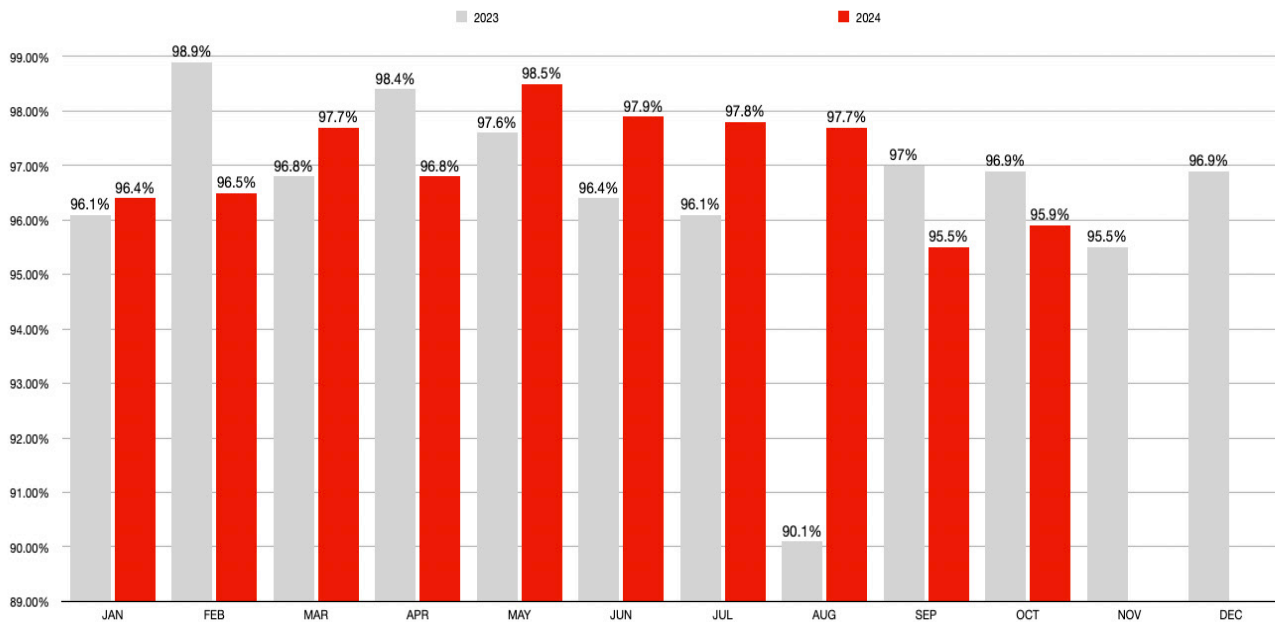
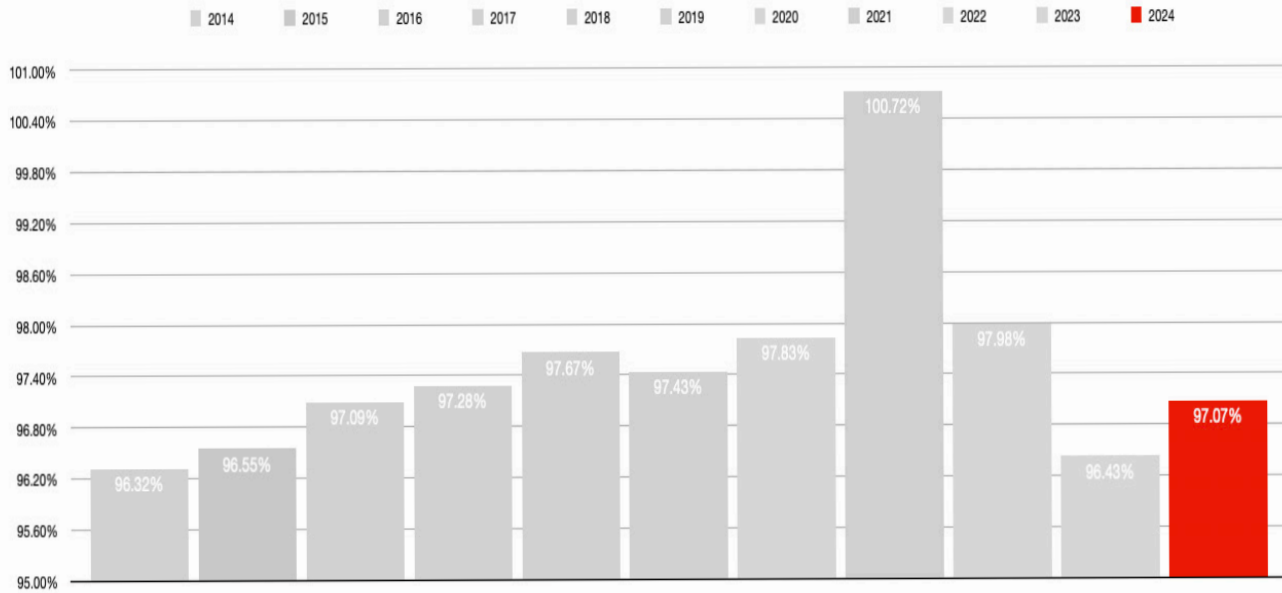
Year-Over-Year



Month-Over-Month 2023 vs. 2024

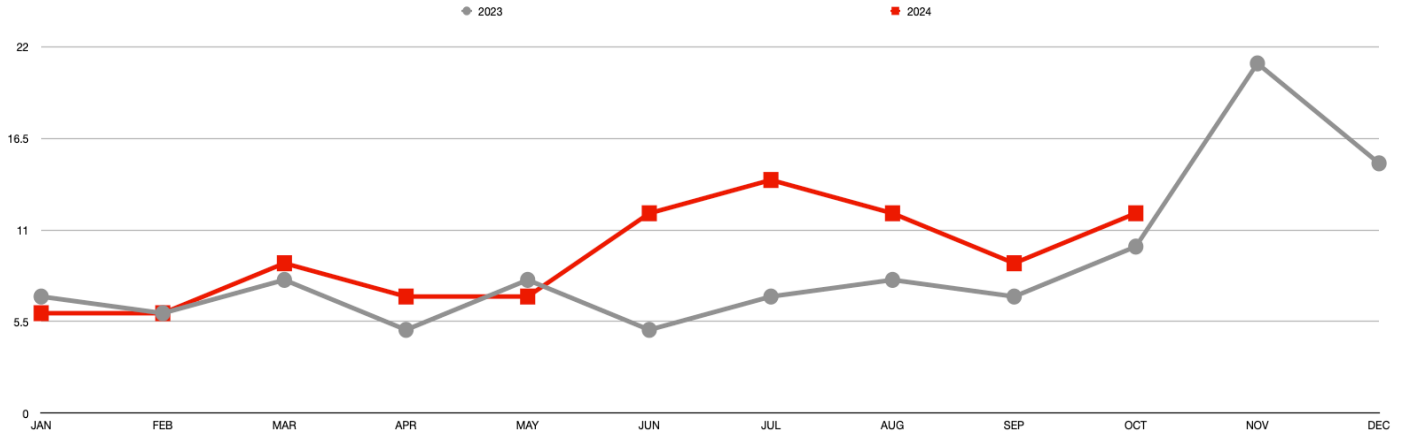
* Median sale price is based on residential sales (including freehold and condominiums).

SALE PRICE VS. LIST PRICE RATIO

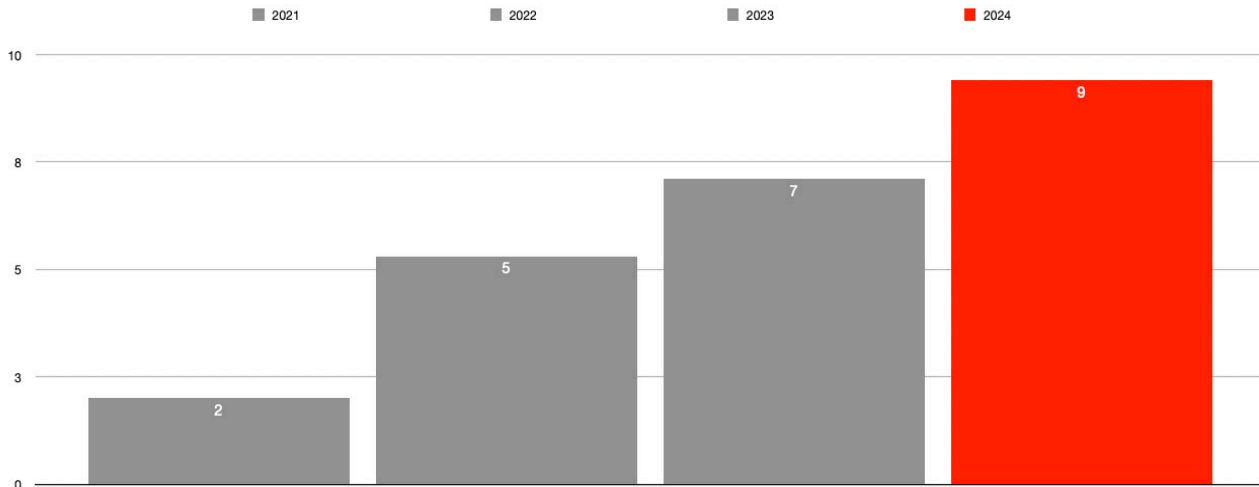


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

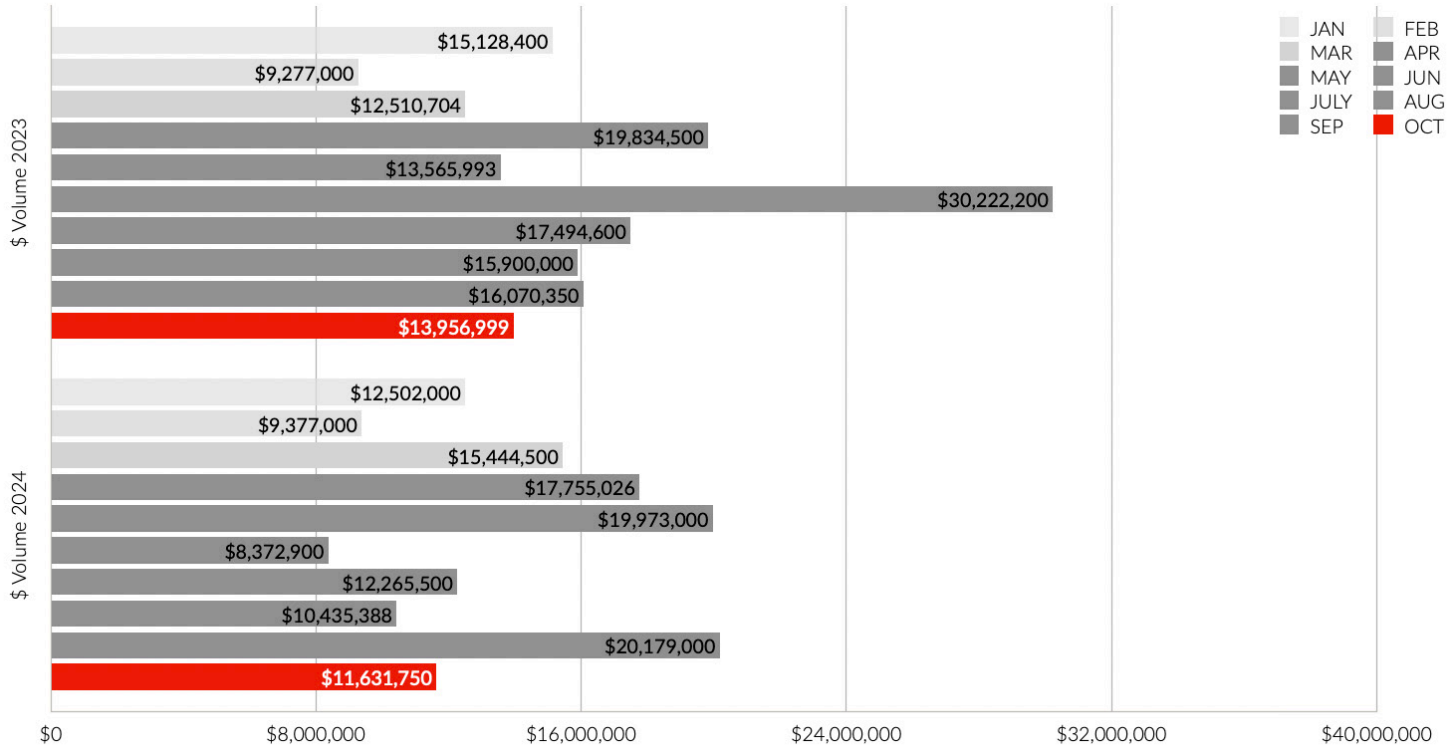


Month-Over-Month 2023 vs. 2024

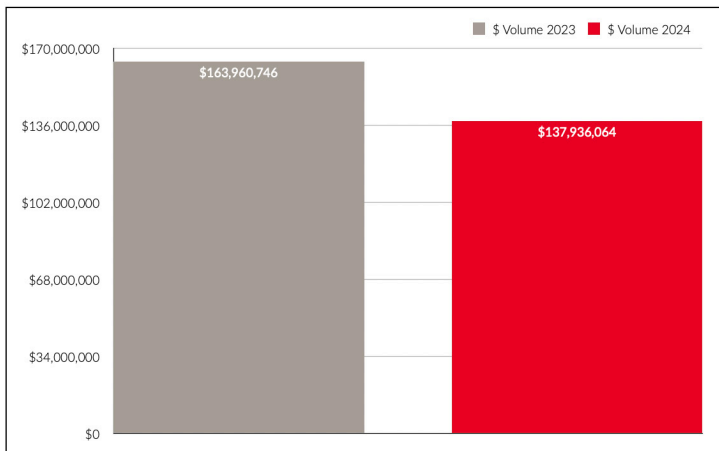


Year-Over-Year

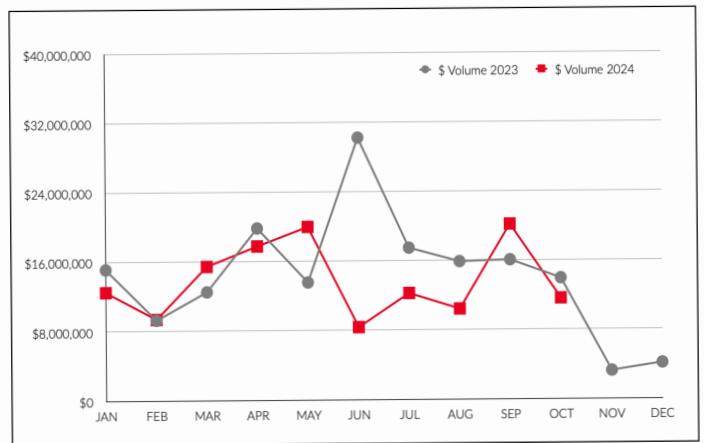
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

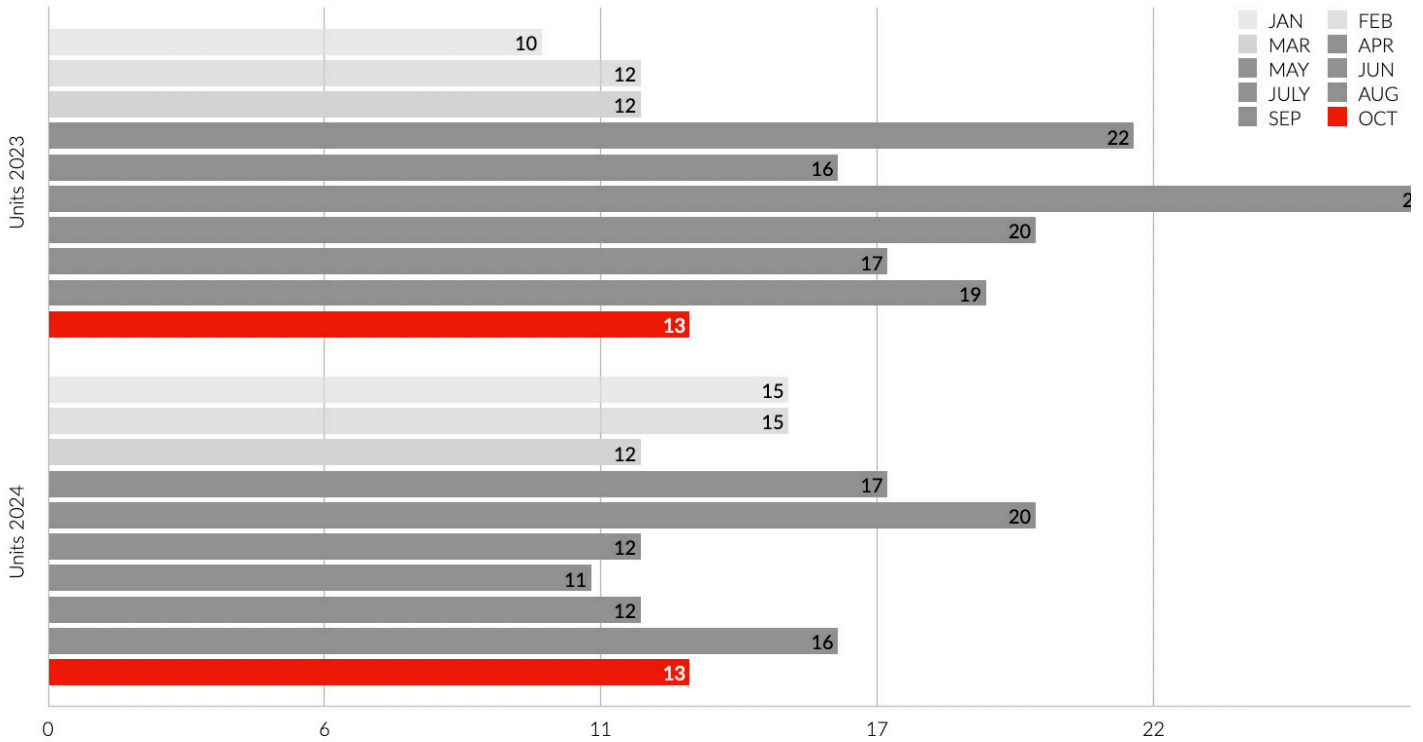


Yearly Totals 2023 vs. 2024

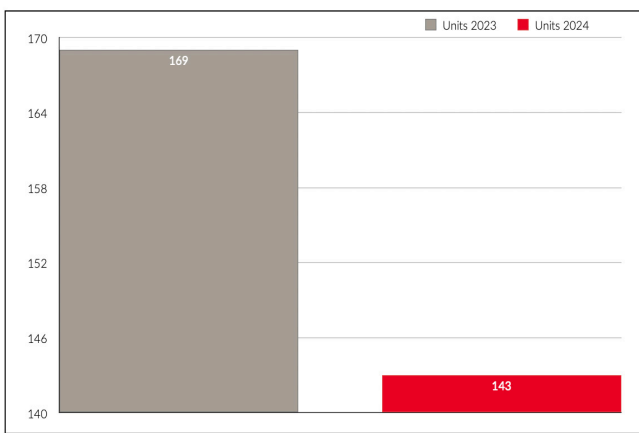


Month vs. Month 2023 vs. 2024

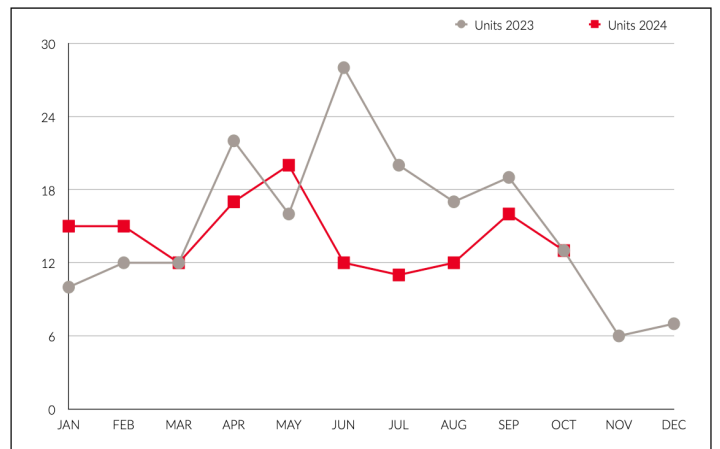
UNIT SALES



Monthly Comparison 2023 vs. 2024



Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



| | FREEHOLD | CONDOMINIUM | VACANT LAND |
|------------------------|--------------------------|----------------------|-----------------------|
| YTD Sales Volume | \$129,104,164 -16.66% | \$453,000 -50.22% | \$6,233,900 +0.71% |
| YTD Unit Sales | 123 -18% | 1 -50% | 16 +14.29% |
| YTD Average Sale Price | \$1,049,627 +1.63% | \$453,000 -0.44% | \$389,619 -11.88% |
| Oct Sales Volume | \$11,631,750 -12.92% | 0 No Change | \$0 -100% |
| Oct Unit Sales | 13 +8.33% | 0 No change | 0 -100% |

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

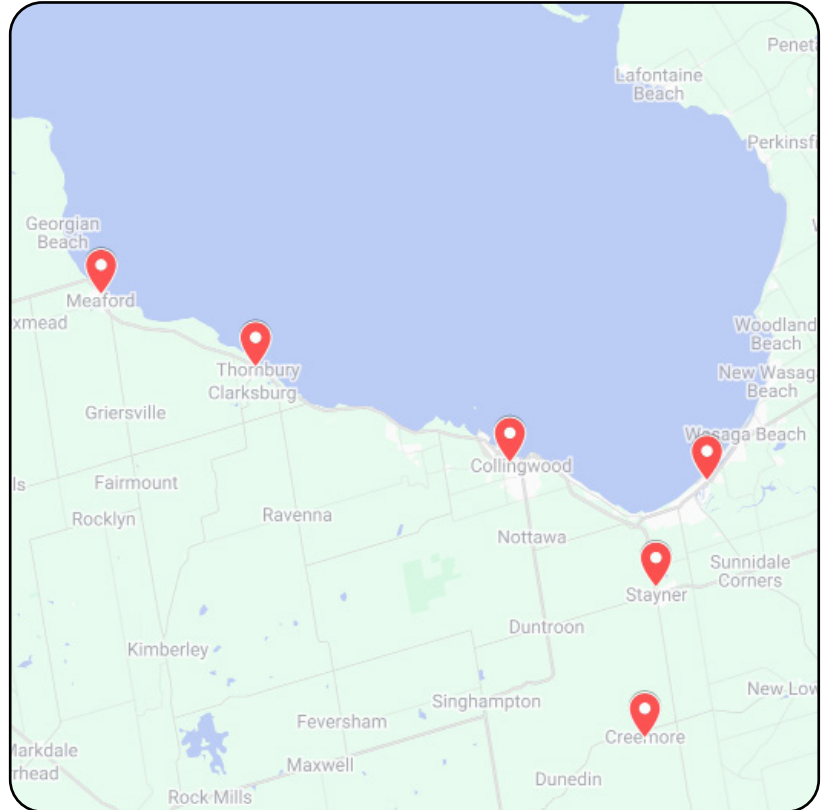
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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