



2024 NOVEMBER

CLEARVIEW

Real Estate Market Report

OVERVIEW

BALANCED MARKET

In [Clearview](#), the real estate market is balanced, with both unit sales and sales volume increasing compared to this time last year. Additionally, the median and average sale prices have risen significantly, suggesting a market where sellers may benefit from higher property values while buyers face increased competition.



November year-over-year sales volume of \$26,603,000

Up 717.3% from 2023's \$3,255,000 with unit sales of 24 up from last November's 6. New listings of 53 are up 70.97% from a year ago, with the sales/listing ratio of 45.28% up 133.96%.



Year-to-date sales volume of \$164,539,064

Down 1.6% from 2023's \$167,215,746 with unit sales of 167 down 4.57% from 2023's 175. New listings of 541 are down 0.55% from a year ago, with the sales/listing ratio of 30.87% down 4.04%.



Year-to-date average sale price of \$975,954.91

Up 2.94% from \$948,112.36 one year ago with median sale price of \$815,000 up from \$750,000 one year ago. Average days-on-market of 49.82 is up 7.37 days from last year.

NOVEMBER NUMBERS

Median Sale Price

\$902,500

+46.75%

Average Sale Price

\$1,108,458

+104.32%

Sales Volume

\$26,603,000

-16.66%

Unit Sales

24

+300%

New Listings

53

+70.97%

Expired Listings

22

+22.22%

Unit Sales/Listings Ratio

45.28%

+133.96%

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

THE MARKET IN DETAIL

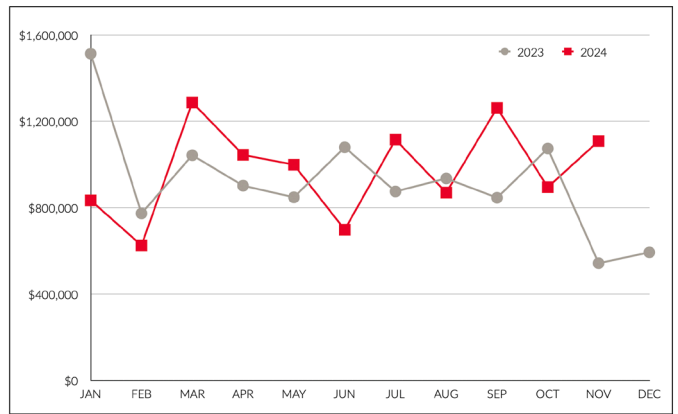
	2022	2023	2024	2023-2024
YTD Volume Sales	\$195,100,339	\$167,215,746	\$164,539,064	-1.6%
YTD Unit Sales	197	175	167	-4.57%
YTD New Listings	506	544	541	-0.55%
YTD Sales/Listings Ratio	38.93%	32.17%	30.87%	-4.04%
YTD Expired Listings	104	119	134	+12.61%
Monthly Volume Sales	\$13,284,000	\$3,255,000	\$26,603,000	+717.3%
Monthly Unit Sales	15	6	24	+300%
Monthly New Listings	24	31	53	+70.97%
Monthly Sales/Listings Ratio	62.50%	19.35%	45.28%	+133.96%
Monthly Expired Listings	23	18	22	+22.22%
Monthly Average Sale Price	\$885,600	\$542,500	\$1,108,458	+104.32%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	5	6	4	-33.33%
YTD Sales: \$350K-\$549K	10	16	19	+18.75%
YTD Sales: \$550K-\$749K	58	56	44	-21.43%
YTD Sales: \$750K-\$999K	55	44	38	-13.64%
YTD Sales: \$1M+	43	40	43	+7.5%
YTD Sales: \$2M+	59	47	36	-23.4%
YTD Average Days-On-Market	32.27	42.45	49.82	+17.34%
YTD Average Sale Price	\$989,808	\$948,112	\$975,955	+2.94%
YTD Median Sale Price	\$740,000	\$750,000	\$815,000	+8.67%

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

AVERAGE SALE PRICE

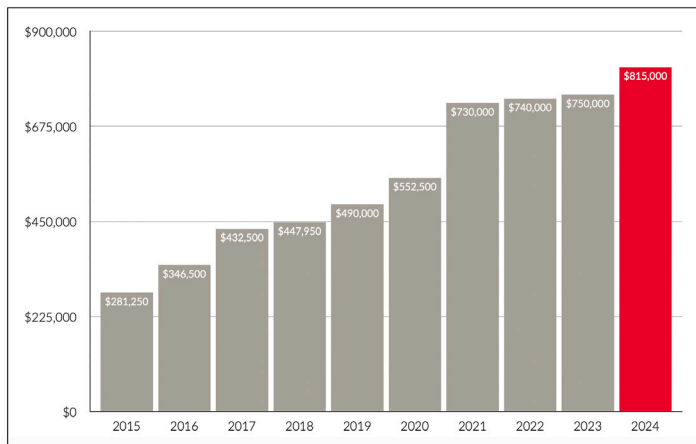


Year-Over-Year

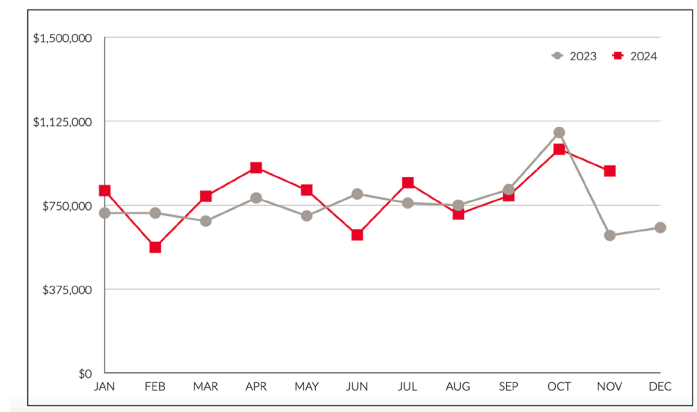


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



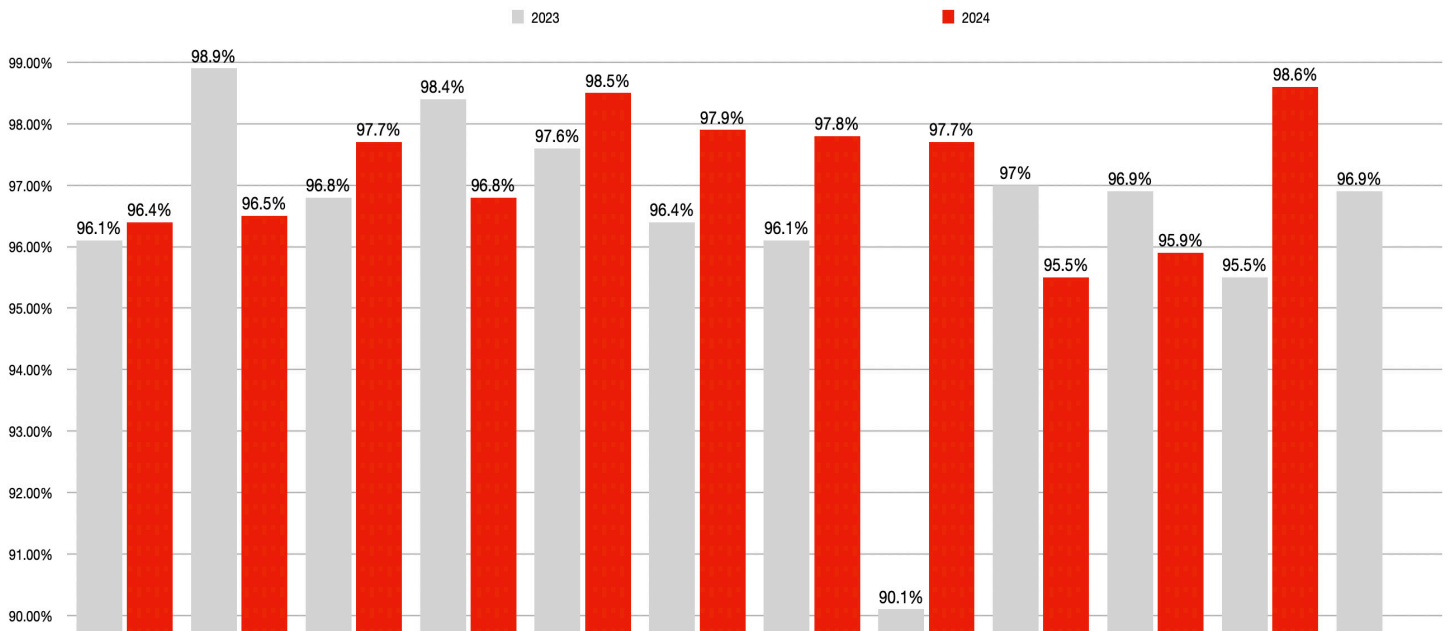
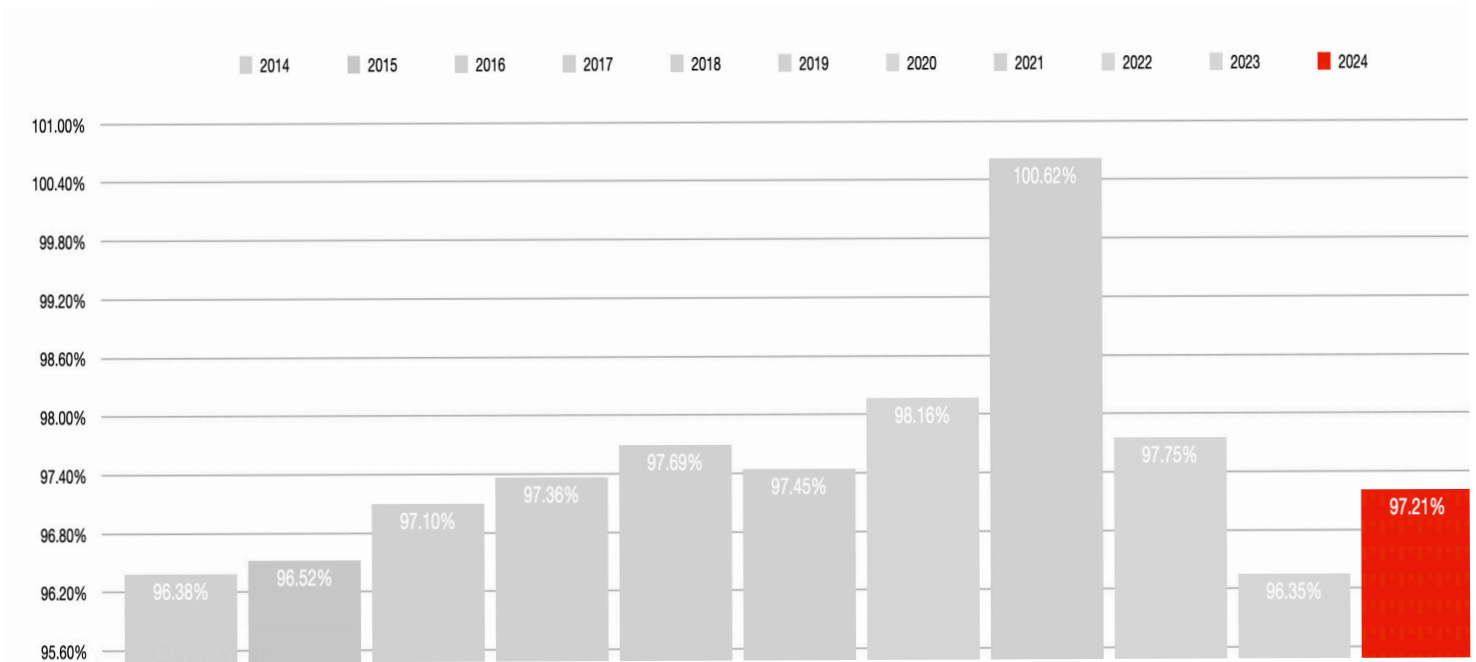
Year-Over-Year



Month-Over-Month 2023 vs. 2024

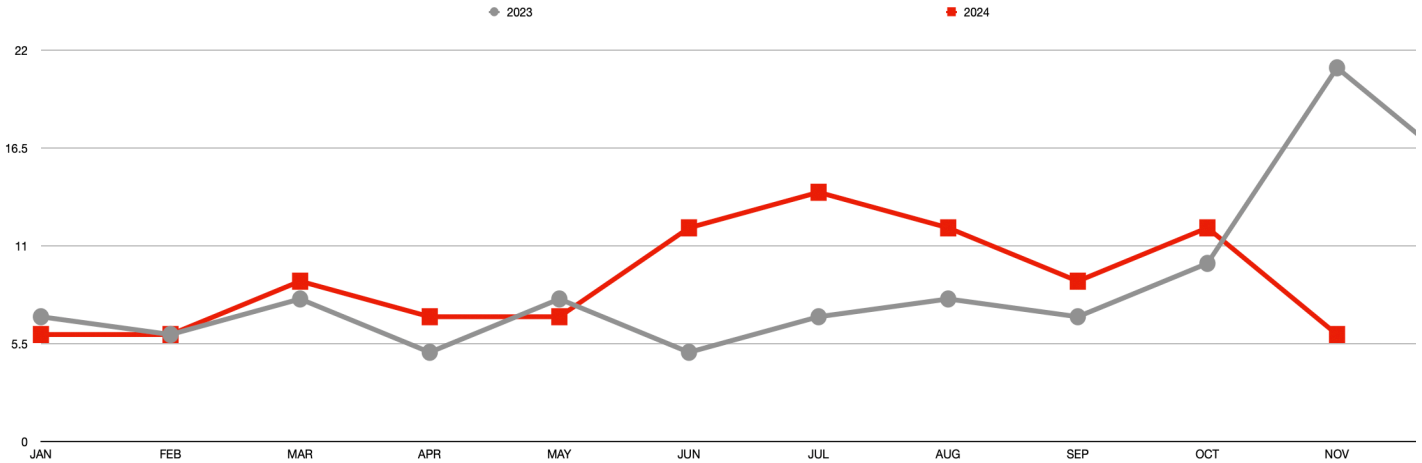
* Median sale price is based on residential sales (including freehold and condominiums).

SALE PRICE VS. LIST PRICE RATIO

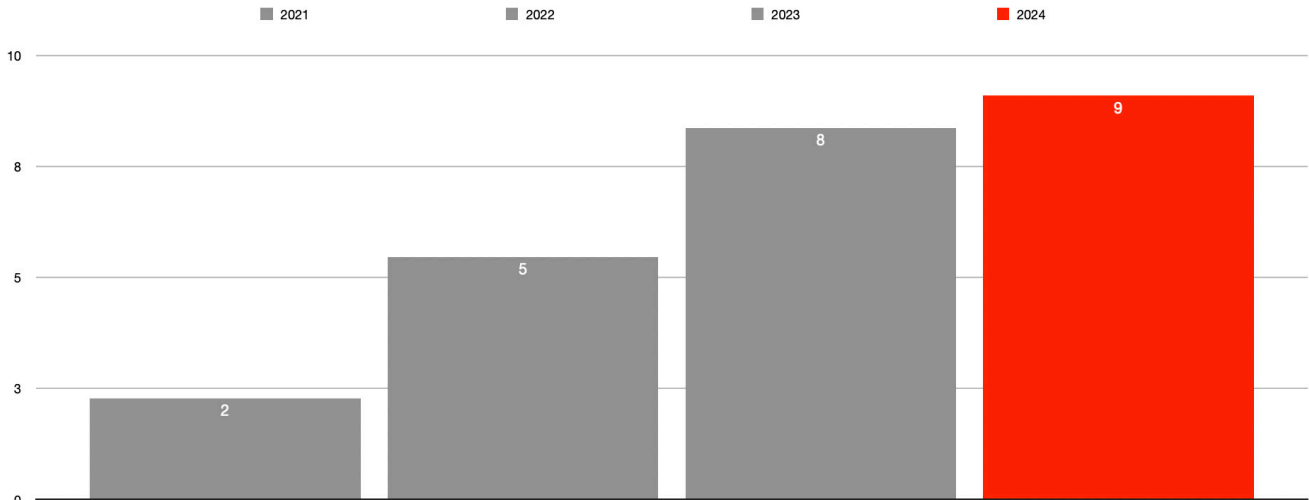


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

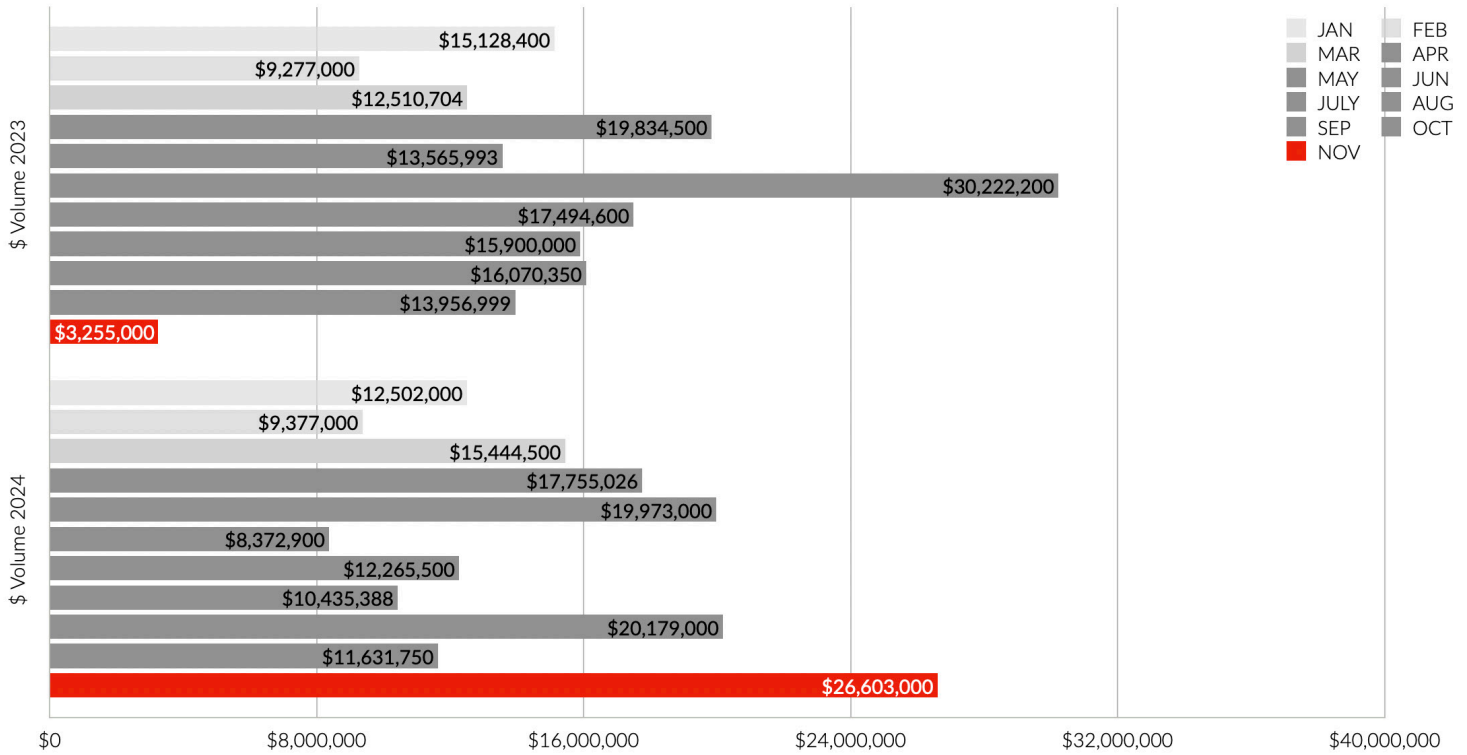


Month-Over-Month 2023 vs. 2024

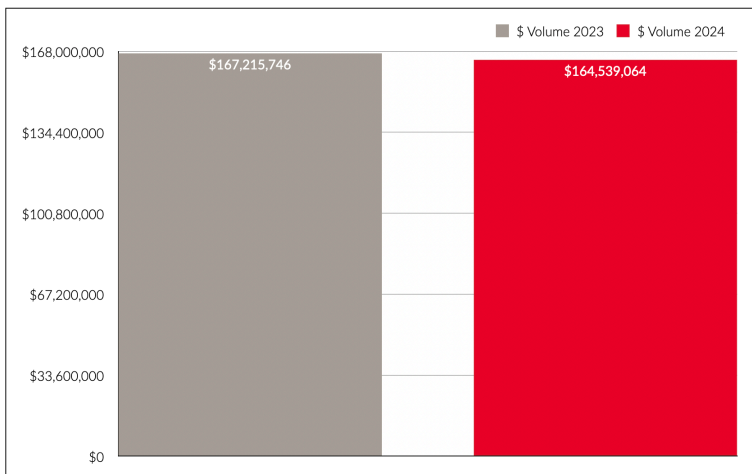


Year-Over-Year

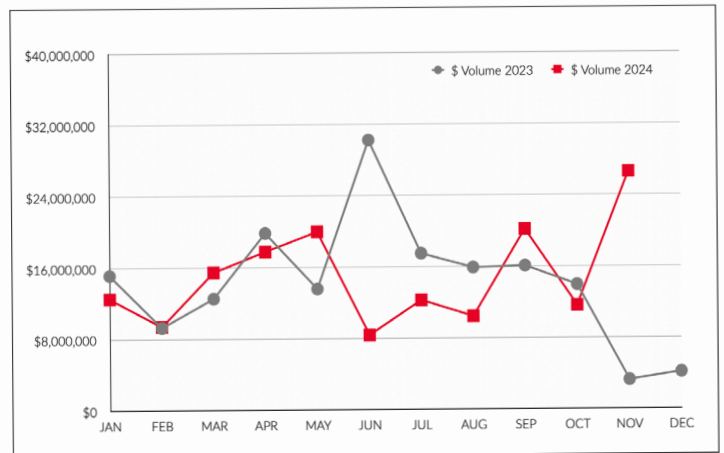
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

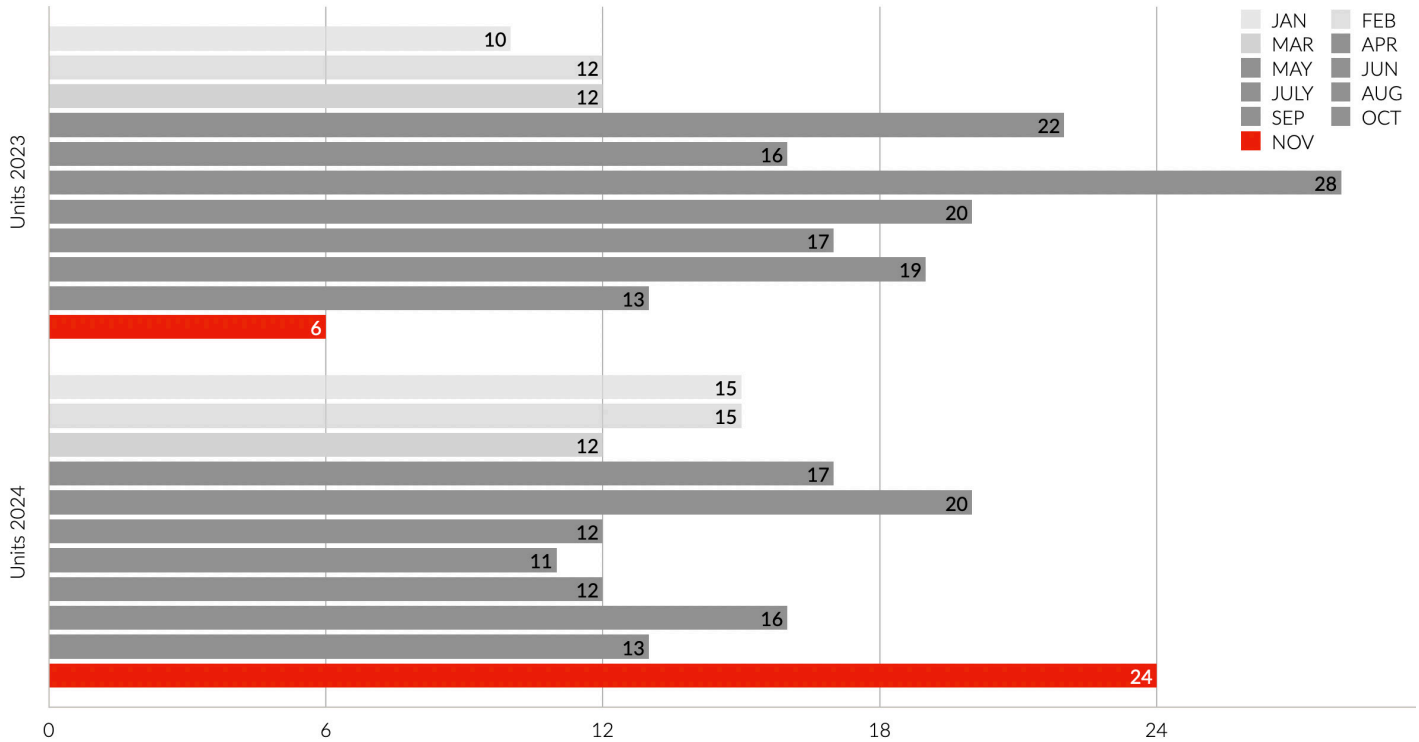


Yearly Totals 2023 vs. 2024

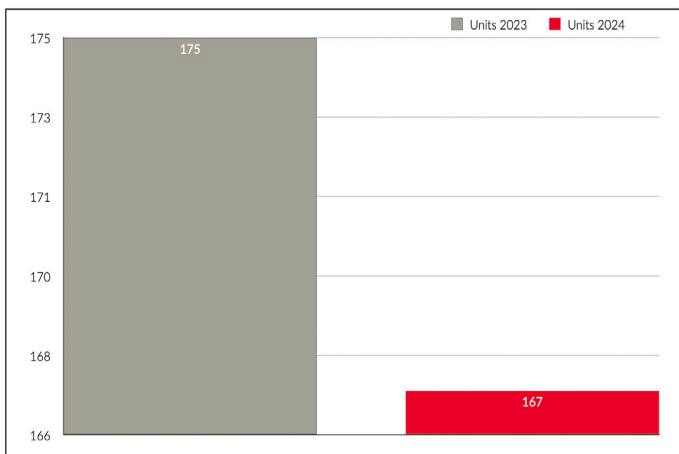


Month vs. Month 2023 vs. 2024

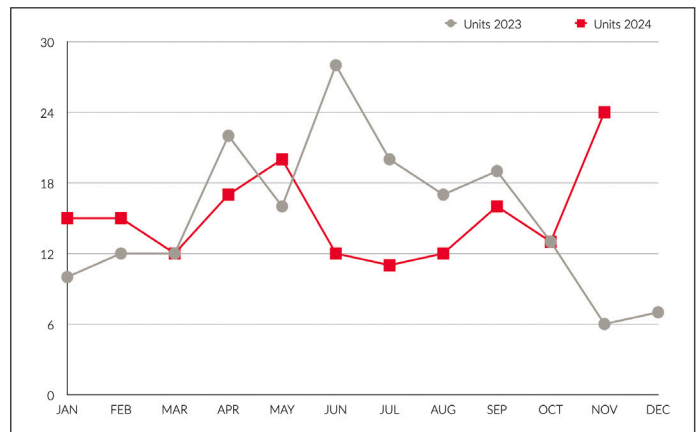
UNIT SALES



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	 \$153,402,164 -2.49%	 \$1,328,000 +45.93%	 \$7,663,900 +18.18%
YTD Unit Sales	 143 -7.14%	 2 No Change	 19 +26.67%
YTD Average Sale Price	 \$1,072,742 +5.01%	 \$664,000 +45.93%	 \$403,363 -6.7%
Nov Sales Volume	 \$24,298,000 +908.22%	 \$875,000 +100%	 \$1,430,000 +384.75%
Nov Unit Sales	 20 +400%	 1 +100%	 3 +200%

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

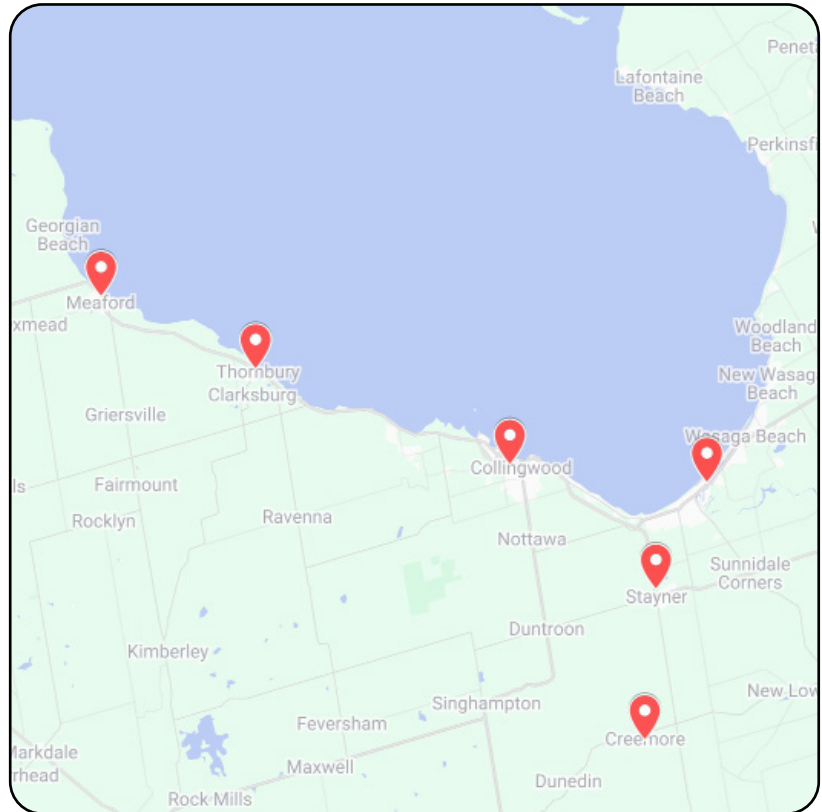
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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