



2024

DECEMBER

CLEARVIEW

Real Estate Market Report

OVERVIEW

SELLER'S MARKET

In [Clearview](#), the real estate market is showing robust activity, with significant year-over-year growth across key metrics. The median sale price rose by 30% to \$845,000, and the average sale price increased by 35.85%, indicating rising property values. Sales volume surged by 249.32%, supported by a 157.14% jump in unit sales, while the unit sales-to-listings ratio climbed to 66.67%, reflecting increased competition in this active market favouring sellers.



December year-over-year sales volume of \$14,499,999

Up 249.32% from 2023's \$4,150,900 with unit sales of 18 up from last December's 7. New listings of 27 are up 50% from a year ago, with the sales/listing ratio of 66.67% up 71.43%.



Year-to-date sales volume of \$179,039,063

Up 4.48% from 2023's \$171,366,646 with unit sales of 185 up 1.65% from 2023's 182. New listings of 568 are up 1.07% from a year ago, with the sales/listing ratio of 32.57% up 0.57%.



Year-to-date average sale price of \$961,755

Up 4.71% from \$918,518 one year ago with median sale price of \$816,250 up from \$732,500 one year ago. Average days-on-market of 52 is up 9 days from last year.

DECEMBER NUMBERS

Median Sale Price

\$845,000

+30%

Average Sale Price

\$805,556

+35.85%

Sales Volume

\$14,499,999

+249.32%

Unit Sales

18

+157.14%

New Listings

27

+50%

Expired Listings

15

-50%

Unit Sales/Listings Ratio

66.67%

+71.43%

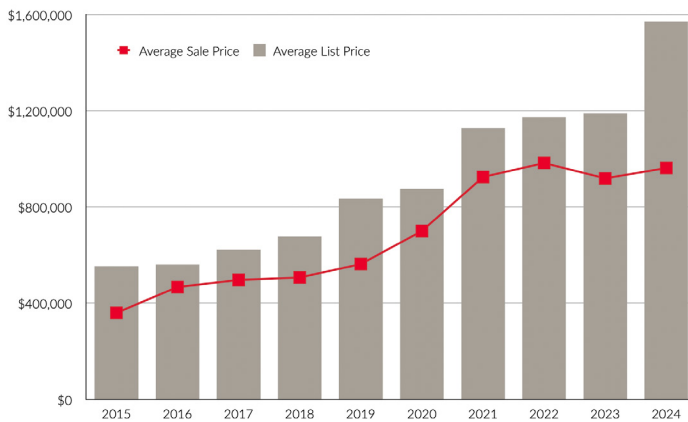
*Year-over-year comparison
(December 2024 vs. December 2023)*

THE MARKET IN DETAIL

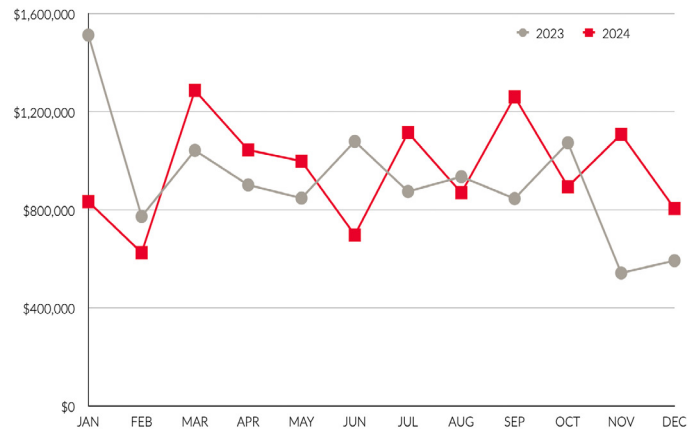
	2022	2023	2024	2023-2024
YTD Volume Sales	\$205,963,339	\$171,366,646	\$179,039,063	+4.48%
YTD Unit Sales	209	182	185	+1.65%
YTD New Listings	525	562	568	+1.07%
YDT Sales/Listings Ratio	39.81%	32.38%	32.57%	+0.57%
YTD Expired Listings	136	149	149	No Change
Monthly Volume Sales	\$10,863,000	\$4,150,900	\$14,499,999	+249.32%
Monthly Unit Sales	12	7	18	+157.14%
Monthly New Listings	19	18	27	+50%
Monthly Sales/Listings Ratio	63.16%	38.89%	66.67%	+71.43%
Monthly Expired Listings	32	30	15	-50%
Monthly Average Sale Price	\$905,250	\$592,986	\$805,556	+35.85%
YTD Sales: \$0-\$199K	0	0	3	No Change
YTD Sales: \$200k-349K	7	6	4	-33.33%
YTD Sales: \$350K-\$549K	11	16	22	+37.5%
YTD Sales: \$550K-\$749K	64	61	47	-22.95%
YTD Sales: \$750K-\$999K	56	45	39	-13.33%
YTD Sales: \$1M-\$2M	45	40	51	+27.5%
YTD Sales: \$2M+	62	47	36	-23.4%
YTD Average Days-On-Market	33.92	43.08	52.17	+21.08%
YTD Average Sale Price	\$982,761	\$918,519	\$961,755	+4.71%
YTD Median Sale Price	\$740,000	\$732,500	\$816,250	+11.43%

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

AVERAGE SALE PRICE

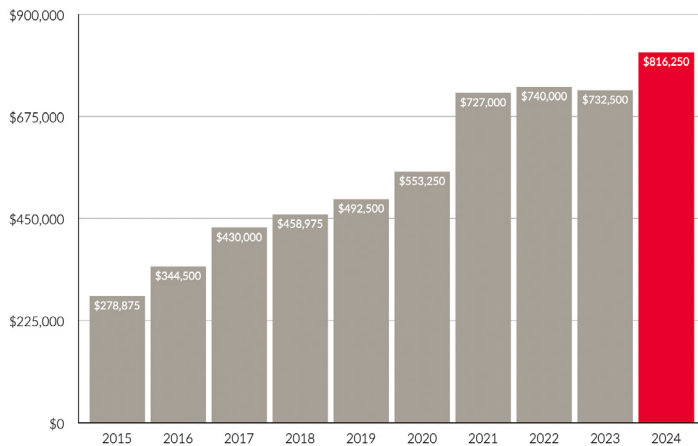


Year-Over-Year

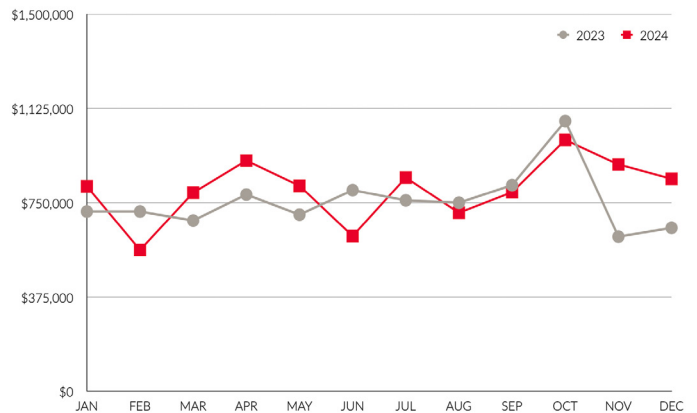


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



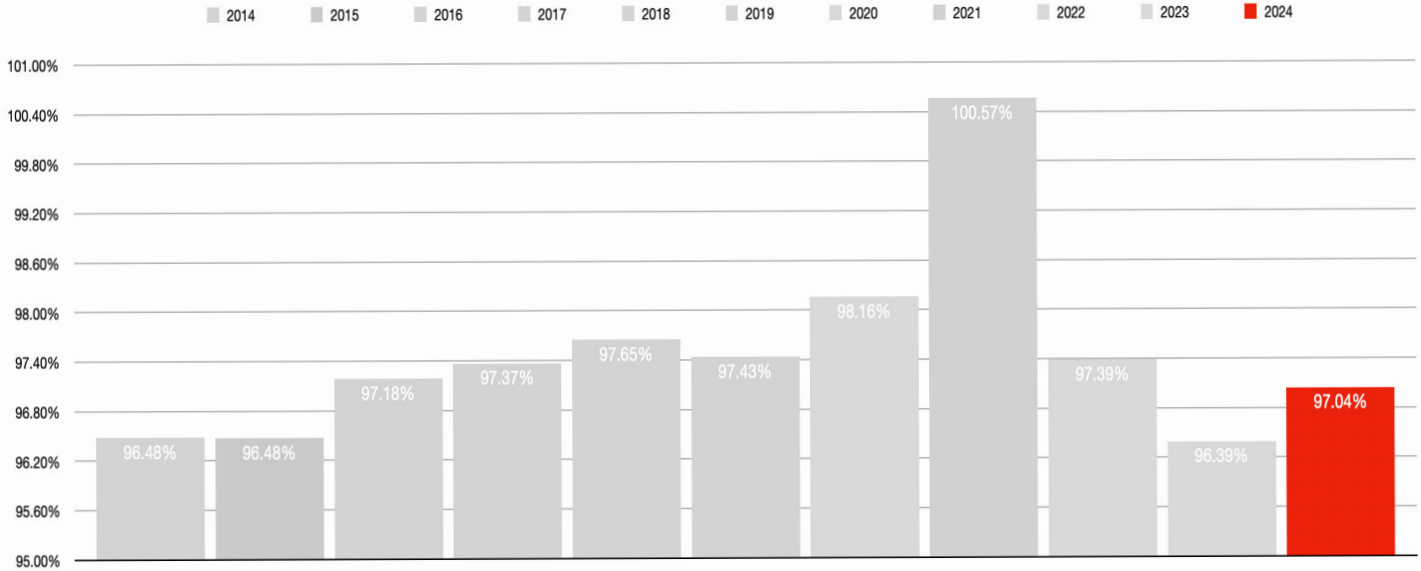
Year-Over-Year



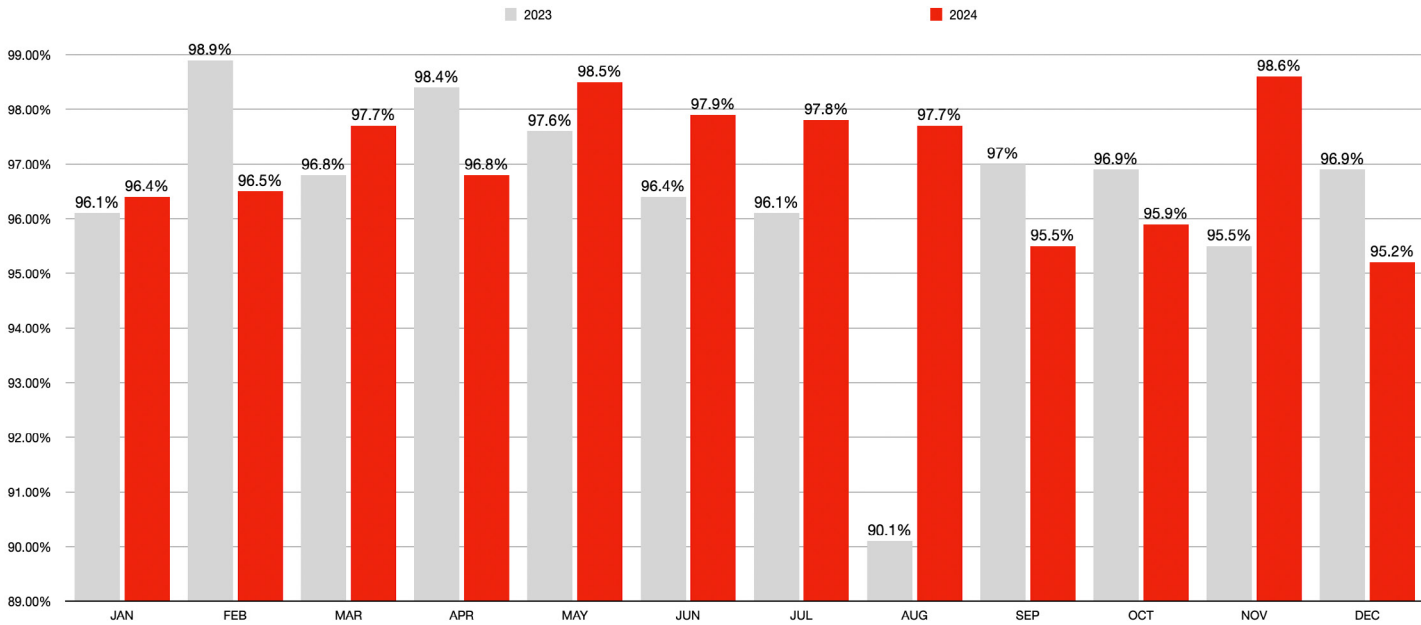
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

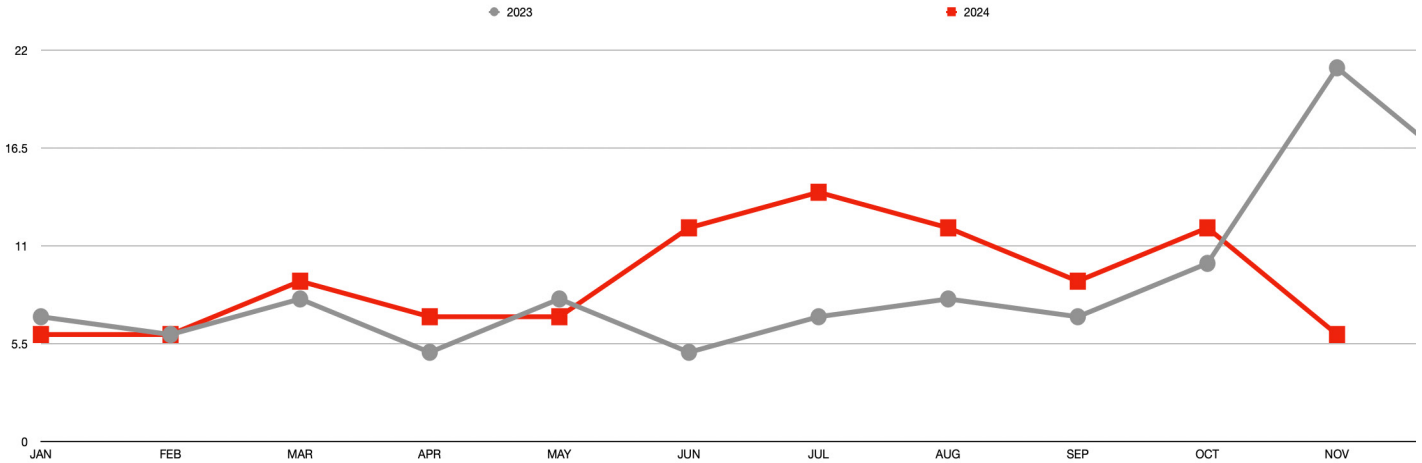


Year-Over-Year

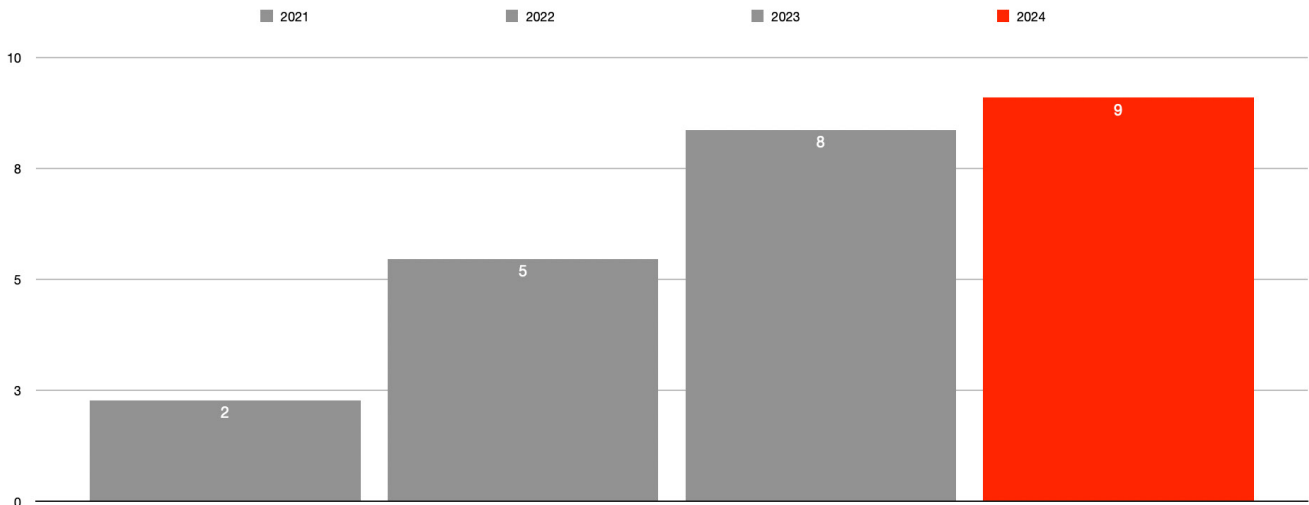


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY

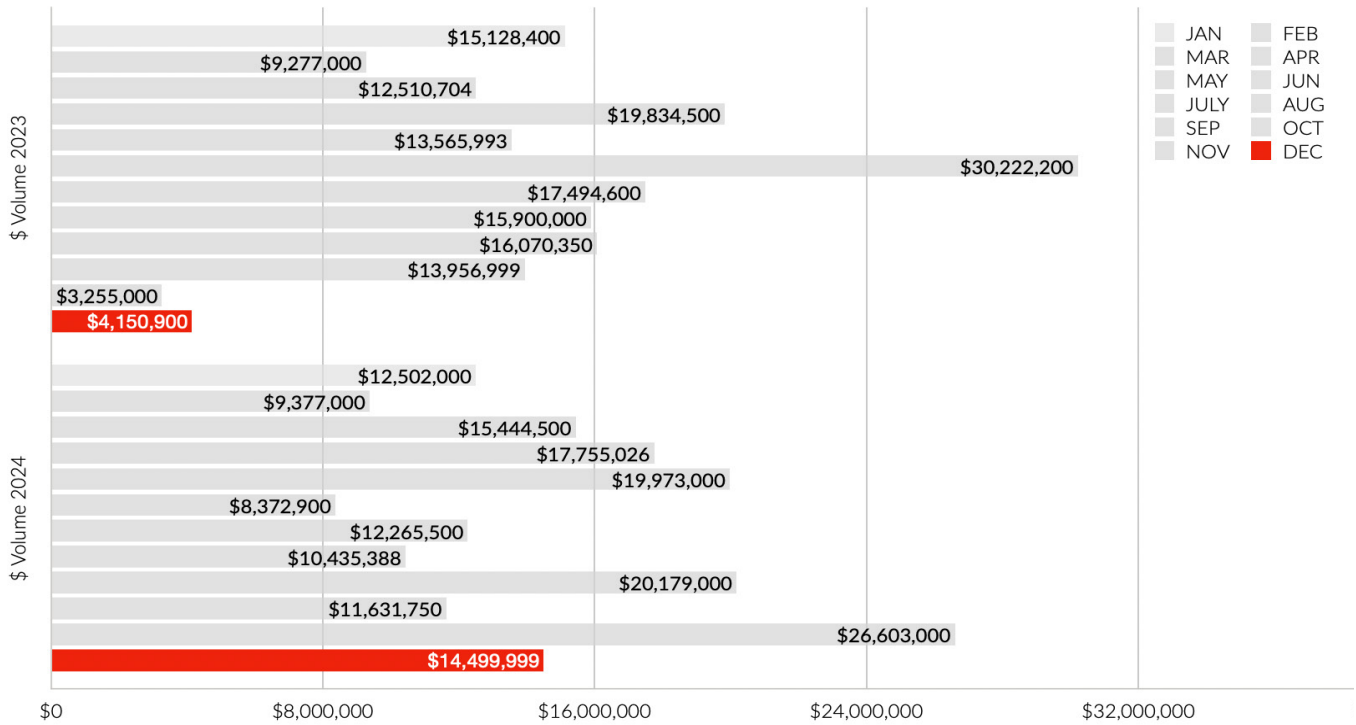


Month-Over-Month 2023 vs. 2024

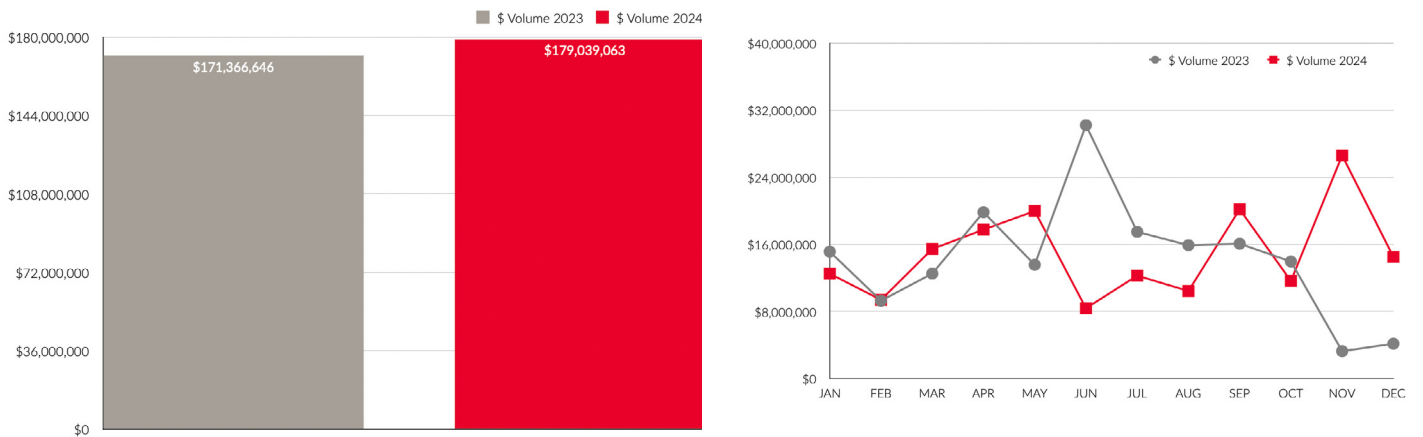


Year-Over-Year

DOLLAR VOLUME SALES



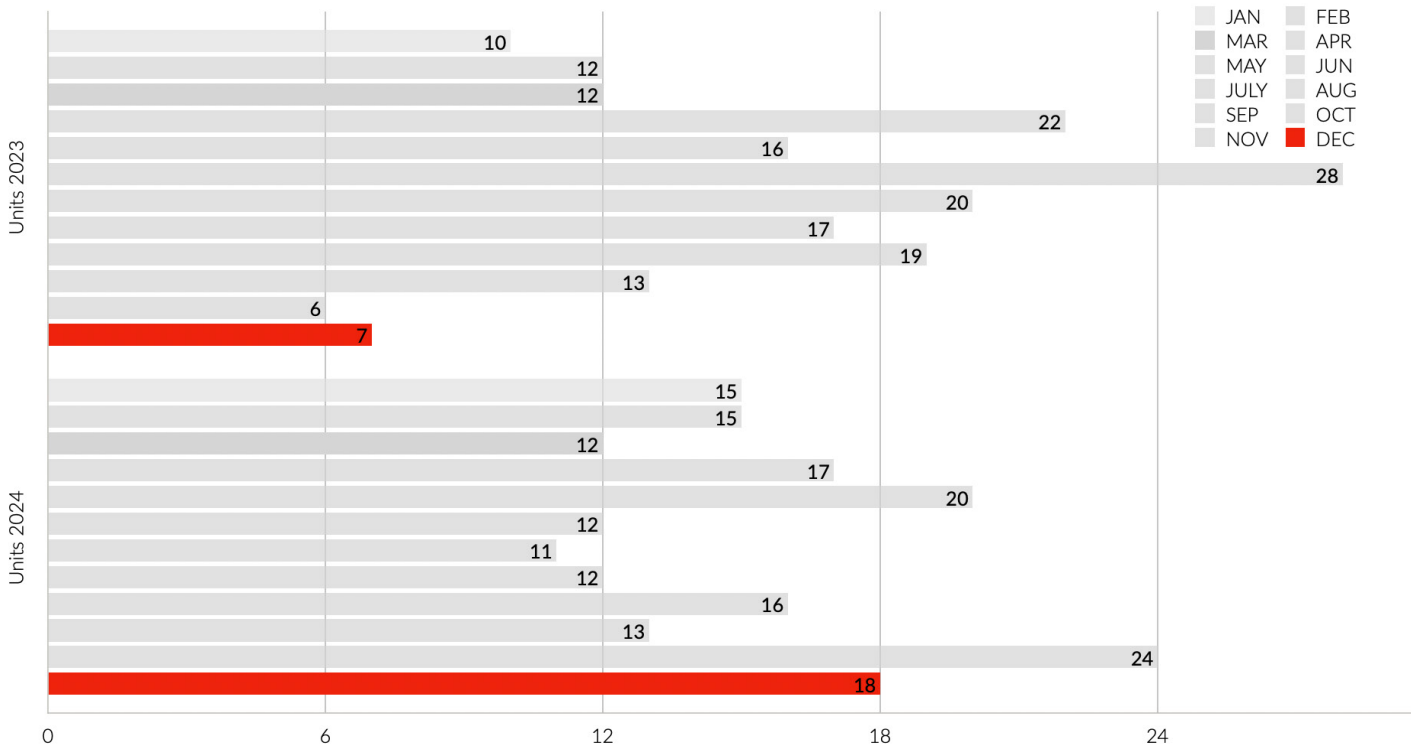
Monthly Comparison 2023 vs. 2024



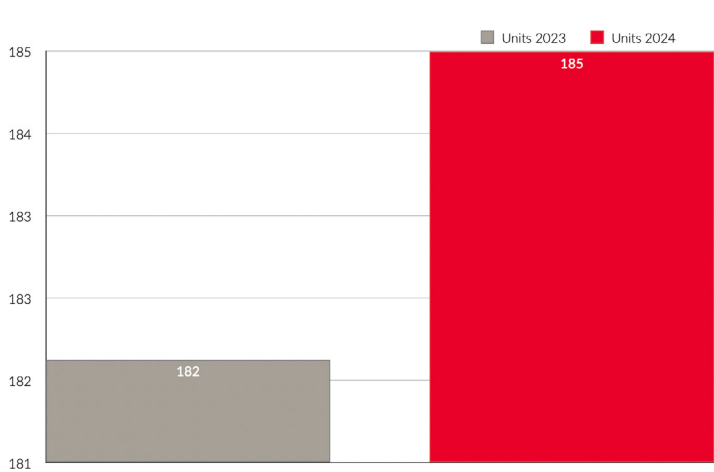
Yearly Totals 2023 vs. 2024

Month vs. Month 2023 vs. 2024

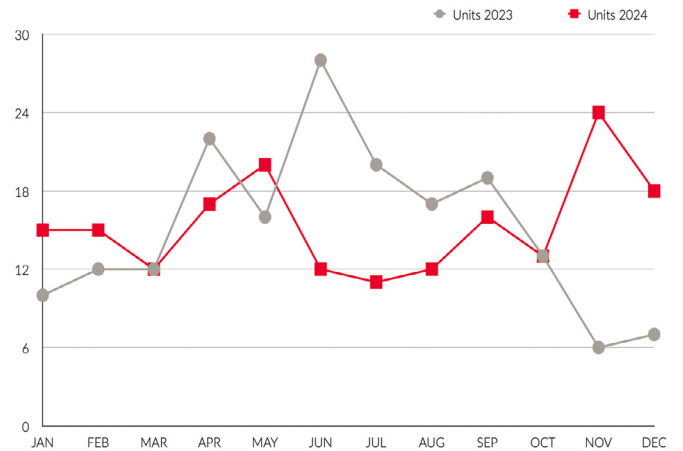
UNIT SALES



Monthly Comparison 2023 vs. 2024

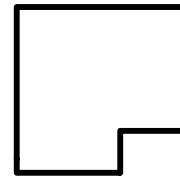


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$166,212,164 +3.45%	 \$3,017,999 +231.65%	 \$7,826,900 +7.43%
YTD Unit Sales	 159 No Change	 4 +100%	 22 +29.41%
YTD Average Sale Price	 \$1,045,360 +3.45%	 \$754,500 +65.82%	 \$355,768 -16.99%
December Sales Volume	 \$12,810,000 +282.39%	 \$1,689,999 Up from \$0	 \$163,000 -79.65%
December Unit Sales	 16 +220%	 2 Up from 0	 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

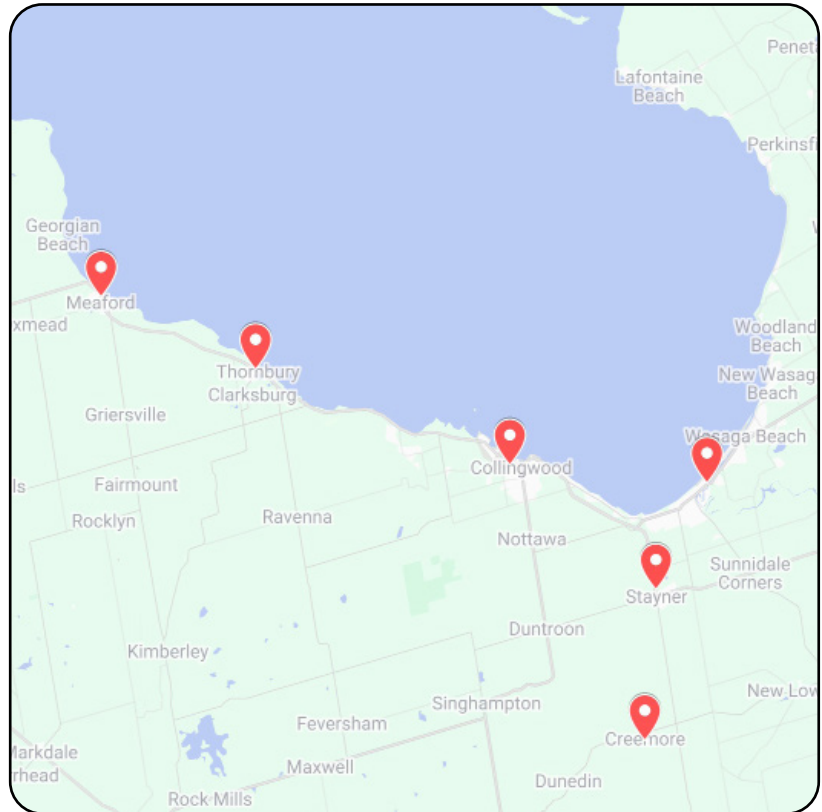
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



/RoyalLePageLocationsNorth

/CollingwoodRealEstate

/LocationsNorth

Helping You Is What We Do.

Find more Real Estate Market Reports for Southern Georgian Bay at:

locationsnorth.com/market-update/