



# 2025

# JANUARY

# CLEARVIEW

## Real Estate Market Report

# OVERVIEW

## BUYER'S MARKET

In [Clearview](#), the real estate market saw a slowdown in January, with key metrics reflecting a shift toward a buyer's market. The median sale price declined by 21.17% to \$642,500, while the average sale price dropped by 11.91% to \$734,214. Sales volume fell by 17.78%, with unit sales down 6.67% to 14 transactions. Meanwhile, new listings increased by 10.81%, while expired listings surged by 57.14%. With the unit sales-to-listings ratio declining to 34.15%, buyers now have more options and negotiating power in this evolving market.

## JANUARY NUMBERS

Median Sale Price  
**\$642,500**  
 -21.17%

Average Sale Price  
**\$734,214**  
 -11.91%

Sales Volume  
**\$10,279,000**  
 -17.78%

Unit Sales  
**14**  
 -6.67%

New Listings  
**41**  
 +10.81%

Expired Listings  
**11**  
 +57.14%

Unit Sales/Listings Ratio  
**34.15%**  
 -15.77%

Year-over-year comparison  
 (January 2025 vs. January 2024)



### January year-over-year sales volume of \$10,279,000

Down 17.78% from 2024's \$12,502,000 with unit sales of 14 down from last January's 15. New listings of 41 are up 10.81% from a year ago, with the sales/listing ratio of 34.15% down 15.77%.



### Year-to-date sales volume of \$10,279,000

Down 17.78% from 2024's \$12,502,000 with unit sales of 14 down 6.67% from 2024's 15. New listings of 41 are up 10.81% from a year ago, with the sales/listing ratio of 34.15% down 15.77%.



### Year-to-date average sale price of \$734,214

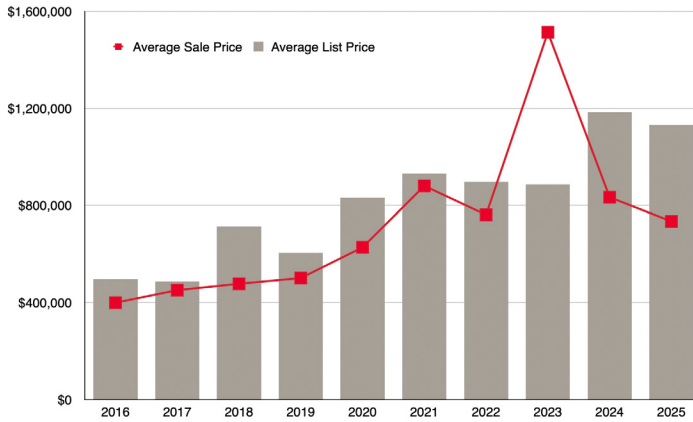
Down 11.91% from \$833,467 one year ago with median sale price of \$642,500 down from \$815,000 one year ago. Average days-on-market of 39 is down 15 days from last year.

# THE MARKET IN DETAIL

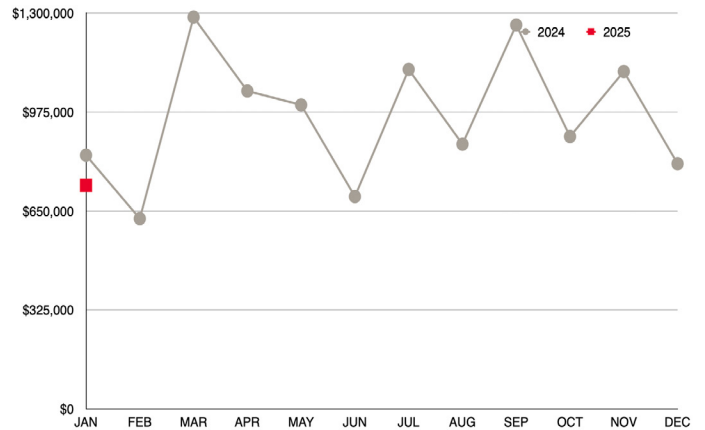
	2023	2024	2025	2024-2025
YTD Volume Sales	\$15,128,400	\$12,502,000	\$10,279,000	-17.78%
YTD Unit Sales	10	15	14	-6.67%
YTD New Listings	29	37	41	+10.81%
YTD Sales/Listings Ratio	34.48%	40.54%	34.15%	-15.77%
YTD Expired Listings	7	7	11	+57.14%
Monthly Volume Sales	\$15,128,400	\$12,502,000	\$10,279,000	-17.78%
Monthly Unit Sales	10	15	14	-6.67%
Monthly New Listings	29	37	41	+10.81%
Monthly Sales/Listings Ratio	34.48%	40.54%	34.15%	-15.77%
Monthly Expired Listings	7	7	11	+57.14%
Monthly Average Sale Price	\$1,512,840	\$833,467	\$734,214	-11.91%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	3	3	3	No Change
YTD Sales: \$550K-\$749K	3	5	6	+20%
YTD Sales: \$750K-\$999K	3	4	4	No Change
YTD Sales: \$1M-\$2M	0	4	1	-75%
YTD Sales: \$2M+	1	4	0	-100%
YTD Average Days-On-Market	63.00	54.00	39.00	-27.78%
YTD Average Sale Price	\$1,512,840	\$833,467	\$734,214	-11.91%
YTD Median Sale Price	\$715,000	\$815,000	\$642,500	-21.17%

Clearview MLS Sales and Listing Summary  
2023 vs. 2024 vs. 2025

# AVERAGE SALE PRICE

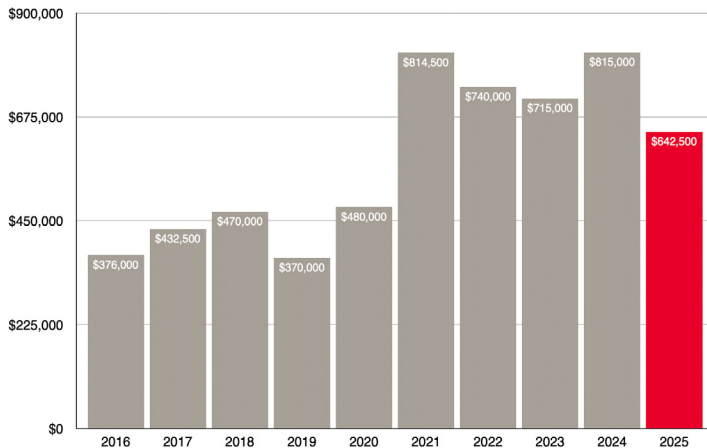


Year-Over-Year

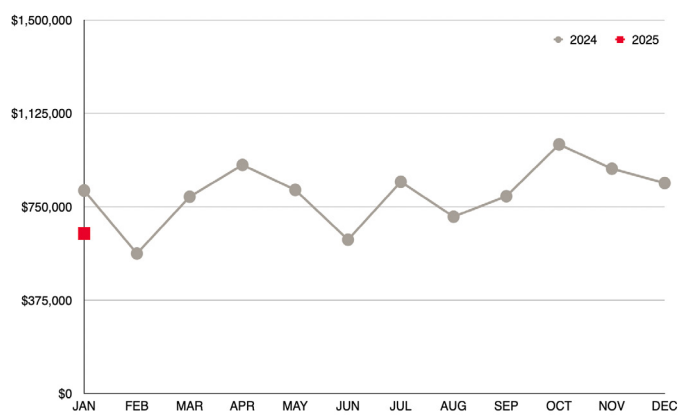


Month-Over-Month 2024 vs. 2025

# MEDIAN SALE PRICE



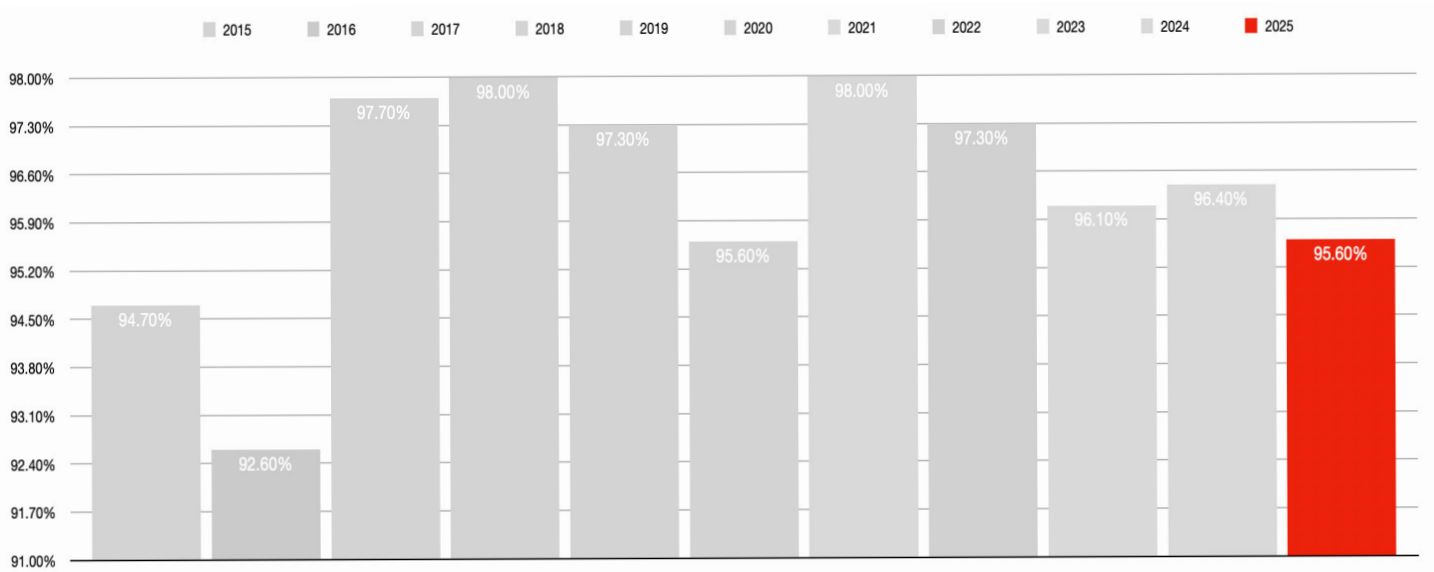
Year-Over-Year



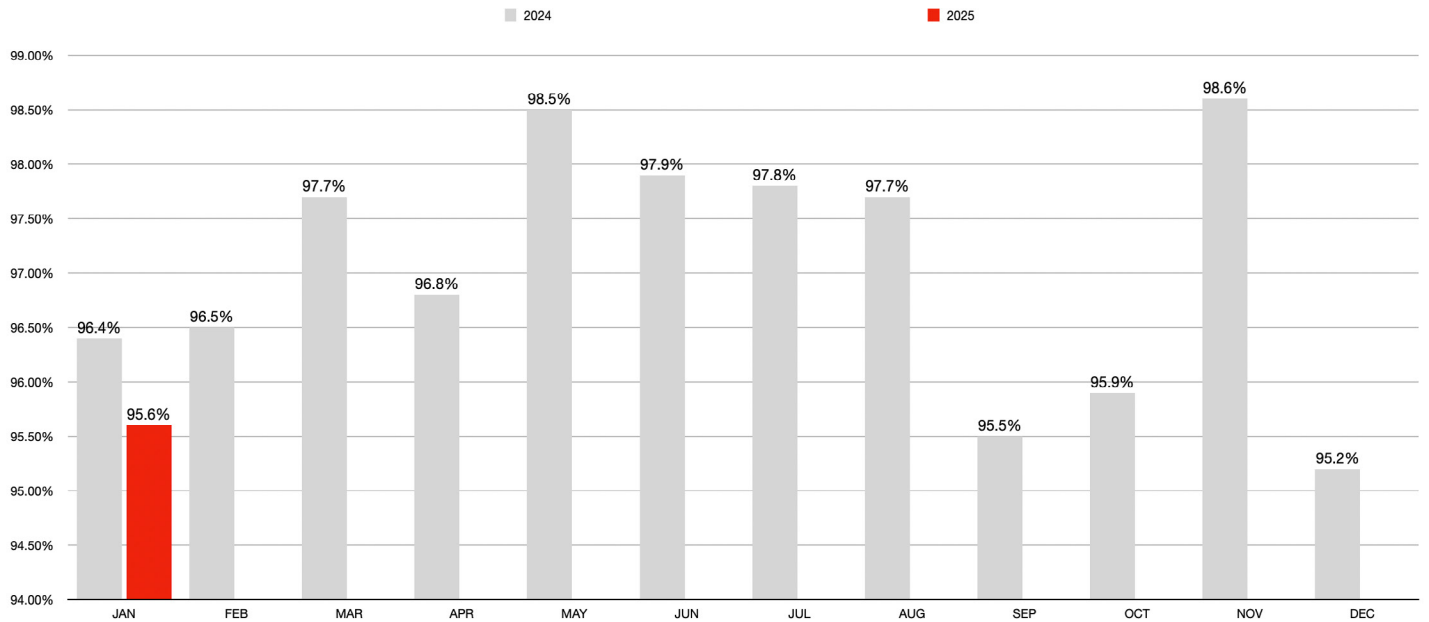
Month-Over-Month 2024 vs. 2025

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

# SALE PRICE VS. LIST PRICE RATIO

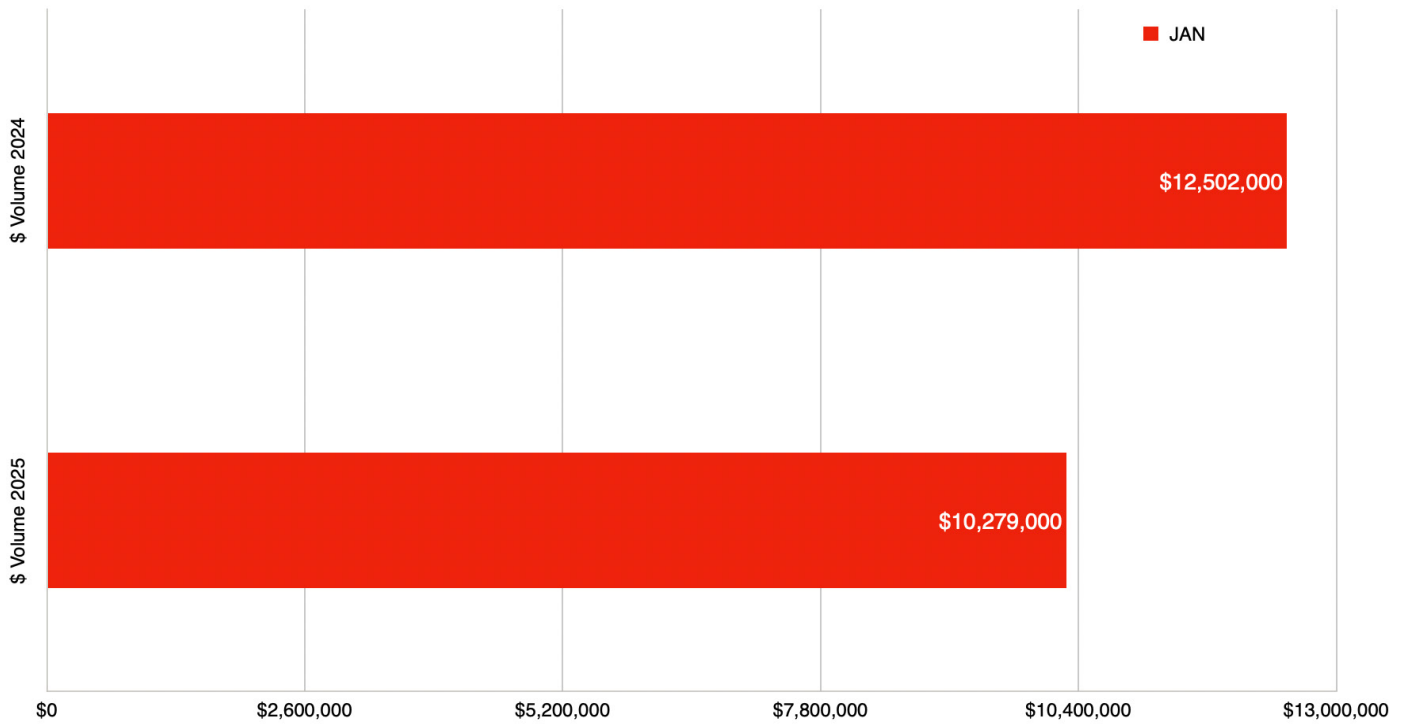


## Year-Over-Year

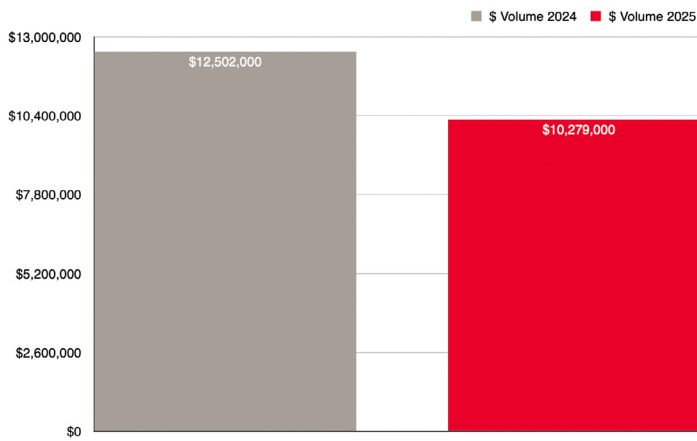


## Month-Over-Month 2024 vs. 2025

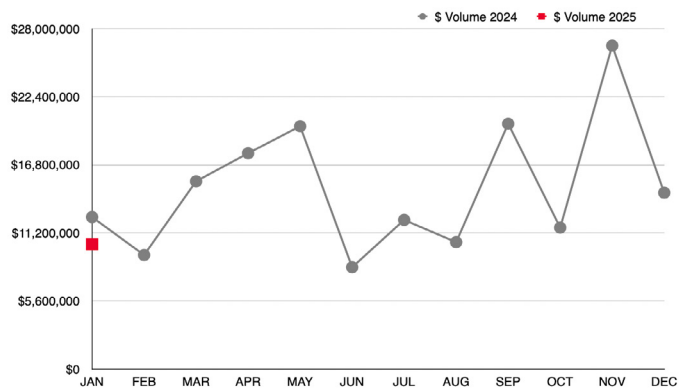
# DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

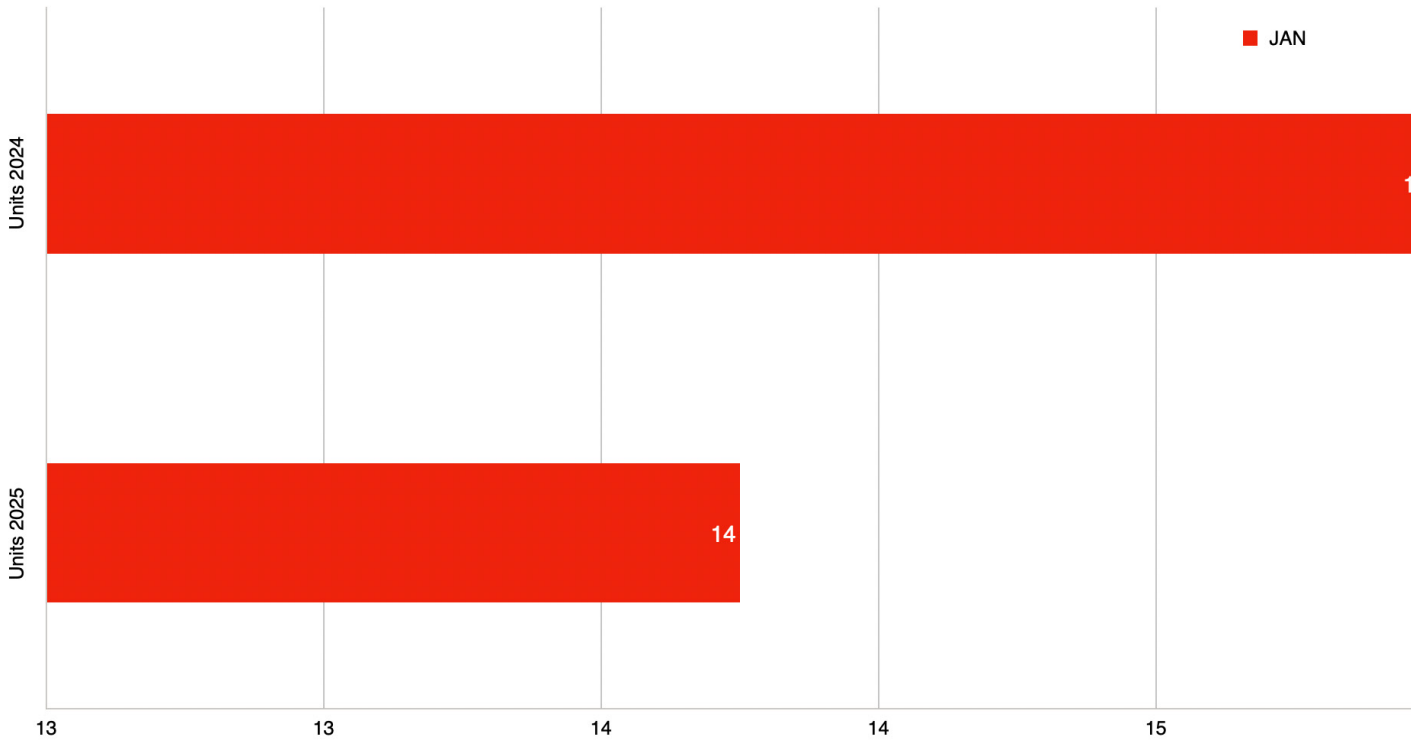


Yearly Totals 2024 vs. 2025

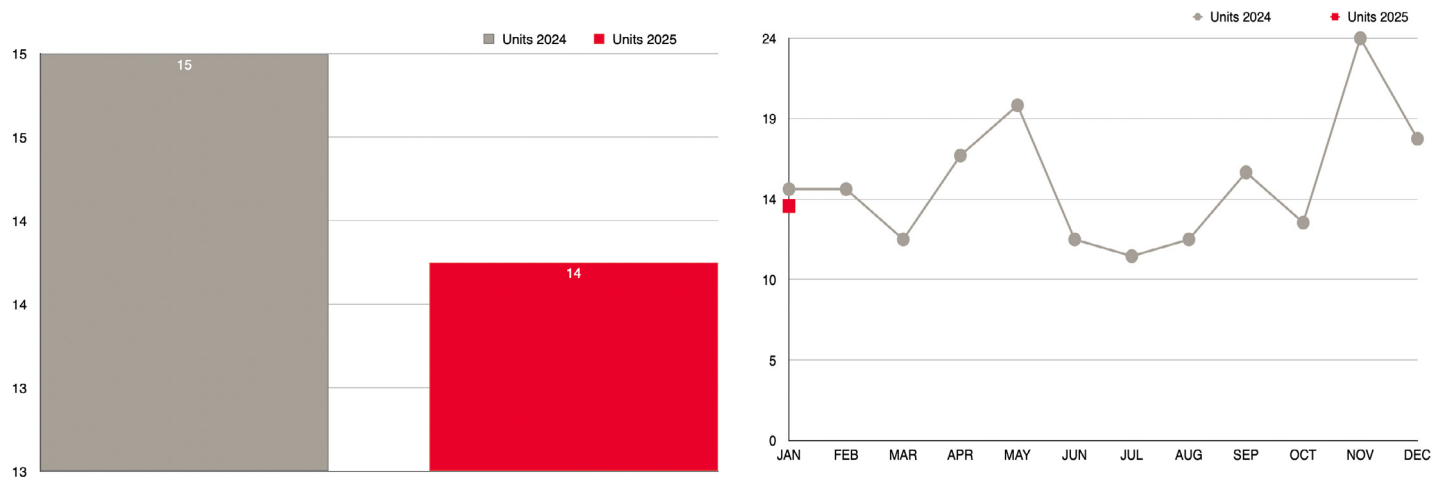


Month vs. Month 2024 vs. 2025

# UNIT SALES



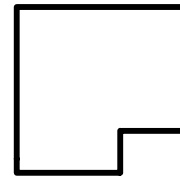
Monthly Comparison 2024 vs. 2025


















Yearly Totals 2024 vs. 2025

Month vs. Month 2024 vs. 2025

# SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$10,279,000 -17.78%	 \$0 No Change	 \$500,000 Up from \$0
YTD Unit Sales	 14 -6.67%	 0 No Change	 1 Up from 0
YTD Average Sale Price	 \$734,214 -11.91%	 \$0 No Change	 \$500,000 Up from \$0
January Sales Volume	 \$10,279,000 -17.78%	 \$0 No Change	 \$500,000 Up from \$0
January Unit Sales	 14 -6.67%	 0 No Change	 1 Up from 0

Year-Over-Year Comparison (2025 vs. 2024)





# 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

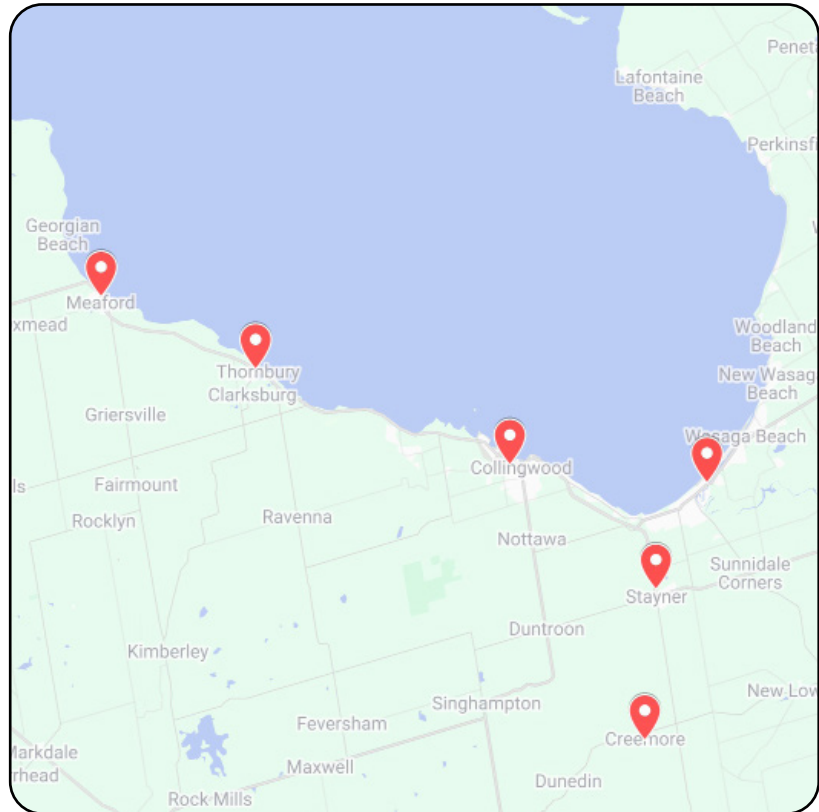
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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