



2025

FEBRUARY

CLEARVIEW

Real Estate Market Report



Disclaimer:

Please note that we have recently transitioned to a new board and reporting system. While we strive to ensure that the information provided in this market report is as accurate and up-to-date as possible, there may be occasional discrepancies or errors in the data.

OVERVIEW

BUYER'S MARKET

In [Clearview](#), the real estate market saw mixed trends in February, with rising prices but declining sales activity. The median sale price increased by 20.73% to \$678,500, while the average sale price surged by 37.31% to \$858,400. Despite higher prices, sales volume declined by 8.46%, with unit sales dropping by 33.33% to just 10 transactions. New listings rose by 48.28%, while expired listings increased by 45.45%, adding to available inventory. With the unit sales-to-listings ratio at 23.26%, market conditions continue to shift in favour of buyers.



February year-over-year sales volume of \$8,584,000

Down 8.46% from 2024's \$9,377,000 with unit sales of 10 down from last February's 15. New listings of 43 are up 48.28% from a year ago, with the sales/listing ratio of 23.26% down 55.04%.



Year-to-date sales volume of \$18,863,000

Down 13.78% from 2024's \$21,879,000 with unit sales of 24 down 20% from 2024's 30. New listings of 84 are up 27.27% from a year ago, with the sales/listing ratio of 28.57% down 37.14%.



Year-to-date average sale price of \$796,307

Up 9.19% from \$729,300 one year ago with median sale price of \$660,500 down from \$688,500 one year ago. Average days-on-market of 39 is down 15 days from last year.

FEBRUARY NUMBERS

Median Sale Price
\$678,500
+20.73%

Average Sale Price
\$858,400
+37.31%

Sales Volume
\$8,584,000
-8.46%

Unit Sales
10
-33.33%

New Listings
43
+48.28%

Expired Listings
16
+45.45%

Unit Sales/Listings Ratio
23.26%
-55.04%

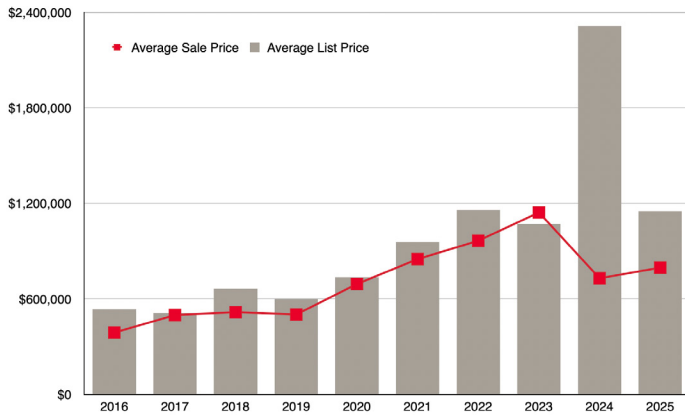
*Year-over-year comparison
(February 2025 vs. February 2024)*

THE MARKET IN DETAIL

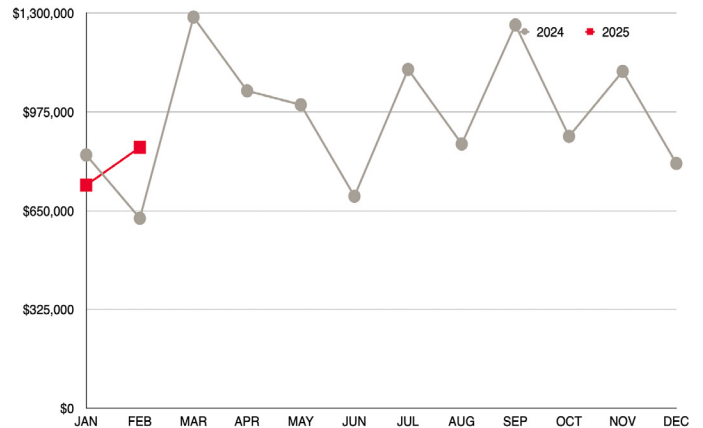
	2023	2024	2025	2024-2025
YTD Volume Sales	\$24,405,400	\$21,879,000	\$18,863,000	-13.78%
YTD Unit Sales	22	30	24	-20%
YTD New Listings	54	66	84	+27.27%
YTD Sales/Listings Ratio	40.74%	45.45%	28.57%	-37.14%
YTD Expired Listings	10	18	27	+50%
Monthly Volume Sales	\$9,277,000	\$9,377,000	\$8,584,000	-8.46%
Monthly Unit Sales	12	15	10	-33.33%
Monthly New Listings	25	29	43	+48.28%
Monthly Sales/Listings Ratio	48.00%	51.72%	23.26%	-55.04%
Monthly Expired Listings	3	11	16	+45.45%
Monthly Average Sale Price	\$773,083	\$625,133	\$858,400	+37.31%
YTD Sales: \$0-\$199K	0	0	1	Up 1
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	3	5	3	-40%
YTD Sales: \$550K-\$749K	10	9	10	+11.11%
YTD Sales: \$750K-\$999K	6	5	6	+20%
YTD Sales: \$1M-\$2M	2	7	4	-42.86%
YTD Sales: \$2M+	3	7	0	-100%
YTD Average Days-On-Market	55.00	56.00	51.00	-8.93%
YTD Average Sale Price	\$1,142,962	\$729,300	\$796,307	+9.19%
YTD Median Sale Price	\$715,000	\$688,500	\$660,500	-4.07%

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

AVERAGE SALE PRICE

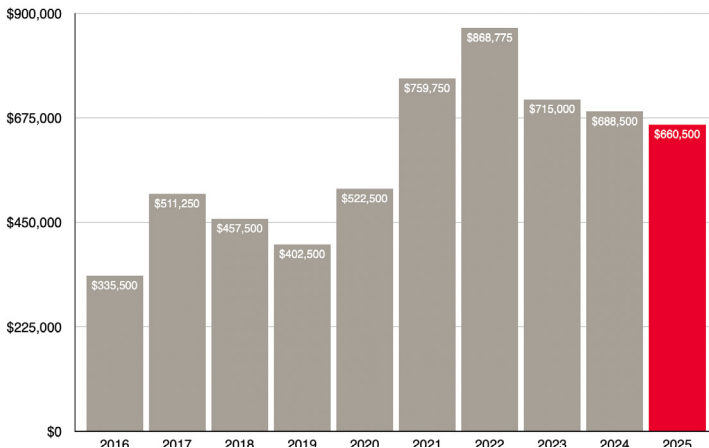


Year-Over-Year

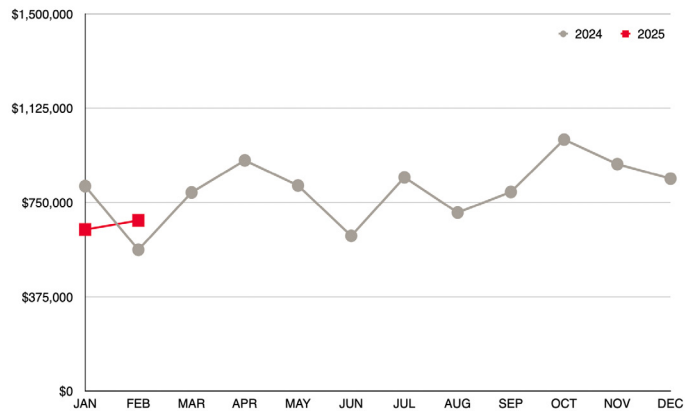


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



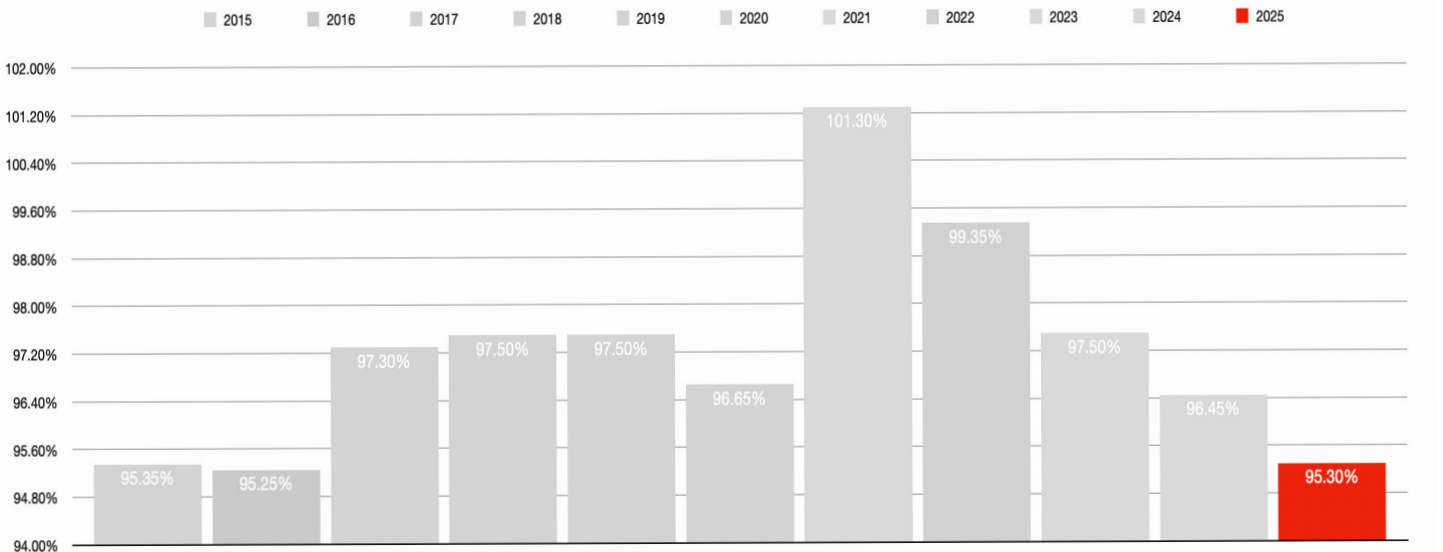
Year-Over-Year



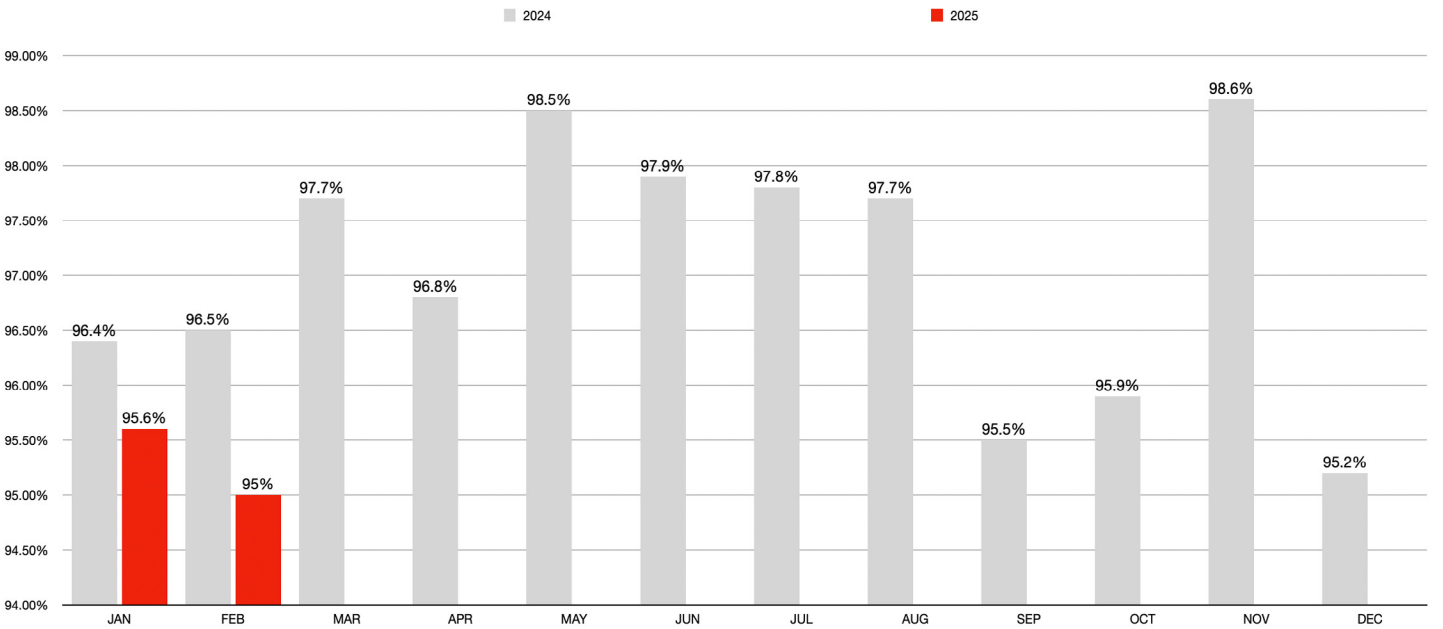
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

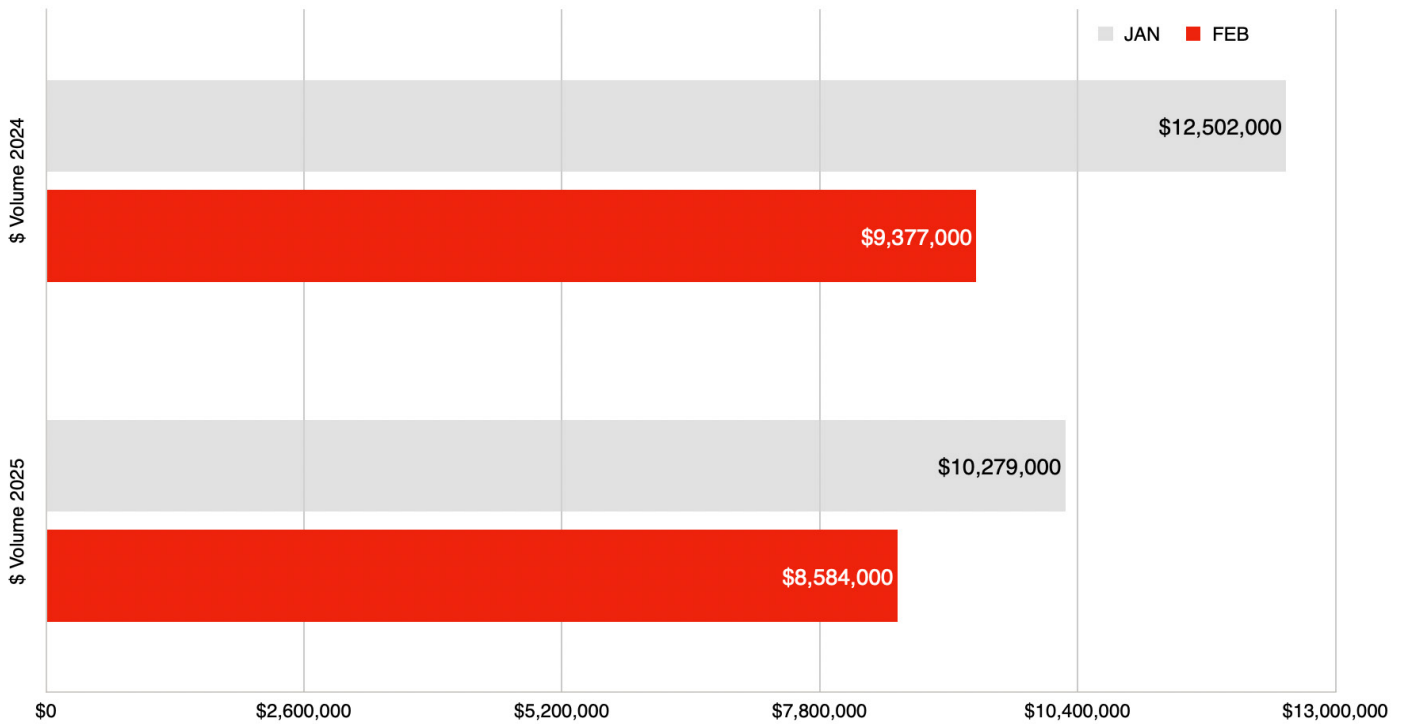


Year-Over-Year

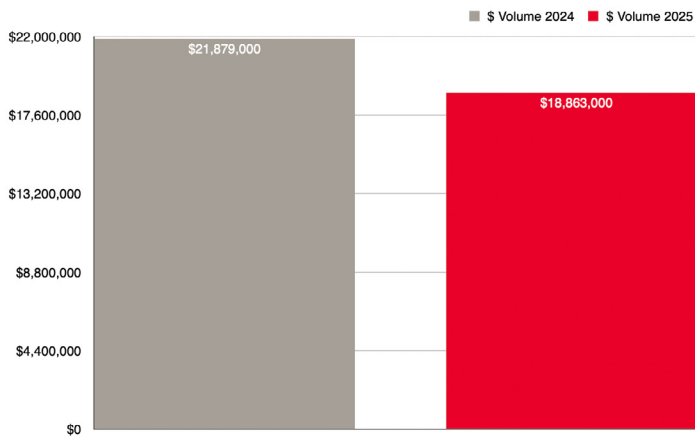


Month-Over-Month 2024 vs. 2025

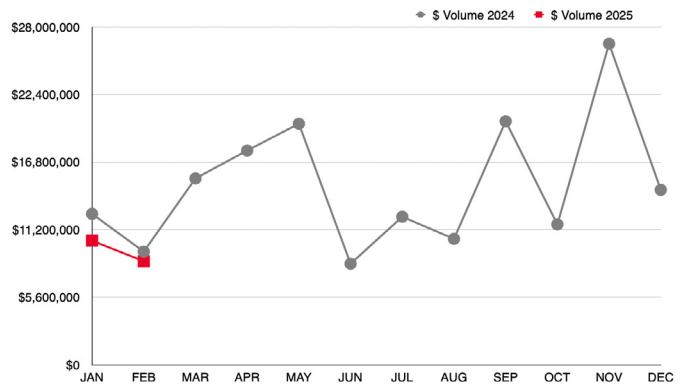
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

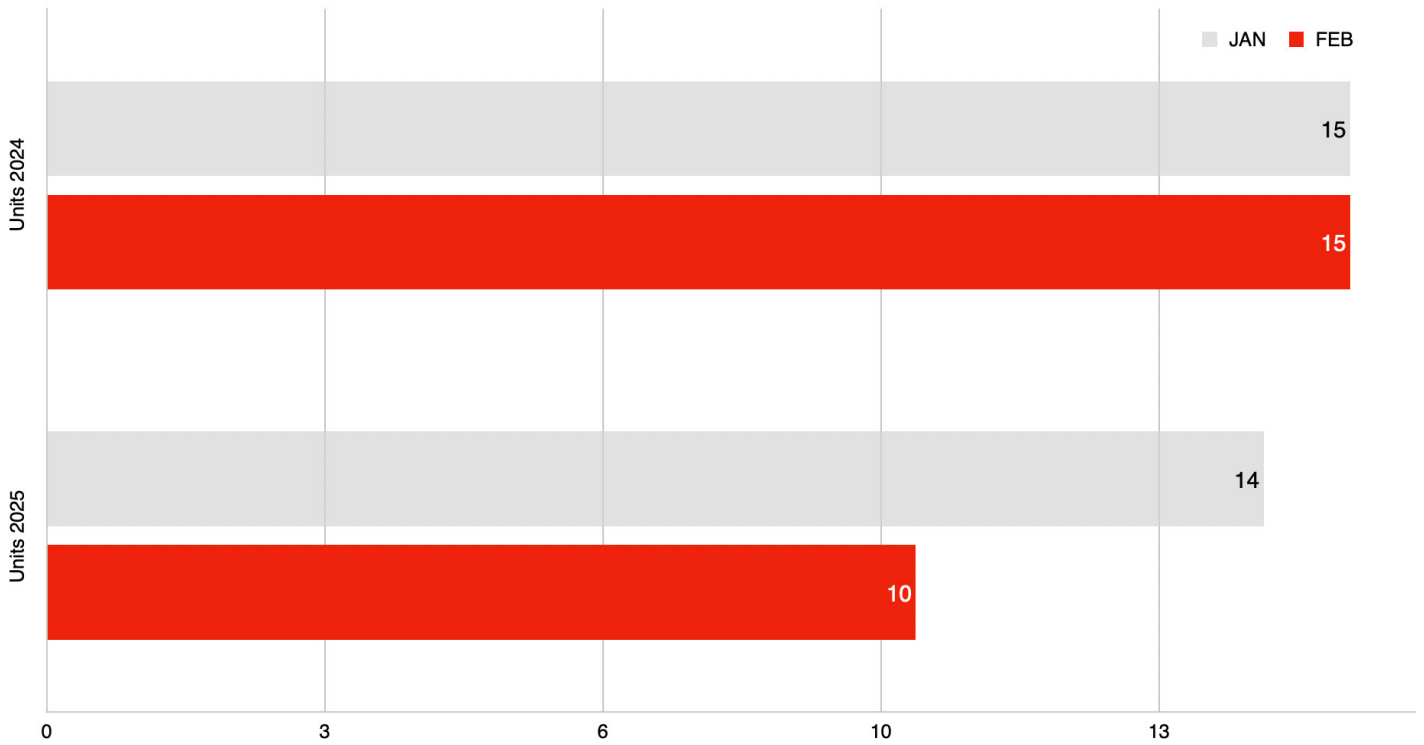


Yearly Totals 2024 vs. 2025

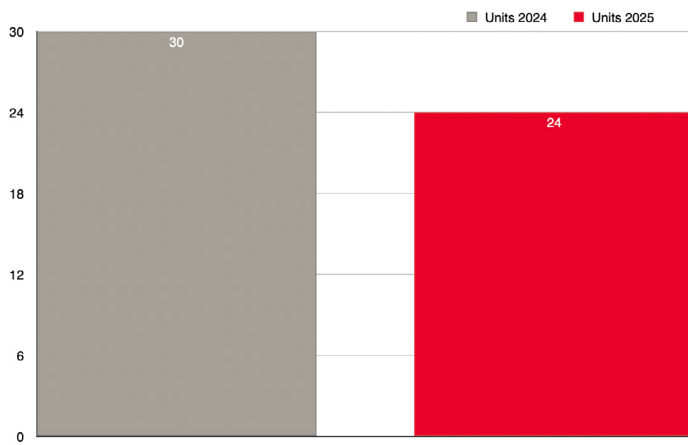


Month vs. Month 2024 vs. 2025

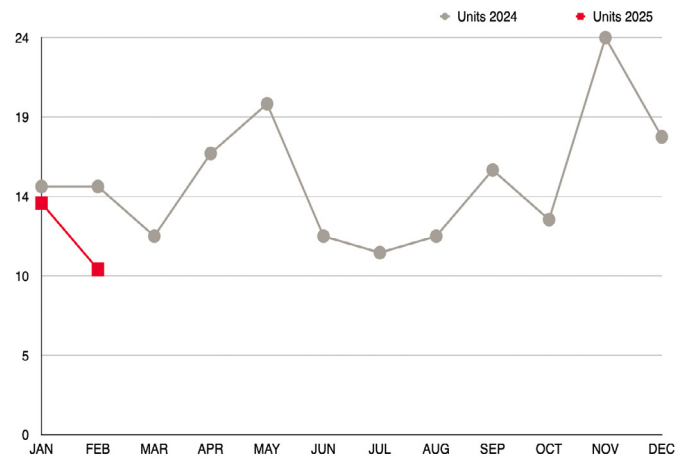
UNIT SALES



Monthly Comparison 2024 vs. 2025

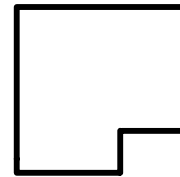


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$18,863,000 -7.97%	\$0 No Change	\$1,392,000 +0.65%
YTD Unit Sales	24 -4%	0 No Change	3 -40%
YTD Average Sale Price	\$785,958 -4.13%	\$0 No Change	\$464,000 +67.75%
February Sales Volume	\$8,584,000 +7.38%	\$0 No Change	\$892,000 -35.5%
February Unit Sales	10 No Change	0 No Change	2 -60%

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

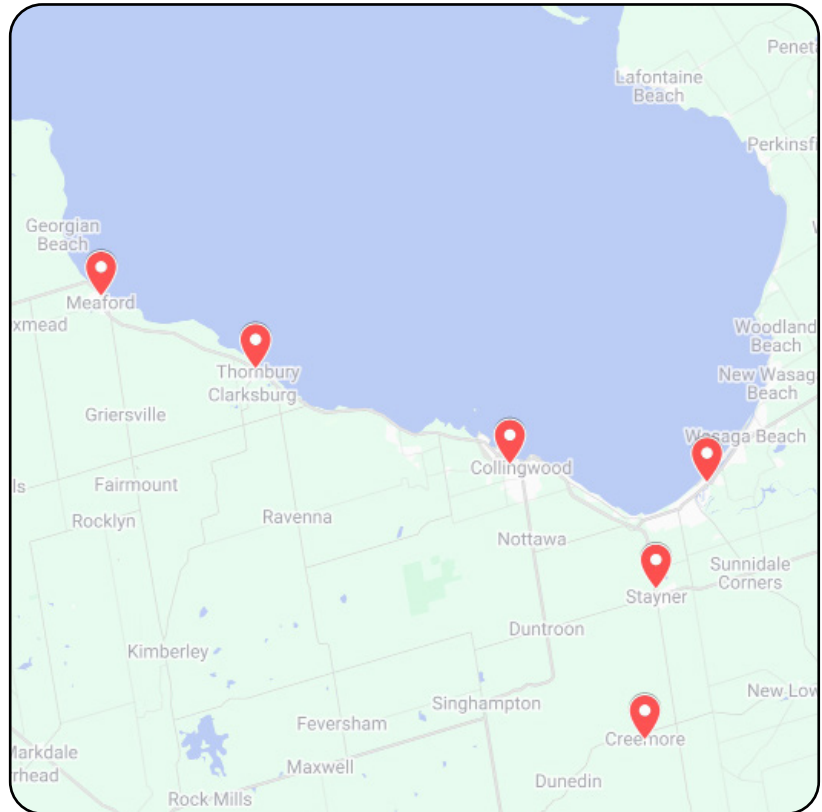
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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