



2025

MARCH

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](#) of March 2025, the real estate market showed significant growth in certain key areas, while maintaining a buyer's market overall. The median sale price increased by 12.66% to \$890,000, while the average sale price saw a notable jump of 33.32%, reaching \$1,715,853. Despite these price increases, sales volume surged by 88.87%, totaling \$29,169,501, as unit sales rose by 41.67% to 17. New listings also saw a rise, increasing by 39.13%. With the unit sales-to-listings ratio at 26.56%, up by 1.82%, market conditions continue to lean toward buyers, suggesting more opportunities for negotiation and choice in the current market.



March year-over-year sales volume of \$29,169,501

Up 88.87% from 2024's \$15,444,500 with unit sales of 17 up from last March's 12. New listings of 64 are up 39.13% from a year ago, with the sales/listing ratio of 26.56% up 1.82%.



Year-to-date sales volume of \$48,032,501

Up 28.69% from 2024's \$37,323,500 with unit sales of 41 down -2.38% from 2024's 42. New listings of 148 are up 32.14% from a year ago, with the sales/listing ratio of 27.70% down 26.13%.



Year-to-date average sale price of \$1,102,822

Up 20.5% from \$915,214 one year ago with median sale price of \$678,500 down from \$790,000 one year ago. Average days-on-market of 66 is up 3 days from last year.

MARCH NUMBERS

Median Sale Price
\$890,000
 +12.66%

Average Sale Price
\$ 1,715,853
 +33.32%

Sales Volume
\$29,169,501
 +88.87%

Unit Sales
17
 +41.67%

New Listings
64
 +39.13%

Expired Listings
16
 +300%

Unit Sales/Listings Ratio
26.56%
 +1.82%

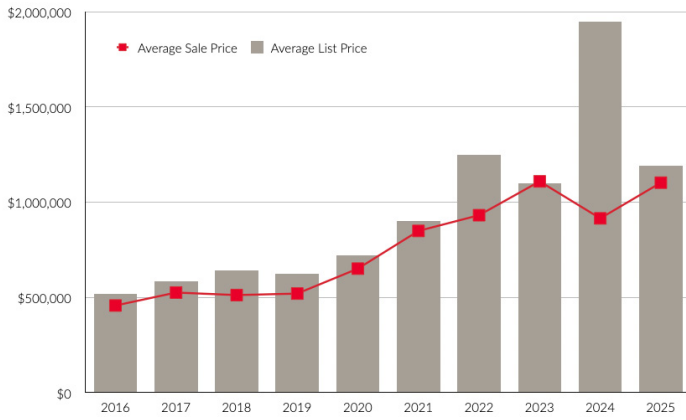
*Year-over-year comparison
 (March 2025 vs. March 2024)*

THE MARKET IN DETAIL

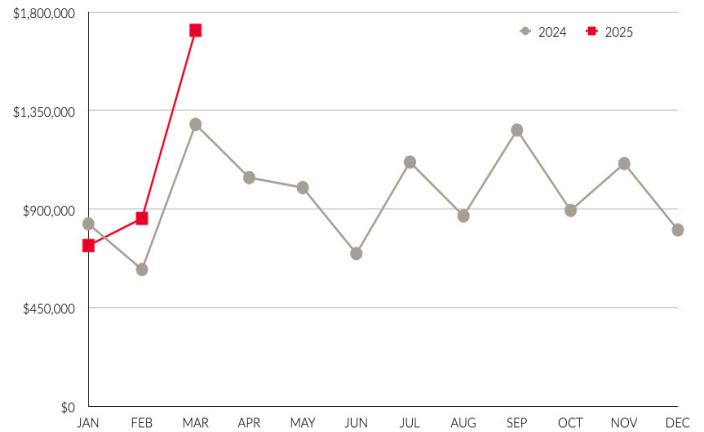
	2023	2024	2025	2024-2025
YTD Volume Sales	\$36,916,104	\$37,323,500	\$48,032,501	+28.69%
YTD Unit Sales	34	42	41	-2.38%
YTD New Listings	111	112	148	+32.14%
YTD Sales/Listings Ratio	30.63%	37.50%	27.70%	-26.13%
YTD Expired Listings	14	22	43	+95.45%
Monthly Volume Sales	\$12,510,704	\$15,444,500	\$29,169,501	+88.87%
Monthly Unit Sales	12	12	17	+41.67%
Monthly New Listings	57	46	64	+39.13%
Monthly Sales/Listings Ratio	21.05%	26.09%	26.56%	+1.82%
Monthly Expired Listings	4	4	16	+300%
Monthly Average Sale Price	\$1,042,559	\$1,287,042	\$1,715,853	+33.32%
YTD Sales: \$0-\$199K	0	0	1	No Change
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	5	5	3	-40%
YTD Sales: \$550K-\$749K	15	13	14	+7.69%
YTD Sales: \$750K-\$999K	8	10	14	+40%
YTD Sales: \$1M-\$2M	4	8	8	No Change
YTD Sales: \$2M+	6	10	1	-90%
YTD Average Days-On-Market	47.00	63.67	66.00	+3.66%
YTD Average Sale Price	\$1,109,494	\$915,214	\$1,102,822	+20.5%
YTD Median Sale Price	\$715,000	\$790,000	\$678,500	-14.11%

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

AVERAGE SALE PRICE

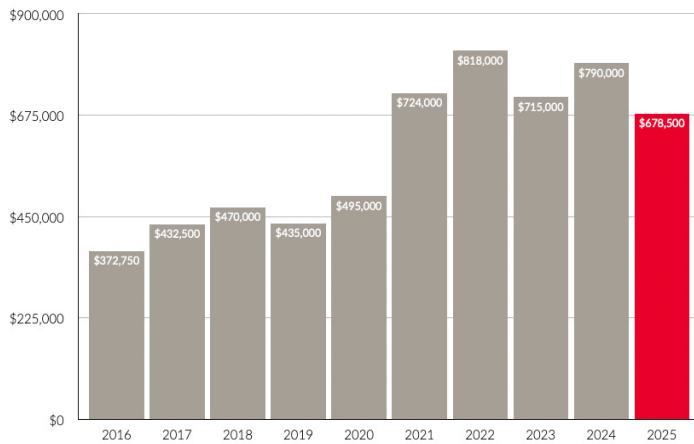


Year-Over-Year

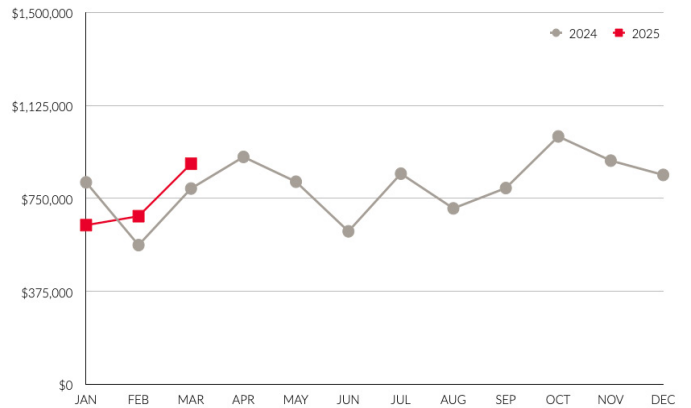


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



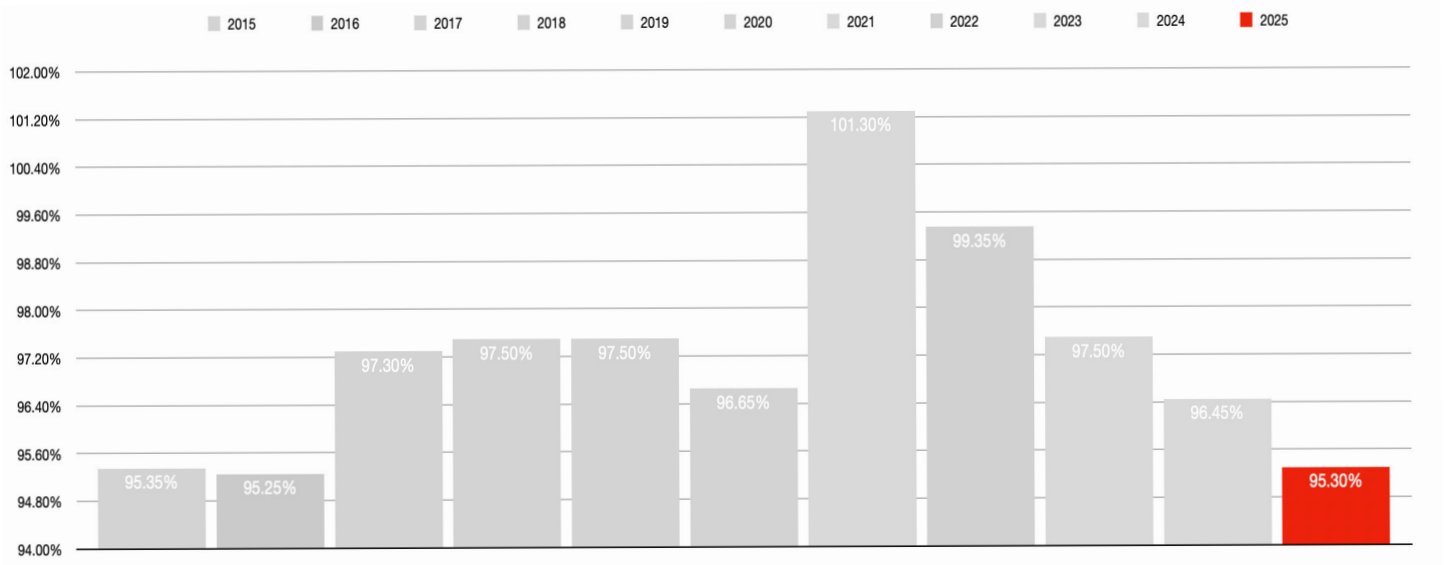
Year-Over-Year



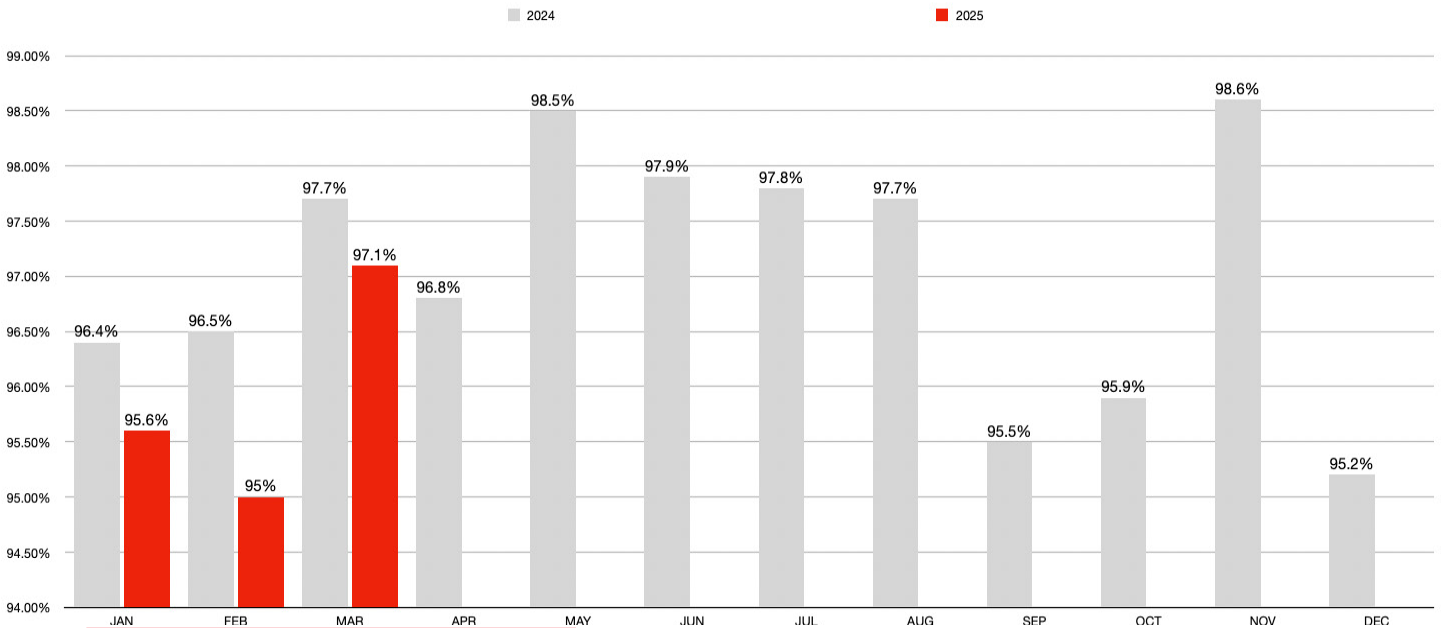
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

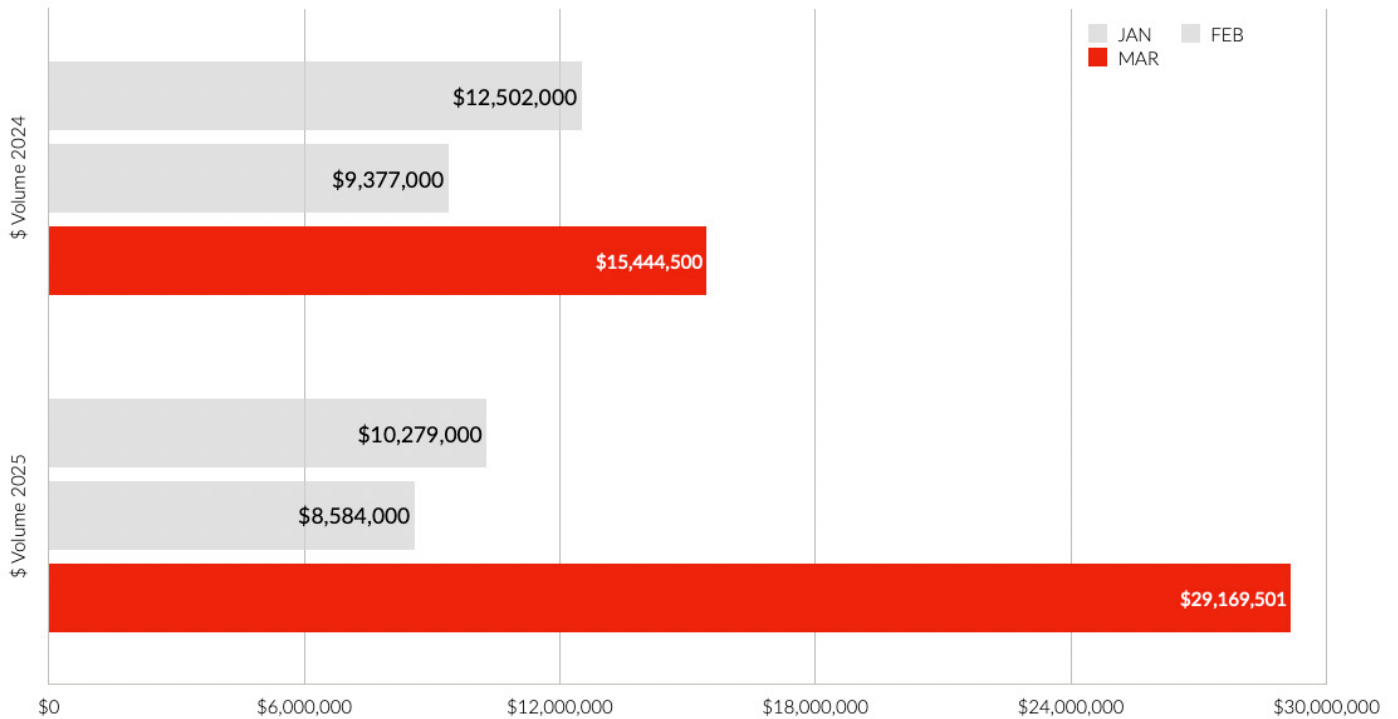


Year-Over-Year

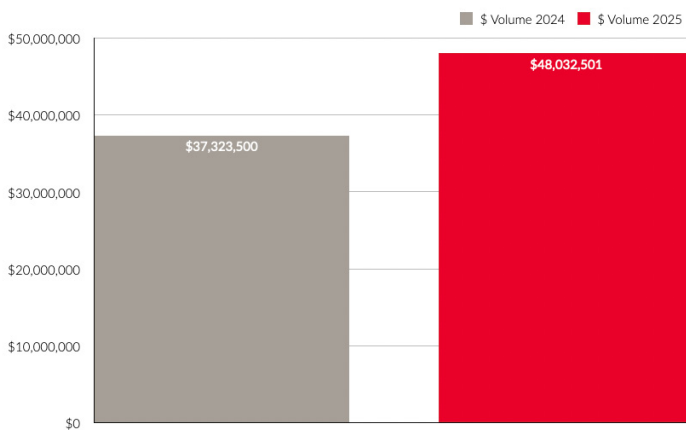


Month-Over-Month 2024 vs. 2025

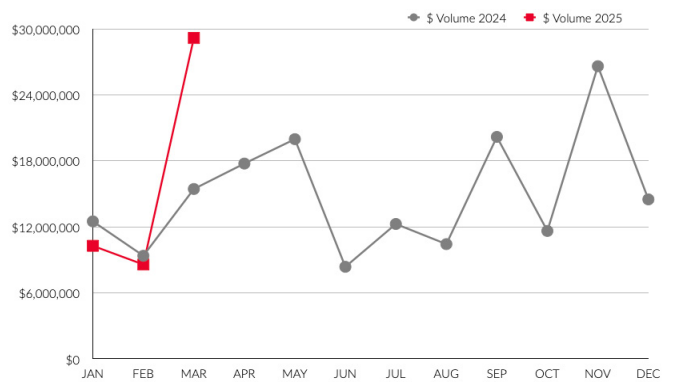
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

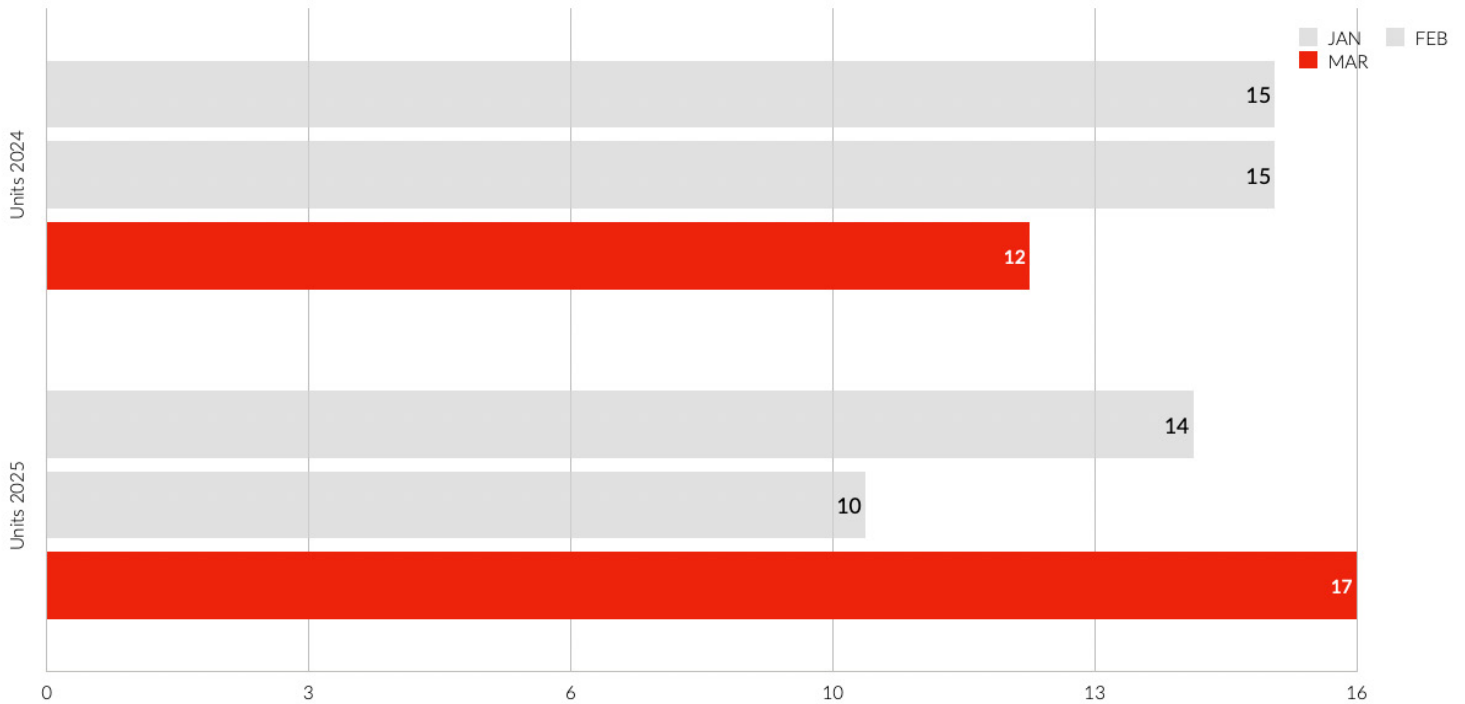


Yearly Totals 2024 vs. 2025

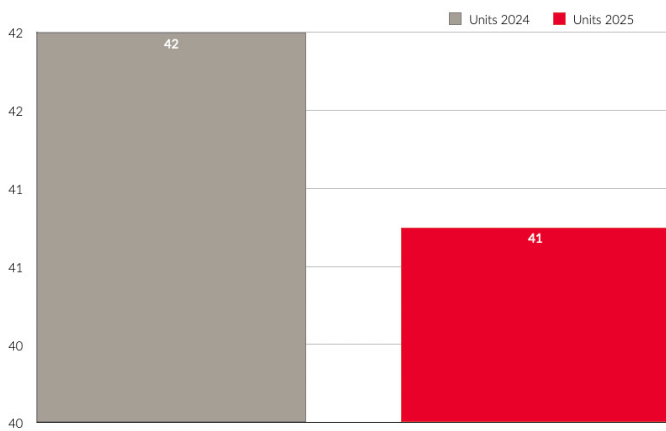


Month vs. Month 2024 vs. 2025

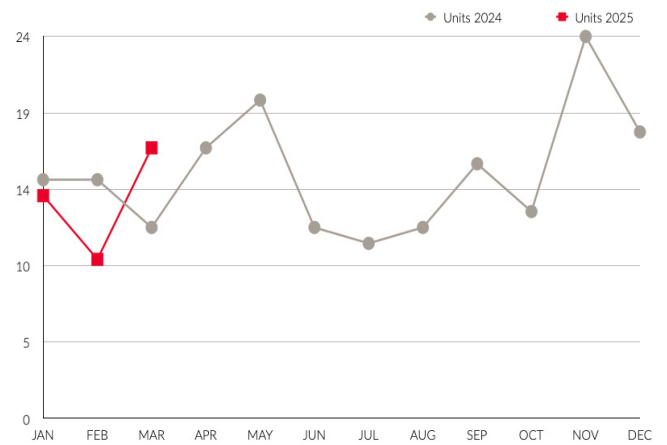
UNIT SALES



Monthly Comparison 2024 vs. 2025

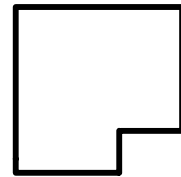

















Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$48,032,501 +40.75%	 \$0 No Change	 \$2,274,000 +4.65%
YTD Unit Sales	 41 +17.14%	 0 No Change	 4 -33.33%
YTD Average Sale Price	 \$1,171,524 +20.15%	 \$0 No Change	 \$568,500 +56.97%
March Sales Volume	 \$29,169,501 +114.02%	 \$0 No Change	 \$882,000 +11.65%
March Unit Sales	 17 +70%	 0 No Change	 1 No Change

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

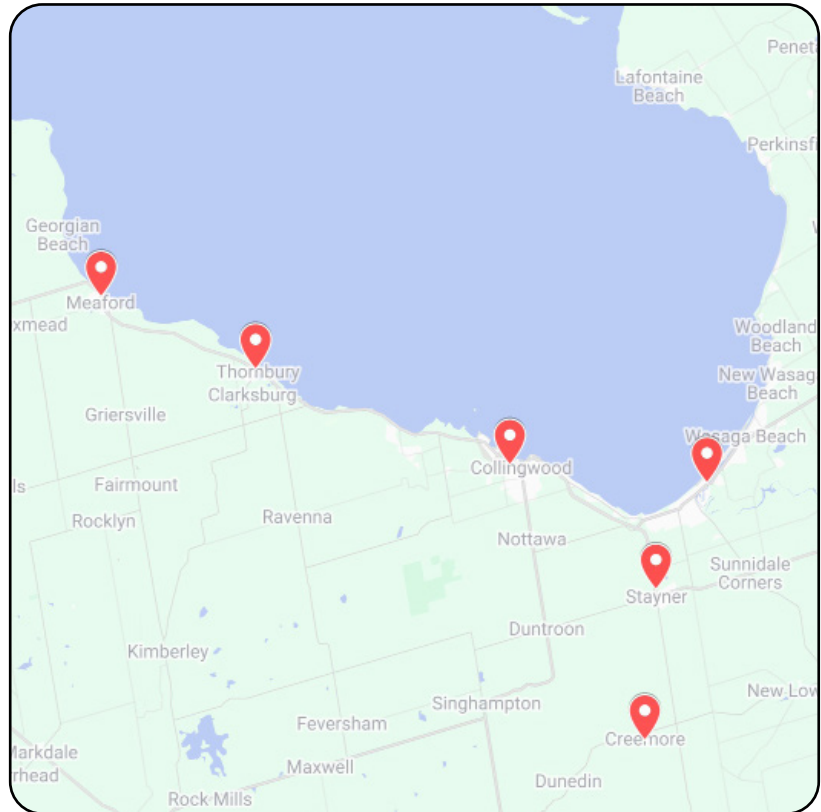
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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