



2025

APRIL

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 April 2025 real estate market remained firmly in buyer's market territory, despite a pickup in activity. The median sale price fell 12.1% to \$806,500, and the average sale price declined 11.34% to \$925,986, reflecting continued downward pressure on prices. Still, sales volume rose 14.74% year-over-year to \$20,371,700, driven by a 29.41% increase in unit sales to 22 properties. New listings climbed 32% to 66, and expired listings rose 50%, suggesting supply is still outpacing demand. The unit sales-to-listings ratio dipped slightly to 33.33%, down 1.96%, confirming that buyers continue to hold the advantage in today's market.



April year-over-year sales volume of \$20,371,700

Up 14.74% from 2024's \$17,755,026 with unit sales of 22 up from last April's 17. New listings of 66 are up 32% from a year ago, with the sales/listing ratio of 33.33% down 1.96%.



Year-to-date sales volume of \$68,404,201

Up 24.19% from 2024's \$55,078,526 with unit sales of 63 up 6.78% from 2024's 59. New listings of 214 are up 32.1% from a year ago, with the sales/listing ratio of 29.44% down 19.17%.



Year-to-date average sale price of \$1,058,613

Up 11.73% from \$947,513 one year ago with median sale price of \$742,500 down from \$802,500 one year ago. Average days-on-market of 65 is up 8 days from last year.

APRIL NUMBERS

Median Sale Price

\$806,500

-12.1%

Average Sale Price

\$925,986

-11.34%

Sales Volume

\$20,371,700

+14.74%

Unit Sales

22

+29.41%

New Listings

66

+32%

Expired Listings

9

+50%

Unit Sales/Listings Ratio

33.33%

-1.96%

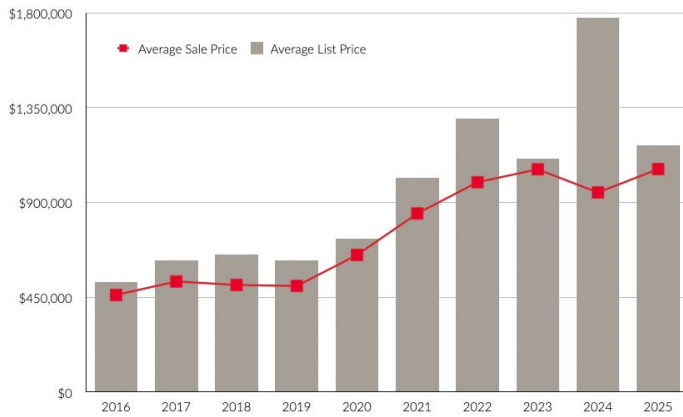
*Year-over-year comparison
(April 2025 vs. April 2024)*

THE MARKET IN DETAIL

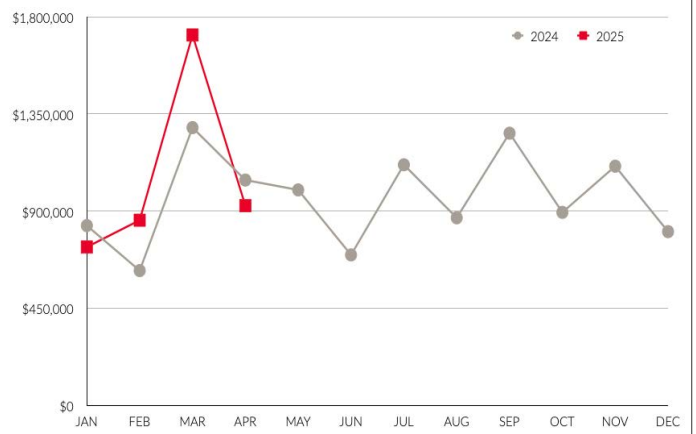
	2023	2024	2025	2024-2025
YTD Volume Sales	\$56,750,604	\$55,078,526	\$68,404,201	+24.19%
YTD Unit Sales	56	59	63	+6.78%
YTD New Listings	167	162	214	+32.1%
YTD Sales/Listings Ratio	33.53%	36.42%	29.44%	-19.17%
YTD Expired Listings	19	28	52	+85.71%
Monthly Volume Sales	\$19,834,500	\$17,755,026	\$20,371,700	+14.74%
Monthly Unit Sales	22	17	22	+29.41%
Monthly New Listings	56	50	66	+32%
Monthly Sales/Listings Ratio	39.29%	34.00%	33.33%	-1.96%
Monthly Expired Listings	5	6	9	+50%
Monthly Average Sale Price	\$901,568	\$1,044,413	\$925,986	-11.34%
YTD Sales: \$0-\$199K	0	0	2	No Change
YTD Sales: \$200k-349K	0	1	0	-100%
YTD Sales: \$350K-\$549K	5	6	6	No Change
YTD Sales: \$550K-\$749K	25	18	18	No Change
YTD Sales: \$750K-\$999K	14	14	23	+64.29%
YTD Sales: \$1M-\$2M	10	12	12	No Change
YTD Sales: \$2M+	12	16	2	-87.5%
YTD Average Days-On-Market	47.00	57.00	64.75	+13.6%
YTD Average Sale Price	\$1,057,513	\$947,514	\$1,058,613	+11.73%
YTD Median Sale Price	\$715,000	\$802,500	\$742,500	-7.48%

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

AVERAGE SALE PRICE

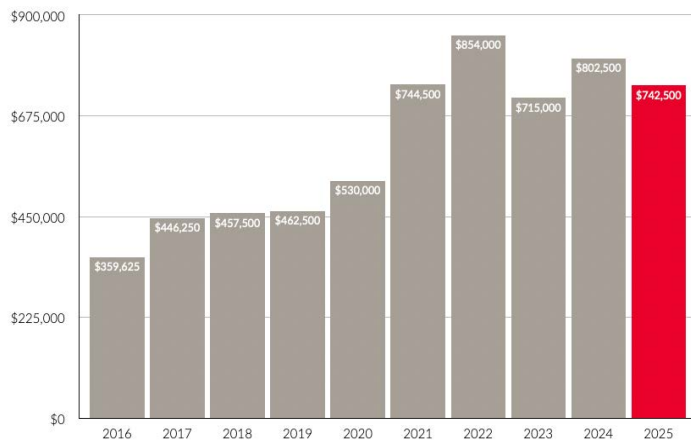


Year-Over-Year

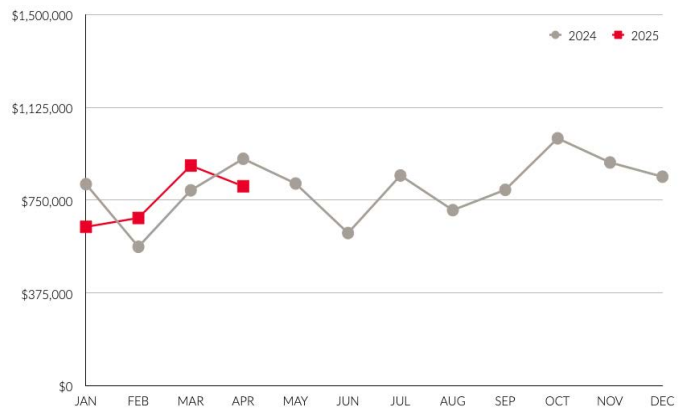


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



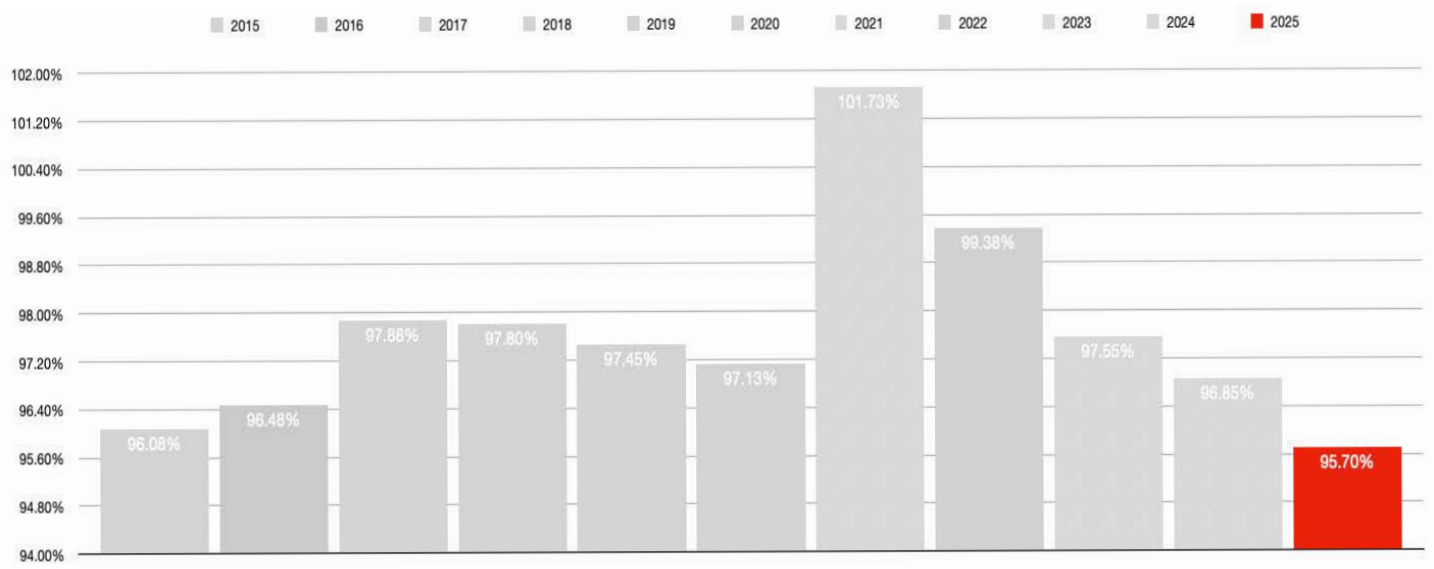
Year-Over-Year



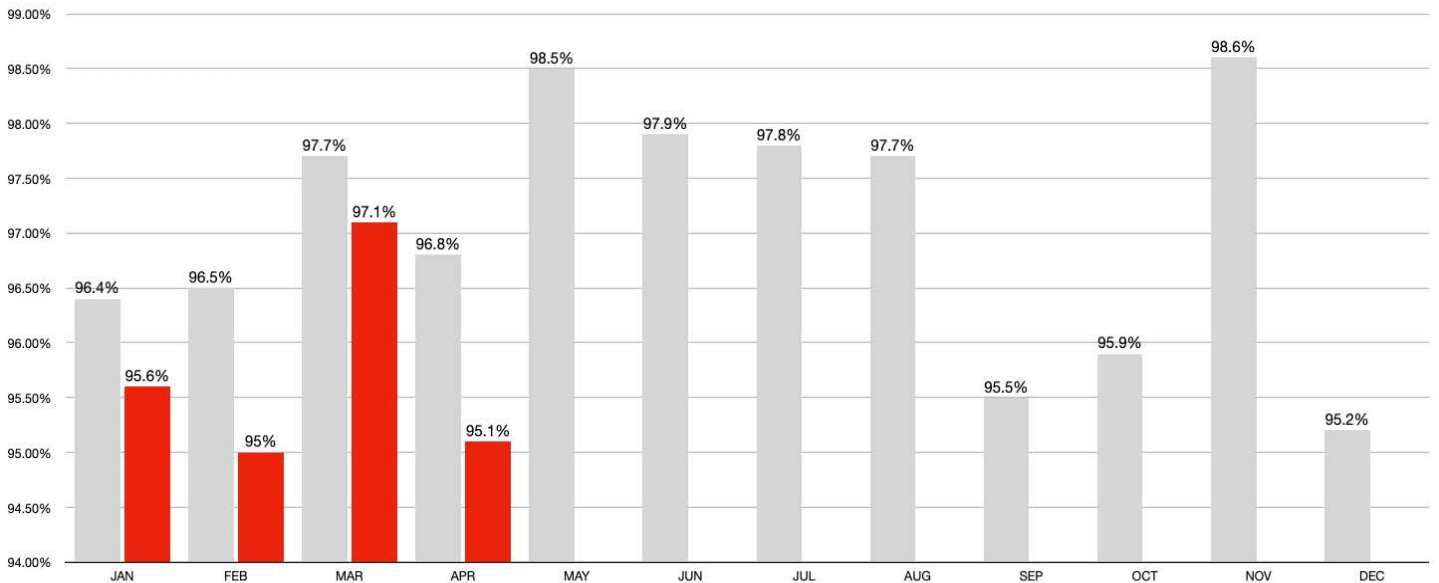
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

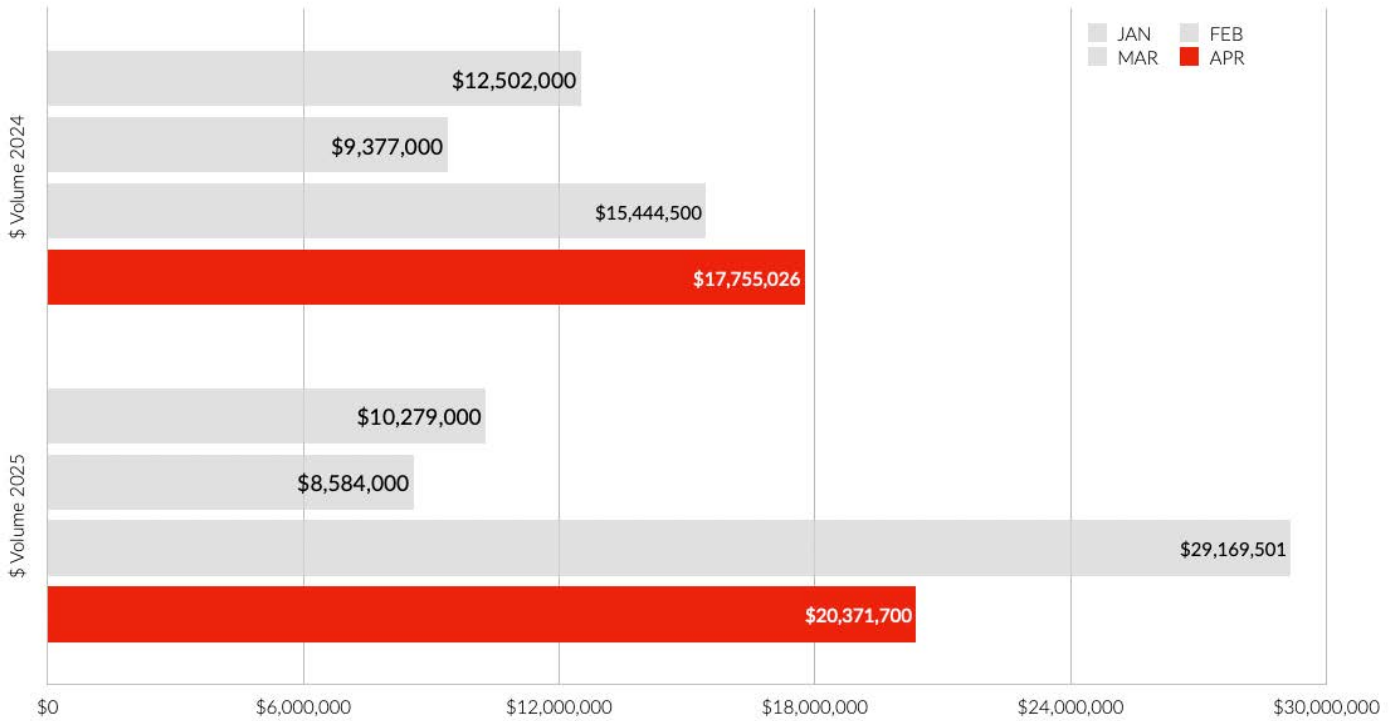


Year-Over-Year

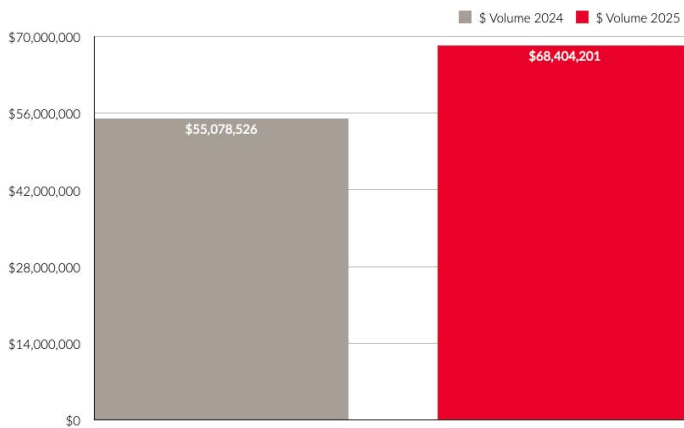


Month-Over-Month 2024 vs. 2025

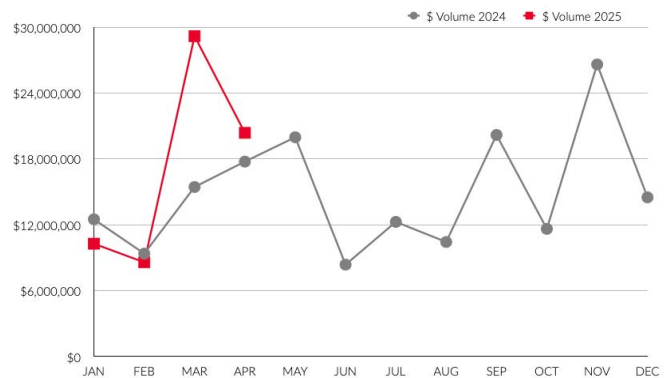
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

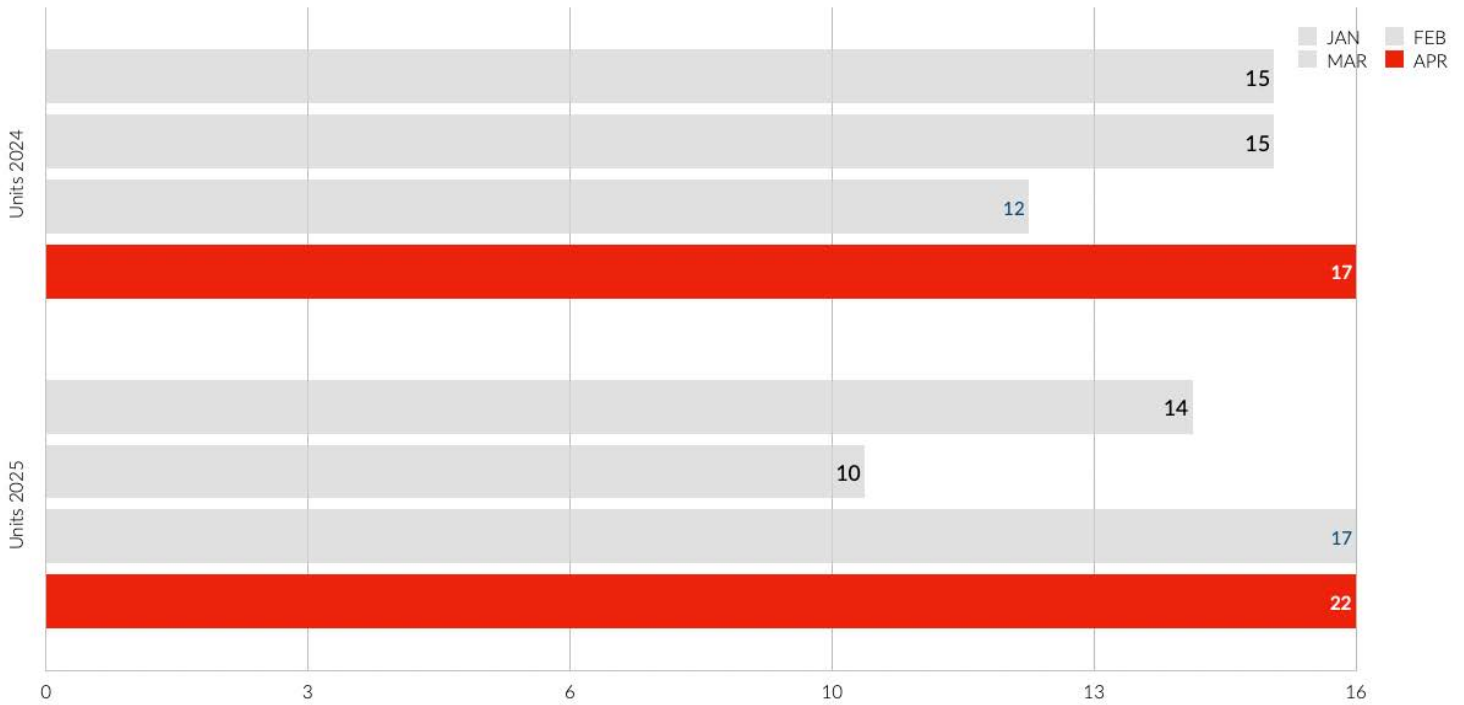


Yearly Totals 2024 vs. 2025

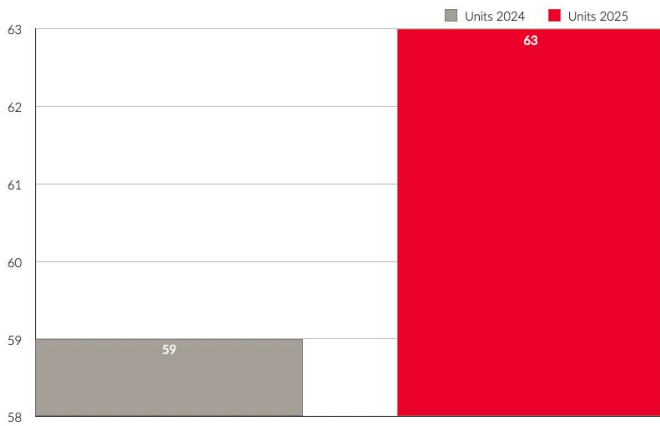


Month vs. Month 2024 vs. 2025

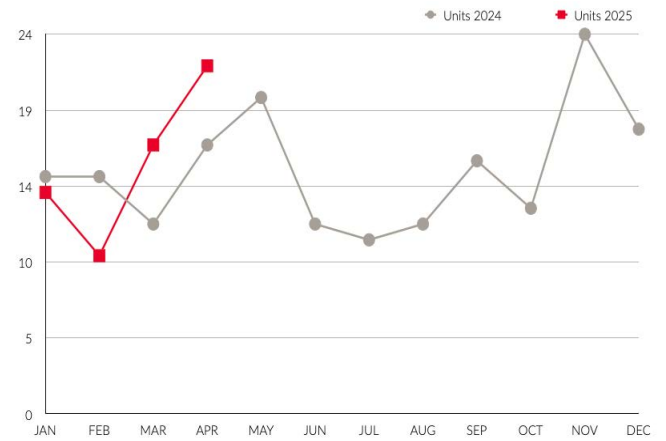
UNIT SALES



Monthly Comparison 2024 vs. 2025

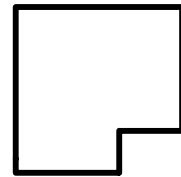

















Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$68,404,201 +34.68%	 \$0 No change	 \$2,310,000 -13.58%
YTD Unit Sales	 63 +26%	 0 No change	 5 -28.57%
YTD Average Sale Price	 \$1,085,781 +6.89%	 \$0 No change	 \$462,000 +20.99%
April Sales Volume	 \$20,371,700 +22.24%	 \$0 No change	 \$36,000 -92.8%
April Unit Sales	 22 +46.67%	 0 No change	 0 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

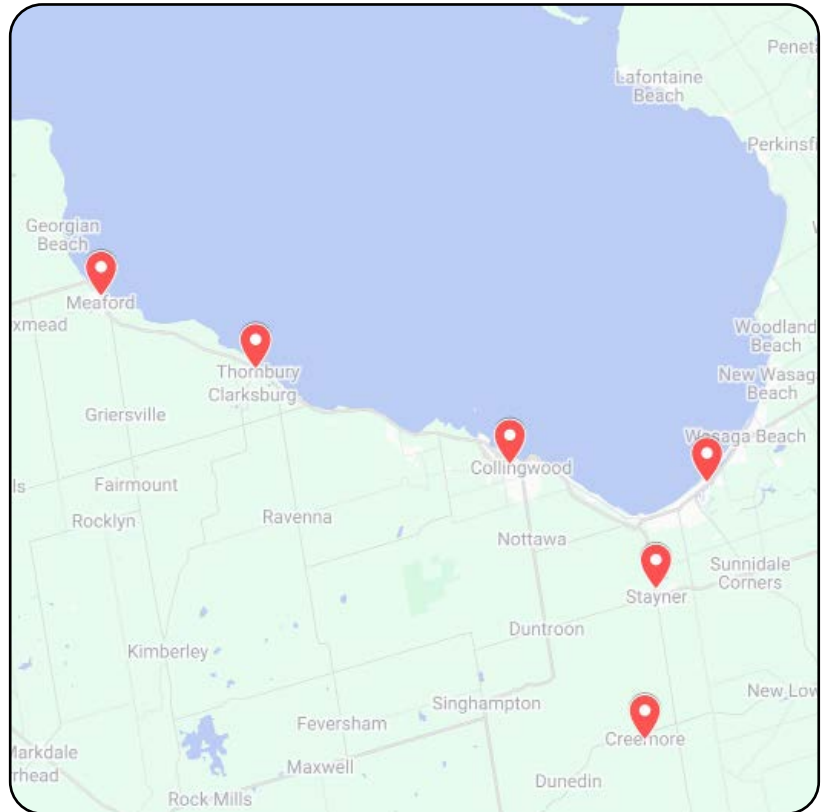
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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