



# 2025

# OCTOBER

# 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 cooled this October, with softer sales activity and wider price adjustments year-over-year. The median sale price dropped 36.2% to \$638,000, while the average sale price rose 5.6% to \$944,864, indicating a shift toward more balanced mid-range transactions. Sales volume fell 10.65% to \$10.4 million, supported by 11 unit sales, down 15.38% from last year. New listings increased 24.56% to 71, while expired listings climbed 40% to 21. The sales-to-new listings ratio declined 32.07% to 15.49%, underscoring a slower market pace and continued buyer's-market conditions heading into late fall.



**October year-over-year sales volume of \$10,393,500**

Down -10.65% from 2024's \$11,631,750 with unit sales of 11 down -15.38% from last October's 13. New listings of 71 are up +24.56% from a year ago, with the sales/listing ratio of 15.49% down -32.07%.



**Year-to-date sales volume of \$176,644,739**

Up +28.06% from 2024's \$137,936,064 with unit sales of 174 up +21.68% from 2024's 143. New listings of 647 are up +32.58% from a year ago, with the sales/listing ratio of 26.89% down -8.22%.



**Year-to-date average sale price of \$1,004,344**

Up +4.33% from \$962,704 one year ago with median sale price of \$716,250 down -10.86% from \$803,500 one year ago. Average days-on-market of 54 is up 5 days from last year.

## OCTOBER NUMBERS

Median Sale Price

**\$638,000**

-36.2%

Average Sale Price

**\$944,864**

+5.6%

Sales Volume

**\$10,393,500**

-10.65%

Unit Sales

**11**

-15.38%

New Listings

**71**

+24.56%

Expired Listings

**21**

+40%

Unit Sales/Listings Ratio

**15.49%**

-32.07%

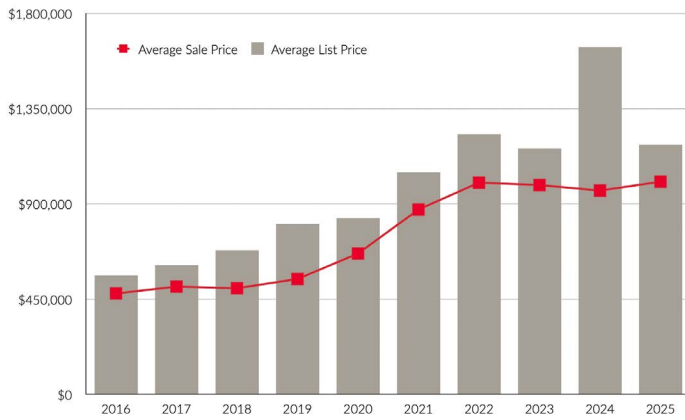
*Year-over-year comparison  
(October 2025 vs. October 2024)*

# THE MARKET IN DETAIL

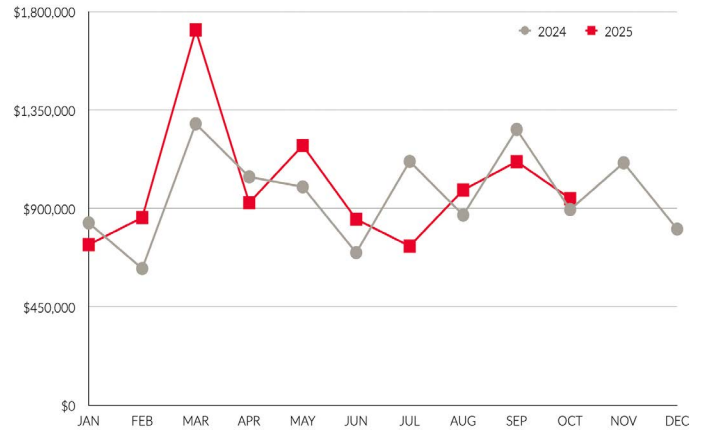
	2023	2024	2025	2024-2025
<b>YTD Volume Sales</b>	\$163,960,746	\$137,936,064	\$176,644,739	+28.06%
<b>YTD Unit Sales</b>	169	143	174	+21.68%
<b>YTD New Listings</b>	513	488	647	+32.58%
<b>YTD Sales/Listings Ratio</b>	32.94%	29.30%	26.89%	-8.22%
<b>YTD Expired Listings</b>	101	112	137	+22.32%
<b>Monthly Volume Sales</b>	\$13,956,999	\$11,631,750	\$10,393,500	-10.65%
<b>Monthly Unit Sales</b>	13	13	11	-15.38%
<b>Monthly New Listings</b>	43	57	71	+24.56%
<b>Monthly Sales/Listings Ratio</b>	30.23%	22.81%	15.49%	-32.07%
<b>Monthly Expired Listings</b>	18	15	21	+40%
<b>Monthly Average Sale Price</b>	\$1,073,615	\$894,750	\$944,864	+5.6%
<b>YTD Sales: \$0-\$199K</b>	0	0	3	Up from 0
<b>YTD Sales: \$200k-349K</b>	4	3	3	No Change
<b>YTD Sales: \$350K-\$549K</b>	16	17	16	-5.88%
<b>YTD Sales: \$550K-\$749K</b>	53	39	56	+43.59%
<b>YTD Sales: \$750K-\$999K</b>	43	30	55	+83.33%
<b>YTD Sales: \$1M-\$2M</b>	60	37	32	-13.51%
<b>YTD Sales: \$2M+</b>	8	13	10	-23.08%
<b>YTD Average Days-On-Market</b>	43.40	48.90	54.40	+11.25%
<b>YTD Average Sale Price</b>	\$988,674	\$962,705	\$1,004,345	+4.33%
<b>YTD Median Sale Price</b>	\$754,750	\$803,500	\$716,250	-10.86%

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

# AVERAGE SALE PRICE

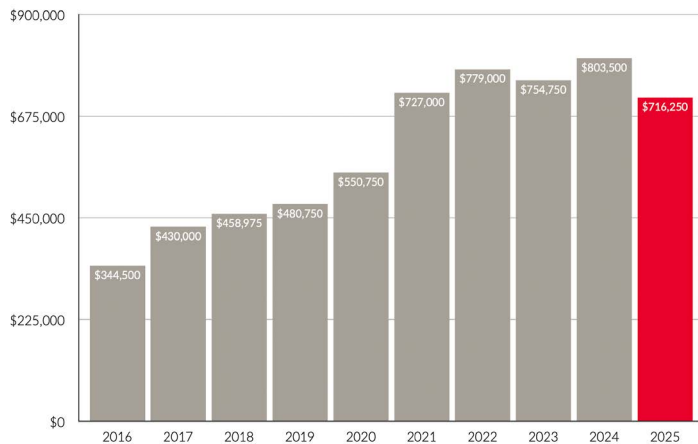


Year-Over-Year

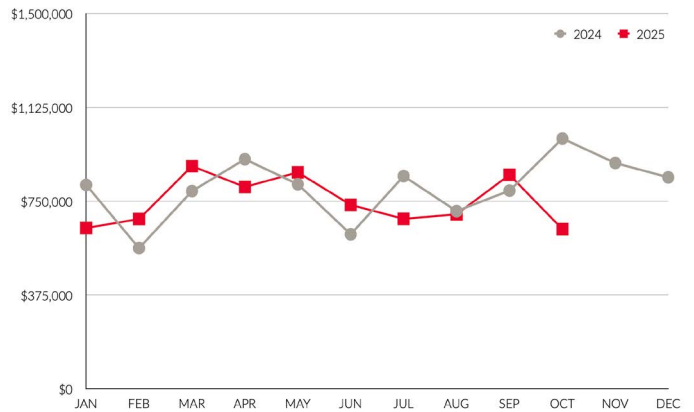


Month-Over-Month 2024 vs. 2025

# MEDIAN SALE PRICE



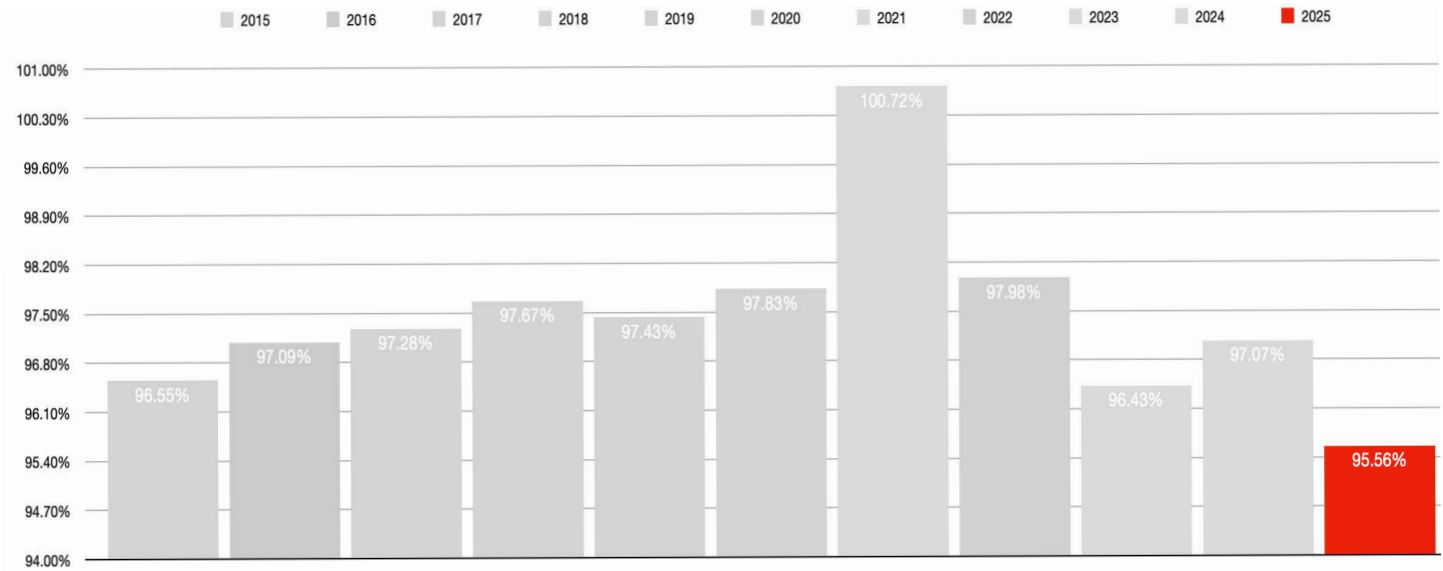
Year-Over-Year



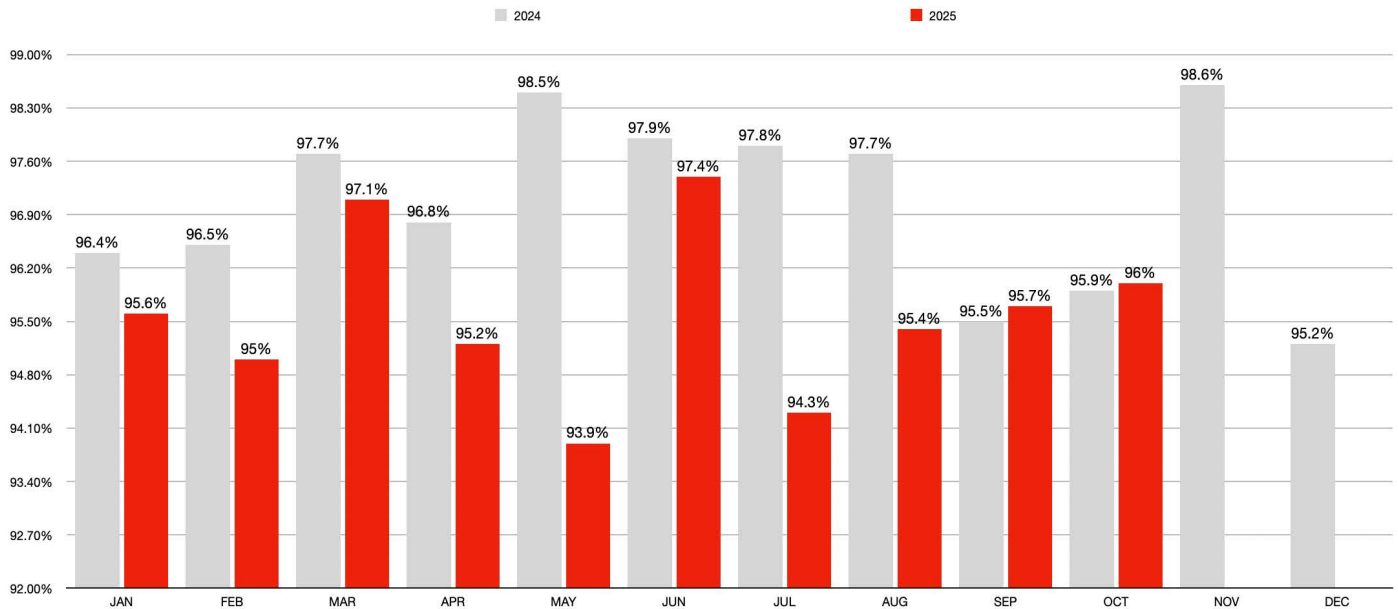
Month-Over-Month 2024 vs. 2025

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

# SALE PRICE VS. LIST PRICE RATIO

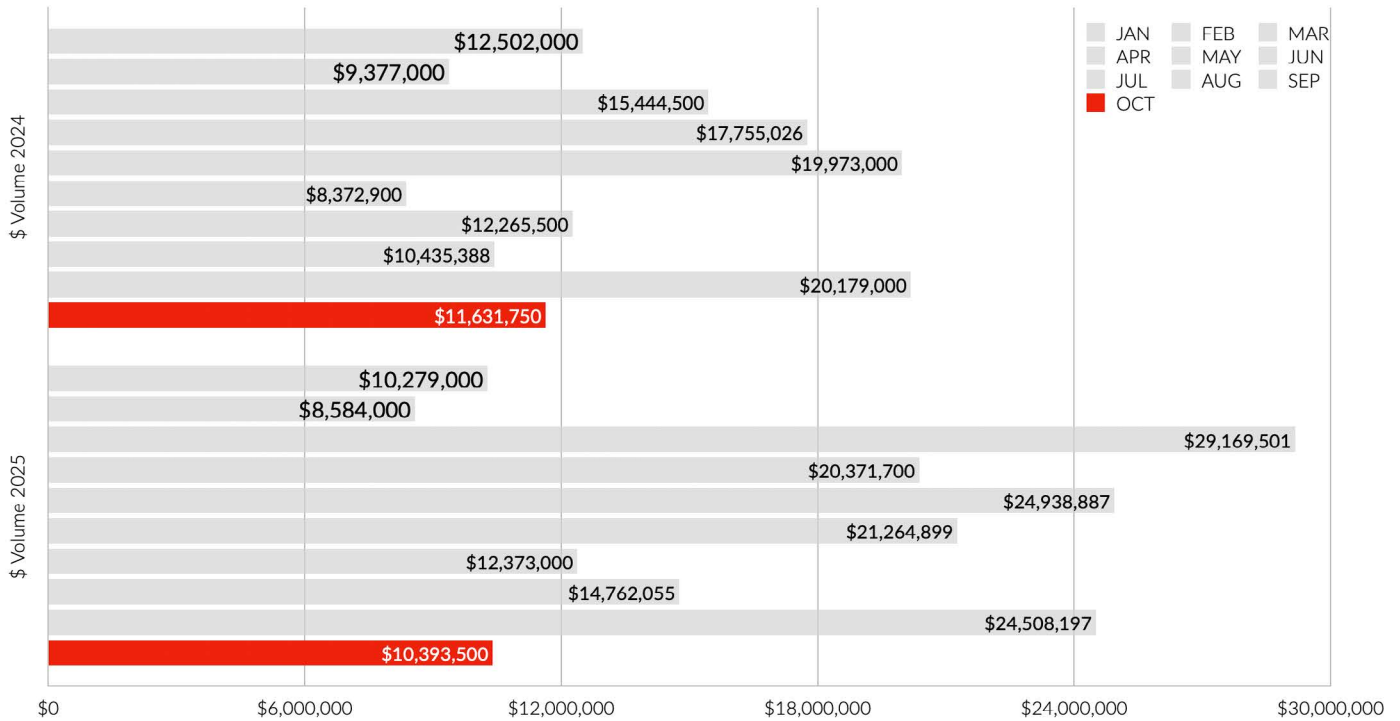


## Year-Over-Year

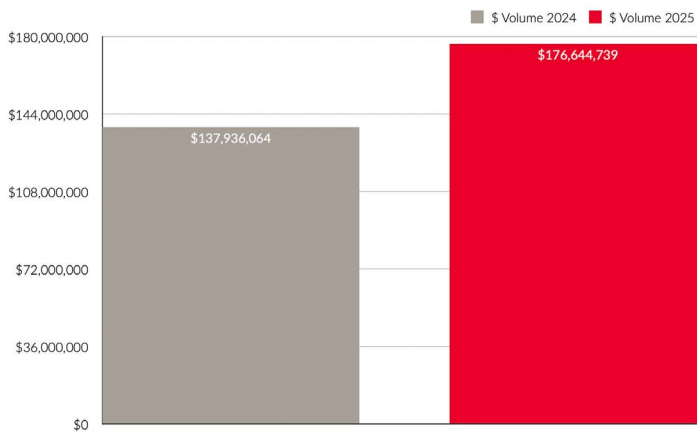


## Month-Over-Month 2024 vs. 2025

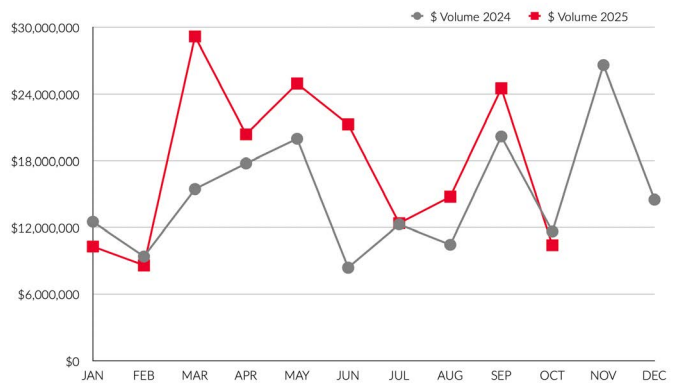
# DOLLAR VOLUME SALES



## Monthly Comparison 2024 vs. 2025

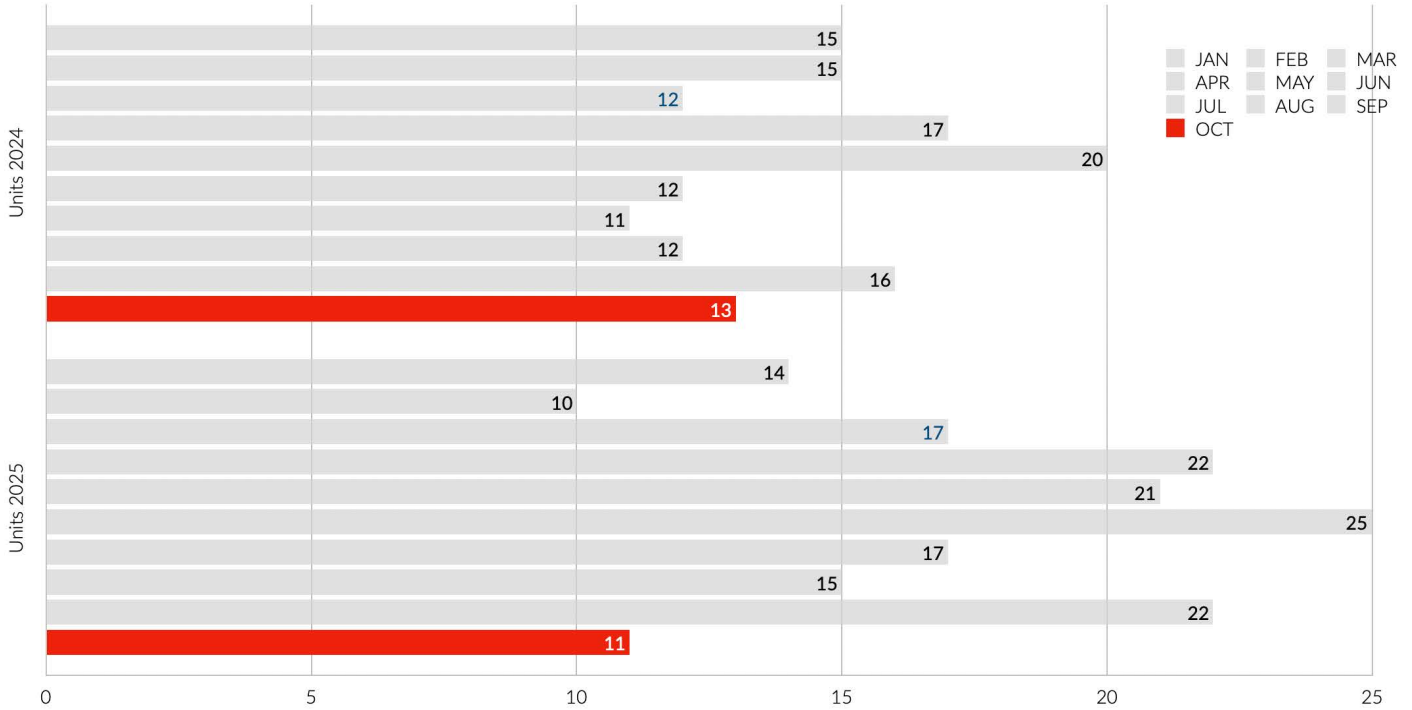


## Yearly Totals 2024 vs. 2025

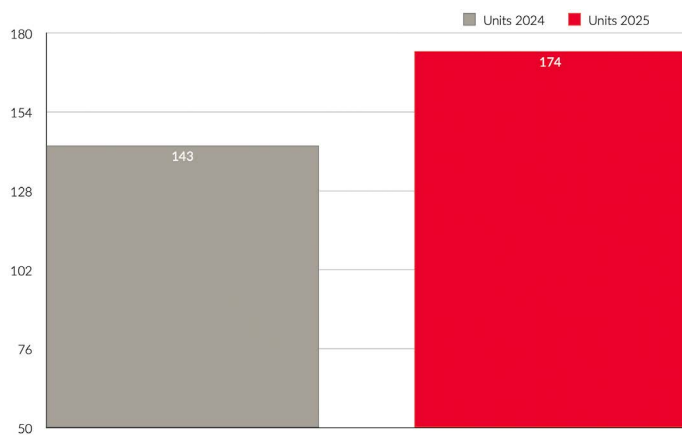


## Month vs. Month 2024 vs. 2025

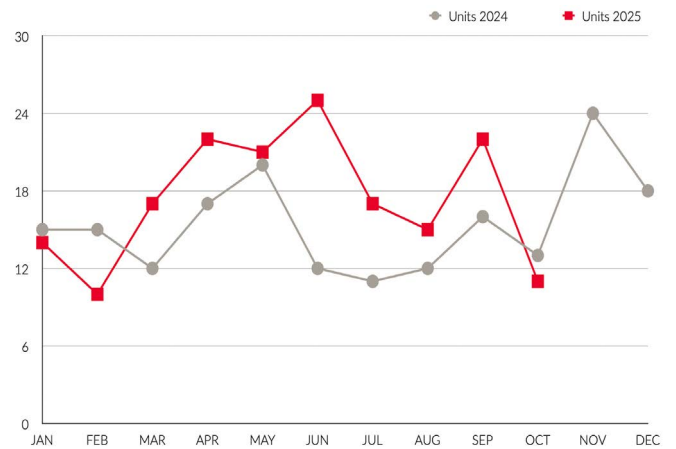
# UNIT SALES



Monthly Comparison 2024 vs. 2025



Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
YTD Sales Volume	 <b>\$175,969,740</b> +36.3%	 <b>\$674,999</b> +49.01%	 <b>\$4,325,000</b> -30.62%
YTD Unit Sales	 <b>173</b> +40.65%	 <b>1</b> No Change	 <b>10</b> -37.5%
YTD Average Sale Price	 <b>\$1,017,166</b> -3.09%	 <b>\$674,999</b> +49.01%	 <b>\$432,500</b> +11.01%
October Sales Volume	 <b>\$10,393,500</b> -10.65%	 <b>\$0</b> No Change	 <b>\$55,000</b> Up from \$0
October Unit Sales	 <b>11</b> -15.38%	 <b>0</b> No Change	 <b>1</b> 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



 /RoyalLePageLocationsNorth

 /RlpLocationsNorth

 /LocationsNorth

Helping You Is What We Do.

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

[locationsnorth.com/market-update/](https://locationsnorth.com/market-update/)