



# 2025

# DECEMBER

# 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

The [Clearview](#) real estate market experienced softer conditions in December, with reduced sales activity compared to last year and market dynamics favouring buyers. The median sale price edged down 3.61% year-over-year to \$814,500, while the average sale price increased 30.59% to \$1,052,000, reflecting fewer but higher-value transactions. Sales volume declined 27.45% to \$10.52 million, driven by a 44.44% drop in unit sales to just 10 properties. New listings fell 37.04% to 17, while expired listings rose sharply by 73.33% to 26, underscoring the challenges facing sellers in the current environment. With a sales-to-new listings ratio of 58.82%, the market remains firmly in buyer territory as we head into the winter season.



**December year-over-year sales volume of \$10,520,000**

Down -27.45% from 2024's \$14,499,999 with unit sales of 10 down -44.44% from last December's 18. New listings of 17 are down -37.04% from a year ago, with the sales/listing ratio of 58.82% down -11.76%.



**Year-to-date sales volume of \$204,329,639**

Up +9.35% from 2024's \$186,865,963 with unit sales of 202 up +9.19% from 2024's 185. New listings of 701 are up +23.42% from a year ago, with the sales/listing ratio of 28.82% down -11.53%.



**Year-to-date average sale price of \$984,065**

Up +2.32% from \$961,755 one year ago with median sale price of \$716,250 down -12.25% from \$816,250 one year ago. Average days-on-market of 55 is up 3 days from last year.

## DECEMBER NUMBERS

Median Sale Price

**\$814,500**

-3.61%

Average Sale Price

**\$1,052,000**

+30.59%

Sales Volume

**\$10,520,000**

-27.45%

Unit Sales

**10**

-44.44%

New Listings

**17**

-37.04%

Expired Listings

**26**

+73.33%

Unit Sales/Listings Ratio

**58.82%**

-11.76%

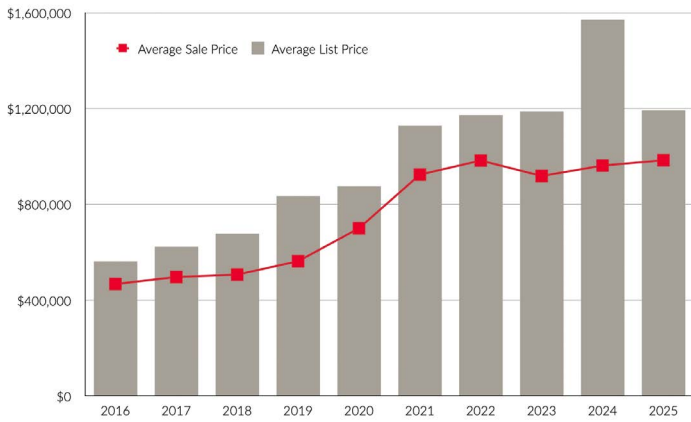
*Year-over-year comparison  
(December 2025 vs. December 2024)*

# THE MARKET IN DETAIL

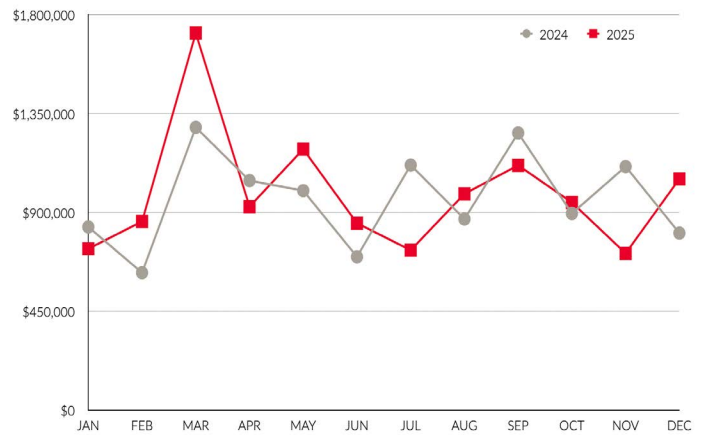
	2023	2024	2025	2024-2025
<b>YTD Volume Sales</b>	\$178,652,446	\$186,865,963	\$204,329,639	+9.35%
<b>YTD Unit Sales</b>	182	185	202	+9.19%
<b>YTD New Listings</b>	562	568	701	+23.42%
<b>YTD Sales/Listings Ratio</b>	32.38%	32.57%	28.82%	-11.53%
<b>YTD Expired Listings</b>	149	149	178	+19.46%
<b>Monthly Volume Sales</b>	\$4,150,900	\$14,499,999	\$10,520,000	-27.45%
<b>Monthly Unit Sales</b>	7	18	10	-44.44%
<b>Monthly New Listings</b>	18	27	17	-37.04%
<b>Monthly Sales/Listings Ratio</b>	38.89%	66.67%	58.82%	-11.76%
<b>Monthly Expired Listings</b>	30	15	26	+73.33%
<b>Monthly Average Sale Price</b>	\$592,986	\$805,556	\$1,052,000	+30.59%
<b>YTD Sales: \$0-\$199K</b>	0	3	3	No Change
<b>YTD Sales: \$200k-349K</b>	6	4	4	No Change
<b>YTD Sales: \$350K-\$549K</b>	16	22	18	-18.18%
<b>YTD Sales: \$550K-\$749K</b>	61	47	69	+46.81%
<b>YTD Sales: \$750K-\$999K</b>	45	39	62	+58.97%
<b>YTD Sales: \$1M-\$2M</b>	60	50	36	-28%
<b>YTD Sales: \$2M+</b>	8	16	11	-31.25%
<b>YTD Average Days-On-Market</b>	43.08	52.17	55.33	+6.07%
<b>YTD Average Sale Price</b>	\$918,519	\$961,755	\$984,065	+2.32%
<b>YTD Median Sale Price</b>	\$732,500	\$816,250	\$716,250	-12.25%

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

# AVERAGE SALE PRICE

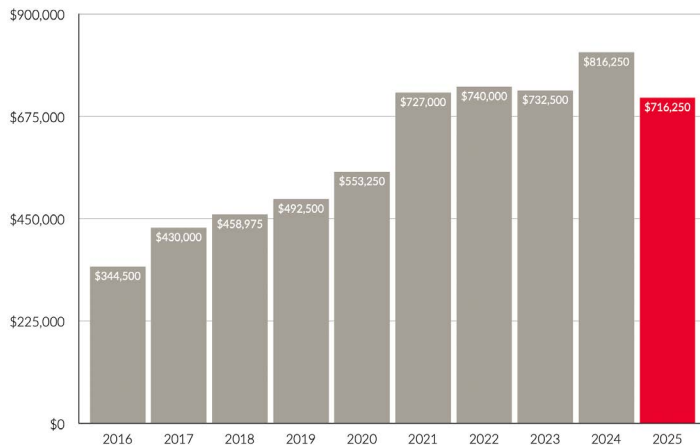


Year-Over-Year

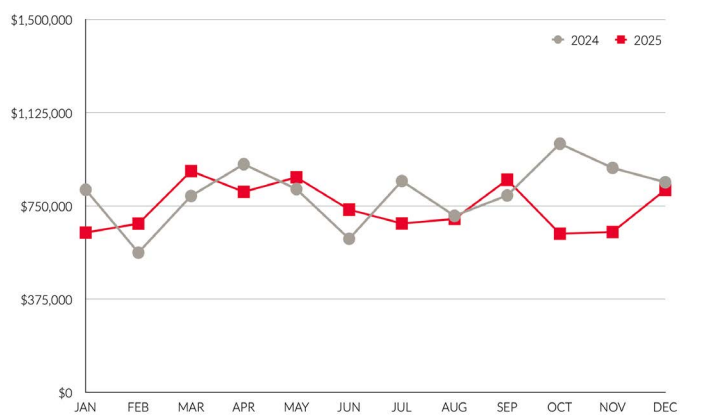


Month-Over-Month 2024 vs. 2025

# MEDIAN SALE PRICE



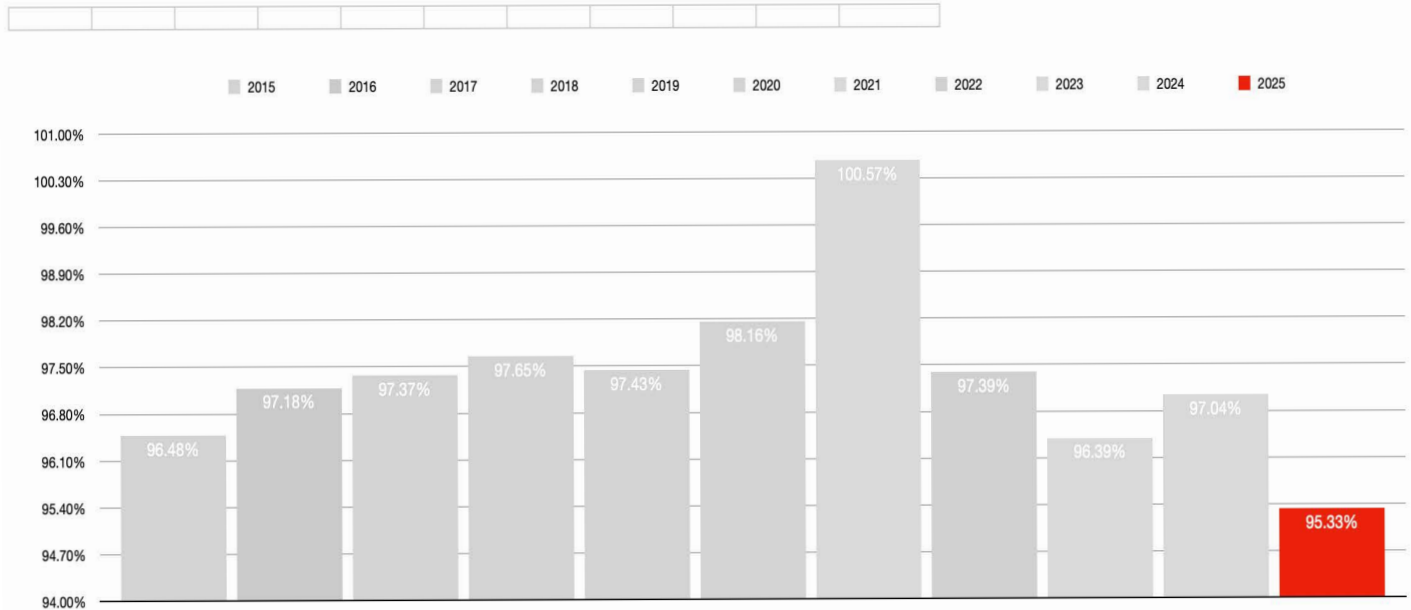
Year-Over-Year



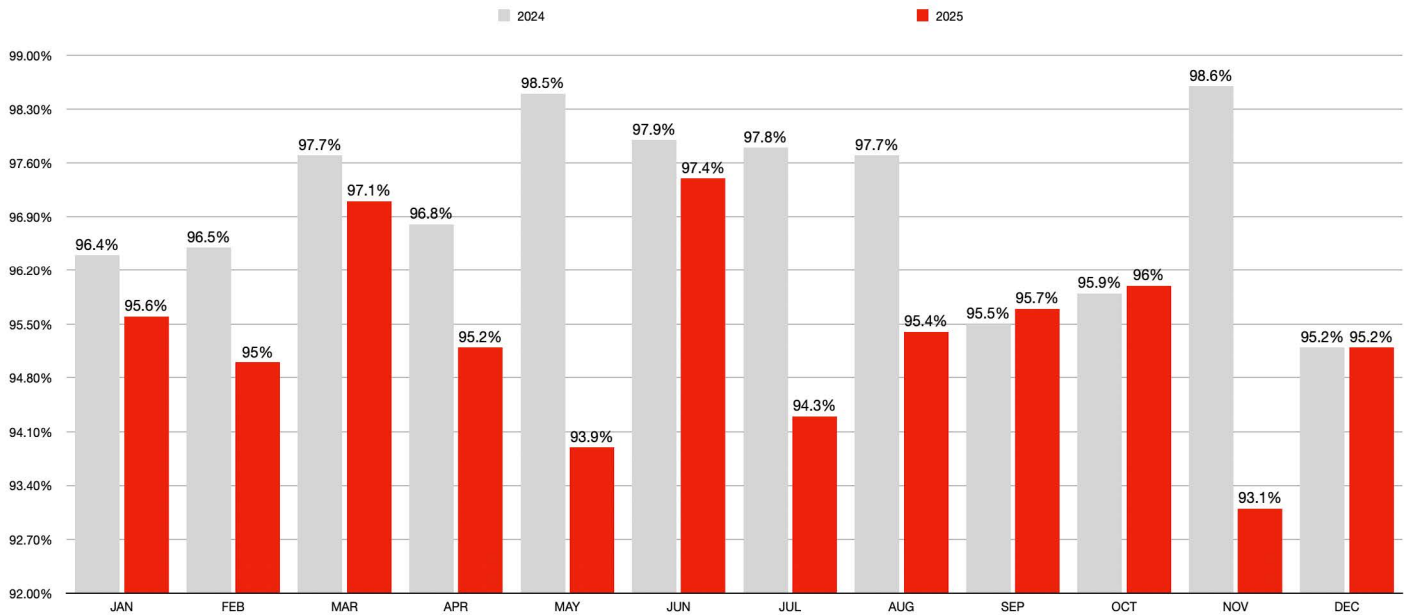
Month-Over-Month 2024 vs. 2025

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

# SALE PRICE VS. LIST PRICE RATIO

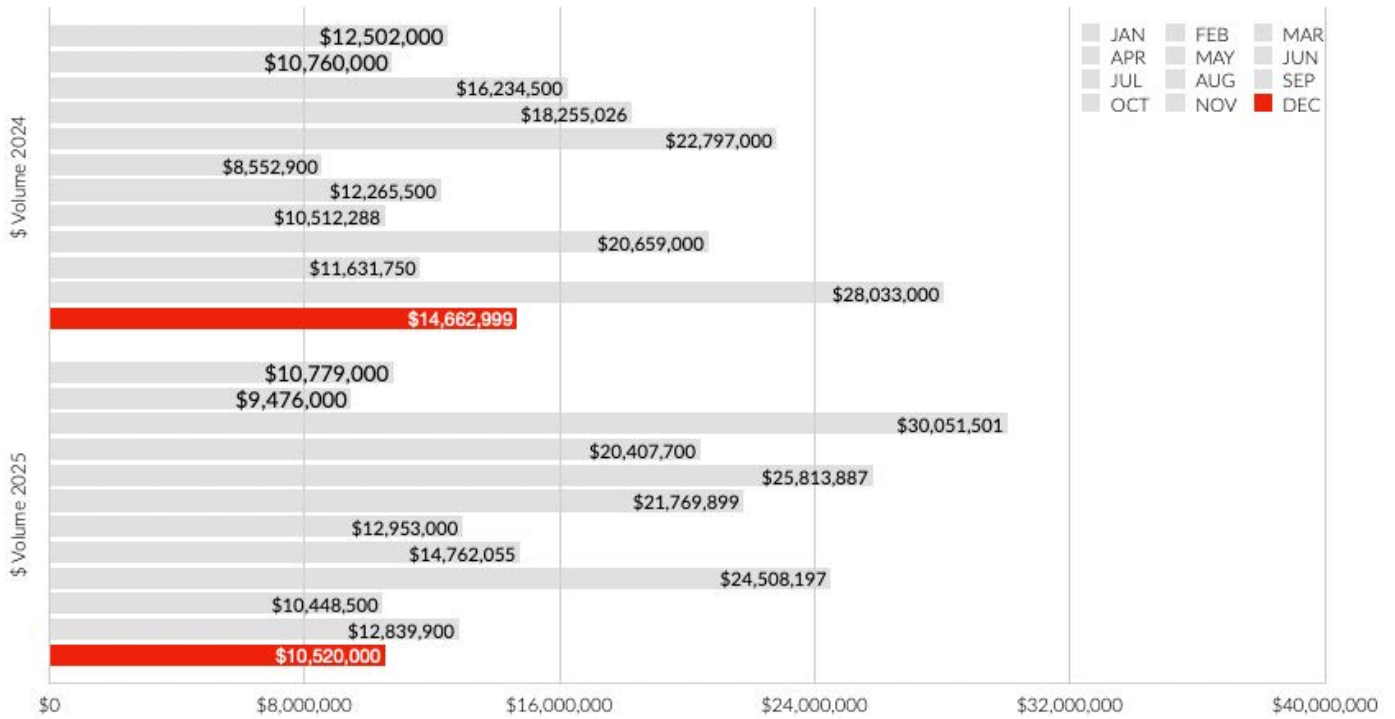


Year-Over-Year

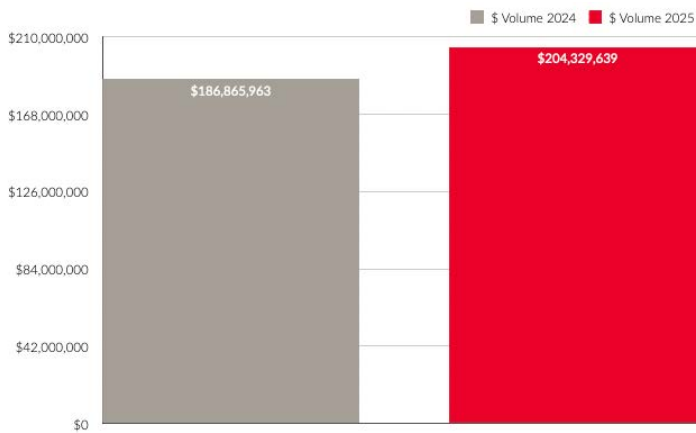


Month-Over-Month 2024 vs. 2025

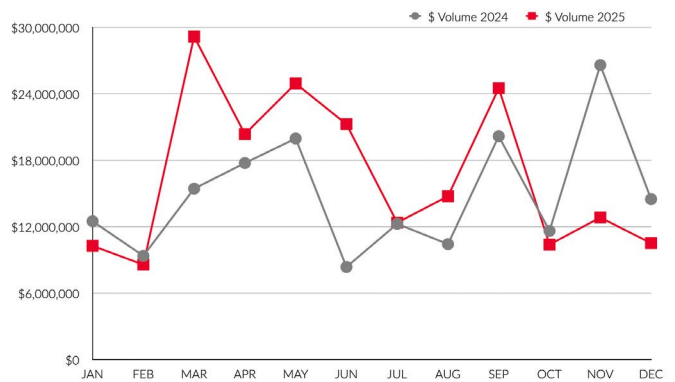
# DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

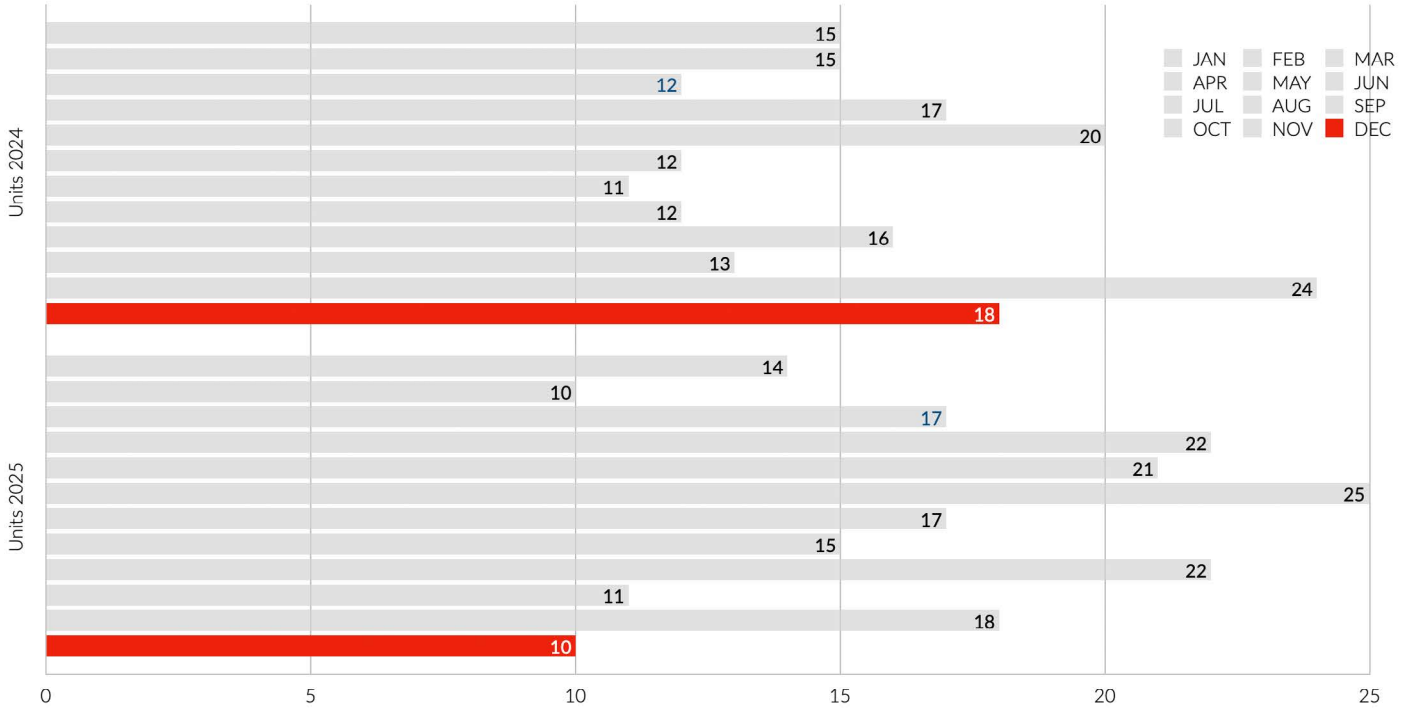


Yearly Totals 2024 vs. 2025

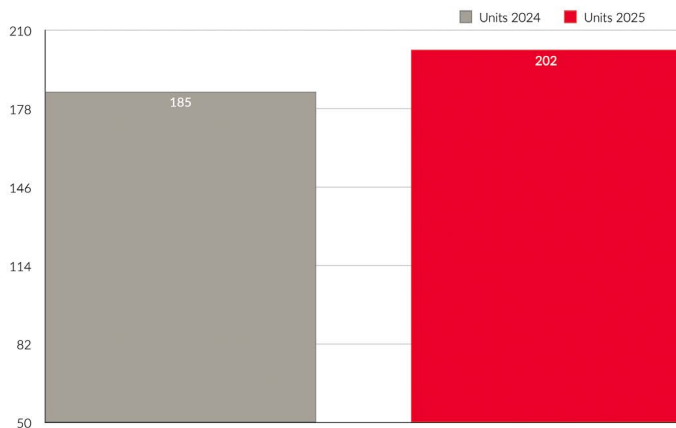


Month vs. Month 2024 vs. 2025

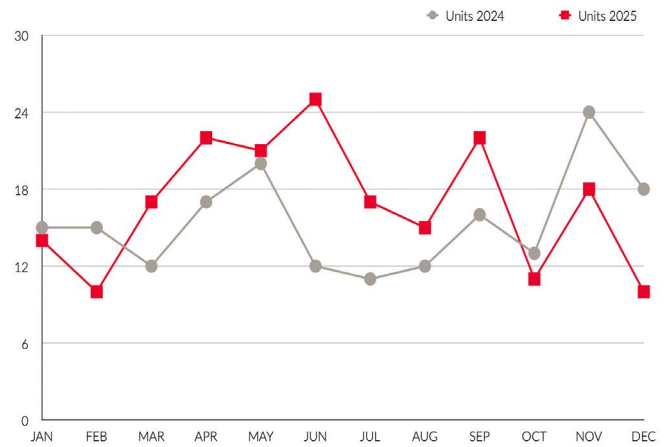
# UNIT SALES



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>\$198,904,640</b> +19.67%	 <b>\$1,099,999</b> -63.55%	 <b>\$4,325,000</b> -44.74%
YTD Unit Sales	 <b>200</b> +25.79%	 <b>2</b> -50%	 <b>10</b> -54.55%
YTD Average Sale Price	 <b>\$994,523</b> -4.86%	 <b>\$550,000</b> -27.1%	 <b>\$432,500</b> +21.57%
December Sales Volume	 <b>\$10,520,000</b> -17.88%	 <b>\$0</b> -100%	 <b>\$0</b> -100%
December Unit Sales	 <b>10</b> -37.5%	 <b>0</b> -100%	 <b>0</b> -100%

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

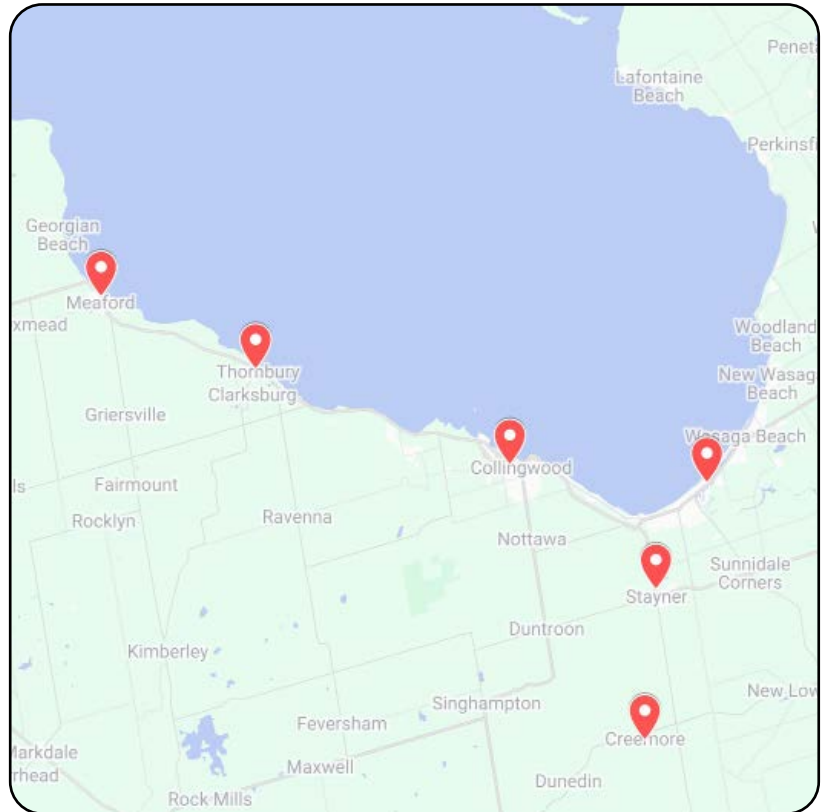
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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