



2026

JANUARY

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 experienced a notable slowdown in January, with overall activity pointing firmly toward a buyer's market. While pricing strengthened year-over-year – with the median sale price rising 31.91% to \$847,500 and the average sale price increasing 34.52% to \$987,688 – sales activity softened considerably. Sales volume declined 23.13%, and unit sales fell 42.86% to just 8 transactions. At the same time, new listings climbed 21.95%, expanding available inventory, while expired listings decreased 18.18%. With the unit sales-to-listings ratio dropping sharply to 16.00%, buyers have significantly more choice and negotiating leverage in the current market environment.

JANUARY NUMBERS

Median Sale Price

\$847,500

+31.91%

Average Sale Price

\$987,688

+34.52%

Sales Volume

\$7,901,500

-23.13%

Unit Sales

8

-42.86%

New Listings

50

+21.95%

Expired Listings

9

-18.18%

Unit Sales/Listings Ratio

16.00%

-53.14%

*Year-over-year comparison
(January 2026 vs. January 2025)*



January year-over-year sales volume of \$7,901,500

Down -23.13% from 2025's \$10,279,000 with unit sales of 8 down from last January's 14. New listings of 50 are up +21.95% from a year ago, with the sales/listing ratio of 16.00% down -53.14%.



Year-to-date sales volume of \$7,901,500

Down -23.13% from 2025's \$10,279,000 with unit sales of 8 down -42.86% from 2025's 14. New listings of 50 are up +21.95% from a year ago, with the sales/listing ratio of 16.00% down -53.14%.



Year-to-date average sale price of \$987,688

Up +34.52% from \$734,214 one year ago with median sale price of \$847,500 up from \$642,500 one year ago. Average days-on-market of 89 is up 50 days from last year.

THE MARKET IN DETAIL

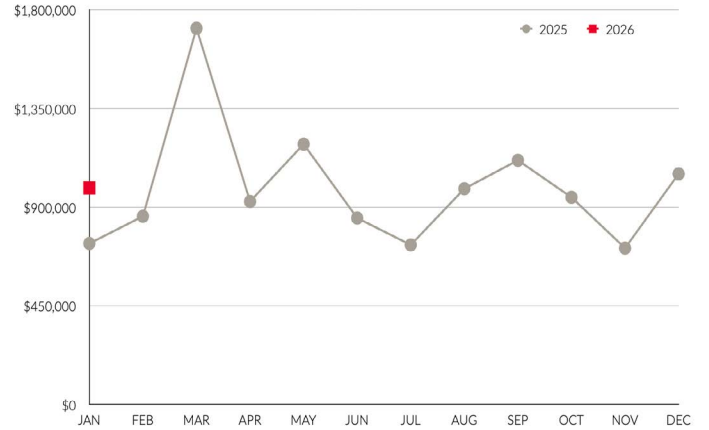
	2024	2025	2026	2025-2026
YTD Volume Sales	\$12,502,000	\$10,279,000	\$7,901,500	-23.13%
YTD Unit Sales	15	14	8	-42.86%
YTD New Listings	37	41	50	+21.95%
YTD Sales/Listings Ratio	40.54%	34.15%	16.00%	-53.14%
YTD Expired Listings	7	11	9	-18.18%
Monthly Volume Sales	\$12,502,000	\$10,279,000	\$7,901,500	-23.13%
Monthly Unit Sales	15	14	8	-42.86%
Monthly New Listings	37	41	50	+21.95%
Monthly Sales/Listings Ratio	40.54%	34.15%	16.00%	-53.14%
Monthly Expired Listings	7	11	9	-18.18%
Monthly Average Sale Price	\$833,467	\$734,214	\$987,688	+34.52%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	0	0	0	No Change
YTD Sales: \$350K-\$549K	3	3	1	-66.67%
YTD Sales: \$550K-\$749K	5	6	2	-66.67%
YTD Sales: \$750K-\$999K	4	4	2	-50%
YTD Sales: \$1M-\$2M	4	1	2	+100%
YTD Sales: \$2M+	0	0	1	+100%
YTD Average Days-On-Market	54.00	39.00	89.00	+128.21%
YTD Average Sale Price	\$833,467	\$734,214	\$987,688	+34.52%
YTD Median Sale Price	\$815,000	\$642,500	\$847,500	+31.91%

Clearview MLS Sales and Listing Summary
2024 vs. 2025 vs. 2026

AVERAGE SALE PRICE

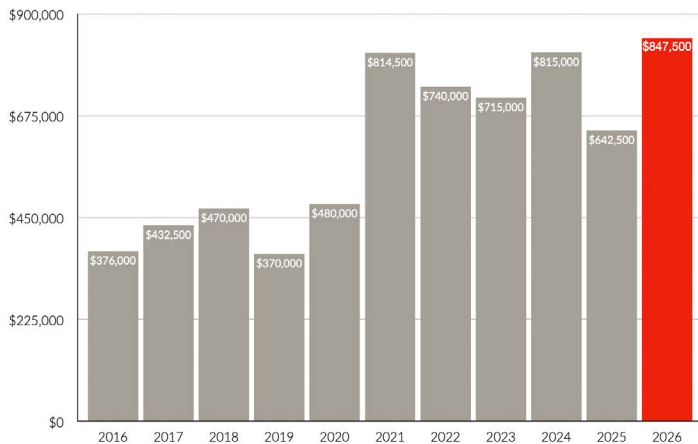


Year-Over-Year

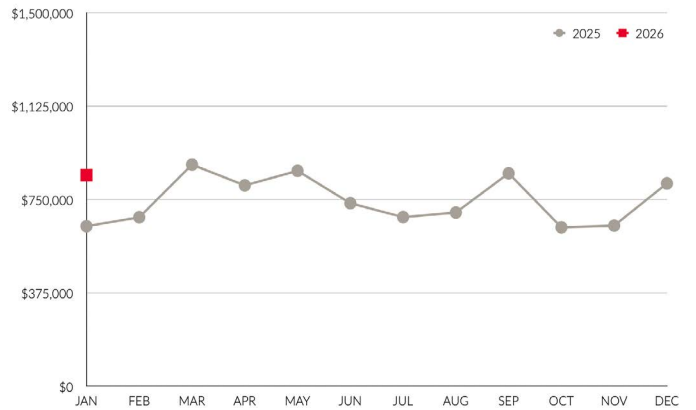


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



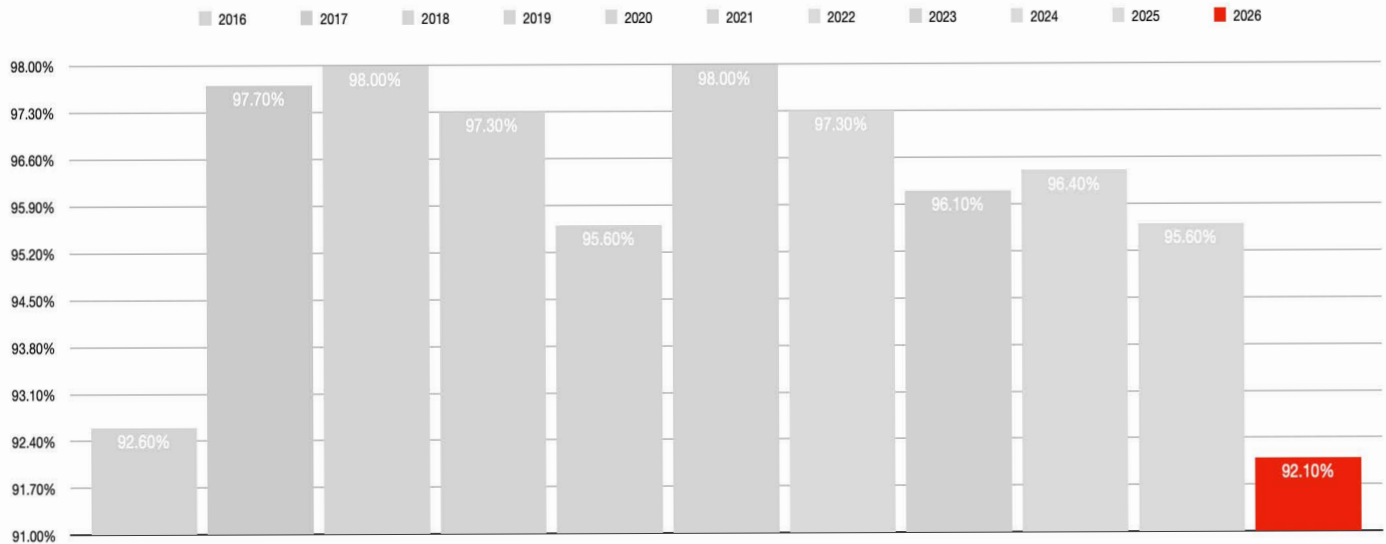
Year-Over-Year



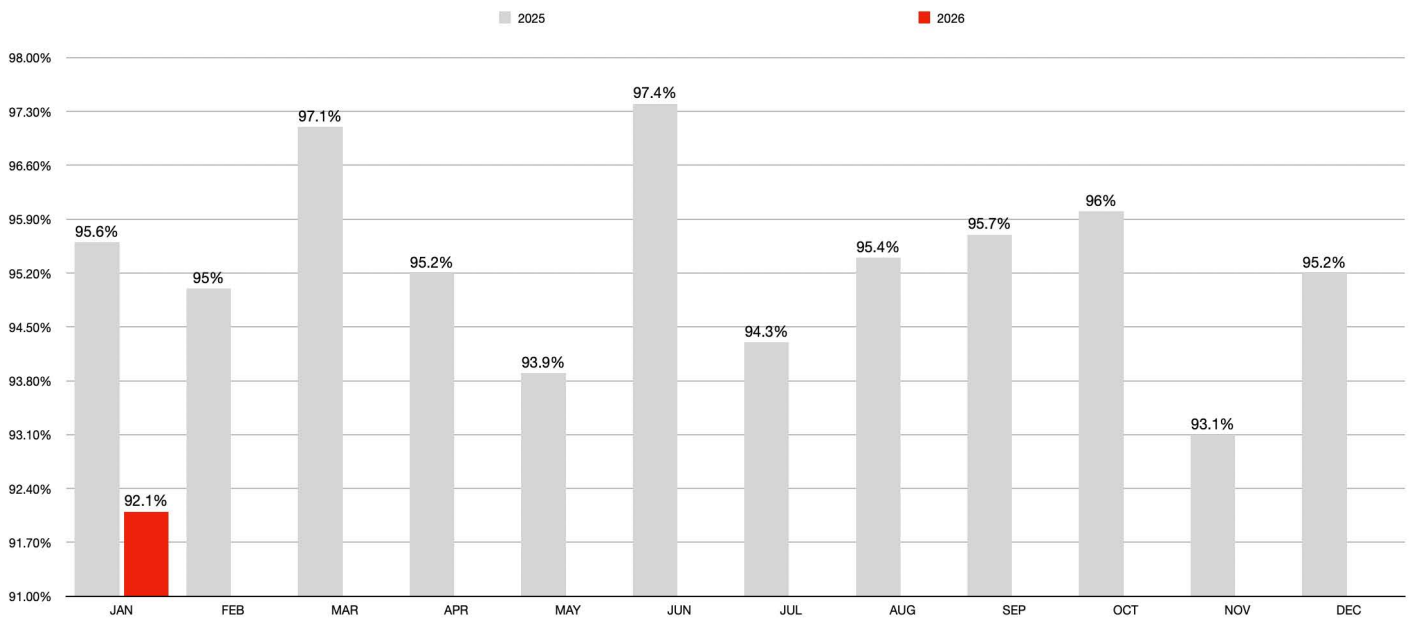
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

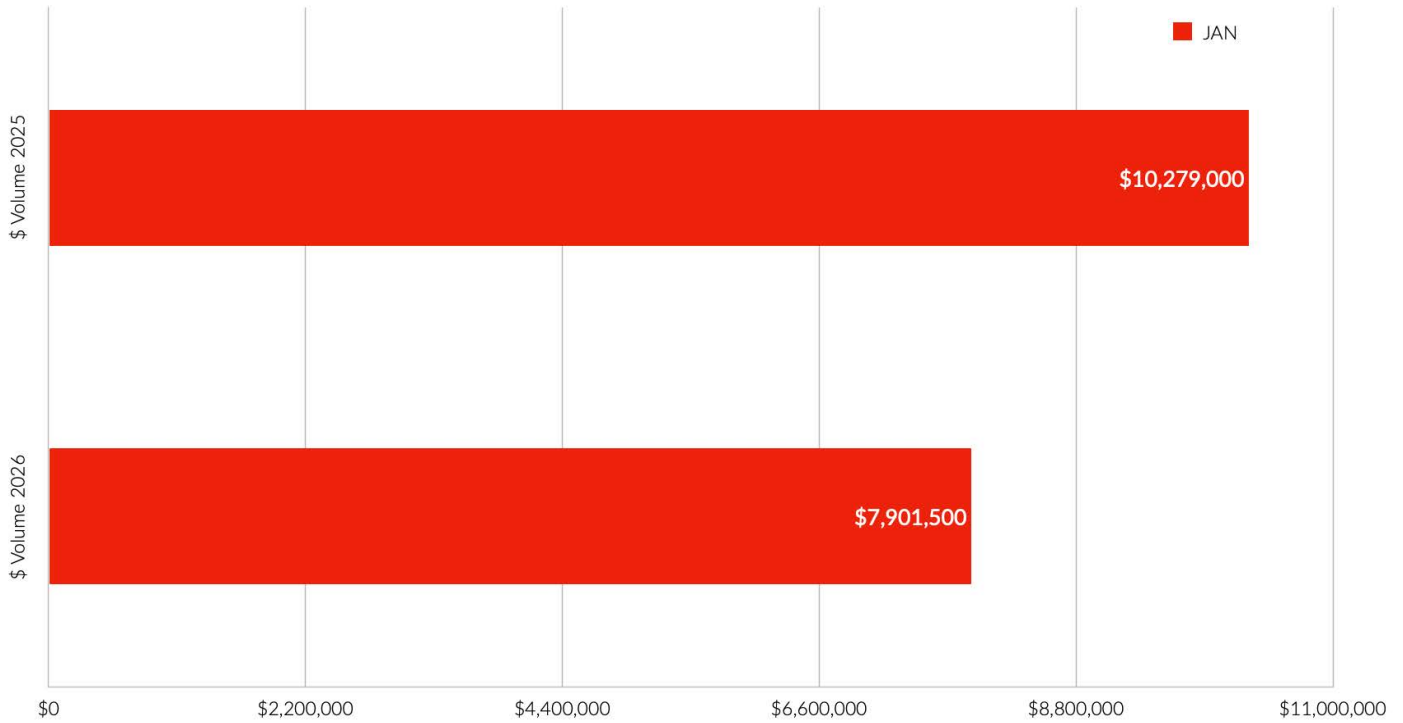


Year-Over-Year

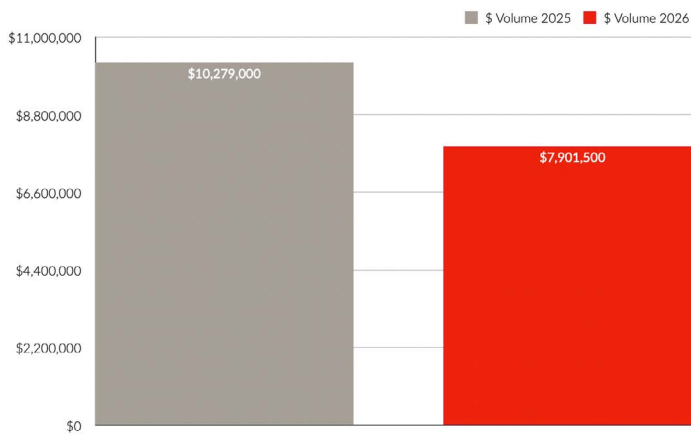


Month-Over-Month 2025 vs. 2026

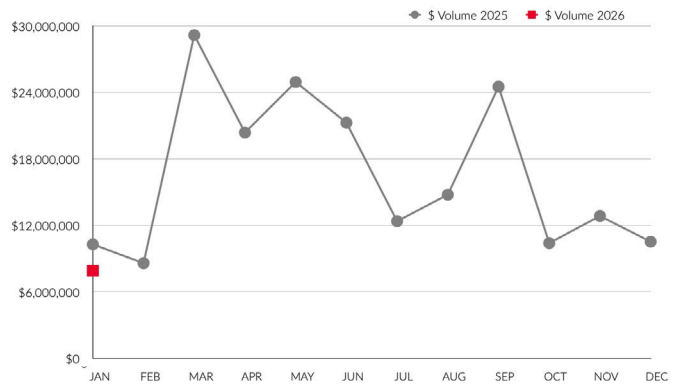
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

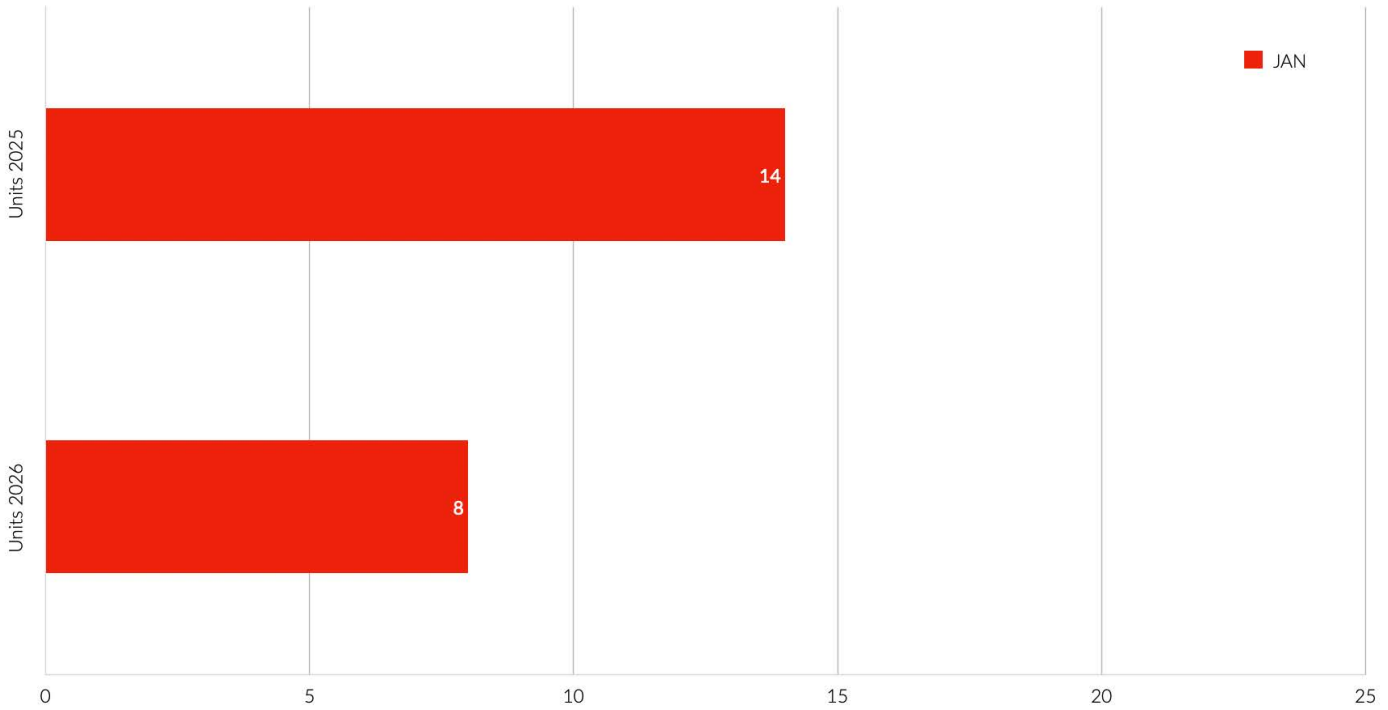


Yearly Totals 2025 vs. 2026

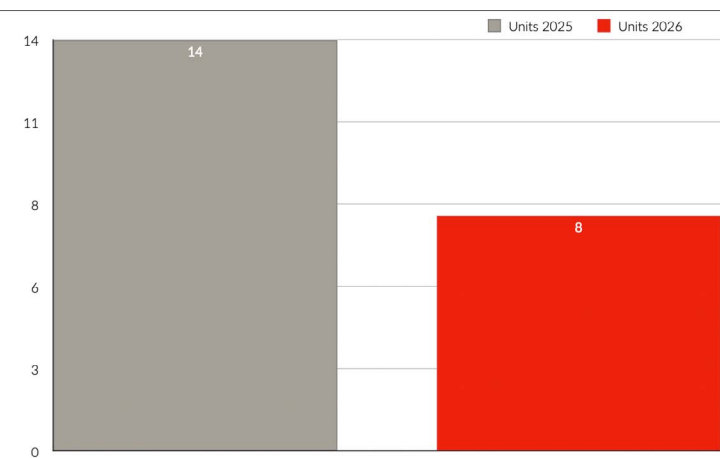


Month vs. Month 2025 vs. 2026

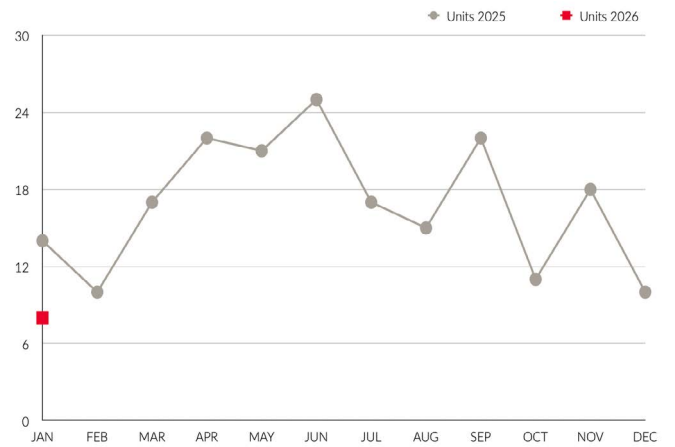
UNIT SALES



Monthly Comparison 2025 vs. 2026



Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	\$7,901,500 -23.13%	\$0 No Change	\$860,000 +72%
YTD Unit Sales	8 -42.86%	0 No Change	1 No Change
YTD Average Sale Price	\$987,688 +34.52%	\$0 No Change	\$860,000 +72%
January Sales Volume	\$7,901,500 -23.13%	\$0 No Change	\$860,000 +72%
January Unit Sales	8 -42.86%	0 No Change	1 No Change

Year-Over-Year Comparison (2026 vs. 2025)



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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