



# 2026

# MAY

# 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 remained in buyer's market territory this May, with softer sales activity and continued downward pressure on pricing year-over-year. The median sale price declined 18.21% to \$707,450, while the average sale price fell 26.15% to \$877,064. Sales volume dropped 50.76% to \$12,278,900, alongside a 33.33% decrease in unit sales to 14 transactions. New listings increased 18.29% to 97 properties, while expired listings rose significantly to 25. With the unit sales-to-listings ratio at 14.43%, conditions continue to favour buyers, offering increased selection and negotiating flexibility in the market.



### May year-over-year sales volume of \$12,278,900

Down -50.76% from 2025's \$24,938,887 with unit sales of 14 down -33.33% from last May's 21. New listings of 97 are up +18.29% from a year ago, with the sales/listing ratio of 14.43% down -43.64%.



### Year-to-date sales volume of \$44,415,300

Down -52.42% from 2025's \$93,343,088 with unit sales of 54 down -35.71% from 2025's 84. New listings of 294 are down -0.68% from a year ago, with the sales/listing ratio of 18.37% down -35.28%.



### Year-to-date average sale price of \$864,787

Down -20.25% from \$1,084,404 one year ago with median sale price of \$707,450 down from \$806,500 one year ago. Average days-on-market of 59 is down 4 days from last year.

## MAY NUMBERS

Median Sale Price

**\$707,450**

-18.21%

Average Sale Price

**\$877,064**

-26.15%

Sales Volume

**\$12,278,900**

-50.76%

Unit Sales

**14**

-33.33%

New Listings

**97**

+18.29%

Expired Listings

**25**

+316.67%

Unit Sales/Listings Ratio

**14.43%**

-43.64%

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

# THE MARKET IN DETAIL

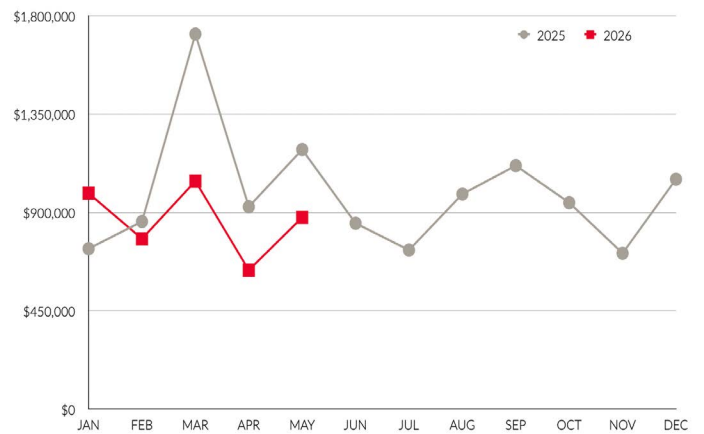
	2024	2025	2026	2025-2026
<b>YTD Volume Sales</b>	\$75,051,526	\$93,343,088	\$44,415,300	-52.42%
<b>YTD Unit Sales</b>	79	84	54	-35.71%
<b>YTD New Listings</b>	226	296	294	-0.68%
<b>YTD Sales/Listings Ratio</b>	34.96%	28.38%	18.37%	-35.28%
<b>YTD Expired Listings</b>	40	58	72	+24.14%
<b>Monthly Volume Sales</b>	\$19,973,000	\$24,938,887	\$12,278,900	-50.76%
<b>Monthly Unit Sales</b>	20	21	14	-33.33%
<b>Monthly New Listings</b>	64	82	97	+18.29%
<b>Monthly Sales/Listings Ratio</b>	31.25%	25.61%	14.43%	-43.64%
<b>Monthly Expired Listings</b>	12	6	25	+316.67%
<b>Monthly Average Sale Price</b>	\$998,650	\$1,187,566	\$877,064	-26.15%
<b>YTD Sales: \$0-\$199K</b>	0	2	0	-100%
<b>YTD Sales: \$200k-349K</b>	2	0	4	+400%
<b>YTD Sales: \$350K-\$549K</b>	9	8	9	+12.5%
<b>YTD Sales: \$550K-\$749K</b>	21	20	20	No Change
<b>YTD Sales: \$750K-\$999K</b>	20	34	11	-67.65%
<b>YTD Sales: \$1M-\$2M</b>	18	16	6	-62.5%
<b>YTD Sales: \$2M+</b>	8	5	4	-20%
<b>YTD Average Days-On-Market</b>	54.80	62.40	58.60	-6.09%
<b>YTD Average Sale Price</b>	\$957,741	\$1,084,404	\$864,787	-20.25%
<b>YTD Median Sale Price</b>	\$815,000	\$806,500	\$707,450	-12.28%

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

# AVERAGE SALE PRICE

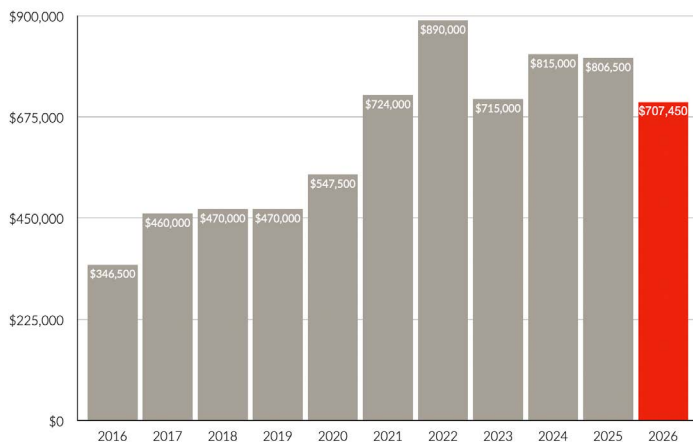


Year-Over-Year

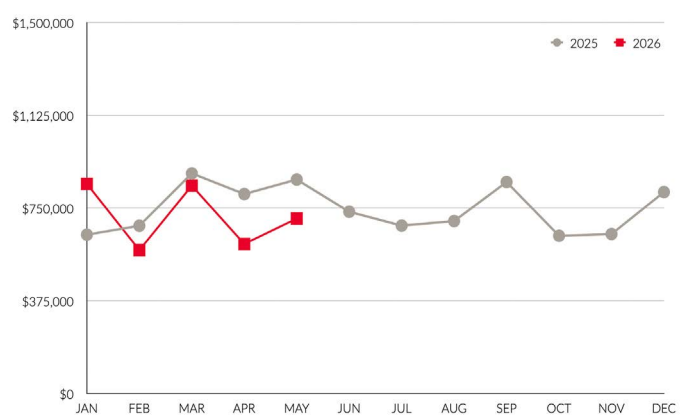


Month-Over-Month 2025 vs. 2026

# MEDIAN SALE PRICE



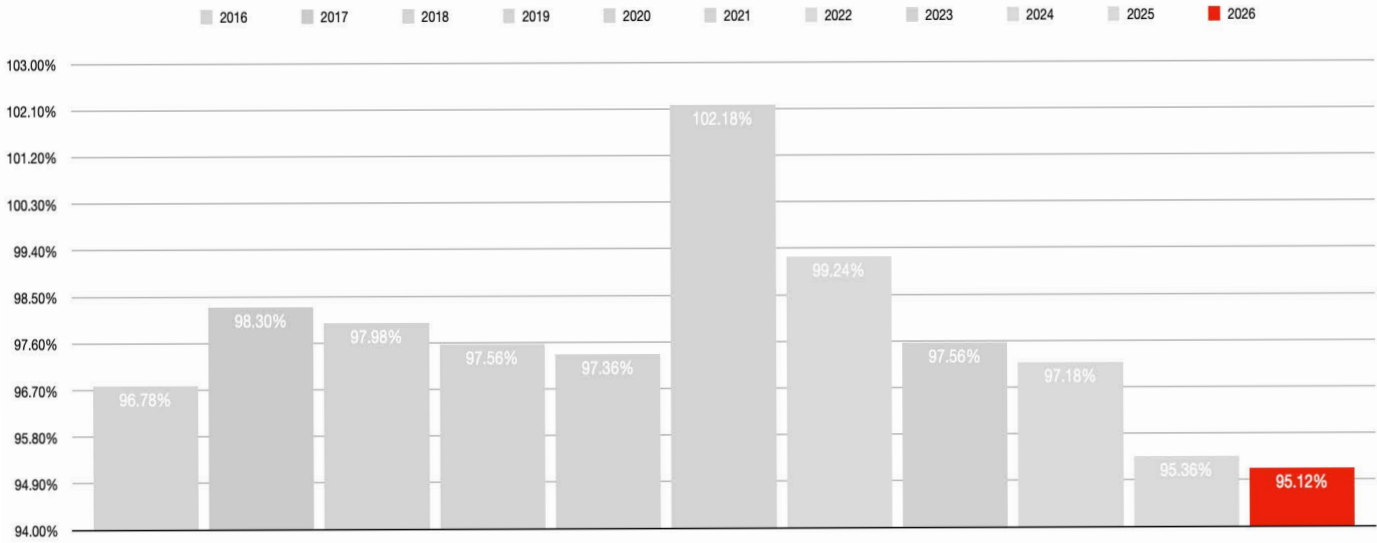
Year-Over-Year



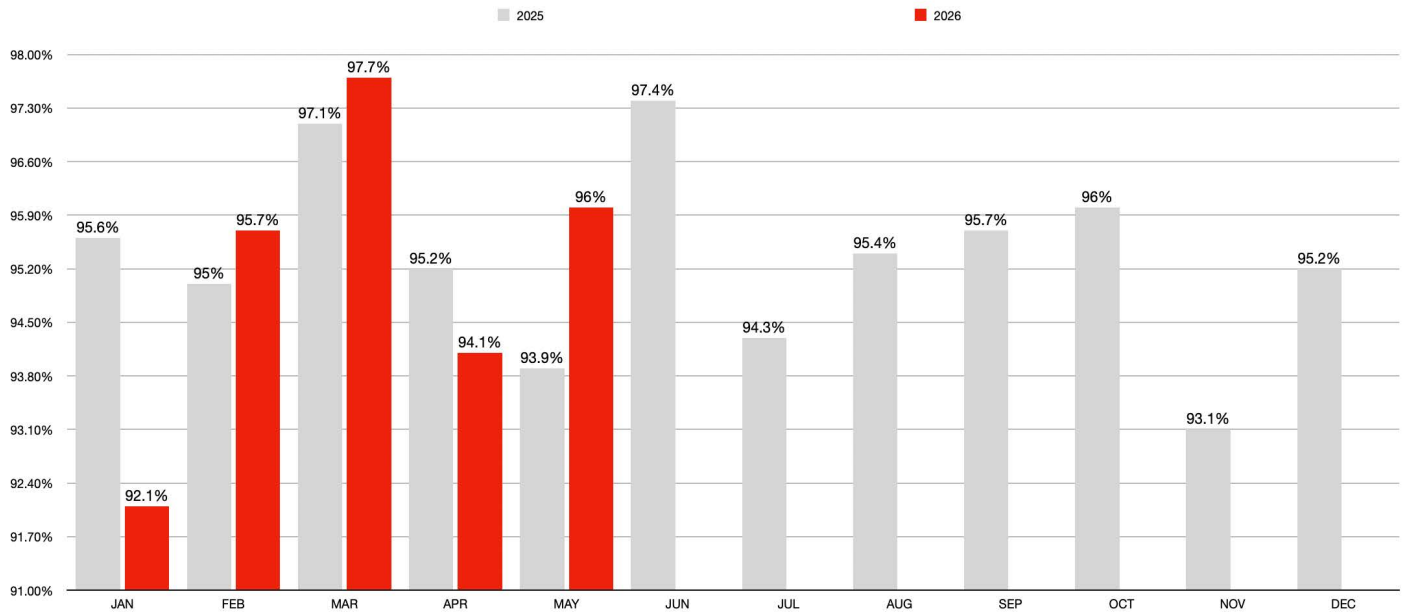
Month-Over-Month 2025 vs. 2026

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

# SALE PRICE VS. LIST PRICE RATIO

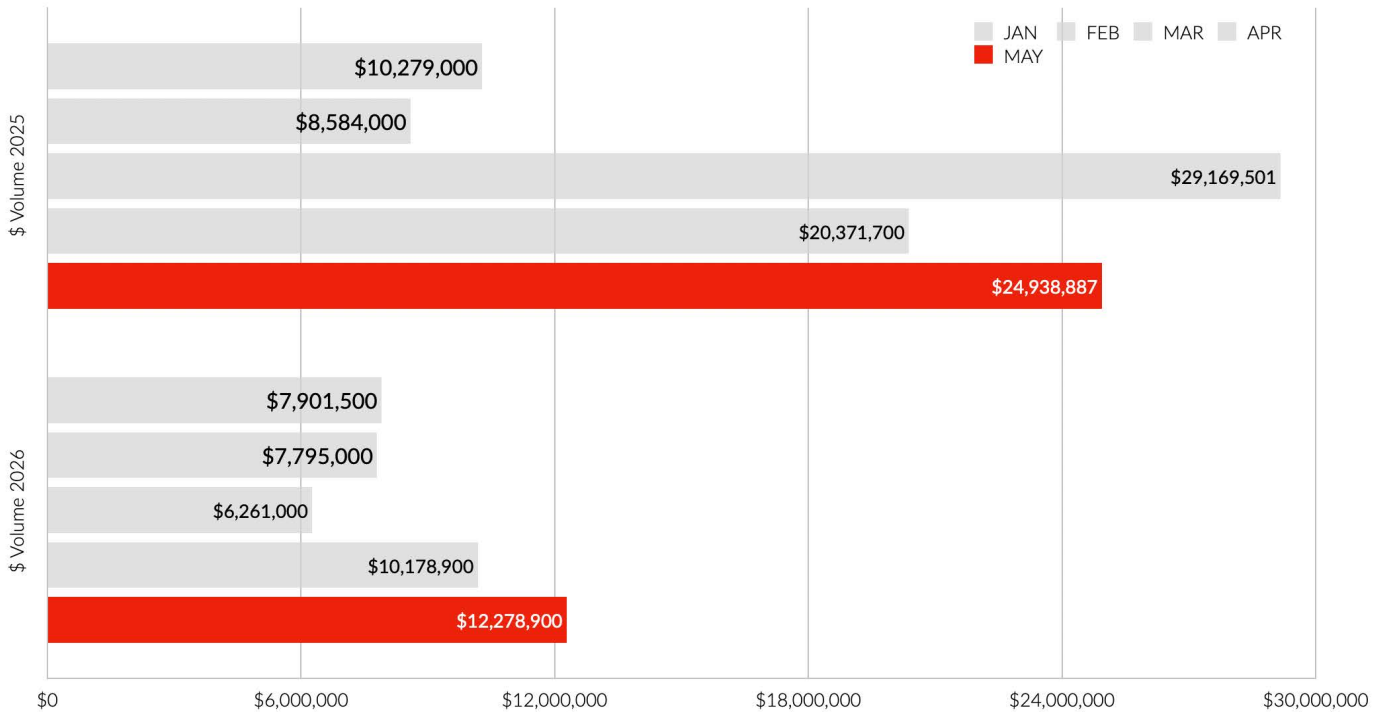


## Year-Over-Year

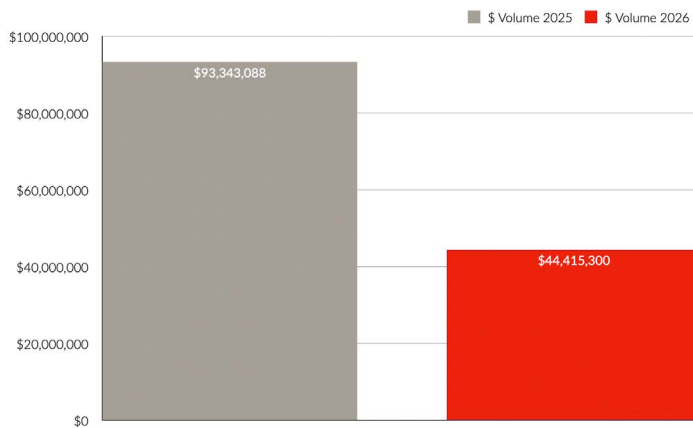


## Month-Over-Month 2025 vs. 2026

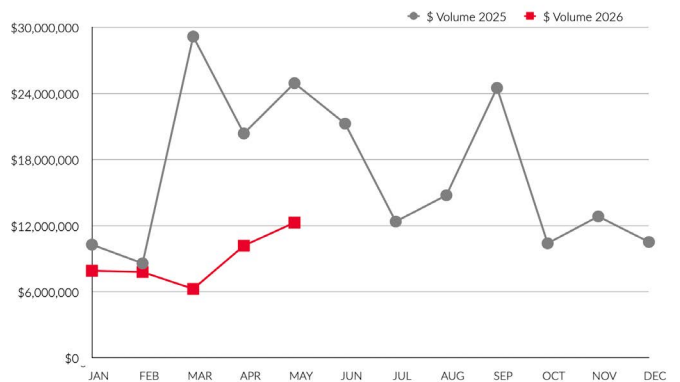
# DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

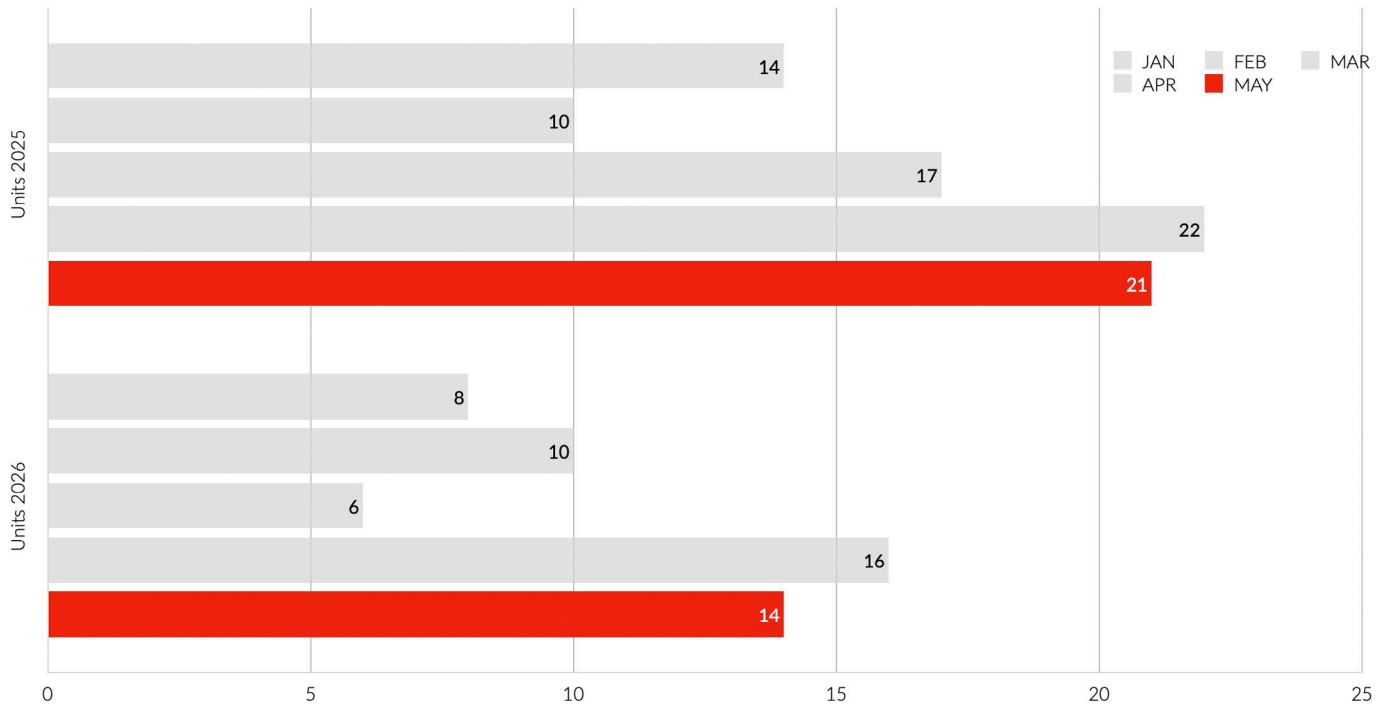


Yearly Totals 2025 vs. 2026

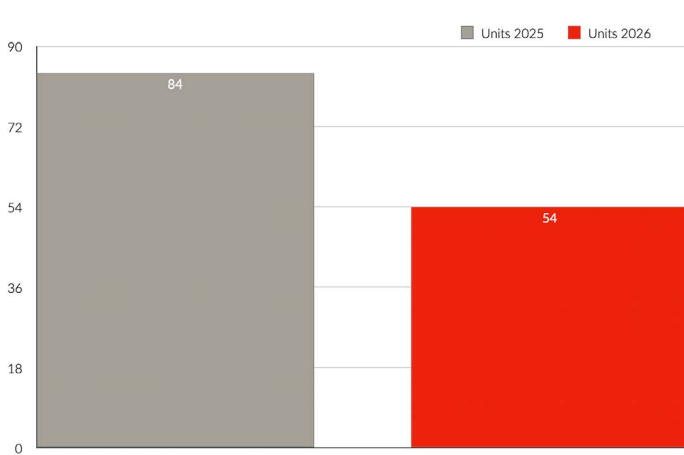


Month vs. Month 2025 vs. 2026

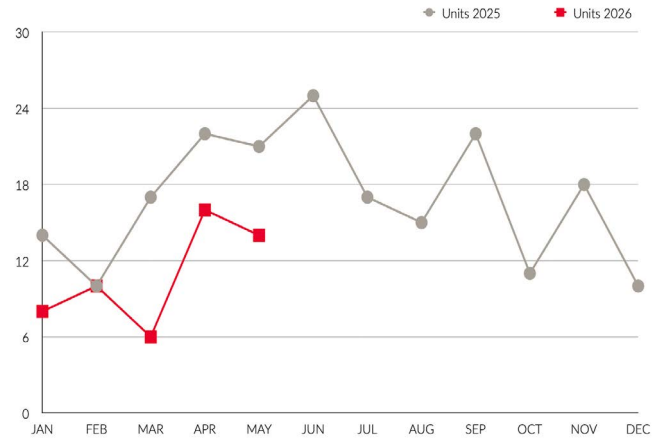
# UNIT SALES



Monthly Comparison 2025 vs. 2026



Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
YTD Sales Volume	\$42,769,300 -54.18%	\$1,646,000 Up from \$0	\$1,995,000 -37.36%
YTD Unit Sales	51 -39.29%	3 Up from 0	4 -33.33%
YTD Average Sale Price	\$838,614 -24.53%	\$548,667 Up from \$0	\$498,750 -6.04%
May Sales Volume	\$11,843,900 -52.51%	\$435,000 Up from \$0	\$280,000 -68%
May Unit Sales	13 -38.1%	1 Up from 0	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

## MEAFORD

519-538-5755  
96 Sykes St N, Meaford

## THORNBURY

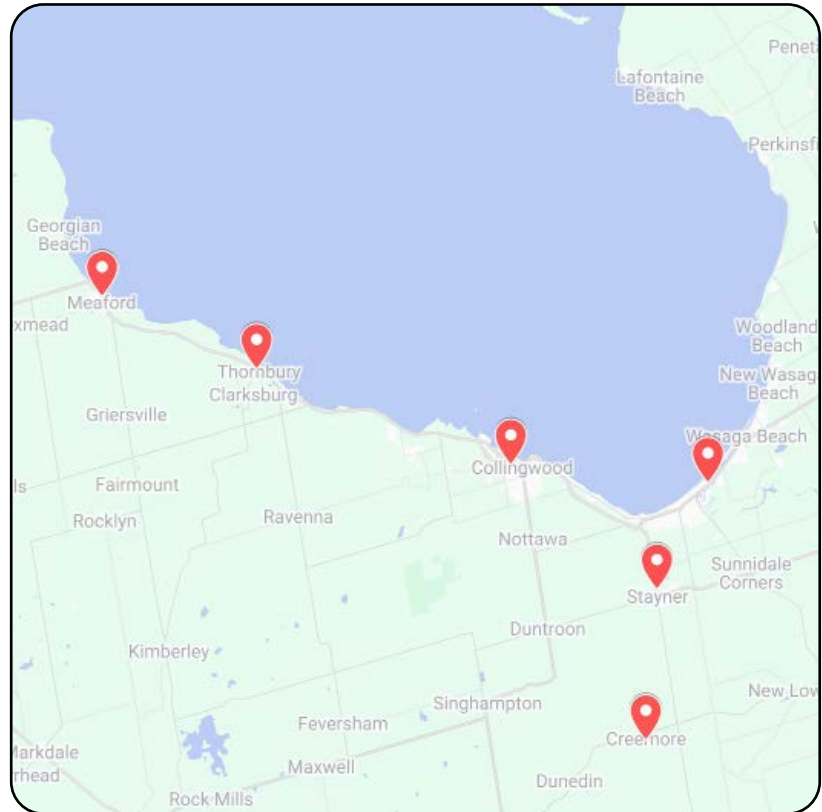
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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