



# 2026

# JUNE

# 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 June, with sales activity improving year-over-year while median pricing continued to soften. The median sale price declined 12.93% to \$640,000, while the average sale price edged up 0.44% to \$854,346. Sales volume increased 4.46% to \$22,213,000, alongside a 4% increase in unit sales to 26 transactions. New listings remained unchanged at 72 properties, while expired listings rose 20% to 12. With the unit sales-to-listings ratio at 36.11%, conditions continue to favour buyers, though sales activity was slightly stronger than last June.



### June year-over-year sales volume of \$22,213,000

Up +4.46% from 2025's \$21,264,899 with unit sales of 26 up +4% from last June's 25. New listings of 72 are unchanged from a year ago, with the sales/listing ratio of 36.11% up +4%.



### Year-to-date sales volume of \$66,628,300

Down -41.86% from 2025's \$114,607,987 with unit sales of 80 down -26.61% from 2025's 109. New listings of 366 are down -0.54% from a year ago, with the sales/listing ratio of 21.86% down -26.2%.



### Year-to-date average sale price of \$863,047

Down -17.45% from \$1,045,436 one year ago with median sale price of \$673,725 down -12.59% from \$770,750 one year ago. Average days-on-market of 61.33 is up from 58.50 days last year, indicating homes are taking slightly longer to sell despite stronger June sales activity.

## JUNE NUMBERS

Median Sale Price

**\$640,000**

-12.93%

Average Sale Price

**\$854,346**

+0.44%

Sales Volume

**\$22,213,000**

+4.46%

Unit Sales

**26**

+4%

New Listings

**72**

No Change

Expired Listings

**12**

+20%

Unit Sales/Listings Ratio

**36.11%**

+4%

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

# THE MARKET IN DETAIL

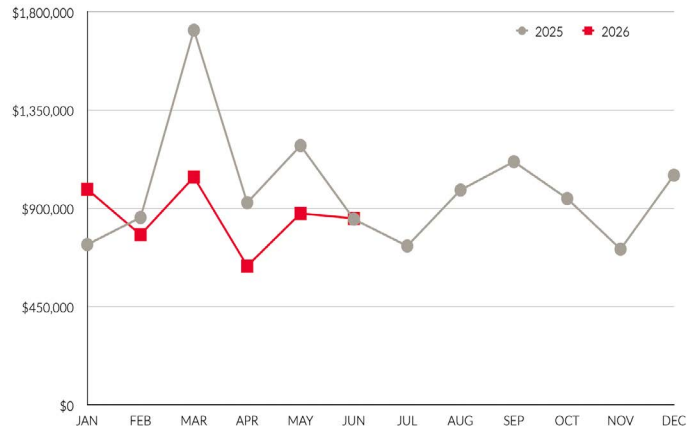
	2024	2025	2026	2025-2026
<b>YTD Volume Sales</b>	\$83,424,426	\$114,607,987	\$66,628,300	-41.86%
<b>YTD Unit Sales</b>	91	109	80	-26.61%
<b>YTD New Listings</b>	270	368	366	-0.54%
<b>YTD Sales/Listings Ratio</b>	33.70%	29.62%	21.86%	-26.2%
<b>YTD Expired Listings</b>	49	68	84	+23.53%
<b>Monthly Volume Sales</b>	\$8,372,900	\$21,264,899	\$22,213,000	+4.46%
<b>Monthly Unit Sales</b>	12	25	26	+4%
<b>Monthly New Listings</b>	44	72	72	No Change
<b>Monthly Sales/Listings Ratio</b>	27.27%	34.72%	36.11%	+4%
<b>Monthly Expired Listings</b>	9	10	12	+20%
<b>Monthly Average Sale Price</b>	\$697,742	\$850,596	\$854,346	+0.44%
<b>YTD Sales: \$0-\$199K</b>	0	2	0	-100%
<b>YTD Sales: \$200k-349K</b>	2	1	5	+400%
<b>YTD Sales: \$350K-\$549K</b>	11	10	13	+30%
<b>YTD Sales: \$550K-\$749K</b>	26	30	30	No Change
<b>YTD Sales: \$750K-\$999K</b>	21	41	15	-63.41%
<b>YTD Sales: \$1M-\$2M</b>	22	20	12	-40%
<b>YTD Sales: \$2M+</b>	8	6	5	-16.67%
<b>YTD Average Days-On-Market</b>	50.83	58.50	61.33	+4.84%
<b>YTD Average Sale Price</b>	\$914,408	\$1,045,436	\$863,047	-17.45%
<b>YTD Median Sale Price</b>	\$802,500	\$770,750	\$673,725	-12.59%

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

# AVERAGE SALE PRICE

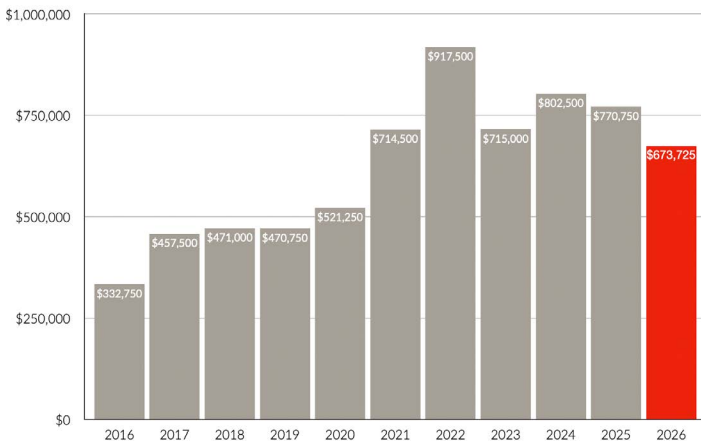


Year-Over-Year

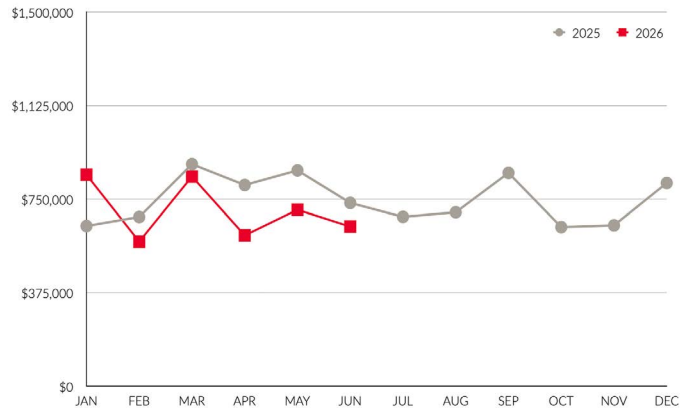


Month-Over-Month 2025 vs. 2026

# MEDIAN SALE PRICE



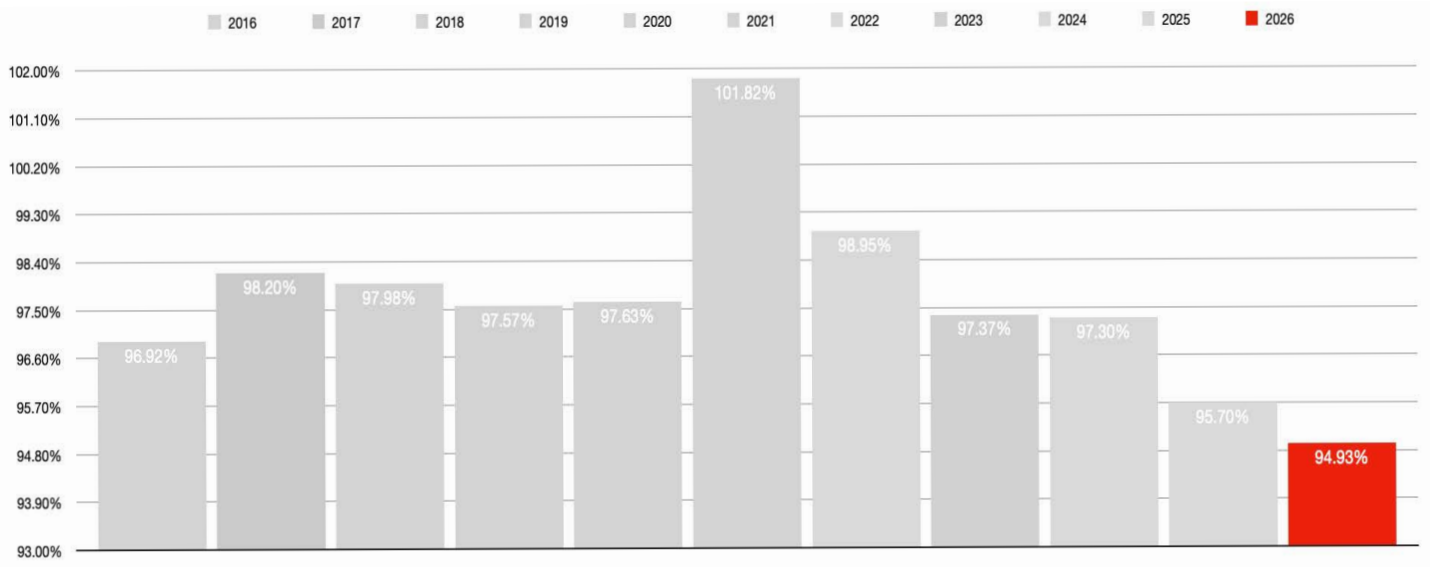
Year-Over-Year



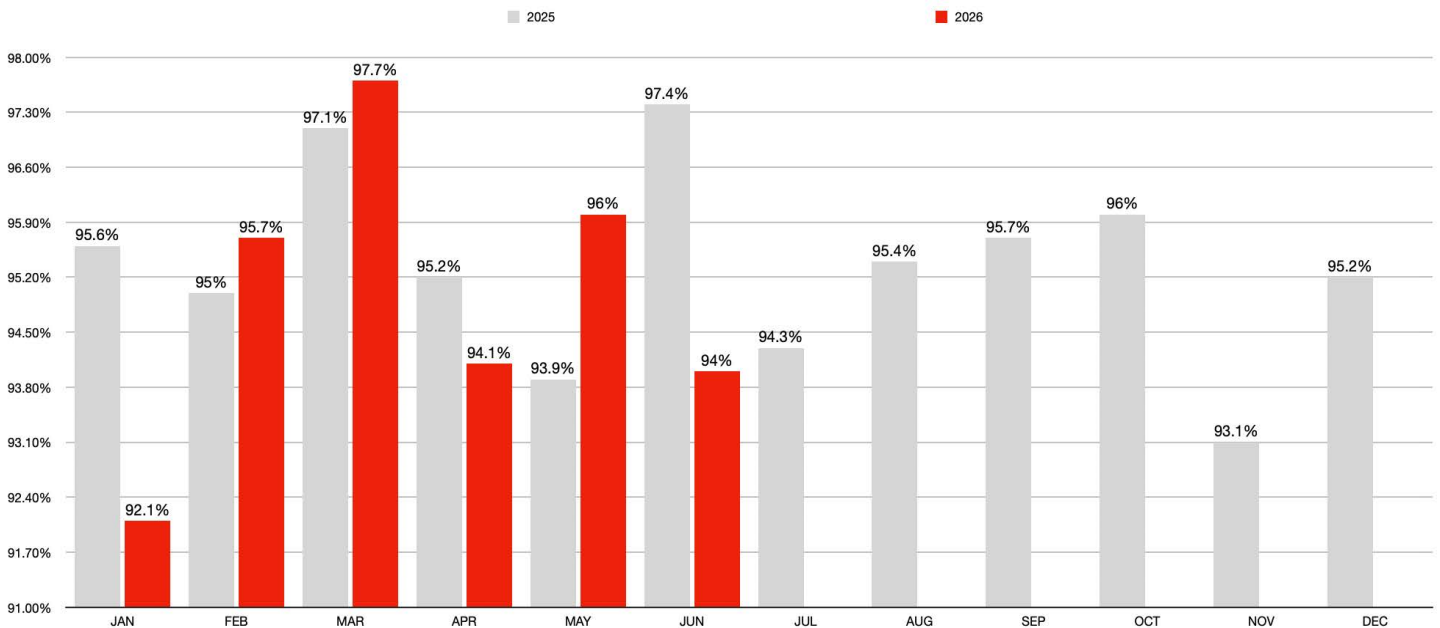
Month-Over-Month 2025 vs. 2026

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

# SALE PRICE VS. LIST PRICE RATIO

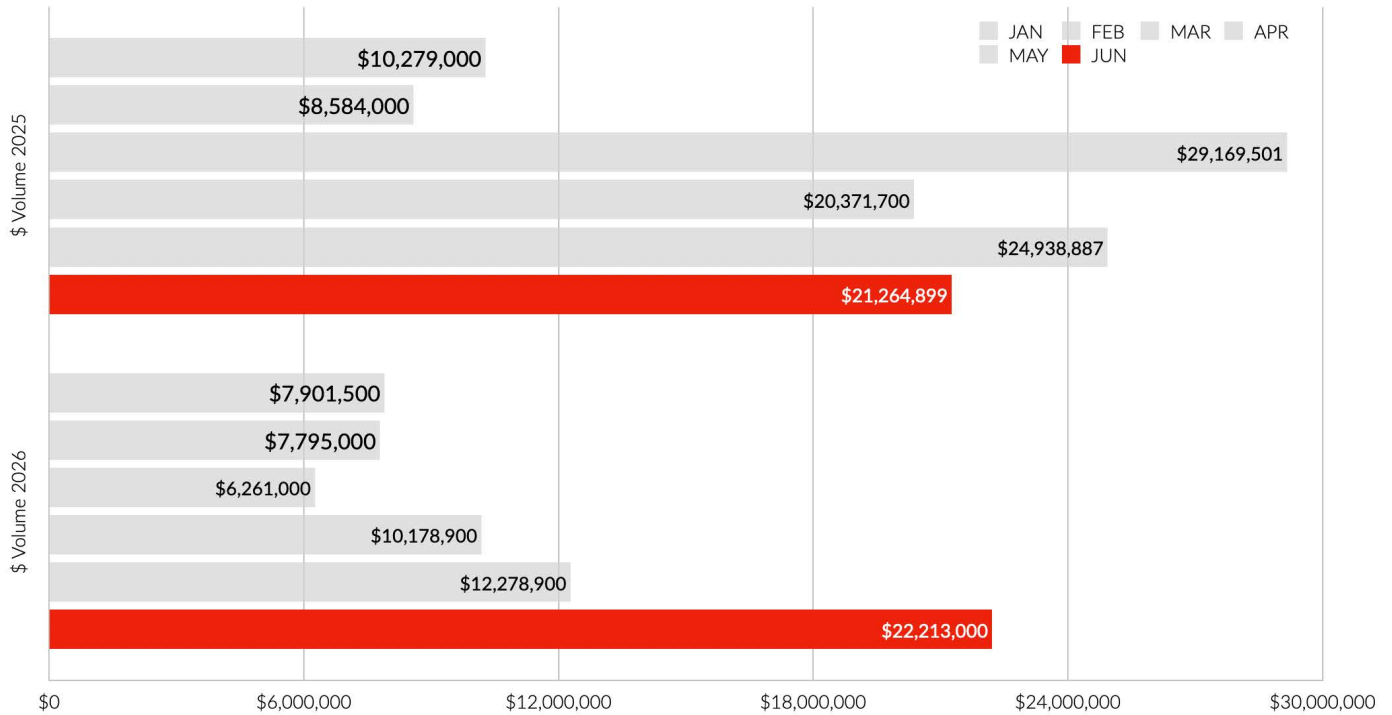


## Year-Over-Year

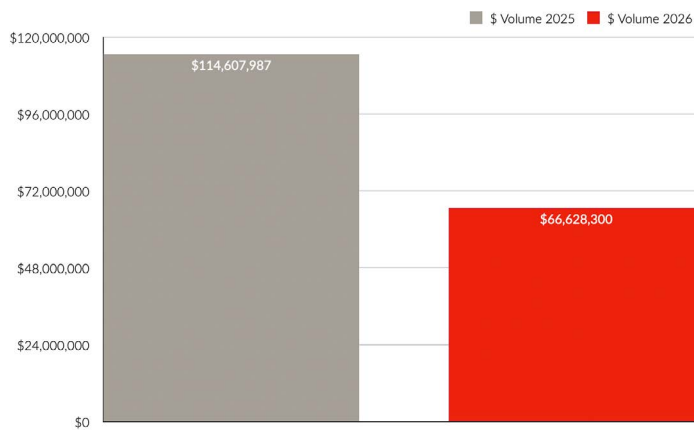


## Month-Over-Month 2025 vs. 2026

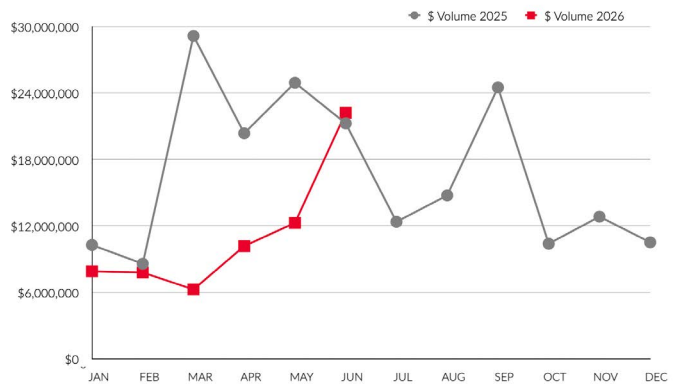
# DOLLAR VOLUME SALES



## Monthly Comparison 2025 vs. 2026

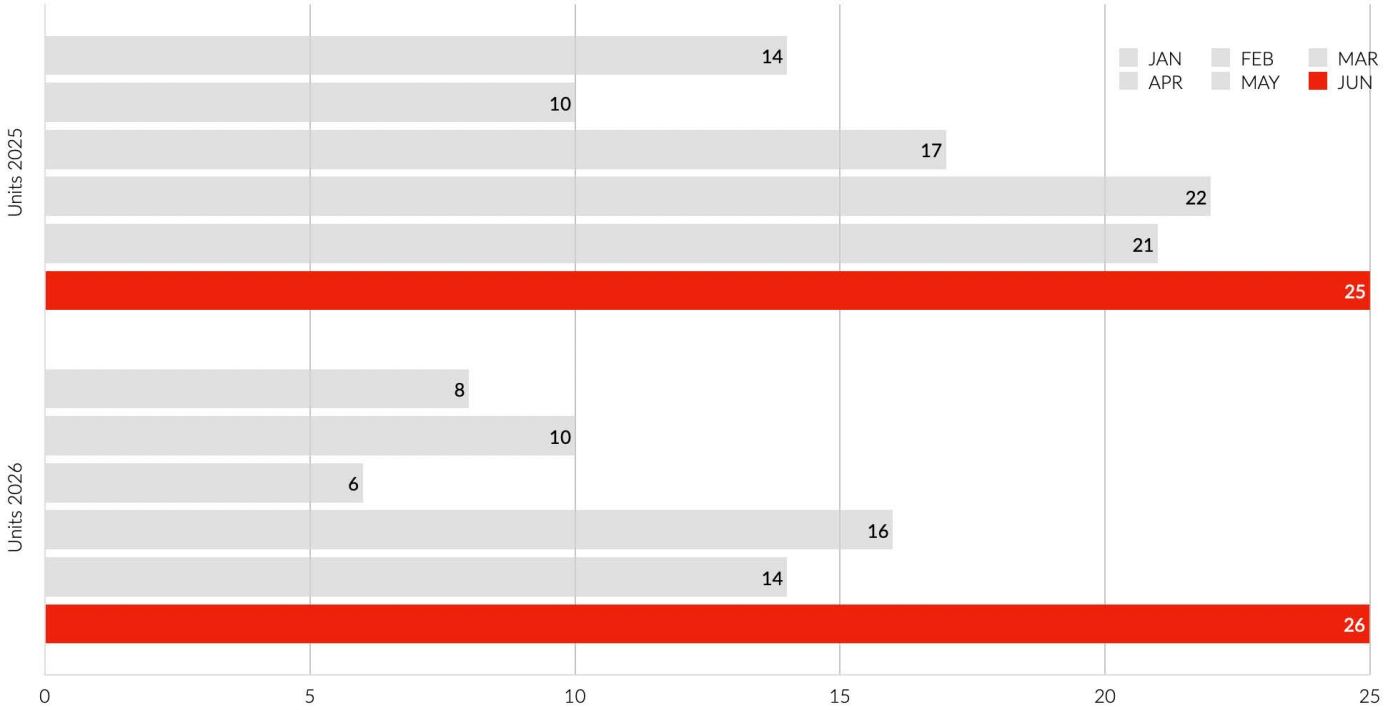


## YTD Totals 2025 vs. 2026

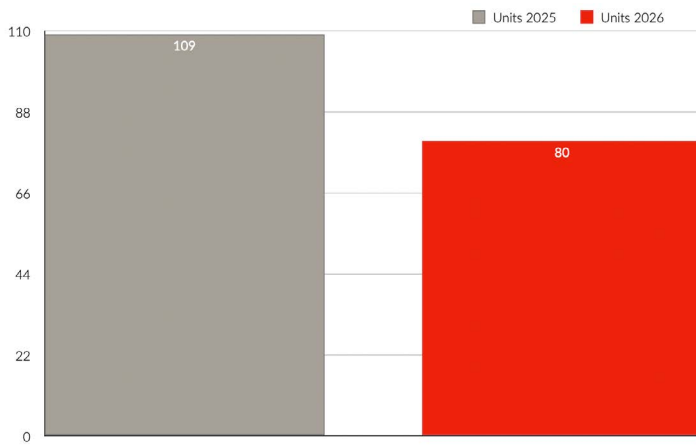


## Month vs. Month 2025 vs. 2026

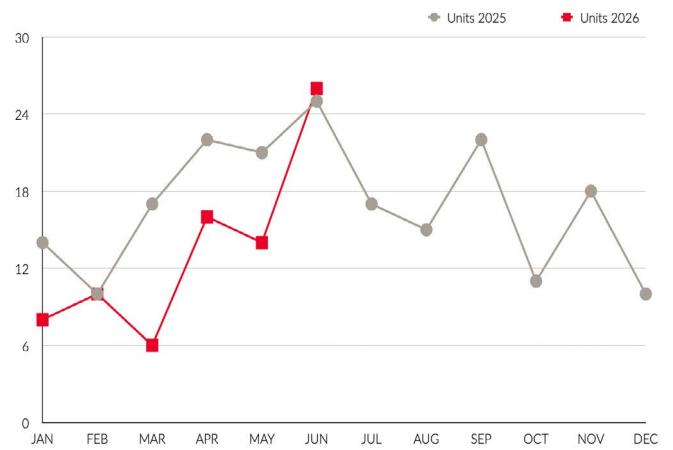
# UNIT SALES



Monthly Comparison 2025 vs. 2026



YTD 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	\$64,982,300 -42.96%	\$1,646,000 +143.85%	\$2,245,000 -39.16%
YTD Unit Sales	77 -28.7%	3 +200%	5 -28.57%
YTD Average Sale Price	\$843,926 -20%	\$548,667 -18.72%	\$449,000 -14.82%
June Sales Volume	\$22,213,000 +7.88%	\$0 -100%	\$250,000 -50.5%
June Unit Sales	26 +8.33%	0 -100%	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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