



2026

JULY

CLEARVIEW

Real Estate Market Report



LOCATIONS **NORTH**
BROKERAGE

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](#), July brought a significant year-over-year rebound in sales activity and pricing, although year-to-date conditions continued to favour buyers. The median sale price increased 8.98% to \$740,000, while the average sale price rose 13.2% to \$823,920. Sales volume more than doubled, increasing 113.09% to \$26,365,445, alongside an 88.24% increase in unit sales to 32 transactions. New listings increased 16.67% to 77 properties, while expired listings rose 61.54% to 21. The monthly unit sales-to-listings ratio climbed to 41.56%; however, the year-to-date ratio remained at 25.28%, keeping Clearview in buyer's market territory.



July year-over-year sales volume of \$26,365,445

Up 113.09% from 2025's \$12,373,000, with unit sales of 32 up 88.24% from last July's 17. New listings of 77 are up 16.67% from 66 a year ago, with the monthly sales/listings ratio of 41.56% up 61.34% from 25.76%.



Year-to-date sales volume of \$92,993,745

Down 26.77% from 2025's \$126,980,987, with unit sales of 112 down 11.11% from 2025's 126. New listings of 443 are up 2.07% from 434 a year ago, while the year-to-date sales/listings ratio of 25.28% is down 12.92% from 29.03%.



Year-to-date average sale price of \$857,457

Down 14.26% from \$1,000,063 one year ago, with the median sale price of \$707,450 down 3.75% from \$735,000. Average days on market of 61.29 is up 5.93% from 57.86 days last year, indicating homes are taking slightly longer to sell despite July's stronger sales activity.

JULY NUMBERS

Median Sale Price

\$740,000

+8.98%

Average Sale Price

\$823,920

+13.2%

Sales Volume

\$26,365,445

+113.09%

Unit Sales

32

+88.24%

New Listings

77

+16.67%

Expired Listings

21

+61.54%

Unit Sales/Listings Ratio

41.56%

+61.34%

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

THE MARKET IN DETAIL

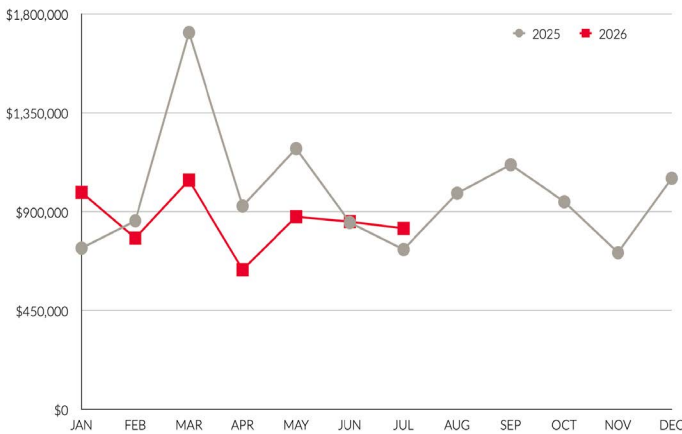
	2024	2025	2026	2025-2026
YTD Volume Sales	\$95,689,926	\$126,980,987	\$92,993,745	-26.77%
YTD Unit Sales	102	126	112	-11.11%
YTD New Listings	316	434	443	+2.07%
YTD Sales/Listings Ratio	32.28%	29.03%	25.28%	-12.92%
YTD Expired Listings	61	81	105	+29.63%
Monthly Volume Sales	\$12,265,500	\$12,373,000	\$26,365,445	+113.09%
Monthly Unit Sales	11	17	32	+88.24%
Monthly New Listings	46	66	77	+16.67%
Monthly Sales/Listings Ratio	23.91%	25.76%	41.56%	+61.34%
Monthly Expired Listings	12	13	21	+61.54%
Monthly Average Sale Price	\$1,115,045	\$727,824	\$823,920	+13.2%
YTD Sales: \$0-\$199K	0	2	0	-100%
YTD Sales: \$200k-349K	2	3	6	+100%
YTD Sales: \$350K-\$549K	12	12	15	+25%
YTD Sales: \$550K-\$749K	29	36	44	+22.22%
YTD Sales: \$750K-\$999K	23	46	24	-47.83%
YTD Sales: \$1M-\$2M	25	22	17	-22.73%
YTD Sales: \$2M+	10	6	6	No Change
YTD Average Days-On-Market	49.43	57.86	61.29	+5.93%
YTD Average Sale Price	\$943,070	\$1,000,063	\$857,457	-14.26%
YTD Median Sale Price	\$815,000	\$735,000	\$707,450	-3.75%

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

AVERAGE SALE PRICE

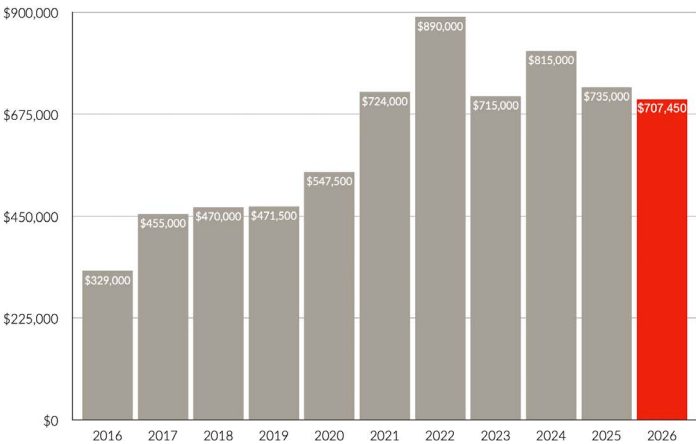


Year-Over-Year

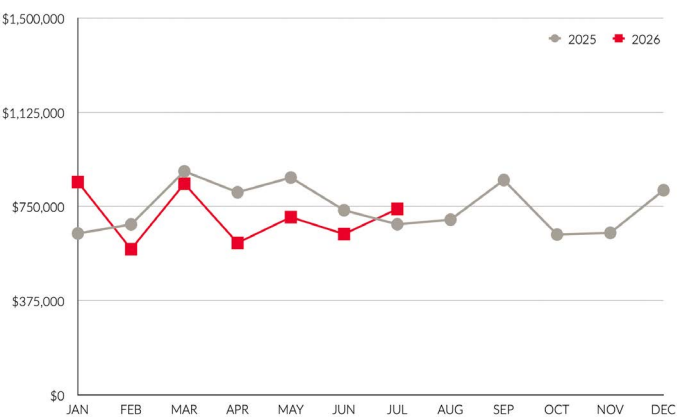


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



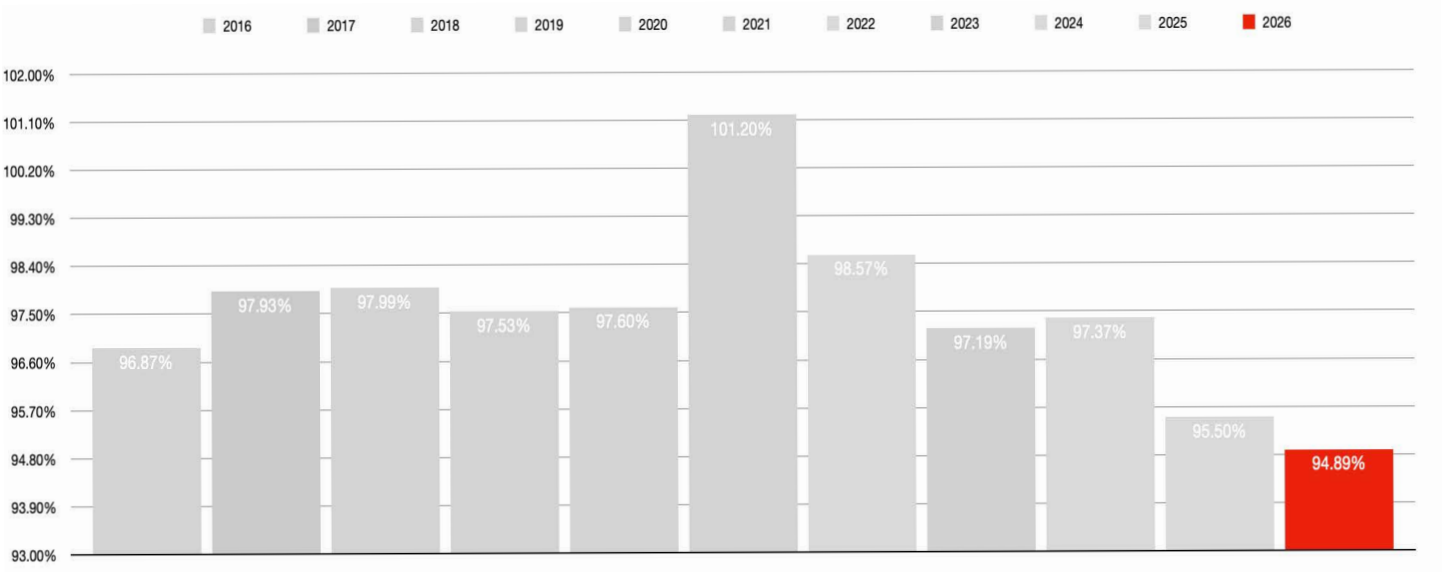
Year-Over-Year



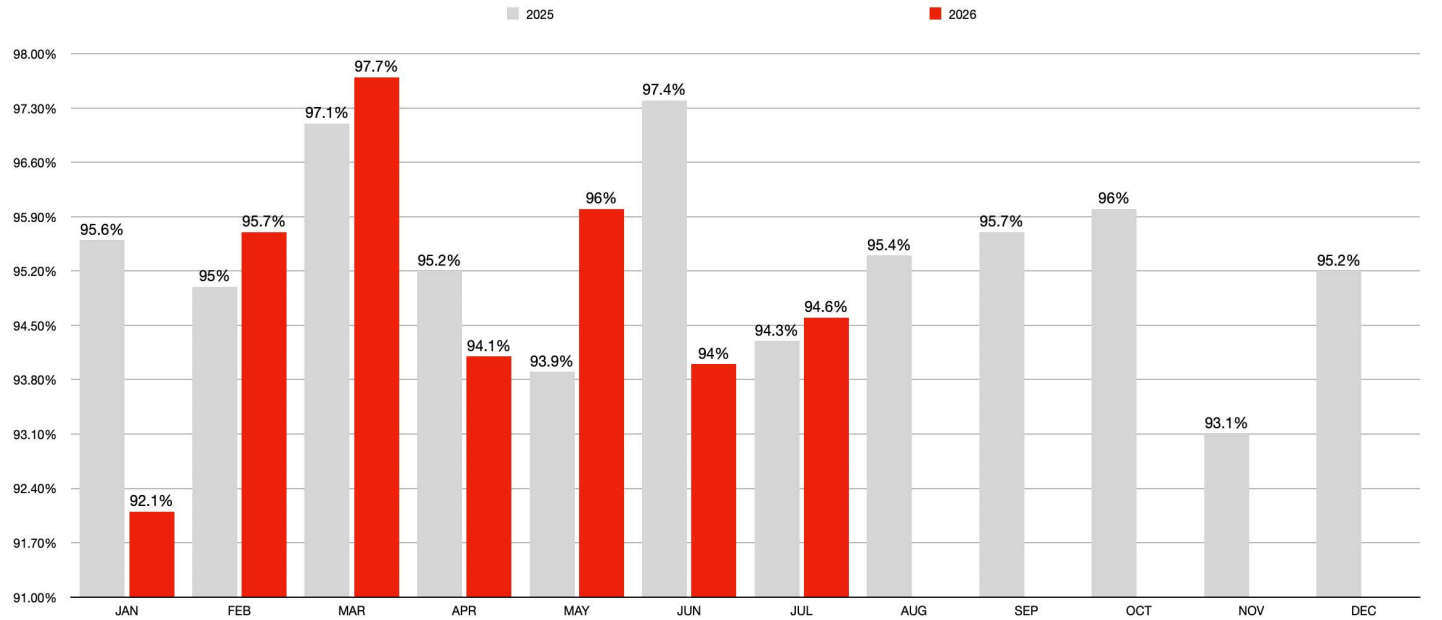
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

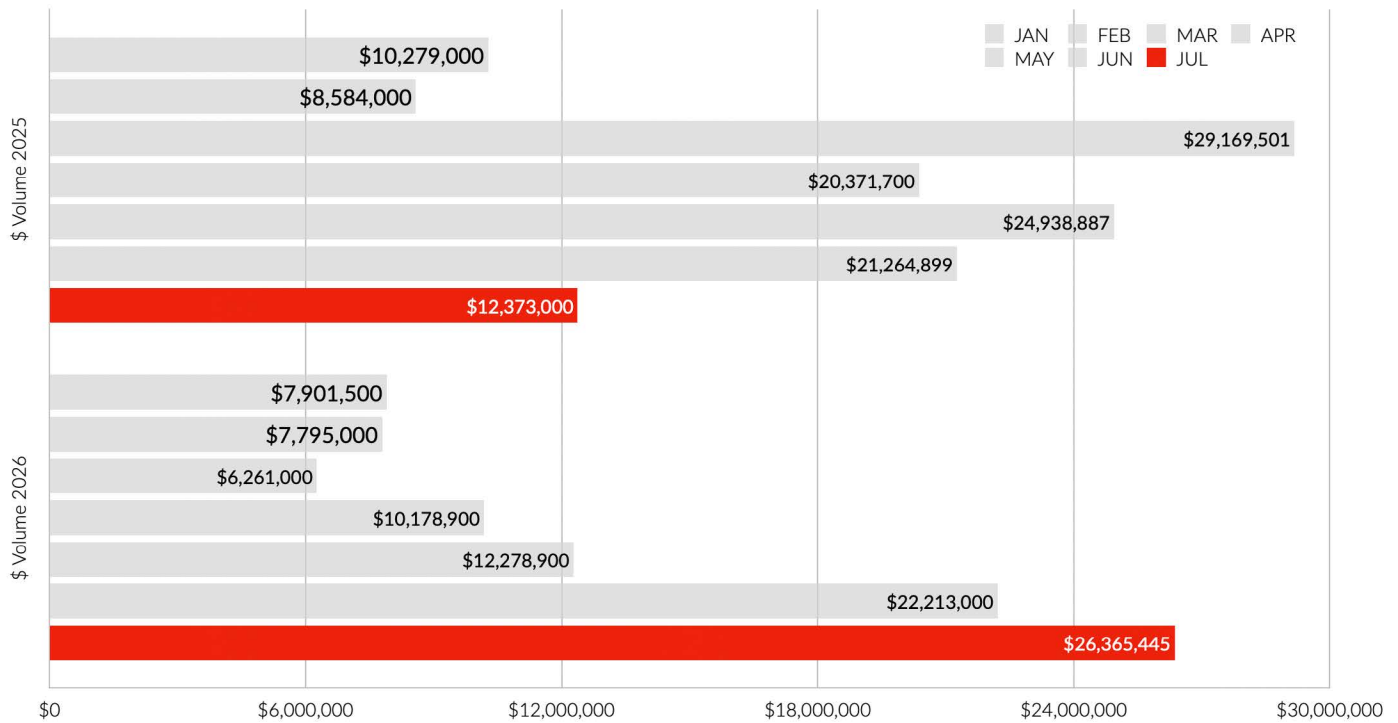


Year-Over-Year

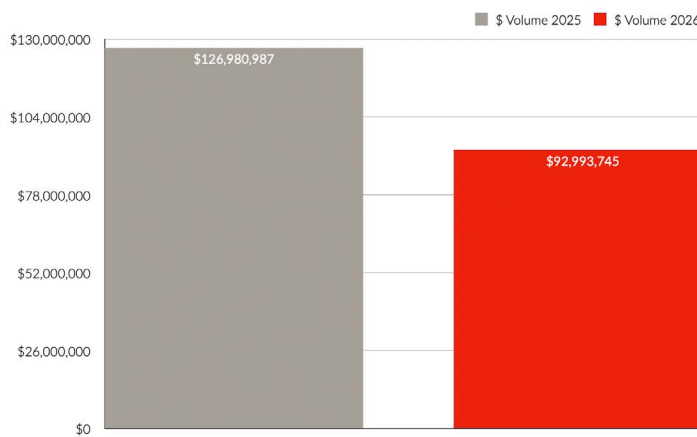


Month-Over-Month 2025 vs. 2026

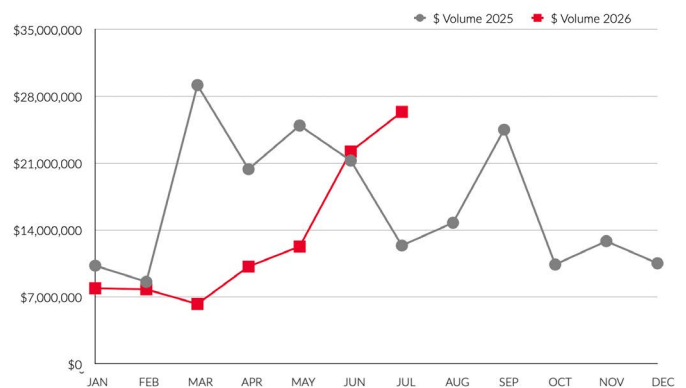
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

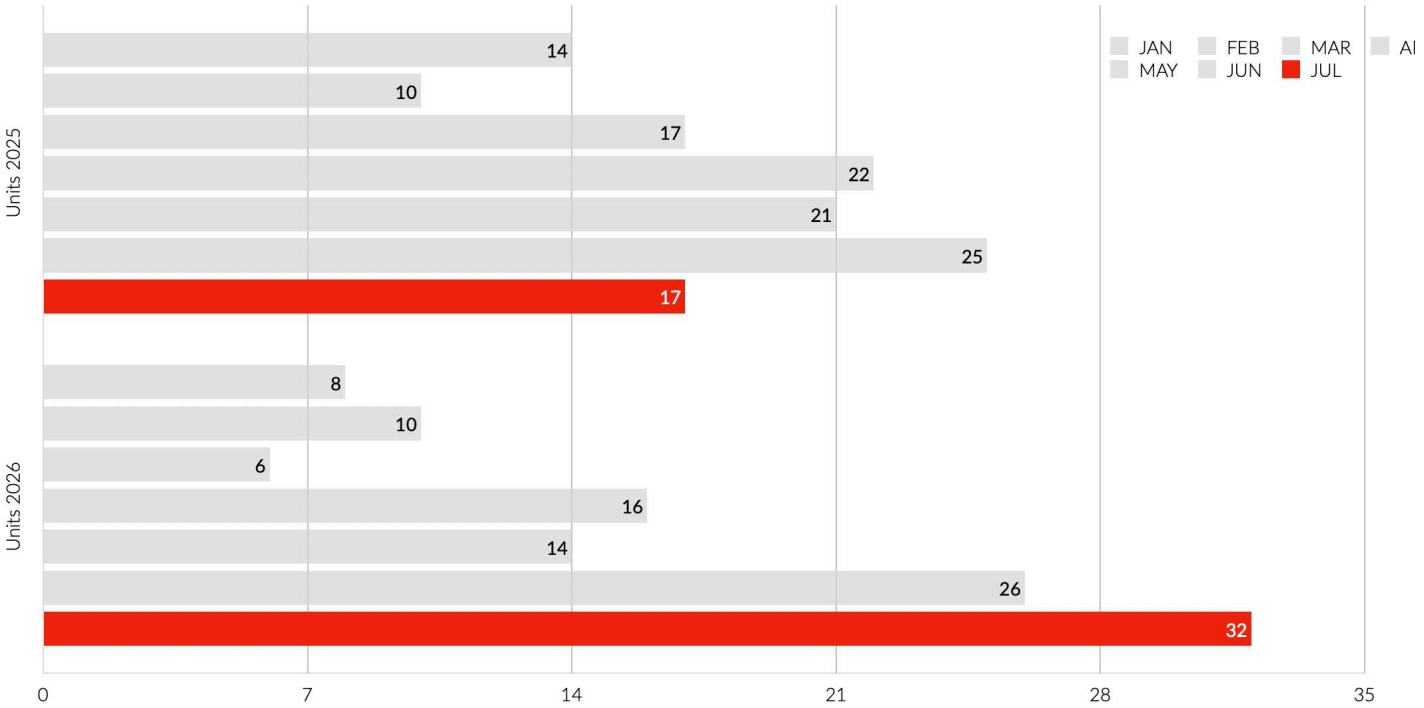


YTD Totals 2025 vs. 2026

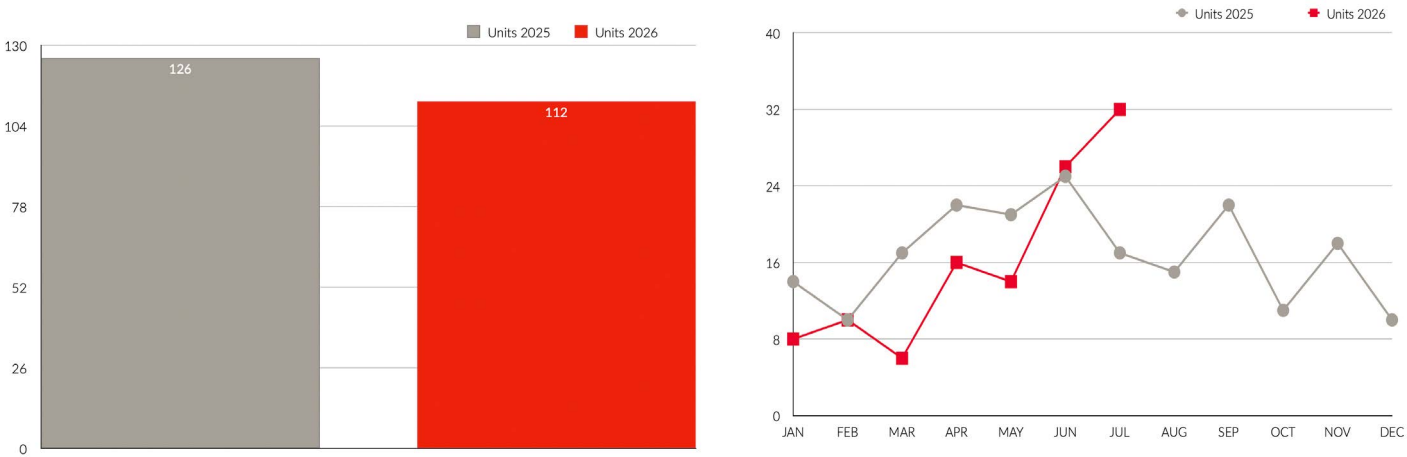


Month vs. Month 2025 vs. 2026

UNIT SALES



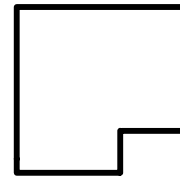
Monthly Comparison 2025 vs. 2026



YTD Totals 2025 vs. 2026

Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$91,347,745 -27.68%	 \$1,646,000 +143.85%	 \$2,245,000 -47.42%
YTD Unit Sales	 109 -12.8%	 3 +200%	 5 -44.44%
YTD Average Sale Price	 \$838,053 -17.06%	 \$548,667 -18.72%	 \$449,000 -5.36%
July Sales Volume	 \$26,365,445 +113.09%	 \$0 No Change	 \$0 -100%
July Unit Sales	 32 +88.24%	 0 No Change	 0 -100%

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

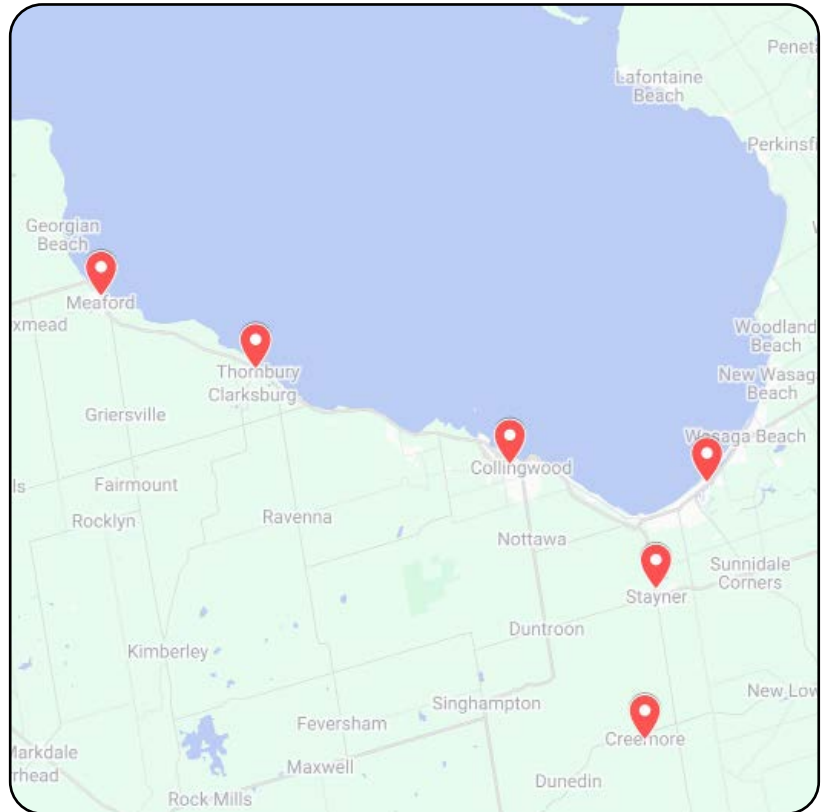
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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