



2026

AUGUST

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](#), August brought stronger unit sales and a modest increase in sales volume year-over-year, while pricing softened and new listing activity increased. The median sale price decreased 6.45% to \$652,500, while the average sale price fell 23.65% to \$751,425. Sales volume increased 1.8% to \$15,028,500, alongside a 33.33% increase in unit sales to 20 transactions. New listings rose 34.48% to 78 properties, while expired listings declined 6.67% to 14. The monthly unit sales-to-listings ratio edged down to 25.64%, while the year-to-date ratio remained at 25.34%, keeping Clearview firmly in buyer's market territory.



August year-over-year sales volume of \$15,028,500

Up 1.8% from 2025's \$14,762,055, with unit sales of 20 up 33.33% from last August's 15. New listings of 78 are up 34.48% from 58 a year ago, while the monthly sales/listings ratio of 25.64% is down 0.85% from 25.86%.



Year-to-date sales volume of \$108,022,245

Down 23.79% from 2025's \$141,743,042, with unit sales of 132 down 6.38% from 2025's 141. New listings of 521 are up 5.89% from 492 a year ago, while the year-to-date sales/listings ratio of 25.34% is down 11.59% from 28.66%.



Year-to-date average sale price of \$844,203

Down 15.42% from \$998,072 one year ago, with the median sale price of \$679,975 down 5.06% from \$716,250. Average days on market of 62.00 is up 7.36% from 57.75 days last year, indicating homes are taking somewhat longer to sell amid softer year-to-date pricing.

AUGUST NUMBERS

Median Sale Price

\$652,500
-6.45%

Average Sale Price

\$751,425
-23.65%

Sales Volume

\$15,028,500
+1.8%

Unit Sales

20
+33.33%

New Listings

78
+34.48%

Expired Listings

14
-6.67%

Unit Sales/Listings Ratio

25.64%
-0.85%

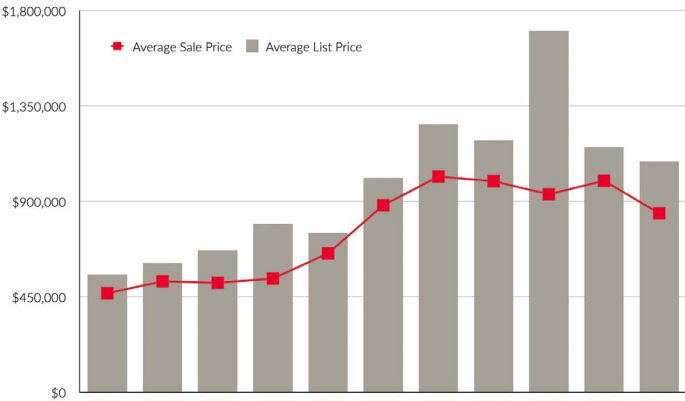
*Year-over-year comparison
(August 2026 vs. August 2025)*

THE MARKET IN DETAIL

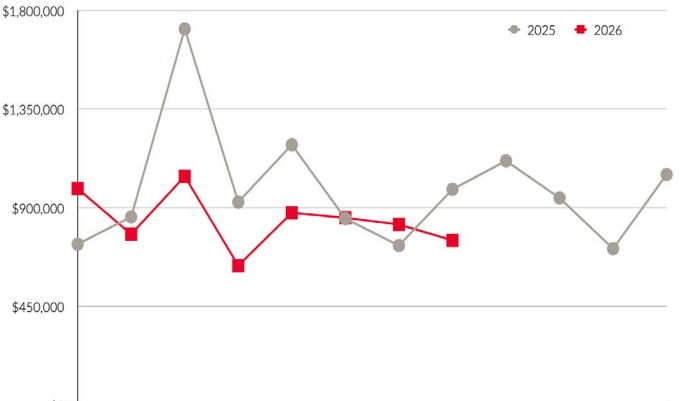
	2024	2025	2026	2025-2026
YTD Volume Sales	\$106,125,314	\$141,743,042	\$108,022,245	-23.79%
YTD Unit Sales	114	141	132	-6.38%
YTD New Listings	368	492	521	+5.89%
YTD Sales/Listings Ratio	30.98%	28.66%	25.34%	-11.59%
YTD Expired Listings	82	96	119	+23.96%
Monthly Volume Sales	\$10,435,388	\$14,762,055	\$15,028,500	+1.8%
Monthly Unit Sales	12	15	20	+33.33%
Monthly New Listings	52	58	78	+34.48%
Monthly Sales/Listings Ratio	23.08%	25.86%	25.64%	-0.85%
Monthly Expired Listings	21	15	14	-6.67%
Monthly Average Sale Price	\$869,616	\$984,137	\$751,425	-23.65%
YTD Sales: \$0-\$199K	0	2	1	-50%
YTD Sales: \$200k-349K	3	3	6	+100%
YTD Sales: \$350K-\$549K	14	12	22	+83.33%
YTD Sales: \$550K-\$749K	33	44	48	+9.09%
YTD Sales: \$750K-\$999K	25	48	29	-39.58%
YTD Sales: \$1M-\$2M	27	27	20	-25.93%
YTD Sales: \$2M+	11	6	6	No Change
YTD Average Days-On-Market	51.75	57.75	62.00	+7.36%
YTD Average Sale Price	\$933,889	\$998,072	\$844,203	-15.42%
YTD Median Sale Price	\$802,500	\$716,250	\$679,975	-5.06%

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

AVERAGE SALE PRICE

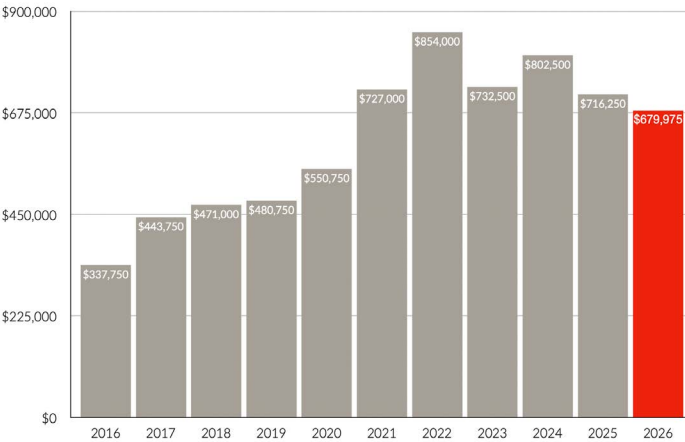


Year-Over-Year

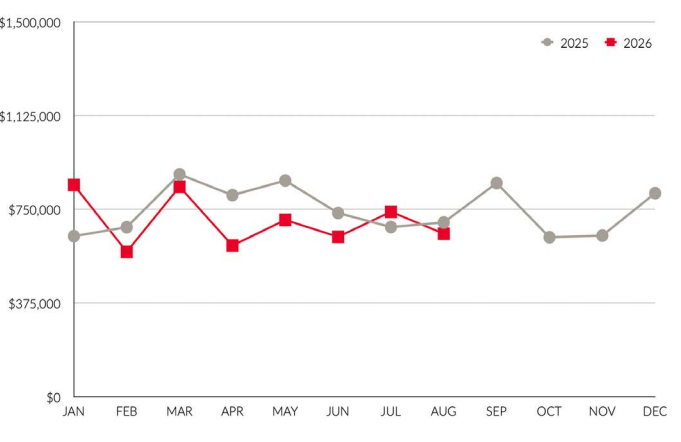


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



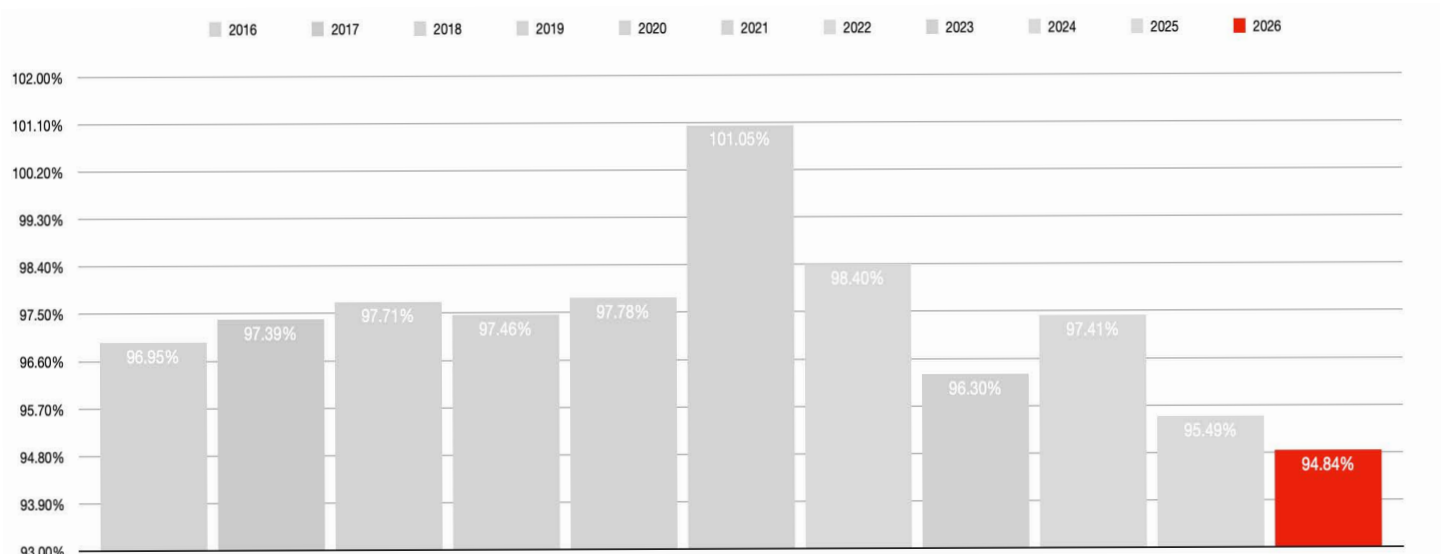
Year-Over-Year



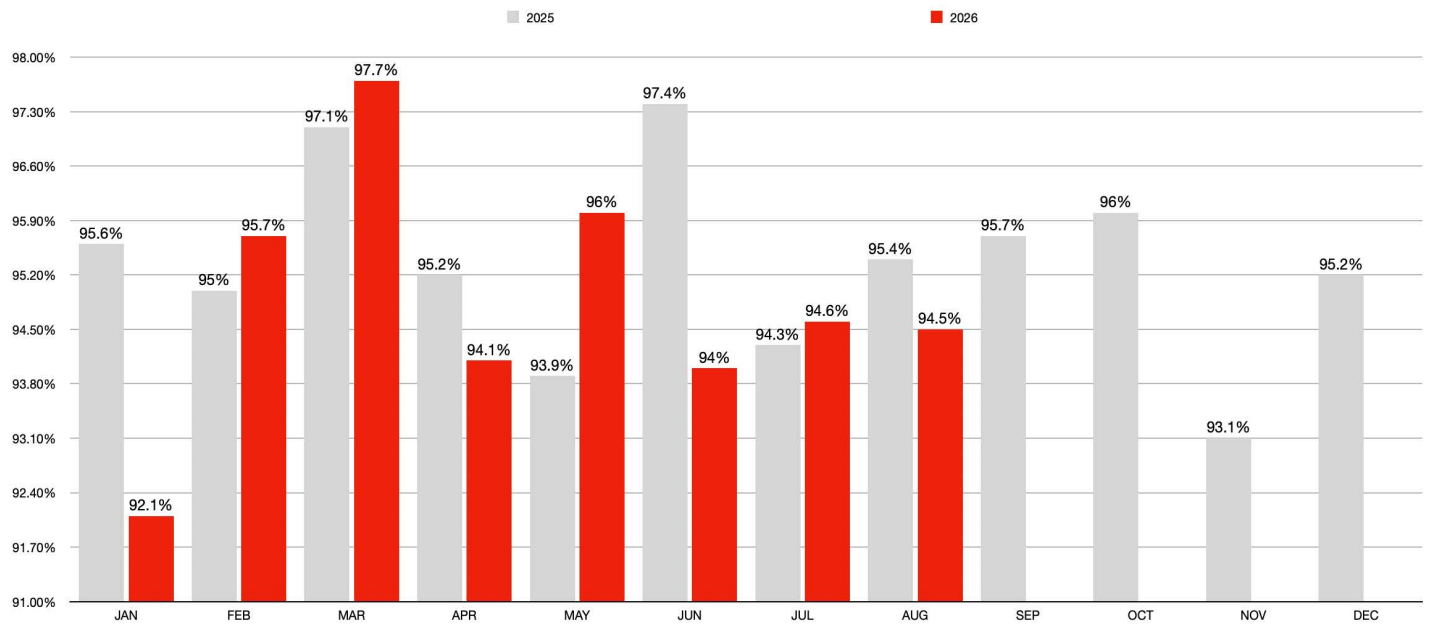
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

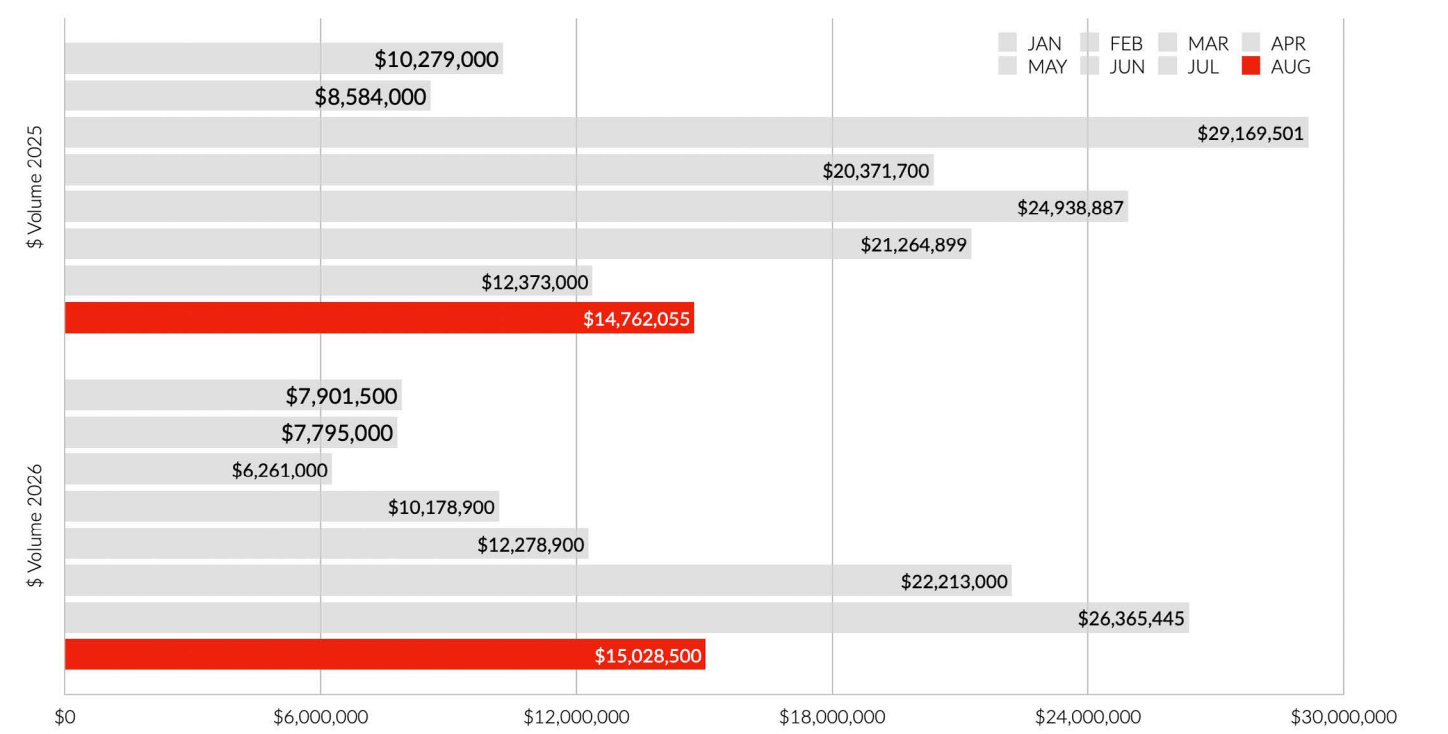


Year-Over-Year

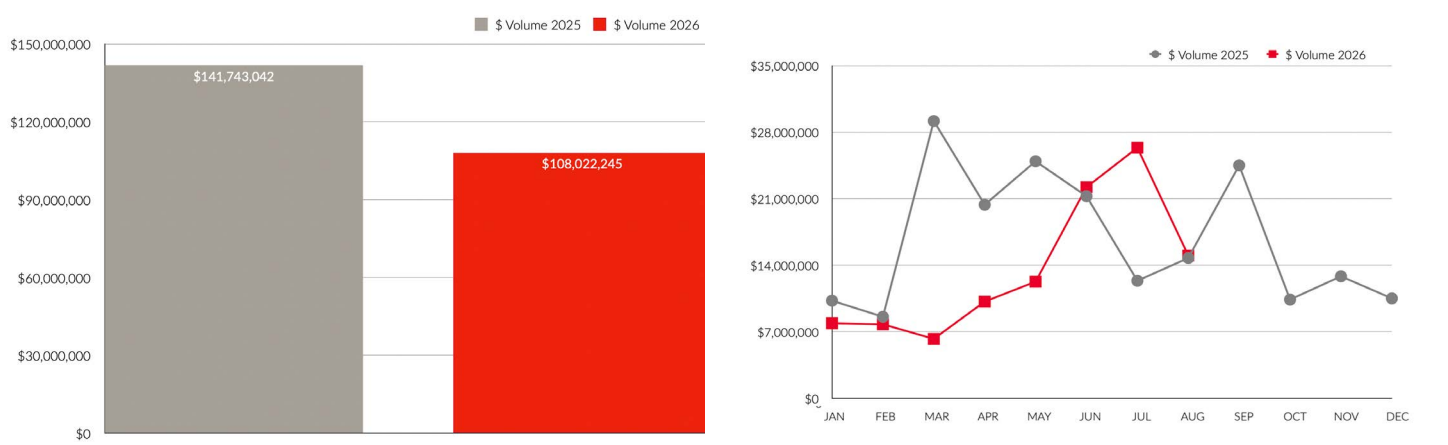


Month-Over-Month 2025 vs. 2026

DOLLAR VOLUME SALES



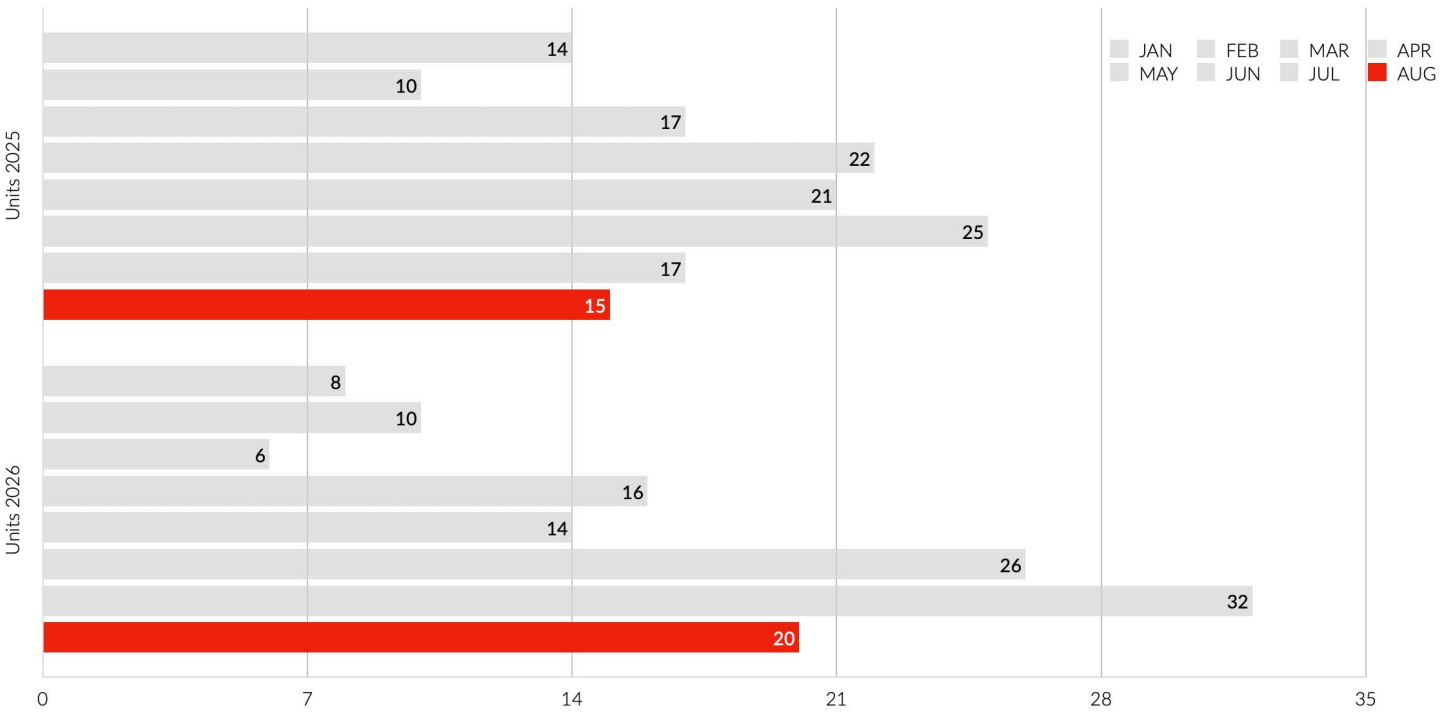
Monthly Comparison 2025 vs. 2026



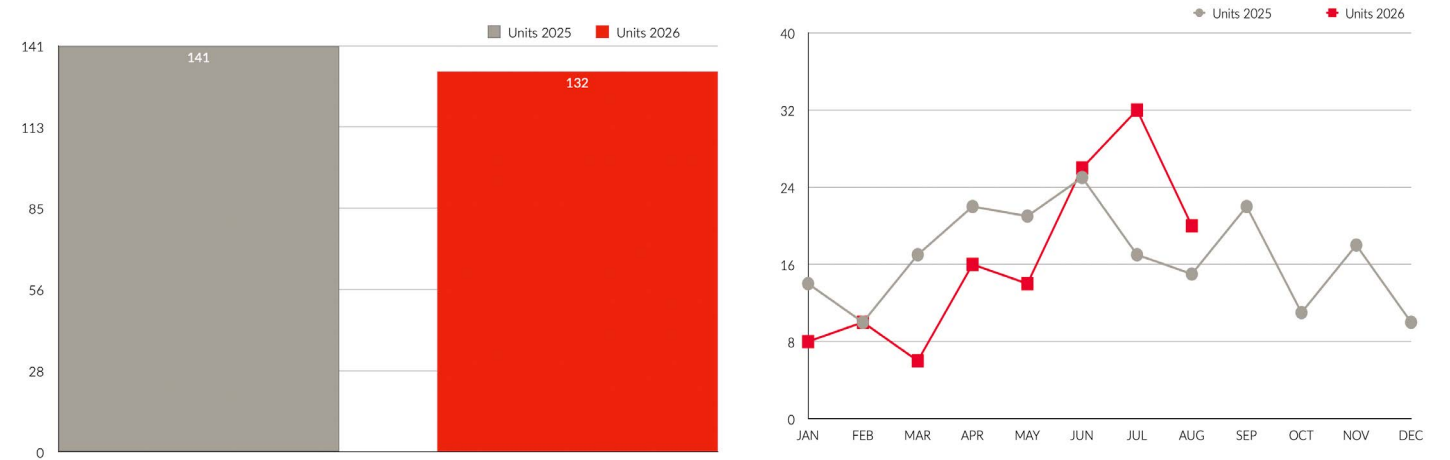
YTD Totals 2025 vs. 2026

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	 \$105,851,245 -24.96%	 \$2,071,000 +206.82%	 \$2,345,000 -45.08%
YTD Unit Sales	 127 -9.29%	 4 +300%	 6 -33.33%
YTD Average Sale Price	 \$833,474 -17.28%	 \$517,750 -23.3%	 \$390,833 -17.62%
August Sales Volume	 \$14,503,500 -1.75%	 \$425,000 +100%	 \$100,000 +100%
August Unit Sales	 18 +20%	 1 +100%	 1 +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

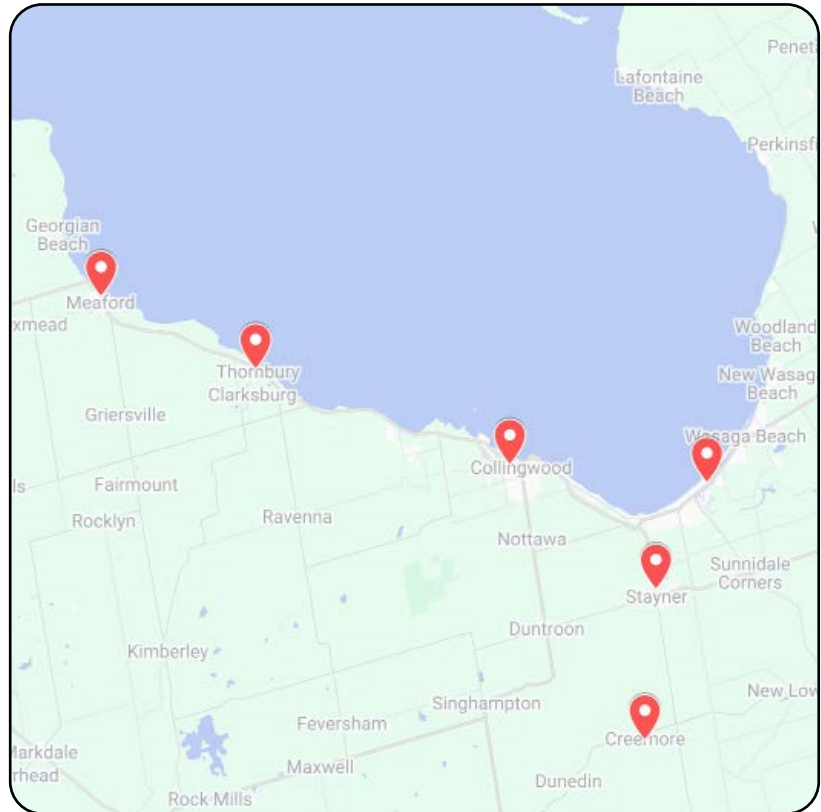
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



/RoyalLePageLocationsNorth



/RLPLocationsNorth



/LocationsNorth

Helping You Is What We Do.

Find more Real Estate Market Reports for Southern Georgian Bay at:

locationsnorth.com/market-update/