



2026

SEPTEMBER

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](#), September brought softer sales activity and fewer new listings year-over-year, while pricing was mixed. The median sale price decreased 12.28% to \$750,000, while the average sale price increased 3.27% to \$1,150,441. Sales volume declined 20.2% to \$19,557,500, alongside a 22.73% decrease in unit sales to 17 transactions. New listings declined 10.71% to 75 properties, while expired listings increased 35% to 27. The monthly unit sales-to-listings ratio fell to 22.67%, while the year-to-date ratio stood at 25.00%, keeping Clearview firmly in buyer's market territory.



September year-over-year sales volume of \$19,557,500

Down 20.2% from 2025's \$24,508,197, with unit sales of 17 down 22.73% from last September's 22. New listings of 75 are down 10.71% from 84 a year ago, while the monthly sales/listings ratio of 22.67% is down 13.45% from 26.19%.



Year-to-date sales volume of \$127,579,745

Down 23.26% from 2025's \$166,251,239, with unit sales of 149 down 8.59% from 2025's 163. New listings of 596 are up 3.47% from 576 a year ago, while the year-to-date sales/listings ratio of 25.00% is down 11.66% from 28.30%.



Year-to-date average sale price of \$878,229

Down 13.13% from \$1,010,954 one year ago, with the median sale price of \$720,000 down 2.04% from \$735,000. Average days on market of 61.00 is up 10.24% from 55.33 days last year, indicating homes are taking somewhat longer to sell amid softer year-to-date pricing.

SEPTEMBER NUMBERS

Median Sale Price

\$750,000

-12.28%

Average Sale Price

\$1,150,441

+3.27%

Sales Volume

\$19,557,500

-20.2%

Unit Sales

17

-22.73%

New Listings

75

-10.71%

Expired Listings

27

+35%

Unit Sales/Listings Ratio

22.67%

-13.45%

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

THE MARKET IN DETAIL

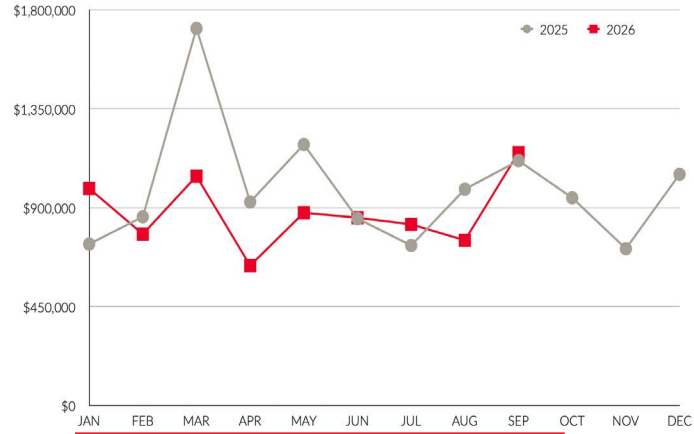
	2024	2025	2026	2025-2026
YTD Volume Sales	\$126,304,314	\$166,251,239	\$127,579,745	-23.26%
YTD Unit Sales	130	163	149	-8.59%
YTD New Listings	431	576	596	+3.47%
YTD Sales/Listings Ratio	30.16%	28.30%	25.00%	-11.66%
YTD Expired Listings	97	116	146	+25.86%
Monthly Volume Sales	\$20,179,000	\$24,508,197	\$19,557,500	-20.2%
Monthly Unit Sales	16	22	17	-22.73%
Monthly New Listings	63	84	75	-10.71%
Monthly Sales/Listings Ratio	25.40%	26.19%	22.67%	-13.45%
Monthly Expired Listings	15	20	27	+35%
Monthly Average Sale Price	\$1,261,188	\$1,114,009	\$1,150,441	+3.27%
YTD Sales: \$0-\$199K	0	2	1	-50%
YTD Sales: \$200k-349K	3	3	8	+166.67%
YTD Sales: \$350K-\$549K	16	14	24	+71.43%
YTD Sales: \$550K-\$749K	35	51	51	No Change
YTD Sales: \$750K-\$999K	29	53	33	-37.74%
YTD Sales: \$1M-\$2M	29	32	25	-21.88%
YTD Sales: \$2M+	13	9	7	-22.22%
YTD Average Days-On-Market	50.33	55.33	61.00	+10.24%
YTD Average Sale Price	\$970,255	\$1,010,954	\$878,229	-13.13%
YTD Median Sale Price	\$792,000	\$735,000	\$720,000	-2.04%

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

AVERAGE SALE PRICE

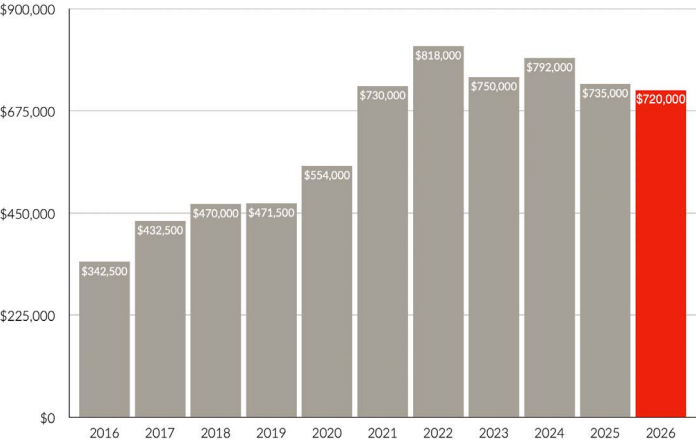


Year-Over-Year

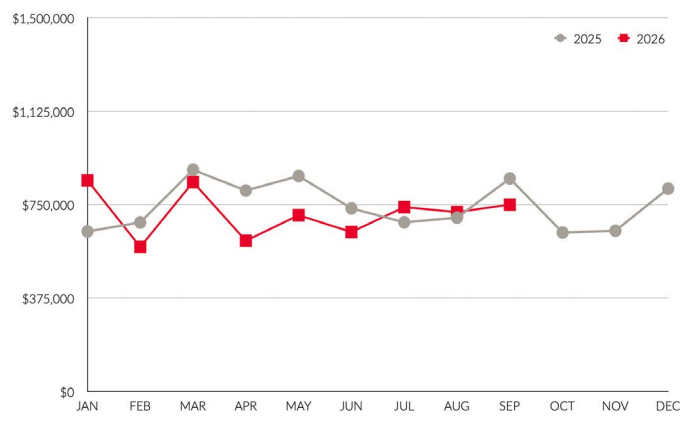


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



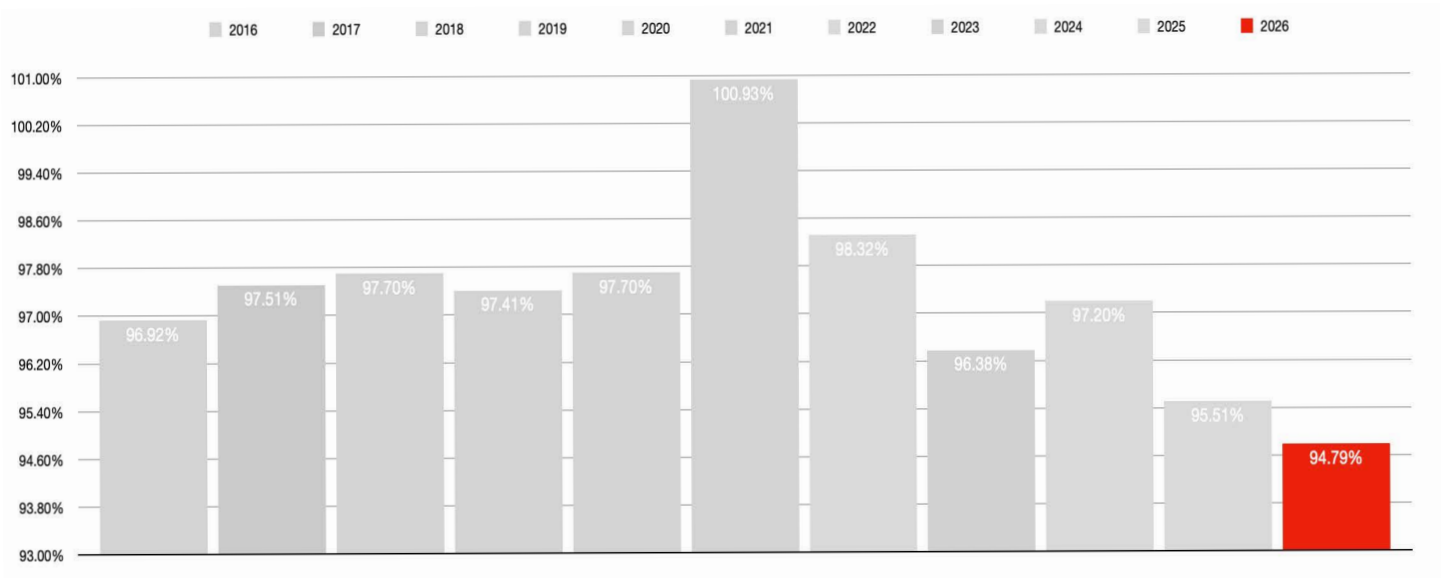
Year-Over-Year



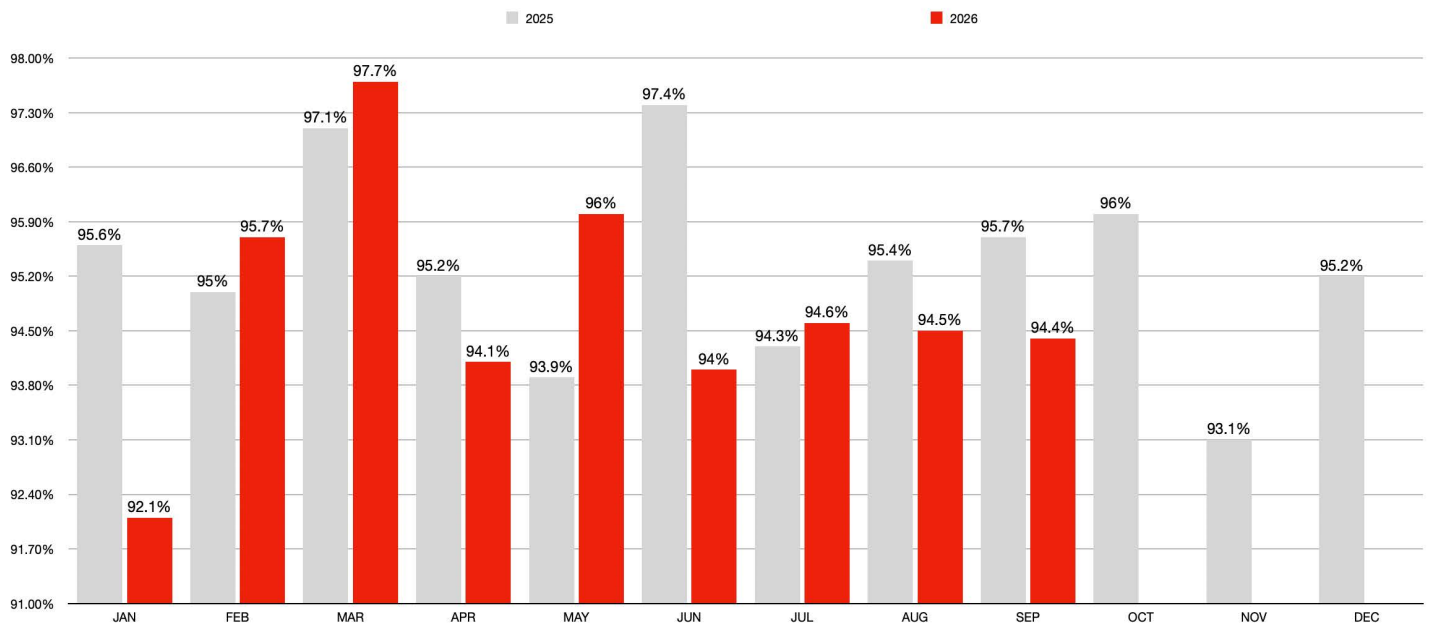
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

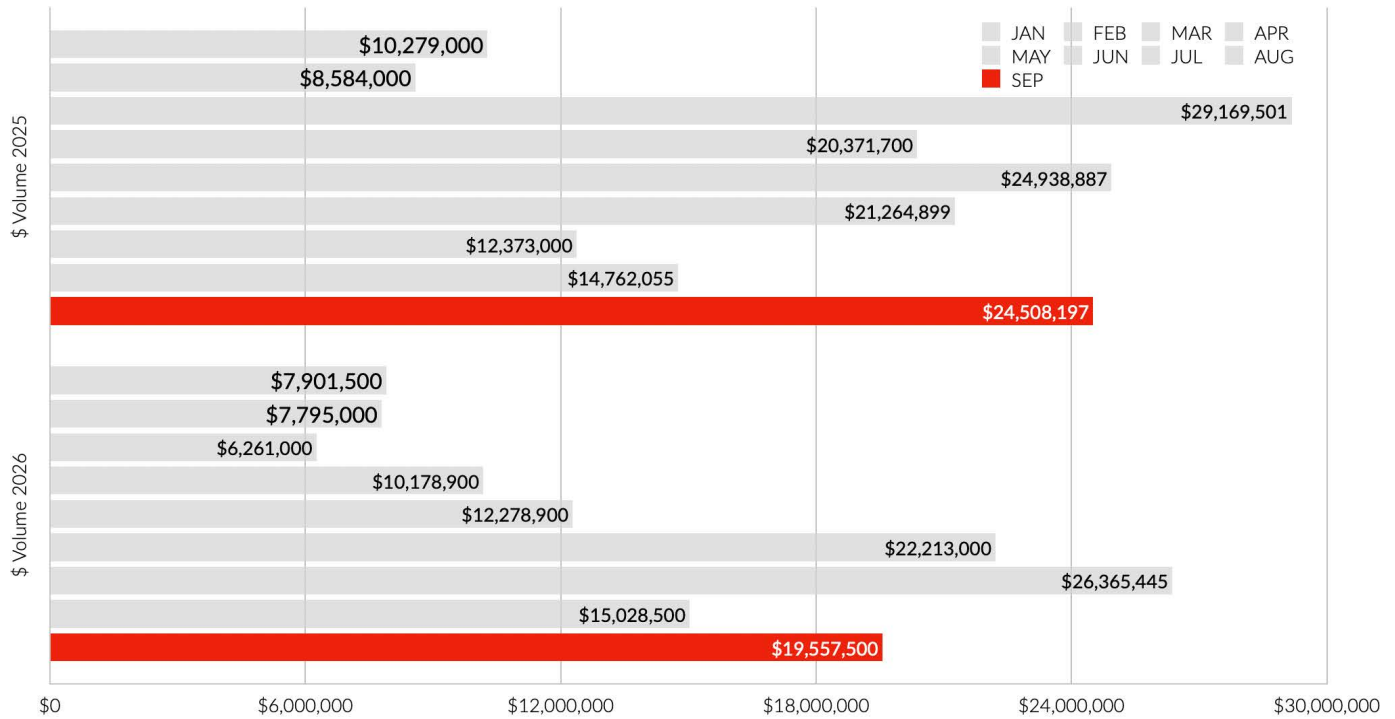


Year-Over-Year

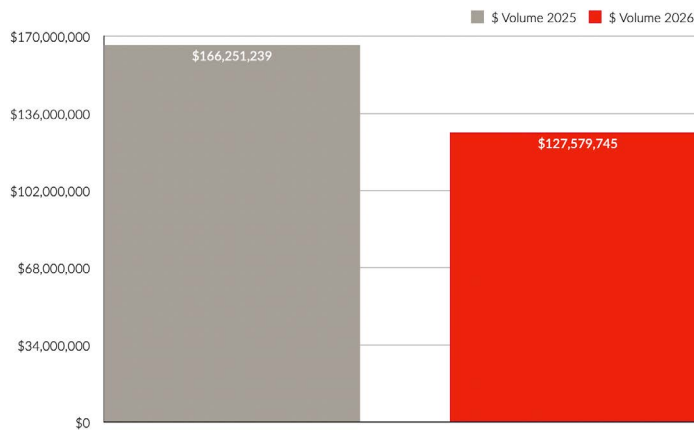


Month-Over-Month 2025 vs. 2026

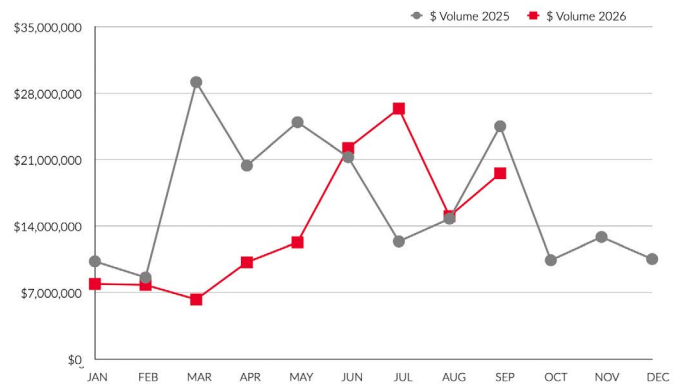
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

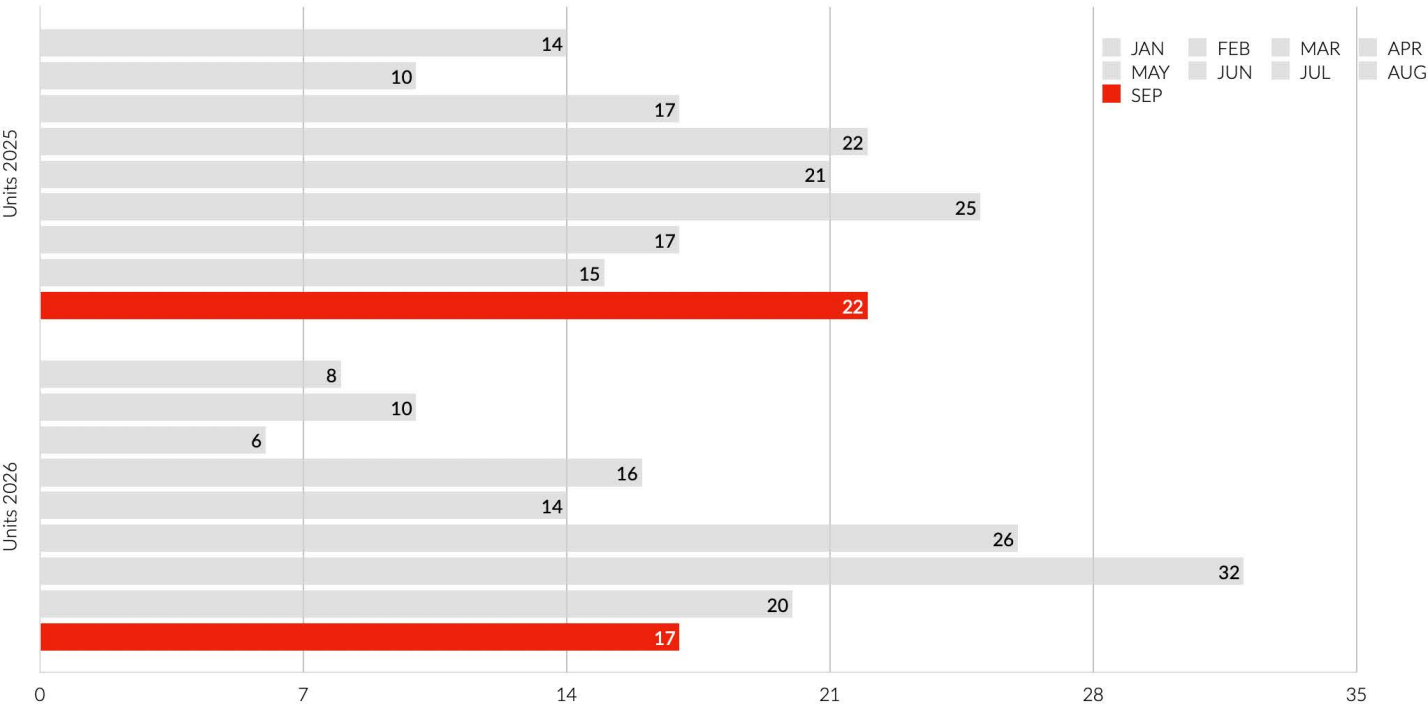


YTD Totals 2025 vs. 2026

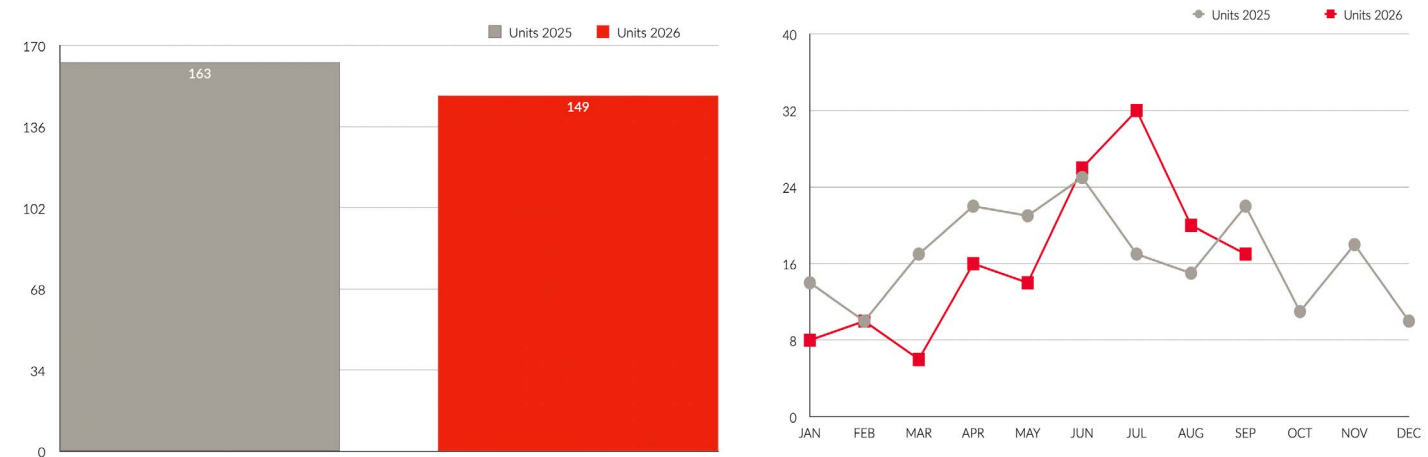


Month vs. Month 2025 vs. 2026

UNIT SALES



Monthly Comparison 2025 vs. 2026



YTD Totals 2025 vs. 2026

Month vs. Month 2025 vs. 2026

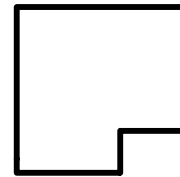
SALES BY TYPE



FREEHOLD



CONDOMINIUM



VACANT LAND

YTD Sales Volume	 \$125,408,745 -24.26%	 \$2,071,000 +206.82%	 \$2,644,000 -38.08%
YTD Unit Sales	 144 -11.11%	 4 +300%	 7 -22.22%
YTD Average Sale Price	 \$870,894 -14.79%	 \$517,750 -23.3%	 \$377,714 -20.39%
September Sales Volume	 \$19,557,500 -20.2%	 \$0 No Change	 \$299,000 +100%
September Unit Sales	 17 -22.73%	 0 No Change	 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

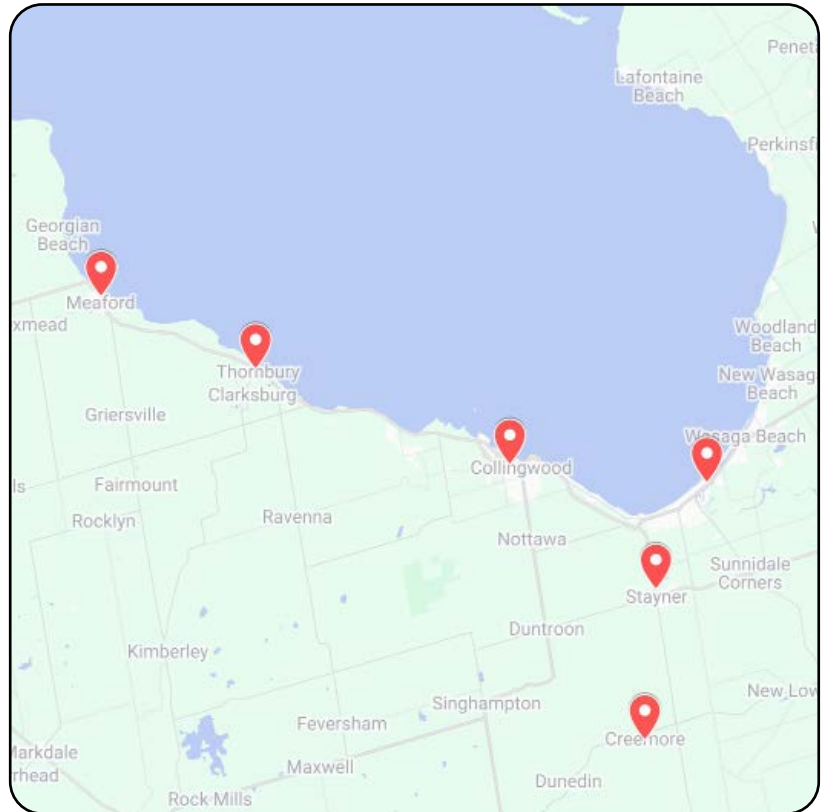
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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