

2026

OCTOBER

CLEARVIEW

Real Estate Market Report

ROYAL LEPAGE® 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, October brought a strong year-over-year increase in sales activity, while pricing was mixed and new listing activity remained relatively stable. The median sale price increased 13.95% to $727,000, while the average sale price rose 4.7% to $989,250. Sales volume more than doubled, increasing 128.43% to $23,742,000, alongside a 118.18% increase in unit sales to 24 transactions. New listings edged down 1.41% to 70 properties, while expired listings declined 28.57% to 15. The monthly unit sales-to-listings ratio climbed sharply to 34.29%; however, the year-to-date ratio remained at 25.98%, keeping Clearview firmly in buyer's market territory.

October year-over-year sales volume of $23,742,000

Up 128.43% from 2025's $10,393,500, with unit sales of 24 up 118.18% from last October's 11. New listings of 70 are down 1.41% from 71 a year ago, while the monthly sales/listings ratio of 34.29% is up 121.3% from 15.49%.

Year-to-date sales volume of $151,321,745

Down 14.34% from 2025's $176,644,739, with unit sales of 173 down 0.57% from 2025's 174. New listings of 666 are up 2.94% from 647 a year ago, while the year-to-date sales/listings ratio of 25.98% is down 3.41% from 26.89%.

Year-to-date average sale price of $889,332

Down 11.45% from $1,004,345 one year ago, while the median sale price of $723,500 is up 1.01% from $716,250. Average days on market of 59.00 is up 8.46% from 54.40 days last year, indicating homes are taking somewhat longer to sell despite year-to-date median pricing remaining stable.

OCTOBER NUMBERS

Median Sale Price
$727,000
+13.95%

Average Sale Price
$989,250
+4.70%

Sales Volume
$23,742,000
+128.43%

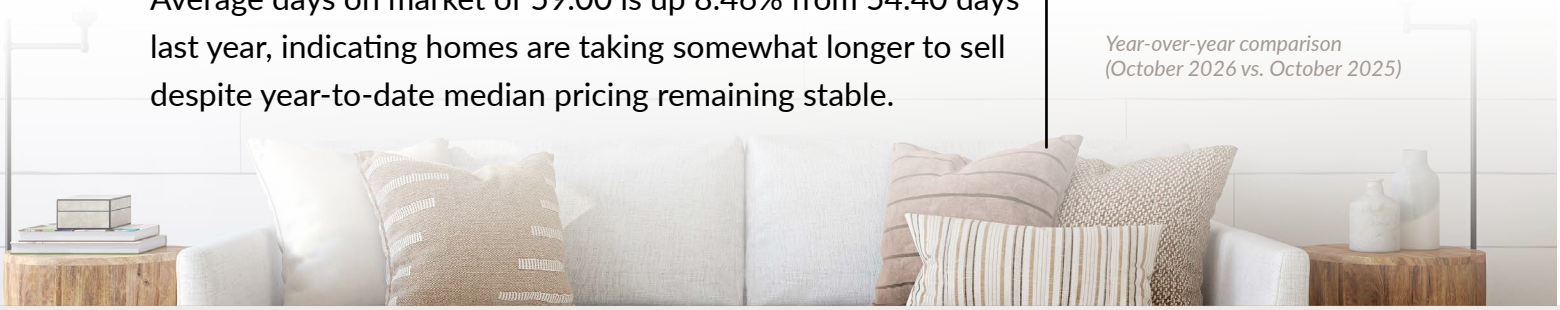
Unit Sales
24
+118.18%

New Listings
70
-1.41%

Expired Listings
15
-28.57%

Unit Sales/Listings Ratio
34.29%
+121.30%

Year-over-year comparison (October 2026 vs. October 2025)



ROYAL LEPAGE® LOCATIONS NORTH BROKERAGE

THE MARKET IN **DETAIL**

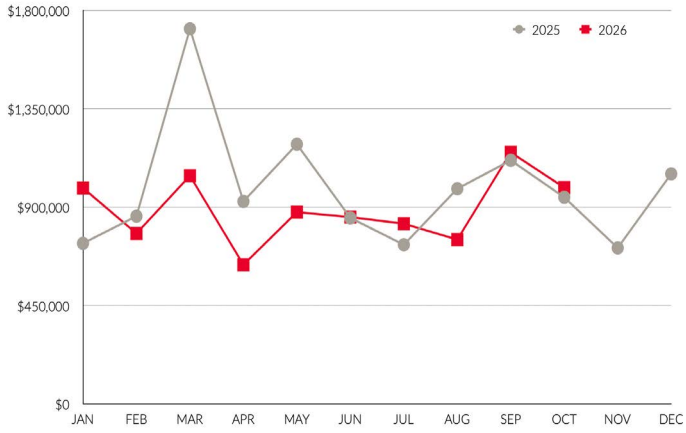
	2024	2025	2026	2025-2026
YTD Volume Sales	$137,936,064	$176,644,739	$151,321,745	-14.34%
YTD Unit Sales	143	174	173	-0.57%
YTD New Listings	488	647	666	+2.94%
YTD Sales/Listings Ratio	29.30%	26.89%	25.98%	-3.41%
YTD Expired Listings	112	137	161	+17.52%
Monthly Volume Sales	$11,631,750	$10,393,500	$23,742,000	+128.43%
Monthly Unit Sales	13	11	24	+118.18%
Monthly New Listings	57	71	70	-1.41%
Monthly Sales/Listings Ratio	22.81%	15.49%	34.29%	+121.3%
Monthly Expired Listings	15	21	15	-28.57%
Monthly Average Sale Price	$894,750	$944,864	$989,250	+4.7%
YTD Sales: $0-$199K	0	3	1	-66.67%
YTD Sales: $200k-349K	3	3	9	+200%
YTD Sales: $350K-$549K	17	16	32	+100%
YTD Sales: $550K-$749K	39	56	55	-1.79%
YTD Sales: $750K-$999K	30	55	37	-32.73%
YTD Sales: $1M-$2M	37	32	30	-6.25%
YTD Sales: $2M+	13	10	9	-10%
YTD Average Days-On-Market	48.90	54.40	59.00	+8.46%
YTD Average Sale Price	$962,705	$1,004,345	$889,332	-11.45%
YTD Median Sale Price	$803,500	$716,250	$723,500	+1.01%

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

AVERAGE SALE PRICE

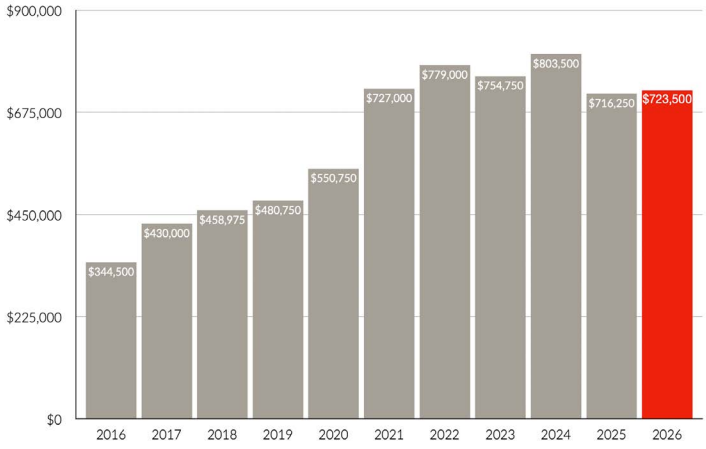


Year-Over-Year

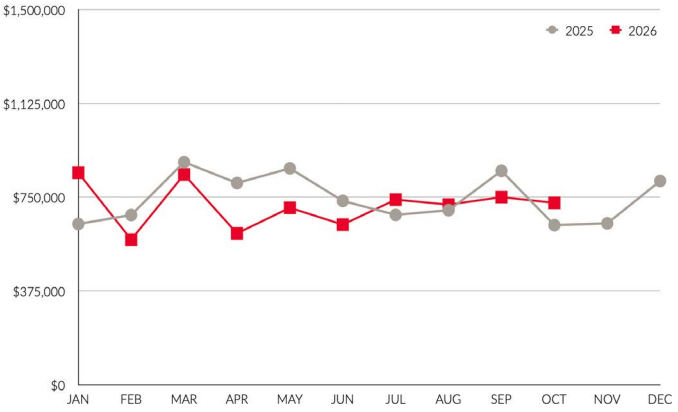


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



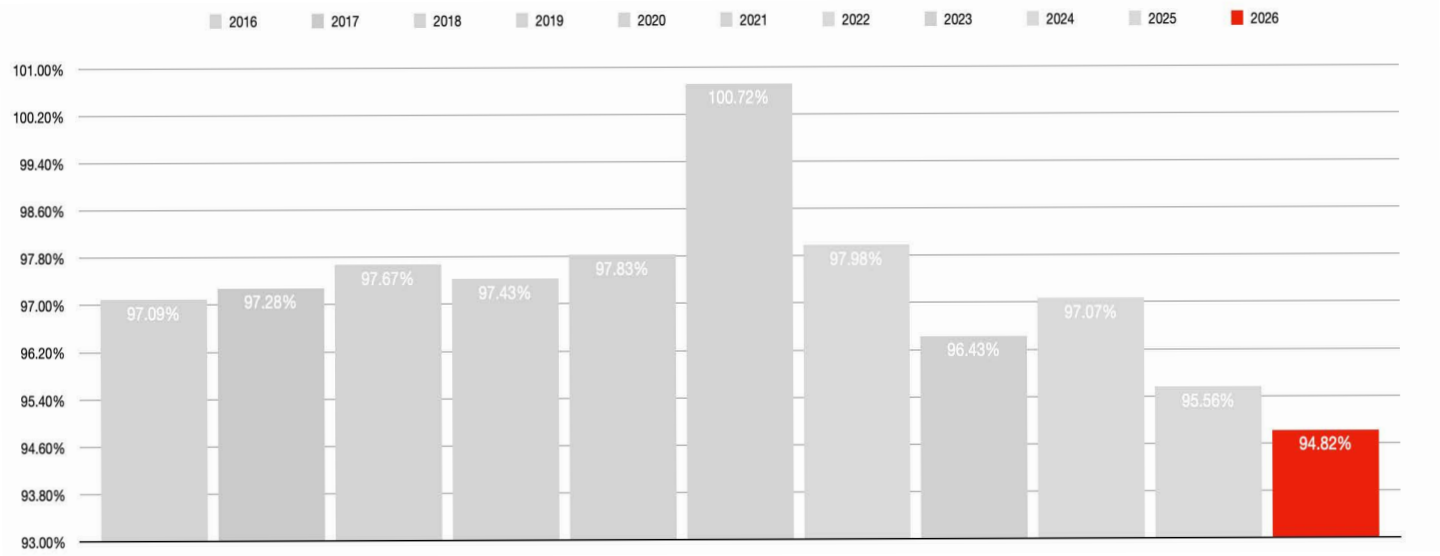
Year-Over-Year



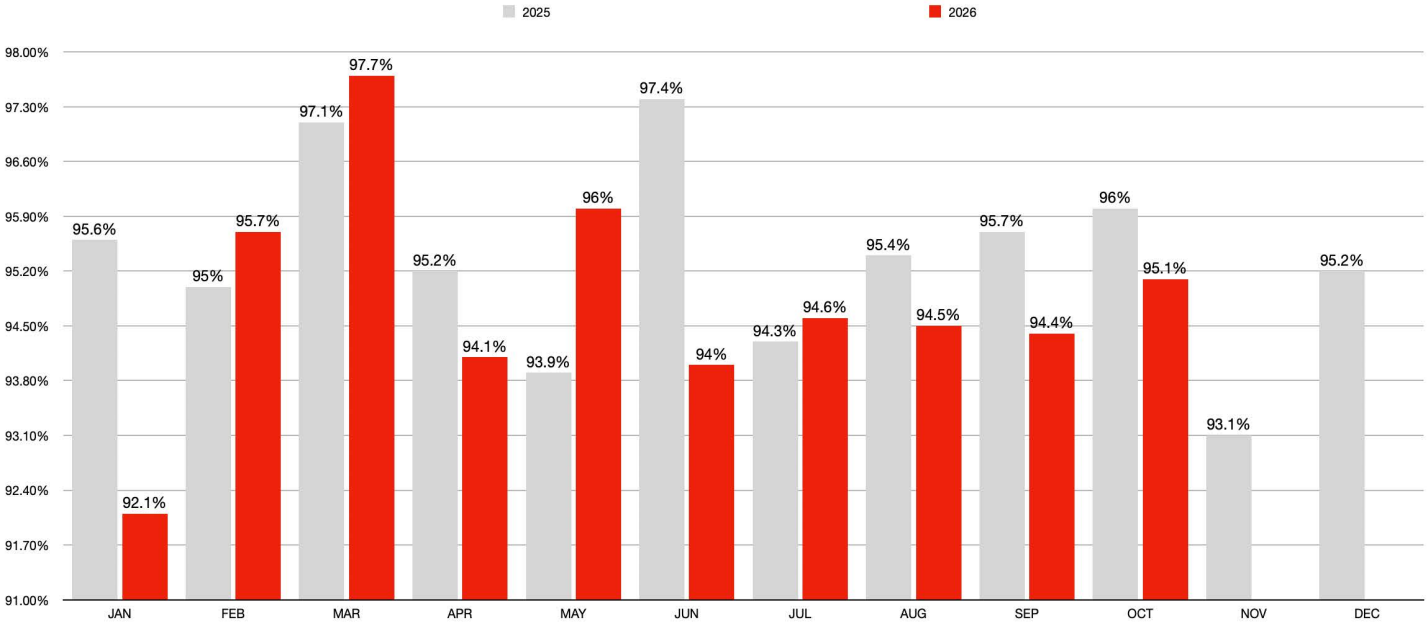
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

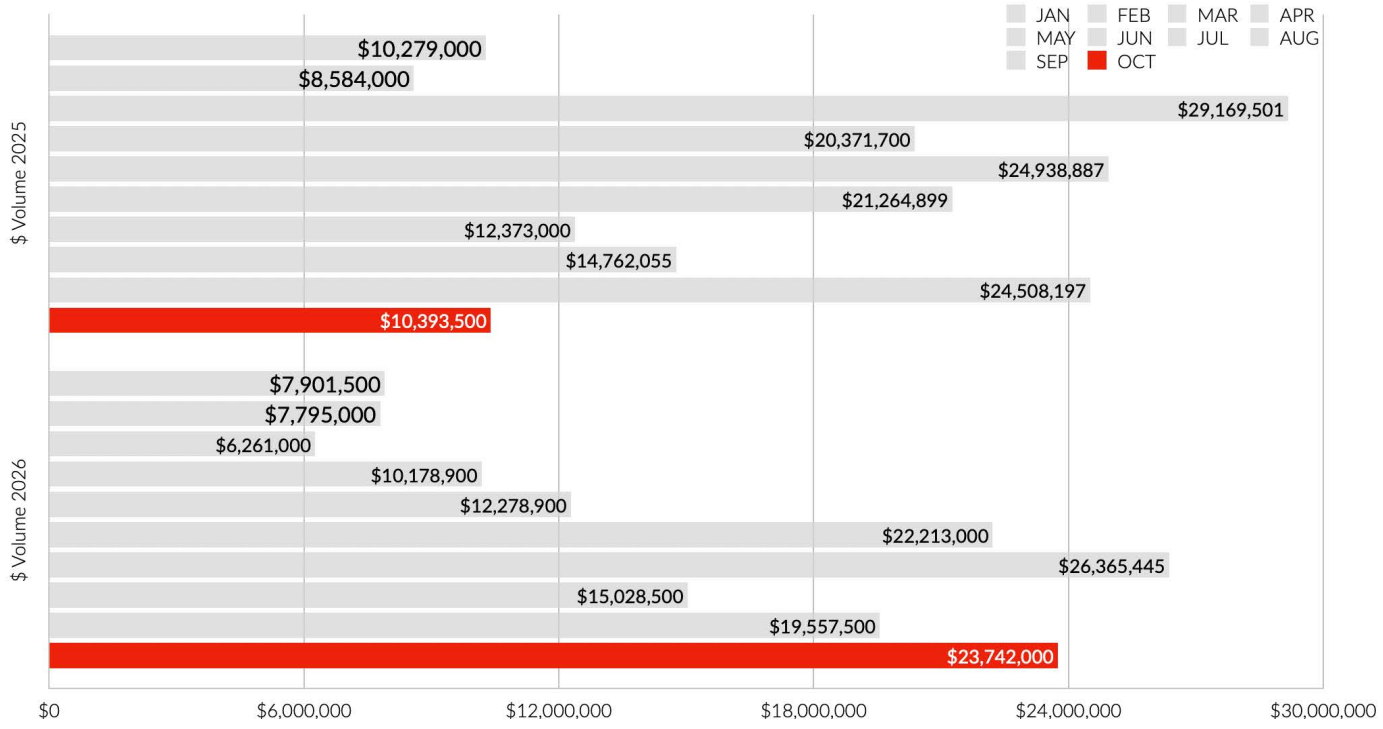


Year-Over-Year

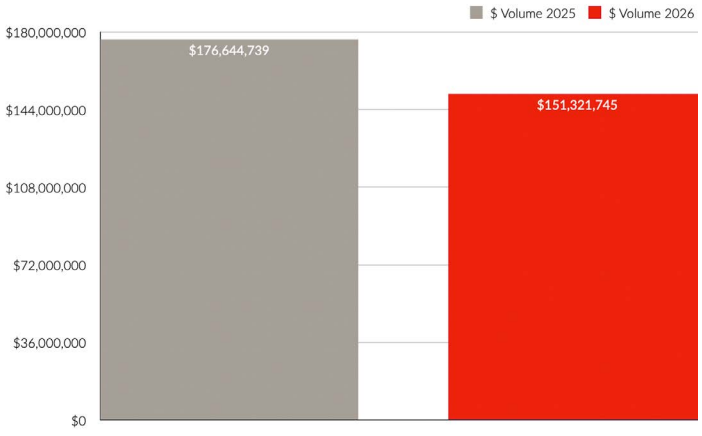


Month-Over-Month 2025 vs. 2026

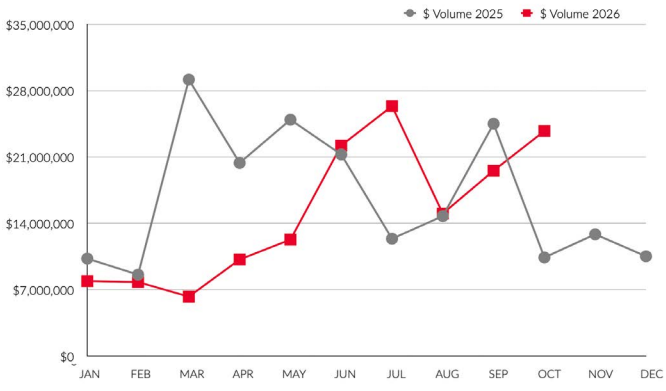
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

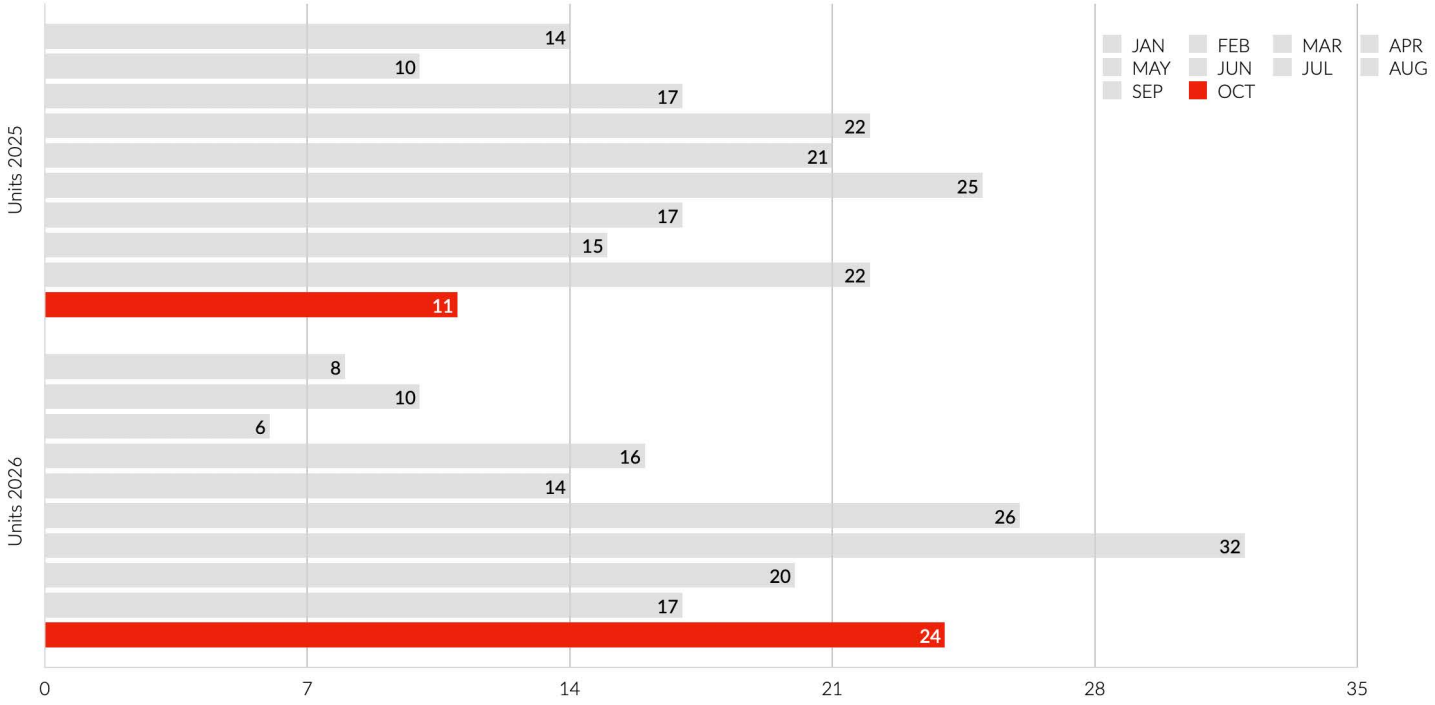


YTD Totals 2025 vs. 2026

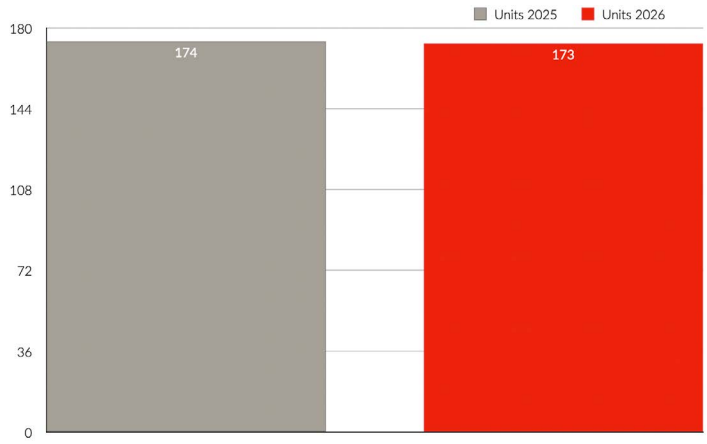


Month vs. Month 2025 vs. 2026

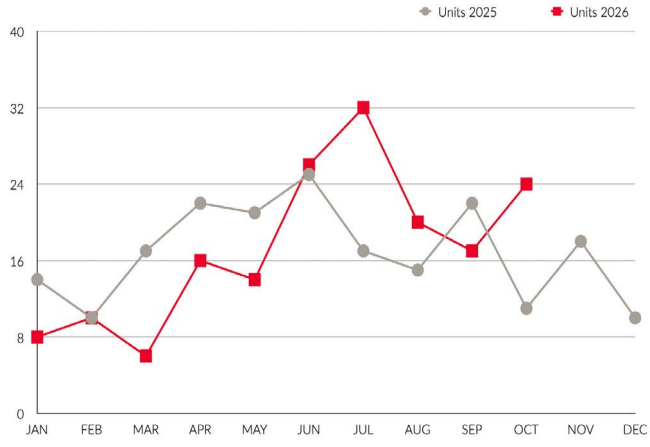
UNIT SALES



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	$148,164,745 -15.8%	$3,057,000 +352.89%	$2,644,000 -38.87%
YTD Unit Sales	165 -4.62%	7 +600%	7 -30%
YTD Average Sale Price	$897,968 -11.72%	$436,714 -35.3%	$377,714 -12.67%
October Sales Volume	$22,756,000 +118.94%	$986,000 +100%	$0 -100%
October Unit Sales	21 +90.91%	3 +100%	0 -100%

Year-Over-Year Comparison (2026 vs. 2025)



OUR LOCATIONS

COLLINGWOOD
705-445-5520
112 Hurontario St, Collingwood

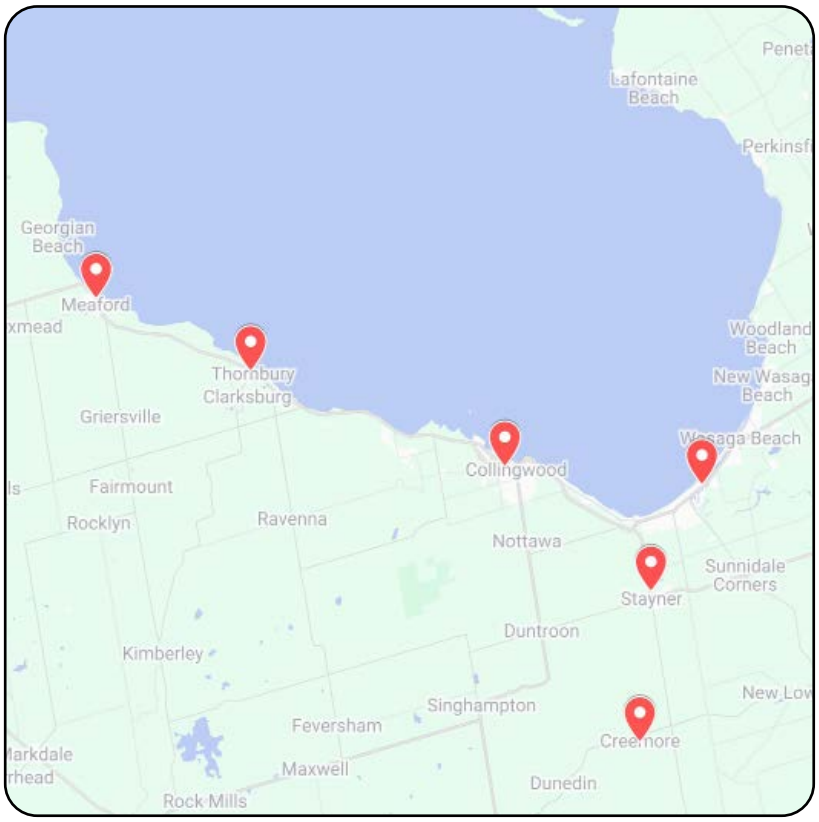
CREEMORE
705-881-9005
154 Mill St, Unit B, Creemore

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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