



2024 APRIL

CLEARVIEW

Real Estate Market Report

OVERVIEW

BUYERS MARKET

In Clearview, the real estate market favors buyers while trending towards balance, as unit sales have decreased while sales volume has risen compared to this time last year. Additionally, both median and average sales prices have increased from the previous year offering buyers a nuanced opportunity to explore the market with potentially more options, while considering the upward trend in pricing.



April year-over-year sales volume of \$15,655,026

Down 16.66% from 2023's \$18,784,500 with unit sales of 15 down 28.57% from last April's 21. New listings of 42 are down 6.67% from a year ago, with the sales/listing ratio of 35.71% down 10.95%.



Year-to-date sales volume of \$50,805,526

Up 10.48% from 2023's \$45,985,604 with unit sales of 51 down 3.77% from 2023's 53. New listings of 128 are down 5.88% from a year ago, with the sales/listing ratio of 39.84% up 0.87%.



Year-to-date average sale price of \$1,002,191

Up 18.36% from \$846,701.75 one year ago with median sale price of \$798,000 up from \$702,500 one year ago. Average days-on-market of 60.75 is up 18.75 days from last year.

APRIL NUMBERS

Median Sale Price
\$917,500
+19.93%

Average Sale Price
\$1,043,668
+16.68%

Sales Volume
\$15,655,026
-16.66%

Unit Sales
15
-28.57%

New Listings
42
-6.67%

Expired Listings
54

Unit Sales/Listings Ratio
35.71%
-10.95%

*Year-over-year comparison
(April 2024 vs. April 2023)*

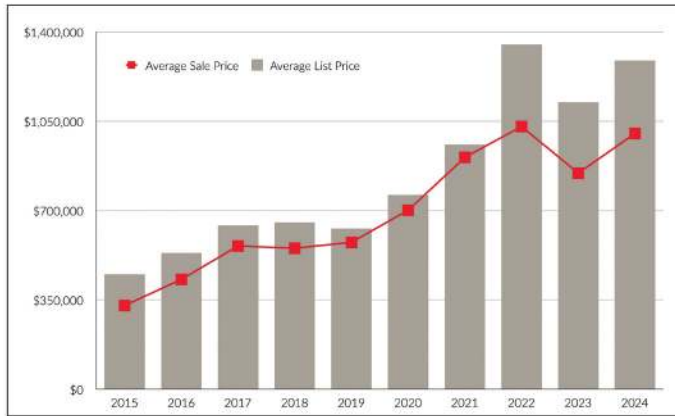


THE MARKET IN DETAIL

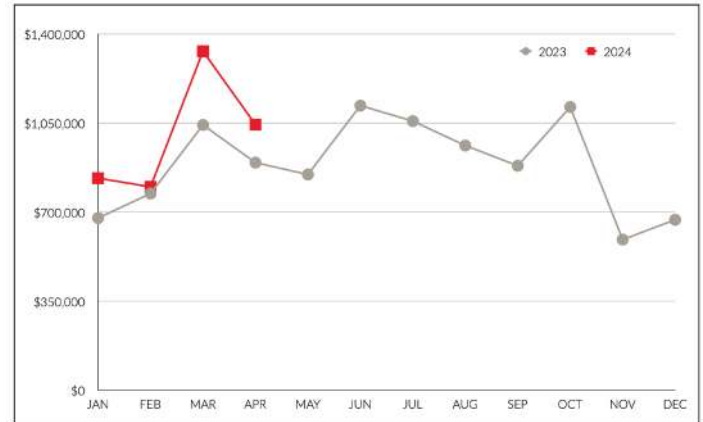
	2022	2023	2024	2023-2024
YTD Volume Sales	\$55,020,118	\$45,985,604	\$50,805,526	+10.48%
YTD Unit Sales	52	53	51	-3.77%
YTD New Listings	87	136	128	-5.88%
YDT Sales/Listings Ratio	59.77%	38.97%	39.84%	+0.87%
YTD Expired Listings	8	21	76	+261.9%
Monthly Volume Sales	\$20,474,443	\$12,510,704	\$14,654,500	+17.14%
Monthly Unit Sales	20	12	11	-8.33%
Monthly New Listings	39	43	37	-13.95%
Monthly Sales/Listings Ratio	51.28%	46.67%	35.71%	-10.95%
Monthly Expired Listings	3	3	4	+33.33%
YTD Sales: \$0-\$199K	0	0	0	No change
YTD Sales: \$200k-349K	0	0	1	100%
YTD Sales: \$350K-\$549K	3	5	5	0.00%
YTD Sales: \$550K-\$749K	16	24	18	-25.00%
YTD Sales: \$750K-\$999K	22	14	12	-14.29%
YTD Sales: \$1M+	10	10	13	30.00%
YTD Average Days-On-Market	21.00	42.00	60.75	+44.64%
YTD Average Sale Price	\$1,029,245	\$846,702	\$1,002,191	+18.36%
YTD Median Sale Price	\$1,002,100	\$702,500	\$798,000	+13.59%

Clearview MLS Sales and Listing Summary
2022 vs. 2023 vs. 2024

AVERAGE SALE PRICE

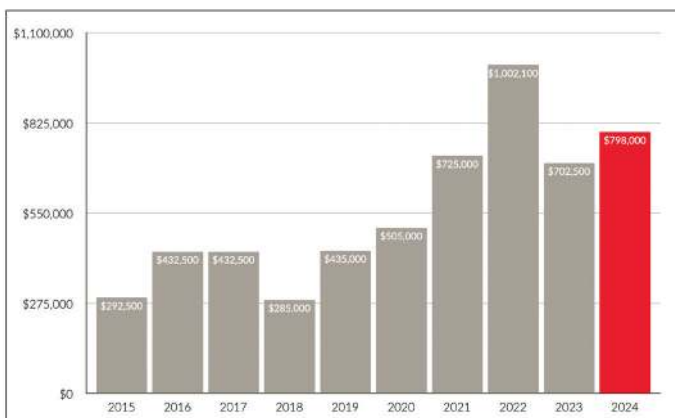


Year-Over-Year

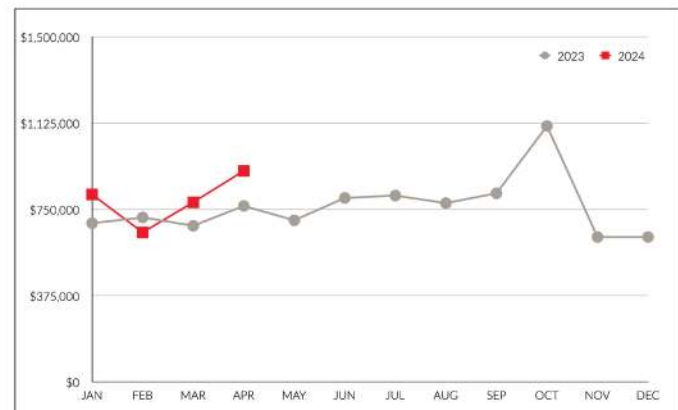


Month-Over-Month 2023 vs. 2024

MEDIAN SALE PRICE



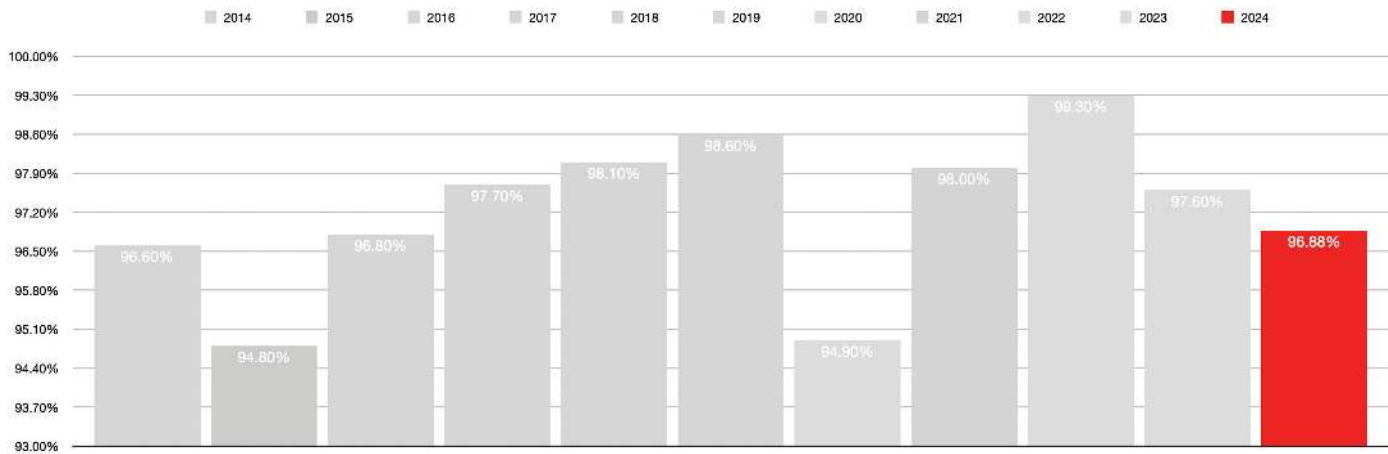
Year-Over-Year



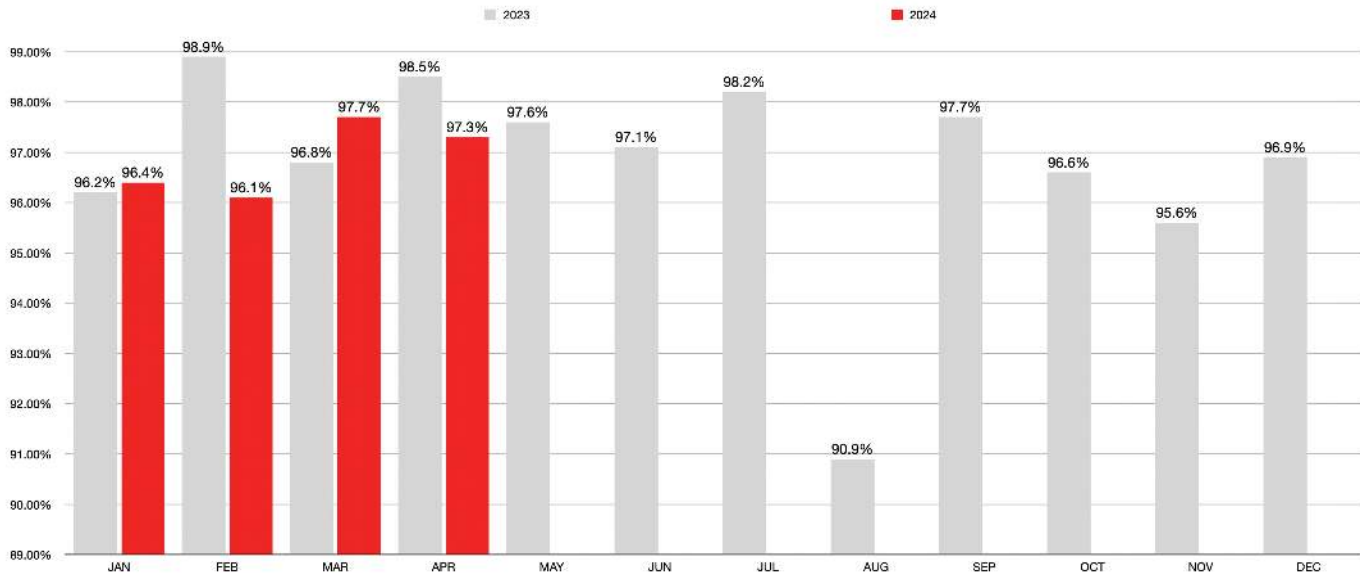
Month-Over-Month 2023 vs. 2024

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

SALE PRICE VS. LIST PRICE RATIO

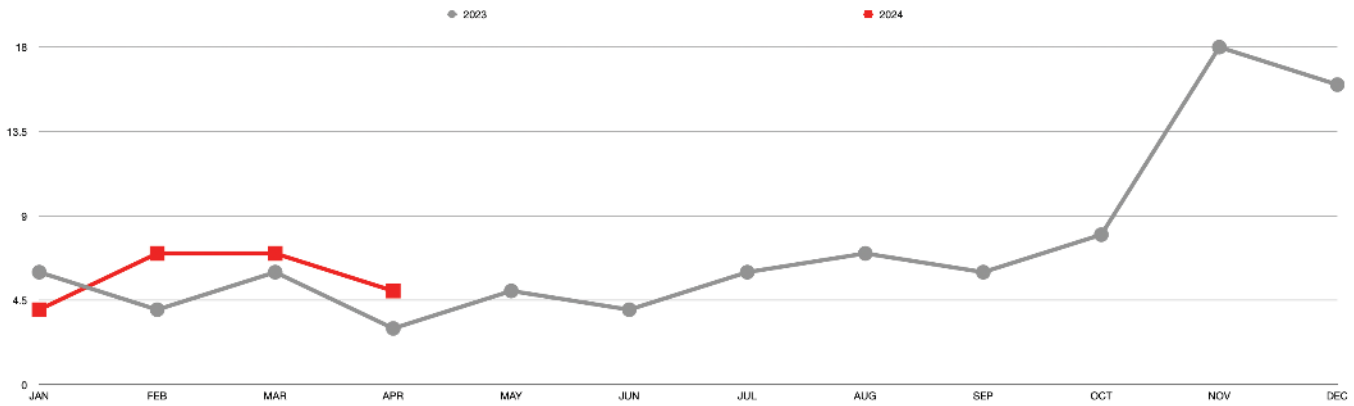


Year-Over-Year

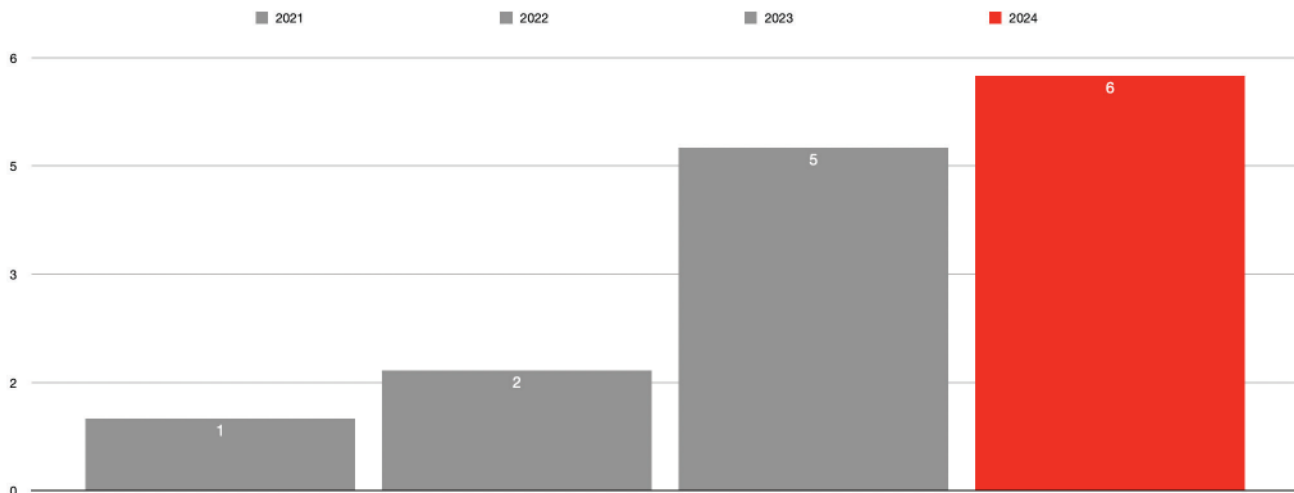


Month-Over-Month 2023 vs. 2024

MONTHS OF INVENTORY



Month-Over-Month 2023 vs. 2024

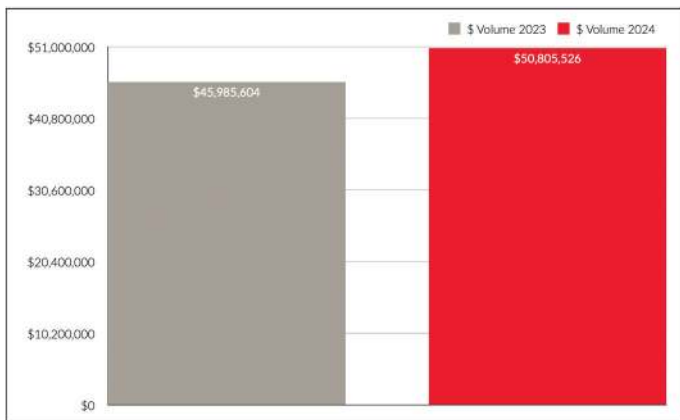


Year-Over-Year

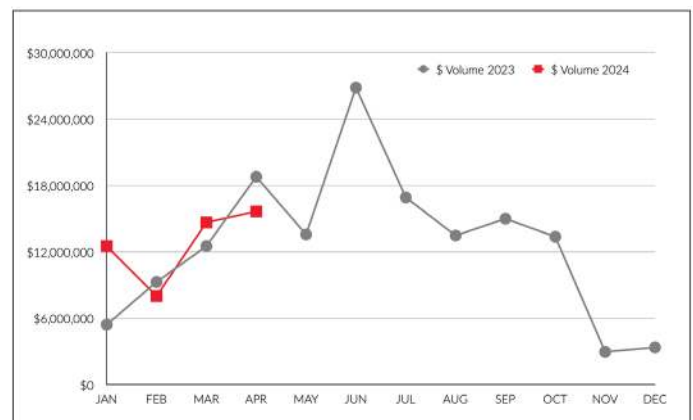
DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

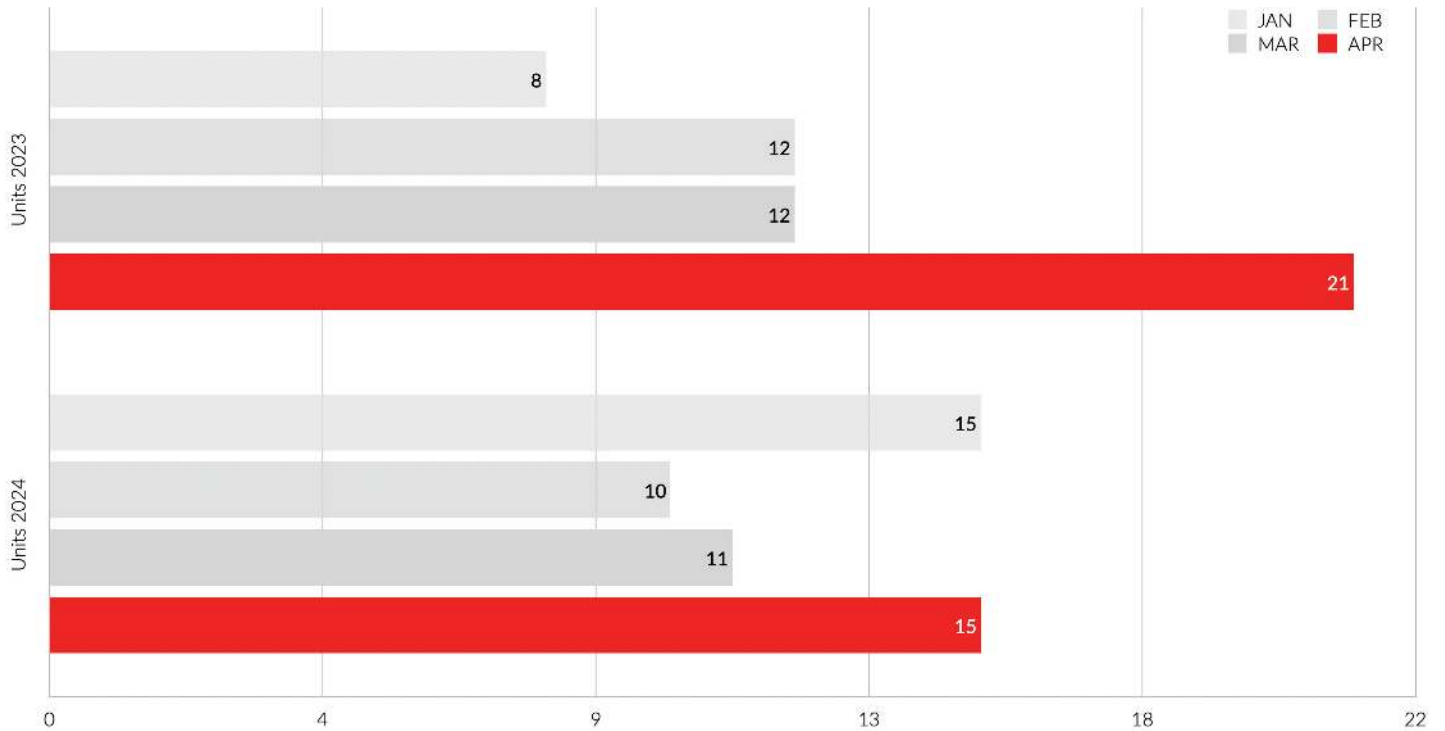


Yearly Totals 2023 vs. 2024

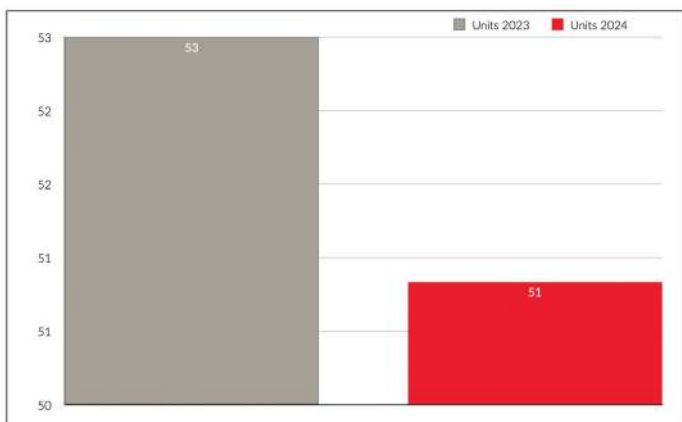


Month vs. Month 2023 vs. 2024

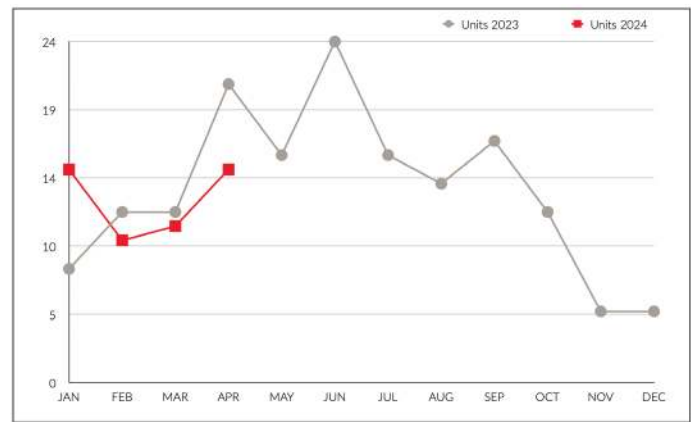
UNIT SALES



Monthly Comparison 2023 vs. 2024

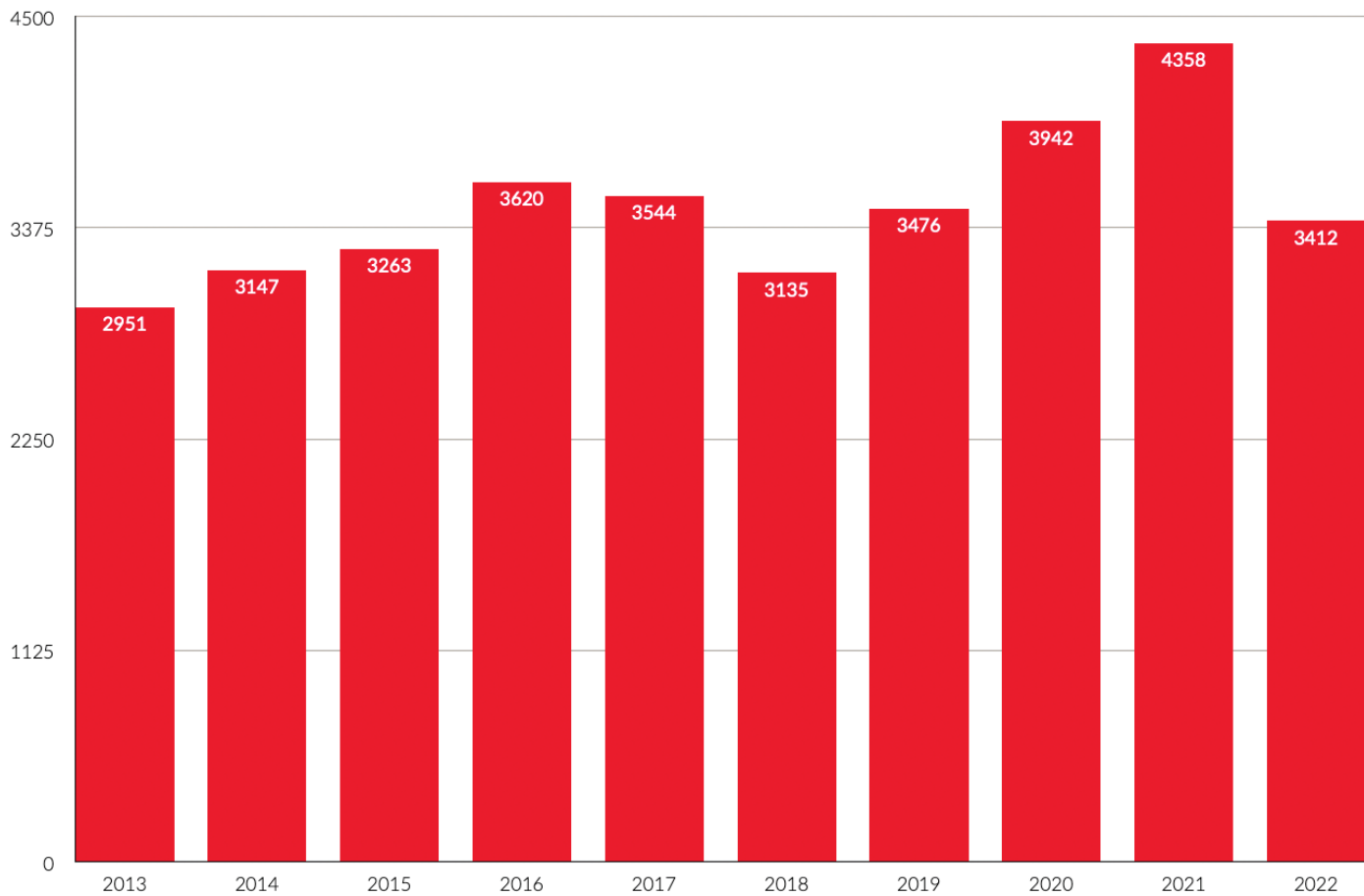


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

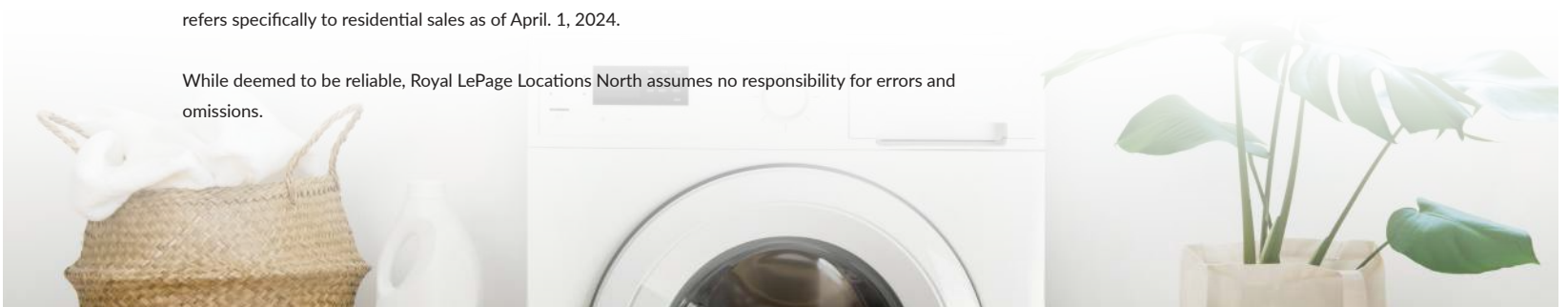
10 YEAR MARKET ANALYSIS



Units Sold

NOTE: All MLS® sales data in this report comes from the Lakelands Association Of REALTORS® and refers specifically to residential sales as of April. 1, 2024.

While deemed to be reliable, Royal LePage Locations North assumes no responsibility for errors and omissions.



OUR LOCATIONS

COLLINGWOOD

705-445-5520
330 First St, Collingwood

CREEMORE

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

CLEARVIEW

519-538-5755
96 Sykes St N, Clearview

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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