



2024  
**MAY**

**CLEARVIEW**

Real Estate Market Report

# OVERVIEW

## BUYERS MARKET

In [Clearview](#), the real estate market favors buyers as unit sales and sales volume have risen compared to this time last year. Additionally, while the median sale price has increased, average sales prices have decreased from the previous year. This suggests that more affordable properties are becoming available, providing buyers with a range of options. Buyers can take advantage of this market to find deals on both mid-range and high-end properties.



### May year-over-year sales volume of \$19,973,000

Up 47.23% from 2023's \$13,565,993 with unit sales of 20 up 25% from last May's 16. New listings of 64 are up 10.34% from a year ago, with the sales/listing ratio of 31.25% up 13.28%.



### Year-to-date sales volume of \$75,051,526

Up 6.73% from 2023's \$70,316,597 with unit sales of 79 up 9.72% from 2023's 72. New listings of 226 are up 0.44% from a year ago, with the sales/listing ratio of 34.96% up 9.24%.



### Year-to-date average sale price of \$957,741

Down 5.7% from \$1,015,585 one year ago with median sale price of \$815,000 up from \$715,000 one year ago. Average days-on-market of 54.8 is up 12.2 days from last year.

## MAY NUMBERS

Median Sale Price  
**\$817,500**  
+16.37%

Average Sale Price  
**\$998,650**  
+17.78%

Sales Volume  
**\$19,973,000**  
+47.23%

Unit Sales  
**20**  
+25%

New Listings  
**64**  
+10.34%

Expired Listings  
**12**  
+300%

Unit Sales/Listings Ratio  
**31.25%**  
+13.28%

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

# THE MARKET IN DETAIL

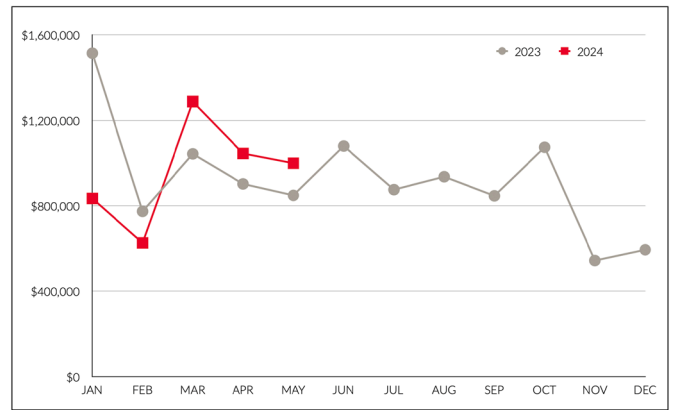
	2022	2023	2024	2023-2024
YTD Volume Sales	\$108,083,717	\$70,316,597	\$75,051,526	+6.73%
YTD Unit Sales	101	72	79	+9.72%
YTD New Listings	225	225	226	+0.44%
YTD Sales/Listings Ratio	44.89%	32.00%	34.96%	+2.96%
YTD Expired Listings	9	22	40	+81.82%
Monthly Volume Sales	\$25,168,500	\$13,565,993	\$19,973,000	+47.23%
Monthly Unit Sales	18	16	20	+25%
Monthly New Listings	59	58	64	+10.34%
Monthly Sales/Listings Ratio	30.51%	27.59%	31.25%	+3.66%
Monthly Expired Listings	2	3	12	+300%
YTD Sales: \$0-\$199K	0	0	0	No Change
YTD Sales: \$200k-349K	1	0	1	100%
YTD Sales: \$350K-\$549K	3	6	6	0.00%
YTD Sales: \$550K-\$749K	22	33	18	-45.45%
YTD Sales: \$750K-\$999K	30	18	14	-22.22%
YTD Sales: \$1M+	39	15	16	6.67%
YTD Average Days-On-Market	23.80	42.60	54.80	+28.64%
YTD Average Sale Price	\$1,076,700	\$1,015,585	\$957,741	-5.7%
YTD Median Sale Price	\$890,000	\$715,000	\$815,000	+13.99%

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

# AVERAGE SALE PRICE

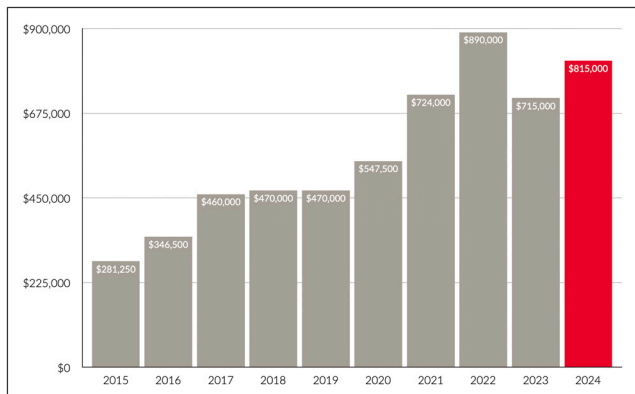


Year-Over-Year

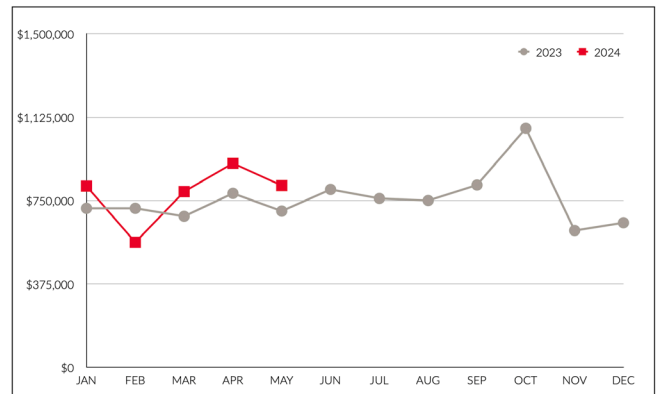


Month-Over-Month 2023 vs. 2024

# MEDIAN SALE PRICE



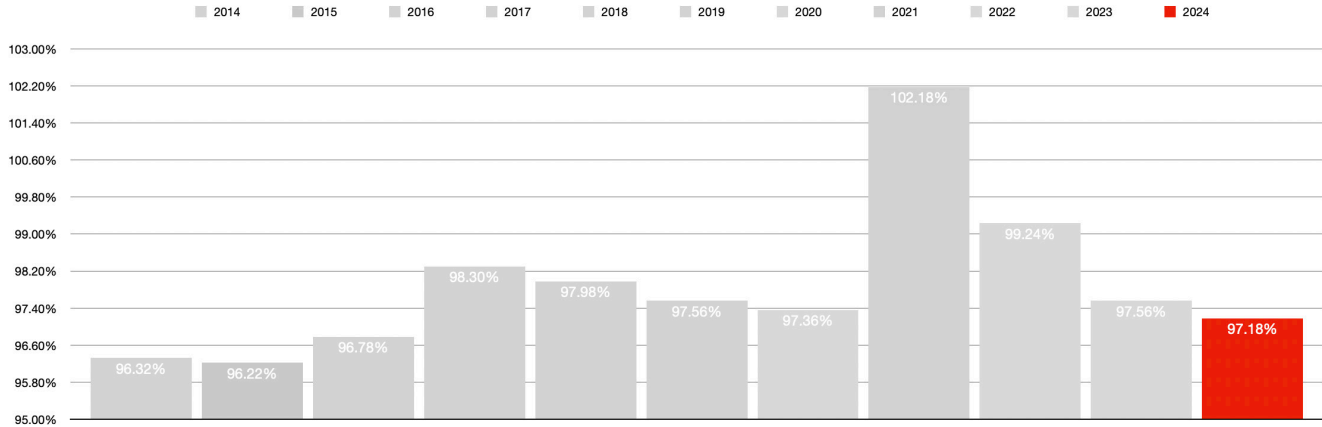
Year-Over-Year



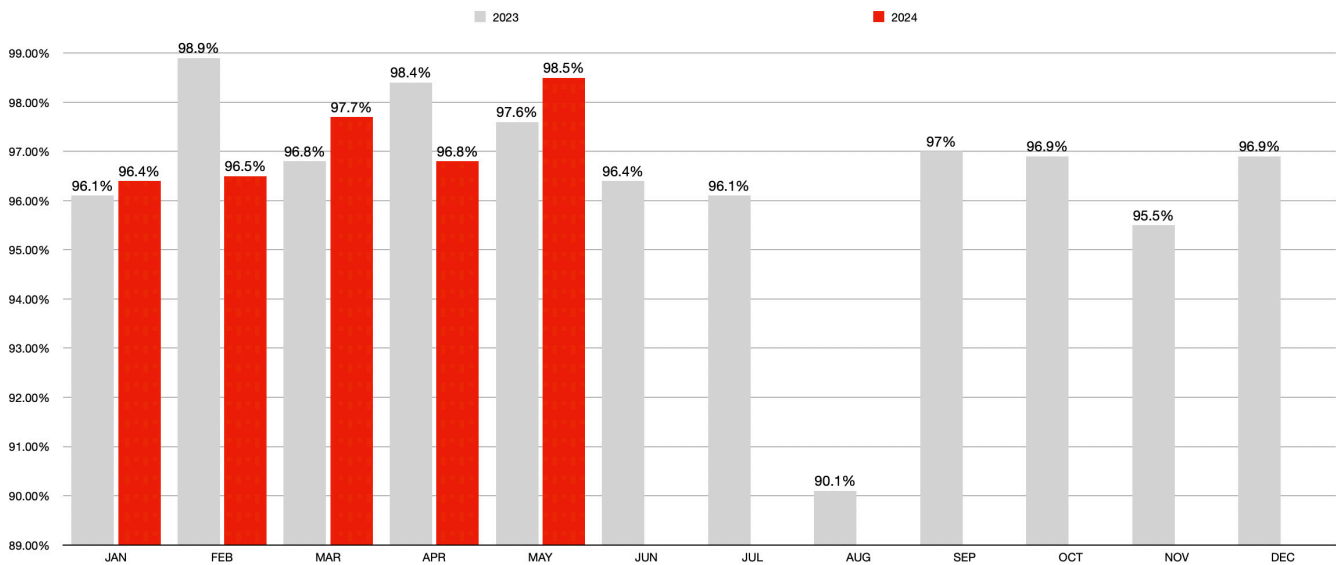
Month-Over-Month 2023 vs. 2024

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

# SALE PRICE VS. LIST PRICE RATIO

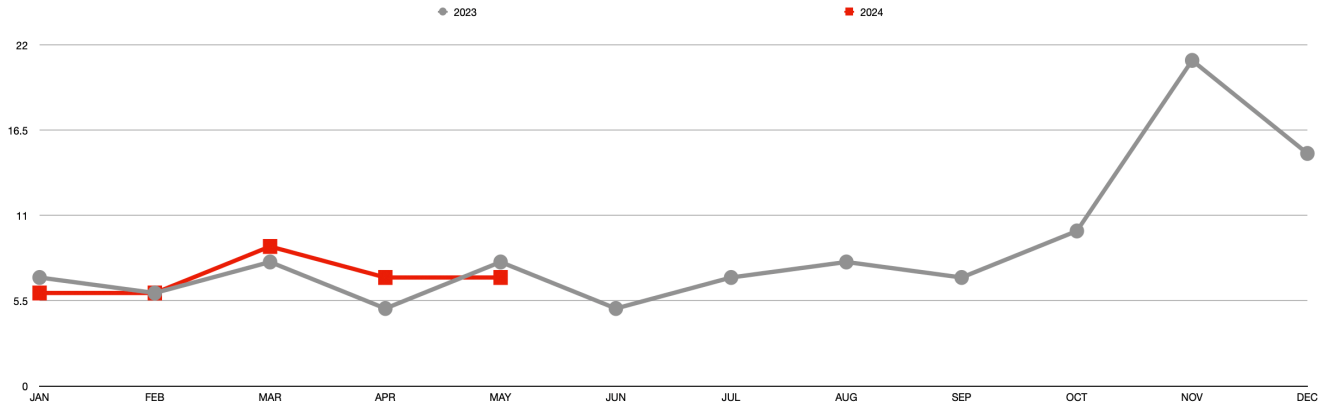


## Year-Over-Year

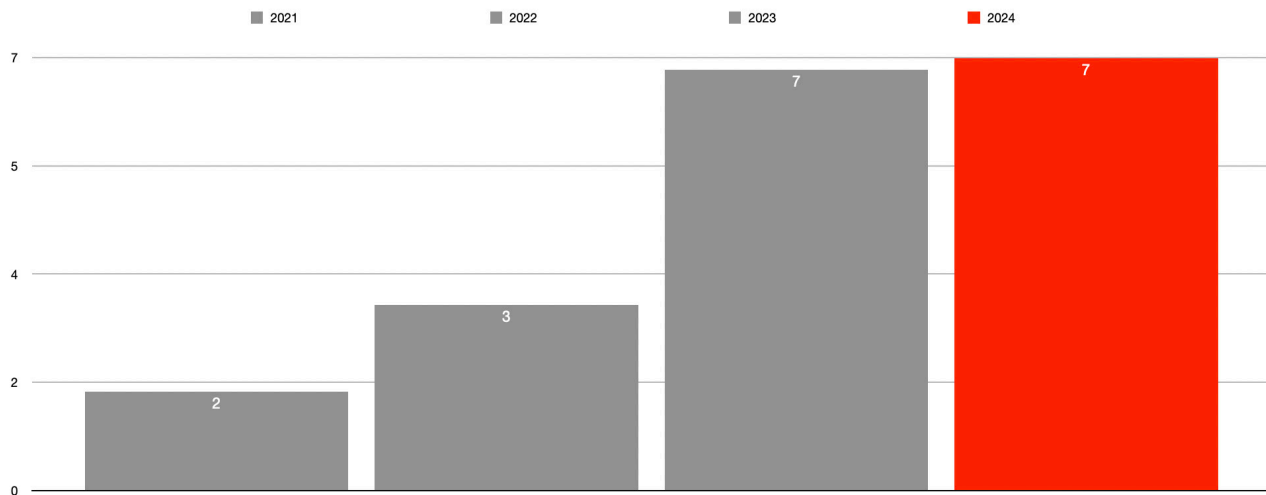


## Month-Over-Month 2023 vs. 2024

# MONTHS OF INVENTORY

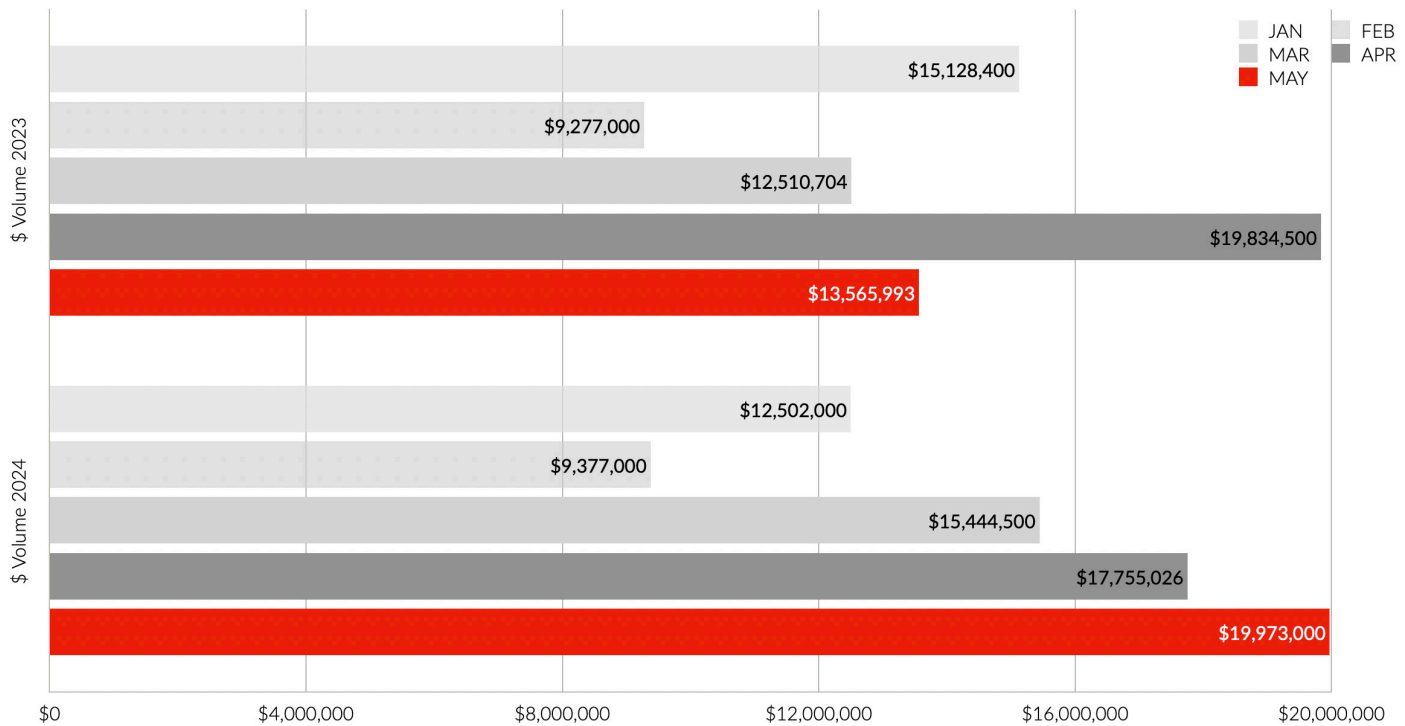


## Month-Over-Month 2023 vs. 2024

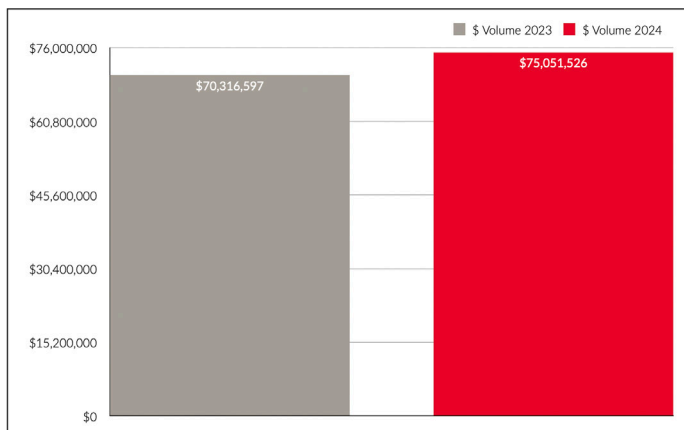


## Year-Over-Year

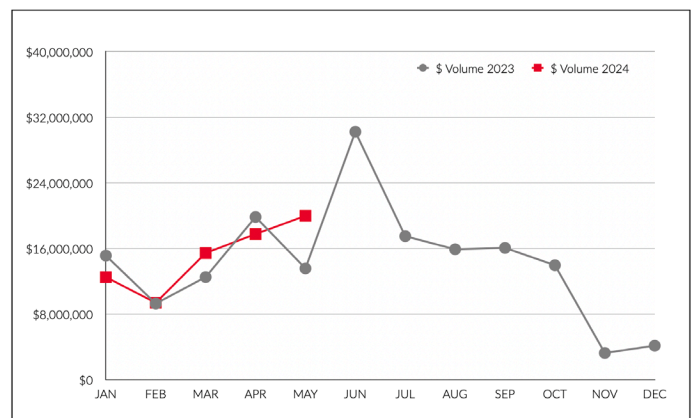
# DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

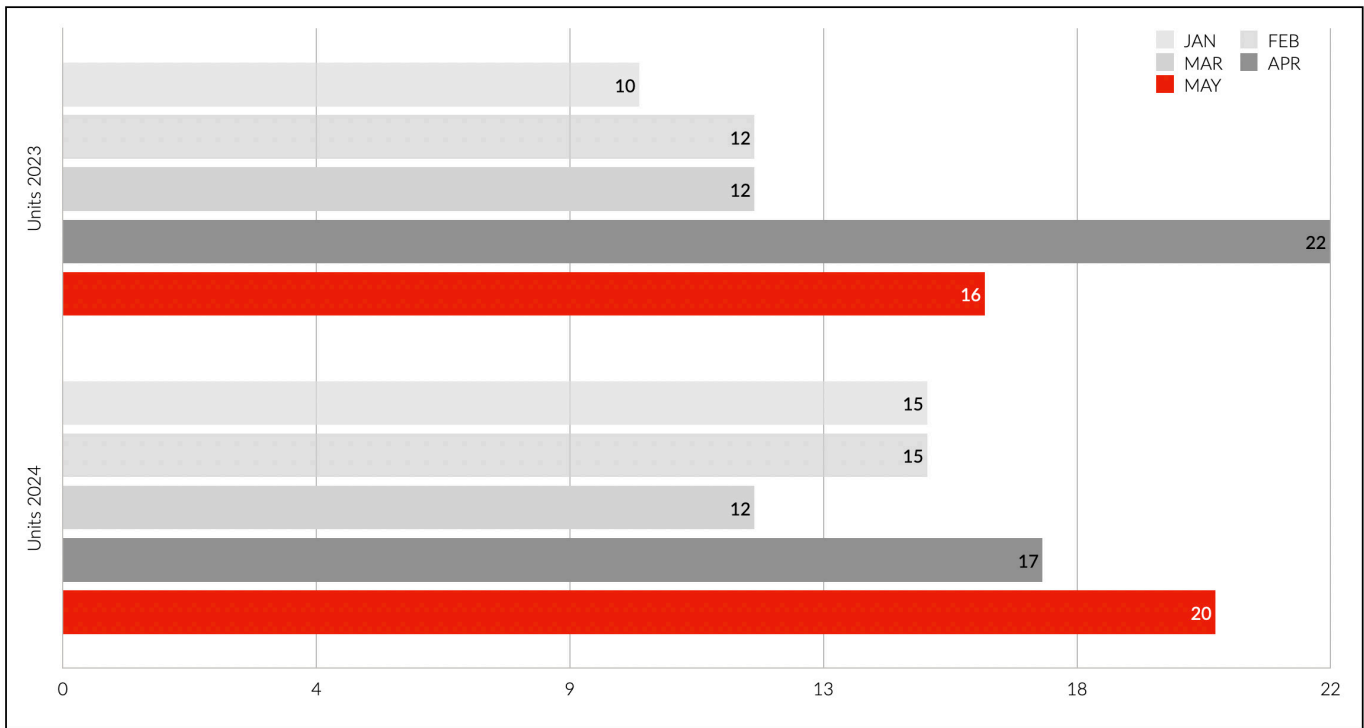


Yearly Totals 2023 vs. 2024

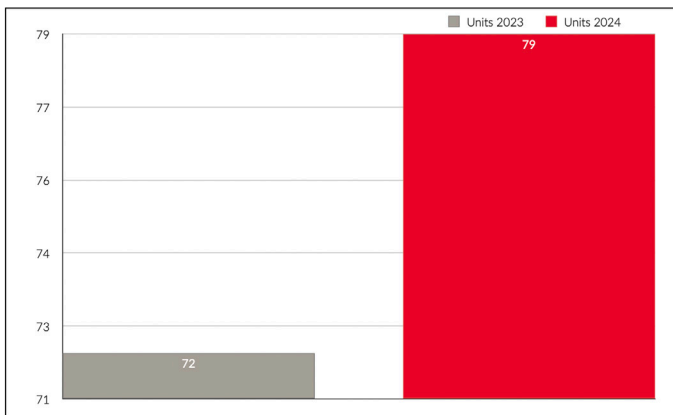


Month vs. Month 2023 vs. 2024

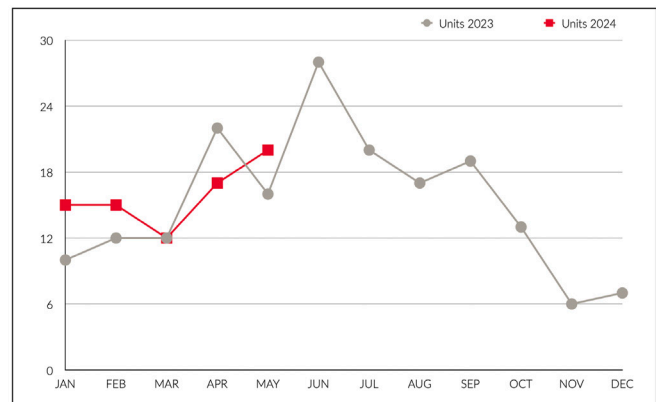
# UNIT SALES



Monthly Comparison 2023 vs. 2024

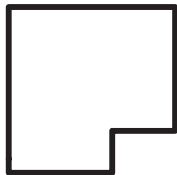


Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024

# SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	<div>↑</div> <div>\$67,486,526 +1.91%</div>	<div>↓</div> <div>\$453,000 -50.22%</div>	<div>↑</div> <div>\$5,497,000 +211.44%</div>
YTD Unit Sales	<div>▮</div> <div>66 No Change</div>	<div>↓</div> <div>1 -50%</div>	<div>↑</div> <div>10 +400%</div>
YTD Average Sale Price	<div>↑</div> <div>\$1,022,523 +1.91%</div>	<div>↓</div> <div>\$453,000 -0.44%</div>	<div>↓</div> <div>\$549,700 -37.71%</div>
May Sales Volume	<div>↑</div> <div>\$16,696,000 +23.07%</div>	<div>↑</div> <div>\$453,000 +100%</div>	<div>↑</div> <div>\$2,82,4000 +100%</div>
May Unit Sales	<div>▮</div> <div>16 No Change</div>	<div>↑</div> <div>1 +100%</div>	<div>↑</div> <div>3 +300%</div>

Year-Over-Year Comparison (2024 vs. 2023)



# 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**

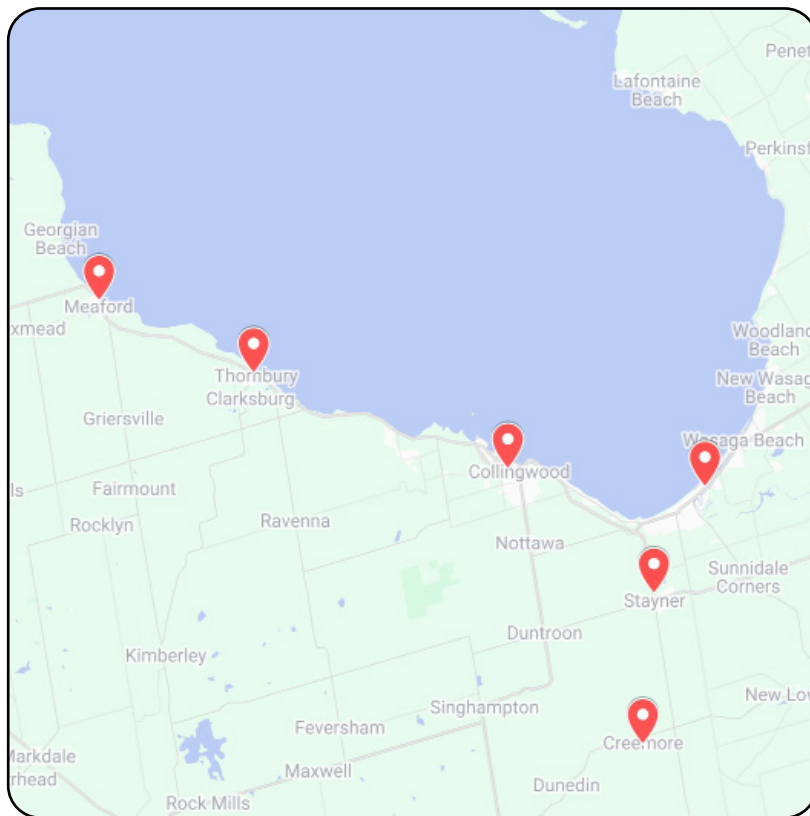
519-599-2136  
27 Arthur St W, Thornbury

## **WASAGA BEACH**

705-429-4800  
1249 Mosley St, Wasaga Beach

## **STAYNER**

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



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