



2024  
**JULY**

**CLEARVIEW**

Real Estate Market Report

# OVERVIEW

## BUYERS MARKET

In Clearview, the real estate market favors buyers as both unit sales and sales volume have decreased compared to this time last year. Additionally, the median sale price is up while the average sale price has dropped significantly. This suggests a market with mixed pricing trends, offering buyers potential opportunities to find value in their purchases.

**July year-over-year sales volume of \$12,265,500**  
 Down 29.89% from 2023's \$12,265,500 with unit sales of 11 down 45% from last July's 20. New listings of 46 are down 23.33% from a year ago, with the sales/listing ratio of 23.91% down 28.26%.

**Year-to-date sales volume of \$95,689,926**  
 Down 18.93% from 2023's \$118,033,397 with unit sales of 102 down 15% from 2023's 120. New listings of 316 are down 10.73% from a year ago, with the sales/listing ratio of 32.28% down 4.78%.

**Year-to-date average sale price of \$943,070.29**  
 Down 6.12% from \$1,004,574.14 one year ago with median sale price of \$815,000 up from \$715,000 one year ago. Average days-on-market of 49.43 is up 9 days from last year.

## JULY NUMBERS

Median Sale Price  
**\$850,000**  
 +11.92%

Average Sale Price  
**\$1,115,045**  
 +27.47%

Sales Volume  
**\$12,265,500**  
 -29.89%

Unit Sales  
**11**  
 -45%

New Listings  
**46**  
 -23.33%

Expired Listings  
**12**  
 +20%

Unit Sales/Listings Ratio  
**23.91%**  
 -28.26%

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



# THE MARKET IN DETAIL

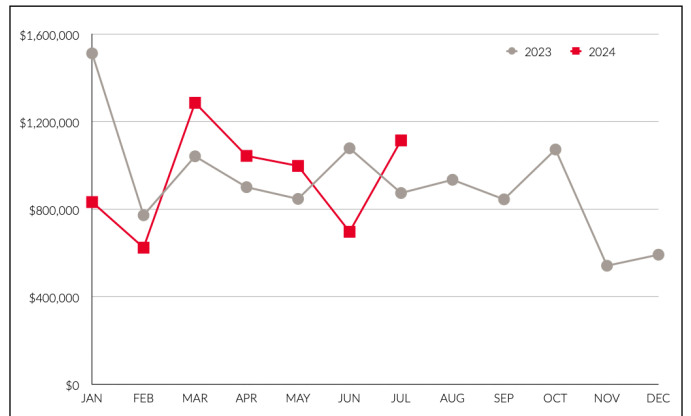
	2022	2023	2024	2023-2024
<b>YTD Volume Sales</b>	\$133,096,717	\$118,033,397	\$95,689,926	-18.93%
<b>YTD Unit Sales</b>	127	120	102	-15%
<b>YTD New Listings</b>	325	354	316	-10.73%
<b>YTD Sales/Listings Ratio</b>	39.08%	33.90%	32.28%	-1.62%
<b>YTD Expired Listings</b>	27	43	61	+41.86%
<b>Monthly Volume Sales</b>	\$11,148,500	\$17,494,600	\$12,265,500	-29.89%
<b>Monthly Unit Sales</b>	15	20	11	-45%
<b>Monthly New Listings</b>	46	60	46	-23.33%
<b>Monthly Sales/Listings Ratio</b>	32.61%	33.33%	23.91%	-9.42%
<b>Monthly Expired Listings</b>	12	10	12	+20%
<b>Monthly Average Sale Price</b>	\$743,233	\$874,730	\$1,115,045	+27.47%
<b>YTD Sales: \$0-\$199K</b>	0	0	0	No Change
<b>YTD Sales: \$200k-349K</b>	3	3	2	-33.33%
<b>YTD Sales: \$350K-\$549K</b>	4	11	12	+9.09%
<b>YTD Sales: \$550K-\$749K</b>	30	43	29	-32.56%
<b>YTD Sales: \$750K-\$999K</b>	38	31	23	-25.81%
<b>YTD Sales: \$1M+</b>	34	22	25	+13.64%
<b>YTD Sales: \$2M+</b>	44	28	27	-3.57%
<b>YTD Average Days-On-Market</b>	25.14	40.43	49.43	+22.26%
<b>YTD Average Sale Price</b>	\$1,055,306	\$1,004,574	\$943,070	-6.12%
<b>YTD Median Sale Price</b>	\$890,000	\$715,000	\$815,000	+13.99%

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

# AVERAGE SALE PRICE

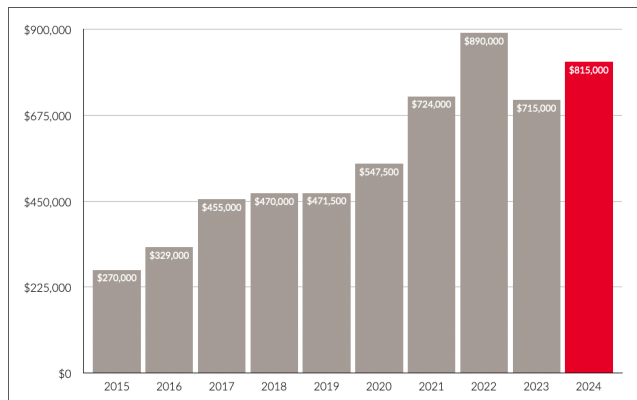


Year-Over-Year

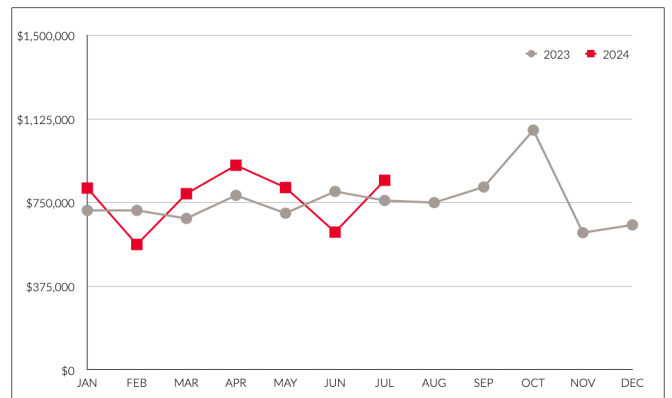


Month-Over-Month 2023 vs. 2024

# MEDIAN SALE PRICE



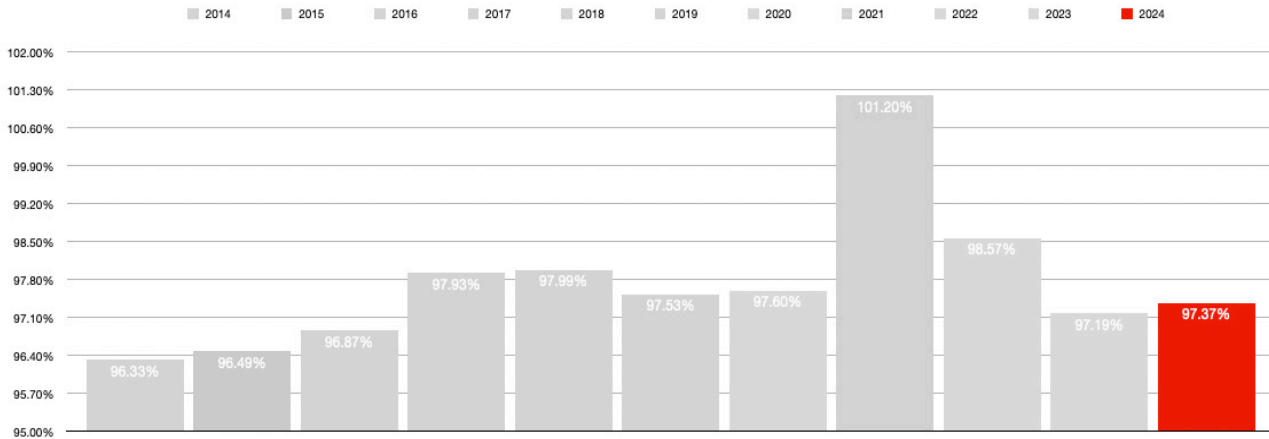
Year-Over-Year



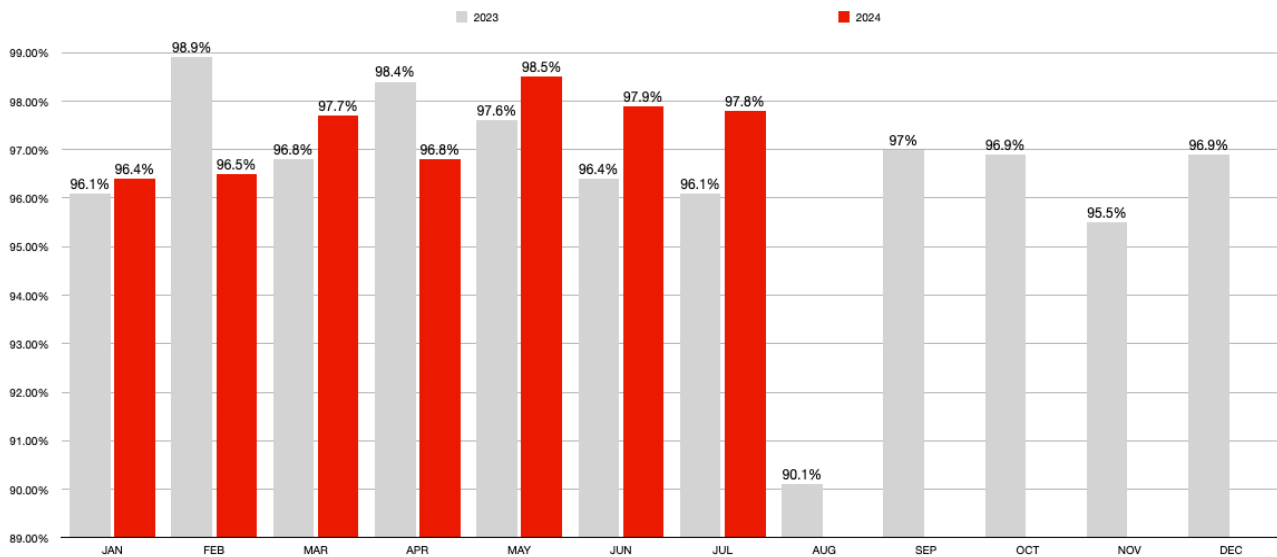
Month-Over-Month 2023 vs. 2024

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

# SALE PRICE VS. LIST PRICE RATIO

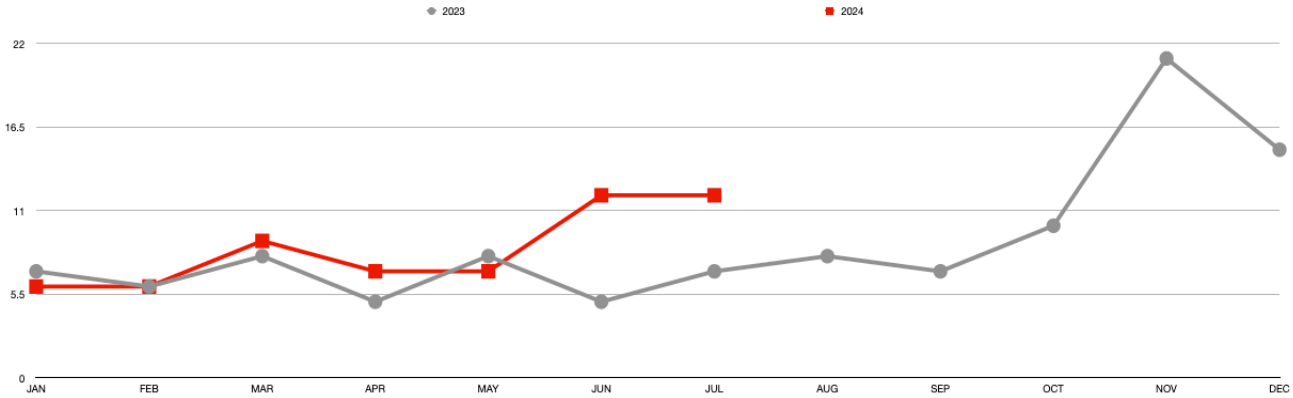


## Year-Over-Year



## Month-Over-Month 2023 vs. 2024

# MONTHS OF INVENTORY

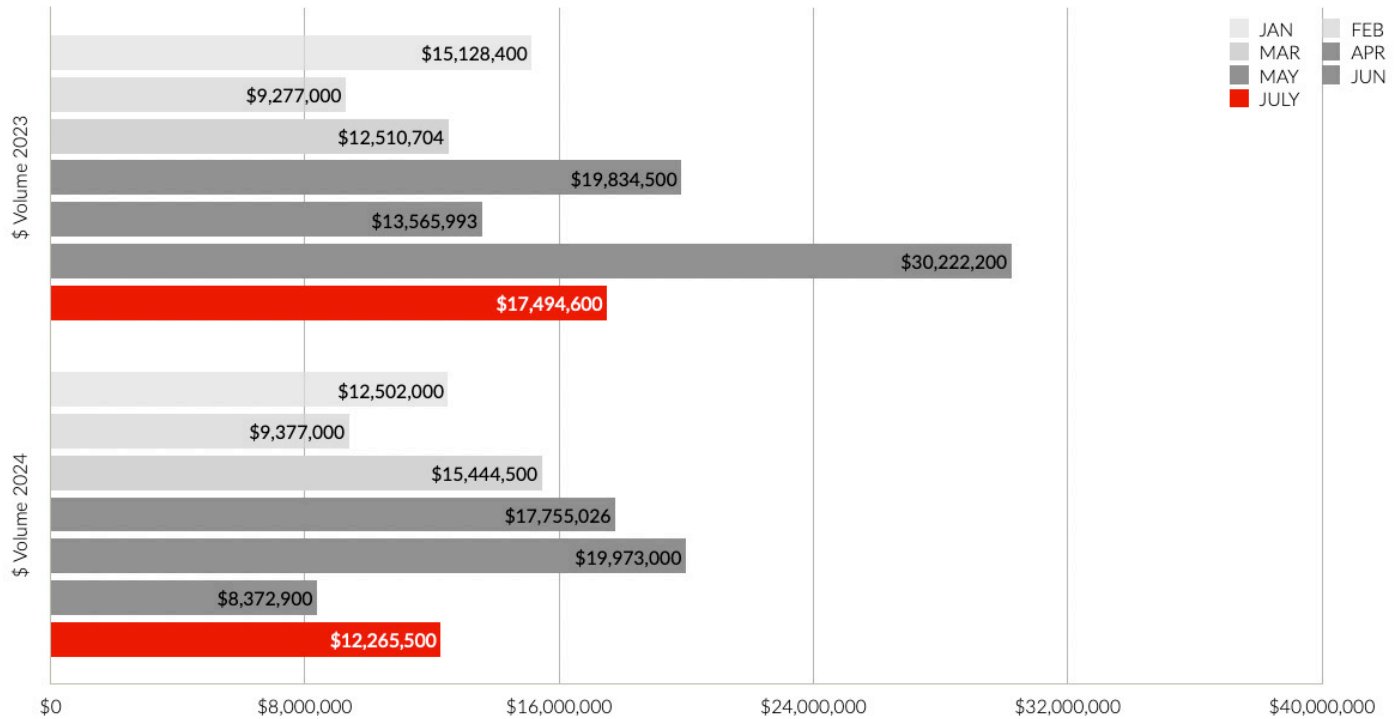


## Month-Over-Month 2023 vs. 2024

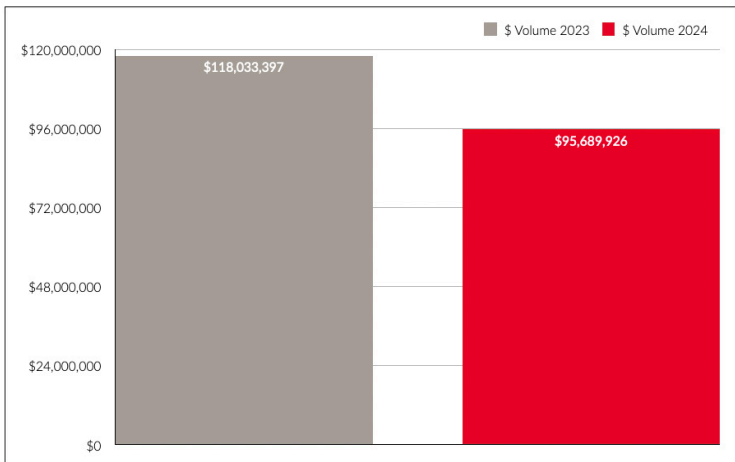


## Year-Over-Year

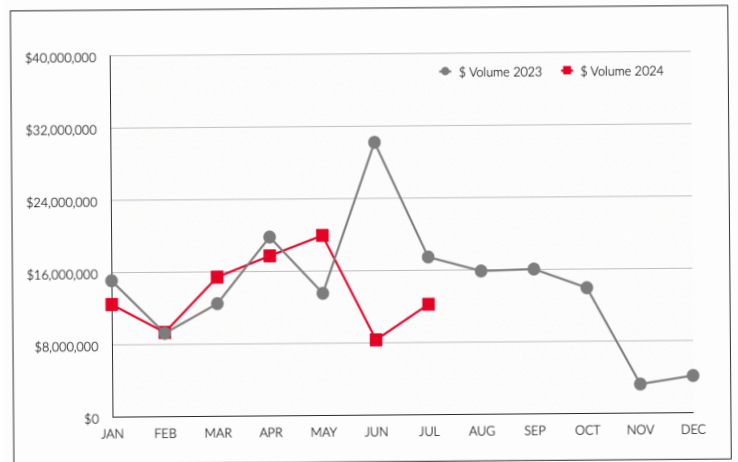
# DOLLAR VOLUME SALES



Monthly Comparison 2023 vs. 2024

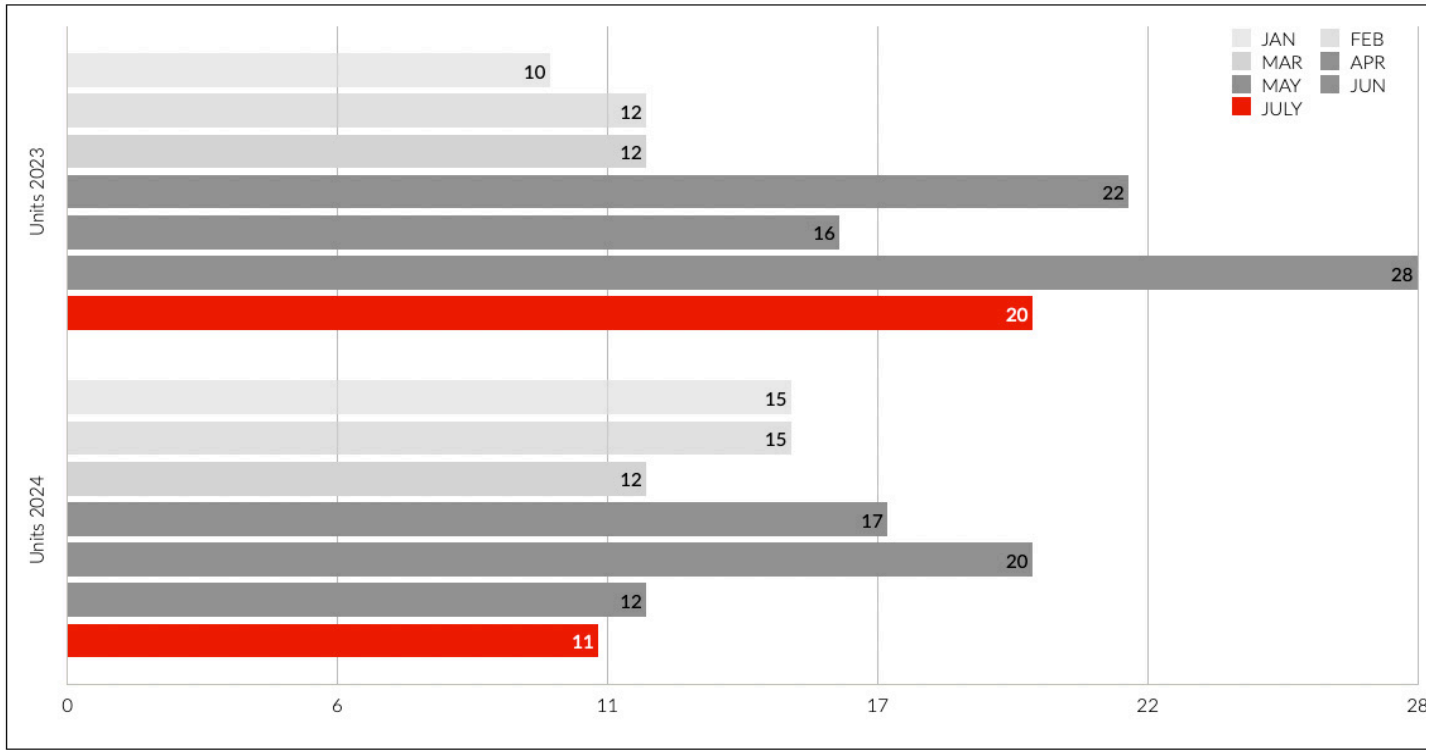


Yearly Totals 2023 vs. 2024

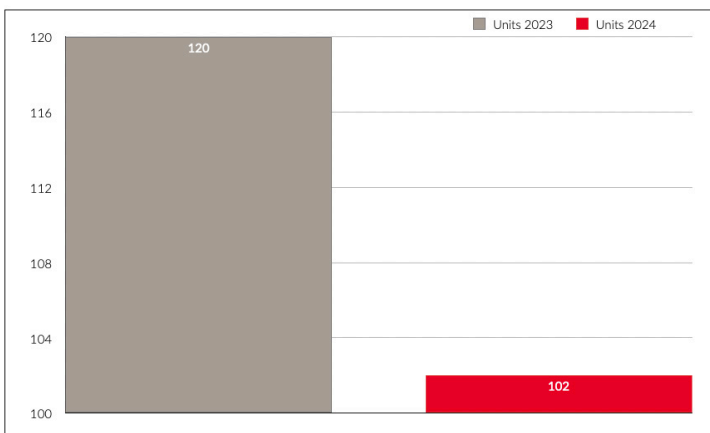


Month vs. Month 2023 vs. 2024

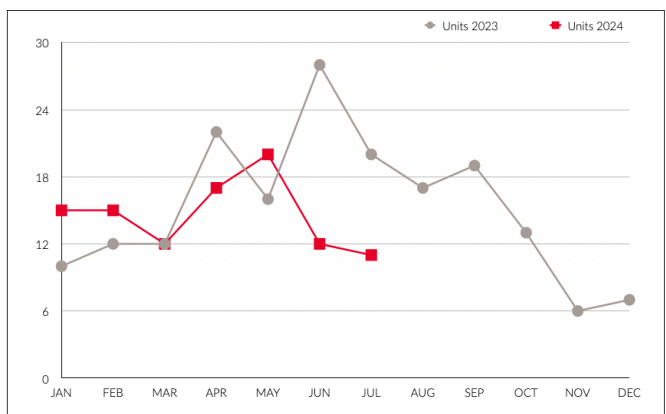
# UNIT SALES



Monthly Comparison 2023 vs. 2024



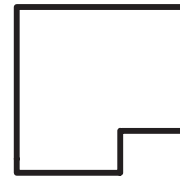
Yearly Totals 2023 vs. 2024



Month vs. Month 2023 vs. 2024



# SALES BY TYPE



	<b>FREEHOLD</b>	<b>CONDOMINIUM</b>	<b>VACANT LAND</b>
YTD Sales Volume	↓ \$87,944,926 -20.98%	↓ \$453,000 -50.22%	↑ \$5,677,000 +46.21%
YTD Unit Sales	↓ 87 -17.92%	↓ 1 -50%	↑ 12 +33.33%
YTD Average Sale Price	↓ \$1,010,861 -3.72%	↓ \$453,000 -0.44%	↑ \$473,083 +9.65%
July Sales Volume	↓ \$12,265,500 -27.52%	█ \$0 No Change	↓ \$0 -100%
July Unit Sales	↓ 11 -31.25%	█ 0 No change	↓ 0 -100%

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

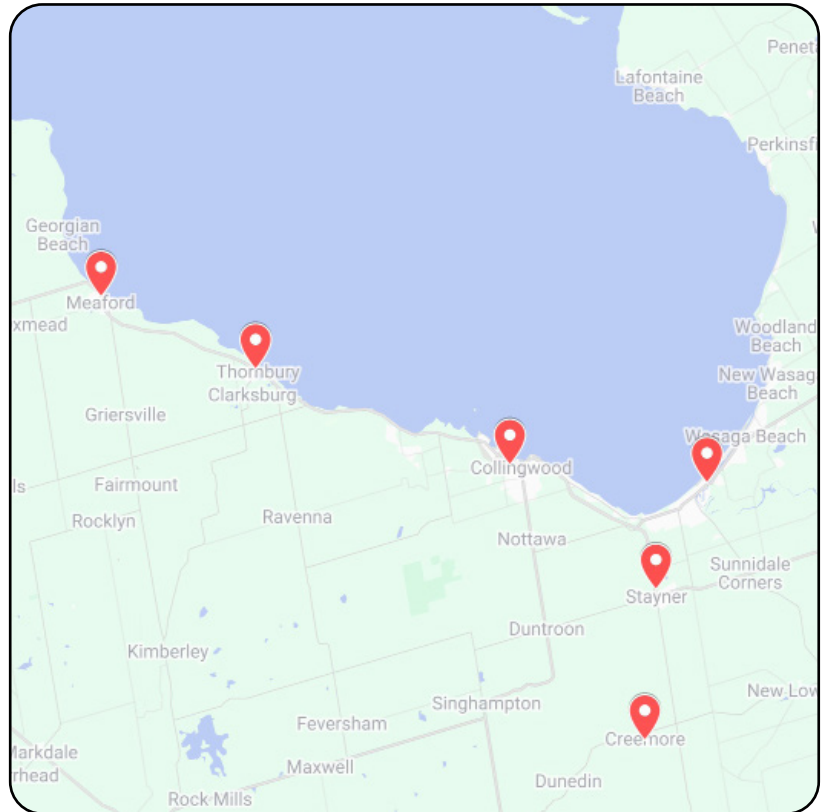
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach

## STAYNER

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



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