



2025

NOVEMBER

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

The [Clearview](#) real estate market saw softer conditions in November, with pricing and overall sales activity moderating year-over-year. The median sale price declined 28.53% to \$645,000, while the average sale price fell 35.65% to \$713,328, reflecting a noticeable shift toward more budget-friendly purchases. Sales volume dropped 51.74% to \$12.84 million, accompanied by a 25% decline in unit sales to 18 transactions. Inventory also tightened, with 37 new listings, down 30.19% from last year, and expired listings down 31.82% to 15, suggesting sellers are more motivated or pricing more realistically. Despite slower activity, the sales-to-new listings ratio improved to 48.65%—up 7.43%—indicating slightly better balance in the market while still leaning toward buyer-friendly conditions as we move into winter.

November year-over-year sales volume of \$12,839,900

Down -51.74% from 2024's \$26,603,000 with unit sales of 18 down -25% from last November's 24. New listings of 37 are down -30.19% from a year ago, with the sales/listing ratio of 48.65% up +7.43%.

Year-to-date sales volume of \$189,484,639

Up +15.16% from 2024's \$164,539,064 with unit sales of 192 up +14.97% from 2024's 167. New listings of 684 are up +26.43% from a year ago, with the sales/listing ratio of 28.07% down -9.07%.

Year-to-date average sale price of \$977,888

Up +0.2% from \$975,954 one year ago with median sale price of \$697,500 down -14.42% from \$815,000 one year ago. Average days-on-market of 56 is up 6 days from last year.

NOVEMBER NUMBERS

Median Sale Price

\$645,000

-28.53%

Average Sale Price

\$713,328

-35.65%

Sales Volume

\$12,839,900

-51.74%

Unit Sales

18

-25%

New Listings

37

-30.19%

Expired Listings

15

-31.82%

Unit Sales/Listings Ratio

48.65%

+7.43%

*Year-over-year comparison
(November 2025 vs. November 2024)*

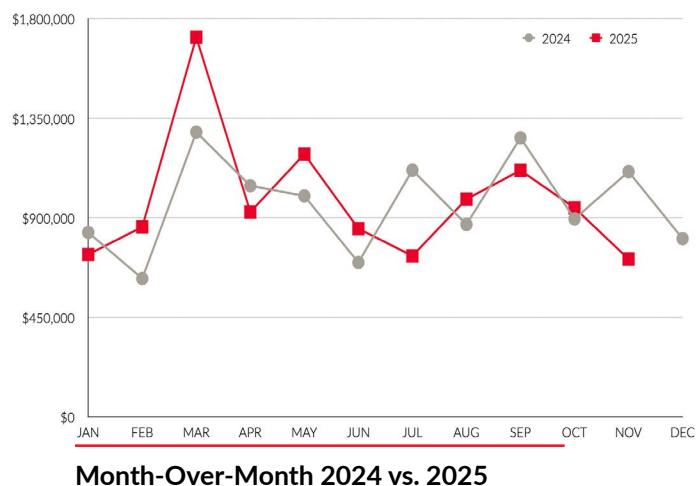
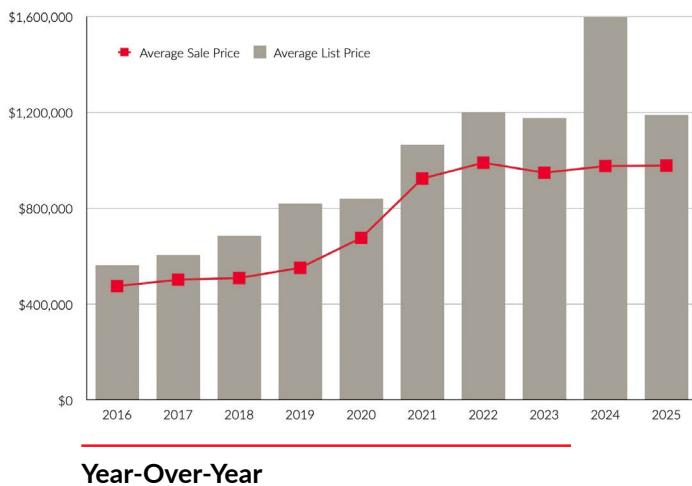


THE MARKET IN DETAIL

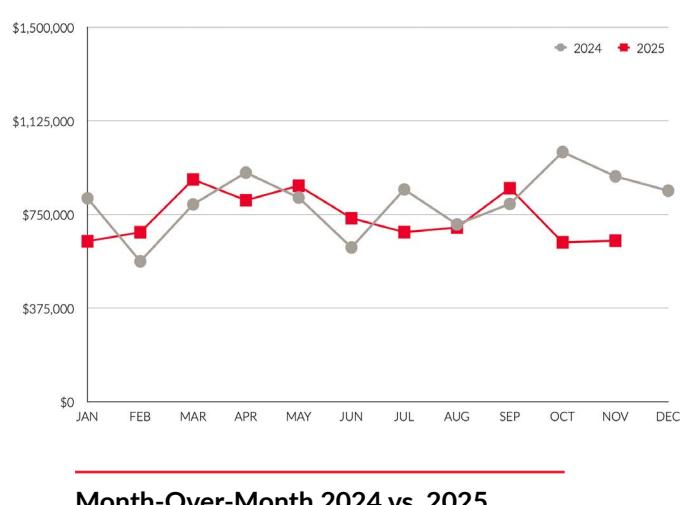
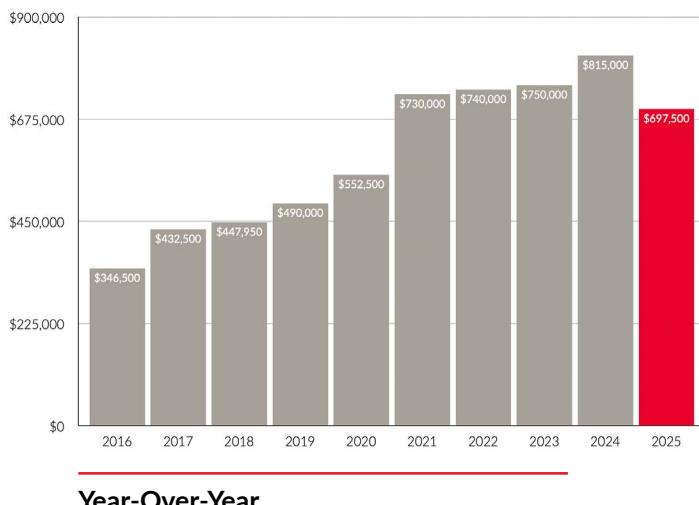
	2023	2024	2025	2024-2025
YTD Volume Sales	\$167,215,746	\$164,539,064	\$189,484,639	+15.16%
YTD Unit Sales	175	167	192	+14.97%
YTD New Listings	544	541	684	+26.43%
YTD Sales/Listings Ratio	32.17%	30.87%	28.07%	-9.07%
YTD Expired Listings	119	134	152	+13.43%
Monthly Volume Sales	\$3,255,000	\$26,603,000	\$12,839,900	-51.74%
Monthly Unit Sales	6	24	18	-25%
Monthly New Listings	31	53	37	-30.19%
Monthly Sales/Listings Ratio	19.35%	45.28%	48.65%	+7.43%
Monthly Expired Listings	18	22	15	-31.82%
Monthly Average Sale Price	\$542,500	\$1,108,458	\$713,328	-35.65%
YTD Sales: \$0-\$199K	0	0	3	No Change
YTD Sales: \$200k-349K	6	4	4	No Change
YTD Sales: \$350K-\$549K	16	19	17	-10.53%
YTD Sales: \$550K-\$749K	56	44	66	+50%
YTD Sales: \$750K-\$999K	44	38	58	+52.63%
YTD Sales: \$1M-\$2M	60	44	35	-20.45%
YTD Sales: \$2M+	8	16	10	-37.5%
YTD Average Days-On-Market	42.45	49.82	56.00	+12.41%
YTD Average Sale Price	\$948,112	\$975,955	\$977,889	+0.2%
YTD Median Sale Price	\$750,000	\$815,000	\$697,500	-14.42%

Clearview MLS Sales and Listing Summary
2023 vs. 2024 vs. 2025

AVERAGE SALE PRICE

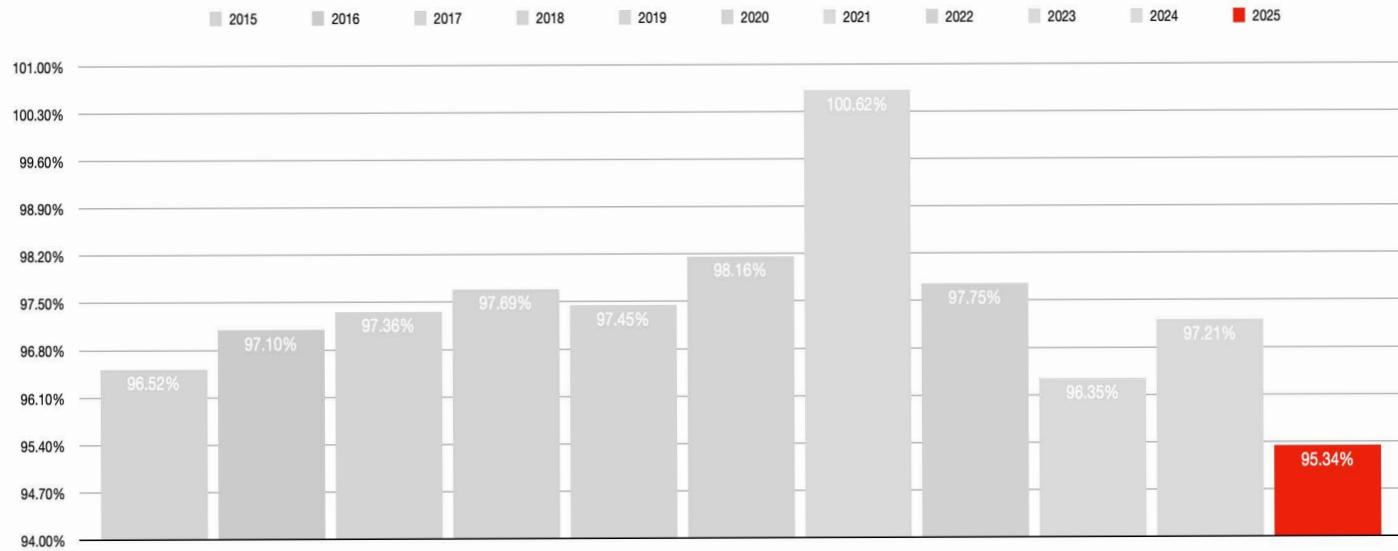


MEDIAN SALE PRICE

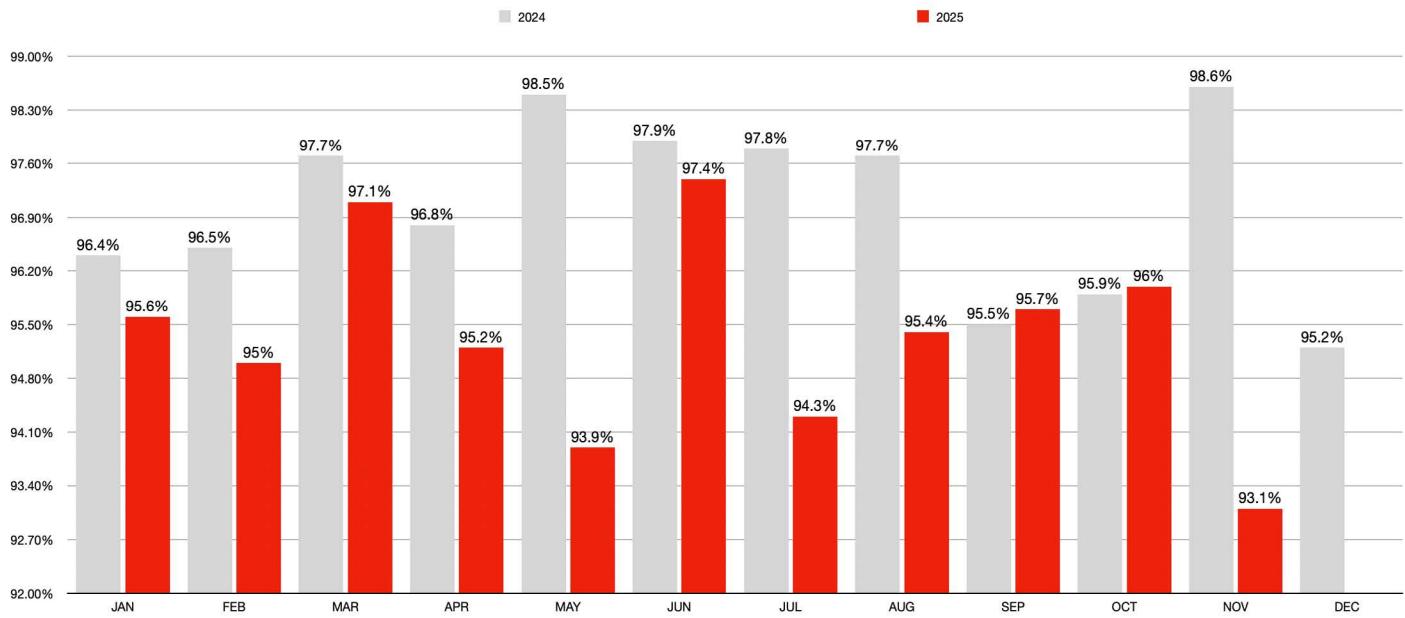


* Median sale price is based on residential sales (including freehold and condominiums).

SALE PRICE VS. LIST PRICE RATIO

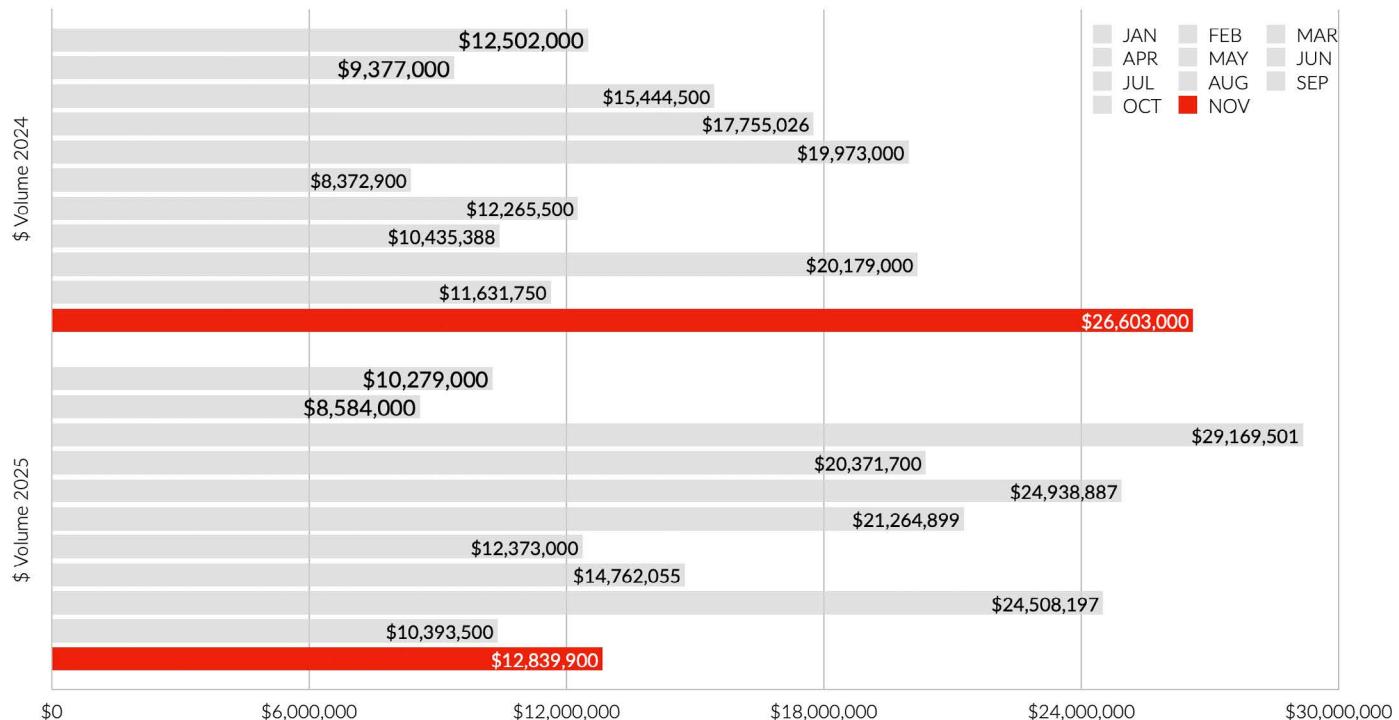


Year-Over-Year

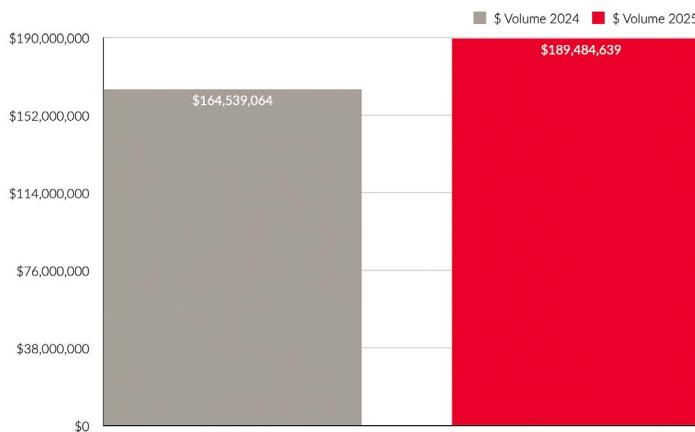


Month-Over-Month 2024 vs. 2025

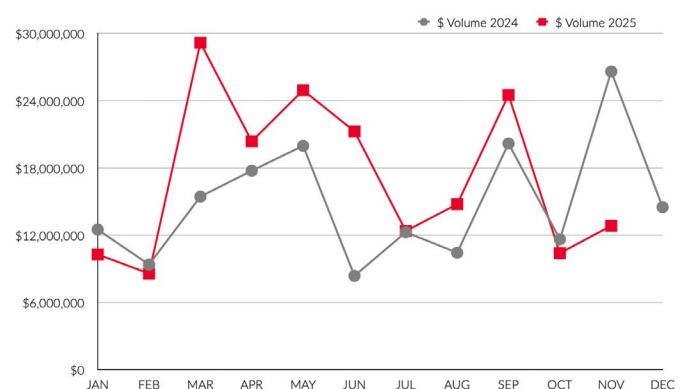
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

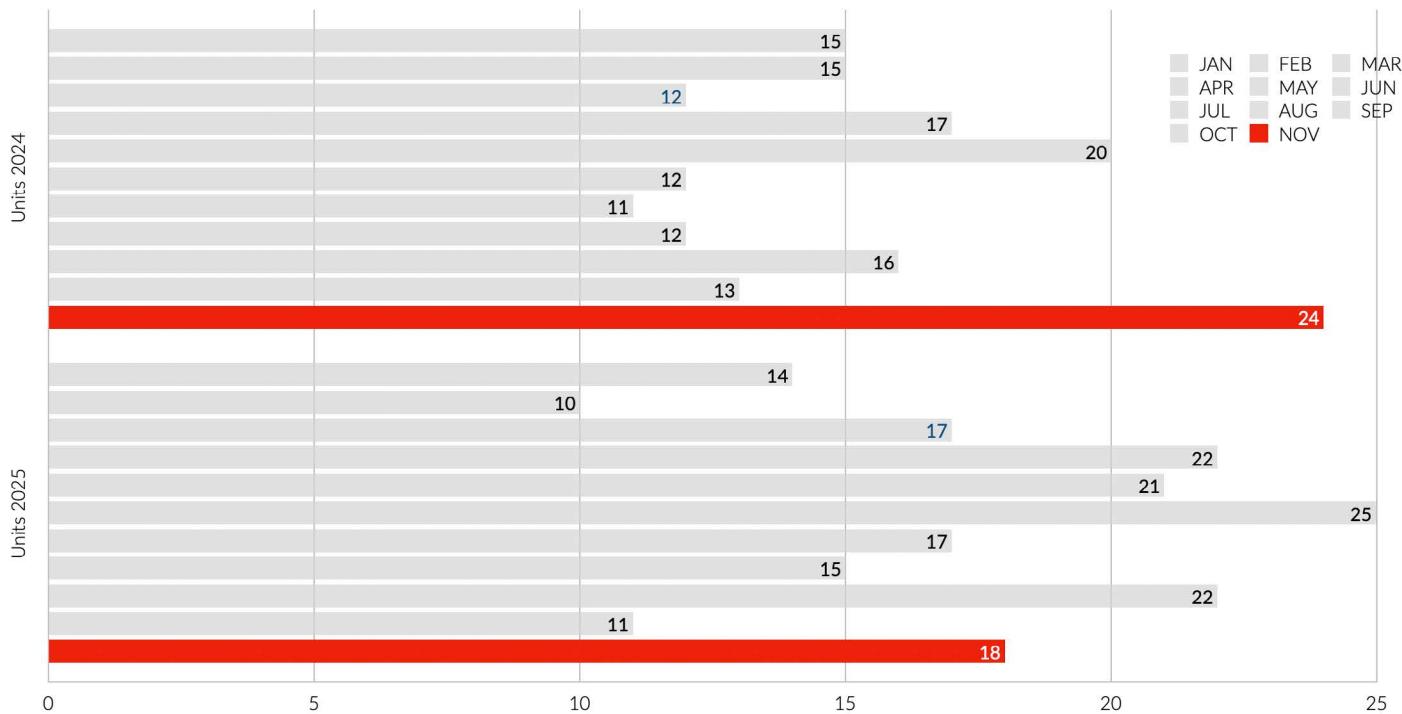


Yearly Totals 2024 vs. 2025

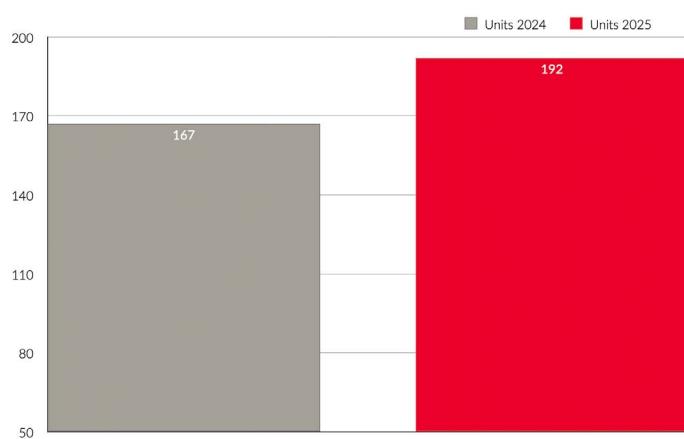


Month vs. Month 2024 vs. 2025

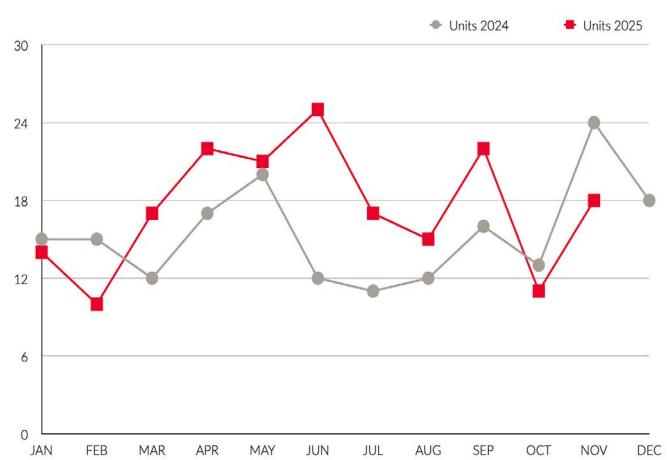
UNIT SALES



Monthly Comparison 2024 vs. 2025

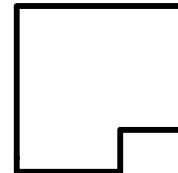


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	↑ \$188,384,640 +22.8%	↓ \$1,099,999 -17.17%	↓ \$4,325,000 -43.57%
YTD Unit Sales	↑ 190 +32.87%	↓ 2 No Change	↓ 10 -47.37%
YTD Average Sale Price	↓ \$991,498 -7.57%	↓ \$550,000 -17.17%	↑ \$432,500 +7.22%
November Sales Volume	↓ \$12,414,900 -48.91%	↓ \$425,000 -51.43%	↓ \$0 -100%
November Unit Sales	↓ 17 -15%	↓ 1 No Change	↓ 0 -100%

Year-Over-Year Comparison (2025 vs. 2024)



OUR LOCATIONS

COLLINGWOOD

705-445-5520
112 Hurontario St, Collingwood

CREEMORE

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

CLEARVIEW

519-538-5755
96 Sykes St N, Clearview

THORNBURY

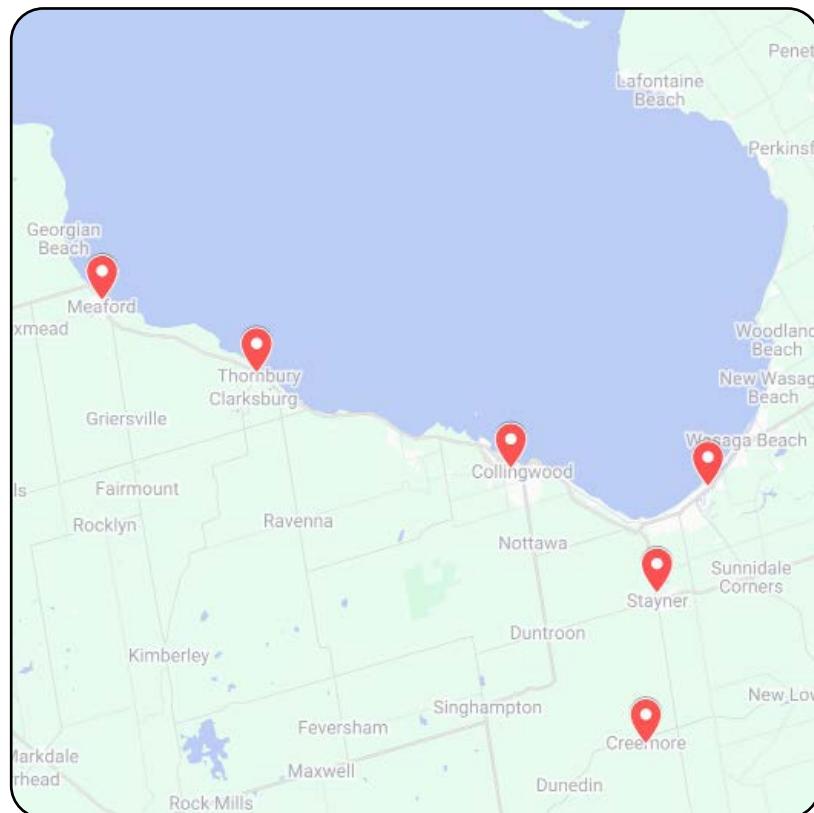
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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