



2026

FEBRUARY

CLEARVIEW

Real Estate Market Report



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](#), the real estate market remained firmly in buyer's market territory, with pricing and overall activity trending downward year-over-year. The median sale price declined 14.52% to \$580,000, while the average sale price decreased 9.19% to \$779,500. Sales volume also fell 9.19% to \$7,795,000, reflecting softer overall demand. Unit sales held steady at 10 transactions, but new listings dropped 20.45% to 35 properties and expired listings decreased 37.50% to 10. With the unit sales-to-listings ratio rising 25.71% to 28.57% – yet still indicative of buyer's market conditions – purchasers continue to benefit from increased negotiating leverage and more favourable buying opportunities.



February year-over-year sales volume of \$7,795,000

Down -9.19% from 2025's \$8,584,000 with unit sales of 10 the same as last February. New listings of 35 are down -20.45% from a year ago, with the sales/listing ratio of 28.57% up 25.71%.



Year-to-date sales volume of \$15,696,500

Down -16.79% from 2025's \$18,863,000 with unit sales of 18 down -25% from 2025's 24. New listings of 85 are the same from a year ago, with the sales/listing ratio of 21.18% down -25.00%.



Year-to-date average sale price of \$883,594

Up +10.96% from \$796,307 one year ago with median sale price of \$713,750 up from \$660,500 one year ago. Average days-on-market of 71 is up 20 days from last year.

FEBRUARY NUMBERS

Median Sale Price

\$580,000

-14.52%

Average Sale Price

\$779,500

-9.19%

Sales Volume

\$7,795,000

-9.19%

Unit Sales

10

No Change

New Listings

35

-20.45%

Expired Listings

10

-37.5%

Unit Sales/Listings Ratio

28.57%

+25.71%

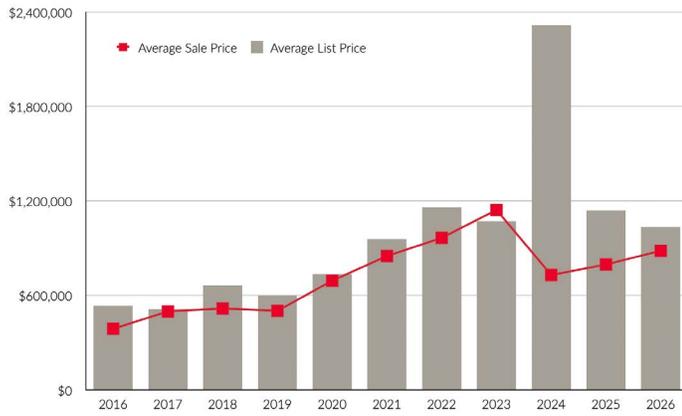
*Year-over-year comparison
(February 2026 vs. February 2025)*

THE MARKET IN DETAIL

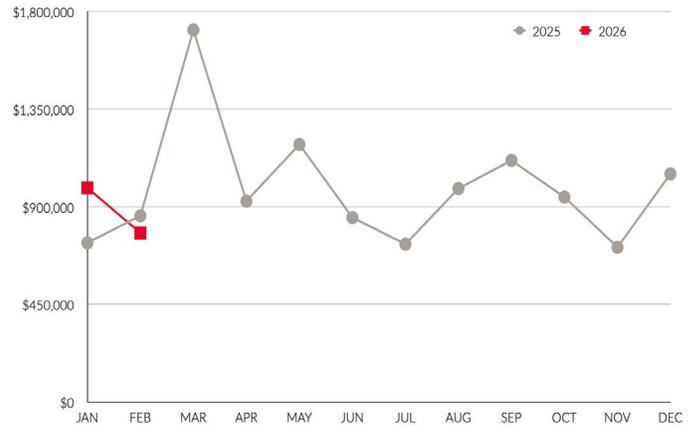
	2024	2025	2026	2025-2026
YTD Volume Sales	\$21,879,000	\$18,863,000	\$15,696,500	-16.79%
YTD Unit Sales	30	24	18	-25%
YTD New Listings	66	85	85	No Change
YTD Sales/Listings Ratio	45.45%	28.24%	21.18%	-25%
YTD Expired Listings	18	27	19	-29.63%
Monthly Volume Sales	\$9,377,000	\$8,584,000	\$7,795,000	-9.19%
Monthly Unit Sales	15	10	10	No Change
Monthly New Listings	29	44	35	-20.45%
Monthly Sales/Listings Ratio	51.72%	22.73%	28.57%	+25.71%
Monthly Expired Listings	11	16	10	-37.5%
Monthly Average Sale Price	\$625,133	\$858,400	\$779,500	-9.19%
YTD Sales: \$0-\$199K	0	1	0	-100%
YTD Sales: \$200k-349K	0	0	1	+100%
YTD Sales: \$350K-\$549K	5	3	3	No Change
YTD Sales: \$550K-\$749K	9	10	6	-40%
YTD Sales: \$750K-\$999K	5	6	4	-33.33%
YTD Sales: \$1M-\$2M	8	4	2	-50%
YTD Sales: \$2M+	0	0	2	+200%
YTD Average Days-On-Market	56.00	51.00	71.00	+39.22%
YTD Average Sale Price	\$729,300	\$796,307	\$883,594	+10.96%
YTD Median Sale Price	\$688,500	\$660,500	\$713,750	+8.06%

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

AVERAGE SALE PRICE

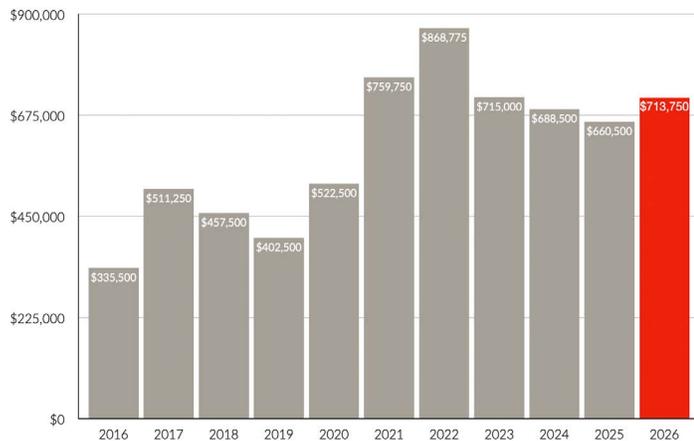


Year-Over-Year

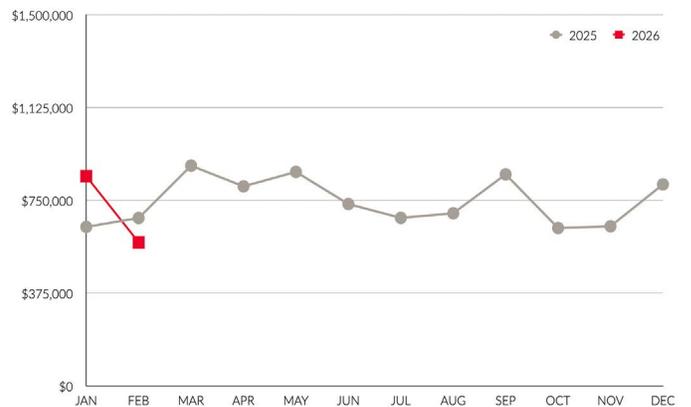


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



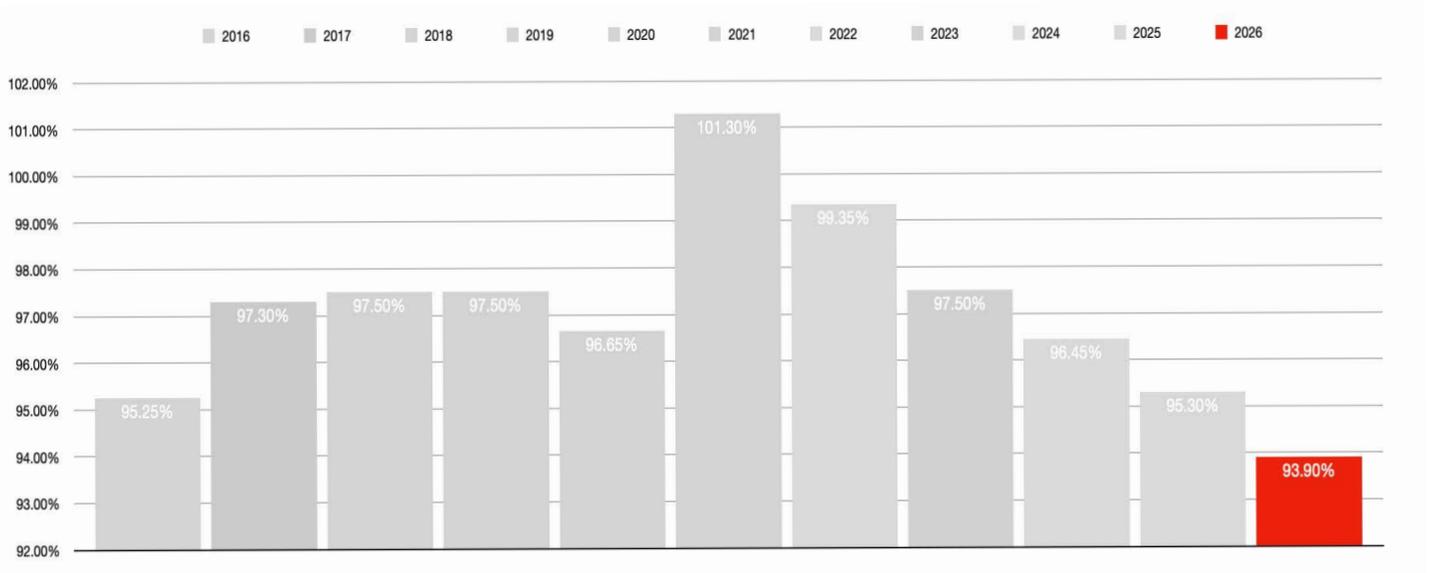
Year-Over-Year



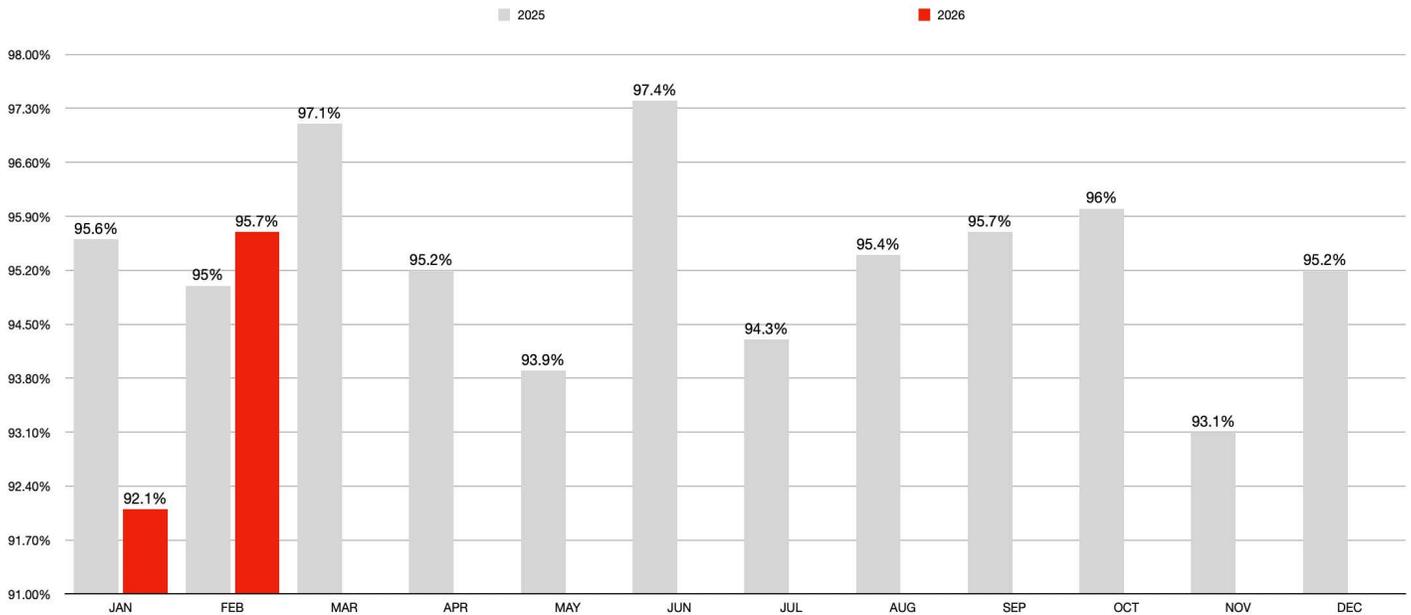
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

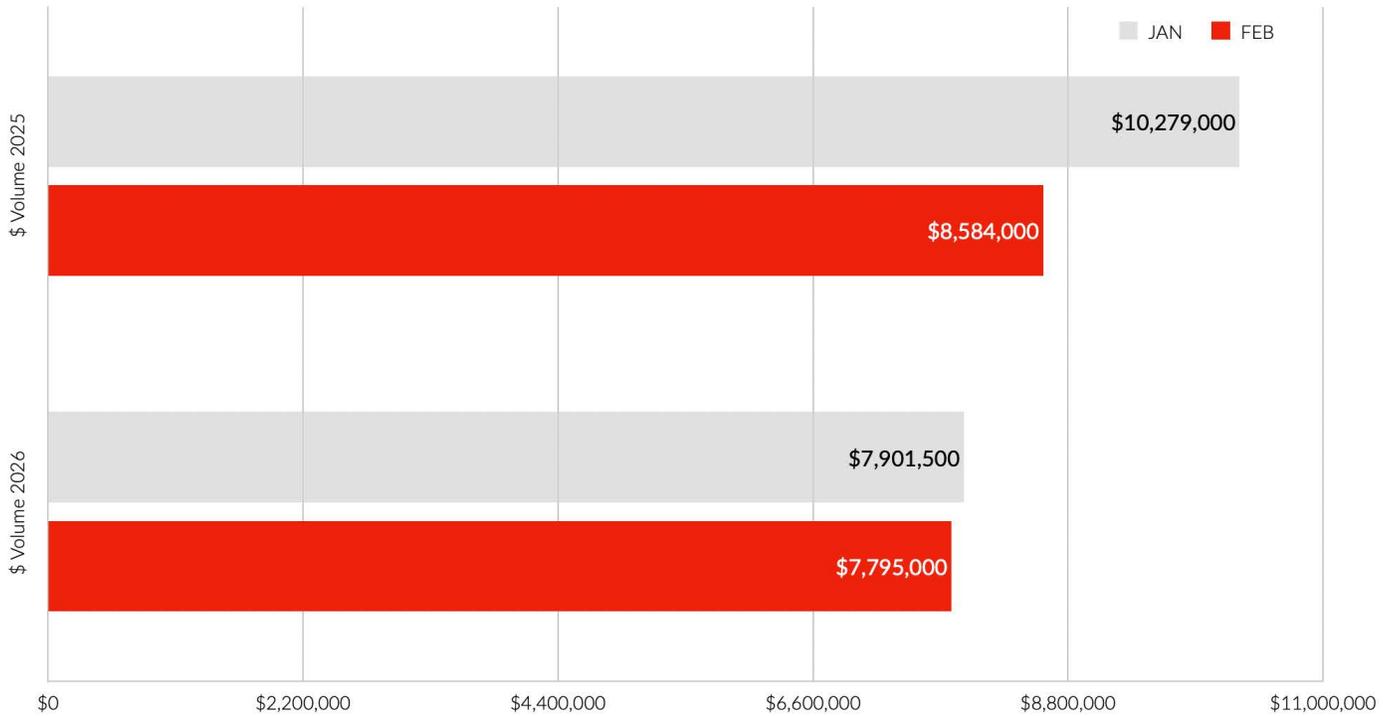


Year-Over-Year

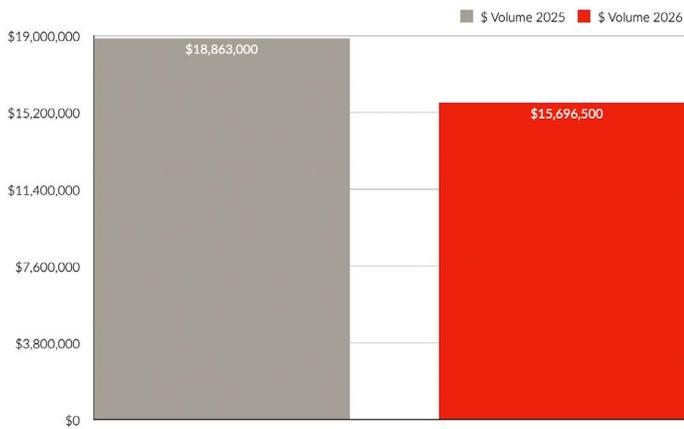


Month-Over-Month 2025 vs. 2026

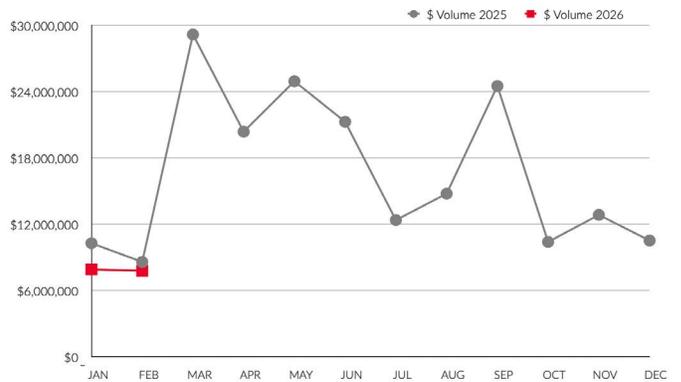
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

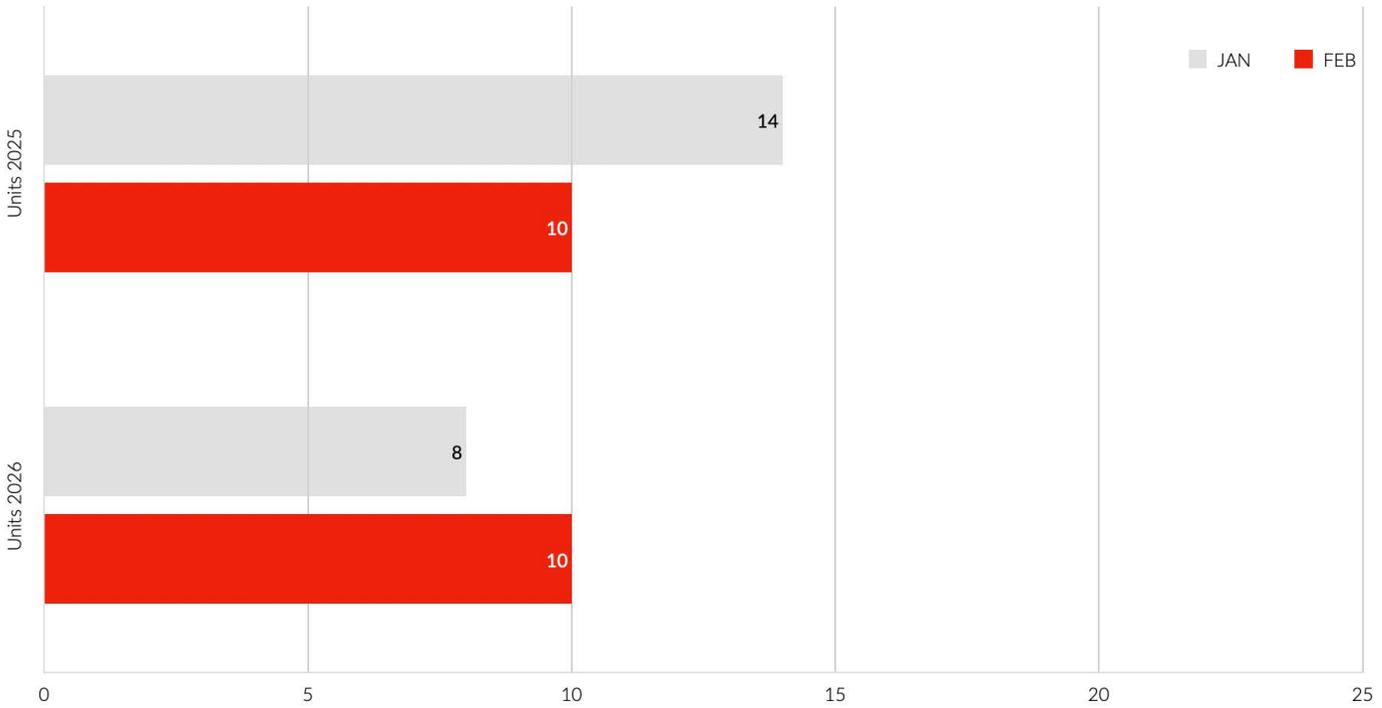


Yearly Totals 2025 vs. 2026

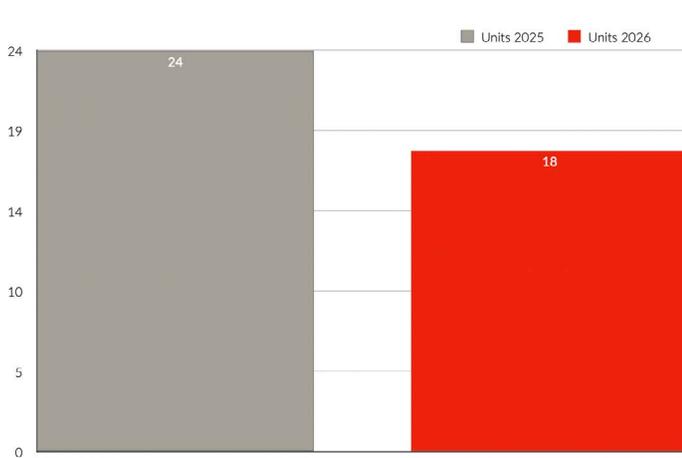


Month vs. Month 2025 vs. 2026

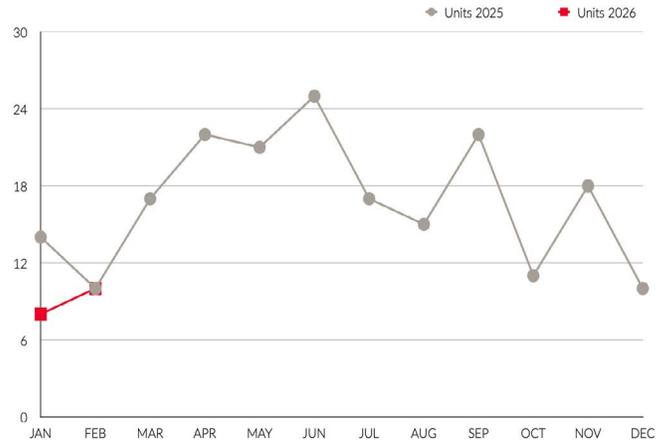
UNIT SALES



Monthly Comparison 2025 vs. 2026

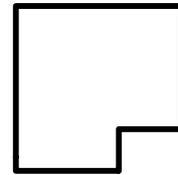


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$15,696,500 -16.79%	 \$0 No Change	 \$1,415,000 +1.65%
YTD Unit Sales	 18 -25%	 0 No Change	 2 -33.33%
YTD Average Sale Price	 \$872,028 +10.95%	 \$0 No Change	 \$707,500 +52.48%
February Sales Volume	 \$7,795,000 -9.19%	 \$0 No Change	 \$555,000 -37.78%
February Unit Sales	 10 No Change	 0 No Change	 1 -50%

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

CLEARVIEW

519-538-5755
96 Sykes St N, Clearview

THORNBURY

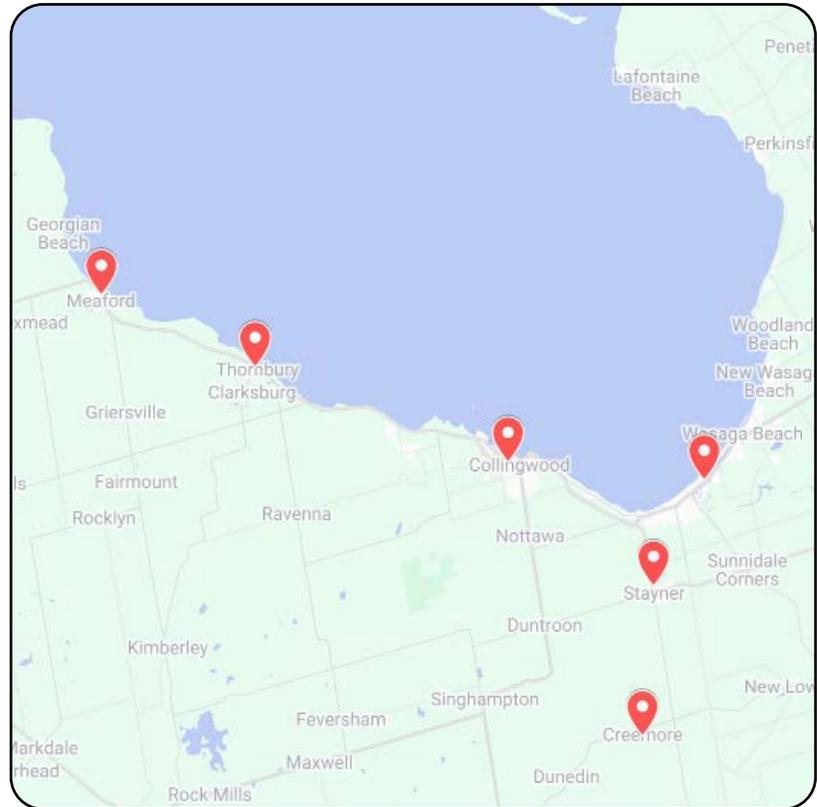
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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