



2026

APRIL

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 in buyer's market territory this April, with pricing and overall activity trending downward year-over-year. The median sale price declined 24.98% to \$605,000, while the average sale price fell 31.3% to \$636,181, reflecting softer pricing conditions compared to April 2025. Sales volume dropped 50.03% to \$10,178,900, alongside a 27.27% decrease in unit sales to 16 transactions, indicating more moderate buyer activity. New listings decreased 16.67% to 55 properties, while expired listings rose 55.56% to 14. With the unit sales-to-listings ratio at 29.09%, conditions continue to favour buyers, offering greater selection and negotiating flexibility in the market.

APRIL NUMBERS

Median Sale Price

\$605,000

-24.98%

Average Sale Price

\$636,181

-31.3%

Sales Volume

\$10,178,900

-50.03%

Unit Sales

16

-27.27%

New Listings

55

-16.67%

Expired Listings

14

+55.56%

Unit Sales/Listings Ratio

29.09%

-12.73%

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



April year-over-year sales volume of \$10,178,900

Down -50.03% from 2025's \$20,371,700 with unit sales of 16 down -27.27% from last April's 22. New listings of 55 are down -16.67% from a year ago, with the sales/listing ratio of 29.09% down -12.73%.



Year-to-date sales volume of \$32,136,400

Down -53.02% from 2025's \$68,404,201 with unit sales of 40 down -36.51% from 2025's 63. New listings of 197 are down -7.94% from a year ago, with the sales/listing ratio of 20.30% down -31.03%.



Year-to-date average sale price of \$861,717

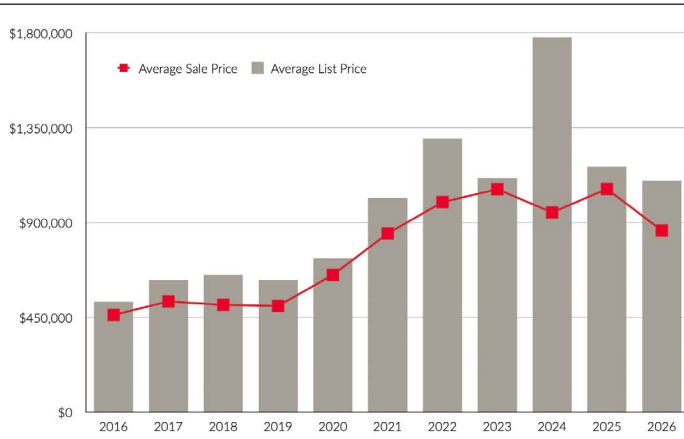
Down -18.6% from \$1,058,613 one year ago with median sale price of \$722,750 down from \$742,500 one year ago. Average days-on-market of 63 is down 2 days from last year.

THE MARKET IN DETAIL

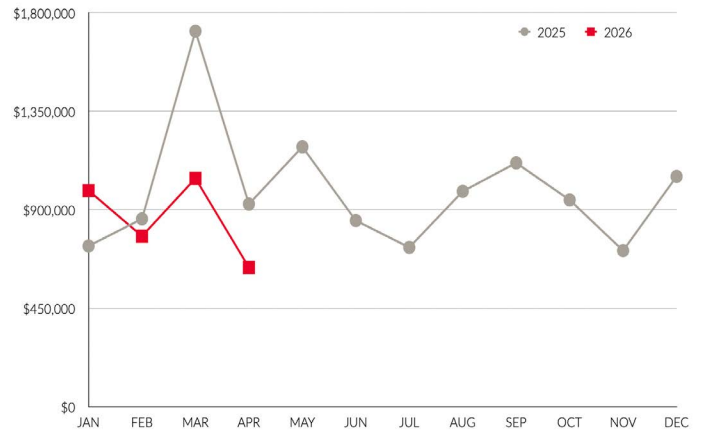
	2024	2025	2026	2025-2026
YTD Volume Sales	\$55,078,526	\$68,404,201	\$32,136,400	-53.02%
YTD Unit Sales	59	63	40	-36.51%
YTD New Listings	162	214	197	-7.94%
YTD Sales/Listings Ratio	36.42%	29.44%	20.30%	-31.03%
YTD Expired Listings	28	52	47	-9.62%
Monthly Volume Sales	\$17,755,026	\$20,371,700	\$10,178,900	-50.03%
Monthly Unit Sales	17	22	16	-27.27%
Monthly New Listings	50	66	55	-16.67%
Monthly Sales/Listings Ratio	34.00%	33.33%	29.09%	-12.73%
Monthly Expired Listings	6	9	14	+55.56%
Monthly Average Sale Price	\$1,044,413	\$925,986	\$636,181	-31.3%
YTD Sales: \$0-\$199K	0	2	0	-100%
YTD Sales: \$200k-349K	1	0	3	+300%
YTD Sales: \$350K-\$549K	6	6	7	+16.67%
YTD Sales: \$550K-\$749K	18	18	13	-27.78%
YTD Sales: \$750K-\$999K	14	23	11	-52.17%
YTD Sales: \$1M-\$2M	12	12	3	-75%
YTD Sales: \$2M+	5	2	3	+50%
YTD Average Days-On-Market	57.00	64.75	63.00	-2.7%
YTD Average Sale Price	\$947,514	\$1,058,613	\$861,717	-18.6%
YTD Median Sale Price	\$802,500	\$742,500	\$722,750	-2.66%

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

AVERAGE SALE PRICE

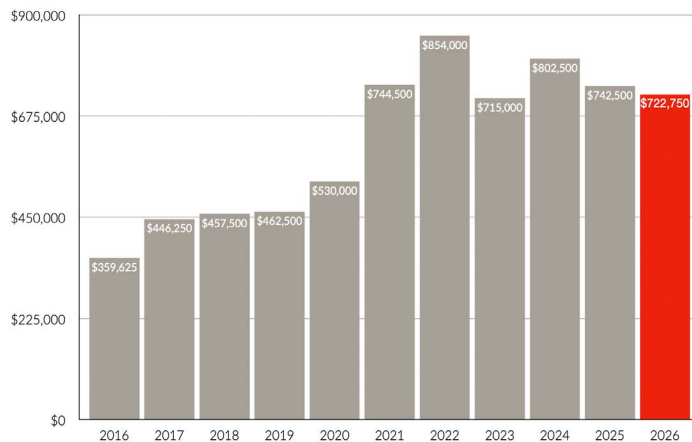


Year-Over-Year

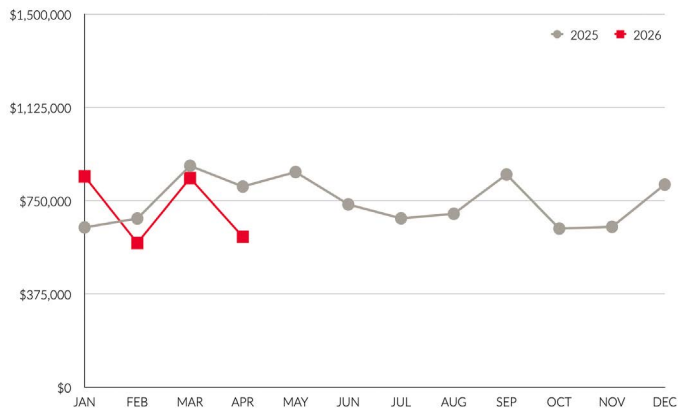


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



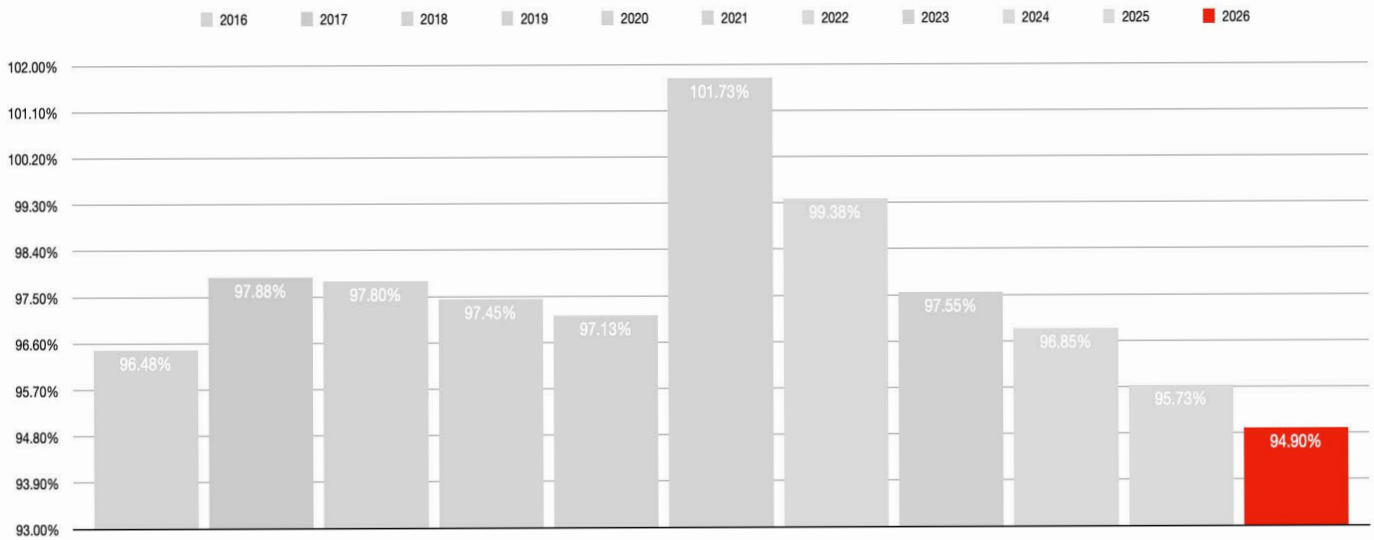
Year-Over-Year



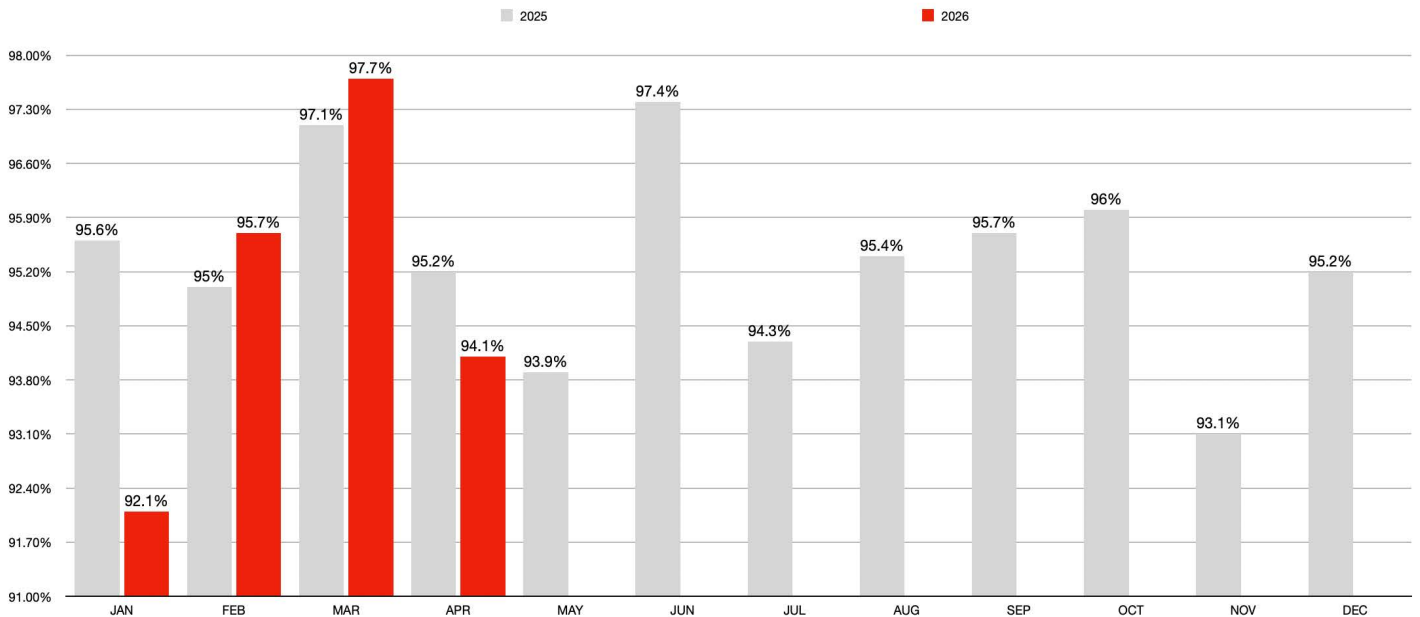
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

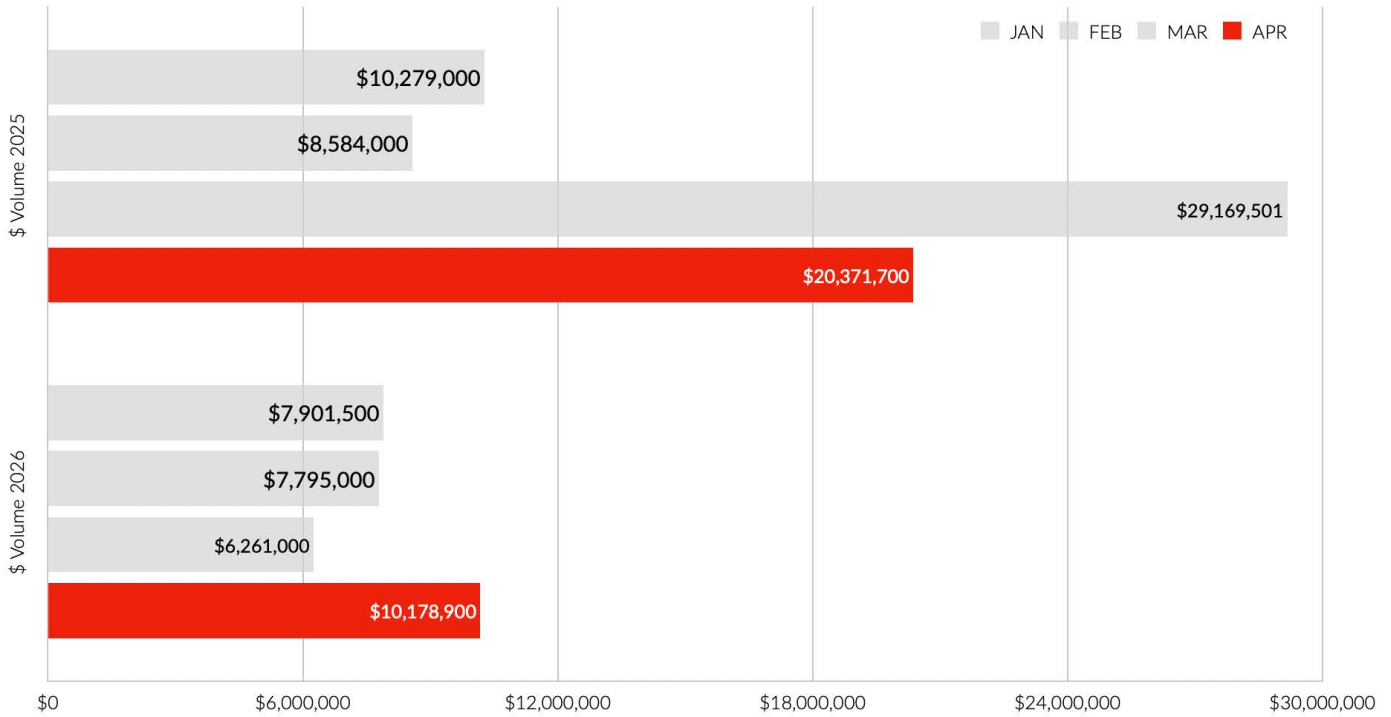


Year-Over-Year

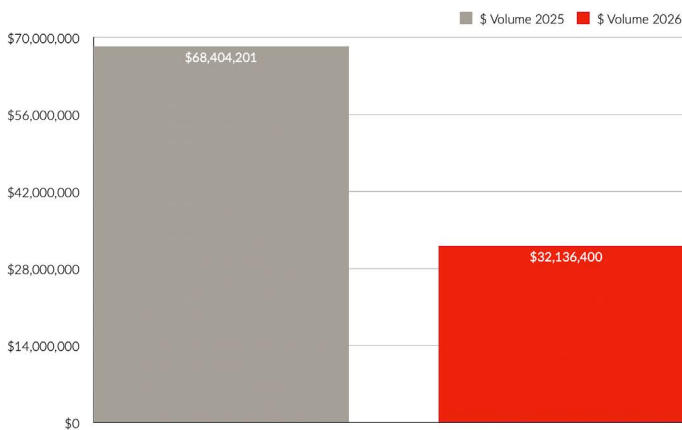


Month-Over-Month 2025 vs. 2026

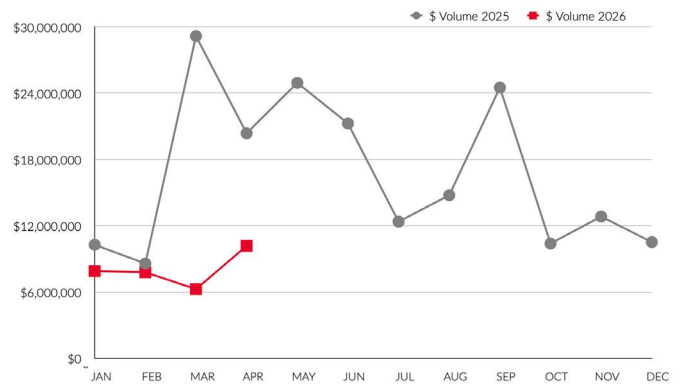
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

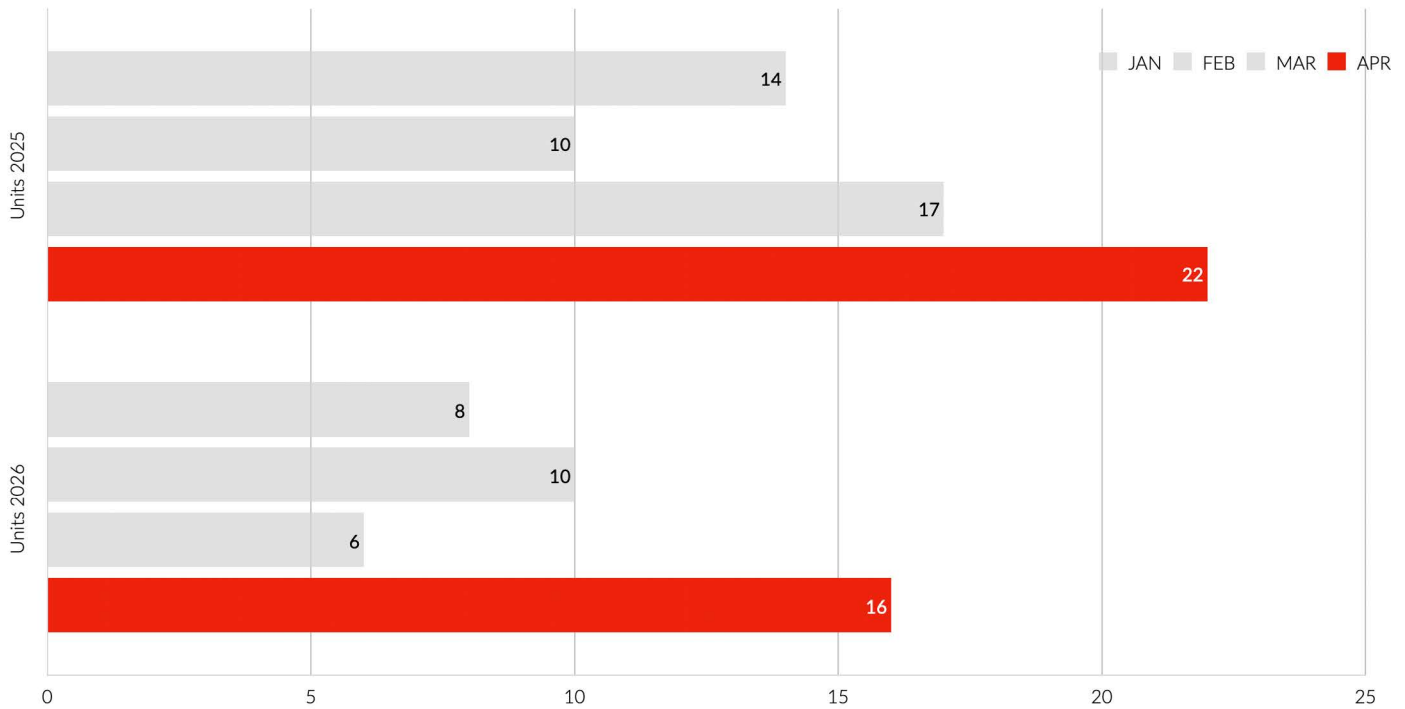


Yearly Totals 2025 vs. 2026

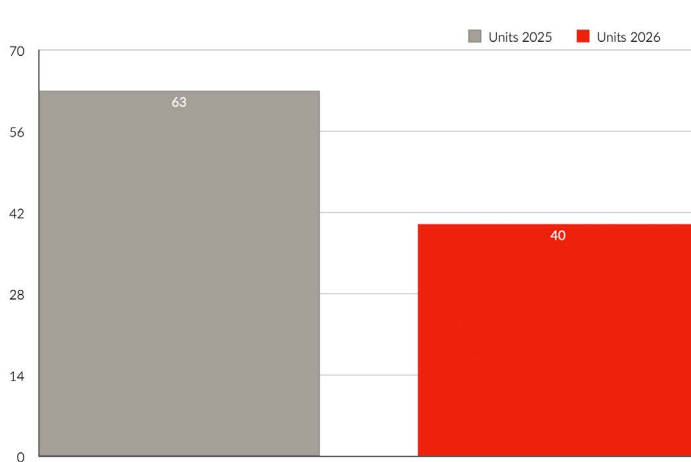


Month vs. Month 2025 vs. 2026

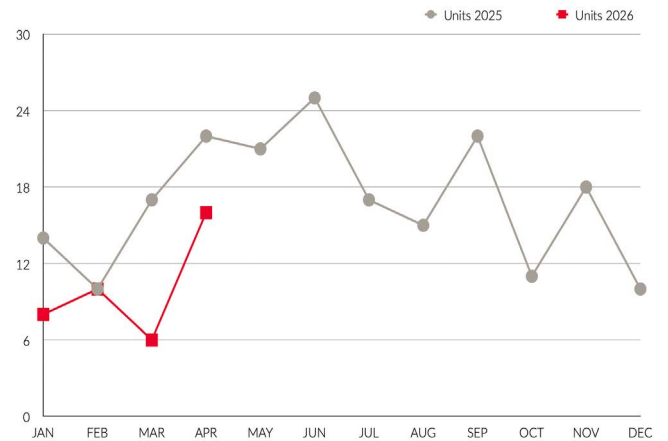
UNIT SALES



Monthly Comparison 2025 vs. 2026

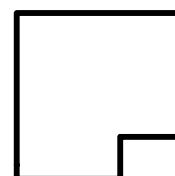


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



FREEHOLD

CONDOMINIUM

VACANT LAND

YTD Sales Volume	\$30,925,400 -54.79%	\$1,211,000 Up from 0	\$1,715,000 -25.76%
YTD Unit Sales	38 -39.68%	2 Up from 0	3 -40%
YTD Average Sale Price	\$813,826 -25.05%	\$605,000 Up from 0	\$571,667 +23.74%
April Sales Volume	\$9,748,900 -52.14%	\$430,000 Up from 0	\$300,000 +733.33%
April Unit Sales	15 -31.82%	1 Up from 0	1 No Change

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

MEAFORD

519-538-5755
96 Sykes St N, Meaford

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



 /RoyalLePageLocationsNorth

 /CollingwoodRealEstate

 /LocationsNorth

Helping You Is What We Do.

Find more Real Estate Market Reports for Southern Georgian Bay at:

locationsnorth.com/market-update/