



2025

DECEMBER

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

The [Clearview](#) real estate market experienced softer conditions in December, with reduced sales activity compared to last year and market dynamics favouring buyers. The median sale price edged down 3.61% year-over-year to \$814,500, while the average sale price increased 30.59% to \$1,052,000, reflecting fewer but higher-value transactions. Sales volume declined 27.45% to \$10.52 million, driven by a 44.44% drop in unit sales to just 10 properties. New listings fell 37.04% to 17, while expired listings rose sharply by 73.33% to 26, underscoring the challenges facing sellers in the current environment. With a sales-to-new listings ratio of 58.82%, the market remains firmly in buyer territory as we head into the winter season.

DECEMBER NUMBERS

Median Sale Price

\$814,500

-3.61%

Average Sale Price

\$1,052,000

+30.59%

Sales Volume

\$10,520,000

-27.45%

Unit Sales

10

-44.44%

New Listings

17

-37.04%

Expired Listings

26

+73.33%

Unit Sales/Listings Ratio

58.82%

-11.76%

Year-over-year comparison

(December 2025 vs. December 2024)



December year-over-year sales volume of \$10,520,000

Down -27.45% from 2024's \$14,499,999 with unit sales of 10 down -44.44% from last December's 18. New listings of 17 are down -37.04% from a year ago, with the sales/listing ratio of 58.82% down -11.76%.



Year-to-date sales volume of \$200,004,639

Up +11.71% from 2024's \$179,039,063 with unit sales of 202 up +9.19% from 2024's 185. New listings of 701 are up +23.42% from a year ago, with the sales/listing ratio of 28.82% down -11.53%.



Year-to-date average sale price of \$984,065

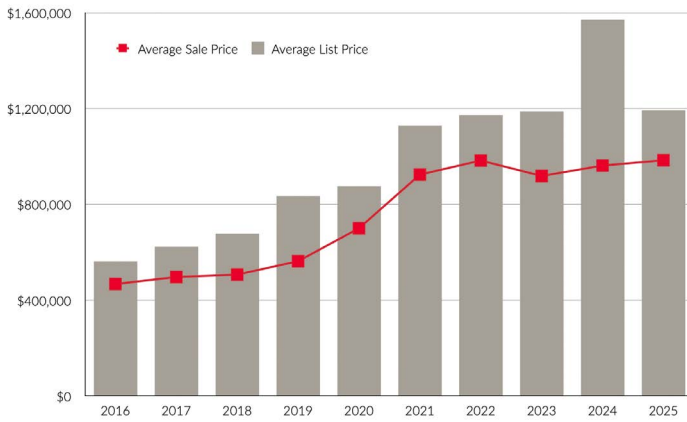
Up +2.32% from \$961,755 one year ago with median sale price of \$716,250 down -12.25% from \$816,250 one year ago. Average days-on-market of 55 is up 3 days from last year.

THE MARKET IN DETAIL

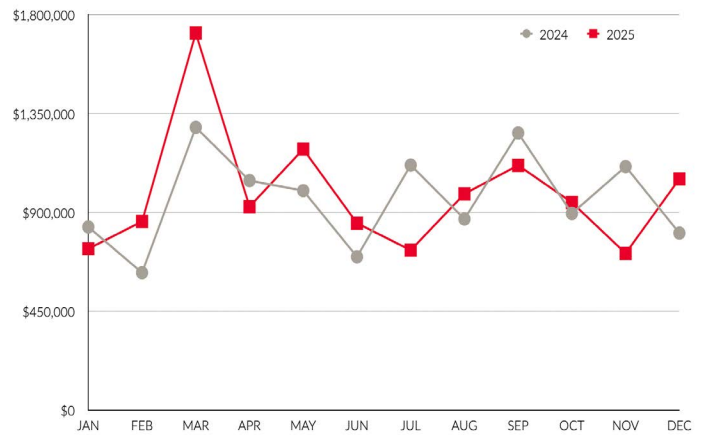
	2023	2024	2025	2024-2025
YTD Volume Sales	\$171,366,646	\$179,039,063	\$200,004,639	+11.71%
YTD Unit Sales	182	185	202	+9.19%
YTD New Listings	562	568	701	+23.42%
YTD Sales/Listings Ratio	32.38%	32.57%	28.82%	-11.53%
YTD Expired Listings	149	149	178	+19.46%
Monthly Volume Sales	\$4,150,900	\$14,499,999	\$10,520,000	-27.45%
Monthly Unit Sales	7	18	10	-44.44%
Monthly New Listings	18	27	17	-37.04%
Monthly Sales/Listings Ratio	38.89%	66.67%	58.82%	-11.76%
Monthly Expired Listings	30	15	26	+73.33%
Monthly Average Sale Price	\$592,986	\$805,556	\$1,052,000	+30.59%
YTD Sales: \$0-\$199K	0	3	3	No Change
YTD Sales: \$200k-349K	6	4	4	No Change
YTD Sales: \$350K-\$549K	16	22	18	-18.18%
YTD Sales: \$550K-\$749K	61	47	69	+46.81%
YTD Sales: \$750K-\$999K	45	39	62	+58.97%
YTD Sales: \$1M-\$2M	60	50	36	-28%
YTD Sales: \$2M+	8	16	11	-31.25%
YTD Average Days-On-Market	43.08	52.17	55.33	+6.07%
YTD Average Sale Price	\$918,519	\$961,755	\$984,065	+2.32%
YTD Median Sale Price	\$732,500	\$816,250	\$716,250	-12.25%

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

AVERAGE SALE PRICE

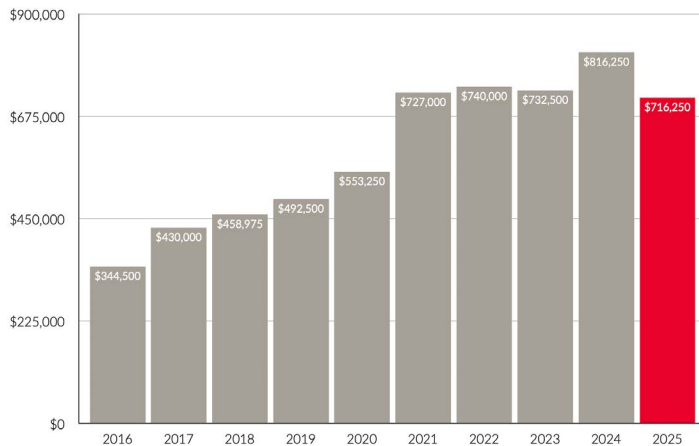


Year-Over-Year

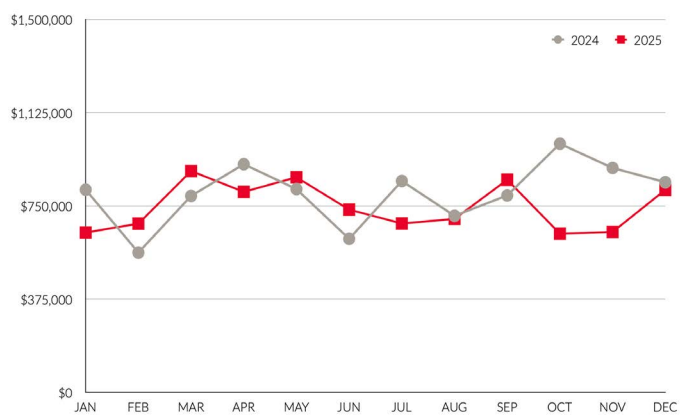


Month-Over-Month 2024 vs. 2025

MEDIAN SALE PRICE



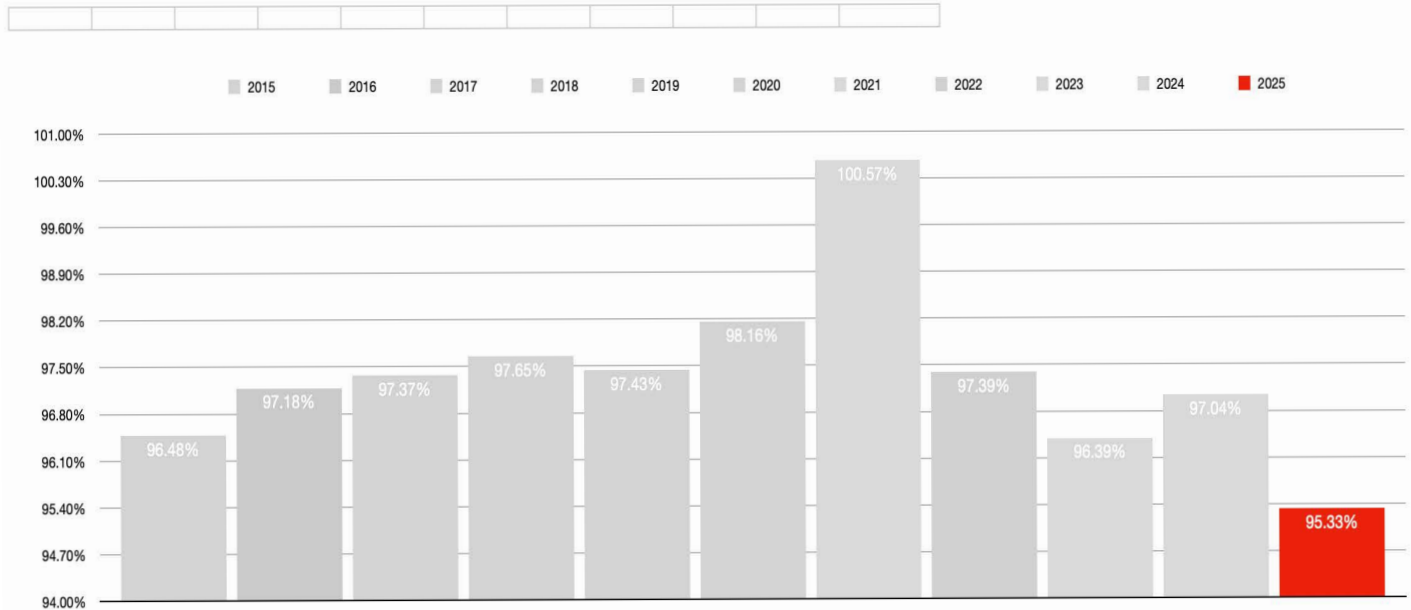
Year-Over-Year



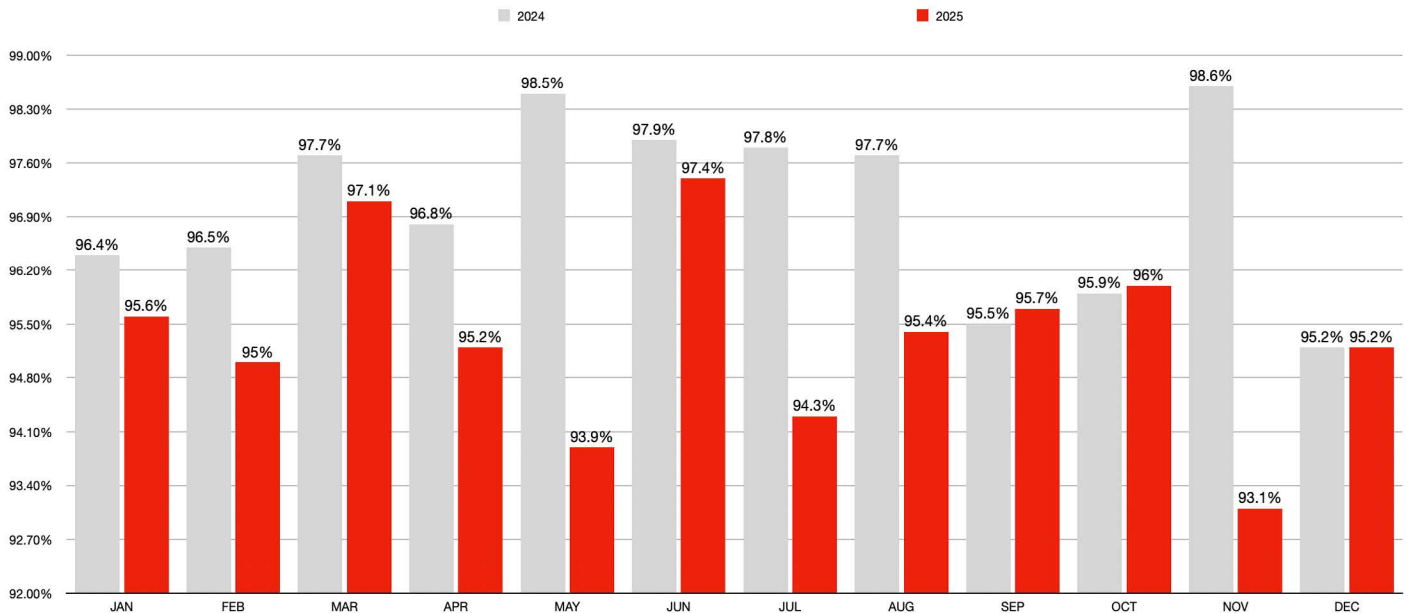
Month-Over-Month 2024 vs. 2025

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

SALE PRICE VS. LIST PRICE RATIO

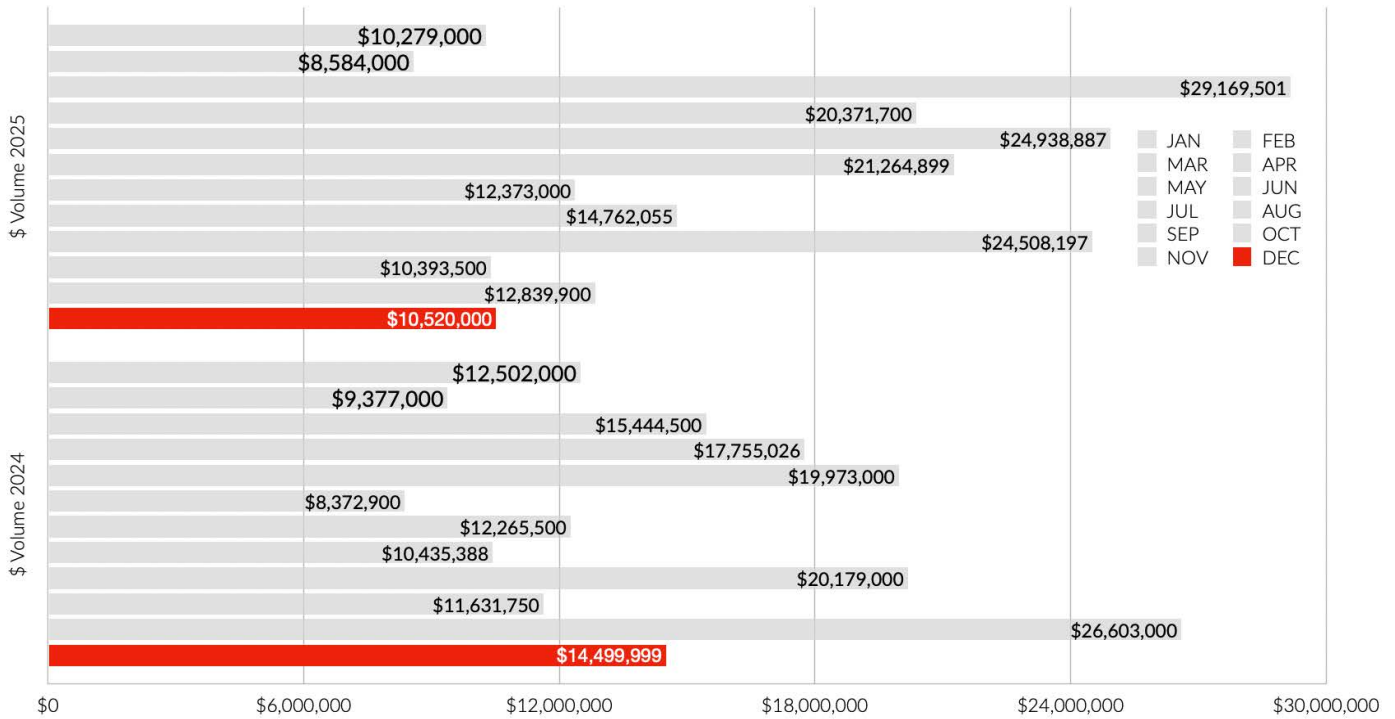


Year-Over-Year

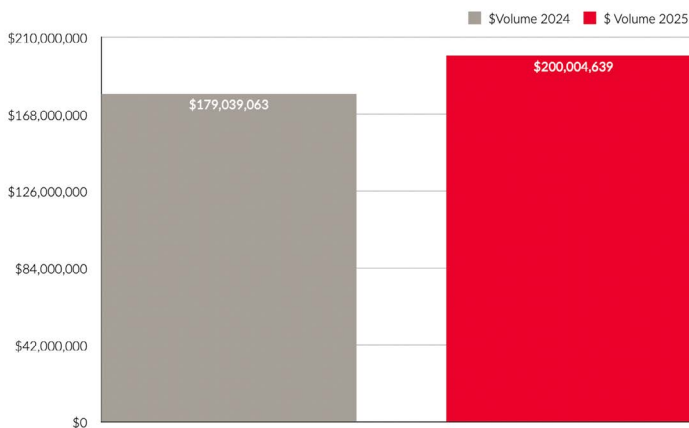


Month-Over-Month 2024 vs. 2025

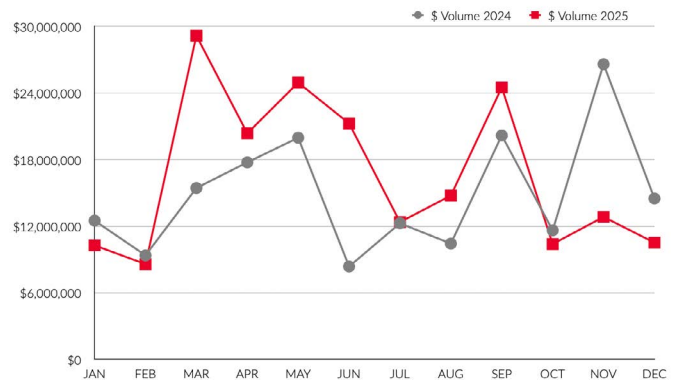
DOLLAR VOLUME SALES



Monthly Comparison 2024 vs. 2025

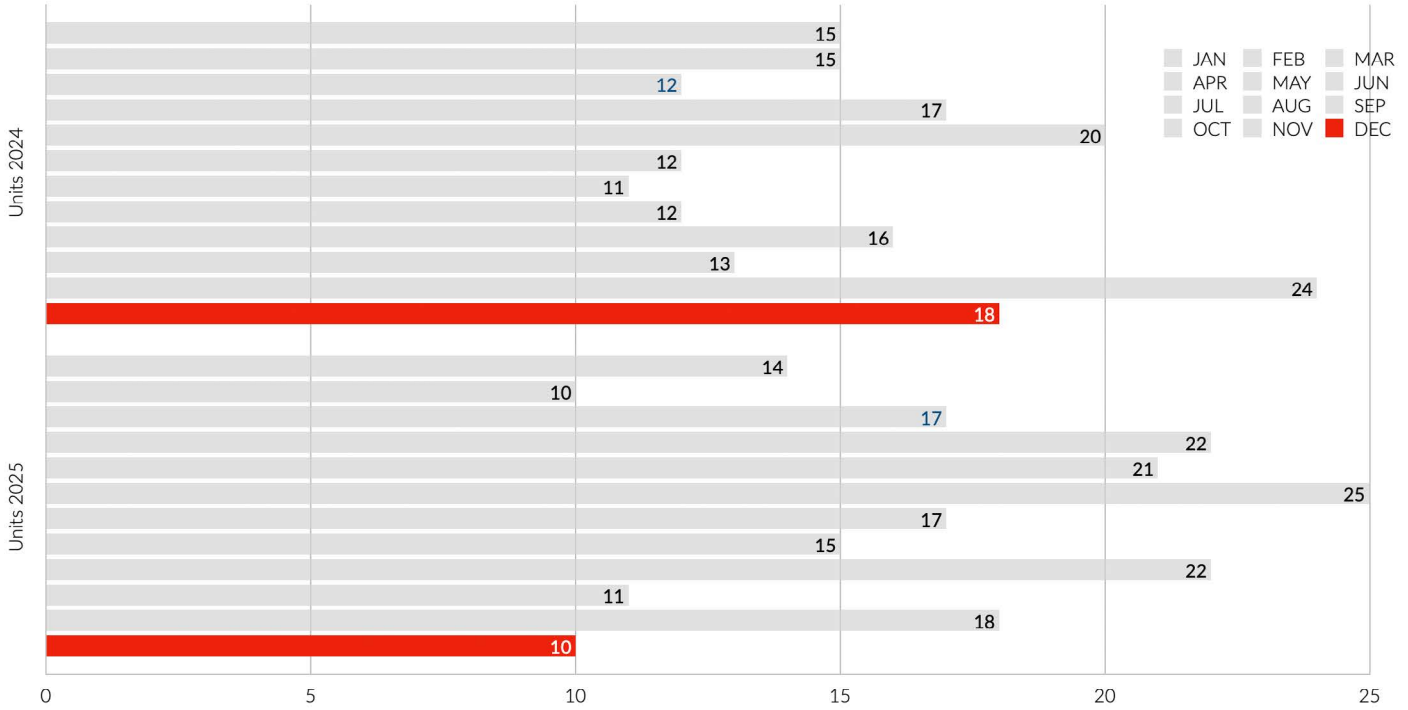


Yearly Totals 2024 vs. 2025

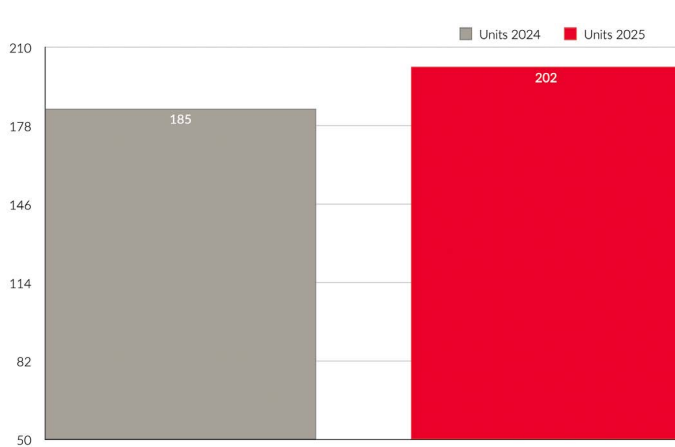


Month vs. Month 2024 vs. 2025

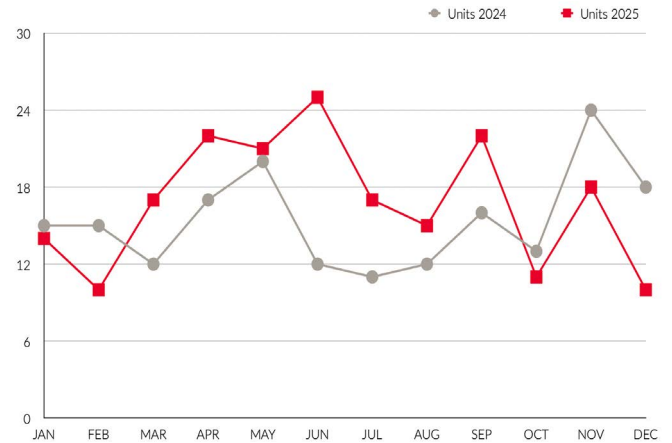
UNIT SALES



Monthly Comparison 2024 vs. 2025

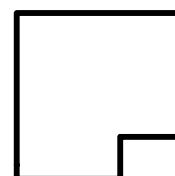


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$198,904,640 +19.67%	 \$1,099,999 -63.55%	 \$4,325,000 -44.74%
YTD Unit Sales	 200 +25.79%	 2 -50%	 10 -54.55%
YTD Average Sale Price	 \$994,523 -4.86%	 \$550,000 -27.1%	 \$432,500 +21.57%
December Sales Volume	 \$10,520,000 -17.88%	 \$0 -100%	 \$0 -100%
December Unit Sales	 10 -37.5%	 0 -100%	 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

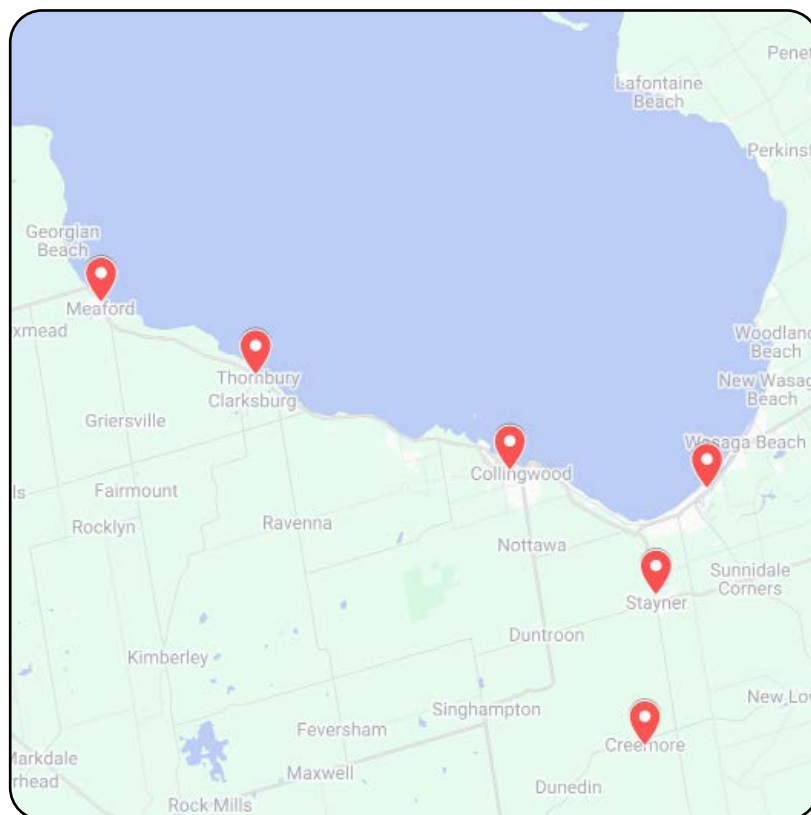
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach

STAYNER

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



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