



2026

MARCH

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 this March, with pricing and overall activity trending downward year-over-year. The median sale price declined 5.56% to \$840,500, while the average sale price dropped significantly by 39.18% to \$1,043,500, reflecting notable shifts in higher-end transactions. Sales volume fell sharply by 78.54% to \$6,261,000, alongside a 64.71% decrease in unit sales to just 6 transactions, indicating considerably softer demand. Meanwhile, new listings dipped 9.52% to 57 properties and expired listings declined 31.25% to 11. With the unit sales-to-listings ratio falling to 10.53%, conditions remain firmly in buyer's market territory, offering purchasers increased choice and strong negotiating leverage.



March year-over-year sales volume of \$6,261,000

Down -78.54% from 2025's \$29,169,501 with unit sales of 6 down -64.71% from last March. New listings of 57 are down -9.52% from a year ago, with the sales/listing ratio of 10.53% down 60.99%.



Year-to-date sales volume of \$21,957,500

Down -54.29% from 2025's \$48,032,501 with unit sales of 24 down -41.46% from 2025's 41. New listings of 142 are down -4.05% from a year ago, with the sales/listing ratio of 16.90% down -38.99%.



Year-to-date average sale price of \$936,896

Down -15.05% from \$1,102,822 one year ago with median sale price of \$840,500 up from \$678,500 one year ago. Average days-on-market of 55 is down 11 days from last year.

MARCH NUMBERS

Median Sale Price

\$840,500

-5.56%

Average Sale Price

\$1,043,500

-39.18%

Sales Volume

\$6,261,000

-78.54%

Unit Sales

6

-64.71%

New Listings

57

-9.52%

Expired Listings

11

-31.25%

Unit Sales/Listings Ratio

10.53%

-60.99%

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

THE MARKET IN DETAIL

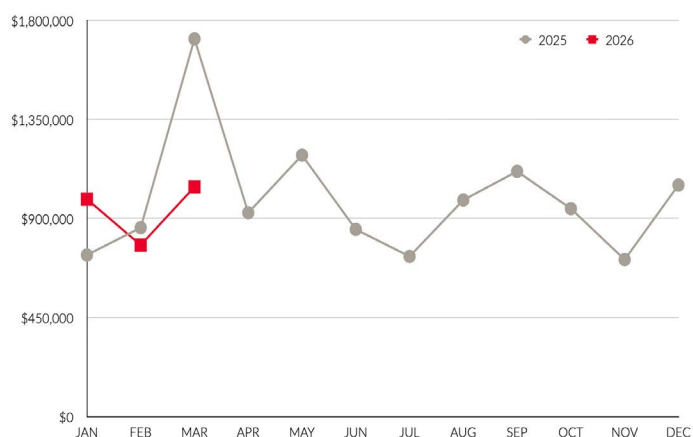
	2024	2025	2026	2025-2026
YTD Volume Sales	\$37,323,500	\$48,032,501	\$21,957,500	-54.29%
YTD Unit Sales	42	41	24	-41.46%
YTD New Listings	112	148	142	-4.05%
YTD Sales/Listings Ratio	37.50%	27.70%	16.90%	-38.99%
YTD Expired Listings	22	43	30	-30.23%
Monthly Volume Sales	\$15,444,500	\$29,169,501	\$6,261,000	-78.54%
Monthly Unit Sales	12	17	6	-64.71%
Monthly New Listings	46	63	57	-9.52%
Monthly Sales/Listings Ratio	26.09%	26.98%	10.53%	-60.99%
Monthly Expired Listings	4	16	11	-31.25%
Monthly Average Sale Price	\$1,287,042	\$1,715,853	\$1,043,500	-39.18%
YTD Sales: \$0-\$199K	0	1	0	-100%
YTD Sales: \$200k-349K	0	0	2	+200%
YTD Sales: \$350K-\$549K	5	3	3	No Change
YTD Sales: \$550K-\$749K	13	14	6	-57.14%
YTD Sales: \$750K-\$999K	10	14	7	-50%
YTD Sales: \$1M-\$2M	9	8	3	-62.5%
YTD Sales: \$2M+	2	1	3	+200%
YTD Average Days-On-Market	63.67	66.00	55.00	-16.67%
YTD Average Sale Price	\$915,214	\$1,102,822	\$936,896	-15.05%
YTD Median Sale Price	\$790,000	\$678,500	\$840,500	+23.88%

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

AVERAGE SALE PRICE

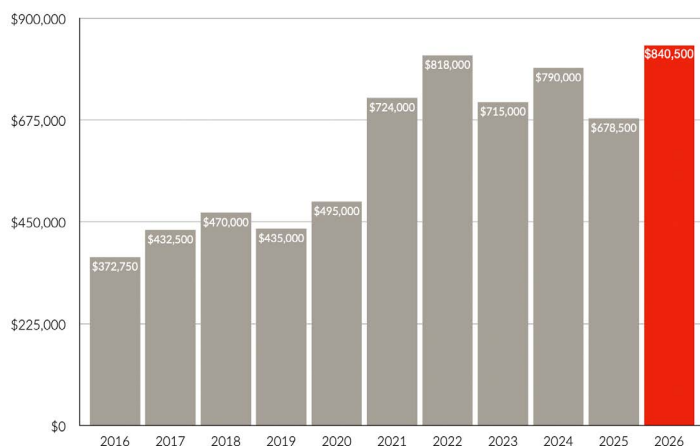


Year-Over-Year

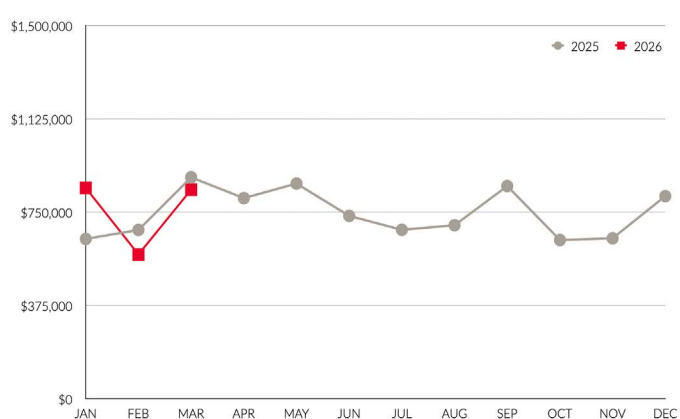


Month-Over-Month 2025 vs. 2026

MEDIAN SALE PRICE



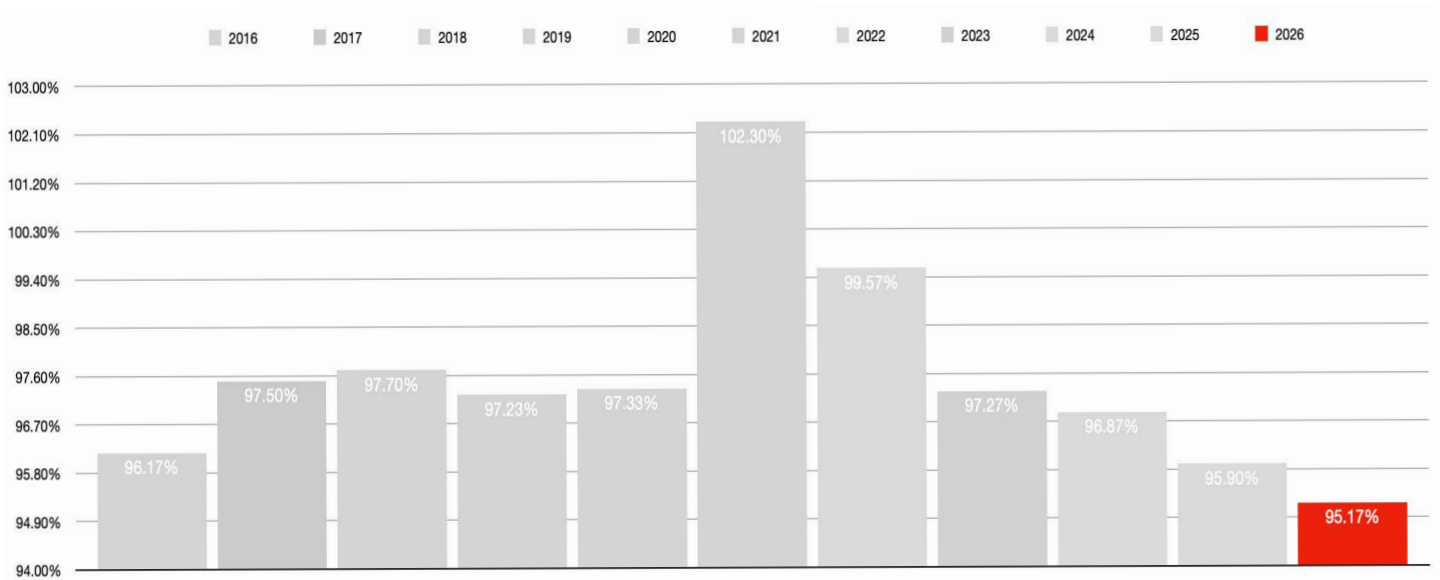
Year-Over-Year



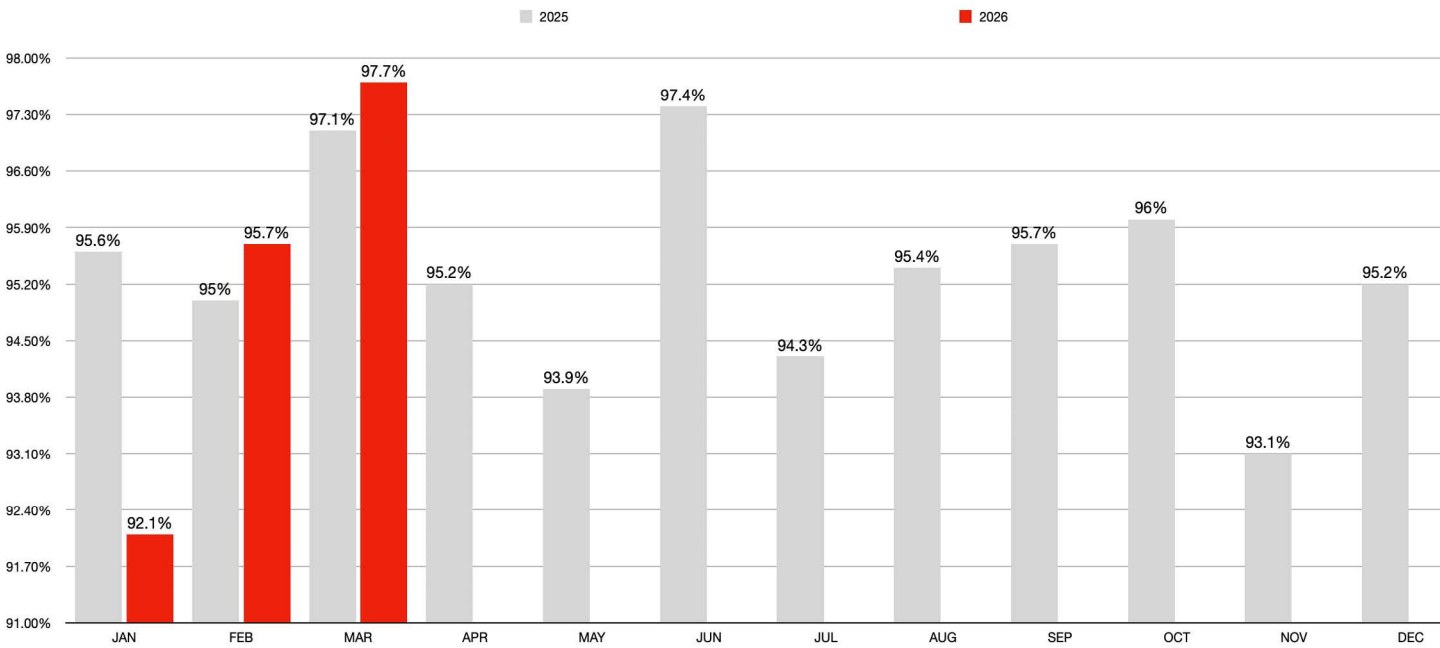
Month-Over-Month 2025 vs. 2026

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

SALE PRICE VS. LIST PRICE RATIO

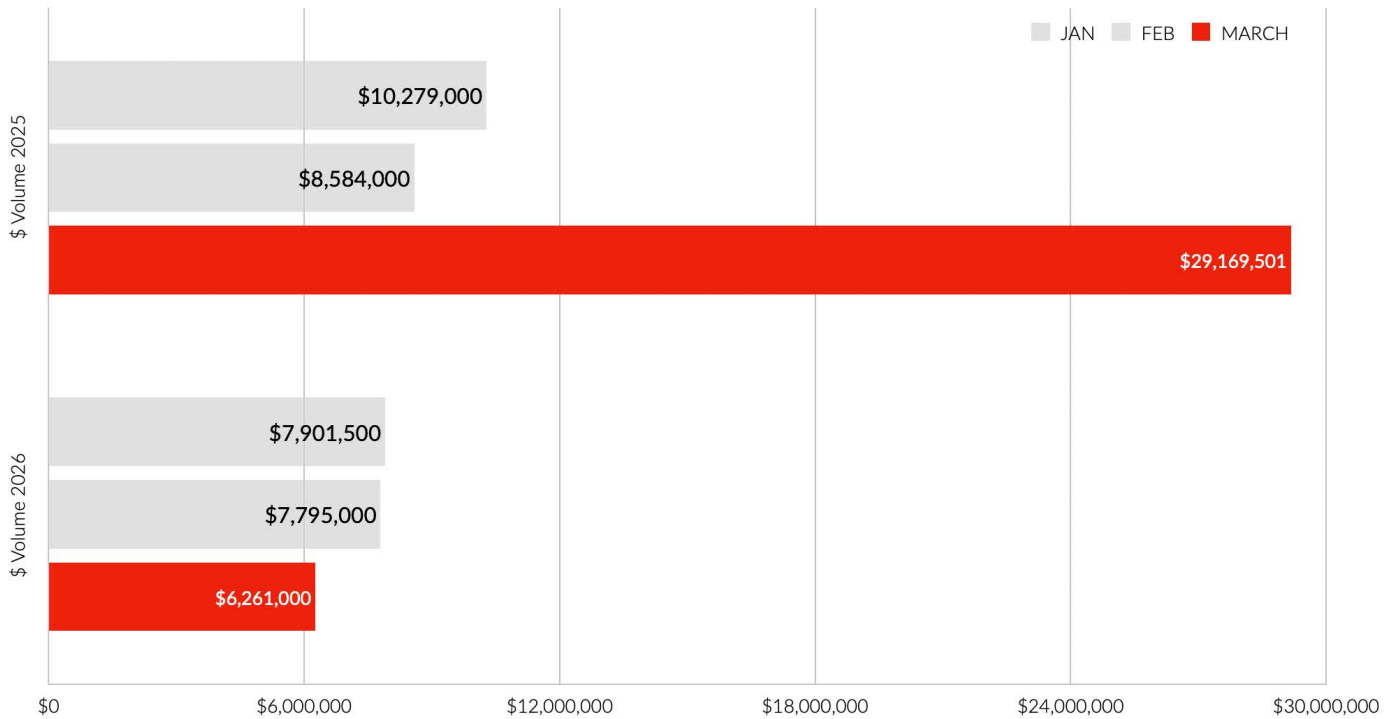


Year-Over-Year

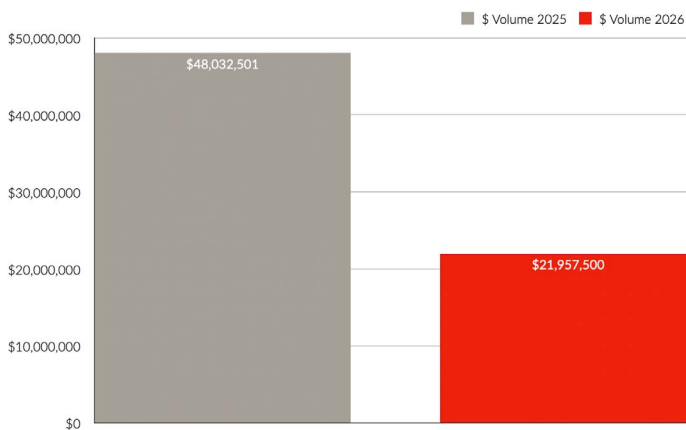


Month-Over-Month 2025 vs. 2026

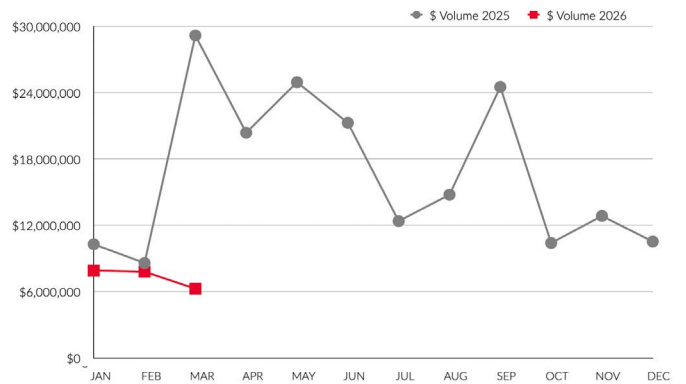
DOLLAR VOLUME SALES



Monthly Comparison 2025 vs. 2026

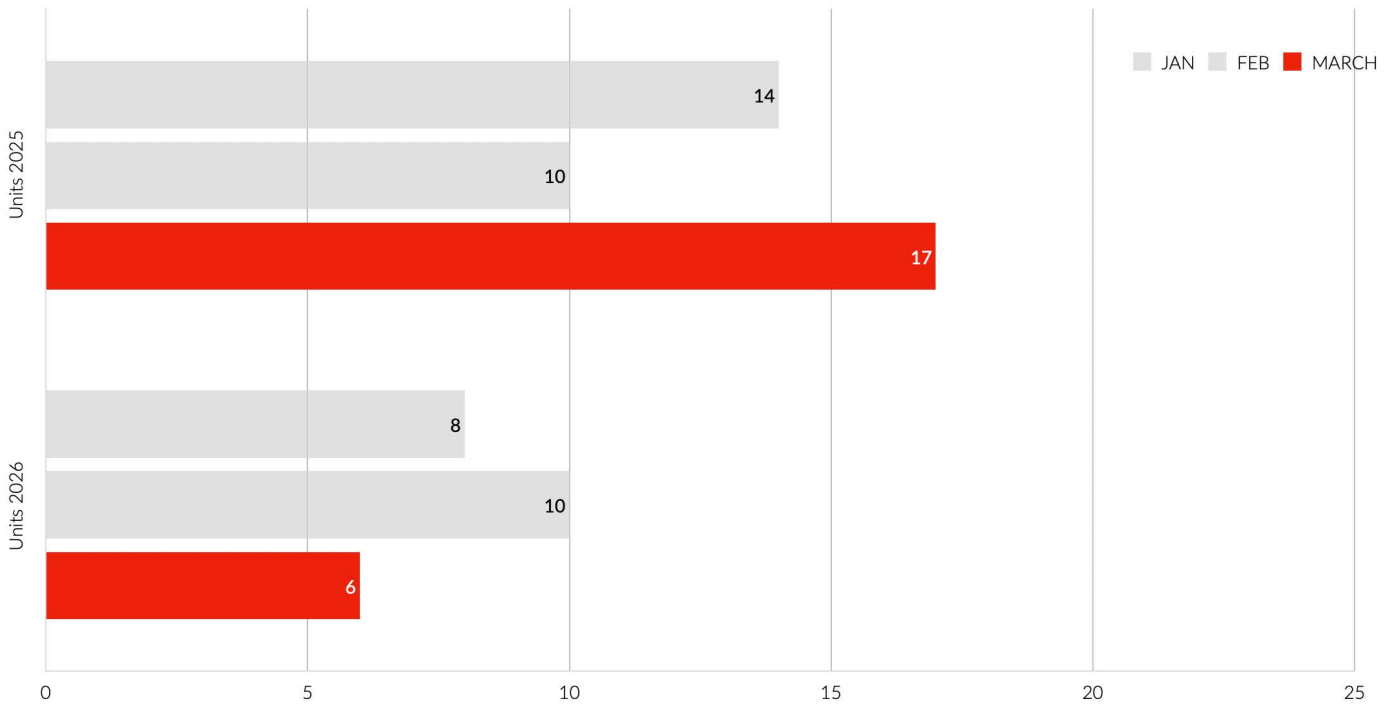


Yearly Totals 2025 vs. 2026

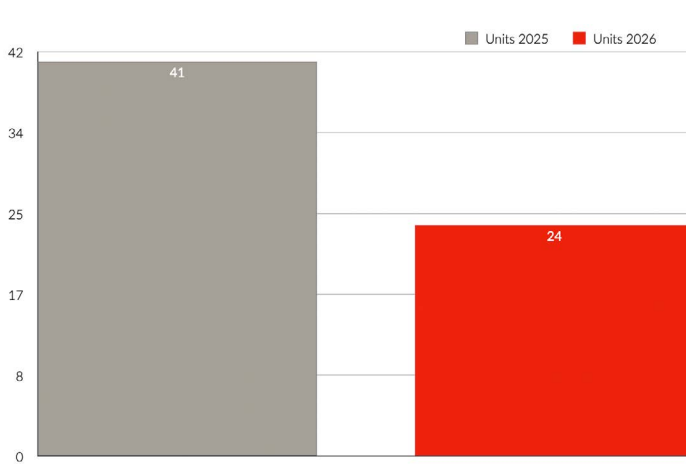


Month vs. Month 2025 vs. 2026

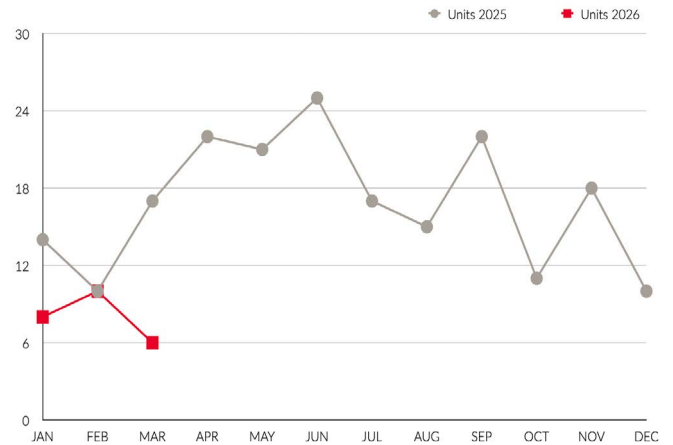
UNIT SALES



Monthly Comparison 2025 vs. 2026

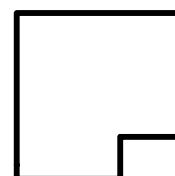


Yearly Totals 2025 vs. 2026



Month vs. Month 2025 vs. 2026

SALES BY TYPE



FREEHOLD

CONDOMINIUM

VACANT LAND

YTD Sales Volume	\$21,176,500 -55.91%	\$781,000 Up from \$0	\$1,415,000 -37.77%
YTD Unit Sales	23 -43.9%	1 Up from 0	2 -50%
YTD Average Sale Price	\$920,717 -21.41%	\$781,000 Up from \$0	\$707,500 +24.45%
March Sales Volume	\$5,480,000 -81.21%	\$781,000 Up from \$0	\$0 -100%
March Unit Sales	5 -70.59%	1 Up from 0	0 -100%

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

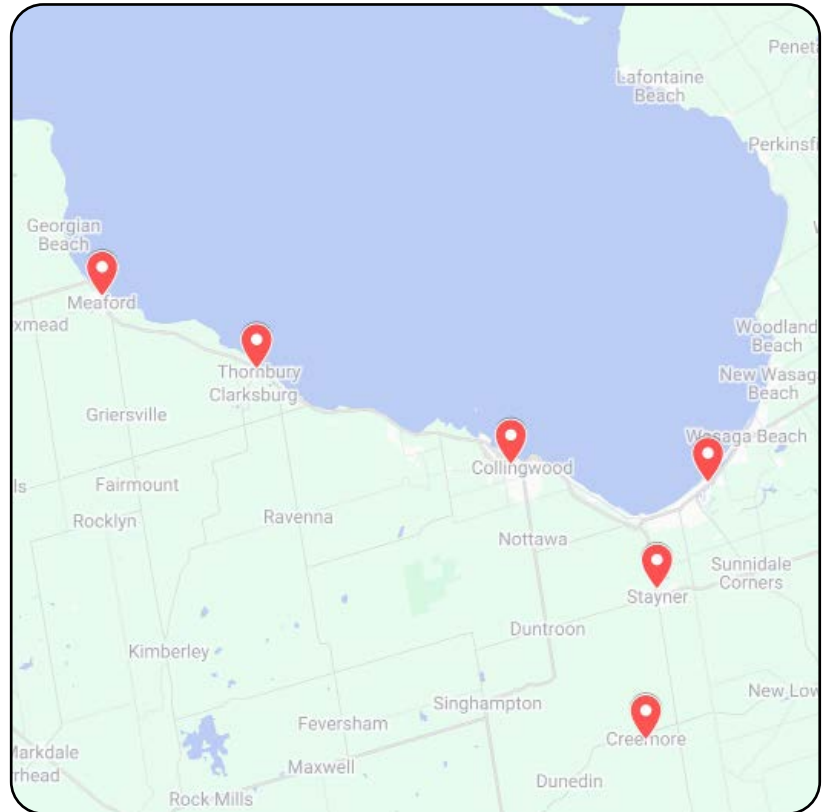
519-599-2136
27 Arthur St W, Thornbury

WASAGA BEACH

705-429-4800
1249 Mosley St, Wasaga Beach


STAYNER

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



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