



# 2025

# NOVEMBER

# 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 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

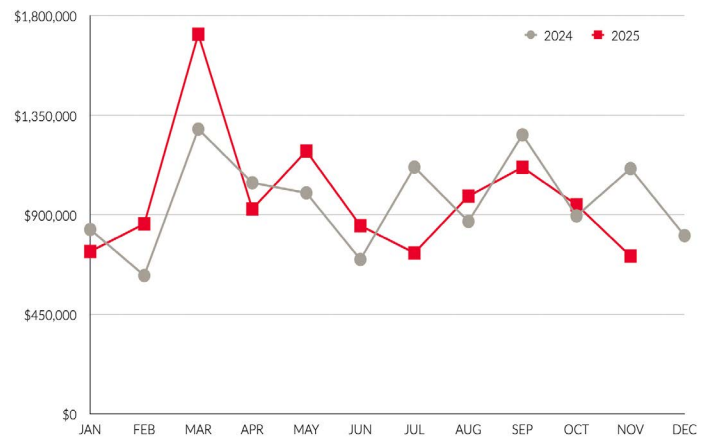
	2023	2024	2025	2024-2025
<b>YTD Volume Sales</b>	\$167,215,746	\$164,539,064	\$189,484,639	+15.16%
<b>YTD Unit Sales</b>	175	167	192	+14.97%
<b>YTD New Listings</b>	544	541	684	+26.43%
<b>YTD Sales/Listings Ratio</b>	32.17%	30.87%	28.07%	-9.07%
<b>YTD Expired Listings</b>	119	134	152	+13.43%
<b>Monthly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

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

# AVERAGE SALE PRICE

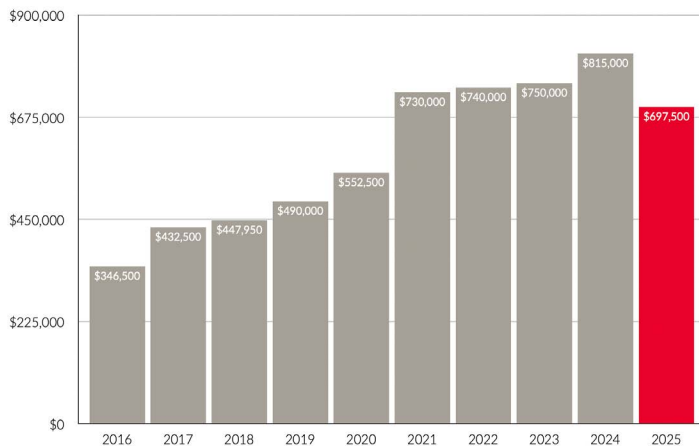


Year-Over-Year

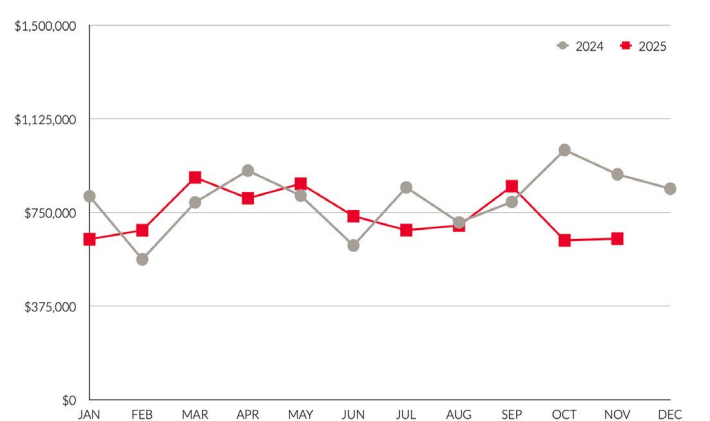


Month-Over-Month 2024 vs. 2025

# MEDIAN SALE PRICE



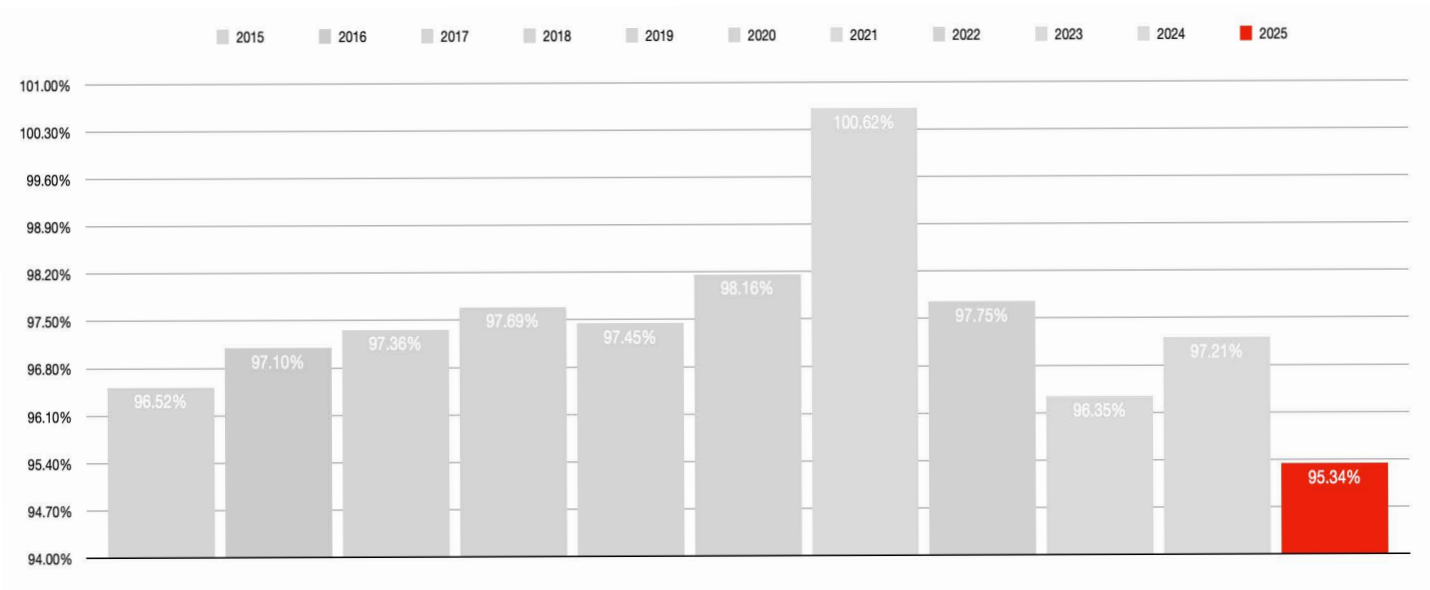
Year-Over-Year



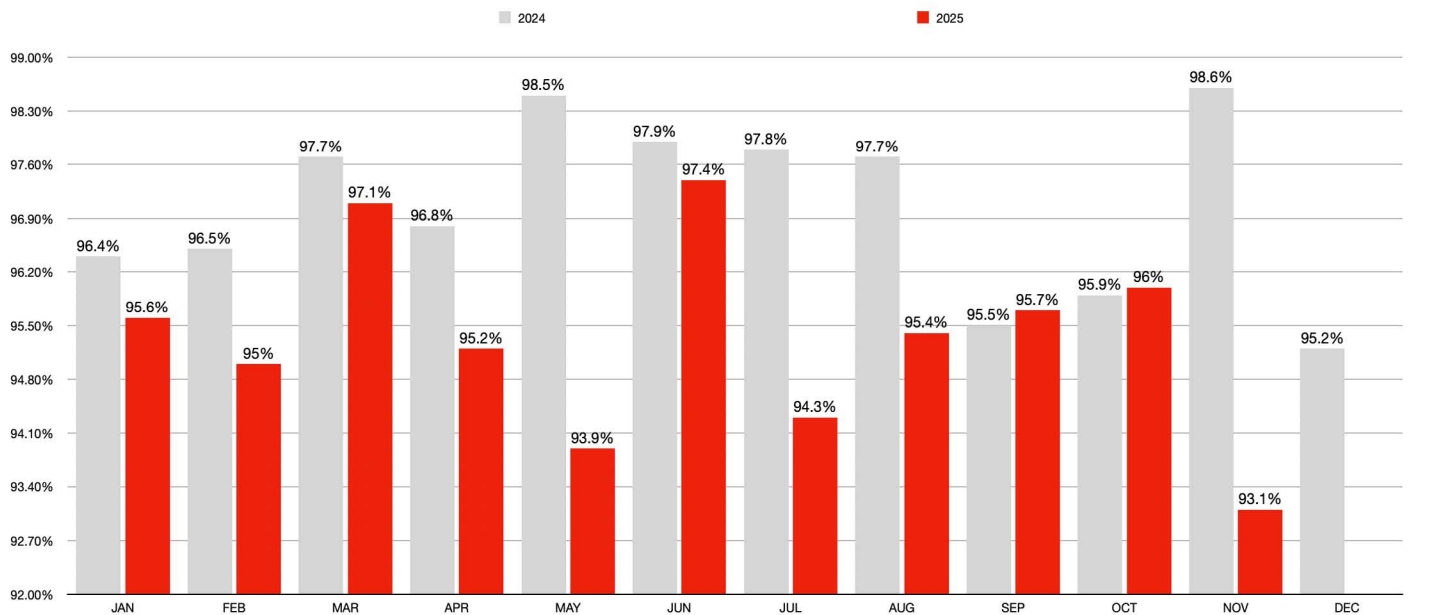
Month-Over-Month 2024 vs. 2025

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

# SALE PRICE VS. LIST PRICE RATIO

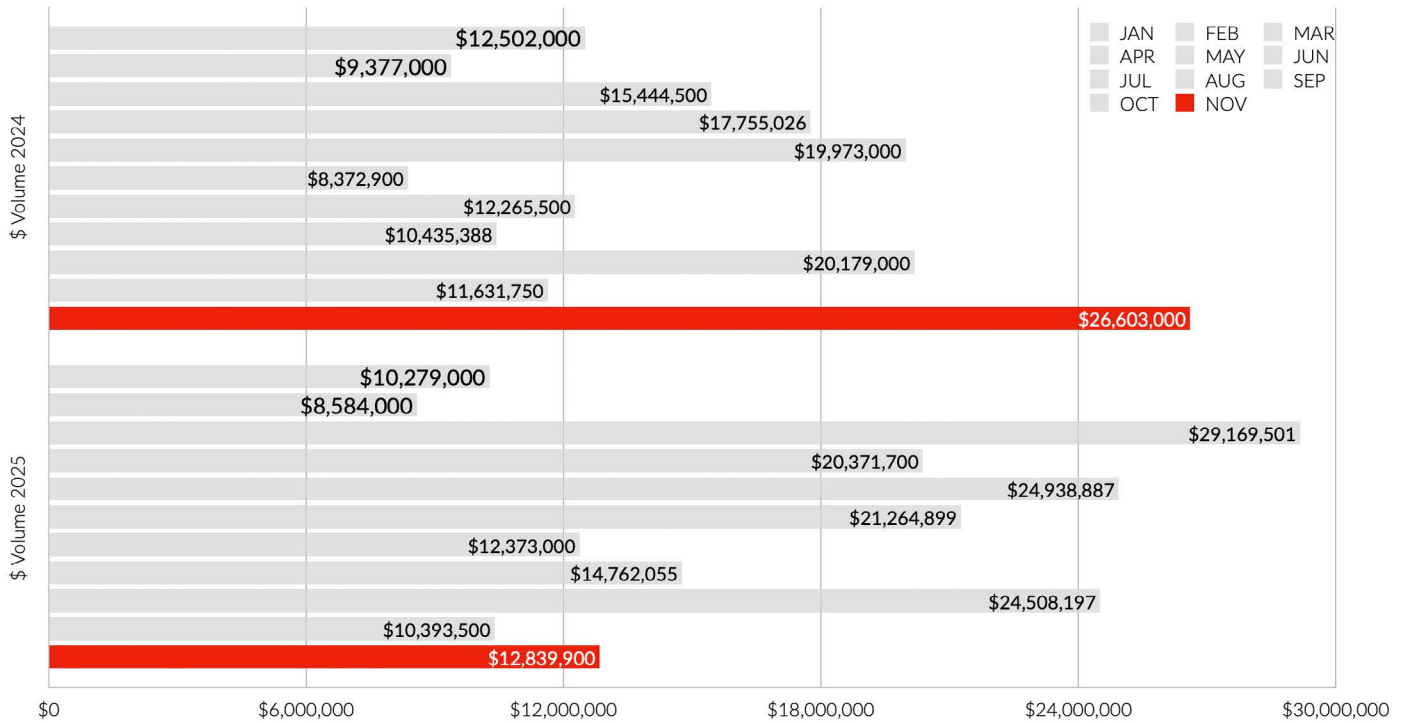


## Year-Over-Year

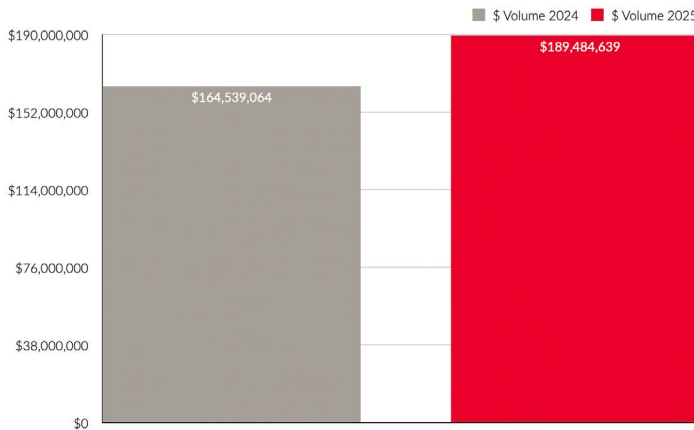


## Month-Over-Month 2024 vs. 2025

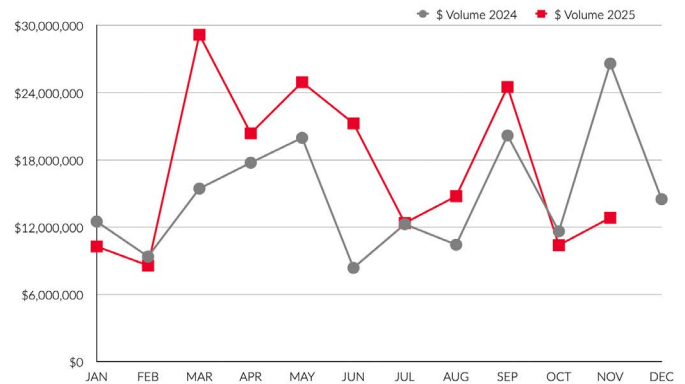
# DOLLAR VOLUME SALES



## Monthly Comparison 2024 vs. 2025

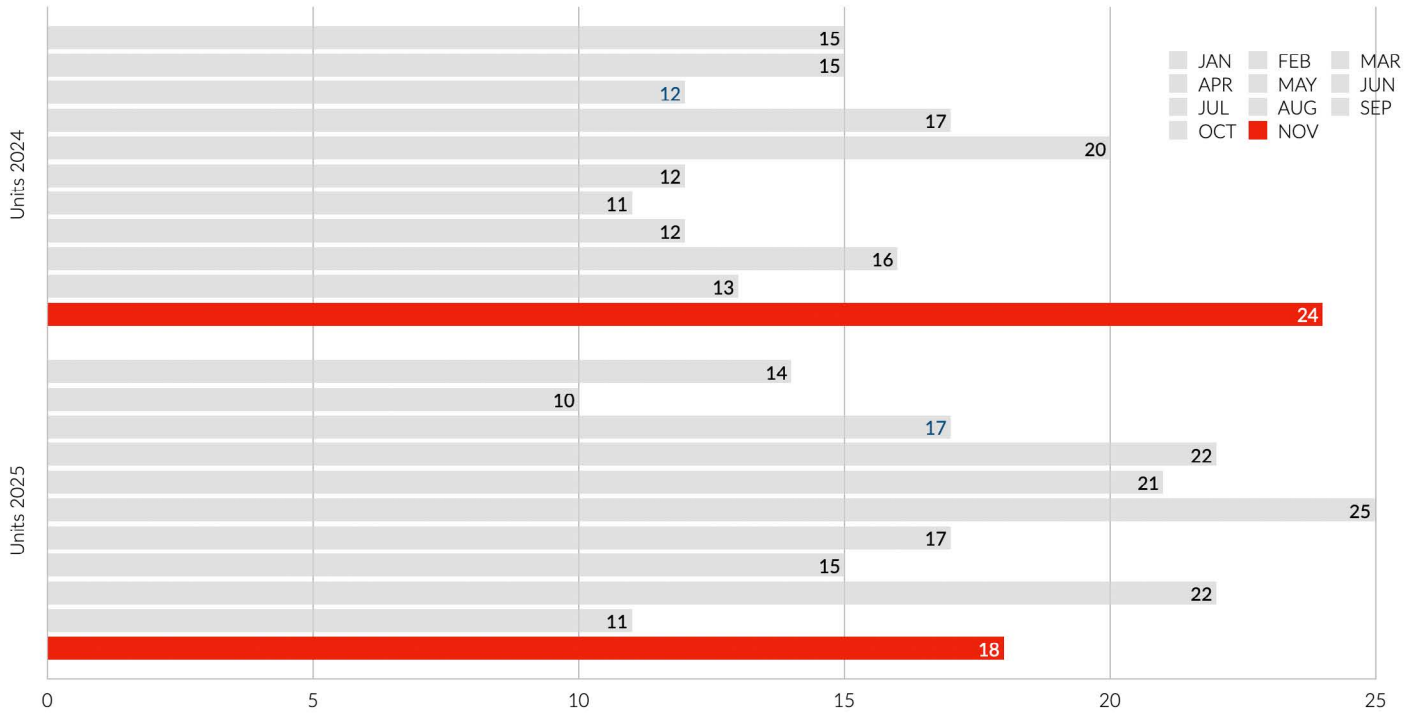


## Yearly Totals 2024 vs. 2025

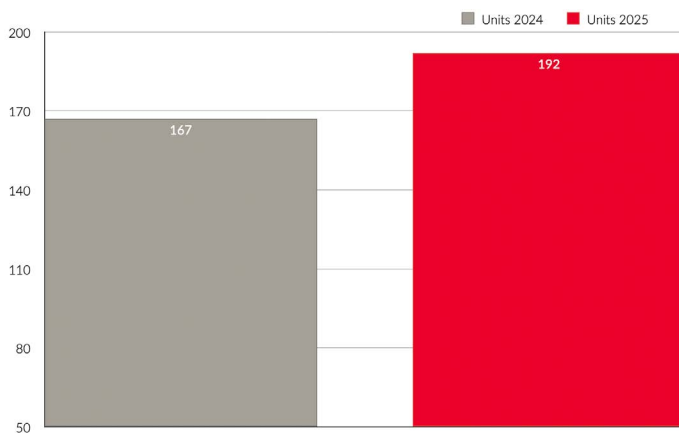


## Month vs. Month 2024 vs. 2025

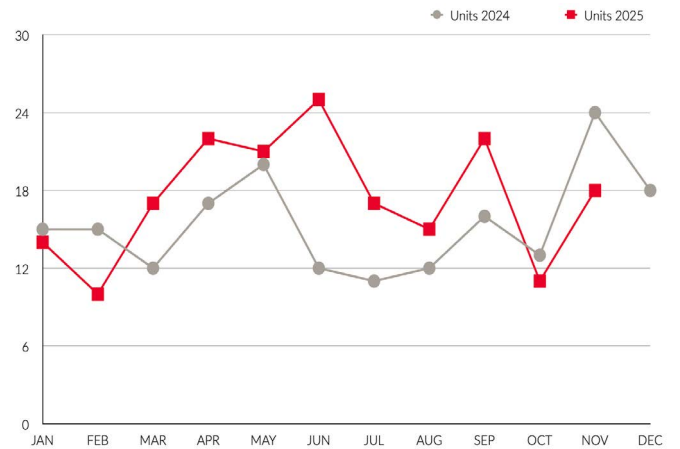
# UNIT SALES



Monthly Comparison 2024 vs. 2025

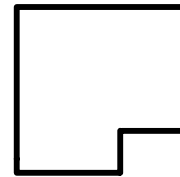


Yearly Totals 2024 vs. 2025



Month vs. Month 2024 vs. 2025

# SALES BY TYPE



	FREEHOLD	CONDOMINIUM	VACANT LAND
YTD Sales Volume	 \$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

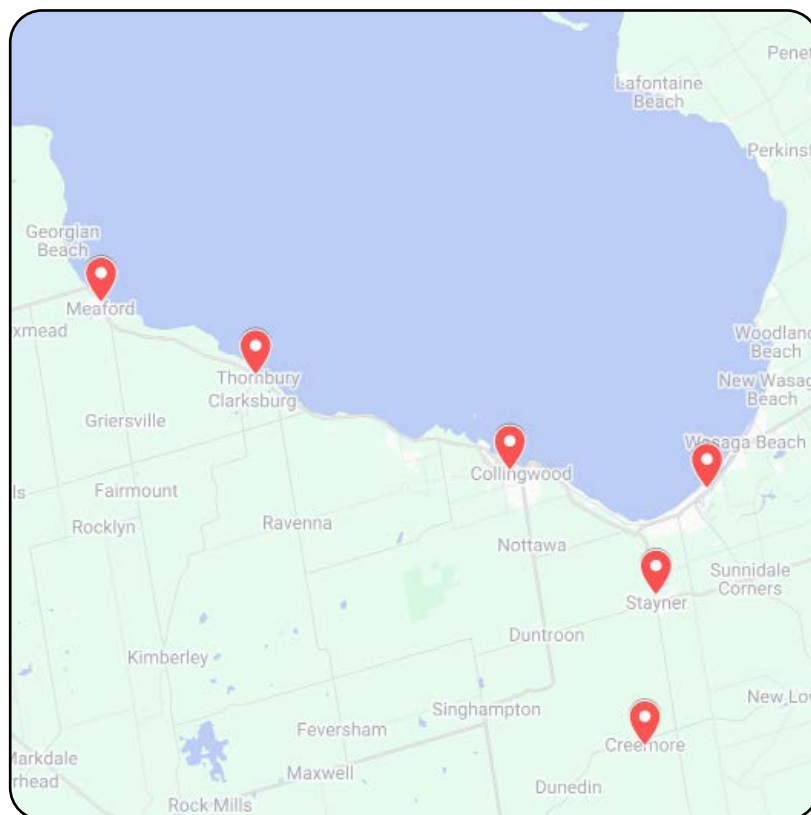
519-599-2136  
27 Arthur St W, Thornbury

## WASAGA BEACH

705-429-4800  
1249 Mosley St, Wasaga Beach


## STAYNER

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



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