

Residential housing activity Grey Bruce Owen Sound February 2019

Seasonally Adjusted ¹		Percentage change compared to					
		1 month ago	2 months ago	3 months ago	4 months ago	5 months ago	6 months ago
		January 2019	December 2018	November 2018	October 2018	September 2018	August 2018
Sales Activity	204	-5.3	-11.5	-6.6	-5.3	5.5	-2.1
Average Price	\$344,261	0.5	2.8	3.2	-4.7	-1.1	-22.6
Dollar Volume*	\$70.9	-7.1	-10.5	-6.0	-11.0	5.9	-20.0
New Listings	295	12.1	-10.5	-7.2	-7.2	-5.1	1.4
Active Listings	753	0.4	2.4	3.7	3.5	4.1	7.7

Actual ²		Percentage change compared to					
		1 Year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		February 2018	February 2017	February 2016	February 2014	February 2012	February 2009
Sales Activity	137	1.5	-26.3	-25.1	24.5	-18.5	34.3
Average Price	\$364,376	10.0	25.1	33.8	45.3	65.8	86.0
Dollar Volume*	\$49.9	11.6	-7.9	0.2	80.9	35.2	149.9
New Listings	208	-1.4	-14.0	-32.7	-35.2	-54.1	-32.0
Active Listings	605	9.6	-27.9	-57.8	-65.6	-66.2	-58.9

Year-to-date ³		Percentage change compared to					
		1 Year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		February 2018 YTD	February 2017 YTD	February 2016 YTD	February 2014 YTD	February 2012 YTD	February 2009 YTD
Sales Activity	251	-8.7	-18.2	-20.6	19.0	-13.1	40.2
Average Price	\$354,738	9.6	20.3	35.0	45.0	66.2	81.0
Dollar Volume*	\$89.0	0.0	-1.6	7.2	72.4	44.4	153.7
New Listings	384	5.8	-18.6	-33.8	-37.0	-50.5	-30.8
Active Listings**	594	11.6	-28.7	-58.0	-65.4	-65.1	-58.0

Market Balance ⁴		Compared to					
		1 month ago	3 months ago	6 months ago	1 year ago	2 years ago	5 years ago
		January 2019	November 2018	August 2018	February 2018	February 2017	February 2014
Sales to New Listings Ratio	69.0	81.7	68.6	71.5	69.3	79.2	35.4
Months of Inventory	3.7	3.5	3.3	3.4	3.4	3.7	13.9

¹ Seasonal adjustment removes normal seasonal variations, enabling analysis of monthly changes and fundamental trends in the data.

² Actual (not seasonally adjusted) data as processed through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound.

³ Sum of actual data from January to present month of any given year.

⁴ Seasonally adjusted; Sales to New Listings Ratio=Sales/New Listings*100; Months of Inventory=Active Listings at the end of the month/Sales for the month.

* In millions of dollars.

** The year-to-date active listings figure is a monthly average of the number of homes on the market at the end of each month so far this year.