

## **Grey Bruce Owen Sound home sales repeat last year's April record**

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound came in even with last year's record level in April 2016. Home sales numbered 274 units in April 2016.

Sales of all types of properties numbered 340 units in April 2016, up 4.9 per cent from the previous April.

The average price of homes sold in April 2016 was \$254,938, up 8.7 per cent on a year-over-year basis. On a year-to-date basis the average price of home sales in the first four months of 2016 was \$253,914, rising 6.5 per cent.

New residential listings on the Association's MLS® System numbered 604 units in April 2016. This was a decrease of 8.5 per cent compared to April 2015.

Active residential listings totalled 1,514 units at the end of April, down 27 per cent from the same time last year.

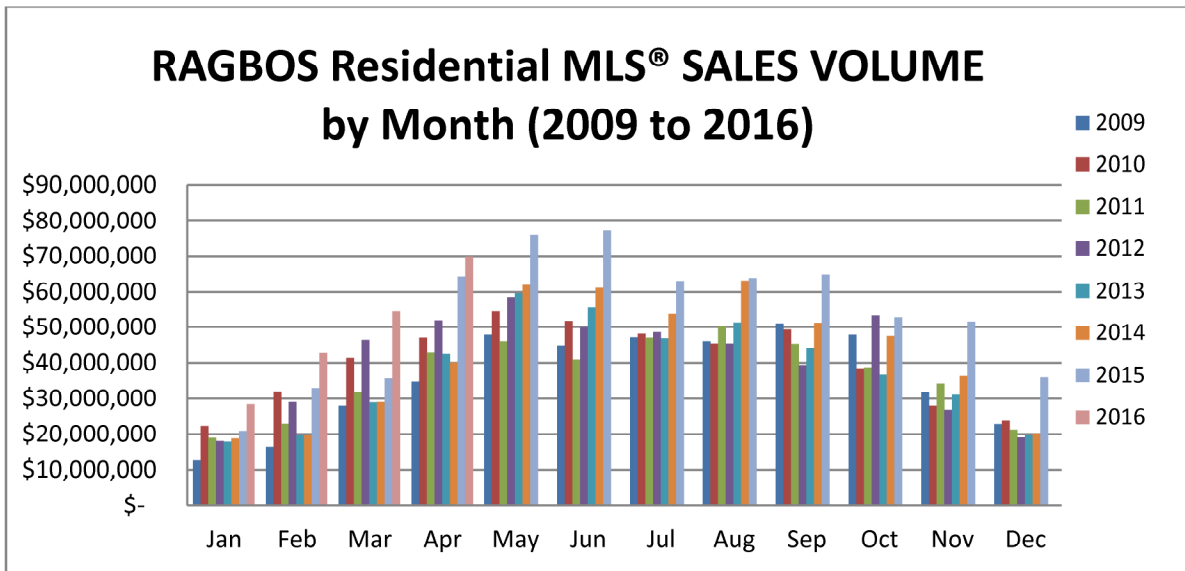
The number of months of inventory stood at 5.5 at the end of April, down from 7.6 months at the end of April 2015 and below the long-run average for this time of the year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in April was \$69.9 million, up 8.7 per cent on a year-over-year basis.

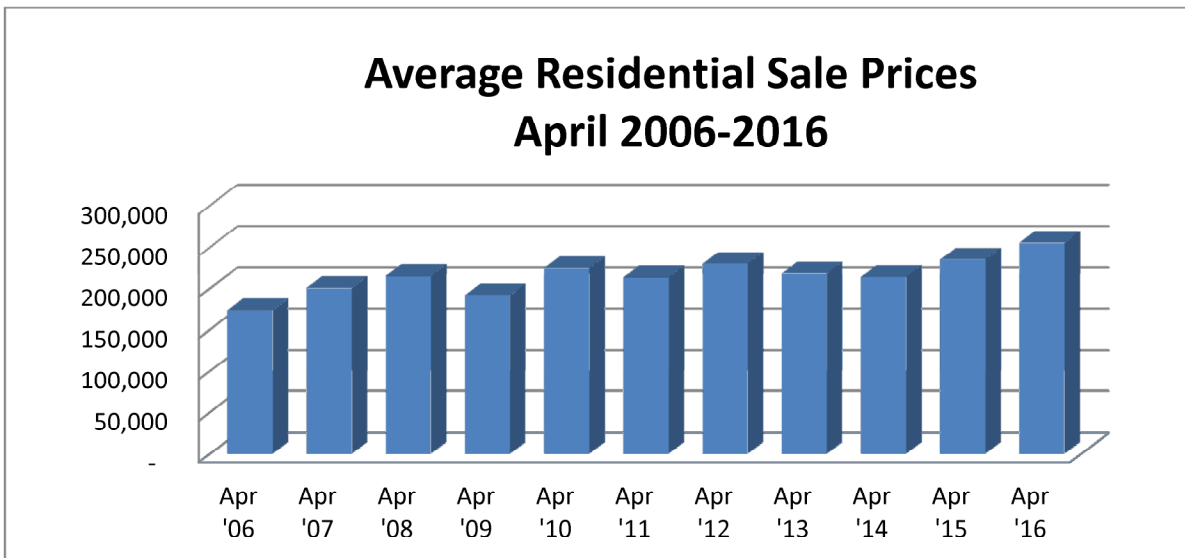
The total value of all properties sold in April 2016 was \$88.5 million, an increase of 10.3 per cent from a year earlier.

*The REALTORS® Association of Grey Bruce Owen Sound represents approximately 360 REALTORS® registered with its member offices. The geographical area served by the Association is in southwestern Ontario, bordered by Lake Huron and Georgian Bay including Bruce and Grey Counties, and part of Wellington County.*

Total Residential Units Sold in the RAGBOS area:



Average Residential Sale Prices from 2006 to 2016:



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REALTORS® Association of Grey Bruce Owen Sound Real Estate Board

MLS ® Statistic Report By Entry Date

Residential(single family) Activity by Area

[APRIL 2016 ]

Area	2016								2015								
	Listings		Sales		Sales/Listings Ratio		Average Sale Price		Listings		Sales		Sales/Listings Ratio		Average Sale Price		
Area	Month	YTD	Month	YTD	Month	YTD	Month	12 Month	Month	YTD	Month	YTD	Month	YTD	Month	12 Month	
AE	19	61	8	24	42%	47%	\$188,125	\$187,295	27	66	7	25	26%	38%	\$185,286	\$176,042	
NBP	39	70	10	35	26%	50%	\$243,100	\$273,322	25	67	10	24	40%	36%	\$247,540	\$250,302	
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
SBP	52	122	13	38	25%	31%	\$218,962	\$236,051	50	139	19	48	38%	35%	\$214,568	\$235,785	
SS	44	134	23	88	52%	66%	\$292,867	\$329,857	64	154	26	60	41%	39%	\$295,779	\$313,821	
CH	9	37	8	24	89%	65%	\$254,906	\$264,871	22	56	6	14	27%	25%	\$228,750	\$237,277	
GB	30	98	12	36	40%	37%	\$358,708	\$309,680	38	98	13	26	34%	27%	\$285,423	\$299,971	
MM	14	29	6	14	43%	48%	\$299,900	\$376,308	6	35	7	19	117%	54%	\$258,786	\$284,273	
OS	54	162	40	82	74%	51%	\$239,421	\$217,921	54	149	26	67	48%	45%	\$247,573	\$209,405	
BN	14	38	8	21	57%	55%	\$270,788	\$216,797	31	76	15	37	48%	49%	\$221,993	\$215,324	
HK	34	69	15	31	44%	45%	\$317,033	\$282,126	27	64	6	22	22%	34%	\$183,083	\$226,385	
KIN	34	107	17	61	50%	57%	\$313,782	\$278,747	32	88	21	43	66%	49%	\$244,062	\$250,128	
SB	4	17	5	15	125%	88%	\$230,500	\$189,128	11	29	4	12	36%	41%	\$180,350	\$177,551	
GRH	17	59	18	54	106%	92%	\$239,333	\$274,216	31	73	12	37	39%	51%	\$241,667	\$276,786	
HN	18	61	9	37	50%	61%	\$238,444	\$235,239	13	45	12	29	92%	64%	\$210,992	\$213,170	
SG	8	19	2	13	25%	68%	\$311,450	\$293,773	7	38	8	22	114%	58%	\$247,250	\$237,403	
WG	26	88	20	63	77%	72%	\$241,370	\$264,026	36	86	16	51	44%	59%	\$230,125	\$259,090	
MN	12	44	18	35	150%	80%	\$223,314	\$221,027	17	40	2	17	12%	43%	\$219,000	\$253,722	
WN	8	29	11	34	138%	117%	\$218,036	\$241,694	19	54	16	36	84%	67%	\$266,931	\$242,058	
OB	10	34	5	19	50%	56%	\$326,300	\$300,210	11	30	5	12	45%	40%	\$315,000	\$291,498	
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
<b>Total</b>	<b>446</b>	<b>1268</b>	<b>248</b>	<b>724</b>	<b>56%</b>	<b>57%</b>	<b>\$260,488</b>	<b>\$262,964</b>	<b>521</b>	<b>1387</b>	<b>231</b>	<b>601</b>	<b>44%</b>	<b>43%</b>	<b>\$244,683</b>	<b>\$246,011</b>	
<b>Average Sales YTD 2016</b>								<b>\$269,164</b>	<b>Average Sales YTD 2015</b>								<b>\$250,508</b>
<b>Month: APRIL 2016</b>									<b>Month: APRIL 2015</b>								
<b>YTD: JANUARY 2016 - APRIL 2016</b>									<b>YTD: JANUARY 2015 - APRIL 2015</b>								
<b>12 Month: APRIL 2015 - APRIL 2016</b>									<b>12 Month: APRIL 2014 - APRIL 2015</b>								