

Grey Bruce Owen Sound home sales post record April

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound rose 14.6% on a year-over-year basis in April 2017. Home sales numbered 314 units in April – a new record for the month.

On a year-to-date basis, home sales totalled 848 units over the first four months of the year. This was a record for the period, up 10.1% from the same period in 2016.

The average price of homes sold in April 2017 was a record \$298,555, up 17.1% year-over-year.

The year-to-date average price in April was \$286,523, rising 12.8% from the first four months of 2016.

New residential listings on the Association's MLS® System numbered 455 units in April 2017. This was a drop of 24.7% compared to April 2016 and marked the lowest level for the month of April in more than three decades.

Active residential listings totalled 733 units at the end of April, down 51.6% from the same time last year. This was the lowest level of overall supply since the late 1980s.

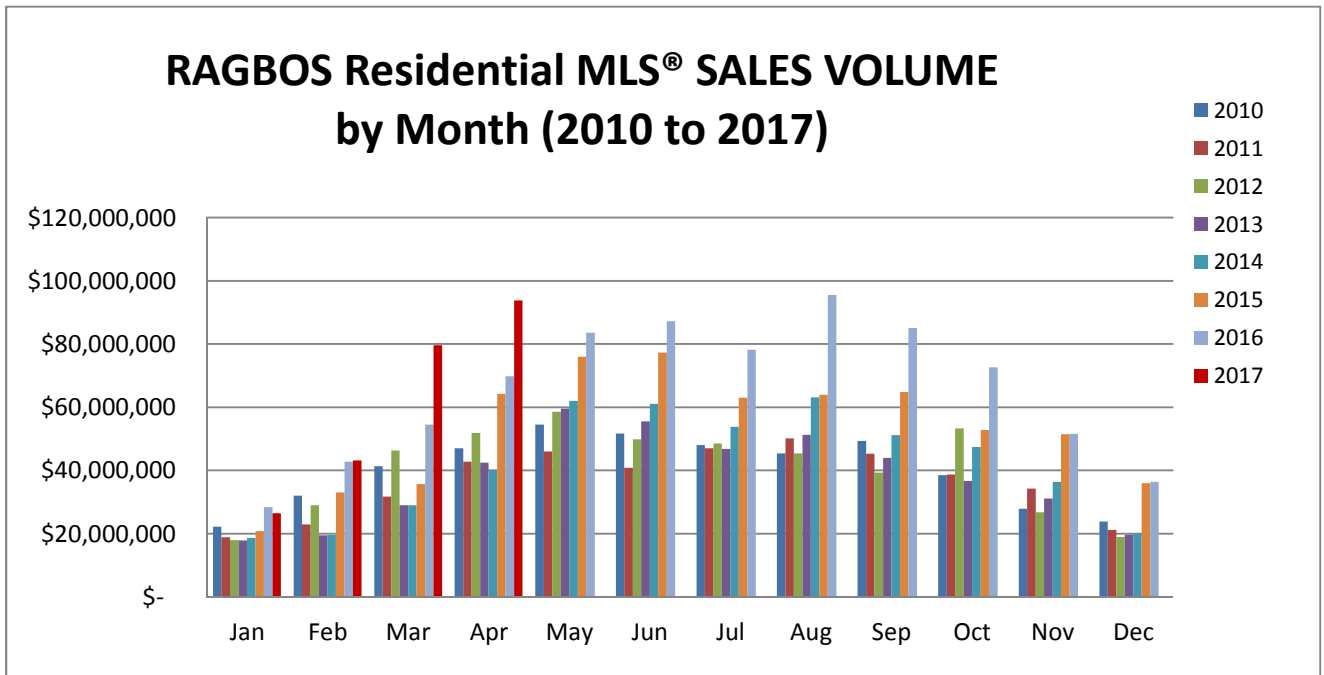
The number of months of inventory stood at a record low of 2.3 at the end of April, down from 5.5 months a year earlier. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in April was \$93.7 million, jumping 34.2% on a year-over-year basis. This was a new record for the month.

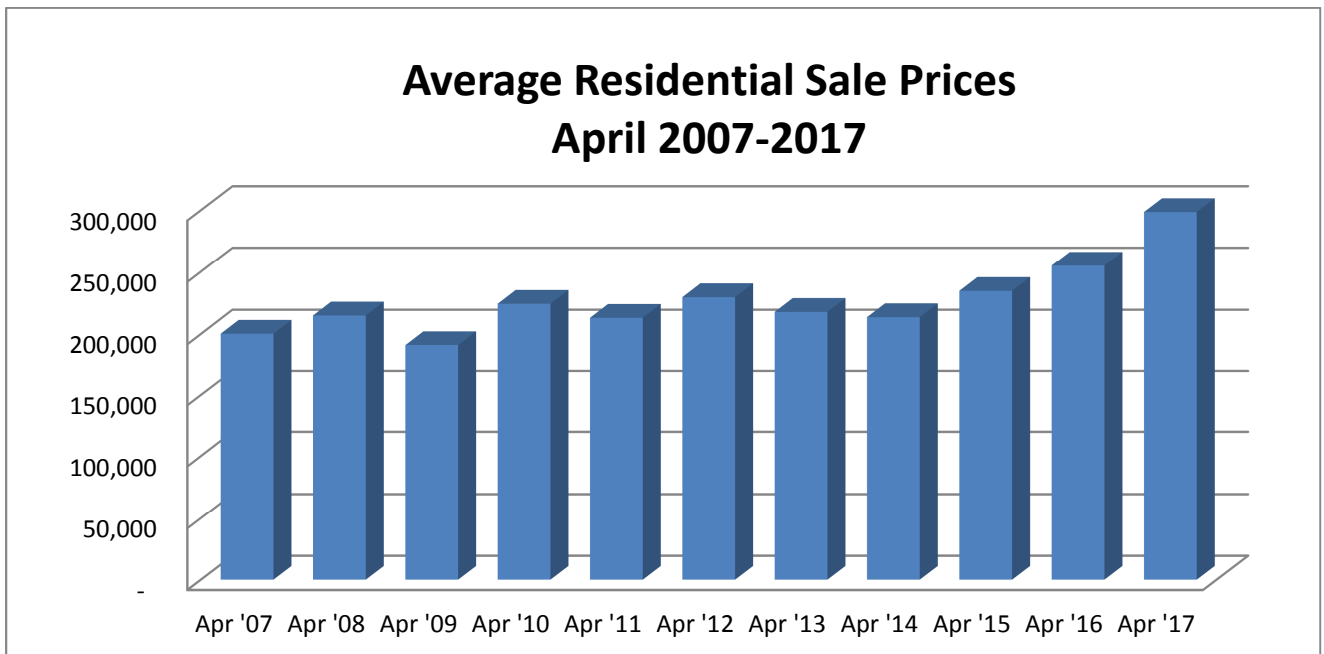
Sales of all types of properties numbered 405 units in April 2017, up 19.1% from the previous April. The total value of all properties sold in April 2017 was \$112.7 million, rising 27.4% from a year earlier.

The REALTORS® Association of Grey Bruce Owen Sound represents approximately 375 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 2007 to 2017:



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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 2017]

Area	2017								2016							
	Listings		Sales		Sales/Listings Ratio		Average Sale Price		Listings		Sales		Sales/Listings Ratio		Average Sale Price	
	Month	YTD	Month	YTD	Month	YTD	Month	12 Month	Month	YTD	Month	YTD	Month	YTD	Month	12 Month
AE	12	40	12	34	100%	85%	\$215,958	\$216,952	21	53	8	24	38%	45%	\$188,125	\$187,295
NBP	16	59	15	45	94%	76%	\$289,567	\$305,379	39	70	10	35	26%	50%	\$243,100	\$273,322
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
SBP	45	106	19	53	42%	50%	\$280,763	\$261,623	54	124	13	38	24%	31%	\$218,962	\$236,051
SS	33	97	28	78	85%	80%	\$391,829	\$341,962	47	136	23	88	49%	65%	\$292,867	\$329,873
CH	15	37	13	30	87%	81%	\$383,808	\$316,972	9	37	8	24	89%	65%	\$254,906	\$264,871
GB	23	74	21	52	91%	70%	\$460,662	\$341,105	32	100	12	36	38%	36%	\$358,708	\$309,099
MM	7	28	7	22	100%	79%	\$381,343	\$381,053	14	30	6	14	43%	47%	\$299,900	\$376,308
OS	38	131	37	103	97%	79%	\$247,805	\$234,858	56	164	40	82	71%	50%	\$239,421	\$218,025
BN	13	40	13	36	100%	90%	\$277,454	\$257,709	14	38	8	21	57%	55%	\$270,788	\$216,797
HK	11	49	11	36	100%	73%	\$334,627	\$271,823	36	71	14	30	39%	42%	\$323,786	\$282,636
KIN	28	98	25	64	89%	65%	\$259,181	\$282,783	35	106	17	61	49%	58%	\$313,782	\$278,747
SB	5	15	3	7	60%	47%	\$202,380	\$200,703	5	18	5	15	100%	83%	\$230,500	\$189,128
GRH	16	38	10	28	63%	74%	\$357,950	\$329,996	20	62	18	54	90%	87%	\$239,333	\$274,216
HN	19	60	18	46	95%	77%	\$272,001	\$232,365	18	62	9	37	50%	60%	\$238,444	\$235,239
SG	12	22	7	17	58%	77%	\$414,686	\$319,004	9	20	2	13	22%	65%	\$311,450	\$293,773
WG	28	66	22	55	79%	83%	\$301,639	\$316,871	26	87	20	61	77%	70%	\$241,370	\$264,329
MN	4	21	6	17	150%	81%	\$301,750	\$268,879	15	47	18	35	120%	74%	\$223,314	\$221,027
WN	12	36	15	32	125%	89%	\$311,487	\$294,919	9	31	11	34	122%	110%	\$218,036	\$242,010
OB	9	24	3	18	33%	75%	\$364,667	\$359,350	13	38	5	19	38%	50%	\$326,300	\$300,210
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
Total	346	1041	285	773	82%	74%	\$314,765	\$289,069	472	1294	247	721	52%	56%	\$260,641	\$263,025

Average Sales YTD 2017								\$306,349	Average Sales YTD 2016								\$269,322
Month: APRIL 2017									Month: APRIL 2016								
YTD: JANUARY 2017 - APRIL 2017									YTD: JANUARY 2016 - APRIL 2016								
12 Month: APRIL 2016 - APRIL 2017									12 Month: APRIL 2015 - APRIL 2016								