

Grey Bruce Owen Sound home sales remain at lower levels in April

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound came in slightly below levels from a year earlier in April 2014, while new listings bounced back following three months at lower levels.

Home sales numbered 188 units in April 2014. This was down 3.6 per cent (seven sales) from a year earlier.

Sales of all types of properties numbered 240 units in April 2014, also down four per cent on a year-over-year basis.

The average price of homes sold in April 2014 was \$213,408. This was a decrease of 1.9 per cent from April 2013.

New residential listings on the Association's MLS® System numbered 627 units in April 2014. This was an increase of three per cent compared to April 2013, and marked a noticeable rebound from the quiet start to the year.

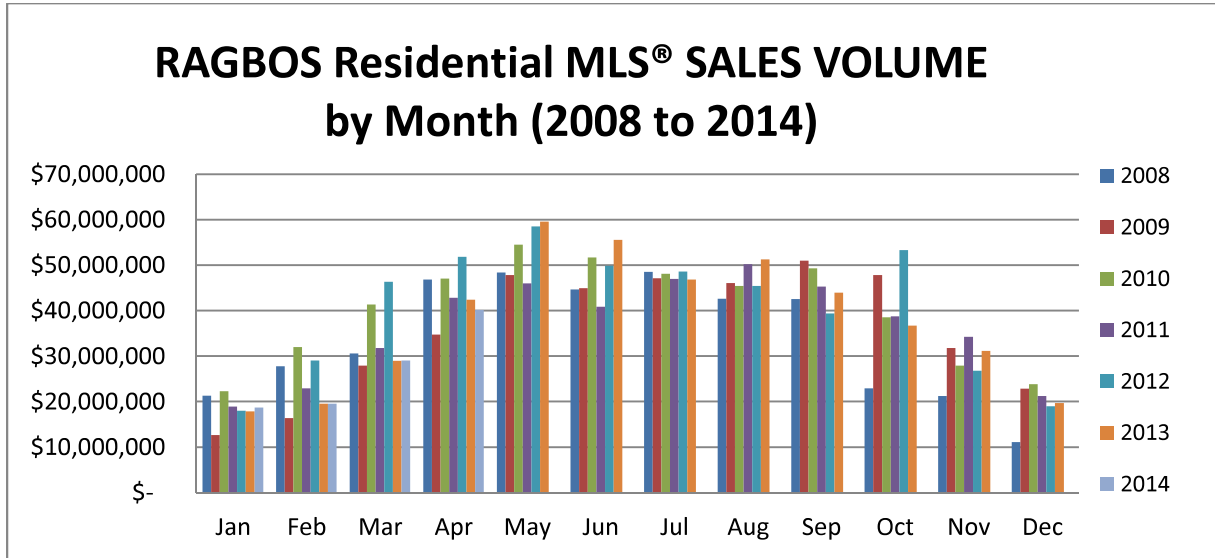
The overall number of homes for sale on the market posted a fourth consecutive year-over-year decline in April. Active residential listings totalled 1,950 units at the end of April, down eight per cent from the same time last year.

The number of months of inventory stood at 10.4 at the end of April, down slightly from 10.9 months at the end of April 2013 but still above 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.

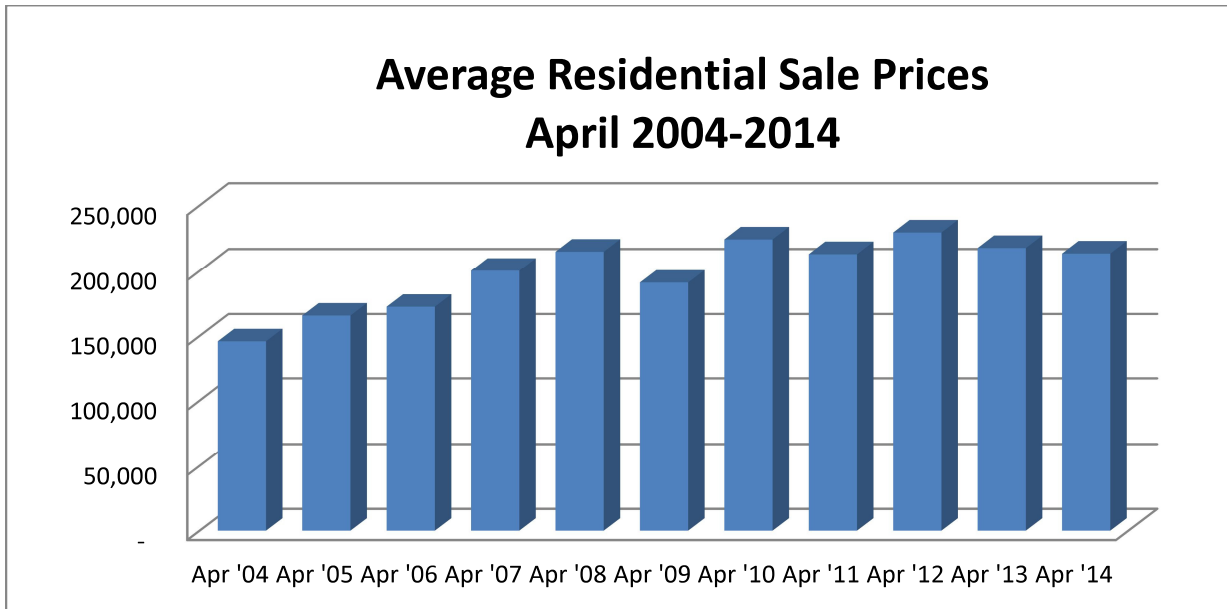
The dollar value of all home sales in April was \$40.1 million, down six per cent on a year-over-year basis. The total value of all properties sold in April 2014 was \$59.1 million, a decrease of three per cent from a year earlier.

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 2002 to 2013:



"REALTOR® is a registered trademark of REALTOR® Canada Inc., a company partly owned by The Canadian Real Estate Association". Trademark use under license from The Canadian Real Estate Association.

Information provided by the REALTORS® Association of Grey Bruce Owen Sound, Copyright 2014. E&OE.

REALTORS® Association of Grey Bruce Owen Sound

MLS © Statistic Report

Residential(single family) Activity by Area

[APRIL 2014]

| Area | 2014 | | | | | | | | 2013 | | | | | | | |
|--------------------|------------|-------------|------------|------------|----------------------|------------|--------------------|------------------|------------|-------------|------------|------------|----------------------|------------|--------------------|------------------|
| | 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 | 18 | 54 | 3 | 15 | 17% | 28% | \$109,667 | \$180,772 | 13 | 61 | 5 | 12 | 38% | 20% | \$193,900 | \$173,068 |
| NBP | 26 | 71 | 3 | 14 | 12% | 20% | \$262,667 | \$271,865 | 34 | 72 | 2 | 10 | 6% | 14% | \$335,000 | \$251,882 |
| NLL | 0 | 0 | 0 | 0 | % | % | \$ | \$ | 0 | 0 | 0 | 0 | % | % | \$ | \$ |
| SBP | 62 | 113 | 13 | 28 | 21% | 25% | \$231,223 | \$219,472 | 61 | 146 | 15 | 37 | 25% | 25% | \$212,387 | \$220,546 |
| SS | 55 | 115 | 14 | 49 | 25% | 43% | \$273,093 | \$301,726 | 40 | 123 | 19 | 45 | 48% | 37% | \$300,084 | \$286,440 |
| CH | 15 | 42 | 3 | 14 | 20% | 33% | \$227,667 | \$224,998 | 20 | 56 | 7 | 14 | 35% | 25% | \$208,643 | \$222,873 |
| GB | 24 | 75 | 10 | 24 | 42% | 32% | \$260,100 | \$293,582 | 25 | 85 | 11 | 27 | 44% | 32% | \$203,082 | \$269,720 |
| ME | 20 | 44 | 6 | 11 | 30% | 25% | \$263,250 | \$274,939 | 18 | 45 | 1 | 3 | 6% | 7% | \$142,000 | \$227,859 |
| OS | 67 | 152 | 24 | 54 | 36% | 36% | \$196,138 | \$206,397 | 52 | 164 | 29 | 61 | 56% | 37% | \$198,734 | \$193,133 |
| BN | 22 | 56 | 7 | 24 | 32% | 43% | \$203,286 | \$196,555 | 24 | 56 | 4 | 19 | 17% | 34% | \$184,125 | \$204,006 |
| HK | 17 | 60 | 5 | 15 | 29% | 25% | \$239,300 | \$251,029 | 22 | 65 | 8 | 20 | 36% | 31% | \$262,154 | \$238,051 |
| KIN | 46 | 109 | 23 | 36 | 50% | 33% | \$226,235 | \$235,524 | 44 | 119 | 15 | 41 | 34% | 34% | \$266,947 | \$247,666 |
| SB | 17 | 33 | 5 | 13 | 29% | 39% | \$148,800 | \$209,817 | 7 | 26 | 3 | 5 | 43% | 19% | \$134,000 | \$193,759 |
| GRH | 25 | 72 | 7 | 26 | 28% | 36% | \$188,129 | \$249,931 | 35 | 76 | 9 | 24 | 26% | 32% | \$304,889 | \$255,653 |
| HN | 19 | 59 | 13 | 31 | 68% | 53% | \$180,215 | \$198,004 | 13 | 54 | 7 | 26 | 54% | 48% | \$205,414 | \$210,386 |
| SG | 13 | 25 | 4 | 12 | 31% | 48% | \$184,450 | \$237,693 | 8 | 31 | 5 | 16 | 63% | 52% | \$235,500 | \$230,485 |
| WG | 24 | 68 | 7 | 26 | 29% | 38% | \$259,300 | \$240,150 | 23 | 88 | 16 | 44 | 70% | 50% | \$173,088 | \$228,562 |
| MN | 10 | 35 | 11 | 27 | 110% | 77% | \$163,195 | \$181,062 | 15 | 33 | 2 | 9 | 13% | 27% | \$248,500 | \$176,210 |
| WN | 16 | 48 | 7 | 25 | 44% | 52% | \$249,129 | \$228,822 | 19 | 57 | 10 | 27 | 53% | 47% | \$201,240 | \$208,920 |
| OB | 5 | 27 | 4 | 13 | 80% | 48% | \$528,375 | \$314,509 | 10 | 31 | 3 | 13 | 30% | 42% | \$240,667 | \$231,643 |
| NBC,NGC,SBC,SGC,WC | 0 | 0 | 0 | 0 | % | % | \$ | \$ | 0 | 0 | 0 | 0 | % | % | \$ | \$ |
| Total | 501 | 1258 | 169 | 457 | 34% | 36% | \$224,551 | \$237,661 | 483 | 1388 | 171 | 453 | 35% | 33% | \$226,472 | \$228,382 |

Average Sales YTD 2014

\$226,509

Average Sales YTD 2013

\$227,317

Month: APRIL 2014

Month: APRIL 2013

YTD: JANUARY 2014 - APRIL 2014

YTD: JANUARY 2013- APRIL 2013

12 Month: MAY 2013 - APRIL 2014

12 Month: MAY 2012 - APRIL 2013