

Grey Bruce Owen Sound home sales post above-average August

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound came in below year-ago levels in August 2015.

Home sales numbered 262 units in August 2015, dropping 7.4 per cent from August 2014. The decline is a bit misleading, however, since sales in August 2014 were aberrantly strong for that one month alone. Activity in August 2015 stood above both the five and ten-year averages for this time of year.

On a year-to-date basis sales activity was running 15.6 per cent ahead of the same period last year. This was the best first eight months of any year since 2007.

Sales of all types of properties numbered 325 units in August 2015, dipping 4.7 per cent from the previous August.

The average price of homes sold in August 2015 was \$243,864, rising 9.4 per cent on a year-over-year basis. The year-to-date average price figure was \$245,472, rising eight per cent from the first eight months of 2014.

New residential listings on the Association's MLS® System numbered 440 units in August 2015. This was an increase of 6.0 per cent compared to August 2014.

Overall supply remains elevated compared to the past 15 years, however it appears that active listings have topped out and are now beginning to come down. Active residential listings totalled 2,495 units at the end of August, down 1.1 per cent from the same time last year.

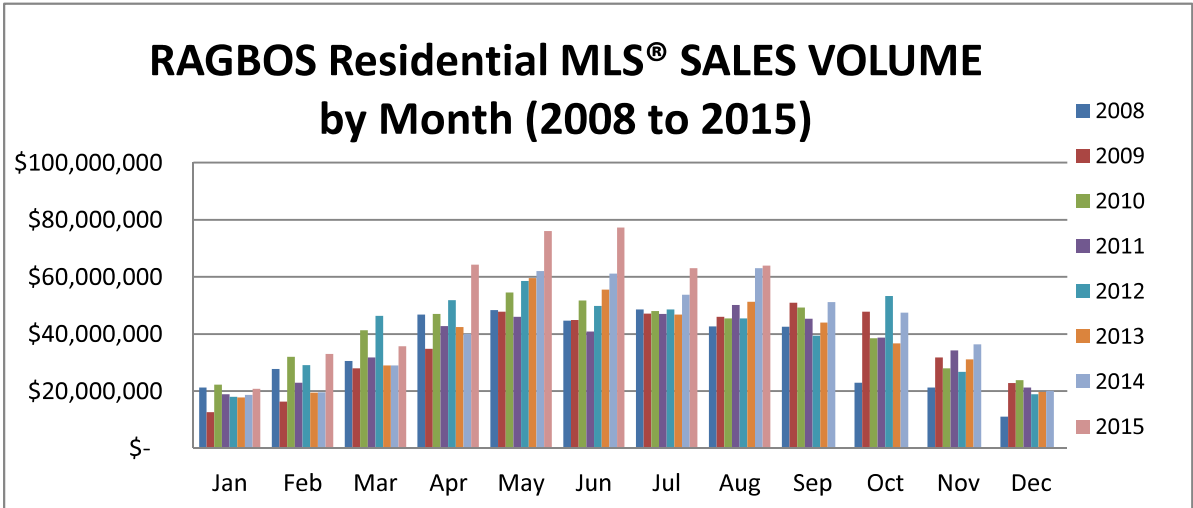
The number of months of inventory stood at 9.5 at the end of August, up from 8.9 months at the end of August 2014 and right on par with the long-run average for this time of the year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in August was \$63.9 million, up 1.3 per cent on a year-over-year basis. This was a record for the month of August and marked just the second time dollar volumes had surpassed \$60 million in this month.

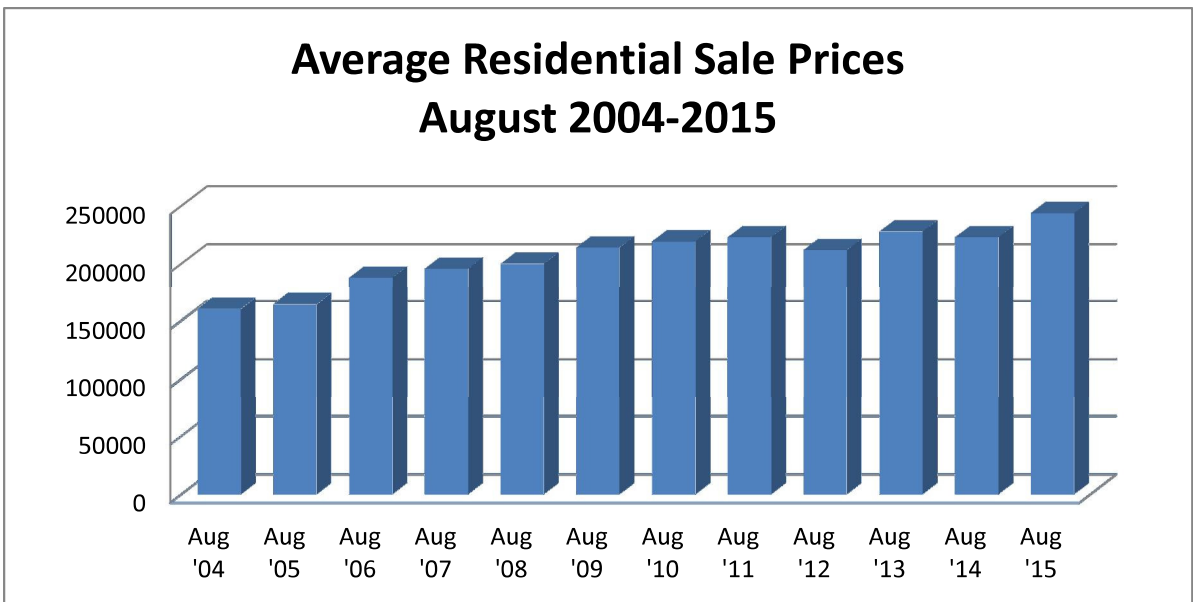
The total value of all properties sold in August 2015 was \$76.6 million, a decrease of 5.2 per cent from a year earlier.

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 2004 to 2015:



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REALTORS® Association of Grey Bruce Owen Sound

MLS ® Statistic Report

Residential(single family) Activity by Area

[AUGUST 2015]

Area	2015								2014								
	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	20	155	5	63	25%	41%	\$152,000	\$181,175	10	135	12	54	120%	40%	\$189,133	\$172,060	
NBP	27	191	16	83	59%	43%	\$254,044	\$260,145	16	205	9	63	56%	31%	\$274,756	\$251,226	
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
SBP	40	384	25	125	63%	33%	\$239,316	\$231,268	35	348	21	102	60%	29%	\$226,321	\$245,375	
SS	41	344	25	173	61%	50%	\$319,016	\$322,556	39	296	16	141	41%	48%	\$353,156	\$308,904	
CH	14	129	8	56	57%	43%	\$267,313	\$257,014	20	133	13	51	65%	38%	\$211,846	\$241,267	
GB	31	224	14	83	45%	37%	\$301,000	\$292,220	20	225	20	87	100%	39%	\$317,950	\$295,253	
MM	7	69	3	37	43%	54%	\$297,000	\$312,861	7	104	9	35	129%	34%	\$304,833	\$274,437	
OS	39	367	23	206	59%	56%	\$221,165	\$215,562	40	370	38	183	95%	49%	\$194,750	\$203,958	
BN	13	139	9	88	69%	63%	\$215,167	\$216,927	6	123	11	74	183%	60%	\$205,364	\$201,871	
HK	9	159	16	70	178%	44%	\$261,313	\$244,700	19	157	14	61	74%	39%	\$257,393	\$238,255	
KIN	26	260	18	138	69%	53%	\$247,550	\$260,287	40	283	15	120	38%	42%	\$242,127	\$243,109	
SB	4	58	2	28	50%	48%	\$129,000	\$179,400	8	70	0	26	0%	37%	\$	\$191,809	
GRH	10	132	7	81	70%	61%	\$262,143	\$268,052	20	184	11	78	55%	42%	\$252,136	\$273,875	
HN	7	110	14	67	200%	61%	\$247,600	\$225,364	15	125	14	79	93%	63%	\$190,607	\$201,596	
SG	5	60	4	35	80%	58%	\$235,975	\$245,575	9	93	6	39	67%	42%	\$200,750	\$247,414	
WG	23	200	15	113	65%	56%	\$259,331	\$262,932	25	219	20	91	80%	42%	\$272,875	\$239,884	
MN	10	87	8	56	80%	64%	\$230,950	\$240,758	9	92	12	52	133%	57%	\$236,775	\$185,228	
WN	6	108	11	76	183%	70%	\$202,573	\$242,317	19	108	10	53	53%	49%	\$247,750	\$234,637	
OB	9	71	2	29	22%	41%	\$336,000	\$311,336	10	80	5	31	50%	39%	\$327,200	\$305,092	
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
Total	341	3247	225	1607	66%	49%	\$252,568	\$251,876	367	3350	256	1420	70%	42%	\$245,921	\$241,264	
Average Sales YTD 2015								\$258,067	Average Sales YTD 2014								\$242,948
Month:AUGUST 2015									Month: AUGUST 2014								
YTD: JANUARY 2015 - AUGUST 2015									YTD: JANUARY 2014- AUGUST 2014								
12 Month: SEPTEMBER 2014 - AUGUST 2015									12 Month: SEPTEMBER 2013 - AUGUST 2014								