

Grey Bruce Owen Sound home sales shoot to seven year high in August

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound rose considerably in August 2014 compared to a year earlier.

Home sales numbered 283 units in August 2014. This was up 26 per cent from August 2013 and marked the third highest level on record for the month. It was also the highest level for sales in any month in the past seven years.

On a year-to-date basis, home sales are now running eight per cent ahead of the same period 2013.

Sales of all types of properties numbered 341 units in August 2014, up 18 per cent on a year-over-year basis.

The average price of homes sold in August 2014 was \$222,957. This marked a decrease of two per cent from August 2013.

New residential listings on the Association's MLS® System numbered 415 units in August 2014. It was an increase of four per cent compared to August 2013.

Active residential listings totalled 2,522 units at the end of August, up three per cent from the same time last year.

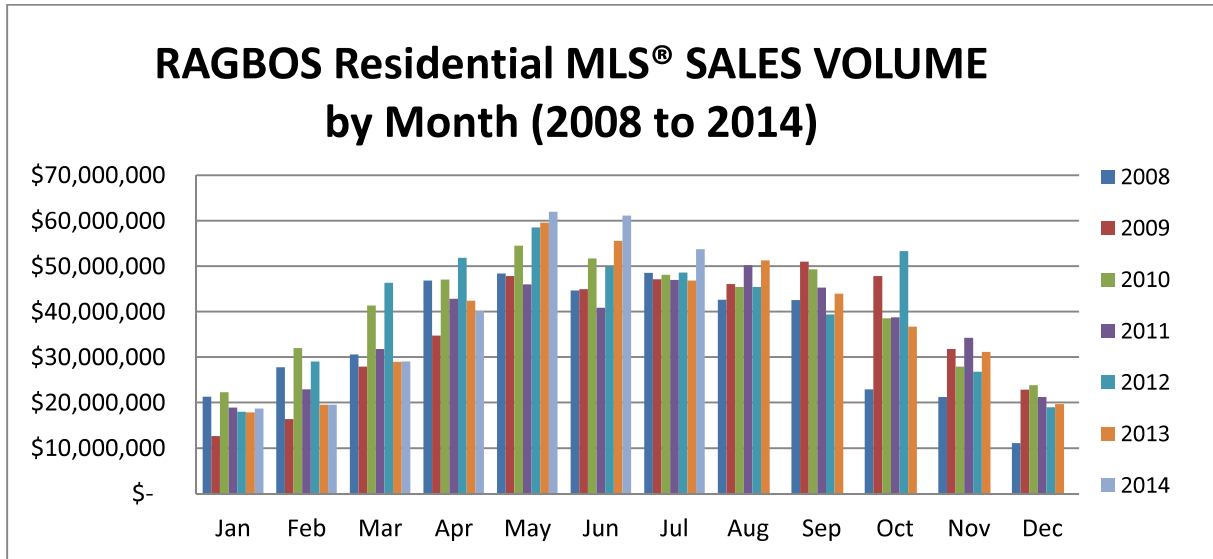
The number of months of inventory stood at 8.9 at the end of August, down from 10.9 months at the end of August 2013 but slightly above the long-run average for this time of the year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in August was \$63.1 million, up 23 per cent on a year-over-year basis. This was the highest August dollar volume ever recorded and the second highest level of any month on record.

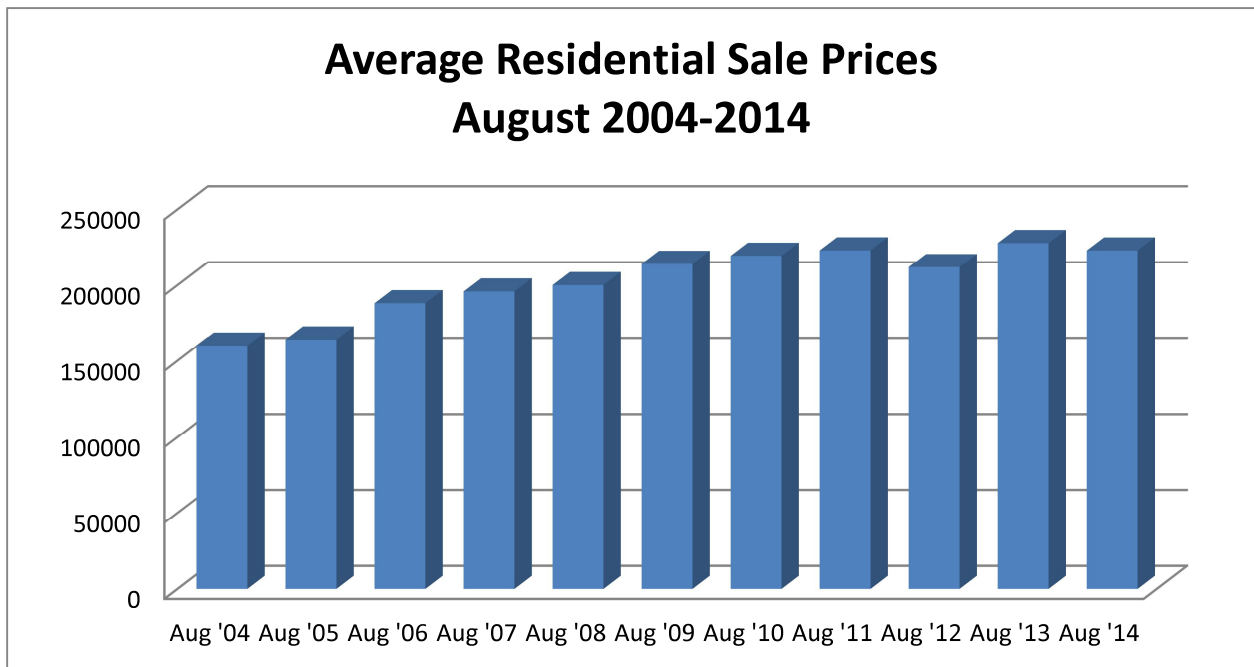
The total value of all properties sold in August 2014 was \$80.9 million, an increase of 24 per cent from a year earlier.

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:



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REALTORS® Association of Grey Bruce Owen Sound

MLS © Statistic Report

Residential(single family) Activity by Area

[AUGUST 2014]

Area	2014								2013							
	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	10	132	12	53	120%	40%	\$189,133	\$171,264	18	144	10	48	56%	33%	\$196,900	\$182,929
NBP	16	197	9	62	56%	31%	\$274,756	\$251,240	13	161	14	62	108%	39%	\$335,422	\$263,156
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
SBP	33	329	20	97	61%	29%	\$218,138	\$242,200	28	303	16	97	57%	32%	\$189,156	\$221,962
SS	39	295	16	140	41%	47%	\$353,156	\$308,447	34	307	16	121	47%	39%	\$286,156	\$281,955
CH	14	104	12	41	86%	39%	\$216,250	\$227,053	7	101	1	42	14%	42%	\$44,000	\$217,503
GB	17	200	18	80	106%	40%	\$311,111	\$294,528	23	187	9	70	39%	37%	\$299,089	\$282,964
ME	7	86	8	32	114%	37%	\$305,938	\$270,954	7	93	8	38	114%	41%	\$250,813	\$263,508
OS	41	370	38	181	93%	49%	\$194,750	\$204,386	41	345	28	154	68%	45%	\$222,389	\$197,801
BN	5	121	11	72	220%	60%	\$205,364	\$198,858	22	136	7	53	32%	39%	\$237,071	\$212,796
HK	17	154	14	61	82%	40%	\$257,393	\$239,499	12	163	11	59	92%	36%	\$280,799	\$247,424
KIN	38	277	15	119	39%	43%	\$242,127	\$242,290	20	247	15	109	75%	44%	\$193,561	\$241,261
SB	7	65	0	26	0%	40%	\$	\$185,842	11	64	6	27	55%	42%	\$254,500	\$197,718
GRH	18	163	10	67	56%	41%	\$260,850	\$263,819	23	149	10	64	43%	43%	\$200,400	\$272,132
HN	15	125	14	79	93%	63%	\$190,607	\$201,596	19	132	9	72	47%	55%	\$214,833	\$210,480
SG	6	73	6	34	100%	47%	\$200,750	\$236,213	4	58	3	33	75%	57%	\$262,333	\$227,133
WG	19	185	17	83	89%	45%	\$277,618	\$238,712	17	195	12	96	71%	49%	\$266,000	\$232,095
MN	7	83	10	49	143%	59%	\$203,440	\$177,969	12	108	6	36	50%	33%	\$258,500	\$194,761
WN	19	106	9	52	47%	49%	\$228,056	\$231,878	17	108	8	60	47%	56%	\$241,406	\$216,026
OB	9	73	4	29	44%	40%	\$365,500	\$304,900	13	77	4	28	31%	36%	\$333,975	\$257,820
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
Total	337	3138	243	1357	72%	43%	\$242,975	\$238,632	341	3078	193	1269	57%	41%	\$244,313	\$233,823

Average Sales YTD 2014

\$240,346

Average Sales YTD 2013

\$239,375

Month: AUGUST 2014

Month: AUGUST 2013

YTD: JANUARY 2014 - AUGUST 2014

YTD: JANUARY 2013- AUGUST 2013

12 Month: SEPTEMBER 2013 - AUGUST 2014

12 Month: SEPTEMBER 2012 - AUGUST 2013