

Grey Bruce Owen Sound home sales off peak but still above average in August

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound were down in August 2017 from record levels recorded one year earlier.

Home sales numbered 285 units in August, falling 20.4% from the highest August on record in 2016. That said, it was still the second best month of August over the last 10 years.

On a year-to-date basis, home sales totalled 2,163 units over the first eight months of the year. This continues to lead all other years on record, standing 3.6% above the same period in 2016.

The average price of homes sold in August 2017 was \$292,532, up 9.6% year-over-year.

The year-to-date average price to August 2017 was \$290,972, rising 12.5% from the first eight months of 2016.

New residential listings on the Association's MLS® System numbered 358 units in August 2017. This was down 1.4% compared to August 2016 and the lowest level for the month in nine years.

Active residential listings totalled 892 units at the end of August, down 40.2% from the same time last year. This is the lowest August level on record, some 54.2% below the long-term average.

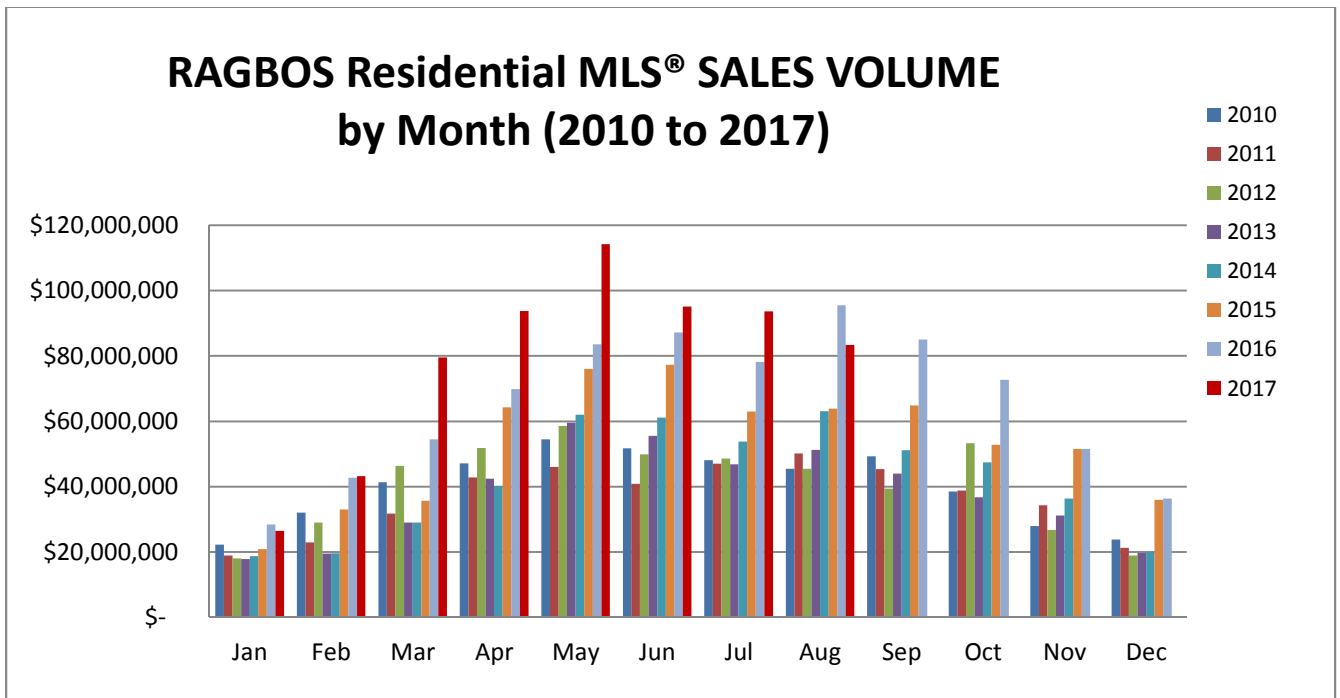
The number of months of inventory stood at 3.1 at the end of August, down from 4.2 months a year earlier, and the lowest level on record for this time of year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in August was \$83.4 million, falling 12.7% on a year-over-year basis.

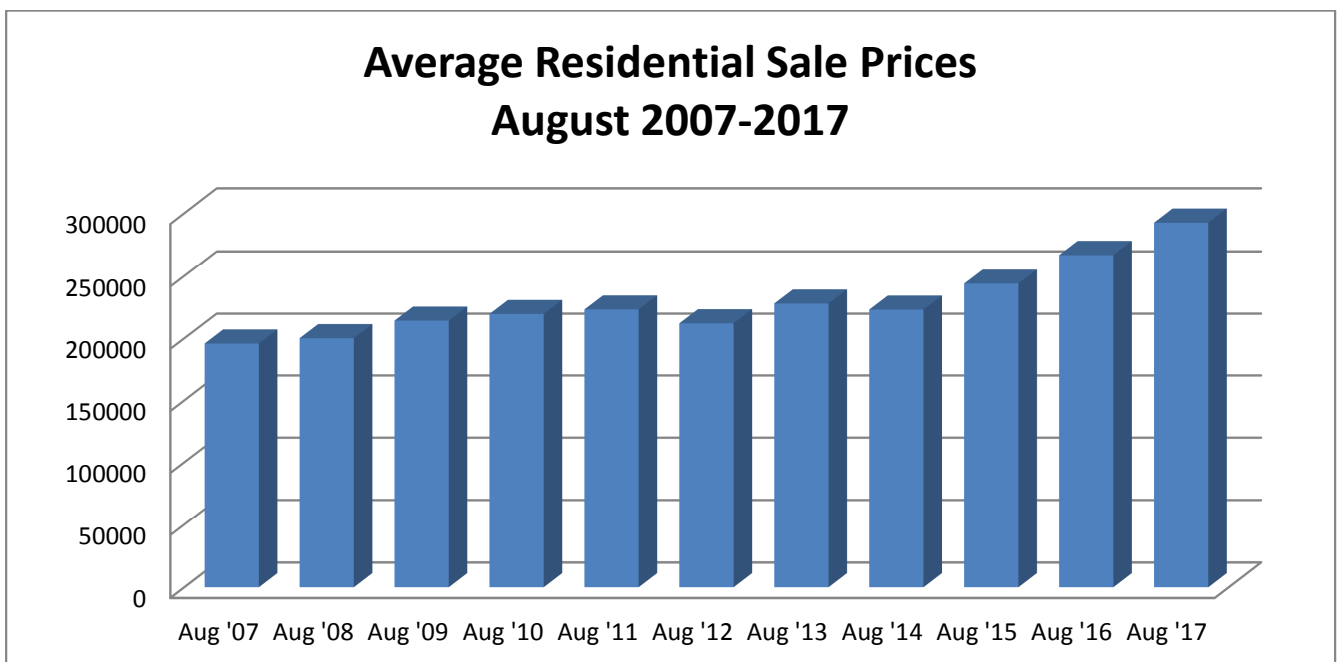
Sales of all types of properties numbered 366 units in August 2017, down 18.5% from the previous August. The total value of all properties sold in August 2017 was \$103.1 million, falling 14.6% from a year earlier.

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

[AUGUST 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	8	99	5	84	63%	85%	\$176,700	\$217,535	15	113	14	70	93%	62%	\$179,071	\$204,969
NBP	15	134	15	111	100%	83%	\$358,967	\$331,637	16	170	25	103	156%	61%	\$260,474	\$274,663
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
SBP	22	235	11	151	50%	64%	\$269,755	\$282,847	19	288	31	143	163%	50%	\$261,239	\$239,672
SS	28	237	27	193	96%	81%	\$348,189	\$367,201	32	285	34	196	106%	69%	\$371,218	\$336,455
CH	12	109	4	74	33%	68%	\$302,500	\$332,002	11	79	8	57	73%	72%	\$244,438	\$287,853
GB	14	167	14	127	100%	76%	\$374,636	\$365,142	24	206	24	117	100%	57%	\$347,260	\$324,022
MM	13	79	5	47	38%	59%	\$568,280	\$419,361	5	60	7	38	140%	63%	\$319,000	\$366,452
OS	25	321	40	267	160%	83%	\$247,740	\$246,145	27	328	33	220	122%	67%	\$248,173	\$225,573
BN	9	106	15	86	167%	81%	\$223,683	\$259,398	14	101	10	65	71%	64%	\$219,540	\$226,861
HK	21	133	16	97	76%	73%	\$299,281	\$277,796	15	142	13	91	87%	64%	\$307,615	\$280,529
KIN	29	245	25	177	86%	72%	\$329,516	\$288,503	25	252	15	138	60%	55%	\$331,576	\$287,134
SB	5	37	1	27	20%	73%	\$140,000	\$206,357	6	43	1	25	17%	58%	\$190,000	\$203,419
GRH	10	97	11	69	110%	71%	\$452,627	\$369,369	14	122	11	111	79%	91%	\$364,682	\$278,028
HN	17	127	17	108	100%	85%	\$238,707	\$251,786	10	115	9	84	90%	73%	\$184,978	\$224,449
SG	9	51	3	32	33%	63%	\$444,967	\$355,942	6	50	1	34	17%	68%	\$315,000	\$298,630
WG	15	166	12	110	80%	66%	\$302,450	\$316,116	21	182	29	149	138%	82%	\$354,016	\$282,059
MN	5	60	5	43	100%	72%	\$409,522	\$293,080	7	96	12	78	171%	81%	\$232,583	\$236,215
WN	7	71	6	57	86%	80%	\$339,167	\$307,671	6	79	7	68	117%	86%	\$378,700	\$261,600
OB	17	80	3	48	18%	60%	\$260,833	\$356,961	4	76	7	53	175%	70%	\$328,571	\$319,891
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
Total	281	2554	235	1908	84%	75%	\$311,618	\$302,795	277	2787	291	1840	105%	66%	\$294,876	\$271,997

Average Sales YTD 2017

\$312,133

Average Sales YTD 2016

\$277,942

Month:AUGUST 2017

Month: AUGUST 2016

YTD: JANUARY 2017 - AUGUST 2017

YTD: JANUARY 2016- AUGUST 2016

12 Month: AUGUST 2016 - AUGUST 2017

12 Month: AUGUST 2015 - AUGUST 2016