

Grey Bruce Owen Sound home sales record best year in history

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

Home sales numbered 147 units in December 2015, jumping 51.5 per cent from December 2014 and smashing the previous December record set back in 2002 by 19.5 per cent.

On an annual basis home sales numbered 2,611 units in 2015, up 17.7 per cent from 2014. This was the best sales year ever recorded for the Grey Bruce, Owen Sound Area, besting the previous record from 2007 by just 25 sales.

Sales of all types of properties numbered 180 units in December 2015, up 42.9 per cent from the previous December.

The average price of homes sold in December 2015 was \$244,807, rising 18 per cent on a year-over-year basis. The less volatile annual average price for 2015 was \$244,776, an increase of 8.1 per cent from 2014.

New residential listings on the Association's MLS® System numbered 144 units in December 2015. This was a decrease of 16.3 per cent compared to December 2014. There were 5,099 new listings in all of 2015 which marked an increase of 0.6 per cent from 2014.

Active residential listings totalled 1,245 units at the end of December, down 16.3 per cent from the same time last year.

The number of months of inventory stood at 8.5 at the end of December, well down from 15.3 months at the end of December 2014 and below 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.

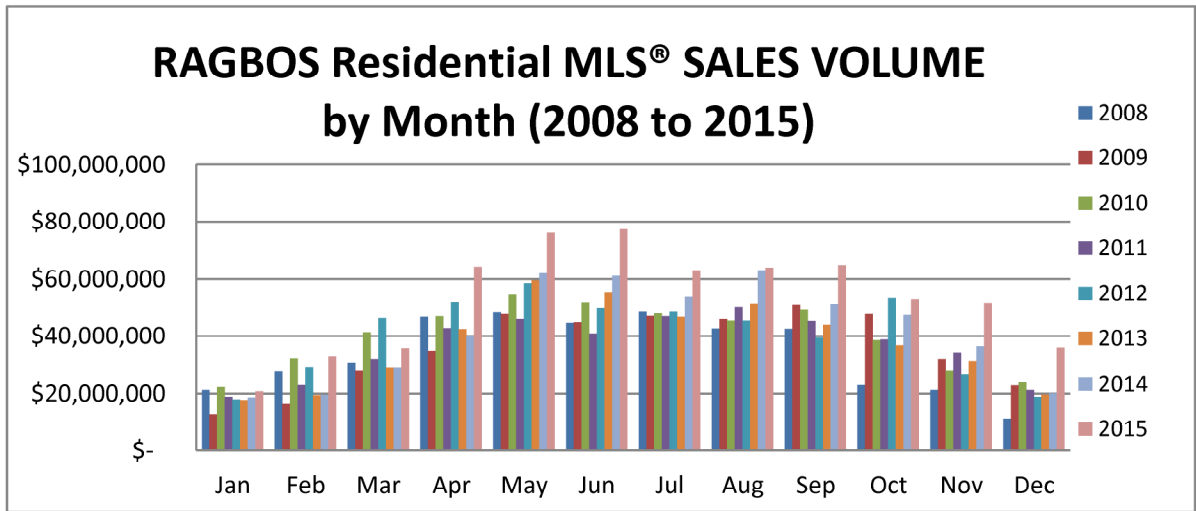
The dollar value of all home sales in December was \$36 million, up 78.9 per cent on a year-over-year basis. This was a record for the month of December and marked the first time dollar volumes had surpassed \$25 million in this month.

The dollar volume for all of 2015 was \$639 million and increase of 27.2 per cent from 2014 and the first time in history that annual dollar volume has surpassed \$600 million.

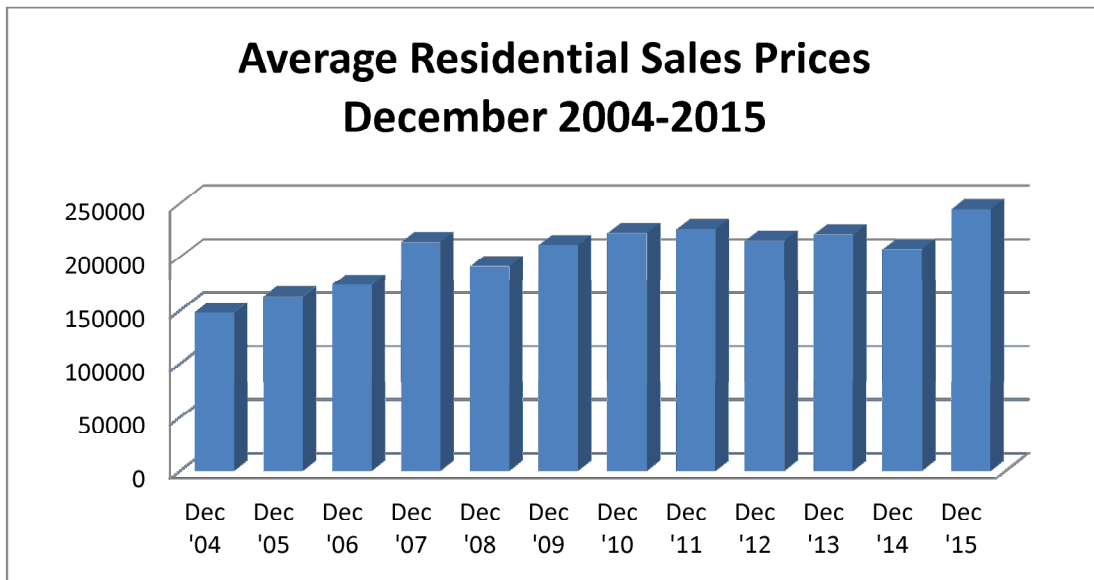
The total value of all properties sold in December 2015 was \$45.9 million, an increase of 71.5 per cent from a year earlier.

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

[DECEMBER 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	9	188	6	94	67%	50%	\$149,833	\$183,588	6	178	3	84	50%	47%	\$215,000	\$181,026	
NBP	7	238	5	122	71%	51%	\$312,400	\$276,952	6	245	7	113	117%	46%	\$304,214	\$250,025	
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
SBP	9	469	12	188	133%	40%	\$257,725	\$232,383	13	435	0	154	0%	35%	\$	\$240,230	
SS	5	425	13	249	260%	59%	\$377,992	\$330,182	16	402	6	192	38%	48%	\$287,417	\$308,706	
CH	6	155	6	92	100%	59%	\$235,833	\$252,237	10	176	6	68	60%	39%	\$223,250	\$224,525	
GB	12	283	8	125	67%	44%	\$312,875	\$299,869	11	296	5	122	45%	41%	\$272,100	\$293,463	
MM	4	91	5	55	125%	60%	\$336,800	\$360,484	3	131	1	52	33%	40%	\$112,000	\$269,818	
OS	14	464	18	303	129%	65%	\$193,783	\$216,047	17	499	14	272	82%	55%	\$184,671	\$203,057	
BN	5	169	7	120	140%	71%	\$200,929	\$210,801	4	167	4	94	100%	56%	\$138,750	\$212,511	
HK	6	197	2	109	33%	55%	\$273,500	\$269,586	3	201	6	92	200%	46%	\$165,208	\$225,023	
KIN	9	337	11	214	122%	64%	\$270,227	\$264,967	11	385	5	174	45%	45%	\$221,600	\$247,280	
SB	0	76	0	38	%	50%	\$	\$184,297	3	94	3	38	100%	40%	\$202,733	\$172,408	
GRH	13	193	6	104	46%	54%	\$232,333	\$278,043	5	236	5	103	100%	44%	\$183,800	\$272,925	
HN	2	136	7	98	350%	72%	\$234,571	\$226,990	4	158	5	110	125%	70%	\$240,280	\$206,760	
SG	5	83	5	54	100%	65%	\$451,800	\$287,496	4	135	6	73	150%	54%	\$184,583	\$228,302	
WG	12	261	5	164	42%	63%	\$172,000	\$262,845	15	273	6	139	40%	51%	\$232,167	\$251,392	
MN	5	121	9	79	180%	65%	\$192,667	\$236,375	8	128	3	70	38%	55%	\$208,000	\$205,078	
WN	9	146	4	97	44%	66%	\$212,000	\$243,273	5	145	4	77	80%	53%	\$177,875	\$234,061	
OB	2	97	3	47	150%	48%	\$207,500	\$306,873	1	96	3	47	300%	49%	\$347,167	\$312,987	
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
Total	134	4129	132	2352	99%	57%	\$256,388	\$258,419	145	4380	92	2074	63%	47%	\$219,095	\$241,016	
Average Sales YTD 2015								\$258,600	Average Sales YTD 2014								\$241,016
Month:DECEMBER 2015									Month: DECEMBER 2014								
YTD: JANUARY 2015 - DECEMBER 2015									YTD: JANUARY 2014- DECEMBER 2014								
12 Month: JANUARY 2015 - DECEMBER 2015									12 Month: JANUARY 2014 - DECEMBER 2014								