

Grey Bruce Owen Sound home sales set new annual record in 2016

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound were down 6.1 per cent on a year-over-year basis in December 2016. That said, it was still the second best December on record after December of 2015.

Home sales numbered 138 units in December 2016.

On an annual basis home sales totalled a record 3,030 units, up 16 per cent from the previous record set the year before.

The average price of homes sold in December 2016 was \$263,545, up 7.7 per cent year-over-year. The annual average price was 259,284 which was an increase of 5.9 per cent from a year earlier.

New residential listings on the Association's MLS® System numbered 104 units in December 2016. This was a decrease of 27.8 per cent compared to December 2015. New supply has struggled to keep up with strong demand, which has led to historically tight market conditions.

Active residential listings totalled 782 units at the end of December, down 37.2 per cent from the same time last year. This was the lowest level of supply ever recorded.

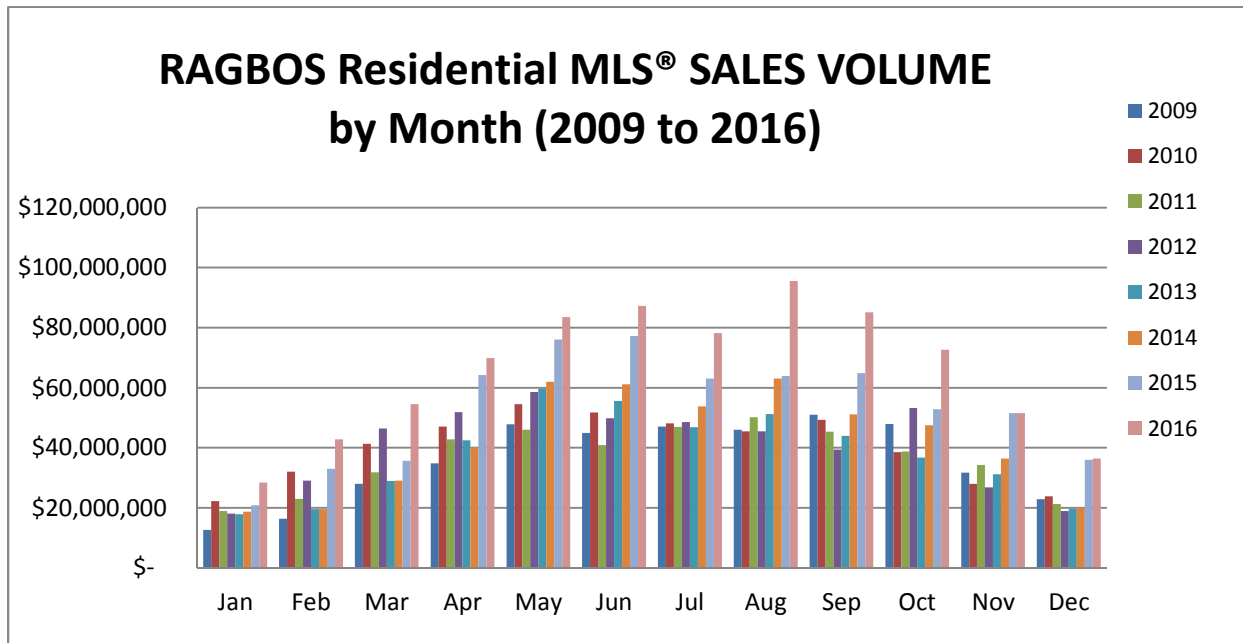
The number of months of inventory stood at 5.7 at the end of December, down from 8.5 months a year earlier and the lowest level of any December on record. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in December was \$36.4 million, up 1.1 per cent on a year-over-year basis.

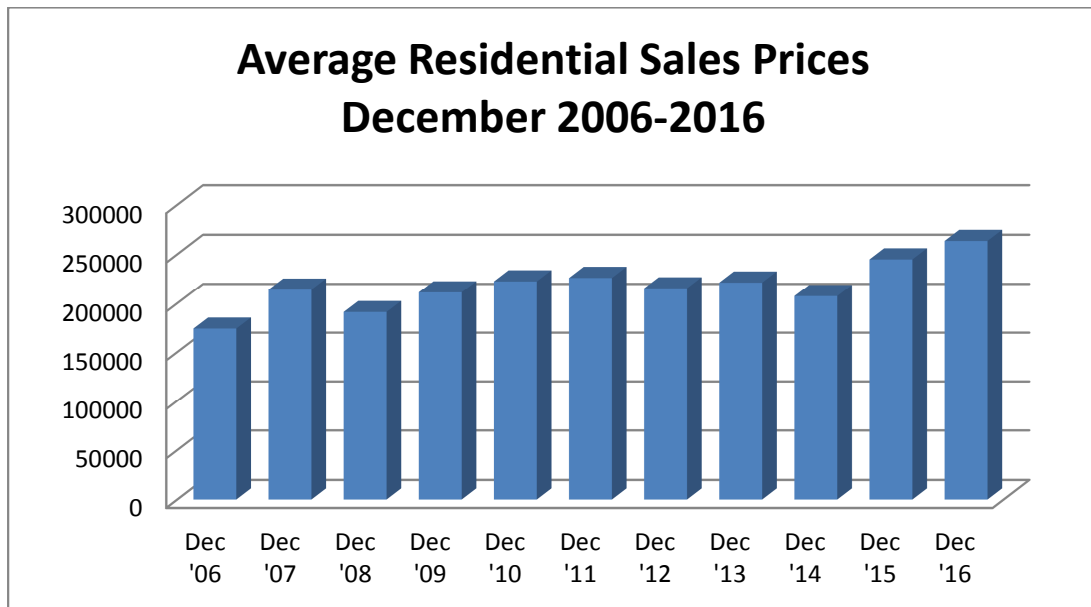
Sales of all types of properties numbered 176 units in December 2016, down 2.2 per cent from the previous December. The total value of all properties sold in December 2016 was \$50.1 million, an increase of 9.2 per cent from a year earlier.

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 2006 to 2016:



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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

[DECEMBER 2016]

	2016								2015							
	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	2	147	4	103	200%	70%	\$187,500	\$206,267	9	189	6	94	67%	50%	\$149,833	\$183,588
NBP	5	202	4	153	80%	76%	\$442,475	\$280,182	8	226	5	123	63%	54%	\$312,400	\$276,489
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
SBP	6	352	16	217	267%	62%	\$297,469	\$252,798	10	444	12	186	120%	42%	\$257,725	\$232,049
SS	9	374	18	289	200%	77%	\$273,356	\$329,502	5	415	13	248	260%	60%	\$377,992	\$330,869
CH	4	101	3	89	75%	88%	\$339,333	\$310,687	6	151	6	91	100%	60%	\$235,833	\$254,075
GB	6	265	8	176	133%	66%	\$338,125	\$330,226	10	272	8	126	80%	46%	\$312,875	\$299,711
MM	1	75	3	52	300%	69%	\$296,300	\$367,733	4	87	5	55	125%	63%	\$336,800	\$360,484
OS	13	421	12	319	92%	76%	\$201,667	\$233,215	15	462	19	302	127%	65%	\$202,821	\$216,150
BN	4	139	5	107	125%	77%	\$428,000	\$254,761	7	171	9	120	129%	70%	\$205,722	\$210,801
HK	2	191	6	127	300%	66%	\$232,800	\$273,558	6	194	2	109	33%	56%	\$273,500	\$269,586
KIN	9	337	15	206	167%	61%	\$204,193	\$290,523	10	334	11	214	110%	64%	\$270,227	\$264,967
SB	1	56	3	49	300%	88%	\$203,000	\$204,877	0	75	0	38	%	51%	\$	\$184,297
GRH	4	146	2	142	50%	97%	\$362,000	\$292,715	12	192	7	105	58%	55%	\$292,286	\$275,966
HN	4	143	6	113	150%	79%	\$216,983	\$224,615	3	136	7	99	233%	73%	\$234,571	\$227,828
SG	0	64	0	50	%	78%	\$	\$272,288	5	82	5	54	100%	66%	\$451,800	\$287,496
WG	2	216	9	198	450%	92%	\$445,167	\$294,236	11	252	6	165	55%	65%	\$187,500	\$262,161
MN	3	118	5	107	167%	91%	\$307,480	\$252,082	5	121	9	79	180%	65%	\$192,667	\$236,375
WN	2	102	5	94	250%	92%	\$260,380	\$274,849	9	145	4	97	44%	67%	\$212,000	\$243,273
OB	2	94	1	70	50%	74%	\$210,000	\$334,869	3	97	3	48	100%	49%	\$207,500	\$307,876
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
Total	79	3543	125	2661	158%	75%	\$284,177	\$278,257	138	4045	137	2353	99%	58%	\$259,640	\$258,487

Average Sales YTD 2016	\$278,998	Average Sales YTD 2015	\$258,668
Month: DECEMBER 2016		Month: DECEMBER 2015	
YTD: JANUARY 2016 - DECEMBER 2016		YTD: JANUARY 2015 - DECEMBER 2015	
12 Month: DECEMBER 2015 - DECEMBER 2016		12 Month: DECEMBER 2014 - DECEMBER 2015	