

## **Grey Bruce Owen Sound home sales remain at near-record levels in February**

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 February 2016.

Home sales numbered 163 units in February 2016, up 25.4 per cent from February 2015. This was the second highest February on record – one sale behind February 2006.

Sales of all types of properties numbered 208 units in February 2016, up 30.8 per cent from the previous February.

The average price of homes sold in February 2016 was \$262,279, up 3.2 per cent on a year-over-year basis. This was the highest monthly average price ever recorded.

New residential listings on the Association's MLS® System numbered 267 units in February 2016. This was an increase of 0.8 per cent compared to February 2015.

Active residential listings totalled 1,060 units at the end of February, down 33.2 per cent from the same time last year. Inventories have dropped sharply in recent months.

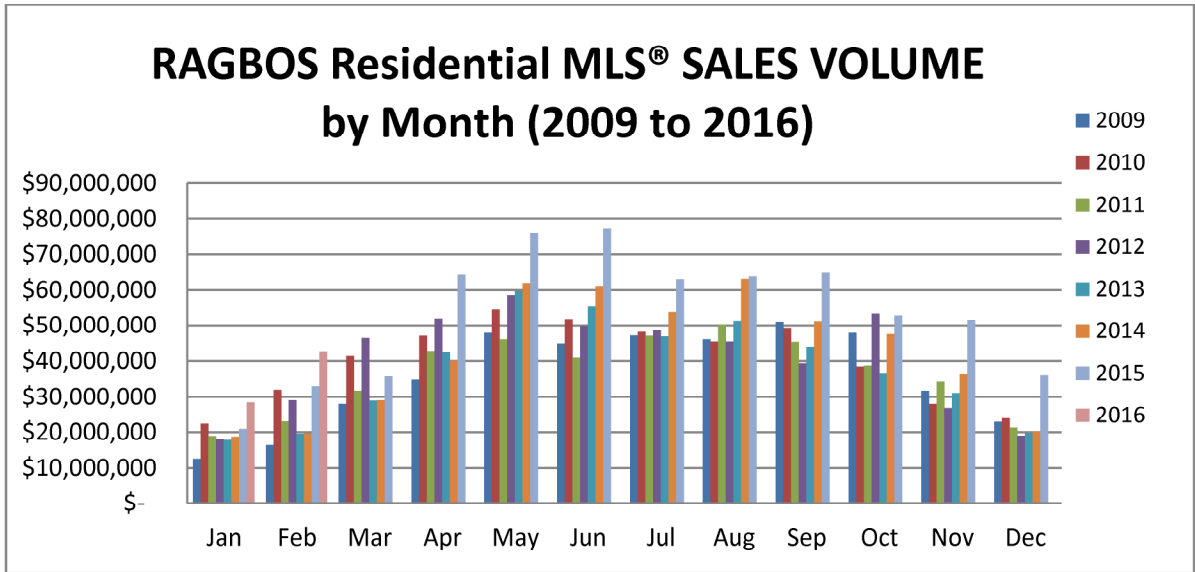
The number of months of inventory stood at 6.5 at the end of February, well down from 12.2 months at the end of February 2015 and below the long-run average for this time of the year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in February was \$42.8 million, up 29.4 per cent on a year-over-year basis. This was a record for the month of February and marked the first time dollar volumes had surpassed \$35 million in this month.

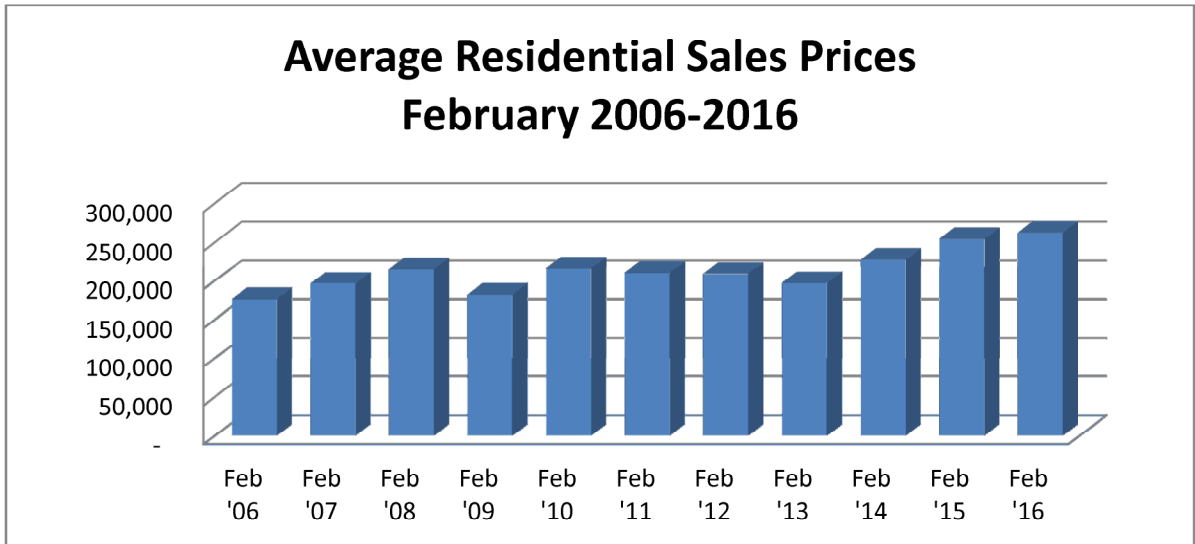
The total value of all properties sold in February 2016 was \$56.8 million, an increase of 32.4 per cent from a year earlier.

*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 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

[FEBRUARY 2016 ]

Area	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	14	17	3	8	21%	47%	\$214,667	\$187,265	11	17	6	10	55%	59%	\$100,542	\$176,101	
NBP	7	9	8	12	114%	133%	\$265,863	\$275,366	13	19	6	12	46%	63%	\$246,333	\$251,792	
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
SBP	22	39	6	12	27%	31%	\$240,167	\$229,484	16	45	7	11	44%	24%	\$269,643	\$242,286	
SS	22	44	25	43	114%	98%	\$317,239	\$328,617	31	48	16	22	52%	46%	\$367,563	\$311,443	
CH	5	14	5	9	100%	64%	\$394,600	\$256,408	9	15	2	6	22%	40%	\$330,500	\$232,732	
GB	19	34	8	12	42%	35%	\$377,500	\$302,298	17	33	5	7	29%	21%	\$331,100	\$295,996	
MM	3	7	4	5	133%	71%	\$458,750	\$365,936	7	13	4	7	57%	54%	\$471,125	\$284,746	
OS	24	48	11	20	46%	42%	\$212,727	\$214,662	27	53	15	22	56%	42%	\$228,900	\$204,527	
BN	8	13	4	8	50%	62%	\$133,625	\$208,472	13	29	9	11	69%	38%	\$189,778	\$213,855	
HK	8	15	4	6	50%	40%	\$349,375	\$274,442	3	11	8	10	267%	91%	\$248,875	\$225,798	
KIN	26	47	11	24	42%	51%	\$270,322	\$263,812	12	26	6	13	50%	50%	\$246,083	\$247,863	
SB	7	8	2	5	29%	63%	\$291,500	\$182,389	2	10	5	6	250%	60%	\$206,980	\$176,246	
GRH	9	23	12	21	133%	91%	\$287,417	\$277,781	14	34	7	15	50%	44%	\$211,314	\$277,452	
HN	12	29	13	20	108%	69%	\$276,915	\$231,236	7	16	5	11	71%	69%	\$243,100	\$210,085	
SG	4	6	5	7	125%	117%	\$306,300	\$293,396	5	12	5	6	100%	50%	\$230,500	\$230,381	
WG	20	39	14	22	70%	56%	\$240,007	\$259,284	9	27	9	21	100%	78%	\$274,144	\$254,262	
MN	12	21	7	13	58%	62%	\$218,771	\$225,409	6	11	6	10	100%	91%	\$389,833	\$227,999	
WN	6	14	7	15	117%	107%	\$281,057	\$248,962	10	24	7	13	70%	54%	\$215,929	\$234,648	
OB	10	15	5	8	50%	53%	\$274,500	\$299,511	5	12	4	5	80%	42%	\$286,000	\$313,693	
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
<b>Total</b>	<b>238</b>	<b>442</b>	<b>154</b>	<b>270</b>	<b>65%</b>	<b>61%</b>	<b>\$283,190</b>	<b>\$258,862</b>	<b>217</b>	<b>455</b>	<b>132</b>	<b>218</b>	<b>61%</b>	<b>48%</b>	<b>\$265,179</b>	<b>\$243,714</b>	
<b>Average Sales YTD 2016</b>								<b>\$265,553</b>	<b>Average Sales YTD 2015</b>								<b>\$262,464</b>
<b>Month: FEBRUARY 2016</b>									<b>Month: FEBRUARY 2015</b>								
<b>YTD: JANUARY 2016 - FEBRUARY 2016</b>									<b>YTD: JANUARY 2015- FEBRUARY 2015</b>								
<b>12 Month: FEBRUARY 2015 - FEBRUARY 2016</b>									<b>12 Month: FEBRUARY 2014 - FEBRUARY 2015</b>								