

Grey Bruce Owen Sound home sales just miss record February

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound edged down 1.2% on a year-over-year basis in February 2017. That said, it was still just three sales shy of the February record set back in 2006. Home sales numbered 161 units in February 2017.

On a year-to-date basis home sales totalled 265 units over the first two months of the year, down 6.4% from the 2016 record for the period.

The average price of homes sold in February 2017 was a record \$268,076, up 2.2% year-over-year.

The year-to-date average price in February was \$262,815, rising 4.5% from the first two months of 2016.

New residential listings on the Association's MLS® System numbered 207 units in February 2017. This was a decrease of 22.5% compared to February 2016 and marked the lowest level for the month of February in more than three decades.

Active residential listings totalled 609 units at the end of February, down 42.5% from the same time last year. This was the lowest level of supply since the late 1980s.

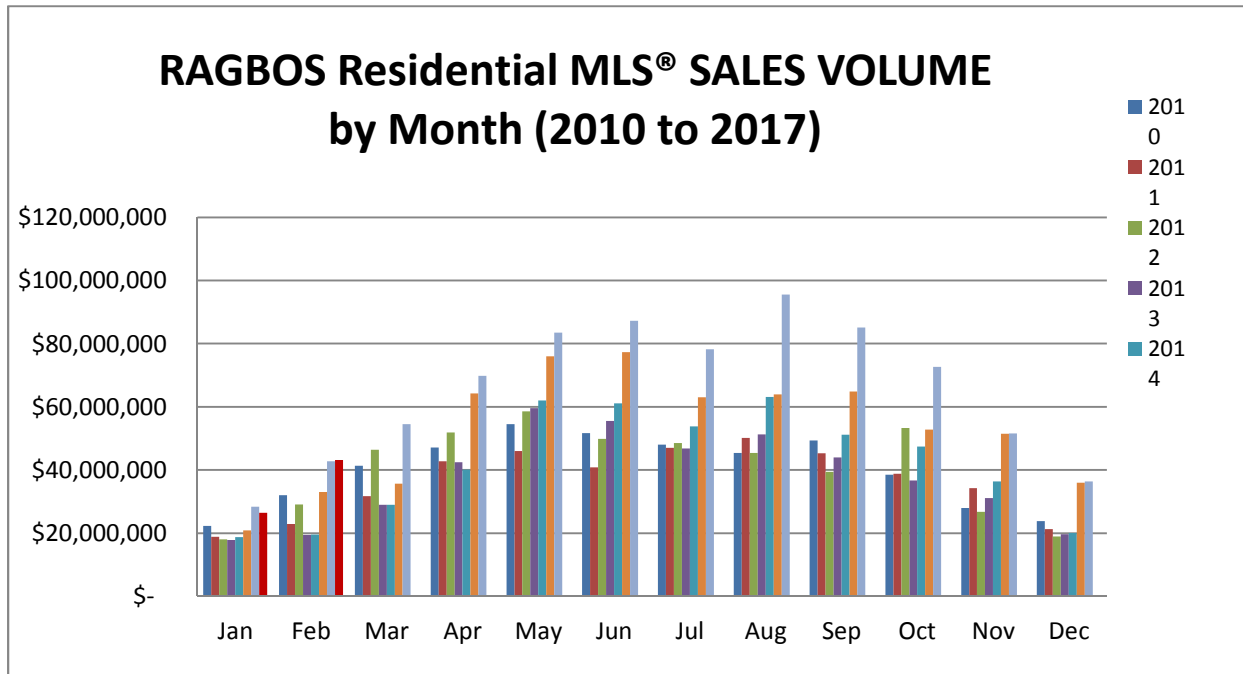
The number of months of inventory stood at 3.8 at the end of February, down from 6.5 months a year earlier and the lowest level of any February on record. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in February was \$43.2 million, edging up 1% on a year-over-year basis. This was a new record for the month.

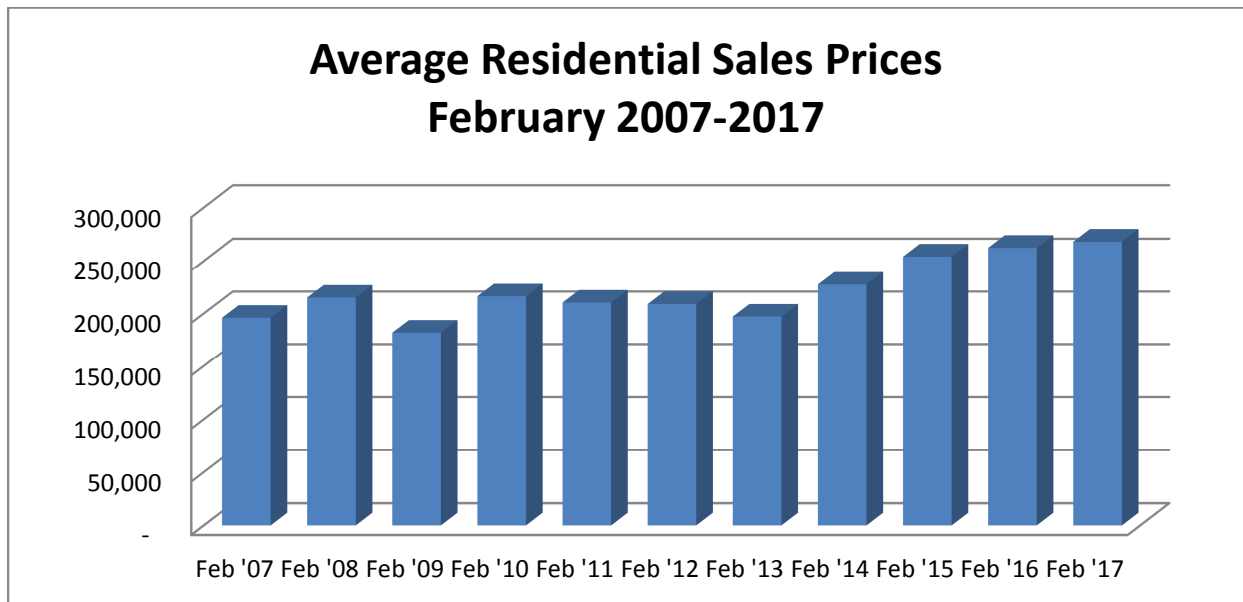
Sales of all types of properties numbered 211 units in February 2017, up 1.4% from the previous February. The total value of all properties sold in February 2017 was \$54.6 million, down 4% from a year earlier.

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

[FEBRUARY 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	9	17	5	10	56%	59%	\$229,600	\$210,944	14	17	3	8	21%	47%	\$214,667	\$187,265
NBP	12	19	6	12	50%	63%	\$401,667	\$291,662	7	9	8	12	114%	133%	\$265,863	\$275,366
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
SBP	11	30	12	18	109%	60%	\$256,138	\$255,188	24	41	6	12	25%	29%	\$240,167	\$229,484
SS	21	40	14	23	67%	57%	\$330,250	\$329,519	23	45	25	43	109%	96%	\$317,239	\$328,617
CH	8	10	6	8	75%	80%	\$302,983	\$307,512	5	14	5	9	100%	64%	\$394,600	\$258,231
GB	12	25	9	17	75%	68%	\$243,544	\$328,862	19	34	8	12	42%	35%	\$377,500	\$302,298
MM	6	10	5	7	83%	70%	\$417,000	\$369,159	3	8	4	5	133%	63%	\$458,750	\$365,936
OS	23	52	22	33	96%	63%	\$225,294	\$234,776	26	50	11	20	42%	40%	\$212,727	\$214,761
BN	7	16	7	12	100%	75%	\$218,557	\$258,431	8	13	4	8	50%	62%	\$133,625	\$208,472
HK	14	20	7	13	50%	65%	\$219,129	\$267,411	7	14	4	6	57%	43%	\$349,375	\$274,442
KIN	20	37	12	18	60%	49%	\$281,042	\$292,130	28	49	11	24	39%	49%	\$270,322	\$263,812
SB	1	7	2	4	200%	57%	\$132,500	\$205,186	8	9	2	5	25%	56%	\$291,500	\$182,389
GRH	7	11	4	10	57%	91%	\$306,500	\$303,734	9	23	12	21	133%	91%	\$287,417	\$277,781
HN	8	20	9	12	113%	60%	\$223,278	\$219,048	13	31	13	20	100%	65%	\$276,915	\$231,236
SG	4	9	4	4	100%	44%	\$356,625	\$276,774	4	6	5	7	125%	117%	\$306,300	\$293,396
WG	18	25	7	14	39%	56%	\$393,629	\$302,326	21	40	13	21	62%	53%	\$239,315	\$259,346
MN	6	10	1	4	17%	40%	\$269,900	\$251,983	12	21	7	13	58%	62%	\$218,771	\$225,409
WN	4	13	7	13	175%	100%	\$340,629	\$280,959	8	16	7	15	88%	94%	\$281,057	\$248,962
OB	5	9	4	7	80%	78%	\$422,725	\$341,975	10	16	5	8	50%	50%	\$274,500	\$299,511
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
Total	196	380	143	239	73%	63%	\$285,107	\$280,233	249	456	153	269	61%	59%	\$283,413	\$258,970

Average Sales YTD 2017

\$285,072

Average Sales YTD 2016

\$265,615

Month: FEBRUARY 2017

Month: FEBRUARY 2016

YTD: JANUARY 2017 - FEBRUARY 2017

YTD: JANUARY 2016- FEBRUARY 2016

12 Month: FEBRUARY 2016 - FEBRUARY 2017

12 Month: FEBRUARY 2015 - FEBRUARY 2016