

## Quiet February for Grey Bruce Owen Sound home sales

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound came in below levels from a year earlier in February 2014.

Home sales numbered 86 units in February 2014, down 13 per cent from a year earlier.

Sales of all types of properties numbered 107 units in February 2014, down by 23 per cent on a year-over-year basis.

The average price of homes sold in February 2014 was \$227,537. This was an increase of 16 per cent from February 2013. It is important to note that the increase largely reflects an unusually low reading for the average selling price in February last year.

New residential listings on the Association's MLS® System numbered 255 units in February 2014. This was a decline of 11 per cent compared to February 2013.

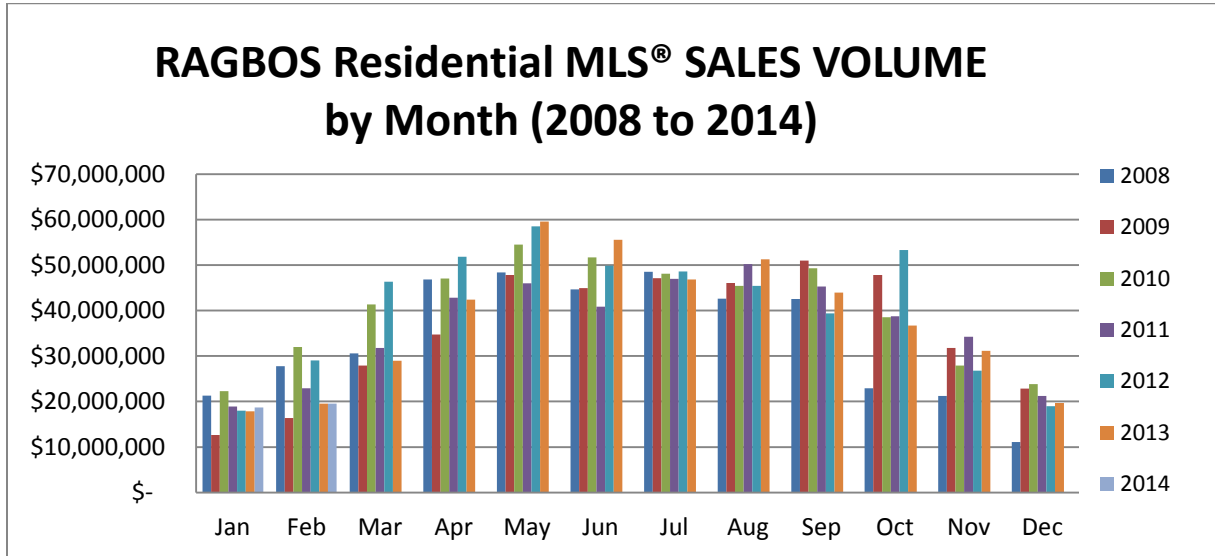
The overall number of homes for sale on the market posted a second consecutive year-over-year decline in February. Active residential listings totalled 1,482 units at the end of February, down six per cent from the same time last year.

The number of months of inventory stood at 17.2 at the end of February, up from 16 months at the end of February 2013 and above 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.

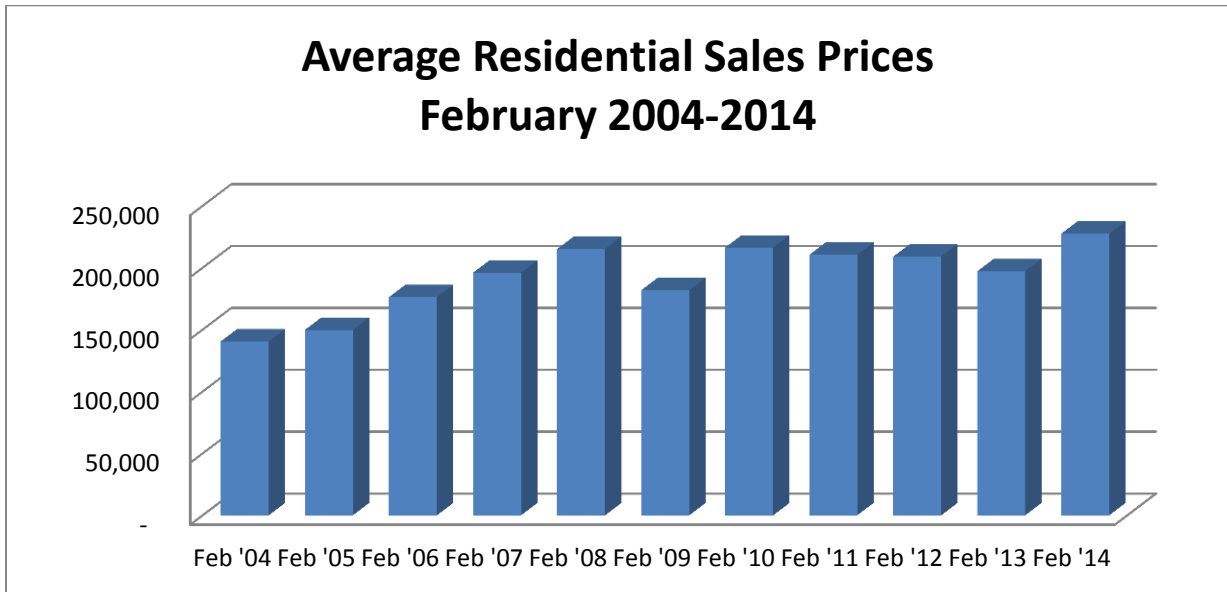
The dollar value of all home sales in February was \$19.5 million, essentially unchanged on a year-over-year basis. The total value of all properties sold in February 2014 was \$27.2 million, a decrease of 10 per cent from a year earlier.

*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 2002 to 2013:



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**REALTORS® Association of Grey Bruce Owen Sound**

**MLS ® Statistic Report**

**Residential(single family) Activity by Area**

**[FEBRUARY 2014 ]**

Area	2014								2013							
	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	12	22	3	6	25%	27%	\$171,833	\$178,958	14	29	4	5	29%	17%	\$169,225	\$177,806
NBP	10	15	4	6	40%	40%	\$209,575	\$277,207	7	18	4	5	57%	28%	\$197,500	\$244,386
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
SBP	15	26	4	10	27%	38%	\$226,875	\$220,013	23	45	4	12	17%	27%	\$229,750	\$218,951
SS	16	39	12	21	75%	54%	\$313,833	\$299,718	23	46	5	12	22%	26%	\$339,980	\$300,103
CH	10	16	4	7	40%	44%	\$243,525	\$226,220	8	15	5	6	63%	40%	\$224,600	\$223,394
GB	18	29	7	9	39%	31%	\$306,071	\$290,342	18	34	3	5	17%	15%	\$228,333	\$267,762
ME	8	14	2	2	25%	14%	\$193,500	\$275,862	9	21	0	1	0%	5%	\$	\$227,761
OS	23	49	8	15	35%	31%	\$226,788	\$207,444	30	61	11	20	37%	33%	\$180,718	\$194,618
BN	10	19	3	10	30%	53%	\$156,167	\$198,350	8	16	8	13	100%	81%	\$175,050	\$205,677
HK	9	25	4	6	44%	24%	\$231,750	\$254,748	9	20	4	7	44%	35%	\$174,750	\$240,511
KIN	14	34	3	6	21%	18%	\$374,000	\$243,031	18	40	9	15	50%	38%	\$212,833	\$243,400
SB	5	10	3	4	60%	40%	\$125,100	\$211,305	7	10	0	1	0%	10%	\$	\$186,960
GRH	21	33	7	11	33%	33%	\$219,511	\$258,916	11	22	5	10	45%	45%	\$236,800	\$249,039
HN	13	22	5	10	38%	45%	\$200,380	\$202,271	12	29	7	12	58%	41%	\$172,786	\$209,446
SG	4	8	2	4	50%	50%	\$288,500	\$245,105	8	14	3	6	38%	43%	\$226,700	\$231,387
WG	5	26	1	7	20%	27%	\$135,000	\$229,051	15	37	9	19	60%	51%	\$214,278	\$236,976
MN	7	14	4	8	57%	57%	\$162,875	\$190,415	4	13	1	2	25%	15%	\$349,000	\$172,617
WN	11	20	4	10	36%	50%	\$240,475	\$222,697	7	23	5	10	71%	43%	\$204,000	\$210,338
OB	8	14	3	7	38%	50%	\$434,333	\$285,276	3	9	5	7	167%	78%	\$220,450	\$234,134
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
<b>Total</b>	<b>219</b>	<b>435</b>	<b>83</b>	<b>159</b>	<b>38%</b>	<b>37%</b>	<b>\$245,842</b>	<b>\$239,050</b>	<b>234</b>	<b>502</b>	<b>92</b>	<b>168</b>	<b>39%</b>	<b>33%</b>	<b>\$210,543</b>	<b>\$229,095</b>

<b>Average Sales YTD 2014</b>	<b>\$234,912</b>	<b>Average Sales YTD 2013</b>	<b>\$222,199</b>
<b>Month: FEBRUARY 2014</b>		<b>Month: FEBRUARY 2013</b>	
<b>YTD: JANUARY 2014 - FEBRUARY 2014</b>		<b>YTD: JANUARY 2013 - FEBRUARY 2013</b>	
<b>12 Month: MARCH 2013 - FEBRUARY 2014</b>		<b>12 Month: MARCH 2012 - FEBRUARY 2013</b>	