

Grey Bruce Owen Sound home sales set new January record

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 January 2016.

Home sales numbered a record 120 units in January 2016, up 41.2 per cent from January 2015. The previous January record was set back in 2007.

Sales of all types of properties numbered 150 units in January 2016, up 26.1 per cent from the previous January.

The average price of homes sold in January 2016 was \$236,645, dipping 3.5 per cent on a year-over-year basis. The decline likely just reflects the kind of volatility that can arise in the slower winter months. The average price in 2015 advanced by eight per cent from 2014, and the market is even tighter to begin 2016.

New residential listings on the Association's MLS® System numbered 226 units in January 2016. This was a decrease of 18.7 per cent compared to January 2015.

Active residential listings totalled 1,023 units at the end of January, down 34.3 per cent from the same time last year. Inventories have dropped sharply in recent months.

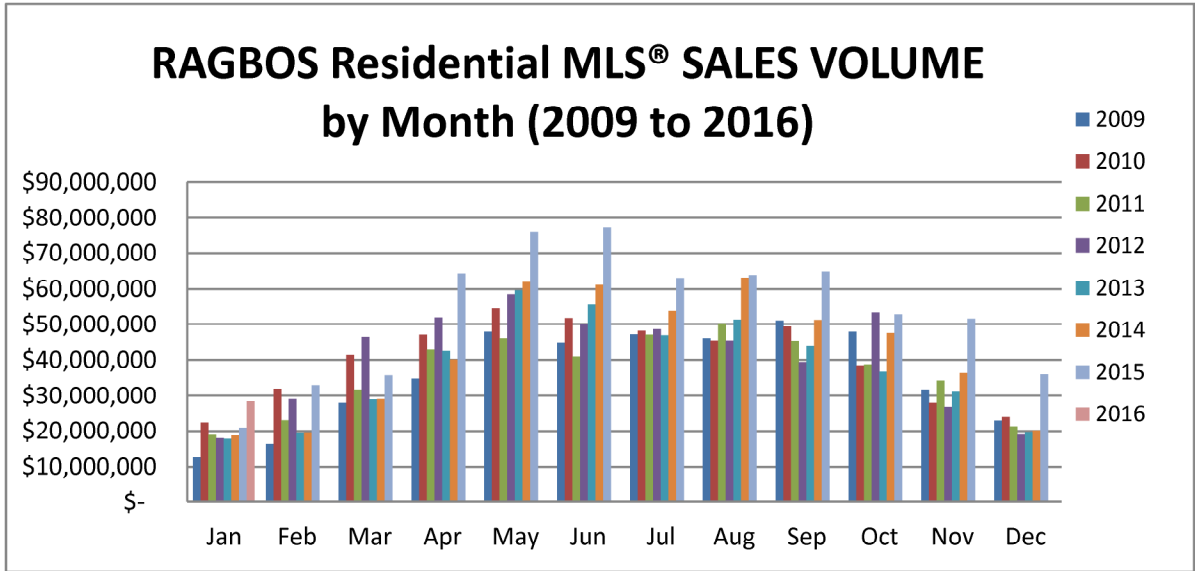
The number of months of inventory stood at 8.5 at the end of January, well down from 18.3 months at the end of January 2015 and below the long-run average for this time of the year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in January was \$28.4 million, up 36.2 per cent on a year-over-year basis. This was a record for the month of January and marked the first time dollar volumes had surpassed \$25 million in this month.

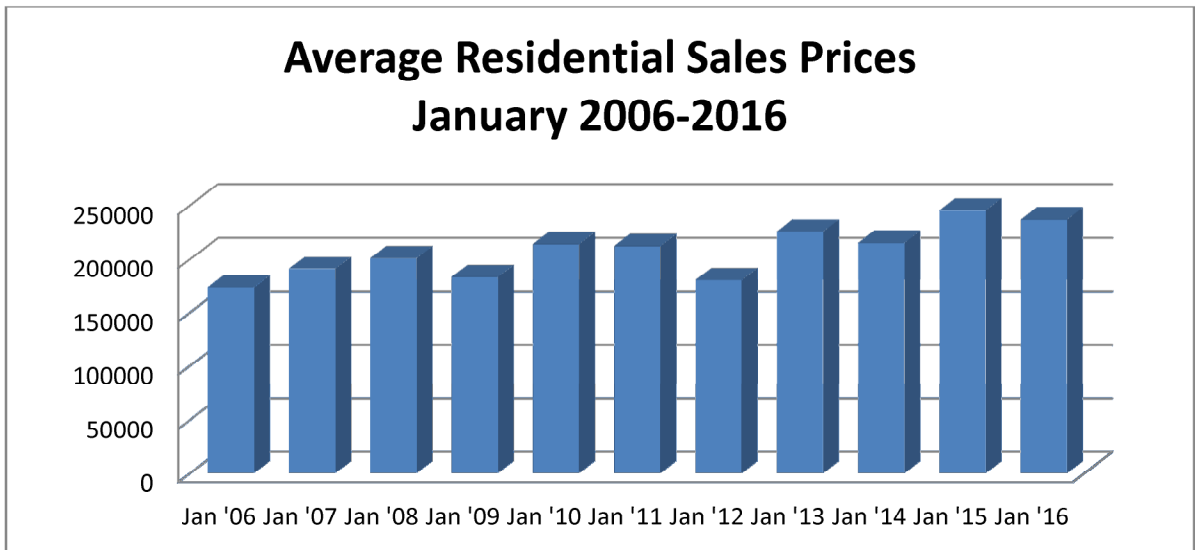
The total value of all properties sold in January 2016 was \$36.9 million, an increase of 13.9 per cent from a year earlier.

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

[JANUARY 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	3	3	5	5	167%	167%	\$104,680	\$180,923	6	6	4	4	67%	67%	\$148,250	\$180,708	
NBP	1	1	4	4	400%	400%	\$217,250	\$274,555	6	6	6	6	100%	100%	\$276,000	\$250,973	
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
SBP	17	17	6	6	35%	35%	\$198,833	\$230,639	29	29	4	4	14%	14%	\$248,500	\$240,621	
SS	21	21	18	18	86%	86%	\$337,911	\$332,068	17	17	6	6	35%	35%	\$298,333	\$306,618	
CH	8	8	4	4	50%	50%	\$252,500	\$250,508	6	6	4	4	67%	67%	\$292,275	\$229,759	
GB	15	15	4	4	27%	27%	\$255,625	\$298,723	16	16	2	2	13%	13%	\$274,750	\$295,269	
MM	4	4	1	1	25%	25%	\$320,000	\$366,870	6	6	3	3	50%	50%	\$234,167	\$267,873	
OS	23	23	9	9	39%	39%	\$191,944	\$215,432	26	26	7	7	27%	27%	\$211,857	\$203,412	
BN	5	5	4	4	80%	80%	\$227,125	\$209,547	16	16	2	2	13%	13%	\$319,950	\$214,351	
HK	7	7	2	2	29%	29%	\$191,250	\$269,815	8	8	2	2	25%	25%	\$178,750	\$224,051	
KIN	20	20	13	13	65%	65%	\$244,785	\$263,003	14	14	7	7	50%	50%	\$289,218	\$250,049	
SB	1	1	3	3	300%	300%	\$154,000	\$180,008	8	8	1	1	13%	13%	\$265,000	\$174,782	
GRH	12	12	9	9	75%	75%	\$254,556	\$272,301	20	20	8	8	40%	40%	\$300,438	\$278,856	
HN	16	16	7	7	44%	44%	\$183,286	\$225,891	9	9	6	6	67%	67%	\$208,150	\$207,664	
SG	2	2	2	2	100%	100%	\$250,500	\$286,505	7	7	1	1	14%	14%	\$268,000	\$230,795	
WG	17	17	8	8	47%	47%	\$259,288	\$261,791	18	18	12	12	67%	67%	\$265,208	\$251,776	
MN	8	8	6	6	75%	75%	\$272,500	\$238,162	5	5	4	4	80%	80%	\$254,375	\$208,478	
WN	8	8	8	8	100%	100%	\$248,488	\$244,357	14	14	6	6	43%	43%	\$232,333	\$237,041	
OB	4	4	3	3	75%	75%	\$207,833	\$300,931	7	7	1	1	14%	14%	\$355,000	\$326,370	
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
Total	192	192	116	116	60%	60%	\$242,058	\$257,637	238	238	86	86	36%	36%	\$256,900	\$242,260	
Average Sales YTD 2016								\$242,058	Average Sales YTD 2015								\$256,900
Month: JANUARY 2016									Month: JANUARY 2015								
YTD: JANUARY 2016 - JANUARY 2016									YTD: JANUARY 2015- JANUARY 2015								
12 Month: JANUARY 2015 - JANUARY 2016									12 Month: JANUARY 2014 - JANUARY 2015								