

## ***Grey Bruce Owen Sound home sales down in January 2017 from last January's record high, but still above average for the month***

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound were down 13.3% on a year-over-year basis in January 2017. That said, it was still above average – the second best January since January 2010. Home sales numbered 104 units in January 2017.

The average price of homes sold in January 2017 was \$254,670, up 7.6% year-over-year.

New residential listings on the Association's MLS® System numbered 223 units in January 2017. This was a decrease of 1.3% compared to January 2016. New supply has recently struggled to keep up with strong demand, which has led to historically tight market conditions.

Active residential listings totalled 695 units at the end of January, down 32.1% from the same time last year. This was the lowest level of supply ever recorded.

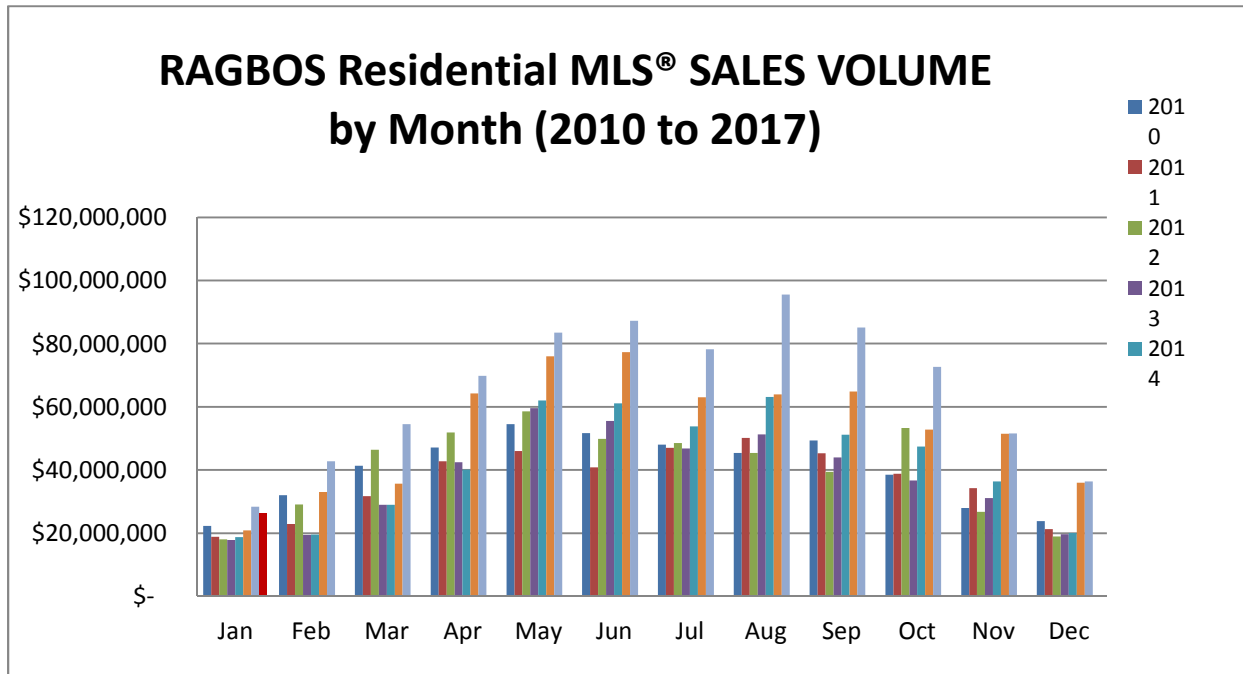
The number of months of inventory stood at 6.7 at the end of January, down from 8.5 months a year earlier and the lowest level of any January on record. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in January was \$26.5 million, down 6.7% on a year-over-year basis.

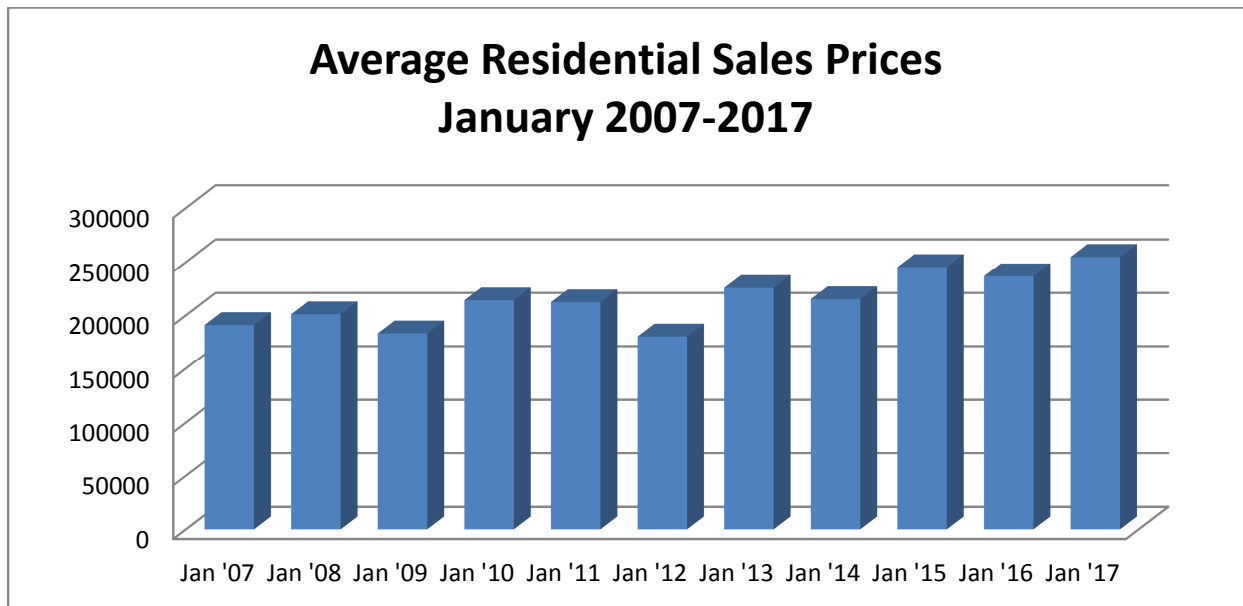
Sales of all types of properties numbered 160 units in January 2017, up 6.7% from the previous January. The total value of all properties sold in January 2017 was \$43.7 million, an increase of 18.4% from a year earlier.

*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 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

[JANUARY 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	7	7	4	4	57%	57%	\$190,125	\$210,614	3	3	5	5	167%	167%	\$104,680	\$180,923	
NBP	7	7	6	6	86%	86%	\$390,400	\$286,073	2	2	4	4	200%	200%	\$217,250	\$274,555	
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
SBP	19	19	6	6	32%	32%	\$268,333	\$254,720	17	17	6	6	35%	35%	\$198,833	\$230,639	
SS	18	18	9	9	50%	50%	\$311,622	\$328,386	22	22	18	18	82%	82%	\$337,911	\$332,107	
CH	2	2	2	2	100%	100%	\$287,500	\$312,829	9	9	4	4	44%	44%	\$252,500	\$252,327	
GB	13	13	8	8	62%	62%	\$406,863	\$335,290	15	15	4	4	27%	27%	\$255,625	\$298,723	
MM	4	4	2	2	50%	50%	\$441,250	\$371,408	5	5	1	1	20%	20%	\$320,000	\$366,870	
OS	29	29	9	9	31%	31%	\$231,044	\$234,489	24	24	9	9	38%	38%	\$191,944	\$215,532	
BN	9	9	5	5	56%	56%	\$267,900	\$256,393	5	5	4	4	80%	80%	\$227,125	\$209,547	
HK	6	6	6	6	100%	100%	\$222,883	\$272,494	7	7	2	2	29%	29%	\$191,250	\$269,815	
KIN	17	17	6	6	35%	35%	\$219,067	\$291,356	21	21	13	13	62%	62%	\$244,785	\$263,003	
SB	6	6	2	2	33%	33%	\$295,000	\$211,811	1	1	3	3	300%	300%	\$154,000	\$180,008	
GRH	4	4	6	6	150%	150%	\$456,250	\$302,245	14	14	9	9	64%	64%	\$254,556	\$272,301	
HN	12	12	3	3	25%	25%	\$164,000	\$225,601	18	18	7	7	39%	39%	\$183,286	\$225,891	
SG	5	5	0	0	0%	0%	\$	\$273,196	2	2	2	2	100%	100%	\$250,500	\$286,505	
WG	7	7	7	7	100%	100%	\$273,643	\$294,924	19	19	8	8	42%	42%	\$259,288	\$261,791	
MN	4	4	3	3	75%	75%	\$206,000	\$249,575	9	9	6	6	67%	67%	\$272,500	\$238,162	
WN	9	9	5	5	56%	56%	\$247,180	\$276,476	8	8	8	8	100%	100%	\$248,488	\$244,357	
OB	4	4	3	3	75%	75%	\$153,500	\$332,541	6	6	3	3	50%	50%	\$207,833	\$300,931	
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$	
<b>Total</b>	<b>182</b>	<b>182</b>	<b>92</b>	<b>92</b>	<b>51%</b>	<b>51%</b>	<b>\$286,412</b>	<b>\$280,202</b>	<b>207</b>	<b>207</b>	<b>116</b>	<b>116</b>	<b>56%</b>	<b>56%</b>	<b>\$242,058</b>	<b>\$257,744</b>	
<b>Average Sales YTD 2017</b>								<b>\$286,412</b>	<b>Average Sales YTD 2016</b>								<b>\$242,058</b>
<b>Month: JANUARY 2017</b>									<b>Month: JANUARY 2016</b>								
<b>YTD: JANUARY 2017 - JANUARY 2017</b>									<b>YTD: JANUARY 2016- JANUARY 2016</b>								
<b>12 Month: JANUARY 2016 - JANUARY 2017</b>									<b>12 Month: JANUARY 2015 - JANUARY 2016</b>								