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Grey Bruce Owen Sound home sales in line with 10-year average for January

Residential sales activity in the geographical area covered by the REALTORS® Association of Grey Bruce Owen Sound totaled 114 units in January 2019. This was exactly in line with the 10-year average for January, but marked a decline of 18.6% from January 2018, which was nearly a record for the month.

The average price of homes sold in January 2019 was \$343,156, up 8.5% from January 2018.

New residential listings in the region numbered 176 units in January 2019. While this was an increase of 15.8% on a year-over-year basis, it was still a very low reading for new supply to start the year.

Overall supply also stands just above record lows. Active residential listings numbered just 565 units at the end of January, up 10.4% from the end of January 2018, which saw the lowest supply ever recorded at any point in the Association's history.

Months of inventory numbered 5 at the end of January 2019, up from the 3.7 months recorded at the end of January 2018 but below the long-run average of 13.9 months for this time of 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.

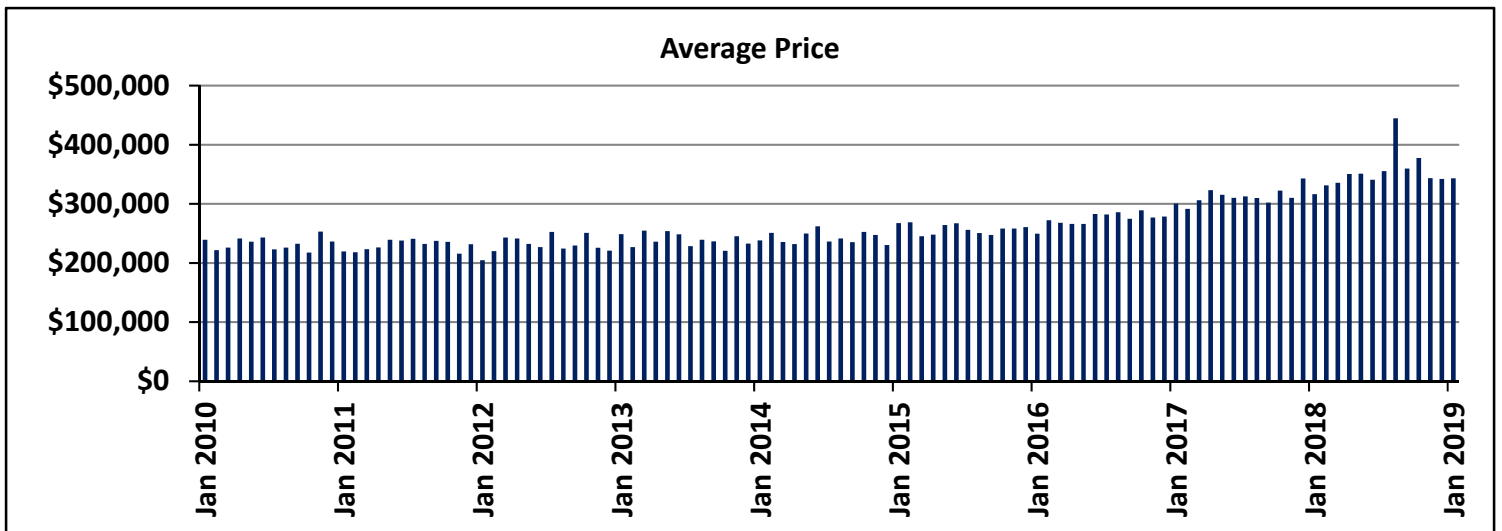
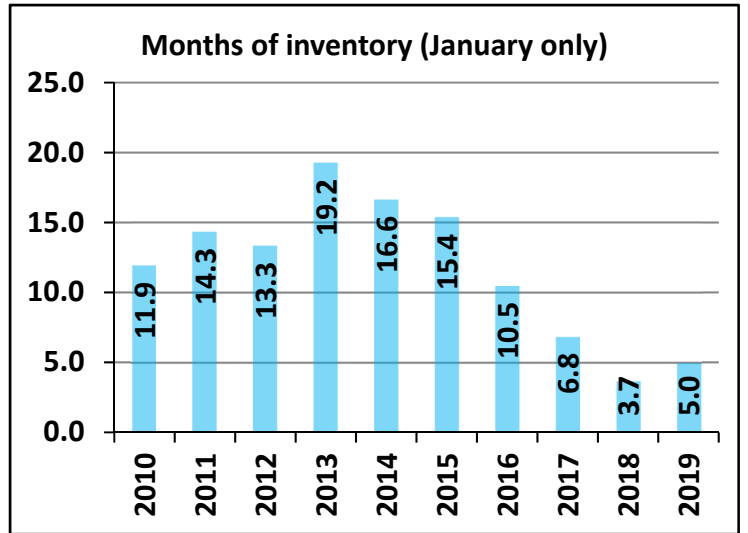
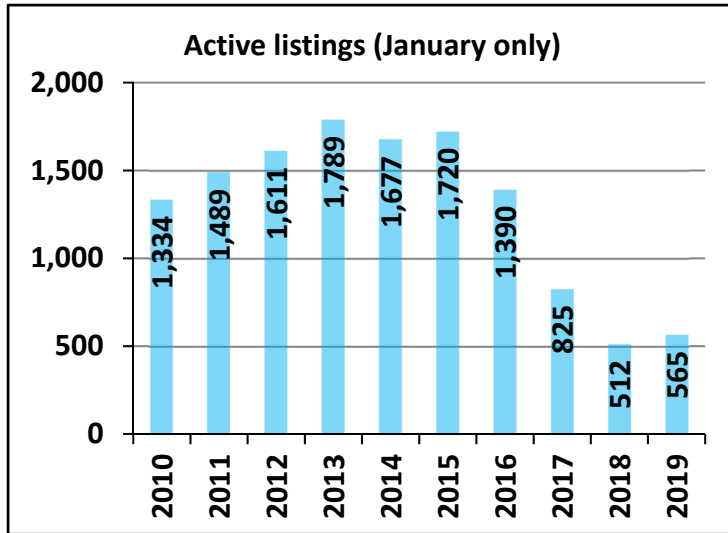
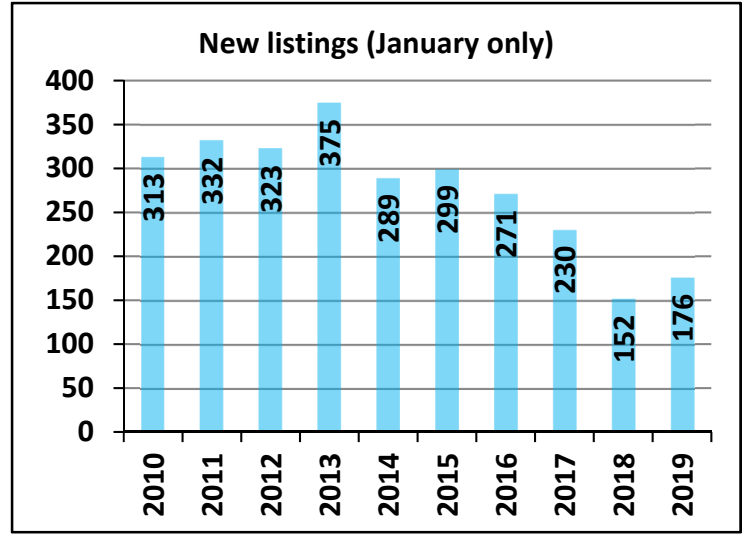
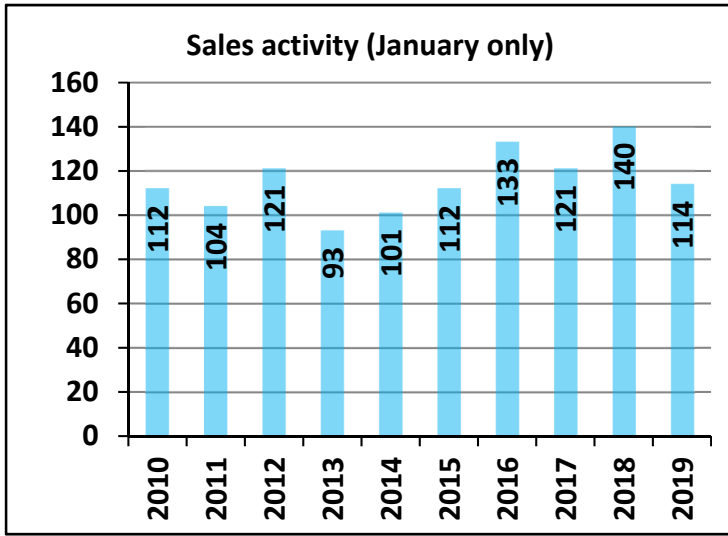
The dollar value of all home sales in January 2019 was \$39.1 million, decreasing by 11.7% from the same month in 2018.

Sales of all property types numbered 154 units in January 2019, down 8.9% (15 sales) from January 2018. The total value of all properties sold was \$57.8 million, rising 13.2% from January 2018.

The REALTORS® Association of Grey Bruce Owen Sound represents approximately 390 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.

Grey Bruce Owen Sound

Residential Market Activity



Grey Bruce Owen Sound

Residential Market Activity

Actual	January 2019	Compared to ³					
		1 year ago	2 years ago	3 years ago	5 years ago	7 years ago	10 years ago
		January 2018	January 2017	January 2016	January 2014	January 2012	January 2009
Sales Activity	114	-18.6	-5.8	-14.3	12.9	-5.8	48.1
Dollar Volume	\$39,119,803	-11.7	7.7	17.8	62.7	58.1	158.8
New Listings	176	15.8	-23.5	-35.1	-39.1	-45.5	-29.3
Active Listings	565	10.4	-31.5	-59.4	-66.3	-64.9	-58.4
Sales to New Listings Ratio¹	64.8	92.1	52.6	49.1	34.9	37.5	30.9
Months of Inventory²	5.0	3.7	6.8	10.5	16.6	13.3	17.6
Average Price	\$343,156	8.5	14.3	37.5	44.2	67.9	74.8

¹ Sales / new listings * 100

² Active listings at month end / monthly sales

³ Sales to new listings ratio and months of inventory shown as levels; all others calculated as percentage changes