

Grey Bruce Owen Sound home sales remain strong in July

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound came in above year-ago levels in July 2015.

Home sales numbered 262 units in July 2015, rising 6.5 per cent from July 2014. This was the best July in eight years and third best on record.

On a year-to-date basis sales activity was running 20.9 per cent ahead of the same period last year. This was the best start to any year since 2007.

Sales of all types of properties numbered 313 units in July 2015, rising 1.3 per cent from the previous July.

The average price of homes sold in July 2015 was \$240,592, rising 10.1 per cent on a year-over-year basis. The year-to-date average price figure was \$245,752, rising 7.7 per cent from the first seven months of 2014.

New residential listings on the Association's MLS® System numbered 505 units in July 2015. This was a decrease of 9.2 per cent compared to July 2014.

Overall supply remains elevated compared to the past 15 years. Active residential listings totalled 2,555 units at the end of July, down four per cent from the same time last year.

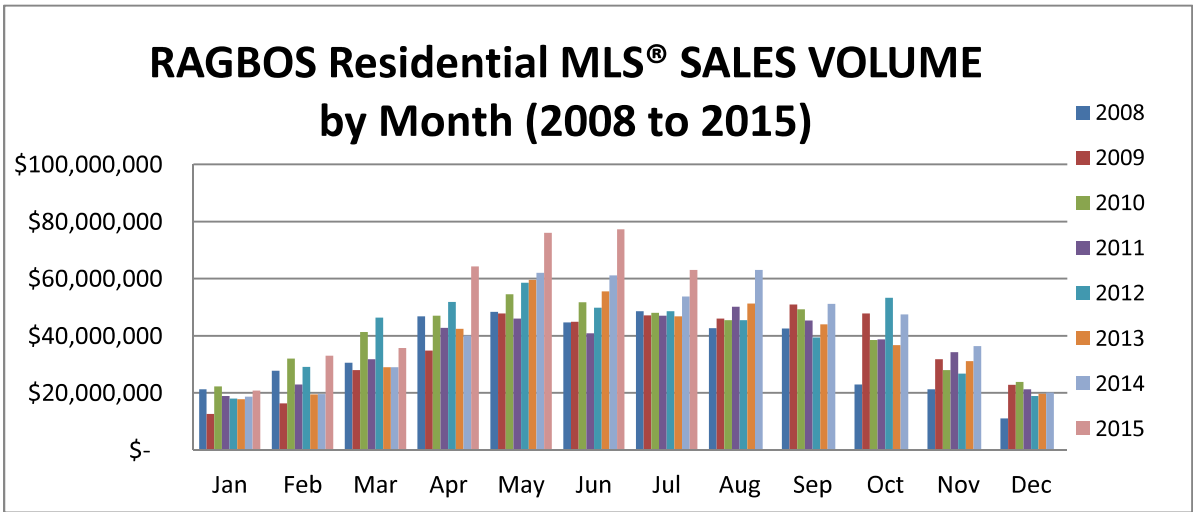
The number of months of inventory stood at 9.8 at the end of July, down from 10.8 months at the end of July 2014 but above the long-run average for this time of the year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in July was \$63 million, up 17.3 per cent on a year-over-year basis. This was a record for the month of July and marked just the second time dollar volumes had surpassed \$60 million in this month.

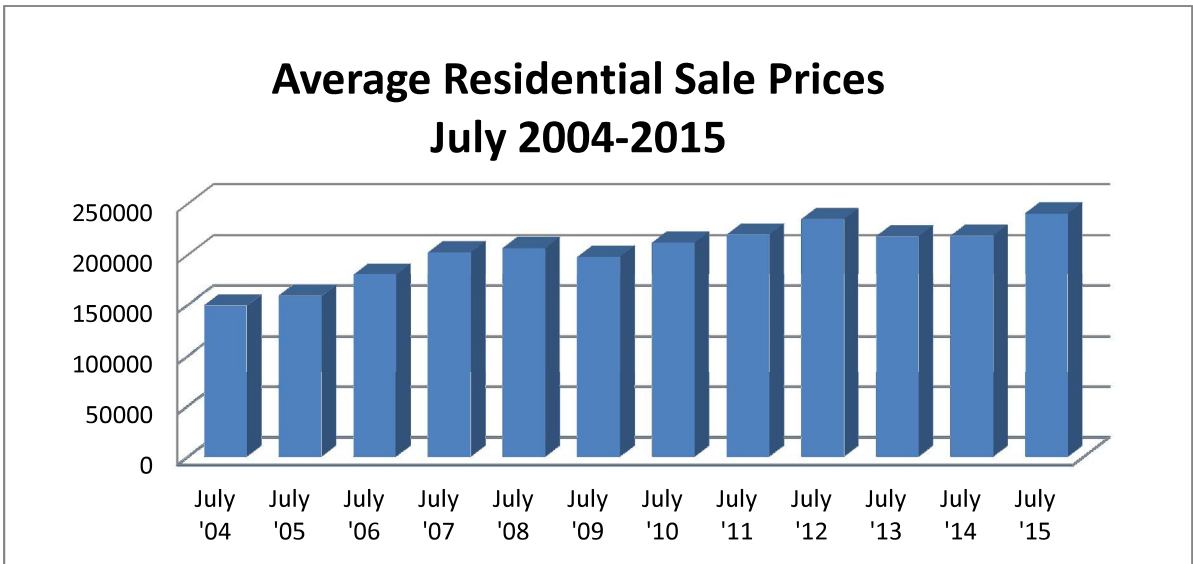
The total value of all properties sold in July 2015 was \$75.6 million, an increase of 1.5 per cent from a year earlier.

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 2004 to 2015:



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REALTORS® Association of Grey Bruce Owen Sound

MLS ® Statistic Report

Residential(single family) Activity by Area

[JULY 2015]

Area	2015								2014							
	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	17	136	13	58	76%	43%	\$202,723	\$183,589	20	125	12	42	60%	34%	\$172,642	\$172,618
NBP	23	168	11	67	48%	40%	\$287,500	\$261,964	32	190	8	54	25%	28%	\$263,000	\$261,970
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
SBP	62	343	14	100	23%	29%	\$221,004	\$229,505	56	313	21	81	38%	26%	\$291,771	\$241,563
SS	32	303	26	148	81%	49%	\$318,308	\$325,245	35	257	19	125	54%	49%	\$275,258	\$303,544
CH	12	114	10	48	83%	42%	\$248,050	\$248,429	14	113	7	38	50%	34%	\$219,486	\$246,329
GB	24	194	12	69	50%	36%	\$297,283	\$295,379	31	205	15	67	48%	33%	\$252,093	\$291,113
MM	8	62	5	34	63%	55%	\$391,300	\$312,450	11	97	2	26	18%	27%	\$155,000	\$264,381
OS	43	328	35	183	81%	56%	\$219,257	\$212,595	59	330	25	145	42%	44%	\$190,678	\$207,612
BN	14	126	14	78	100%	62%	\$211,957	\$216,914	13	117	16	63	123%	54%	\$250,824	\$204,107
HK	29	148	8	54	28%	36%	\$243,539	\$243,810	20	138	8	47	40%	34%	\$210,050	\$239,618
KIN	37	234	20	120	54%	51%	\$263,080	\$260,059	41	244	22	105	54%	43%	\$227,000	\$238,773
SB	7	54	4	26	57%	48%	\$127,250	\$182,053	9	62	4	26	44%	42%	\$184,250	\$205,123
GRH	19	123	11	74	58%	60%	\$288,355	\$266,836	33	164	13	67	39%	41%	\$332,305	\$270,198
HN	17	103	6	53	35%	51%	\$250,833	\$217,222	17	110	13	65	76%	59%	\$227,585	\$204,272
SG	2	54	0	31	0%	57%	\$	\$242,327	17	84	6	33	35%	39%	\$306,583	\$255,579
WG	27	179	13	98	48%	55%	\$301,608	\$264,456	33	195	14	71	42%	36%	\$250,250	\$236,948
MN	7	77	8	48	114%	62%	\$216,625	\$241,151	17	83	4	40	24%	48%	\$208,125	\$182,842
WN	14	102	7	65	50%	64%	\$242,429	\$247,281	9	89	4	43	44%	48%	\$227,250	\$233,505
OB	9	62	4	27	44%	44%	\$223,125	\$311,961	10	70	8	26	80%	37%	\$240,925	\$305,198
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
Total	403	2910	221	1381	55%	47%	\$255,443	\$251,206	477	2986	221	1164	46%	39%	\$242,727	\$241,174

Average Sales YTD 2015

\$259,070

Average Sales YTD 2014

\$242,294

Month: JULY 2015

Month: JULY 2014

YTD: JANUARY 2015 - JULY 2015

YTD: JANUARY 2014 - JULY 2014

12 Month: AUGUST 2014 - JULY 2015

12 Month: AUGUST 2013 - JULY 2014