

Grey Bruce Owen Sound home sales running just off record pace in July

Residential sales activity recorded through the MLS® System of the REALTORS® Association of Grey Bruce Owen Sound posted a double-digit year-over-year gain in July 2016.

Home sales numbered 297 units in July 2016, rising 13.4 per cent on a year-over-year basis. This marked the third best month of July on record after 2003 and 2007.

On a year-to-date basis home sales totalled 1,729 units, running 14.8 per cent ahead of the first seven month of 2015. This was a record for the period.

The average price of homes sold in July 2016 was a record \$263,380, up 9.5 per cent on a year-over-year basis. On a year-to-date basis the average price of home sales in the first seven months of 2016 was \$257,081, rising 4.6 per cent.

New residential listings on the Association's MLS® System numbered 412 units in July 2016. This was a decrease of 18.4 per cent compared to July 2015.

Active residential listings totalled 1,644 units at the end of July, down 35.7 per cent from the same time last year.

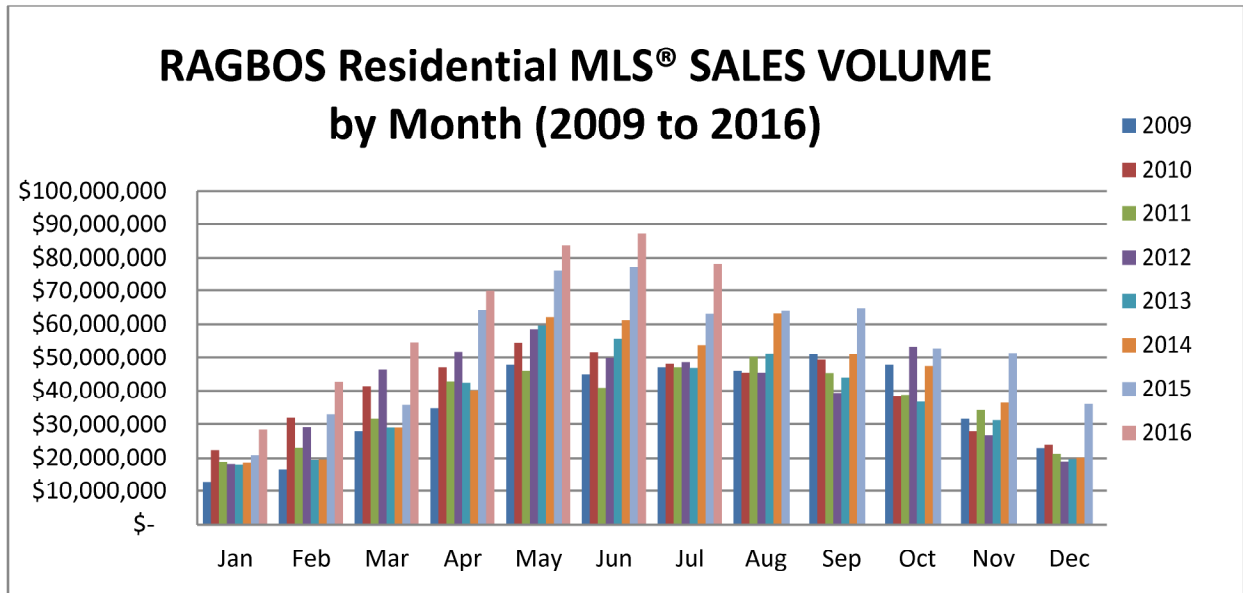
The number of months of inventory stood at 5.5 at the end of July, down from 9.8 months at the end of July 2015 and well below the long-run average for this time of the year. The number of months of inventory is the number of months it would take to sell current inventories at the current rate of sales activity.

The dollar value of all home sales in July was \$78.2 million, up 24.1 per cent on a year-over-year basis.

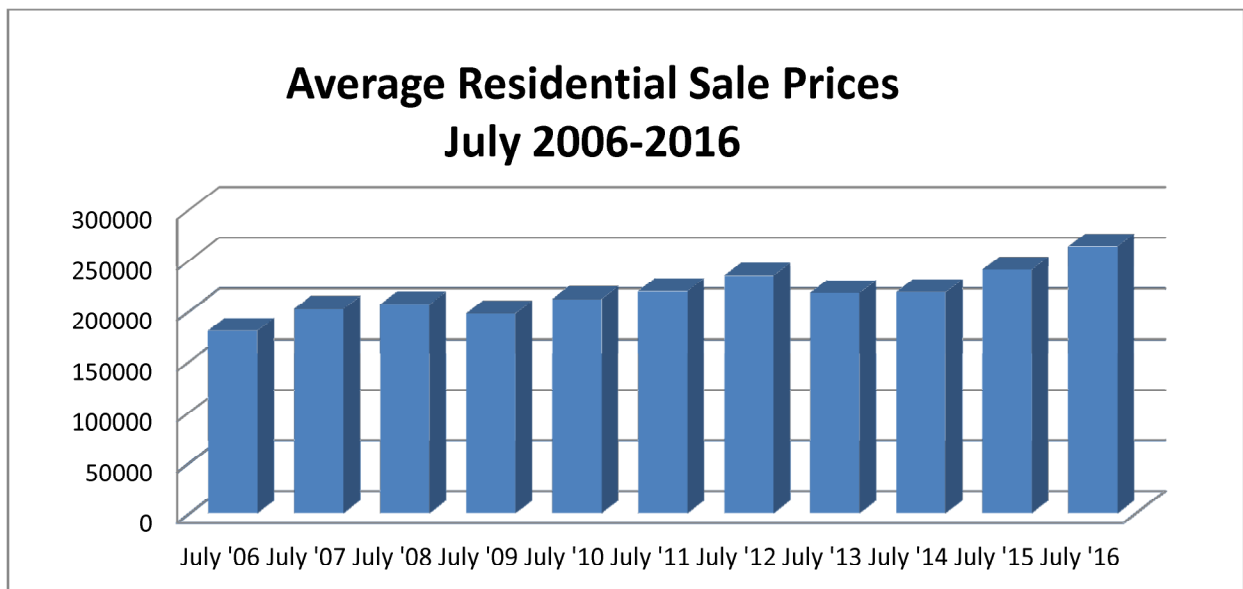
Sales of all types of properties numbered 358 units in July 2016, up 14.4 per cent from the previous July. The total value of all properties sold in July 2016 was \$93.6 million, an increase of 23.9 per cent from a year earlier.

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

[JULY 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	11	97	8	56	73%	58%	\$266,375	\$205,701	17	135	11	56	65%	41%	\$204,945	\$182,524
NBP	21	150	15	78	71%	52%	\$315,133	\$274,850	24	155	13	68	54%	44%	\$282,500	\$261,964
NLL	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
SBP	26	268	29	112	112%	42%	\$255,793	\$237,395	58	319	12	95	21%	30%	\$217,838	\$229,233
SS	30	251	19	162	63%	65%	\$333,158	\$328,758	31	289	23	144	74%	50%	\$312,717	\$323,055
CH	13	67	7	49	54%	73%	\$348,714	\$289,842	12	108	10	48	83%	44%	\$248,050	\$248,568
GB	24	182	17	93	71%	51%	\$356,347	\$318,022	23	188	11	69	48%	37%	\$301,127	\$295,255
MM	6	54	3	32	50%	59%	\$271,333	\$365,100	8	60	5	34	63%	57%	\$391,300	\$312,450
OS	28	298	24	188	86%	63%	\$225,741	\$222,769	41	322	32	180	78%	56%	\$213,625	\$211,914
BN	14	86	9	55	64%	64%	\$264,989	\$225,295	14	126	14	78	100%	62%	\$211,957	\$216,914
HK	16	127	13	78	81%	61%	\$293,692	\$276,998	30	146	7	53	23%	36%	\$232,402	\$240,996
KIN	28	225	20	123	71%	55%	\$265,694	\$280,642	37	228	19	118	51%	52%	\$262,032	\$259,413
SB	10	37	4	24	40%	65%	\$253,125	\$194,936	7	53	3	25	43%	47%	\$161,333	\$185,342
GRH	12	107	12	100	100%	93%	\$332,750	\$270,014	20	123	9	73	45%	59%	\$294,044	\$268,625
HN	18	105	10	75	56%	71%	\$228,340	\$230,110	16	102	6	64	38%	53%	\$250,833	\$218,748
SG	6	43	6	33	100%	77%	\$271,250	\$293,863	3	53	0	31	0%	58%	\$	\$242,327
WG	16	159	21	120	131%	75%	\$250,800	\$269,119	25	172	12	98	48%	57%	\$302,575	\$264,837
MN	13	88	11	67	85%	76%	\$252,800	\$236,271	7	77	7	48	100%	62%	\$210,714	\$241,151
WN	16	69	9	61	56%	88%	\$302,544	\$247,001	14	101	6	64	43%	63%	\$255,333	\$248,121
OB	6	70	9	46	150%	66%	\$435,822	\$317,623	8	61	3	27	38%	44%	\$232,000	\$314,418
NBC,NGC,SBC,SGC,WC	0	0	0	0	%	%	\$	\$	0	0	0	0	%	%	\$	\$
Total	314	2483	246	1552	78%	63%	\$286,434	\$267,366	395	2818	203	1363	51%	48%	\$255,473	\$250,961

Average Sales YTD 2016		\$274,622	Average Sales YTD 2015		\$258,899
Month: JULY 2016			Month: JULY 2015		
YTD: JANUARY 2016 - JULY 2016			YTD: JANUARY 2015 - JULY 2015		
12 Month: JULY 2015 - JULY 2016			12 Month: JULY 2014 - JULY 2015		